

TRUSSARDI
RESIDENCES

MIRA VERDE

MIRA
DEVELOPMENTS

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

Currency GEL

1 GEL = 1,37 AED

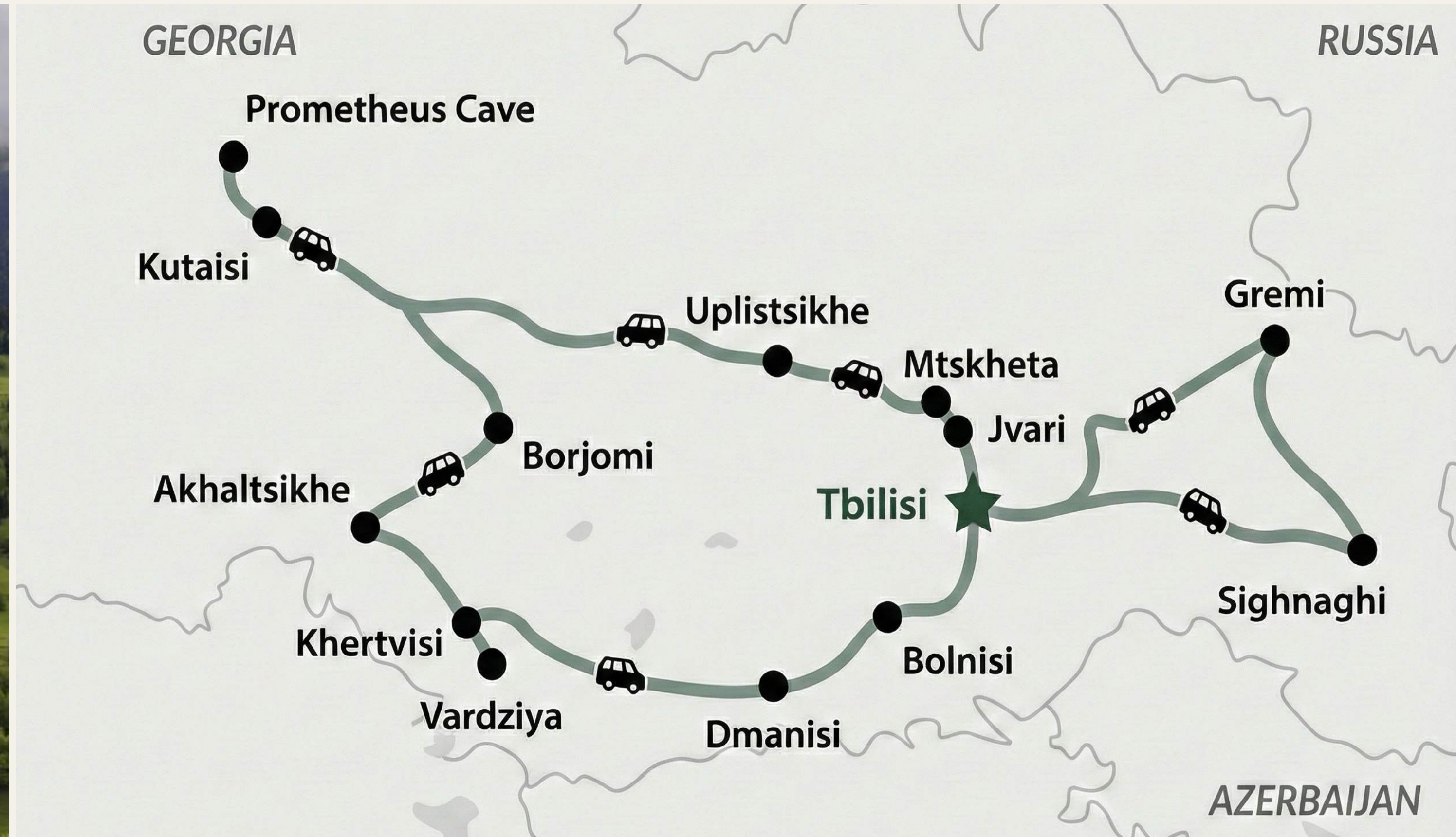
1 GEL = 0,37 USD

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

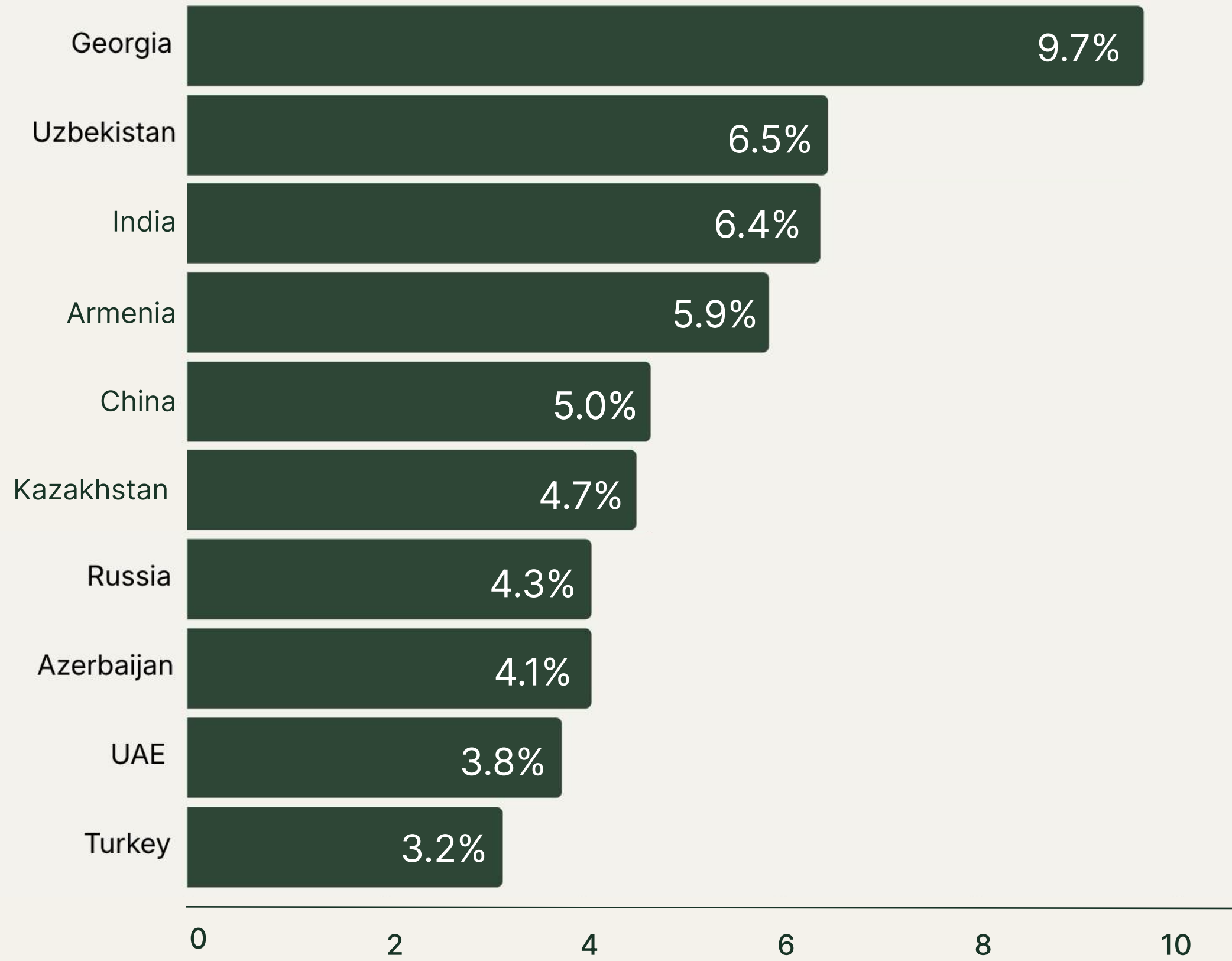
