



# King's Garden

HOTEL & RESIDENCE





# 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.



THE EPITOME OF LUXURY LIVING IN OLD TBILISI





## 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  
C BLOCK HANDOVER: DECEMBER 2026  
A BLOCK HANDOVER: JUNE 2027.  
PARKING LOTS: 170



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



FACILITIES



Fitness Center



Pool



Housekeeping



Laundry



Concierge



Valet Parking

# COMMERCIAL SPACES

Investing in commercial spaces within the King's Garden project offers a compelling opportunity due to its prime location and design. Situated in the historical heart of Old Tbilisi on Mirza Shafi Street—one of the city's oldest streets—the development is near landmarks like the National Botanical Garden and Narikala Fortress.

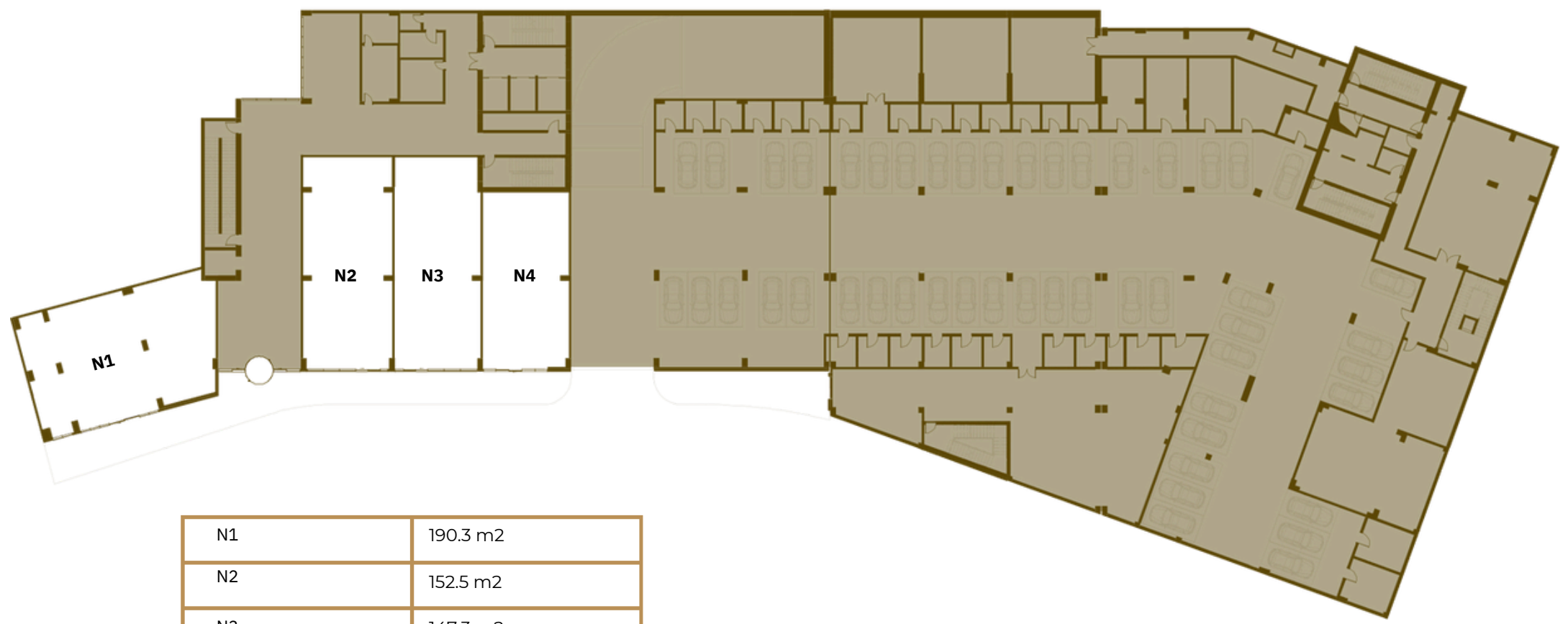
The project features an elegant open-air piazza with luxury boutiques and restaurants, providing businesses with high visibility and foot traffic from both tourists and locals. The panoramic views of Old Tbilisi and the Narikala Fortress enhance the appeal, creating a unique atmosphere for commercial ventures.

Given the area's popularity among tourists and its rich historical significance, commercial spaces here are well-positioned to attract a steady customer base. The combination of modern amenities and historical charm makes the King's Garden project a promising investment opportunity in Tbilisi's real estate market.



