



**BARE**   
**BY BIOGRAPI**

**BARE  
CONNECTS US**



# ABOUT BARE

**Bare** is a charming and elegant residential project nestled in the heart of Old Tbilisi - one of the city's most authentic and vibrant areas. Surrounded by history and culture, it offers a refined living experience where timeless charm meets modern com-

- **-1 FLOOR - PARKING AREA**
- **1 FLOOR - COMMERCIAL AREA**
- **2-5 FLOORS - RESIDENTIAL SPACES**
- **44 APARTMENTS**
- **PROJECT HEIGHT - 19 M**
- **PARKING FOR 20 CARS**
- **PREMIUM QUALITY, HIGH-CAPACITY ELEVATOR**



# FACADE MATERIALS

**Bare** is a distinguished and refined project, with its unique character significantly shaped by the facade materials.

**High-quality natural materials** have been used for the facade cladding, ensuring both durability and aesthetics, while seamlessly blending with the historical architectural style.

The ground floor features **natural granite**, known for its high resistance to moisture and mechanical impact, making it ideal for areas with intensive use.

The residential part of the building is clad in **natural brick**, which provides optimal thermal insulation and creates a visually warm and classic appearance.









**BARE**   
BY BIOGRAPY



# LOBBY WITH 24/7 CONCIERGE SERVICE



# GREEN ZONE

# ENERGY EFFICIENCY AND SAFETY

**Bare** 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 Bare'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

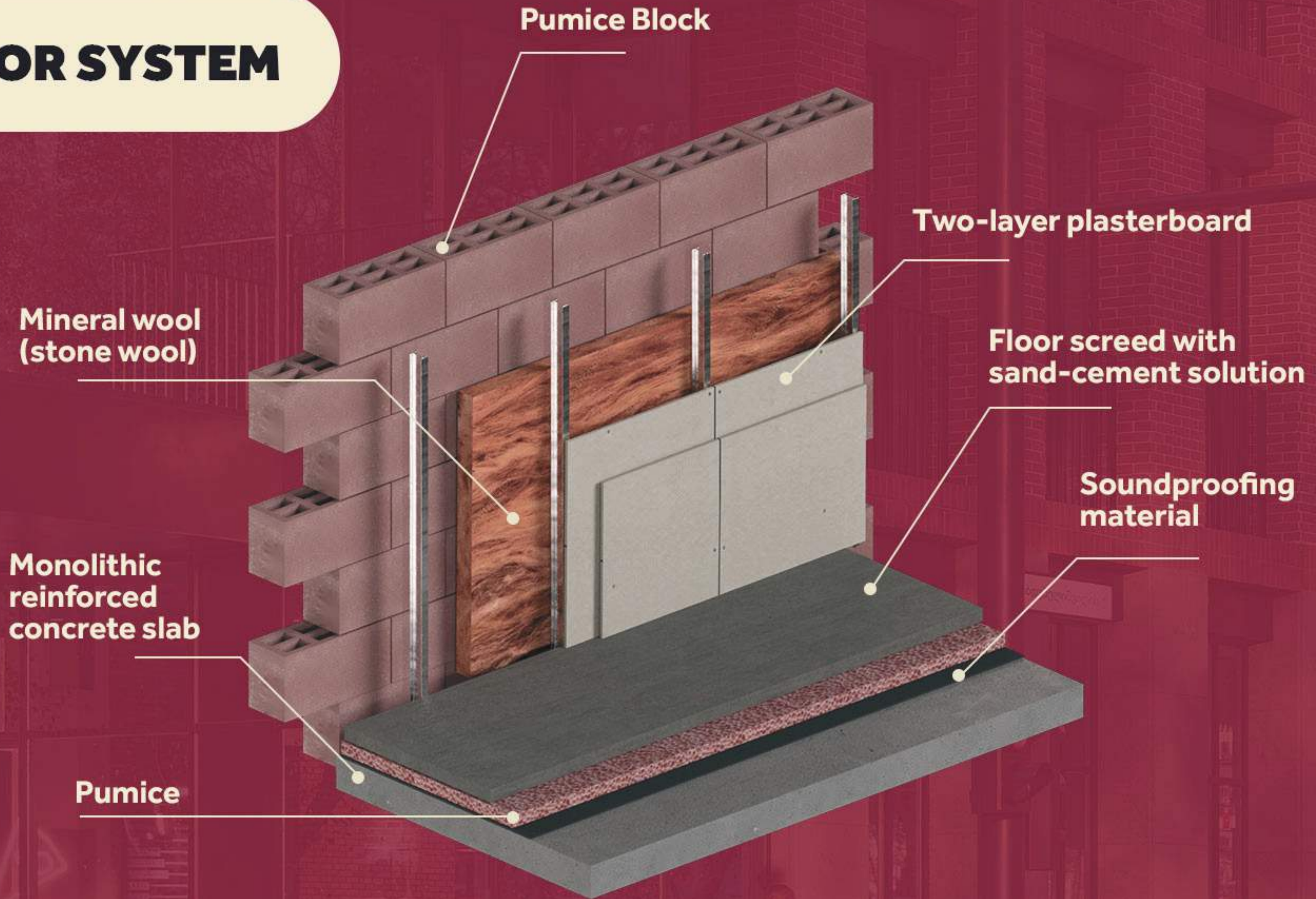
**Acustico** - Acoustic Planning and Compliance with Norms

