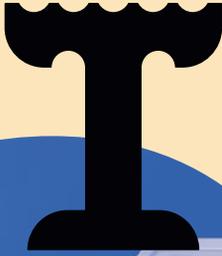




REAL PALACE

ALTO







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 create real estate that will benefit you in every way.

About the project



- **Alto** is a 20-story, premium class modern residential complex that combines outstanding comfort and design focused on modern details, while offering an elevated lifestyle.
- Located in Didi Dighomi, where are all the conditions for a comfortable life: universities, schools, kindergartens, shopping centers.
- The building is a model of modern architecture, with classical shapes, colors and an illuminated facade. **Alto** expresses architectural excellence and a high standard of living that enhances the lives of people, the country and the environment.



A modern apartment living room with a dining table, a sofa, and a large window overlooking a city. The room features a light-colored sofa, a round coffee table, and a dining table with chairs. A large window with sheer curtains provides a view of a city and mountains. The text "12 DIFFERENT APARTMENT LAYOUTS" is overlaid in the center.

12 DIFFERENT APARTMENT LAYOUTS





**UNDERGROUND 3 STORY
PARKING LOT**



An aerial architectural rendering of a modern multi-story building with a central courtyard. The courtyard features a large green lawn, several trees, and a prominent yellow-tiled walkway that winds through the space. People are shown walking on the path and sitting on benches. A paved road with cars and a crosswalk is visible at the bottom of the frame. A white-bordered box highlights the central green area.

GREEN YARD



A modern office interior featuring a meeting area with several light-colored, upholstered chairs with black metal frames arranged around a small black table. The room has a high ceiling with concrete beams and pendant lights. In the background, there is a long white table with a brown upholstered bench. The overall aesthetic is clean and minimalist.

OFFICE SPACES



COMMERCIAL SPACES



Apartments



Studio

Studio: 25.2 m²

Bathroom: 4.8 m²

Terrace: 6.6 m²



38.8 m²

One bedroom



Living room: 16.2 m²

Bedroom: 11.2 m²

Bathroom: 2.2 m²

Terrace: 8.2 m²



40.1 m²

One bedroom



Living room: 16.9 m²
Bedroom: 11.6 m²
Bathroom: 2.7 m²
Terrace: 9 m²



42.7 m²

One bedroom



Living room: 22.7 m²

Bedroom: 10.7 m²

Bathroom: 4 m²

Teracce: 9.6 m²



49.6 m²

One bedroom



Living room: 24.3 m²

Bedroom: 13.8 m²

Bathroom: 5.6 m²

Terrace: 11 m²



57.6 m²

Two bedroom



Living room: 22.9 m²
Bedroom #1: 6.2 m²
Bedroom #2: 9.7 m²
Bathroom: 3.3 m²
Terrace: 15.9 m²



61.2 m²

Two bedroom



Living room: 28.5 m²
Bedroom #1: 12.4 m²
Bedroom #2: 9.5 m²
Bathroom: 3.4 m²
Terrace: 8.2 m²



65.7 m²

Three bedroom

Living room: 31.2 m²

Bedroom #1: 8.2 m²

Bedroom #2: 11.1 m²

Bedroom #3: 7 m²

Bathroom #1: 3.7 m²

Bathroom #2: 4.1 m²

Terrace #1: 9.2 m²

Terrace #2: 9.6 m²



89.5 m²

ONE BEDROOM



THREE BEDROOM



THREE BEDROOM



VIEW FROM ALTO



VIEW FROM ALTO



Features of the project:



- **20-storey residential complex;**
- **Structural height of the building 75 meters;**
- **I – V floors** - commercial and office spaces;
- **168 apartments;**
- **3 level underground parking;**
- **Completion date - 2028.**

Completion conditions and deadline



In **Alto**, you will find payment terms tailored to you:

Interest-free internal installments, without surcharges.

Discount in case of a single payment.

Construction will be completed in 2028.

Apartments will be delivered in a green frame state.



TECHNICAL CHARACTERISTICS OF THE PROJECT

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



Concrete pad composite panels are used on the facade



Insulated frame for greater energy efficiency



Balconies surrounded by glass Balustrade railings



Modern fire safety systems



ROTO.NT accessories



KLEEMANN

High-speed elevators by KLEEMANN.



doka

DOKA formwork solutions

Reynobond®

Energy-efficient aluminium panels for ventilated facades



KÖMMERLING

Aluminium doors and windows with KÖMMERLING glass

What does the green frame include?



- Central entrance **door** installed in the apartment;
- 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;

POST-DELIVERY SERVICES

Real Palace, as a development company, continues to maintain standards after the completion of the project, therefore the living environment is always protected, maintained, and periodically arising needs are successfully resolved.



