

## **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 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.



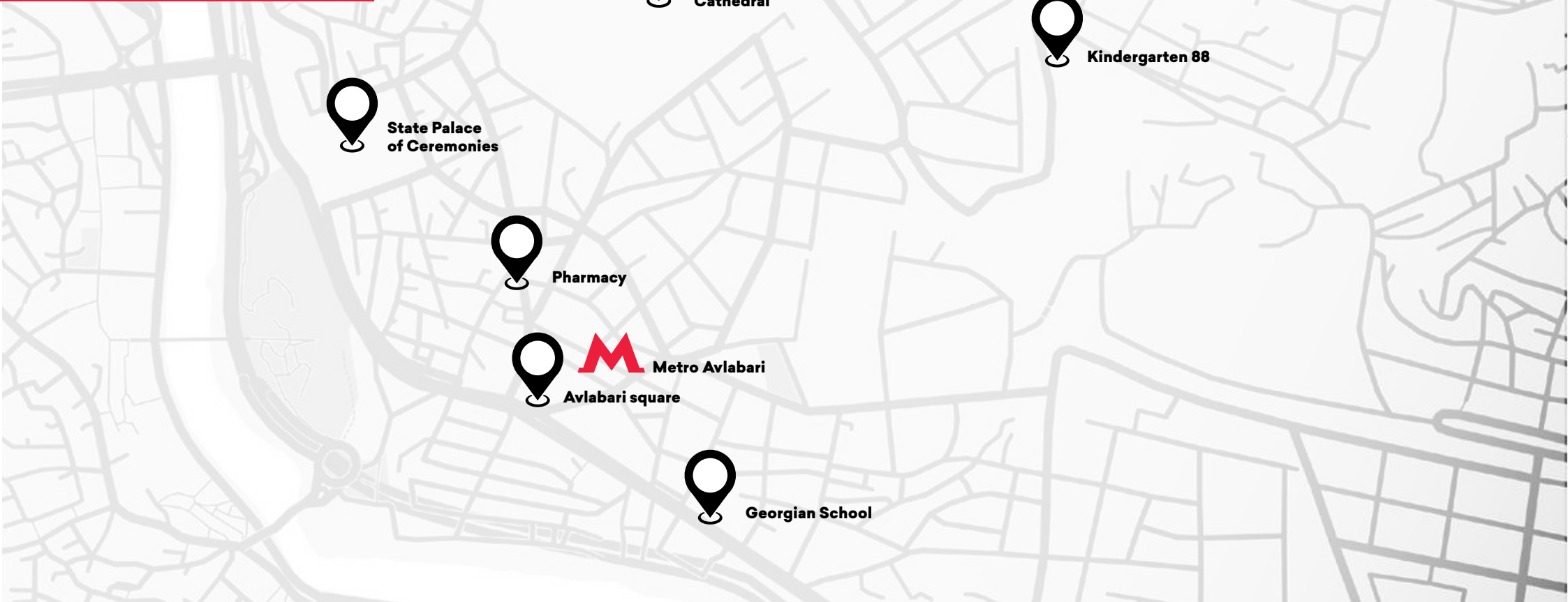
**NIABI BY INDEX**



## 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. The project stands out for its architecture and stunning views of old Tbilisi.

