



GEORGIA

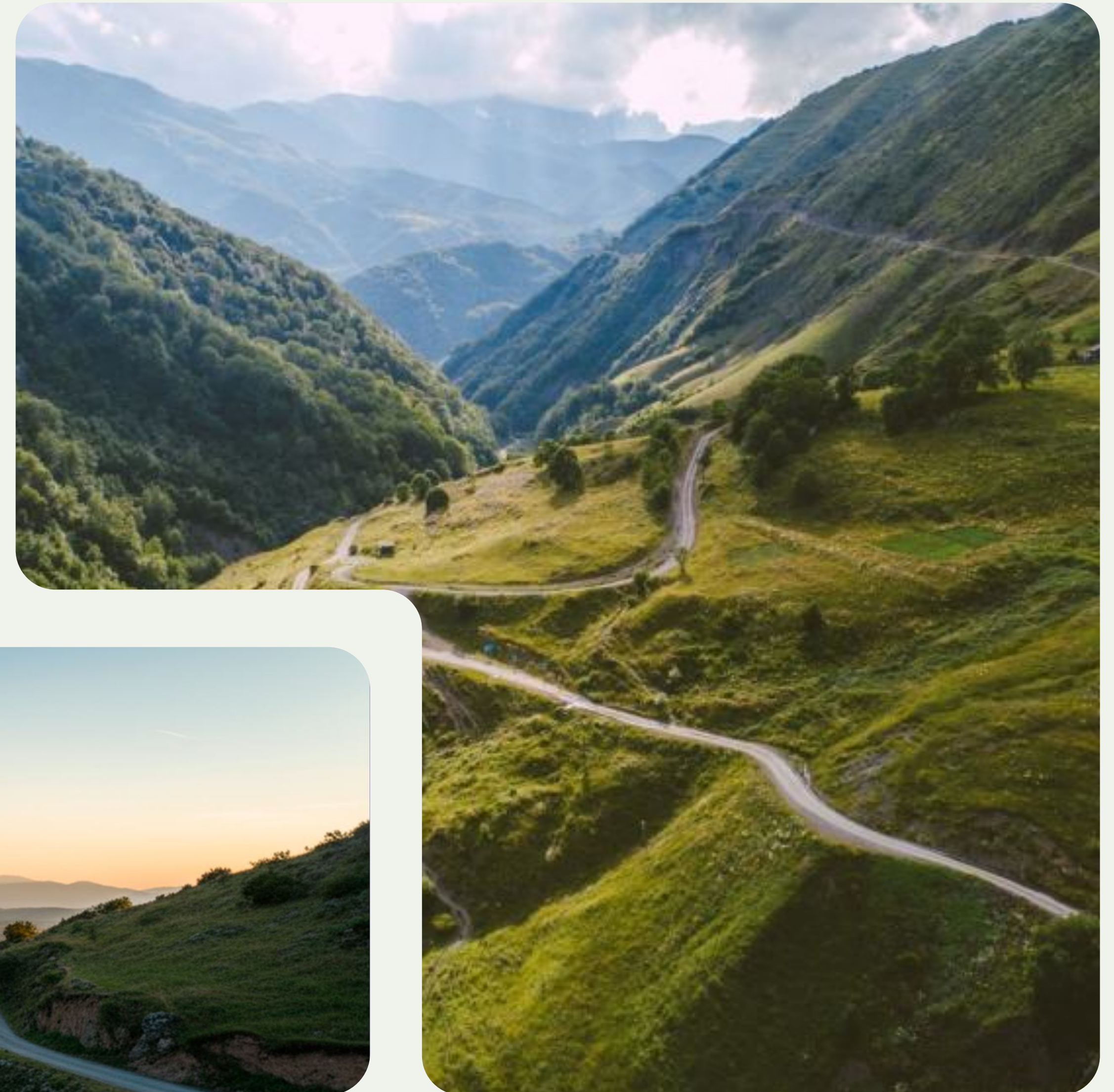
History & Culture

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.

