
HISNI
BY BIOGRAPI
II Phase

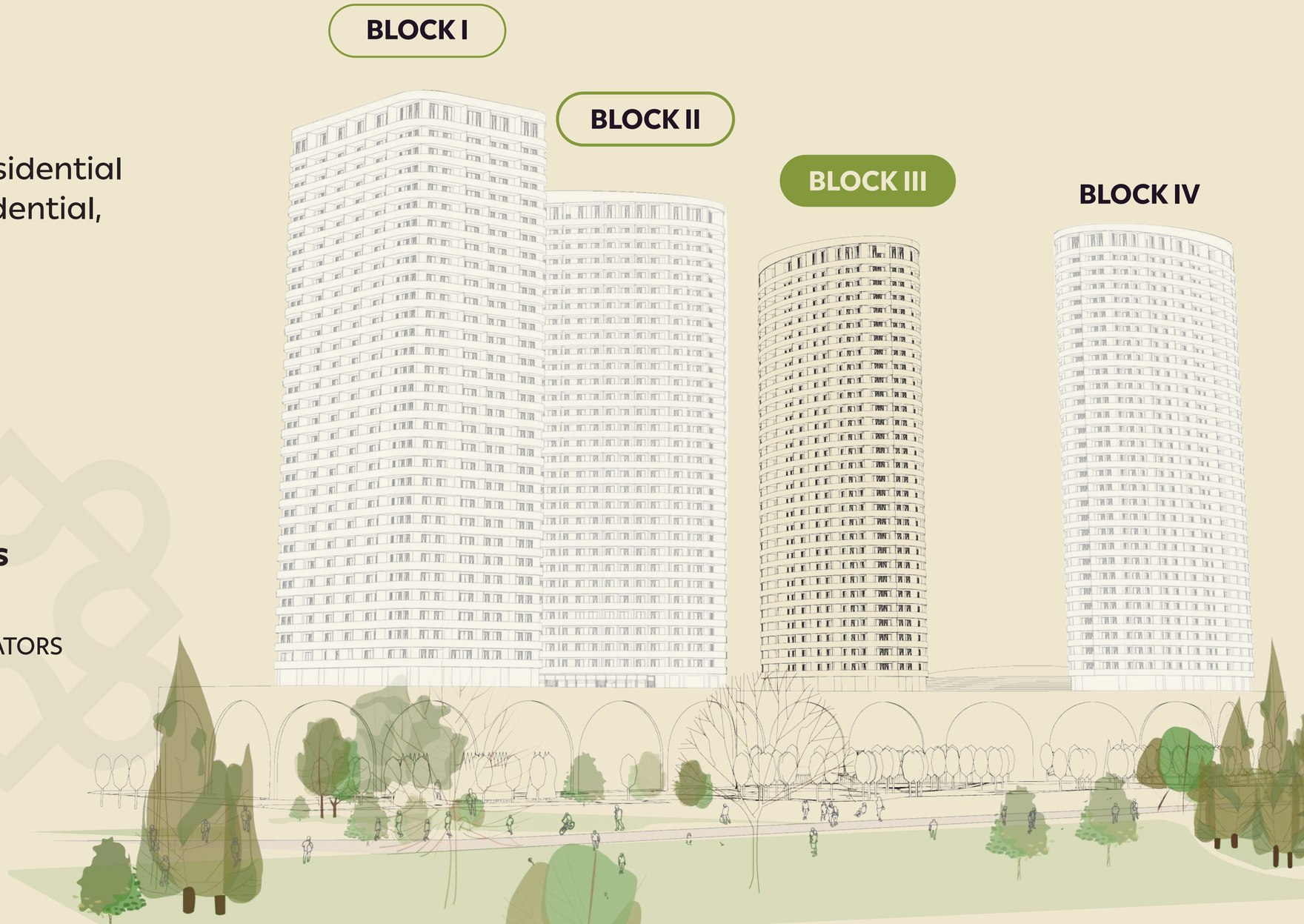
HISNI CONNECTS US



ABOUT HISNI

Hisni is 36 floors multifunctional residential complex. Which offers a mix of residential, office, and commercial spaces.

- **-2,2,3** FLOORS - PARKING AREA
- **-1-1** FLOORS - SHOPPING MALL
- **4-5** FLOORS - FITNESS AND OFFICE SPACES
- **6-36** FLOORS - RESIDENTIAL SPACES
- **589** APARTMENTS
- APARTMENT CEILING HEIGHT - **2.95 METERS**
- **3** LEVELS OF PARKING FOR **580** CARS
- **5** PREMIUM-QUALITY, HIGH-CAPACITY ELEVATORS
- **19** APARTMENTS ON EACH FLOOR



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FACADE MATERIALS

Hisni is a unique and sophisticated project where the facade material plays a crucial role. The complex's facade will be adorned with fibroconcrete and **Teracotta** panels, enhancing both sustainability and aesthetic appeal.

Both cladding materials are of the highest quality. **Terracotta** is highly resistant to temperature and ultraviolet radiation and Fiber cement is environmentally friendly, energy efficient, highly weather-resistant, and significantly enhances the building's fire safety.



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EVERYTHING YOU NEED ALL IN ONE PLACE

Hisni's diversity fosters a distinctive social and dynamic setting, where leisure, a healthy lifestyle, and newconnections flourish.

