



RIVER PARK BY INDEX

Elevate your lifestyle

FINANCED BY **TBC BANK**



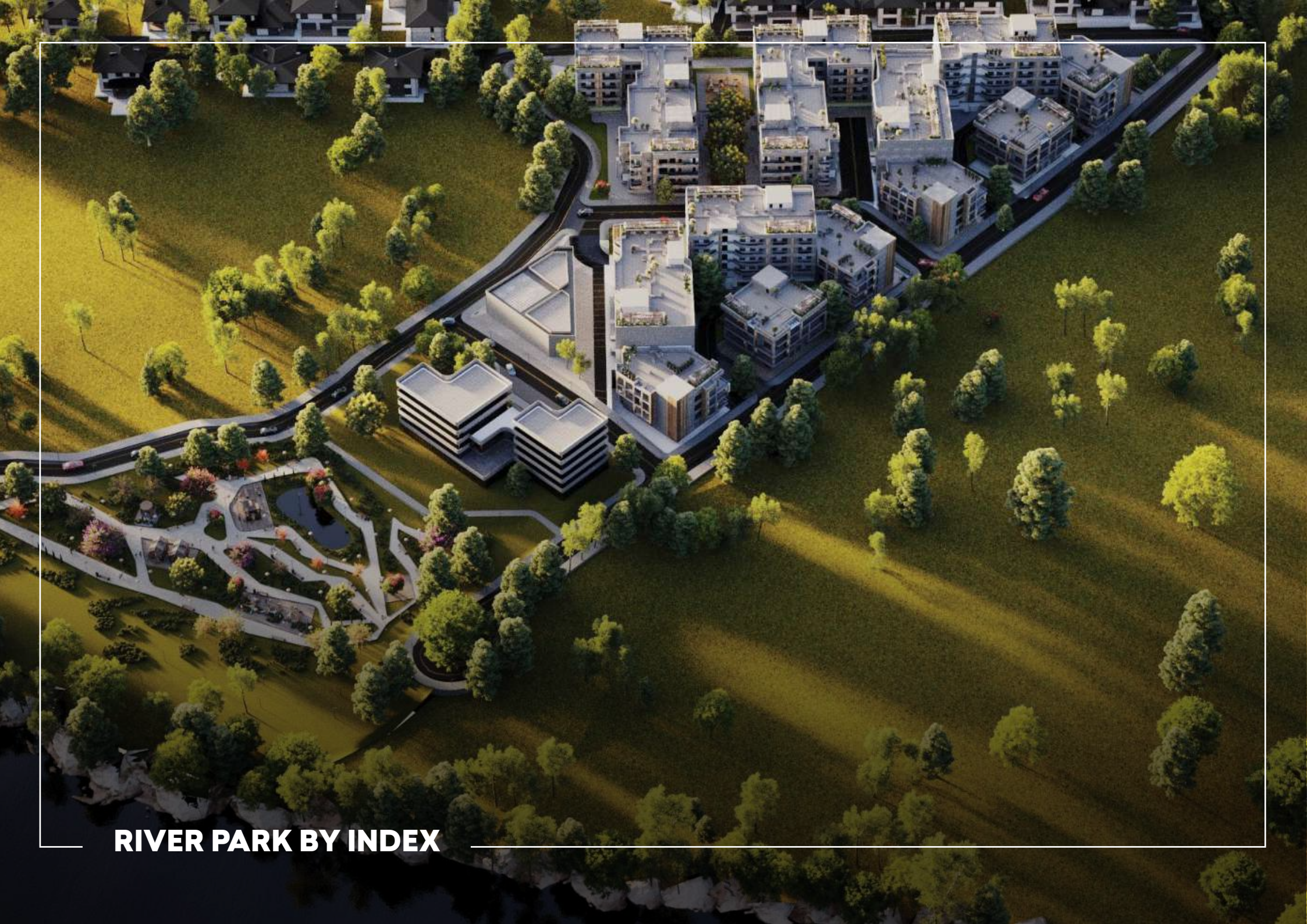
Index | Wealth Management

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.

