DOWN|TOWN
TBILISI

TRUMP

TRUMP
TOWER
TBILISI

ARCHI invia

DOWNTOWN TBILISI



TRUMP TOWER TBILISI

CREATING A LEGACY THAT ENDURES



FROM DOWNTOWN TBILISI

SEE THE CITY AS NO ONE ELSE DOES



ABOVE EVERYTHING IN TBILISI



THE FIRST AND ONLY

TRUMP LANDMARK IN THE CAUCASUS

Trump Tower Tbilisi is the first Trump-branded residence in Georgia, and the first in the Caucasus. It rises on the western shoulder of the city, attached to Central Park, where the ridgelines close the horizon and the Mtkvari valley opens below.

An icon of Downtown Tbilisi, it creates a way of living the country has not been offered before, redefining luxury through exclusivity, privacy and exceptional service.



TRUMP TOWER TBILISI, *DOWNTOWN TBILISI*

THE TOWER IN NUMBERS

280 METRES
ABOVE THE CITY

Designed by Gensler, Trump Tower Tbilisi is the centrepiece of Downtown Tbilisi, a six-tower district of more than five hundred thousand square metres attached to Central Park, rising two hundred and eighty metres to the top of its illuminated crown.

Residences, a hotel, offices, retail and dining across six towers, held to one standard of service.

HEIGHT

280 m

TO THE TOP OF THE CROWN

STOREYS

62

THE DISTRICT

6

TOWERS AT DOWNTOWN TBILISI

TRUMP TOWER

TBILISI

THE TRUMP ORGANIZATION



DOWNTOWN TBILISI | THE TRUMP ORGANIZATION

TRUMP

THE TRUMP ORGANIZATION

SINCE NINETEEN SEVENTY-ONE

A NAME BUILT ON LANDMARKS

For five decades The Trump Organization has put its name to buildings that changed the skyline they stand in — Trump Tower on Fifth Avenue, the towers of Chicago and Las Vegas.

The name carries a standard of architecture, finish and service that a building has to meet before it is allowed to use it at all.

Trump Tower Tbilisi is the first address in the Caucasus to carry it.



A PORTFOLIO WITHOUT PARALLEL

THE FINEST LOCATIONS IN THE WORLD

The Trump Organization selects each location for what it can become. Every address in the portfolio is chosen against the market it stands in and the residents it will serve, and every property carries the same signature: cutting-edge facades designed with the world's finest architects, interiors made for their own city, and service that has been recognised for decades.

Trump Tower Tbilisi joins that portfolio as the brand's first residence in the Caucasus.

UNITED STATES

NEW YORK, NY
FOUR ADDRESSES, INCLUDING TRUMP TOWER

CHICAGO, IL
TRUMP INTERNATIONAL HOTEL & TOWER

SUNNY ISLES BEACH, FL
TRUMP TOWER SUNNY ISLES

LAS VEGAS, NV
TRUMP INTERNATIONAL HOTEL

INTERNATIONAL

ISTANBUL, TURKEY
TRUMP TOWERS

MUMBAI, INDIA
TRUMP TOWER

DELHI NCR, INDIA
TRUMP TOWERS

KOLKATA, INDIA
TRUMP TOWER

SEOUL, SOUTH KOREA
TRUMP WORLD

MAKATI, PHILIPPINES
TRUMP TOWER

PUNTA DEL ESTE, URUGUAY
TRUMP TOWER

COMING SOON

TBILISI, GEORGIA
TRUMP TOWER

DUBAI, UAE
TRUMP INTERNATIONAL HOTEL & TOWER

JEDDAH, SAUDI ARABIA
TRUMP TOWER

WADI SAFAR, SAUDI ARABIA
TRUMP INTERNATIONAL

BUCHAREST, ROMANIA
TRUMP TOWER

MUSCAT, OMAN
TRUMP RESIDENCES

HANOI AT HUNG YEN, VIETNAM
TRUMP INTERNATIONAL

A selection of the Trump residential portfolio. Properties are licensed developments; each is owned and developed by its local partner.



PRIVILEGE MEETS PURPOSE

LIVE ABOVE THE ORDINARY



TRUMP TOWER

TBILISI

TBILISI



A CITY **ON THE RISE**

A DESTINATION FOR THOSE WHO EXPECT MORE

SIXTEEN CENTURIES

A CAPITAL BUILT ON WARM WATER

Tbilisi was founded on its sulphur springs in the fifth century and has been rebuilt by every empire that wanted it. What survives is a city of carved balconies and brick domes stacked up a gorge, with a fortress above and the Mtkvari running through the middle of it.



ABANOTUBANI AND NARIKALA, *OLD TBILISI*



A CULTURE WORTH COMING HOME TO

THE OLDEST TABLE IN THE WORLD

Georgia has been making wine for eight thousand years, longer than anywhere else on earth, and it has built a whole civilisation around the table. The supra is not a meal. It is an argument for living well, made nightly, in a city that has never needed to be taught how.

