

The background is black with several diagonal lines in shades of gray and white, creating a sense of depth and movement. The lines originate from the top and bottom edges and converge towards the center.

**CITYZEN**  
TOWER

In Partnership with  
Zaha Hadid Architects

# Stairway To the Future



# PROJECT OF THE CENTURY

Designed by Zaha Hadid Architects

CITYZEN Tower is the first multifunctional skyscraper in the Caucasus designed by the legendary Zaha Hadid Architects.

This architectural icon redefines Tbilisi's skyline, blending innovation, sustainability, and contemporary design. It's more than a building — it's a symbol of transformation for the city and a new standard of urban lifestyle.

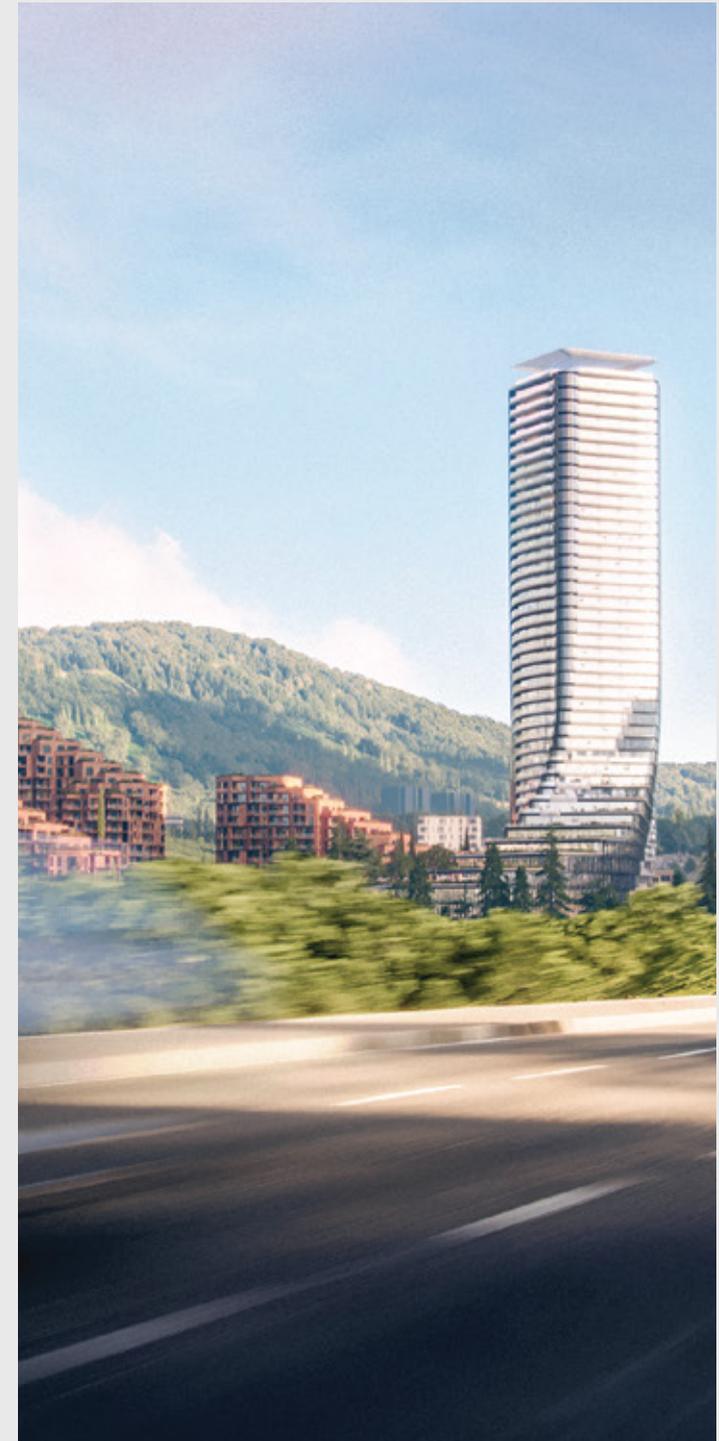
Vision: to shape the future of Tbilisi, creating a space where life, work, and leisure exist in perfect balance.

## ABOUT CITYZEN & CENTRAL PARK

CITYZEN Central Park is a new urban district in the heart of Tbilisi — a self-sufficient environment combining residential, commercial, and recreational spaces.