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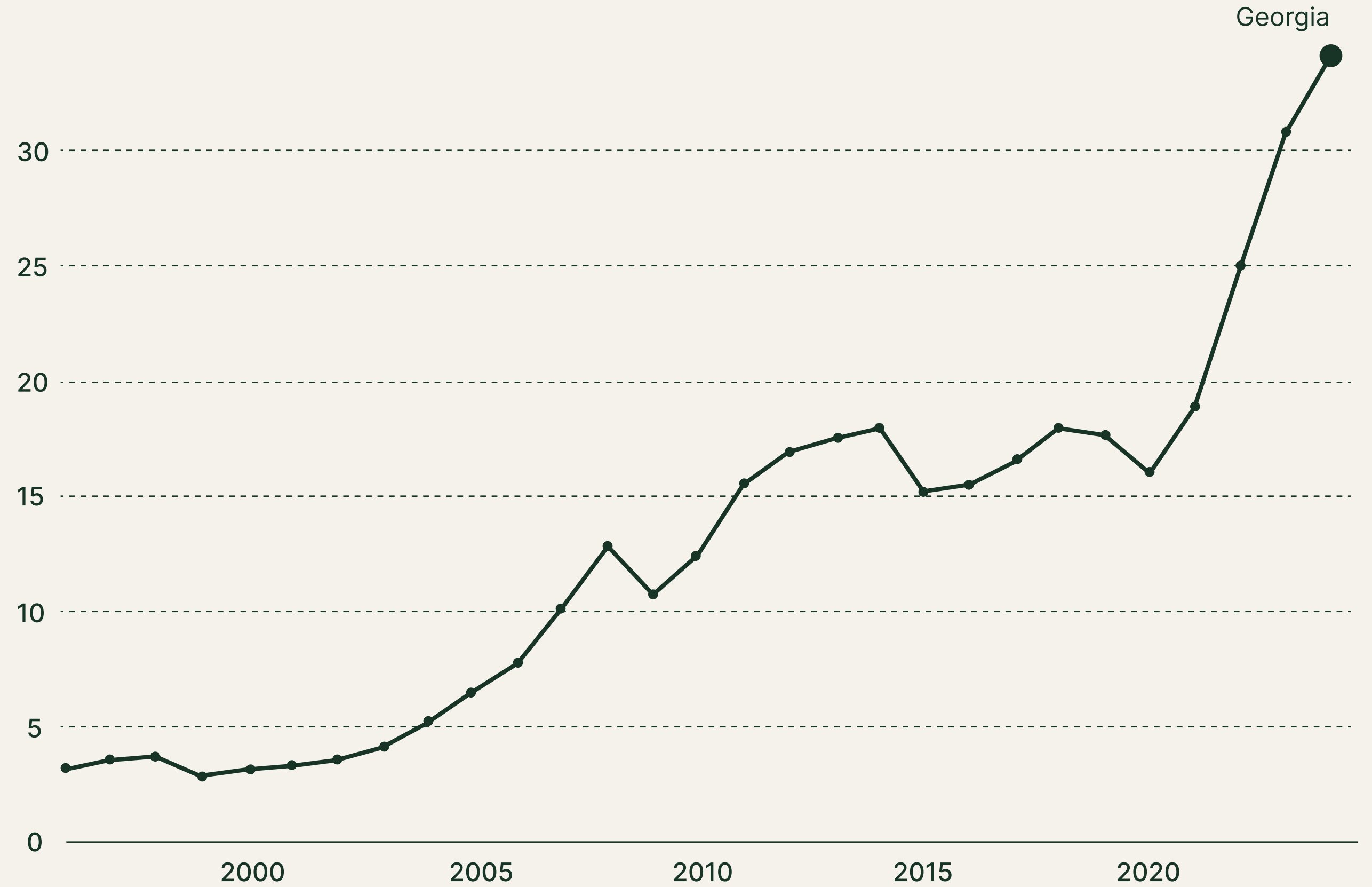
You can live in a capital city with **modern cafés, international restaurants, and business opportunities** — yet within 30–40 minutes you're in nature, in the mountains, or in a vineyard, or **Black Sea resort**.



