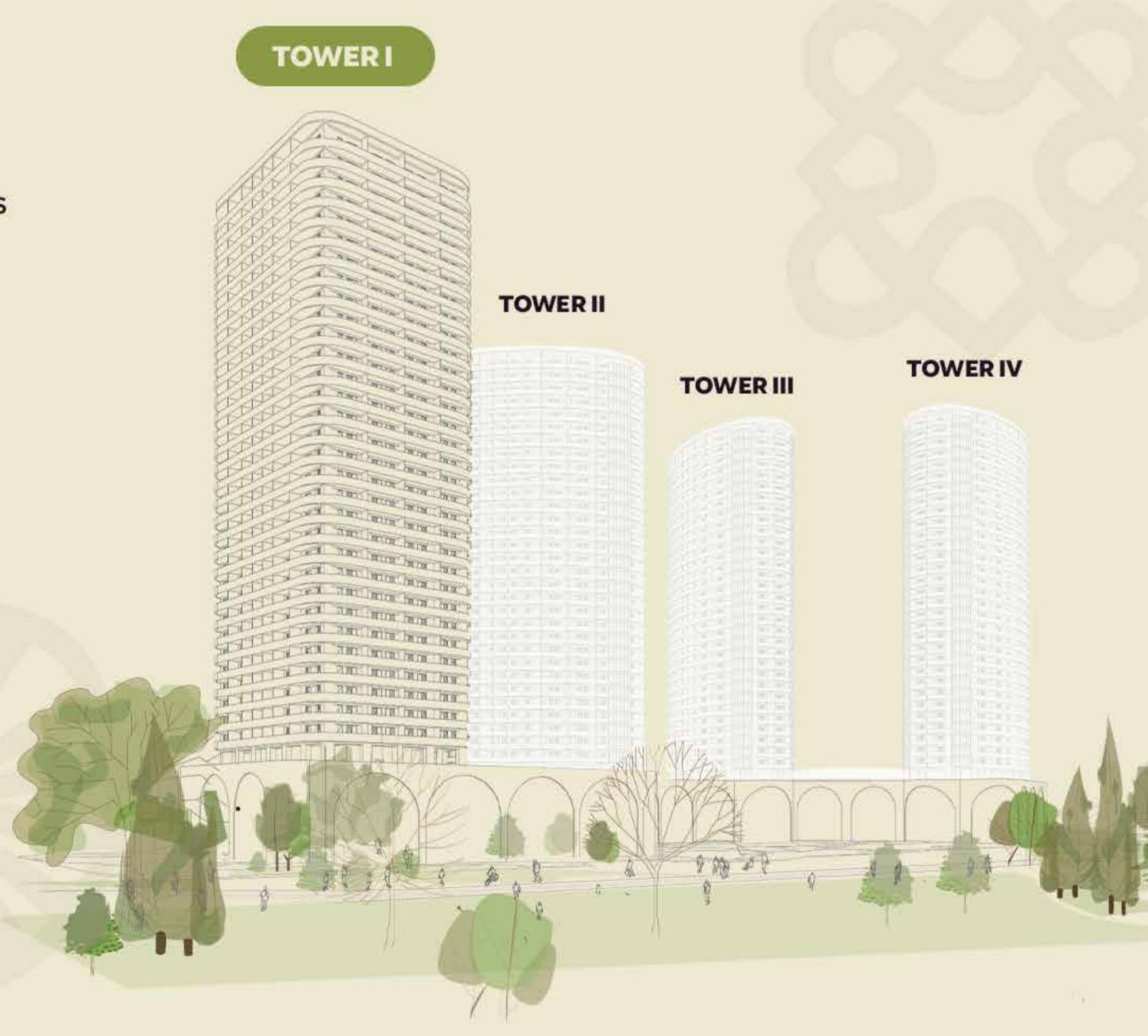




ABOUT HISNI

Hisni is 35 floors multifunctional residential complex. It offers a mix of residential, office, and commercial spaces.

- 1-4 FLOORS COMMERCIAL AND OFFICE AREAS
- 5-35 FLOORS RESIDENTIAL LIVING SPACES
- **527** APARTMENTS
- PROJECT HEIGHT 128 METERS
- APARTMENT CEILING 2.93 METERS
- **3** LEVELS OF PARKING FOR **635** CARS
- 4 PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS
- **17** APARTMENTS ON EACH FLOOR





FACADE MATERIALS

Hisni is a unique and sophisticated project where the facade material plays a crucial role.
The complex's facade will be adorned with fibroconcrete and italian teracotta panels, enhancing both sustainability and aesthetic appeal.

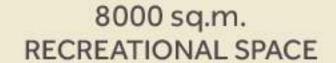
Both cladding materials are of the highest quality. **Terracotta** is highly resistant to temperature and ultraviolet radiation and Fiber cement is environmentally friendly, energy efficient, highly weather-resistant, and significantly enhances the building's fire safety.