The logo for Meinhardt, featuring the word "MEINHARDT" in a blue, sans-serif font with a red dot above the letter "I".The logo for Acustico, featuring the word "ACUSTICO" in a green, sans-serif font with a stylized red and green graphic element resembling sound waves or a stylized 'S' between the 'U' and 'T'.The logo for Bare by Biografi, featuring the word "BARE" in a bold, sans-serif font with a small icon of a building and the text "BY BIOGRAFI" below it.

ნ. ლომოურის ქ.

ბიზნეს ცენტრის ქ.

# WALL AND FLOOR SYSTEM



# DELIVERY TERMS AND CONDITIONS

## BARE OFFERS FLEXIBLE PAYMENT TERMS

- INTERNAL CREDIT WITHOUT DOWNPAYMENT
- DISCOUNT ON CASH PAYMENT

COMPLETION OF CONSTRUCTION  
- **2027**

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 high efficient double gypsum vibro and sound insulation system



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



High-speed, load-carrying elevator with UPS systems for passenger, 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



ELECTRIC GENERATOR  
MANAGEMENT SERVICE



CONCIERGE  
SERVICES



LANDSCAPING AND  
GARDENING



MAINTENANCE OF COMMON SPACES SUCH AS  
ENTRANCES AND ELEVATOR



24-HOUR SECURITY  
INSPECTION



FIRE SYSTEM  
SERVICES



MONITORING OF WATER  
RESERVOIRS



COMPLEX  
MANAGER

# INTERIOR



# INTERIOR



# INTERIOR



# EXCEPTIONAL LOCATION

Bare - Avlabari, at #3 Niko Lomouri Street.



