



# King's Garden

HOTEL & RESIDENCE





## THE MOST LUXURIOUS RESIDENCES IN OLD TBILISI



# WELCOME TO KINGS 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

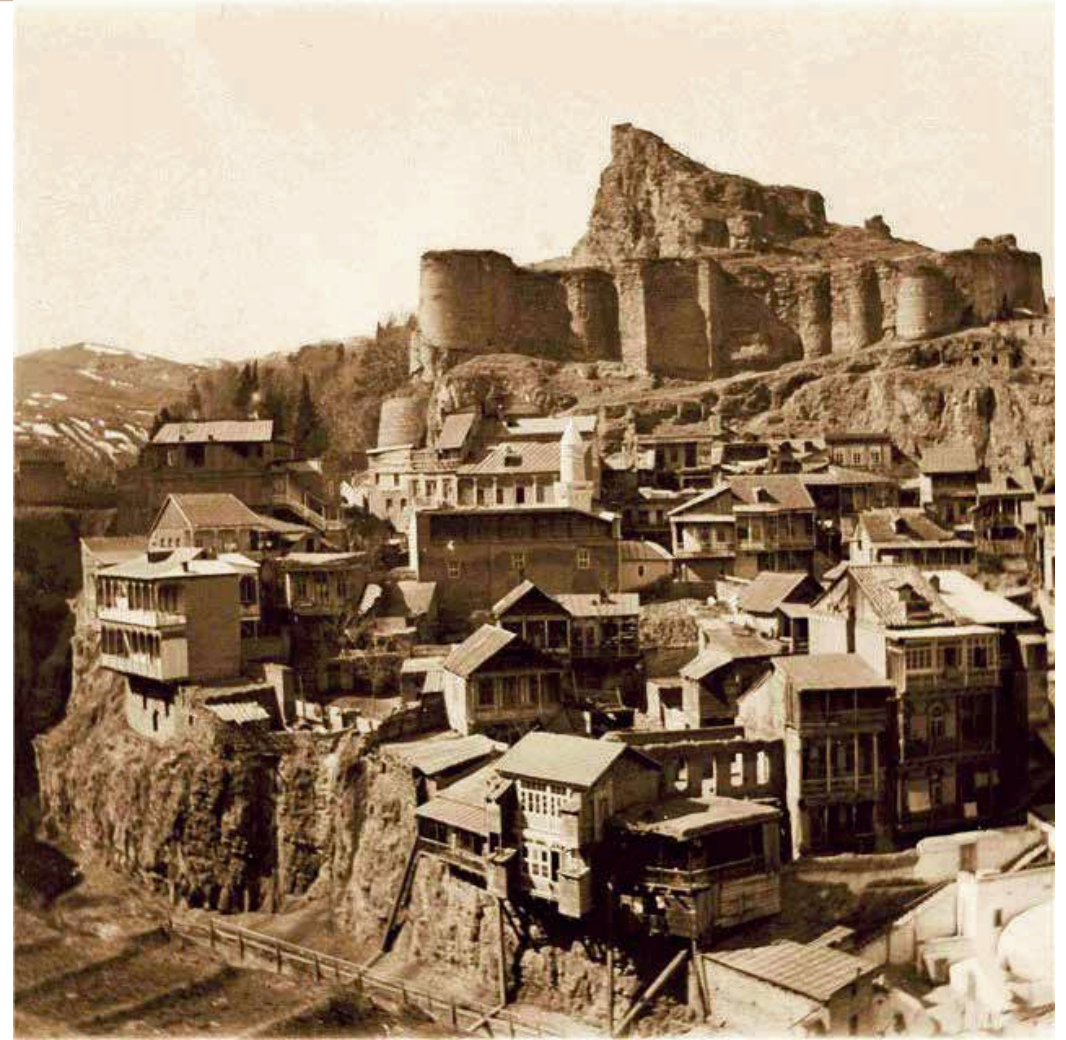


A UNIQUE COMBINATION OF LAVISH FACILITIES,  
PROXIMITY TO ALL THAT THE CITY HAS TO OFFER  
AND BREATHTAKING PANORAMIC VIEWS OF THE  
HISTORICAL PART OF OLD TBILISI.



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.

## HISTORY & LOCATION



ONE OF THE OLDEST  
CITIES ON EARTH



1. KING'S GARDEN
2. Tabori Recreation & Golf Resort
3. Sulphur Baths & Mineral Waters
4. Botanical Garden
5. Mother of Georgia
6. Jan Shardeni Street
7. Kote Afkhazi Street
8. Liberty Square
9. Rike Park

Tbilisi International Airport 15.8km



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# FACILITIES



Fitness Center



Pool



Housekeeping



Laundry



Concierge



Valet Parking

# WORLD CLASS COMPLEX

Kings Garden residents will have exclusive access to the exceptional, luxury 1000 sq. meters wellness center operated by 'World Class', one of the leading fitness brands in the World. Featuring lux quality fitness and wellness facilities, a state of the art gym will include comfortable free weight zones, cable-pull machines, functional training, martial arts and a cardio area equipped with the most advanced, high end 'Artis' line of 'Technogym' fitness equipment from Italy.

