



## **AVLABARI BY INDEX**

Where history meets modernity

FINANCED BY **TBC BANK**





## Index | Wealth Management

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 an interest-free installment plan until the project is completed, allowing buyers to manage their finances according to their preferences.





**AVLABARI BY INDEX**





## 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.





8 mins

Georgian National University SEU



8 mins

Geo Hospitals Tbilisi Multiprofile Medical Center



4 mins

300 Aragveli Metro Station



6 mins

Public School № 96



Avlabari by Index



10 mins

Kindergarten #29



7 mins

Sam Raan Spa & Wellness Center



6 mins

Isani Mall

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





## 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.











A high-angle, close-up photograph of a modern bedroom corner. On the left, a bed with white linens is partially visible. In the center, a round wooden nightstand holds a small glass of water and a magazine titled 'CHIPPERFIELD'. To the right, a glowing, oval-shaped pendant lamp hangs from the ceiling, casting a warm light on the wall and the nightstand. The overall atmosphere is cozy and contemporary.

## PLANNING OF APARTMENTS

Avlabari by Index offers a wide selection of apartments, starting from 30.2 m<sup>2</sup>, 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.























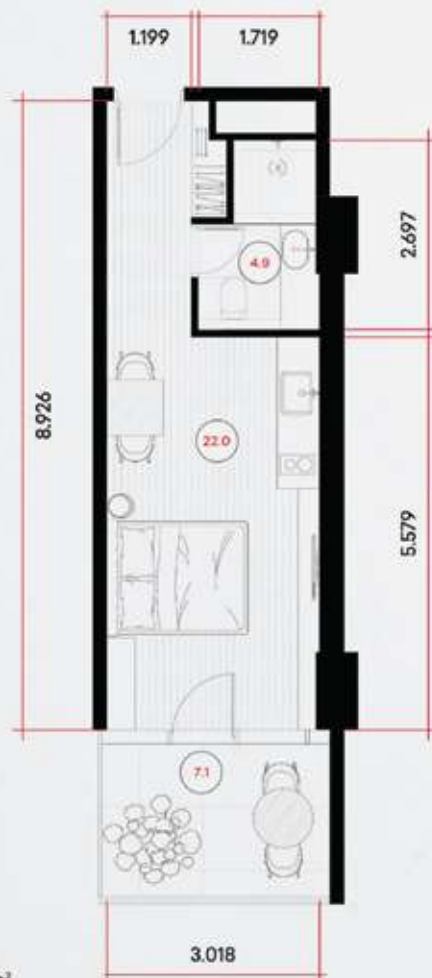








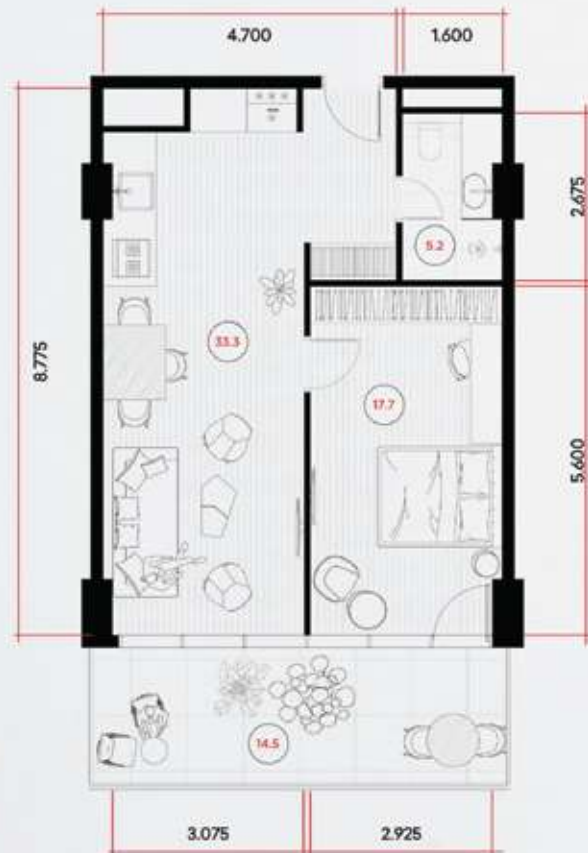
**34m<sup>2</sup>**



**1** Living space - 26.9 m<sup>2</sup> **2** Balcony - 7.1 m<sup>2</sup>



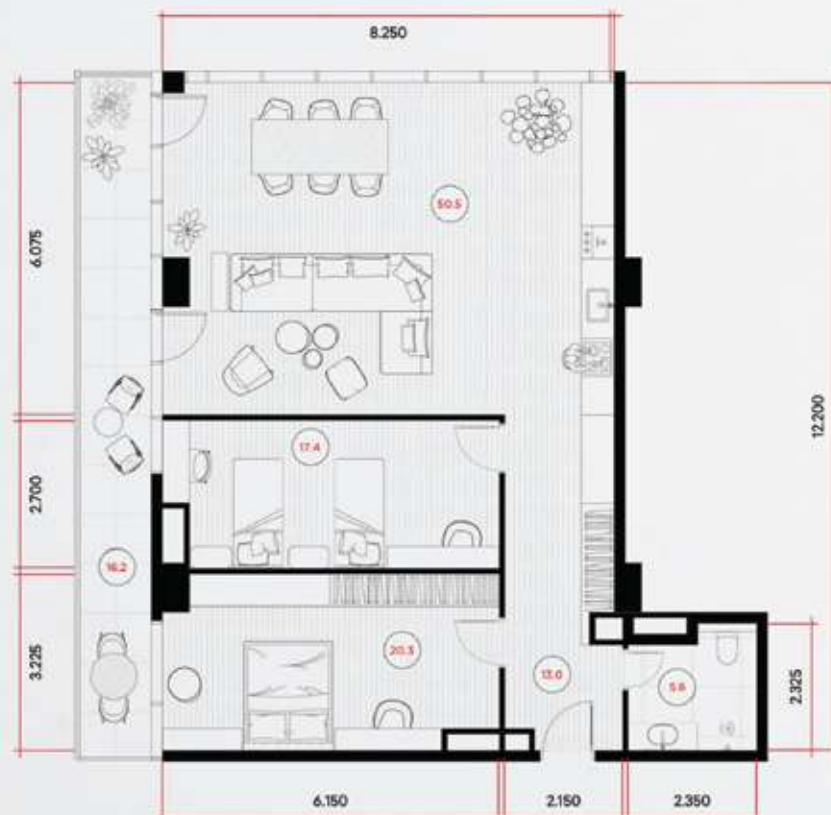
