

A modern multi-story building facade featuring a mix of materials and textures. The central part of the building is clad in light-colored, rectangular bricks. To the left and right, there are dark, possibly black, structural elements that frame balconies and windows. These balconies are enclosed with vertical wooden slats, creating a rhythmic pattern of light and shadow. Large windows with dark frames are visible, some with light-colored curtains. The sky is a pale, clear blue, suggesting a bright day. The overall aesthetic is clean, contemporary, and architectural.

MITATSMINDA PANORAMA

BY
KTRW DEWELOPMENT

LUXURY LIVING IN THE HEART OF TBILISI



MT TSMINDA PANORAMA

ABOUT THE PROJECT

"Mtatsminda Panorama" is an exclusive and the most prestigious ongoing project on the Georgian residential property market, located in the central, historic, and ecologically clean part of Tbilisi with a 500-meter elevation. The project is being executed by KTW Development and meets all modern standards and requirements. The project is unique with its delightful views, where in the 360-degree panorama is placed old Tbilisi and Mtatsminda mountain.



KTW
DEVELOPMENT

THE PROJECT INCLUDES A BEVY OF IMPRESSIVE AMENITIES:

- LOBBY WITH CONCIERGE SERVICE
- AN INDOOR SWIMMING POOL
- GYM
- ELECTRIC CAR CHARGERS
- GREEN AND WELL-FURNISHED YARD
- CHILDREN'S FACILITIES
- 24-HOUR SURVEILLANCE CAMERAS AND SECURITY SERVICES

- **5** FLOORS
- **21** APARTMENTS
- **3** COMMERCIAL SPACES
- **25** UNDERGROUND PARKING
- **2** HYDRAULIC ELEVATORS
- **12** LOCKER ROOM



IMMERSE YOURSELF IN THE BREATHTAKING **360°**
SCENERY OF TBILISI AND MTATSMINDA



A PEACEFUL ENVIRONMENT FOR
YOUR HARMONIOUS LIFE



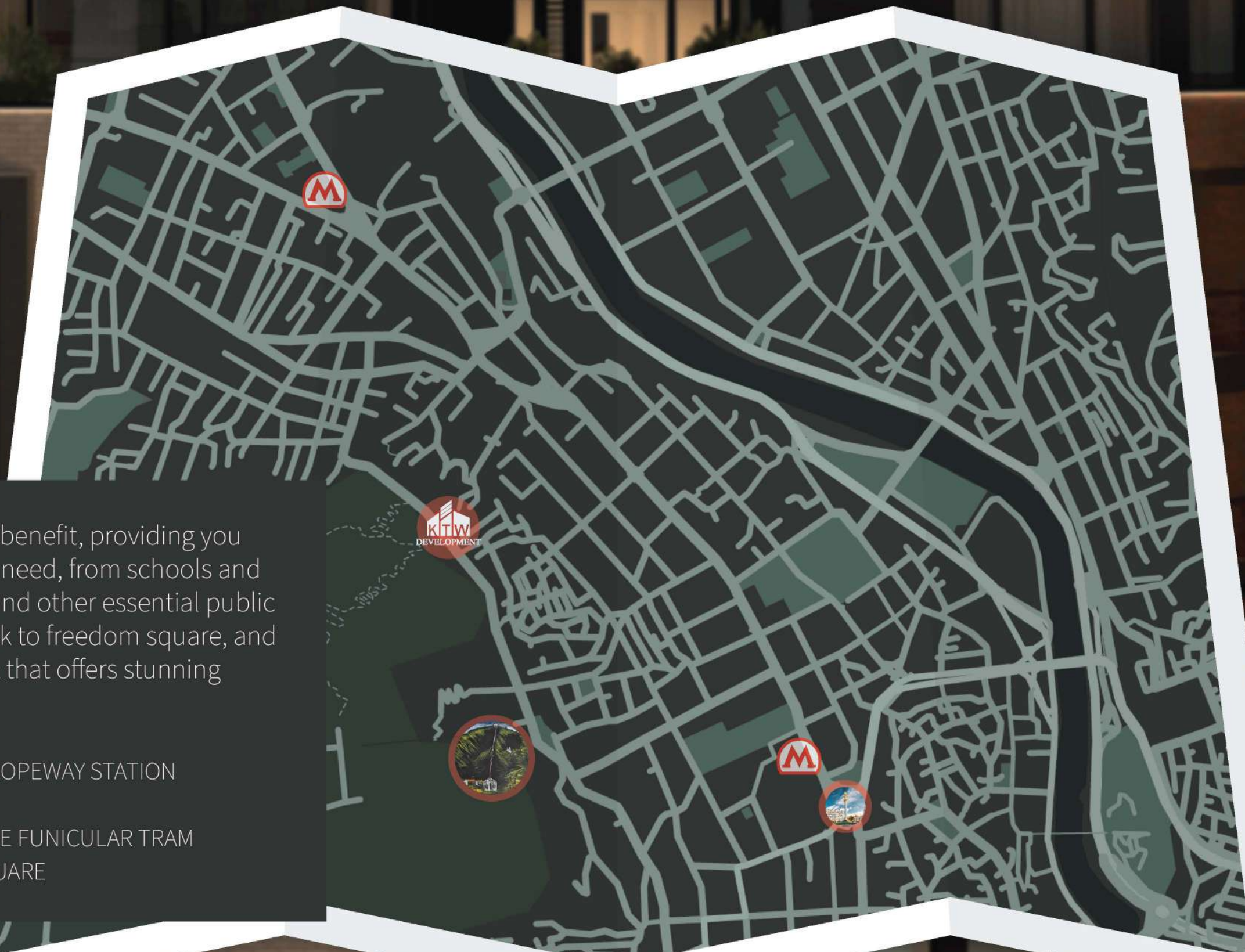
Our project's strategic location is a benefit, providing you with easy access to everything you need, from schools and universities to shops, restaurants, and other essential public services. Take just 4 minutes to walk to freedom square, and you'll find yourself in an apartment that offers stunning views and luxurious living.