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





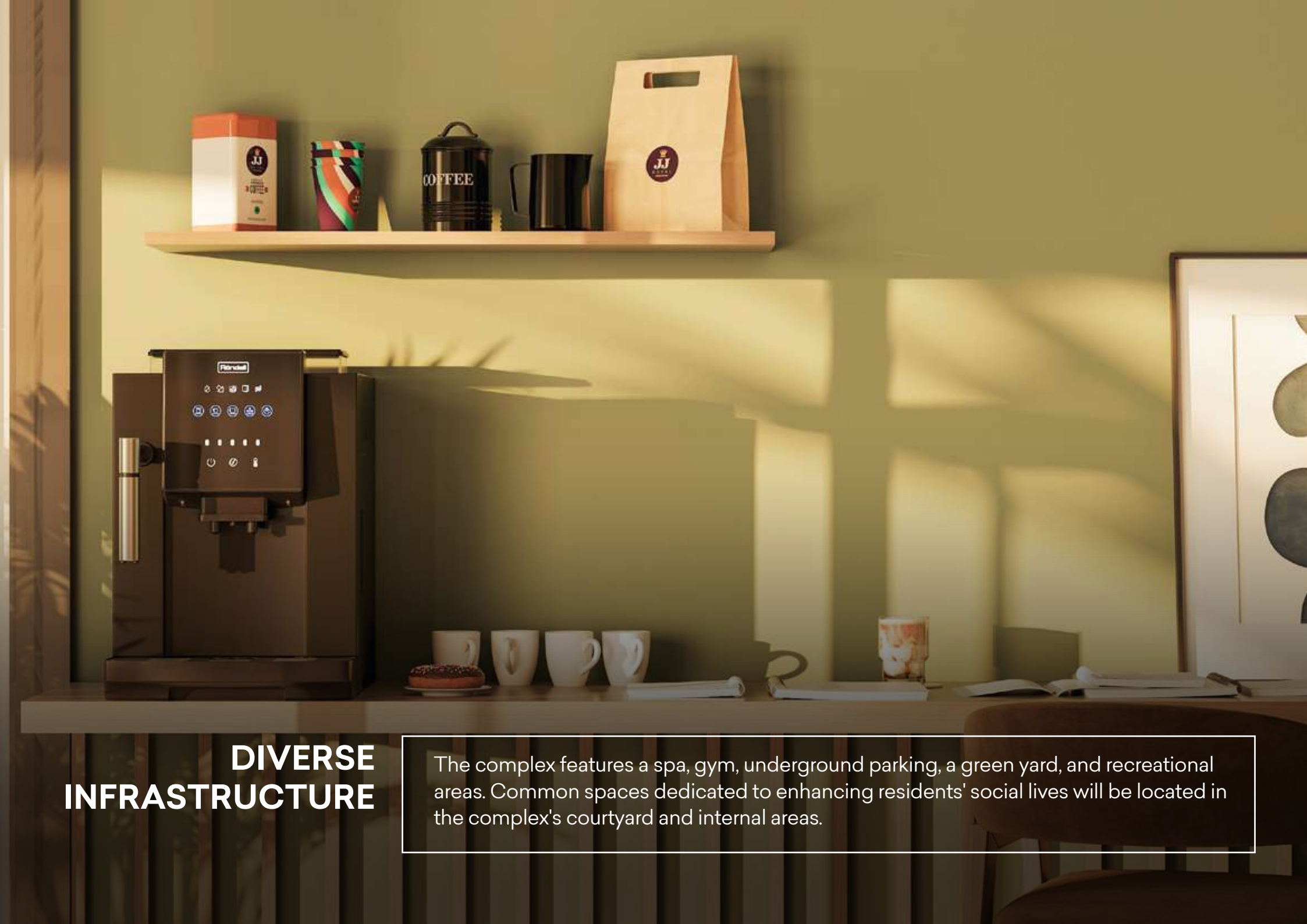
## LOW-DENSITY

Niabi by Index is a unique 5-storey complex known for its large balconies. The low-density development ensures a cozy and comfortable living environment.









## 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.







A modern lounge interior featuring a curved green velvet sofa, two orange leather armchairs, and a round marble coffee table. The background wall is covered in a grid of dark green, vertically ribbed panels. A large, multi-tiered pendant light hangs from the ceiling, and a floor lamp with a green plant is visible on the right.

## 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 and light-colored sofas and armchairs. There are two large pergolas with dark wooden roofs 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 views. The overall atmosphere is relaxed and sophisticated.

## PANORAMIC ROOFTOP RETREAT

Residents of Omplex will have the opportunity to enjoy a well-equipped roof, from which there are also panoramic views of Old Tbilisi. The common space is ideal for relaxing, spending time with friends, walking a child or 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.













