ARCHI
GRAND AVENUE



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32 TSOTNE DADIANI ST.

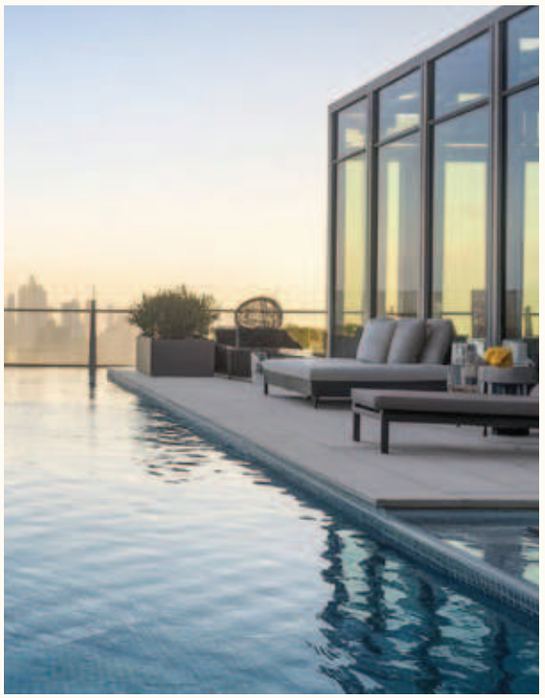
NEW DOWNTOWN TBILISI



GRAND AVENUE BY ARCHI







Discover the largest-scale project in the heart of the capital – Grand Avenue by Archi.

The project is being built with the “city within a city” concept – at Grand Avenue, in your district you will have everything you could wish for a comfortable life, inspiration, and relaxation.

- EDUCATION AND CULTURE
- GREENERY AND RECREATION
- GASTRO HUB
- HEALTHY LIVING
- COMFORTABLE WORK ENVIRONMENT



Comprehensive Infrastructure

- **75% greenery and recreation**
- **Co-working spaces**
- **Padel center**
- **Indoor & outdoor pools, spa**
- **3 200 m² gym**
- **Gastronomy hub**
- **Sports courts**
- **Cycling paths**
- **Children’s areas**
- **School and kindergarten**

TOTAL CONSTRUCTION AREA: **550 000 m²**

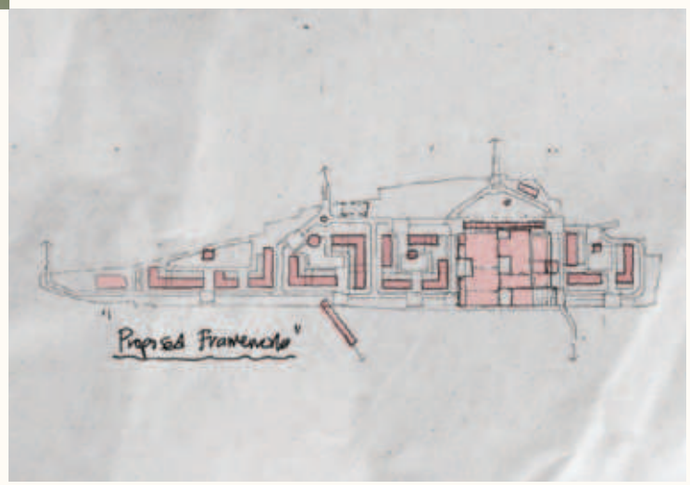


WEI YAP OOI

CHIEF ARCHITECT

Wei Yap Ooi is a renowned architect with experience in international large-scale projects and the founder of **WEI YAP ARCHITECTURE**, a firm that has been delivering outstanding projects across the globe for many years.

His portfolio encompasses major developments in countries such as Singapore, Australia, China and Georgia.



"Grand Avenue by Archi is much more than a residential complex. It is a fully integrated urban ecosystem unlike anything else in the region."

JAN DIJKEMA

GRAND AVENUE MASTERPLAN ARCHITECT

Jan Dijkema is an internationally recognized architect and Director of **CHAPMAN TAYLOR'S** Madrid studio, with more than 20 years of experience.