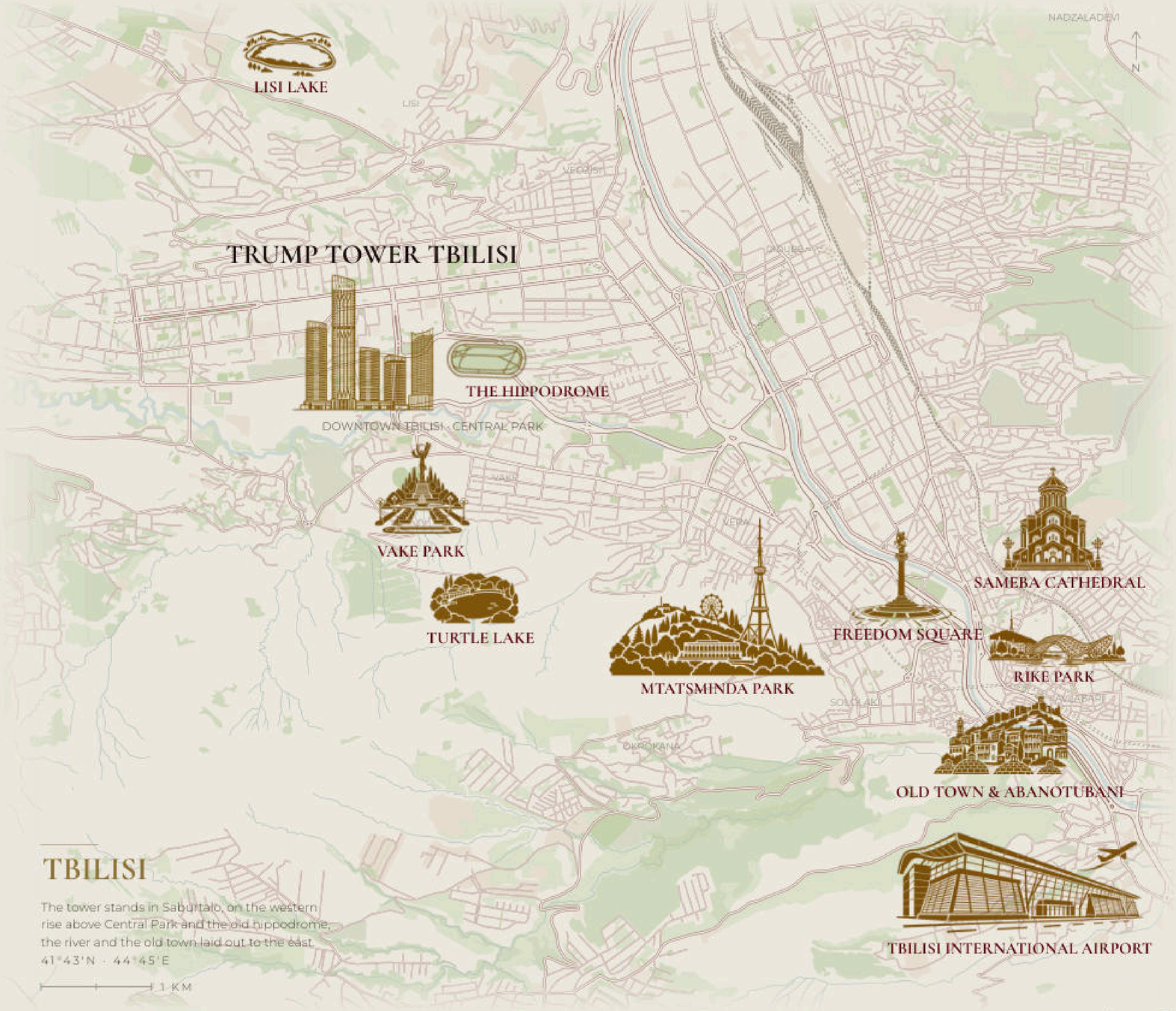
GEORGIA'S

MOST POWERFUL ADDRESS

EVERYTHING. EVERYWHERE.
WITHIN MINUTES.

00 MIN	CENTRAL PARK
05 MIN	VAKE PARK
05 MIN	CHAVCHAVADZE AVENUE
12 MIN	RUSTAVELI AVENUE
14 MIN	FREEDOM SQUARE
17 MIN	OLD TOWN & ABANOTUBANI
19 MIN	RIKE PARK & THE PEACE BRIDGE
28 MIN	TBILISI INTERNATIONAL AIRPORT

Indicative driving times, subject to traffic. Map drawn from OpenStreetMap data.



TBILISI

The tower stands in Saburtalo, on the western rise above Central Park and the old hippodrome, the river and the old town laid out to the east.

41°43'N · 44°45'E

1 KM



CENTRAL PARK, *DOWNTOWN TBILISI*

WITHIN **DOWNTOWN TBILISI**

A DISTRICT THAT OPENS ONTO THE PARK

Trump Tower Tbilisi stands at the centre of Downtown Tbilisi, a six-tower district of gardens, promenades, luxury retail and workspace laid out across more than five hundred thousand square metres next to Central Park.

Terraced gardens step down to the park, and two-fifths of the podium is given to planting. Below, a curved timber-and-bronze galleria holds boutiques and cafes around two planted atriums. Above, branded residences, a hotel and a business centre.

DOWNTOWN TBILISI

×

TRUMP TOWER TBILISI

THE DISTRICT

SIX TOWERS OVERLOOKING CENTRAL PARK

Downtown Tbilisi is a six-tower district of more than five hundred thousand square metres, laid out on the western rise of the city around a restored Central Park. Trump Tower Tbilisi stands at its centre.

Residences, a hotel, offices, retail and dining sit inside one masterplan by Gensler. Gardens and promenades connect the towers at ground level, and the parkland runs to every door.

