



REAL PALACE

ARBOUR





About us:



Real Palace - Remarkable real estate developer.



The history of Real Palace's architectural creations began in 2011, and since then, it has completed **12** successful projects in Tbilisi and Batumi.



Our company aims to create real estate that enhances the beauty of the city, the environment, and the country. **Our architecture decorates people's lives in every way.**



We are the ones building a modern residential complex on **Irakli Farjiani Street.**

Why Arbour?

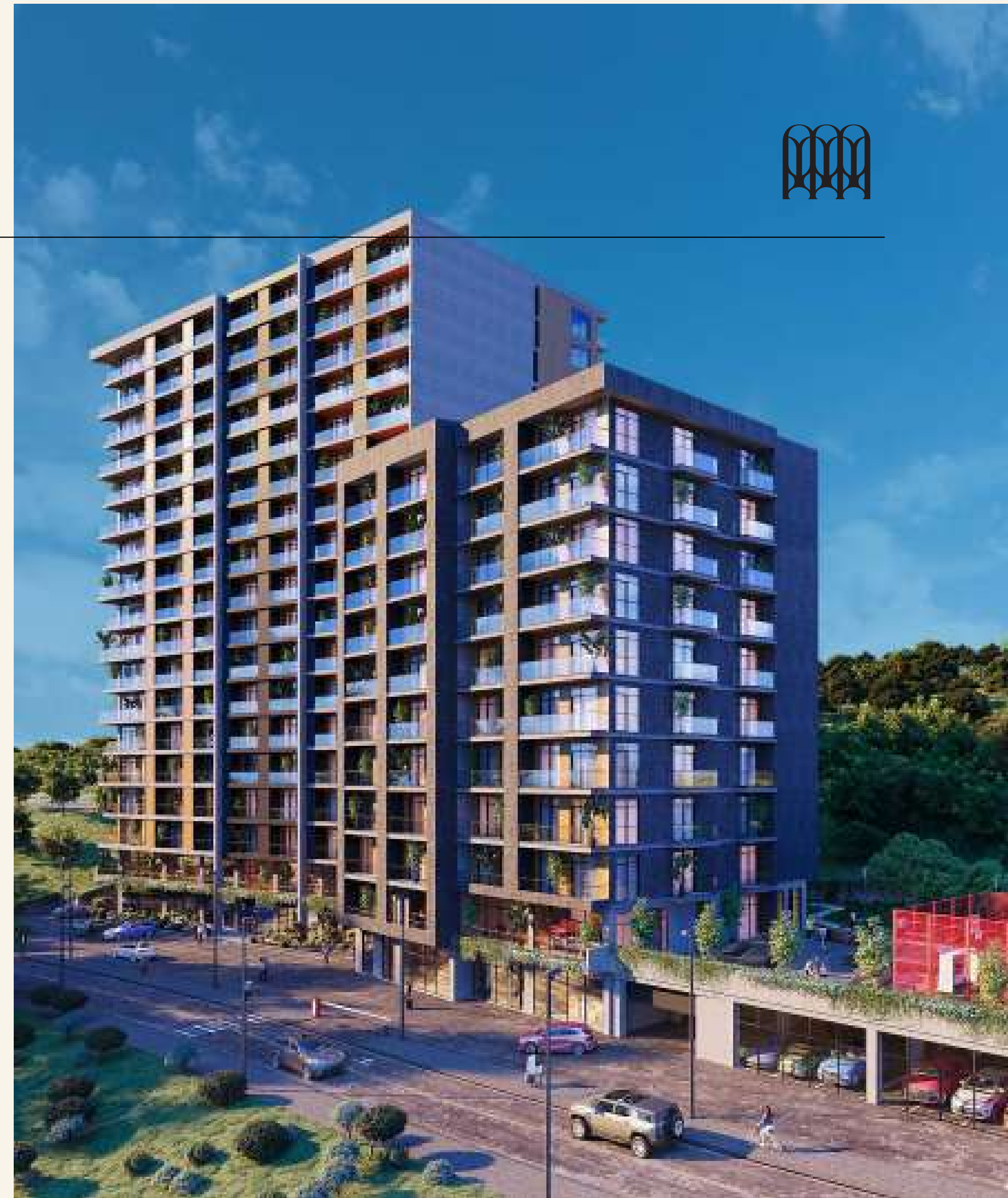
- **Real Palace Arbour** is a modern residential complex located at Irakli Farjiani Street #11 in Tbilisi, next to The Ministry of Environmental Protection and Agriculture of Georgia and the National Wine Agency of Georgia.
- Arbour symbolizes an **arch of greenery**, representing the historically formed ecosystem characteristic of the area. It serves as a symbol of the life of trees and forests.
- The location of the Arbour project is a **safe, quiet and oxygen-rich environment**, suitable for people looking to change their lifestyle and rhythm to live in a peaceful neighbourhood.
- Apartments offer **Panoramic views** of the entire city.