# BLOCK A

## COMMERCIAL SPACES



N1	190.3 m2
N2	152.5 m2
N3	147.3 m2
N4	123.3 m2

# BLOCK C

## COMMERCIAL SPACES



N5	21.8 m <sup>2</sup>
N6	23.0 m <sup>2</sup>
N7	100.7 m <sup>2</sup>
N8	355m <sup>2</sup> , outdoor space 18.7m <sup>2</sup>
N9	158.7 m <sup>2</sup>

# 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 wallet 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.



# 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, owing 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.





# UNIQUE ARCHITECTURE

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

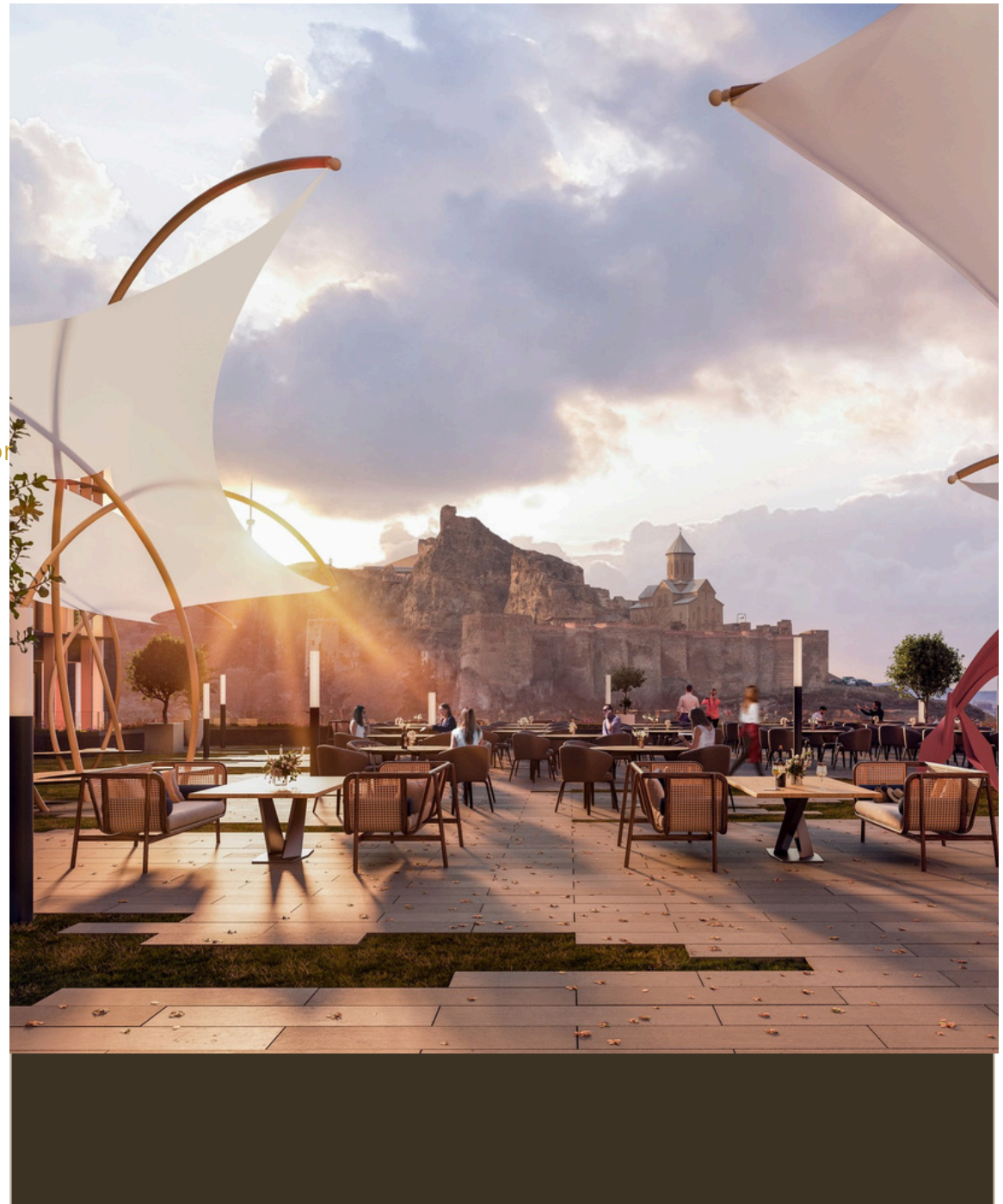


# THE PIAZZA

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



# 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

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





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## CONTACT

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WEBSITE: [www.kingsgarden.ge](http://www.kingsgarden.ge)      [www.cpg.ge](http://www.cpg.ge)

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