King's Garden
HOTEL & RESIDENCE

BOAT

Georgia's strategic location at the crossroads between Western Asia and Eastern Europe endows the nation with numerous advantages for import and export activities, international business endeavors, and foreign investments. Positioned as a pivotal junction between two vital markets - Europe and Asia - Georgia presents an attractive proposition for investors seeking seamless transit and access to both regions.

Furthermore, Georgia boasts a stable economic environment complemented by a liberal trade regime, further enhancing its appeal to foreign investors. These attributes, coupled with its strategic geographic position, establish Georgia as a prime destination for those looking to capitalize on opportunities in a dynamic and strategically positioned marketplace.

Investing in Old Tbilisi, Georgia, offers a compelling opportunity for savvy investors. “Here's why:

Rise of Tourism: Old Tbilisi's rich history, stunning architecture, and vibrant cultural scene are attracting an increasing number of tourists each year. Investing in tourism-related ventures here can tap into this growing market and yield substantial returns.

Return on Investment: The real estate market in Old Tbilisi is experiencing steady growth, providing promising returns. Opportunities abound for profitable ventures such as restoring traditional homes, converting properties into boutique hotels, or developing commercial spaces to cater to tourists.

Low Taxation: Georgia's favorable tax policies, including low corporate tax rates and incentives for businesses, make investing in Old Tbilisi attractive. This creates a conducive environment for maximizing profits and minimizing tax burdens.

WHY INVEST IN GEORGIA

INVESTING IN REAL ESTATE IN GEORGIA OFFERS SEVERAL ADVANTAGES:

Economic Stability: Georgia's steady economic growth, fueled by sectors like tourism and manufacturing, provides a stable environment for real estate investment.

Favorable Regulations: The government has implemented reforms to attract foreign investment, including streamlined property registration and favorable tax policies.

Strategic Location: Positioned between Europe and Asia, Georgia is a hub for trade and investment, enhancing the value of properties, especially in key cities like Tbilisi and Batumi.

Tourism: The booming tourism industry increases demand for accommodations, making investments in hotels, vacation rentals, and residential properties attractive.

Affordability: Real estate prices in Georgia are lower compared to many European countries, allowing investors to acquire properties at a lower cost with potential for appreciation.

Rising Demand: Urbanization and population growth in major cities increase demand for residential and commercial properties, driving rental yields and property values up.

Infrastructure Development: Ongoing projects improve accessibility and livability, making real estate investments even more appealing.

GEORGIA'S TAX SYSTEM IS CHARACTERIZED BY SIMPLICITY AND TRANSPARENCY, OFFERING SEVERAL KEY FEATURES:

Flat Income Tax Rate: Individuals and businesses benefit from a flat income tax rate of 20%, reducing administrative complexity and ensuring clarity for taxpayers.

Corporate Taxation: Corporations, whether resident or non-resident, face a flat corporate income tax rate of 15% on their Georgian-source income.

Value Added Tax (VAT): Goods and services are subject to a standard VAT rate of 18%, with certain exceptions or reduced rates applicable to specific categories.

Property Tax: Levied on immovable property, property tax rates vary based on property type and location, generally ranging from 0.1% to 1%.

Dividend Tax: Dividends from Georgian companies are subject to a 5% withholding tax, unless a tax treaty stipulates a lower rate.

Capital Gains Tax: Capital gains are typically taxed at the flat income tax rate of 20%, with potential exemptions or reduced rates for specific assets or transactions.

Tax Incentives: Various sectors or regions may benefit from tax incentives such as reduced rates, tax holidays, or exemptions, aimed at attracting investment.

Double Taxation Treaties: Georgia has established double taxation treaties with several countries, aiming to prevent double taxation and facilitate cross-border trade and investment, often resulting in reduced withholding tax rates on dividends, interest, and royalties.

LUXURY RESIDENCES IN THE HEART OF OLD TBILISI

Welcome to King's Garden

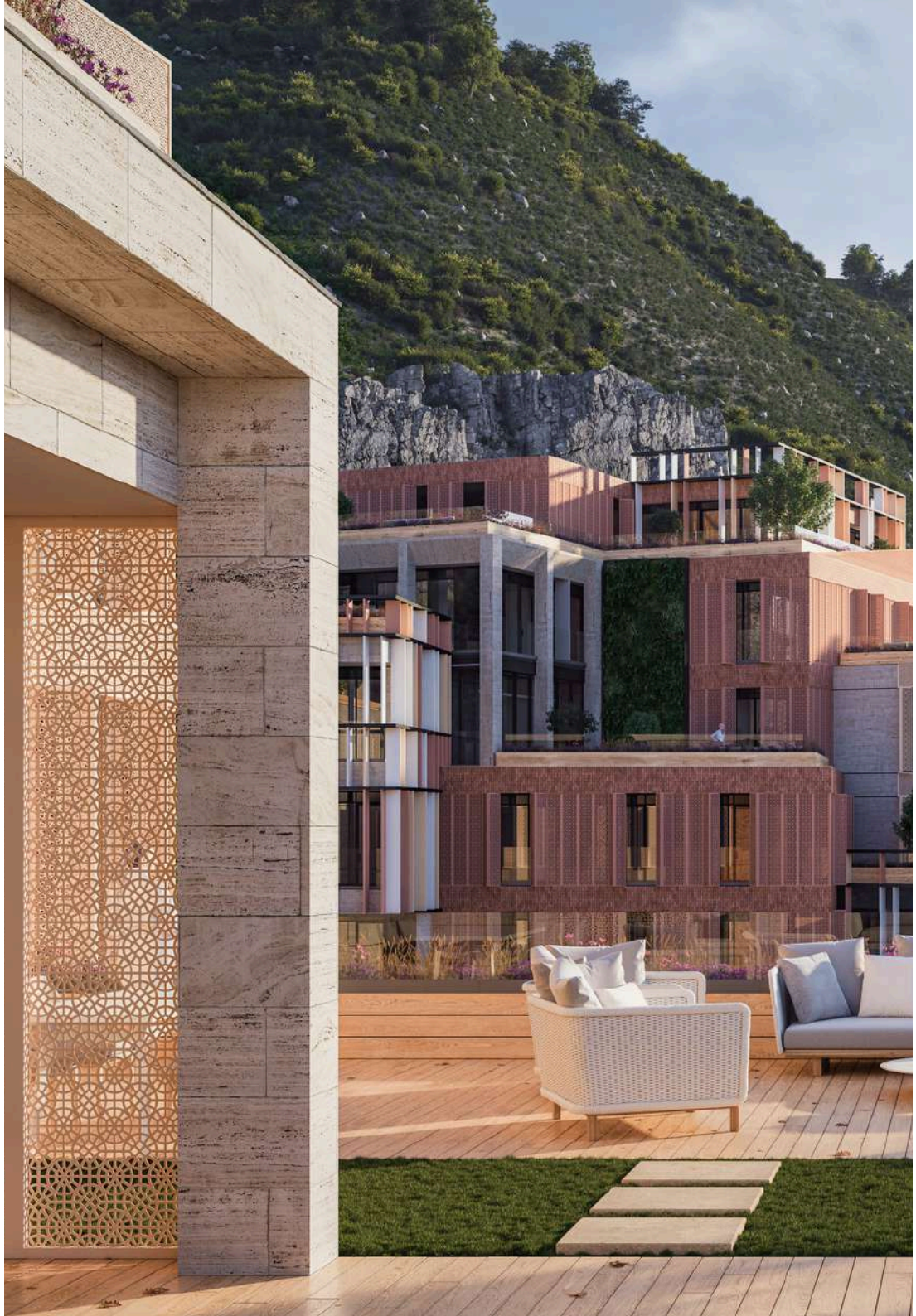
THE KING'S GARDEN IS A UNIQUE PROJECT LOCATED IN THE HISTORICAL HEART OF OLD TBILISI ON MIRZA SHAFI STREET, WHICH IS ONE OF THE OLDEST STREETS IN THE CITY, NEAR WHERE THE LEGEND SAYS THE CITY OF TBILISI WAS FOUNDED IN THE MID-5TH CENTURY BY KING VAKHTANG GORGASALI.

THE CURRENT PROJECT, CONSISTING OF EXCLUSIVE RESIDENCES AND RELATED AMENITIES, IS A NEW DEVELOPMENT JUST ABOVE THE HISTORIC CITY CENTER AND TRADITIONAL SPA BATHS.

THE DEVELOPMENT IS IMMEDIATELY ADJACENT TO THE NATIONAL BOTANICAL GARDEN AND NARIKALA FORTRESS.
WE OFFER A UNIQUE COMBINATION OF FULLY SERVICED LUXURY RESIDENCES WITH FULL AMENITIES.
KING'S GARDEN IS AN EXCLUSIVE DEVELOPMENT PROJECT, THAT OFFERS A HIGH-END RESIDENTIAL COMPLEX WITH 100 APARTMENTS, AN ELEGANT OPEN-AIR PIAZZA, AND BOUTIQUES.

