



## **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. 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.



**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.

საოპიზო ცენტრი 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 m<sup>2</sup>, 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























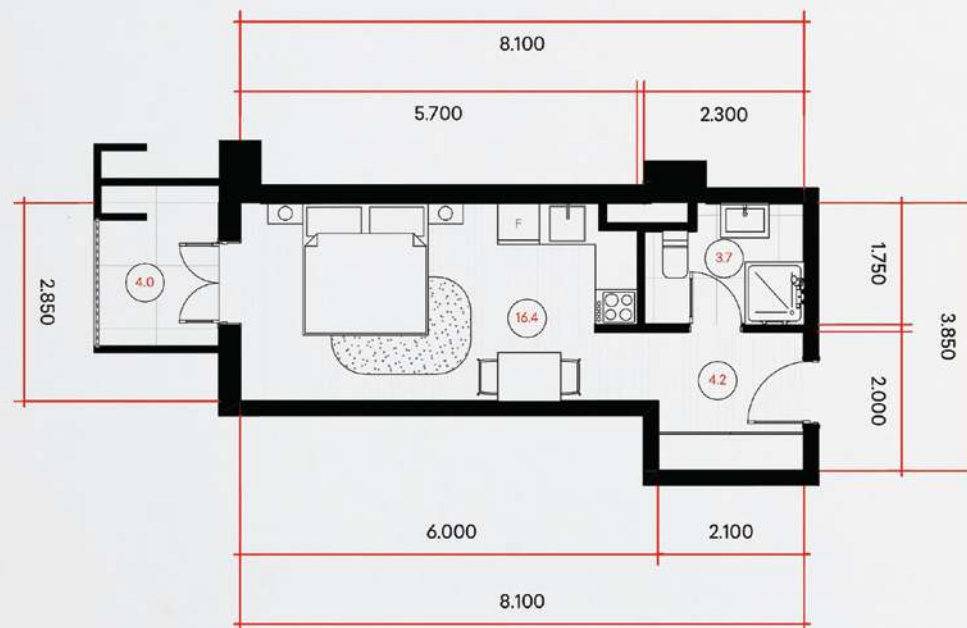






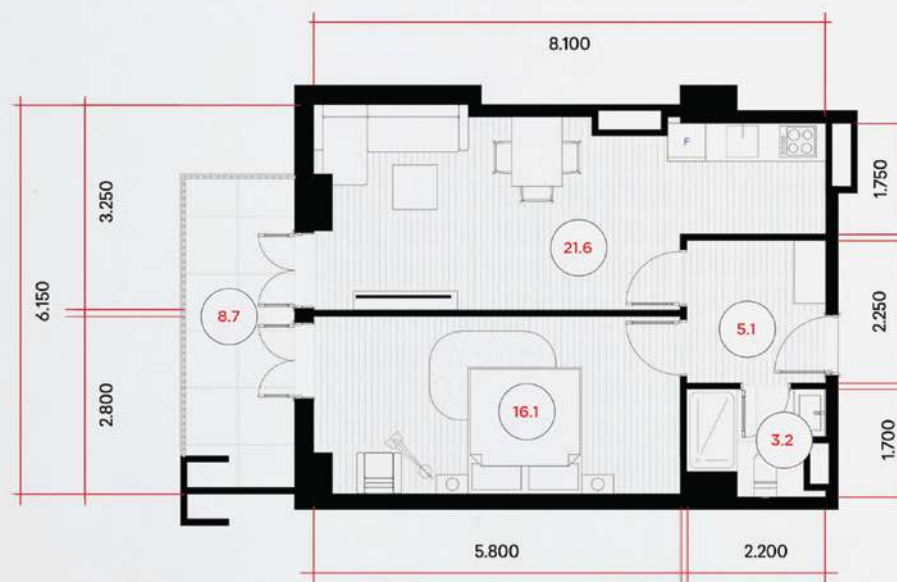


**28.8m<sup>2</sup>**



**1** Living space - 24.8 m<sup>2</sup>    **2** Balcony - 4.0 m<sup>2</sup>

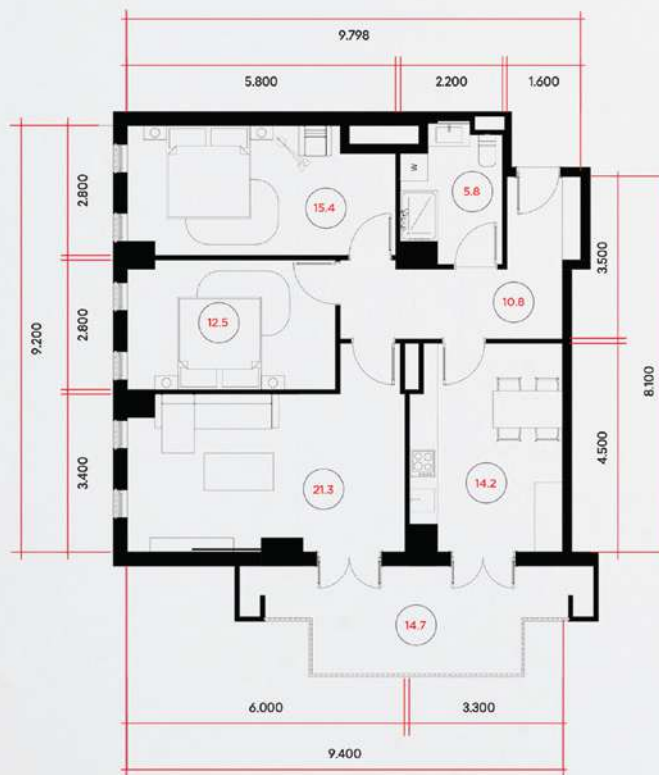
**55.8m<sup>2</sup>**



**1** Living space - 47.1 m<sup>2</sup> **2** Balcony - 8.7 m<sup>2</sup>



