

#### **ABOUT SAKENI**

**Sakeni** is an exceptional multifunctional residential complex, providing residents with a completely new and refreshing experience. Carefully planned, every detail is designed to ensure a comfortable and convenient lifestyle.

- 36 FLOORS
- FLOORS 1-7 COMMERCIAL AND OFFICE AREAS
- FLOORS 8-36 RESIDENTIAL LIVING SPACES
- 386 APARTMENTS
- 7 PENTHOUSES
- PROJECT HEIGHT 145 METERS
- 5 LEVELS OF PARKING FOR 500 CARS
- 9 PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS
- 14 APARTMENTS ON EACH FLOOR

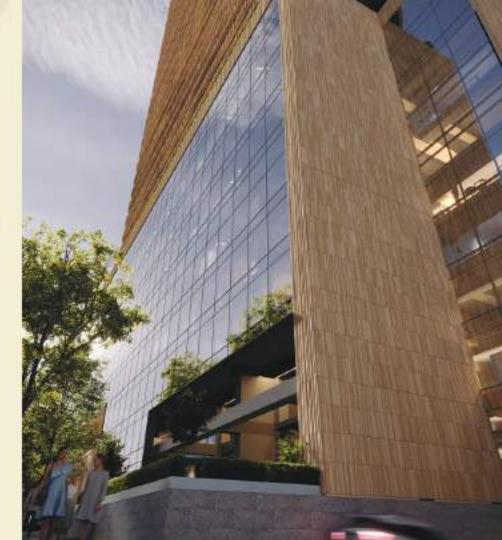




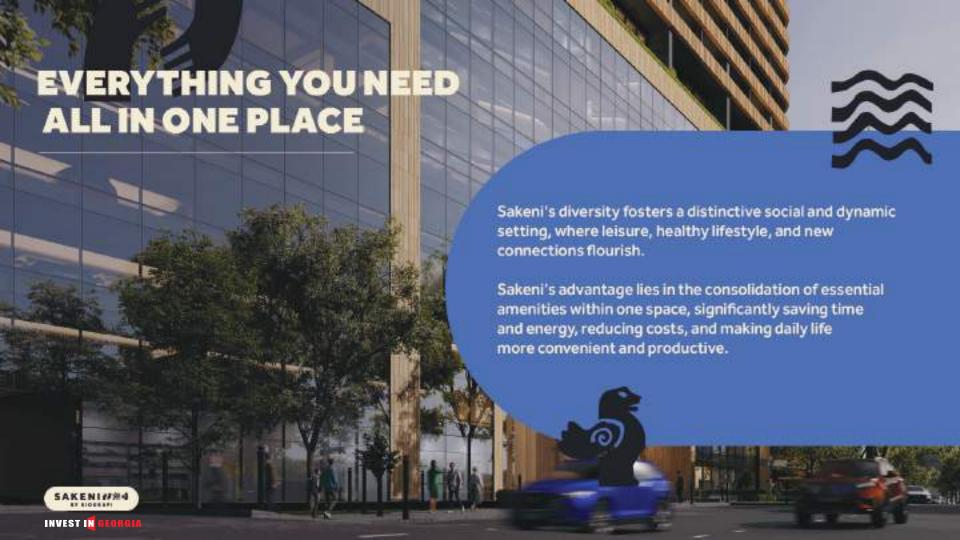
### FACADE TERRACOTTA

The distinctive Italian terracotta used in the Sakeni project is notable for its quality and durability. The main advantage lies in its resistance to temperature and ultraviolet radiation, ensuring that it maintains original appearance for years to come.

From an aesthetic perspective, Sakeni's terracotta facade features a nuance of warm tones and a unique texture that enhances the exterior's allure. The natural variation in color and texture creates depth in the facade, leaving a rich and diverse impression.









2,000 SQ.M GREEN ZONE



120 SQ.M. LOBBY WITH CONCIERGE SERVICE



CAFE-RESTAURANTS



PADDLE COURT



25-METER POOL



FITNESS CENTER



AESTHETIC



CO-WORKING SPACE



SUPERMARKET



PHARMACY



BANK



VARIOUS TYPES OF SHOPS









IN SAKENI PROJECT, TOGETHER WITH US, LEADING GEORGIAN AND INTERNATIONAL BRANDS IN VARIOUS FIELDS WILL CREATE THE ECOSYSTEM.