BUILT AREA

514,000 m²

NEXT TO CENTRAL PARK

TOWERS

6

AT DOWNTOWN TBILISI

INVESTMENT

$2 bn

COMMITTED TO THE DISTRICT

ARCHITECTURE

Gensler

MASTERPLAN AND ARCHITECTURE

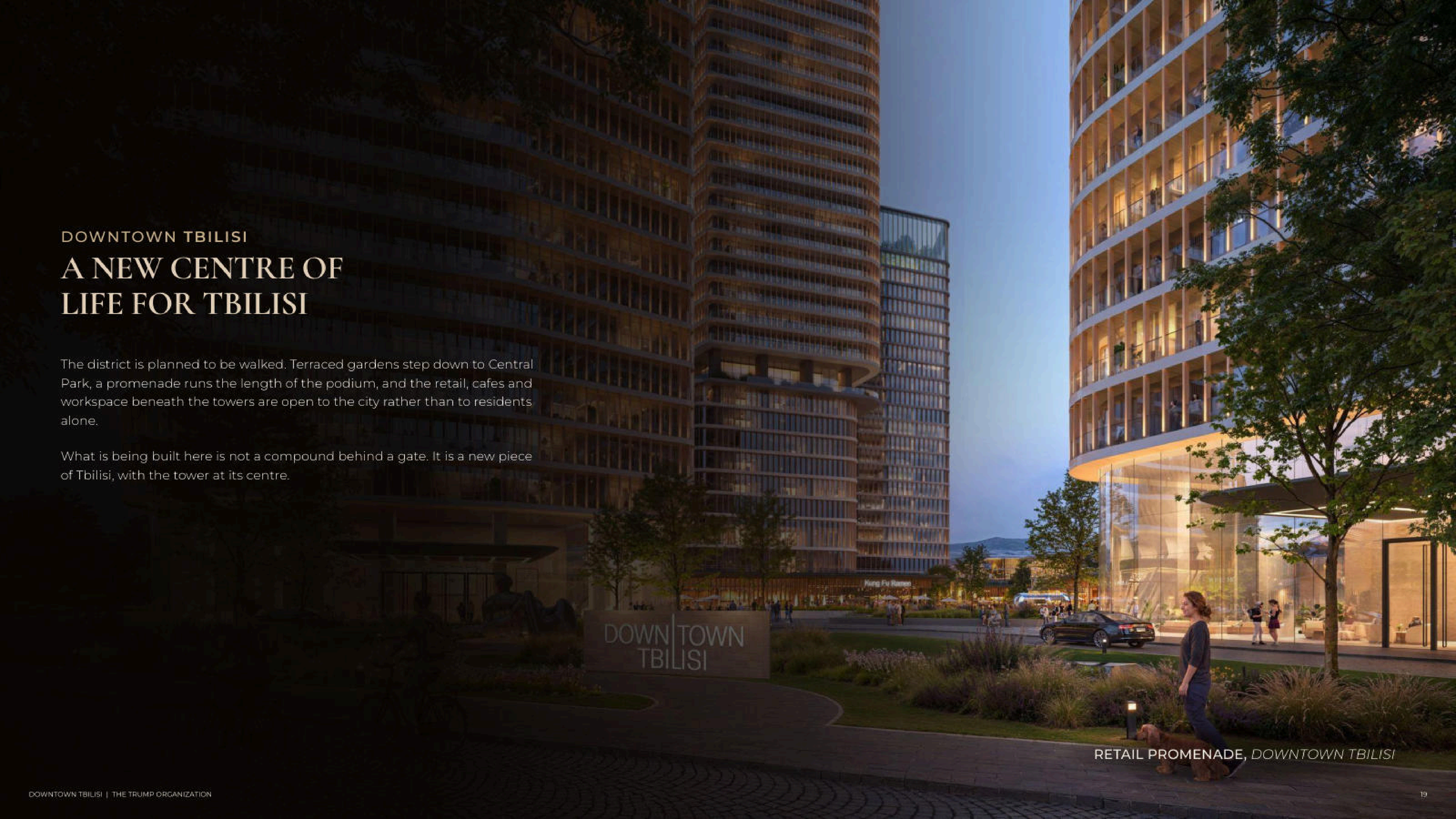


DOWNTOWN TBILISI

A NEW CENTRE OF LIFE FOR TBILISI

The district is planned to be walked. Terraced gardens step down to Central Park, a promenade runs the length of the podium, and the retail, cafes and workspace beneath the towers are open to the city rather than to residents alone.

What is being built here is not a compound behind a gate. It is a new piece of Tbilisi, with the tower at its centre.



RETAIL PROMENADE, *DOWNTOWN TBILISI*

DOWNTOWN TBILISI



TRUMP TOWER

TBILISI

THE TOWER



THE ICON THAT DEFINES TBILISI

A TOWER THAT CHANGES THE WAY PEOPLE LIVE

THE CROWN
ILLUMINATED LANTERN, LEVEL 59

THE PENTHOUSE COLLECTION
LEVELS 54 TO 58

TRUMP RESIDENCES
LEVELS 5 TO 53, WITH SKY AMENITIES AT 44 AND 45

THE AMENITY LEVEL
POOL, SPA AND FITNESS, LEVEL 4

ARRIVAL & PODIUM RETAIL
LOBBY, PRIVATE DROP-OFF AND GALLERIA
ROOF GARDEN ON LEVEL 3, PARKING BELOW

CHAMPAGNE GOLD AND BRONZE

A FACADE THAT CATCHES THE LIGHT ALL DAY

Y-shaped columns in champagne gold run the full height of the tower, breaking at a diamond bracing motif and flaring at the base into a curved podium. Bronze spandrels, curved corner glass and sheer balustrades complete a facade designed to be read from the whole valley.



FACADE DETAIL, *TRUMP TOWER TBILISI*



EVERY ARRIVAL

STEP INTO THE HIGHEST STANDARD OF LUXURY

THE ARRIVAL

A THRESHOLD WORTH THE JOURNEY

Residents turn off the avenue into a private, planted drop-off beneath the flared gold columns of the tower. A concierge is on duty at every hour. Beyond the glass, a double-height lobby in travertine, oak and bronze opens toward the park.

Parking, service and retail deliveries are separated entirely. Residents never share an entrance with anyone else.



RESIDENTIAL ARRIVAL, *TRUMP TOWER TBILISI*



GRAND LOBBY, *TRUMP TOWER TBILISI*

THE LOBBY

THE FIRST ROOM YOU ENTER

A double-height hall in honed travertine and pale plaster, held between the drop-off and the garden, with a single commissioned sculpture at its centre and nothing else competing for attention.

It is a room designed to be crossed slowly.



SERVICE

EVERYTHING ASKED FOR BEFORE IT IS ASKED

A concierge team on duty around the clock, a dedicated residents' entrance, valet parking, housekeeping, private security and a management company answering to one standard. The building is run, not simply maintained.

TRUMP TOWER

TBILISI

THE RESIDENCES



LIVING ROOM, *TRUMP TOWER TBILISI*

A HOME **TURNED OUTWARD**

HERE, EVERY WINDOW HOLDS THE WORLD

Eight hundred and fifty residences run from studios to four bedrooms, the largest of them held on the top five floors. Each is turned toward the park, the valley and the mountains beyond, behind floor-to-ceiling glass, curved corners and ceilings high enough to let the light travel.

Interiors are quiet by design: travertine, pale oak, hand-finished plaster, bronze. Nothing shouts. Everything lasts.



ONLY A FEW

ORDINARY IS NO LONGER ENOUGH

PENTHOUSE LIVING ROOM, *TRUMP TOWER TBILISI*



PRINCIPAL BATHROOM



DRESSING ROOM

MATERIALS

STONE, OAK AND BRONZE

Book-matched marble, honed travertine, solid oak joinery and dark bronze fittings, specified once and applied through every residence. Underfloor heating, full climate control, filtered water and acoustic glazing come as standard, not as an upgrade.



KITCHEN AND DINING, *TRUMP TOWER TBILISI*

MADE TO BE LIVED IN

A SPACE THAT MOVES AT YOUR PACE

Kitchens are built around a single stone island, with integrated appliances, oak joinery and a working pantry set behind. Dining sits in the light, at the glass, with the valley in front of it.

Every residence is delivered finished, to a specification chosen once and applied throughout: no compromises between one apartment and the next, and nothing left for the owner to correct.

TRUMP TOWER

TBILISI

AMENITIES



SPA SUITE, *TRUMP TOWER TBILISI*

TRUMP TOWER TBILISI

A WORLD OF PRIVILEGES ON YOUR OWN FLOOR

Four dedicated amenity levels bring wellness, business and the atmosphere of a private club into the tower itself: pool, gym and spa at level 4, sky amenities at 44 and 45, and a terrace on the roof. Access is for residents and their guests.

