

MIRA VERDE

by



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

Lisi Lake

14

minutes

Freedom Square

16

minutes

Rustaveli Avenue

16

minutes

Old Town & Narikala Fortress

21

minutes

Tbilisi International Airport



Project Overview



The first branded master community in Georgia



Fully furnished residences



24/7 security



Short- and long-term rental management



Concierge



In-room dining



Housekeeping



Maintenance



Valet parking



Amenities



18-hole Golf Course



Restaurants and Cafés



Wellness Center



Luxury Retail



Office Spaces



European School



Panoramic views of the city



Kindergarten



AI University

Unit type	Starting price	Starting size
Branded Apartments	\$330K	60 m ²
Branded Townhouses	\$990K	180 m ²
Branded Villas	\$2,2MIL	400 m ²
Branded Mansions	\$5,5MIL	1,000 m ²
EOI amount 10,000\$		



The Developer

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%

Tbilisi average with luxury districts reaching 10%+

12–15%

Short-term (Airbnb) gross yields possible

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