## POST-COMPLETION SERVICES

Biograpi, as a development company, continues active management of ongoing issues which may occur after the completion of the project to ensure the living or working environment is permanently protected and maintained.



COMPLEX



REGULAR CLEANING SERVICE



CONCIERGE SERVICES



24-HOUR SECURITY INSPECTION



AINTENANCE OF COMMON SPACES SUCH AS ENTRANCES AND ELEVATORS



ELECTRIC GENERATOR MANAGEMENT SERVICE



FIRE SYSTEM SERVICES



MONITORING OF WATER RESERVOIRS



LANDSCAPING AND GARDENING











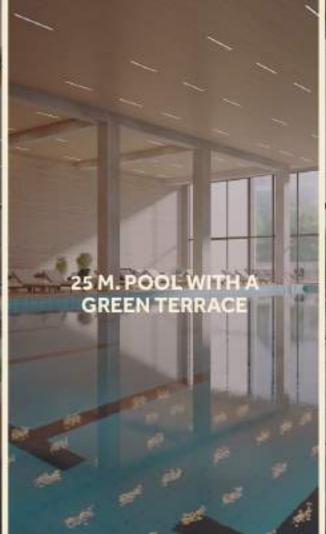




















## ENERGY EFFICIENCY AND SAFETY

Sakeni is an energy-efficient building that consumes less energy for heating and cooling, leading to significant annual utility bill savings. Insulation materials play a crucial role in Sakeni's design. Equipping spaces with sound insulation systems not only maintains warmth and a cozy atmosphere but also improves productivity and focus, creating a quiet and more private environment. The project adheres to all safety compliance standards: The construction's quality and reliability, developed by a team of experts, are based on various studies.

#### SAKENI HAS PARTNERED WITH TOP-TIER COMPANIES:

Meinhardt - General Engineering Safety - The international expert group

Acustico - Acoustic Planning and Compliance with Norms







#### **FACADE SYSTEM**

Pumice block

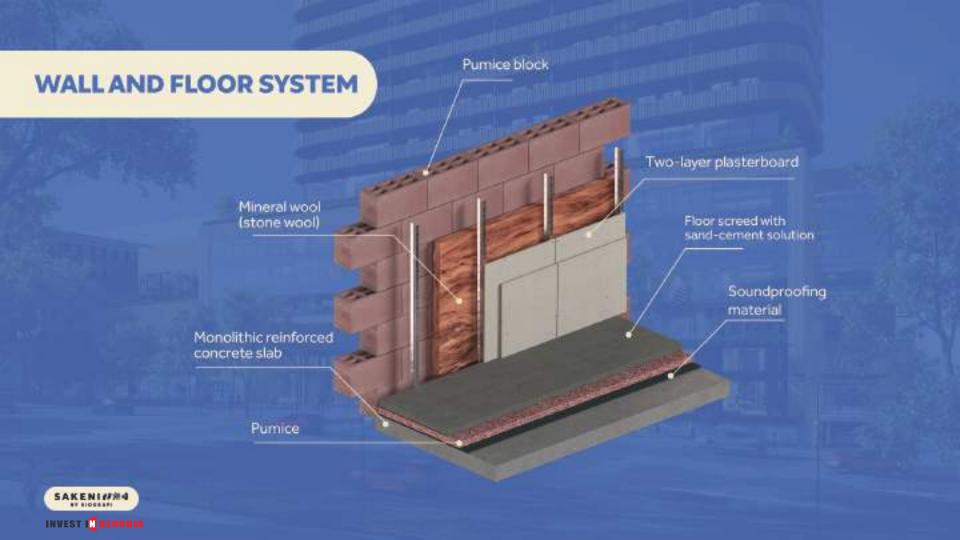
Aluminum substructure

Facade mineral wool (stone wool)

Ceramic tile

TERRACOTTA





## GREEN FRAME

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Fireproof iron door at the entrance



Coiling height of at least 3 meters



Aluminum doors and windows with opening-hanging function and low-emission energy-emicient double glass package



Partition block walls between apartments, wrapped with double gypsum cardboard and vibration and sound insulation



Plastered internal partitions



Screed floor with vibration and sound insulation



Electricity, television, and internet wires connected to each room and brought to convenient points



Central heating pipes laid for the collector system



Main vertical stands for water-sewerage and ventilation



Natural gas pipe to the kitchen and heating boiler



Balcony covered with frost-resistant ceramic granite tiles



Balcony lighting



Spaces on the balconies for placing the heating boiler and air conditioner unit, with appropriate electrical wiring points and drainage system



