



ACTIVE & COMPLETED DEVELOPMENTS · 2026

Seven active developments. 132 completed.

Verdea Estates Projects Catalog

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Seven active developments across Georgia.

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ACTIVE & COMPLETED DEVELOPMENTS · 2026

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01 · CENTRAL TBILISI, GEORGIA

Verdea Heights Tbilisi

Twin smart towers anchoring the new vertical Tbilisi.

Verdea Heights Tbilisi reimagines vertical living in the Georgian capital — two sculpted towers of 32 floors framing rooftop sky gardens, wellness suites and a private members lounge above the city skyline.

Designed in collaboration with European architects, the towers integrate passive cooling, native landscaping and intelligent home systems into a single, restrained architectural language.

TYPE	Luxury Smart Residential Towers
STATUS	Under Construction · 67% built
FROM	\$185,000
PER M ²	\$2,850 – \$4,100
PER FT ²	\$265 – \$381
PROJECTED IRR	11 – 14% projected IRR
RENTAL YIELD	7.4% rental yield
APPRECIATION	8 – 11% annual appreciation forecast

VERDEA HEIGHTS TBILISI

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Studio	42 – 56 m ²	From \$185,000
1 Bedroom	62 – 84 m ²	From \$245,000
2 Bedroom	94 – 132 m ²	From \$410,000
Penthouse	210 – 340 m ²	On request

PROJECT FEATURES

- Twin luxury towers · 32 floors
- Smart residences with integrated home automation
- Rooftop sky gardens and observation lounges
- Wellness center with pool, spa and gym
- Private co-working lounges
- Three-level underground parking
- Cascading green terraces on every floor

AMENITIES

- Sky garden & rooftop pool
- Wellness spa & hammam
- Smart concierge
- EV charging
- Children's atelier
- Cinema lounge
- Library & co-working
- Private dining room

LOCATION & ACCESS

- Rustaveli Avenue · 6 min
- Vake Park · 9 min
- Tbilisi International Airport · 22 min
- Old Tbilisi · 12 min

TIMELINE

- Foundation · Q2 2023
- Structural completion · Q4 2025
- Facade & MEP · Q3 2026
- Handover · Q2 2027

PAYMENT PLAN

- 20% reservation
- 40% milestone-linked
- 40% on handover
- Up to 36-month interest-free plans

MARKET POSITIONING & INVESTMENT ADVANTAGES

Verdea Heights Tbilisi is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Central Tbilisi, Georgia, the asset is positioned to capture 11 – 14% projected IRR with a 7.4% rental yield and 8 – 11% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





02 · BATUMI SEASIDE, GEORGIA

Emerald Coast Batumi

Beachfront resort and branded residences on the Black Sea.

Emerald Coast Batumi is a fully serviced beachfront resort and branded residences development blending Mediterranean hospitality with Georgian craft, anchored by a private beach club and marina-inspired promenade.

Operated to international hospitality standards, every residence benefits from rental management, concierge, wellness and a curated programme of seasonal experiences.

TYPE	Luxury Resort & Branded Residences
STATUS	Under Construction · 52% built
FROM	\$240,000
PER M ²	\$3,200 – \$5,400
PER FT ²	\$297 – \$502
PROJECTED IRR	12 – 16% projected IRR
RENTAL YIELD	8.2% rental yield (managed)
APPRECIATION	9 – 12% annual appreciation forecast

EMERALD COAST BATUMI

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Resort Suite	55 – 78 m ²	From \$240,000
Sea View Apartment	92 – 145 m ²	From \$380,000
Penthouse Residence	240 – 410 m ²	On request

PROJECT FEATURES

- Beachfront resort with private beach club
- Serviced apartments under hospitality operator
- Three infinity pools cascading to the sea
- Marina-inspired architectural language
- Signature wellness spa & thalassotherapy
- Five F&B; venues and rooftop bar

AMENITIES

- Private beach club
- 3 infinity pools
- Spa & thalassotherapy
- Marina concierge
- Kids club
- Yacht charter desk
- Signature restaurants
- Fitness pavilion

LOCATION & ACCESS

- Batumi Boulevard · 4 min
- Batumi Airport · 15 min
- Botanical Garden · 12 min
- Piazza Square · 8 min

TIMELINE

- Excavation · Q1 2023
- Structural · Q1 2026
- Hospitality fit-out · Q4 2026
- Soft opening · Q2 2027

PAYMENT PLAN

- 25% reservation
- 50% milestone-linked
- 25% on handover
- Hospitality management opt-in

MARKET POSITIONING & INVESTMENT ADVANTAGES

Emerald Coast Batumi is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Batumi Seaside, Georgia, the asset is positioned to capture 12 – 16% projected IRR with a 8.2% rental yield (managed) and 9 – 12% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





03 · GUDAURI, GEORGIA

Verdea Alpine Resort

An eco-luxury alpine community above the clouds.

