



RIVER PARK BY INDEX

Elevate your lifestyle

FINANCED BY **TBC BANK**

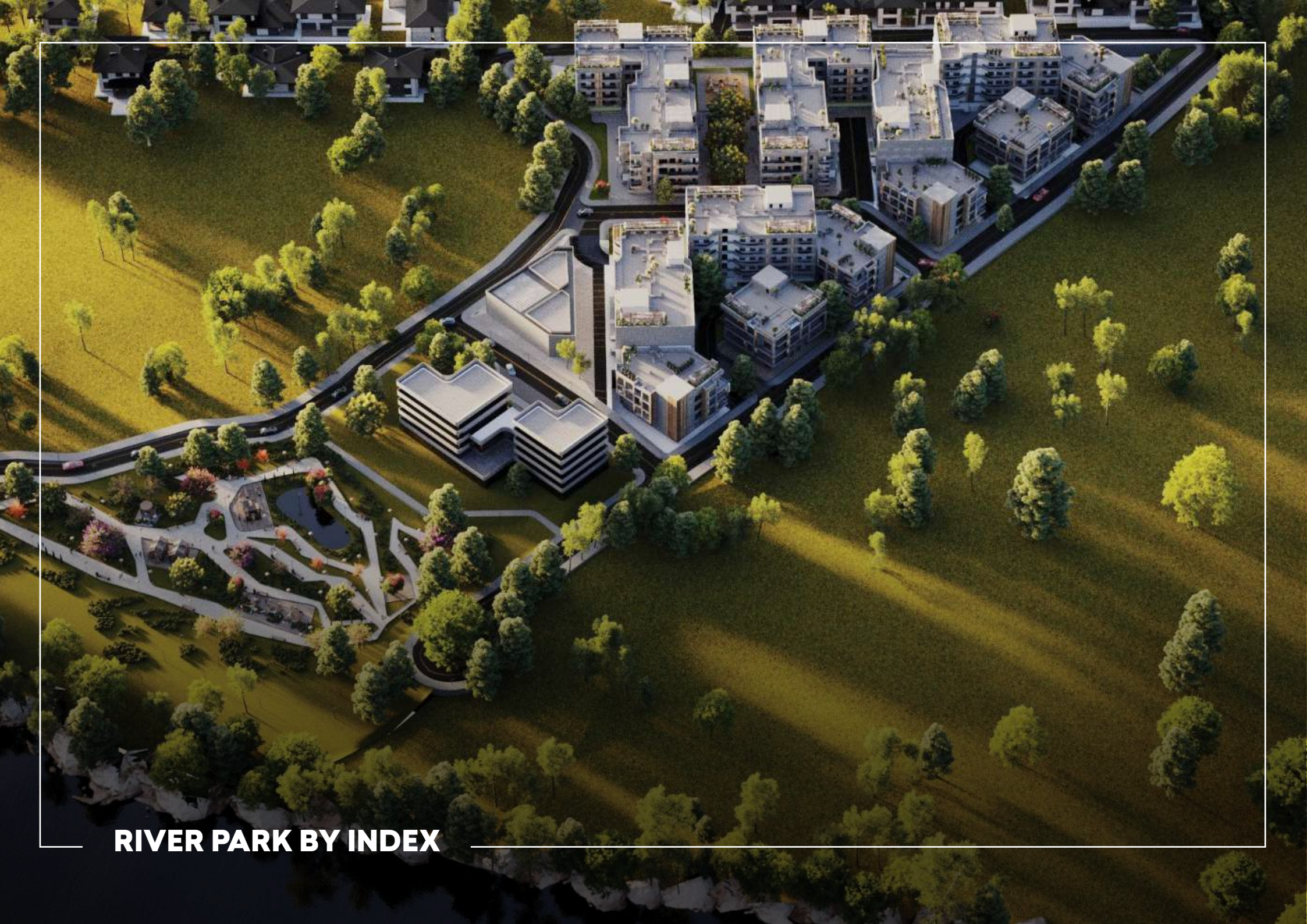


Index | Wealth Management

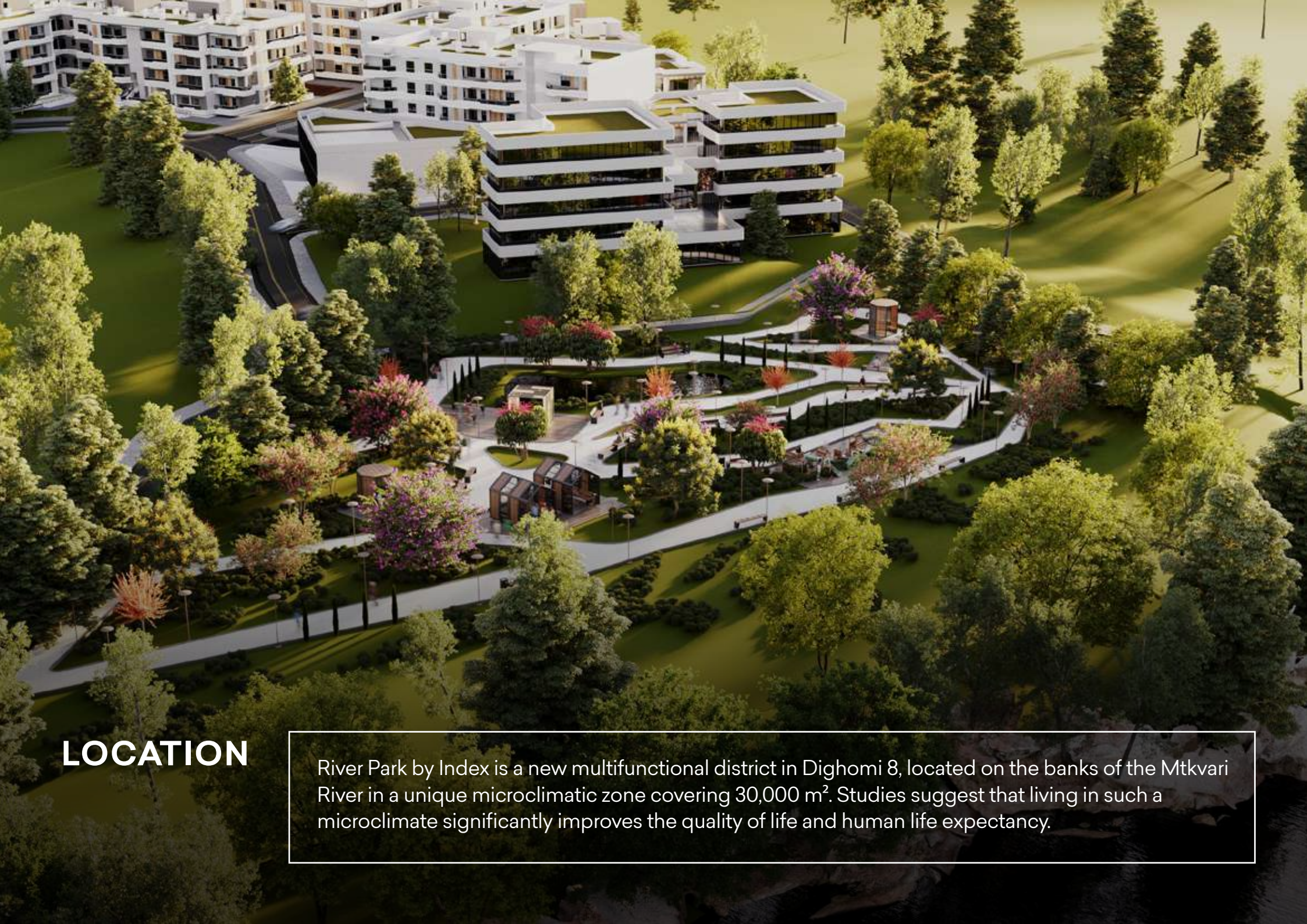
Index | Wealth Management is a real estate development and investment company that creates multifunctional projects in the most strategic locations of the city. As planned, the company has expanded its portfolio with three new projects, increasing the total number of ongoing projects to eight. This rapid 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.

