



RESIDENTIAL COMPLEXES
IN THE CITY CENTER



NEW MULTIFUNCTIONAL
RESIDENTIAL COMPLEX
IN VAZHA-PSHAVELA
OPPOSITE CITY MALL



 53A VAZHA-PSHAVELA AVE.
OPPOSITE CITY MALL

ABOUT PROJECT

Roomix Development's residential complex on Vazha-Pshavela is being built at 53A Vazha-Pshavela Ave., opposite City Mall.

Nestled in the heart of Tbilisi, Roomix Vazha-Pshavela offers an exceptional living experience in one of the city's most coveted locations. Perfectly positioned for homebuyers and investors, this project will become a vibrant part of a dynamic, ever-evolving neighborhood.

The project is scheduled for completion by the end of 2027.

The Bank of Georgia finances the construction.

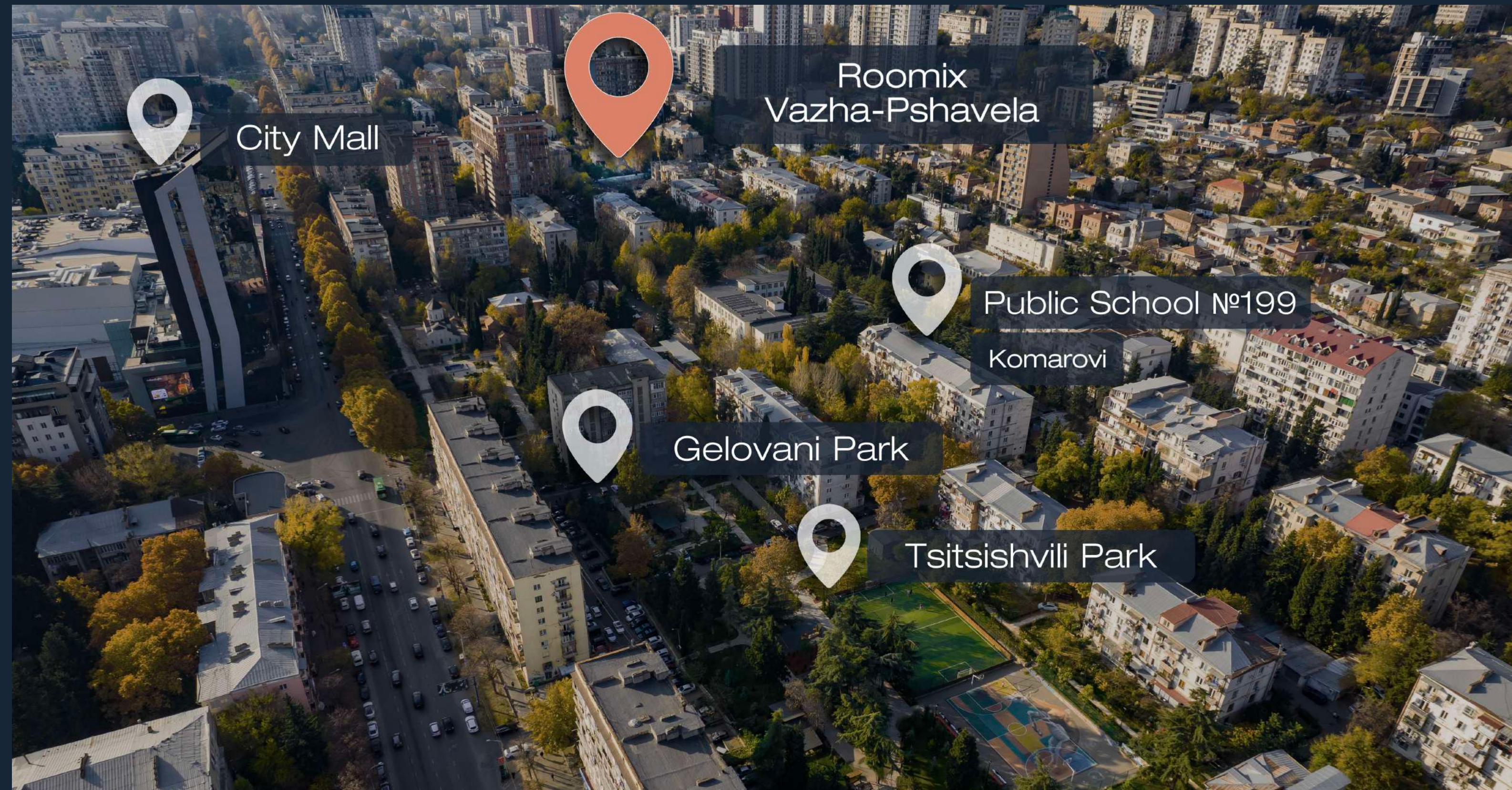


EXCEPTIONAL LOCATION

Roomix Vazha-Pshavela is uniquely positioned in one of Tbilisi's coziest and most energetic areas. Whether commuting to work or exploring the city's cultural gems, this prime location means convenience is always at your doorstep.

With Vazha-Pshavela and Delisi Metro Stations just a 5-minute walk (500 meters) away, getting around the city has never been easier.

Whether heading to work or meeting friends, living here means spending less time in transit and more time enjoying life. For families, the project is ideally situated, with several schools and kindergartens within easy walking distance.



