

AVLABARI BY INDEX

SMART INVESTMENT

FINANCED BY TBC



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. As planned, the company has expanded its portfolio with three new projects, increasing the total number of ongoing projects to eight. This rapid growth has raised the overall investment volume from \$120 million to \$170 million.

With a focus on prime locations and exceptional quality, our projects are highly attractive for both residential living and investment purposes. The developments are located in the following districts: Dighomi 8, Avlabari, Gldani, Ortachala, Isani, and Didi Dighomi.

One of the company's key objectives is to provide comprehensive information. 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

THE PROJECT WILL BE COMPLETED IN 2027



LOCATION

The Avlabari project is located in Old Tbilisi, on Telavi Street. This location is popular among both locals and tourists. All essential facilities are within walking distance, including schools, kindergartens, recreational areas, the landmarks of Old Tbilisi, and more.

PUBLIC SCHOOL #88 3 MINS WALK

GYM 5 MINS WALK

UNIVERSITY SEU 5 MINS WALK

SUPERMARKET 1 MIN 5 MINS WALK

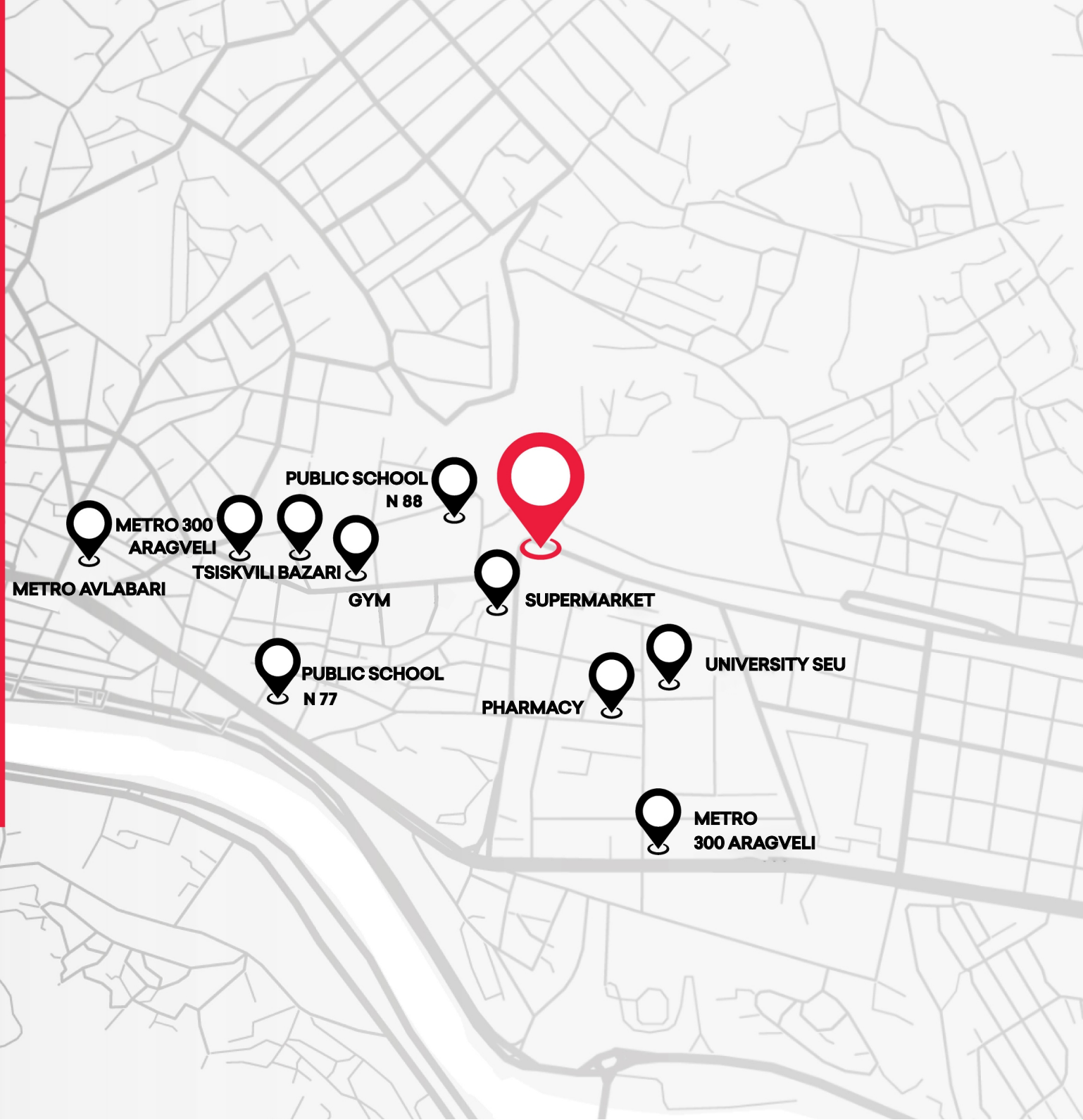
PARK OF HEROES 5 MINS WALK

TSISKVILI BAZARI 5 MINS WALK

PHARMACY 5 MINS WALK

METRO AVLABARI 8 MINS WALK

METRO 300 ARAGVELI 8 MINS WALK





INFRASTRUCTURE