100 M. TO RUSTAVELI – MTATSMINDA ROPEWAY STATION

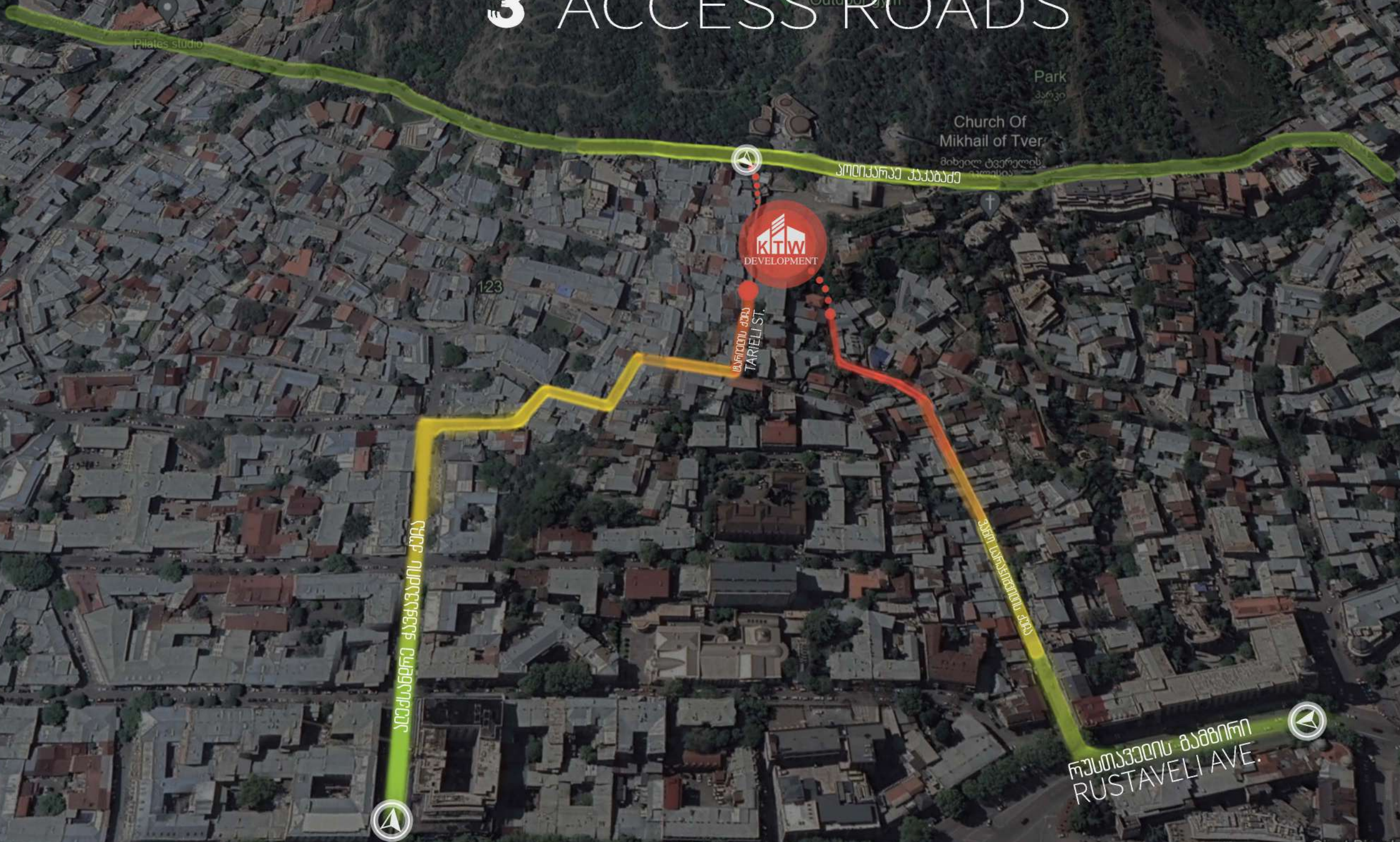
400 M. TO RUSTAVELI AVENUE

500 M. TO THE LOWER STATION OF THE FUNICULAR TRAM

6 MINUTES TO WALK TO FREEDOM SQUARE



3 ACCESS ROADS



Pilates studio

Outdoor gym

Park

Church Of Mikhail of Tver

მიხეილ ტვერელის ეკლესია



TARIELIST.

123

სანქტ-პეტერბურგის ცენტრები

სანქტ-პეტერბურგის ცენტრი

რუსთაველის გამზირი
RUSTAVELI AVE.

რუსთაველის გამზირი
RUSTAVELI AVE.

MoMA Tbilisi
თბილისის თანამედროვე
Museum of contemporary
Georgian art

რუსთაველის გამზირი
RUSTAVELI AVE.

