

TBILISI, GEORGIA

**TRUSSARDI**  
RESIDENCES

**MIRA VERDE**





## MIRA VERDE

First Branded Master Community in Georgia

Apartments	Villas	Townhouses	Hotel
600	104	80	5-Star

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

## Accessibility

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

## 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

## Location

[Click to check location](#)



**MIRA**  
DEVELOPMENTS



## Payment Plan

<b>10%</b>	Down Payment	On booking
<b>10%</b>	1 <sup>st</sup> Installment	In 30 days, SPA signing
<b>10%</b>	2 <sup>nd</sup> Installment	6 months from booking
<b>10%</b>	3 <sup>rd</sup> Installment	12 months from booking
<b>10%</b>	4 <sup>th</sup> Installment	18 months from booking
<b>10%</b>	5 <sup>th</sup> Installment	24 months from booking
<b>40%</b>	Upon Completion	Q4 2028



Unit Typology	Average size		Starting price	
<b>Studio</b>	400 ft <sup>2</sup>	37.2 m <sup>2</sup>	\$ 175,000	AED 642,657
<b>1BR Apartment</b>	800 ft <sup>2</sup>	74.3 m <sup>2</sup>	\$ 295,000	AED 1,083,387
<b>2BR Apartment</b>	1200 ft <sup>2</sup>	111.5 m <sup>2</sup>	\$ 415,000	AED 1,524,087

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	On-call Maintenance	



## Investment

### 8% Guaranteed ROI for 3 Years

- 12–15% short-term rental yields
- 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**.

