

TRUSSARDI
RESIDENCES



MIRA VERDE

MIRA
DEVELOPMENTS

Milanese style comes to Tbilisi



Why Georgia?



EU candidate country



Foreign ownership
fully permitted



Up to 5-year residency



3-4 hours by air from major GCC
and European hubs



**3.4 MILLION ANNUAL VISITORS
TO TBILISI**



7.3 million annual tourists across
Georgia



47 airlines connecting Tbilisi to
more than 25 countries



5.5 nights as the average tourist
stay, supporting strong short-term
rental demand



Limited supply of premium
residential and hospitality stock

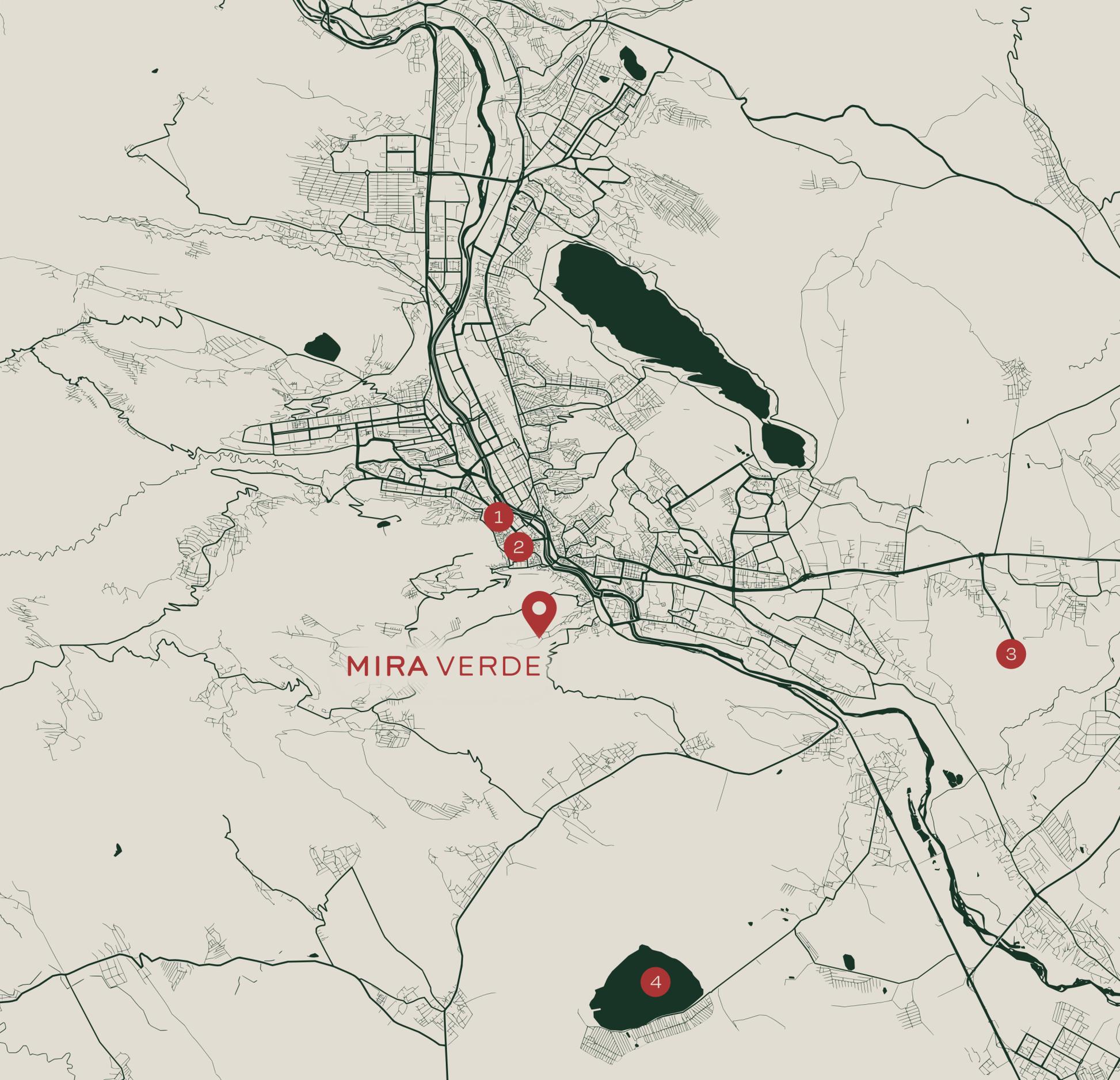


Tbilisi's Most Desirable Address

Located in Tbilisi Hills, the community offers easy access to the city while maintaining a quieter setting. The historic centre is just ten minutes away, yet open views from the hillside, surrounding landscape, and lower density create a more relaxed pace of daily life.

- 1 Tbilisi city centre → 10 minutes
- 2 Old Town & Narikala Fortress → 14 minutes
- 3 Tbilisi International Airport → 20 minutes
- 4 Kumisi Lake → 35 minutes

MIRA VERDE



A FULLY INTEGRATED COMMUNITY

Mira Verde brings together apartments, villas, townhouses, and hospitality within a single master plan. Homes are supported by education, wellness, retail, and leisure, forming a complete, modern district.

MIRA VERDE



A NEW TYPE OF LUXURY

Fully furnished apartments overlooking the Georgian capital, set within a complete master-planned neighbourhood where 5-star hotel level services are built into daily life.



MIRA VERDE

TRUSSARDI

CASA

The Trussardi Casa collection stays true to Italian interior design staples through understated elegance and balanced proportions. Clean, modern forms, carefully selected materials, and a cosmopolitan outlook shape furniture that feels both polished and comfortable – crafted for contemporary living with an emphasis on quality and timeless style.

MIRA VERDE



MIRA VERDE



AMENITIES

- 18-hole golf course
- Wellness centre
- Luxurious fitness facilities
- Outdoor sports courts
- Jogging tracks
- Cafés and restaurants
- Branded boutiques
- Convenience stores
- Office hub
- European school
- Kindergarten
- AI-focused university
- Panoramic views overlooking Tbilisi

EDUCATION

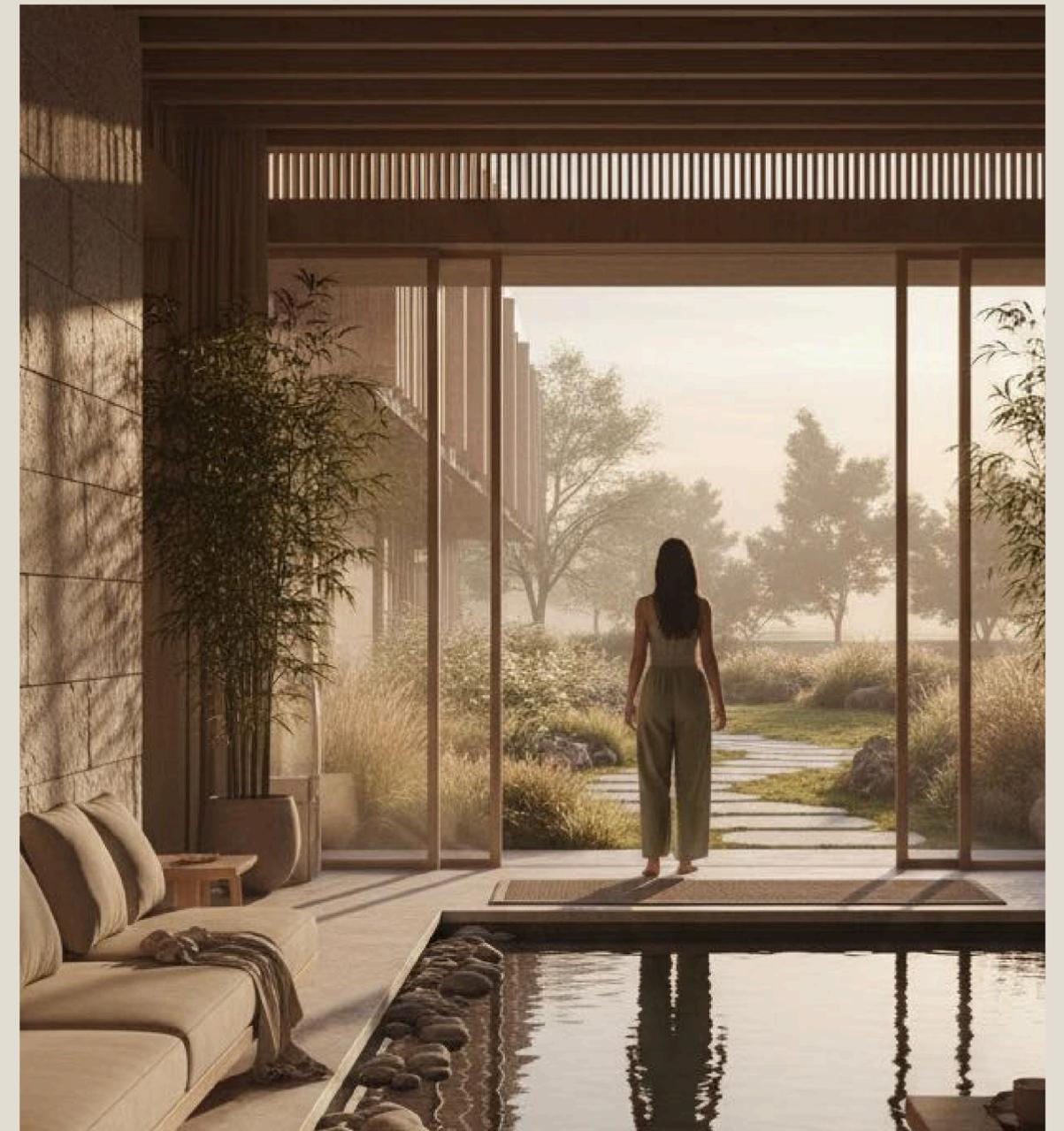
A kindergarten and a European school integrated within the community, alongside an architecture- and AI-focused university attracting students from abroad.



MIRA VERDE



MIRA VERDE



WELLNESS

A dedicated wellness cluster featuring a 6,000 sqm longevity centre and an integrated hotel, designed to support everyday wellbeing and long-term health.

MIRA VERDE



BUSINESS HUB

Branded office spaces integrated into the master plan, creating one of Tbilisi's most sought-after working environments and supporting residential rental demand within the community.



LUXURY RETAIL

Everyday shops and supermarkets support daily convenience, while branded boutiques attract visitors from across Tbilisi and add energy to the community.



MIRA VERDE

LONG-TERM INVESTMENT SECURITY

- **8% guaranteed return** for three years
- 5-year Mira Total Care maintenance program, covering essential building systems, structural elements, and interior finishes.
- Three-year warranty on branded loose furniture
- Foreign ownership fully permitted
- Low taxation on rental income
- No inheritance tax
- Fully managed and operated by Mira Developments

MIRA VERDE



READY FROM DAY ONE

Every home is delivered fully furnished and equipped, with Italian-made interior pieces, appliances, and kitchen essentials already in place. From the moment of handover, the home is ready for immediate moving in.



MIRA VERDE



STUDIOS

Clever layouts paired with open views, offering the Trussardi Casa design language in its most distilled expression.

MIRA VERDE



1-BEDROOM APARTMENTS

Thoughtfully planned spaces with a clear separation between living and rest, designed for comfortable everyday living.

MIRA VERDE



2-BEDROOM APARTMENTS

Expanded interiors with generous proportions, suited to those who value space, flexibility, and Trussardi Casa quality.

