



DAIRA   
BY BIOGRAPI



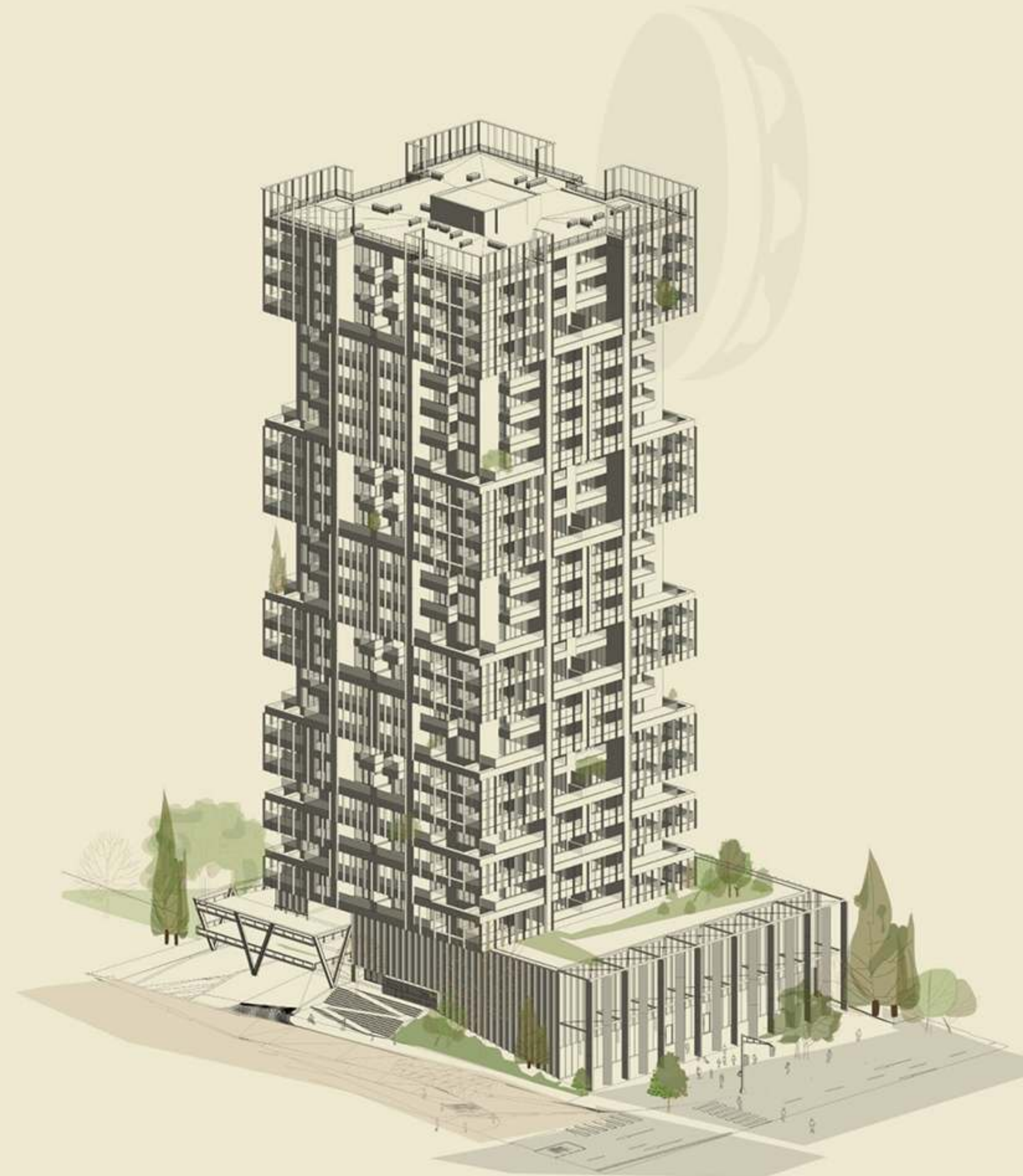
DAIRA CONNECTS US



ABOUT DAIRA

Daira is 28 floors multifunctional residential complex. Which offers a mix of residential and commercial spaces.