A SPA, POOL, GYM AND CONFERENCE ROOM ARE INCLUDED AND AVAILABLE FOR USE BY RESIDENTS.
168 PARKING IS AVAILABLE FOR PURCHASE OR DAILY USE BY RESIDENTS.
BOTH RESIDENCES ARE ACCESSED VIA ONE OF THE CITY'S OLDEST STREETS.

OWNERS WILL BE PART OF A VERY SELECTIVE COMMUNITY AND WILL ENJOY ACCESS TO ALL AMENITIES.



Main Info

- 100 DELUXE-STYLE RESIDENCES.
- 1 OPEN PIAZZA.
- AVERAGE PRICE: € 5,000 PER SQ.M.
- SELLING AREA: 18,000 SQ.M.
- BUILDING AREA: 31,000 SQ.M.
- HANDOVER Q4 2025.
- PARKING LOTS: 170

New standards of luxury life

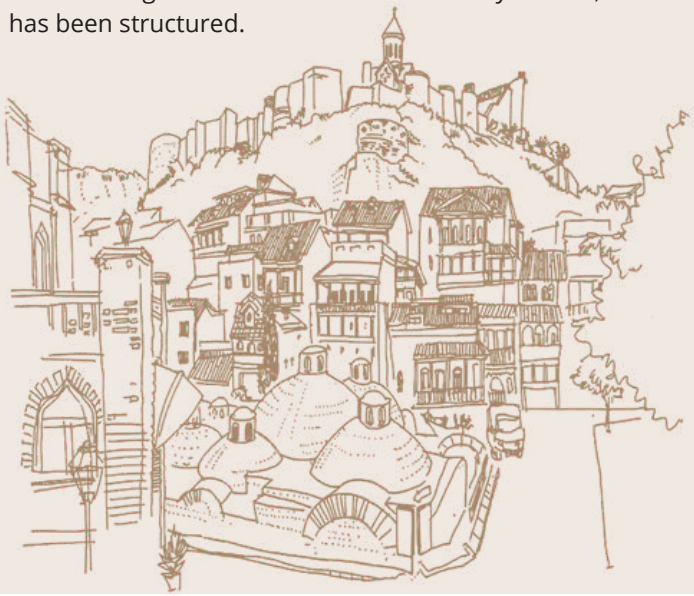
A unique combination of lavish facilities, proximity to all that the city has to offer and breathtaking panoramic views of the historical part of Old Tbilisi.

A place where one can enjoy city life at the highest possible level and simultaneously have peace of mind while walking in the National Botanical Garden of Tbilisi.

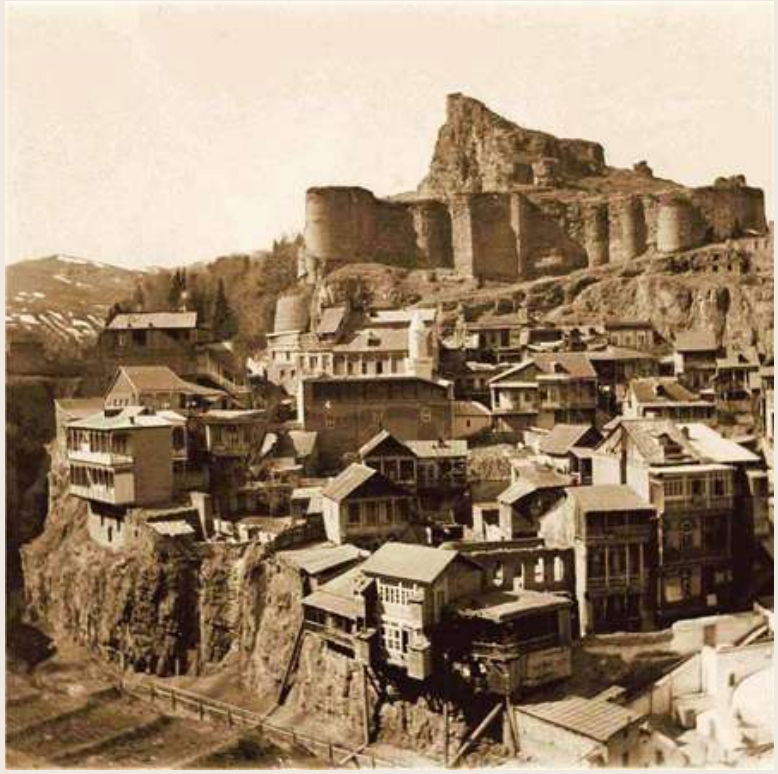
One of the Oldest Cities on Earth

King's Garden Residency is prominently located above the historical core of Old Tbilisi on Mirza Shafi Street, which is arguably one of the City's oldest streets and near where legend says the City of Tbilisi was founded in the mid-5th century. The site is adjacent to the main entrance of Tbilisi's National Botanical garden with 110 hectare park filled, a wide variety of local flora, several waterfalls and beautiful paths to explore.
At the crossroads of Europe and Asia, Tbilisi is a combination of uniqueness and diversity.

Located on the southeastern edge of Europe Tbilisi's proximity to lucrative east-west trade routes often made the city a point of contention between various rival empires throughout history and the city's location to this day ensures its position as an important transit route. From its mesmerizing architecture to its rich culinary culture, Tbilisi has been structured.

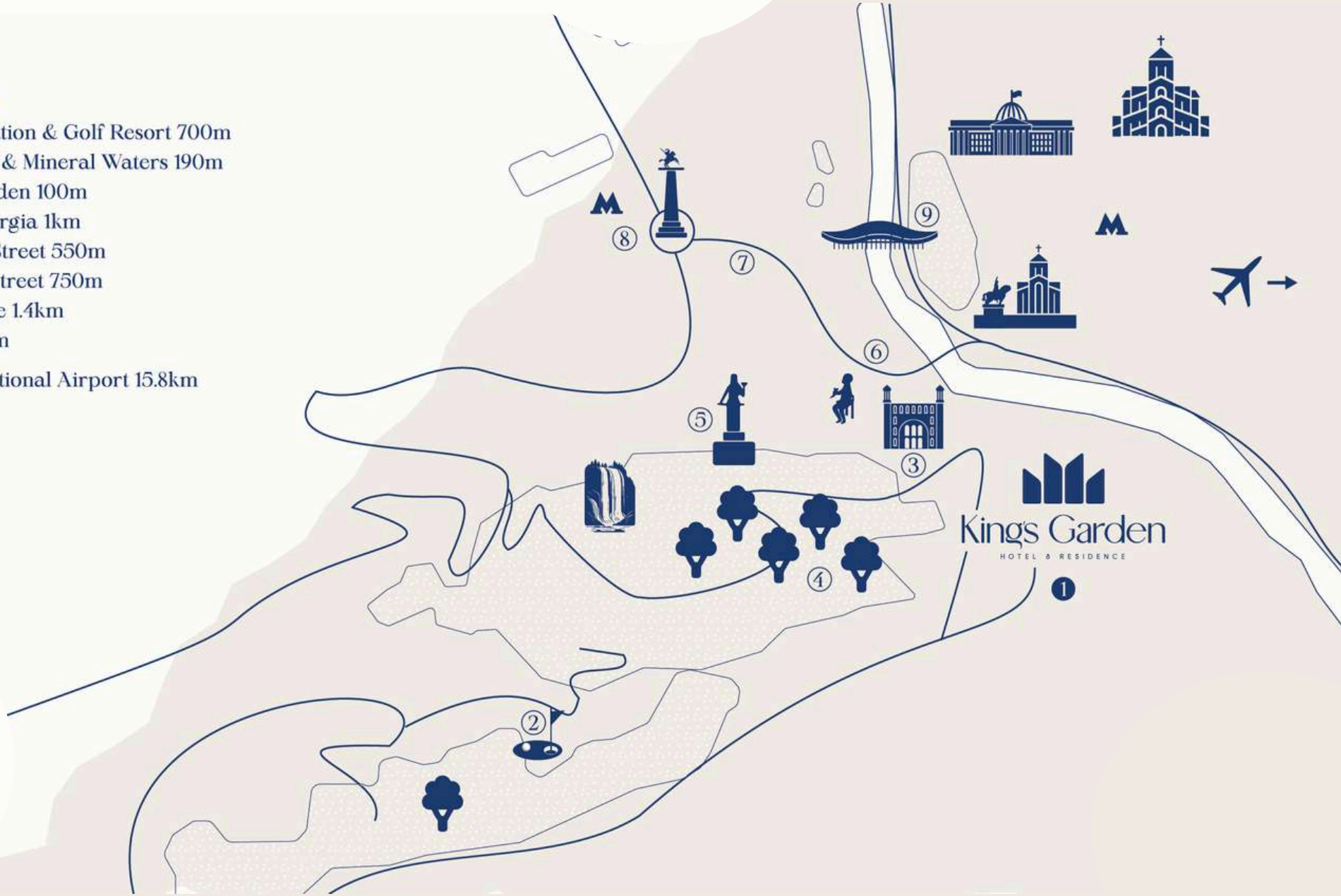


History & Location



1. King's Garden
2. Tabori Recreation & Golf Resort 700m
3. Sulphur Baths & Mineral Waters 190m
4. Botanical Garden 100m
5. Mother of Georgia 1km
6. Jan Shardeni Street 550m
7. Kote Afkhazi Street 750m
8. Liberty Square 1.4km
9. Rike Park 1.1km

