



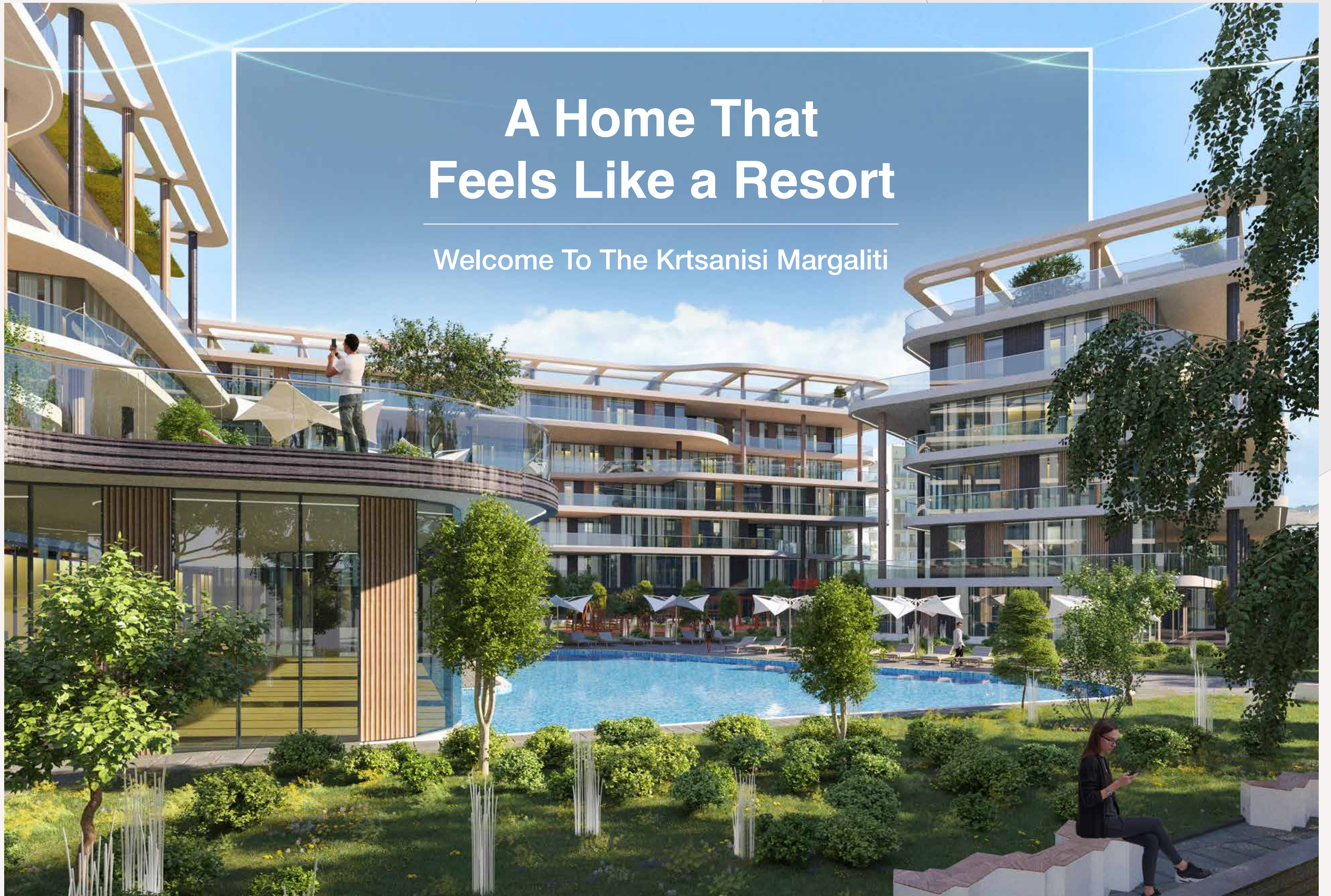
KRTSANISI MARGALITI

BY APART



A Home That Feels Like a Resort

Welcome To The Krtsanisi Margaliti



About the Project

An Exceptional New Residential Project in Tbilisi's Historic Krtsanisi District

- **Goal:**
High standards & quality of life
- **Design:**
Optimal spatial planning & multifunctional environment
- **Experience:**
Exceptional living



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Down Payment
From: **10%**
Price From:
\$1500