- INDOOR POOL
- FITNESS CENTRE
- COWORKING & OFFICES
- 24H CONCIERGE
- SKY TERRACE
- TERRACE GARDENS
- RESIDENTS' LOUNGE
- UNDERGROUND PARKING
- SPA & WELLNESS
- RESTAURANTS & BARS
- KIDS' CLUB
- LANDSCAPED PARK

Amenity provision is indicative and subject to change.

ABOVE THE SKYLINE

A SWIM AT THE EDGE OF THE CITY



INDOOR POOL, *TRUMP TOWER TBILISI*

THE PERFECT PAUSE

BEFORE YOUR NEXT MOVE

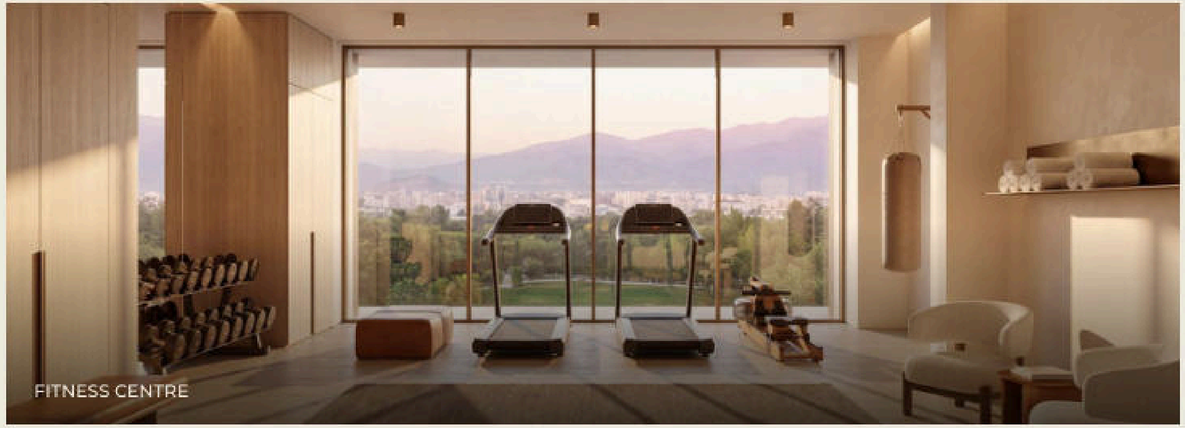


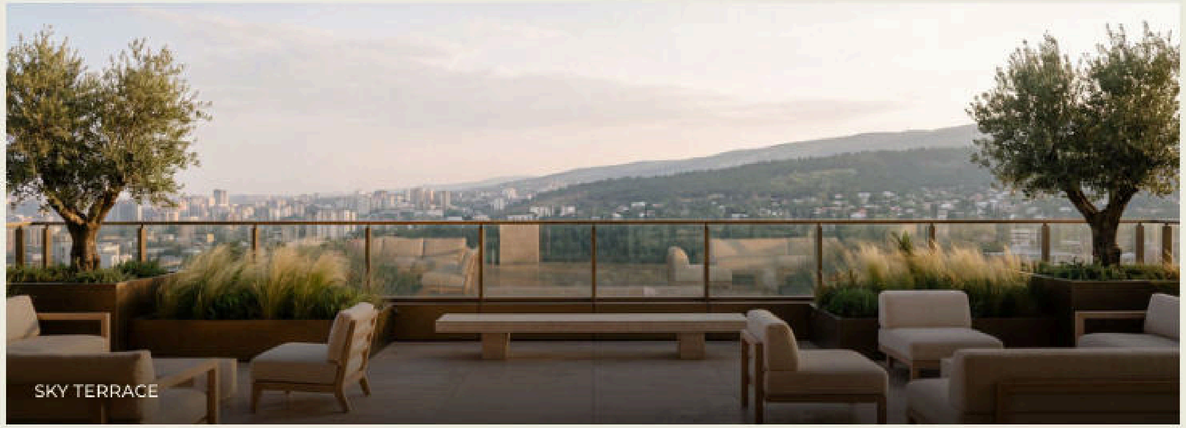
THERMAL SUITE, *TRUMP TOWER TBILISI*

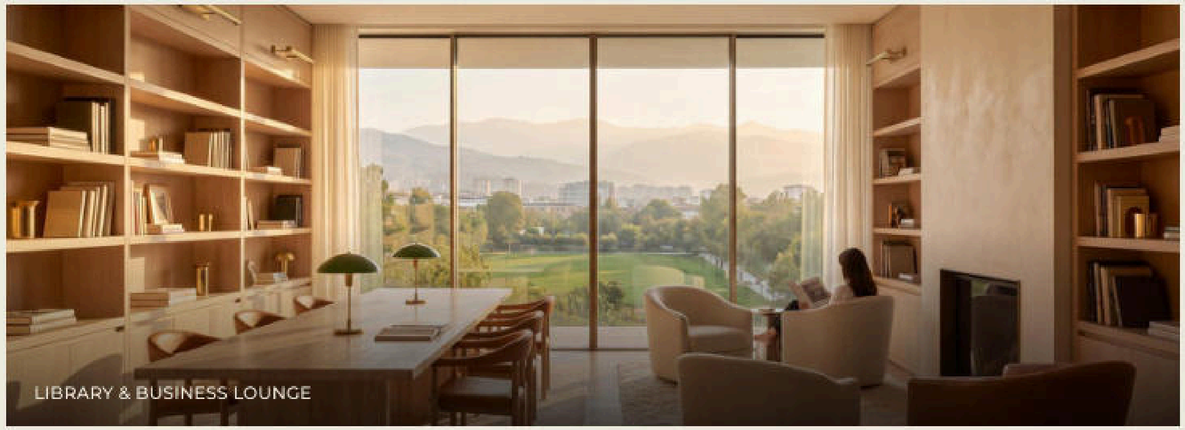
FOUR DEDICATED FLOORS

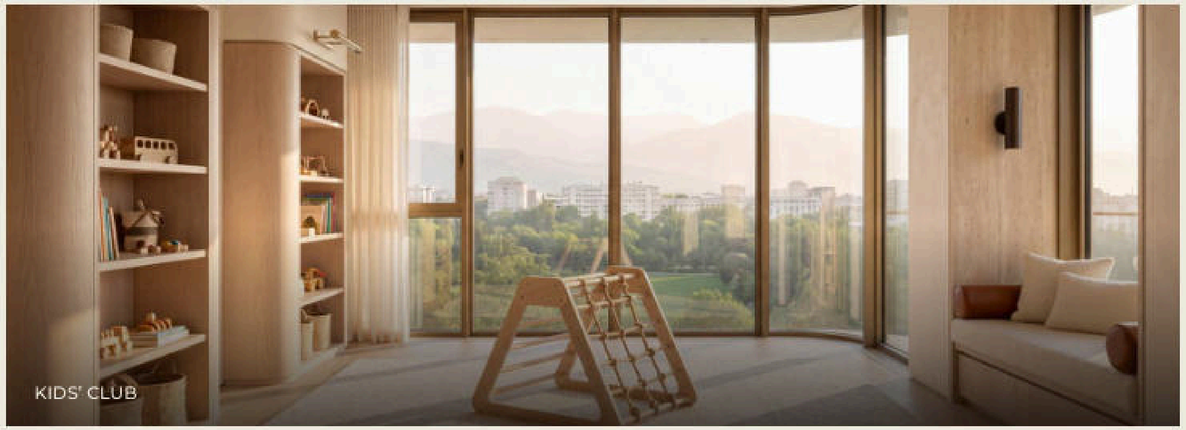
A CLUB THAT HAPPENS TO BE YOUR BUILDING

The amenity levels are laid out as a sequence of rooms rather than a corridor of facilities: a gym that faces the mountains, a sky terrace open to the park and the ridge beyond, a library that doubles as a business lounge, and a playroom designed with the same care as everything else.


FITNESS CENTRE