The development includes four residential blocks and a multifunctional skyscraper, designed for the needs of modern city life.

As one of Georgia's most reputable and experienced business holdings, the project unites financial stability, construction expertise, and a long-term vision for sustainable urban growth.





# ARCHITECTURAL CONCEPT & DESIGN

Inspired by Tbilisi's mountains and rivers, the tower's fluid lines and cascading terraces harmonize nature with urban form.

Its dynamic façade shifts with the daylight, while vertical louvers and balconies bring motion and depth to the structure.

premium materials like sleek glass and metallic details give it a luxurious, contemporary feel. Developed by CityZen Group, the project offers high-end residences, retail spaces, and amenities, representing a fusion of architectural innovation and urban living at the heart of Tbilisi.

## FUNCTIONAL ZONING & COMPOSITION

The tower rises 42 floors to a height of 160.5 meters, creating a new landmark in Tbilisi.

### BREAKDOWN

- Residential – 28,213 m<sup>2</sup>
- Serviced Apartments – 9,103 m<sup>2</sup>
- Retail – 5,888 m<sup>2</sup>
- Offices – 9,189 m<sup>2</sup>
- Infrastructure – 3,759 m<sup>2</sup>
- Podium: 1,200–3,000 m<sup>2</sup> | Typical Floor: 1,110

**“This tower resembles a ribbon rising toward the sky — strong at its base, light and elegant at the top.”**

— Manuela Gatto, Director, Zaha Hadid Architects

**“Our aim was to create a landmark that elevates Tbilisi’s global image — a people-centered design, not just another building.”**

— Goga Matchavariani, CEO, CITYZEN



# PRIME LOCATION

Located where Vake meets Saburtalo — at the intersection of Tamarashvili and University Streets — CITYZEN Tower enjoys one of the most prestigious addresses in Tbilisi.

Just 50 meters from Central Park, residents have direct access to the city's largest green area, while top schools, universities, and business centers are minutes away.

It's a location that combines city energy with natural calm — perfect for living and investing.



# LIFESTYLE & AMENITIES

Residents enjoy a full range of services and leisure spaces, including:

- Spa, largest pool and fitness club
- Co-working and lounge areas
- 23,000 m<sup>2</sup> car-free green zone
- 24/7 concierge and security services
- A lifestyle designed for balance — connecting community, wellness, and modern convenience.



# RESIDENTIAL APARTMENTS

**Each residence is designed for efficiency and elegance.**

- 1-Bedroom (54–80 m<sup>2</sup>) — perfect for professionals
- 2-Bedroom (90–120 m<sup>2</sup>) — spacious family comfort
- 3-Bedroom (140–150 m<sup>2</sup>) — refined urban homes
- Penthouse level— panoramic view and private luxury

Plans highlight orientation, daylight, and view direction — ensuring each apartment is both practical and beautiful.

## **Serviced Apartments**

120 serviced units managed by an international brand provide hotel-level comfort with residential freedom. Ideal for executives, expats, digital nomads, and long-stay guests, these fully finished apartments merge hospitality and home comfort seamlessly.

## **Commercial & Office Spaces**

Premium retail and office areas occupy the tower's lower levels, featuring cafés, restaurants, fitness clubs, banks, and shops.

# 1 BEDROOM

04

**59.57 m<sup>2</sup>**



**Bedroom:** 13.72 m<sup>2</sup>  
**Living room:** 24.32 m<sup>2</sup>  
**Bathroom:** 7.1 m<sup>2</sup>  
**Balcony:** 5 m<sup>2</sup>  
**Hall:** 9.43 m<sup>2</sup>

# 2 BEDROOM

**86 m<sup>2</sup>**



- Bedroom:** 14.33 m<sup>2</sup>
- Living room:** 31.56 m<sup>2</sup>
- Bathroom:** 5.18 m<sup>2</sup>
- Balcony:** 8.1 m<sup>2</sup>
- Hall:** 10.1 m<sup>2</sup>
- Bedroom:** 16.74 m<sup>2</sup>

