



TBILISI  
WATERFRONT  
GEORGIA



VILLAS

# A New Story Begins on the Banks of the Kura



# The Visionary



Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by creating iconic, meticulously crafted communities. Known for their attention to detail and exceptional design, these developments — from Croatia to Morocco — set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.

# Life by the Kura River



A timeless story continues to unfold where the Kura River meanders the heart of Tbilisi. For centuries, this ancient waterway has carried more than just water through Georgia's valleys. It has carried dreams, memories and the promise of renewal that flows through every great city that has been built beside the moving waters.

Krtsanisi Park by the Kura River offers residents and visitors a rare opportunity to experience the tranquillity of untouched nature, while remaining connected to the convenience of modern urban living. The breathtaking scenery in the preserved floodplain forest creates an ideal backdrop for a calm and luxurious life.

# A Natural Sanctuary in Proximity of the City

The vision for Krtsanisi Park embraces both conservation and the community, recognising that the most effective protection comes from people who understand and value natural systems. Residents are introduced to Georgia's remarkable nature, while

enjoying first class amenities. The dynamic riverfront environment creates an unparalleled sense of flow throughout the development, offering residents continuous access to water-based recreation and the cooling and calming effects of the river's presence.



## Development area

**590** hectares

## Multifamily products

**3,500** units with 1 to 3 bedrooms

## Single-family products

**2,800** single-family products

## Waterfront

**10** kilometres long

## Luxury retail and F&B

**200** units in Tbilisi Waterfront town center

## Hospitality

**450** luxury hotel keys and branded residences

## Open spaces

**310** hectares

## Social amenities

Schools, clinics, sports facilities

# A Calm and Connected Lifestyle Awaits you

Tbilisi Waterfront is a place where the bridges of the city symbolise connection and continuity, tradition inspires innovation; where every detail reflects a refined way of life, crafted for those who seek meaning in every moment.



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Preserved nature



Spa & wellness retreats



City convenience



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Branded residence



Premium hotels



Restaurants & bars



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Arts & entertainment



Waterfront promenade



Exclusive amenities



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Luxury shopping



Security and stability



# A Story Carved by the River

Tbilisi Waterfront blends tradition with modernity. It is a sanctuary of belonging, where bridges stand for unity and every space reflects the warmth of the city. Here, heritage meets innovation, creating a stage for the legends of tomorrow.

# Tbilisi Waterfront





Harmony in Every Step



A Place to Call your Own



A Space to Live, Work and Grow



On the Shores of New Possibility

# Eden









Ground floor plan



First floor plan

Master bedrooms	1
Bedrooms	5
Living area	1
Dining area	1
Maid's room	1
Car port	1

Gross internal area	478 m <sup>2</sup>
Terraces and balcony	81 m <sup>2</sup>
Car port	36 m <sup>2</sup>
Min. plot area	1,025 m <sup>2</sup>
Max. plot area	1,115 m <sup>2</sup>

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

6. The unit orientation will be shown in the parcel layout and not as shown in the floor plans. 7. The location of ancillary buildings will vary from one plot to the other. 8. Study room can be converted to a guest bedroom if needed. 9. Pool design is shown for illustrative purposes and is subject to change at the developer's discretion without prior notice. 10. Pool locations will vary from one plot to the other. 11. The purchase price covers only the inclusion of pools and not the landscape.



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# Aspen

6 En-suite bedrooms

Total unit area 596 m<sup>2</sup>



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# Aspen

6 En-suite bedrooms

Total unit area 596 m<sup>2</sup>



Ground floor plan



First floor plan

Master bedrooms	1
Bedrooms	5
Living area	1
Dining area	1
Maid's room	1
Car port	1

Gross internal area	481 m <sup>2</sup>
Terraces and balcony	80 m <sup>2</sup>
Car port	35 m <sup>2</sup>
Min. plot area	1,025 m <sup>2</sup>
Max. plot area	1,115 m <sup>2</sup>

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# Willow

4 En-suite bedrooms

Total unit area 367 m<sup>2</sup>



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# Willow

4 En-suite bedrooms

Total unit area 367 m<sup>2</sup>



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# Willow

4 En-suite bedrooms

Total unit area **367 m<sup>2</sup>**



Ground floor plan

Master bedrooms	1
Bedrooms	3
Living area	1
Dining area	1
Study room	1
Car port	1

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First floor plan

Gross internal area	271 m <sup>2</sup>
Terraces and balcony	58 m <sup>2</sup>
Car port	38 m <sup>2</sup>
Min. plot area	775 m <sup>2</sup>
Max. plot area	850 m <sup>2</sup>

