

GARDANI
BY BIOGRAPPI

GARDANI CONNECTS US



ABOUT GARDANI

Gardani is 37 floors multifunctional residential project. Which offers a mix of residential, commercial and parking areas.

- **1-4 FLOORS** - COMMERCIAL AND PARKING AREA
- **5-37 FLOORS** - RESIDENTIAL SPACES
- **495** APARTMENTS
- PROJECT HEIGHT - **135 M**
- **4** LEVELS OF PARKING FOR **245** CARS
- **4** PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS
- **14** APARTMENTS ON EACH FLOOR



FACADE MATERIALS

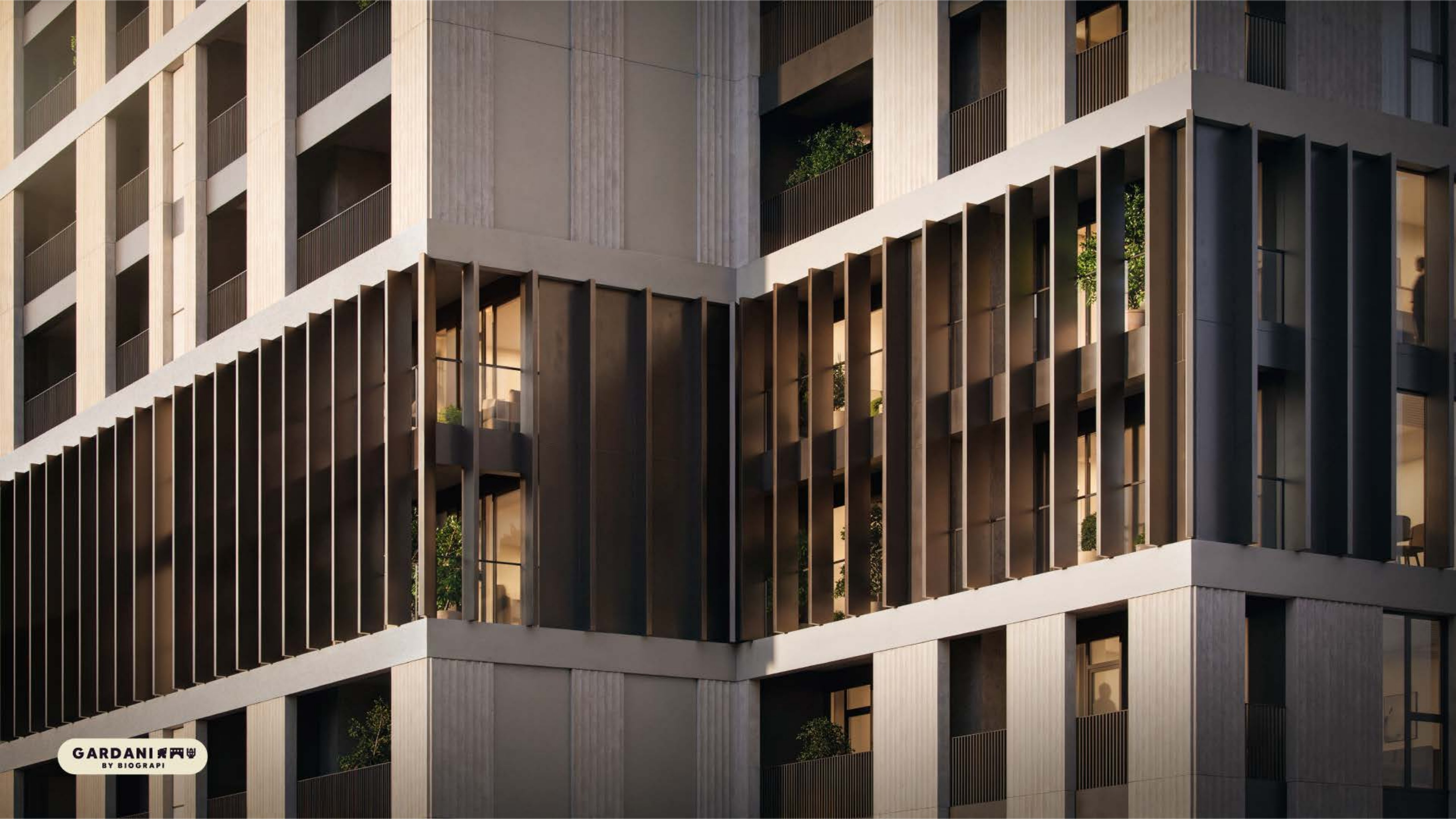
The facade materials used in the "Gardani" project meet the exact modern standards that ensure the building's visual diversity and long-term durability. Aluminum composite panels, one of the most sought-after elements in contemporary architecture, allow us to create complex geometric shapes and achieve any desired texture, lending the facade a high-quality and sophisticated look.

Additionally, we actively use fiber cement panels throughout the project. This is a solid, stable material known for its energy efficiency and strength. It perfectly withstands temperature fluctuations and remains resilient in any weather conditions. It is the combination of these materials, along with their variety of shapes and colors, that creates the unique visual identity of the facade, making the project even more modern and reliable.