Tbilisi International Airport 15.8km



Lobby

Facilities

Fitness Center

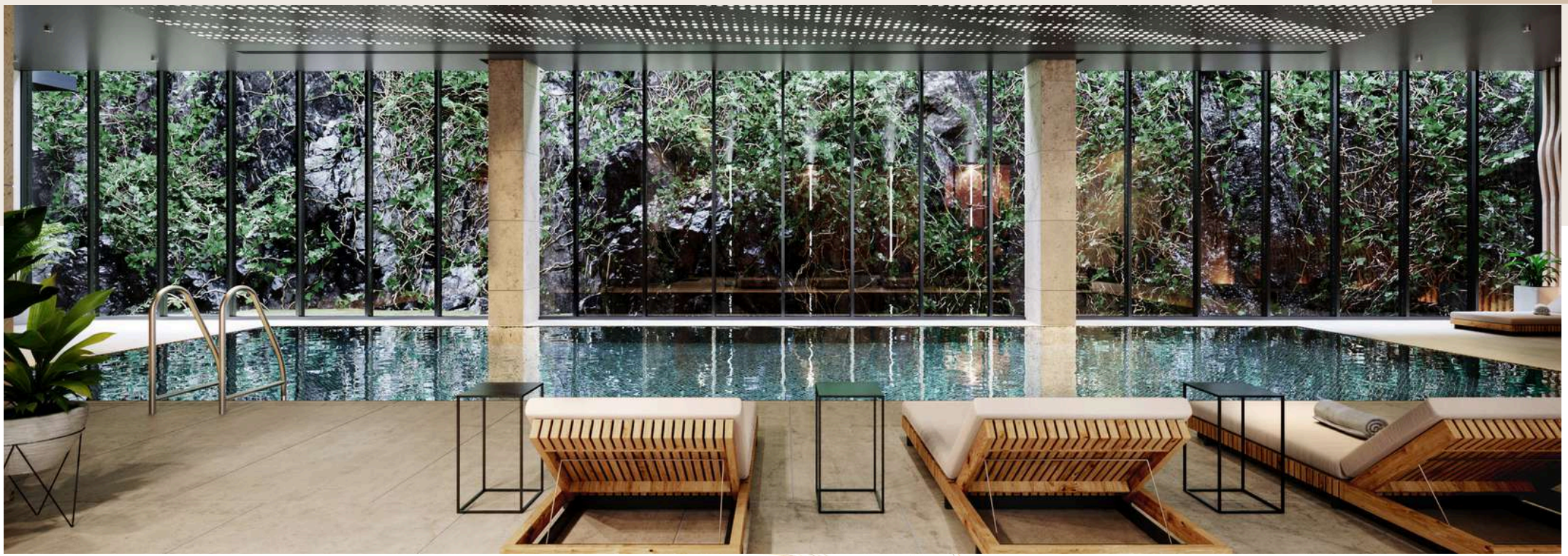
Pool

Housekeeping

Laundry

Concierge

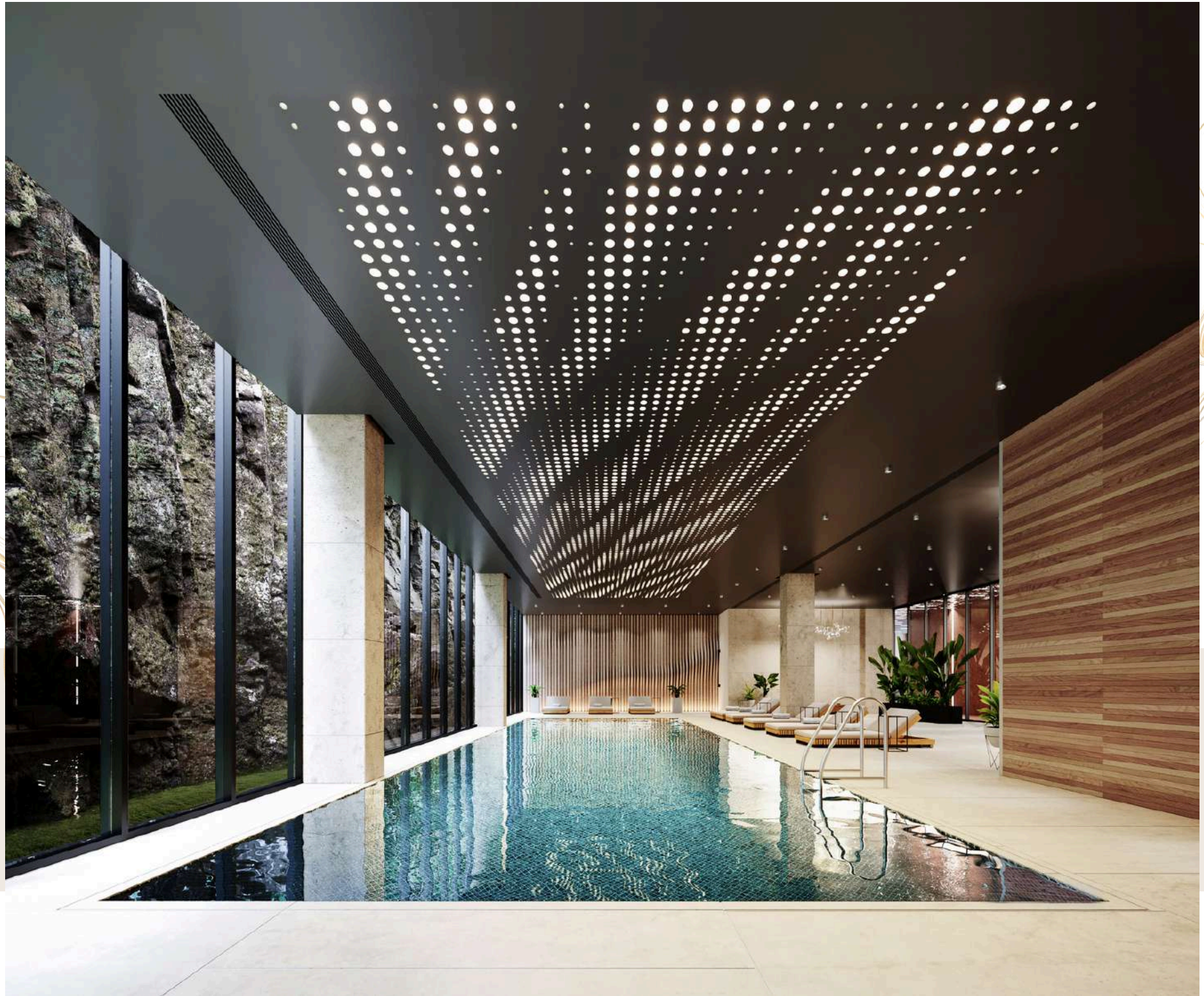
Valet Parking