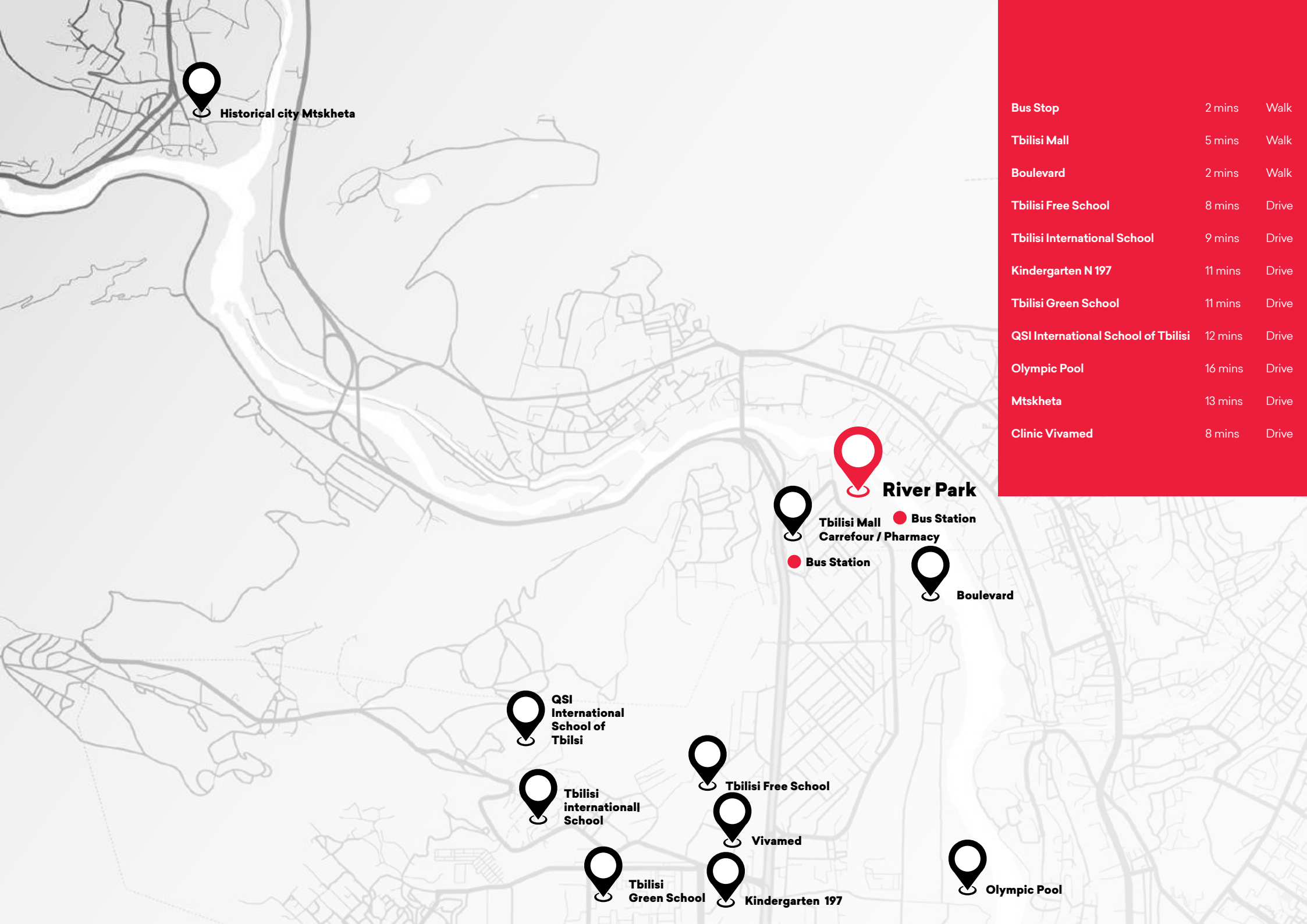


RIVER PARK BY INDEX



LOCATION

River Park by Index is a new multifunctional district in Dighomi 8, located on the banks of the Mtkvari River in a unique microclimatic zone covering 30,000 m². Studies suggest that living in such a microclimate significantly improves the quality of life and human life expectancy.



 **Historical city Mtskheta**

 **River Park**

 **Tbilisi Mall
Carrefour / Pharmacy**

 **Bus Station**

 **Boulevard**

 **QSI
International
School of
Tbilisi**

 **Tbilisi
internationall
School**

 **Tbilisi Free School**

 **Vivamed**

 **Tbilisi
Green School**

 **Kindergarten 197**

 **Olympic Pool**

Bus Stop	2 mins	Walk
Tbilisi Mall	5 mins	Walk
Boulevard	2 mins	Walk
Tbilisi Free School	8 mins	Drive
Tbilisi International School	9 mins	Drive
Kindergarten N 197	11 mins	Drive
Tbilisi Green School	11 mins	Drive
QSI International School of Tbilisi	12 mins	Drive
Olympic Pool	16 mins	Drive
Mtskheta	13 mins	Drive
Clinic Vivamed	8 mins	Drive



LOW-DENSITY

The project features low-density, four-story buildings, offering more space and a healthier environment.