GEORGIA

Silk Road & Climate

Georgia was a key hub on the ancient Silk Road, 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.



WHY GEORGIA

Rich Natural
Resources
and Diversified
types of tourism



Vibrant cultural
life and diversity



19th
Safest Country
in the World
(Numbeo Crime Index 2025)

19th

Well connected
and easily
accessible
location



6th in Taxation
(World Bank's B-Ready 2024)



1st in Business Location
(World Bank's B-Ready 2024)



98
Visa Free Regime
with 98 Countries

98

GEORGIA standing out

Deep reforms in economic management and governance have earned Georgia a reputation as star reformer

Most Desirable Emerging Destination 2022

Leading travel magazine,
has named Georgia as the ”
Most Deserble Emerging
Destination 2022

Wanderlust[®]

B-Ready ^{3rd} Regulatory Framework pillar



Candidate Status

European Commission Georgia has a Deep
and Comprehensive Free Trade Area,
an Association Agreement, and Visa-free
travel regime with Europeann Union



Safety Index 2025



Georgia ranks
9th in Europe ^{19rd}

WJP Rule of Law Index 2024

Eastern Europe & Central Asia Region

World Justice Project 1st Georgia
also ranks 7th in the group of
Upper Middle Income countries

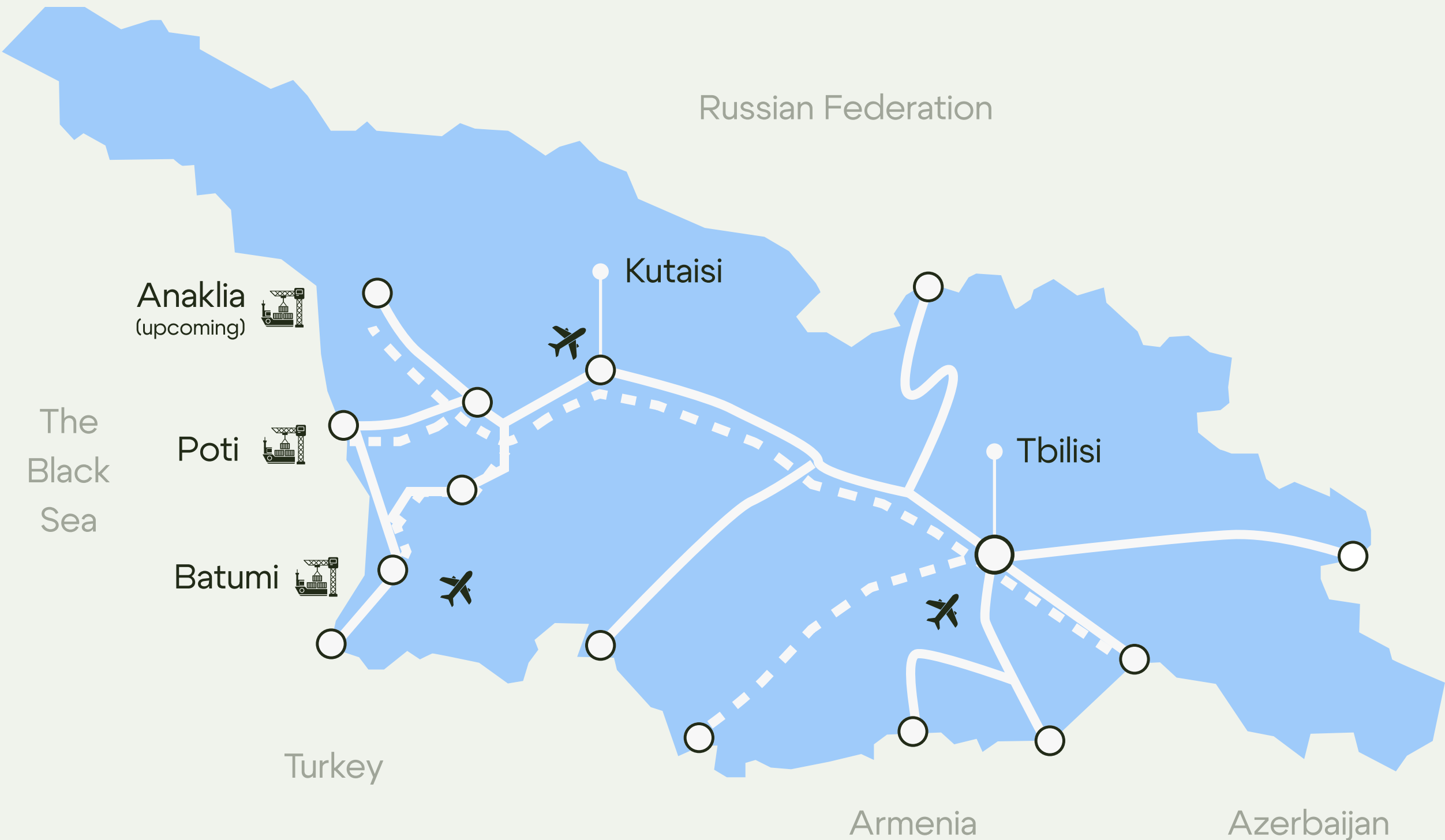


B-Ready ^{2rd} Operational Efficiency Pillar

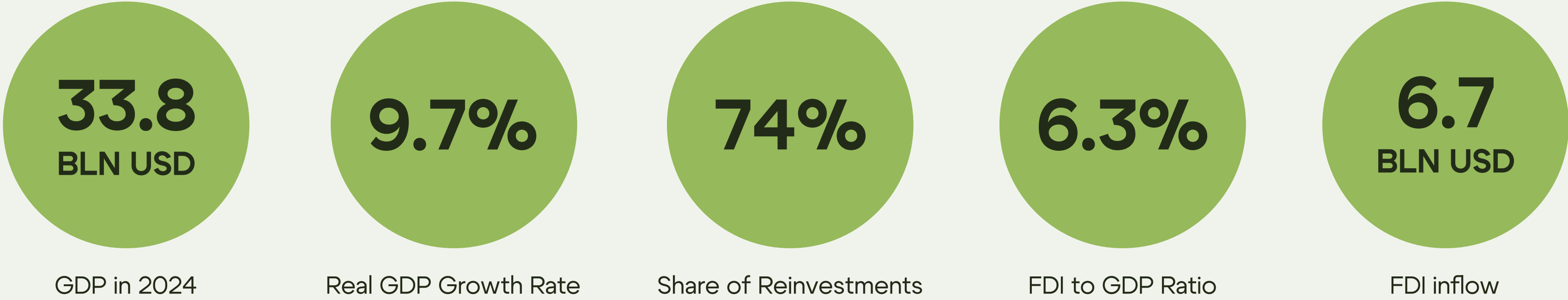


WHY GEORGIA

Region	Europe
Population	3.7 Million
Capital	Tbilisi
Govt type	Parliamentary
GDP Per Capita (2024)	9,141 USD
Inflation (2024)	1.1%
Currency	Georgian Lari