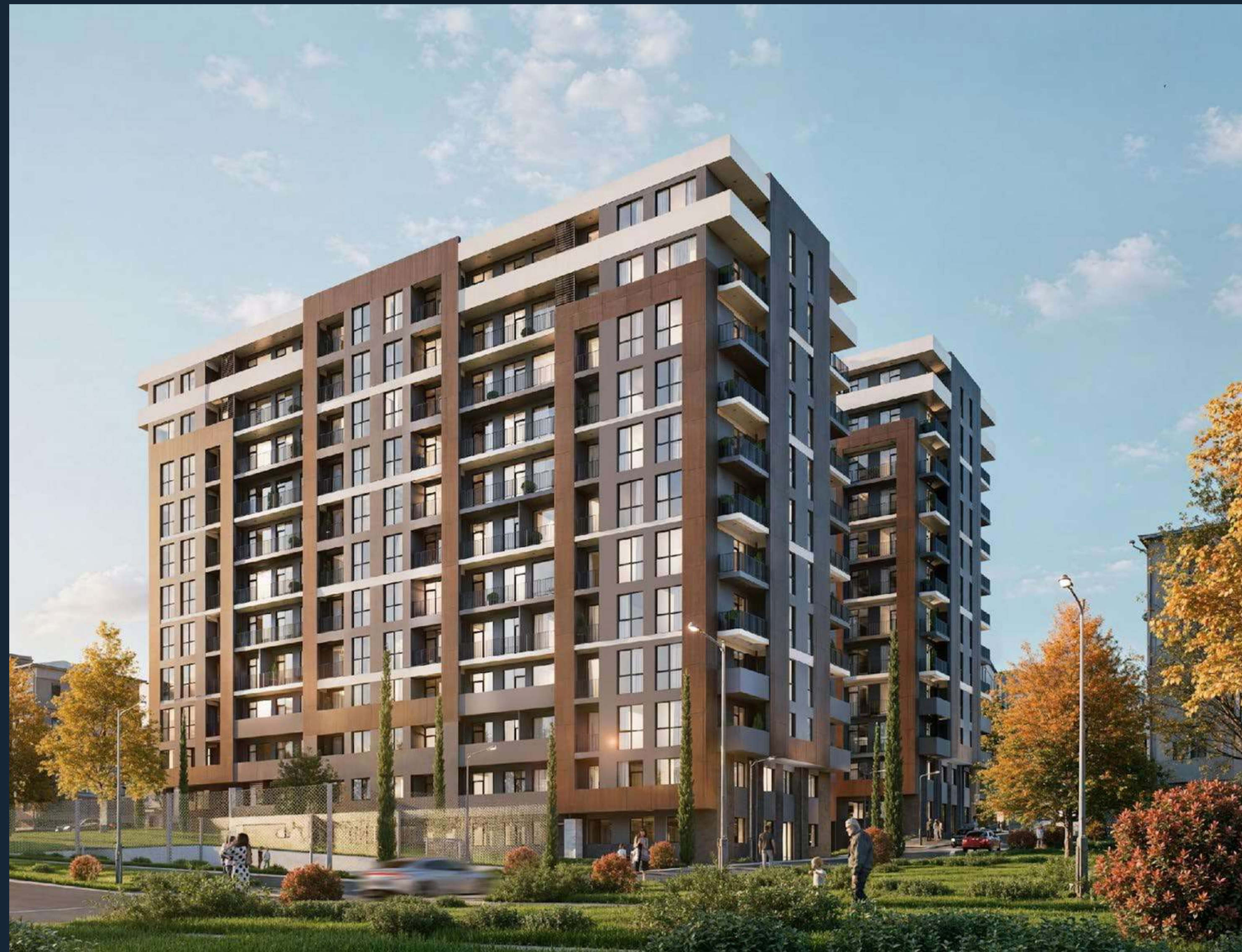
📍 53A VAZHA-PSHAVELA AVE.
OPPOSITE CITY MALL

ARCHITECTURE

Designed by the renowned **architectural bureau AB5** and led by the talented architect **Lasha Losaberidze**, this development elegantly combines functionality with beautiful design. The complex consists of two 12-story blocks, connected by a spacious two-level underground parking garage. On the ground floor, convenient commercial spaces will be available, while the 11th floor will host a blend of residential apartments and office spaces. Designed to accommodate 250 families, this project promises to be a modern urban oasis.

The building will offer two separate entrances for residents, each with a pair of high-quality European elevators, ensuring smooth and efficient access to all floors.

For the exterior, every detail has been meticulously planned. The building's façade will feature sleek LAMINAM-facing stone and sophisticated natural basalt, offering a clean, modern aesthetic that harmonizes beautifully with the surrounding landscape



CITY MALL

A key highlight of **Roomix Vazha-Pshavela** is its proximity to **CITY MALL**, a major shopping hub just 100 meters away from your future home.

Whether you need to stock up on groceries, pick up a prescription, catch the latest movie, or enjoy a workout, this vibrant shopping center has everything you need to simplify your daily life.



RECREATIONAL ENVIRONMENT

The area surrounding the development has been thoughtfully planned to offer the best of both urban and natural worlds.

