



YORKTOWERS

RIVERLINE

WHEN THE RIVER MEETS THE CITY,
OPPORTUNITY FLOWS





YORKTOWERS

Pioneering Real Estate Development

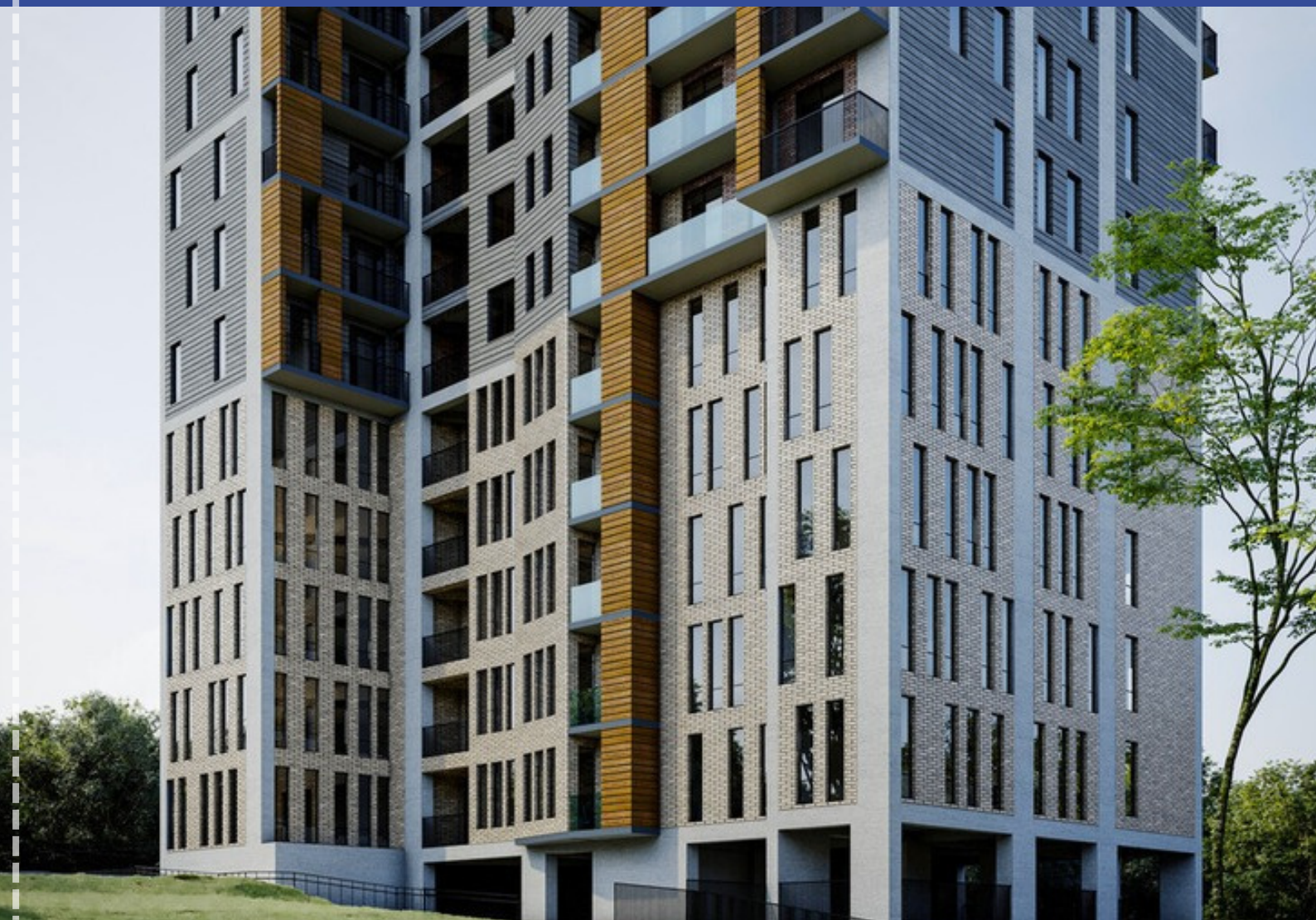
Since 2016, York Towers has delivered 25+ projects and operates across 6 countries with 9 global branches. With a reputation for excellence, trust, and innovation, the company continues to shape the urban landscape of Georgia and beyond, offering value, security, and modern living experiences.