**70.7m<sup>2</sup>**



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

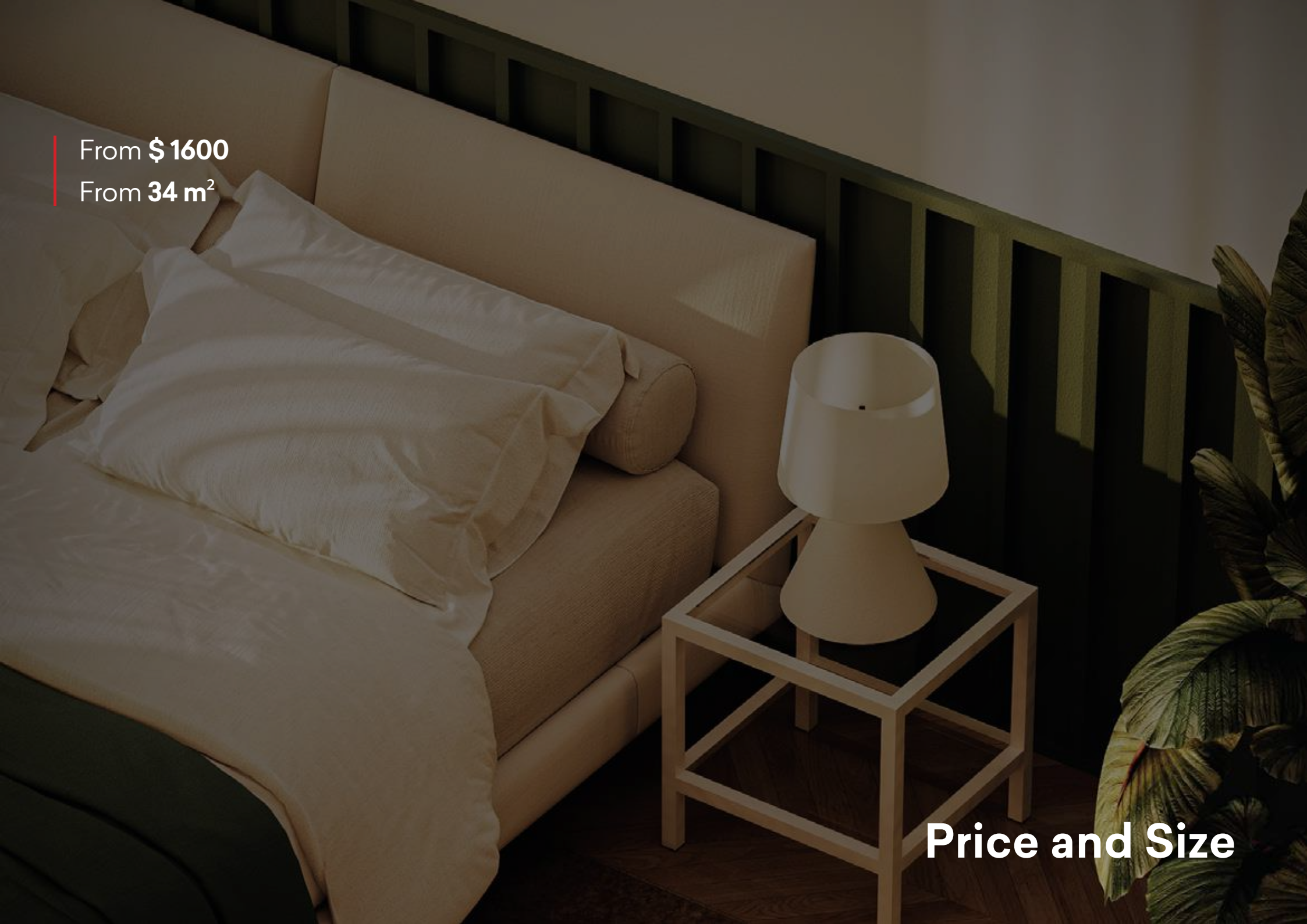


**123m<sup>2</sup>**



**1** Living space - 106.8 m<sup>2</sup> **2** Balcony - 16.2 m<sup>2</sup>





From **\$ 1600**

From **34 m<sup>2</sup>**

**Price and Size**





# 2.5%

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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%

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

# 2.9%

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

# 9.9%

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

## Investments





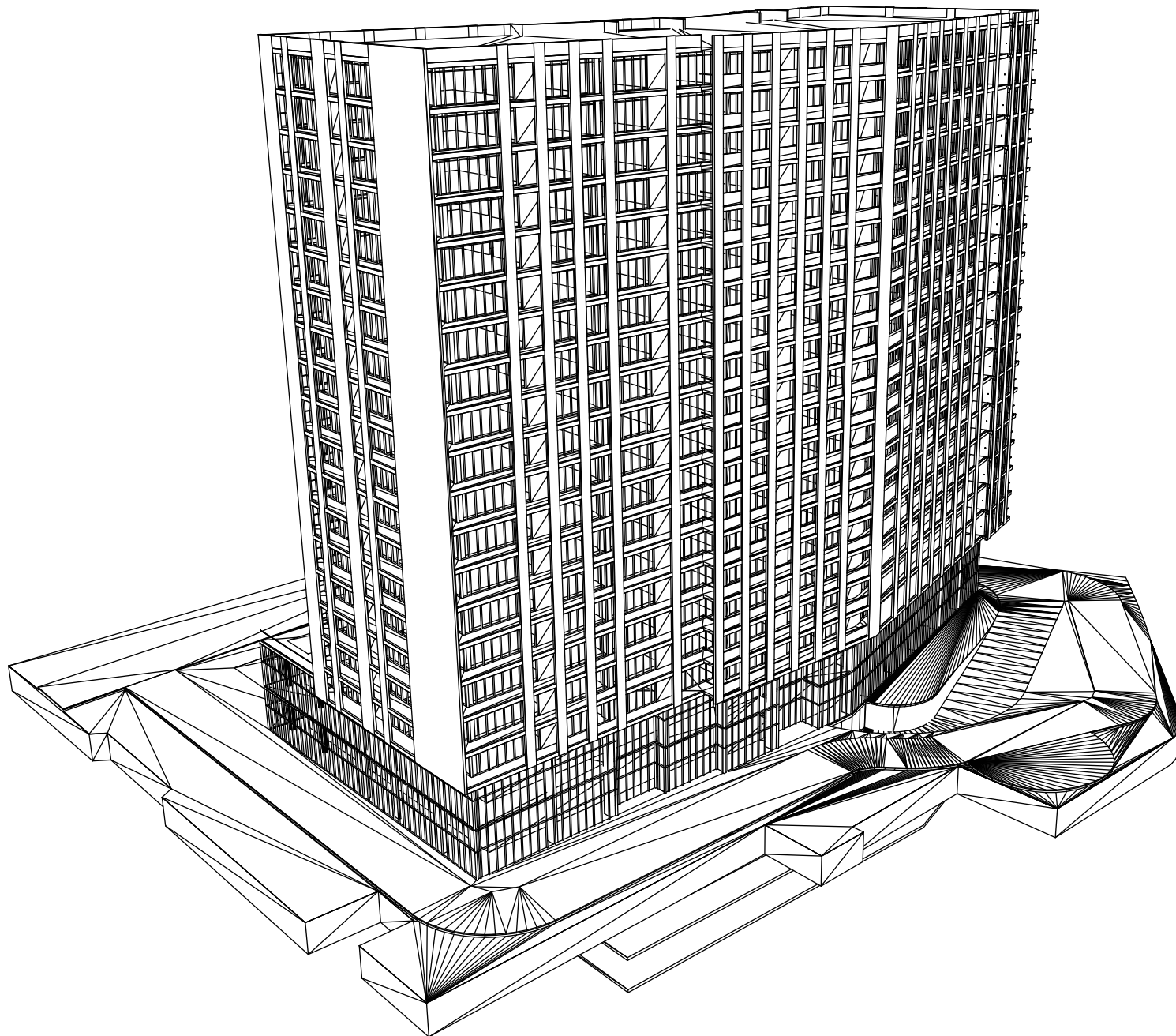
## Terms of payment

At Index 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 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**