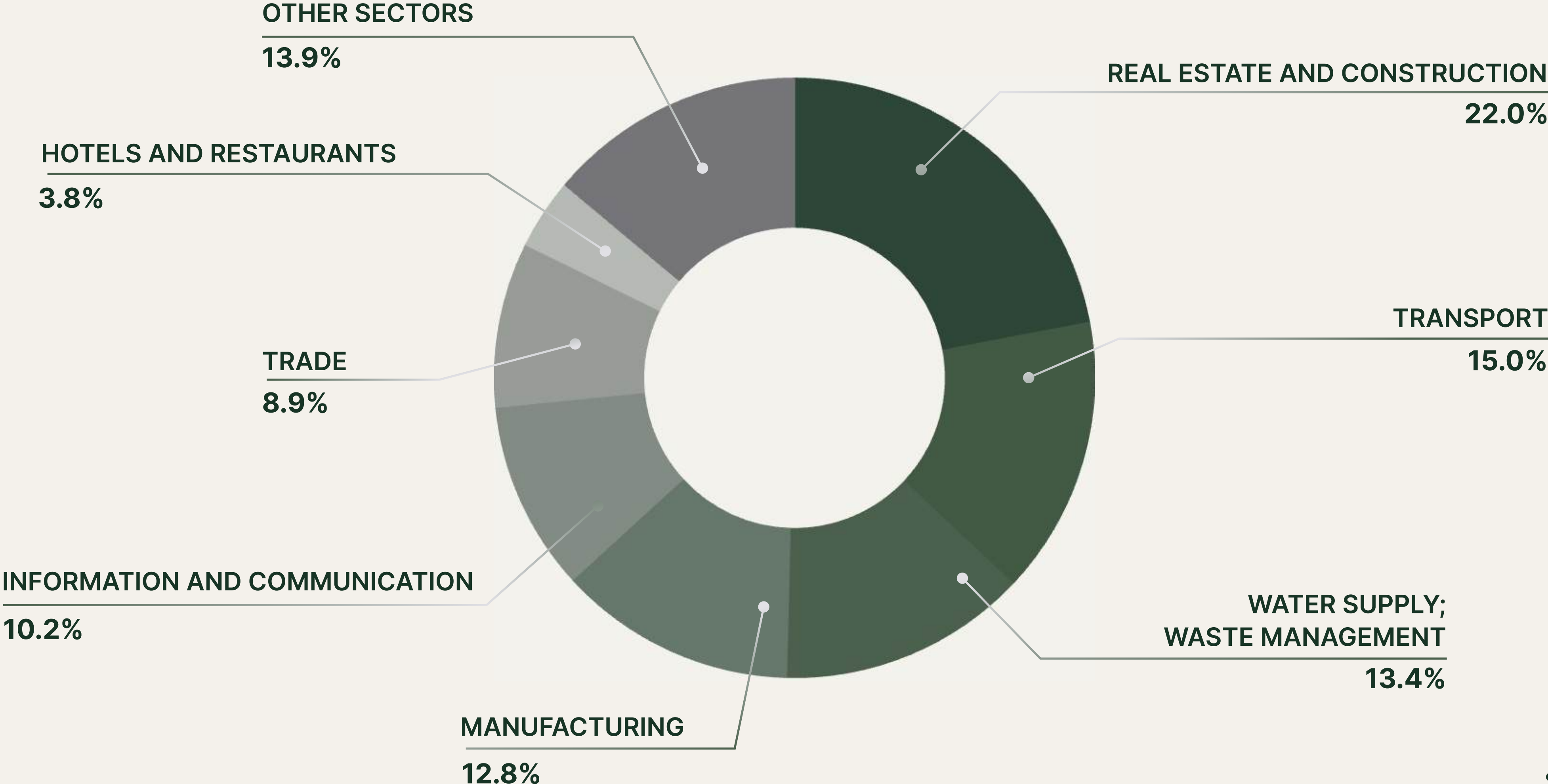
Real GDP Growth Rate



GDP of Georgia from 1996 to 2024 (bln usd)



FDI BY MAJOR ECONOMIC SECTORS
IN Q3 2025



Source: Geostat

 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.

