MIRA VERDE

by



MIRA VERDE



Location

Tbilisi Hills, set on rolling green landscapes, is emerging as Georgia's premier luxury community. With its international-standard golf course, villas and residences overlooking the city, it blends nature with modern living, only 10 minutes from central Tbilisi.

Unmatched Accessibility

11 minutes

14 minutes 16 minutes

Lisi Lake

Freedom Square Rustaveli Avenue

16

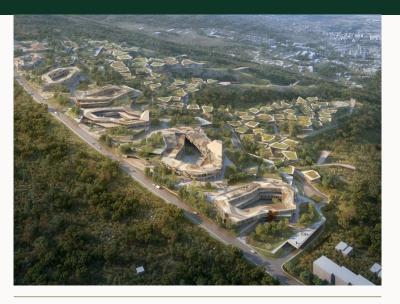
Fortress

Old Town & Narikala

21 minutes

Tbilisi International Airport





Amenities

X

18-hole Golf Course 44

Restaurants and Cafés

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Wellness Center

Luxury Retail 4

Office Spaces

European School

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Panoramic views of the city

Kindergarten

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Al University

Unit type	Starting price	Starting size
Branded Apartments	\$330K	60 m²
Branded Townhouses	\$990K	180 m²
Branded Villas	\$2,2MIL	400 m²
Branded Mansions	\$5,5MIL	1,000 m ²

EOI amount 10,000\$



The first branded master community in Georgia



Fully furnished residences



24/7 security



Short- and long-term rental management



Concierge





In-room dining







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Mira Developments, a UAE-based company, known for delivering branded and fully furnished residences and villas across the Middle East and Europe, now brings its expertise to Georgia.

With a portfolio shaped by collaborations with **global fashion and design houses**, the company has become synonymous with contemporary residential design.

At Tbilisi Hills, Mira Developments introduces residences, villas, and townhouses that combine luxury living with natural surroundings.

Hassle-Free Investment

Easy Ownership

- Foreigners can freely own apartments and commercial property
- No inheritance tax on property
- Low rental tax

Rental Yields

7-10%

12-15%

Tbilisi average with luxury districts reaching 10%+

Short-term (Airbnb) gross yields possible

Mira Developments Partners





TRUSSARDI

RICHMOND



KADAR









Property Market

30%

Premium segment prices growth in 2024

26%

Construction permits growth in 2024

Georgia: Open Doors, Strong Returns

✓ EU Candidate Country

Georgia granted **official EU candidate status in Dec 2023**, strengthening investor confidence

✓ Strategic Location

3-hour flight to Dubai

3.5 hours flight to Istanbul

4 hours to major EU hubs

✓ Tourism Surge

- 4.75 million passengers were handled by Tbilisi International Airport in 2024
- **45+ airlines** connect Tbilisi directly to 25+ countries
- 7.37 million people visited Georgia in 2024
- 3.4 million visitors were hosted by Tbilisi
- 5.5 nights an average stay



