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

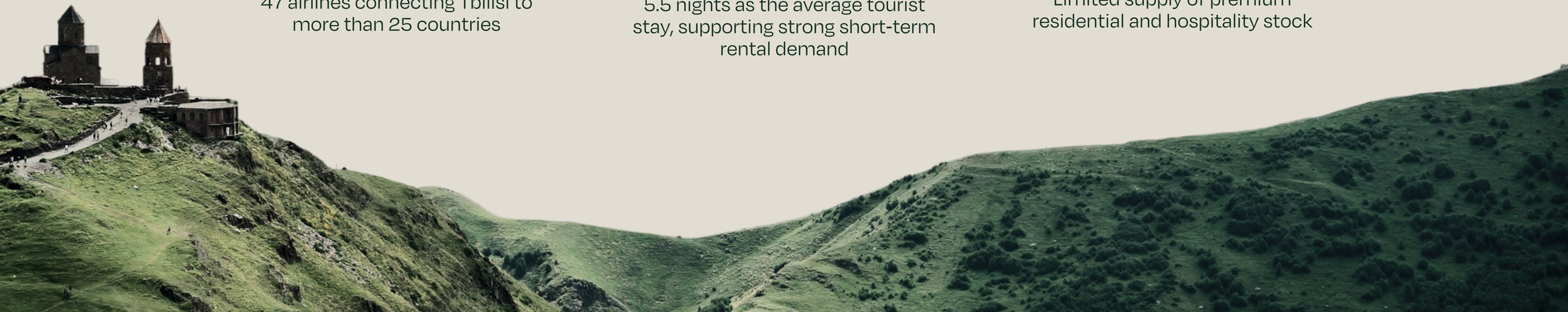
3.4 MILLION ANNUAL VISITORS TO TBILISI

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

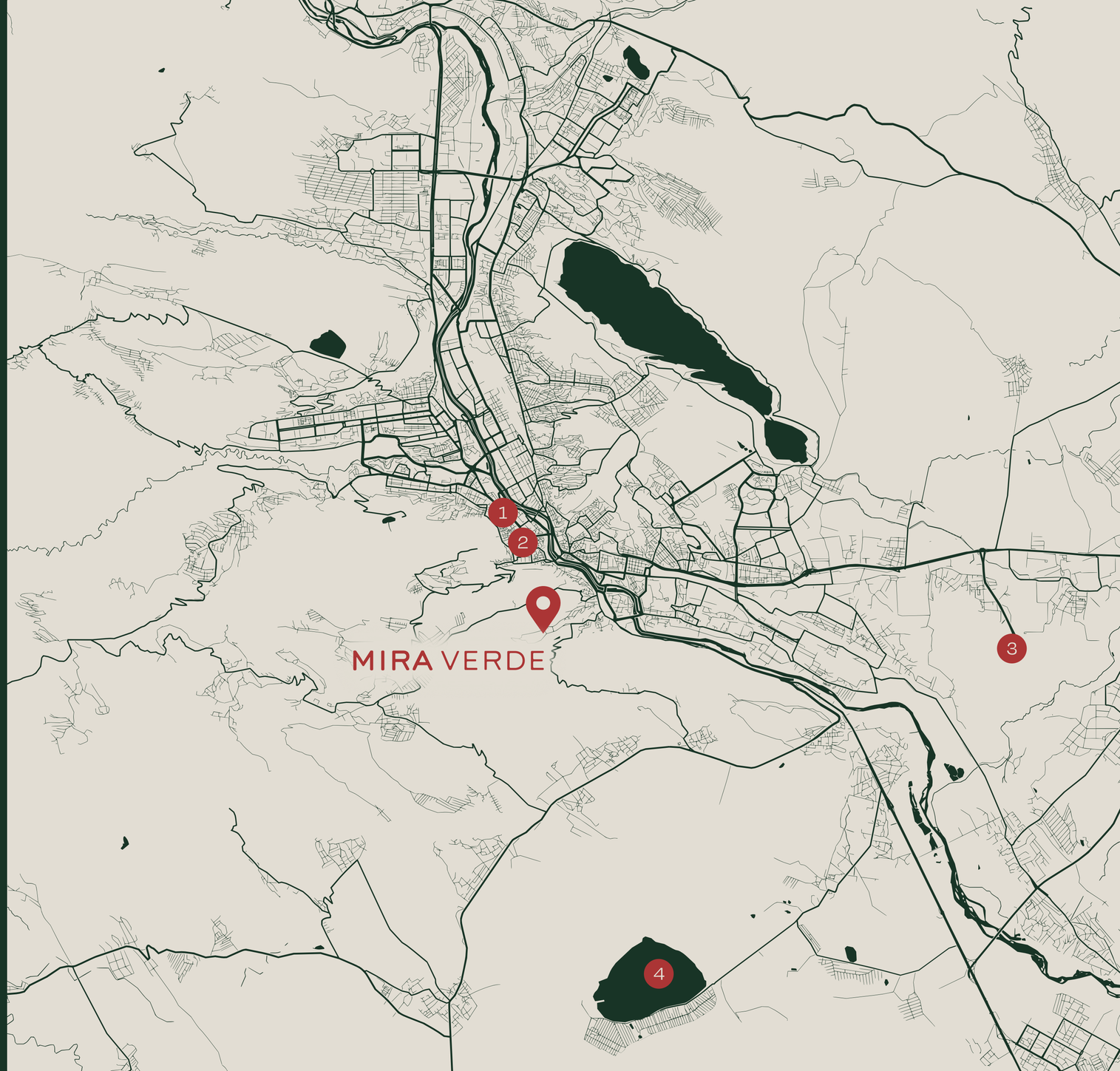


Tbilisi’s Most Desirable Address

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

Mira Verde brings together apartments, villas, townhouses, and five-star hospitality.
Homes are complemented by education, longevity and wellness facilities, retail, and leisure, creating a complete, modern district.



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



AMENITIES

- 18-hole golf course
- Longevity & SPA centre
- 5* Star Hotel
- Medical Center
- Luxurious fitness facilities
- Jogging tracks
- Cafés and restaurants
- Branded boutiques
- Convenience stores
- Office hub
- European school
- Kindergarten
- AI-focused university
- Panoramic views overlooking Tbilisi



MIRA VERDE



GOLF COURSE

An 18-hole championship golf course shapes a calm, open environment, bringing even more green space into everyday living.



EDUCATION

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







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.



LONG-TERM INVESTMENT SECURITY