MIRA VERDE



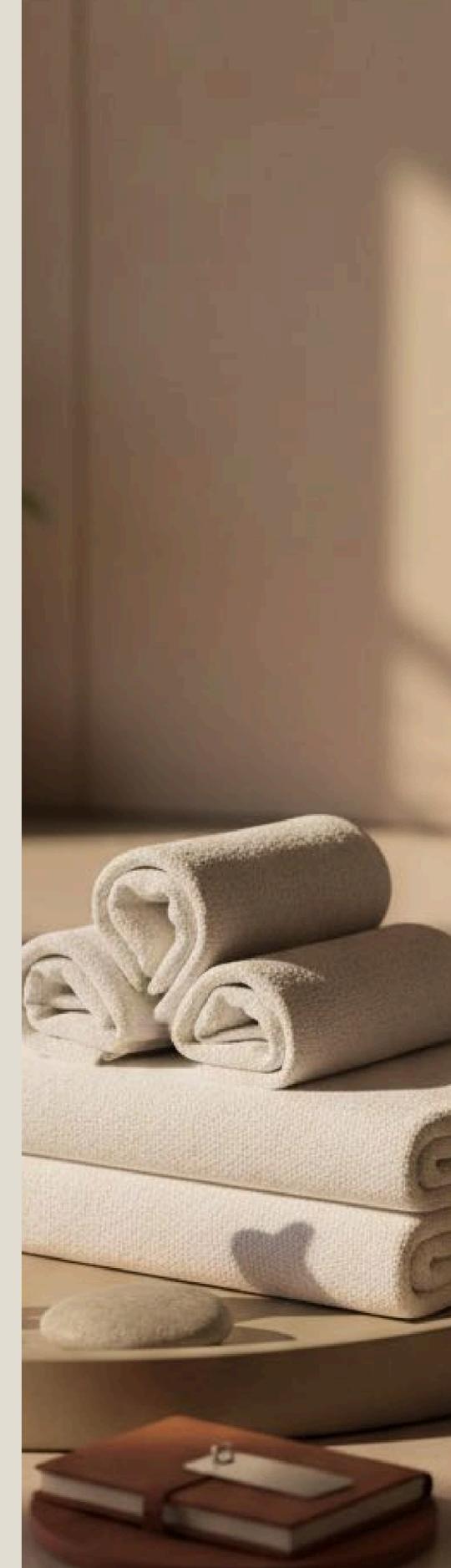
LARGER RESIDENCES

Custom layouts are available upon request, including duplexes, apartments, and penthouses, allowing selected spaces to be tailored to individual needs.

MIRA VERDE

5-star Hotel Level Services

Concierge, in-room dining, housekeeping, on-call maintenance, 24/7 security, and professional rental management are all part of the experience.



MIRA VERDE



Trussardi Residences - Mira Verde
Tbilisi, Georgia

Studio	409 sq ft 37.96 sq m	\$ 175 000 AED 642 657
1BR Apartment	806 sq ft 74.91 sq m	\$ 295 000 AED 1 083 387
2BR Apartment	1161 sq ft 107.81 sq m	\$ 415 000 AED 1 524 087

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

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



PAYMENT PLAN

Trussardi Residences - Mira Verde Tbilisi, Georgia

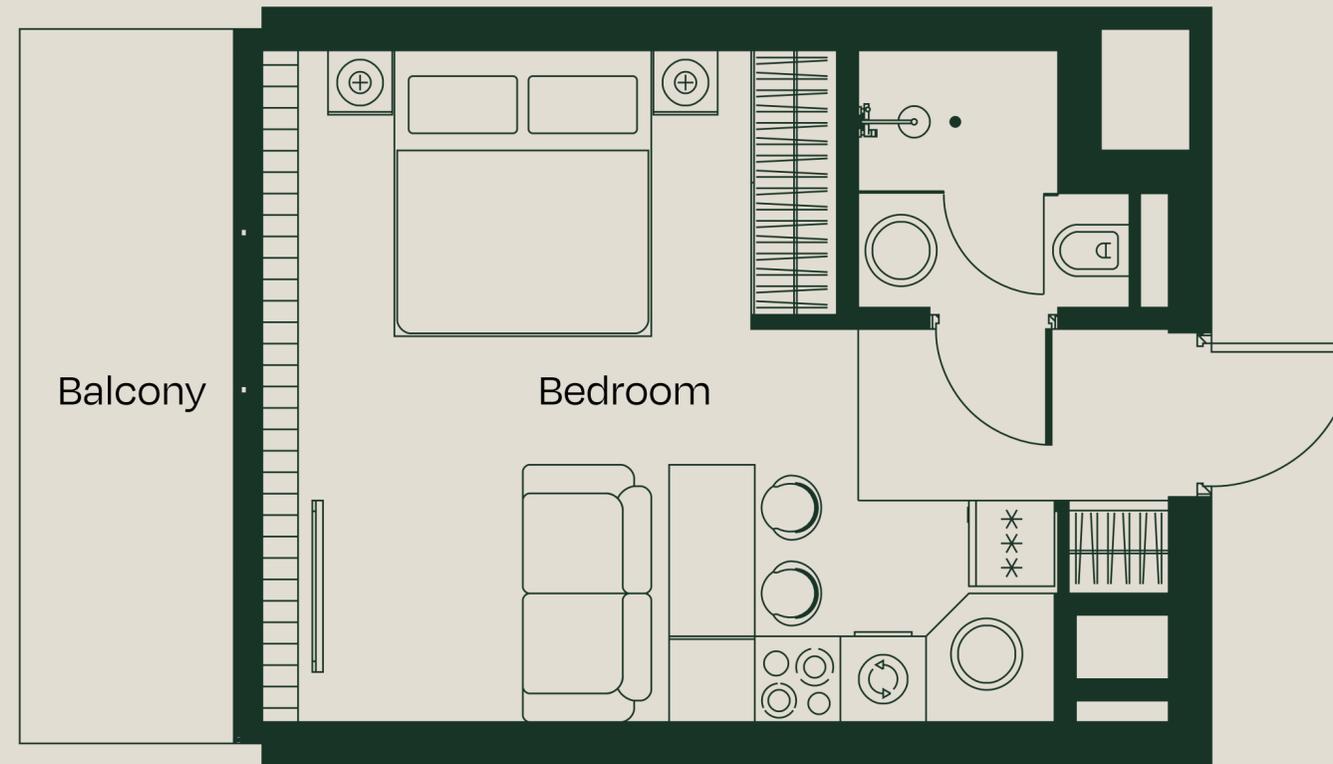
Down Payment	10%	On booking
1st Installment	10%	In 30 days, SPA signing
2nd Installment	10%	6 months from booking
3rd Installment	10%	12 months from booking
4th Installment	10%	18 months from booking
5th Installment	10%	24 months from booking
Upon Completion	40%	Q4 2028

NOW ACCEPTING EOI

STUDIO

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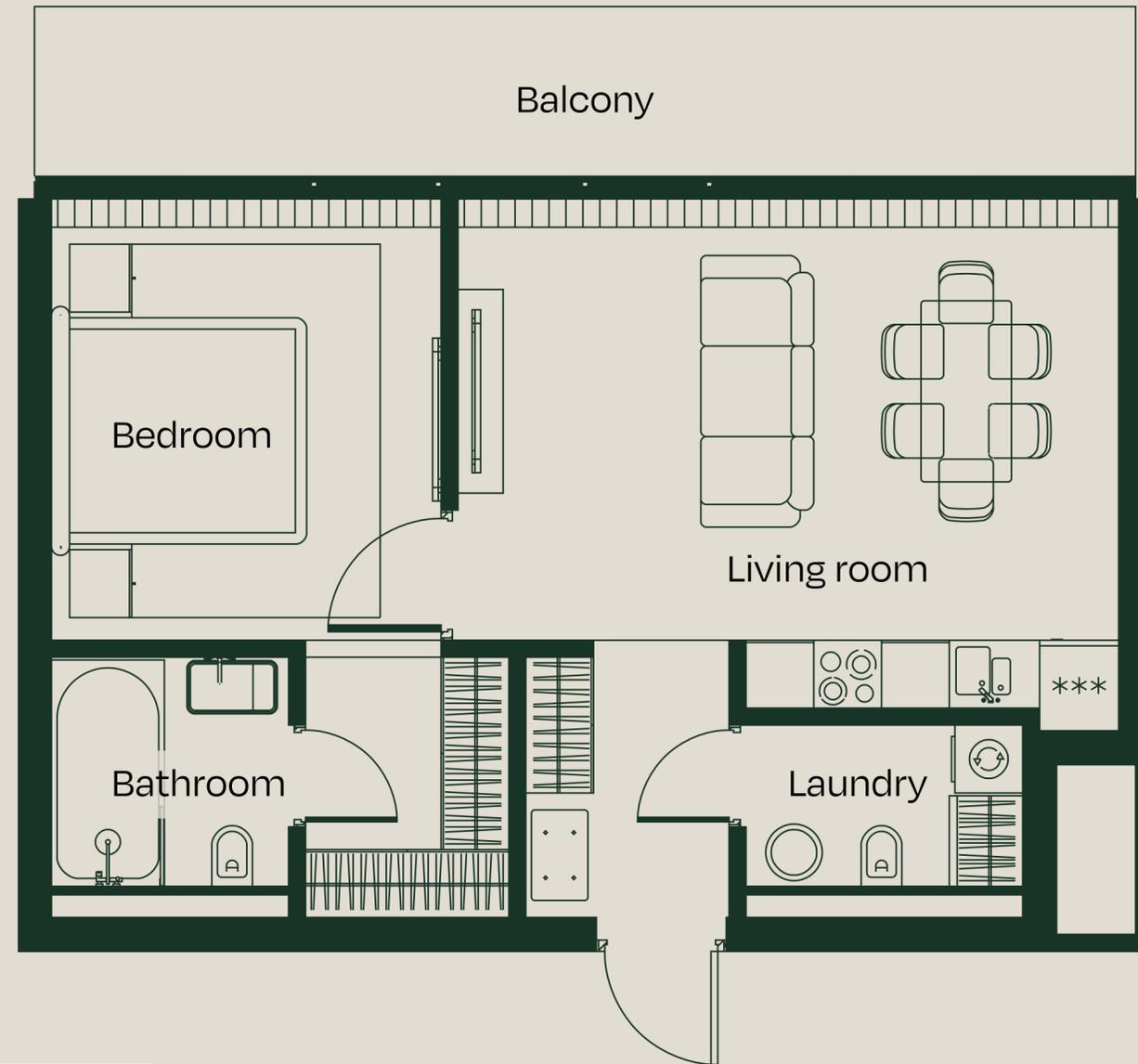


Apartment area	Balcony area	Total area
30.46 SQM	7.5 SQM	37.96 SQM
328 SQFT	81 SQFT	409 SQFT

1-BEDROOM APARTMENT

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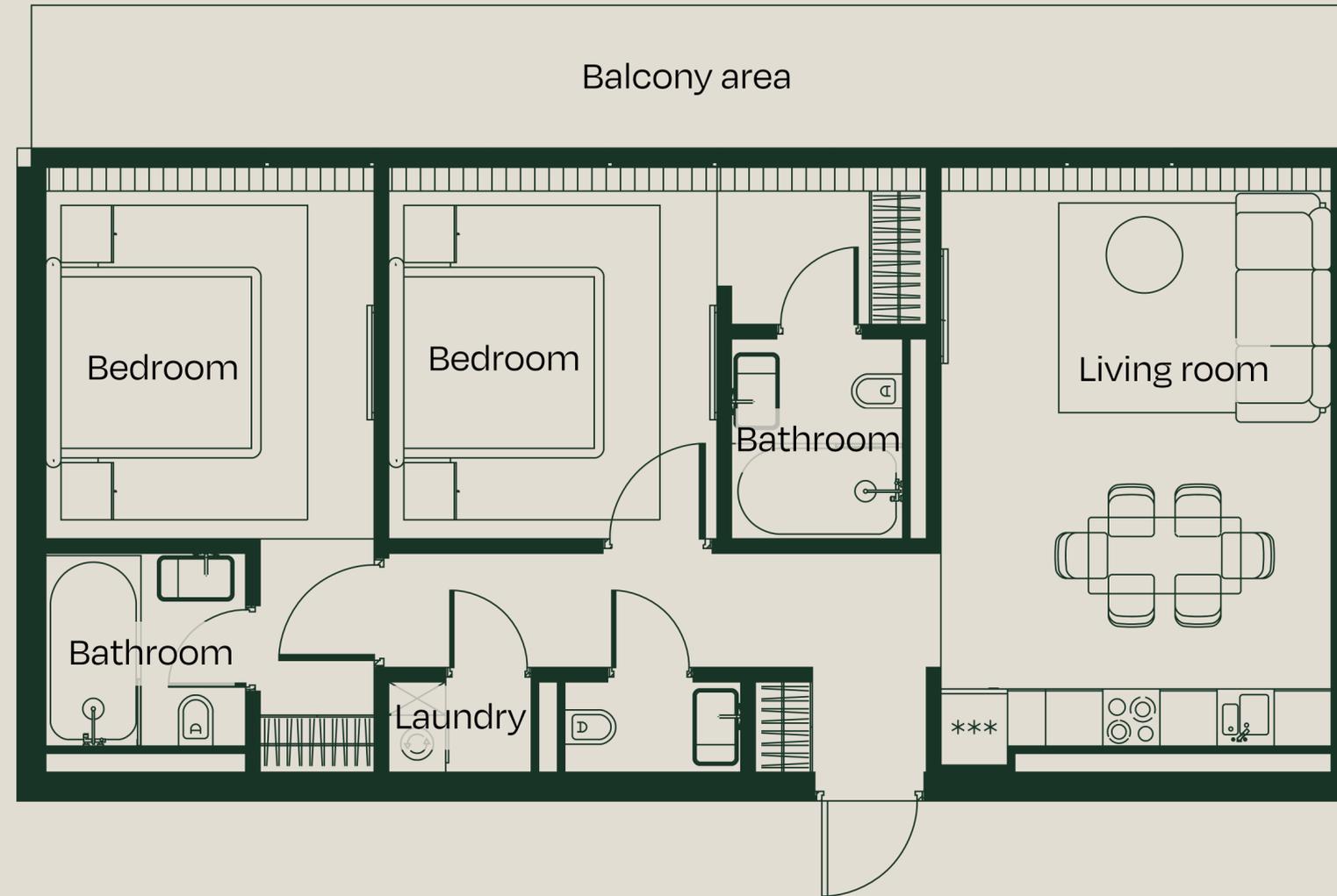