He is renowned for innovative masterplans for urban regeneration and retail spaces, uniquely combining local identity with a contemporary vision.





ÁLVARO ALONSO MARTÍNEZ

GRAND AVENUE MASTERPLAN ARCHITECT

Álvaro Alonso Martínez is an architect with international experience and a masterplanning specialist at **CHAPMAN TAYLOR'S** Madrid studio, known for his design-driven approach and bold urban concepts.



BOB EARL

CHIEF LANDSCAPE DESIGNER

Bob Earl is a world-renowned landscape designer and the founder of **OCULUS**, with studios in Sydney, Melbourne, Canberra, and Washington, D.C.

With more than 35 years of experience in landscape architecture and urban design, he has delivered projects across Australia, the United States, New Zealand, Singapore, and Malaysia.



"Grand Avenue is where a factory transforms into a living urban space - where walls carry memories, imagination, and journeys from past to present. In time, we will all witness the sites transformation and re-birth."



FEEL THE HARMONY AND COMFORT

75% of Grand Avenue's territory will be dedicated to greenery
and recreation - an unprecedented feature for a central urban district.



THE INDUSTRIAL CENTER OF THE SOUTH CAUCASUS

The wagon-repair factory, which once served as the main workshop of the South Caucasus Railway, has not been functioning for several decades, turning the area into an abandoned space. At Grand Avenue, the complex's remarkable scale and unique industrial architecture will be fully preserved in its authentic form.

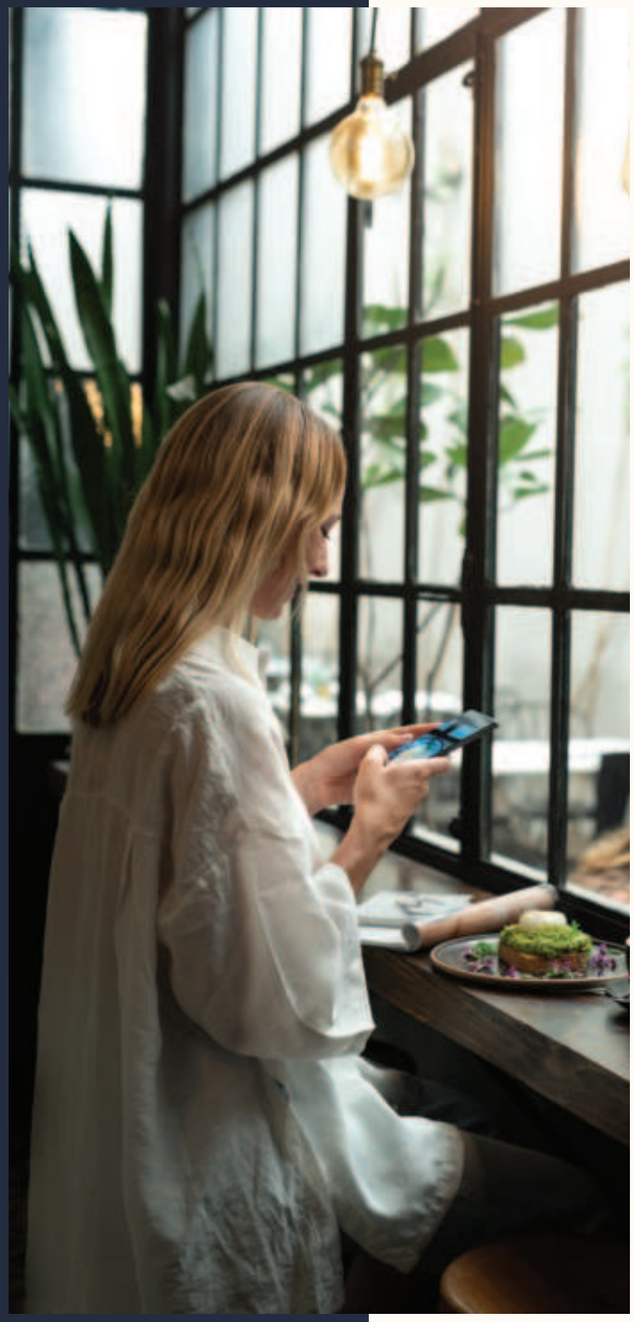


A NEW MEANING FOR HISTORICAL HERITAGE

The territory of the old factory will be transformed into a completely new urban ecosystem, creating a new center of attraction in the city - a place where everyone can find their own space.