Giant Bicycle monument
სანტა-ბარბარის
ველოსიკეტის ძეგლი



LOBBY WITH CONCIERGE SERVICE

INDOOR SWIMMING POOL



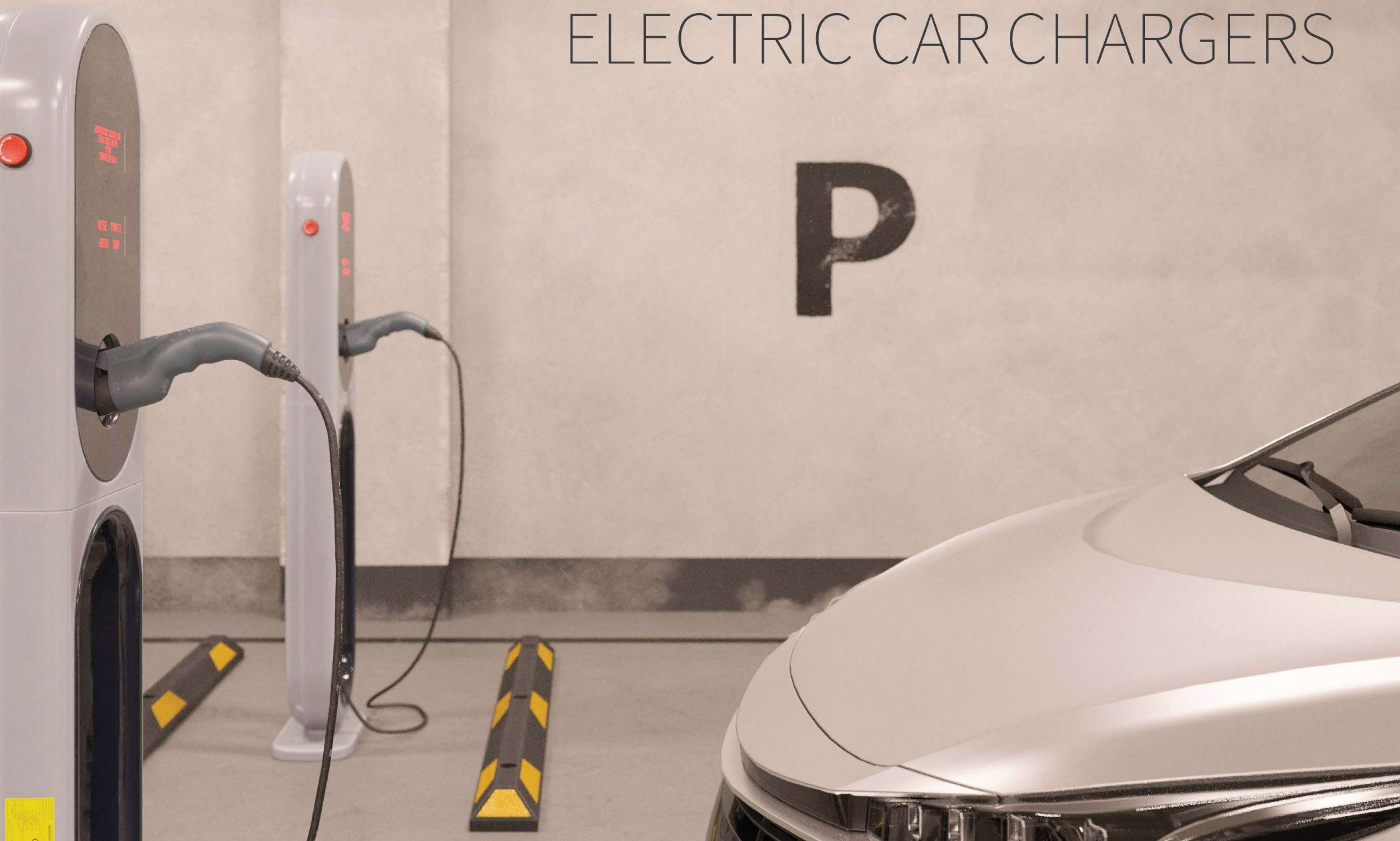
GYM



UNDERGROUND PARKING



