

KIKETI TADZRISUBANI

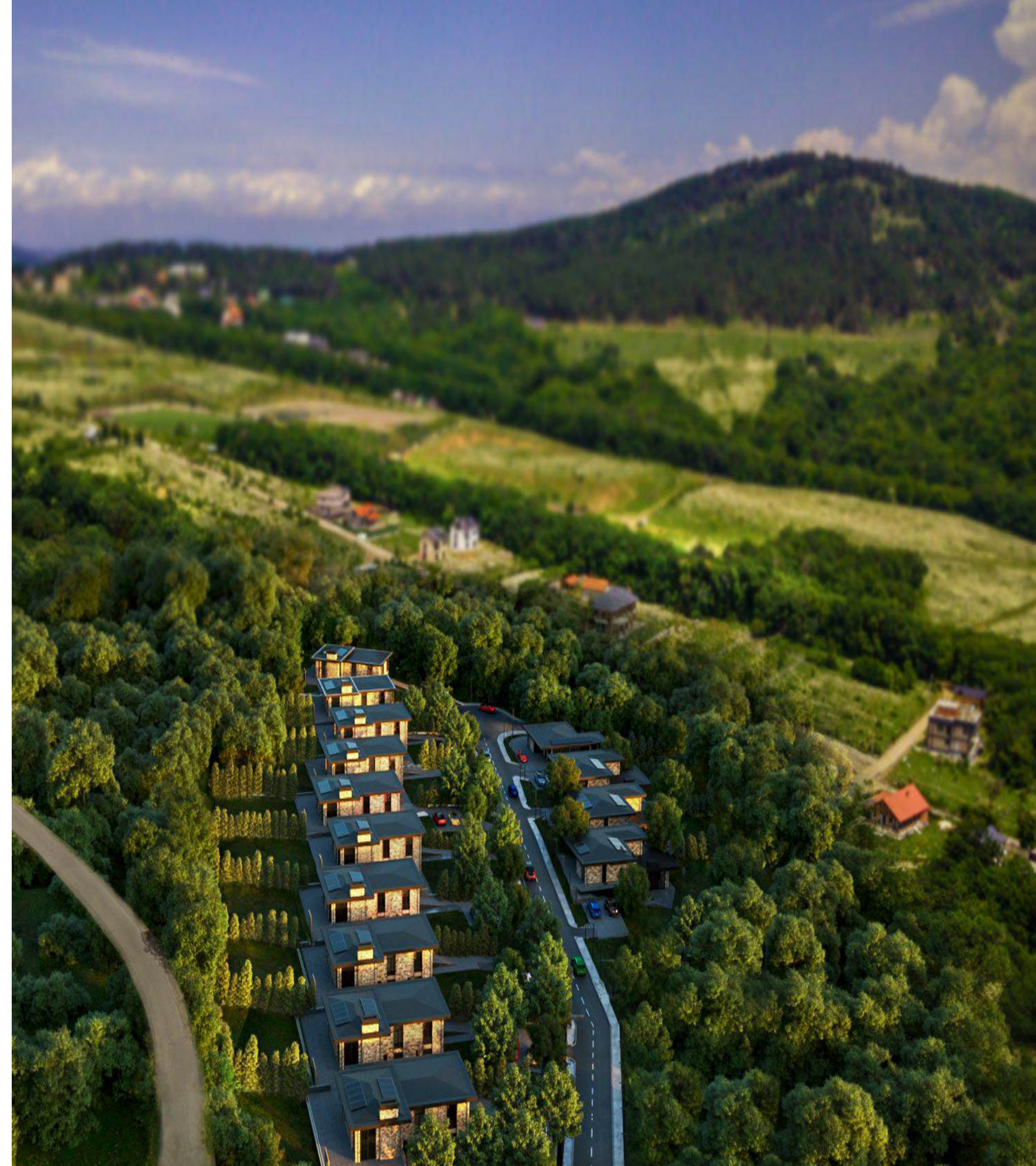
Premium life in harmony with nature



ABOUT PROJECT

KIKETI TADZRISUBANI sauniquecottage community located in the picturesque area of Kiketi, just a 30-minute drive from the center of Tbilisi. The project offers premium cottages that combine modern design with harmony with nature.