About the Project

193

Apartments

38,000_{m²}

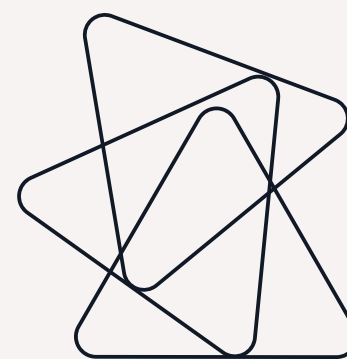
Total Area

3,500_{m²}

Recreational Space

2027 Q2

Completion Date

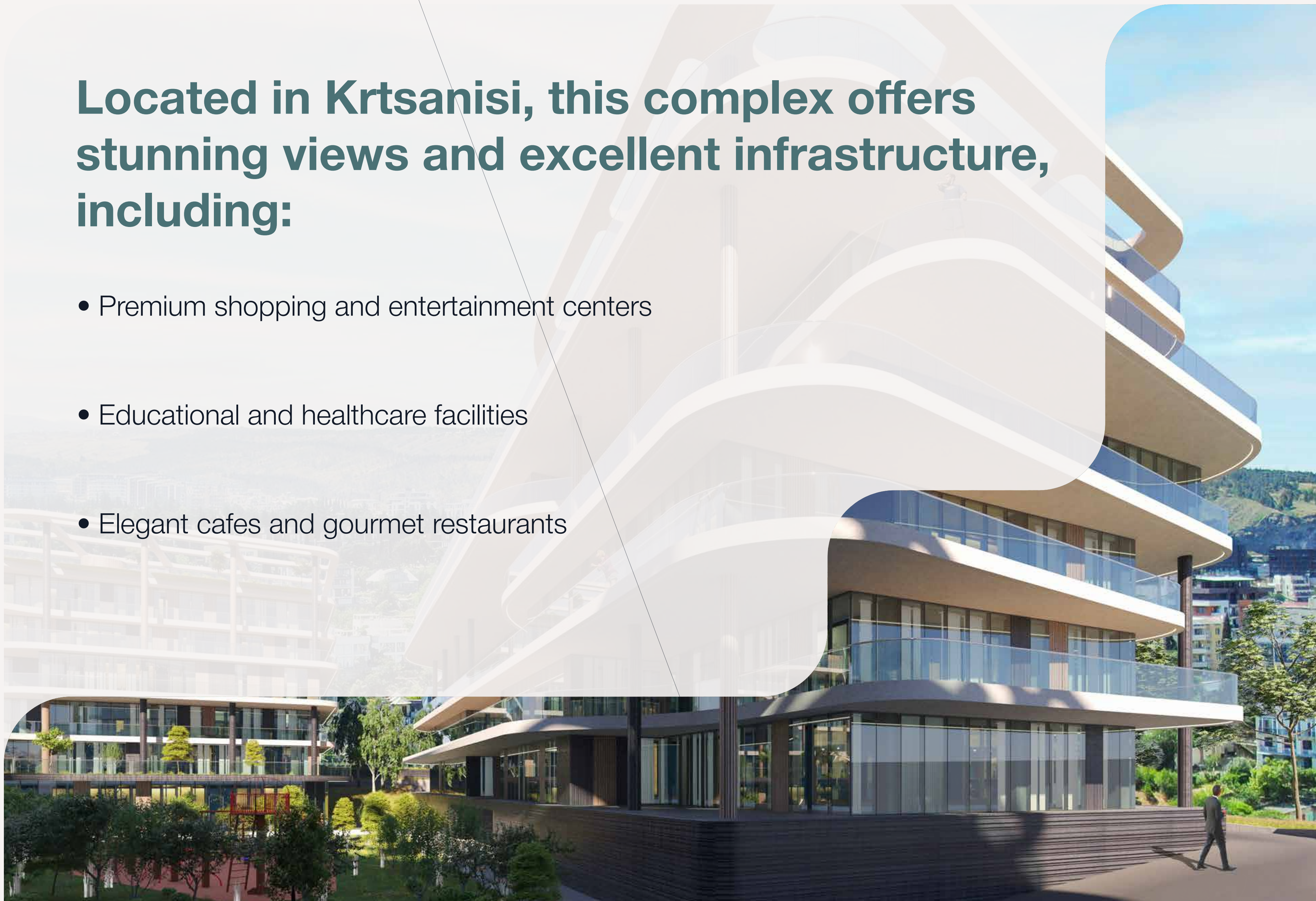


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Located in Krtsanisi, this complex offers stunning views and excellent infrastructure, including:

- Premium shopping and entertainment centers
- Educational and healthcare facilities
- Elegant cafes and gourmet restaurants



A Home for Every Lifestyle



Premium services crafted for your ultimate comfort

The 38,000 sq.m. complex offers:

- Indoor & outdoor pools
- Children's playground
- Private parking
- Commercial spaces
- Recreational zones
- 24/7 security
- Concierge service
- Gym



Block 1

61 apartments

80% sold

Block 3

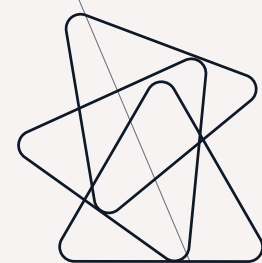
71 apartments

(Sale have started)

