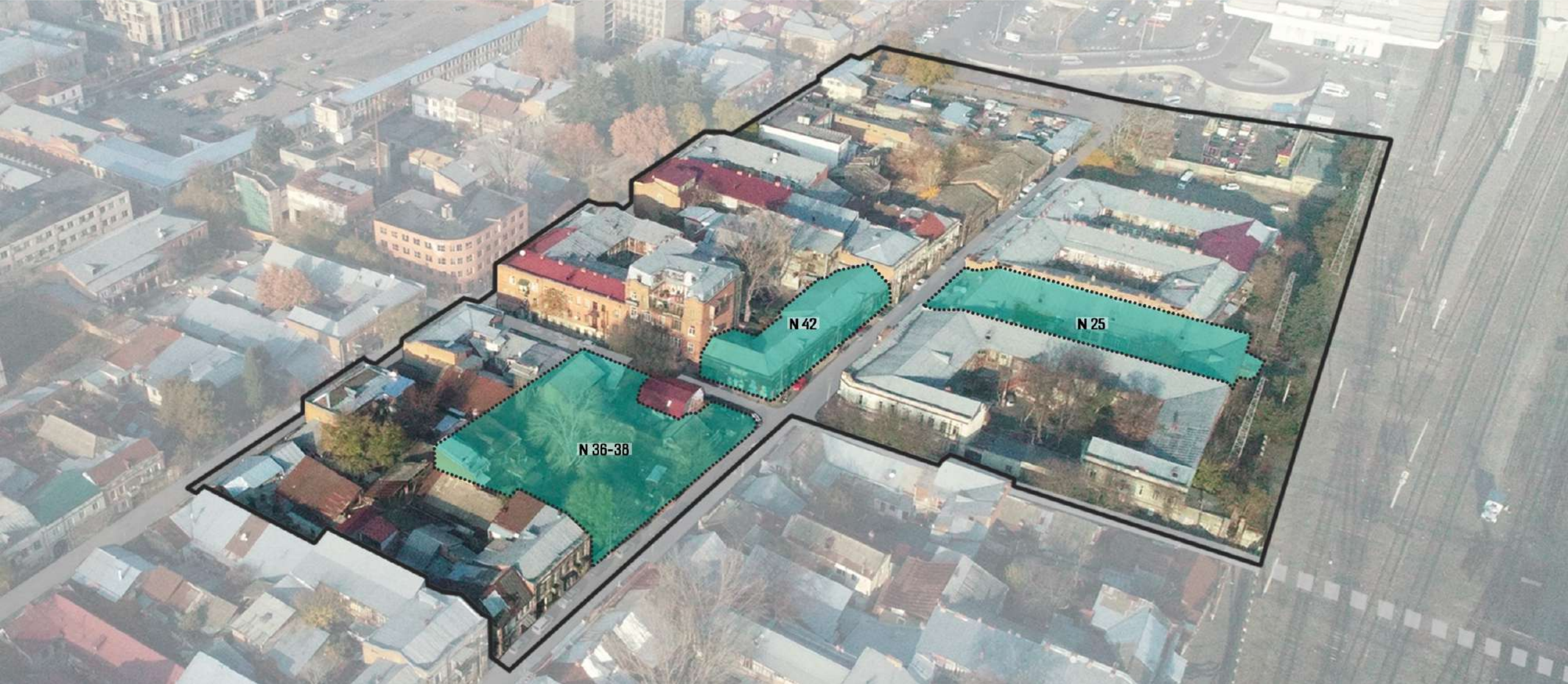


PROJECTS ON PIROSMANI STREET, TBILISI



PIROSMANI STREET

Pirosmani Street holds a significant place in Tbilisi's history as one of the city's oldest settlements. It's been mentioned in historical records since 1900 when it bore the name "Malaknebi Street." However, in 1930, in tribute to the remarkable Georgian painter Niko Pirosmanishvili, or Pirosmani, the street was aptly renamed "Pirosmani Street." Niko Pirosmani himself once called this street home, residing at the present-day address of 29 Pirosmani Street.

The street is situated right in the heart of the city, next to the Central Railway Station - Tbilisi Central. This prime location ensures superb connectivity to every corner of the city, rendering it easily accessible even with the public transport. Considering all the factors and its proximity to tourist attractions, make this street even more enticing to potential investors.