The location at **1280 M** above sea level ensures fresh air and panoramic views of nature.





2.3
HECTARES

Area of the
complex



FROM 170 M²
UP TO 235 M²

Area of cottages



3000 M²

Recreational
area size



14

Number of
cottages



FROM 680 M²
TO 1100 M²

Land area



CLOSED
TERRITORY

Village format



Sold



Recreational area



UBANI DEVELOPMENT

The developer of the project is the UBANI Development company with experience in development of 20+ years.

- ◇ One of the founders of the company
built a modern secondary school in Kiketi, where more than 200 children are studying.
- ◇ Contribution to the development of the region
Construction of the temple and sports field for rugby, which operate for more than 10 years.
- ◇ Company with extensive experience
The company's management has implemented projects with a total area of more than 600,000 m² in various countries.
- ◇ High construction standards
and attention to ecology



LOCATION

The project is built in kiquetes - in a quiet, environmentally friendly place, but with convenient access to infrastructure and the city .

◇ Everything you need

A few minutes drive shops, restaurants, sports complexes, as well as a school with a Russian section, built by one of the founders of the developer .

◇ Development of the territory

New recreational areas, walking routes and rest objects are created .

◇ 30 minutes to the center of Tbilisi

Convenient for work, business, meetings and cultural events.



Infrastructure

Jacob Gogebashvili school

Rugby club "Junkers"

The Orthodox Church of the Holy Spirit "Ektima"

Winery

Restaurant "Agaraki"

Horse -sports club

Banya № 1

PLACE WITH HISTORY

Kiketi is not just a point on the map, but a special environment where houses are created with soul and care for the future .



This is a picturesque village with a unique atmosphere,

where in Soviet times the dachas of the scientific intelligentsia were located. Today it attracts those who seek harmony with nature, silence and clean air due to the height of 1280 meters, toxins do not reach here, and the air remains crystal fresh.



There is no chaotic development here,

Only well -thought -out projects that fit into the surrounding landscape, preserving the natural beauty of the area .



Climate in Kiketi is comfortable all year round.

Summer here is soft, without an exhausting heat, and winter - without sharp frosts .



This is a place where you can enjoy nature,

Feeling solitude and calm, but without refusing from the amenities of modern life.



INFRASTRUCTURE OF THE COMPLEX

The complex offers a harmonious space for life and relaxation, where you can enjoy nature, remaining in a comfortable environment:

- ◇ **3000 m² of green zones**
Places for walking, rest and communication
- ◇ **Closed territory**
which ensures the safety and privacy of the inhabitants
- ◇ **Subanated roads**
and lighting
- ◇ **Spacious areas**
Each house is surrounded by its own territory
- ◇ **Green alleys**
and pedestrian paths

INFRASTRUCTURE OF THE VILLAGE OF KIKETI

The village offers a balanced infrastructure where you can enjoy nature without losing access to modern amenities:



Shops



Cafes and restaurants



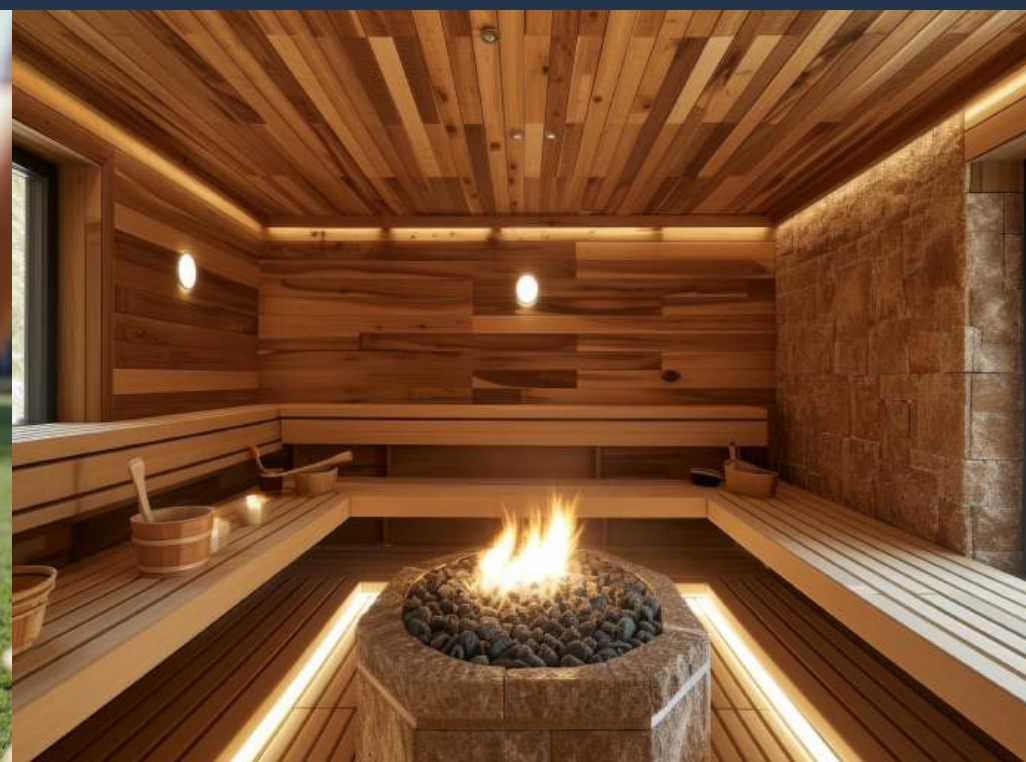
Modern school with Georgian-speaking and Russian sectors