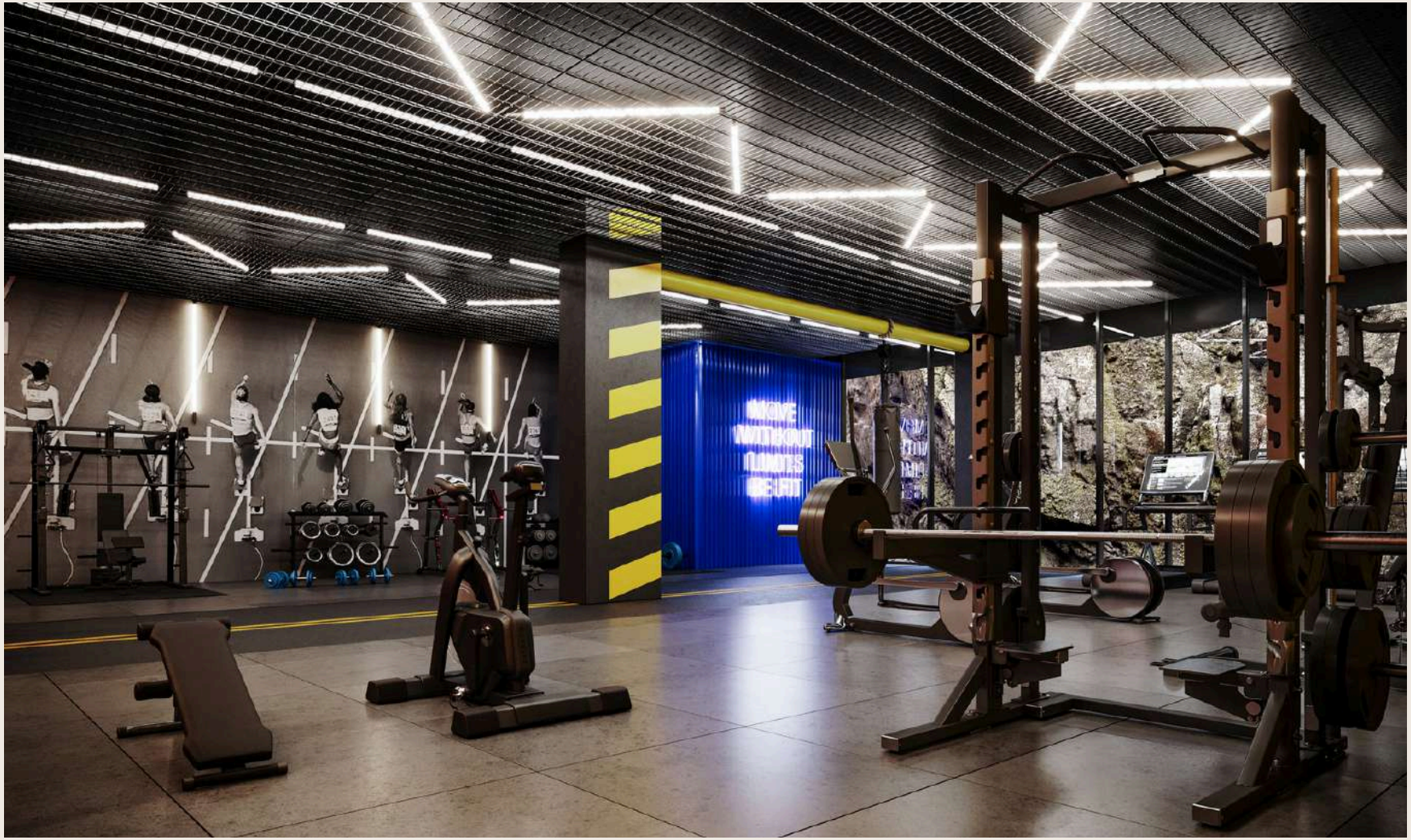
Spa | Pool

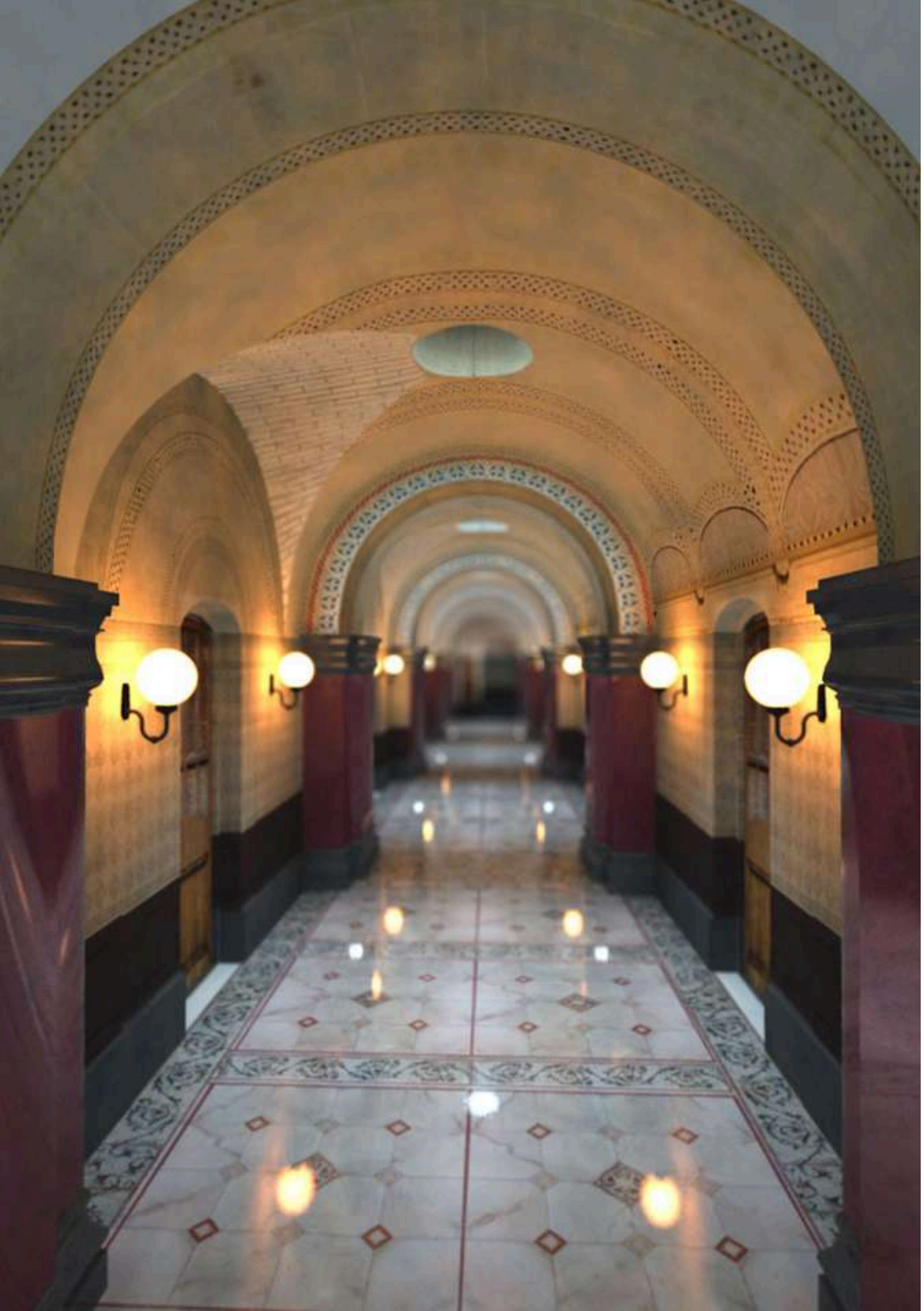
Tranquility hideway for the soul

With an indoor pool and a relaxing atmosphere may expect from a luxurious hotel is right there, in your building.