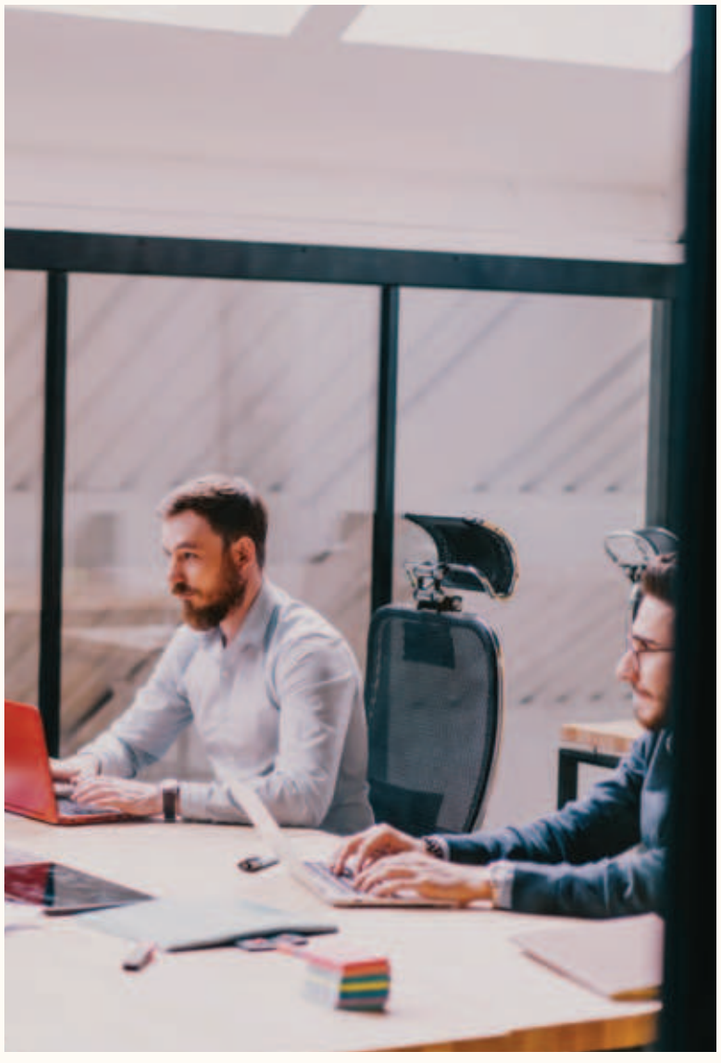




GASTRO HUB

A significant part of the old factory will be transformed into vibrant café-bars and restaurants.





CO-WORKING SPACES

A new hub for start-ups, IT developers, and freelancers - an environment designed to inspire.



MUSEUM

A space where history and art come to life.

3 200 M² GYM AND SPA

For an active lifestyle and healthy living.











35-METER INDOOR & OUTDOOR SWIMMING POOLS

Relaxation that fills you with emotions.





PADEL CENTER

Nine rooftop tennis and padel courts for unforgettable moments together.





CHILDREN'S AREAS

For days full of childhood adventures.





MODERN SCHOOL AND KINDERGARTEN

For quality education and development.



ROAD TUNNEL CONNECTING TO TSERETELI AVENUE

MULTI-LEVEL INDOOR PARKING



SPORTS – FOR ACTIVE LEISURE

Tennis, football, and basketball courts.





11 HECTARES OF GREEN SPACE

Parks, cycling paths, and children’s areas - for peace and ease of movement.







