



GEORGIA

LOCATION



General Overview

Tbilisi, Georgia

Capital

Tbilisi

Official Language

Georgian

Area Total

69,700 km²

Population

3,657,000

GDP Total

\$113.580 billion

GDP Nominal

\$35.350 billion

GEL

Currency

1 GEL = 1,37 AED

1 GEL = 0,37 USD

SILK ROUTE AND CLIMATE

Georgia was a key hub on the ancient Silk Route, linking Europe and Asia through trade and culture. Its diverse climate - from subtropical coasts to snowy mountains - has shaped its agriculture, cuisine, and way of life, making it a land of contrasts and abundance.

Georgia offers four-season lifestyle diversity:

- skiing in Gudauri
- beaches in Batumi
- wine regions like Kakheti
- hot springs, hiking routes, national parks.



HISTORY AND CULTURE

Georgia's 5,000-year history, from Bronze Age civilizations to the early kingdoms of Colchis and Iberia, has left a rich tapestry of architecture, churches, fortresses, and historic streets that define its cities.

In Tbilisi and Batumi, this unique blend of medieval quarters, ancient sulfur baths, and modern developments creates a cultural context where contemporary living harmonizes with heritage, giving residents and investors a one-of-a-kind lifestyle.

A crossroads of Europe and Asia, Georgia is known for its ancient winemaking, unique alphabet, early Christian heritage, and rich traditions of art, music, and hospitality.