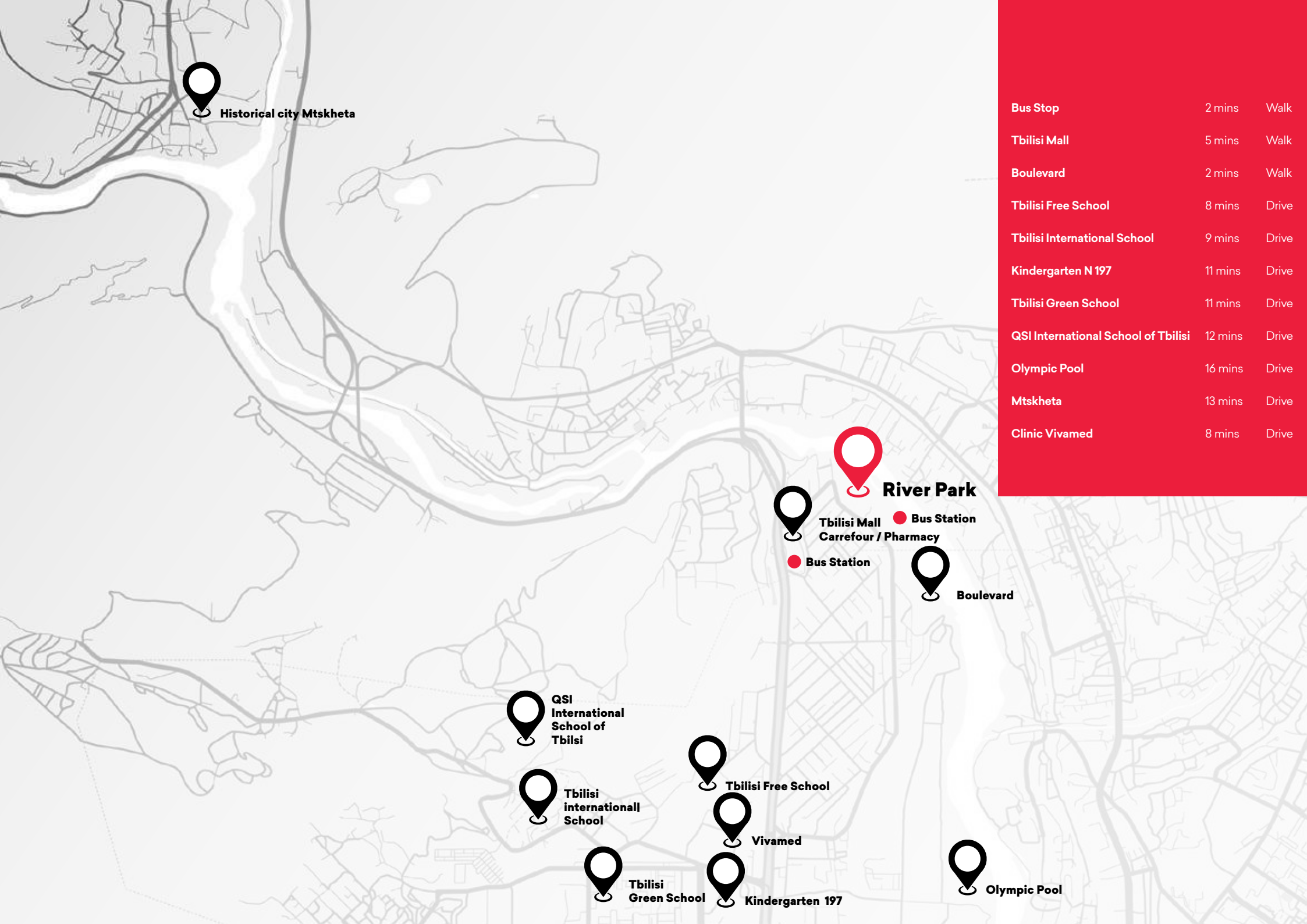


RIVER PARK BY INDEX



LOCATION

River Park by Index is a new multifunctional district in Dighomi 8, located on the banks of the Mtkvari River in a unique microclimatic zone covering 30,000 m². Studies suggest that living in such a microclimate significantly improves the quality of life and human life expectancy.



Historical city Mtskheta



River Park



Tbilisi Mall
Carrefour / Pharmacy



Bus Station



Bus Station



Boulevard



QSI
International
School of
Tbilisi



Tbilisi
internationall
School



Tbilisi Free School



Vivamed



Tbilisi
Green School



Kindergarten 197



Olympic Pool

Bus Stop	2 mins	Walk
Tbilisi Mall	5 mins	Walk
Boulevard	2 mins	Walk
Tbilisi Free School	8 mins	Drive
Tbilisi International School	9 mins	Drive
Kindergarten N 197	11 mins	Drive
Tbilisi Green School	11 mins	Drive
QSI International School of Tbilisi	12 mins	Drive
Olympic Pool	16 mins	Drive
Mtskheta	13 mins	Drive
Clinic Vivamed	8 mins	Drive



LOW-DENSITY

The project features low-density, four-story buildings, offering more space and a healthier environment.







ROOFTOP TERRACES

The project architecture incorporates multiple spaces for River Park residents to socialize and enjoy outdoor living. Additionally, the rooftop terraces enhance the project's overall appeal.













