

NIABI BY INDEX

Experience Premium Living

FINANCED BY **TBC BANK**



Index | Wealth Management

Index | Wealth Management is a real estate development and investment company that offers multifunctional projects in Georgia. Each project is strategically located, offering both residential and investment opportunities.

Our extensive portfolio includes eight projects located across different areas of Tbilisi. Currently, we have five ongoing projects in Dighomi 8, Avlabari, Gldani, and Ortachala. We've invested a total of \$120 million in these initiatives. According to our plans, this is just the beginning, as we intend to expand further in the near future.

Our team at **Index | Wealth Management** has 15 years of experience in the real estate industry and has already completed around 20 projects.



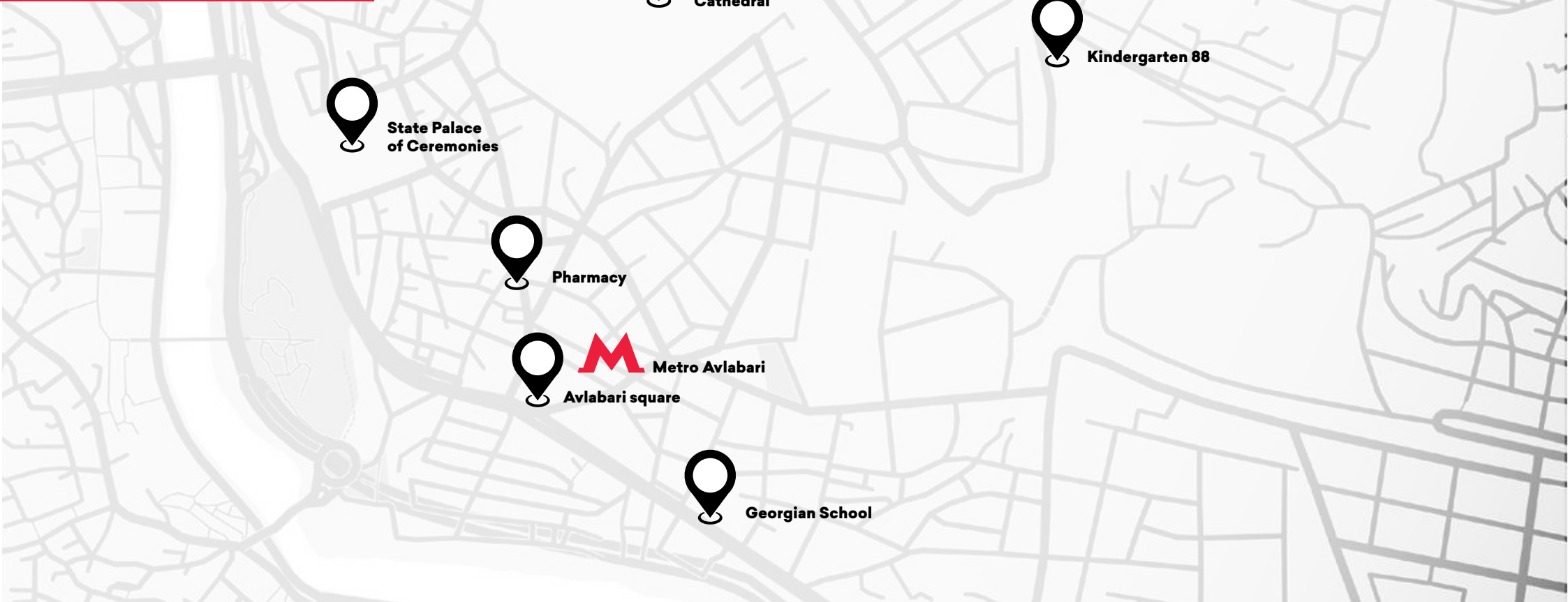
NIABI BY INDEX

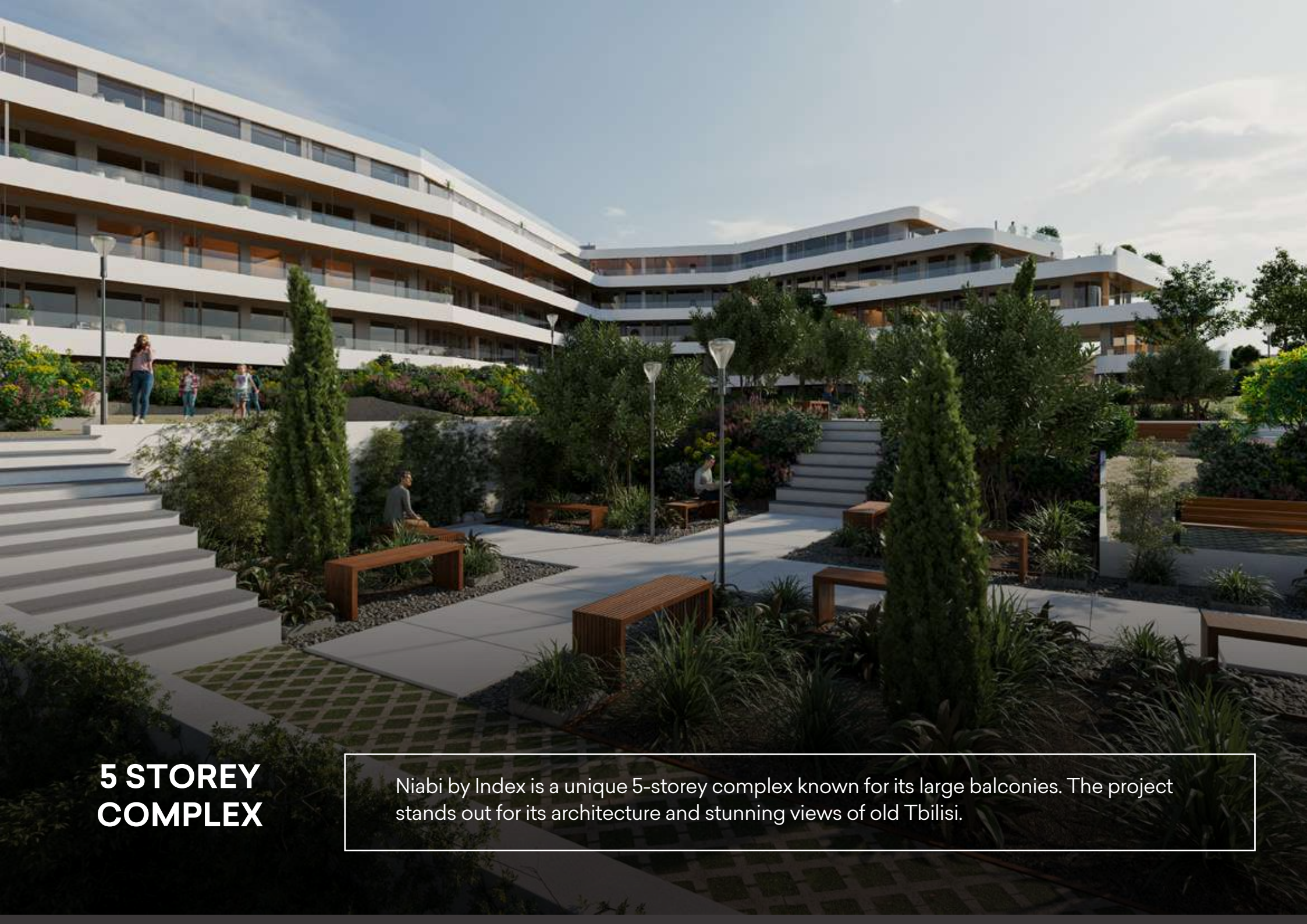


LOCATION

Niabi by Index is one of the most outstanding projects of Index | Wealth Management. Its construction is currently underway in Avlabari, behind the Holy Trinity Cathedral.

Bus Stop	1 min	Walk
Kindergarten 88	2 mins	Drive
Grocery	2 mins	Drive
Holy Trinity Cathedral	4 mins	Drive
Avlabari square	6 mins	Drive
Public School 86	2 mins	Drive
Georgian School	10 mins	Drive
Pharmacy	5 mins	Drive
State Palace of Ceremonies	5 mins	Drive