Apartment area	Balcony area	Total area
60.28 SQM	14.63 SQM	74.91 SQM
649 SQFT	158 SQFT	806 SQFT

2-BEDROOM APARTMENT

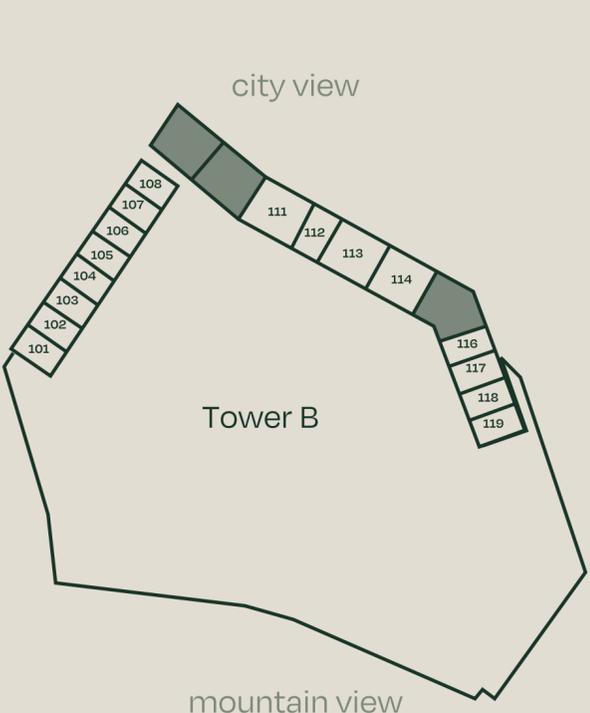
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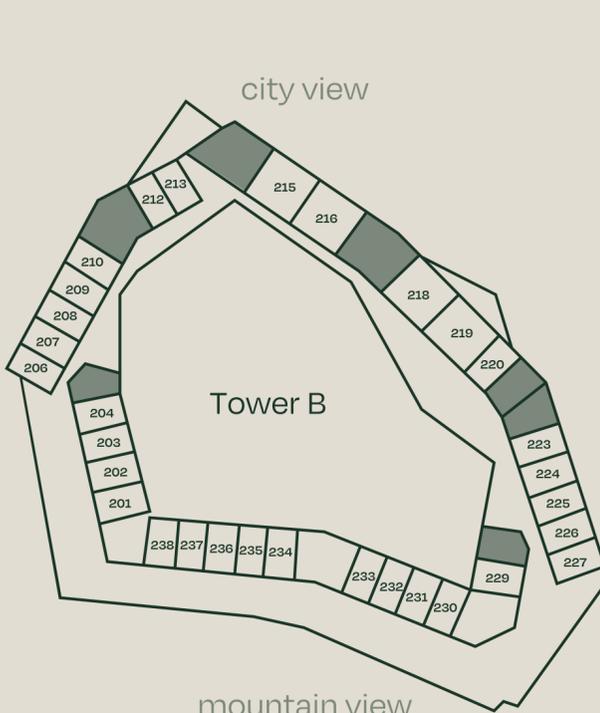


Apartment area	Balcony area	Total area
87.11 SQM	20.7 SQM	107.81 SQM
938 SQFT	223 SQFT	1,161 SQFT

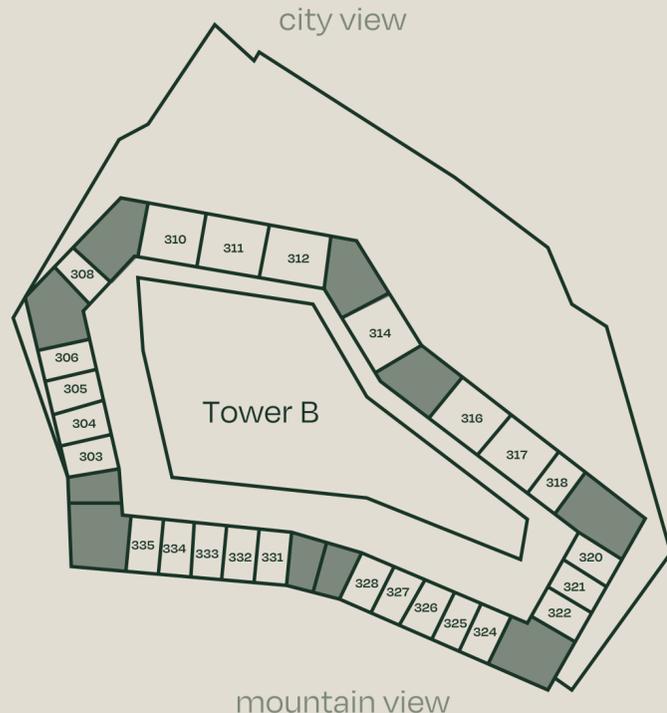
FLOORPLANS TOWER B



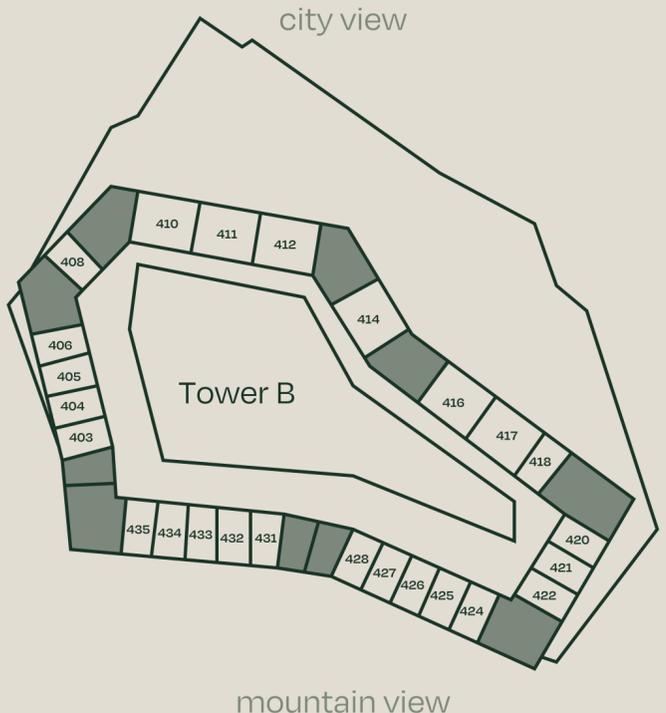
LEVEL 1



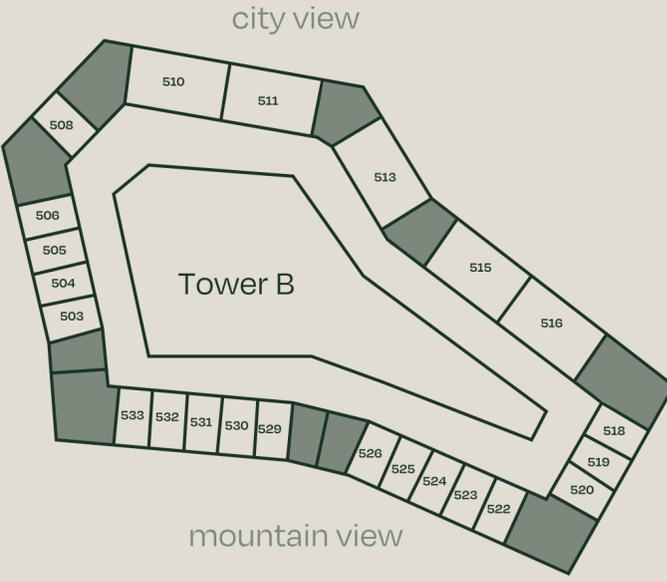
LEVEL 2



LEVEL 3



LEVEL 4

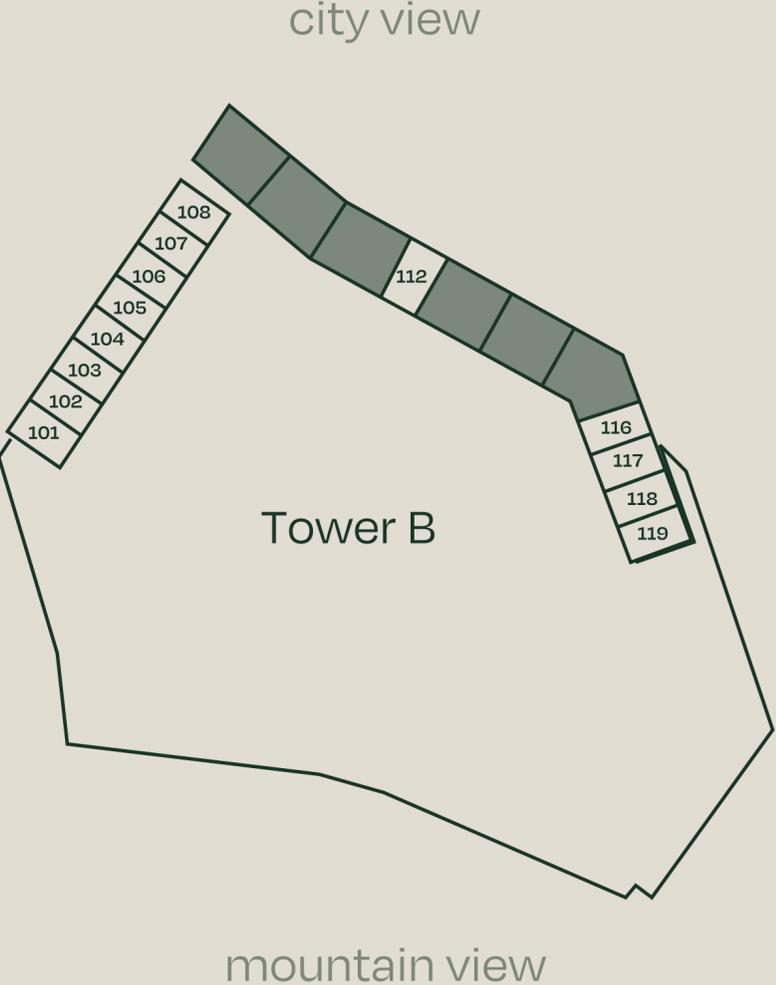
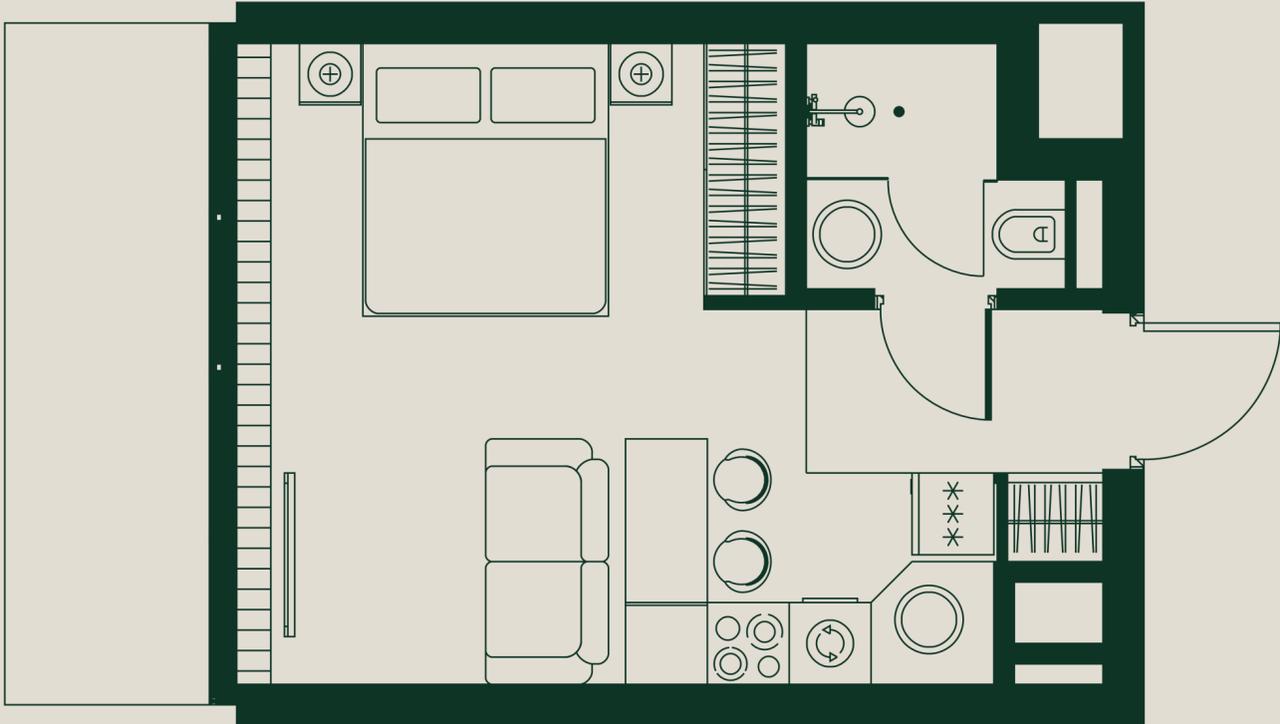