Sports grounds



Stadium for playing rugby



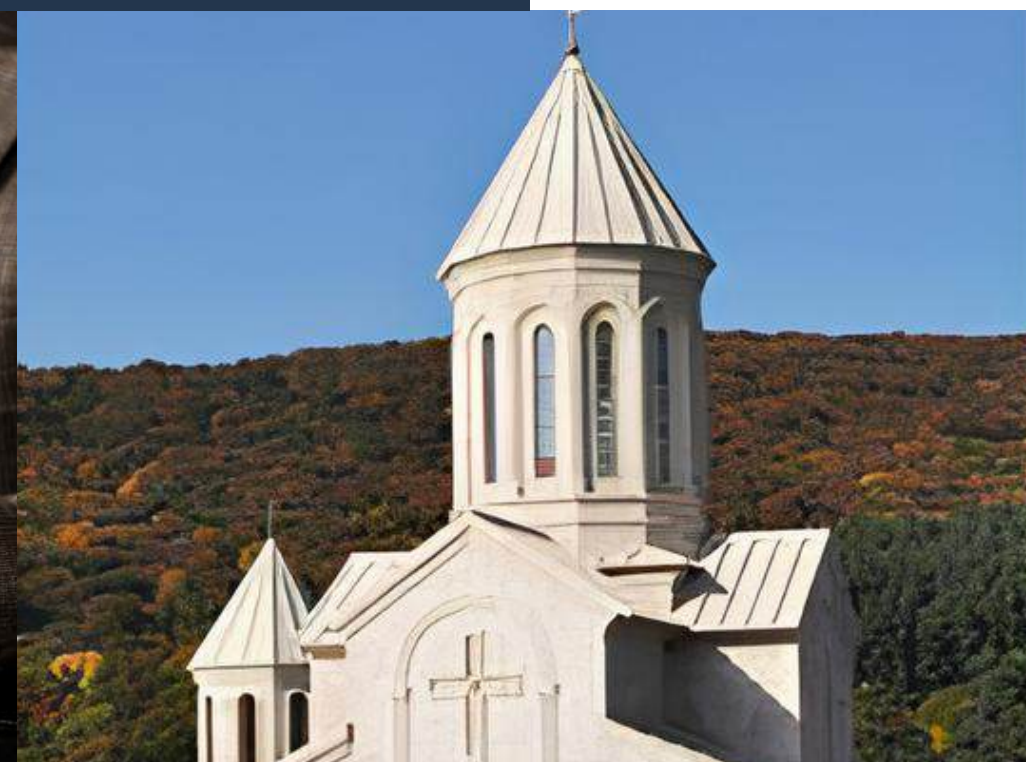
Bath



Farm and horse club



Winery



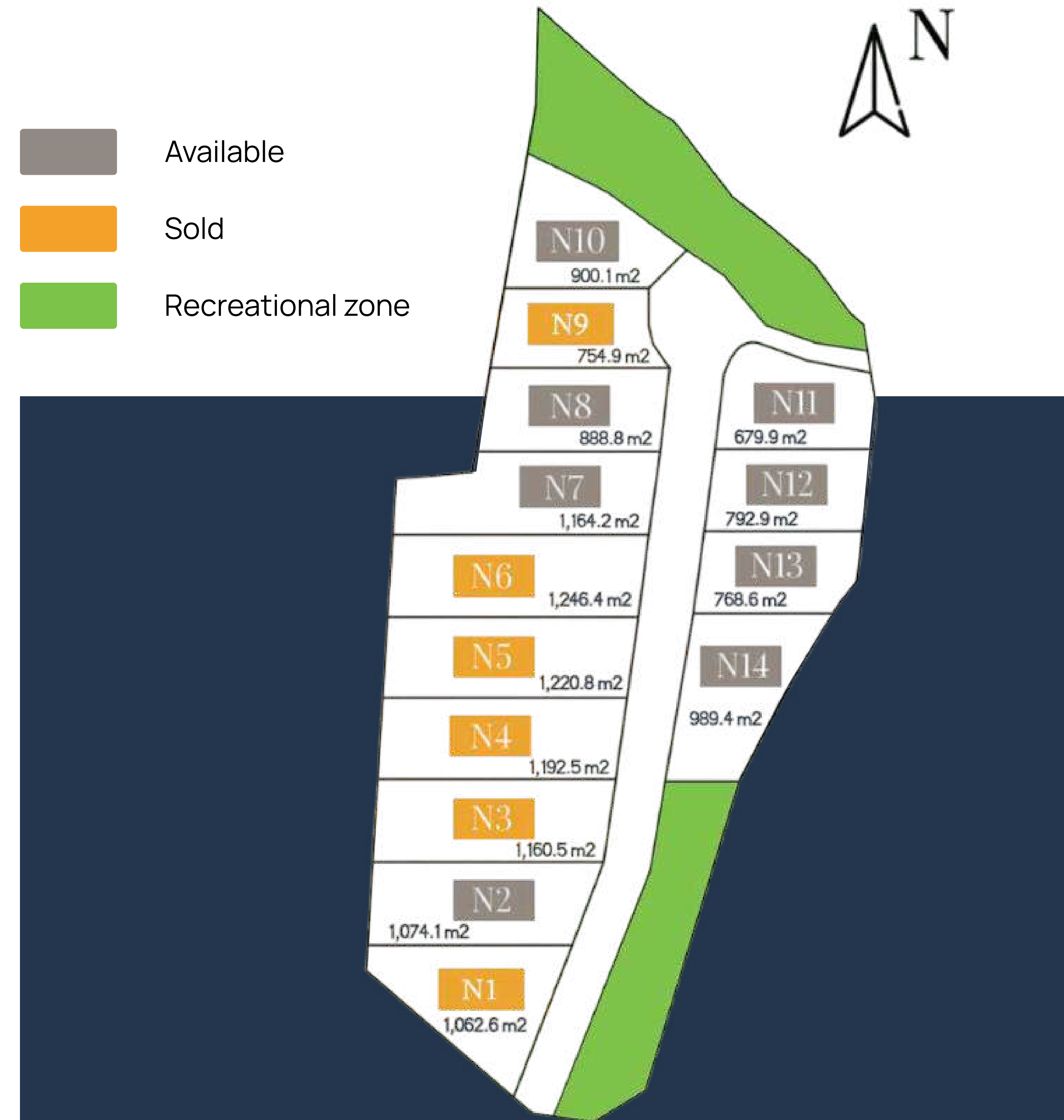
Orthodox Church

IMMERSE YOURSELF IN THE ATMOSPHERE KIKETI TADZRISUBANI



PLANNING COTTAGES

- ◇ from 170 to 235 m²
Planning options
- ◇ 3-4 bedrooms
Convenient formats for families with children and guests
- ◇ 2 floors
number of storeys



ARCHITECTURE

◆ Architecture Kiketi Tadzrisubani

This is a harmonious combination of minimalism, natural materials and thoughtful solutions, creating a comfortable and stylish space for life .