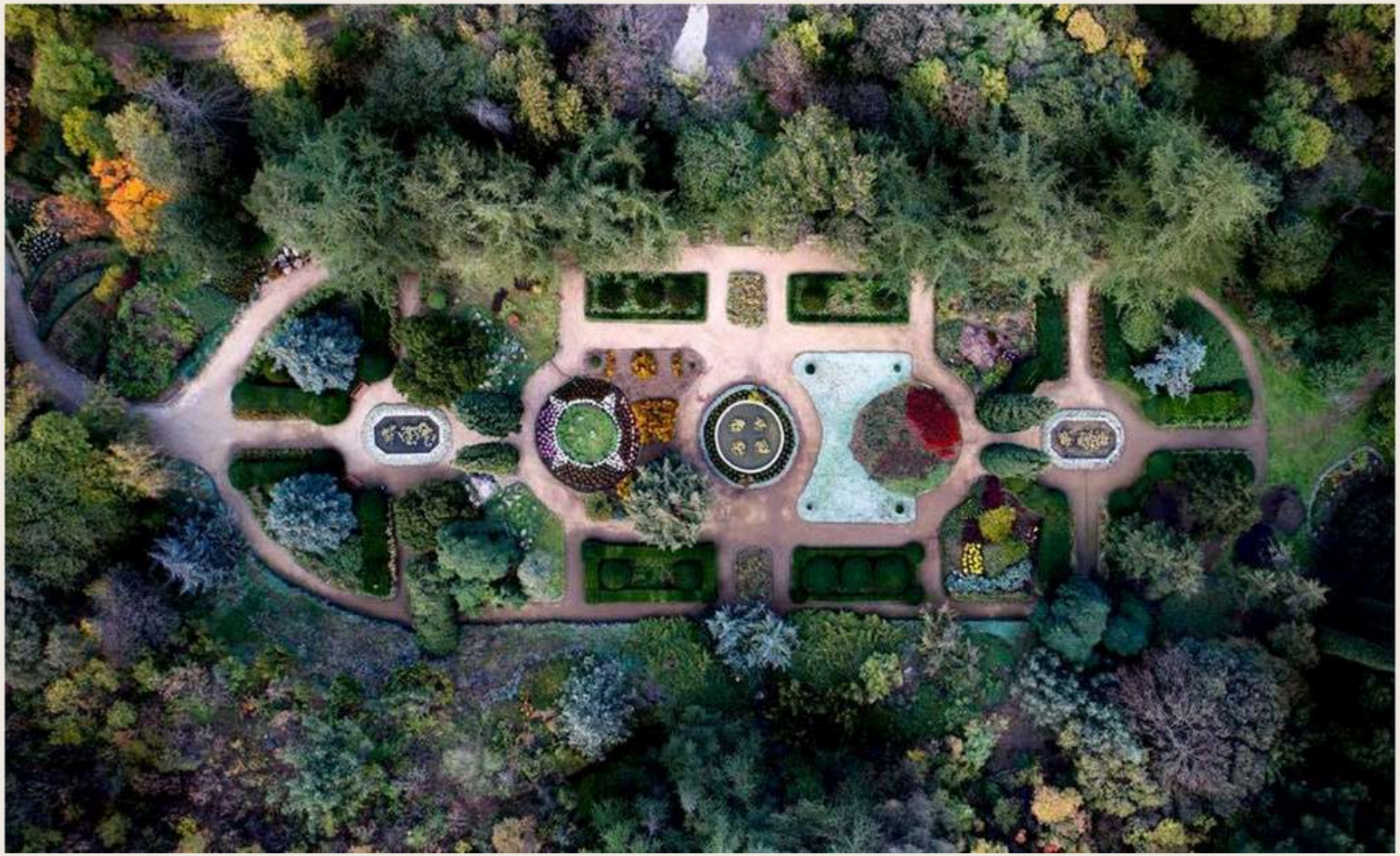


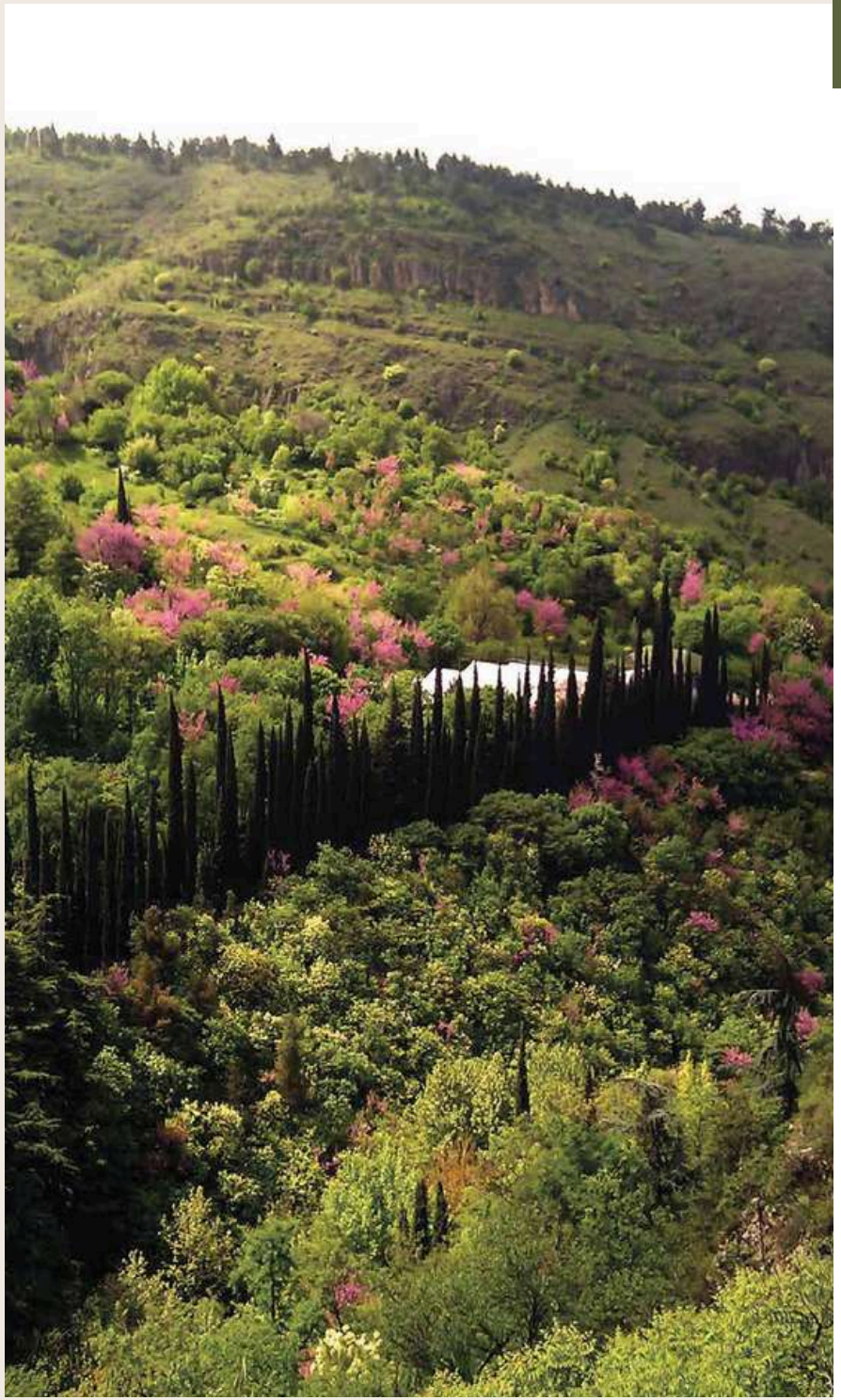
Gym





Privileged access to Sulphur Bath





Your own Botanical Garden

The entrance to the 160-hectare (400-acre) National Botanical Garden, founded in 1845, is only a few steps away from the King's Garden development. This famed horticultural collection of more than 4,500 species of trees and other plants from around the world, is also characterized by its abundance of walking trails, a wide variety of special garden arrangements, cascading waterfalls, owing brooks and beautiful vistas over the traditional architecture of Old Tbilisi and the modern city beyond.

01

NARIKALA FORTRESS AND BOTANICAL GARDEN. FROM D. ERMAKOV COLLECTION, 1890-1900

02

BOTANICAL GARDEN FROM D. ERMAKOV COLLECTION, 1890- 1900

03

WATERFALL IN BOTANICAL GARDEN FROM D. ERMAKOV COLLECTION 1890-1900

Unique Architecture

The King's Garden Hotel & Residence offers a unique blend of traditional and modern architecture. Developed in concert with the Georgian Heritage Commission and representatives from the city of Tbilisi. The Building's architecture incorporates numerous traditional features and fits in well with the surrounding areas. It offers a warm welcome to both residents and guests.

The Piazza

From our exclusive open-air piazza, guests can savor refined cuisine and beverages while taking in breathtaking views of the Botanical Garden, Old City, and the ancient Narikala Fortress dating back to the 4th century.

The King's Garden offers a unique selection of residences and a luxury hotel in an unparalleled location. The picturesque Botanical Garden offers countless beautiful views, waterfalls, forests, walking and jogging paths, and places to sit and relax by yourself or with friends and family.