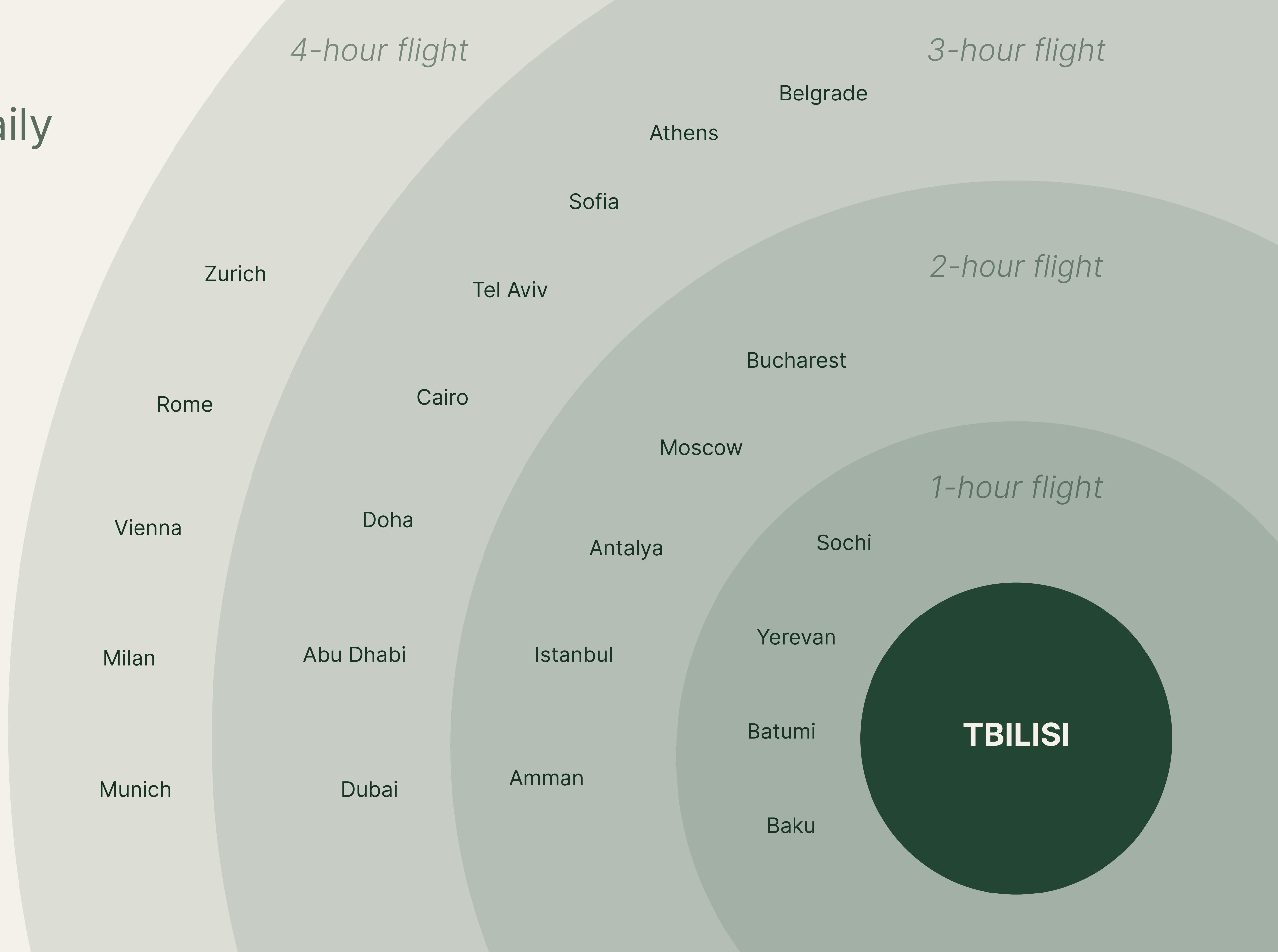
5.5 mln tourists

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



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?

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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