The planned rehabilitation of the street has already had a positive impact on property demand. This area is rapidly evolving into a mixed-use hub within the city, attracting some of Georgia's top developers and investors. Notable projects that have already been completed or are currently in progress include "a.people" coworking space, a new commercial development by the Adjara group, and several residential projects.



PIROSMANI STREET, TBILISI

1 Development Land

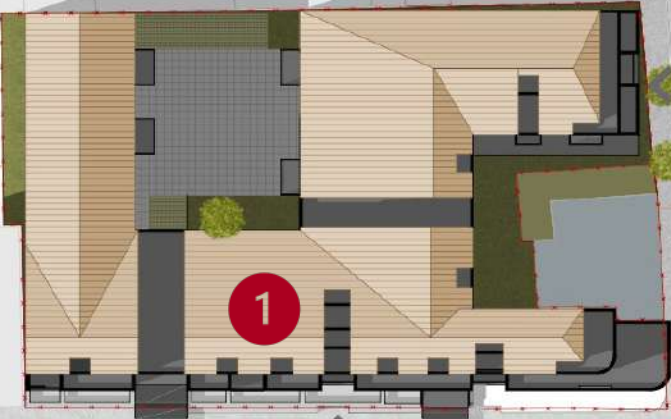
2 Existing Building

3 Existing Building



Total price: USD 7mln. (Excluding VAT)

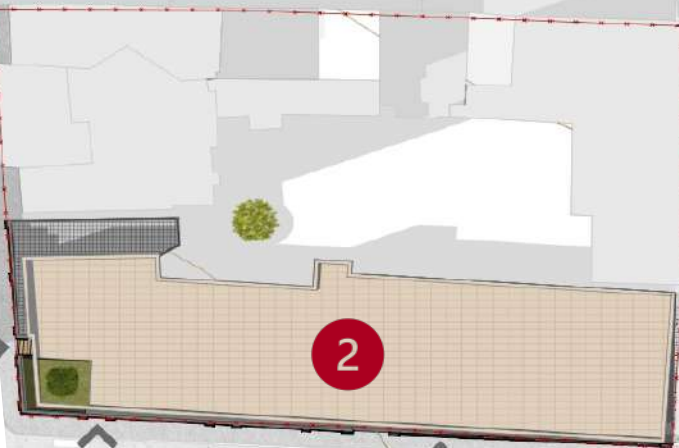




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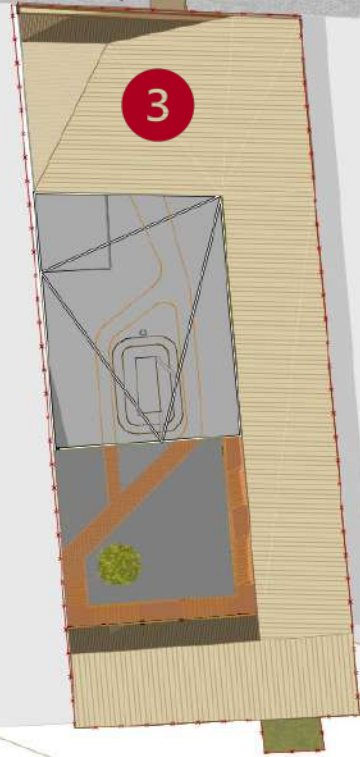
Phisormani Street

Constitution Street



2

Phisormani Street



3

1 Land on Pirosmani Street, #36-38



Cadastral codes	01.16.01.016.050 01.16.01.016.054
Land Area	1474 m ²
Zone	Public Zone 2
K1	0,7
K2	4,6
K3	0,2
GBA	5,900 m ²

Work on determining the conditions for the use of the land for construction and agreement on the given sketches has been completed.

The land is ideal for residential, hospitality, office, or mixed-use development.

Price: USD 2,9 mln.