Gas and fire detectors installed in each apartment



Four high-speed, load-carrying elevators with UPS systems for passenger, freight, and fire service purposes



Fire protection systems with smoke extraction shafts in floor corridors and entrances





#### Otapi

#### STUDIO

Total Area: 38.16 sq.m

Common Space: 26.46 sq.m

WC: 5.24 sq.m

Terrace: 6.20 sq.m







#### **Anaria**

#### 1 BEDROOM

Total Area: 55.58 sq.m

Hall: 5.29 sq.m

Living Room / Kitchen: 17.45 sq.m

Bedroom: 14.21 sq.m

WC: 4.56 sq.m

Terrace: 12.50 sq.m







#### Krubera

#### 1 BEDROOM

Total Area: 60.01 sq.m

Hall: 5.82 sq.m

Living Room / Kitchen: 19.50 sq.m

Bedroom: 15.06 sq.m

WC: 4.94 sq.m

Terrace: 12.80 sq.m







#### Kelasuri

#### 1 BEDROOM

Total Area: 62.73 sq.m

Hall: 4.73 sq.m

Living Room / Kitchen: 24.64 sq.m

Bedroom: 14.06 sq.m

WC: 5.27 sq.m

Terrace: 12.20 sq.m







#### Bzifi

#### 1 BEDROOM

Total Area: 65.07 sq.m

Hall: 4.10 sq.m

Living Room / Kitchen: 25.34 sq.m

Bedroom: 16.11 sq.m

WC: 4.77 sq.m

Terrace: 12.70 sq.m





# W O E

#### Besleti

#### 1 BEDROOM

Total Area: 65.23 sq.m

Hall: 4.28 sq.m

Living Room / Kitchen: 24.95 sq.m

Bedroom: 16.11 sq.m

WC: 5.30 sq.m

Terrace: 12.20 sq.m







#### 1 BEDROOM

Total Area: 65.45 sq.m

Hall: 4.10 sq.m

Living Room / Kitchen: 26.14 sq.m

Bedroom: 15.22 sq.m

WC: 5.43 sq.m

Terrace: 11.80 sq.m







# W OF

#### Baviu

#### 1 BEDROOM

Total Area: 66.86 sq.m

Hall: 4.10 sq.m

Living Room / Kitchen: 26.33 sq.m

Bedroom: 16.11 sq.m

WC: 4.77 sq.m

Terrace: 13.50 sq.m







#### Gagrifshi

#### 1 BEDROOM

Total Area: 68.63 sq.m

Hall: 5.16 sq.m

Living Room / Kitchen: 25.05 sq.m

Bedroom: 16.89 sq.m

WC: 4.40 sq.m

Terrace: 14.80 sq.m







#### Nikosia

#### 2 BEDROOM

Total Area: 100.16 sq.m

Hall: 8.57 sq.m

Living Room / Kitchen: 25.22 sq.m

Bedroom #1: 12.50 sq.m

Bedroom #2:12.68 sq.m

WC #1: 5.88 sq.m

Terrace: 32.97 sq.m







#### Miusera

#### 2 BEDROOM

Total Area: 102.49 sq.m

Hall: 9.94 sq.m

Living Room / Kitchen: 24.80 sq.m

Bedroom #1: 12.82 sq.m

Bedroom #2:12.64 sq.m

WC #1: 7.05 sq.m

Terrace: 32.47 sq.m







#### Ritsa

#### 2 BEDROOM

Total Area: 105.21 sq.m

Hall: 12.35 sq.m

Living Room / Kitchen: 23.88 sq.m

Bedroom #1: 12.19 sq.m

Bedroom #2: 11.01 sq.m

WC #1: 4.93 sq.m

WC#2: 3.40 sq.m

Terrace: 33.67 sq.m







#### **Anakopia**

#### 2 BEDROOM

Total Area: 123.84 sq.m

Hall: 10.06 sq.m

Living Room / Kitchen: 33.58 sq.m

Bedroom #1: 15.95 sq.m

Bedroom #2: 13.58 sq.m

WC #1: 5.58 sq.m WC #2: 3.80 sq.m

Terrace: 38.17 sq.m



























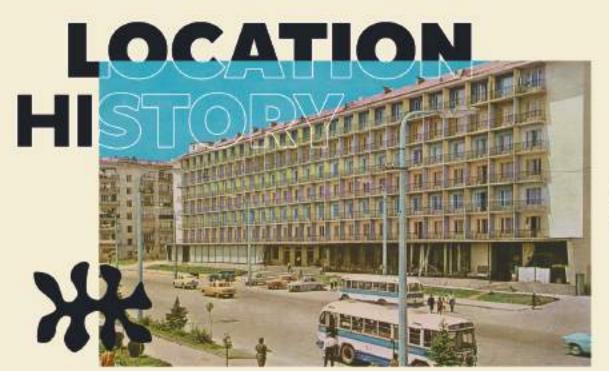


## **EXCEPTIONAL LOCATION**

Sakeni, multifunctional residential complex located in the center of Tbilisi, at #25 Vazha Pshavela Avenue.



Contral Square





BIOGRAPI GIVES LIFE TO NEW STORIES THAT LIVE ON IN OUR MEMORIES.

One such indelible location is 25 Vazha Pshavela Avenue, where Hotel Abkhazeti once stood, symbolizing the warm bond between Tbilisi and Sokhumi. This hotel mirrored its architectural twin, Hotel Tbilisi, which adorned the central avenue of Sokhumi, linking the two cities through their shared design.



### HISTORICAL PERSPECTIVE OF SAKENI

Embracing a fresh vision and lifestyle, Biograpi introduces its first remarkable project, Sakeni, on Vazha Pshavela Avenue. Symbolically, Sakeni revives the essence of the Sakeni River that flows through Abkhazia, preserving its values while reinterpreting them in a contemporary context.

