



AVLABARI BY INDEX

Where history meets modernity

FINANCED BY **TBC BANK**



Index | Wealth Management

Index | Wealth Management is a real estate development and investment company that creates multifunctional projects in the most strategic locations of the city. With a focus on prime locations and exceptional quality, our projects are highly attractive for both residential living and investment purposes.

The company's portfolio includes five large-scale projects located in different districts of the city: Dighomi 8, Avlabari, Gldani, and Ortachala. The ongoing projects represent a total investment of \$120 million.

Index | Wealth Management is led by a team with 15 years of experience in the real estate sector, with a track record of completing approximately 20 projects.

We aim to share as much knowledge as possible with our clients about the real estate market, trends, and the essential factors they need to consider during the investment process. This information is developed based on in-depth research conducted by the company.



AVLABARI BY INDEX

An architectural rendering of a modern building with a dark, textured facade and large windows. The building is surrounded by lush greenery, including tall trees and dense shrubs. In the foreground, a paved walkway leads to a landscaped terrace area with a low concrete wall and several people walking and sitting on a bench. The scene is set during the day with soft lighting, suggesting a pleasant outdoor environment.

LOCATION

Avlabari by Index is situated in the historical part of Tbilisi, on Bochorma Street, in Avlabari. This project distinguishes itself with its strategic positioning, providing scenic views of old Tbilisi and convenient access to key landmarks.



300 Aragveli Metro Station	4mins	Walk
Public School № 96	6mins	Walk
Wellness Center	7mins	Walk
Geo Hospitals	8mins	Walk
University SEU	8mins	Walk
Kindergarten #29	10mins	Walk
Isani Mall	6mins	Drive

A modern 20-story building with a glass facade and wooden accents, surrounded by greenery and a playground. The building features a curved glass section on the lower floors and a wooden-clad upper section. In the foreground, there is a children's playground with wooden structures and slides, set within a landscaped area with trees and a paved walkway.

DIVERSE INFRASTRUCTURE

The 20-storey building provides a perfect balance of modern living and urban comfort, featuring a 4,000-square-metre green yard, a children's playground, a gym, a hypermarket, and underground parking. The first two floors are reserved for commercial establishments.







PLANNING OF APARTMENTS

Avlabari by Index offers a wide selection of apartments, starting from 30.2 m², making them suitable for investment. As real estate prices in the Georgian market continue to rise each year, accompanied by an increasing influx of tourists, investing in real estate proves to be beneficial once again.