JUSTICE HOUSE



ORBELIANI SQUARE



HOLY TRINITY CATHEDRAL OF TBILISI



FREEDOM SQUARE



FREEDOM BRIDGE



RIKE PARK



AVLABARI

Holy Trinity Cathedral - 10 Min 🚶

Metro "Avlabari" - 7 Min 🚶

Freedom Bridge - 6 Min 🚗

Justice House - 5 Min 🚗

Freedom Square - 5 Min 🚗

# BARE VIEW



# BARE VIEW



# BARE VIEW

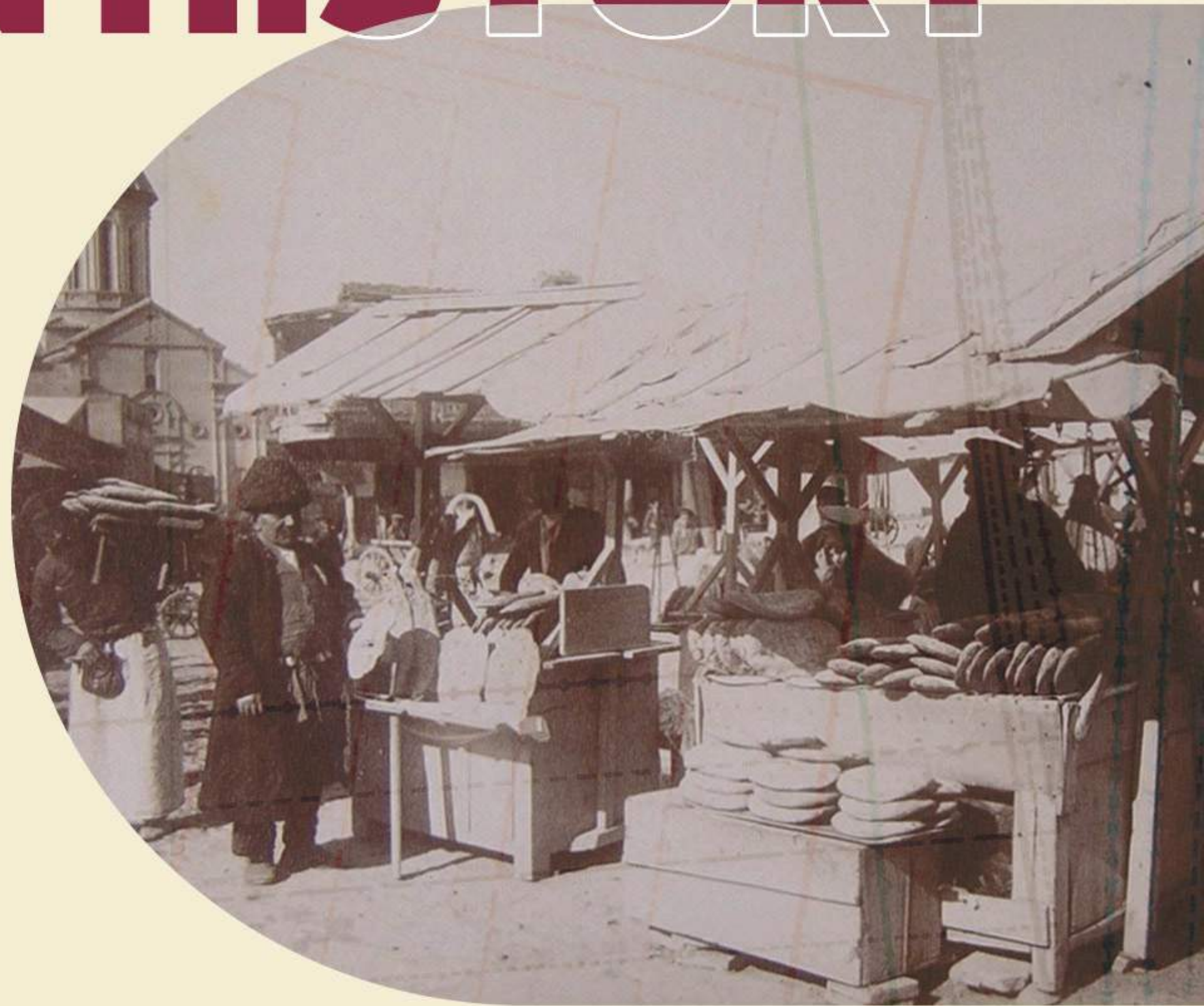


# LOCATION HISTORY

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

Avlabari is one of the oldest districts of Tbilisi, located between Rike, Chughureti, Elia, and Navtlughi. The name "Avlabari" became established in the 14th century. The main parts of Avlabari were Sogdobili and Metekhi. In the 18th century, Avlabari was surrounded by two defensive walls. Since ancient times, the Metekhi (also known as the Avlabari) Bridge connected Kala-Tbilisi and Avlabari across the Mtkvari River.

Niko Lomidze Street has existed in Tbilisi since the 19th century, stretching from Kedi Turn to Konstantine Tsutskiridze Street. It was named after Niko Lomidze in 1923.



