

TBILISI, GEORGIA

TRUSSARDI
RESIDENCES

MIRA VERDE

MIRA
DEVELOPMENTS



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

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

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

Location [Click to check location](#)



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 approximate at 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% | 1 st Installment | In 30 days, SPA signing |
| 10% | 2 nd Installment | 6 months from booking |
| 10% | 3 rd Installment | 12 months from booking |
| 10% | 4 th Installment | 18 months from booking |
| 10% | 5 th Installment | 24 months from booking |
| 40% | Upon Completion | Q4 2028 |



| Unit Typology | Average size | | Starting price | |
|---------------|----------------------|----------------------|----------------|---------------|
| Studio | 400 ft ² | 37.2 m ² | \$ 175,000 | AED 642,657 |
| 1BR Apartment | 800 ft ² | 74.3 m ² | \$ 295,000 | AED 1,083,387 |
| 2BR Apartment | 1200 ft ² | 111.5 m ² | \$ 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



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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.**



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