The graphic symbols featured in Sakeni's logo represent the waves of the Black Sea, the elegance of Sokhumi's fountains, the mythical griffin, and the hand of friendship as a token of cherished values.

SAKENI IS A PROJECT BORN FROM THE DESIRE FOR PROGRESS AND THE INSPIRATION TO CREATE A NEW CHAPTER IN LIFE.





# FOR INVESTORS AND FOREIGN CITIZENS

Considering real estate opportunities in Georgia, the country offers several advantages:

#### STRATEGIC LOCATION

Georgia's unique position at the crossroads of Europe and Asia offers easy access to both markets and serves as a gateway for businesses looking to expand their presence in the South Caucasus region.

#### **GROWING ECONOMY**

The Georgian economy has experienced massive growth in recent years, with an exponential increase in demand for real estate, particularly in Tbilisi.

#### **BUSINESS-FRIENDLY ENVIRONMENT**

Georgia has implemented numerous reforms aimed at improving the business climate and attracting foreign investment. The country ranks highly in ease of doing business in the region and offers a favorable investment climate, including simplified tax procedures and reduced regulations.



# FOR INVESTORS AND FOREIGN CITIZENS

#### **TOURISM POTENTIAL**

Georgia is known for its four-season tourism appeal, attracting visitors with its unique nature, climate, rich history, and culture. The growing tourism industry presents opportunities for investors in the hospitality and real estate sectors.

#### PROPERTY OWNERSHIP

Foreign citizens are allowed to own property in Georgia, making it an attractive destination for real estate investment:

#### AFFORDABLE REAL ESTATE

Compared to other countries, real estate in Georgia is relatively affordable, offering attractive investment opportunities for those looking to purchase residential or commercial properties.

#### QUALITY OF LIFE

Georgia is known for its warm and welcoming hospitality, vibrant cultural heritage, exquisite wine, and delectable cuisine, making it an appealing destination for those looking to reside or invest in the country.



### REGISTRATION



Easy and efficient real estate registration services: Georgia offers a streamlined, fully electronic system for registering real estate, ensuring a hassle-free process for buyers and sellers.



Secure property rights: The country's registration system is designed to protect property rights, ensuring the security of investments.



Transparent data and fair administration procedures: The system guarantees transparency of registered data and ensures fairness in the administration process.



Short registration periods and low fees: Property rights can be registered within a short time frame (150 GEL for 4 working days, 270 GEL for one working day, and 350 GEL for the same working day).





## FLEXIBLE TAX SYSTEM

Exemption from income tax on the sale of long-term owned residential property: If you have owned residential property for more than two years, the income (profit) generated from its sale is exempt from income tax.

Low tax rate on income from the sale of residential property: Individuals selling a residential property are subject to a 5% income tax on the profit made from the sale.

Low tax rate on rental income: Income generated from renting out a property is subject to a 5% tax rate.