ROOFTOP TERRACES

The project architecture incorporates multiple spaces for River Park residents to socialize and enjoy outdoor living. Additionally, the rooftop terraces enhance the project's overall appeal.



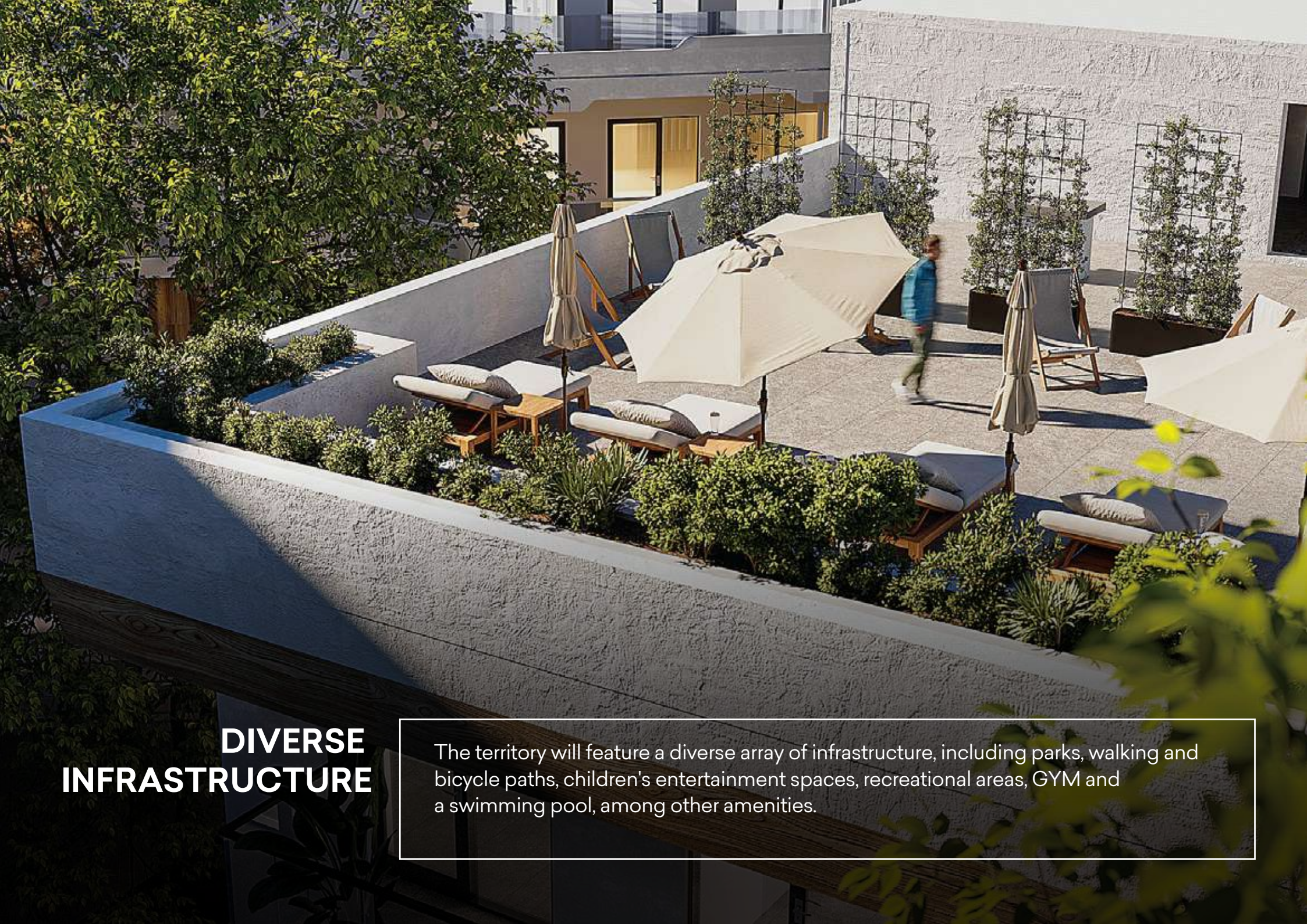












DIVERSE INFRASTRUCTURE

The territory will feature a diverse array of infrastructure, including parks, walking and bicycle paths, children's entertainment spaces, recreational areas, GYM and a swimming pool, among other amenities.