Hisni's advantage lies in the consolidation of essential amenities within one space, significantly saving time and energy, reducing costs, and making daily life more convenient and productive.

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8000 m² RECREATIONAL SPACE

GREEN TERRACE

LOBBY WITH CONCIERGE SERVICE

OFFICE SPACE

25-METER POOL

2 PADEL COURTS

BASKETBALL COURT AND FOOTBALL FIELD

FITNESS CENTER

BANK

AESTHETIC CENTER

SUPERMARKET

PHARMACY

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8000 m²
RECREATIONAL SPACE
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BASKETBALL COURT AND
FOOTBALL FIELD

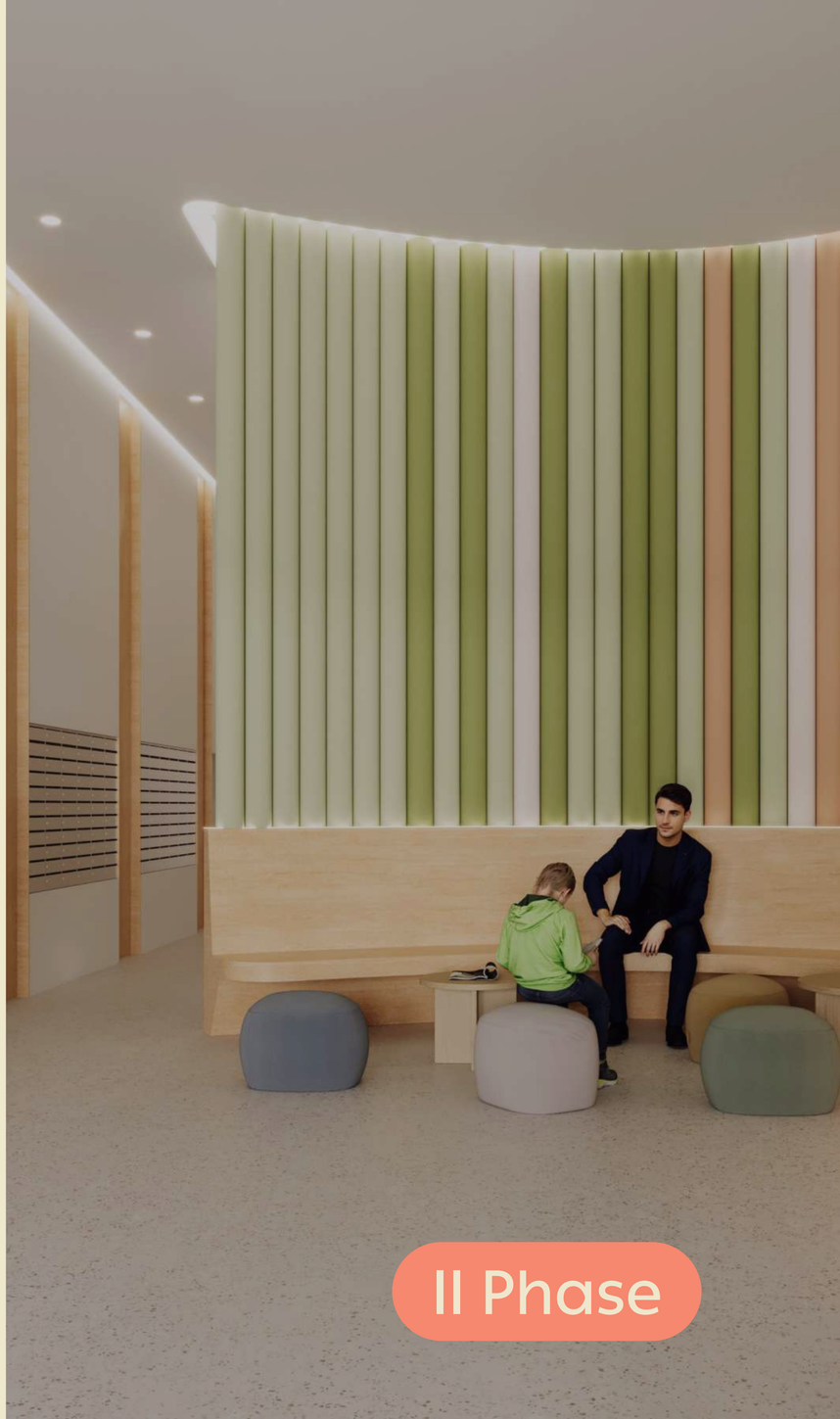


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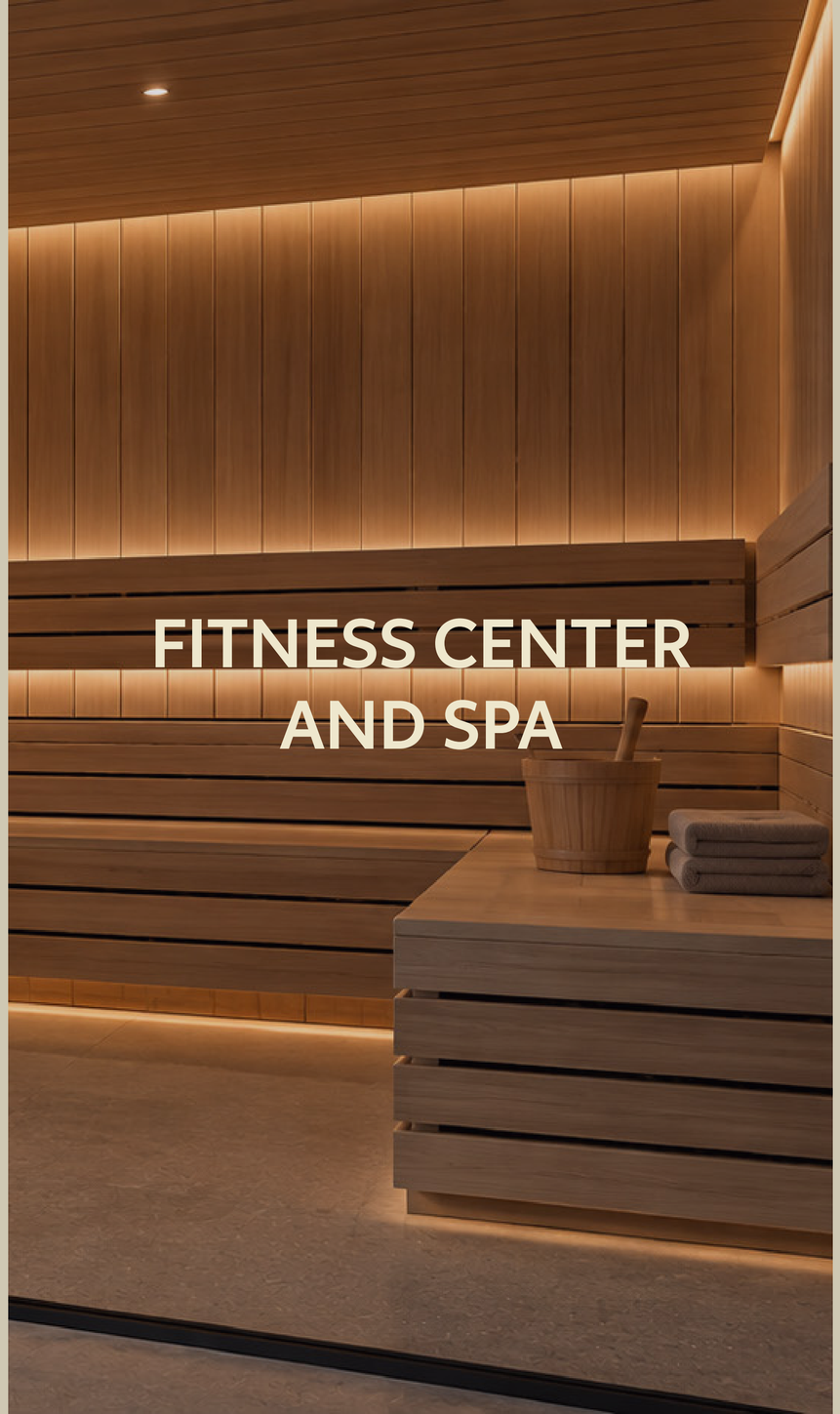


LOBBY WITH CONCIERGE SERVICE



II Phase





FITNESS CENTER AND SPA



II Phase



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EXCEPTIONAL LOCATION



METRO
“AVLABARI”



“SEU” UNIVERSITY



HOSPITAL

METRO
“ISANI”





MEIDAN BAZAAR



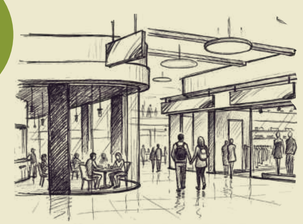
METRO
“300 ARAGVELI”