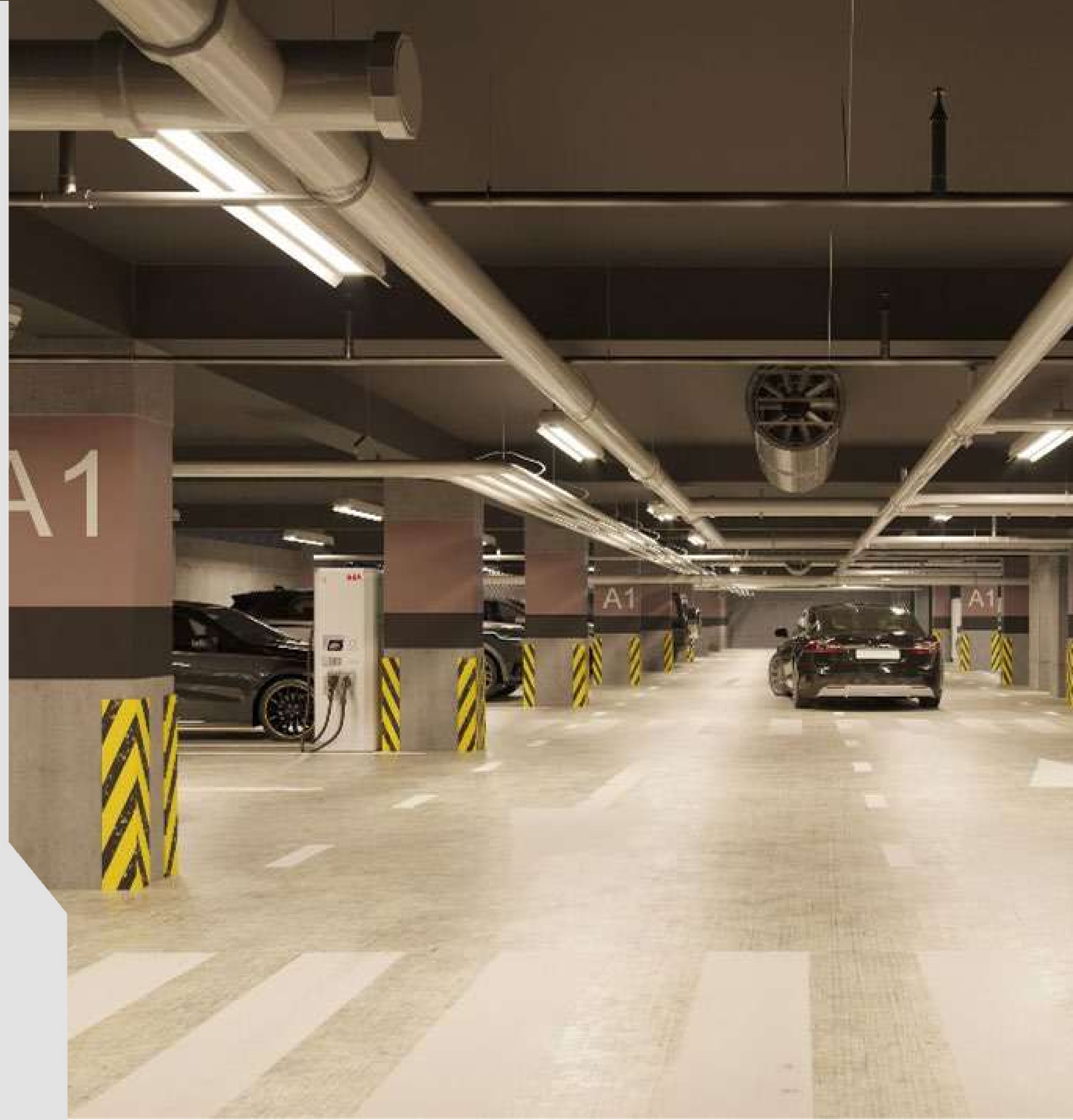
With the urban greenery of **Gelovani Park** just 100 meters away and the newly renovated **Tsitsishvili Park**, spanning 2.5 hectares, located only 200 meters away, the environment offers residents the perfect balance of green space and modern living.

These nearby parks provide a serene escape and enhance the overall quality of life for those living in the complex.



PARKING

The project also includes a **two-level underground parking garage** with space for **150 cars**, ensuring plenty of room for residents and their guests



YARD AND SPORTS INFRASTRUCTURE

In addition to the immediate parks, the surrounding area is dotted with sports and children's playgrounds, as well as plenty of green spaces designed for relaxation and outdoor activities.



CHOOSE AN APARTMENT

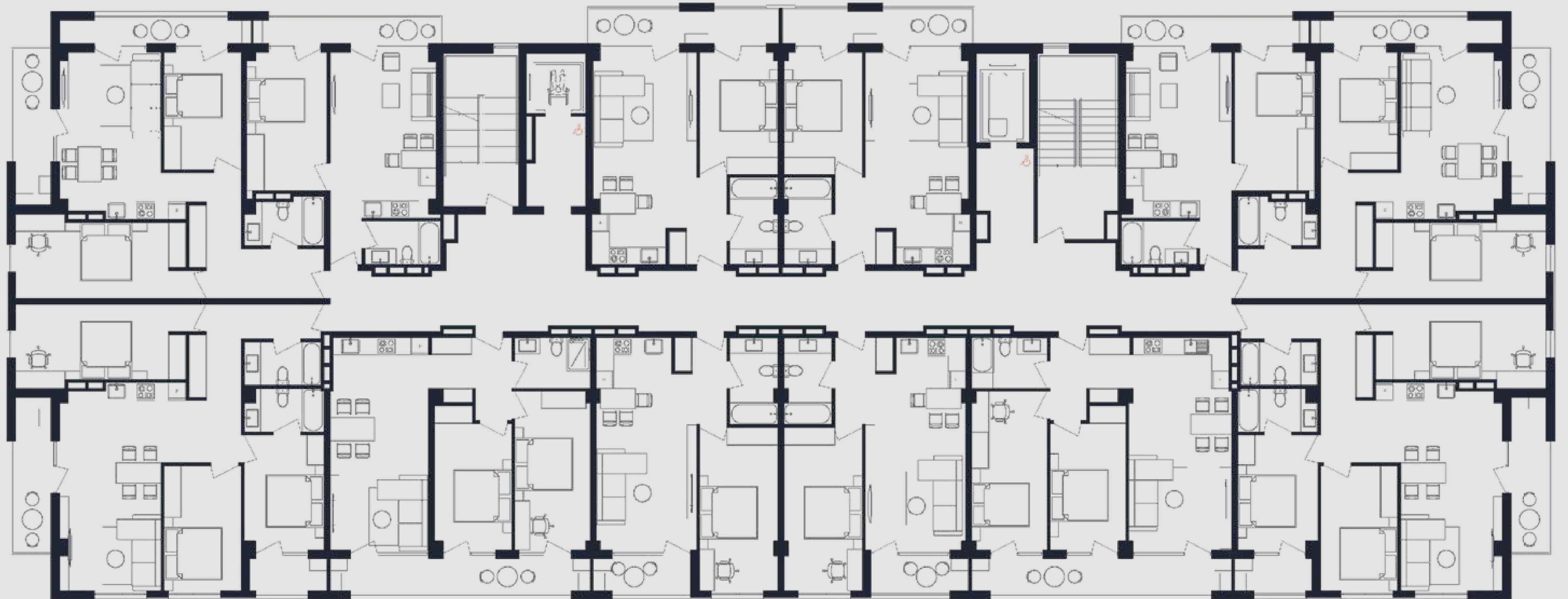
From 46 m²

APARTMENTS ARE HANDED IN GREEN
FRAME CONDITION.



