



YORKTOWERS

Exclusive Partner

CITYZEN[®]

**CENTRAL
PARK**

NEW LIFESTYLE

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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

Cityzen Tower is a multifunctional complex by Zaha Hadid Architects. Designed as a vertical extension of Tbilisi's new Central Park, the tower will bring together urban living and nature through cascading terraces and green spaces.



ABOUT THE PROJECT

Cityzen Central Park is not just a development project - its' focal point are residents. Each part of the project is customized based on customers' needs and wishes

The project features 4 residential blocks (A, B, C, D) & Zaha Hadid Tower, recreational zones and spaces required for harmonic living.





PROJECT SNAPSHOT

Tower By Zaha Hadid

Apartments from 57 sq.m.

- Delivery: December 2029
- Condition: Turnkey
- Benefits: electronic key, concierge connection, guest check-in/check-out management, fault notification, technical staff call and access to special offers.

The staff of the complex, concierge, gardeners, security and technical services will work continuously for safety and comfort.



A,B,C,D Blocks



Apartments from 51.1 sq.m.

- Delivery: December 2026
- Condition: Green Frame
- Recreational Features: Lake, Children's Area, Dog Park, Cycling Area, Sports Fields
- Parking: Underground Parking



AMENITIES

Swimming Pool & Spa



Kindergarten & Playground



Sports Fields & Bike Paths



Bank, Pharmacy & Beauty Centers