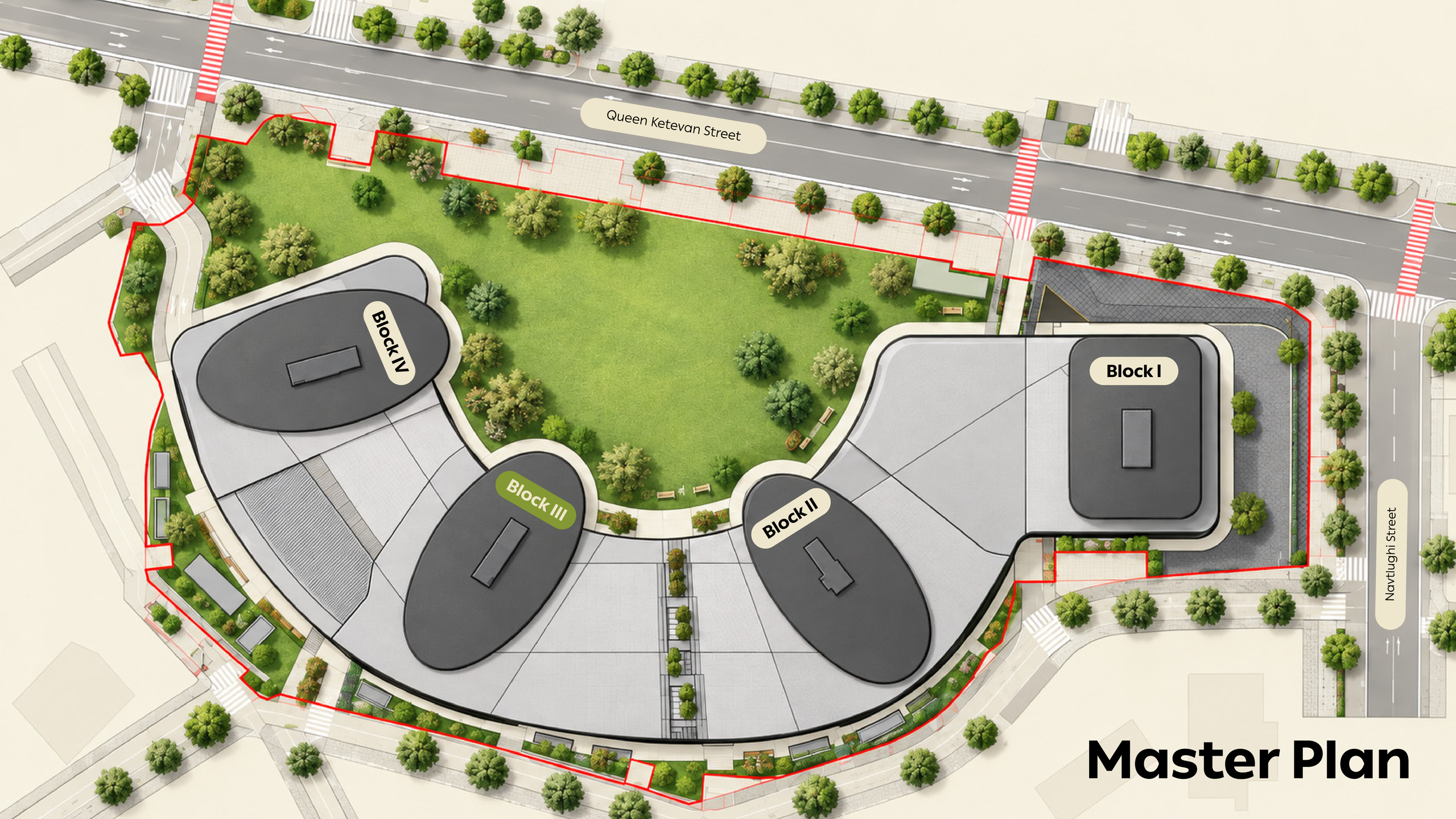
NARIKALA



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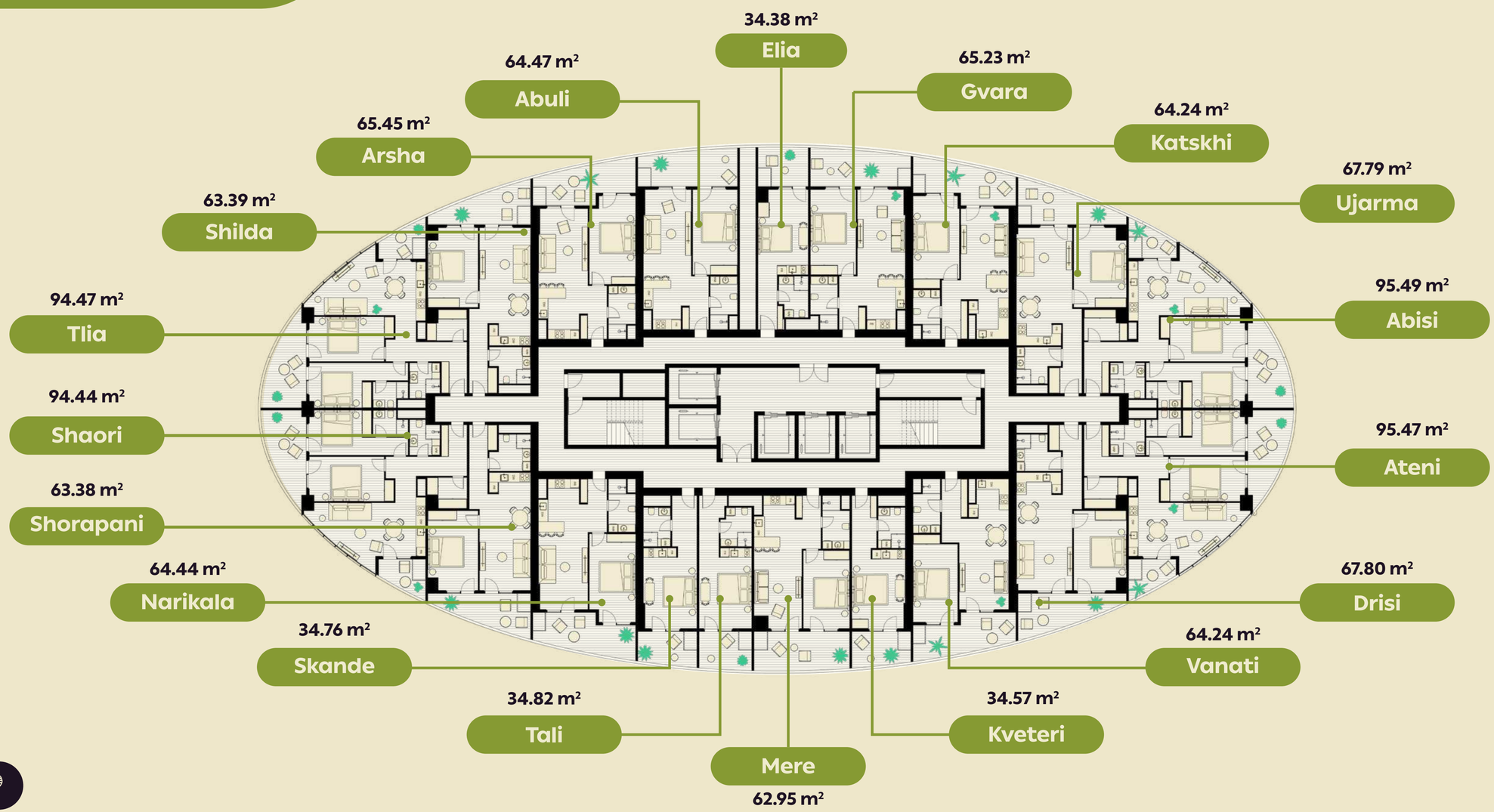
ISANI MALL