CUSHMAN &
WAKEFIELD



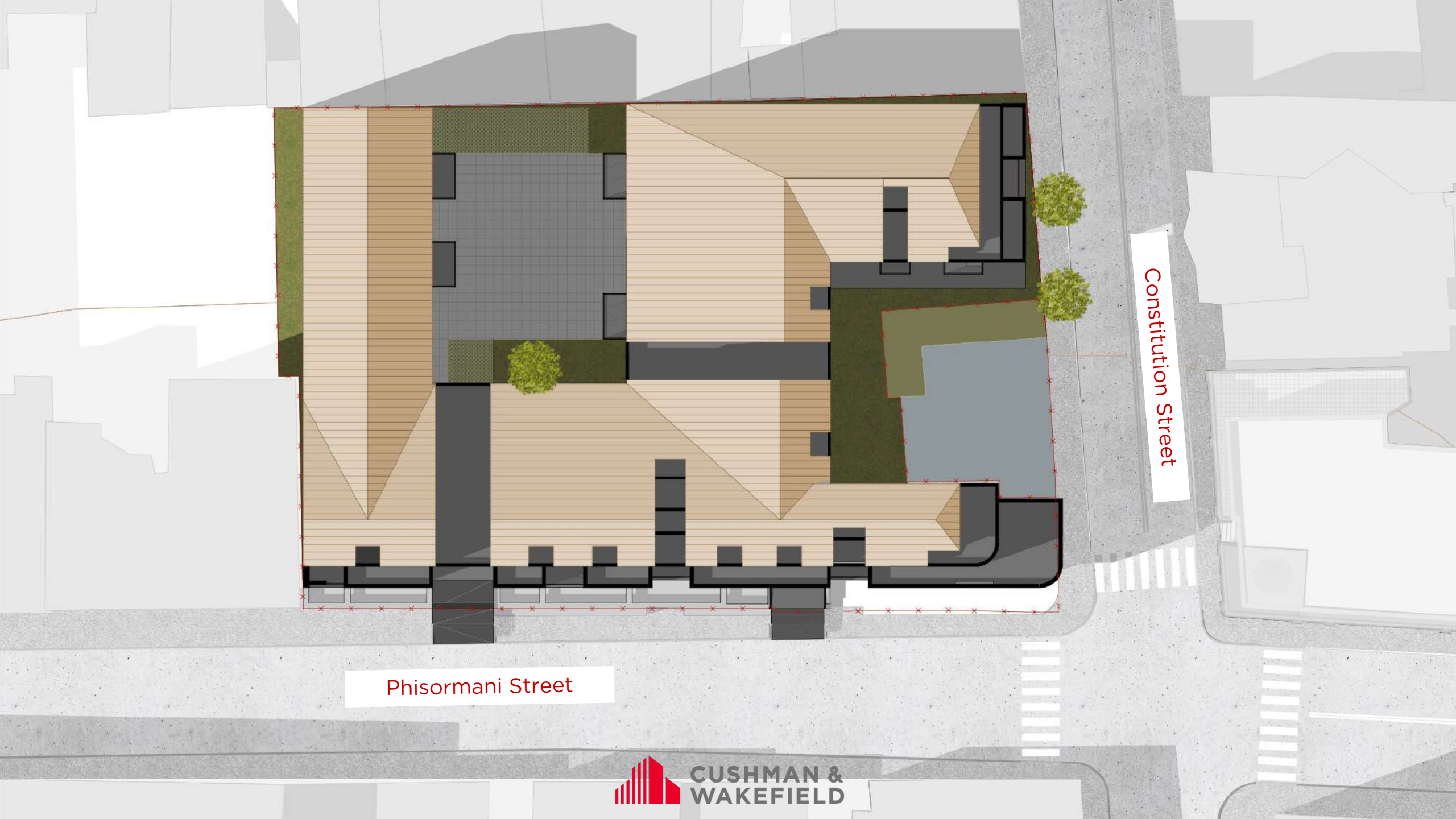
WILKINSON
CUSHMAN &
WAKEFIELD



CUSHMAN &
WAKEFIELD



CUSHMAN &
WAKEFIELD



Phisormani Street

Constitution Street

2 Existing Building on Pirosmani Street, #42



Cadastral Codes	01.16.01.007.002
All cadastral codes are available upon request	
Land Area	1,777 m ²
Zone	Public Zone 2
K1	0,7
K2	4,6
K3	0,2
Building Area	767 m ²

The single-story building sits right at the crossroads of Pirosman and Constitution streets, and its frontage spans both street. Presently, the current condition of the building requires some technical works.