ABOUT THE PROJECT



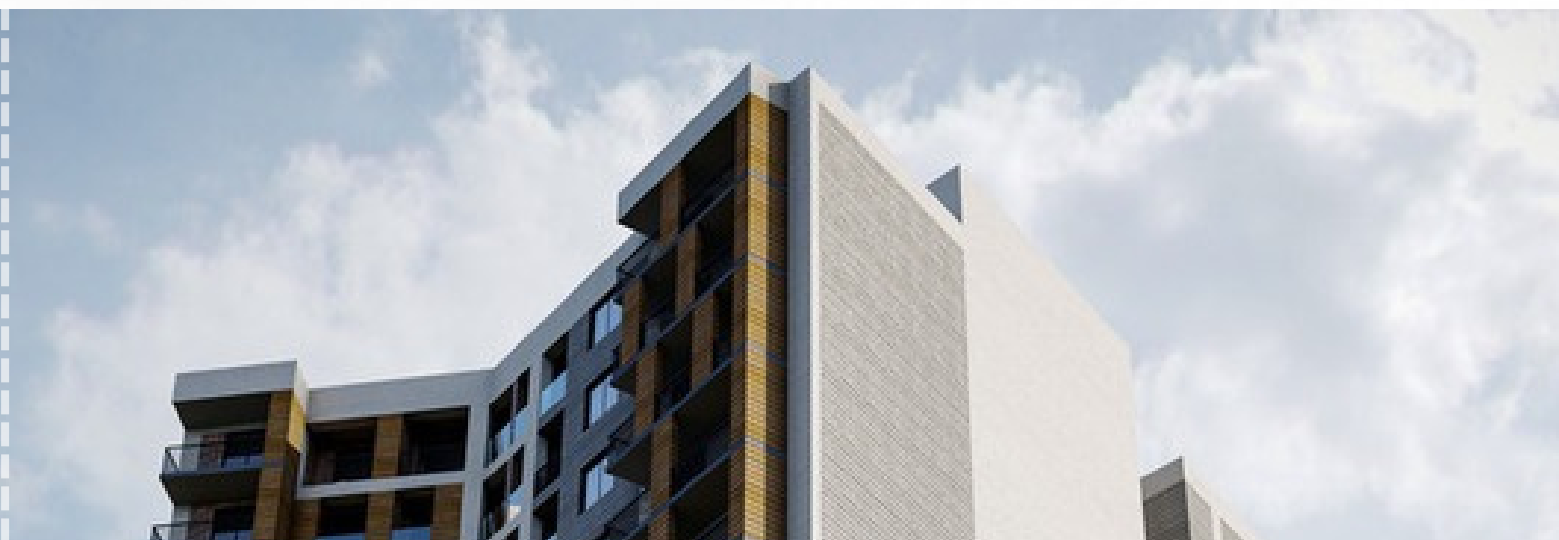
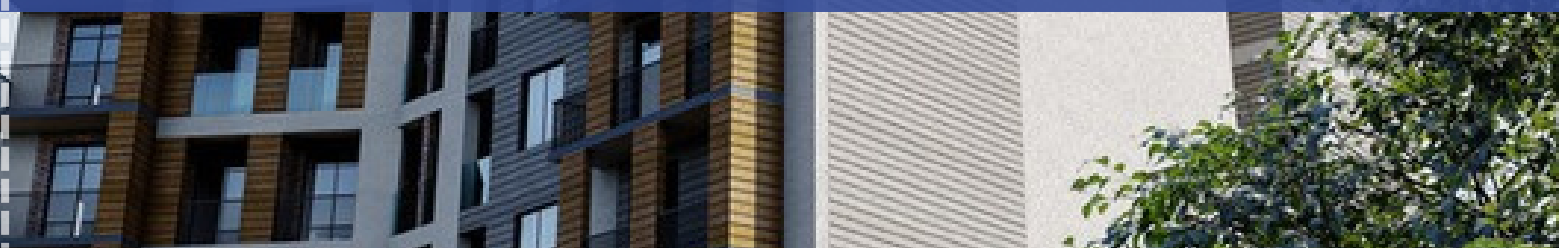
Riverline is a premium residential complex located in Ortachala, one of the most scenic riverside districts of Tbilisi. With 19 stories of modern architecture, it offers panoramic views of the Kura River in front and mountain skylines behind, blending tranquility, urban access, and elevated living.

The project features 335 thoughtfully designed apartments with high ceilings, wide balconies, and energy-efficient materials. Surrounded by nature, schools, shops, and embassies, Riverline offers a smart lifestyle for families, professionals, and investors.