Queen Ketevan Street
Block IV
Block III
Block II
Block I
Navtlughi Street

Master Plan


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APARTMENTS



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INTERIOR



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INTERIOR



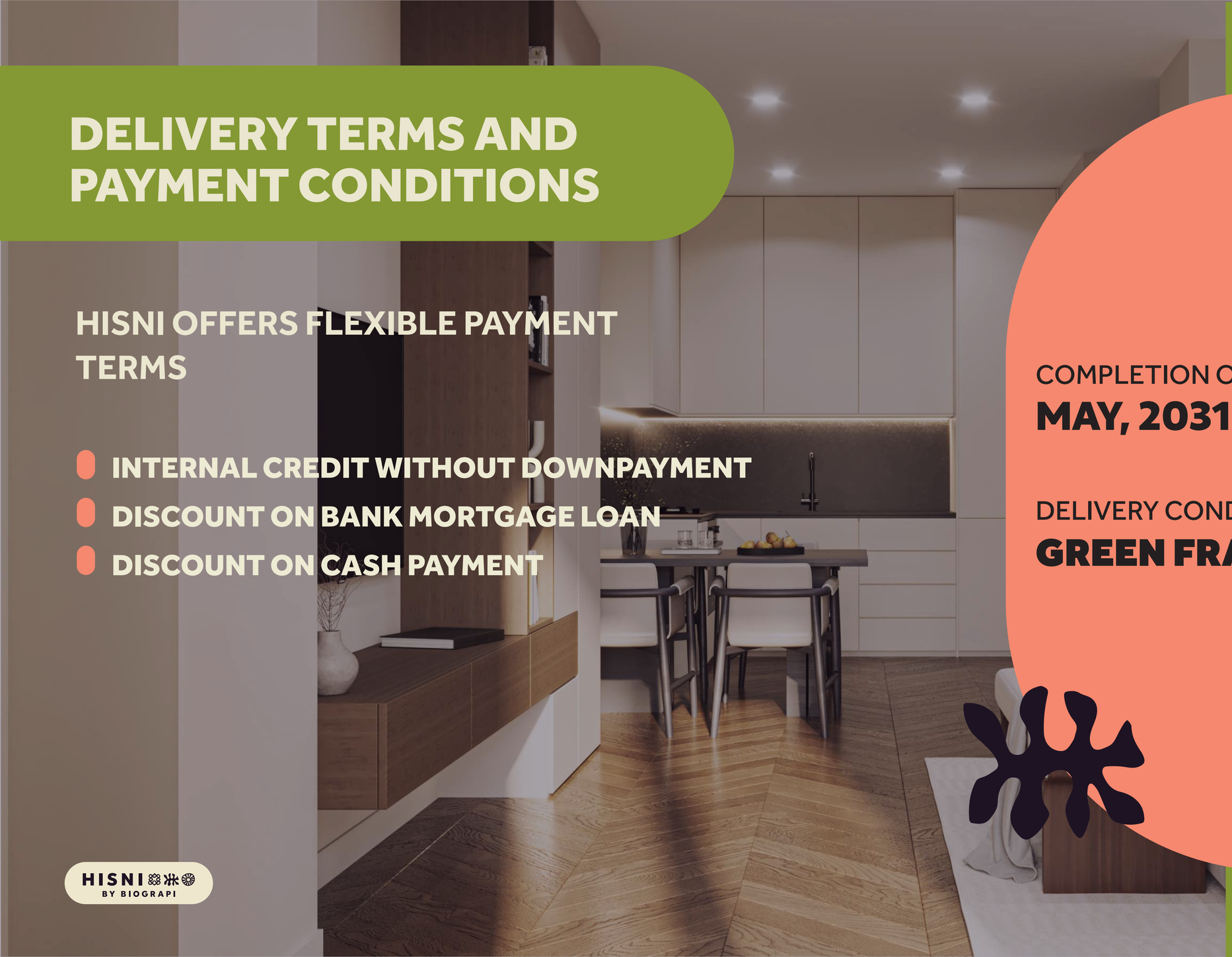
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INTERIOR



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DELIVERY TERMS AND PAYMENT CONDITIONS