- **1 FLOOR - COMMERCIAL AND PARKING AREA**
- **23 FLOORS - RESIDENTIAL SPACES**
- **281 APARTMENTS**
- **PROJECT HEIGHT - 93 m**
- **PARKING FOR 145 CARS**
- **5 PREMIUM QUALITY, HIGH-CAPACITY ELEVATOR**



FACADE MATERIALS

The facade materials for the “Dairas” project have been thoughtfully selected to reflect the principles of contemporary architecture, while also addressing functional requirements.

The podium level is wrapped in expanded **aluminum mesh**, serving both as a decorative element and providing natural ventilation.

The main residential block features **fiber cement panels**, distinguished by their strength, weather resistance, and fire-retardant properties. Complementing these are **aluminum baguettes**, which offer both a visual accent and solar shading. The carefully designed color gradient helps visually soften the building’s mass and introduces a sense of movement and architectural dynamism.

Additional cladding elements include **aluminum composite panels**, enhancing the project’s modern and sophisticated aesthetic.





ENERGY EFFICIENCY AND SAFETY

Daira 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.

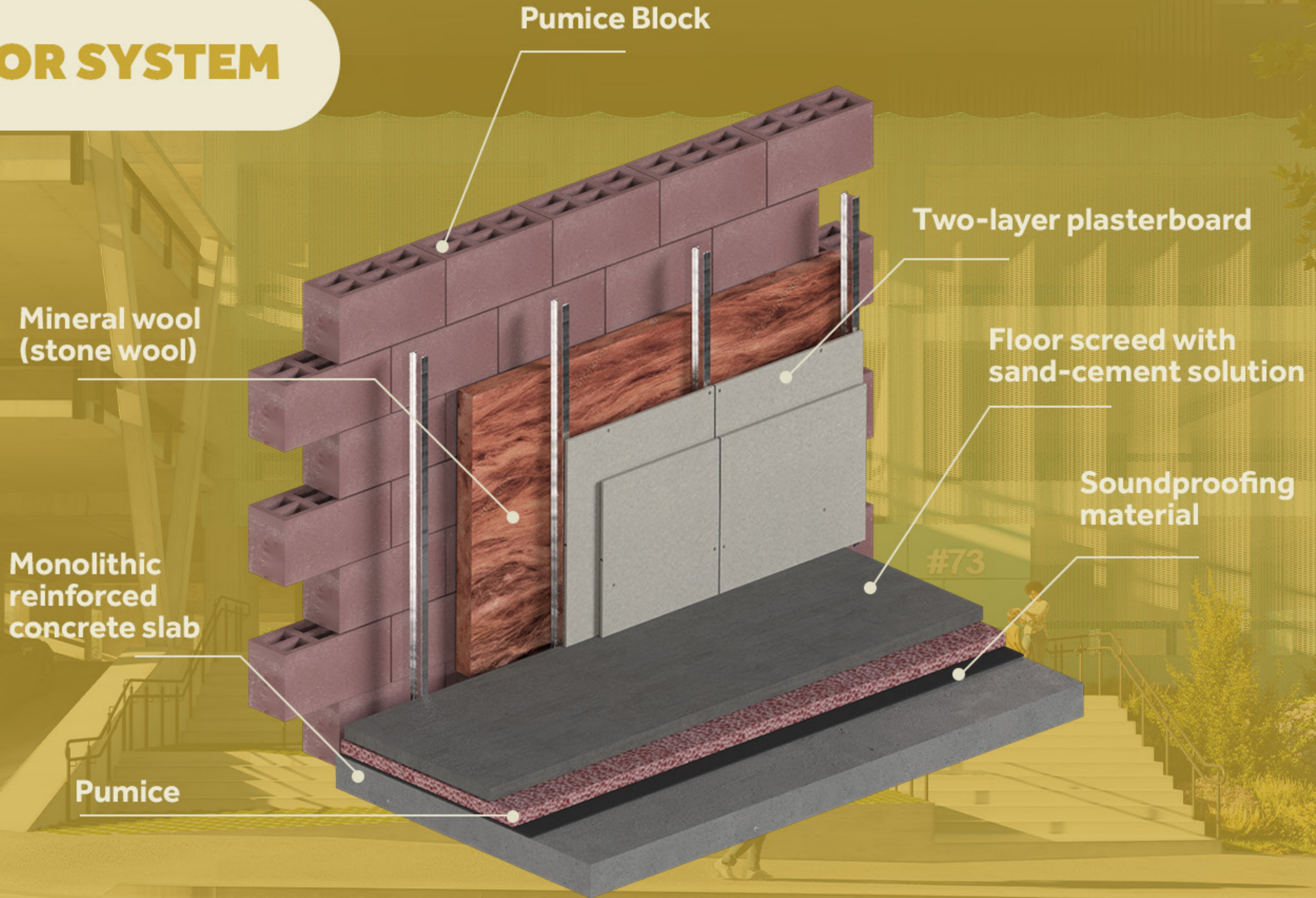
DAIRA HAS PARTNERED WITH TOP-TIER COMPANIES

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 bold, blue, sans-serif font with a red square above the letter "I".The logo for Acustico, featuring the word "ACUSTICO" in a bold, black, sans-serif font with a stylized red and green graphic element above the "U" and "S".

WALL AND FLOOR SYSTEM



DELIVERY TERMS AND CONDITIONS

DAIRA OFFERS FLEXIBLE PAYMENT TERMS

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

COMPLETION OF CONSTRUCTION
- **March, 2029**

DELIVERY CONDITION
- **GREEN FRAME**

GREEN FRAME



Fireproof iron door at the entrance



Ceiling height of at least 3.05 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