Block 2

61 apartments

55% sold



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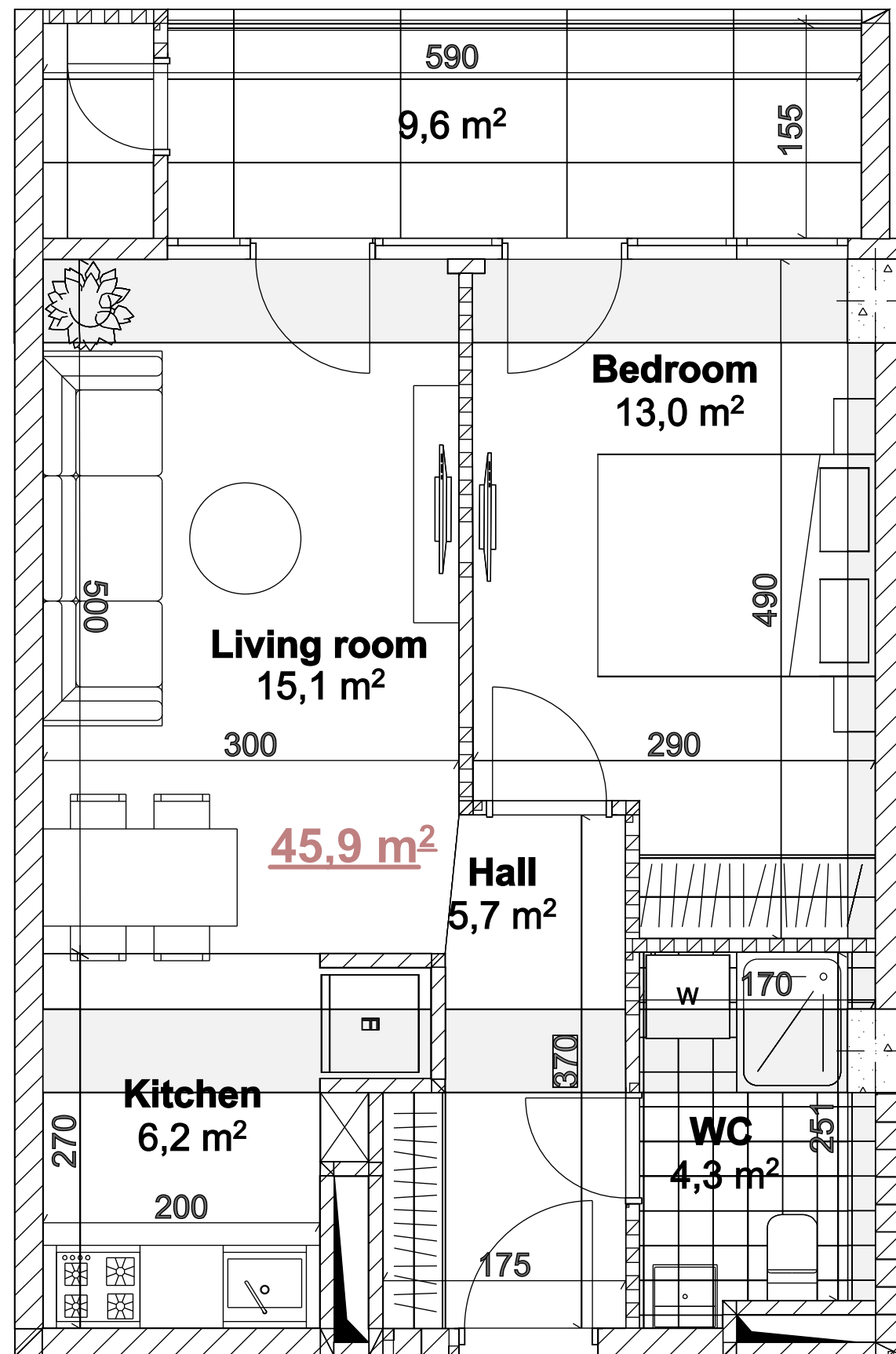
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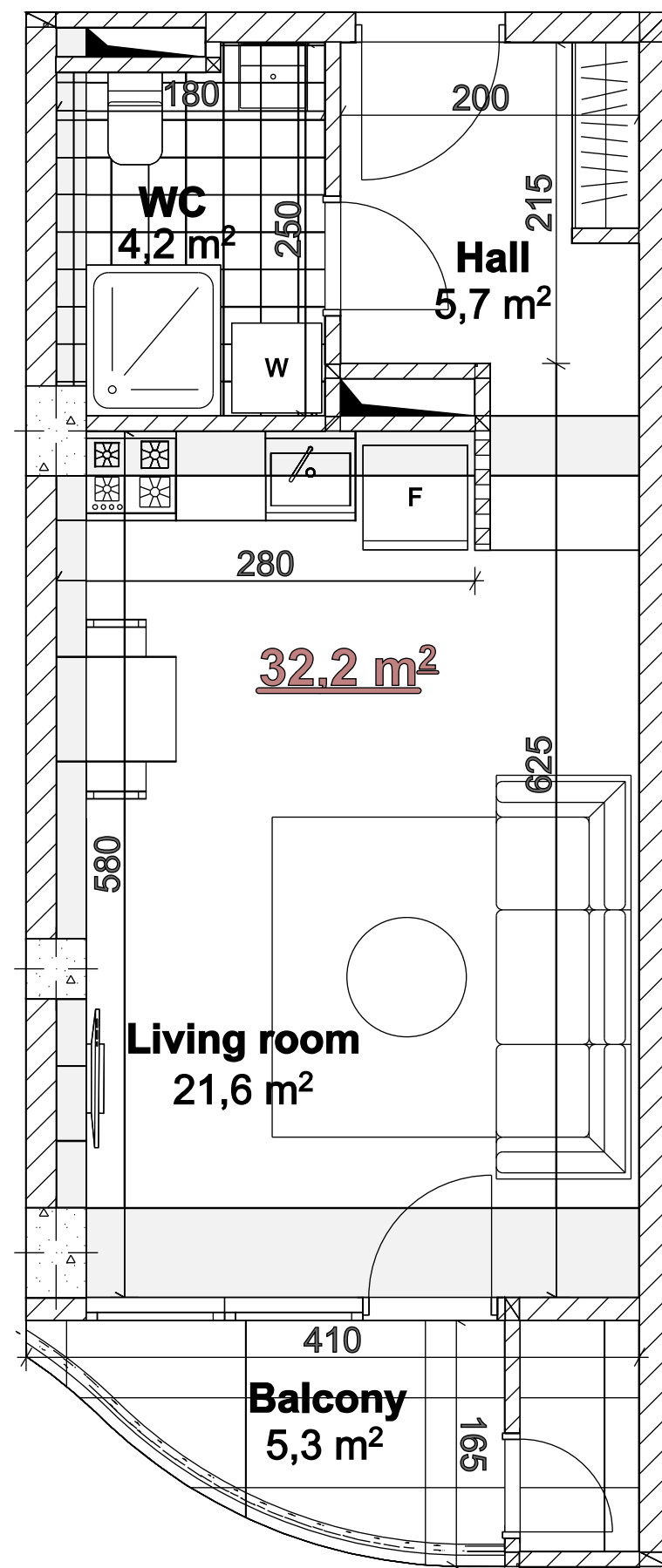
ROI Up to 15%