PLANNING OF APARTMENTS

In River Park, every detail has been meticulously considered to offer you a cozy and comfortable living experience. Each apartment in the complex is designed to ensure that even the smallest units are comfortable, functional, and tailored to the needs of their owners.











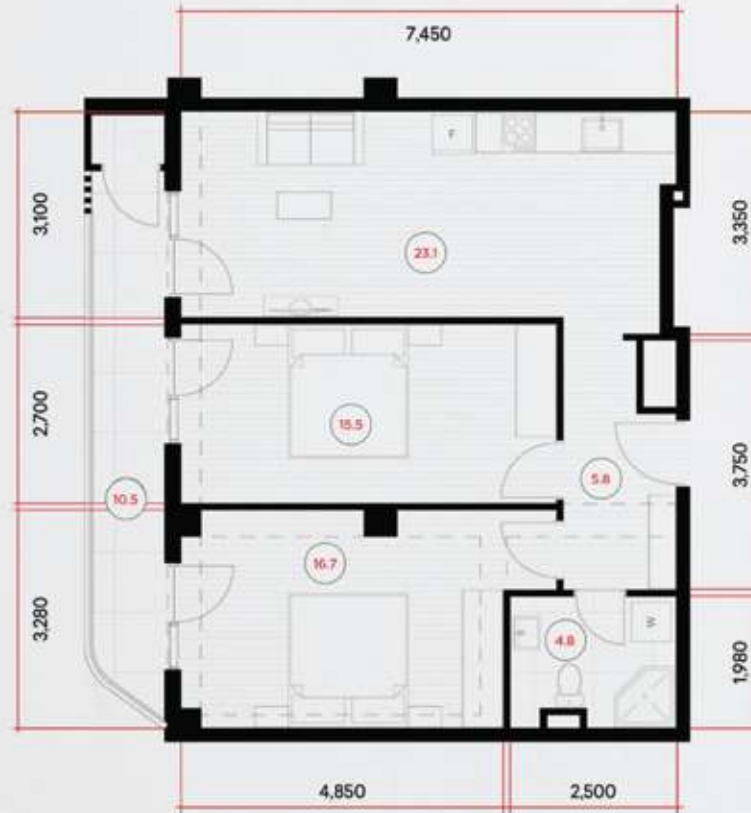




28.12.59. IV



47m²



- 1** Living space - 40.3 m² **2** Balcony - 6.2 m²

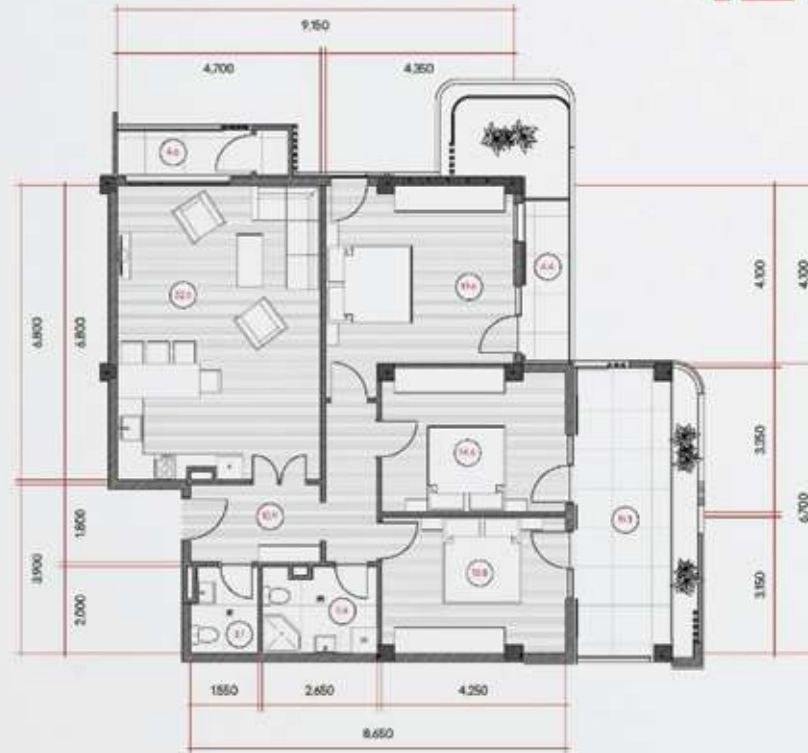
78.8m²



1 Living space - 50.9 m²

2 Balcony - 17.0 m²

124.7m²



1 Living space - 100.6 m²

2 balcony - 24.1 m²



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 initial payment is 0%, customers don't have to make any upfront payments or take out bank loans to invest. Moreover, we offer a 12-months interest-free installment plan for real estate purchases, allowing users to manage their finances according to their preferences.