SKY TERRACE


LIBRARY & BUSINESS LOUNGE


KIDS' CLUB



PANORAMIC RESTAURANTS AND BARS

A GLASS POURED ABOVE THE CITY

THE GALLERIA

EVERYTHING YOU NEED, ONE FLOOR BELOW

Beneath the residences, a curved podium in warm timber and bronze holds up to forty-five thousand square metres of retail across two full floors and an open-air promenade on its roof: a food hall and bakery, cafes and restaurants on planted terraces, a bookshop, a pharmacy, a wine merchant and boutiques around two planted atriums.

It is open to the city, and it is thirty seconds from your lift.



PODIUM RETAIL, *DOWNTOWN TBILISI*

THE RESIDENCES

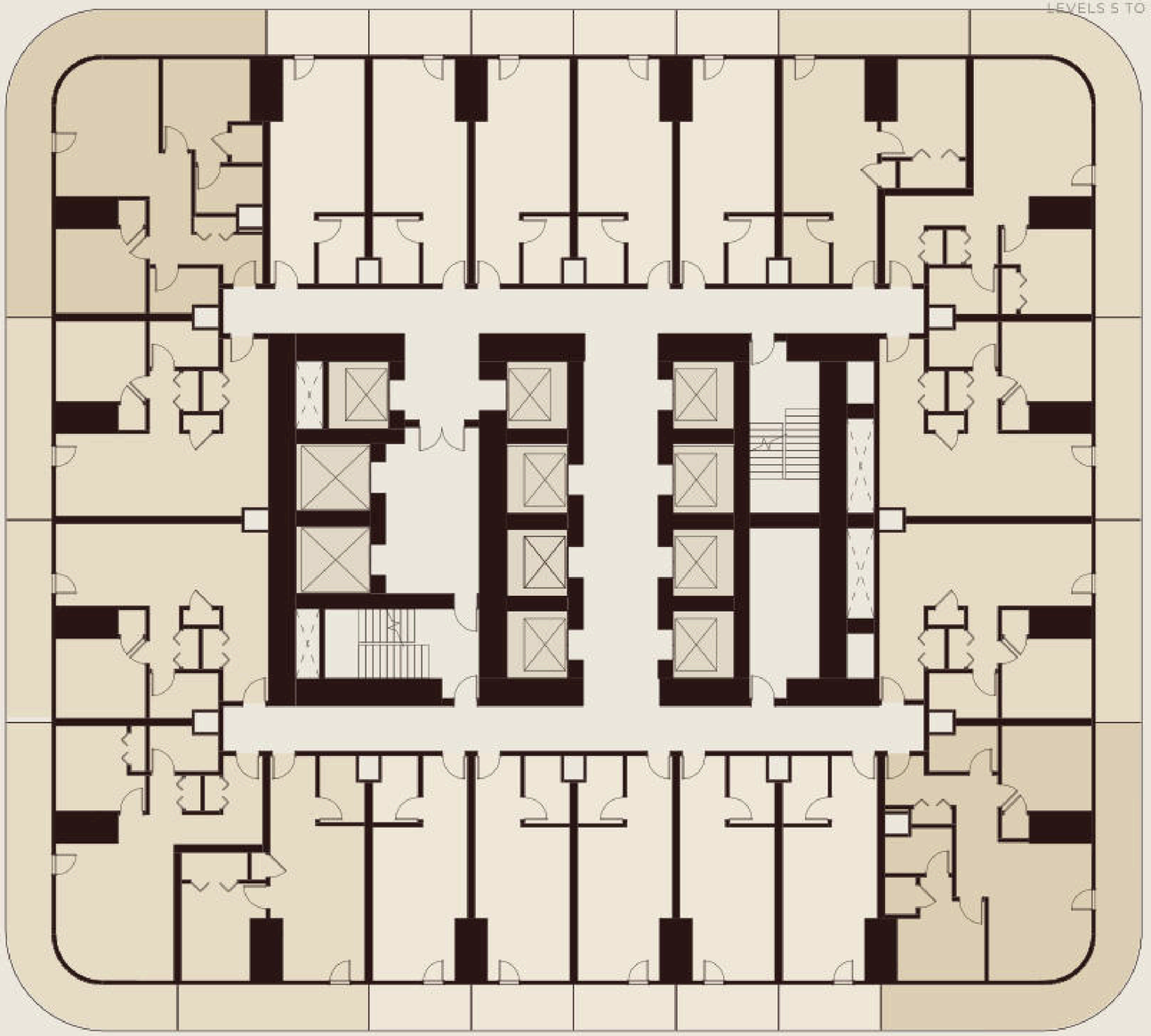
A TYPICAL FLOOR

Eight hundred and fifty residences are arranged on four plate layouts between the amenity floors and the crown. Every apartment reaches an outside wall, and each side of the plate is turned to a different outlook: the city on one, Central Park on the next, the mountains beyond.