ELECTRIC CAR CHARGERS



CHILDREN'S FACILITIES



24-HOUR SURVEILLANCE CAMERAS AND
SECURITY SERVICES

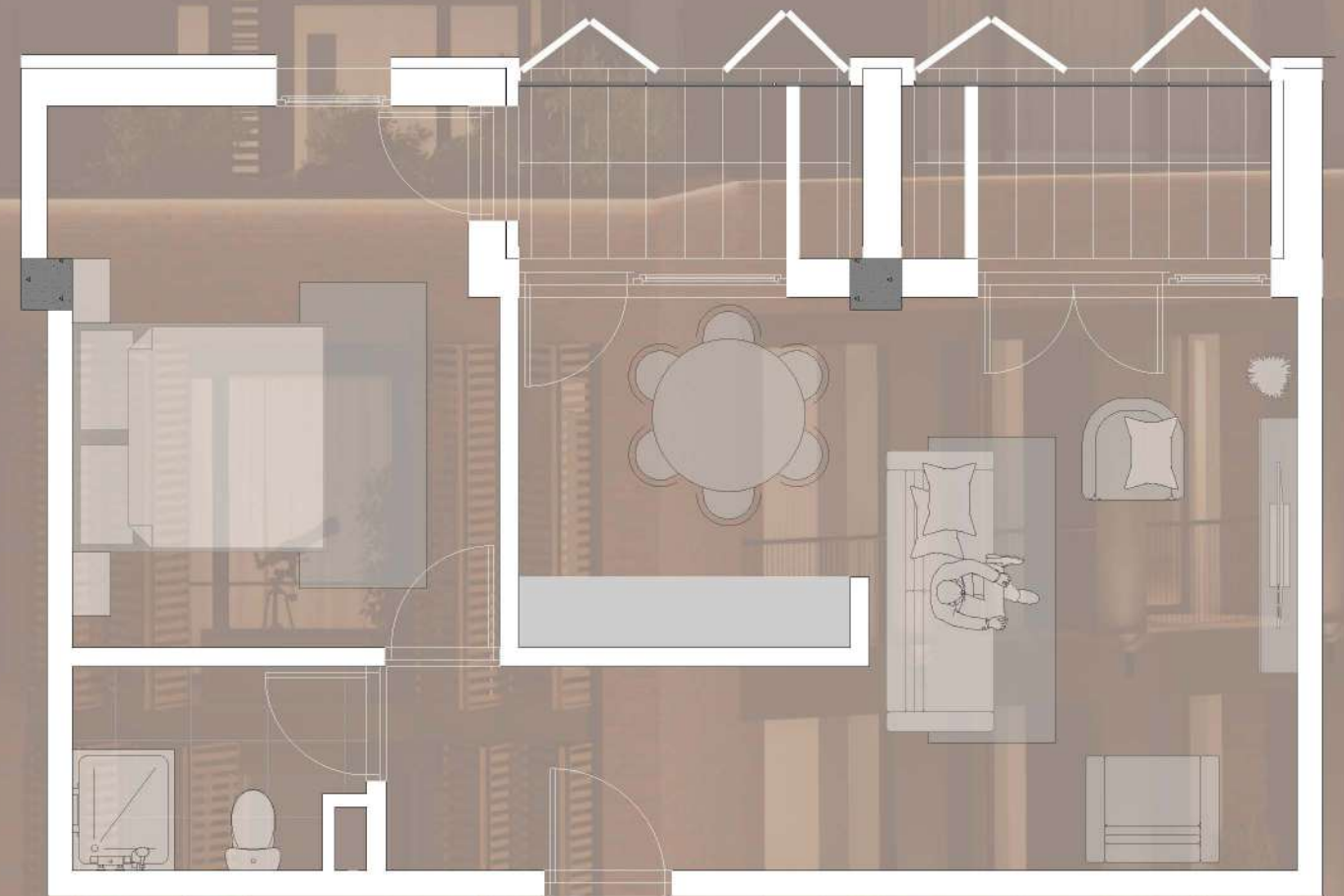


LOCKER ROOM



ONE-BEDROOM APARTMENT