GREEN TERRACE



LOBBY WITH CONCIERGE SERVICE



OFFICE SPACE



25-METER POOL



PADDLE COURT



BASKETBALL COURT



FOOTBALL STADIUM



FITNESS CENTER



AESTHETIC CENTER



SUPERMARKET



PHARMACY



CAFE-RESTAURANTS



BANK



VARIOUS TYPES OF SHOPS











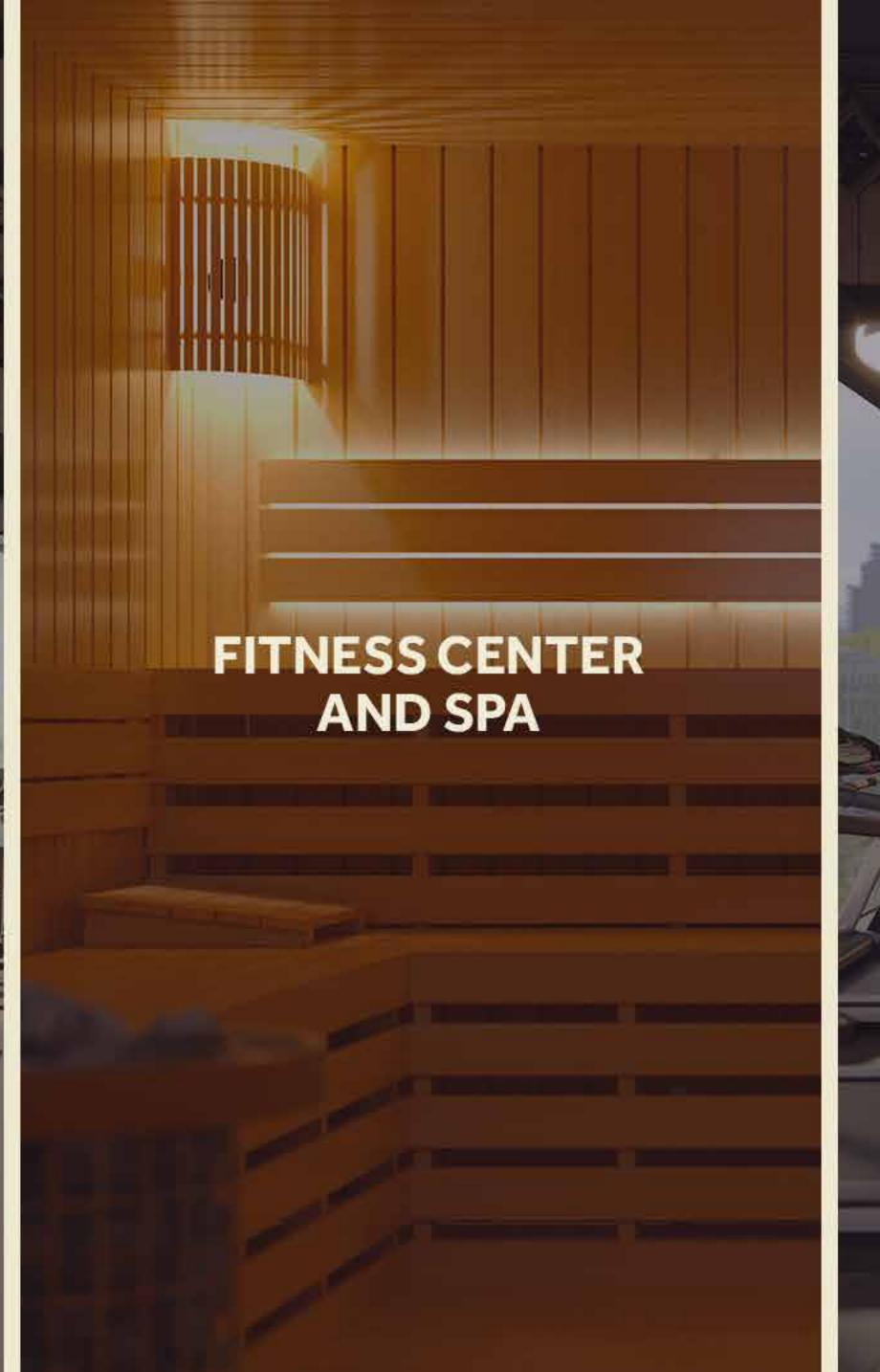


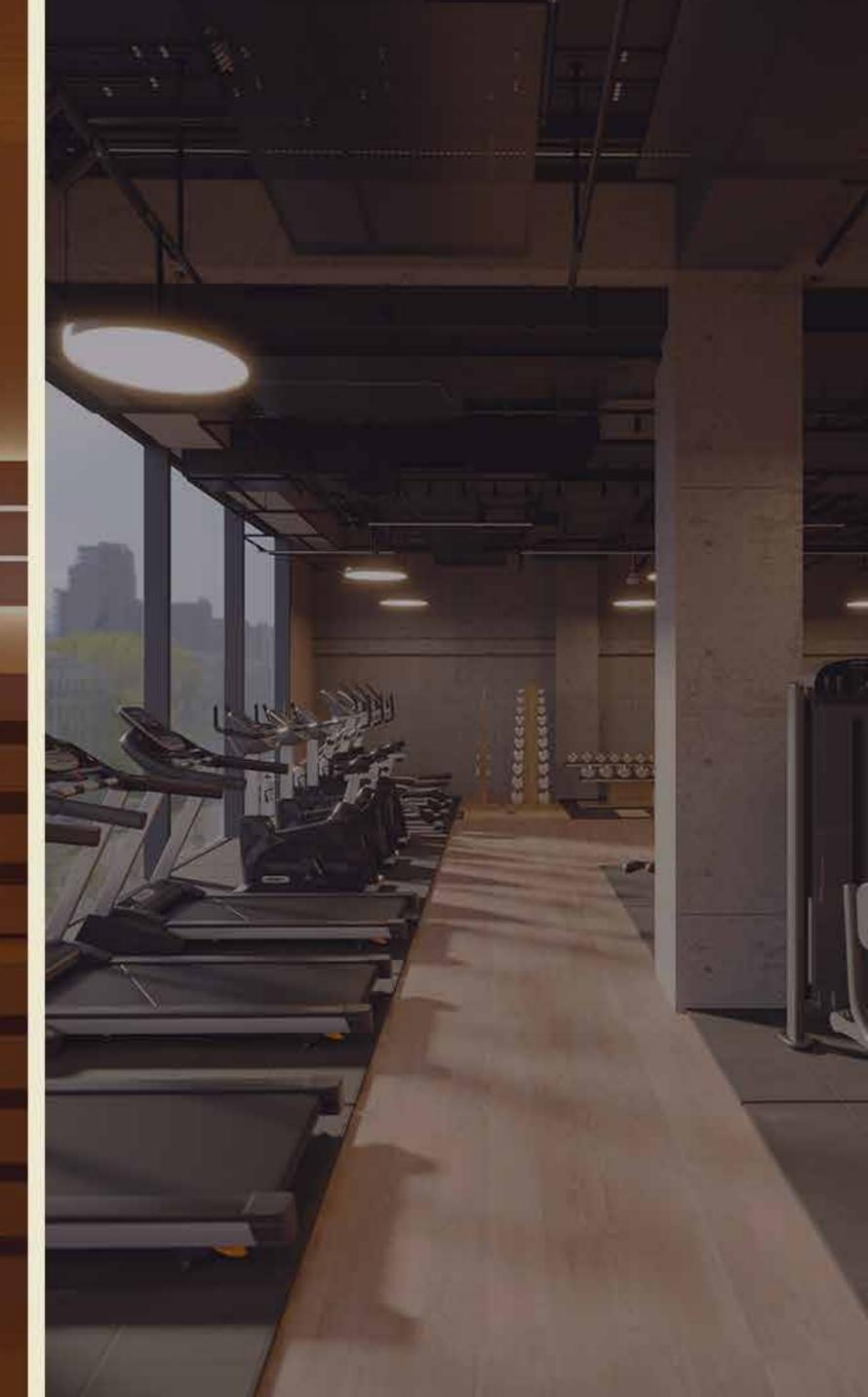


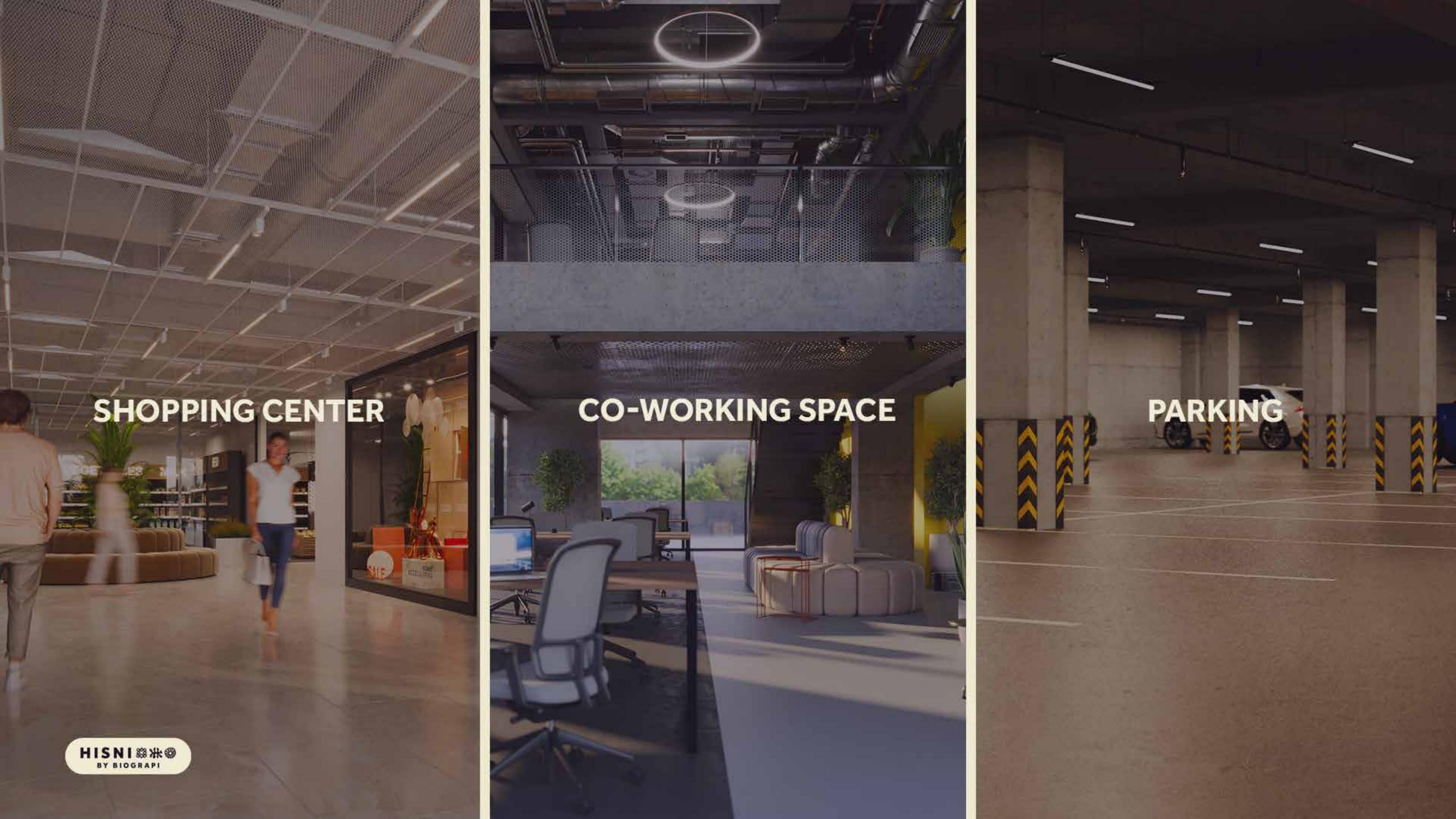


















EXCEPTIONAL LOCATION

The multifunctional residential complex 'Hisni' is located in the oldest district of Tbilisi, Isani, at 69 Queen Ketevan Avenue.







































ENERGY EFFICIENCY AND SAFETY

Hisni 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 Hisni's design. Equipping spaces with sound insulation systems not only maintains warmth and a cozy atmosphere but also improves productivity and focus, creating a quieter 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.