54–58	TYPE 4 · TWO, THREE AND FOUR BEDROOMS
46–53	TYPE 3 · STUDIO TO THREE BEDROOMS
44–45	SKY AMENITIES
38–43	TYPE 3 · STUDIO TO THREE BEDROOMS
24–37	TYPE 2 · STUDIO TO TWO BEDROOMS
5–21	TYPE 1 · STUDIO TO TWO BEDROOMS
3–4	POOL, GYM AND SPA
1–2	LOBBY AND ARRIVAL

STUDIO ONE BEDROOM TWO BEDROOM

LEVELS 5 TO 21 · TYPE 1 PLATE



Plans drawn from the Gensler concept design. Layouts, areas and unit mix are indicative and subject to change.

TRUMP TOWER TBILISI

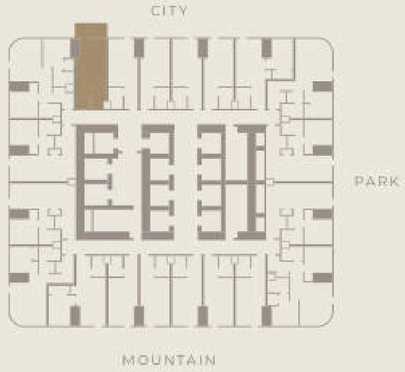
STUDIO

LEVELS	ASPECT
5 to 21	City view
TYPE 1 PLATE	DOWNTOWN TBILISI

INTERNAL AREA	BALCONY
33 m²	7 m²
355 SQ FT	75 SQ FT

TOTAL AREA 40 m² 431 SQ FT

THE APARTMENT ON ITS FLOOR





0 1 2 5 METRES

Drawn from the Gensler concept design. Layouts, areas and unit mix are indicative and subject to change.

TRUMP TOWER TBILISI

ONE BEDROOM

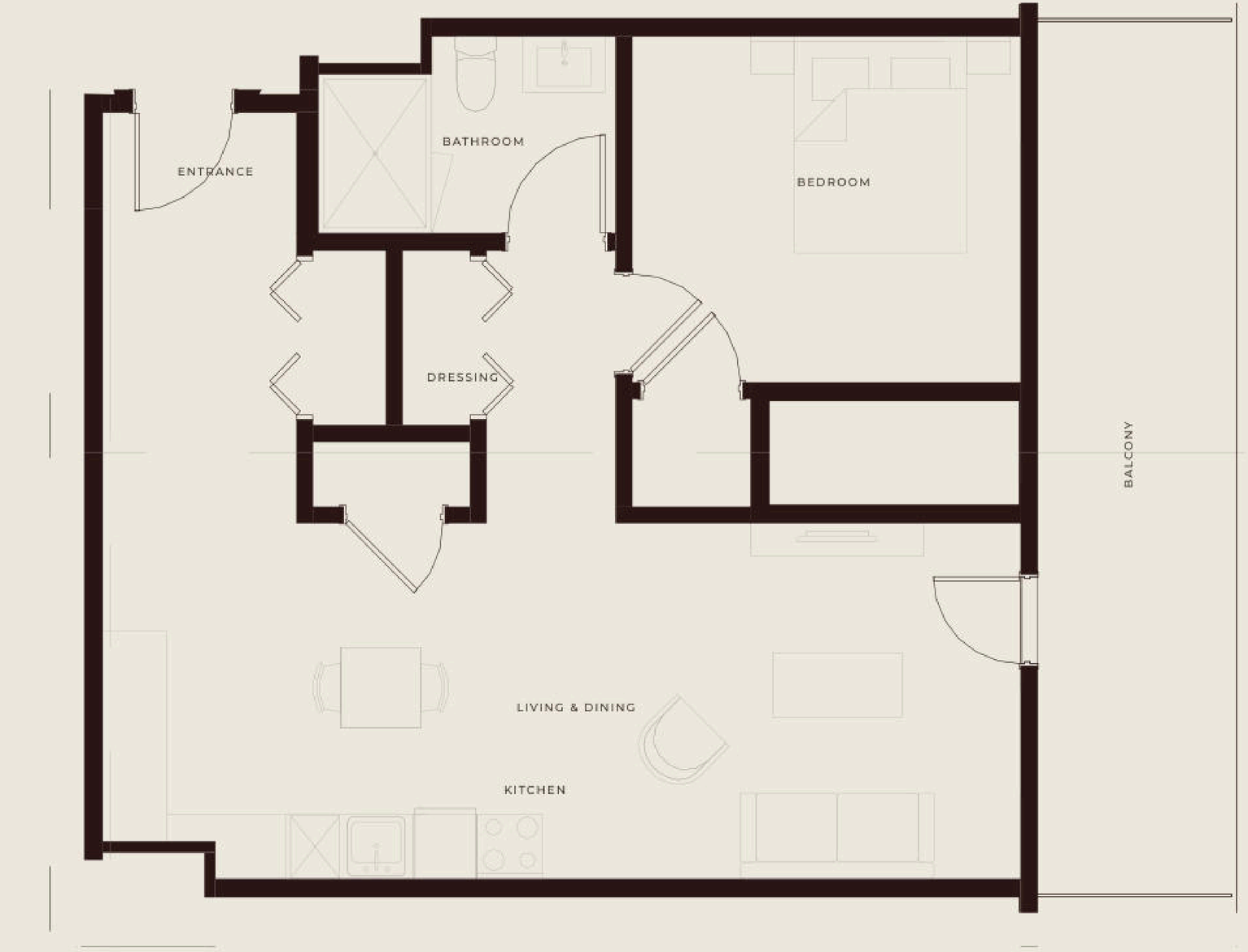
LEVELS	ASPECT
5 to 21	Park view
TYPE 1 PLATE	CENTRAL PARK

INTERNAL AREA	BALCONY
60 m²	15 m²
646 SQ FT	161 SQ FT

TOTAL AREA 75 m² 807 SQ FT

THE APARTMENT ON ITS FLOOR





0 1 2 5 METRES

Drawn from the Gensler concept design. Layouts, areas and unit mix are indicative and subject to change.