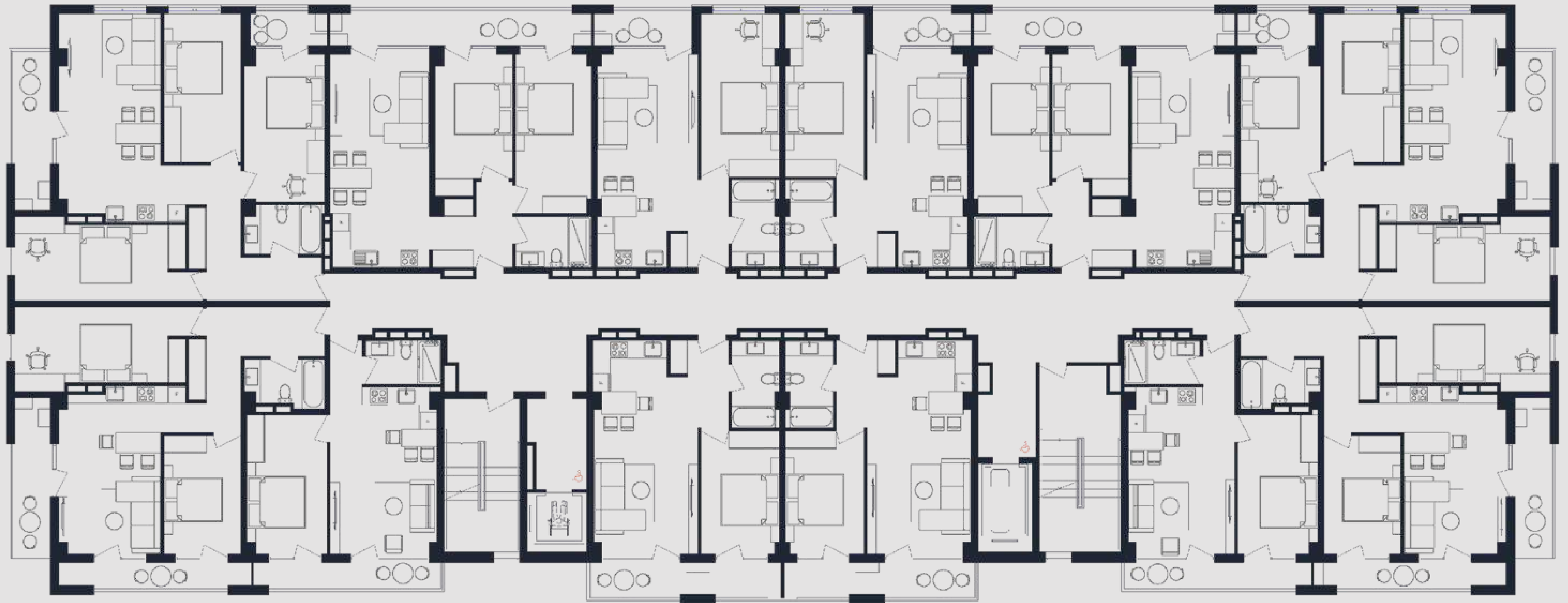
FLOOR PLAN

A BLOCK



FLOOR PLAN

B BLOCK



1 BEDROOM APARTMENT

- Bedroom - 12.9 m²
- Studio - 22.6 m²
- Balcony - 5.7 m²
- WC – 3.9 m²

TOTAL AREA

46.2 m²



1 BEDROOM APARTMENT

- Bedroom - 13.1 m²
- Studio - 22.6 m²
- Balcony - 6.2 m²
- WC – 3.9 m²

TOTAL AREA

46.7 m²



1 BEDROOM APARTMENT

- Hall - 7.8 m²
- Bedroom - 10.1 m²
- Studio - 21.1 m²
- Balcony - 6.4 m²
- WC – 4.5 m²