Dog-Friendly Park

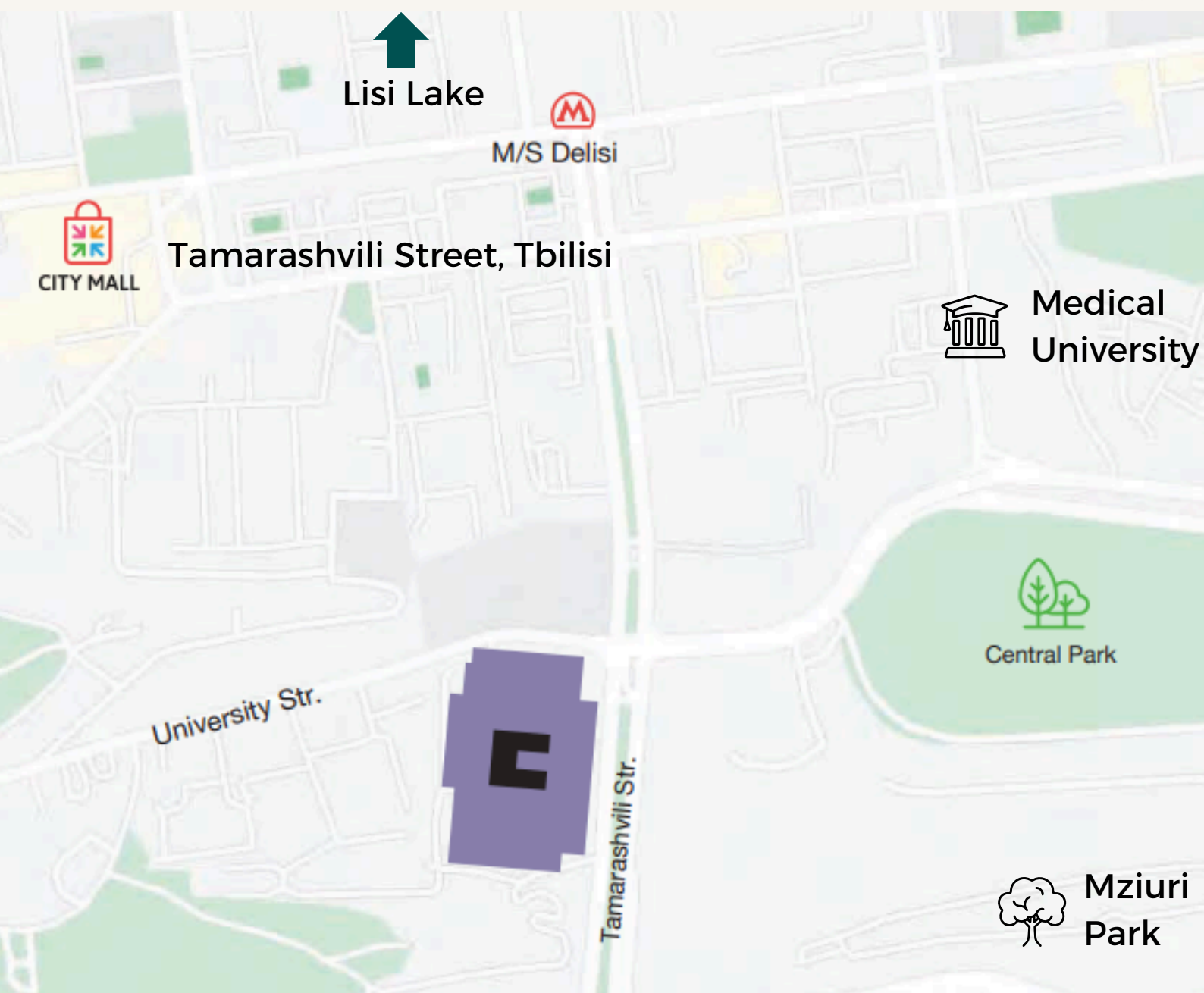


Fully Equipped GYM



Lakeside Area





10-20 MINUTE DRIVE TO

- City Center
- Olympic Palace
- Turtle Lake
- Lisi Lake



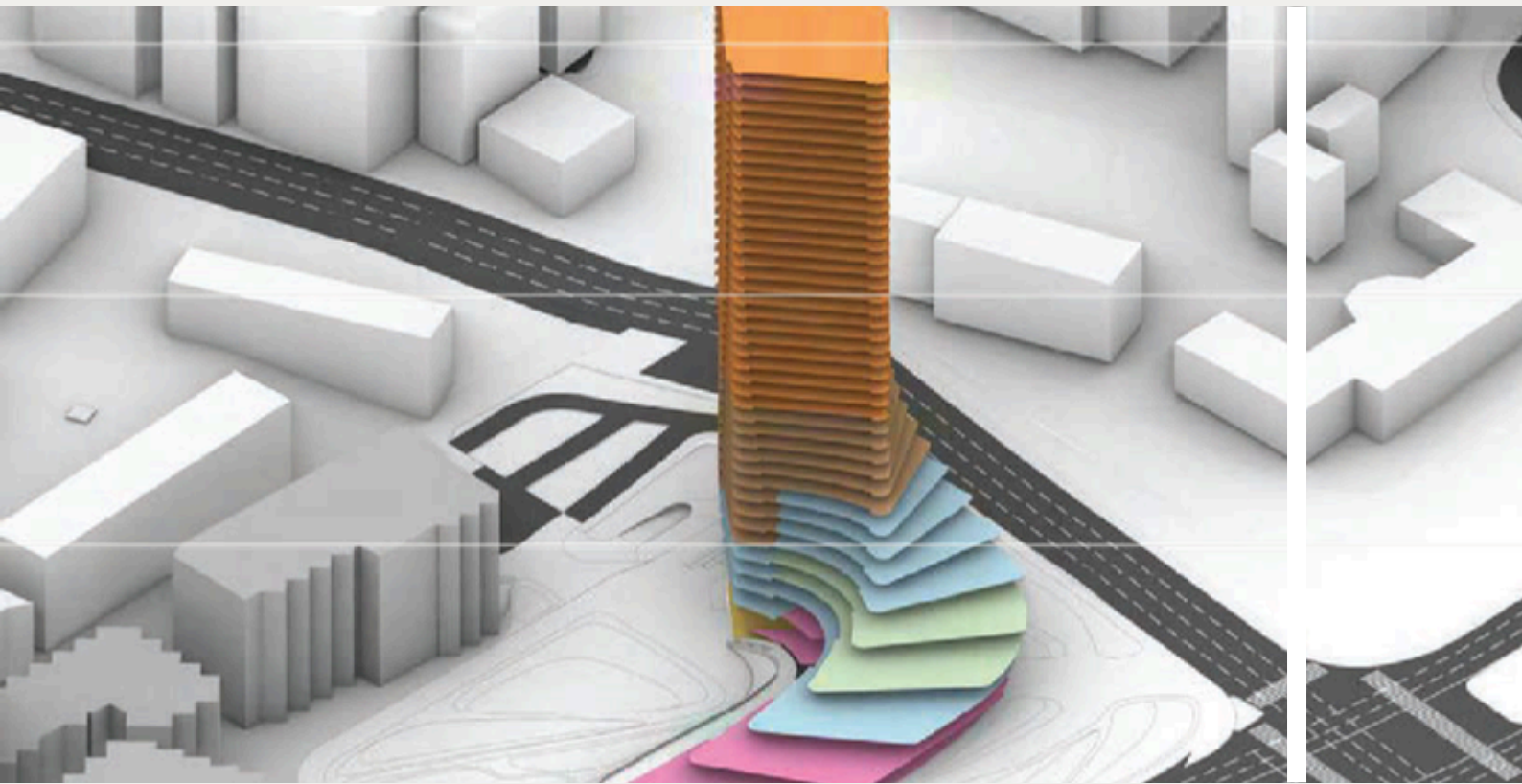
5-10 MINUTE WALK TO

- Tbilisi Central Park
- Subway Station "Delisi"
- Business Centers
- Vake Park

Few minutes away from Mziuri Park, Medical University. Ethnographical museum & Lisi Lake



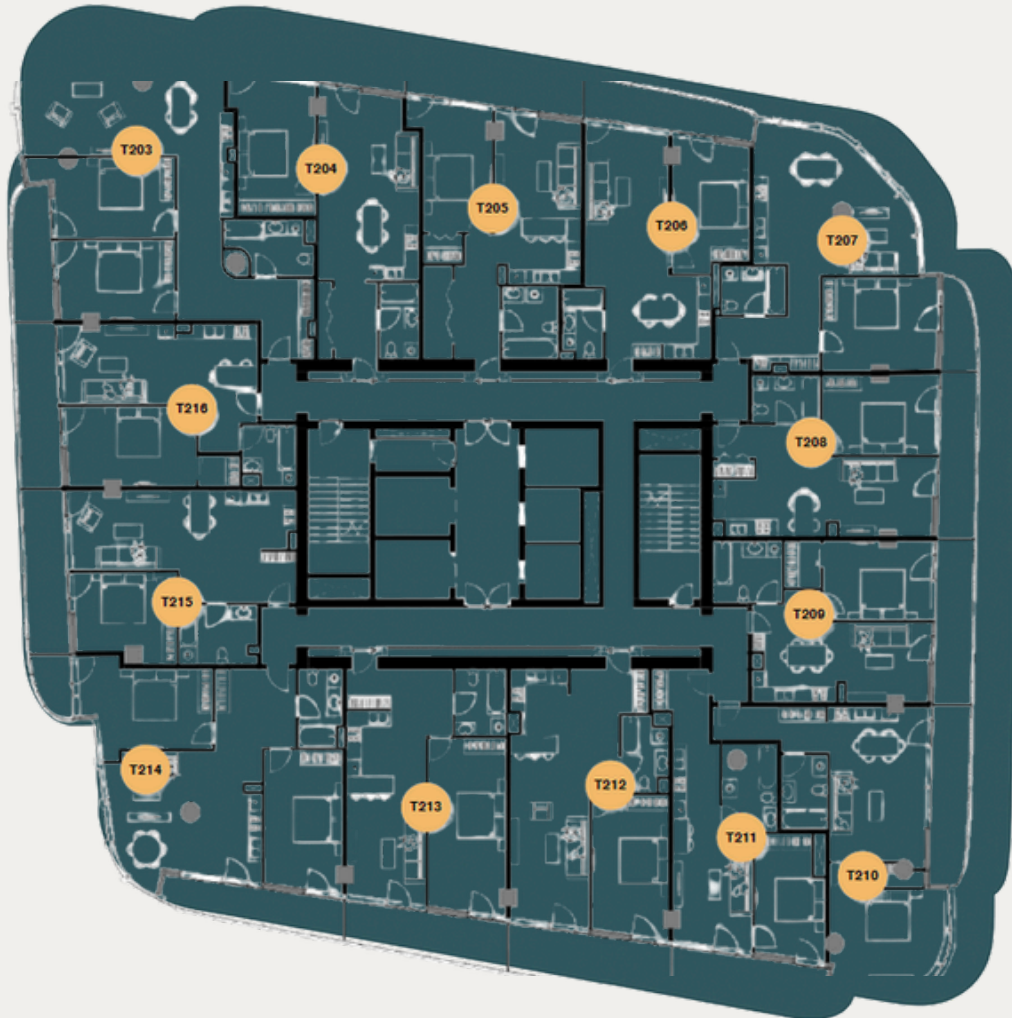
FUNCTIONAL ZONING AND AREA BREAKDOWN



Function	Area (m ²)	Percentage
Residential	23,500	23.6%
Service Apartments	7,500	7.5%
Commercial	8,000	8.0%
Office Space	7,500	7.5%
Wellness (Pool & Gym)	3,700	3.7%
Balconies & Terraces	9,800	9.8%
Parking	16,000	16.1%