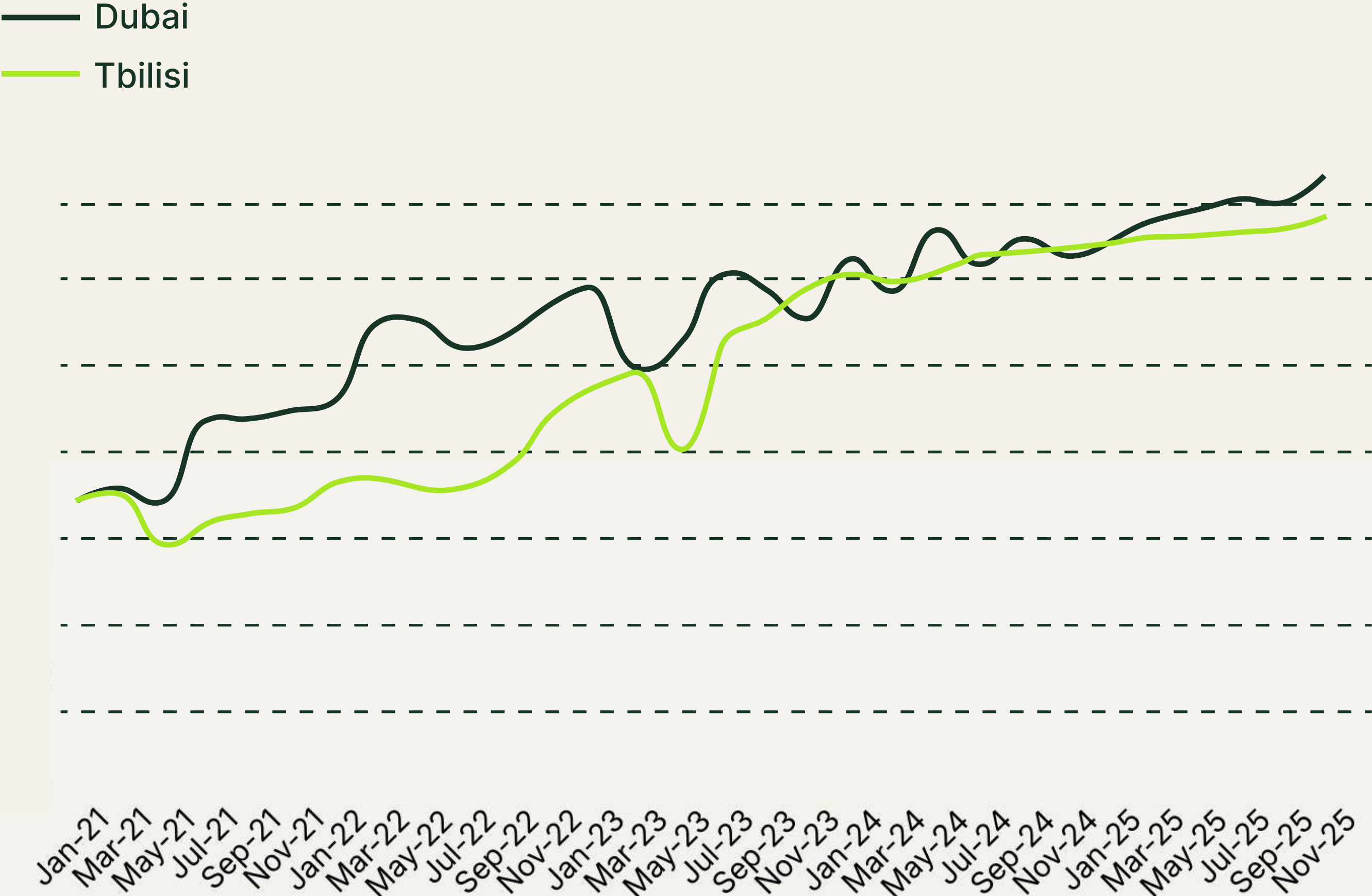
TBILISI

TBILISI

- 📍 Capital and economic center of Georgia
- 👥 One-third of the country's population concentrated in one city
- 📺 Administrative, cultural, educational, and business hub