TOTAL AREA

51.6 m²

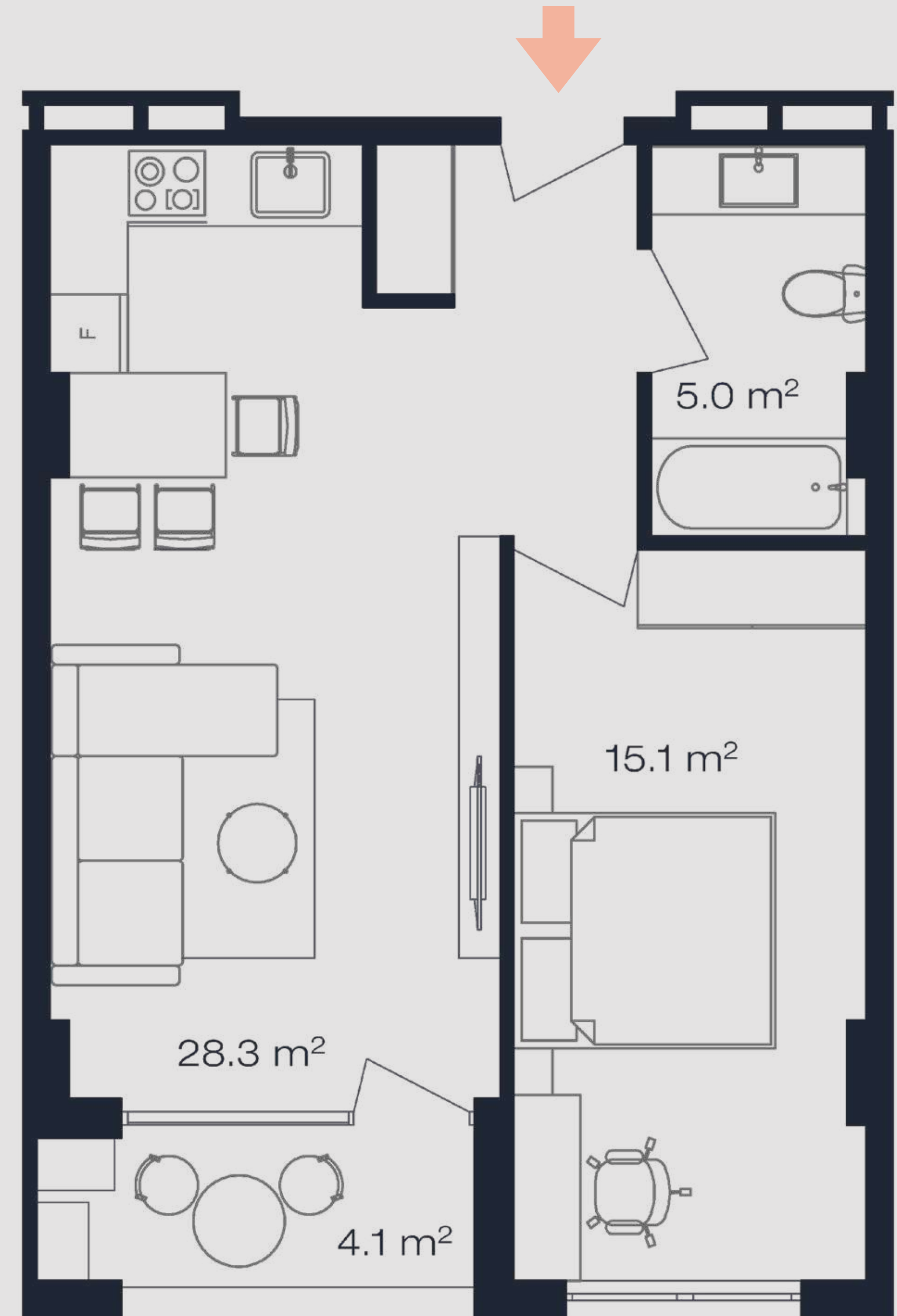


1 BEDROOM APARTMENT

- Bedroom - 15.1 m²
- Studio - 28.3 m²
- Balcony - 4.1 m²
- WC – 5.0 m²

TOTAL AREA

53.5 m²



1 BEDROOM APARTMENT

- Bedroom - 12.4 m²
- Studio - 32.0 m²
- Balcony - 6.1 m²
- WC – 4.9 m²

TOTAL AREA

56.3 m²

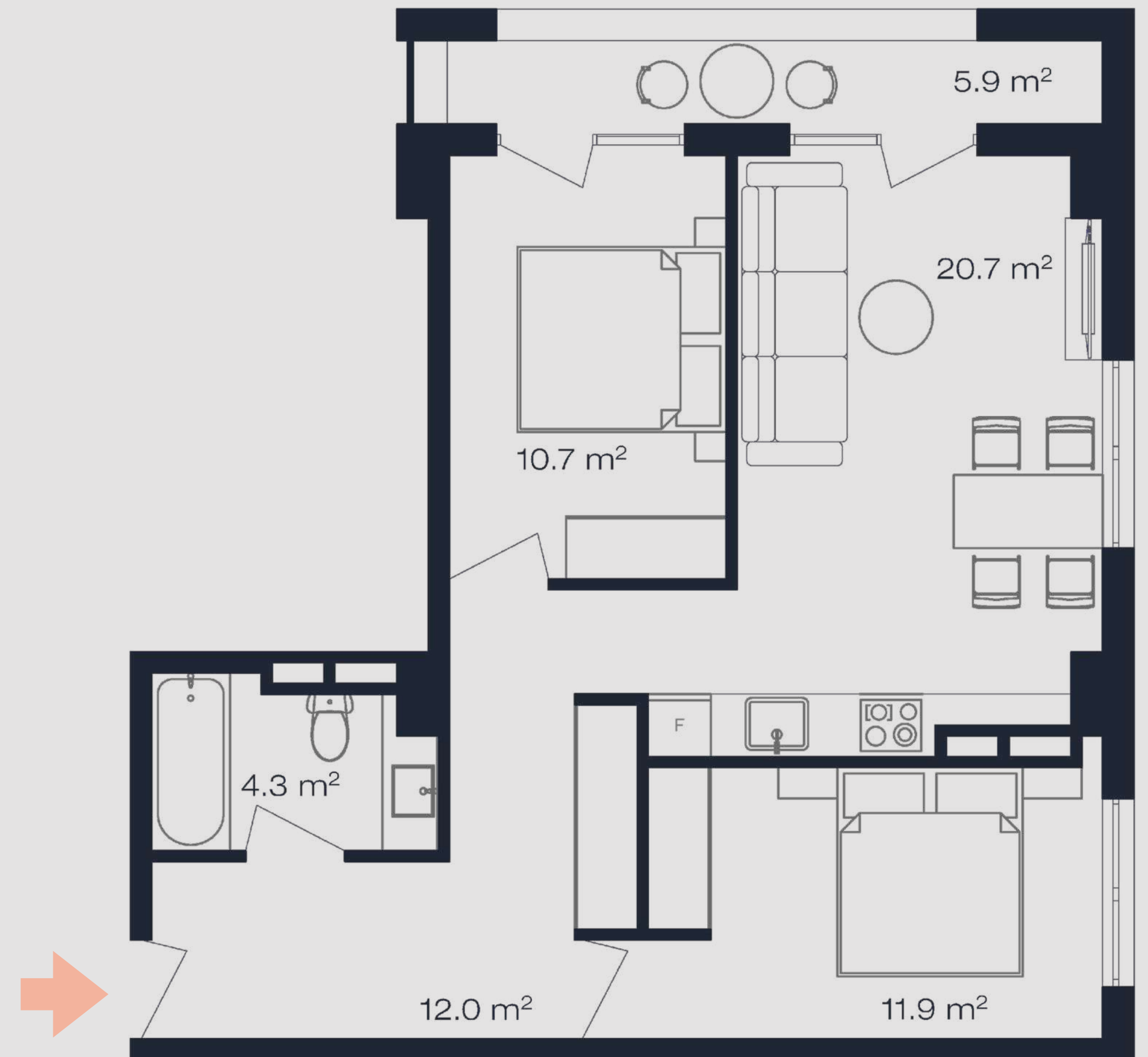


2 BEDROOM APARTMENT

- Hall - 12.0 m²
- Bedroom - 10.7 m²
- Bedroom - 11.9 m²
- Studio - 20.7 m²
- Balcony - 5.9 m²
- WC – 4.3 m²

TOTAL AREA

67.9 m²



2 BEDROOM APARTMENT

- Hall - 7.3 m²
- Bedroom - 15.0 m²
- Bedroom - 11.3 m²
- Studio - 25.7 m²
- Balcony - 10.8 m²
- WC – 4.8 m²