◆ Laconic facades
made using stone, wood and glass.

◆ Panoramic windows
They fill the houses with natural light and open exciting views of mountain landscapes, and spacious terraces become the perfect place to relax in the fresh air .

◆ The concept of the project is based on environmental friendliness and energy efficiency, which is expressed in the use of natural materials, natural ventilation and thoughtful engineering solutions.



We offer various planning solutions:

1 House WOOD

170 M²



3 bedrooms



3 bathrooms



House 1WOOD

170 M²



3 bedrooms



3 bathrooms

1ST FLOOR



2ND FLOOR



2 House AURORA

213 M²



3 bedrooms



4 bathrooms



2 House
AURORA

213 M²


3 bedrooms


4 bathrooms

1ST FLOOR



2ND FLOOR



3 House STONE

200 M²



4 bedrooms



5 bathrooms



3 House STONE

200 M²



4 bedrooms



5 bathrooms

1ST FLOOR



2ND FLOOR



House 4 HORIZON

225 M²



4 bedrooms



5 bathrooms



House
4 HORIZON

225 M²



4 bedrooms



5 bathrooms

1ST FLOOR



2ND FLOOR



5 House EDELWEISS

235 M²



4 bedrooms



5 bathrooms



5 House EDELWEISS

235 M²

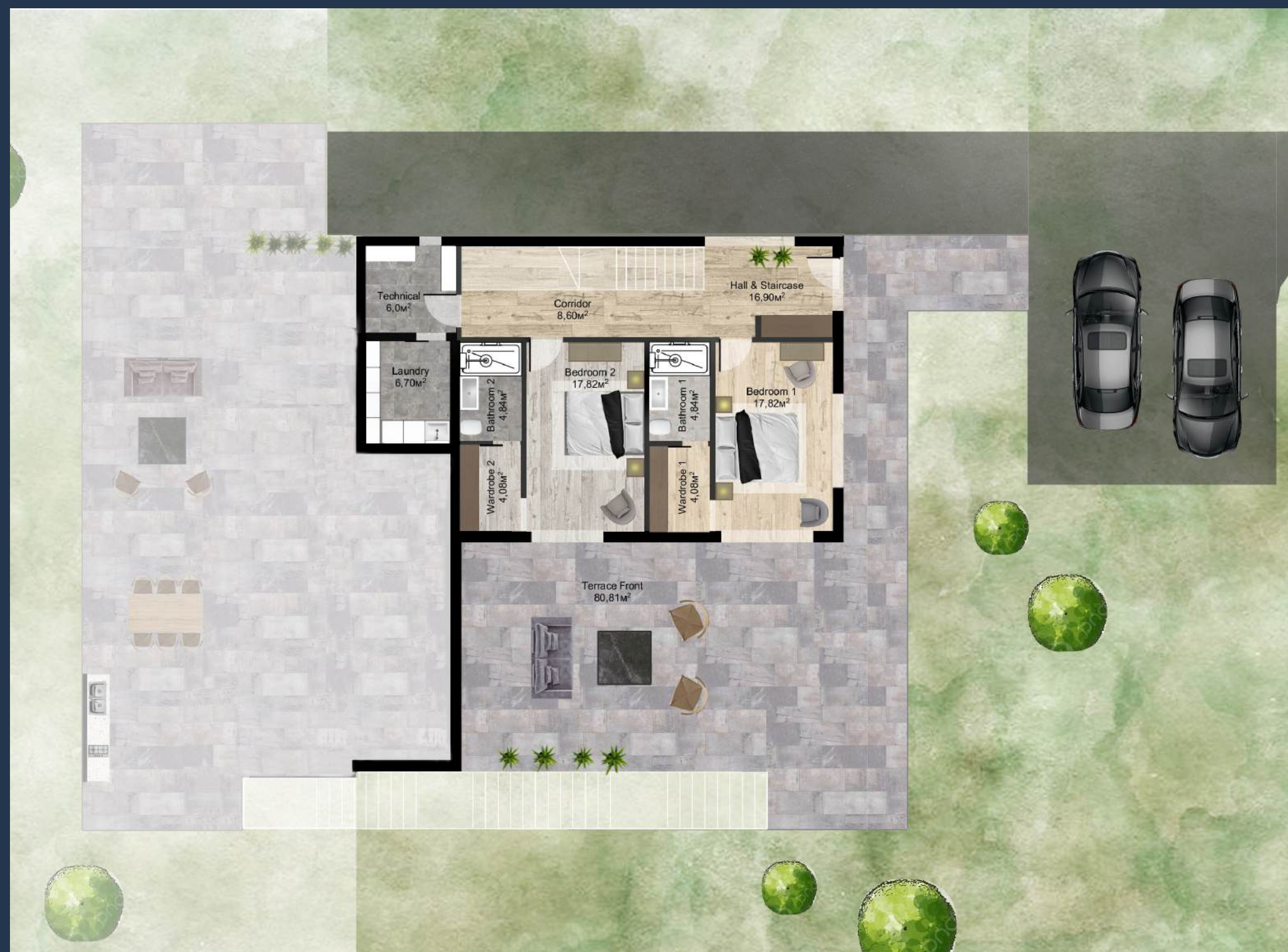


4 bedrooms

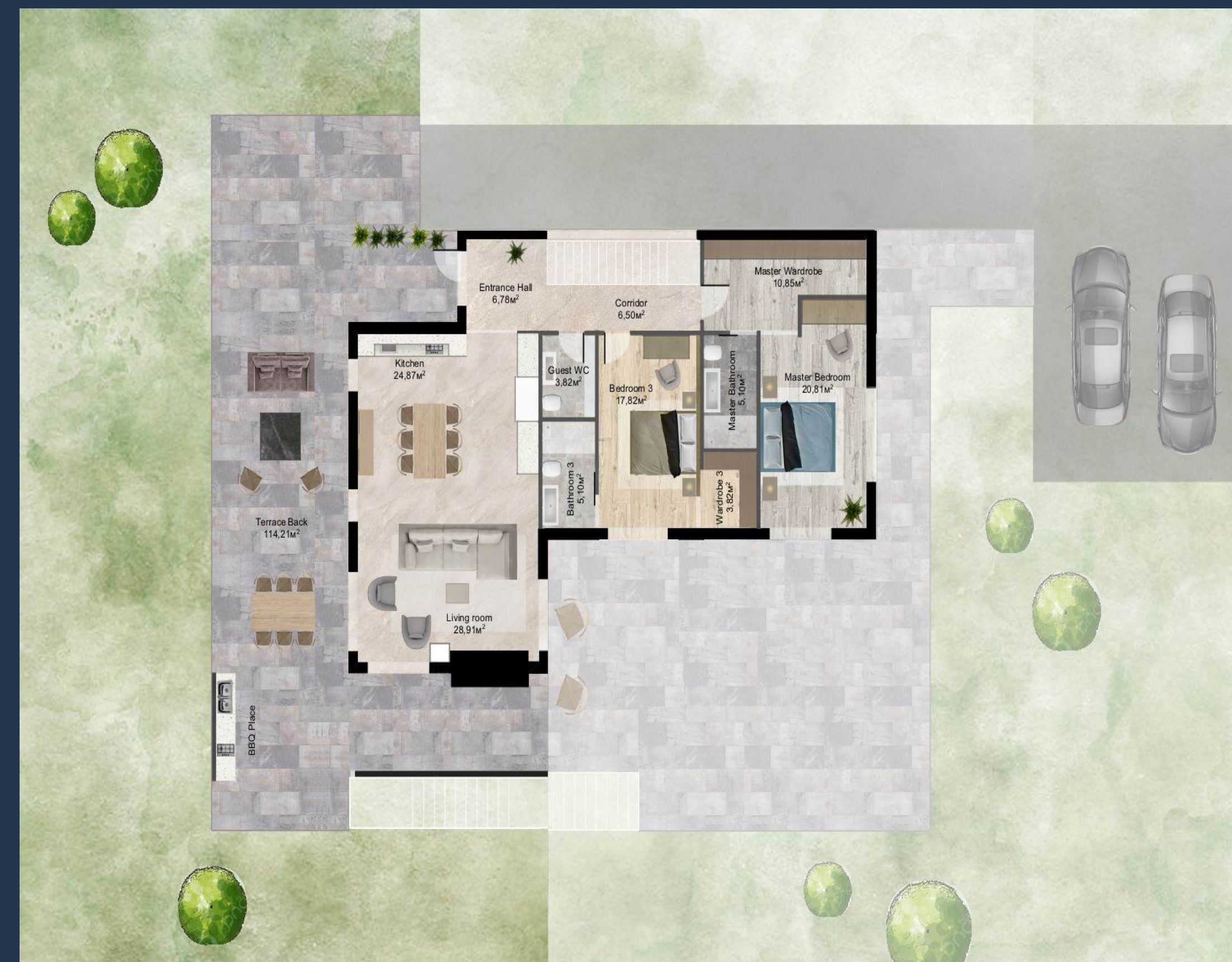


5 bathrooms

1ST FLOOR



2ND FLOOR



DESIGN

Each home is a blend of comfort, aesthetics and ergonomics, designed for those who value convenience.

The interior space of each cottage is thoughtfully designed down to the smallest detail: high ceilings create a sense of freedom and lightness, while open layouts allow for comfortable zoning of spaces for living, working and relaxing.

- ◇ Spacious kitchens
- ◇ Cozy bedrooms
- ◇ Functional bathrooms (modern plumbing, high - quality materials)
- ◇ Additional spaces: cabinets, dressing rooms, storage zones