A high-angle photograph of a modern rooftop terrace. The terrace is enclosed by a white concrete wall and features a variety of green plants and shrubs. Several lounge chairs with white cushions and wooden frames are arranged on the terrace, some under large white patio umbrellas. A person in a blue jacket is walking across the terrace. In the background, a multi-story building with large windows and balconies is visible. The scene is brightly lit, suggesting a sunny day.

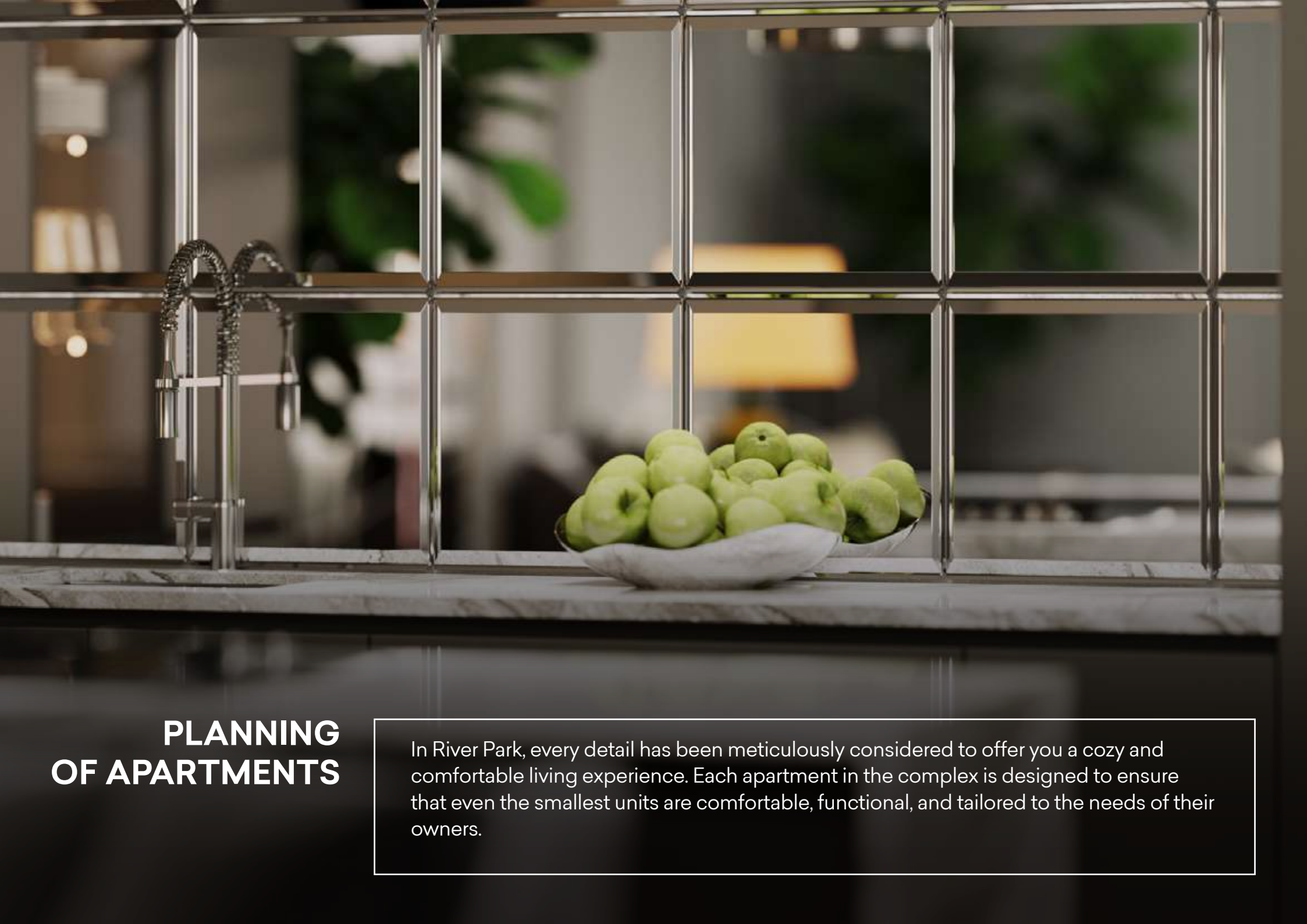
DIVERSE INFRASTRUCTURE

The territory will feature a diverse array of infrastructure, including parks, walking and bicycle paths, children's entertainment spaces, recreational areas, GYM and a swimming pool, among other amenities.