TOTAL AREA

77 m²

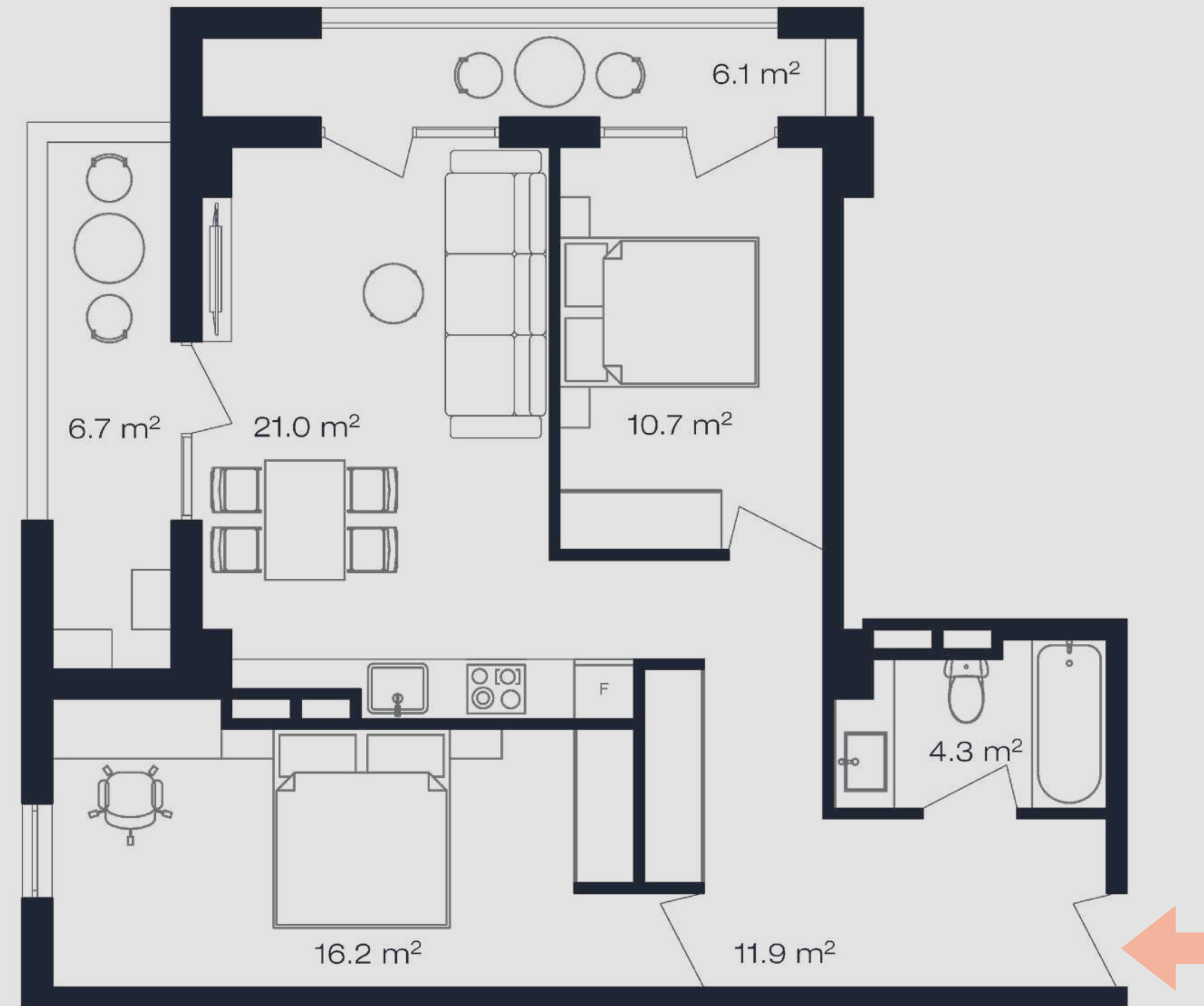


2 BEDROOM APARTMENT

- Hall - 11.9 m²
- Bedroom - 10.7 m²
- Bedroom - 16.2 m²
- Studio - 21.0 m²
- Balcony - 6.1 m²
- Balcony - 6.7 m²
- WC - 4.3 m²

