



YORKTOWERS

# RIVERLINE

WHEN THE RIVER MEETS THE CITY,  
OPPORTUNITY FLOWS





# YORK TOWERS

## 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 m<sup>2</sup>
- **Balconies:** In every unit
- **Elevators:** High-speed, imported passenger lifts
- **Views:** River and Mountain view
- **Status:** Ready to move

# 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

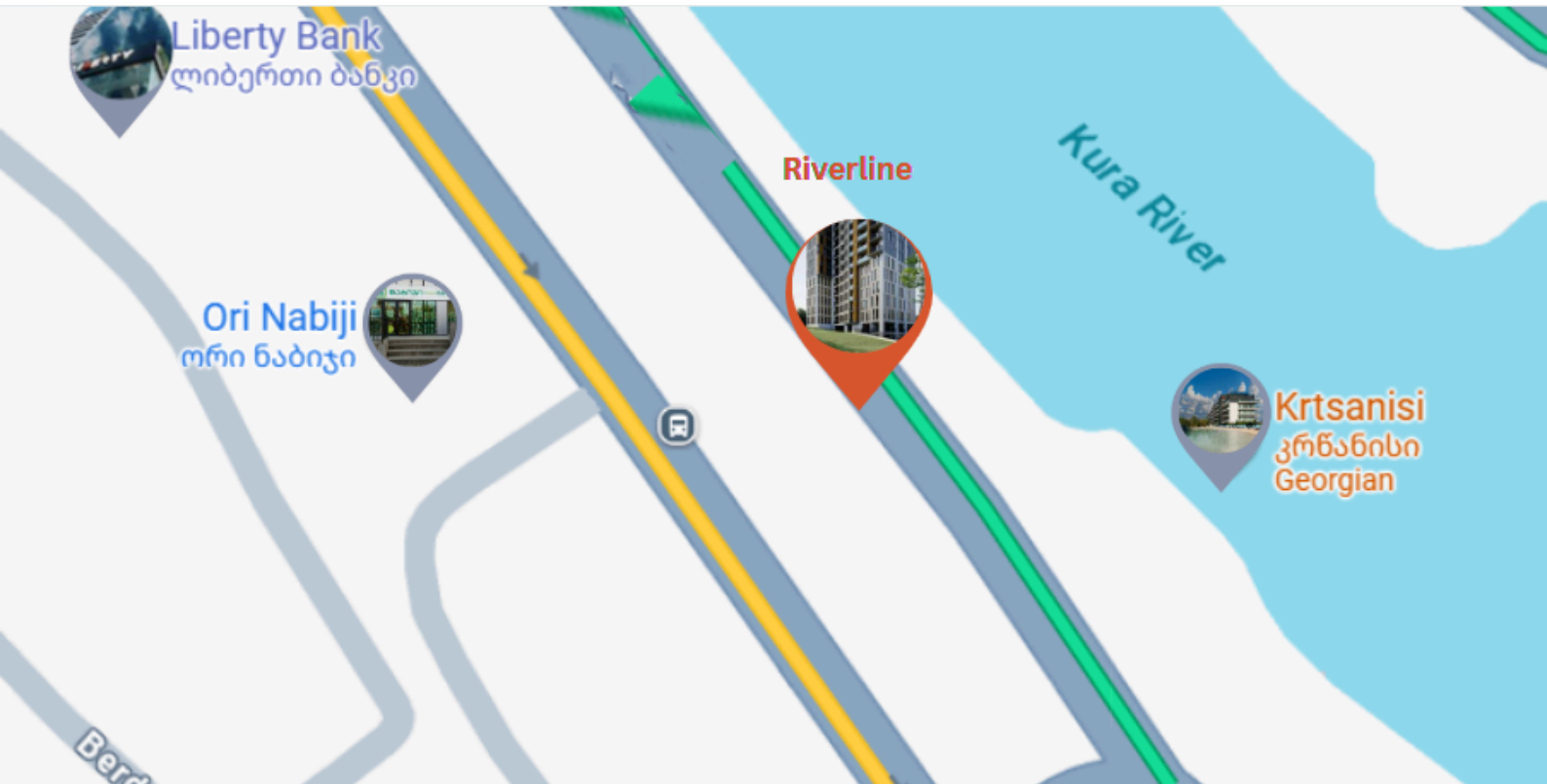
Balcony

 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



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

# CONTACT INFORMATION

## GEORGIA \_BATUMI

+995 555 05 1111

3 Lech and Maria Kaczynski Str.

Batumi, Georgia

Working Hours:

Saturday - Wednesday, 10:00 - 19:00

## GEORGIA \_TBILISI

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Inoffice Business Center, 3rd Floor,

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Working Hours:

Monday - Friday, 10:00 - 19:00

## SAUDI ARABIA \_RIYADH

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Aknaz Commercial Center, First Floor,

Office No. 2, Tahlia Street, Olaya District

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Previously Tahlia st), Riyadh, KSA

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## SAUDI ARABIA \_JEDDAH

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NIB ( New Image Business Tower ), Office

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## SAUDI ARABIA \_ALKHOBAR

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Al Shamalia, Al Khobar Corniche, opposite

the waterfront - Intersection 14 behind Jarir

Bookstore, Prince Majed Street, Al-Salem

Building, Al Khobar, KSA

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## QATAR \_DOHA

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Working Hours:

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## EMIRATES \_DUBAI

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EMIRATES.

WORKING HOURS

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Kamala Tower- Building No. 2 - Al

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Dhabi - United Arab Emirates

Working hours

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## EGYPT \_CAIRO

+201010626660

26th of July str., Cairo

governorate, Egypt

Working hours

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