LEVEL 5



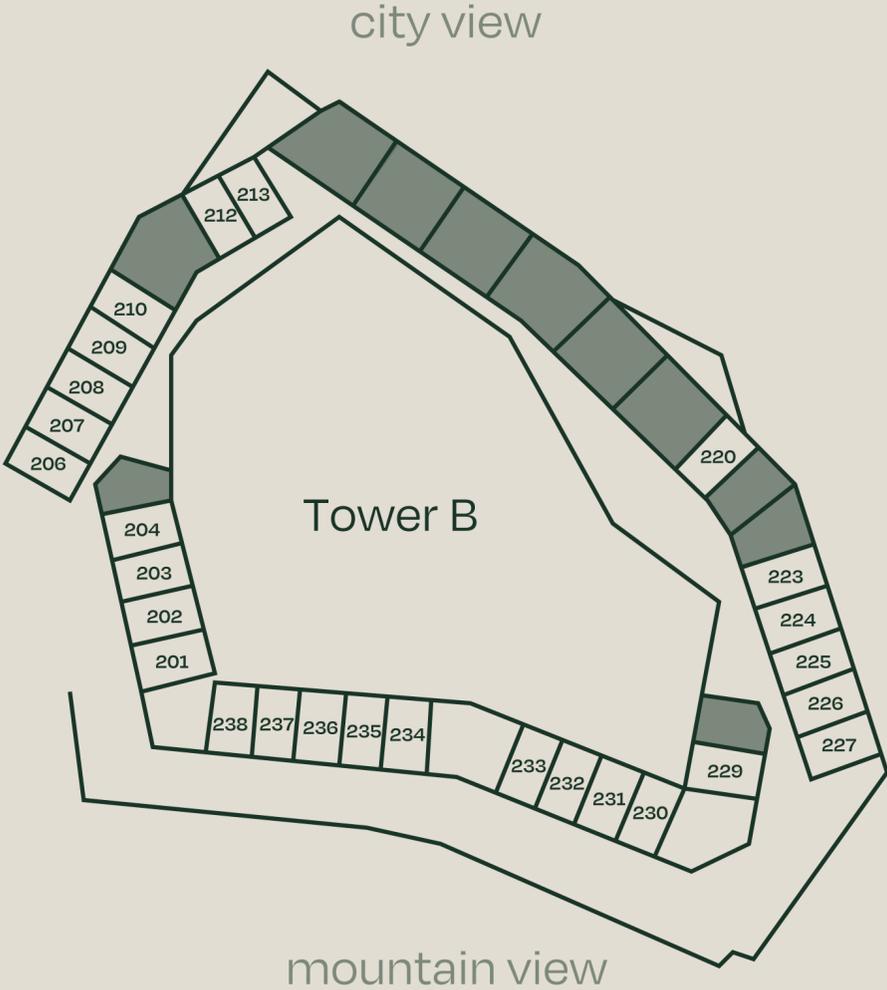
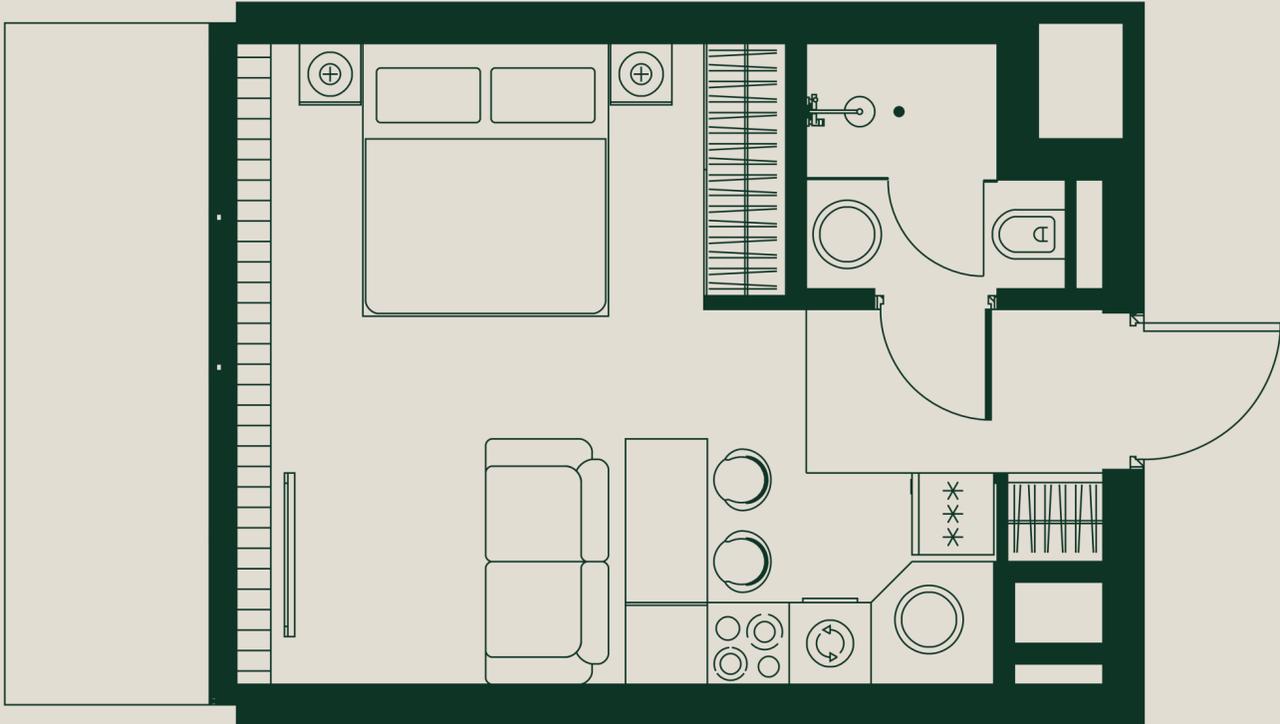
	Unit #	Apartment area	Balcony area	Total area
STUDIO	101, 102, 103, 104, 105, 106, 107, 108, 112, 116, 117, 118, 119, 201, 202, 203, 204, 206, 207, 208, 209, 210, 212, 213, 220, 223, 224, 225, 226, 227, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 303, 304, 305, 306, 308, 318, 320, 321, 322, 324, 325, 326, 327, 328, 331, 332, 333, 334, 335, 403, 404, 405, 406, 408, 418, 420, 421, 422, 424, 425, 426, 427, 428, 431, 432, 433, 434, 435, 503, 504, 505, 506, 508, 518, 519, 520, 522, 523, 524, 525, 526, 529, 530, 531, 532, 533	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT
1 BEDROOM	111, 113, 114, 215, 216, 218, 219, 310, 311, 312, 314, 316, 317, 410, 411, 412, 414, 416, 417	60.28 SQM 649 SQFT	14.63 SQM 158 SQFT	74.91 SQM 806 SQFT
2 BEDROOM	510, 511, 513, 515, 516	87.11 SQM 938 SQFT	20.7 SQM 223 SQFT	107.81 SQM 1,161 SQFT

STUDIO LEVEL 1



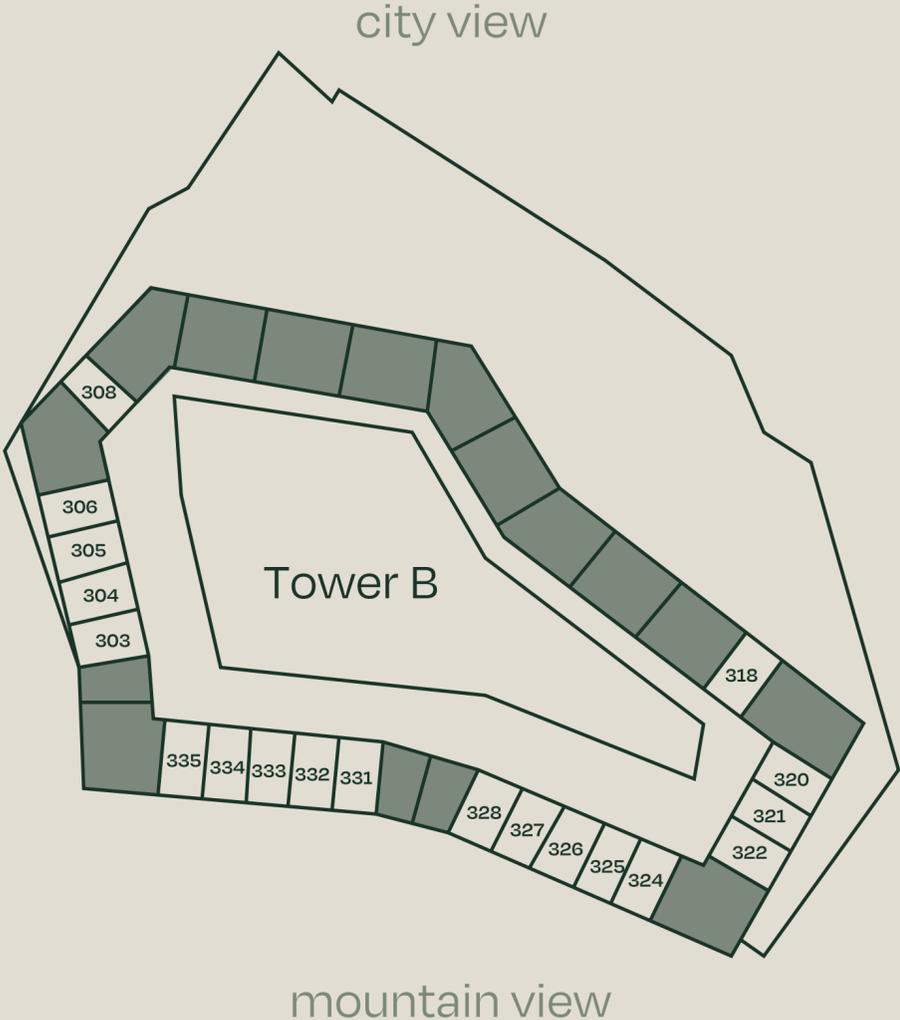
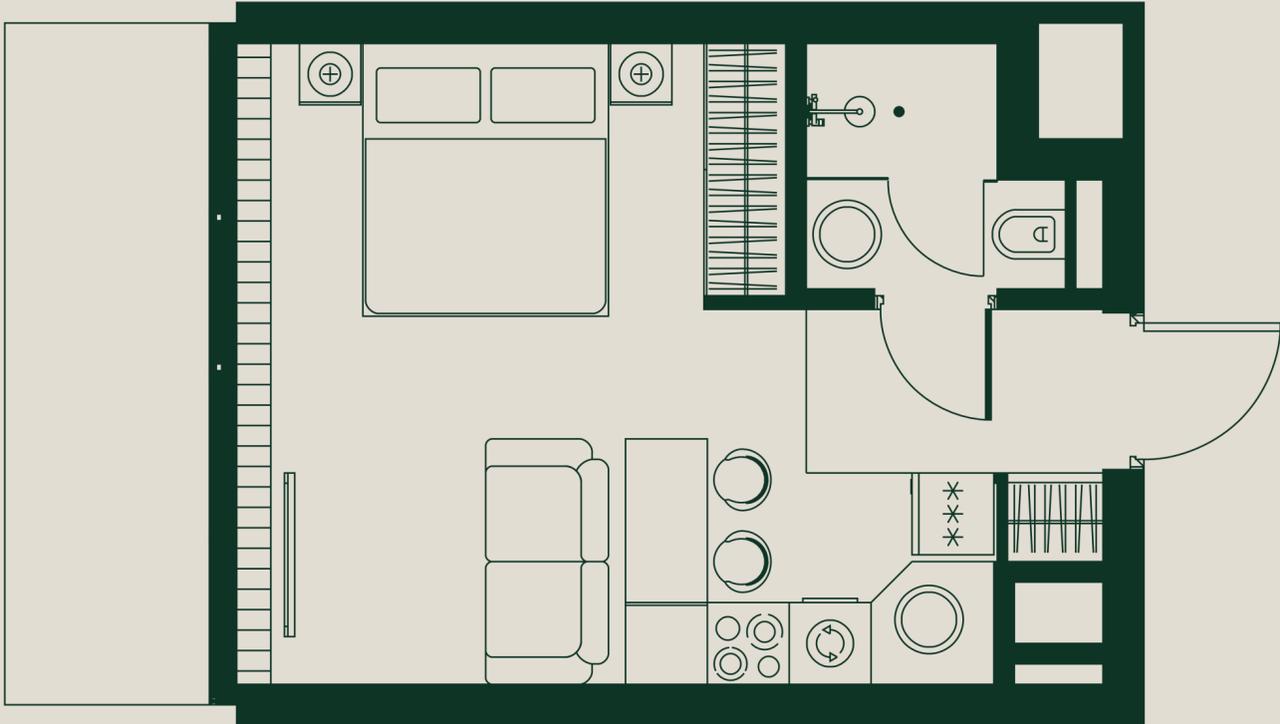
Unit #	Apartment area	Balcony area	Total area
101, 102, 103, 104, 105, 106, 107, 108, 112, 116, 117, 118, 119	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT

STUDIO LEVEL 2



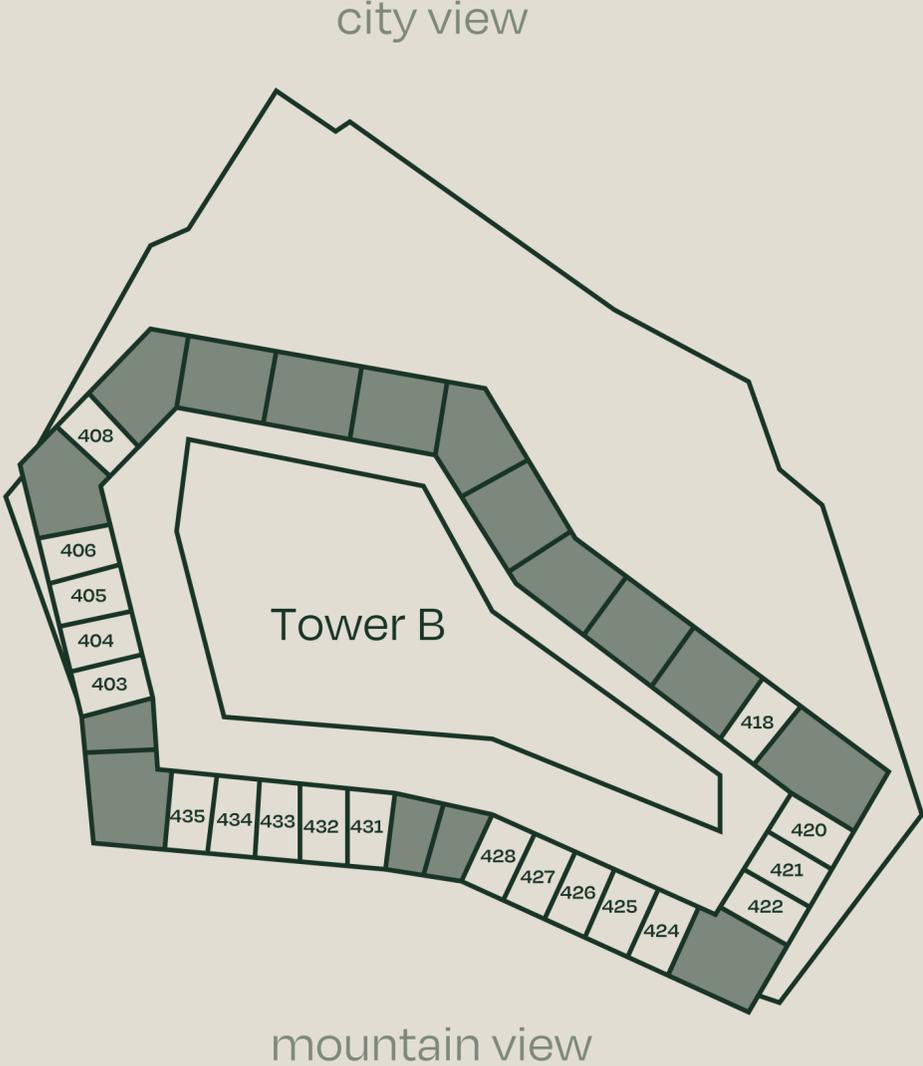
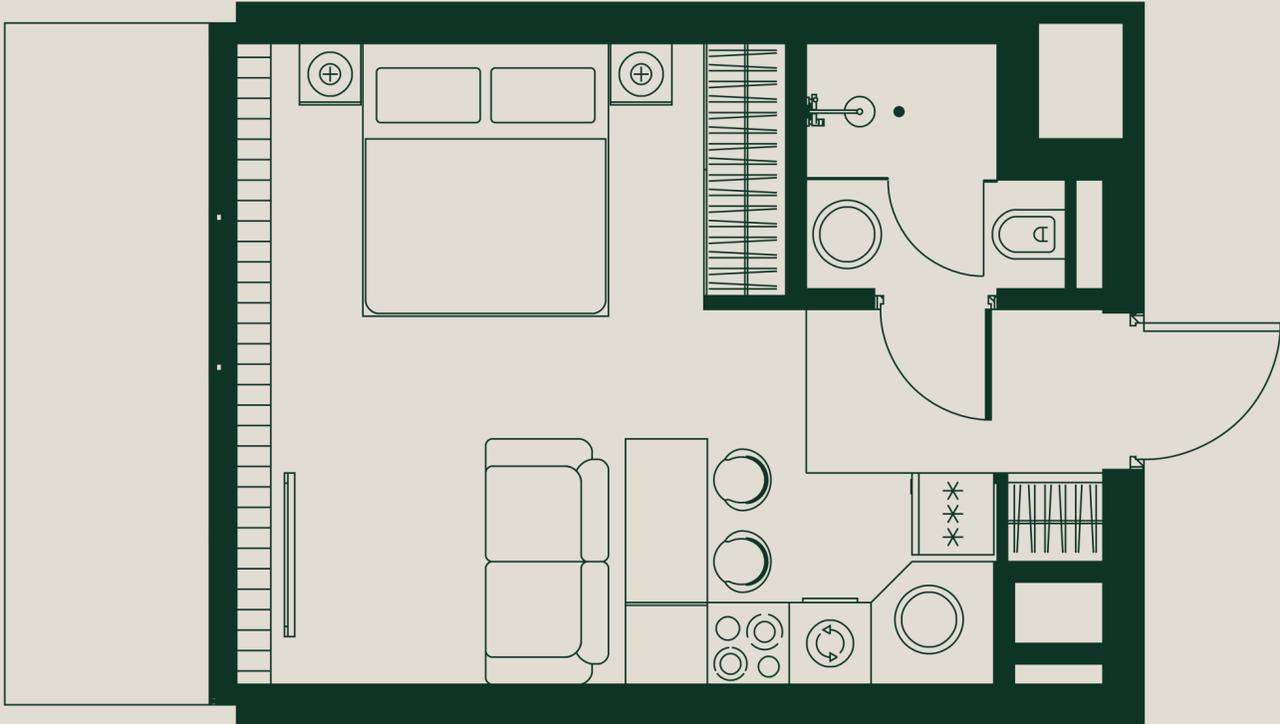
Unit #	Apartment area	Balcony area	Total area
201, 202, 203, 204, 206, 207, 208, 209, 210, 212, 213, 220, 223, 224, 225, 226, 227, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT

STUDIO LEVEL 3



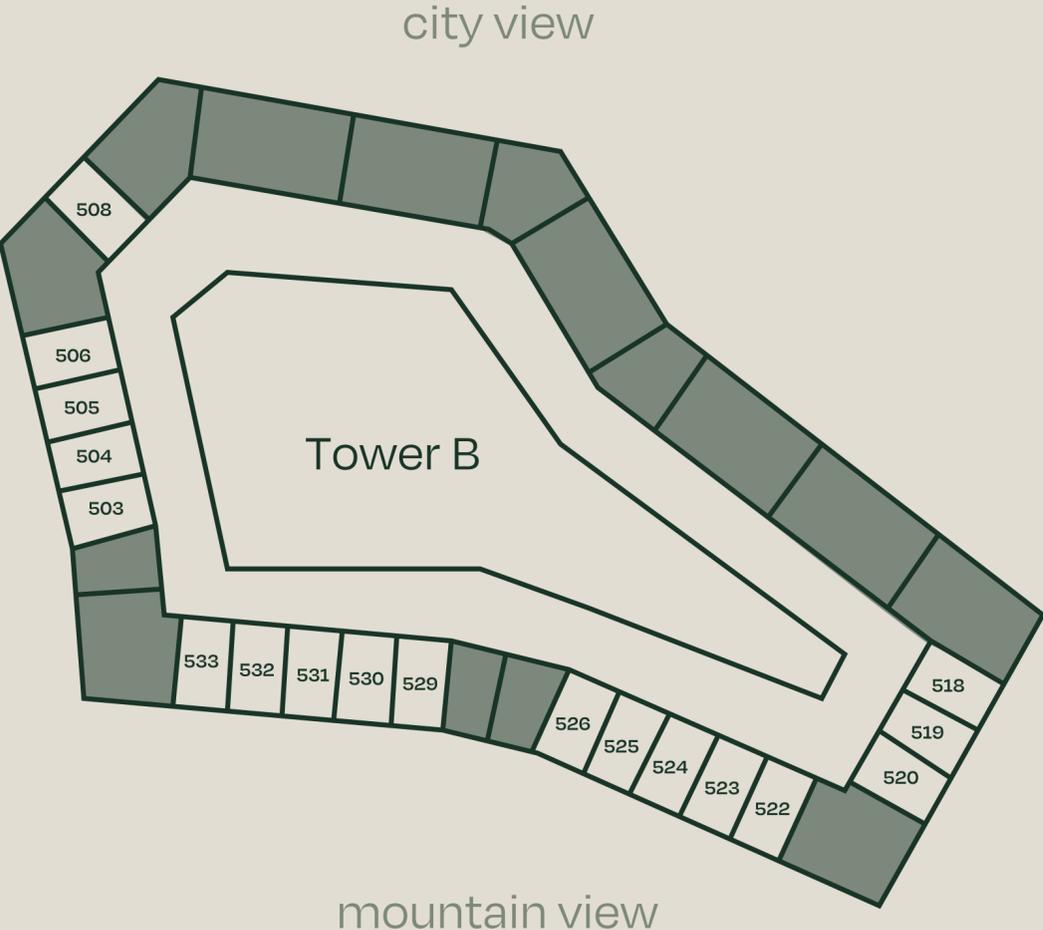
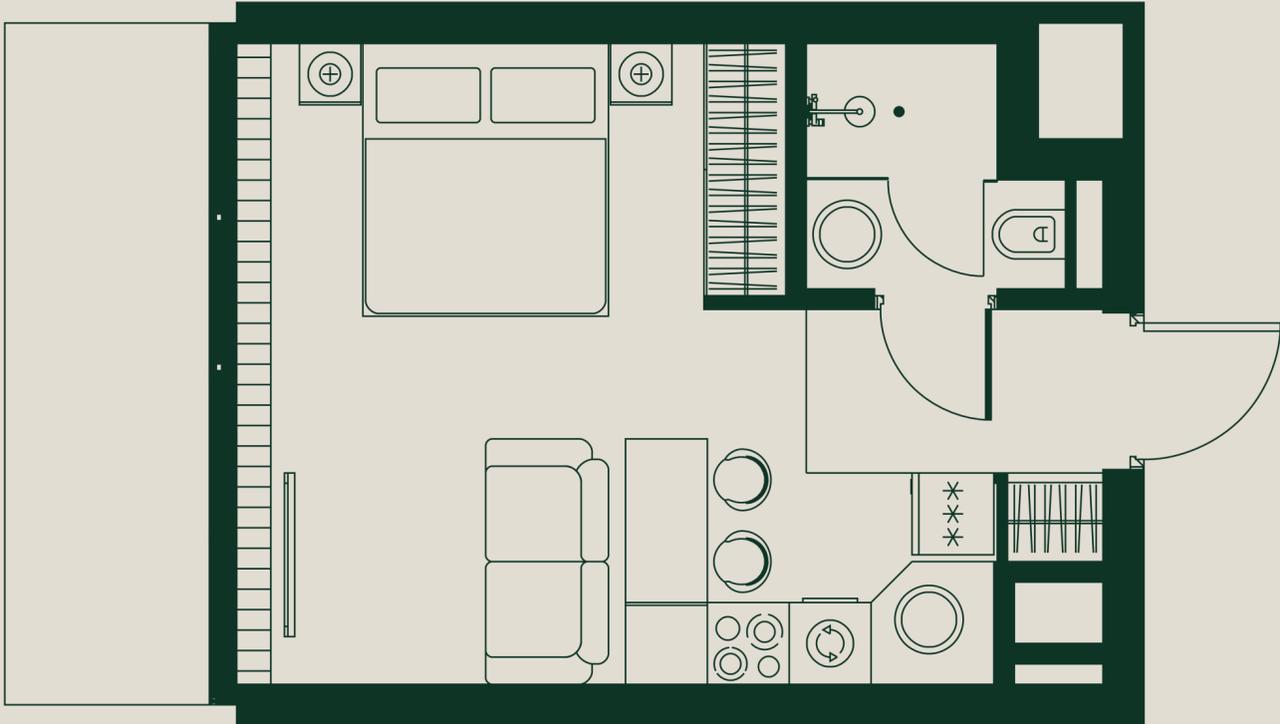
Unit #	Apartment area	Balcony area	Total area
303, 304, 305, 306, 308, 318, 320, 321, 322, 324, 325, 326, 327, 328, 331, 332, 333, 334, 335	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT

STUDIO LEVEL 4



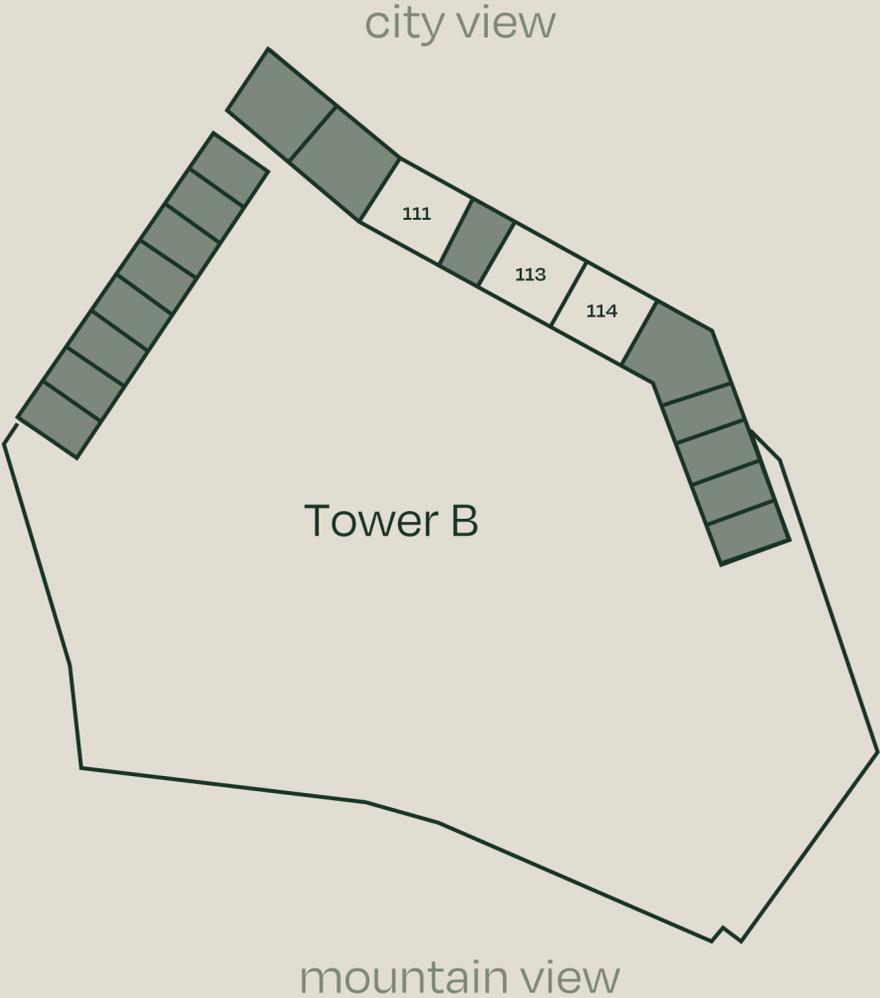
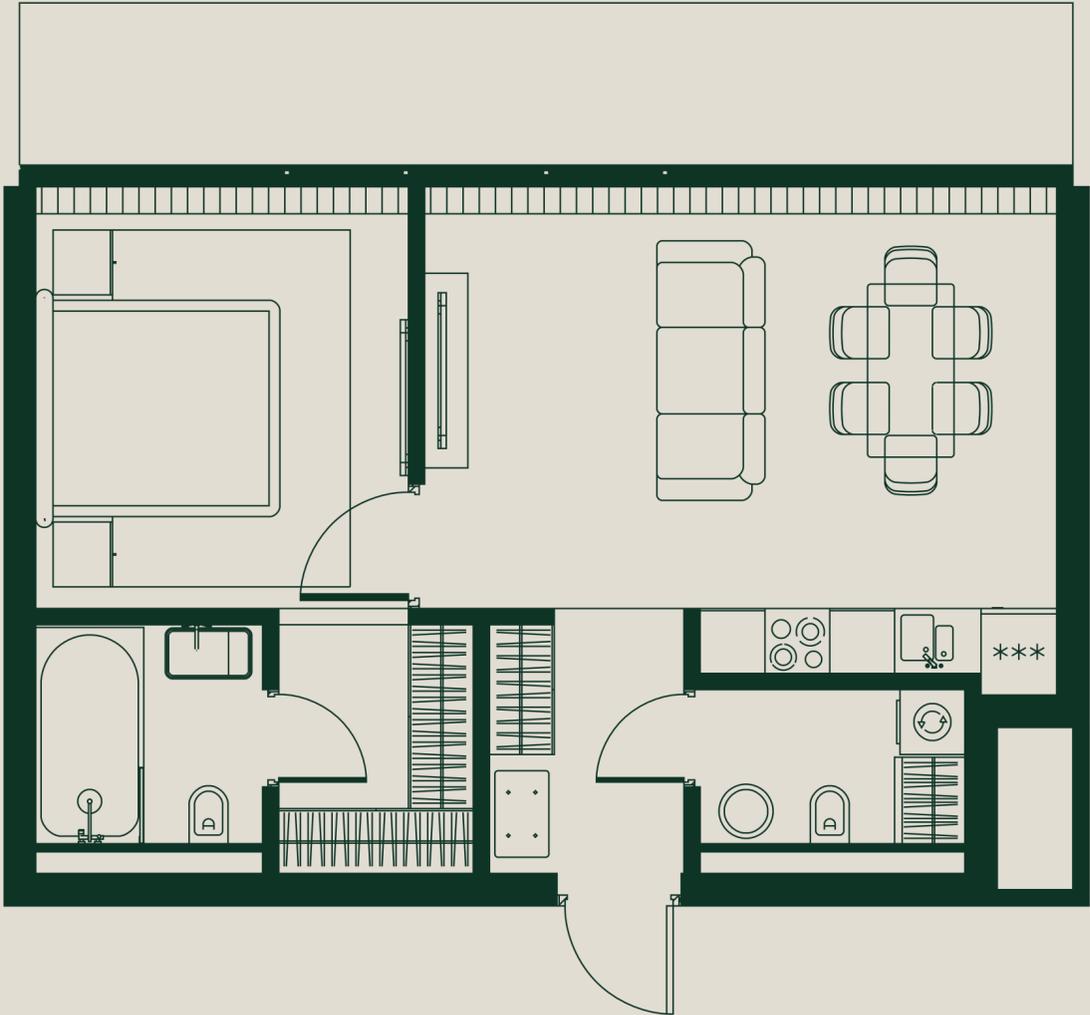
Unit #	Apartment area	Balcony area	Total area
403, 404, 405, 406, 408, 418, 420, 421, 422, 424, 425, 426, 427, 428, 431, 432, 433, 434, 435	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT

STUDIO LEVEL 5



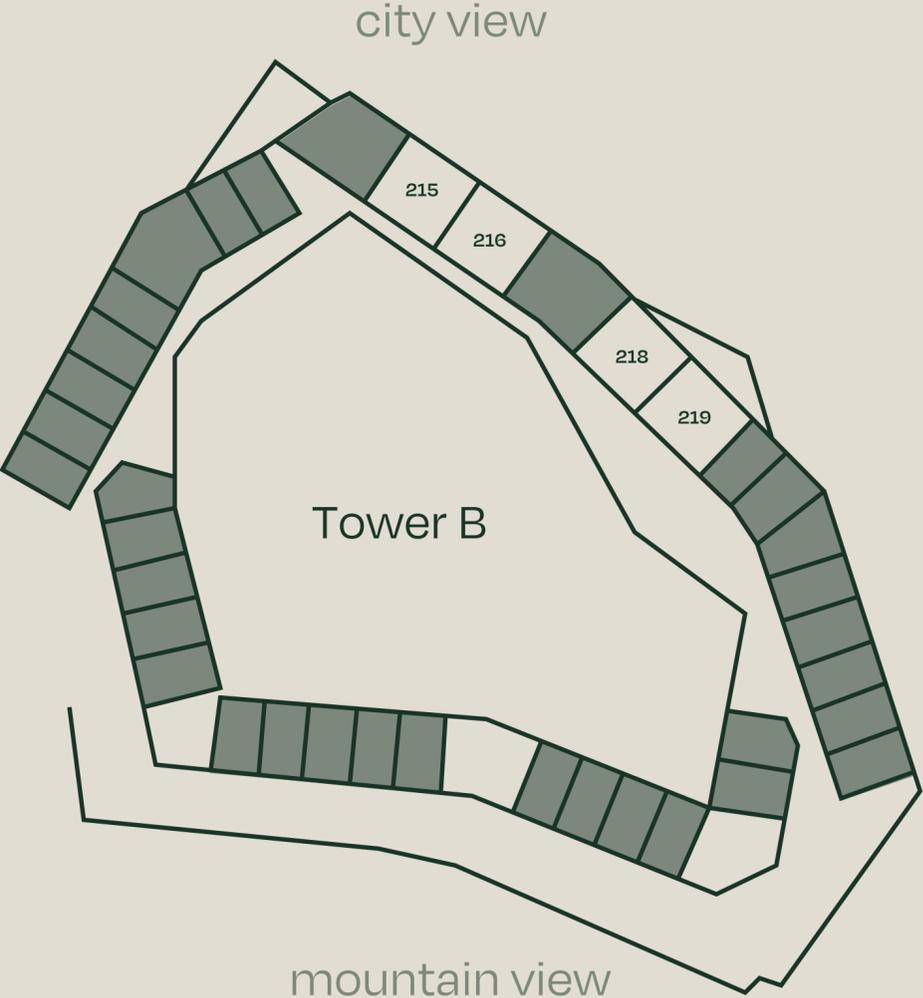
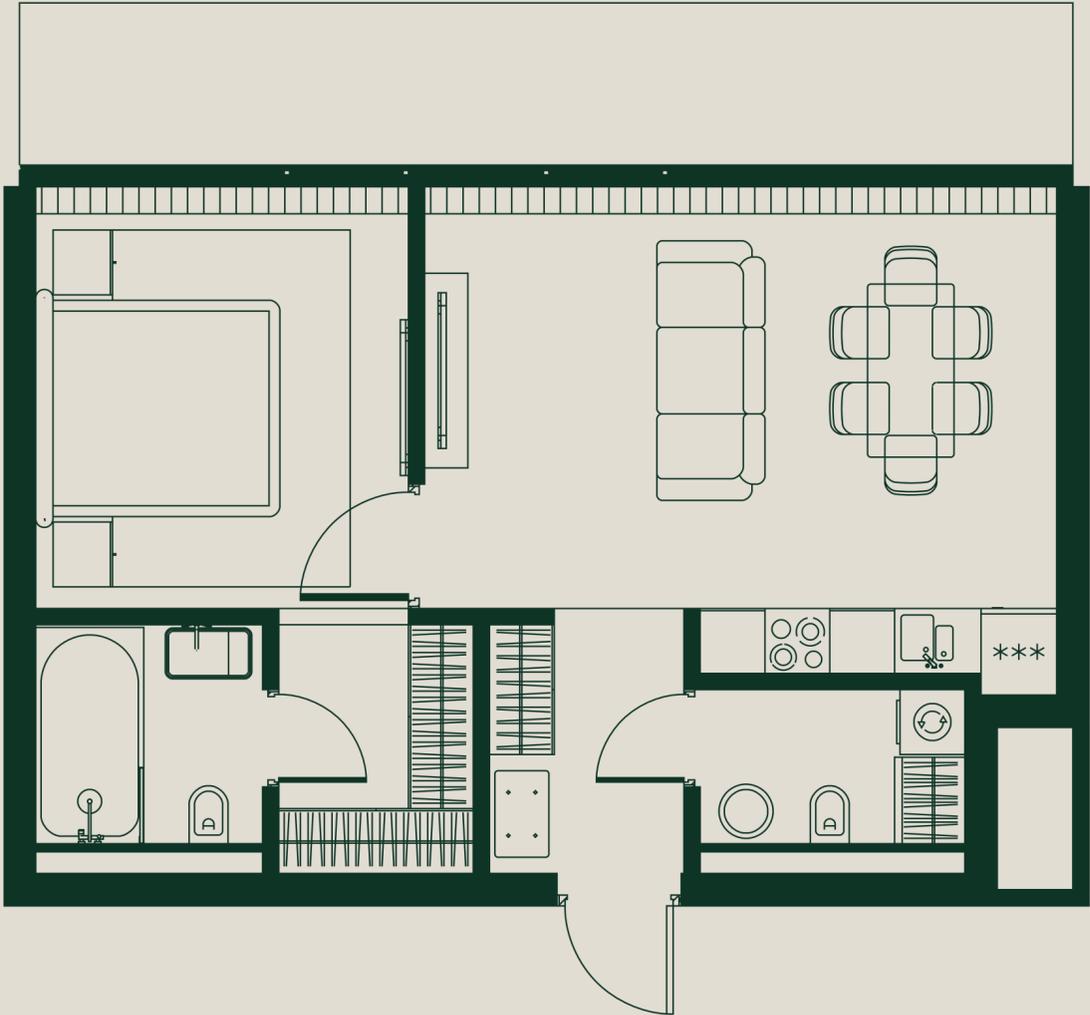
Unit #	Apartment area	Balcony area	Total area
503, 504, 505, 506, 508, 518, 519, 520, 522, 523, 524, 525, 526, 529, 530, 531, 532, 533	30.46 SQM 328 SQFT	7.5 SQM 81 SQFT	37.96 SQM 409 SQFT