Complex Manager



Concierge Services



Maintenance of Common areas, hallways
and elevators



Fire System Services



24-hour security inspection



Regular cleaning service



Electric generator operation
and maintenance



Monitoring of water
reservoirs



Greening and gardening



Goodwill

2 min

Tbilisi Mall

5 min

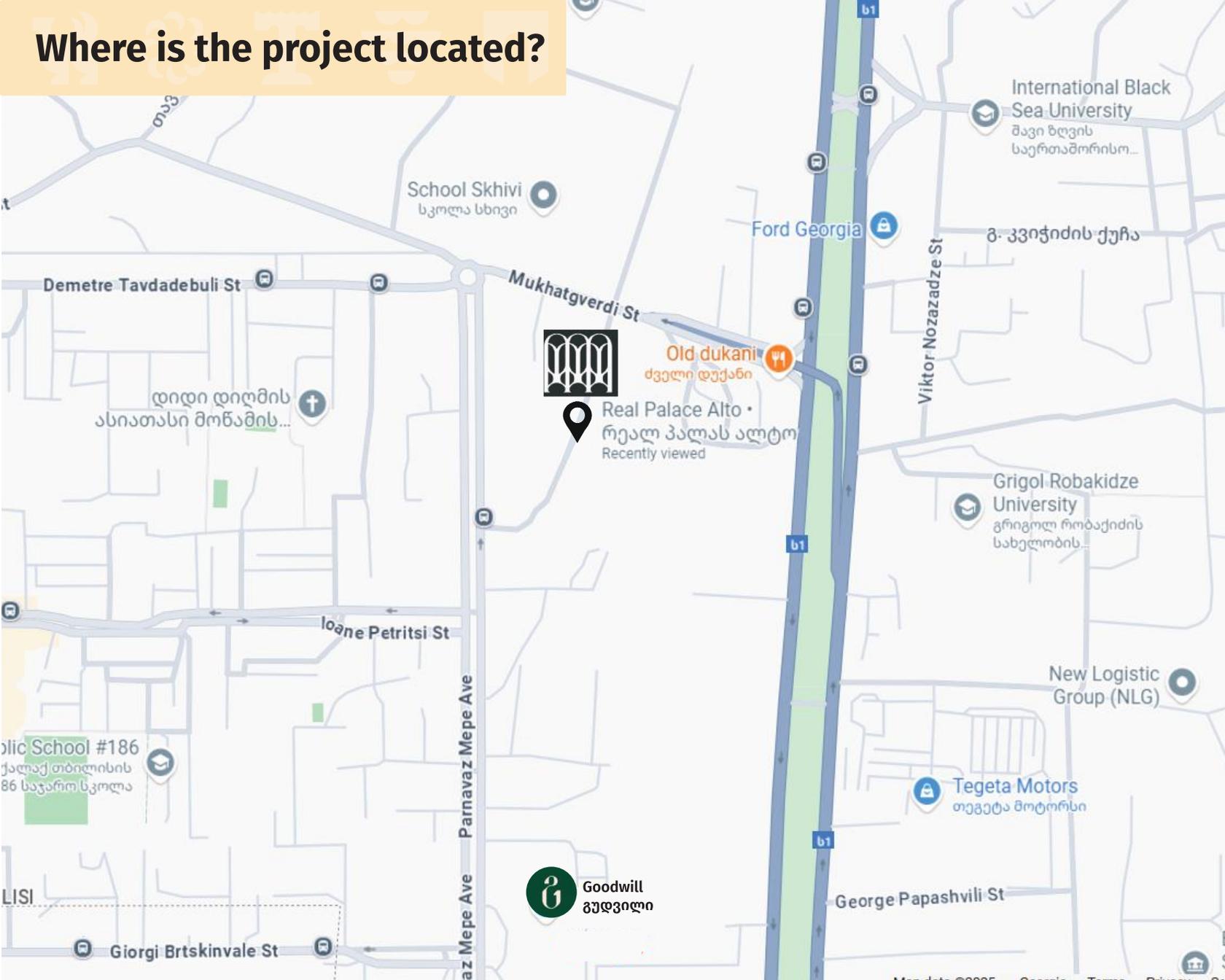
Digomi Forest Park

10 min

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

- Shopping centers
- Private/Public kindergarten and schools
- Universities
- Swimming pool and spa

Where is the project located?





CONTACT US:

sales@realpalace.ge

+995 558 80 47 47

+995 514 65 47 47

+995 598 75 47 47

+995 577 22 47 47



Catholikos Abraham I Street, 17-23a,
Tbilisi, Georgia

realpalace.ge