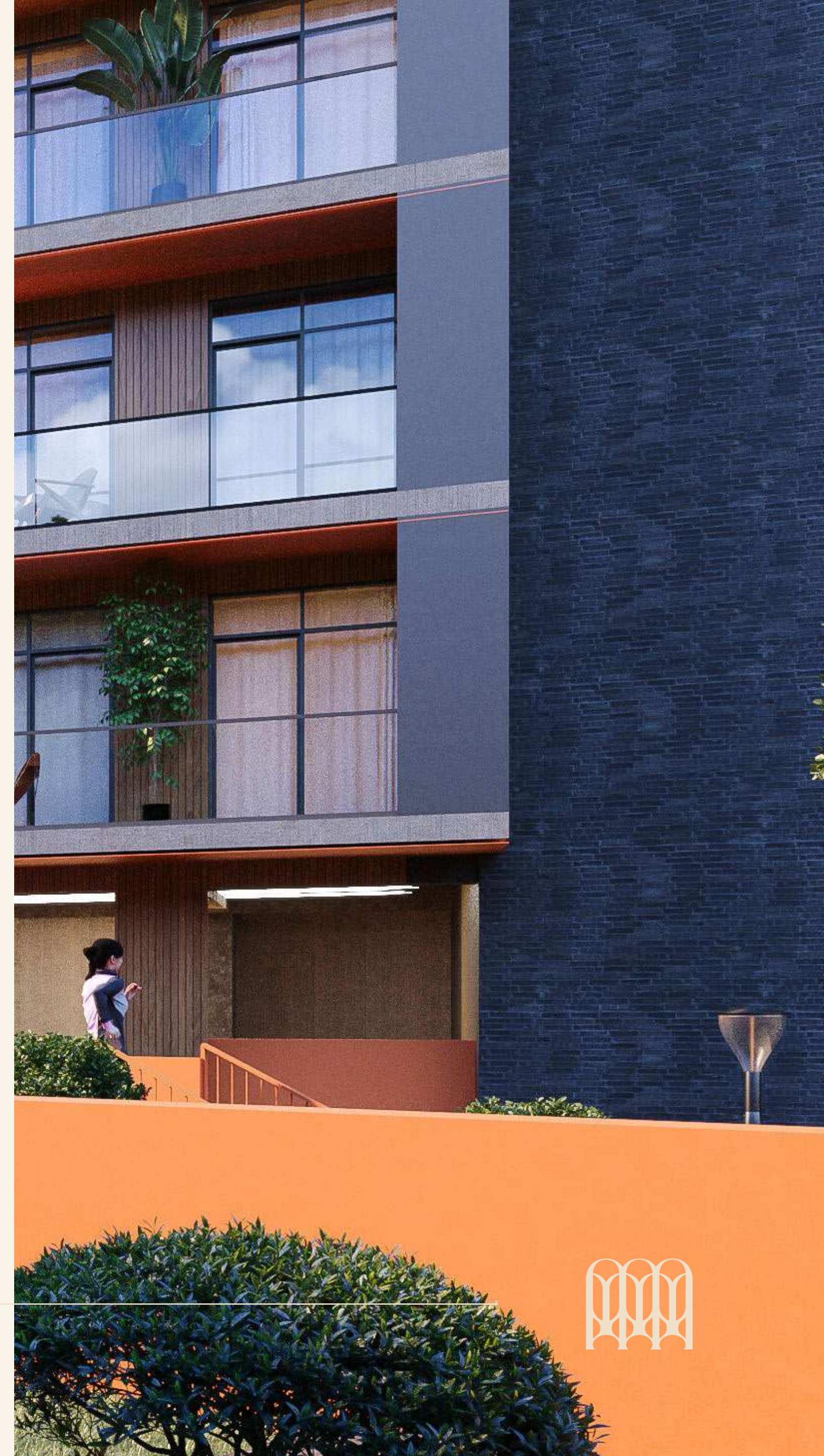


Project description:



- Arbour is an outstanding piece of architecture, occupying **6500 M²**, that consists of 3 blocks. Space for children's entertainment, playgrounds and sports arena, as well as two-level, closed and open parking spaces will meet you In the Arbour recreational zone.
- A and B blocks are 17-storey and 10-storey individual buildings, where the first floor is **commercial spaces**, and the second floor is **office spaces**. From the upper levels, you will find various-sized and arranged **apartments**.
- C block combines **closed** and **open parking, commercial** and **office spaces, recreation space** and a **sports field**.