HISNI OFFERS FLEXIBLE PAYMENT TERMS

- INTERNAL CREDIT WITHOUT DOWNPAYMENT
- DISCOUNT ON BANK MORTGAGE LOAN
- DISCOUNT ON CASH PAYMENT

COMPLETION OF CONSTRUCTION -
MAY, 2031

DELIVERY CONDITION -
GREEN FRAME

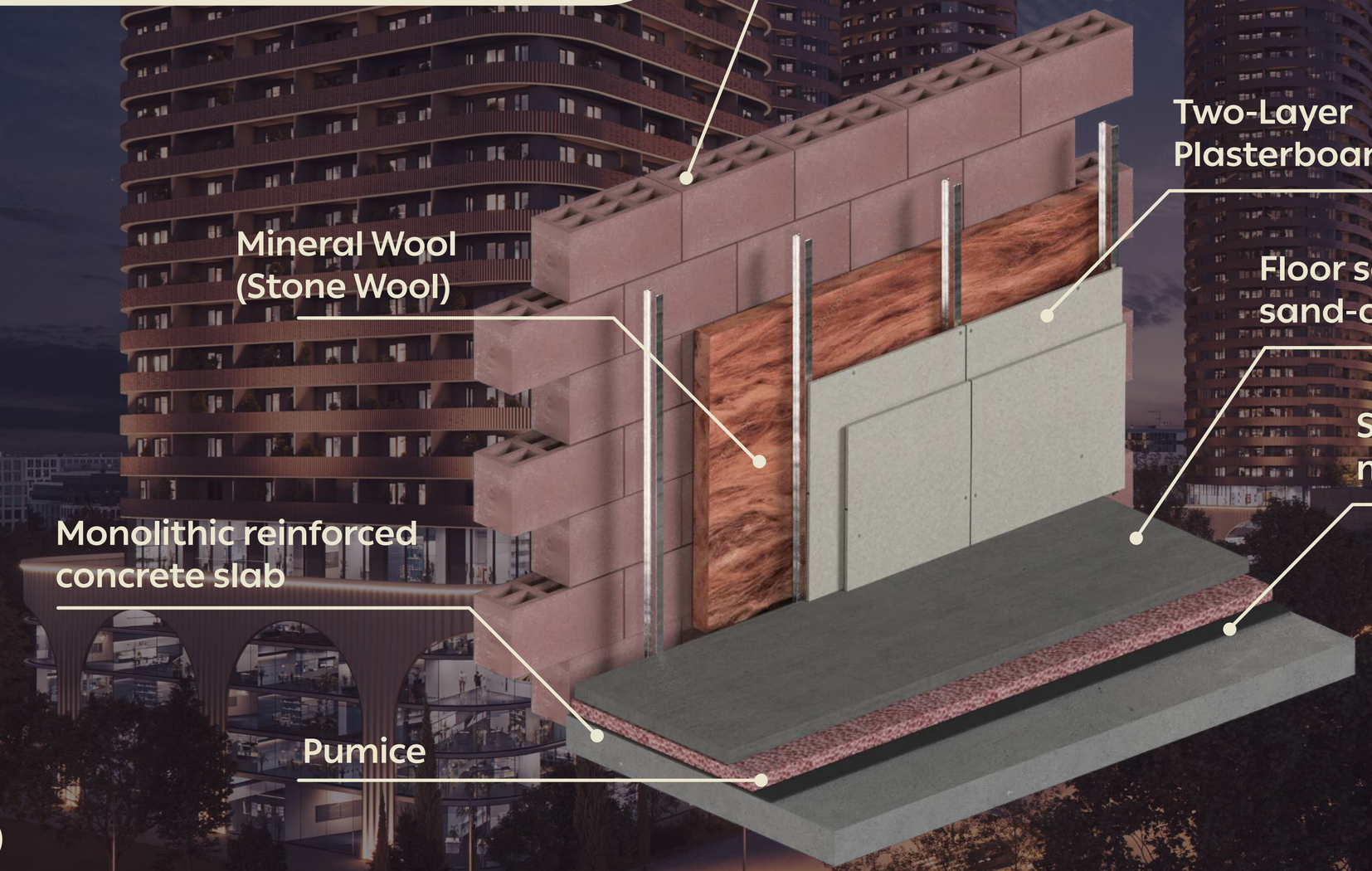
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GREEN FRAME

- Fireproof iron door at the entrance
- Ceiling height of at least 2.95 meters
- Aluminum doors and windows with opening-hanging function and low-emission energy-efficient double glass package
- Partition block walls between apartments, wrapped with high-efficiency double gypsum vibro and sound insulation system
- Plastered internal partitions
- Screed floor with vibration and sound insulation
- Electricity, television and internet wires connected to each room and brought to convenient points
- Central heating pipes laid for the collector system
- Main vertical stands for water-sewerage and ventilation
- Natural gas pipe to the kitchen and heating boiler
- Balcony covered with frost-resistant ceramic granite tiles
- Balcony lighting
- Spaces on the balconies for placing the heating boiler and air conditioner unit, with appropriate electrical wiring points and drainage system
- Gas and fire detectors installed in each apartment
- High-speed, load-carrying 3 elevators with UPS systems for passenger, freight and fire service purposes
- Fire protection systems with smoke extraction shafts in floor corridors and entrances

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WALL AND FLOOR SYSTEM



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POST-COMPLETION SERVICES

Biograpi Living, as a development company, continues active management of ongoing issues which may occur after the completion of the project to ensure the living or working environment is permanently protected and maintained.