- **8% guaranteed return** for 10 years
- 5-year Mira Care maintenance program, covering essential building systems, structural elements, and interior finishes.
- 3-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



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

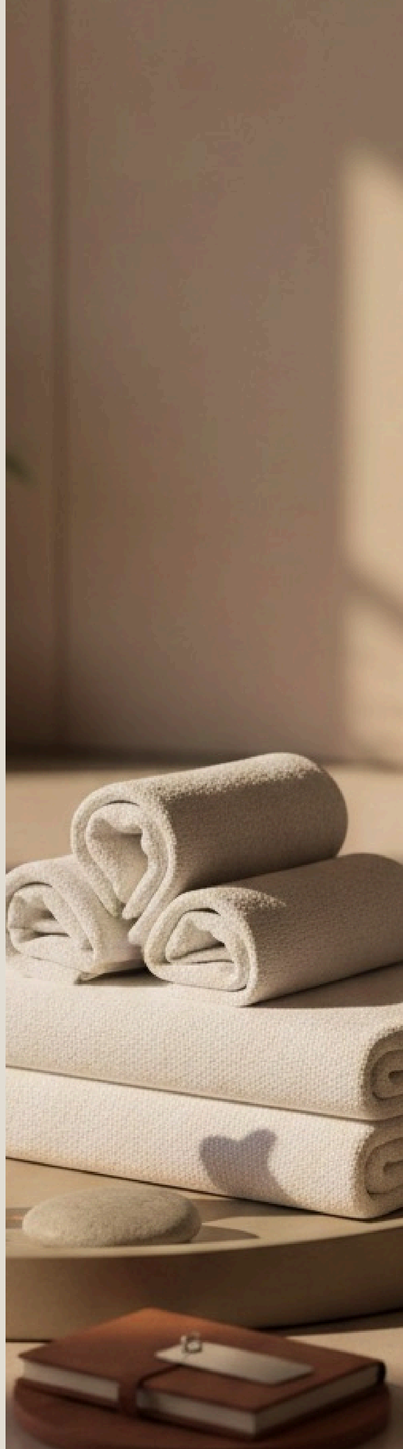
Concierge, in-room dining, housekeeping, on-call maintenance, 24/7 security, and professional rental management are all part of the experience.











MIRA VERDE

MIRA VERDE

NOW ACCEPTING EOI



Trussardi Residences - Mira Verde
Tbilisi, Georgia

Studio	409 sq ft 38 sq m	USD 196,216 AED 720,605 GEL 514,086
1BR Apartment	806 sq ft 74.9 sq m	USD 330,765 AED 1,214,733 GEL 866,604
2BR Apartment	1160 sq ft 107.8 sq m	USD 521,151 AED 1,913,925 GEL 1,365,416

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

INVEST NOW

- **8%** Guaranteed ROI For 10 Years
- **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
2nd Payment	10%	In 30 days, Pre-sale agreement signing
3rd Payment	10%	On construction permit, In 6 months
4th Payment	10%	12 months from booking
5th Payment	10%	21 months from booking
6th Payment	10%	35 months from booking
Upon Completion	40%	Q3 2029

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