1-BEDROOM APARTMENT LEVEL 1



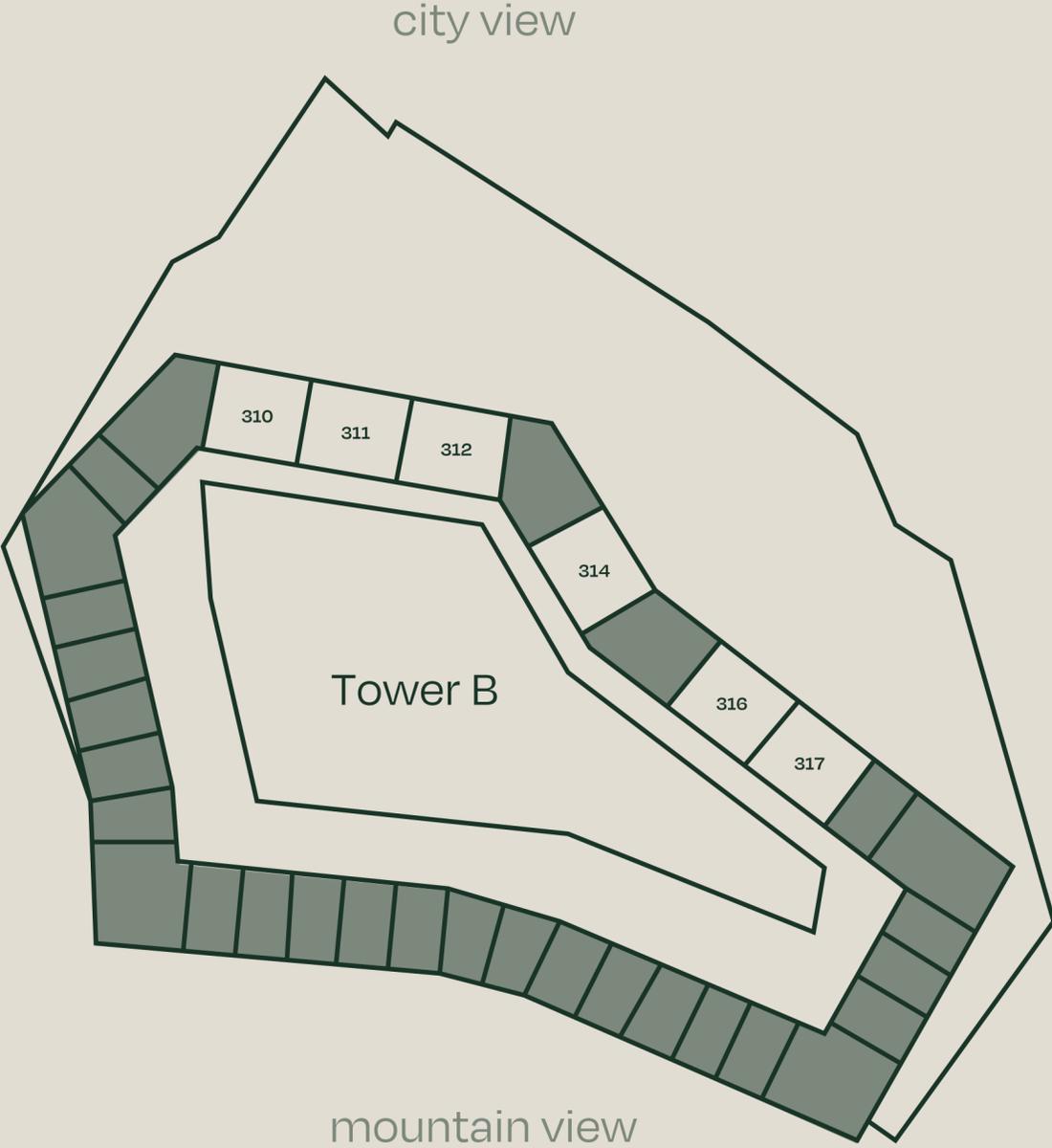
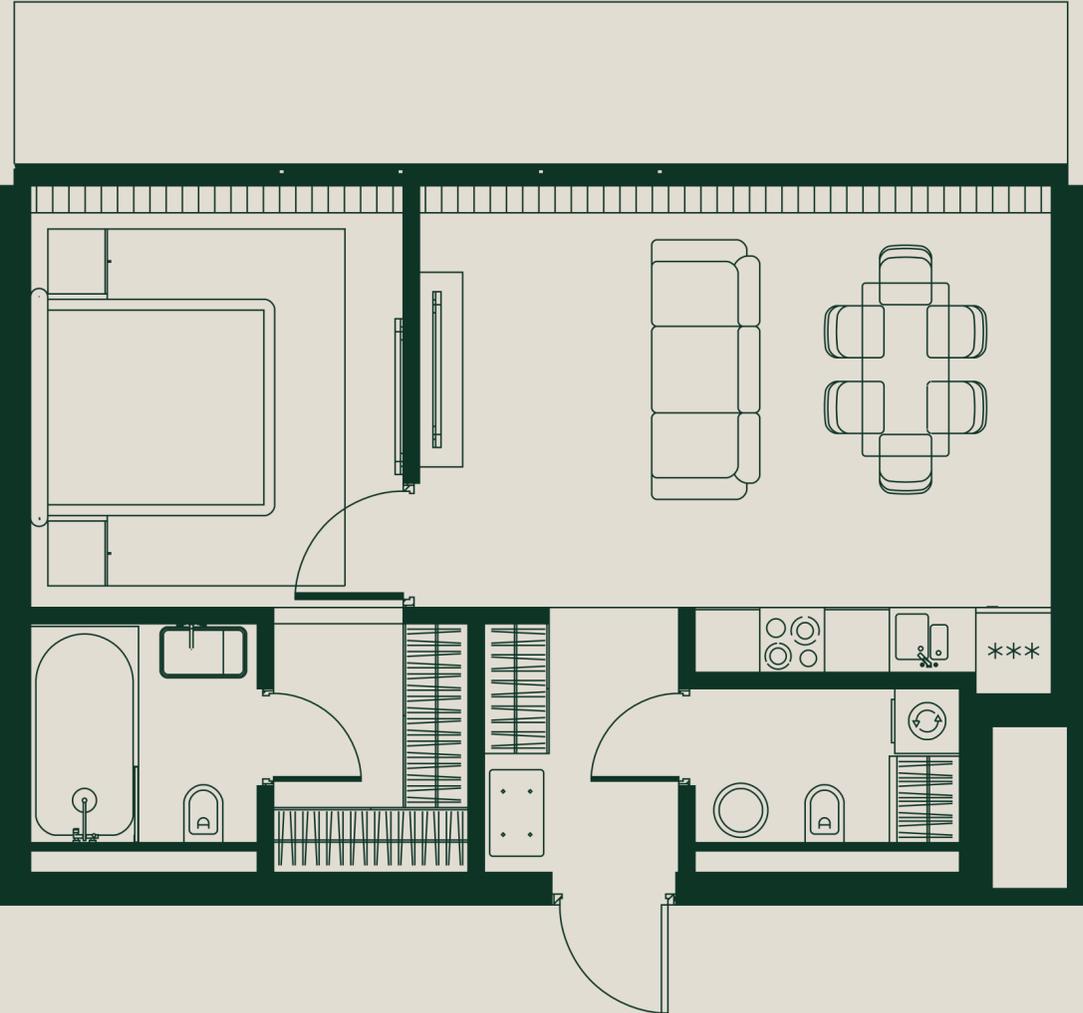
Unit #	Apartment area	Balcony area	Total area
111, 113, 114	60.28 SQM 649 SQFT	14.63 SQM 158 SQFT	74.91 SQM 806 SQFT