- Railway
- FIZ Free Industrial Zones
- ✈ International Airports
- 🚢 Ports



WHY GEORGIA

Number of Passengers by Airports 2024

110
destination

54
Airlines

AirArabia
العربية للطيران

air astana

Alaska

Belavia

easyJet

Eurowings

flydubai

flynas
طيران ناس

FlyArystan

TURKISH
AIRLINES

QATAR
AIRWAYS القطرية

UZBEK

Lufthansa

BRITISH AIRWAYS

الجزيرة.
Jazeera

arkia

Condor

azimuth

airBaltic

SunExpress

AIRFRANCE

Austrian

AIRCAIRO

arua

هوای جمهوری قشمر
Qeshm Air

ISRAIR

IRAN ASEMAN AIRLINES

cargolux

SCAT
AIRLINES

CENTRUMAIR

Tbilisi: 4,750,830

Kutaisi 1,722,809

Batumi 951,760

A TRACK RECORD OF SUCCES

International Hotel Brands in Georgia



Benefit From The Most Attractive Tax System

Taxation System



Corporate Profit Tax*



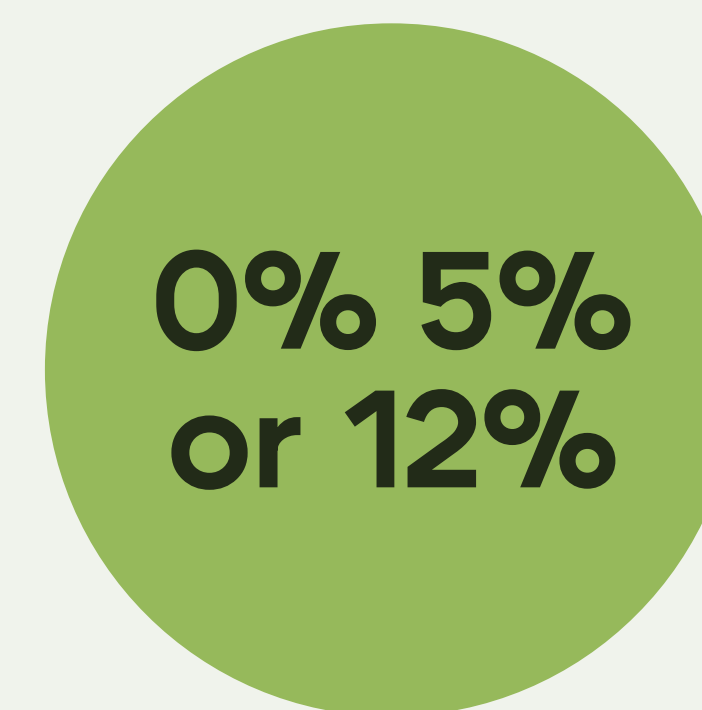
Personal Income Tax