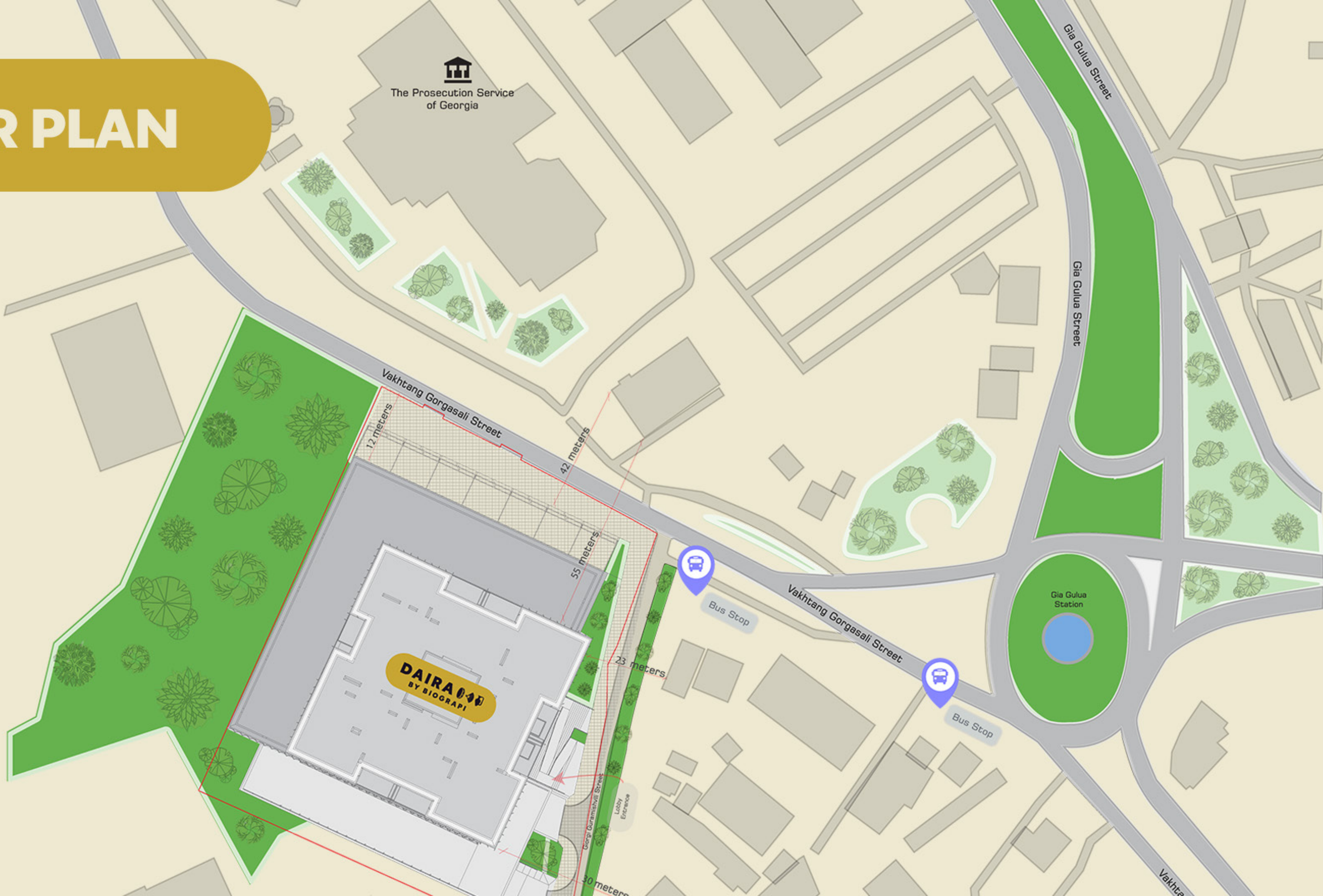


Fire protection systems with smoke extraction shafts in floor corridors and entrances

MASTER PLAN

The Prosecution Service of Georgia

DAIRA BY BIOGRAPI



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

EXCEPTIONAL LOCATION

Daira- Ortachala, #73 Gorgasali 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.