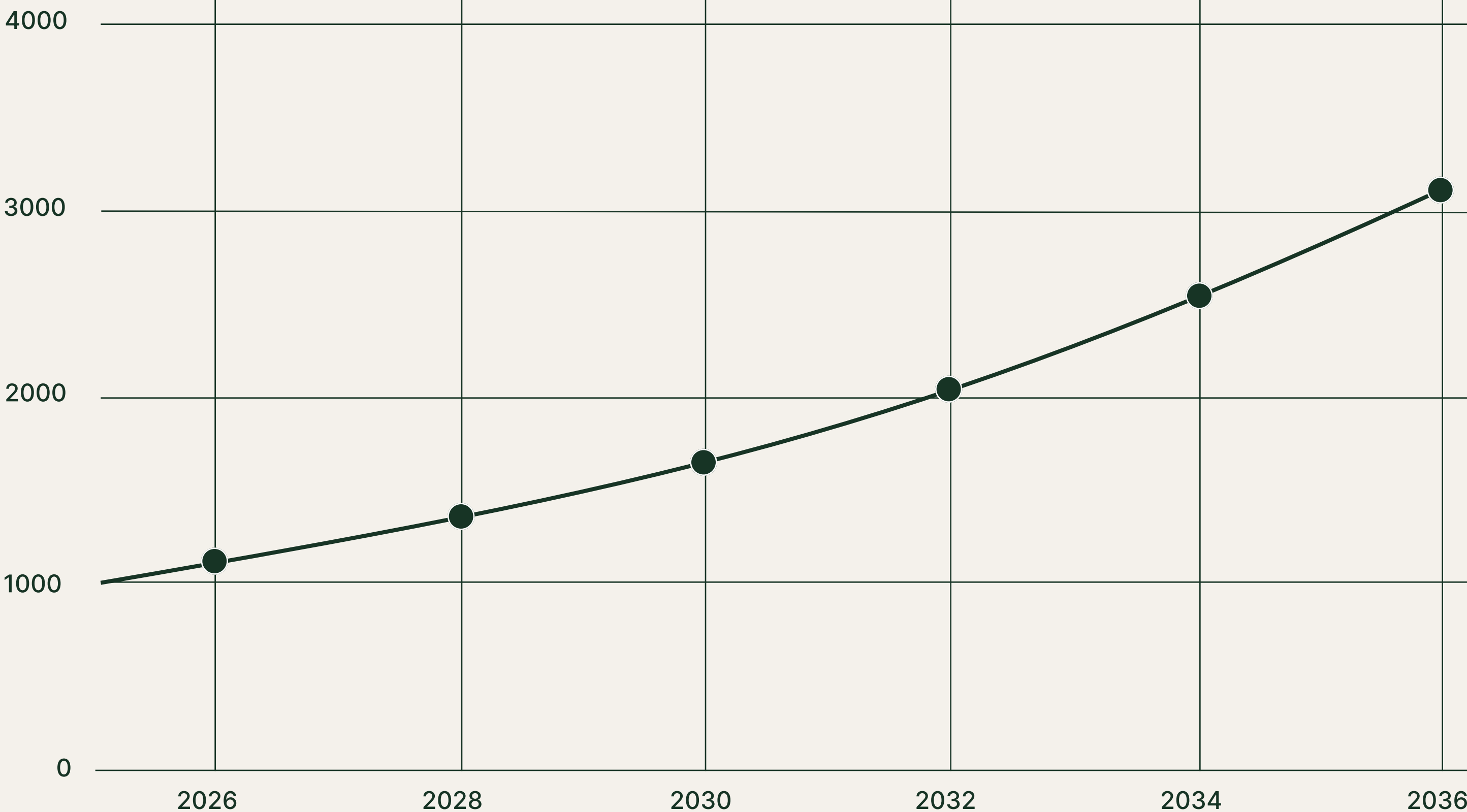


Offplan real estate average prices (Tbilisi and Dubai), USD/m2



Source: Galt&Taggart, DLD

10-year Projection on Average Rental Price



MIRA VERDE

📍 TBILISI, GEORGIA



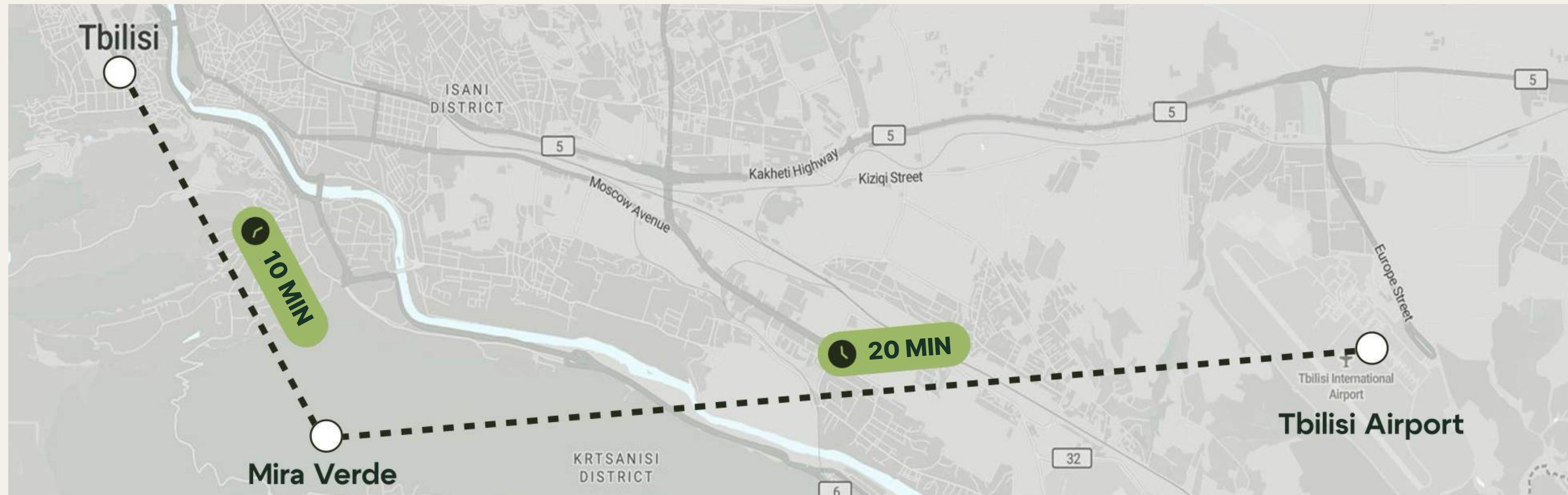


OPTIMAL DISTANCE AND COMFORT

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.

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OPTIMAL DISTANCE AND COMFORT

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.