TOTAL AREA

79 m²

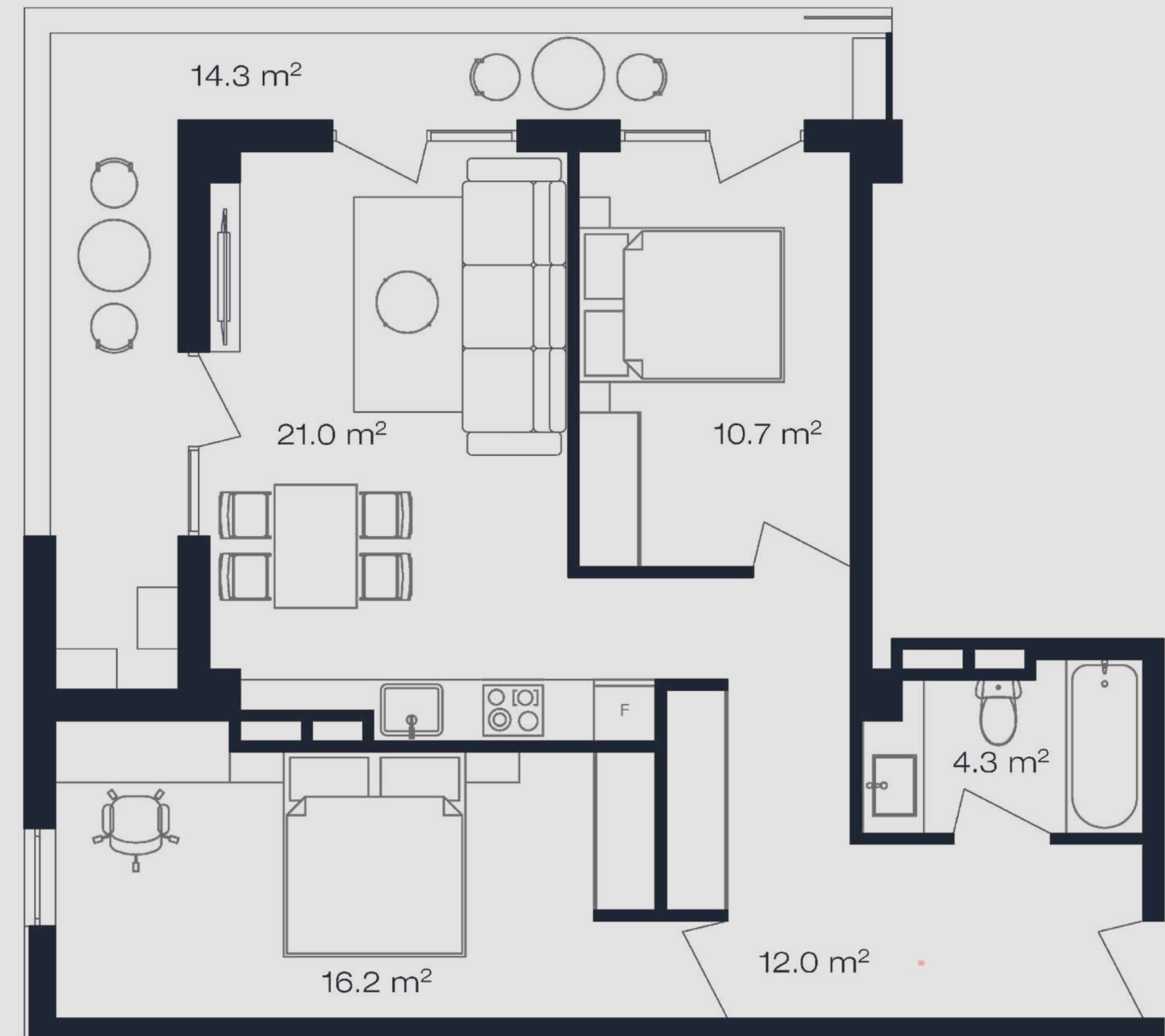


2 BEDROOM APARTMENT

- Hall - 12.0 m²
- Bedroom - 10.7 m²
- Bedroom - 16.2 m²
- Studio - 21.0 m²
- Balcony - 14.3 m²
- WC – 4.3 m²

TOTAL AREA

80.5 m²



2 BEDROOM APARTMENT

With a separate kitchen

- Bedroom - 19.0 m²
- Bedroom - 14.4 m²
- Living room - 30.2 m²
- Kitchen - 17.4 m²
- Balcony - 4.7 m²
- WC – 5.8 m²

TOTAL AREA

94.6 m²

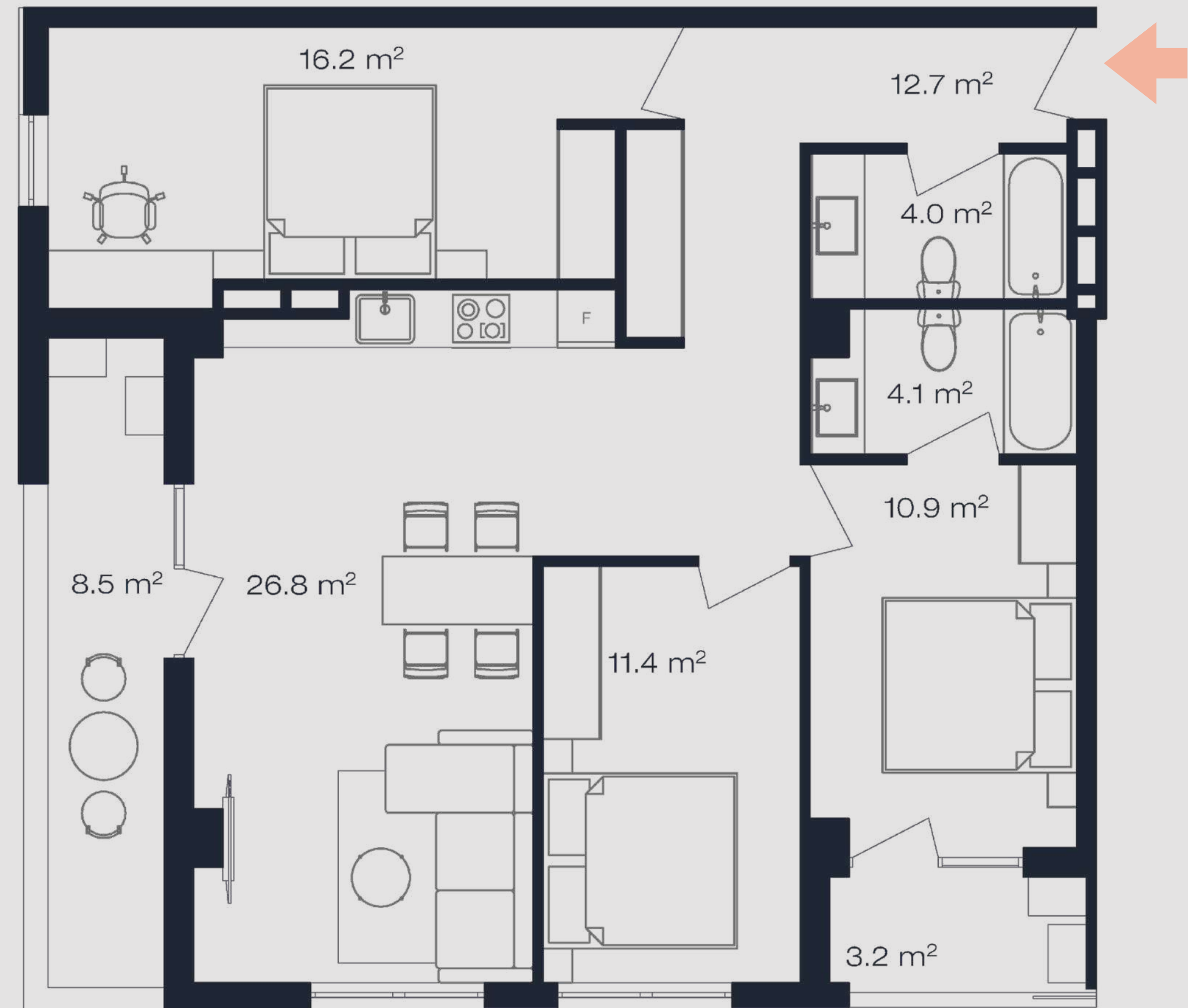


3 BEDROOM APARTMENT

- Hall - 12.7 m²
- Bedroom - 16.2 m²
- Bedroom - 10.9 m²
- Studio - 11.4 m²
- Balcony - 8.5 m²
- Balcony - 3.2 m²
- WC – 4.0 m²
- WC – 4.1 m²