TRUMP TOWER TBILISI

TWO BEDROOM

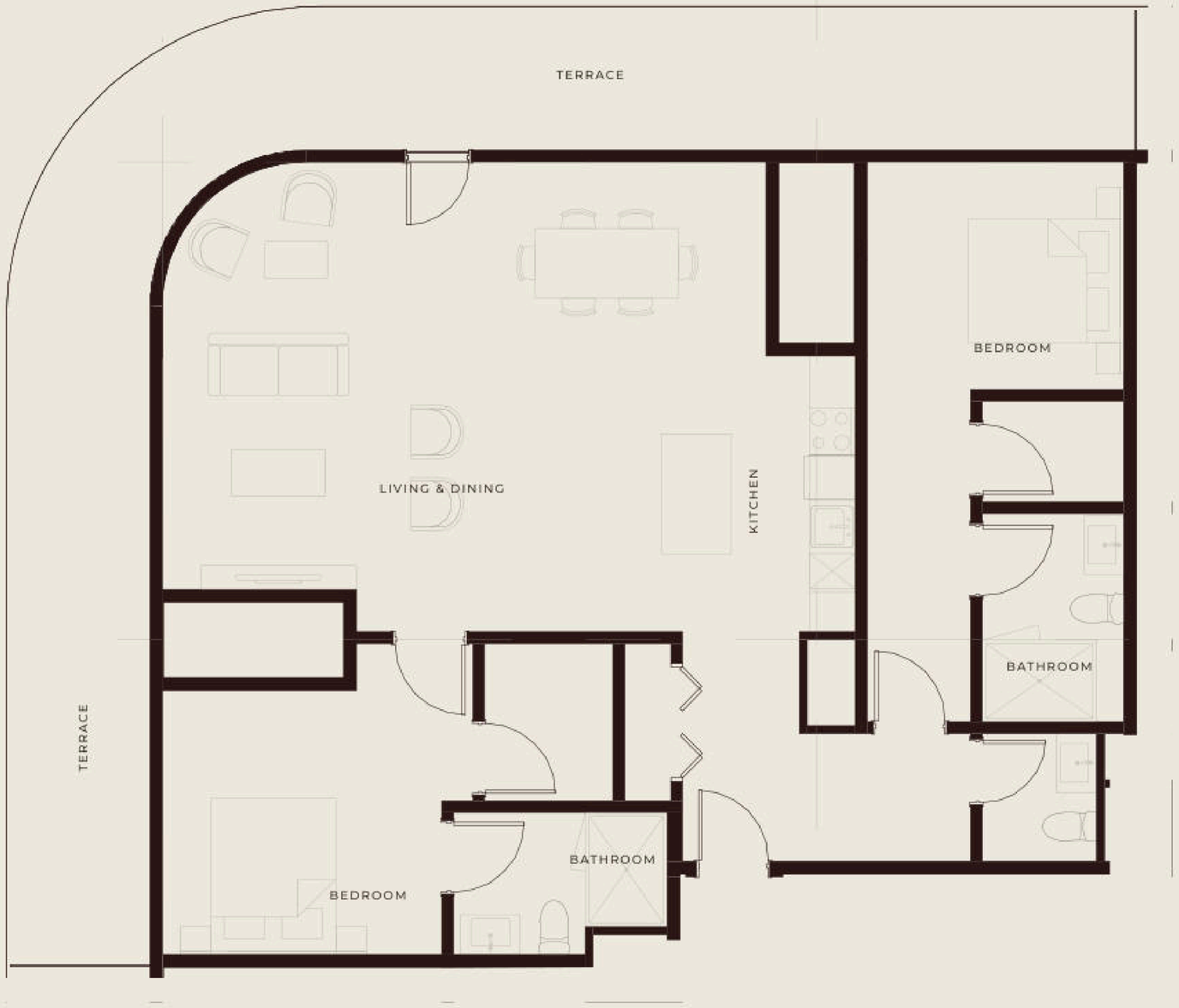
LEVELS	ASPECT
38 to 53	Dual aspect
TYPE 3 PLATE	PARK AND CITY

INTERNAL AREA	TERRACE
108 m²	42 m²
1,163 SQ FT	452 SQ FT

TOTAL AREA 150 m² 1,615 SQ FT

THE APARTMENT ON ITS FLOOR





0 1 2 5 METRES

Drawn from the Gensler concept design. Layouts, areas and unit mix are indicative and subject to change.

TRUMP TOWER TBILISI

THREE BEDROOM

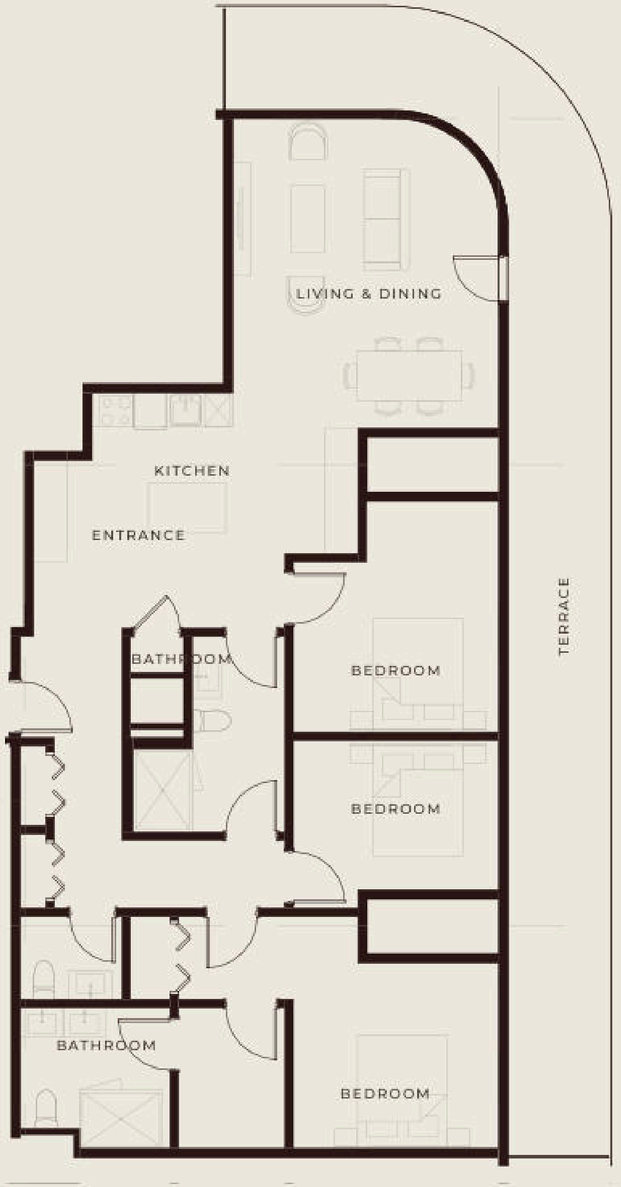
LEVELS	ASPECT
38 to 53	Park view
TYPE 3 PLATE	CENTRAL PARK

INTERNAL AREA	TERRACE
124 m²	43 m²
1,335 SQ FT	463 SQ FT

TOTAL AREA 167 m² 1,798 SQ FT

THE APARTMENT ON ITS FLOOR





0 1 2 5 METRES

Drawn from the Gensler concept design. Layouts, areas and unit mix are indicative and subject to change.