This location proves to be a perfect fit for a variety of purposes, including office spaces, F&B, and/or showrooms.

The lightweight structure of second floor can be added only after receiving the respective permits.

Price: USD 2,1 mln. (Excluding VAT)





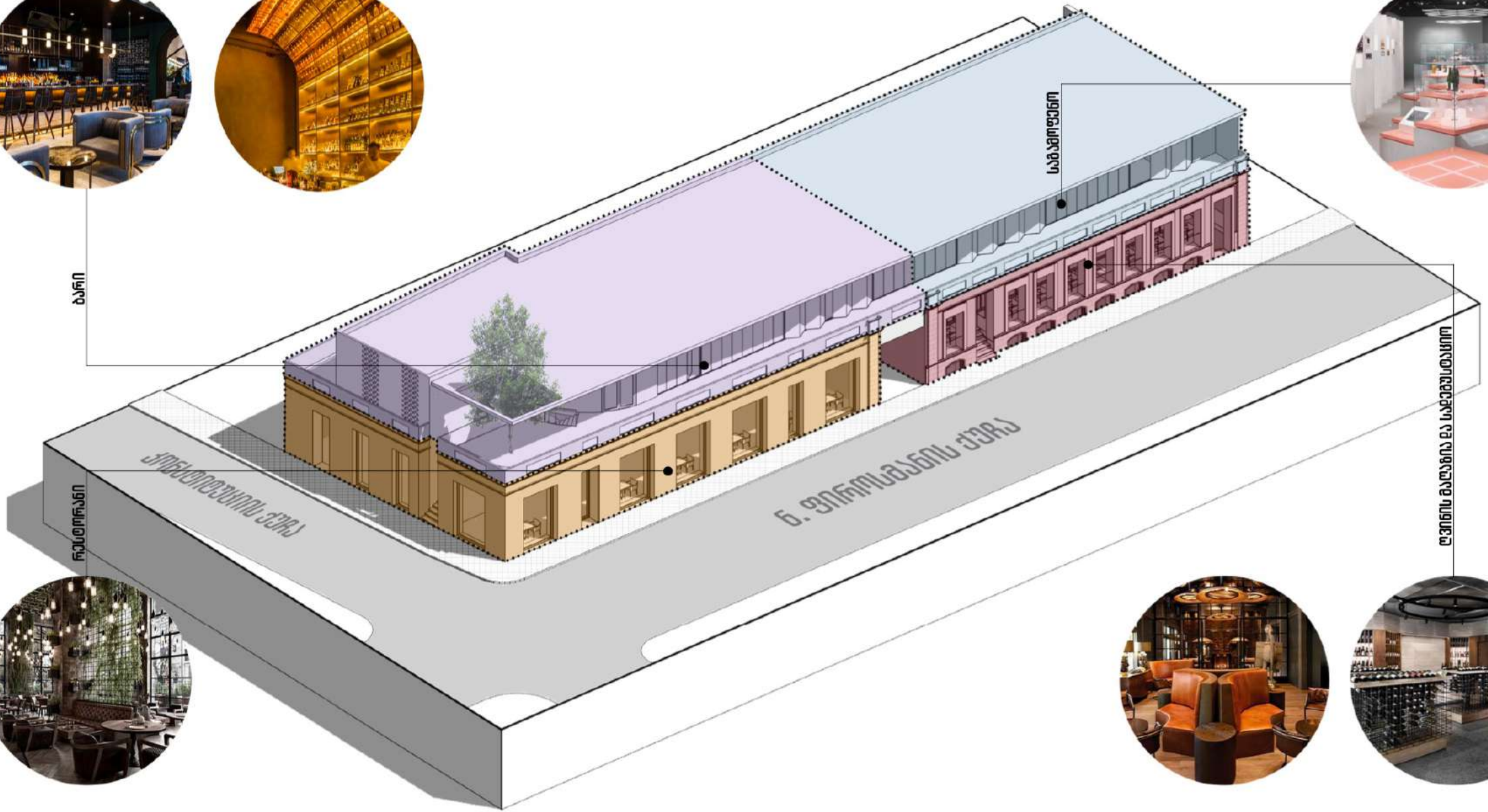
CUSHMAN &
WATKINS

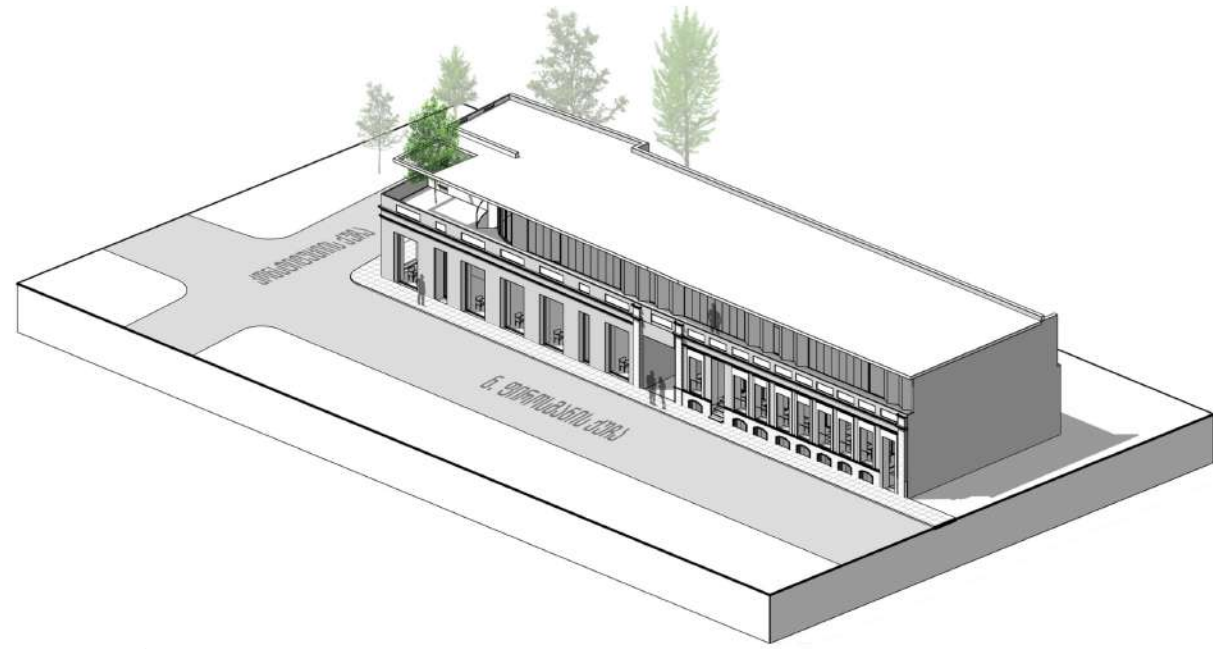
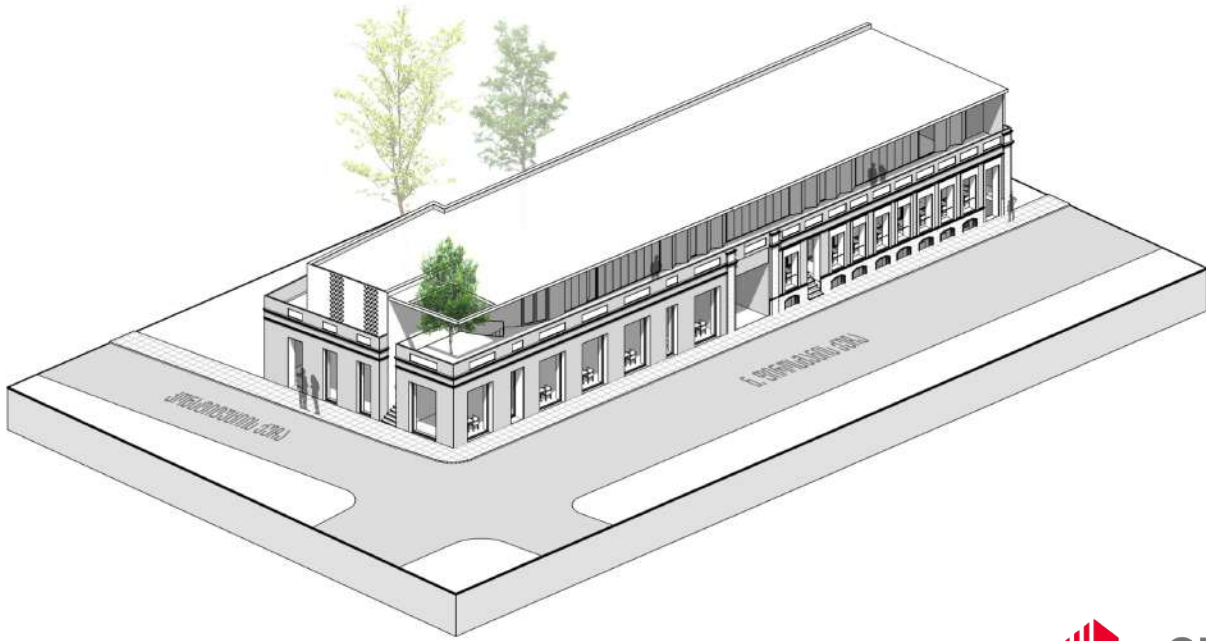