Sport arena and recreation space





Children's space





Open
parking lot

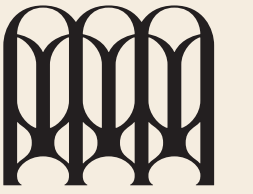




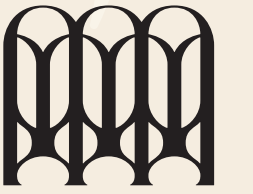
Closed parking lot



Apartments



A block



One bedroom

Total area: 51.8 m²

Living room: 23.9 m²

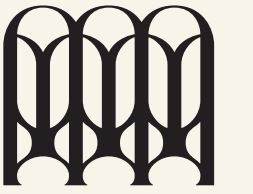
Bedroom: 14.0 m²

Bathroom: 5.0 m²

Terrace: 7.6 m²



A block



One bedroom

Total area: 60.2 m²

Living room: 25.3 m²

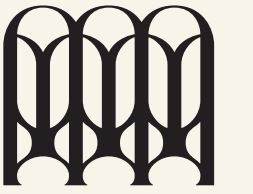
Bedroom: 20.9 m²

Bathroom: 6.5 m²

Terrace: 6.6 m²



B block



Two bedroom Total area: 75.1 m²

Living room: 29.6 m²

Bedroom #1: 10.8 m²

Bedroom #2: 13.6 m²

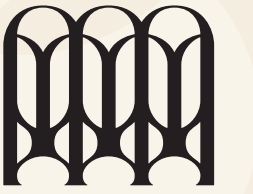
Bathroom: 5.3 m²

Terrace #1: 10.1 m²

Terrace #2: 4.1 m²



A block



Two bedroom Total area: 119.7 m²

Living room: 54.2 m²

Bedroom #1: 15.8 m²

Bedroom #2: 13.9 m²

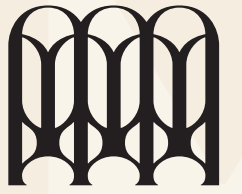
Bathroom #1: 5.7 m²

Bathroom #2: 4.8 m²

Terrace: 22.7 m²



Features of the project:



- Complex consisting of **A, B and C blocks**
- Constructive height of the building - **61 meters**
- Block A and B - **17 and 10 storey residential buildings**
- Block C - **sports field and entertainment space**
- 1 floor - **commercial and office spaces**
- **17 apartments** on the floor: Block A - 11 apartments, Block B - 6 apartments
- **247 apartments**
- **Enclosed parking lot and Open parking lot** - for 80 cars
- **Bridge and terrace** connecting to the inner yard
- **Construction completion date** - december 2027

Technical characteristics of the project

The construction is being carried out using the highest quality materials and modern technologies



Composite panels of brick and concrete are used on the facade



Insulated frame for greater energy efficiency



Balconies surrounded by glass Balustrade railings



Modern fire safety systems



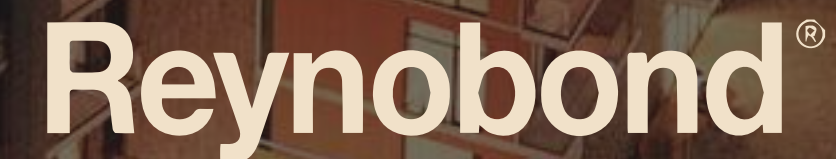
ROTO.NT accessories



High-speed elevators by KLEEMANN



DOKA formwork solutions

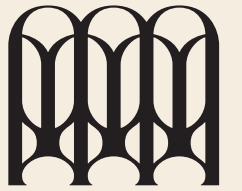


Energy-efficient aluminium panels for ventilated facades



Aluminium doors and windows with KÖMMERLING glass

Apartments will be delivered in "Green frame" condition:



