



**YORKTOWERS**  
DEVELOPMENT

# TBILISI WATERSIDE

BUILT FOR LIFE, FRAMED BY THE VIEW



# YORKTOWERS

## Pioneering Real Estate Development

Since 2016, York Towers has delivered 25+ projects and operates across 6 countries with 9 global branches. With a reputation for excellence, trust, and innovation, the company continues to shape the urban landscape of Georgia and beyond, offering value, security, and modern living experiences.

# ABOUT THE PROJECT



This high-rise residential project places you exactly where opportunity and comfort meet. Just steps from the Kura River and minutes from the city's key attractions, it offers more than just a place to live — a smarter way to invest, and a better way to live.



# PROJECT SNAPSHOT



- Total Development: 2 residential blocks
- Floors: 29 per block
- Apartment Types: 1, 2- and 3-room layouts
- Unit Sizes: 55.99 – 128.8 m<sup>2</sup>
- Ceiling Height: 3.0 meters
- Delivery Condition: White Frame
- Construction: Monolithic-frame, seismic resistance (8+)
- Parking: Underground garage with 90 spaces and EV chargers

# AMENITIES



Landscaped Courtyard



Recreational Space



Children's Playground



On-Site Cafe & Restaurant



Maintenance Services



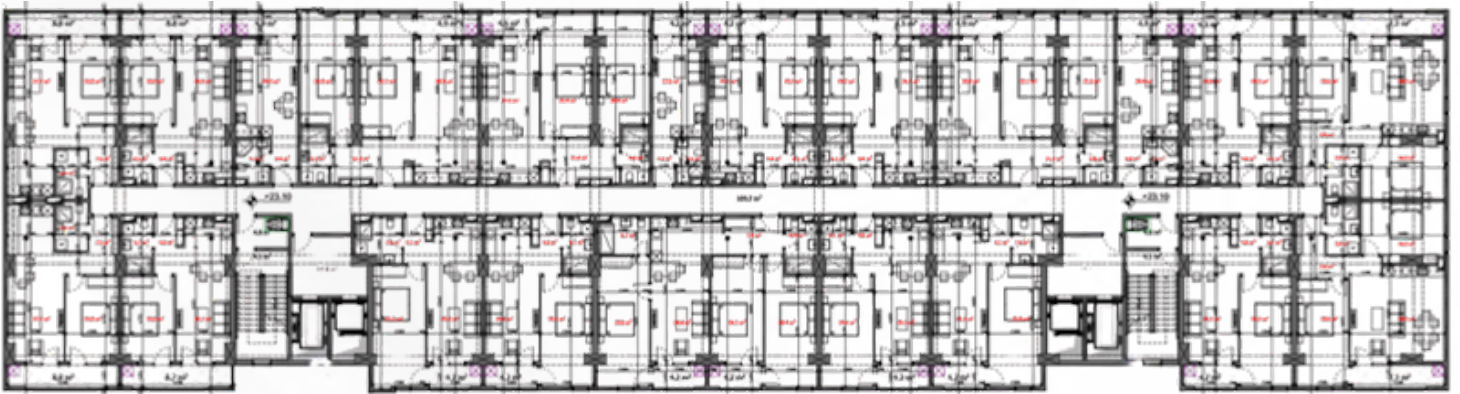
Commercial & Retail Spaces



# FLOOR PLANS



## A BLOCK



## B BLOCK



# APARTMENTS



**60.5** sq.m  
Total Area

**8.8** sq.m  
Balcony

1 Bedroom



**86.1** sq.m  
Total Area

**7.3** sq.m  
Balcony

2 Bedrooms



**118.8** sq.m  
Total Area

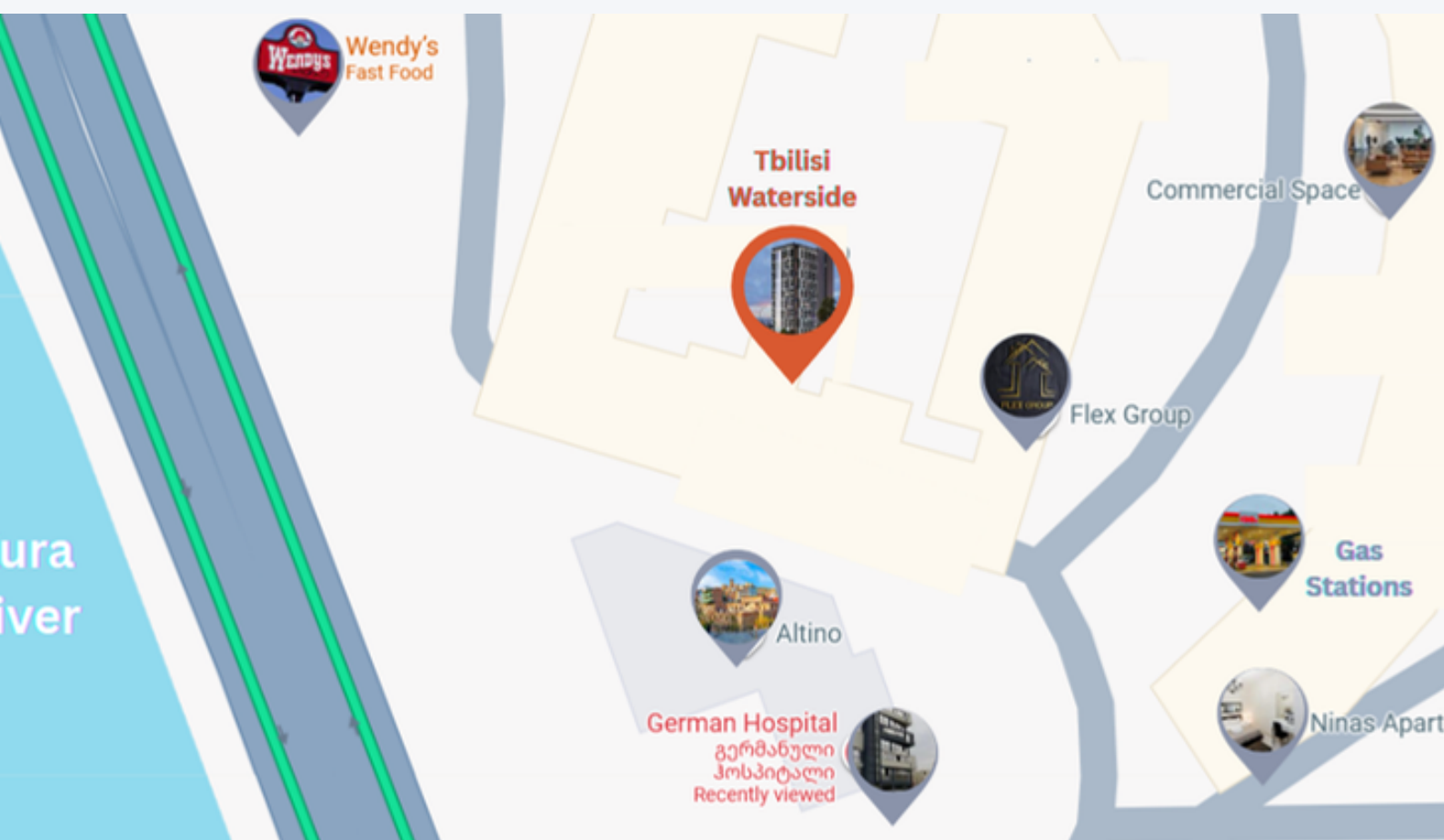