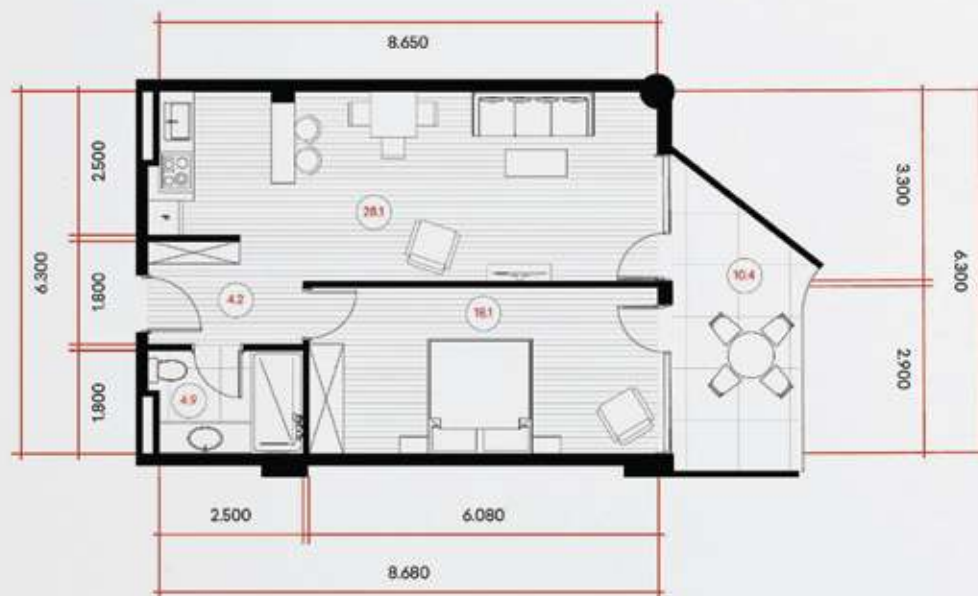


**40.9m<sup>2</sup>**

**1** Living space - 30.6 m<sup>2</sup>

**2** Balcony - 10.3 m<sup>2</sup>

**65.6m<sup>2</sup>**



**1** Living space - 55.2 m<sup>2</sup>

**2** Balcony - 10.4 m<sup>2</sup>

**83.3m<sup>2</sup>**



**1** Living space - 67.5 m<sup>2</sup>

**2** Balcony - 15.8 m<sup>2</sup>

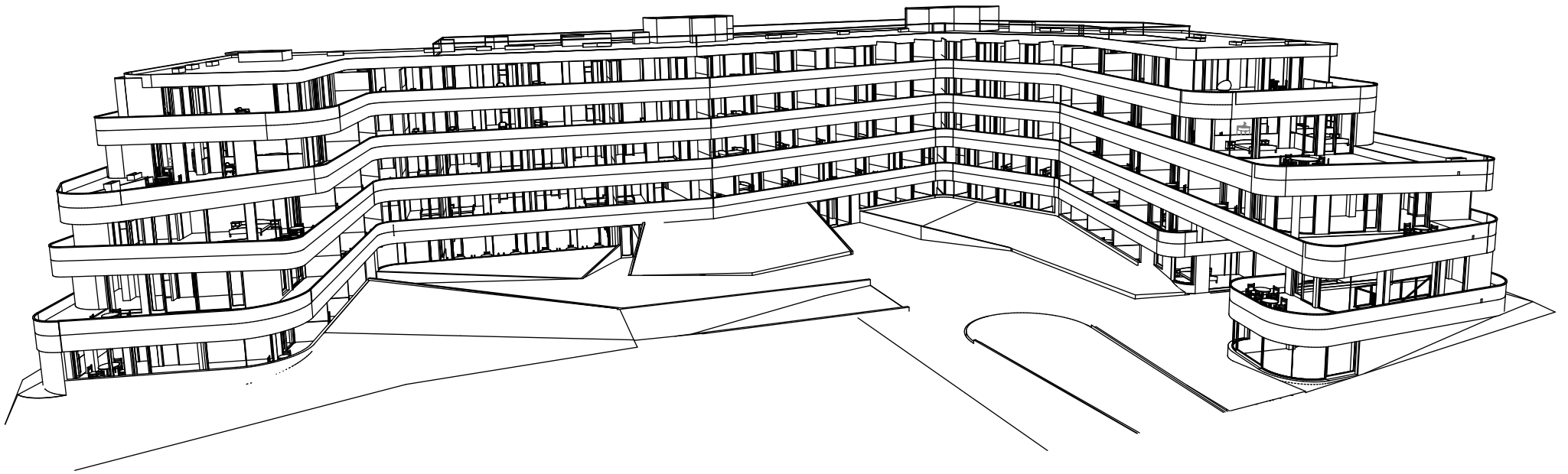


## Terms of payment


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



**The project is scheduled for completion in 2025**



Apartment **1 m<sup>2</sup>** From **\$ 1 895**

ROI **11 %**

**Price and ROI**

# 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