APARTMENT FEATURES

TOWER BY ZAHA HADID



2-Bedroom



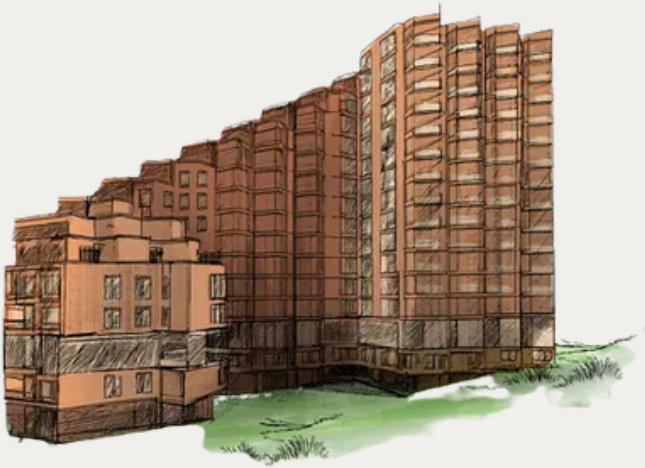
99.5 Sq.m

3-Bedroom



133.8q.m

CITYZEN BLOCKS



A BLOCK



B BLOCK



C BLOCK



D BLOCK

APARTMENT FEATURES

C Block

1-Bedroom

67.69Sq.m



B Block

3-Bedroom

134.95



2-Bedroom

100.61



D Block



PAYMENT OPTIONS

CityZen	Down Payment	Installments
Blocks (A, B, C, D)	15%	Till June 30, 2027
Zaha Hadid Tower	15%	Till March 2030

**DELIVERY DATE (TOWER):**

DECEMBER 2029

DELIVERY DATE (A,B,C,D BLOCKS):

DECEMBER 2026

MAINTENANCE FEES

- **BLOCKS (A, B, C, D) = \$0.80 MONTHLY/PER METER SQUARE**
- **TOWER BY ZAHA HADID = \$1.5 MONTHLY/PER METER SQUARE**



CITYZEN

INVESTMENT HIGHLIGHTS



TOWER BY ZAHA HADID

Investment Metric	Value
Profit from property sale	
Total ROI in 4 years	57.14%
Average annual IRR	19.05%
Annual price appreciation	10%
Profit from rent	
Average Daily Rent	130 USD
Rental Annual Yield	11%





INVESTMENT HIGHLIGHTS

A, B, C, D BLOCKS

Investment Metric	Value
Profit From Property Sale	
Total ROI in 2 years	20.69%
Annual ROI	9.9%
Profit From Rent	
Average Daily Rent	70 USD
Rental Annual Yield	10.84%

CONTACT INFORMATION

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Merab Kostava N43, Tbilisi, Georgia

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SAUDI ARABIA_RIYADH

+966592942080

Aknaz Commercial Center, First Floor,
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Previously Tahlia st), Riyadh, KSA

Working Hours:

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SAUDI ARABIA_ALKHOBAR

+966581493452

Al Shamalia, Al Khobar Corniche, opposite
the waterfront - Intersection 14 behind Jarir
Bookstore, Prince Majed Street, Al-Salem
Building, Al Khobar, KSA

Working Hours:

Saturday - Wednesday, 10:00 - 19:00

EMIRATES_DUBAI

+97143320989

Office no. 811, SIT Tower, Dubai Silicon
Oasis, Dubai, United Arab Emirates.

Working hours

Saturday-Wednesday, 10:00 - 19:00

EGYPT_CAIRO

+201010626660

26th of July str., Cairo
governorate, Egypt

Working hours

Saturday - Wednesday, 10:00 - 19:00

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+966592940063

NIB (New Image Business Tower), Office
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QATAR_DOHA

+974 4444 0425

Suhaim Tower, Al Sadd District,
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Working Hours:

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