TOTAL AREA

100.8 m²

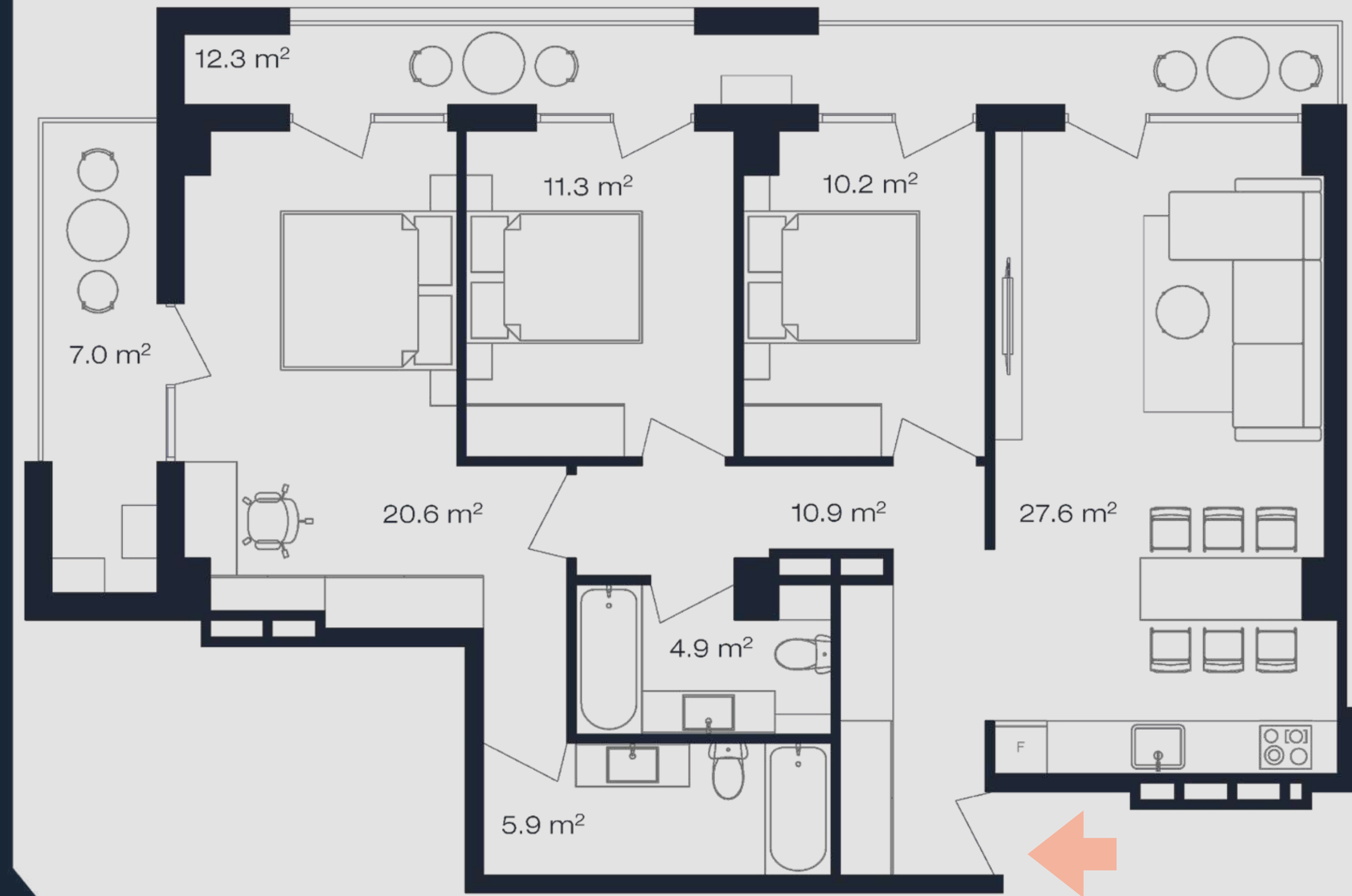


3 BEDROOM APARTMENT

- Hall - 10.9 m²
- Bedroom - 10.2 m²
- Bedroom - 11.3 m²
- Bedroom - 20.6 m²
- Studio - 27.6 m²
- Balcony - 12.3 m²
- Balcony - 7.0 m²
- WC - 4.9 m²
- WC - 5.9 m²

TOTAL AREA

114.2 m²



APARTMENTS WILL BE HANDED IN THE GREEN FRAME CONDITION, WHERE:

- Aluminum doors and windows are installed on the perimeter of the building;
- Main entrance iron door to the apartment installed;
- Walls built with blocks and plastered with “GIPER” on the inner perimeter of the apartment;
- Electricity supply and electrical points installed following the buyer's agreement, as per the project specifications;
- Water and sewage pipes brought to the sanitary points in the apartment;
- Internet and TV cables brought to the apartment;
- Natural gas brought to the apartment;
- Laid pipes of the heating system;
- Lined balconies;
- Stretched floors;
- Intercom system.



BENEFITS

Elevators – The building will be equipped with two high-class European brand elevators, ensuring quick and smooth access to all floors.

Iron Doors – Inside each apartment, you'll find modern, dark-colored iron doors, combining security with contemporary style.

Windows – The apartments will feature high-quality, dark-colored aluminum doors and windows with double-glazed panels, ensuring excellent insulation and soundproofing while maintaining a sleek, modern aesthetic.



A COMMUNITY BUILT FOR COMFORT AND CARE

COMFORT AND SAFETY

- 24-hour security;
- Regular cleaning of common areas, including entrances, elevators, and outdoor spaces;
- Meticulous maintenance of landscaped greenery.





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