Verdea Alpine Resort brings together a curated chalet community, a wellness retreat and a five-star hospitality operator at 2,200 m, ski-in ski-out on the slopes of Gudauri.

Materials are sourced from the Caucasus — local stone, larch and hand-finished timber — within a contemporary architectural envelope tuned to mountain light and snow.

TYPE	Luxury Mountain Resort & Chalet Community
STATUS	Under Construction · 61% built
FROM	\$310,000
PER M ²	\$2,700 – \$4,600
PER FT ²	\$251 – \$427
PROJECTED IRR	10 – 13% projected IRR
RENTAL YIELD	7.8% rental yield (seasonal)
APPRECIATION	10 – 13% annual appreciation forecast

VERDEA ALPINE RESORT

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Resort Apartment	68 – 110 m ²	From \$310,000
Mountain Villa	180 – 260 m ²	From \$640,000
Signature Chalet	320 – 480 m ²	On request

PROJECT FEATURES

- Ski-in / ski-out chalet community
- Mountain-view residences
- Wellness retreat with thermal baths
- Eco-luxury wood and stone architecture
- Five-star hospitality operator
- Private mountain club & lounge

AMENITIES

- Ski concierge
- Thermal spa
- Mountain club
- Heated outdoor pool
- Cigar lounge
- Library
- Helipad
- Equipment butler

LOCATION & ACCESS

- Gudauri Ski Lifts · 2 min
- Kazbegi · 35 min
- Tbilisi · 1h 45 min
- Russian Border · 15 min

TIMELINE

- Foundations · Q3 2022
- Structural · Q2 2025
- Interior fit-out · Q1 2026
- Handover · Q4 2026