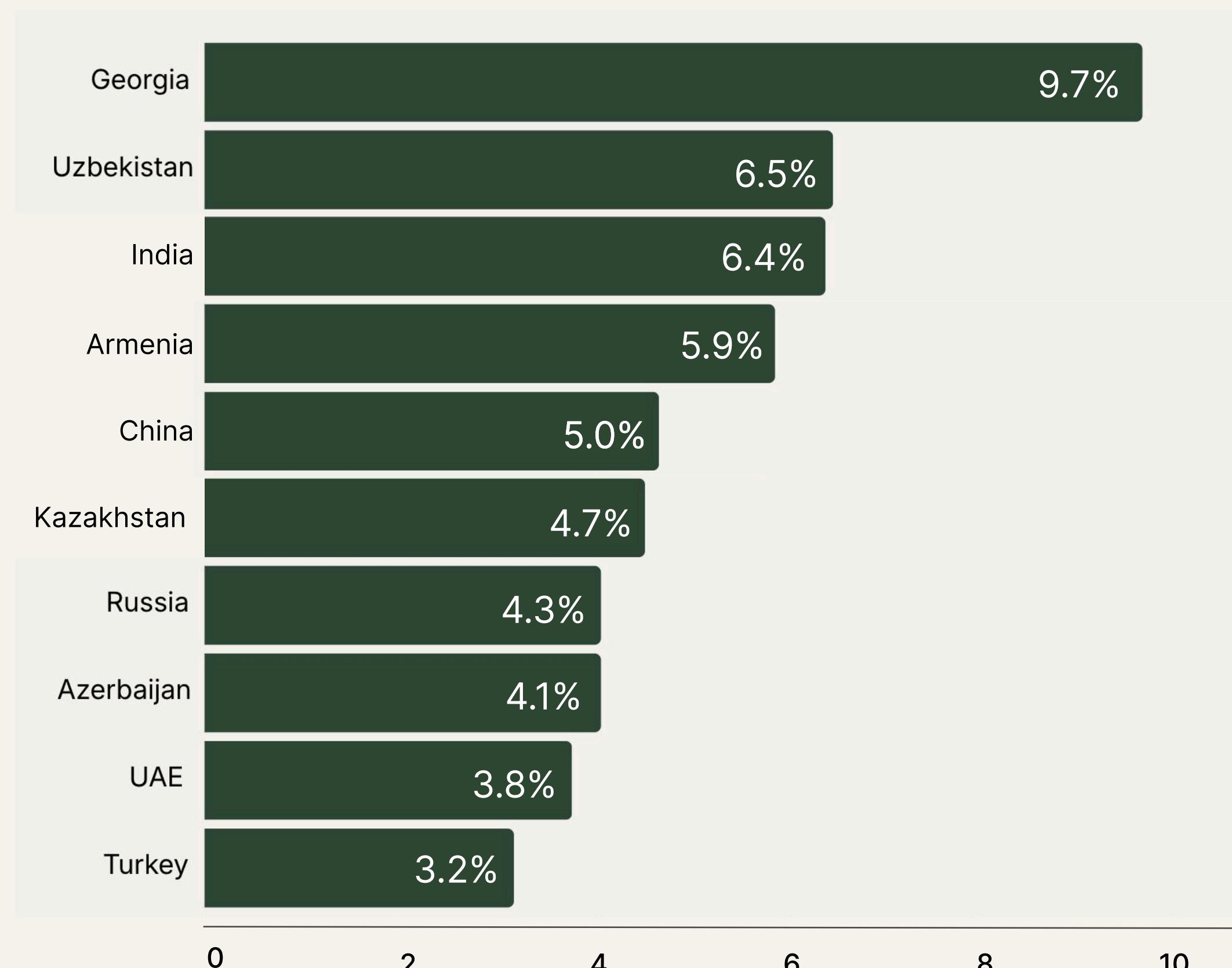
LIFESTYLE & ENVIRONMENT

You can live in a capital city with **modern cafés, international restaurants, and business opportunities** — yet within 30–40 minutes you're in nature, in the mountains, or in a vineyard, or **Black Sea resort**.