COMPLEX MANAGER

REGULAR CLEANING SERVICE

FIRE SYSTEM SERVICES

CONCIERGE SERVICES

AINTENANCE OF COMMON SPACES SUCH AS ENTRANCES AND ELEVATOR

MONITORING OF WATER RESERVOIRS

24-HOUR SECURITY INSPECTION

ELECTRIC GENERATOR MANAGEMENT SERVICE

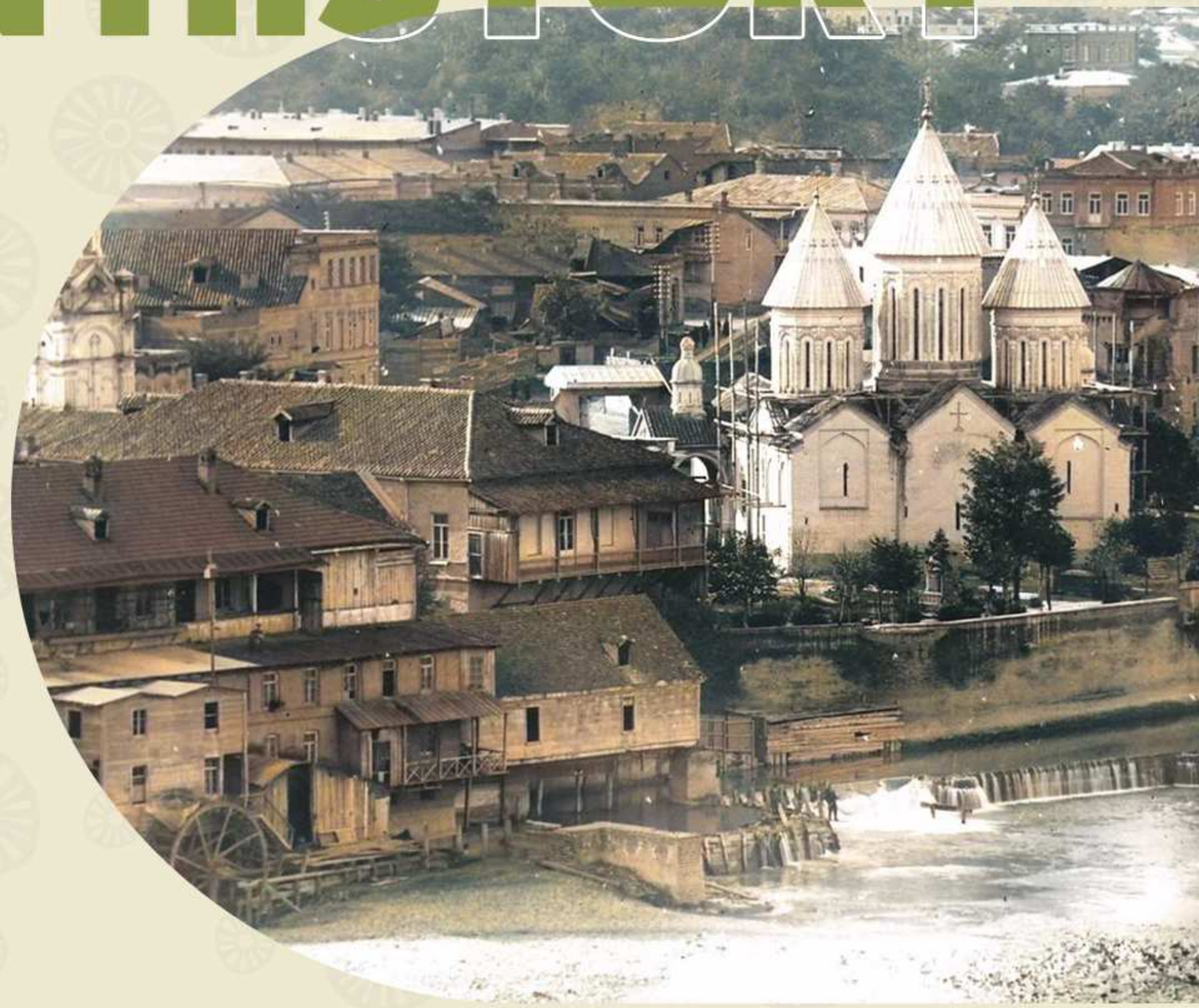
LANDSCAPING AND GARDENING

LOCATION HISTORY

BIOGRAPI GIVES LIFE TO NEW STORIES THAT LIVE ON IN OUR MEMORIES.

Queen Ketevan Avenue is one of the longest avenues in the city, following the historical road that connects Tbilisi and Kakheti. The avenue is named after Queen Ketevan, a tortured and sainted Georgian queen.

Isani is a historical district of Tbilisi, first mentioned in sources in the 11th century. During the 8th-9th centuries, under Arab rule, the area was fortified with stone walls and a moat. Due to its strength, it was called 'Hisni'—Isani (fortress) in Arabic. In the 12th-13th centuries, Isani housed the royal palace, court church, and the Metekhi temple on a rock overlooking the Mtkvari River. The district of Isani was referred to as Metekhi in the late Middle Ages.



