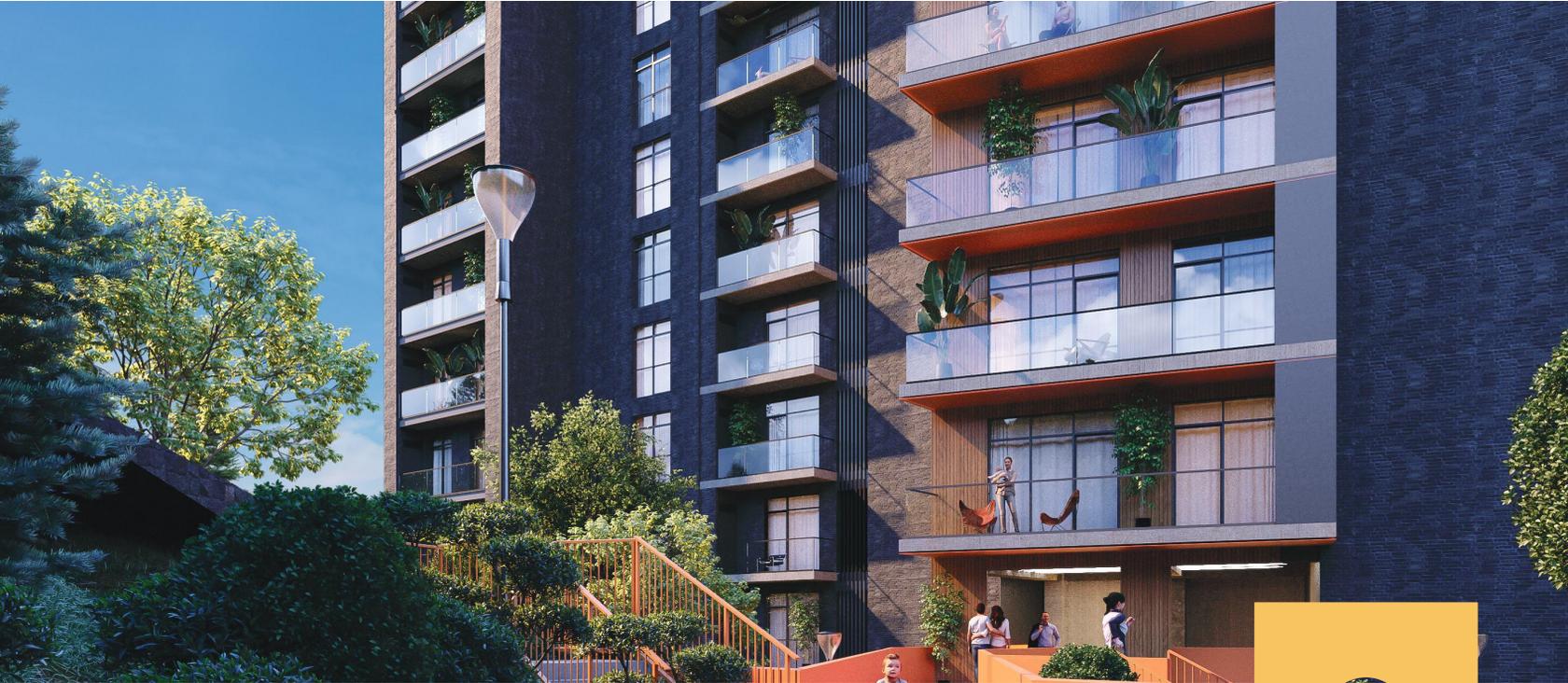




REAL PALACE

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.**



About the project

- **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.