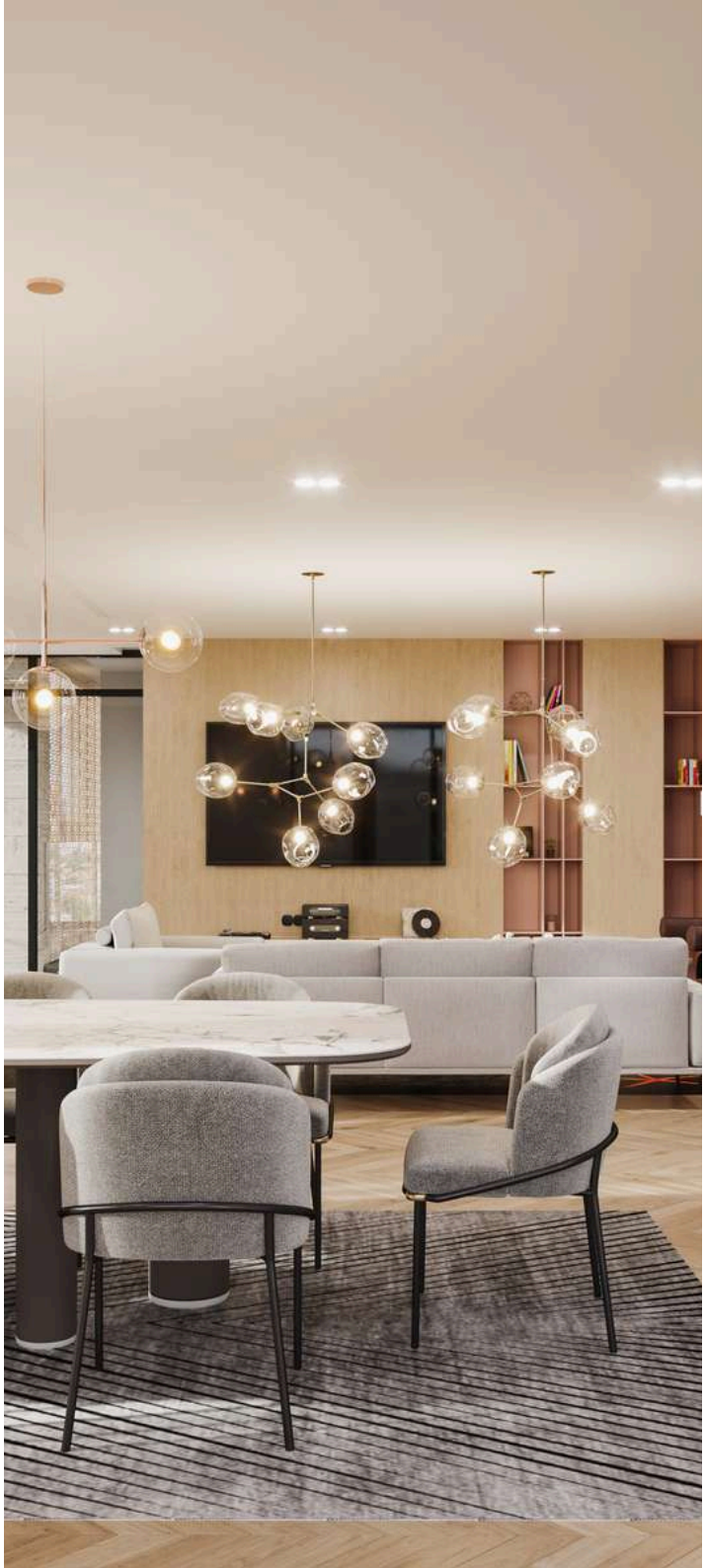
A magnificent natural rock wall creates an extraordinary backdrop for your sporting and leisure activities in the pool, spa, gym and sunny terrace.

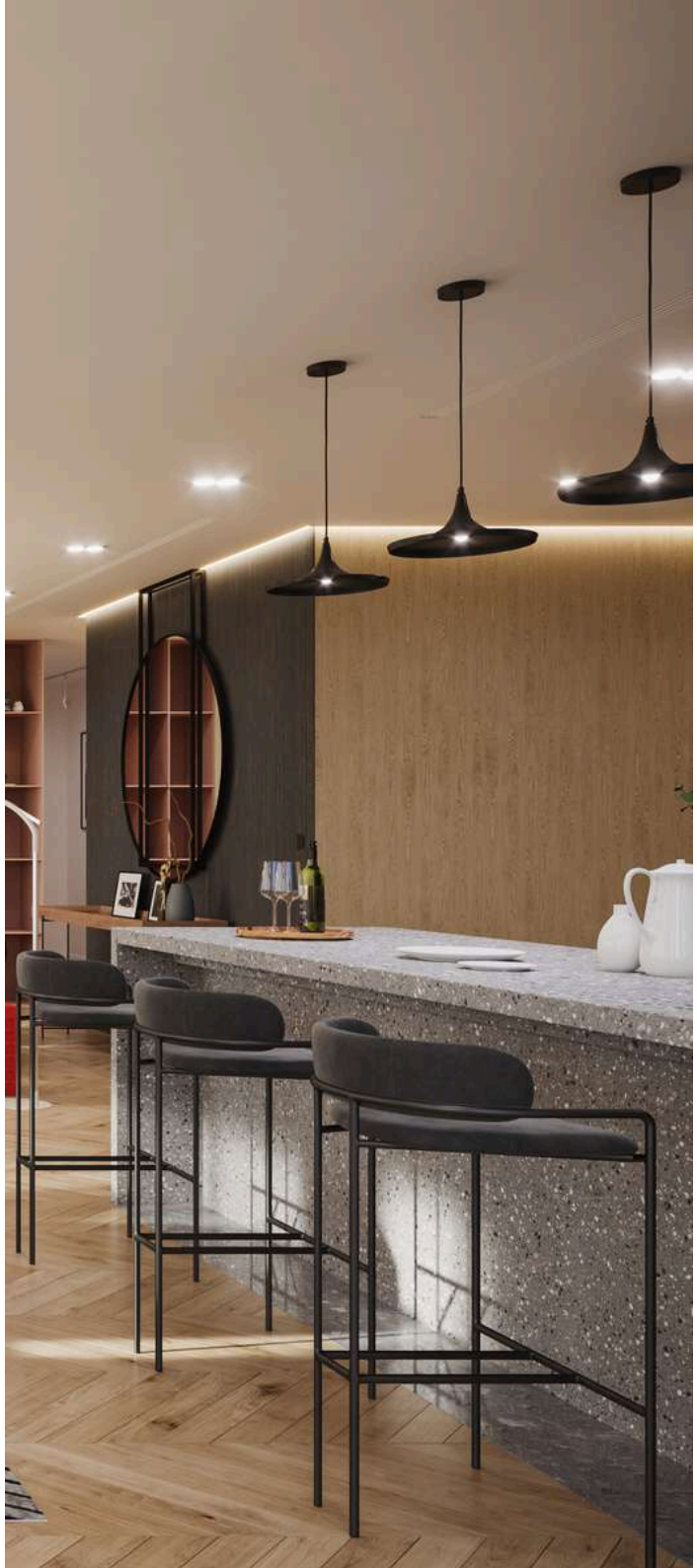
Access to the gym, spa and pool is available to King's Garden residents and their guests

Remarkable touch with a respect for the essence

The building's natural facade eases its mass and maintains harmony with the surrounding structures, making it a solemn, respectable overseer of the city above.

Living area Options For Your Home





All interiors and common spaces include elegant designs, attention to detail and high-quality furnishings.

Many interior areas also offer expansive views across the city, of the Botanical Garden, and the landscapes and mountains beyond. The King's Garden Residence offers exceptional opportunities for residents to design their homes best suited to their tastes.