HISNI HAS PARTNERED WITH TOP-TIER COMPANIES

Meinhardt General Engineering Safety - The international expert group

Acustico - Acoustic Planning and Compliance with Norms

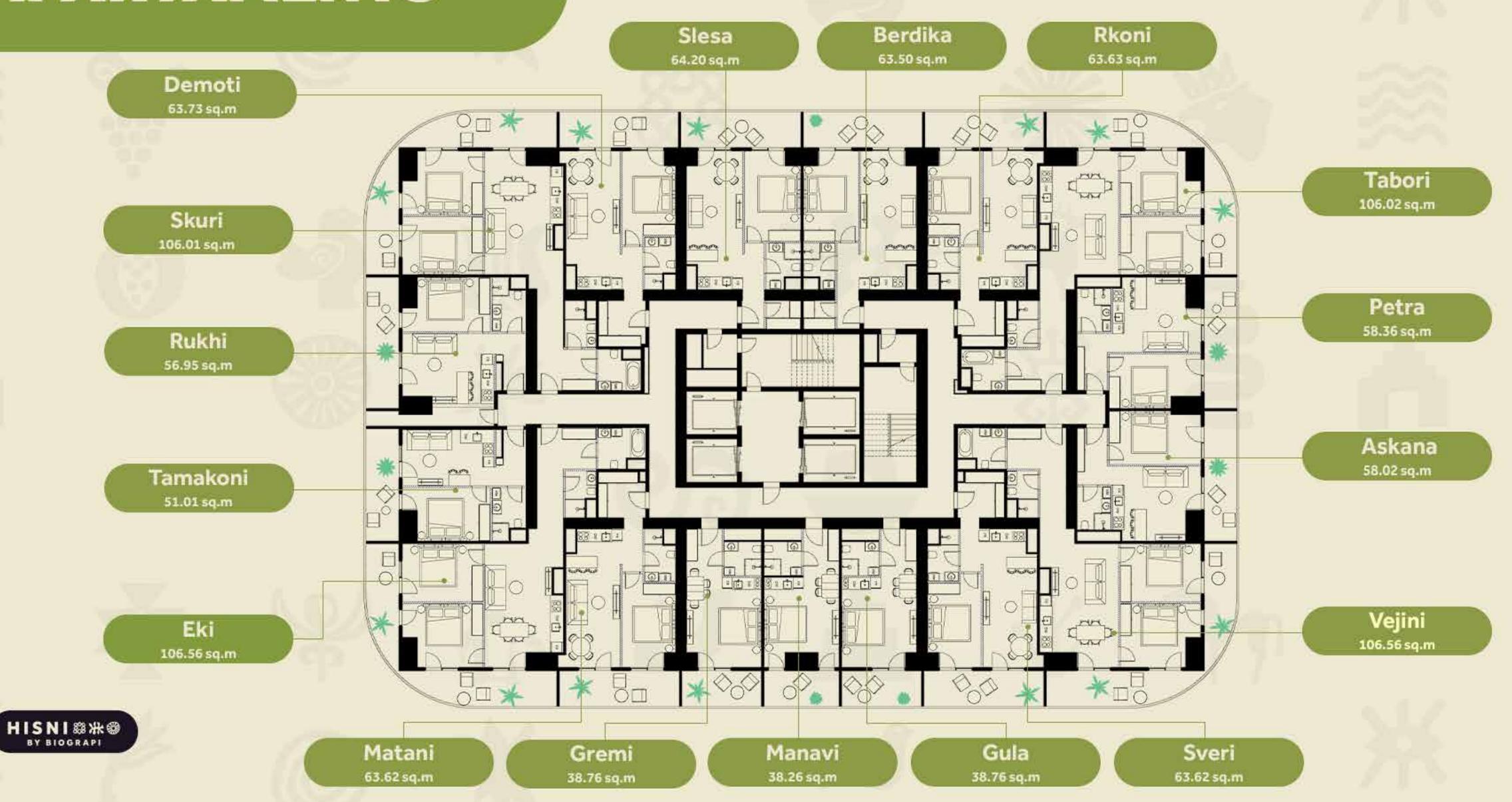
Fibroconcrete - Facade Engineering







APARTAMENTS



MANAVI

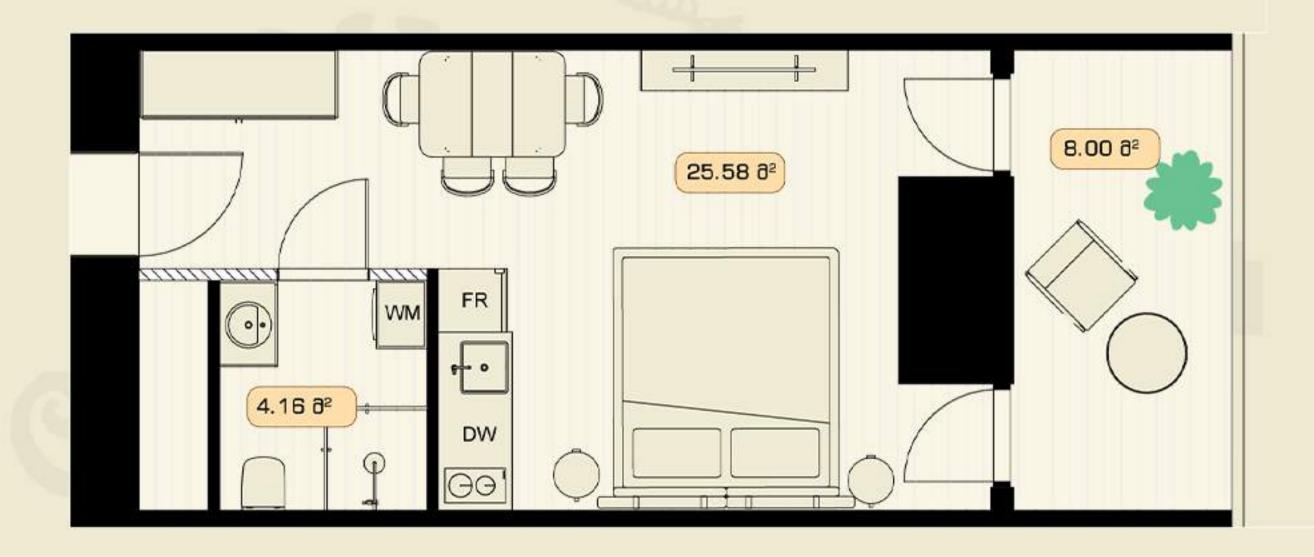
STUDIO

Total Areaa: 38.26 sq.m

Common Space: 25.58 sq.m

WC: 4.16 sq.m

Terrace: 8.00 sq.m





GREMI

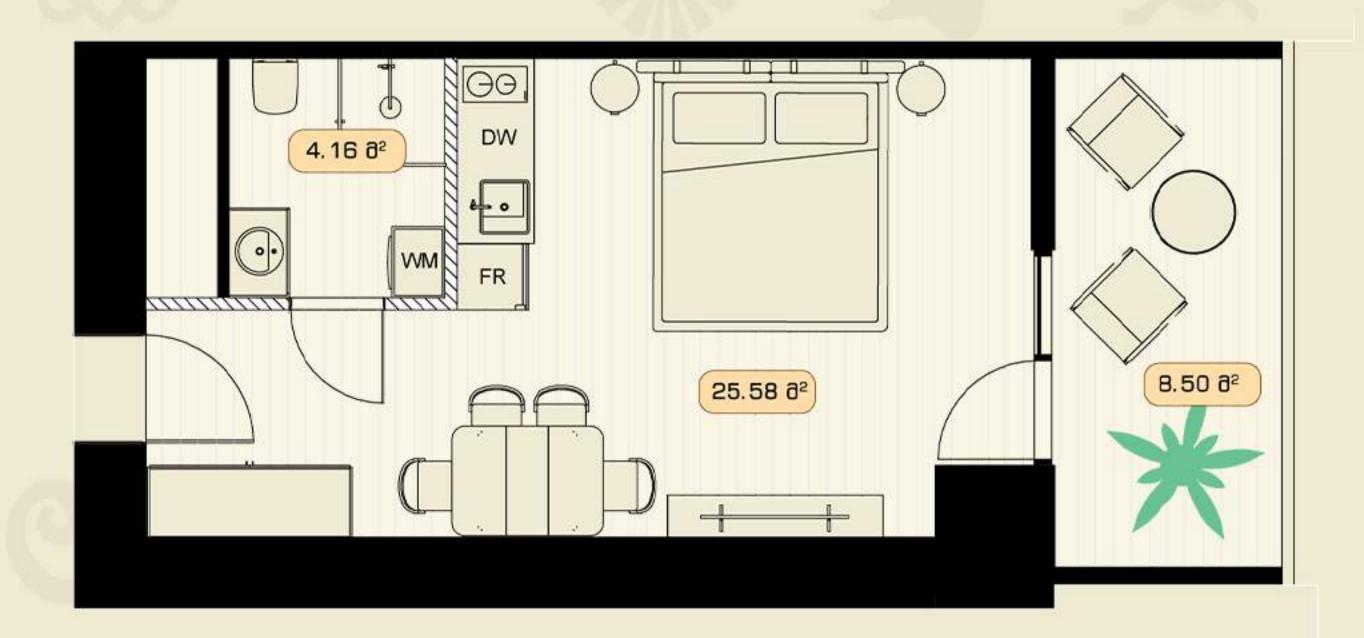
STUDIO

Total Areaa: 38.76 sq.m

Common Space: 25.58 sq.m

WC: 4.16 sq.m

Terrace: 8.50 sq.m





GULA

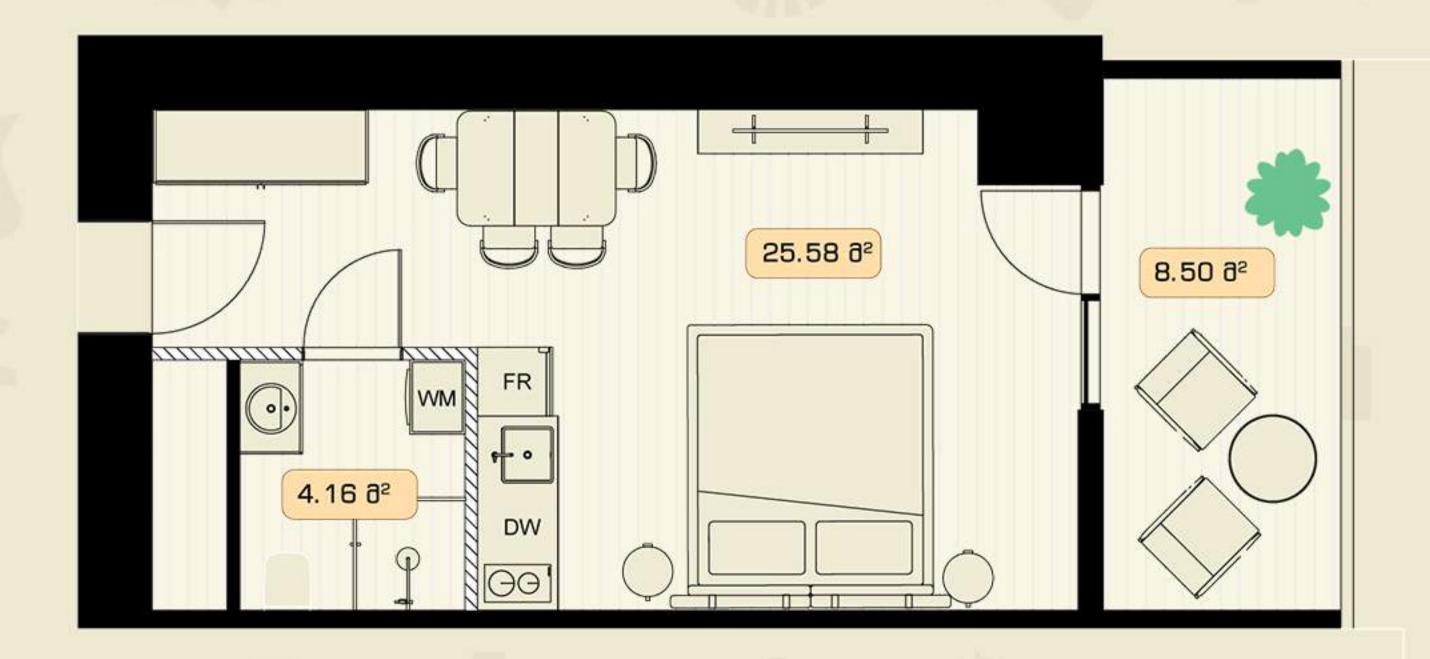
STUDIO

Total Area: 38.76 sq.m

Common Space: 25.58 sq.m

WC: 4.16 sq.m

Terrace: 8.50 sq.m





TAMAKONI

1 BEDROOM

Total Area: 51.01 sq.m

Hall: 4.90 sq.m

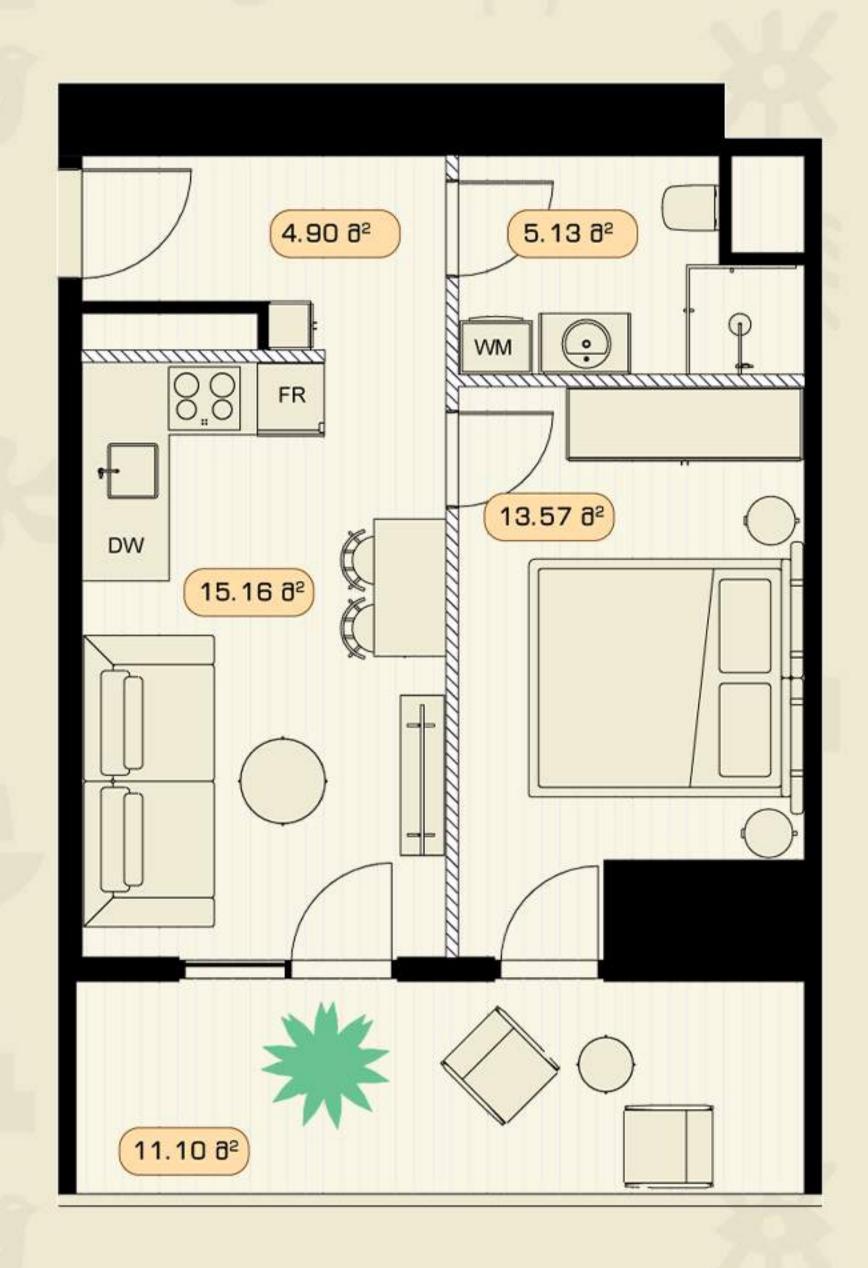