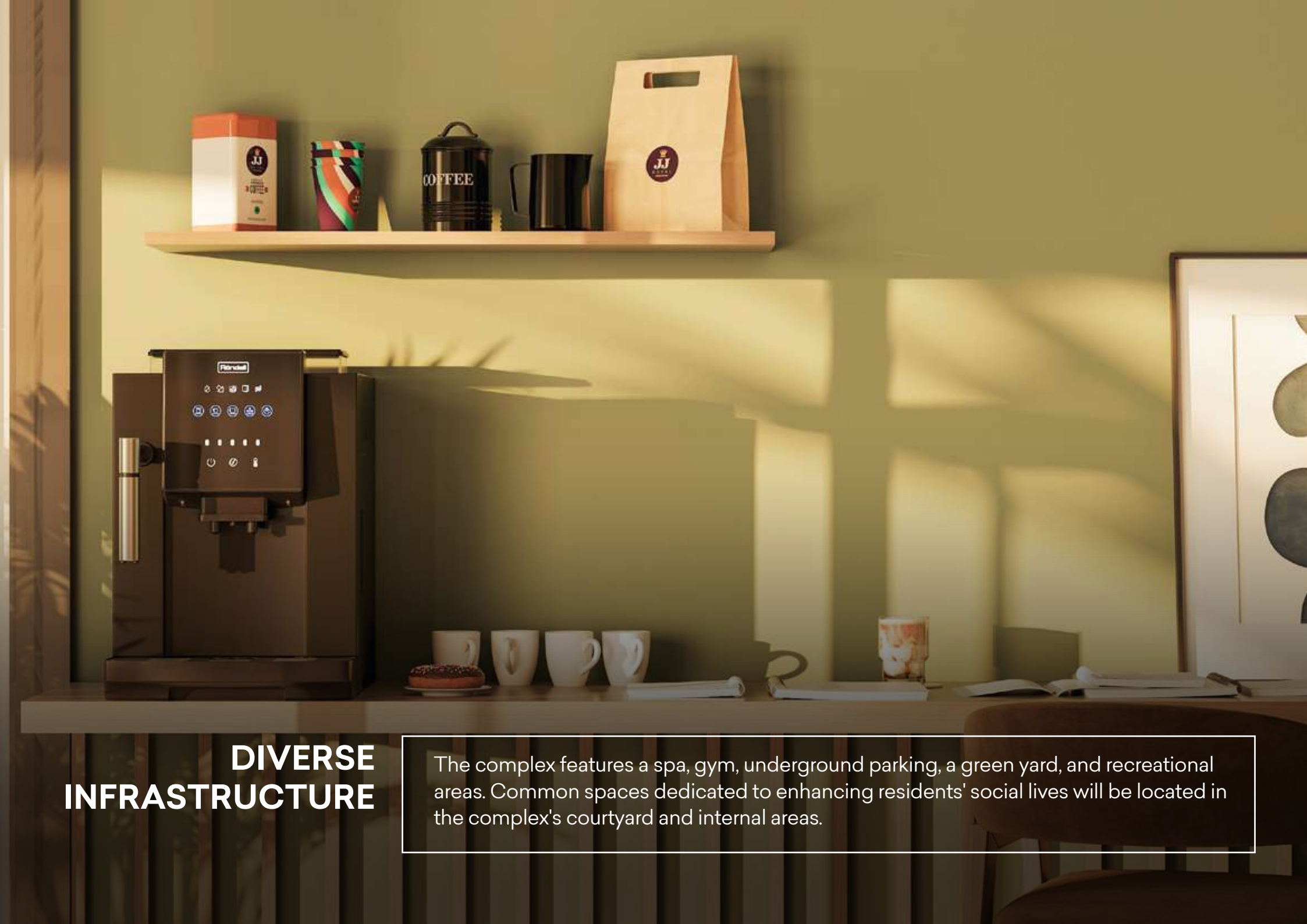
5 STOREY COMPLEX

Niabi by Index is a unique 5-storey complex known for its large balconies. The project stands out for its architecture and stunning views of old Tbilisi.









DIVERSE INFRASTRUCTURE

The complex features a spa, gym, underground parking, a green yard, and recreational areas. Common spaces dedicated to enhancing residents' social lives will be located in the complex's courtyard and internal areas.







RESIDENT AMENITIES

Niabi by Index will offer a lobby and concierge services to further enhance the quality of life for its residents.







An aerial view of a modern rooftop terrace. The space is paved with large, light-colored tiles. It features several lounge areas with white sofas and armchairs. There are two large pergolas with dark wooden frames and white curtains. The terrace is surrounded by lush greenery, including trees and potted plants. People are seen walking and sitting on the terrace, enjoying the panoramic view of Old Tbilisi. The overall atmosphere is relaxed and sophisticated.

PANORAMIC ROOFTOP RETREAT

Residents of the complex will have the opportunity to enjoy a well-equipped rooftop with panoramic views of Old Tbilisi. This common space is perfect for relaxing, spending time with friends or children and walking a pet.









APARTMENT VIEWS

Each floor offers breathtaking views of the Holy Trinity Cathedral and old Tbilisi, creating a cozy and visually stunning atmosphere.