1-Bedroom Apartment

Total Area: **55.5m²**

Residential Area: **45.9m²**





Studio Type Apartment

Total Area: 37.5m²

Residential Area: 32.2m²

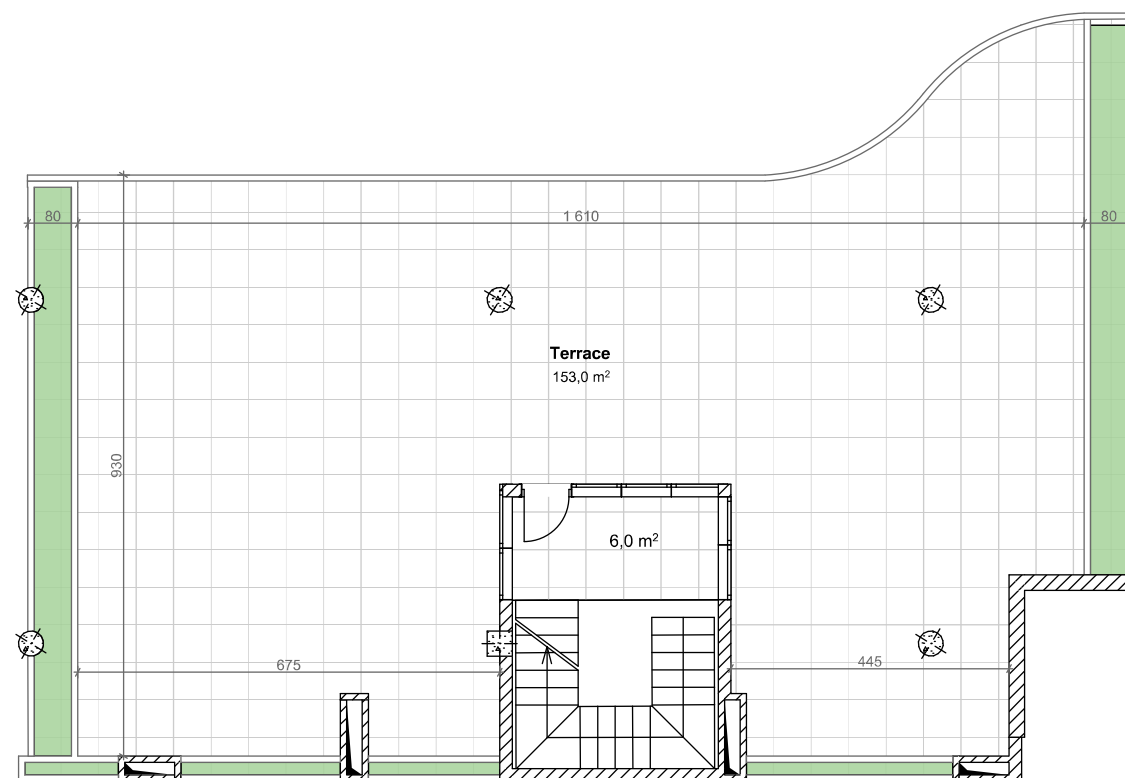
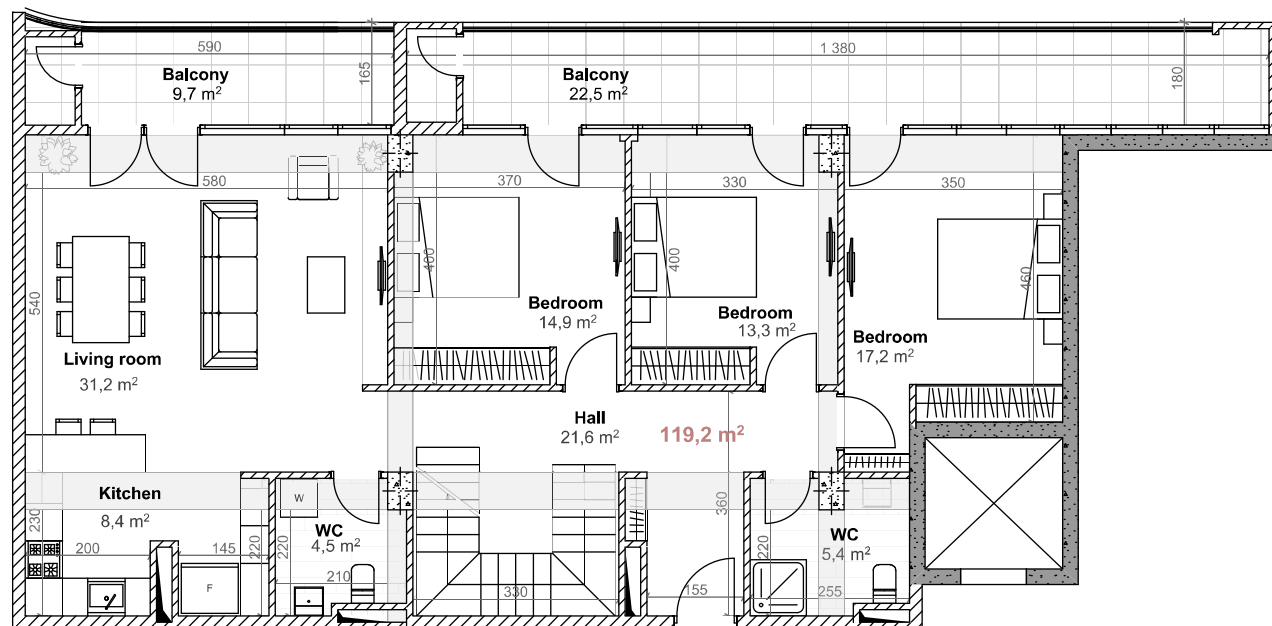


