

## **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. 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.





**NIABI BY INDEX**

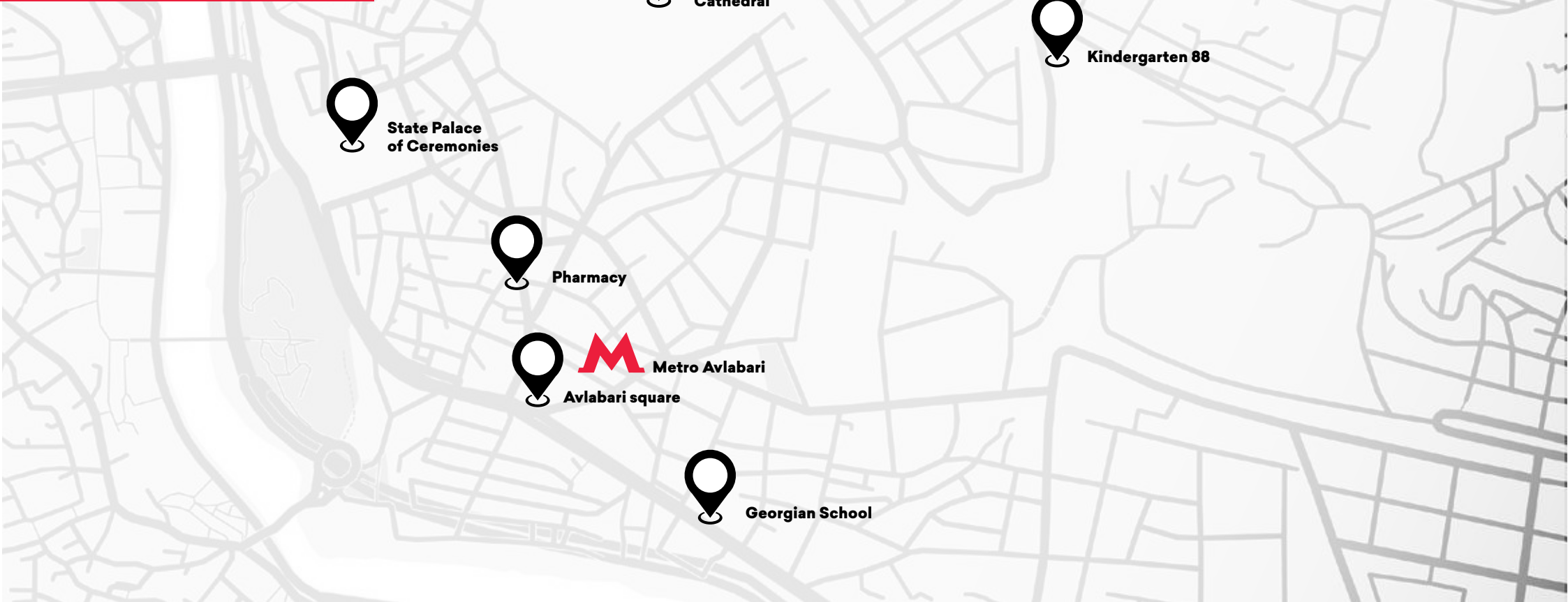




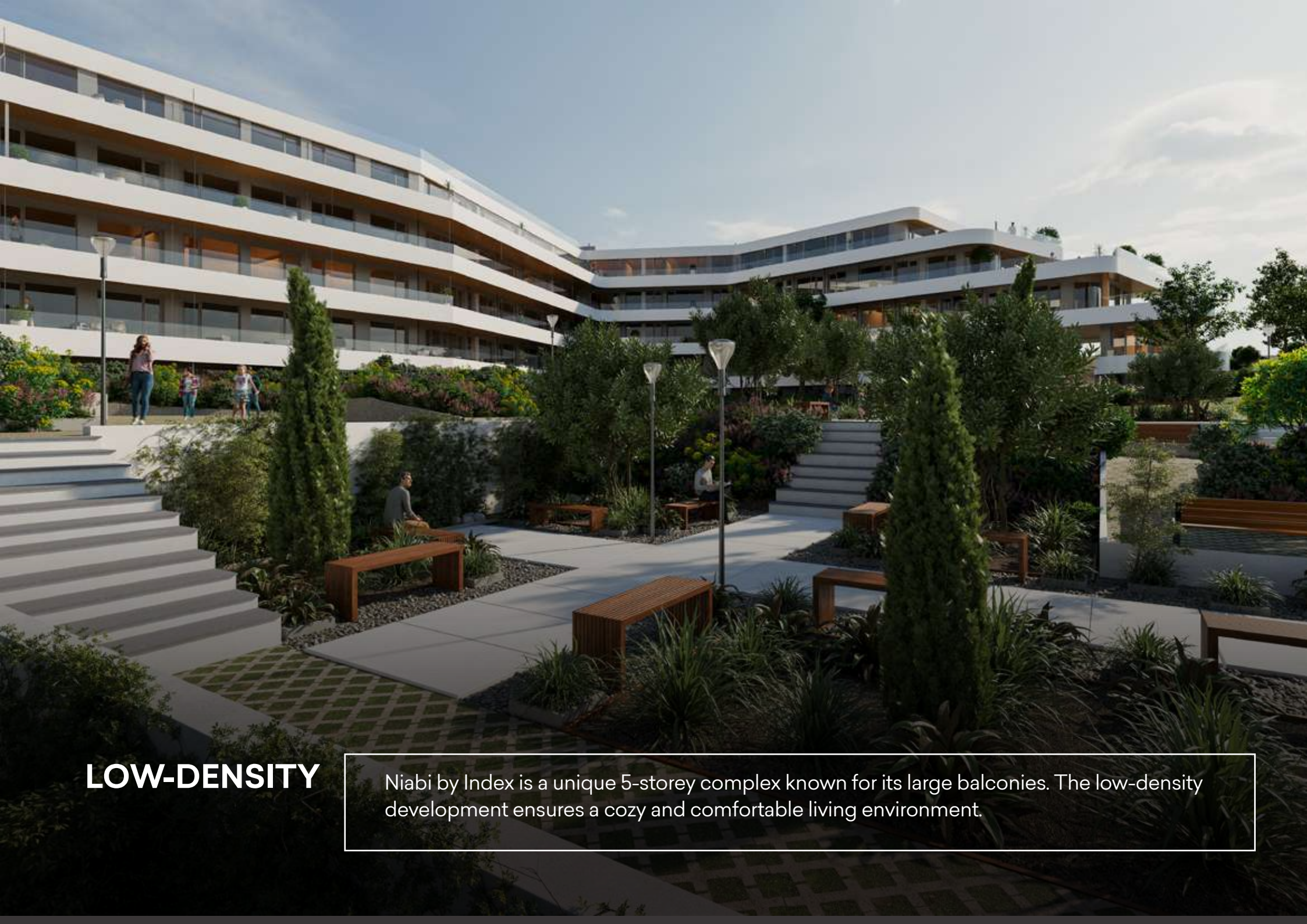
## LOCATION

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.