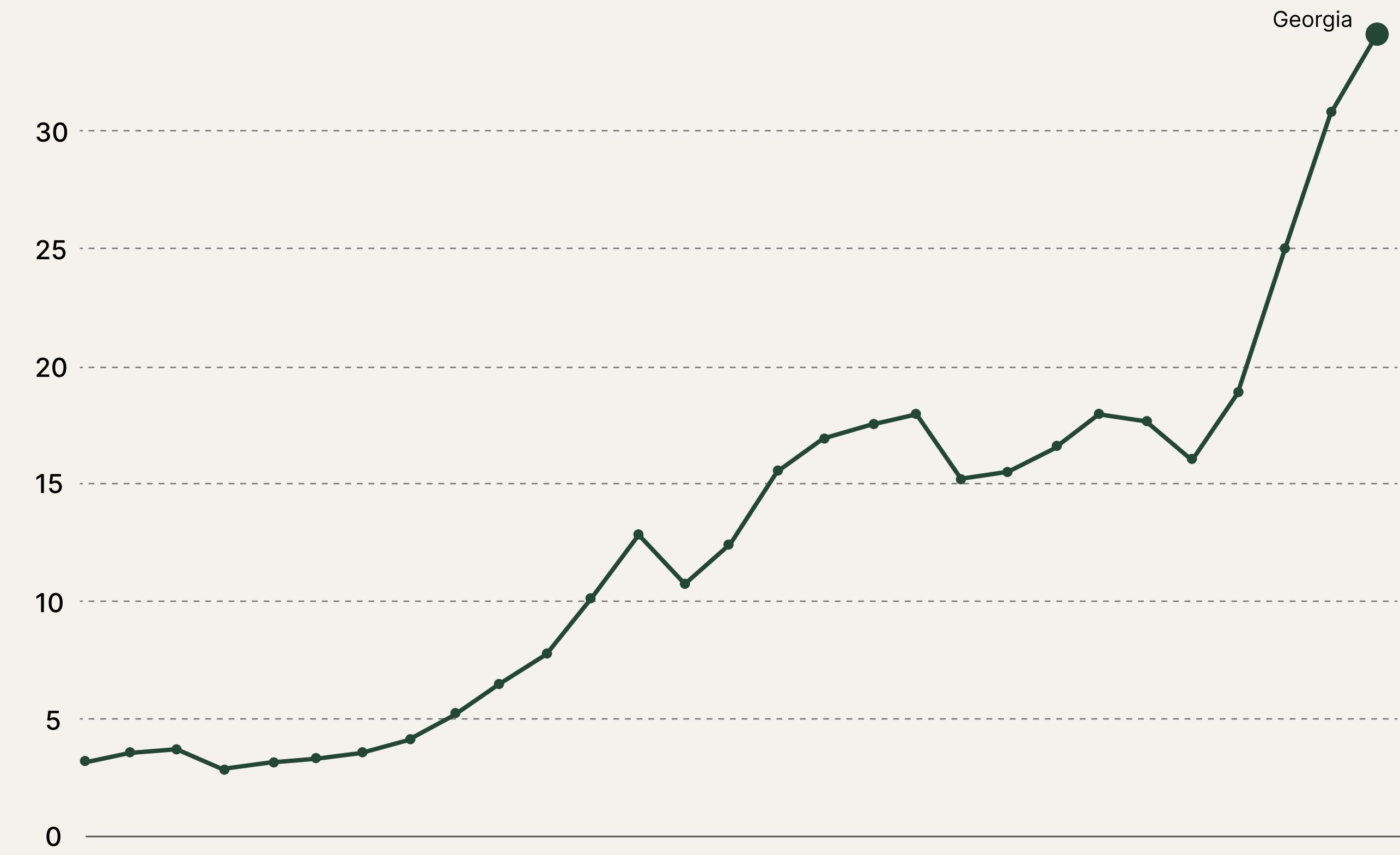


GDP OF GEORGIA

Real GDP Growth Rate



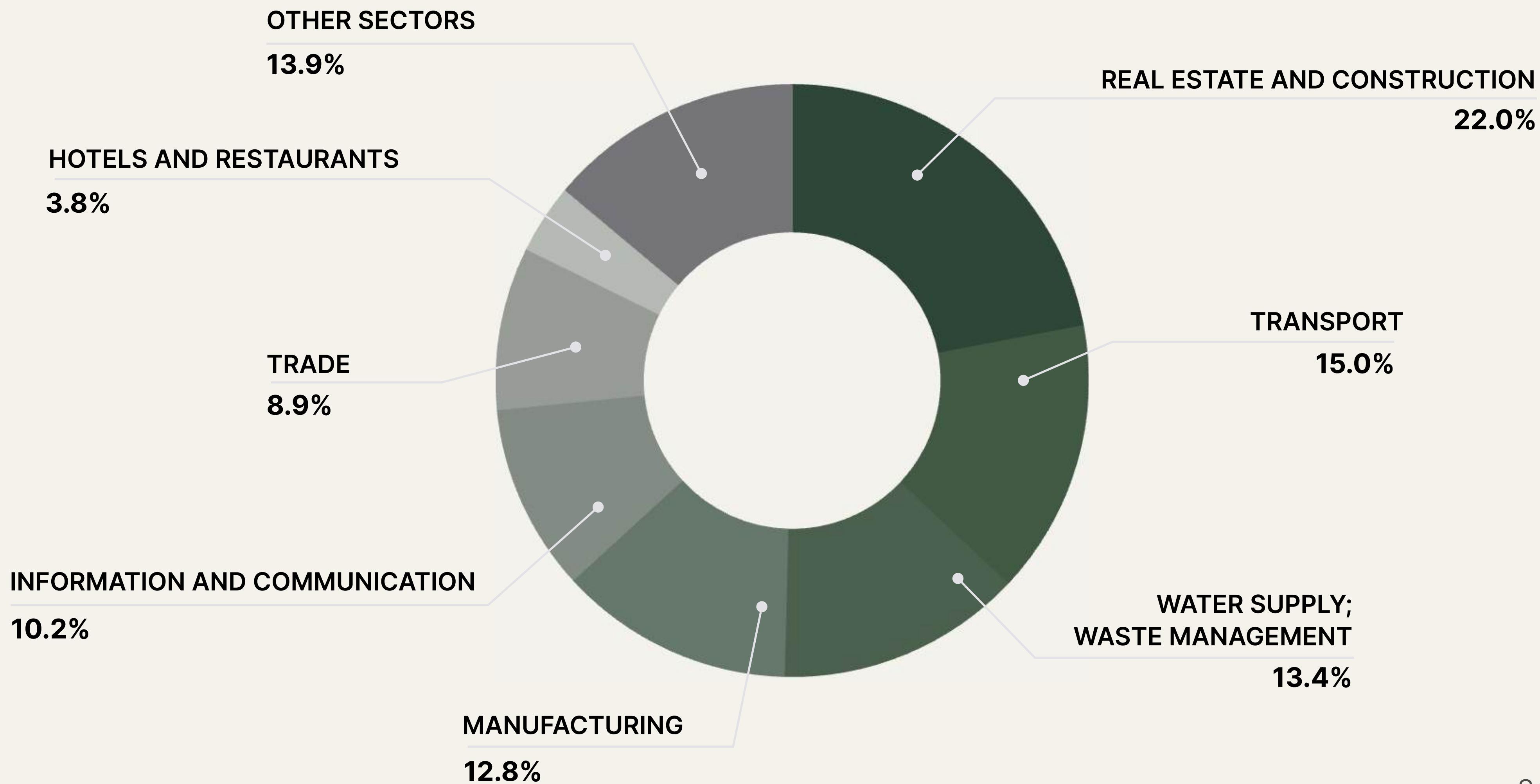
GDP of Georgia from 1996 to 2024
(bln USD)



Source: World Bank

FOREIGN DIRECT INVESTMENTS

FDI BY MAJOR ECONOMIC SECTORS IN Q3 2025



TOURISM

EU CANDIDATE COUNTRY

13% annual growth

Georgia's tourism sector has been growing by almost 13% annually in the past decade.

7.8 mln travelers

In 2025, Georgia welcomes 7.8 mln international visitors, reaching a new historical maximum.

5.5 mln tourists

In 2025, tourist visits increased by 8.4% compared to 2024.