1-BEDROOM APARTMENT LEVEL 2



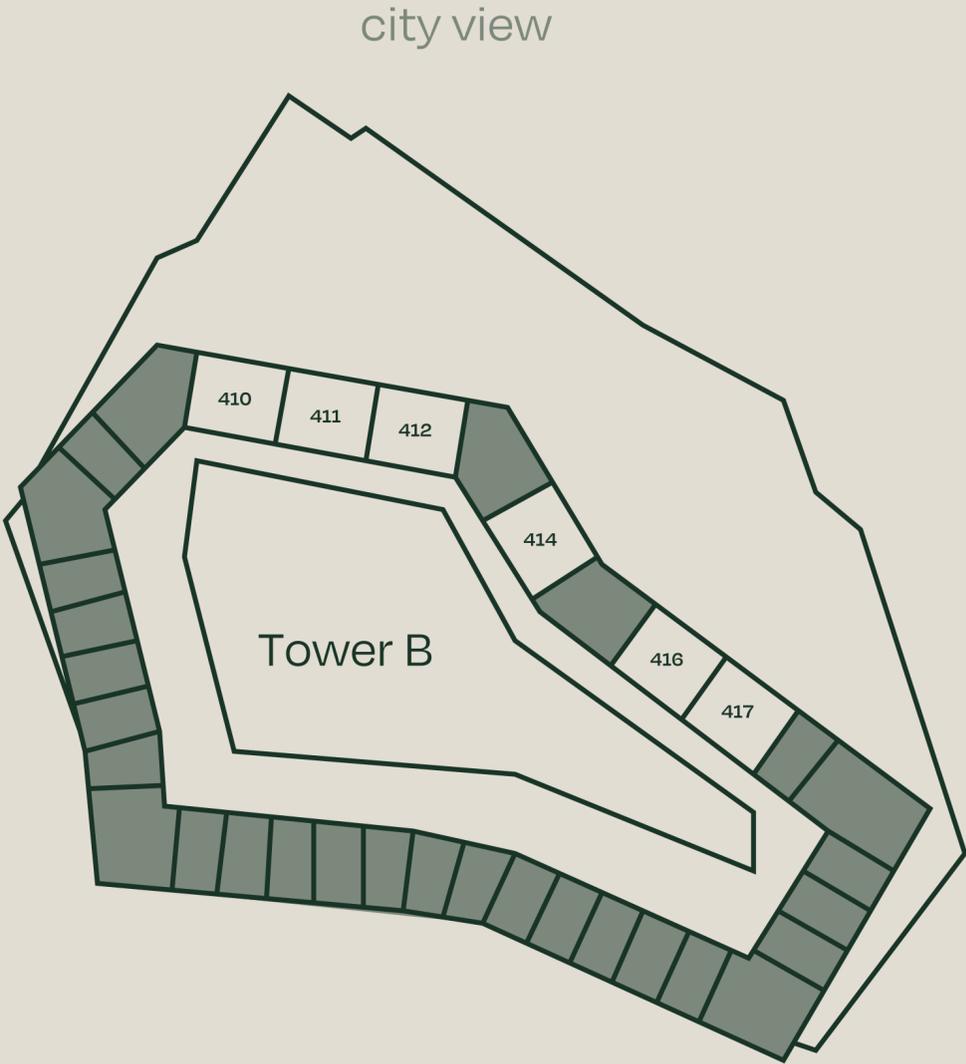
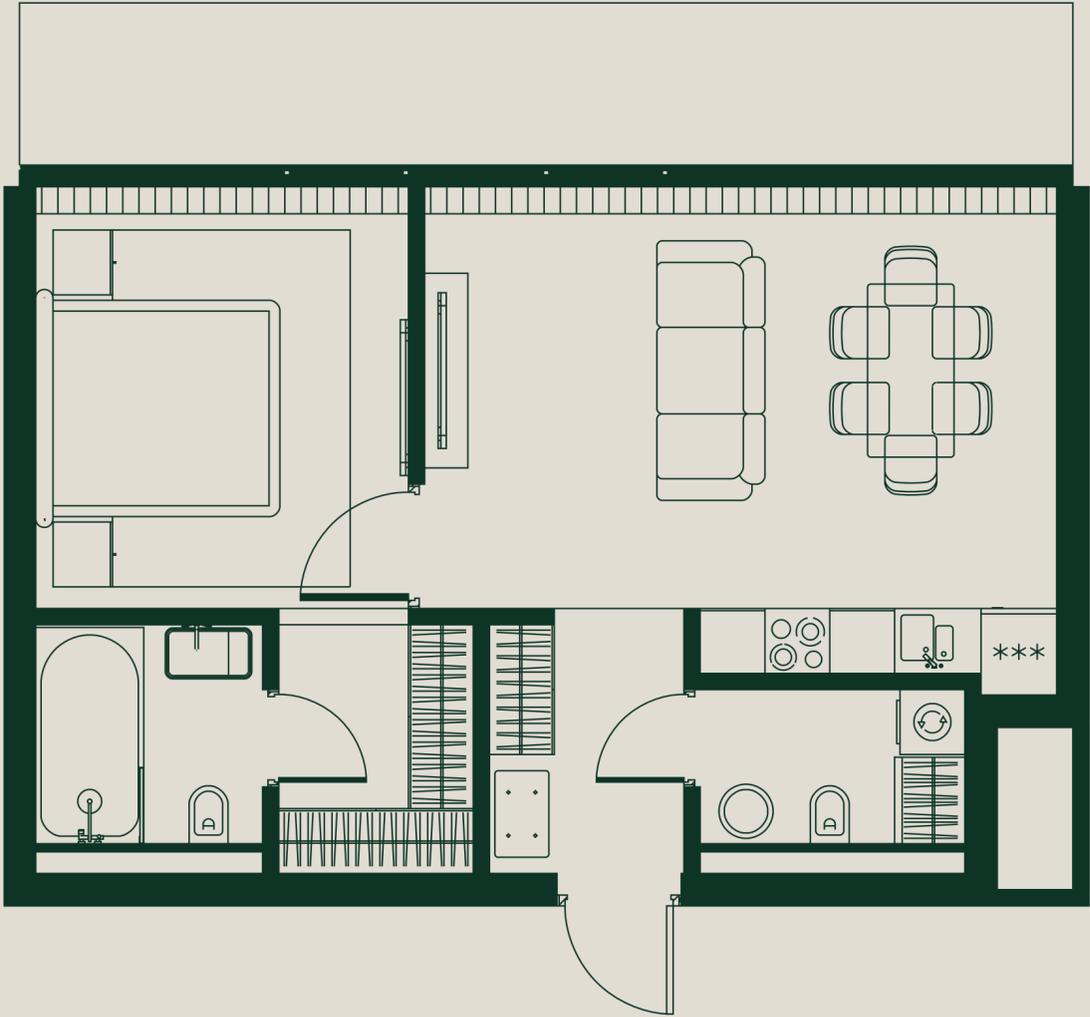
Unit #	Apartment area	Balcony area	Total area
215, 216, 218, 219	60.28 SQM 649 SQFT	14.63 SQM 158 SQFT	74.91 SQM 806 SQFT

1-BEDROOM APARTMENT LEVEL 3



Unit #	Apartment area	Balcony area	Total area
310, 311, 312, 314, 316, 317	60.28 SQM 649 SQFT	14.63 SQM 158 SQFT	74.91 SQM 806 SQFT

1-BEDROOM APARTMENT LEVEL 4

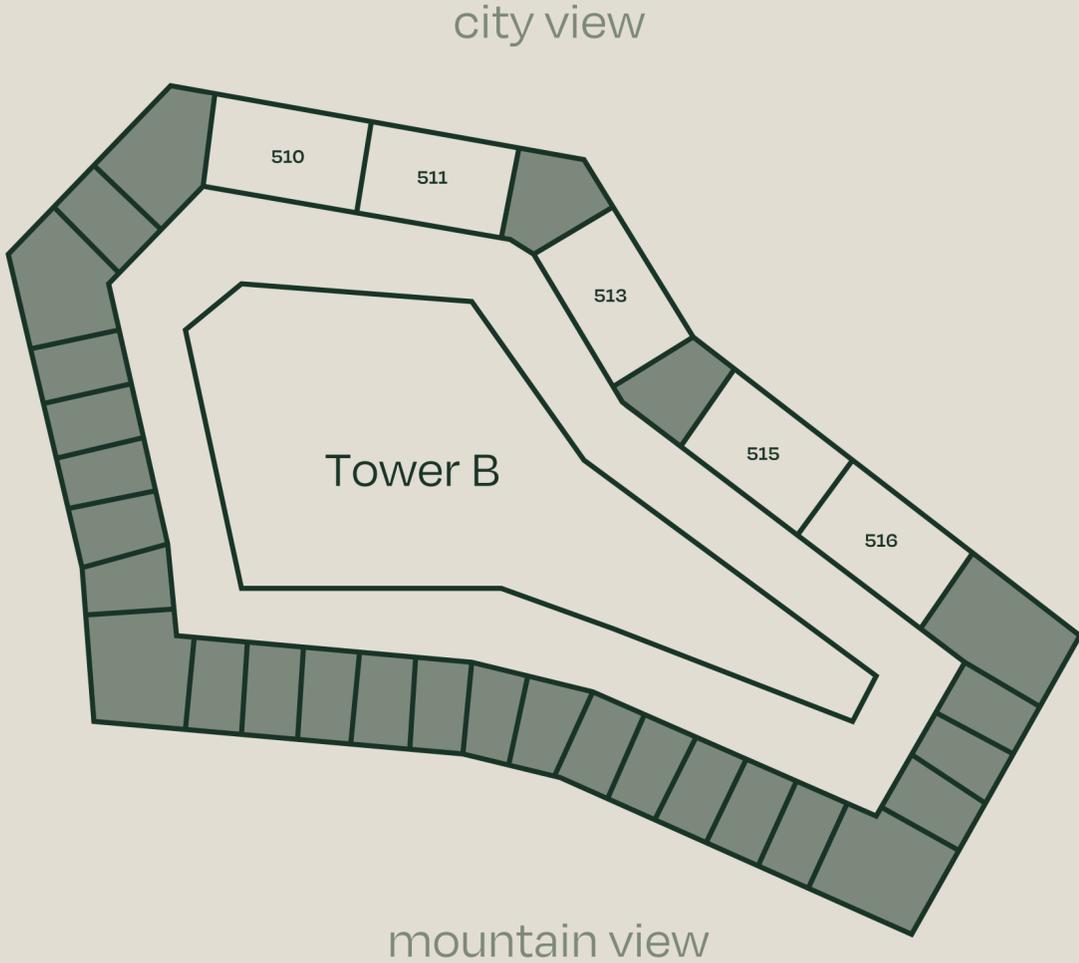
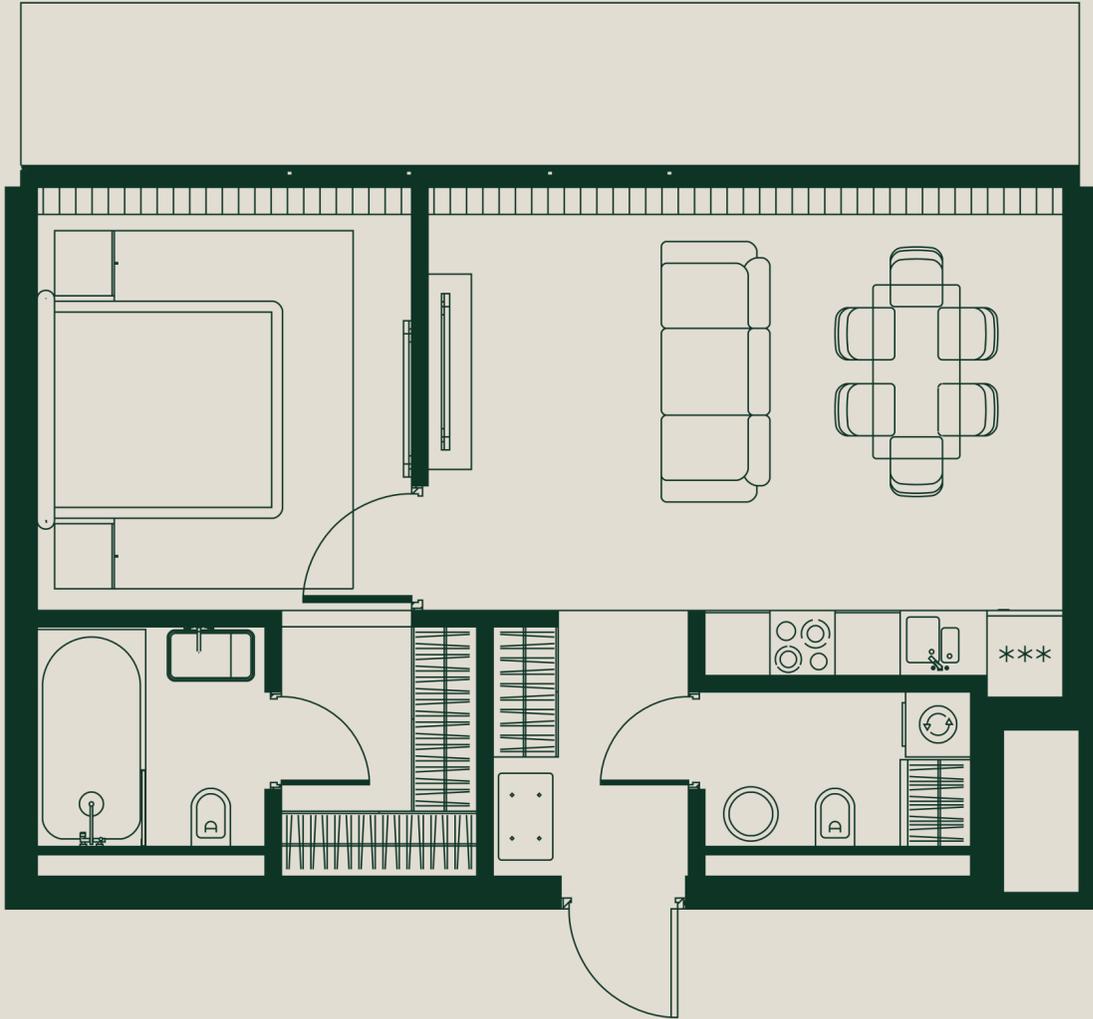


city view

mountain view

Unit #	Apartment area	Balcony area	Total area
410, 411, 412, 414, 416, 417	60.28 SQM 649 SQFT	14.63 SQM 158 SQFT	74.91 SQM 806 SQFT

2-BEDROOM APARTMENT LEVEL 5



Unit #	Apartment area	Balcony area	Total area
510, 511, 513, 515, 516	87.11 SQM 938 SQFT	20.7 SQM 223 SQFT	107.81 SQM 1161 SQFT

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