Daira ROI 12% - 9 Years

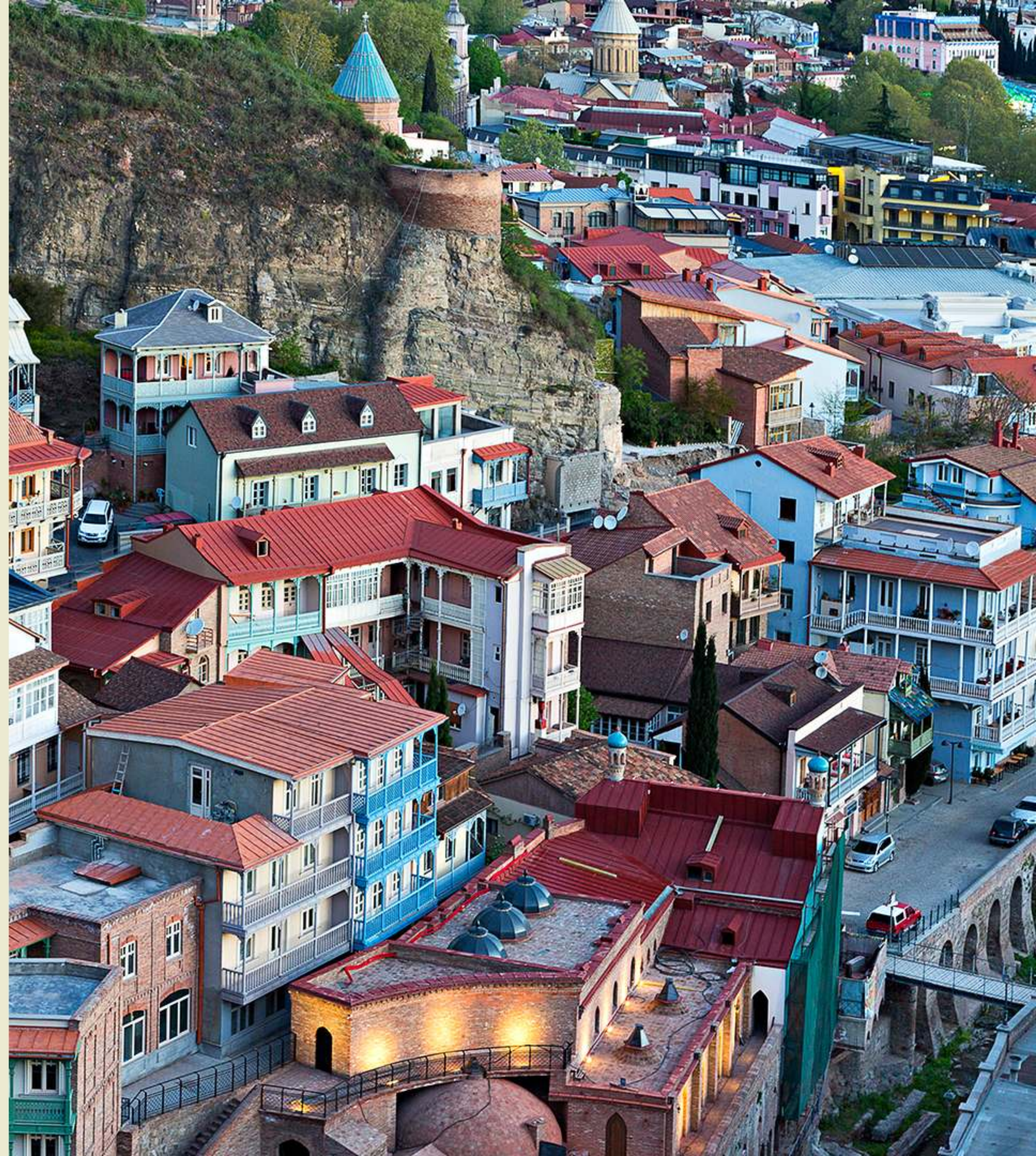


FLEXIBLE TAX SYSTEM

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.