PLANNING OF APARTMENTS

In River Park, every detail has been meticulously considered to offer you a cozy and comfortable living experience. Each apartment in the complex is designed to ensure that even the smallest units are comfortable, functional, and tailored to the needs of their owners.







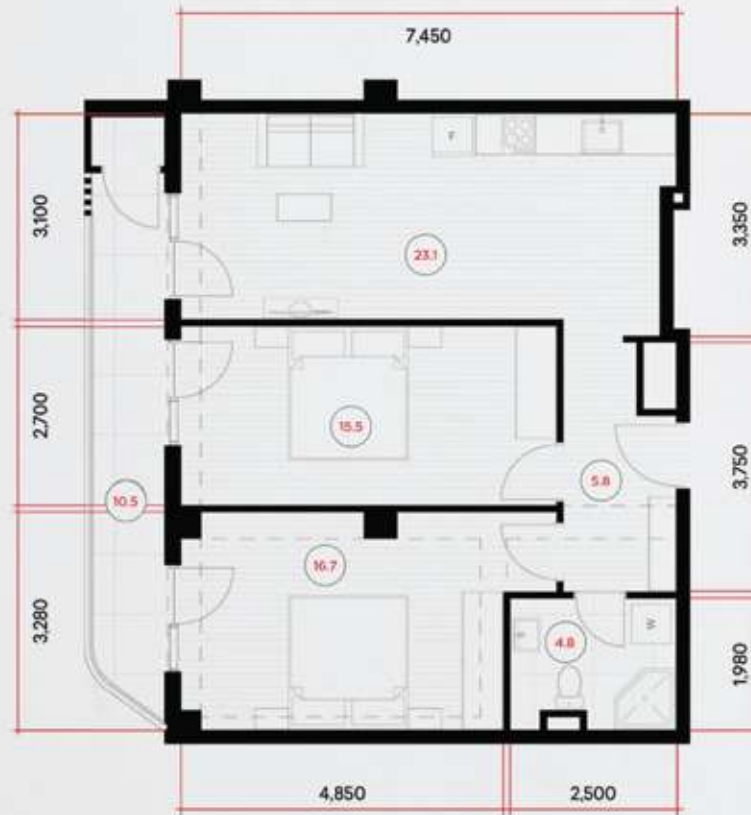








47m²



- 1** Living space - 40.3 m² **2** Balcony - 6.2 m²

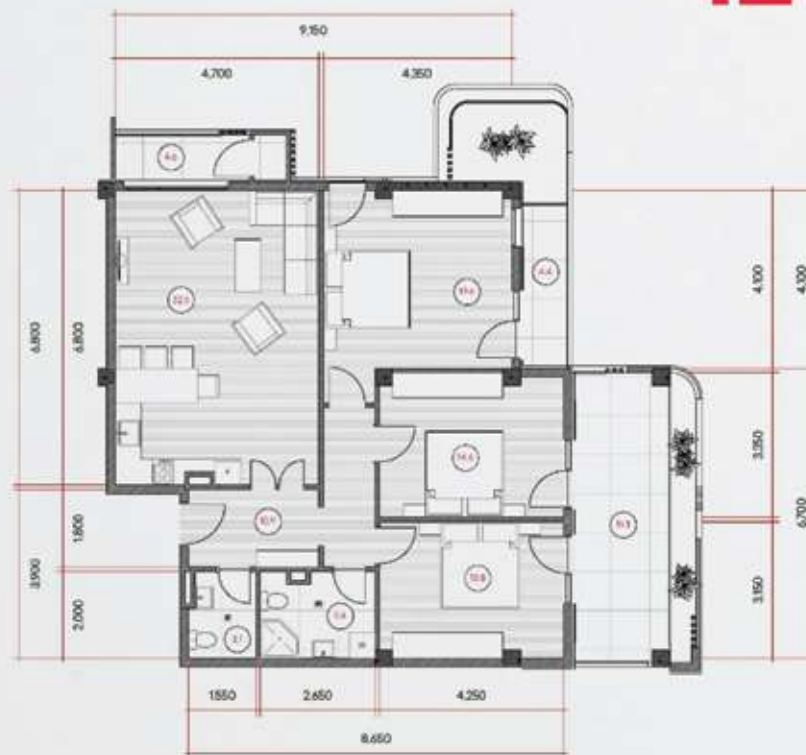
78.8m²



1 Living space - 50.9 m²

2 Balcony - 17.0 m²

124.7m²



1 Living space - 100.6 m²

2 balcony - 24.1 m²



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.