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HISTORICAL PERSPECITIVE OF HISNI

In the 1830s, a military hospital and the Tbilisi-Baku railway were built in the Navtlugi area, leading to the establishment of a railway settlement.

A Georgian-made tramcar was developed in Tbilisi in 1959, and a tram repair depot was built in 1960 using funds from the Tbilisi Tram and Trolleybus Department, within the area of our project territory. A total of four cars of this model were produced. This innovative tramcar was very rare for its time.



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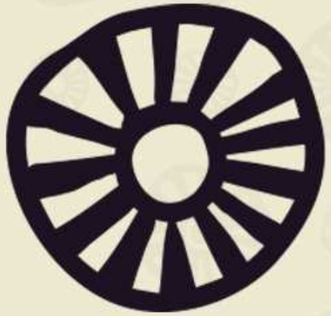
HISTORICAL PERSPECITIVE OF HISNI

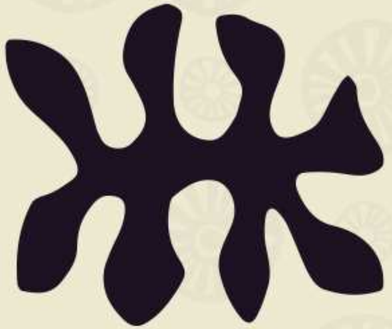


Symbols used in the project logo represent:

- The mixing of different cultures and ancient Georgian symbolism
- Greenery and recreation in the project area
- The tram and trolleybus parking area

The multifunctional residential complex 'Hisni' is located in the oldest district of Tbilisi, Isani, at 69 Queen Ketevan Avenue.





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FOR INVESTORS AND FOREIGN CITIZENS

Considering real estate opportunities in Georgia, the country offers several advantages:

STRATEGIC LOCATION

Georgia's unique position at the crossroads of Europe and Asia offers easy access to both markets and serves as a gateway for businesses looking to expand their presence in the South Caucasus region.

GROWING ECONOMY

The Georgian economy has experienced massive growth in recent years, with an exponential increase in demand for real estate, particularly in Tbilisi.

BUSINESS-FRIENDLY ENVIRONMENT

Georgia has implemented numerous reforms aimed at improving the business climate and attracting foreign investment. The country ranks highly in ease of doing business in the region and offers a favorable investment climate, including simplified tax procedures and reduced regulations.

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FOR INVESTORS AND FOREIGN CITIZENS

TOURISM POTENTIAL

Georgia is known for its four-season tourism appeal, attracting visitors with its unique nature, climate, rich history, and culture. The growing tourism industry presents opportunities for investors in the hospitality and real estate sectors.

PROPERTY OWNERSHIP

Foreign citizens are allowed to own property in Georgia, making it an attractive destination for real estate investment.

AFFORDABLE REAL ESTATE

Compared to other countries, real estate in Georgia is relatively affordable, offering attractive investment opportunities for those looking to purchase residential or commercial properties.

QUALITY OF LIFE

Georgia is known for its warm and welcoming hospitality, vibrant cultural heritage, exquisite wine, and delectable cuisine, making it an appealing destination for those looking to reside or invest in the country.

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REGISTRATION

Easy and efficient real estate registration services: Georgia offers a streamlined, fully electronic system for registering real estate, ensuring a hassle-free process for buyers and sellers.

Secure property rights: The country's registration system is designed to protect property rights, ensuring the security of investments.

Transparent data and fair administration procedures: The system guarantees transparency of registered data and ensures fairness in the administration process.

Short registration periods and low fees: Property rights can be registered within a short time frame (150 GEL for 4 working days, 270 GEL for one working day, and 350 GEL for the same working day).

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REAL ESTATE MARKET DYNAMICS

High rental demand and increasing rates: Georgia's real estate market experiences strong demand for rental properties, with rental rates showing consistent growth.

Growing demand for modern, newly built apartments: There is an increasing demand for residential properties built to modern standards, creating a dynamic market for various types of properties.

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FLEXIBLE TAX SYSTEM

Exemption from income tax on the sale of long-term owned residential property: If you have owned residential property for more than two years, the income (profit) generated from its sale is exempt from income tax.

Low tax rate on income from the sale of residential property: Individuals selling a residential property are subject to a 5% income tax on the profit made from the sale.

Low tax rate on rental income: Income generated from renting out a property is subject to a 5% tax rate.



“Biograpi Living” projects are implemented with the support of “Invia” and “Riverside Invest.” “Invia” - established through the rebranding of the well-known “Wissol Group” is a leading multi-industry holding company in Georgia, while “Riverside Invest” is a premier international real estate investment firm.

We believe that people's quality of life is deeply connected to the environment they live in. That is why we passionately create projects where history and culture seamlessly blend with the city’s vibrant energy and unstoppable progress.

invia | RIVERSIDE INVEST

BIOGRAPI CONNECTS US

WE CREATE AND DEVELOP MODERN AND INVITING LIVING ENVIRONMENTS WHERE DIVERSE AND MEANINGFUL CONNECTIONS ARE FORGED.

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BIOGRAPI

LIVING