- Central entrance **door** installed in the apartment
- Ceiling height not less than **3 metres**
- Floor to ceiling aluminium doors and windows, with low emission, **energy-efficient** double glass package
- **Plastered** interior walls
- **Screed floor**, except bathroom
- **Electrical wiring** according to standard plan, TV and internet cables
- Heating pipework brought to the home radiator, boiler and towel rail points
- Plumbing **stucks**
- **Natural gas** central pipe
- **Frost proof** porcelain tile on balcony
- Facade **lighting**
- **Electrical outlets** and **water drainage** installed on balcony
- Fire and gas **detector** installed in the apartment
- Three high-speed and high load capacity elevators with **UPS system** - for passenger, cargo and fire purposes
- **Fire protection systems** with smoke shafts in corridors and entrances



from the city exit

10 min

From Lisi

10 min

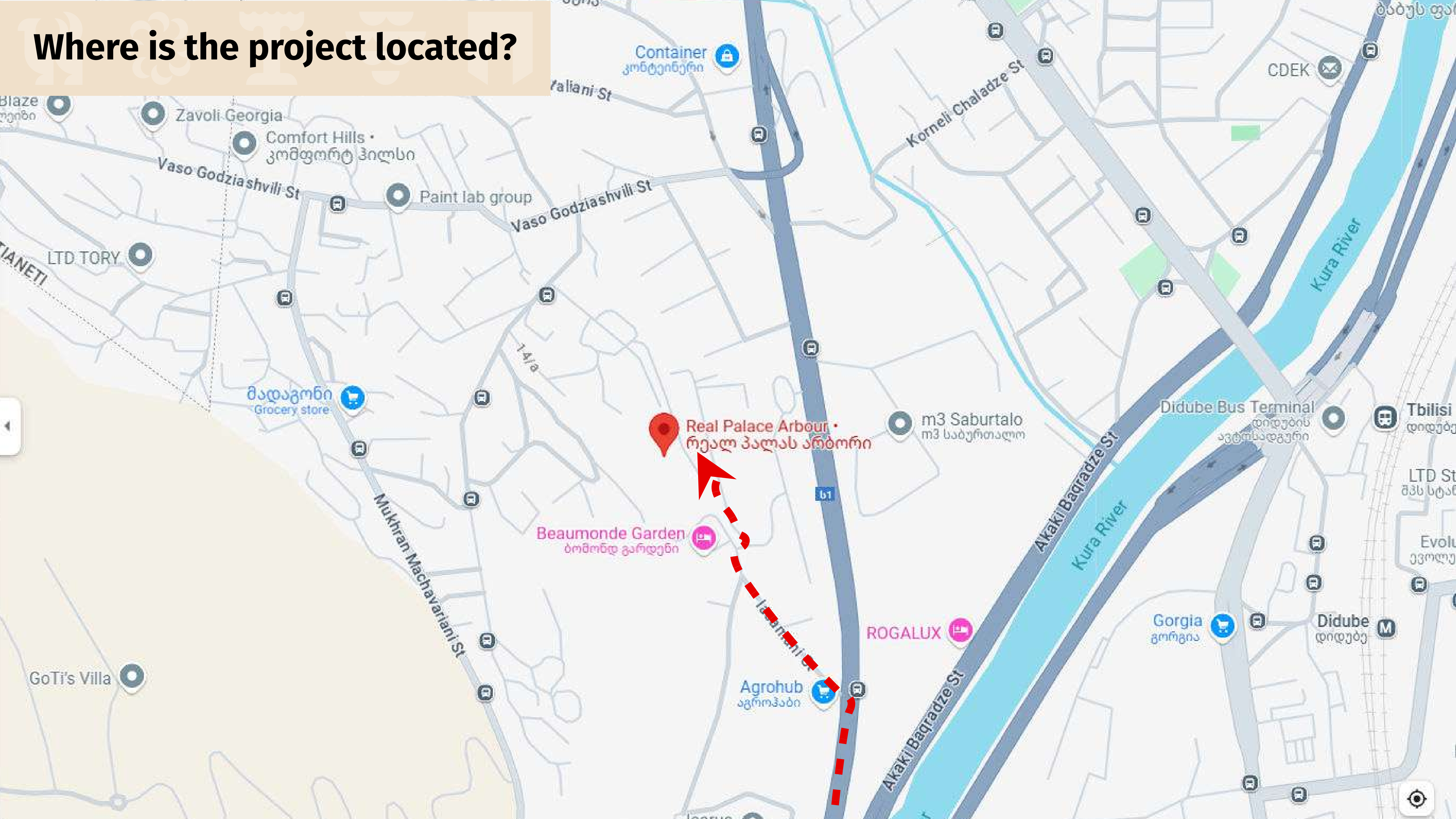
To Zhvania Square

7 min

**Near the project, within walking distance,
you will find:**

- Agrohub
- Bricorama
- Private/Public kindergarten and schools
- Swimming pool and spa

Where is the project located?



Contact us:

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