Penthouse Apartment

Total Area: **310.4m²**

Residential Area: **125.2m²**

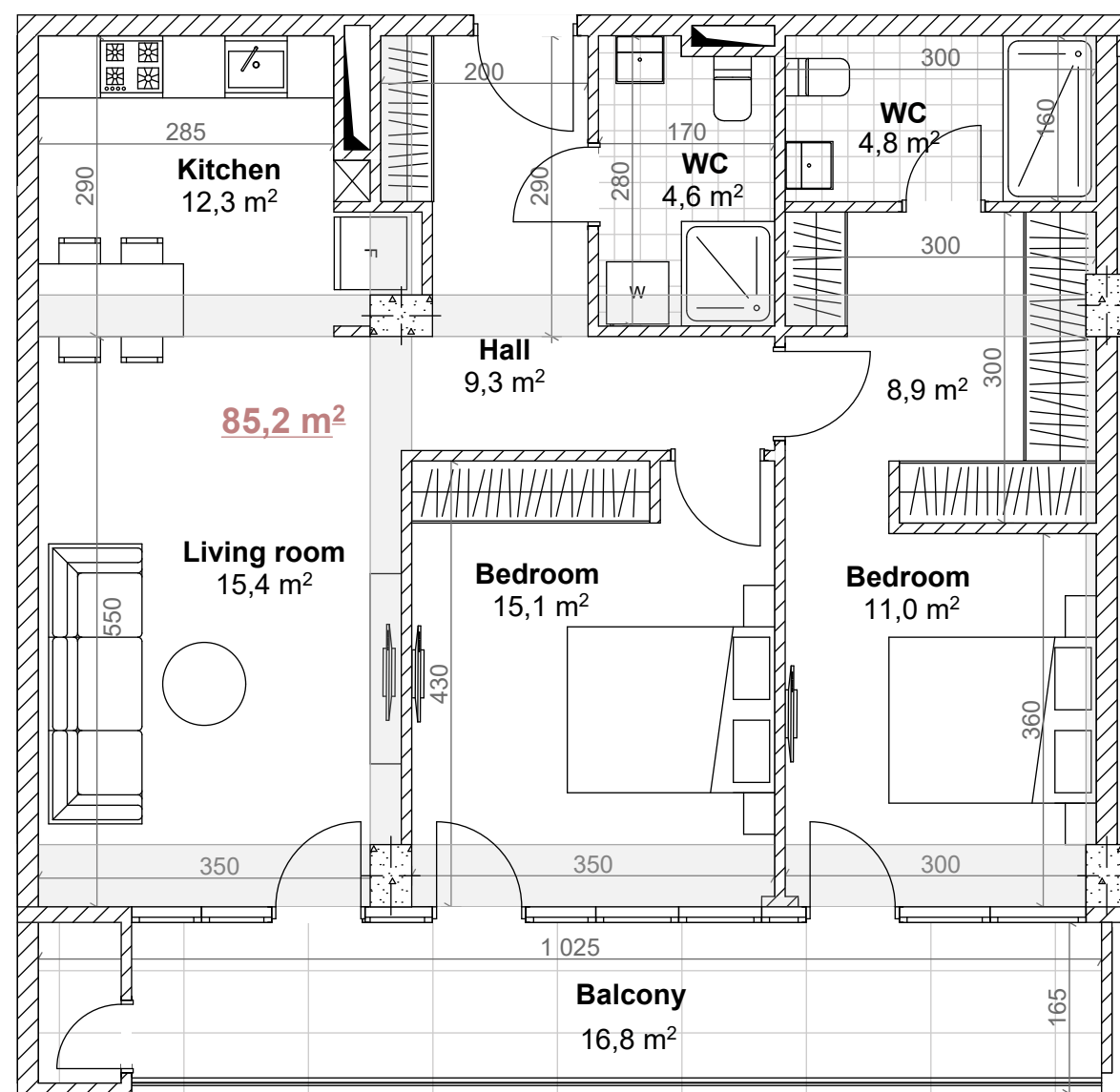
Terrace: **185.2m²**

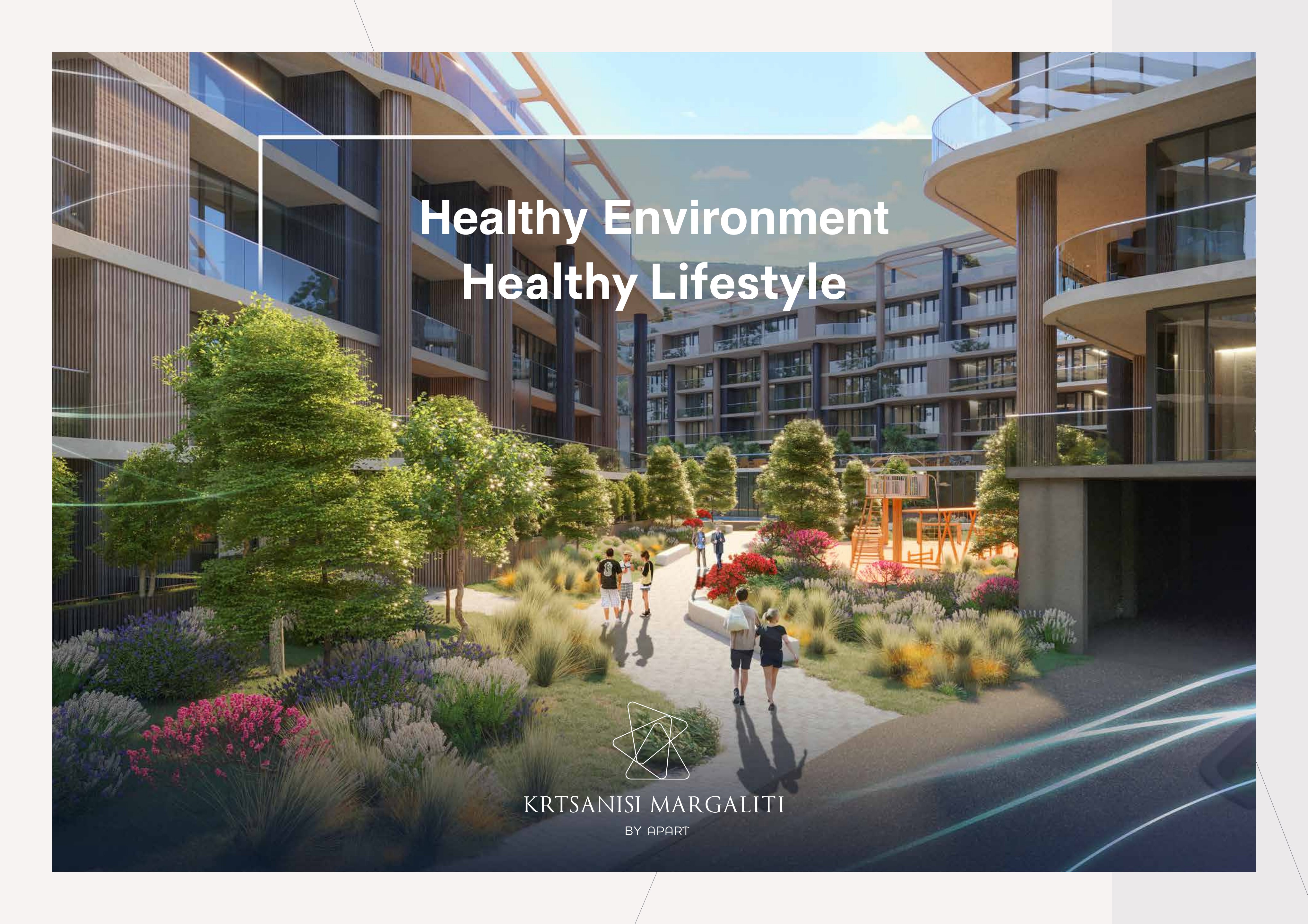


2-Bedroom Apartment

Total Area: **102.0m²**

Residential Area: **85.2m²**



An architectural rendering of a modern residential complex. The image shows a multi-story building with a curved facade, large glass windows, and balconies. In the center is a landscaped courtyard with a paved path, trees, shrubs, and a playground. Several people are walking on the path. The sky is blue with some clouds.