PREMIUM - A BLOCK

- Total construction area: 50 149 m^2
- Number of floors: 31
- Number of apartments: 476
- Minimum apartment size: 37,8 m^2

Outdoor swimming pool

Gym

Lounge

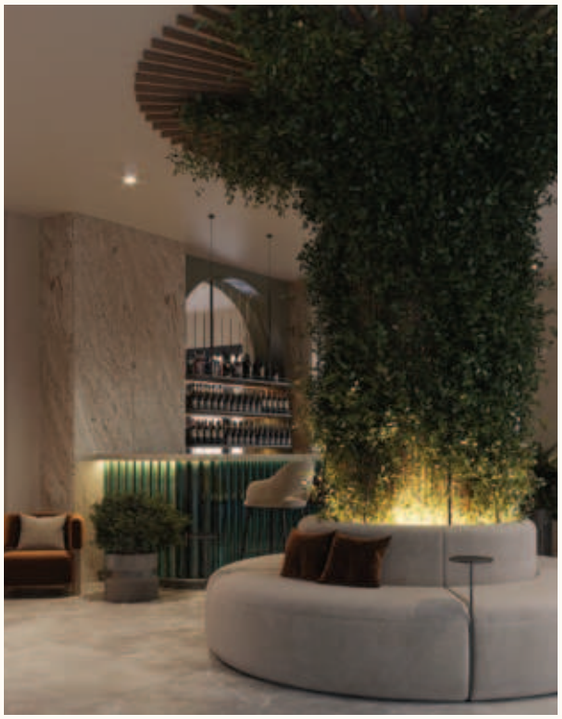
Meeting rooms

Cinema

Playground

Multi-level Indoor Parking

EVERYTHING FOR **IDEAL LIFE**







A BLOCK

Grand Avenue’s premium-class residential complex brings together the infrastructure essential for a truly comfortable lifestyle.

A variety of apartment layouts, refined design, and top-quality construction are harmoniously balanced, creating a safe and promising opportunity for high-return investment.





COMFORT IN EVERY DETAIL

TYPICAL FLOOR PLAN – A BLOCK



DELIVERED **IN A GREEN FRAME CONDITION**

- Aluminum Composite Panels
- Gypsum-plastered walls
- Screeded floor
- Central risers installed up to each apartment
- Central heating
- Ceramic granite tiles on the balcony
- Fully installed electrical system
- Secure steel entrance door

TYPICAL APARTMENTS – A BLOCK

STUDIO APARTMENTS



TOTAL AREA
From 37,8m² to 39,4m²

1-Bedroom
Apartments



TOTAL AREA
From 53m² to 60,6m²

TYPICAL APARTMENTS – A BLOCK

2-Bedroom
Apartments



TOTAL AREA
From 68,2m² to 86,7m²

3-Bedroom
Apartments



TOTAL AREA
From 126,4 m² to 127,2 m²


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COMFORT - B BLOCK

Grand Avenue’s comfort-class residences combine everything a modern family needs for comfortable living.

The use of high-quality, eco-friendly, and energy-efficient construction materials will allow residents to enjoy a healthy, beautiful, and cozy environment for peaceful living.

- Total construction area: 34 033 m^2
- Number of floors: 25
- Number of apartments: 356
- Number of indoor parking spaces - 128
- Minimum apartment size: 39,6 m^2

TYPICAL FLOOR PLAN – B BLOCK



DELIVERED **IN GREEN FRAME CONDITION**

- Black metal-plastic doors and windows
- Gypsum-plastered walls
- Screeded floors
- Central risers installed up to each apartment
- Installed heating pipes
- Ceramic granite tiles on the balcony
- Fully installed electrical system
- Secure steel entrance door

TYPICAL APARTMENTS – B BLOCK

STUDIO
APARTMENTS



TOTAL AREA
From 39,6m² to 41m²

1-Bedroom
Apartments



TOTAL AREA
From 55,7m² to 61,4m²

2-Bedroom
Apartments



TOTAL AREA
From 63,1m² to 86,8m²



ABOUT **ARCHI**

Archi, the leading development company, has been shaping its identity in Georgia's real estate market for over 19 years, setting trends and defining industry standards. Archi's projects can be found in nearly every district of Tbilisi as well as in distinguished resort areas.

