



GLDANI BY INDEX

An investment opportunity

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.



GLDANI BY INDEX





LOCATION

Gldani by Index is located on R. Shengelia Street in the heart of Gldani, directly across from Metro Station. This prime location provides convenient access to key amenities, including shopping centers, schools, parks, and recreational spaces.

სადაც მდებარეობს City Mall



PLANNING OF APARTMENTS

The building features 18 floors, with commercial spaces on the first two floors and two underground levels dedicated to parking. Apartments start at 28.8 m², making them an excellent choice for investment. Each apartment can be customized to suit the owner's specific preferences and requirements.

City Mall Gldani	4mins	walk
M/S Akhmeteli Theatre	5mins	walk
Black Sea Sport Complex	9mins	walk
Akhmeteli Theatre	11mins	walk
Gldani Park	15mins	walk
Public School №136	15mins	walk
Kindergarten №89	15mins	walk
Reform Sport Club	15mins	walk
Public School №79	20mins	walk





Construction of Gldani by Index is scheduled for completion in 2026







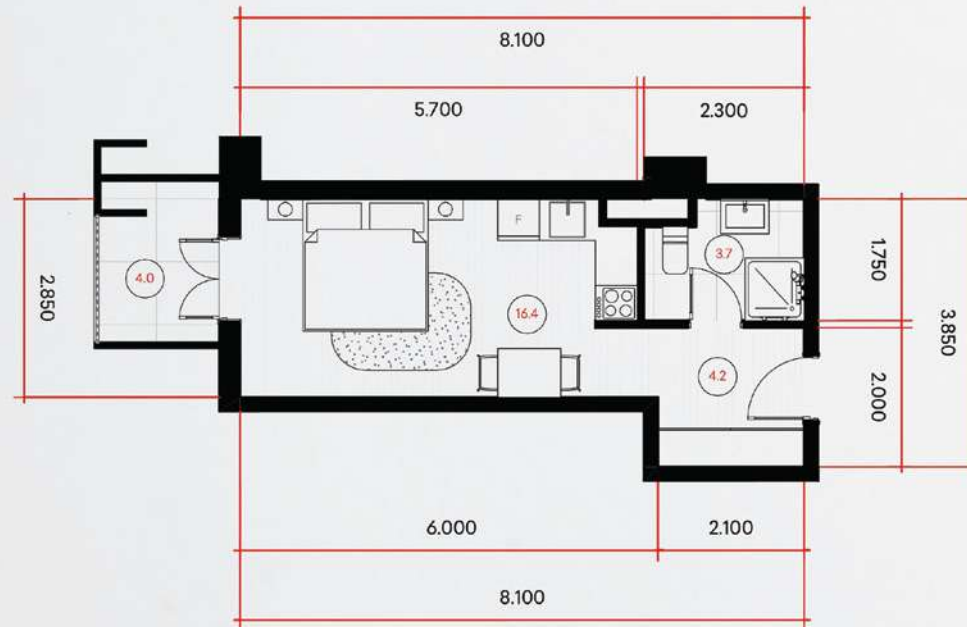






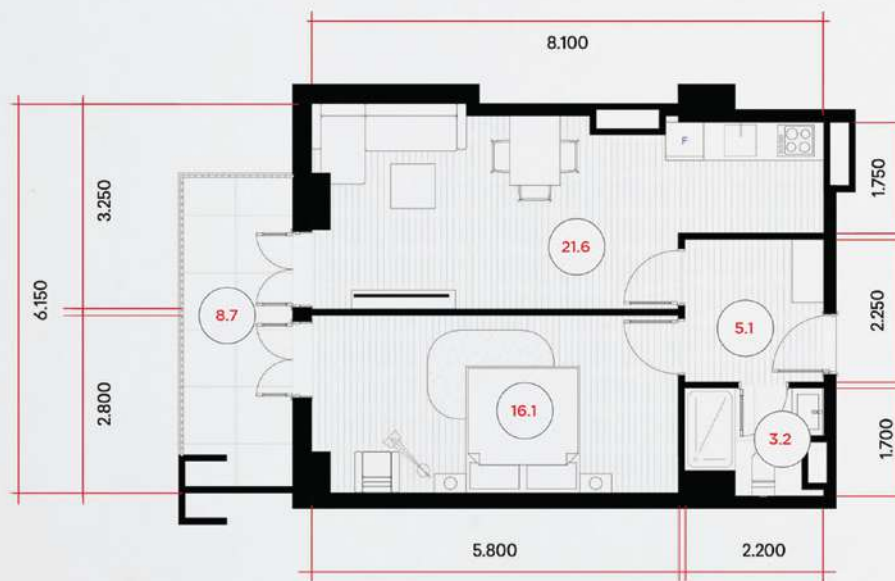


28.8m²



1 Living space - 24.8 m² **2** Balcony - 4.0 m²

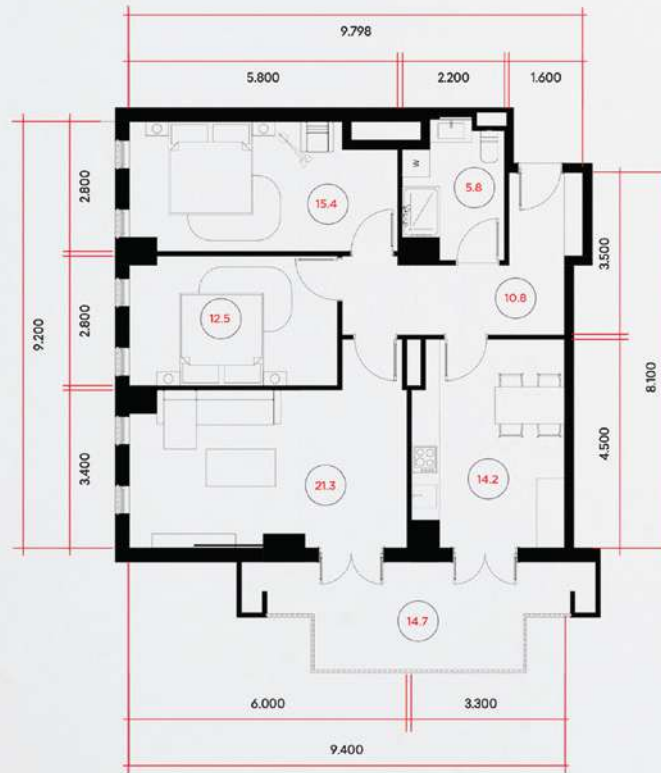
55.8m²



1 Living space - 47.1 m²

2 Balcony - 8.7 m²

96.8m²



1 Living space - 82.1 m² **2** Balcony - 14.7 m²

1 m² From \$ 900
From 28.8 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

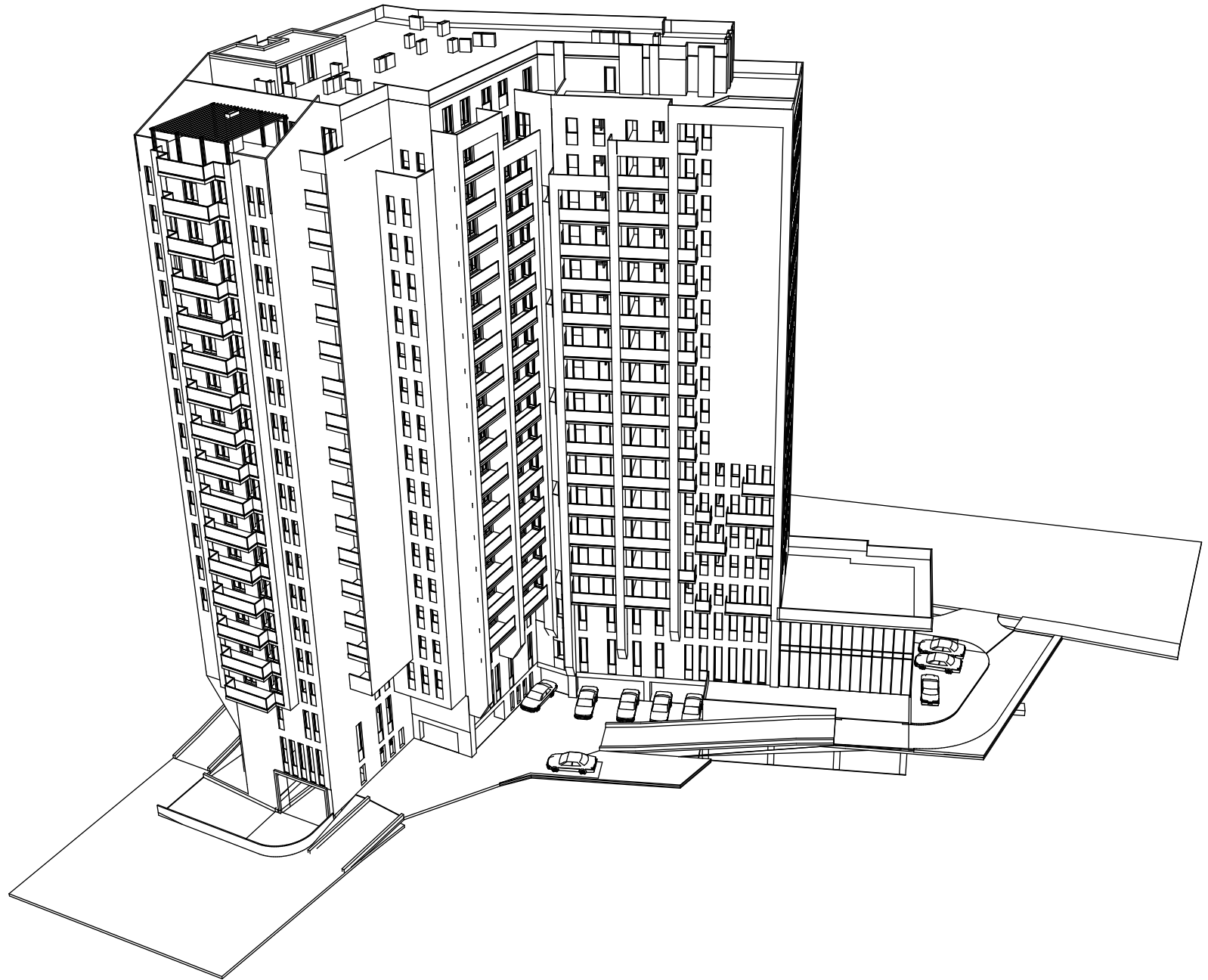


Terms of payment

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