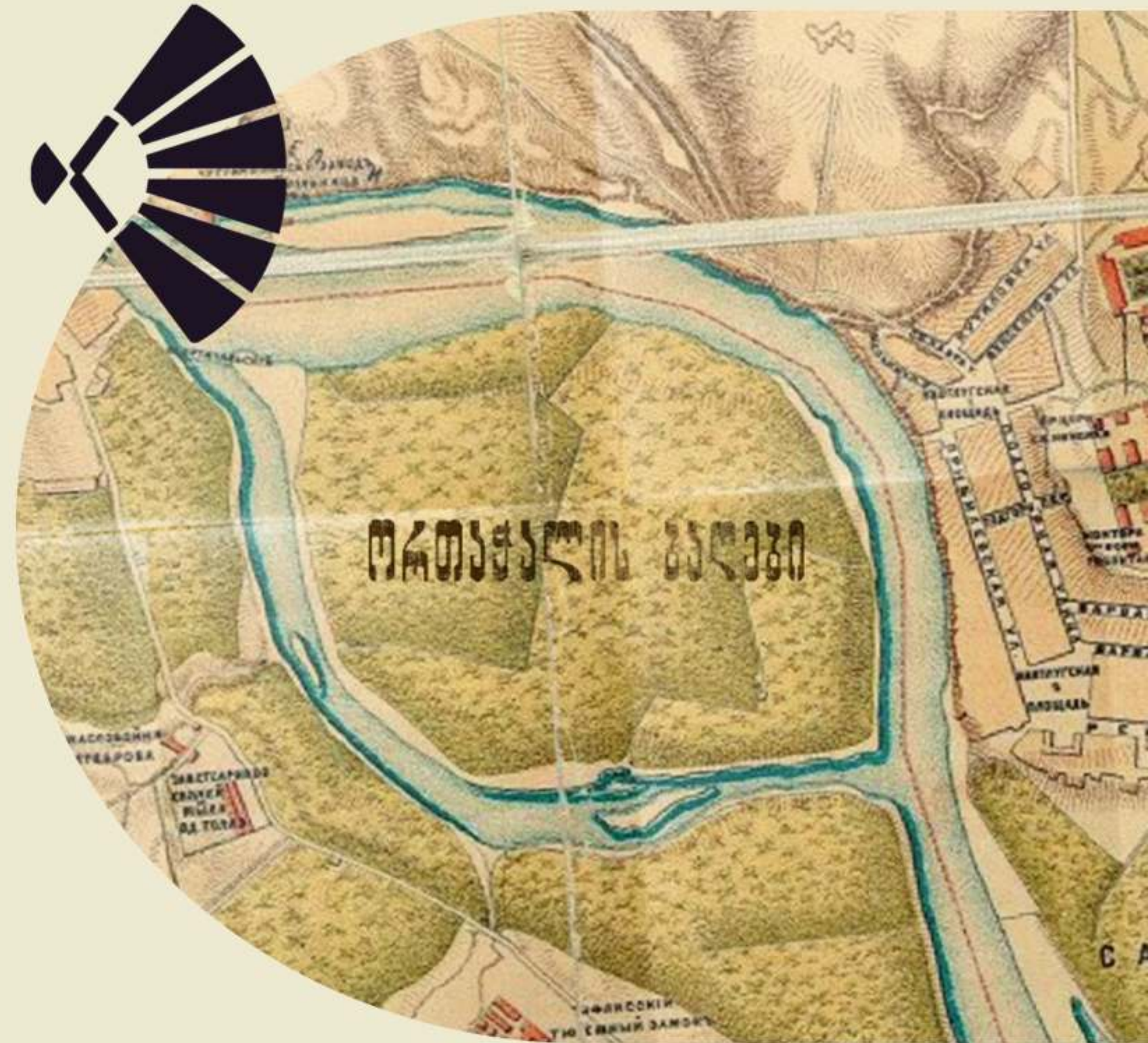
LOCATION HISTORY

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

Historical Perspective of "Daira" Inspired by culture, rooted in place.

The name of the "Daira" project is inspired by Niko Pirosmani's painting "Georgian Woman with a Tambourine," a tribute to the artist's own connection with Ortachala.

Pirosmani often visited the gardens of Ortachala, where local taverns and eateries became lively gathering spots - places where tables were set, wine was poured, and soulful feasts unfolded to the sound of the Duduk.



HISTORICAL PERSPECTIVE OF DAIRA

Inspired by culture, rooted in place.

The name of the "Daira" project is inspired by Niko Pirosmani's painting "Georgian Woman with a Tambourine," a tribute to the artist's own connection with Ortachala. Pirosmani often visited the gardens of Ortachala, where local taverns and eateries became lively gathering spots - places where tables were set, wine was poured, and soulful feasts unfolded to the sound of the Duduk.