Living Room / Kitchen: 15.16 sq.m

Bedroom: 13.57 sq.m

WC: 5.13 sq.m

Terrace: 11.10 sq.m





RUKHI

1 BEDROOM

Total Area: 56.95 sq.m

Hall: 4.98 sq.m

Living Room / Kitchen: 18.84 sq.m

Bedroom: 13.81 sq.m

WC: 5.22 sq.m

Terrace: 12.95 sq.m





ASKANA

1 BEDROOM

Total Area: 58.02 sq.m

Hall: 4.98 sq.m

Living Room / Kitchen: 19.88 sq.m

Bedroom: 14.32 sq.m

WC: 4.77 sq.m

Terrace: 12.86 sq.m





PETRA

1 BEDROOM

Total Area: 58.36 sq.m

Hall: 4.98 sq.m

Living Room / Kitchen: 19.88 sq.m

Bedroom: 14.57 sq.m

WC: 4.77 sq.m

Terrace: 12.95 sq.m





BERDEKA

1 BEDROOM

Total Area: 63.50 sq.m

Hall: 5.49 sq.m

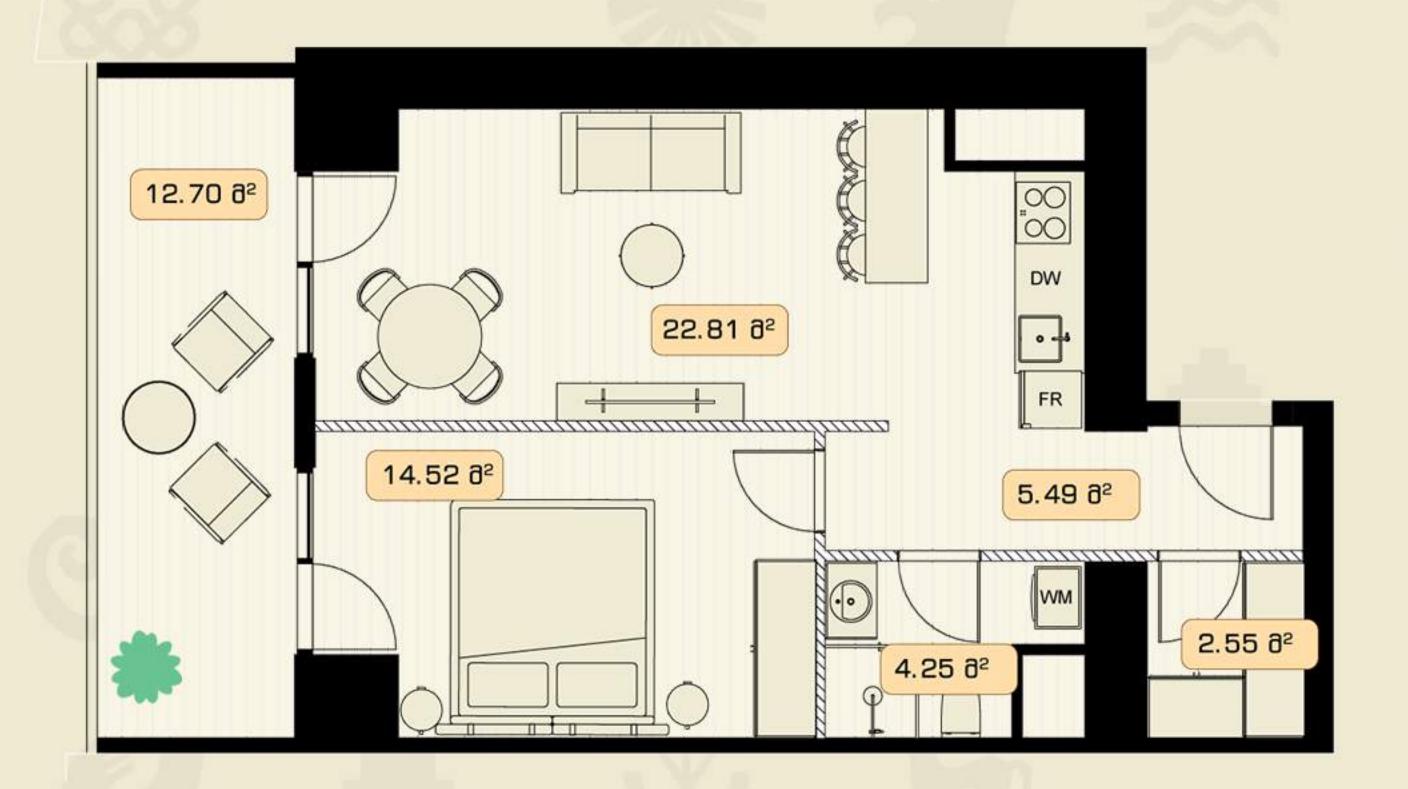
Living Room / Kitchen: 22.81 sq.m

Bedroom: 14.52 sq.m

WC: 4.25 sq.m

Wardrobe Room: 2.55 sq.m

Terrace: 12.70 sq.m