**96.8m<sup>2</sup>**



**1** Living space - 82.1 m<sup>2</sup>    **2** Balcony - 14.7 m<sup>2</sup>

A low-angle, dark photograph of a modern apartment building facade. The building features a grid-like pattern of windows and balconies with glass railings. The sky is a deep blue with some light clouds at the bottom.

# 8.5%

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

# 7.1%

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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%

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

## Investments





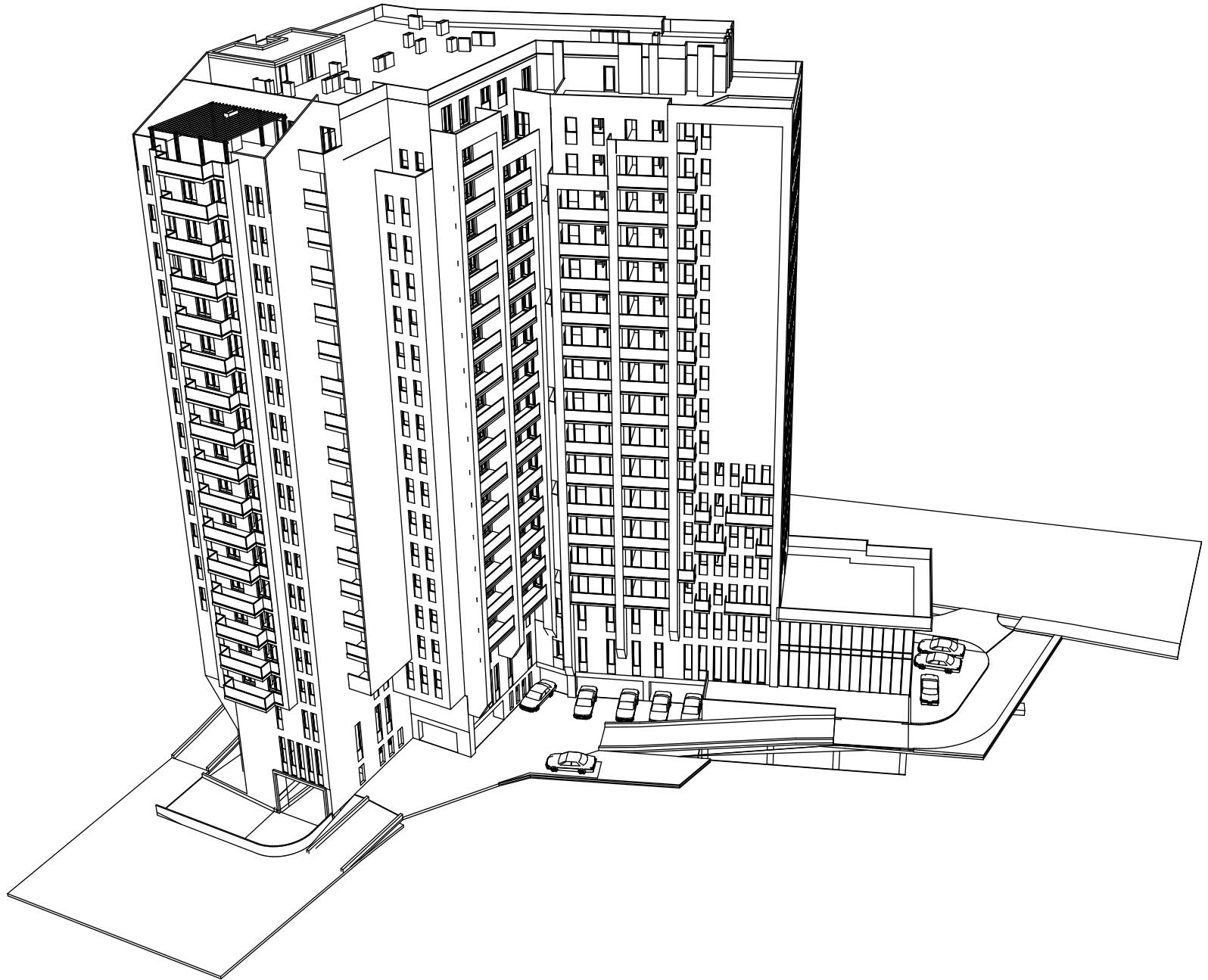
## Terms of payment

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**