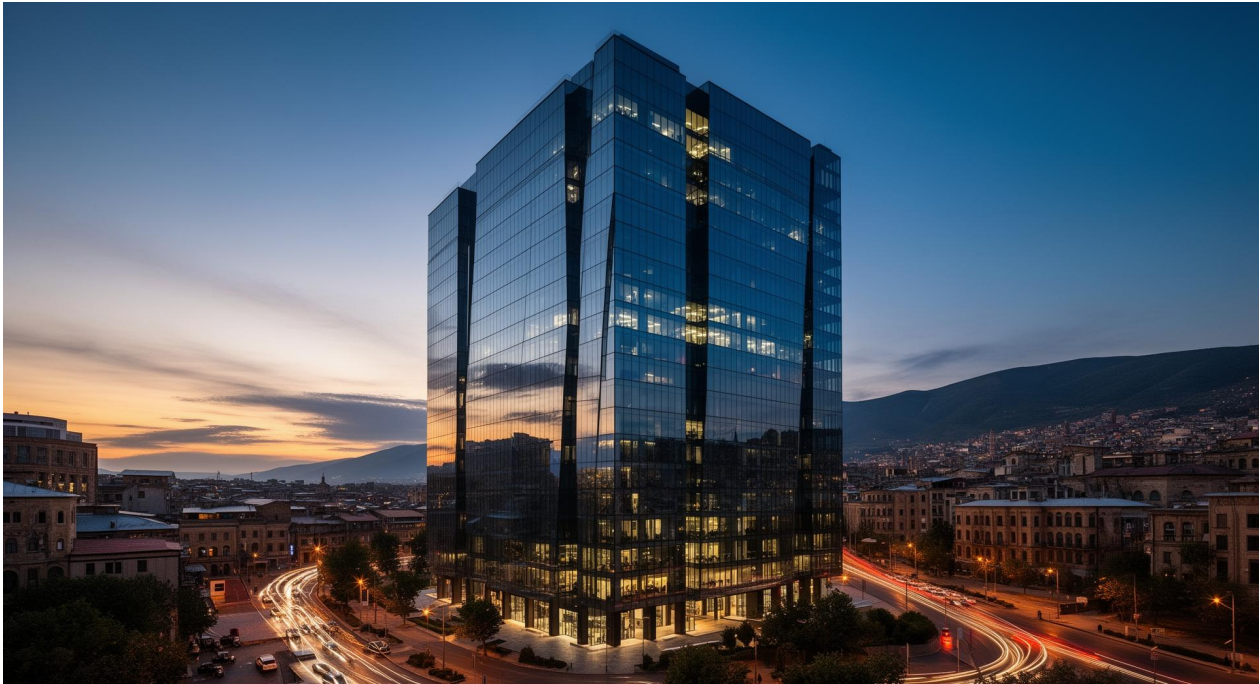
PAYMENT PLAN

- 20% reservation
- 60% milestone-linked
- 20% on handover
- Rental pool opt-in

MARKET POSITIONING & INVESTMENT ADVANTAGES

Verdea Alpine Resort is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxproshare. Located in Gudauri, Georgia, the asset is positioned to capture 10 – 13% projected IRR with a 7.8% rental yield (seasonal) and 10 – 13% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





04 · TBILISI BUSINESS DISTRICT, GEORGIA

Greenstone Business Quarter

Grade-A workplaces shaping Tbilisi's business future.

Greenstone Business Quarter is a Grade-A workplace ecosystem combining smart business towers, an innovation hub and a curated retail boulevard at the centre of Tbilisi's emerging business district.

LEED-aligned engineering, generous floorplates, executive amenities and sub-grade logistics make Greenstone the strategic address for international corporates entering the Caucasus.

TYPE	Commercial & Administrative Complex
STATUS	Under Construction · 74% built
FROM	\$420,000
PER M ²	\$3,900 – \$6,200
PER FT ²	\$362 – \$576
PROJECTED IRR	9 – 12% projected IRR
RENTAL YIELD	8.6% rental yield (commercial)

APPRECIATION

7 – 9% annual appreciation forecast

GREENSTONE BUSINESS QUARTER

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Office Space	120 – 480 m ²	From \$420,000
Executive Floor	640 – 980 m ²	On request
Retail Unit	85 – 320 m ²	From \$510,000

PROJECT FEATURES

- Grade-A office floors
- Smart business towers · 24 floors
- Innovation & venture hub
- Executive lounges and conference
- Retail boulevard at street level
- Three-level underground parking & logistics

AMENITIES

- Executive lounge
- Conference center
- Concierge
- Wellness floor
- Bicycle station
- EV charging
- F&B; boulevard
- 24/7 security

LOCATION & ACCESS

- Saburtalo Metro · 3 min
- Tbilisi Mall · 6 min
- Diplomatic Quarter · 5 min
- Airport · 18 min

TIMELINE

- Foundations · Q4 2022
- Structural · Q3 2024
- Facade & MEP · Q2 2026
- Handover · Q1 2027

PAYMENT PLAN

- 30% reservation
- 40% milestone-linked
- 30% on handover
- Tenant-secured pre-leasing

MARKET POSITIONING & INVESTMENT ADVANTAGES

Greenstone Business Quarter is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Tbilisi Business District, Georgia, the asset is positioned to capture 9 – 12% projected IRR with a 8.6% rental yield (commercial) and 7 – 9% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





05 · TELAVI, KAKHETI REGION, GEORGIA

Verdea Vineyards Kakheti

Stone-and-timber wine residences among the Kakheti vineyards.

Verdea Vineyards Kakheti is a private estate of 64 stone-and-timber residences set within 28 hectares of working vineyards in the heart of Georgia's wine region, anchored by a boutique winery, cellar restaurant and members' wine club.

Each villa is oriented to the Caucasus horizon, built from local Kakhetian stone, larch and earthen plaster, with green roofs, rainwater harvesting and geothermal heating across the entire estate.