MATANI

1 BEDROOM

Total Area: 63.62 sq.m

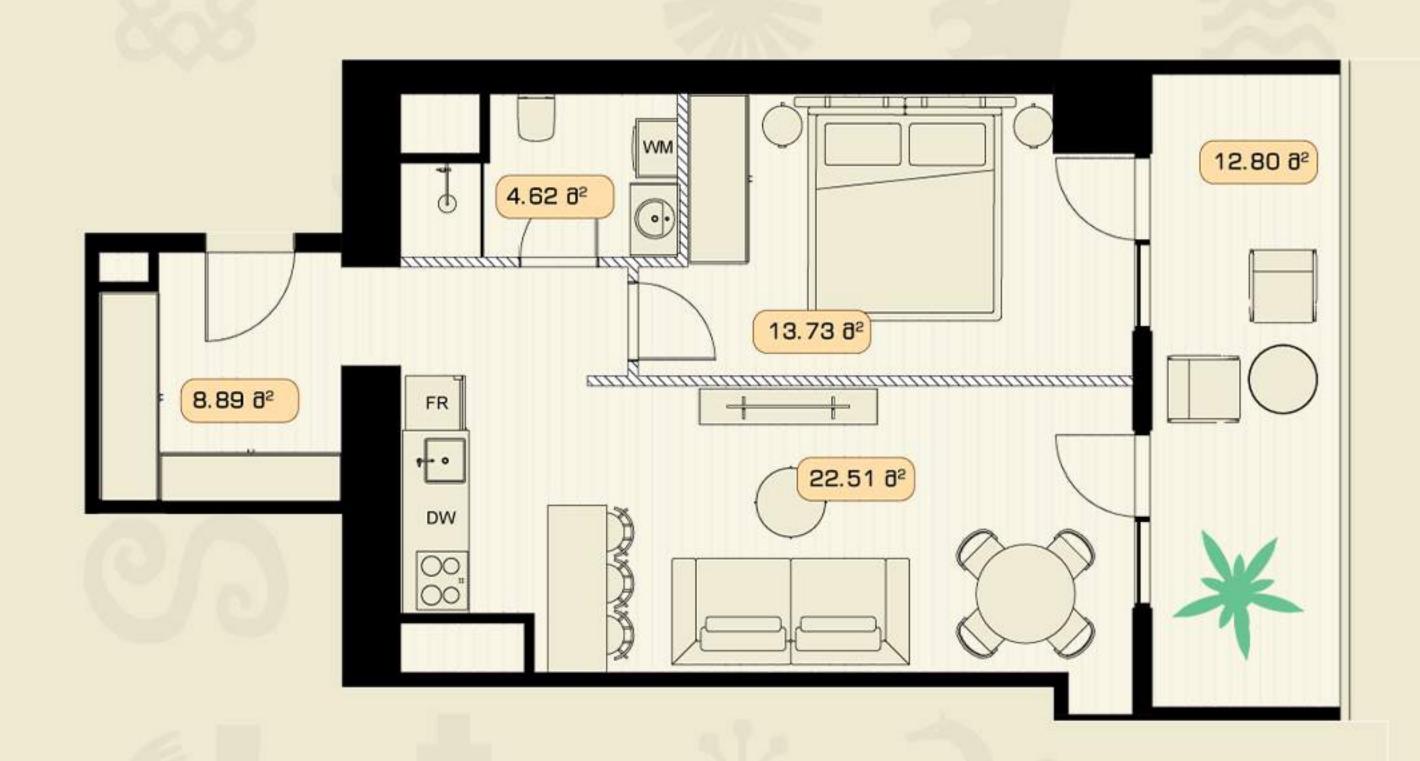
Hall: 8.89 sq.m

Living Room / Kitchen: 22.51 sq.m

Bedroom: 13.73 sq.m

WC: 4.62 sq.m

Terrace: 12.80 sq.m





SVERI

1 BEDROOM

Total Area: 63.62 sq.m

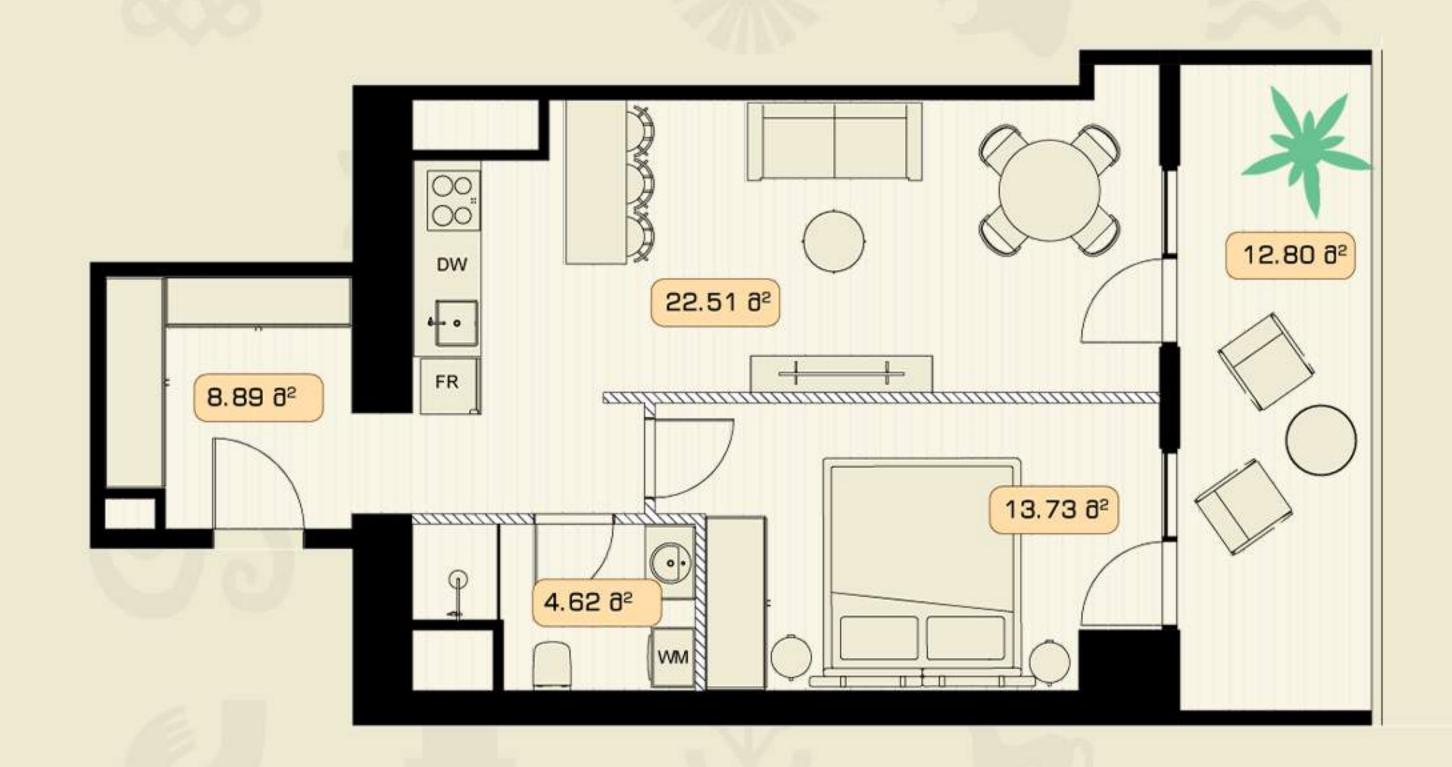
Hall: 8.89 sq.m

Living Room / Kitchen: 22.51 sq.m

Bedroom: 13.73 sq.m

WC: 4.62 sq.m

Terrace: 12.80 sq.m





RKONI

1 BEDROOM

Total Area: 63.63 sq.m

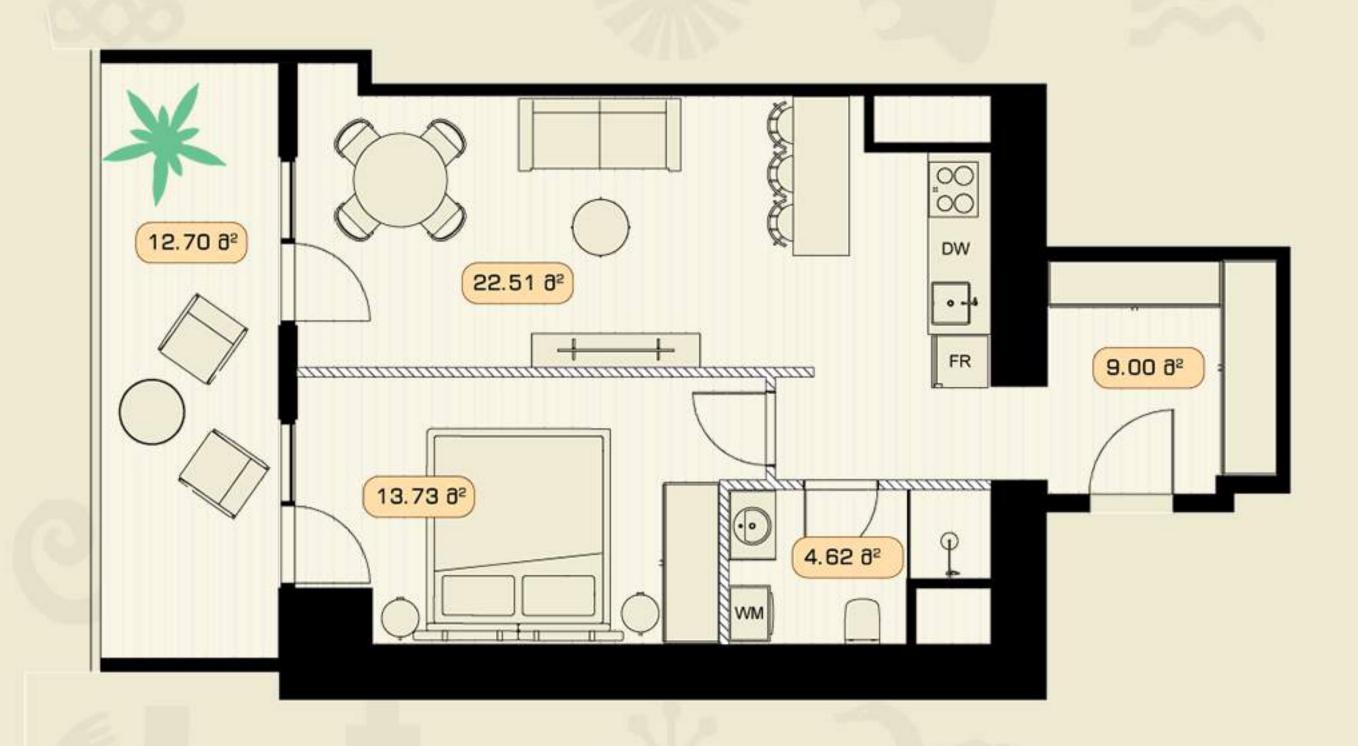
Hall: 9.00 sq.m

Living Room / Kitchen: 22.51 sq.m

Bedroom: 13.73 sq.m

WC: 4.62 sq.m

Terrace: 12.70 sq.m





DEMOTI

1 BEDROOM

Total Area: 63.73 sq.m

Hall: 9.09 sq.m

Living Room / Kitchen: 22.51 sq.m

Bedroom: 13.73 sq.m

WC: 4.62 sq.m

Terrace: 12.70 sq.m





SLESA

1 BEDROOM

Total Area: 64.20 sq.m

Hall: 4.62 sq.m