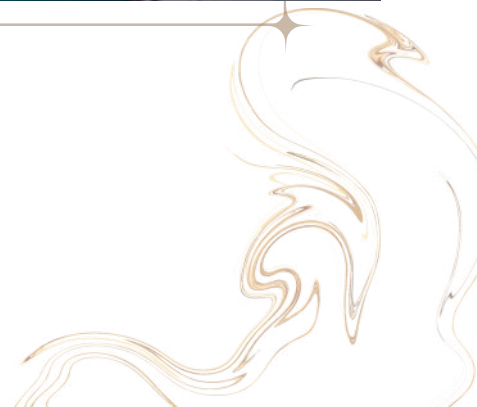


'World Class Kings Garden' will include: Comfortable changing rooms equipped with solariums; Parking spaces with valet service; Relaxation zones and unforgettable, breathtaking panoramic view of the oldest, historical part of our capital; Wide range of group programs, under the brand of World's famous brand 'Les Mills'; Exclusive individual and group programs based on 'AntiGravity Yoga' and Pilates 'Basi Systems' programs as well.



20 Meters pool, surrounded by saunas and relaxing zones, offering scenic waterfall views, incredible outdoor areas for various sports activities and opportunity to embrace the serenity of the calm, present moment amidst the everyday chaos.

**WorldClass**



# YOUR OWN BOTANICAL GARDEN

The entrance to the 160-hectare (400-acre) National Botanical Garden, founded in 1845. 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, oving brooks and beautiful vistas over the traditional architecture of Old Tbilisi and the modern city beyond.

Only a few steps away from the King's Garden development.



01

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



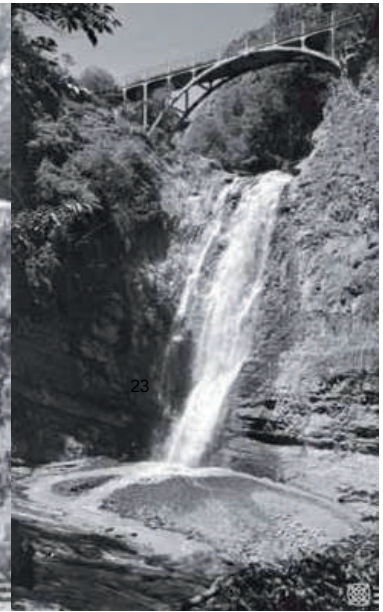
02

BOTANICAL GARDEN  
FROM D. ERMAKOV  
COLLECTION,  
1890- 1900



03

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









# UNIQUE ARCHITECTURE

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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