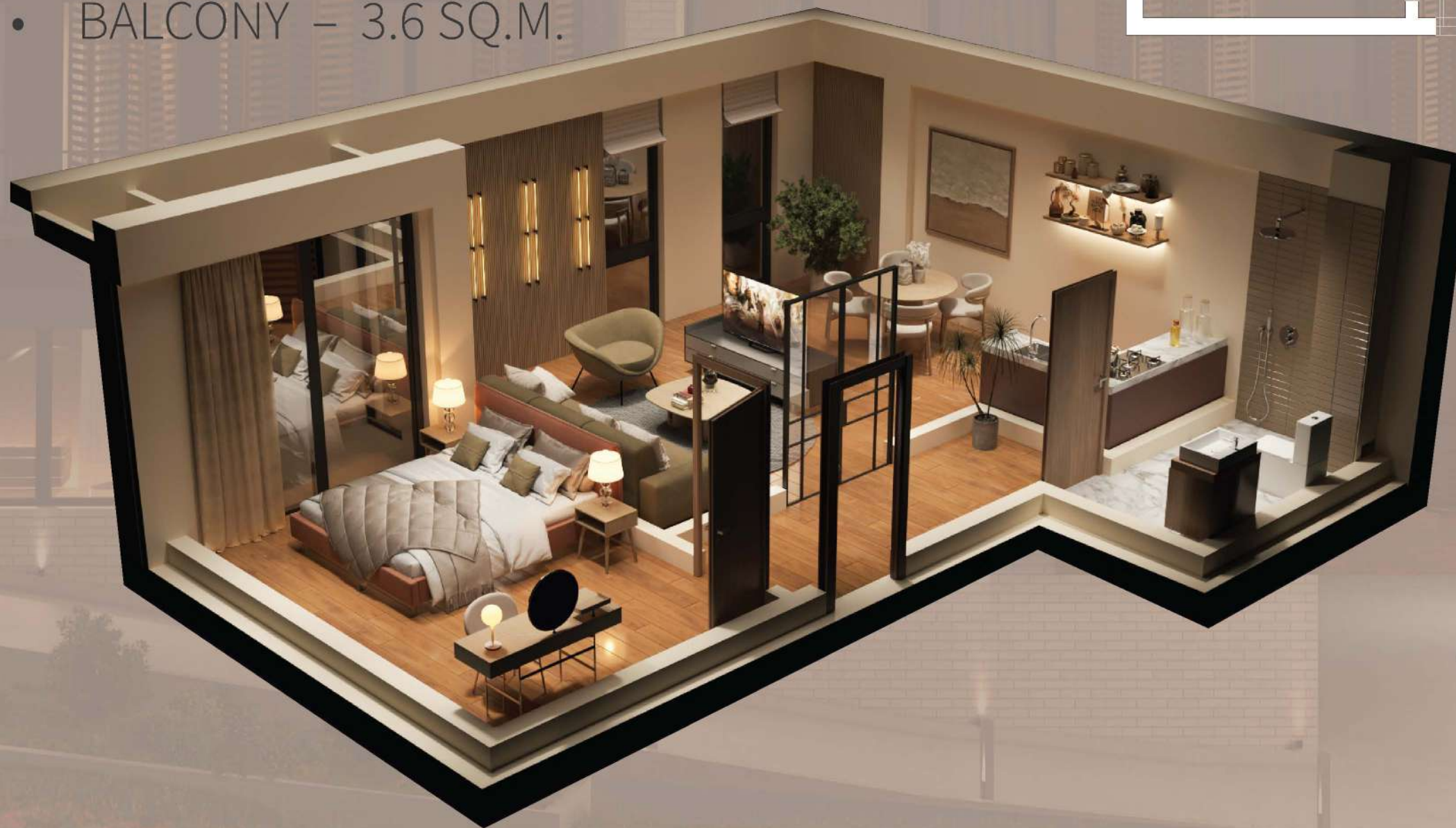
- TOTAL AREA - 56 SQ.M.
- LIVING ROOM/KITCHEN - 22.8 SQ.M.
- BEDROOM - 14.4 SQ.M.
- BATHROOM - 3.5 SQ.M.
- BALCONY #1 – 3.9 SQ.M.
- BALCONY #1 – 4.2 SQ.M.