Green Space Allocation

River Park project covers a total area of **30,000 m²**.

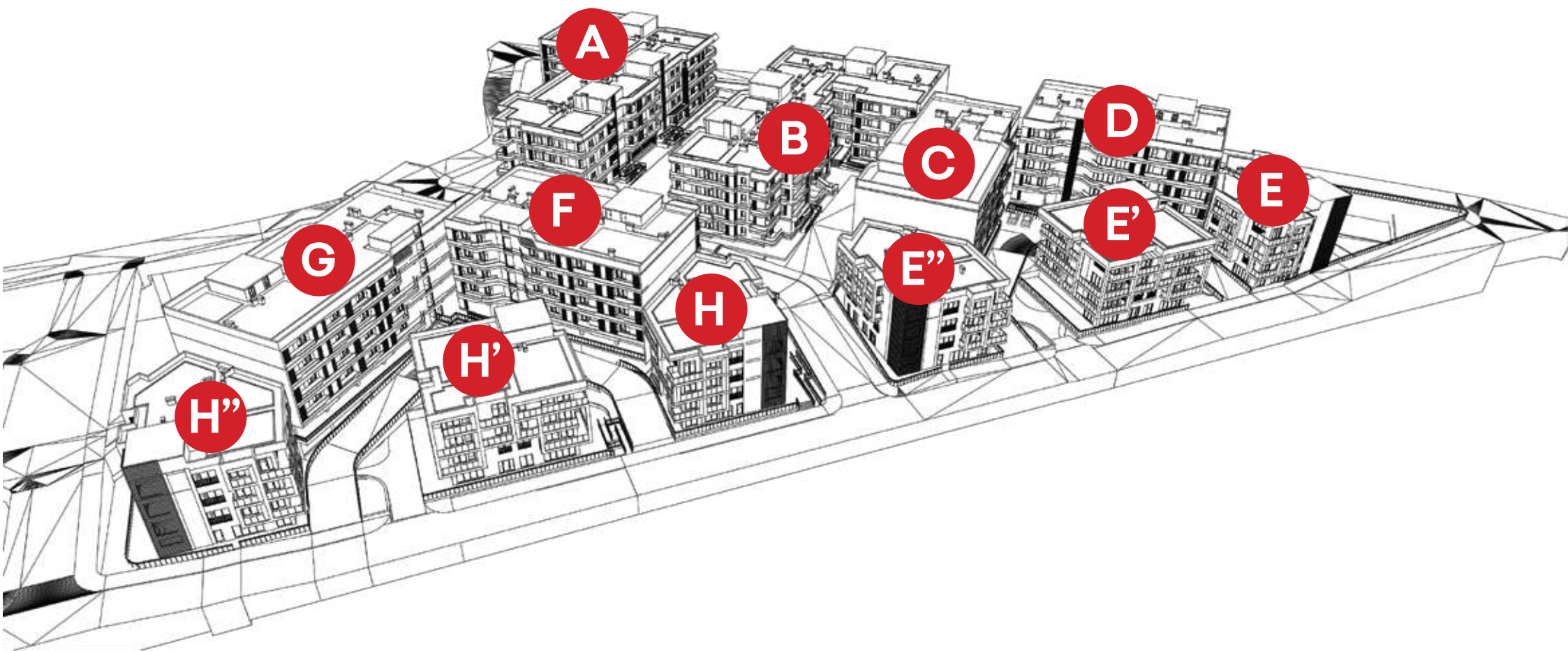
A significant portion, **8,900 m²**, is dedicated to green spaces, ensuring a lush and sustainable environment for residents.

There will be **36.23 m²** of greenery and additional infrastructure per capita.

Exceeding WHO Standards

The WHO recommends a minimum of **9m²** of greenery per capita.

River Park's design ensures that per capita greenery and additional infrastructure will be 4 times the WHO's minimum recommendation, highlighting our commitment to enhancing quality of life and environmental sustainability.



COMPLETION OF PROJECT

A and B Blocks - 2025

C and D Blocks - 2026

E, F, G and H Blocks - 2027

A modern, multi-story apartment building with a white facade and dark grey accents. The building features curved balconies with glass railings and large windows. Some balconies have potted plants. A few people are visible on the balconies. The building is set against a clear blue sky with some clouds. The foreground shows a paved area and some greenery.

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