- Over 52 000 Archi residents
- Flexible payment options
- Layout tailored to your preferences
- Wide selection of apartments

31 **ONGOING** PROJECTS

55 **COMPLETED** PROJECTS



ADDITIONAL SERVICES

ARCHI RENT

Full management of the apartment rental process, including communication and negotiations.

ARCHI RENOVO

A professional service for premium-quality renovation and apartment furnishing.

ARCHI FIX

Professional and reliable solutions for household issues.

ARCHI RESALE

A service designed to simplify the entire apartment resale process and ensure high profitability for Archi residents.

ARCHI CARD

Exclusive discounts and special offers on services and products from partner companies.



ISO 9001:2015 – INTERNATIONAL STANDARD FOR QUALITY MANAGEMENT
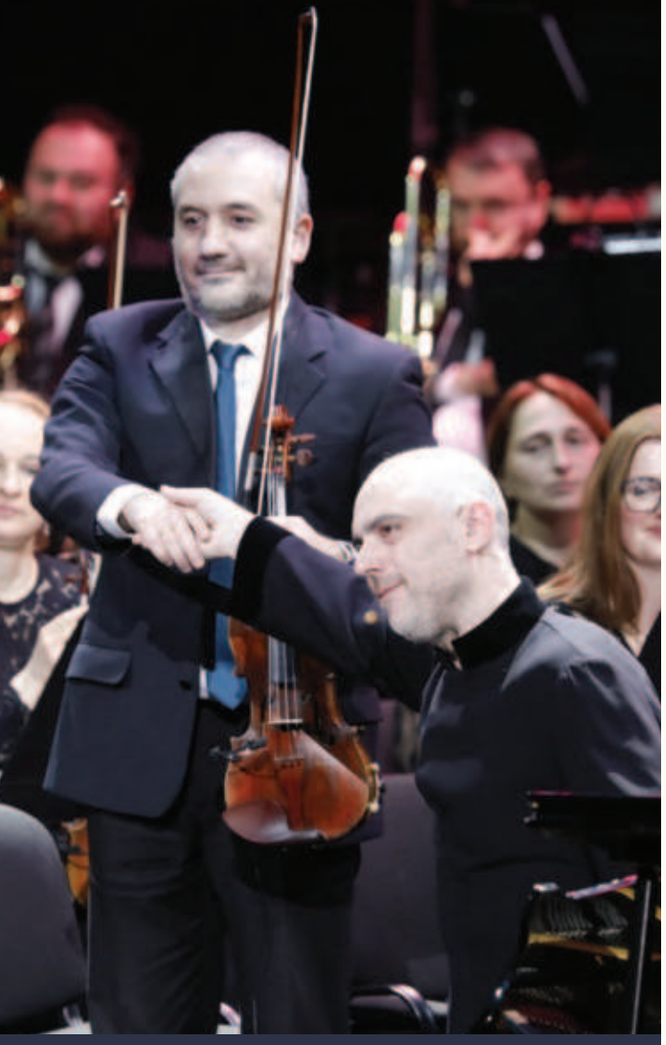
Archi has successfully implemented an ISO 9001:2015-certified quality management system. This certification confirms that the company’s processes adhere to international standards, offering Archi residents a guarantee of excellence. Safety and perfection in every living space are at the heart of Archi’s priorities.

CONSTRUCTION QUALITY AT ARCHI

Archi projects incorporate the highest-quality, European-standard, eco-friendly, and energy-efficient materials:

- Independent water reservoir for continuous supply
- Energy-efficient and sustainable construction materials
- Generator for reliable backup power
- Top-tier elevators
- YTONG fire-resistant, energy-efficient blocks
- Ventilated facade system
- Modern soundproofing standards
- Low-emissivity glazing





MASTERPIECES OF GEORGIAN FILM AND MUSIC



GIPSY KINGS



CHICAGO

EVENTS FOR ARCHI RESIDENTS

The Archi family unites over 52 000 residents. The company’s top priority is caring for its community. Exclusive events and special offers for Archi residents are designed to make your everyday life even more vibrant and exceptional.

CONTACT

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