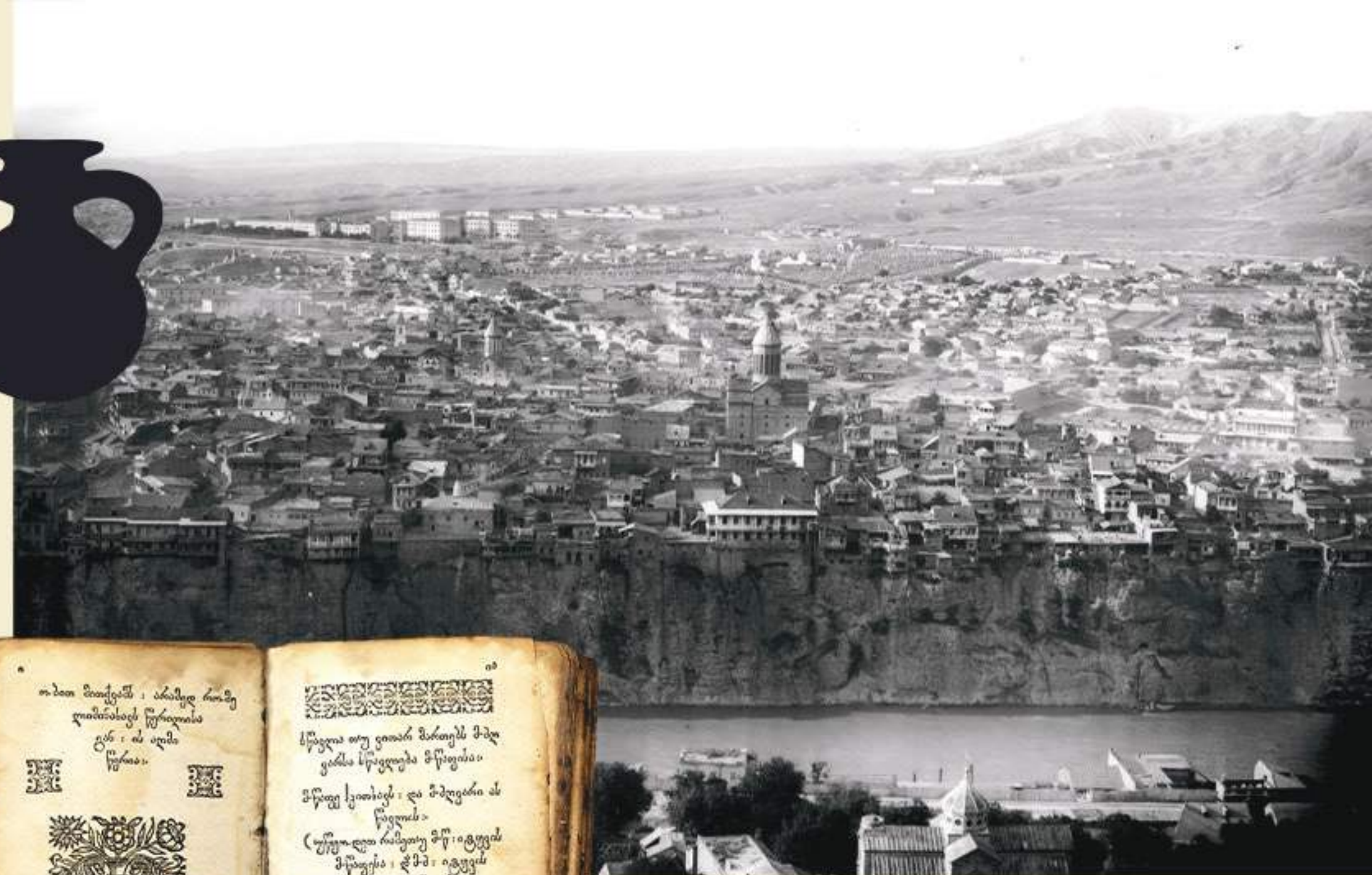
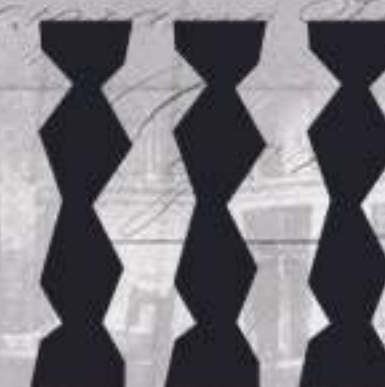
# HISTORICAL PERSPECTIVE OF BARE

The word "Bare" means trench, barrier, or fortification.