PROJECT SNAPSHOT



- 
- **Building Type:** 19-story monolithic-frame
 - **Units:** 1BR and 2BR apartments
 - **Area:** From 49.1 to 76.4 m²
 - **Balconies:** In every unit
 - **Elevators:** High-speed, imported passenger lifts
 - **Views:** River and Mountain view
 - **Status:** Ready to move
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AMENITIES



Secure Courtyard



Children's Playground



Outdoor Green Areas



24/7 Surveillance



Underground & Surface Parking



Enhanced Thermal Stimulation



FLOOR PLANS



APARTMENTS



49.1 sq.m

Total Area

5.0 sq.m

Balcony



1 Bedroom



65.8 sq.m

Total Area

6.3 sq.m

Balcony

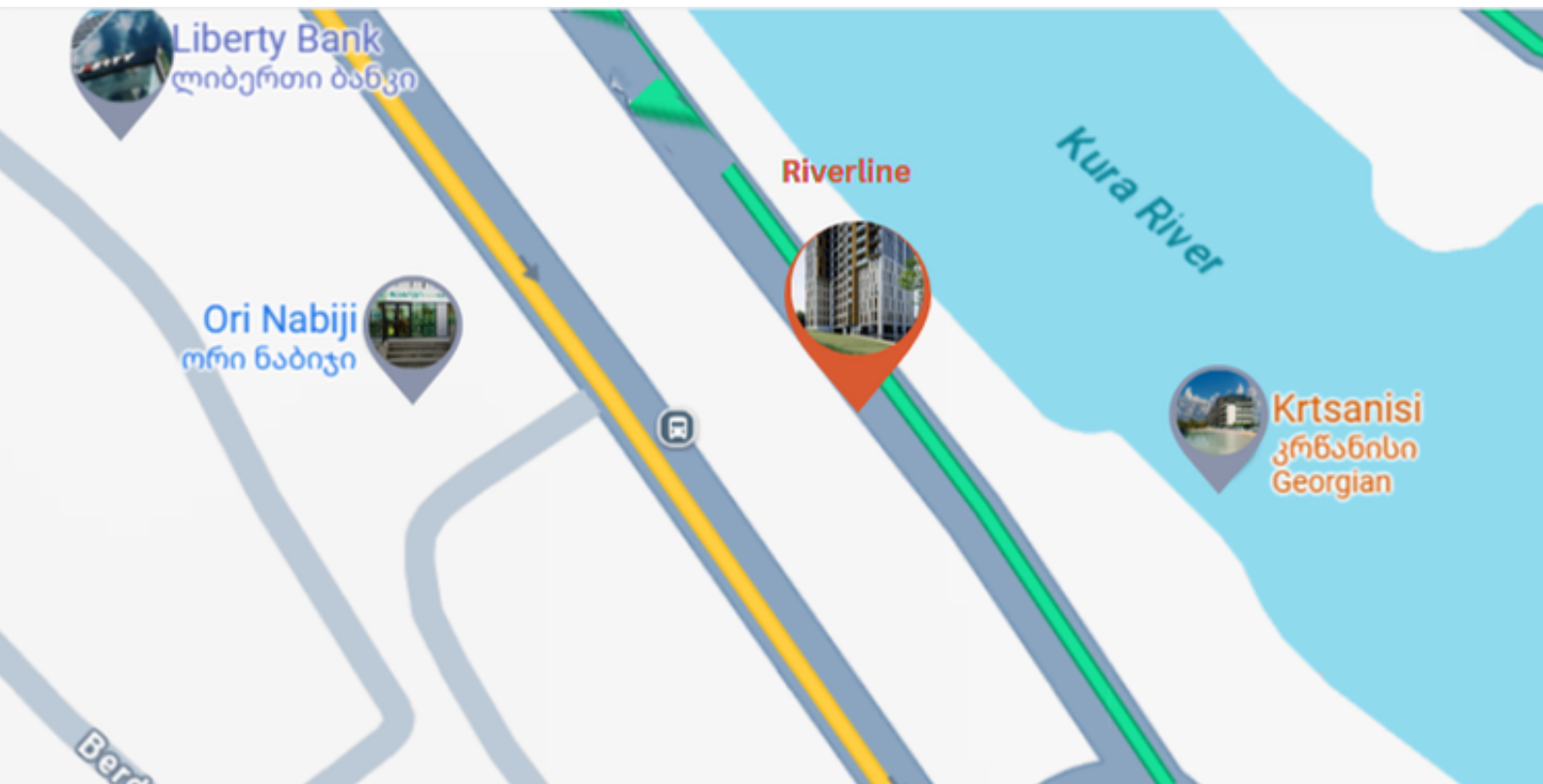


2 Bedrooms

LOCATION HIGHLIGHTS



 40 Vakhtang Gorgasali Street, Ortachala, Tbilisi



5–10 MINUTE WALK TO

- Public Schools
- Shops & Supermarkets
- Pharmacies
- Kindergarden “Tserodena”
- Jeanne Kalandadze Park



10–20 MINUTE DRIVE TO

- Narikala Fortress
- Botanical Garden
- New Hospital
- Freedom Square
- Sulfur Baths & Old Tbilisi
- Georgian National University

INVESTOR HIGHLIGHTS



Investment Metric	Value
ROI	14-20%
Rental Yield (Annual)	7%-9%
Property Value Appreciation (Annual)	7%-10%
Occupancy Rate in Area	85%-92%

CONTACT INFORMATION

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Al Shamalia, Al Khobar Corniche, opposite
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