**8.4** sq.m  
Balcony

3 Bedrooms

# LOCATION HIGHLIGHTS



📍 N. Khosharauli Street 29, Tbilisi



## 2–10 MINUTE WALK TO

- German Hospital
- Ashendi Mall & Dexus Uni Mall
- Schools, kindergartens, cafés, banks, pharmacies
- Eliava Market



## 10–20 MINUTE DRIVE TO

- Expo Georgia
- Boris Paichadze Stadium
- Marjanishvili Avenue
- Orbeliani Square

# INVESTOR HIGHLIGHTS



| Investment Metric             | Value       |
|-------------------------------|-------------|
| Rental Yield (Annual)         | 7.5-10.5%   |
| Capital Appreciation (Annual) | 8%-11%      |
| Occupancy Rate (Didube Area)  | 88%-92%     |
| Total ROI Potential           | 15.5%-21.5% |
| Down Payment                  | 20%         |

# CONTACT INFORMATION

## **GEORGIA\_TBILISI**

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Monday - Friday, 10:00 - 19:00

## **SAUDI ARABIA\_RIYADH**

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Aknaz Commercial Center, First Floor,  
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## **SAUDI ARABIA\_ALKHOBAR**

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Al Shamalia, Al Khobar Corniche, opposite  
the waterfront - Intersection 14 behind Jarir  
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## **EMIRATES\_DUBAI**

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## **EGYPT\_CAIRO**

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## **SAUDI ARABIA\_JEDDAH**

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## **QATAR\_DOHA**

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