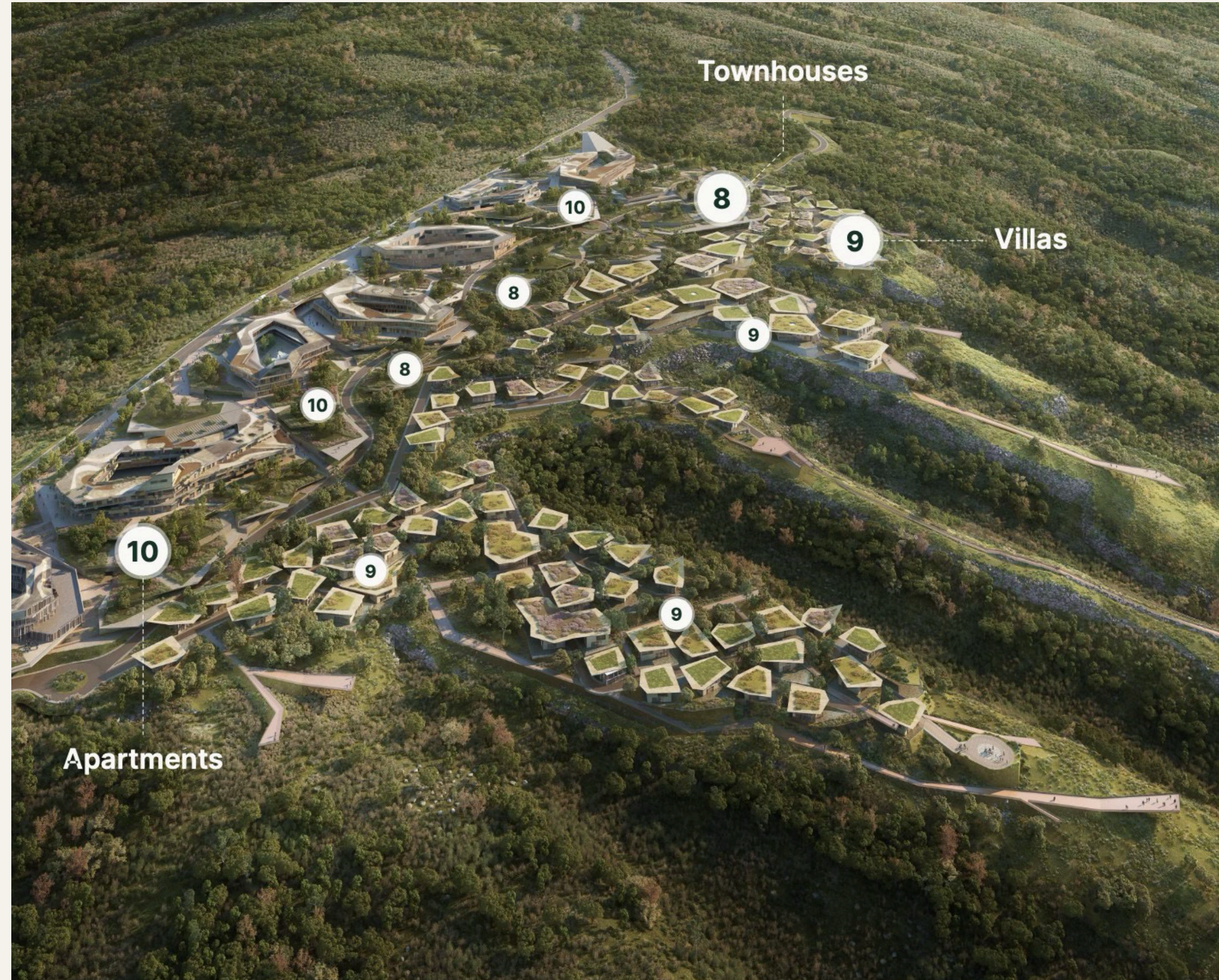








NOW ACCEPTING EOI



Trussardi Residences - Mira Verde
Tbilisi, Georgia

Studio	409 sq f 37.96 sq m	\$ 192,500 AED 706,475 ₪ 516,433
1BR Apartment	806 sq f 74.91 sq m	\$ 324,500 AED 1,190,915 ₪ 870,559
2BR Apartment	1161 sq f 107.81 sq m	\$ 511,280 AED 1,876,397 ₪ 1,371,646

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



PAYMENT PLAN

Trussardi Residences, Mira Verde Tbilisi, Georgia

Down Payment	10%	On booking
2nd Payment	10%	In 30 days, Pre-sale agreement signing
3rd Payment	10%	In 6 months On construction permit
4th Payment	10%	12 months from booking
5th Payment	10%	21 months from booking
6th Payment	10%	36 months from booking
Upon Completion	40%	Q3 2029

NOW ACCEPTING EOI

INVEST NOW

- **8% Guaranteed ROI For 10 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



MORTGAGE

MORTGAGE

Easy mortgage access:

- Available to foreign buyers
- No residency required
- Mortgage available with or without proof of income
- Loans available in USD, EUR, and GEL

Mortgage Rate

USD	7-8%
EUR	6-7%
GEL	11%



MORTGAGE

Term & Down Payment		
Buyer Status	Loan Term	Down Payment
Residents	15 years standard (up to 20 years)	15-20%
Non-residents	up to 10 years	from 40%

Accounts can be opened remotely via video onboarding for many countries. Final eligibility is confirmed during the bank compliance check.*

* Clients from certain high-risk jurisdictions may be restricted due to compliance rules.

Mortgage Options

	Pledge Scheme	Guaranty Scheme
Loan Funds	Held in a pledged account until project completion	Released immediately to the developer
Non-residents	Apartment under construction	Developer's guarantee first; apartment becomes collateral after completion

PLEDGE SCHEME

Credit Placed in Class 45 Account *

* Class 45 Account is a special account where the loan amount is held separately as security for the project; similar to an escrow or pledged account.

Down Payment Remains with Developer