Top 10 countries by the number of international visitors to Georgia, 2025

Country	Number of visitors (thousands)
Russia	1579,7
Turkey	1248,9
Armenia	948,2
Israel	402,4
Azerbaijan	292,1
Kazakhstan	163,3
UAE	150,3
India	142,4
Ukraine	136,8
China	127,8

47

direct flights daily

4-HOUR FLIGHT

Zurich

Athens

Belgrade

Sofia

2-HOUR FLIGHT

Tel Aviv

Bucharest

Moscow

Rome

Cairo

Antalya

1-HOUR FLIGHT

Vienna

Doha

Yerevan

Sochi

Milan

Abu Dhabi

Batum

Munich

Dubai

Istanbul

Baku

Amman

TBILISI

3-HOUR FLIGHT

REAL ESTATE MARKET OVERVIEW

Right now, Georgia is experiencing:

- Rapid economic growth
- Growing tourism numbers
- Immigration of professionals and entrepreneurs
- Expanding international interest
- Large-scale development in Tbilisi and Batumi

Buyers today want safety — **financial and personal**. Georgia offers both.

Real estate here is backed by:

- Transparent laws
- Fast digital registration
- Strong property rights
- Low taxes

For many investors, this is a refreshing alternative to the bureaucratic systems in many other countries.



WHY GEORGIA?

Visa-Free

Citizens of **almost 100+ countries** can stay visa-free for a full year.

Up to 5 years of Investor Residency

Residency is easily accessible when purchasing real estate from **\$100,000+**.

Fast Relocation

Digital nomads can relocate **quickly and easily**.

This openness creates a constant inflow of new residents — and new buyers.