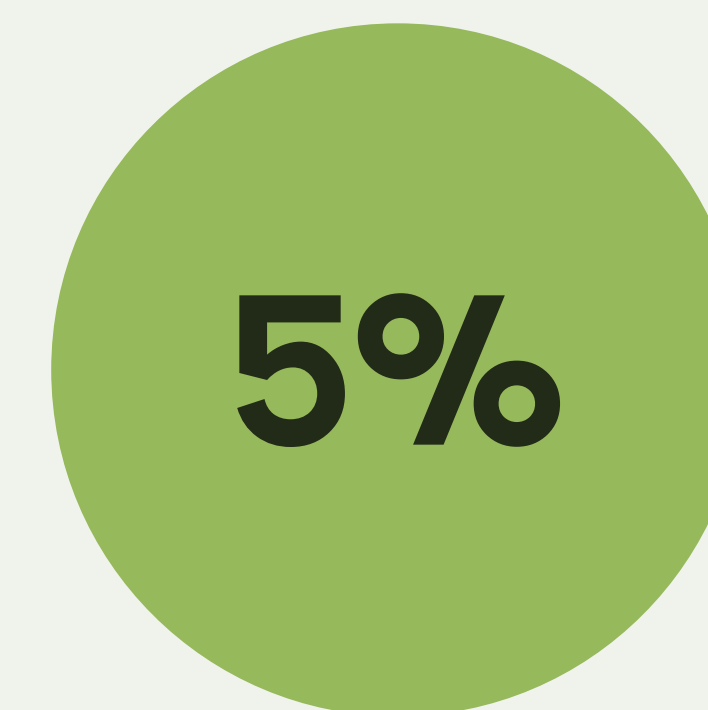
Value Added Tax



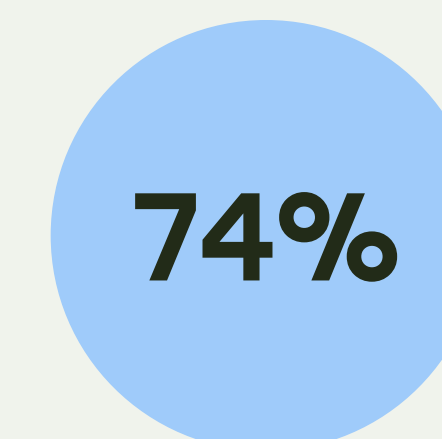
Property Tax



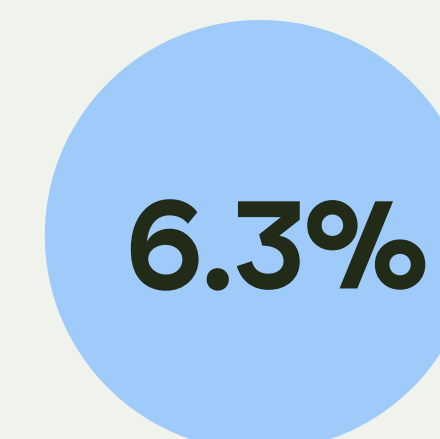
Import Tax



Dividend Tax



Share of
Reinvestments



FDI to GDP
Ratio



FDI
inflow

Pension contribution** - 2% paid by Employer, 2% paid by Employee

Personal Income taxes for interest and royalties are 5%

Double Taxation avoidance Treaties with 58 countries

*up to 2% paid by Government until savings reach 60,000 GEL



GEORGIA MASTERMIND



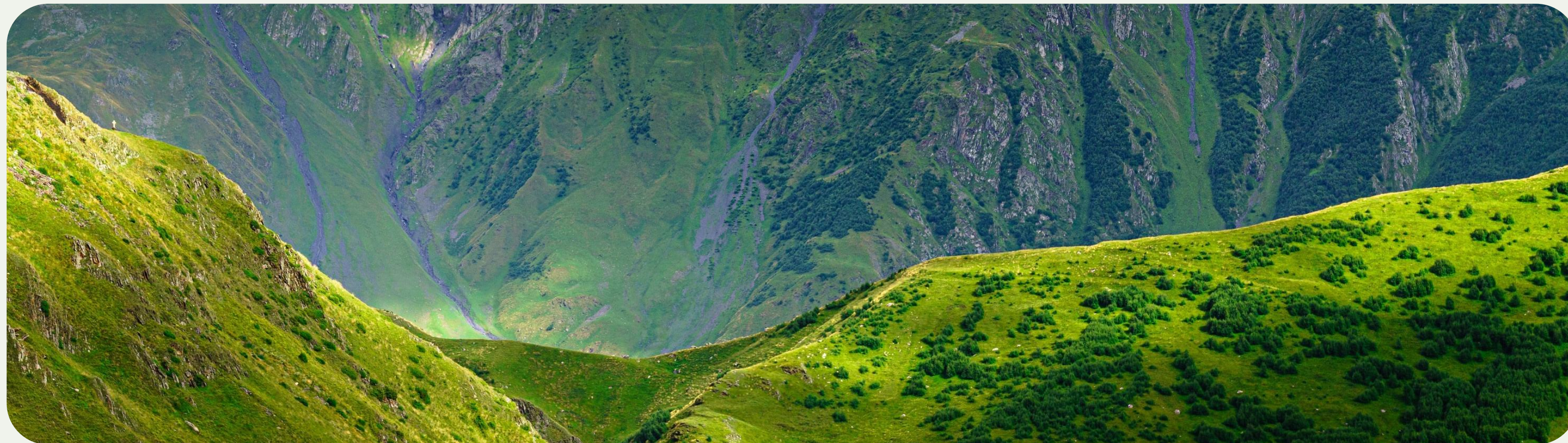
David Danelia

Architect, Head of Project Management
Midamo

TBILISI Location

Urban Context

Tbilisi follows the Mtkvari River between two ridges. Despite expansion to the outskirts, hillside areas with panoramic views remain the most desirable — including the project site on the prestigious Trialeti Ridge.