Living Room / Kitchen: 22.56 sq.m

Bedroom: 14.76 sq.m

WC: 4.62 sq.m

Wardrobe Room: 2.77 sq.m

Terrace: 12.80 sq.m





SKURI

2 BEDROOM

Total Area: 106.01 sq.m

Hall: 11.51 sq.m

Living Room / Kitchen: 29.28 sq.m

Bedroom#1: 13.69 sq.m

Bedroom#2: 15.16 sq.m

WC#1: 4.12 sq.m

WC#2: 5.06 sq.m

Terrace: 25.45 sq.m





TABORI

2 BEDROOM

Total Area: 106.02 sq.m

Hall: 11.51 sq.m

Living Room / Kitchen: 29.28 sq.m

Bedroom#1: 13.69 sq.m

Bedroom#2: 15.16 sq.m

WC#1: 5.07 sq.m

WC#2: 4.12 sq.m

Terrace: 25.45 sq.m





EKI

2 BEDROOM

Total Area: 106.56 sq.m

Hall: 11.51 sq.m

Living Room / Kitchen: 29.28 sq.m

Bedroom#1: 13.69 sq.m

Bedroom#2: 15.16 sq.m

WC#1: 5.61 sq.m

WC#2: 4.12 sq.m

Terrace: 25.45 sq.m





APARTAMENT TYPE

VEJINI

2 BEDROOM

Total Area: 106.56 sq.m

Hall: 11.51 sq.m

