

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



Medical
Center



Panoramic
views of the city



Luxury
Retail



Kindergarten



European
School



AI University

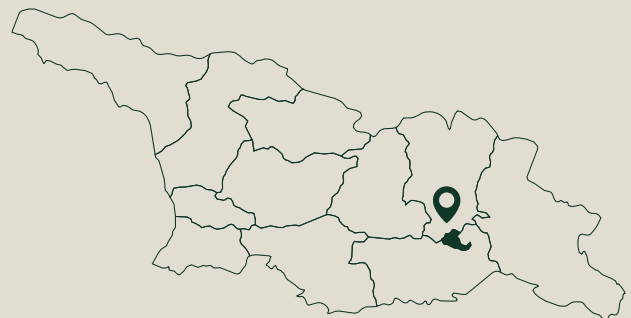
Why Georgia?

- ☒ 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](#)



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%	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	36 months from booking
40%	Upon Completion	Q3 2029



Unit Typology	Average sizes		Starting price	
Studio	409.03 ft ²	38.00 m ²	\$ 196,350	AED 721,095
1BR Apartment	806.22 ft ²	74.90 m ²	\$ 330,990	AED 1,215,561
2BR Apartment	1160.35 ft ²	107.80 m ²	\$ 521,505	AED 1,913,925

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

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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