56 m²

ONE-BEDROOM APARTMENT

- TOTAL AREA - 62 SQ.M.
- HALL - 6.3 SQ.M.
- LIVING ROOM/KITCHEN - 31.0 SQ.M..
- BEDROOM - 14.0 SQ.M.
- BATHROOM - 4.8 SQ.M.
- BALCONY - 3.6 SQ.M.



62 m²

ONE-BEDROOM APARTMENT

- TOTAL AREA – 71 SQ.M.
- LIVING ROOM/KITCHEN – 31.6 SQ.M.
- BEDROOM – 24,7 SQ.M
- CLOSET – 3,6 SQ.M
- BATHROOM – 3.7 SQ.M
- BALCONY – 4.4 SQ.M

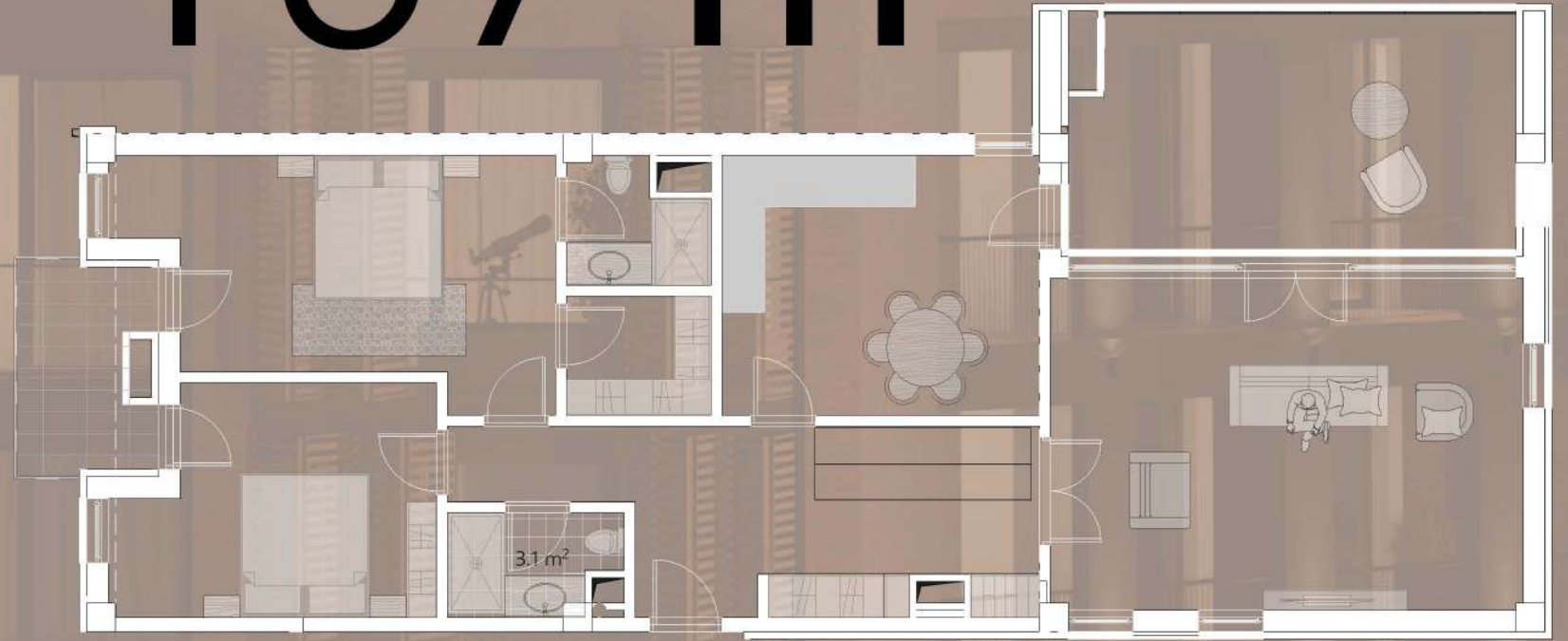


71 m²

TWO-BEDROOM APARTMENT

- TOTAL AREA - 137 SQ.M.
- HALL - 13.4 SQ.M
- LIVING ROOM - 34.8 SQ.M.
- KITCHEN - 16.2 SQ.M
- BEDROOM #1 - 17.5 SQ.M
- BEDROOM #2 - 13.5 SQ.M
- BATHROOM #1 – 5.0 SQ.M
- BATHROOM #2 – 4.5 SQ.M
- TERRACE – 20.5 SQ.M
- BALCONY– 5.8 SQ.M