Living Room / Kitchen: 29.28 sq.m

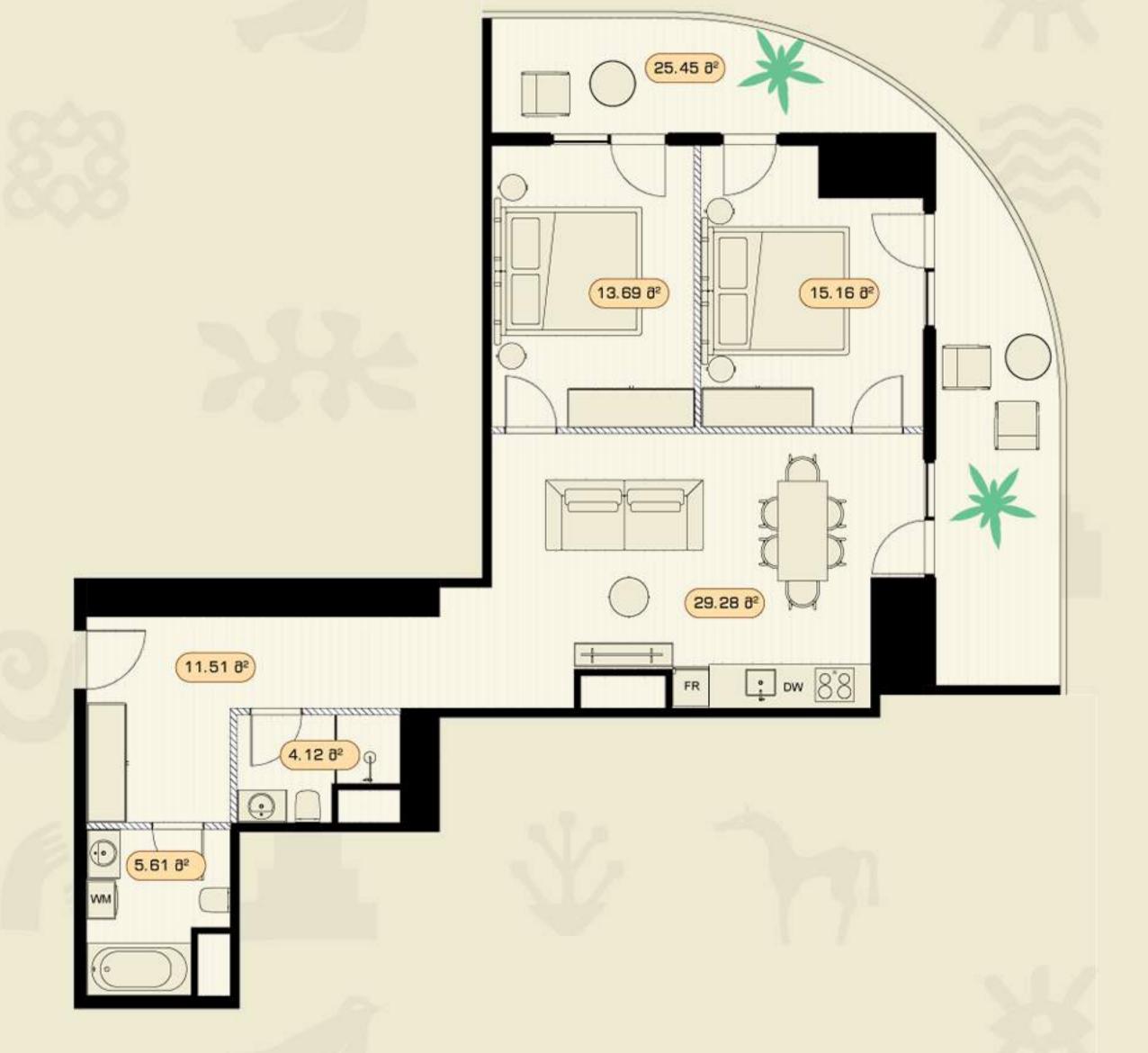
Bedroom#1: 13.69 sq.m

Bedroom#2: 15.16 sq.m

WC#1: 5.61 sq.m

WC#2: 4.12 sq.m

Terrace: 25.45 sq.m





























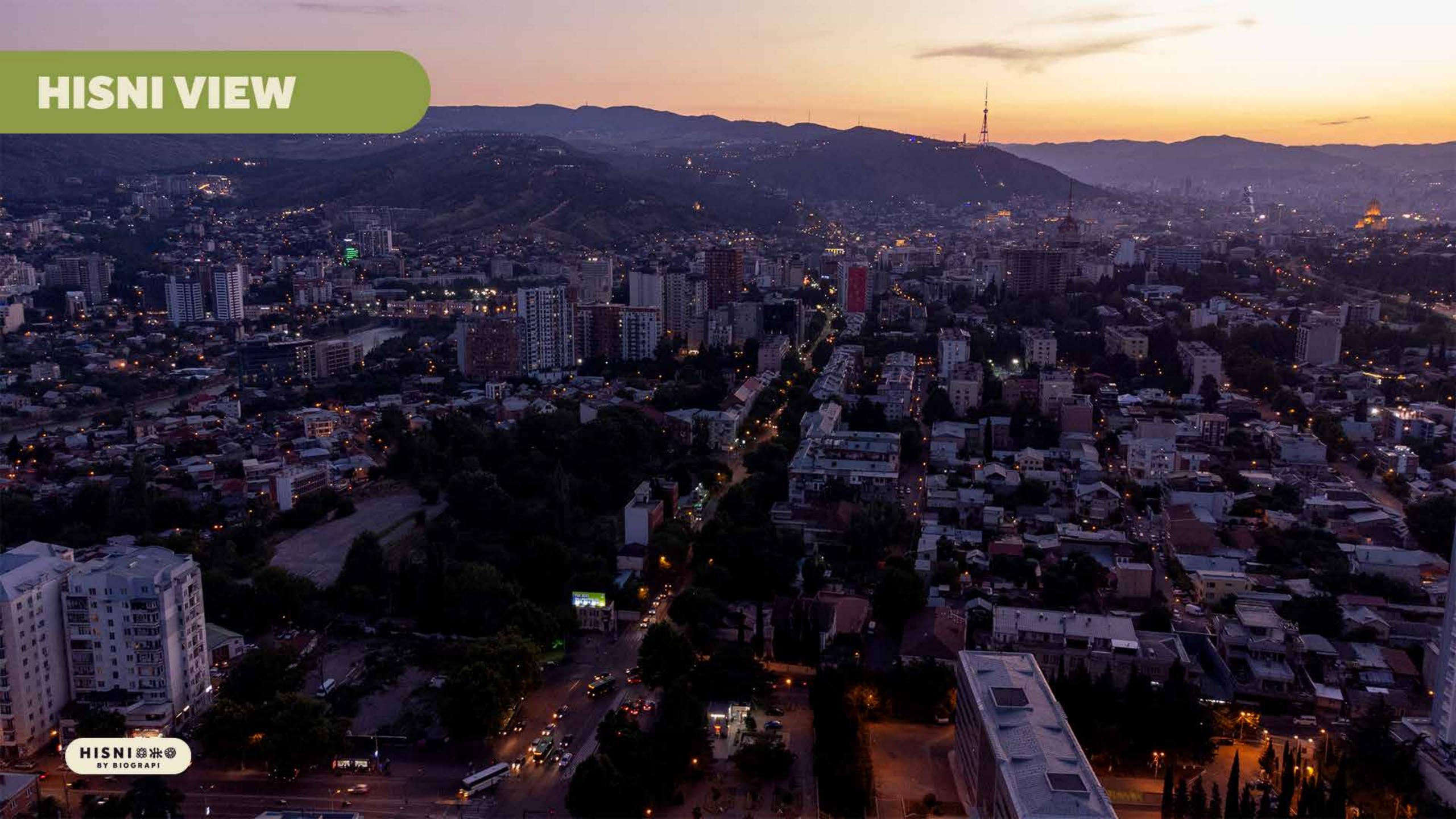












DELIVERY TERMS AND CONDITIONS



HISNI OFFERS FLEXIBLE PAYMENT TERMS

- INTERNAL CREDIT WITHOUT DOWNPAYMENT
- DISCOUNT ON BANK MORTGAGE LOAN
- DISCOUNT ON CASH PAYMENT

COMPLETION OF CONSTRUCTION

- 2028

DELIVERY CONDITION

- GREEN FRAME







GREEN FRAME

Fireproof iron door at the entrance



Ceiling height of at least 3 meters



Aluminum doors and windows with opening-hanging function and low-emission energy-efficient 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 Gas and fire detectors installed in each apartment