PROPERTY TAXES

- No stamp duty
- No transfer tax
- No hidden fees
- Fast registration

5% rental income tax

0% tax on resale after 2 years

5% tax on resale profit if sold within 2 years

0% property tax

May go up to 1% in the rare cases

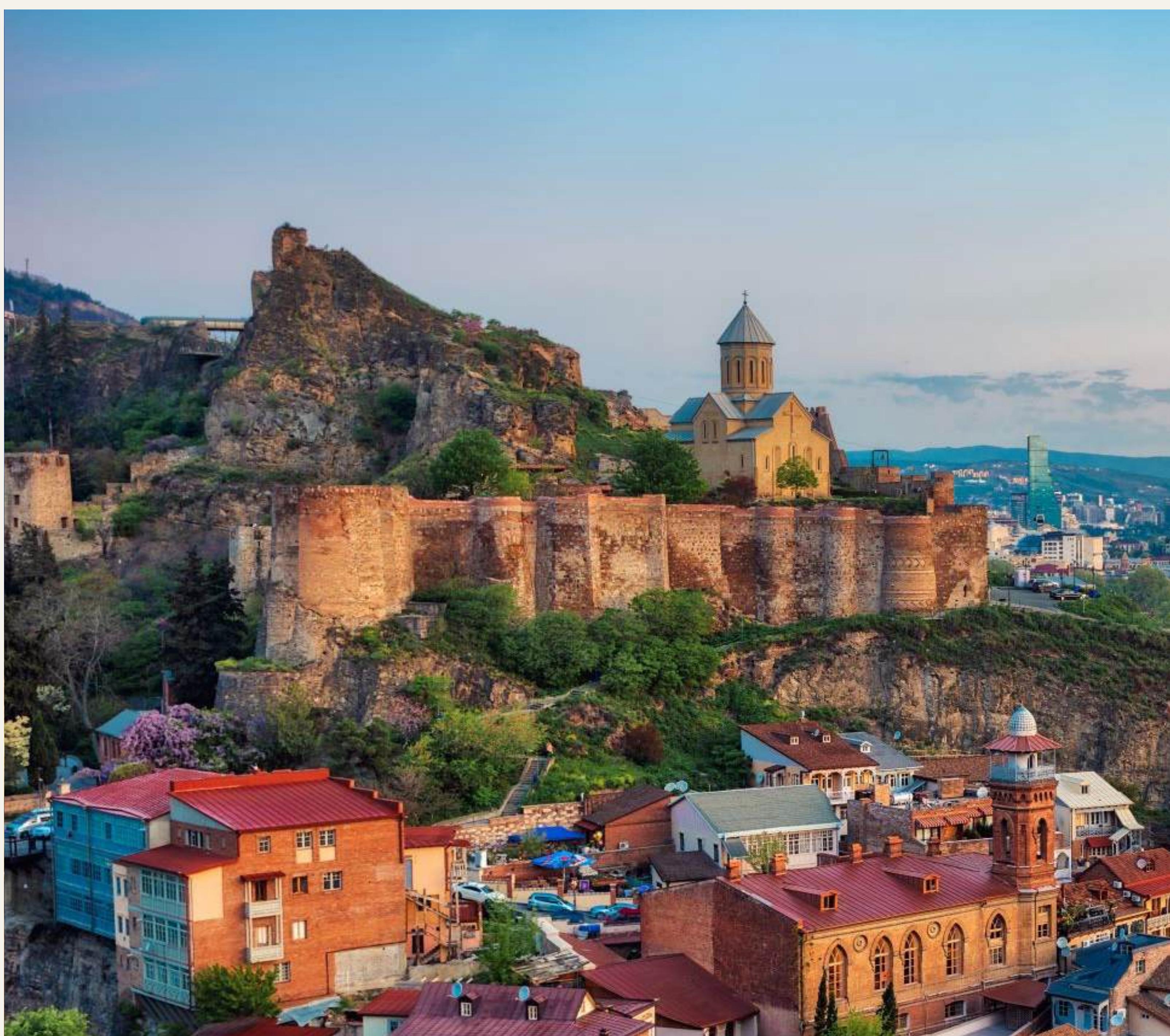
TBILISI

TBILISI

📍 Capital and economic center of Georgia

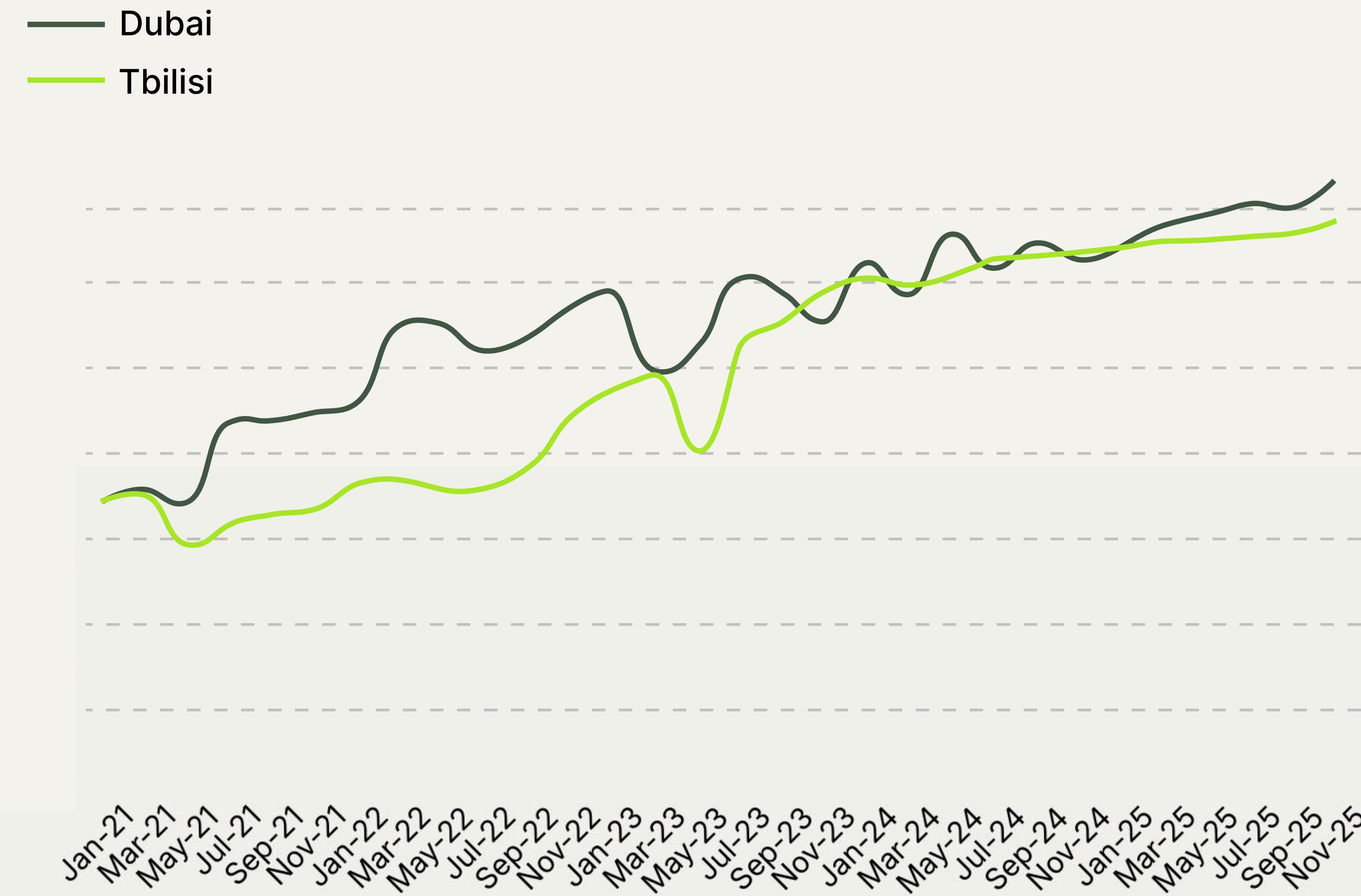
📍 One-third of the country's population concentrated in one city