In the 1920s and 1930s, Ortachala's gardens became a vibrant hub for Georgia's literary elite - a place of creative debate and cultural exchange.




Though the Ortachala Island no longer exists, its romance lives on in memory. Today, this very place becomes home to the "Daira" project - a development whose identity is deeply intertwined with the spirit and stories of its location.



HISTORICAL PERSPECTIVE OF DAIRA



Symbolism in the "Daira" Logo

-  **Tambourine** - drawn from Niko Pirosmani's painting "Georgian Woman with a Tambourine"
-  **Fan** - inspired by Pirosmani's "Ortachala Beauty With A Fan"
-  **Wine Jug** - symbolizing the traditional feasting culture of the Ortachala gardens

The residential complex "Daira" is located in one of Tbilisi's oldest districts – Ortachala, on N 73 Vakhtang Gorgasali Street.





housebook

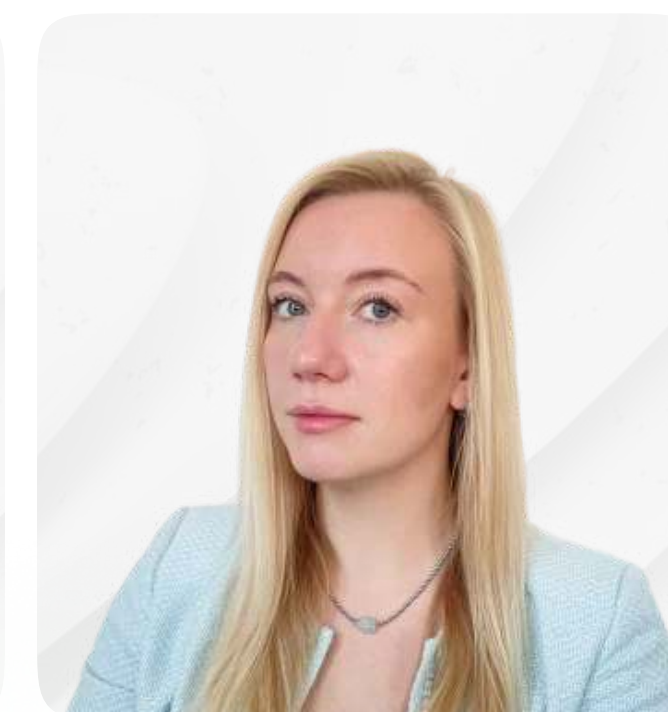
international real estate
IT-platform for agents

WhatsApp for communication 

Partnership managers



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