The first two floors of the residential complex are designated for commercial spaces, while underground parking will be available on levels -2 and -1. Additionally, the project features a modern lobby and concierge service for enhanced comfort and convenience.

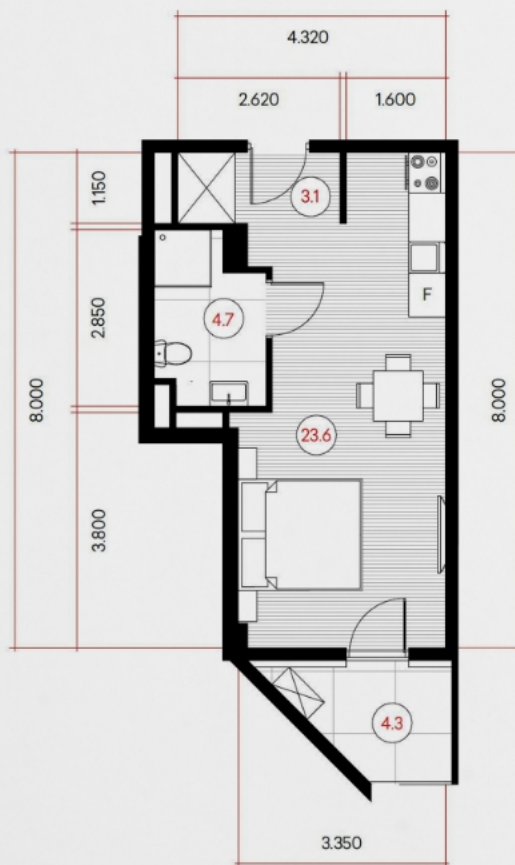




APARTMENT PLANS

The apartments in the project start from 35.7 m², making them an ideal choice both for living and investment purposes. The project is delivered in white frame condition.

35.9m²



1

Living space - 31.6 m²

2

Balcony - 4.3 m²

52.5m²



1

Living space - 45.8 m²

2

Balcony - 6.7 m²

77.6m²



1

Living space - 64.4 m²

2

Balcony - 13.2 m²

A photograph of a modern, multi-story apartment building with a mix of brick and dark grey panels. Many balconies with glass railings are visible, and some windows are lit from within.

8.5%

In 2024, the number of transactions in new residential projects in Tbilisi increased by 8.5%.

7.1%

In **2024**, apartments worth a total of USD **3,123.1** million were sold in Tbilisi, reflecting a **7.1%** y/y increase.

11.6%

In **2024**, the average price in **USD** on the primary market increased by **11.6%**.

INVESTMENTS



Terms of Payment

Avlabari by Index is 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. For maximum convenience, we offer a 0% internal installment plan until the project is completed.



PRICE AND SPACE

1m² From \$ 1700

From 35.7 m²