📍 Administrative, cultural, educational, and business hub



NOVEMBER, 2025

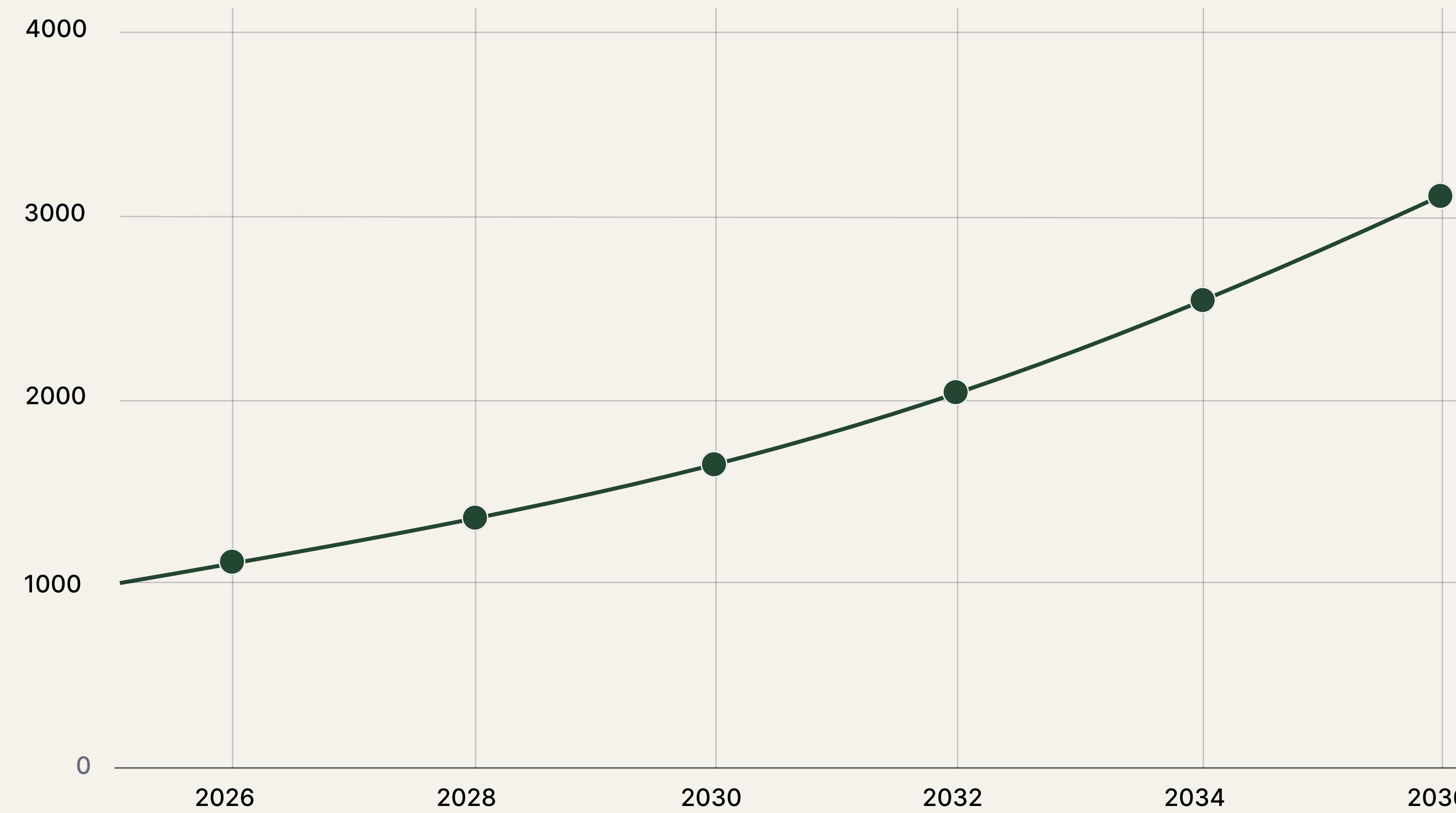
Offplan real estate average prices (Tbilisi and Dubai), USD/m²



Source: Galt&Taggart, DLD

PROJECTION ON AVERAGE RENTAL PRICE (TBILISI)