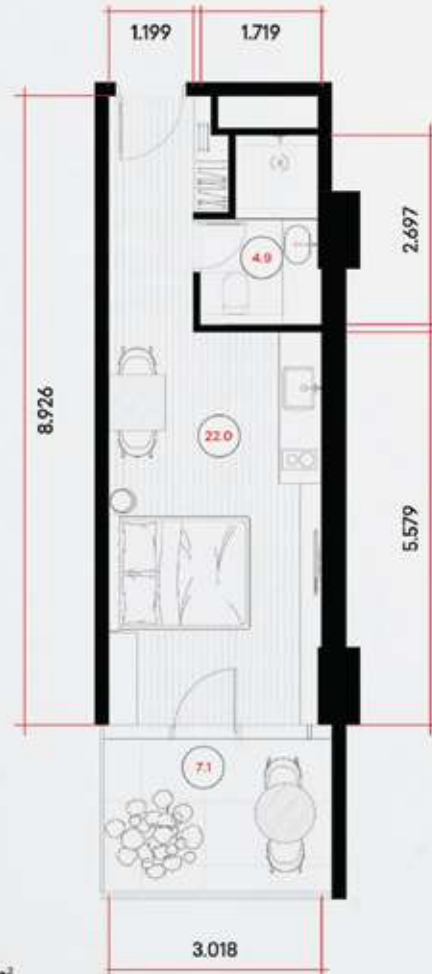






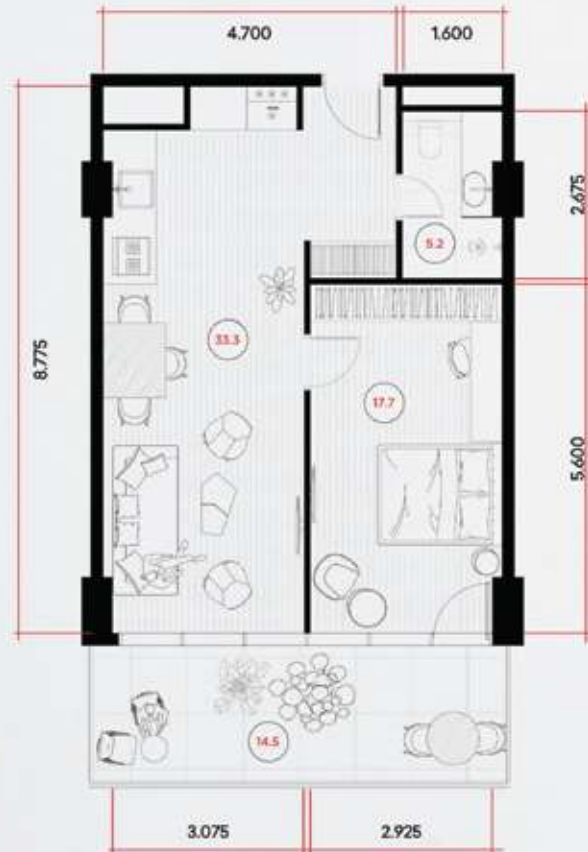


34m²



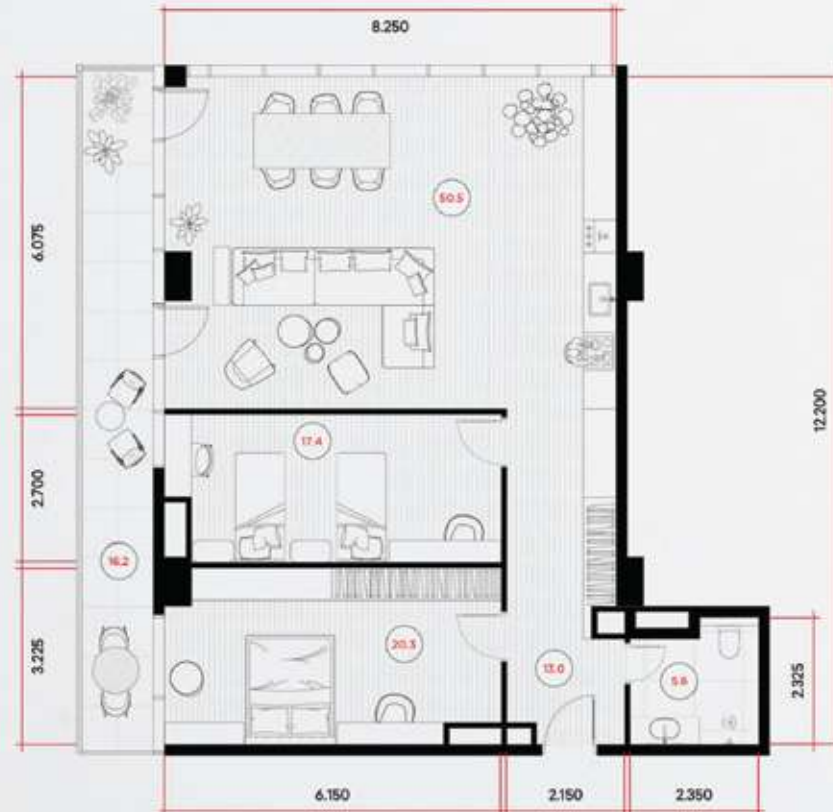
- 1 Living space - 26.9 m²
- 2 Balcony - 7.1 m²