Constitution Street

Phisormani Street





 CUSHMAN &
WAKEFIELD



3 Existing Building on Pirosmani Street, #25



Cadastral Codes	01.16.01.005.011
All cadastral codes are available upon request	
Land Area	1,315 m ²
Zone	668 2
K1	0,7
K2	4,6
K3	0,2
Building Area	1,515 m ²

Two-story building located on Pirosmani Street, featuring an enclosed internal yard. Access to this yard is available directly from Pirosmani Street, and a section of the building fronts the street. This project holds great potential for the development of a multifunctional space or a boutique hospitality establishment.

Based on the existing sketches the construction of the third floor is projected, after obtaining the respective permits.

Price: USD 2 mln. (Excluding VAT)



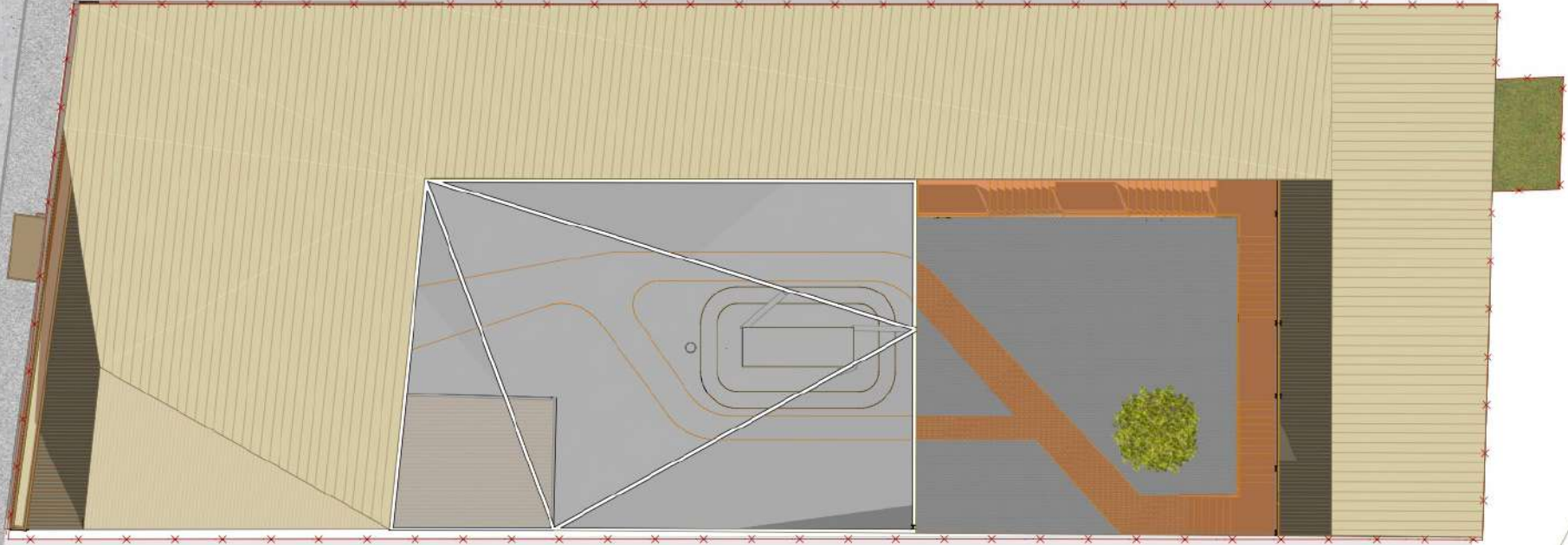


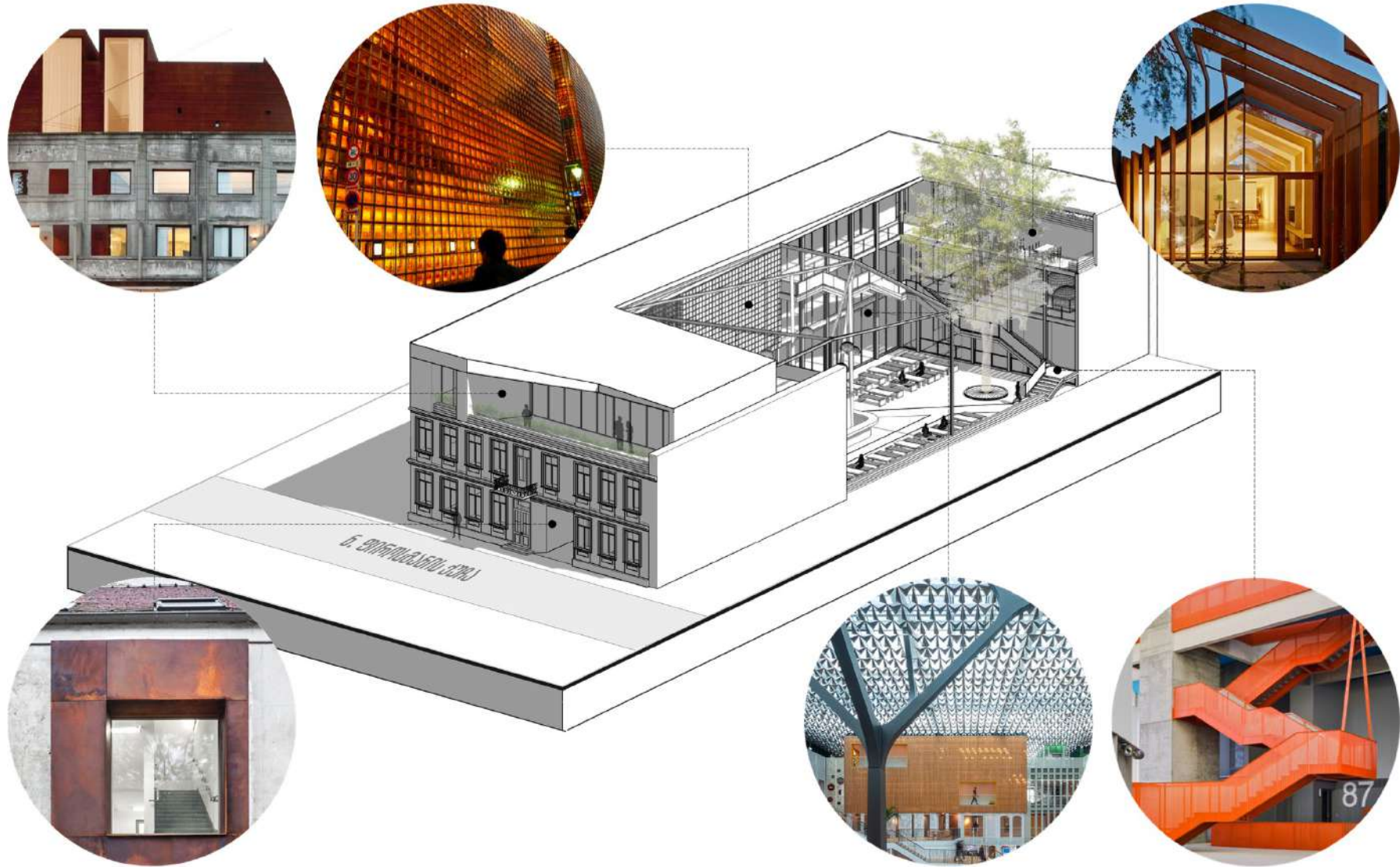
KUSHNA
EFIELD





Phisormani Street







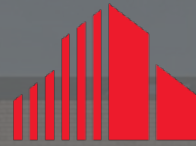
1

2

3



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