TBILISI, GEORGIA

TRUSSARDI RESIDENCES | MIRA VERDE

MIRA DEVELOPMENTS

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First Branded Master Community in Georgia

Apartments	Villas	Townhouses	Hotel
600	**104**	**80**	**5-Star**

- 18-hole Golf Course
- Restaurants and Cafés
- Office Spaces
- Medical Center
- Panoramic views of the city
- Luxury Retail
- Kindergarten
- European School
- AI University

Why Georgia?

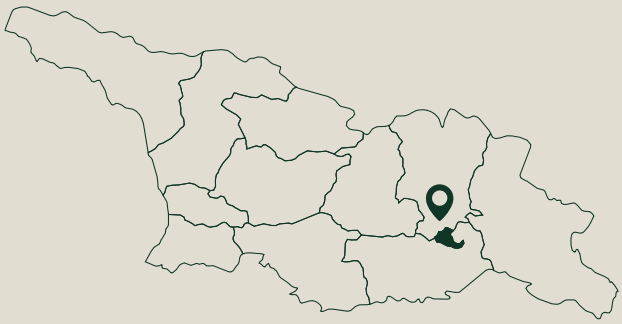
- EU candidate country
- Up to 5-year residency
- 3-4 hours by air from both GCC and major European hubs
- 3.4 million annual visitors to Tbilisi
- 7.3 million tourists across Georgia
- 47 airlines connecting the capital to more than 25 countries
- 5.5 nights as the average tourist stay, supporting strong short-term rental demand
- Limited supply of premium residential and hospitality stock

Accessibility

Central Tbilisi	10 minutes
Old Town & Narikala Fortress	14 minutes
Tbilisi International Airport	20 minutes
Kumisi Lake	35 minutes

Location

Click to check location



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Disclaimer: 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximateat the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

Payment Plan

10%	Down Payment	On booking
10%	2nd Payment	In 30 days, Pre-sale agreement signing
10%	3rd Payment	On construction permit, In 6 months
10%	4th Payment	12 months from booking
10%	5th Payment	21 months from booking
10%	6th Payment	34 months from booking
40%	Upon Completion	Q3 2029

Unit Typology	Average sizes		Starting price	
Studio	409 ft²	38.00 m²	$ 196,216	AED 720,605
1BR Apartment	806 ft²	74.90 m²	$ 330,765	AED 1,214,733

Optional custom layouts are available for 2-bedroom duplexes, 3-bedroom apartments, and 4-bedroom penthouses.

5* Hotel Level Services

- 24/7 Security
- Concierge
- Valet parking
- In-room dining
- Housekeeping services
- On-call Maintenance
- Laundry services

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Investment

- **8% Guaranteed ROI for 10 Years**
- 20% year-on-year capital growth in recent years
- Foreign ownership fully permitted
- No inheritance tax
- Low taxation on rental income and capital appreciation
- Fully managed and operated by Mira Developments

Expression of Interest

Refundable
USD 10,000 deposit
by bank transfer
or cheque

Priority unit allocation,
with refund applicable
if no unit is allocated or the buyer
does not proceed

Developer

Mira Developments is renowned for delivering fully branded and fully furnished homes in collaboration with leading lifestyle brands, including **Bentley Home, ETRO Home, ELIE SAAB, Jacob & Co., Trussardi, John Richmond, and Gianfranco Ferré Home.**

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