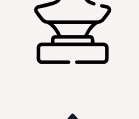
Healthy Environment Healthy Lifestyle

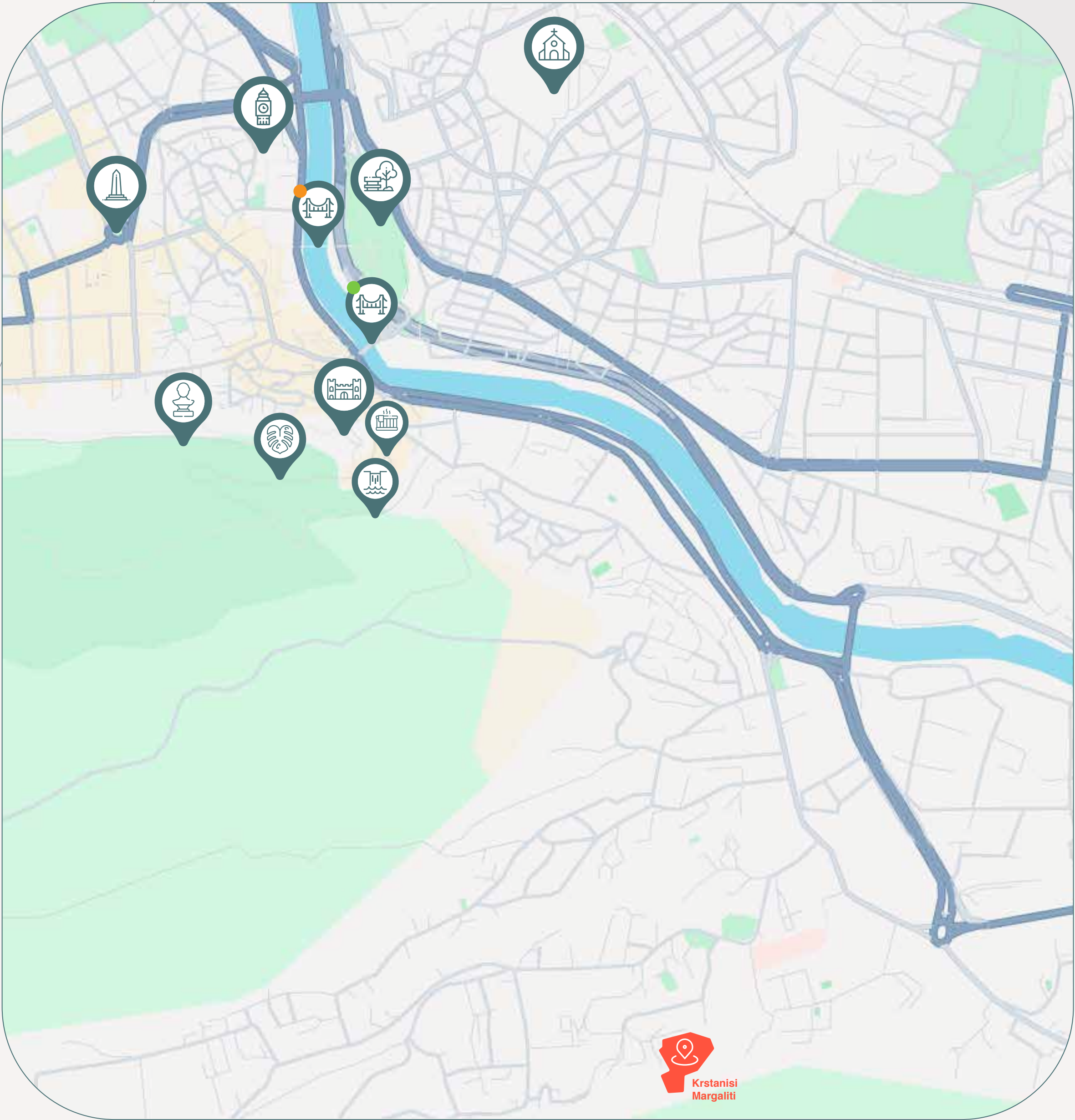


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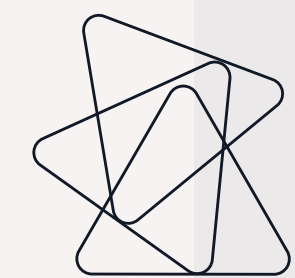
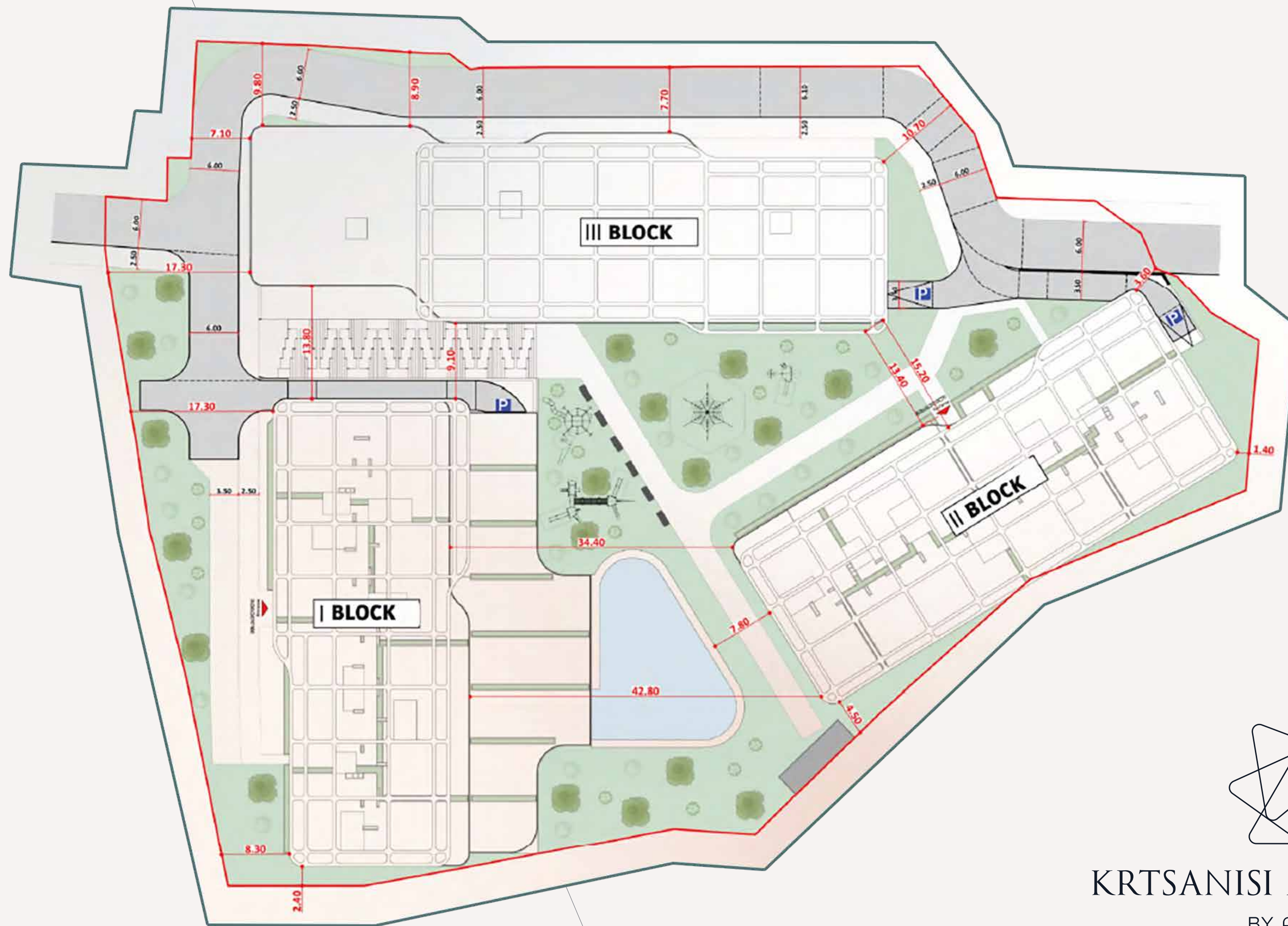
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Locations Nearby

	Narikala Castle	-----	12min
	Holy Trinity Cathedral	-----	18min
	Tbilisi Botanical Garden	-----	16min
	Chreli Abano	-----	10min
	Legvtakhevi Waterfall	-----	10min
	Rike Park	-----	14min
	Bridge of Peace	-----	10min
	Metekhi Bridge	-----	16min