137 m²



TWO-BEDROOM APARTMENT

- TOTAL AREA - 185 SQ.M.
- HALL - 23 SQ.M.
- LIVING ROOM - 34,2 SQ.M.
- KITCHEN - 19,3 SQ.M.
- BEDROOM #1 - 16,5 SQ.M.
- BEDROOM #2 - 23,6 SQ.M.
- CLOSET #1- 6,3 SQ.M.
- CLOSET #2- 9,3 SQ.M.
- BATHROOM #1 – 6,7 SQ.M.
- BATHROOM #2 – 5.8 SQ.M.
- WASHROOM - 3,1 SQ.M.
- TERRACE – 16 SQ.M.
- BALCONY N1, N2, N3 – 14,1 SQ.M.

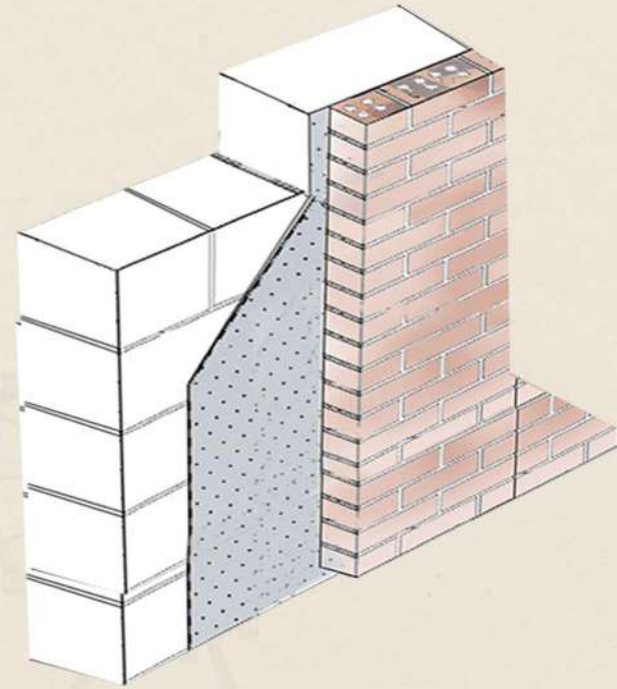


185 m²





FAÇADE and FLOOR ARRANGEMENTS



FAÇADE

YTONG AEROBLOCK;
INSULATION MATERIAL XPS;
WATERPROOFING MEMBRANE;
REINFORCED MESH;
TEXTURED PLASTER;
NATURAL STONE /BRICK /
COMPOSITE PANEL



FLOOR ARRANGEMENTS

REINFORCED CONCRETE SLAB
BETWEEN FLOORS
PUMICE STONE
TIGHTENING THE FLOOR WITH
SAND-CEMENT

POST-HANDOVER SERVICES:

- REGULAR CLEANING SERVICE
- LANDSCAPING AND GARDENING
- LIGHTING OF THE EXTERIOR AND COMMON SPACES
- ELECTRIC GENERATOR MAINTENANCE AND MONITORING
- WATER RESERVOIR MAINTENANCE AND MONITORING
- FIRE PROTECTION SYSTEM SERVICE
- MAINTENANCE OF COMMON SPACES, CORRIDORS, ELEVATORS
- **24/7** CONCIERGE
- **24/7** SECURITY

MT TSMINDA
PINORAMA

PREMIUM CARCASS DELIVERY

REI door to the apartment - with locking system

Interior partition walls of the apartment according to the design - plastered (except for bathrooms).

Installation of perimeter tape on the apartment floor - sand-cement mortar (screed) (except for bathrooms)

High-quality aluminum (anthracite color) door windows with energy-saving glass and a high-quality locking system

Pipes of the central heating system connected to the network in the residential apartment - laid in all rooms, brought to the point of connection

An internal water supply system was installed in the apartment

The balcony of the residential apartment – tiled with frost-resistant stoneware, installed railing, wrapping cabinet for apartment units (heating and cooling and hot water boiler), balcony lighting on the facade.

Gas distribution network to the residential apartment - connected to the point of consumption (hydrocarbon and CO sensor, electric circuit breaker)

Internal wiring arranged in the residential apartment - 7 points in the living rooms, 10 points in the kitchen, and 5 points in the bathrooms. According to the project - weak current: Internet, television (assembly of the circuit breaker panel)

A fire alarm detector was installed in the residential apartment

The exterior facade of the residential building – faced and weathered

Developed infrastructure - landscaped and greened courtyard, playground.

Outdoor lighting installed in the courtyard

CCTV system – on internal and external territory, intercom - video/audio, 24-hour security post.