MIRA VERDE Location



MIRA VERDE

Historical Setting

Nearby lies the historic Krtsanisi Residence district, traditionally associated with governmental and diplomatic functions and still regarded as one of the city's most prestigious neighborhoods.



MIRA VERDE

Views and Access

Mira Verde offers breathtaking panoramic views across the entire city. The territory benefits from three main access points: from Krtsanisi Street, from the Shavnabada Monastery side, and—planned for the future—a major new arterial road from the Tabakhmela direction.



MIRA VERDE

Natural Advantages

- **Sustainability & Eco:** Eco-friendly planning and lush greenery
- **Air:** Clean mountain air, 400 m above central Tbilisi, natural air corridor
- **Well-being:** Healthy microclimate with pine forest and diverse terrain
- **Golf:** Between two international-standard golf clubs



MIRA VERDE

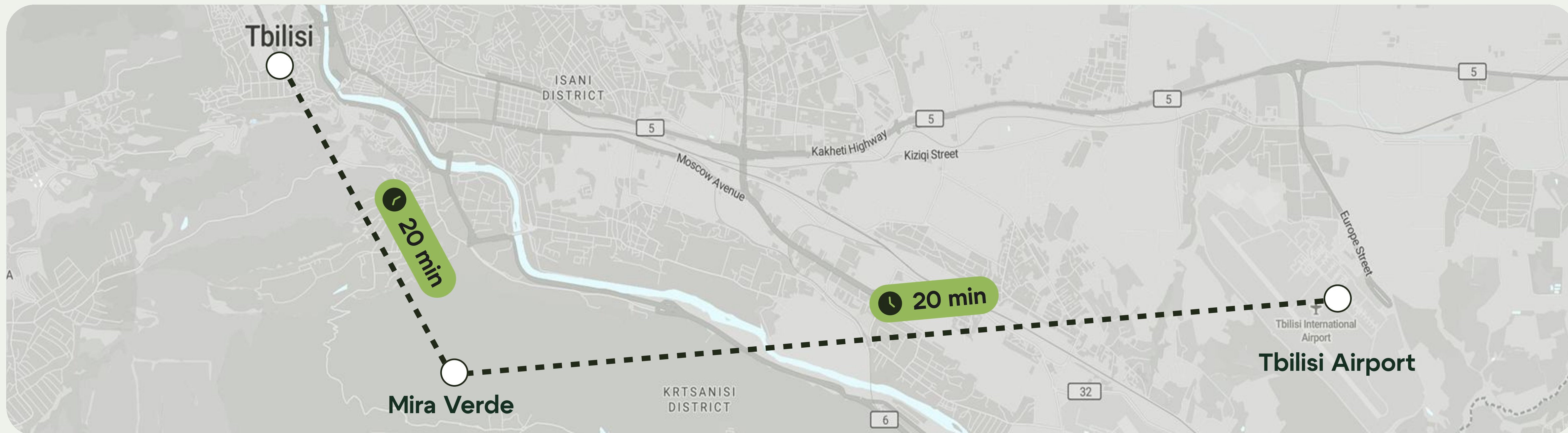
18-hole golf course



The award-winning 18-hole golf course, located next to the project site, offers a world-class playing experience, surrounded by stunning landscapes and designed to challenge and inspire golfers of all levels.

MIRA VERDE

Optimal Distance & 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

Investment Potential

With these unique characteristics,
Mira Verde presents an exceptional opportunity
for a secure and highly rewarding investment.