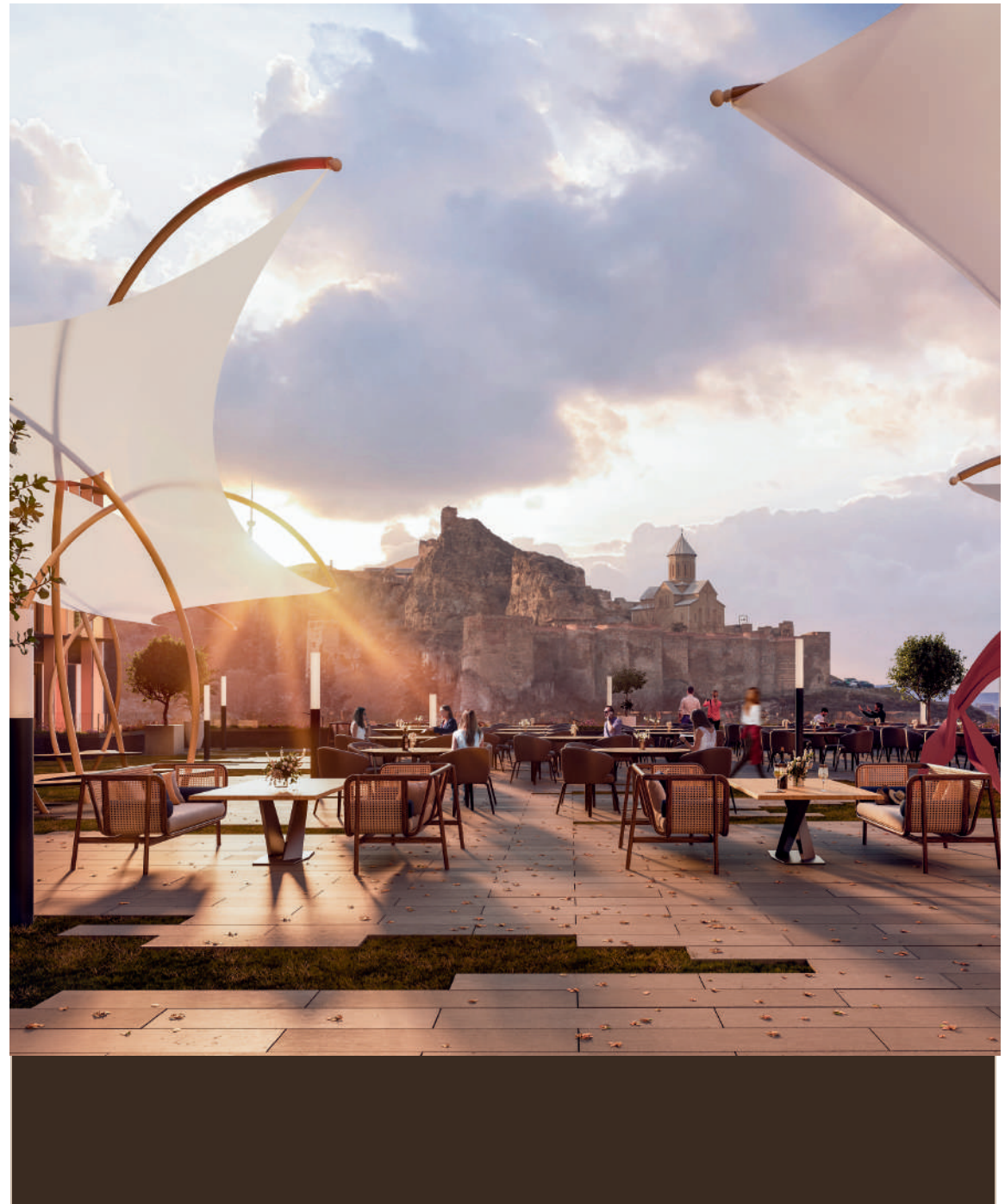
# THE PIAZZA

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





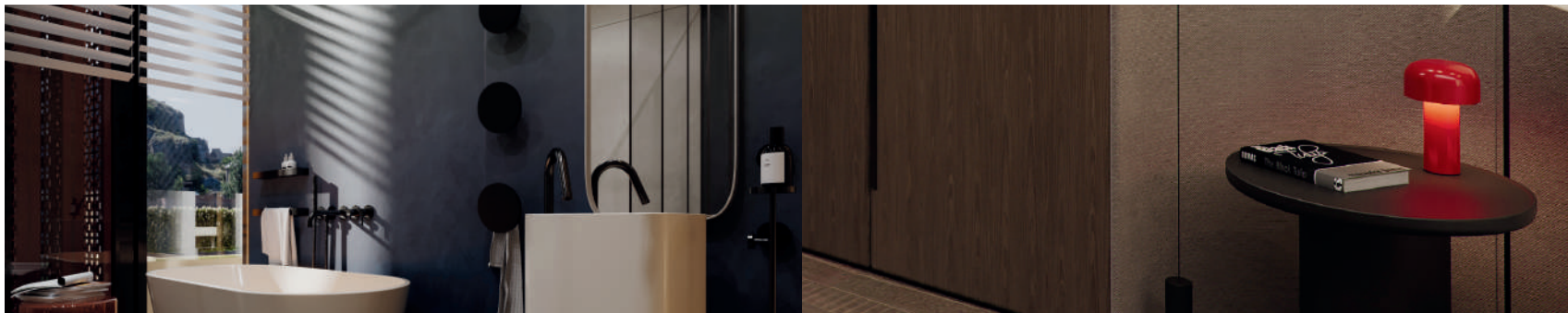




# INTERIOR



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





BEDROOM





# ABOUT US

Our professional team at King's Garden brings together a wealth of experience and expertise in luxury real estate development. With a shared commitment to excellence and a passion for innovation, our team is dedicated to delivering exceptional service and crafting unparalleled living spaces for our residents. From property development, to design and construction, our team works tirelessly to ensure that every aspect of King's Garden exceeds expectations.



A unique blend of traditional and modern architecture



## 01 **Economic Stability and Favorable Regulations:**

Georgia's steady economic growth, fueled by sectors like tourism and manufacturing, provides a stable environment for real estate investment. The government has implemented reforms to attract foreign investment, including streamlined property registration and favorable tax policies.

## 02 **Strategic Location and Tourism**

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

## 03 **Affordability and Rising Demand**

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

Join an exclusive community  
KG CLUB



Welcome to an elevated lifestyle where convenience, luxury, and personalized service meet. As a resident of our exclusive community, you are entitled to a suite of premier benefits designed to enhance your everyday living experience.

Access to hotel business center and other facilities:

Exclusive Resident Lounges & Social Spaces

Concierge services 24/7 for both hotel guests and residents

Private parking spaces with optional valet parking

Priority Access to Amenities & Services





# Kings Garden

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## CONTACT

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