King's Garden

HOTEL & RESIDENCE

Floor Plans

Block C

Floor 2

RESIDENCE N 1 - 224,1 M²

Living area - 133,3 m²
Terrace - 90,8 m²

RESIDENCE N 2 - 209,1 M²

Living area - 121 m²
Terrace - 88,1 m²

RESIDENCE N 3 - 510,4 M²

Living area - 291,9m²
Terrace - 218,5m²

RESIDENCE N 4 - 223,1 M²

Living area - 202,2 m²
Terrace - 20,9 m²

RESIDENCE N 5 - 95,4 M²

Living area - 92,4m²
Terrace - 3 m²

RESIDENCE N 6 - 79,6 M²

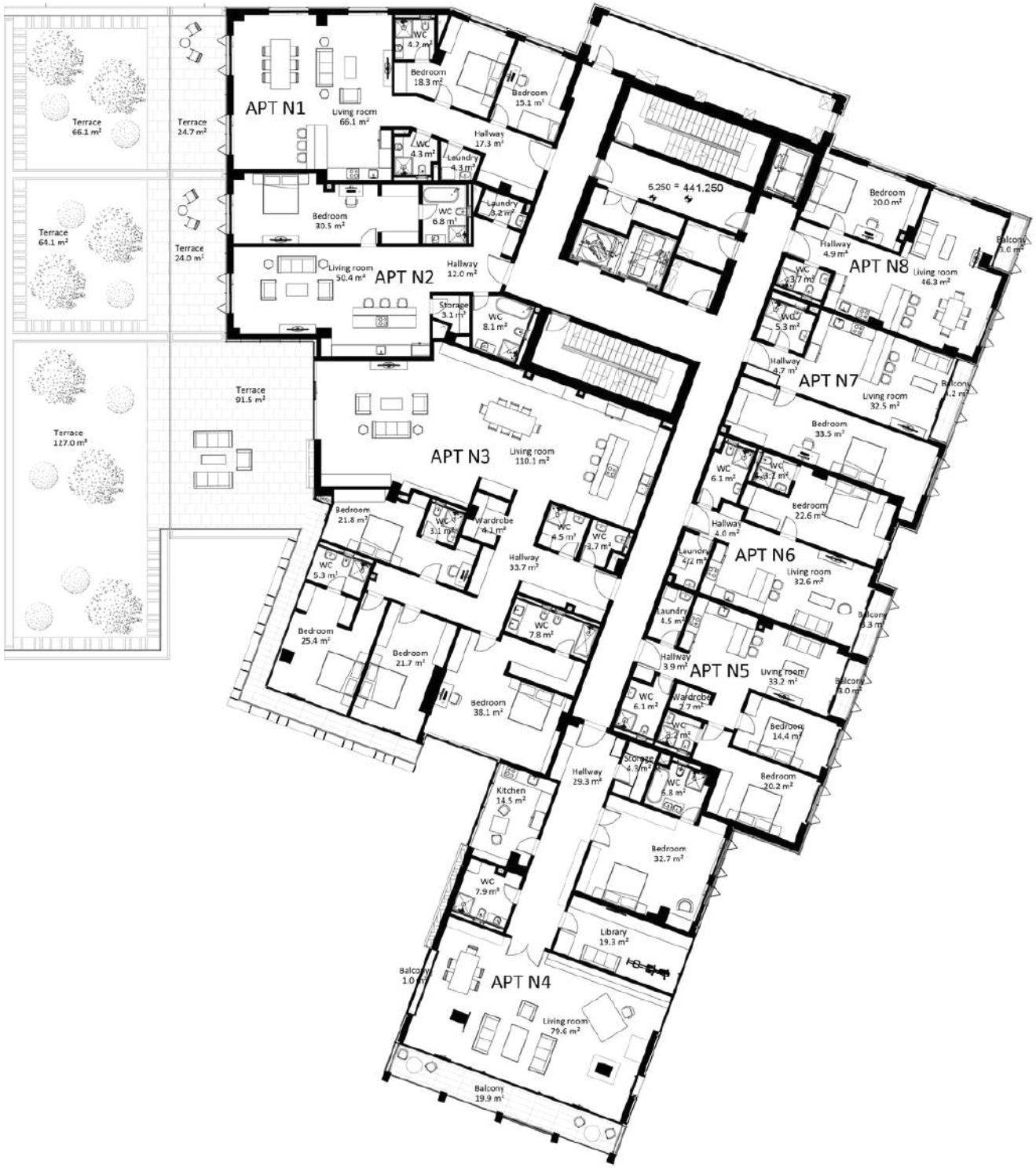
Living area - 76,3 m²
Terrace - 3,3m²

RESIDENCE N 7 - 82,6 M²

Living area - 78,4 m²
Terrace - 4,2 m²

RESIDENCE N 8 - 79,9 M²

Living area - 76,9 m²
Terrace - 3 m²



Block C

Floor 3

RESIDENCE N 9 - 135,1M²

Living area - 130,7 m²
Terrace - 4,4 m²

RESIDENCE N 10 - 116,7M²

Living area - 111,4 m²
Terrace - 5,3 m²

RESIDENCE N 11 - 119,2M²

Living area - 109 m²
Terrace - 10,2 m²

RESIDENCE N 12 - 196,7M²

Living area - 176 m²
Terrace - 20,7 m²

RESIDENCE N 13 - 246,7M²

Living area - 138,2 m²
Terrace - 108,5 m²

RESIDENCE N 14 - 95,4M²

Living area - 92,4 m²
Terrace - 3 m²

RESIDENCE N 15 - 112M²

Living area - 105,2 m²
Terrace - 6,8 m²

RESIDENCE N 16 - 136M²

Living area - 113,7 m²
Terrace - 22,3 m²

Block C
Floor 4

RESIDENCE N 17 - 136,2M²

Living area - 128,6 m²
Terrace - 7,6 m²

RESIDENCE N 18 - 115,5M²

Living area - 103,8 m²
Terrace - 11,7 m²

RESIDENCE N 19 - 127,3M²

Living area - 114,7 m²
Terrace - 12,6 m²

RESIDENCE N 20 - 213,1M²

Living area - 181,2 m²
Terrace - 31,9 m²

RESIDENCE N 21 - 154,6M²