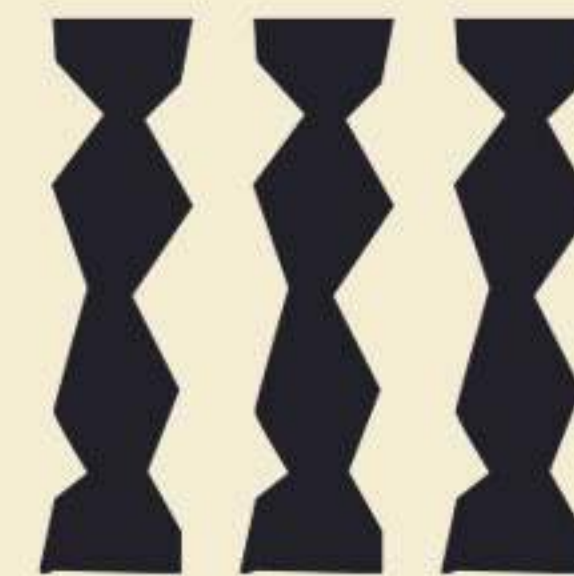
Accordingly, the name "Avlabari" refers to the area beyond the wall — a suburb or outlying district. In 1828, Avlabari Square was referred to as Kakheti Square, as it was the route through which wine was brought from Kakheti to Tbilisi.

Among the monuments of material culture preserved in Avlabari is the Sachino Palace, built in the 1770s by Queen Darejan near one of the towers of the Avlabari fortification wall. Also still standing is the Forakishvili Hall, a traditional residential building characteristic of old Tbilisi.




**BARE IS A PROJECT BORN FROM THE NECESSITY OF PROGRESS AND THE IDEA OF NEW LIFE.**



# HISTORICAL PERSPECTIVE OF BARE



## Symbols used in the project logo represent:

-  **Balustrade** – A detail from the balcony of Queen Darejan's Sachino Palace
-  **Fortification Wall** – In the 18th century, the entire district of Avlabari was surrounded by a defensive wall
-  **Wine Pitcher** – Avlabari Square was referred to as Kakheti Square, as it was the route through which wine from Kakheti entered Tbilisi

The multifunctional residential complex Bare is located in one of Tbilisi's oldest districts – Avlabari, on Niko Lomidze Street.



# 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).

# REAL ESTATE MARKET DYNAMICS



**High rental demand and increasing rates:** Georgia's real estate market experiences strong demand for rental properties, with rental rates showing consistent growth.

**Growing demand for modern, newly built apartments:** There is an increasing demand for residential properties built to modern standards, creating a dynamic market for various types of properties.

**Bare ROI 11% - 9 Years**



# 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.





**BIOGRAPI  
CONNECTS US**



**WE CREATE AND DEVELOP MODERN AND  
INVITING LIVING ENVIRONMENTS  
WHERE DIVERSE AND MEANINGFUL  
CONNECTIONS ARE FORGED.**





**Biograpi projects** are proudly supported by the Wissol Group. As one of the most prolific, and innovative business conglomerates in Georgia, the Wissol Group provides consultancy to ensure proficiency and superior standards for all Biograpi endeavors.

We recognize that the quality of life for individuals is deeply connected to the environment they inhabit. This drives us to passionately develop projects that seamlessly blend history and culture with the dynamic energy of modernity and urban progress.



Our team's cutting-edge architectural designs are not only visually appealing but also incorporate intelligent features and technology to enhance comfort and convenience in everyday living.



We believe that Biograpi projects are more than just residential structures. They encompass the people, and relationships that form an ecosystem, reflecting the diverse lifestyles that Biograpi passionately promotes. Each Biograpi project contributes to the collective evolution of contemporary urban vitality.








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