PLANNING OF APARTMENTS

Due to the project's exclusivity, each apartment is designed to maximize comfort and coziness. Every detail focuses on addressing the needs of the resident.





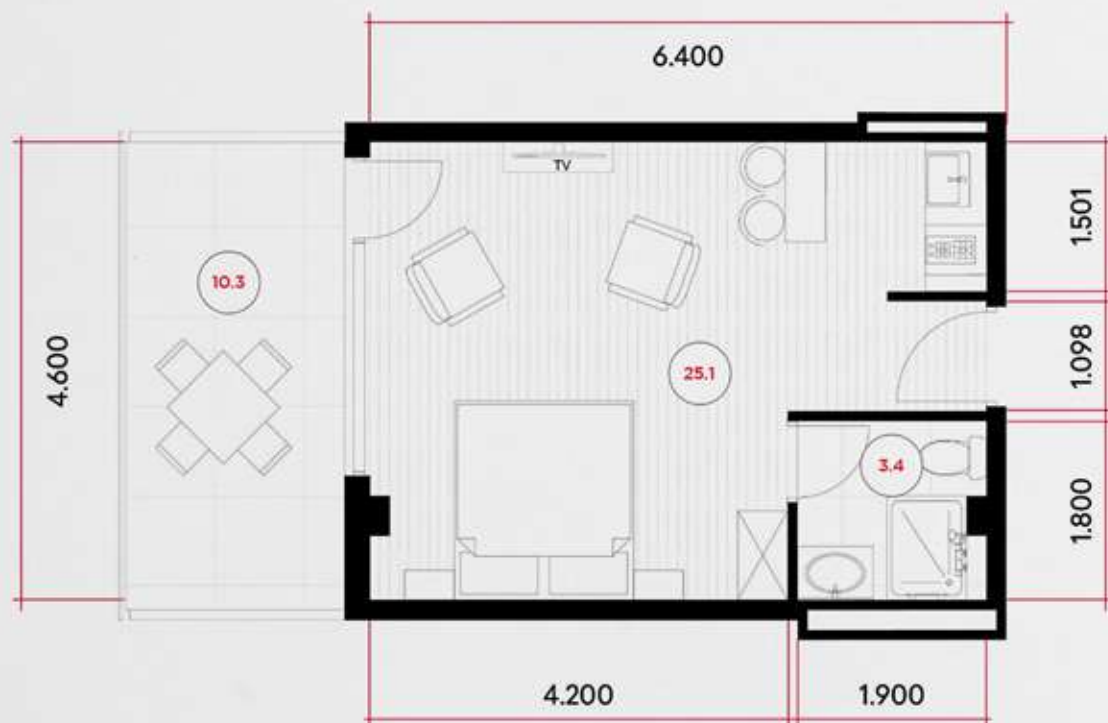








38.8m²



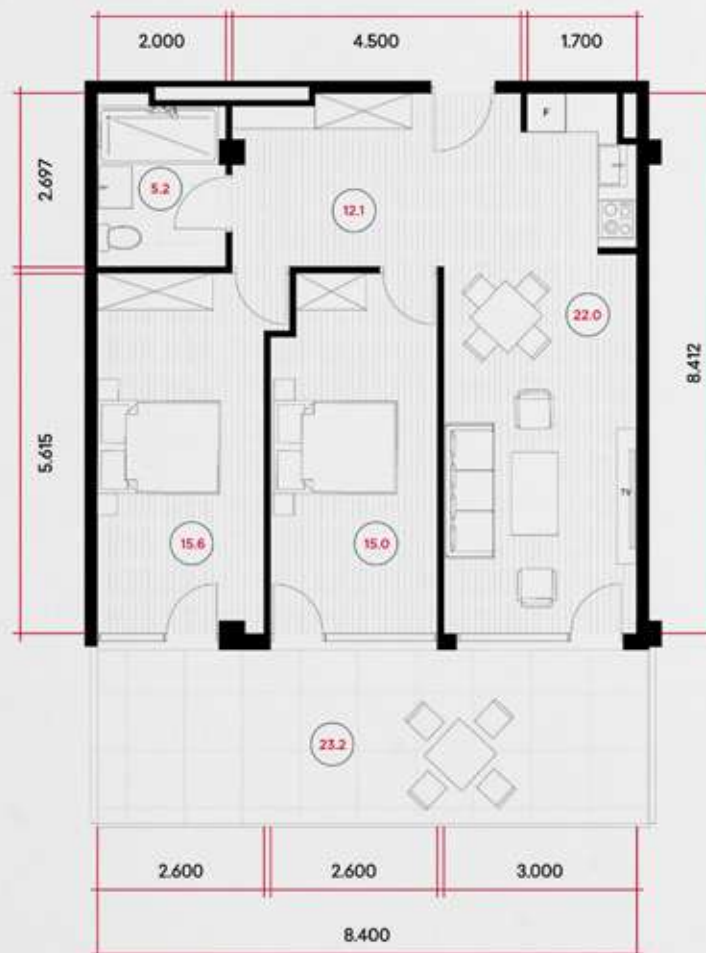
1 Living space - 28.5 m² **2** Balcony - 10.3 m²