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

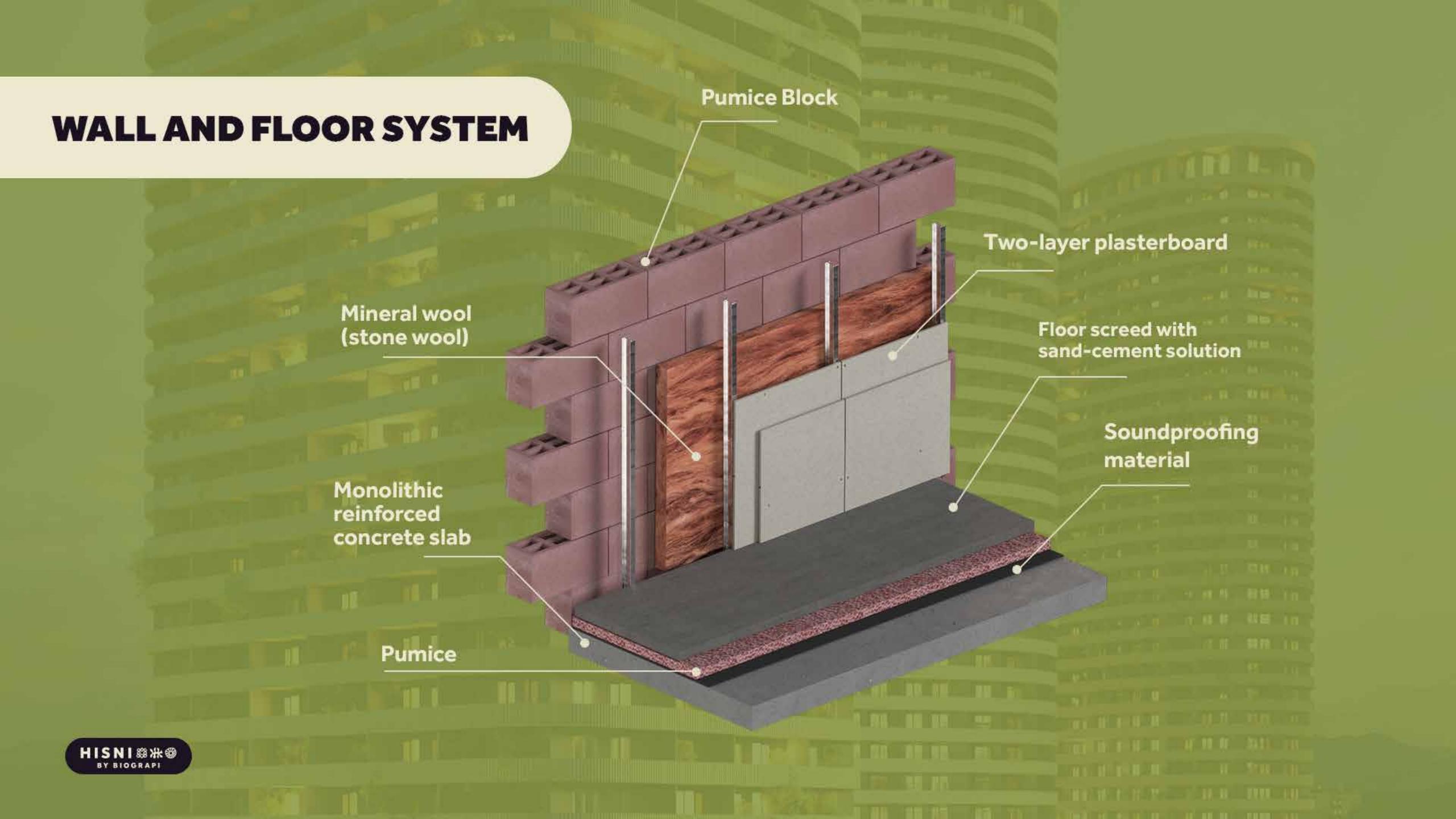


Four high-speed, load-carrying elevators with UPS systems for passen-ger, freight, and fire service purposes



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





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.



REGULAR CLEANING SERVICE



LANDSCAPING AND GARDENING



FIRE SYSTEM SERVICES



ELECTRIC GENERATOR MANAGEMENT SERVICE



AINTENANCE OF COMMON SPACES SUCH AS ENTRANCES AND ELEVATORS



MONITORING OF WATER RESERVOIRS



CONCIERGE SERVICES



24-HOUR SECURITY INSPECTION



COMPLEX MANAGER

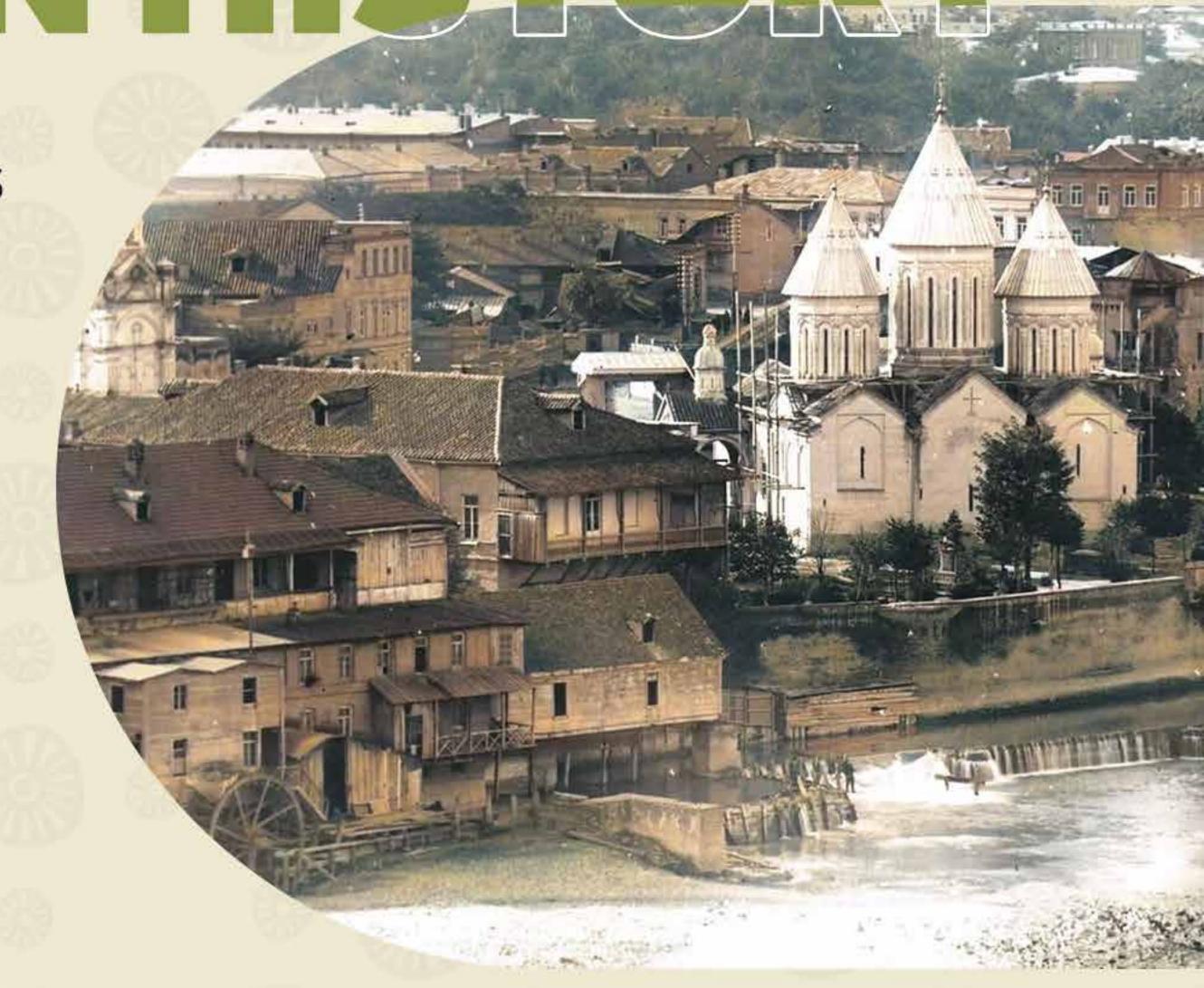


LOCATION HISTORY

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

Queen Ketevan Avenue is one of the longest avenues in the city, following the historical road that connects Tbilisi and Kakheti. The avenue is named after Queen Ketevan, a tortured and sainted Georgian queen.

Isani is a historical district of Tbilisi, first mentioned in sources in the 11th century. During the 8th-9th centuries, under Arab rule, the area was fortified with stone walls and a moat. Due to its strength, it was called 'Hisni'—Isani (fortress) in Arabic. In the 12th-13th centuries, Isani housed the royal palace, court church, and the Metekhi temple on a rock overlooking the Mtkvari River. The district of Isani was referred to as Metekhi in the late Middle Ages.





HISTORICAL PERSPECITIVE OF HISNI

In the 1830s, a military hospital and the Tbilisi-Baku railway were built in the Navtlugi area, leading to the establishment of a railway settlement.

A Georgian-made tramcar was developed in Tbilisi in 1959, and a tram repair depot was built in 1960 using funds from the Tbilisi Tram and Trolleybus Department, within the area of our project territory. A total of four cars of this model were produced. This innovative tramcar was very rare for its time.