Living area - 143,5m²
Terrace - 11,1 m²

RESIDENCE N 22 - 95,4M²

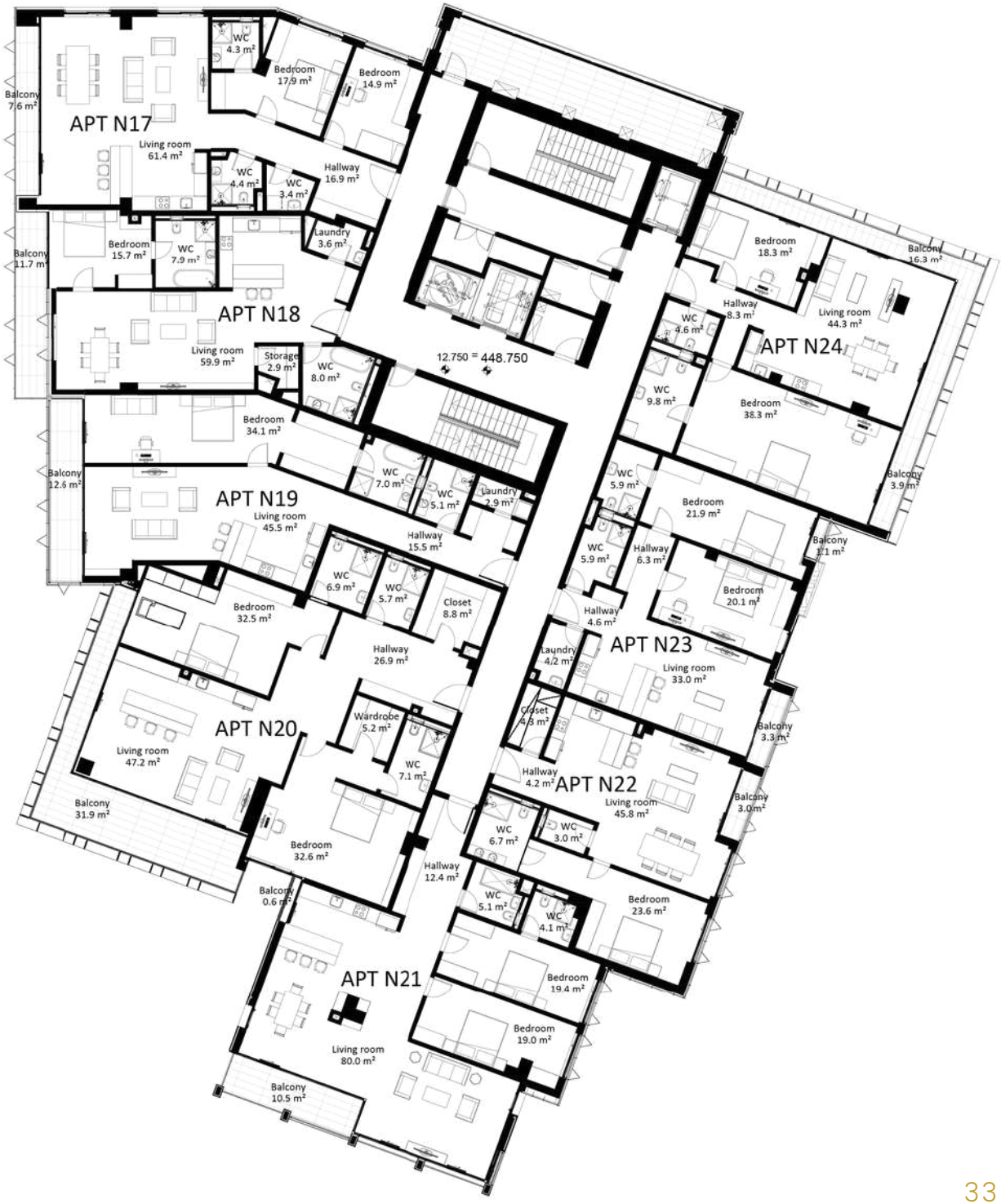
Living area - 92,4 m²
Terrace - 3 m²

RESIDENCE N 23 - 110,7M²

Living area - 106,3 m²
Terrace - 4,4 m²

RESIDENCE N 24 - 147,9M²

Living area - 127,7 m²
Terrace - 20,2 m²



Block C
Floor 5

RESIDENCE N 25 - 248,7M²

Living area - 216,3 m²
Terrace - 32,4 m²

RESIDENCE N 26 - 406,6M²

Living area - 319,7 m²
Terrace - 86,9 m²

RESIDENCE N 27 - 267,9M²

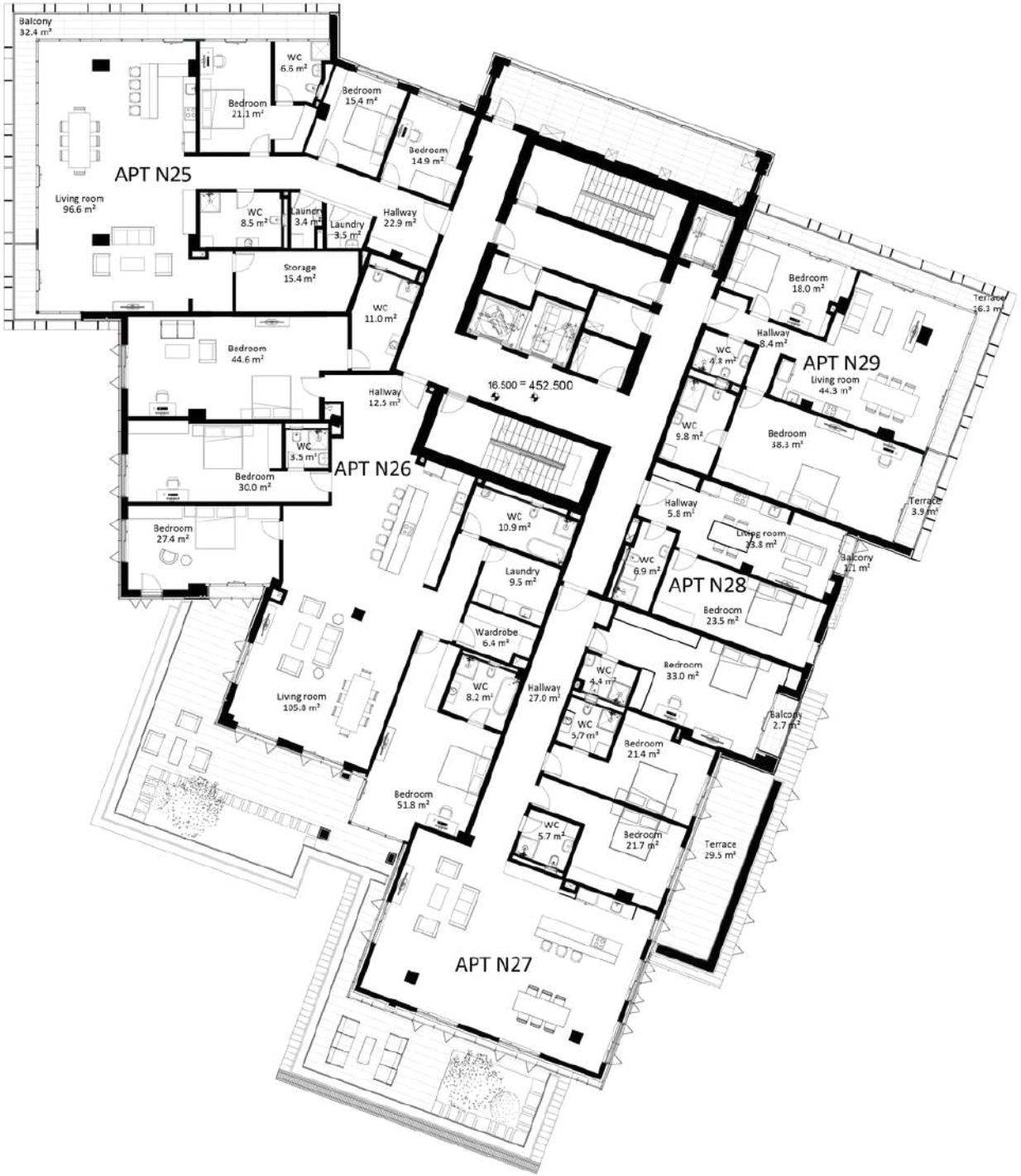
Living area - 201,6 m²
Terrace - 66,3 m²

RESIDENCE N 28 - 64M²

Living area - 62,9 m²
Terrace - 1,1 m²

RESIDENCE N 29 - 147,9M²

Living area - 127,7 m²
Terrace - 20,2 m²



Block C
Floor 6

RESIDENCE N 30 - 222,1M²

Interior - 189,6 m²
Terrace - 32,5 m²

RESIDENCE N 31 - 211,5M²

Interior - 151,3 m²
Terrace - 60,2 m²

RESIDENCE N 32 - 295,7M²

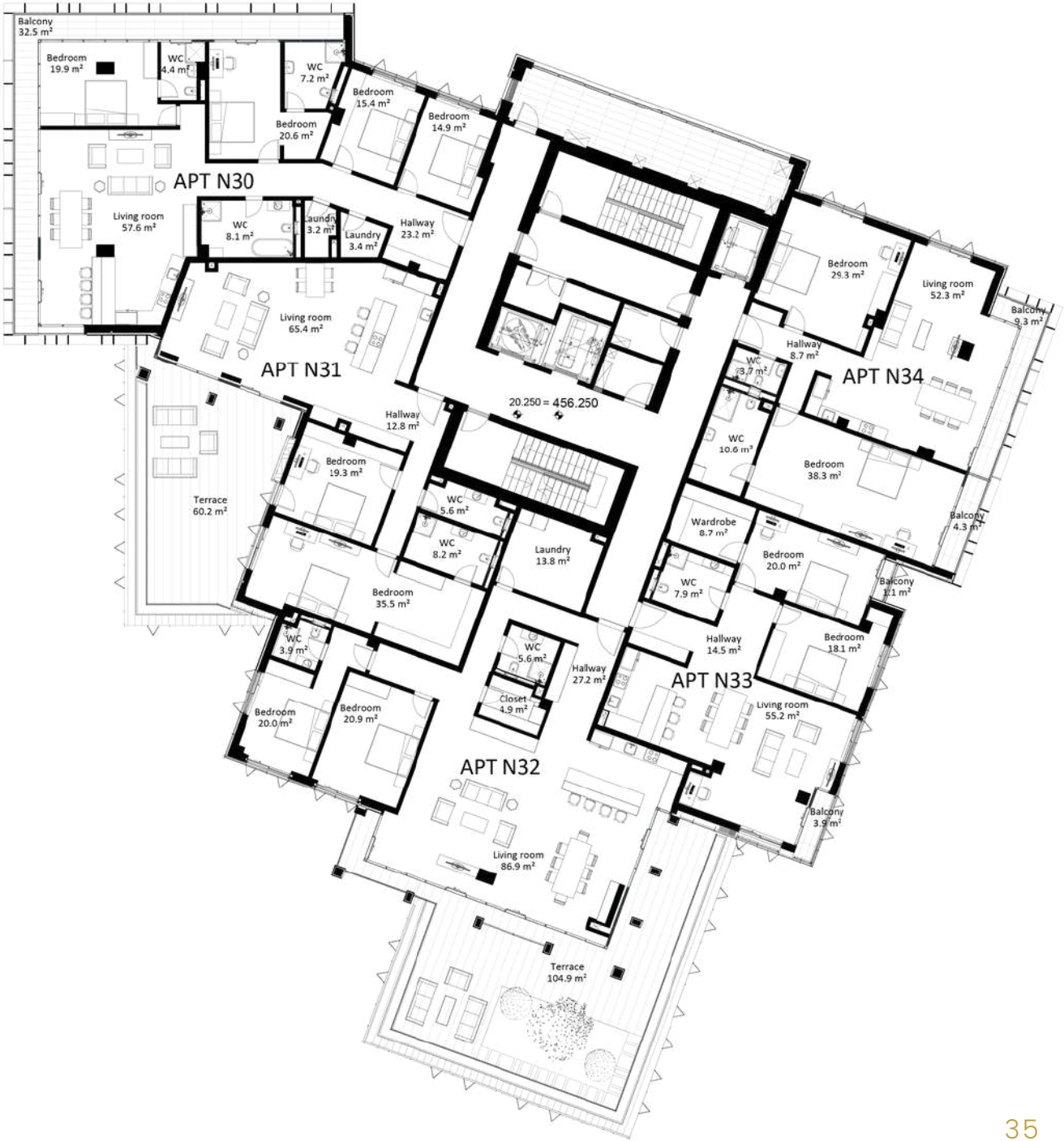
Interior - 190,8 m²
Terrace - 104,9 m²

RESIDENCE N 33 - 133,3M²

Interior - 128,3 m²
Terrace - 5 m²

RESIDENCE N 34 - 160,9M²

Interior - 147,3 m²
Terrace - 13,6 m²



Block C
Floor 7

RESIDENCE N 35 - 497,8M²

Living area - 302,8 m²
Terrace - 195 m²

RESIDENCE N 36 - 2002,2M²

Living area - 149,5 m²
Terrace - 50,7 m²

RESIDENCE N 37 - 177,6M²

Living area - 133,2 m²
Terrace - 44,4 m²

Kings Garden

HOTEL & RESIDENCE

Our Contact

EMAIL: INFO@KINGSGARDEN.GE

TELEPHONE: +995 575 77 88 77

SOCIAL MEDIA: @KINGSGARDENTBILISI

WEBSITE: WWW.KINGSGARDEN.GE

OFFICE ADDRESS: IOSEB GRISHASHVILI STREET, 11, TBILISI, GEORGIA