Green Space Allocation

River Park project covers a total area of **30,000 m²**.

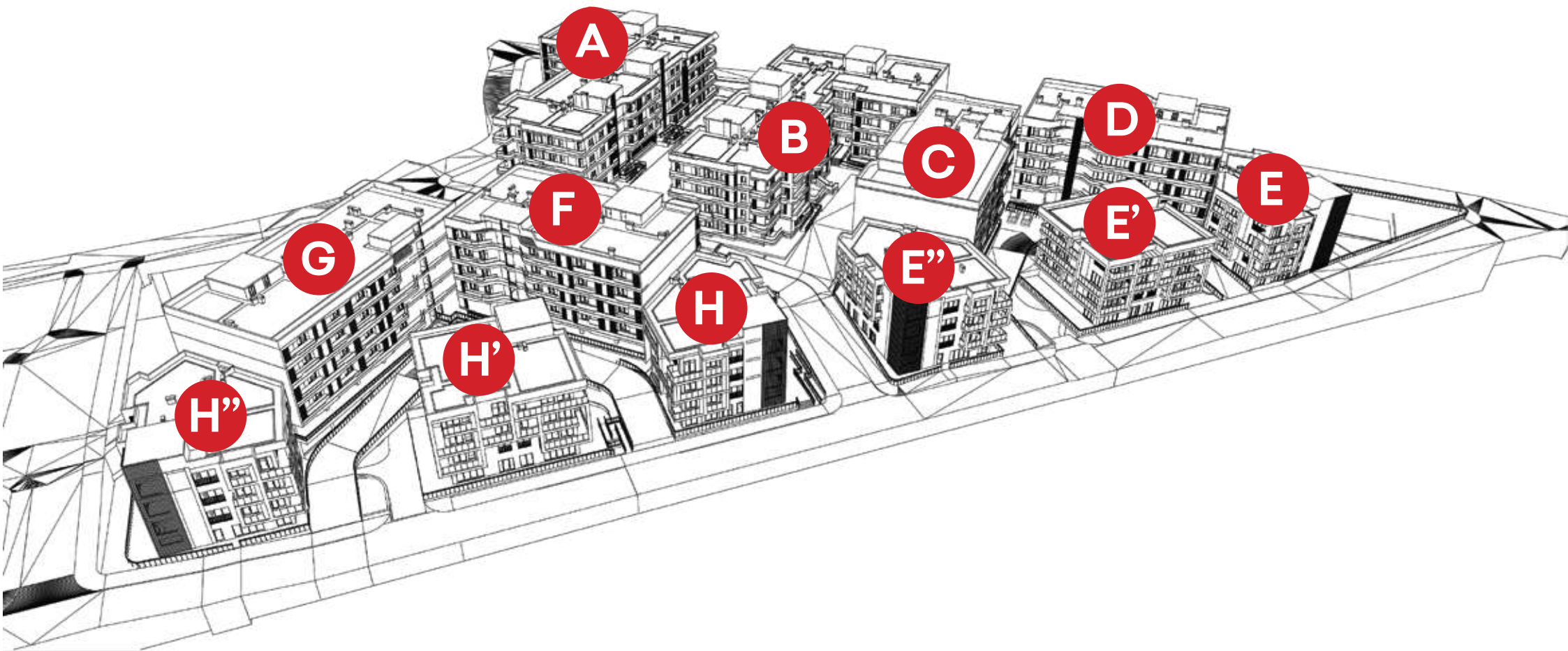
A significant portion, **8,900 m²**, is dedicated to green spaces, ensuring a lush and sustainable environment for residents.

There will be **36.23 m²** of greenery and additional infrastructure per capita.

Exceeding WHO Standards

The WHO recommends a minimum of **9m²** of greenery per capita.

River Park's design ensures that per capita greenery and additional infrastructure will be 4 times the WHO's minimum recommendation, highlighting our commitment to enhancing quality of life and environmental sustainability.



A and B Blocks - 2024

C and D Blocks - 2025

E, F, G and H Blocks - 2026

COMPLETION OF PROJECT

Apartment **1 m²** From **\$ 1750**

Renovated Apartment **1 m²** From **\$ 2700**

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