70.7m²

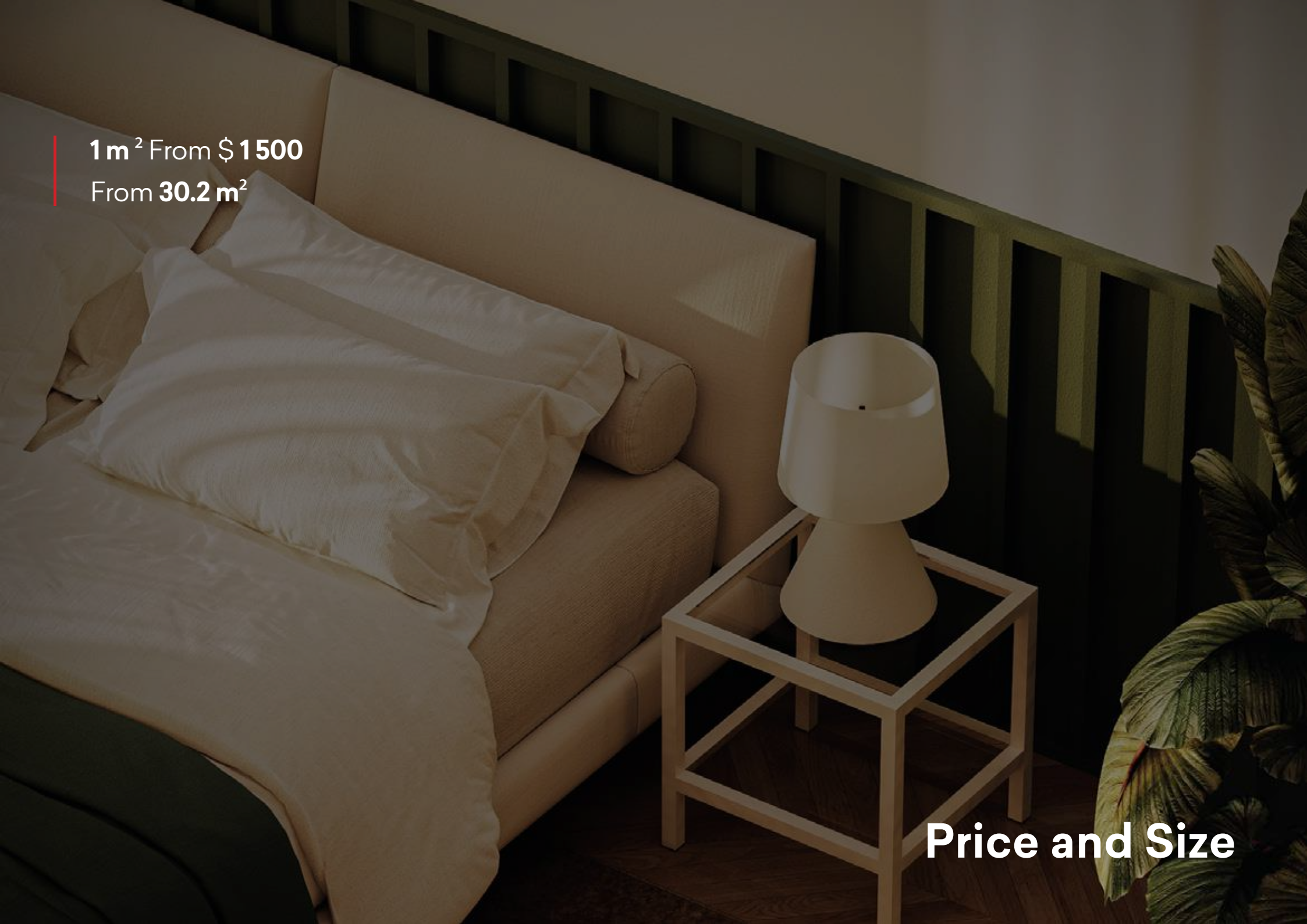


- 1** Living space - 56.2 m² **2** Balcony - 14.5 m²

123m²



1 Living space - 106.8 m² **2** Balcony - 16.2 m²



1 m² From \$ 1 500

From 30.2 m²

Price and Size

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

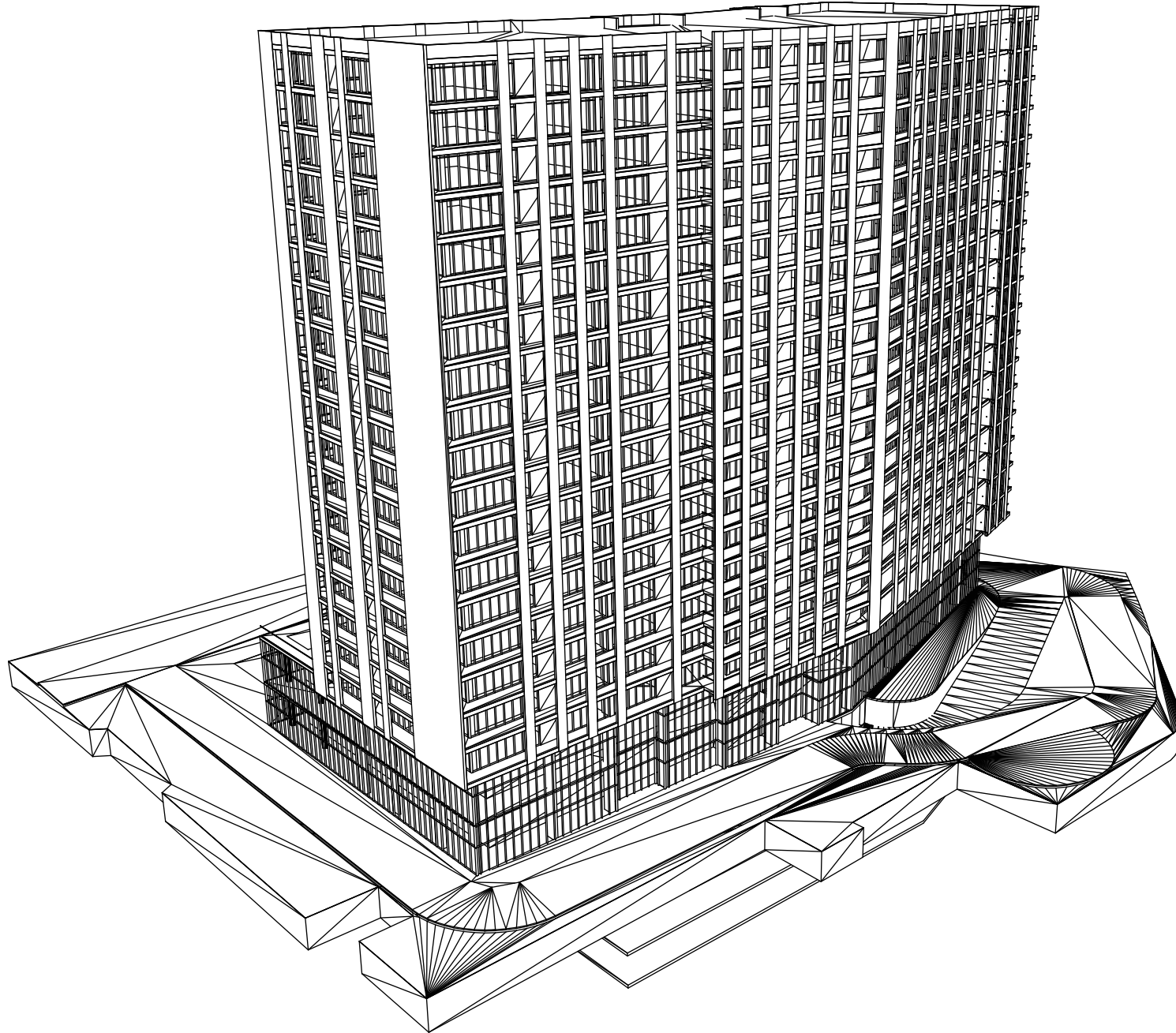


Terms of payment

At Index | 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 | 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 down payment is 0%, customers don't have to make any upfront payments or take out bank loans to invest. Moreover, we offer a 28-months interest-free installment plan for real estate purchases, allowing users to manage their finances according to their preferences.



The project will be completed in 2026