# 3 BEDROOM

140 m<sup>2</sup>

**Living room:** 29.66 m<sup>2</sup>

**Bathroom:** 6.92 m<sup>2</sup>

**Bathroom:** 3.62 m<sup>2</sup>

**Balcony:** 16.1 m<sup>2</sup>

**Balcony:** 13.26 m<sup>2</sup>

**Hall:** 22.05 m<sup>2</sup>

**Bedroom:** 13.83m<sup>2</sup>

**Bedroom:** 16.65m<sup>2</sup>

**Bedroom:** 13.57m<sup>2</sup>



# DELIVERY CONDITION:

- Painted and/or wall panel-finished walls
- Bathrooms finished with ceramic tiles and porcelain stoneware
- Built-in furniture
- Built-in kitchen furniture and appliances
- Laminate, porcelain stoneware, or wooden flooring
- Centralized heating and cooling system
- Switches, sockets, and lighting fixtures
- Exterior and interior doors, high-quality aluminum double-glazed windows and doors around the perimeter
- Entrance door equipped with a smart system
- Balcony finished with frost-resistant granite and glass railings

Apartments are in Turn Key condition and clients can choose from 4 different interior design that are specially made for Cityzen Tower by famous Georgian Interior designers - **Nino Arziani and Nino Mshvelidze.**

# Art Deco



# Art Deco



# Art Deco

04



RESIDENCES & SPACES

# Art Deco



# Classica



# Classica

04



RESIDENCES & SPACES

# Classica

04



RESIDENCES & SPACES

# Classica

04



RESIDENCES & SPACES

# Luxury



# Luxury



# Luxury



RESIDENCES & SPACES

04

# Luxury



# Minimalism



# Minimalism



# Minimalism



# Minimalism



# MAIN ADVANTAGES OF CITYZEN TOWER

## Prime Central Park Location

At the crossroads of Tbilisi's most sought-after districts, offering unmatched access, views, and value.

## Architectural Masterpiece

The only tower in the Caucasus designed by Zaha Hadid Architects, combining global design prestige with local identity.

## Multifunctional Lifestyle

Residential, serviced, commercial, and office spaces are brought together in one development — a city within a city.

## Modern Comfort

Smart-home systems, private balconies, high-end finishes, and panoramic views deliver refined urban living.

## Sustainability

LEED Gold certification, preserved trees, and large green zones ensure healthy and eco-friendly living.

## Premium Lifestyle Amenities

Experience the ultimate in-city leisure with the largest swimming pool, fully equipped fitness center, and sun terrace — a rare urban sanctuary in the heart of Tbilisi.

## Developer Reliability

Backed by IG Development, one of Georgia's most trusted holdings with decades of experience.

## Lifestyle & Community

World-class amenities, 24/7 service, and secure, green surroundings — designed for comfort and well-being.

## Investment Strength

Exceptional ROI — up to 57% in 3 years and 12–13% annual rental yields. Supported by financing from TBC Bank and Bank of Georgia.

## Long-Term Vision

The architectural crown of CITYZEN Central Park — set for completion in June 2029, defining the next chapter of Tbilisi's skyline.



# INVESTMENT RETURNS

**CITYZEN Tower offers the strongest investment performance in Tbilisi.**

## **Capital Growth**

Annual ROI: ≈19%

## **Rental Yield**

65 m<sup>2</sup> unit - ROI 12.5%

Key Drivers: prime location, architectural prestige, limited supply, eco-certified design, and residency privileges for investors.

## **Payment Terms & Financing**

**Stage I:** \$4,320 - discounted to \$4,100/m<sup>2</sup> (Full payment )

**Stage II:** \$4,850 - discounted to \$4,600/m<sup>2</sup> (Full payment)

**Final:** \$5,800 - discounted to \$5,500/m<sup>2</sup> (Full payment)

**Internal Payment terms** - 10% down payment, 90% until June 2029

**Bank financing is available through TBC Bank and Bank of Georgia, both of which have evaluated and approved the project.**

# RESIDENTIAL APARTMENTS

<b>Construction Timeline</b>	
Project Launch	<b>2025</b>
Foundation & Structure	<b>2025</b>
Core Construction	<b>2026</b>
Facade & Interior Work	<b>2027</b>
Finishing & Landscaping	<b>2028</b>
Delivery & Handover	<b>2029</b>



**For details, booking, or investment  
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Visit our sales office to explore the model  
layouts, payment options, and investment  
opportunities.

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