Lobby - furnished waiting area - fully renovated

Faced entrance hall - staircase landing, corridors, railings - completely renovated.

Internal fire extinguishing system

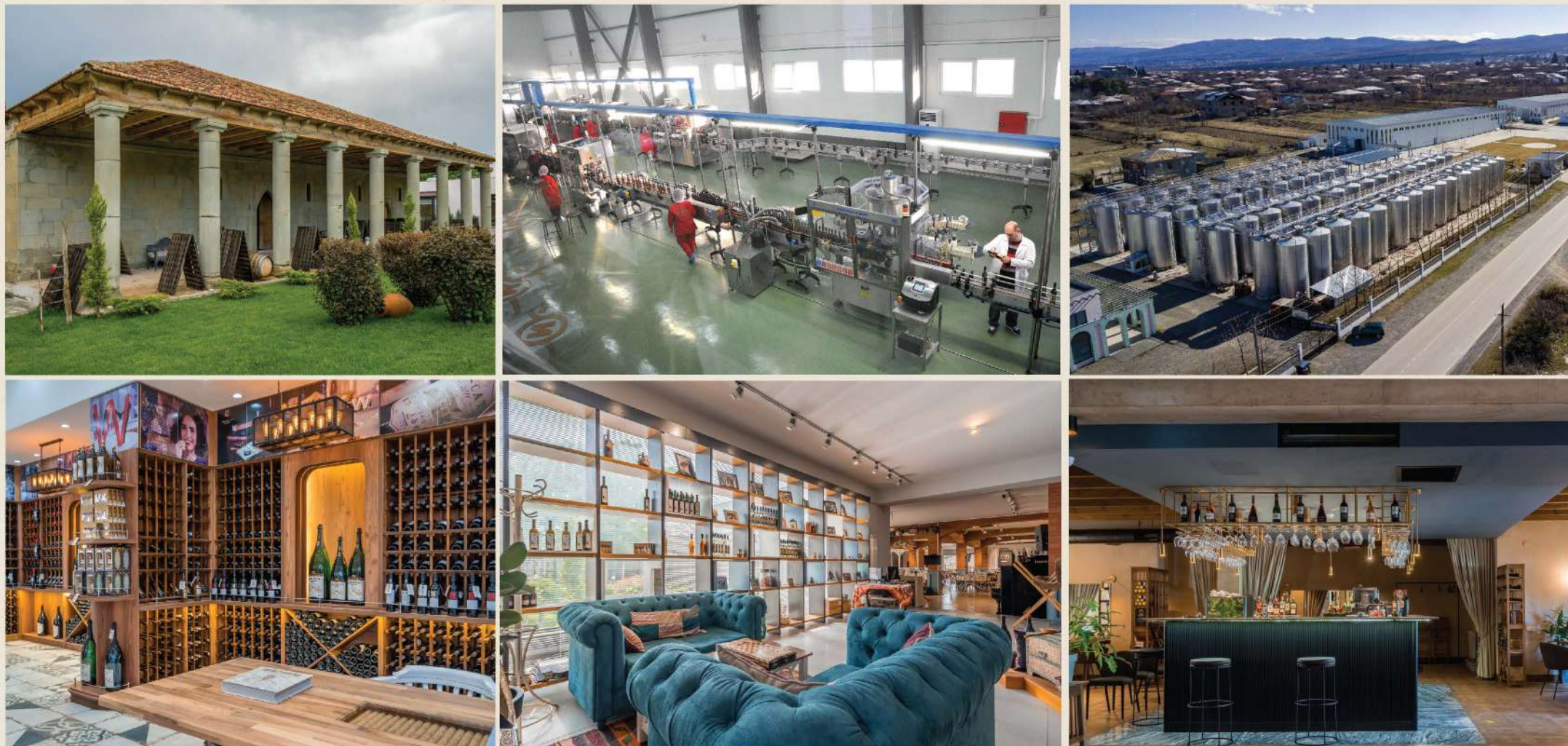
High-quality hydraulic elevators

Parking lot – well-developed, outlined, numbered, electric car charging station installed.

Indoor swimming pool and relaxation and gym facilities

KTW GROUP

KTW Development is a subsidiary company of KTW Group (Kakhetian Traditional Winemaking), which was founded in 2001 today its operation is diverse, starting from wine producing, wine tourism, agronomic activity and development, canning production, expanding to real estate and HORECA industry. It integrates development projects in Kakheti and Tbilisi, throughout Georgia and owns 9 branded showrooms, tourist and hotel complexes, and 6 enterprises. The company produces more than 100 types of alcoholic beverages and exports its products to 30 countries worldwide. The company employs more than 2,500 people throughout Georgia.



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