TYPE	Eco-Luxury Vineyard Estate & Wine Residences
STATUS	Under Construction · 38% built
FROM	\$295,000
PER M ²	\$2,400 – \$3,900
PER FT ²	\$223 – \$362
PROJECTED IRR	10 – 13% projected IRR

RENTAL YIELD	6.8% rental yield (managed)
APPRECIATION	9 – 12% annual appreciation forecast

VERDEA VINEYARDS KAKHETI

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Vineyard Studio Villa	78 – 95 m ²	From \$295,000
2 Bedroom Stone Villa	140 – 175 m ²	From \$480,000
Estate Residence	240 – 320 m ²	From \$760,000
Signature Winemaker's Villa	420 – 540 m ²	On request

PROJECT FEATURES

- 64 vineyard residences across 28 hectares
- Boutique on-site winery and qvevri cellar
- Cellar restaurant by a Michelin-trained chef
- Private members' wine club & tasting room
- Geothermal heating · solar canopy
- Rainwater harvesting & native landscaping
- Equestrian trails and cycling routes

AMENITIES

- Boutique winery
- Cellar restaurant
- Wine members' club
- Outdoor thermal pool
- Equestrian center
- Organic farm & market
- Spa pavilion
- Helipad

LOCATION & ACCESS

- Telavi Old Town · 12 min
- Tsinandali Estate · 18 min
- Tbilisi · 1h 30 min
- Tbilisi Airport · 1h 45 min

TIMELINE

- Land assembly & vineyards · Q3 2023
- Foundations · Q2 2024
- Structural completion · Q4 2026
- Handover (Phase I) · Q3 2027

PAYMENT PLAN

- 20% reservation
- 50% milestone-linked
- 30% on handover
- Vineyard share opt-in

MARKET POSITIONING & INVESTMENT ADVANTAGES

Verdea Vineyards Kakheti is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Telavi, Kakheti Region, Georgia, the asset is positioned to capture 10 – 13% projected IRR with a 6.8% rental yield (managed) and 9 – 12% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





06 · BORJOMI NATIONAL PARK EDGE, GEORGIA

Borjomi Forest Spa Residences

A glass-and-stone wellness retreat above the Borjomi mineral springs.

Borjomi Forest Spa Residences is a 92-key wellness retreat and branded residence community set on 14 hectares of protected pine forest, drawing directly from the Borjomi mineral springs for its thermal pools and treatment programmes.

Conceived with a Swiss longevity operator, the retreat blends architectural restraint — glass pavilions on natural stone plinths — with a year-round programme of medical wellness, hydrotherapy and forest immersion.

TYPE	Wellness Retreat & Mineral Spring Residences
STATUS	Under Construction · 24% built
FROM	\$265,000
PER M ²	\$2,600 – \$4,200
PER FT ²	\$242 – \$390
PROJECTED IRR	11 – 14% projected IRR

RENTAL YIELD	7.6% rental yield (managed)
APPRECIATION	9 – 11% annual appreciation forecast

BORJOMI FOREST SPA RESIDENCES

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Spa Studio	48 – 62 m ²	From \$265,000
Forest Suite	82 – 118 m ²	From \$390,000
Pavilion Residence	165 – 240 m ²	From \$620,000

PROJECT FEATURES

- 92 branded residences and spa suites
- Thermal mineral pools fed by natural springs
- Longevity & medical wellness programme
- Glass pavilions on natural stone plinths
- Forest bathing trails · 14 hectares
- Plant-based signature restaurant
- Swiss hospitality operator

AMENITIES

- Thermal mineral pools
- Longevity clinic
- Hydrotherapy spa
- Forest yoga deck
- Plant-based restaurant
- Library lounge
- Hammam & sauna village
- Concierge

LOCATION & ACCESS

- Borjomi Central Park · 6 min
- Bakuriani Ski Resort · 35 min
- Tbilisi · 2h 10 min
- Tbilisi Airport · 2h 30 min

TIMELINE

- Site preparation · Q4 2024
- Foundations · Q3 2025
- Structural completion · Q1 2027
- Soft opening · Q4 2027

PAYMENT PLAN

- 25% reservation
- 50% milestone-linked
- 25% on handover
- Wellness rental pool opt-in

MARKET POSITIONING & INVESTMENT ADVANTAGES

Borjomi Forest Spa Residences is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Borjomi National Park Edge, Georgia, the asset is positioned to capture 11 – 14% projected IRR with a 7.6% rental yield (managed) and 9 – 11% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.





07 · ANAKLIA, BLACK SEA COAST, GEORGIA

Anaklia Marina Residences

A new marina-front address on Georgia's emerging deep-sea coast.