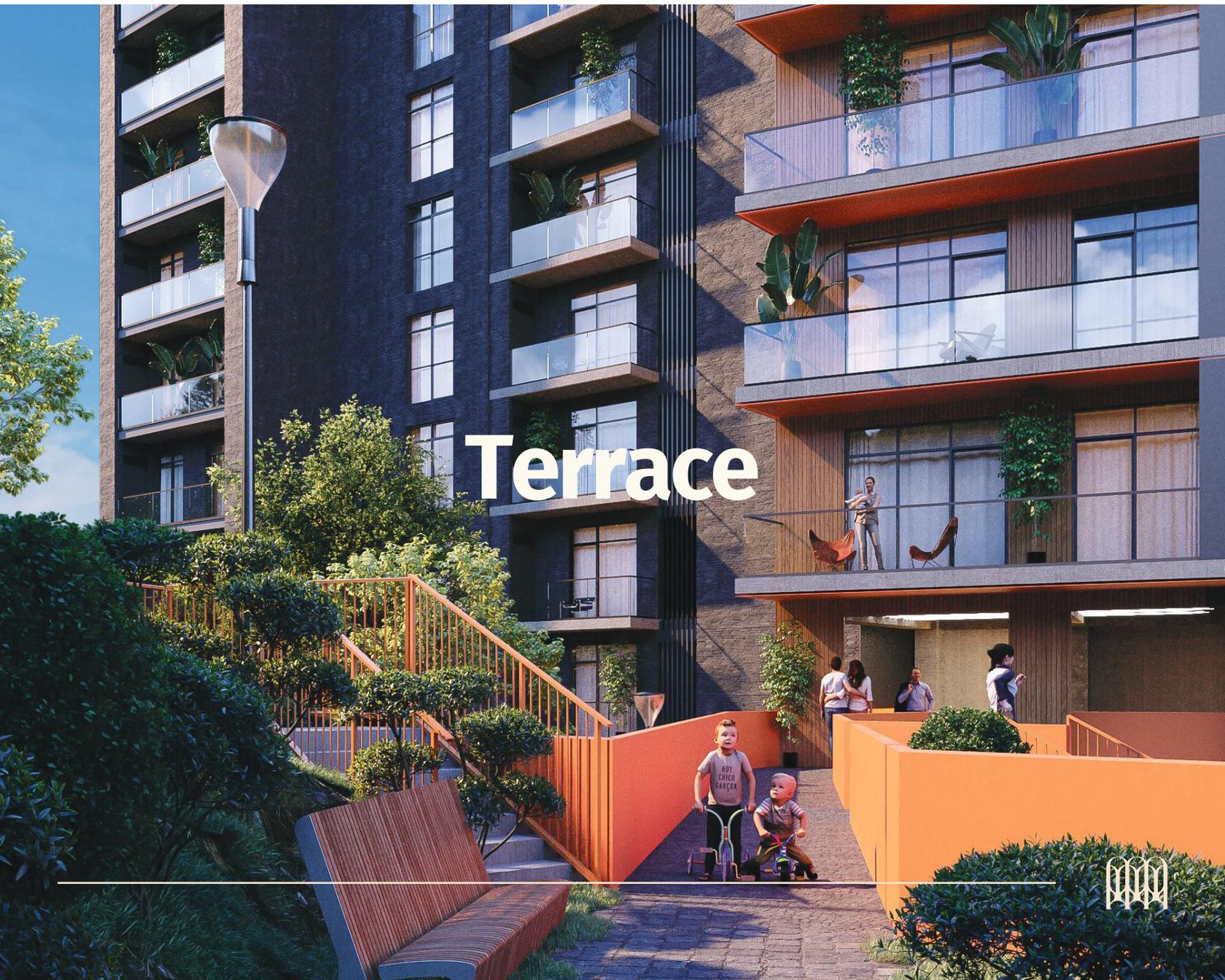
Project description



- 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**.



Terrace



Sport arena and recreation space



An aerial view of a modern children's play area. The space is enclosed by a low, orange-colored wall. Inside, there are various play structures including slides, climbing frames, and a large wooden structure resembling a boat. The area is landscaped with green grass, small trees, and benches. A modern building with large windows is visible in the background. The text "Children's space" is overlaid in the center.

Children's space



An architectural rendering of a modern, multi-story residential building. The building features a mix of dark brick and light-colored brickwork, with large windows and balconies. The ground floor has large glass storefronts. In front of the building is an open parking lot with several cars parked and a few people walking. A street with a road barrier and a cyclist is visible in the foreground. The scene is set during the day with soft lighting.

Open
parking lot



Closed parking lot



Apartments



A BLOCK



ONE BEDROOM TOTAL AREA: 51.1 M²

Hall: 4.5 m²

Living room: 19.4 m²

Bedroom: 14.0 m²

Bathroom: 5.0 m²

Terrace: 7.6 m²



A BLOCK



ONE BEDROOM TOTAL AREA: 60.3 M²

Hall: 3.2 m²

Living room: 22.1 m²

Bedroom: 20.9 m²

Bathroom: 6.5 m²

Terrace: 6.6 m²



B BLOCK



TWO BEDROOM TOTAL AREA: 75.0 M²

Hall: 3.1 m²

Living room: 26.5 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: 119.0 M²

Hall: 10.9 m²

Storage room: 1.4 m²

Living room: 41.9 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** - 2028 spring

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

from Zhvania Square

7 min



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

- Agrohubs
- Bricorama
- Private/Public kindergarten and school
- Pool and spa

WHERE IS THE PROJECT LOCATED?



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