67.9m²



- 1** Living space - 50.9 m² **2** Balcony - 17.0 m²

93.1m²



1 Living space - 69.9 m²

2 Balcony - 23.2 m²



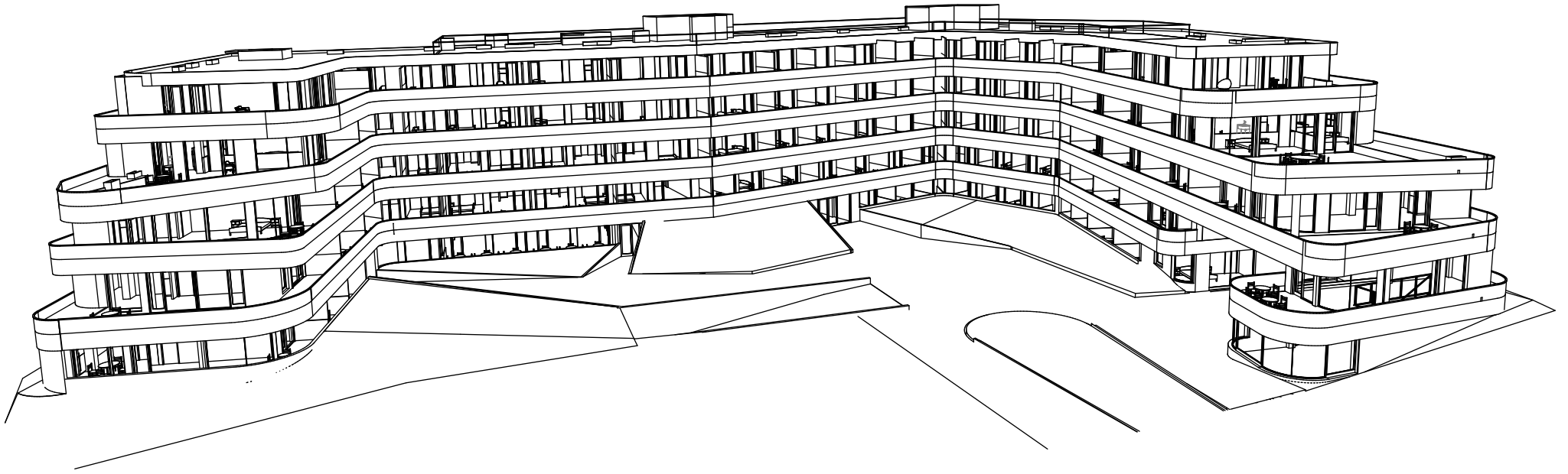
Terms of payment

At Index I Wealth Management, we make sure all our current projects are fully funded by TBC Bank, ensuring we meet all construction deadlines.


To guarantee quality construction, Index I Wealth Management utilizes high-quality European building materials for each development project, adhering to relevant standards.

In terms of financing, our team works hard to provide individually adjusted payment options for our customers. In this project, the initial payment is 0%, customers don't have to make any upfront payments or take out bank loans to invest.

Moreover, we offer a 18-months interest-free installment plan for real estate purchases, allowing users to manage their finances according to their preferences.



The project is scheduled for completion in 2025



Apartment **1 m²** From **\$ 1 970**

Renovated Apartment **1 m²** From **\$ 3 125**

ROI **5 - 7 %**

Price and ROI

2.5%

In the fourth quarter of 2023, compared to the previous quarter, an increase in prices was recorded in the segment of residential apartments by 2.5%.

4.2%

Apartment sales in 2023 by 4.2% annually increased, which emphasizes Tbilisi real estate sustainable demand in the market.

2.9%

In the fourth quarter of 2023, the residential real estate price index (RPPI) increased by 2.9% compared to the previous quarter.

9.9%

In 2023, an apartment worth 2.9 billion US dollars was sold in Tbilisi, which is an annual growth rate of 9.9%.



Investments