Co-participation / initial payment is not pledged; developer keeps it for project costs.

1

2

3

4

5

Loan Approved

Credit Pledged as Security

Loan funds remain pledged until the project is completed, reducing lender risk.

Project Completed → Pledge Released

After project completion, the pledged loan is released and the account can be closed or cleared.

GUARANTY SCHEME

Loan Secured by Developer's Guarantee

Developer guarantees the loan while the building is still under construction.

Construction Completed & Developer's Guarantee Cancelled

The guarantee is no longer needed once the project is finished.



Apartment Purchased in Building Under Construction

Loan Funds Released to Developer

Funds are NOT pledged or blocked in a special account. Developer can use the money immediately for construction.

Apartment Registered as Collateral for the Loan

The purchased apartment becomes the official security for the loan.

MORTGAGE OPTIONS WITHOUT PROOF OF INCOME

This system provides **flexibility** for clients without formal income proof. It offers a **clear path to ownership**, even in non-traditional situations.

1. Based on Past Payments

What it means:

The bank looks at the client's **recent payment history** with the developer to understand their financial reliability.

Requirements:

- At least **3 installment payments** made in the **last 6 months**
- One of those payments must be in the **most recent month**

Past consistent payments = proof of financial reliability without needing additional income documents.

2. Based on Future Payments

What it means:

If the client **does not have proof of income** and **no payment history**, they can demonstrate affordability through upcoming payments.

Process:

- The client commits to **3 monthly payments**
- A **preliminary sales agreement** is signed during this period
- Ownership is **only finalized** after all 3 payments are successfully made

Future payments = proof of financial reliability over the next 3 months.



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