TRUMP TOWER TBILISI

FOUR BEDROOM

LEVELS	ASPECT
54 to 58	Park view
TYPE 4 PLATE	CENTRAL PARK

INTERNAL AREA	TERRACE
143 m²	50 m²
1,539 SQ FT	538 SQ FT

TOTAL AREA 193 m² 2,077 SQ FT

THE APARTMENT ON ITS FLOOR





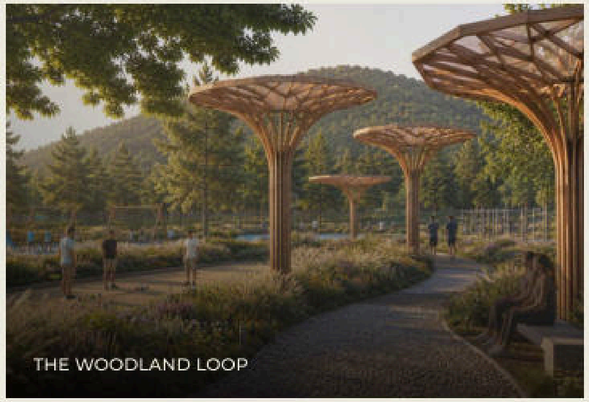
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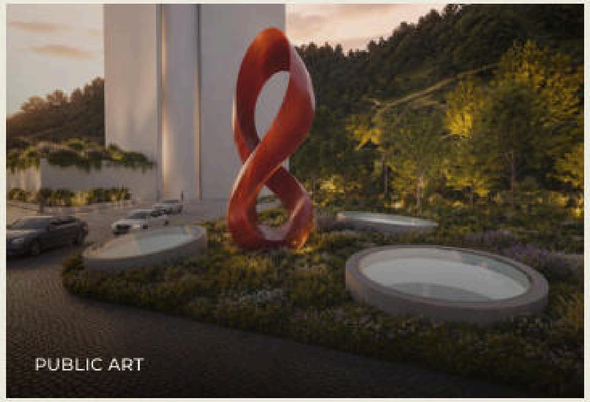
BEYOND THE DOOR

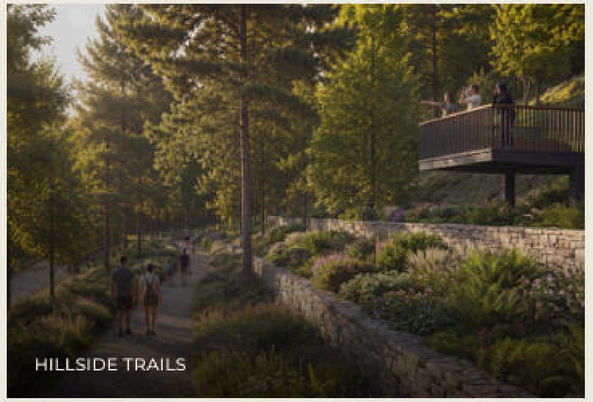
A PARK THE SIZE OF A DISTRICT

The hillside around Downtown Tbilisi is being reforested and opened to the public, with two in five of its mature trees kept where they stand: woodland trails, shaded pavilions, play meadows and an outdoor fitness ground, all on a single loop that begins at the tower's own gate. Beyond it, the city's new Central Park covers thirty-six hectares of the old Saburtalo hippodrome.


PARK PAVILIONS


THE WOODLAND LOOP


PUBLIC ART


HILLSIDE TRAILS


ARRIVAL GARDENS


THE GALLERIA


YOGA DECK


RETAIL PROMENADE

ARCHI

Georgia's N1 Developer

Archi has been building since 2005. It is today the N1 residential developer in Georgia, with completed districts across Tbilisi and Batumi and tens of thousands of homes delivered to Georgian and international owners.

The company builds neighbourhoods rather than single buildings. Schools, parks, retail and public space are planned together with the residences, and a management company stays with each district long after handover.

Downtown Tbilisi is its most ambitious undertaking: a six-tower district of more than five hundred thousand square metres on the western rise of the city, laid out around Central Park, and representing two billion dollars of investment.

Trump Tower Tbilisi stands at its centre. Archi is the owner and developer of the property and uses the Trump name and mark under licence from The Trump Organization.

The district is delivered together with Invia, with architecture by Gensler.

To serve Georgian and international buyers, Archi maintains five sales and customer service offices across the country, in Tbilisi and Batumi.

ARCHI IN NUMBERS

YEARS OF EXPERIENCE

20

IN GEORGIAN REAL ESTATE

RESIDENTS

70,000+

LIVING IN ARCHI DISTRICTS

DEVELOPED PROJECTS

55

1,568,653 SQ M COMPLETED

ONGOING DEVELOPMENTS

31

1,238,468 SQ M UNDER DEVELOPMENT



DOWNTOWN TBILISI | THE TRUMP ORGANIZATION

Invested in Georgia

Invia is a diversified Georgian holding company. It brings together leading businesses in energy, retail, hospitality, food and beverage, media and real estate, built on more than two decades of entrepreneurial experience.

The group turned over more than six hundred million dollars in 2025, equivalent to roughly one and a half to two per cent of Georgia's gross domestic product. It is among the largest private-sector contributors to the national economy, and one of the country's larger employers and buyers from local suppliers.

Real estate is the part of that portfolio growing fastest. Invia develops contemporary residential projects designed around the way people live now, in which architecture, function and build quality are held to one standard and judged over the long term.

The group's interest is in the whole environment rather than the building alone: how a development meets the street, what it gives back to the district around it, and how well it holds its value once the owners have moved in.

As Invia brings its businesses together under a single holding, residential development takes an increasingly central place in its plans, and in its commitment to the long-term development of Georgia.

Our Partners

CO-DEVELOPER

The Sapir Organization

PROJECT PARTNER

Block Stone Capital

PROJECT PARTNER

Vilaro

PROJECT PARTNER

Vector Group



ARCHI

Our Offices

GEORGIA

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TRUMP TOWER

TBILISI

DOWN TOWN TBILISI

ARCHI | invia