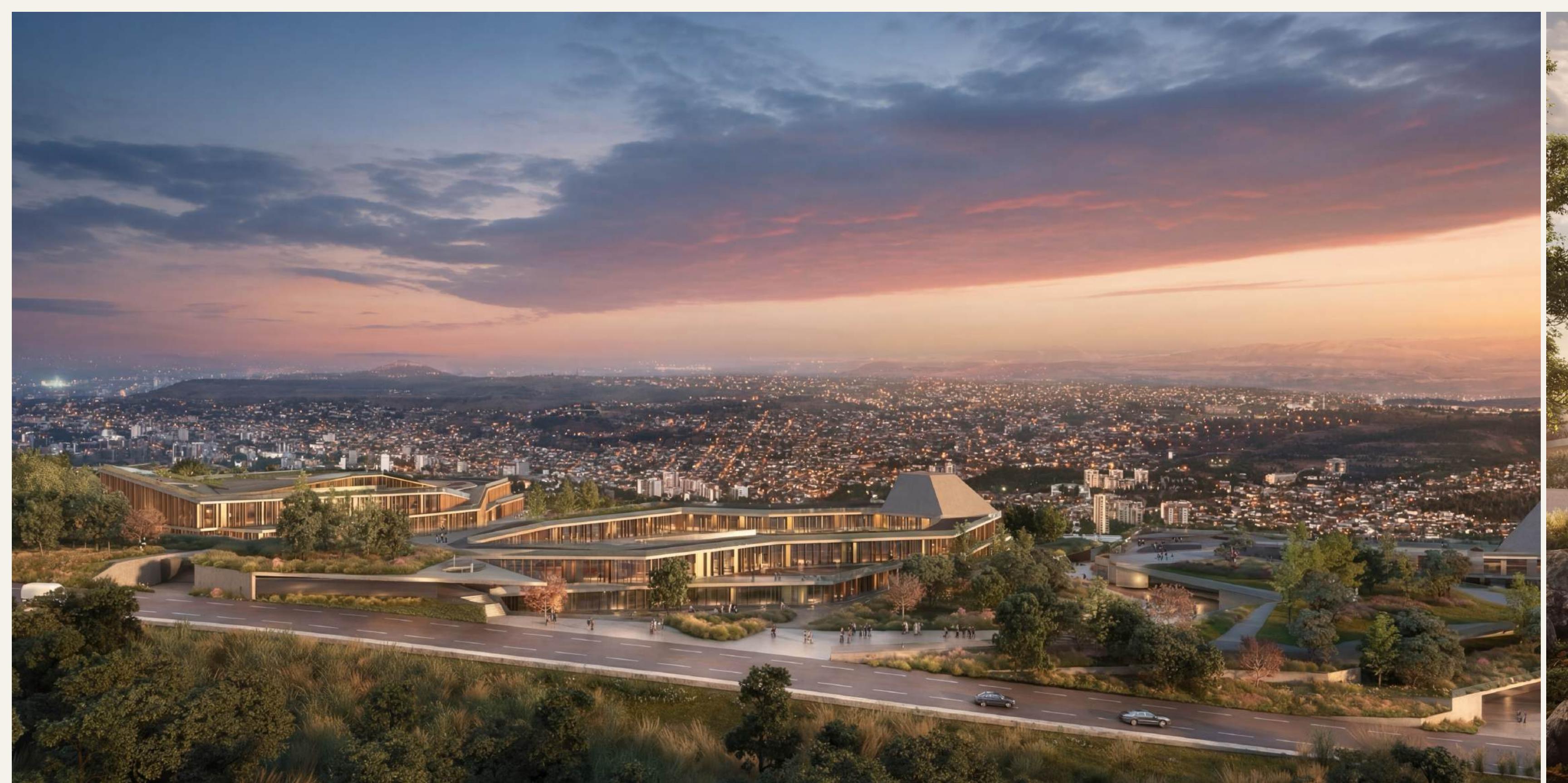
10-year Projection on Average Rental Price



MIRA VERDE

📍 TBILISI, GEORGIA





OPTIMAL DISTANCE AND COMFORT



Mira Verde is just 20 minutes from Tbilisi International Airport, combining easy access with a secluded location. It offers a rare balance: escape from the dense urban environment while remaining close to essential services.

Mira Verde

Tbilisi, Georgia

600 APARTMENTS
104 VILLAS
80 TOWNHOUSES

18-HOLE GOLF COURSE
CAFÉS AND RESTAURANTS
WELLNESS CENTER
LUXURY RETAIL

OFFICES
EUROPEAN SCHOOL
AI UNIVERSITY
KINDERGARTEN

Georgia's first master-planned branded community,
set in Tbilisi Hills, only 10 minutes from the city center.