LOBBY WITH CONCIERGE SERVICE

GARDANI 嘉兰尼
BY BIOGRAPY

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BY BIOGRAPY

ENERGY EFFICIENCY AND SAFETY

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 Matiani'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.

GARDANI HAS PARTNERED WITH TOP-TIER COMPANIES

Meinhardt General Engineering Safety - The international expert group

Acustico - Acoustic Planning and Compliance with Norms

MEINHARDT

ACUSTICO

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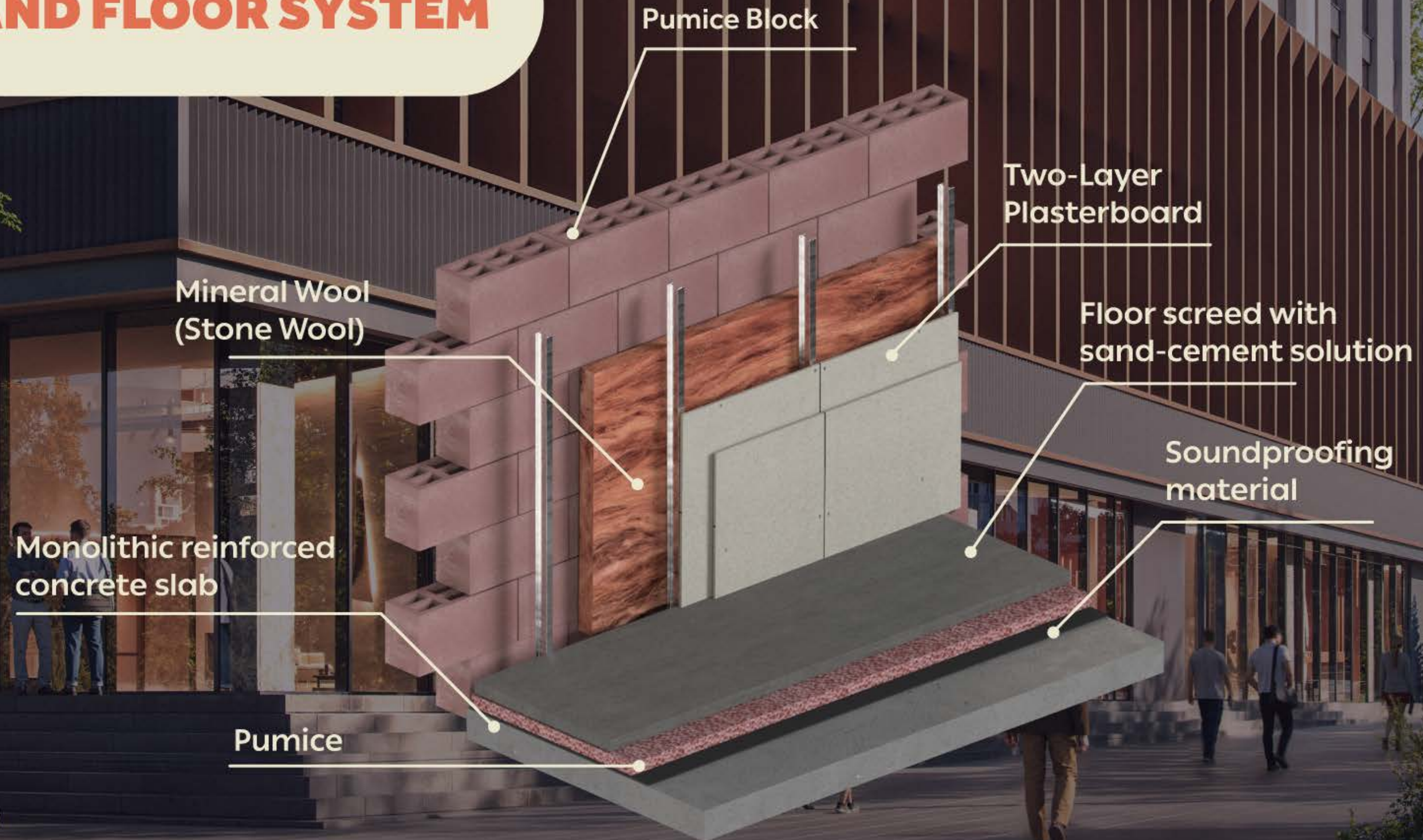
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MEINHARDT

ACUSTICO

WALL AND FLOOR SYSTEM



DELIVERY TERMS AND PAYMENT CONDITIONS

GARDANI OFFERS FLEXIBLE PAYMENT TERMS

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

COMPLETION OF CONSTRUCTION -
DECEMBER, 2029

DELIVERY CONDITION -
GREEN FRAME

GREEN FRAME



Fireproof iron door at the entrance



Ceiling height of at least 2.95 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-efficiency 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 4 elevators with UPS systems for passenger, freight and fire service purposes



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

INTERIOR



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INTERIOR



GARDANI 
BY BIOGRAP I





housebook

international real estate
IT-platform for agents

WhatsApp for communication 

Partnership managers



Alevtina
Kapustina



Svetlana
Guseva

housebook.deals

partner@housebook.deals