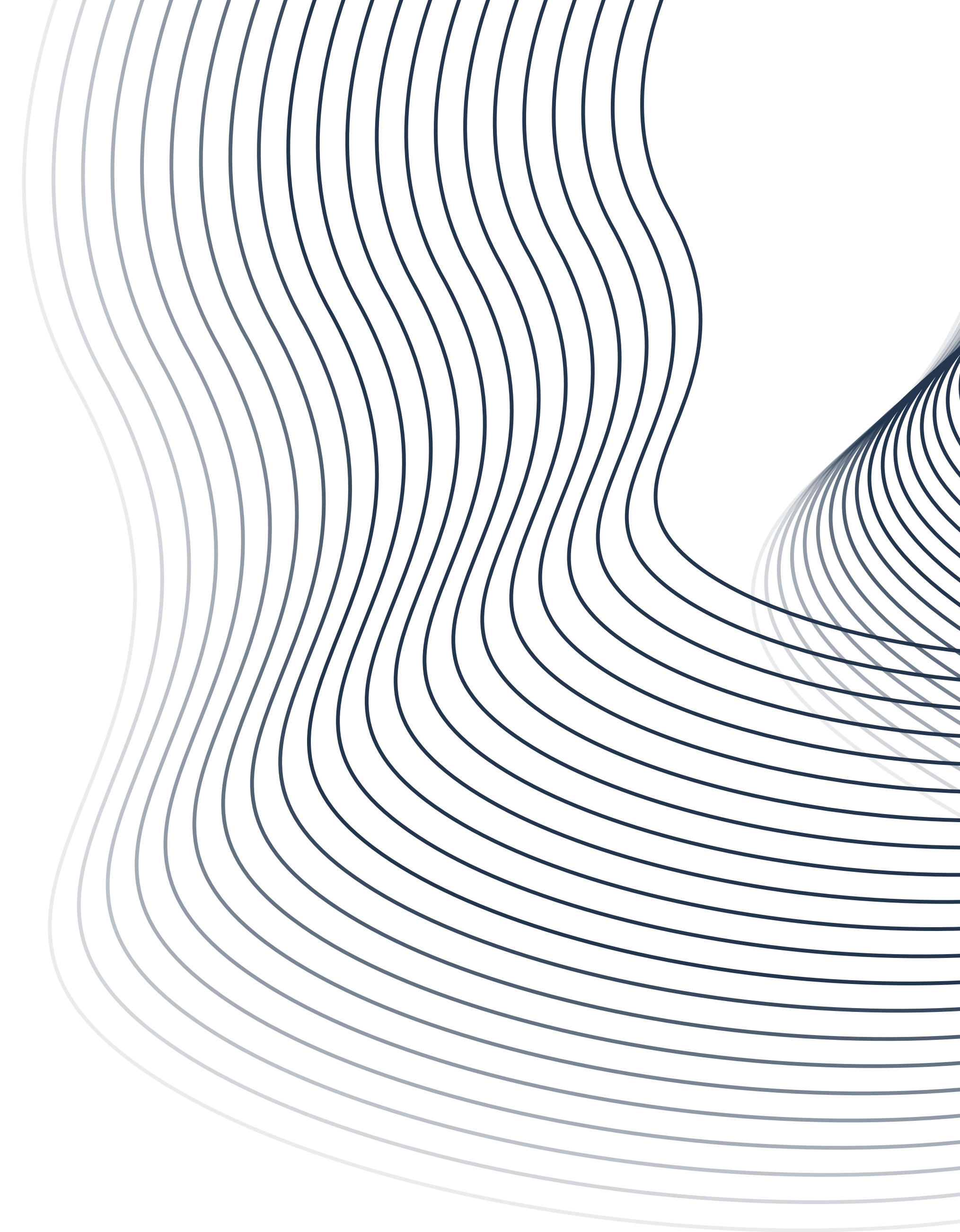
FINISHING OPTIONS

The developer offers two finishing options so that each buyer can choose the most convenient solution for themselves.

1. White frame: ideal for those who want to create their own interior design project.

- ◇ Floor screed, wall plastering.
- ◇ Installation and distribution of all utilities:
 - › ectricity, gas, water.
 - › eating, sewage system (bioseptic).
- ◇ Windows and balcony doors with energy-efficient glass.
- ◇ Internal partitions built and plastered (optional).

Additionally: When purchasing a house without finishing – a ready-made design project is provided as a gift, which will simplify the renovation process in the house.



FINISHING OPTIONS

2. "Turnkey" finishing: the perfect solution for those who want to receive a ready-to-move-in home without any worries about renovation.

- ◇ A fully ready home with finishing according to the developer's design project.
- ◇ Use of high-quality modern materials.
- ◇ A thoughtfully designed space with consideration for ergonomics.





PAYMENT METHODS

The project offers convenient conditions purchases with the possibility of step-by-step payment.

◇ Purchase of a house with a land plot:

Down payment – from 20%

Flexible installment options:

- ◇ Down payment 20% - installment plan for 12 months.
- ◇ Down payment 30% - installment plan for 15 months.
- ◇ Down payment 50% - installment plan for 18 months.

Payment schedule: monthly or quarterly.



◇ Purchase of a land plot:

Down payment – 15%

Installment plan for 12-18 months.

WHY KIKETI TADZRISUBANI?

01

Unique location: silence, clean air, beautiful views and convenient access to the Center of Tbilisi.

02

Modern design: stylish houses with panoramic windows, natural materials and spacious terraces.

03

Everything for a comfortable life: protected territory, improvement, near all the necessary infrastructure.

04

Flexible purchase conditions: you can purchase a ready-made house or plot with a design project, there are installment options .

05

Favorable investment: real estate is growing in price and suburban houses in the premium segment are in demand.

06

Different decoration formats: from the basic repair to a completely finished house “turnkey” .

SIGN UP FOR A TOUR

in Kiketi Tadzurisibani, to personally
verify the quality of the houses:

☎ +995 511 103 430

🌐 <https://tadzrisubani.ge>

📷 @kiketi_tadzrisubani

📘 @TadzrisubaniKiketi