Anaklia Marina Residences is a 280-residence development integrated with a 180-berth international marina, retail promenade and beach club — positioned alongside the future Anaklia deep-sea port and free economic zone.

Curved white facades, deep balconies and continuous waterfront landscaping define a Mediterranean-Caucasian architectural language tuned to long sun hours and the Black Sea breeze.

TYPE	Marina-Front Branded Residences
STATUS	Under Construction · 19% built
FROM	\$215,000
PER M ²	\$2,950 – \$4,800
PER FT ²	\$274 – \$446
PROJECTED IRR	12 – 15% projected IRR

RENTAL YIELD	7.9% rental yield (seasonal managed)
APPRECIATION	10 – 13% annual appreciation forecast

ANAKLIA MARINA RESIDENCES

Investment, units, amenities & timeline.

UNITS & PRICING

TYPE	SIZE	PRICE
Marina Studio	44 – 58 m ²	From \$215,000
1 Bedroom Sea View	68 – 92 m ²	From \$310,000
2 Bedroom Marina Suite	108 – 148 m ²	From \$470,000
Penthouse	260 – 380 m ²	On request

PROJECT FEATURES

- 280 marina-facing residences
- 180-berth international marina
- Beach club and 600m promenade
- Adjacent to Anaklia free economic zone
- Curved-balcony architectural signature
- Two-level underground parking
- Yacht concierge & charter desk

AMENITIES

- Marina yacht concierge
- Beach club
- Two outdoor pools
- Spa & fitness pavilion
- Promenade dining
- Kids club
- Co-working lounge
- EV charging

LOCATION & ACCESS

- Anaklia Beachfront · 1 min
- Future Anaklia Deep-Sea Port · 5 min
- Zugdidi · 35 min
- Kutaisi International Airport · 1h 40 min

TIMELINE

- Site preparation · Q1 2025
- Foundations · Q4 2025
- Structural completion · Q2 2027
- Handover · Q1 2028

PAYMENT PLAN

- 20% reservation
- 55% milestone-linked
- 25% on handover
- Marina berth co-purchase option

MARKET POSITIONING & INVESTMENT ADVANTAGES

Anaklia Marina Residences is structured as a single-asset SPV, offering ring-fenced ownership and fractional access via capimaxpropshare. Located in Anaklia, Black Sea Coast, Georgia, the asset is positioned to capture 12 – 15% projected IRR with a 7.9% rental yield (seasonal managed) and 10 – 13% annual appreciation forecast. Settlement is supported by the permissioned capimaxbrx ledger and institutional custody by CIM Financial Group.



COMPLETED PORTFOLIO

A selection from 132 delivered developments.



Vake Garden
Residences

TBILISI · RESIDENTIAL · 2022



Mtatsminda Skyline

TBILISI · MIXED-USE · 2021



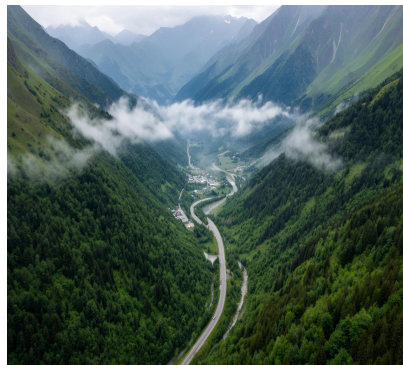
Black Sea Pavilions

BATUMI · HOSPITALITY · 2023



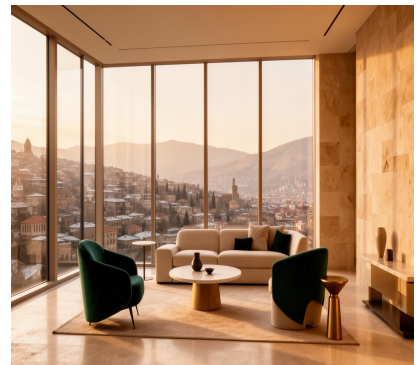
Kazbegi Stone Lodges

KAZBEGI · RESORT · 2020



Kutaisi Riverside

KUTAISI · RESIDENTIAL · 2019



Old Town Atelier

TBILISI · BOUTIQUE · 2018

BEGIN THE CONVERSATION

Speak with the Verdea Estates investment team.

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