MIRA VERDE | Trussardi Residences



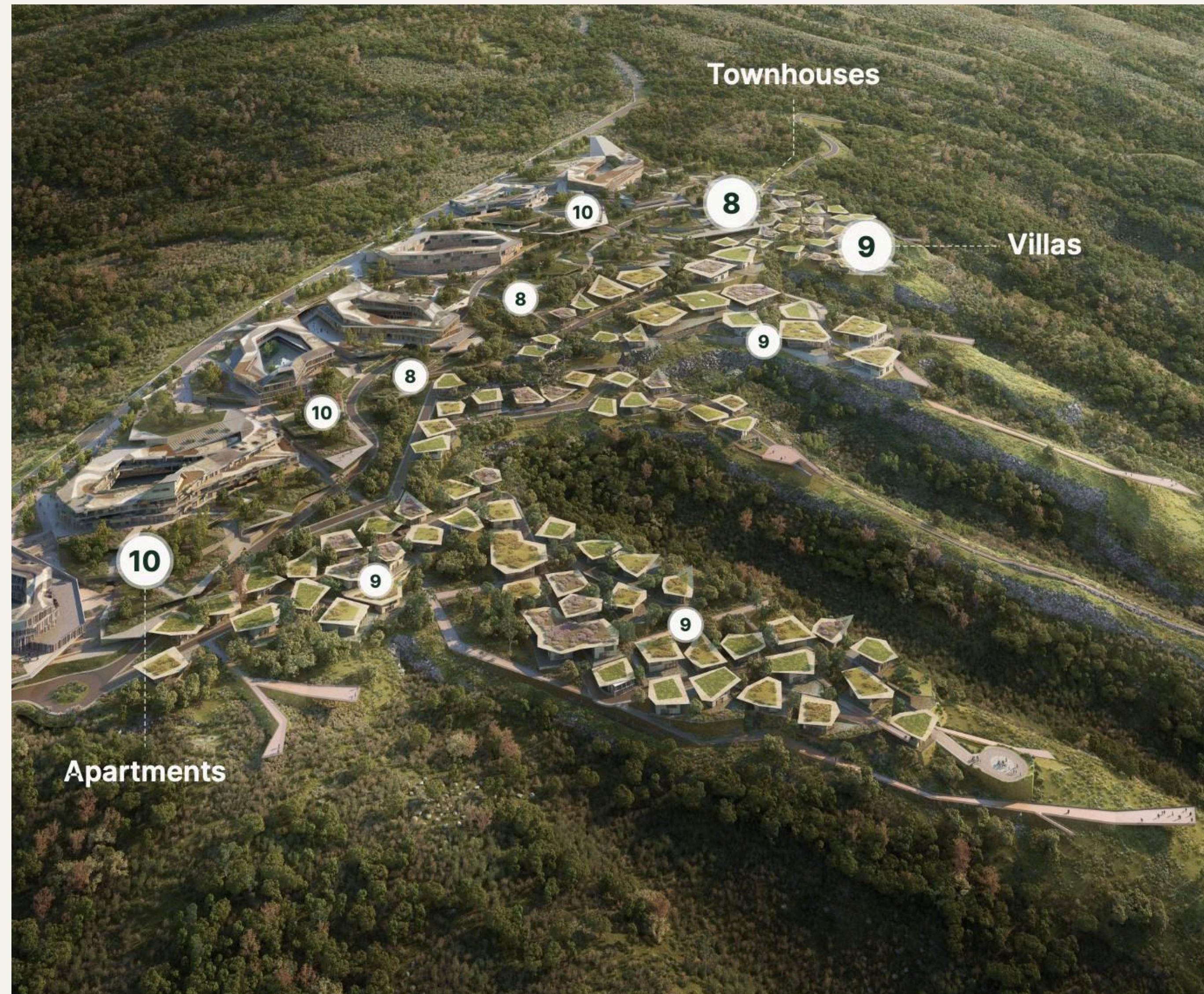
MIRA VERDE

Trussardi Residences



MIRAVERDE | Trussardi Residences





Trussardi Residences - Mira Verde

Tbilisi, Georgia

Studio	400 sq f 37.2 sq m	\$ 175 000 AED 642 657
1BR Apartment	800 sq f 74.3 sq m	\$ 295 000 AED 1 083 387
2BR Apartment	1200 sq f 111.5 sq m	\$ 415 000 AED 1 524 087

Custom options are available for 2BR Duplex, 3BR, 4BR Penthouses.

PAYMENT PLAN



Trussardi Residences - Mira Verde Tbilisi, Georgia

Down Payment	10%	On booking
1st Installment	10%	In 30 days, SPA signing
2nd Installment	10%	6 months from booking
3rd Installment	10%	12 months from booking
4th Installment	10%	18 months from booking
5th Installment	10%	24 months from booking
Upon Completion	40%	Q4 2028

NOW ACCEPTING EOI

INVEST NOW

- 8% Guaranteed ROI For 3 Years
- 12-15% Short-Term Rental Yields
- 20% Year-On-Year Capital Growth in Recent Years
- Foreign Ownership Fully Permitted
- No Inheritance Tax
- Low Taxation on Rental Income and Capital Appreciation
- Fully Managed by Mira Developments

THE PROCESS

- **Refundable USD 10,000 Deposit**
By bank transfer or cheque
- **Completed EOI Form**
Passport copy and required kyc documents
- **Priority Unit Allocation, With Refund**
Applicable if no unit is allocated or the buyer does not proceed

MIRA VERDE | Trussardi Residences



MIRA VERDE