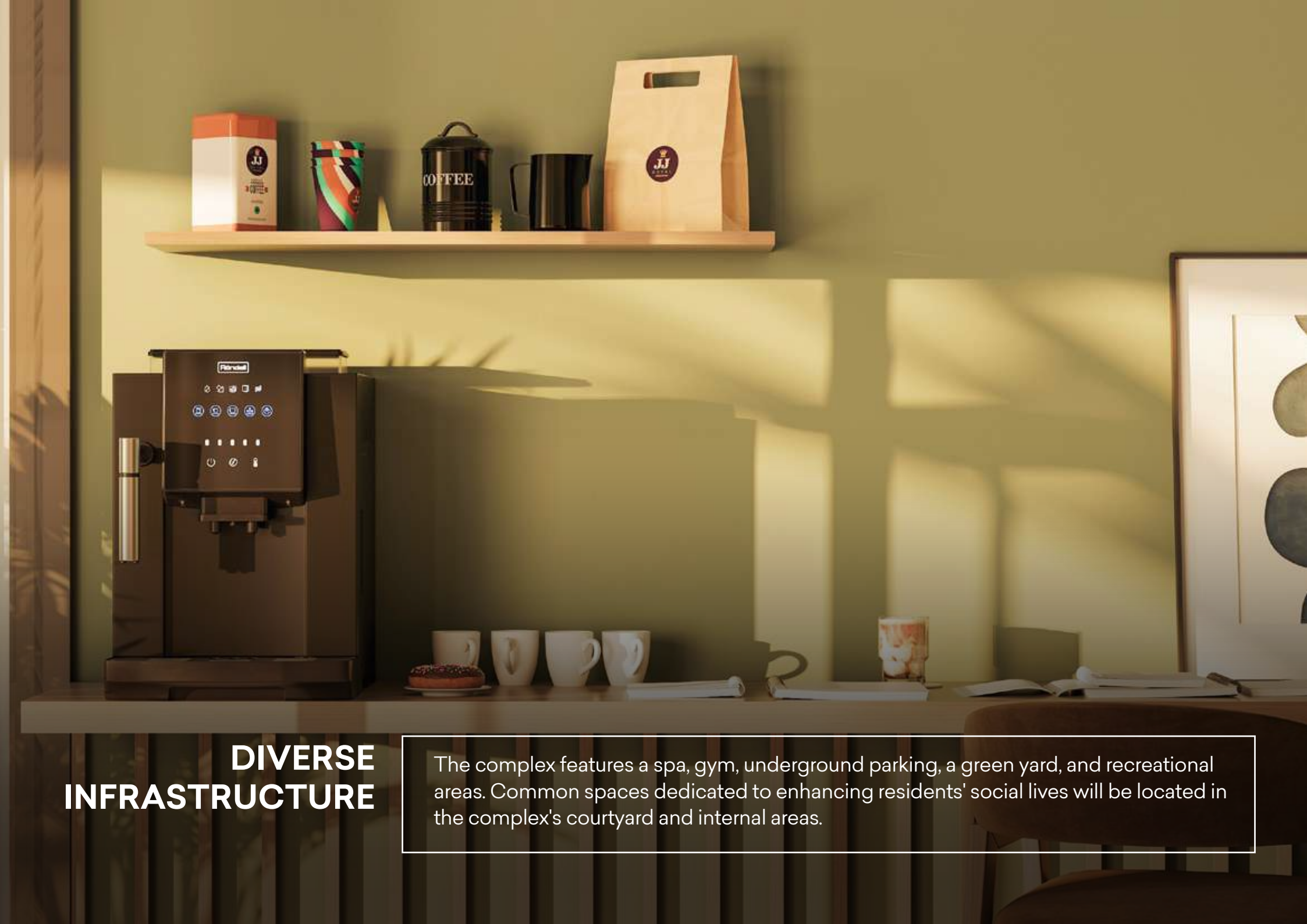












## DIVERSE INFRASTRUCTURE

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.













## 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 frames and white curtains, each containing a sofa. The terrace is surrounded by lush greenery, including trees and potted plants. A glass railing runs along the edge of the roof. In the background, a body of water and a cityscape are visible. Several people are walking and sitting on the terrace, enjoying the space.