	The Clock Tower	-----	12min
	Mother of Kartli	-----	24min
	Liberty Square	-----	11min



Three-Block Complex Design



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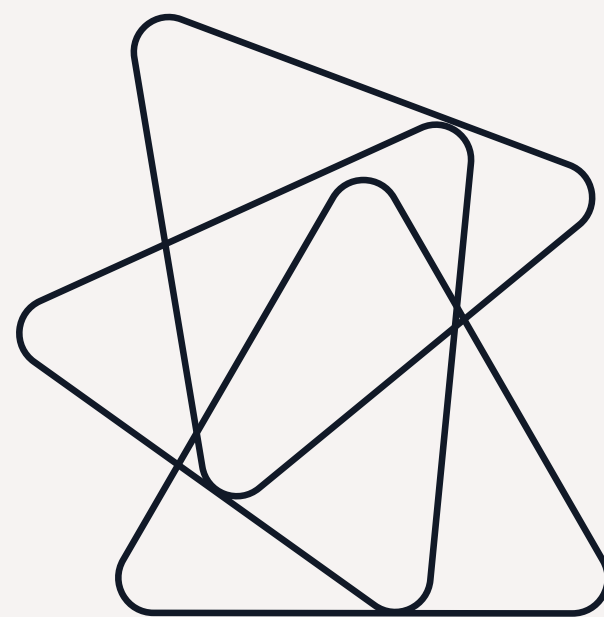
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Parking Area

- The parking lot will be equipped with an electric vehicle charging system.
- An advanced air extraction system with CO2 detectors will ensure the efficient removal of exhaust fumes, maintaining optimal air quality.







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