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# Cedar

4 En-suite bedrooms

Total unit area 345 m<sup>2</sup>



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# Cedar

4 En-suite bedrooms

Total unit area 345 m<sup>2</sup>

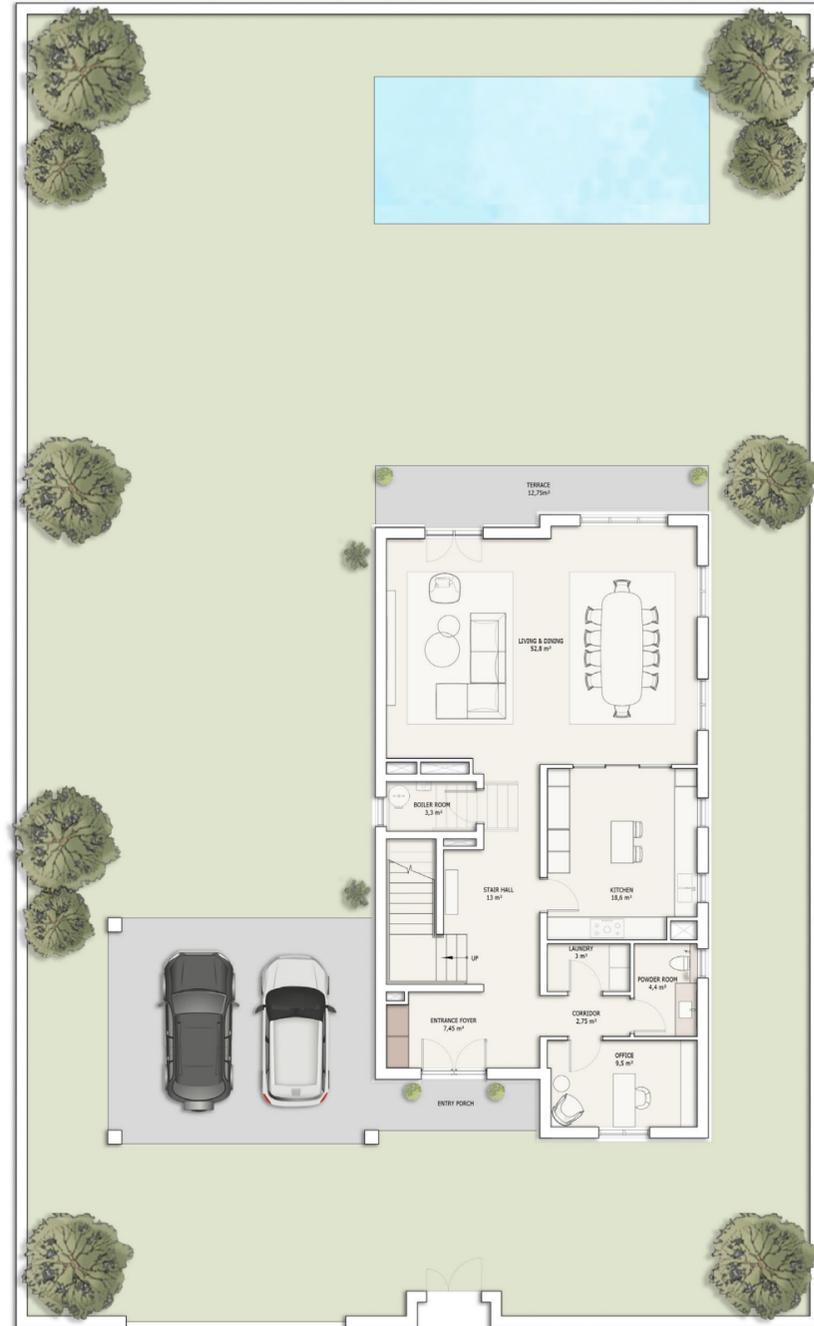


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# Cedar

4 En-suite bedrooms

Total unit area 345 m<sup>2</sup>



Ground floor plan

Master bedrooms	1
Bedrooms	3
Living area	1
Dining area	1
Study room	1
Car port	1



First floor plan

Gross internal area	291 m <sup>2</sup>
Terraces and balcony	10 m <sup>2</sup>
Car port	44 m <sup>2</sup>
Min. plot area	755 m <sup>2</sup>
Max. plot area	840 m <sup>2</sup>

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# Spring

3 En-suite bedrooms

Total unit area 307 m<sup>2</sup>



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# Spring

3 En-suite bedrooms

Total unit area 307 m<sup>2</sup>



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# Spring

3 En-suite bedrooms

Total unit area 307 m<sup>2</sup>



Ground floor plan

Master bedrooms	1
Bedrooms	2
Living area	1
Dining area	1
Study room	1
Car port	1



First floor plan

Gross internal area	240 m <sup>2</sup>
Terraces and balcony	42 m <sup>2</sup>
Car port	25 m <sup>2</sup>
Min. plot area	590 m <sup>2</sup>
Max. plot area	645 m <sup>2</sup>

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# Bloom

3 En-suite bedrooms

Total unit area 293 m<sup>2</sup>



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# Bloom

3 En-suite bedrooms

Total unit area 293 m<sup>2</sup>



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# Bloom

3 En-suite bedrooms

Total unit area 293 m<sup>2</sup>



Ground floor plan

Master bedrooms	1
Bedrooms	2
Living area	1
Dining area	1
Study room	1
Car port	1

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First floor plan

Gross internal area	249 m <sup>2</sup>
Terraces and balcony	14 m <sup>2</sup>
Car port	30 m <sup>2</sup>
Min. plot area	595 m <sup>2</sup>
Max. plot area	660 m <sup>2</sup>

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# Where Comfort Meets Elegance

At Eden, every villa is more than a home — it's a place to slow down, connect, and savor life. Thoughtfully designed spaces flow effortlessly from bright, welcoming interiors to private gardens, blending luxury and comfort in perfect balance with nature.



# Specifications and Facilities

## 1. Entrance hall

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 2. Living areas and dining room

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 3. Kitchen

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 4. Bathrooms

Floors	High quality porcelain
Walls	Tiles and paint
Ceiling	Paint

## 5. Bedrooms

Floors	Engineered wood
Walls	Paint
Ceiling	Paint

## 6. Utility room and bathrooms

Floors	Tiles
Walls	Tiles and paint
Ceiling	Paint

## 7. Doors

Entrance	Woodwork
Internal doors	Stained veneer woodwork

## 8. Sanitaryware

High quality sanitary fixtures and fittings

## 9. Air conditioning units

Not included

## 10. Water heater

Not included

## 11. Kitchen appliances

Not included

## 12. Cupboards, wardrobes and walk-in wardrobes

Not included

## 13. Swimming pool

Not included







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A Dream Shaped by the River

[eaglehillsgeorgia.com](http://eaglehillsgeorgia.com)