## 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.



























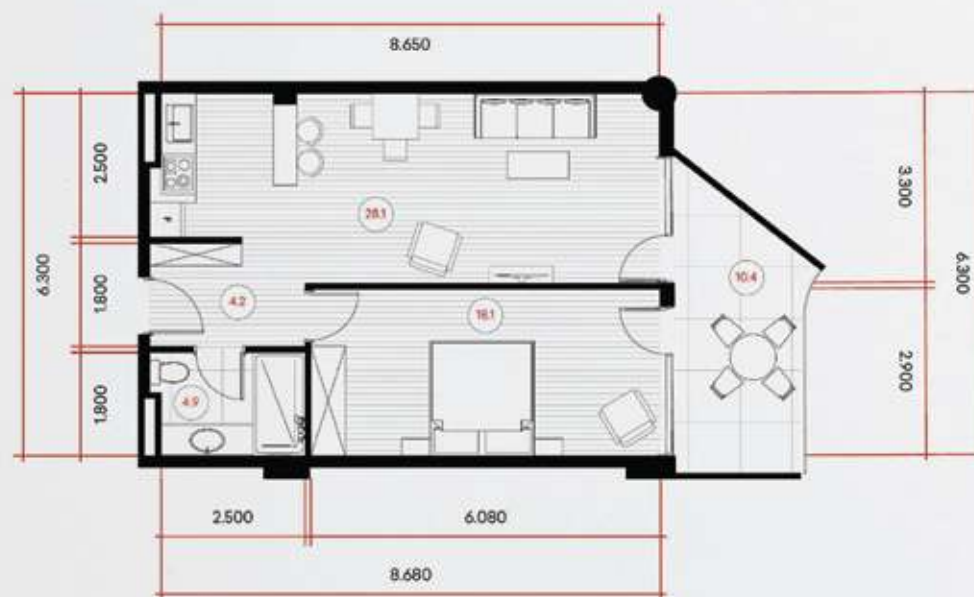
**40.9m<sup>2</sup>**

**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>





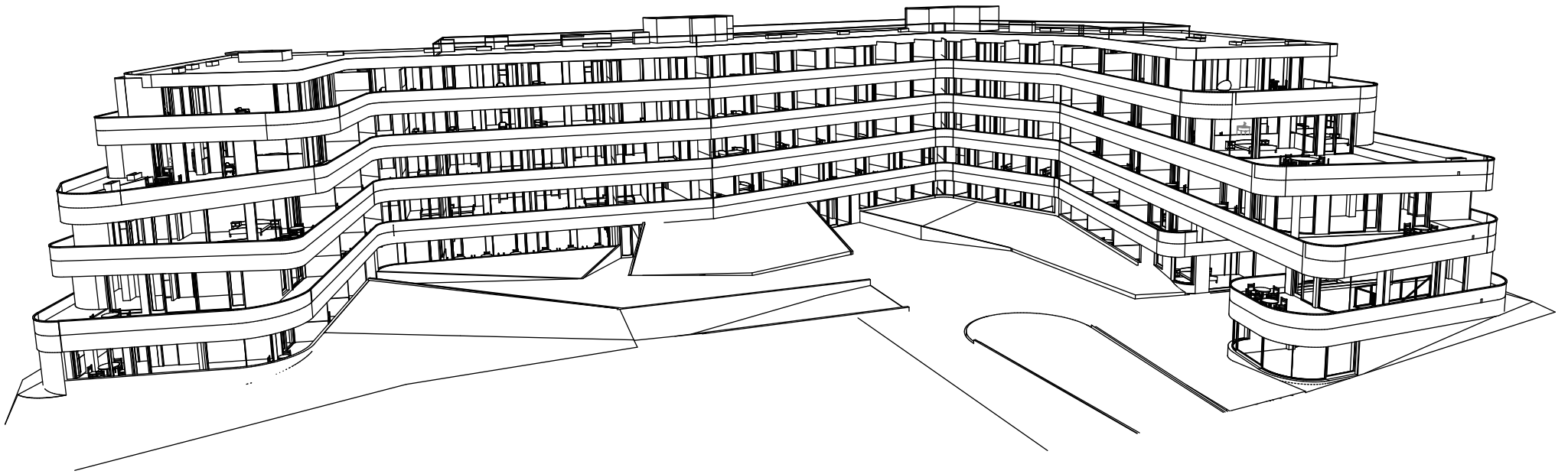
## Terms of payment

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**



A modern, multi-story apartment building with curved balconies and large windows, illuminated at night. The building is set against a dark sky with some clouds. In the foreground, there is a paved area with a grid pattern, and a few people are walking. A car is parked in a small parking area. The overall scene is a nighttime view of a modern residential development.

# 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