

# MATIANI BY BIOGRAPY

MATIANI   
BY BIOGRAPY

 REALTY



# BIOGRAPİ

A construction company existing on the market since 2022 and engaged in the realization of 3 projects in Tbilisi.

It is one of the largest city-forming enterprises in the city, which aims to create unique projects that meet modern market needs.



**HISNI**



**SAKENI**



**CHANTAN**





# MATIANI

31-storey multifunctional residential complex with residential, office and commercial premises with developed infrastructure in a quiet residential area of the city, Didube.

COMMERCIAL AND OFFICE PREMISES	RESIDENTIAL PREMISES
1-6 floors	7-31 floors
NUMBER OF APARTMENTS	NUMBER OF APARTMENTS ON EACH FLOOR
312	13
APARTMENT AREA	HEIGHT OF THE PROJECT
from 63 m <sup>2</sup>	115 meters
COMPLETION DATE	
December 2026	



# ARCHITECTURE

The construction is carried out using **monolithic frame technology**, which ensures reliability and durability of the structure. Energy efficient materials are used in the construction process, reducing utility bills.

Window blocks are made **of high quality metal-plastic profile and are equipped with energy-saving double-glazed windows**. Each apartment has a large open balcony with beautiful views of Tbilisi.

The LCD will be equipped with all necessary engineering communications, fire protection system and modern technological equipment. The entrance group of the complex and the entire territory are designed to meet the needs of people with disabilities.





# LOCATION OF THE COMPLEX

The project is located in the oldest and quietest neighborhood of **Tbilisi, Didube**, on one of the central avenues of the city. The area is characterized by moderate development, affordable real estate prices, transport accessibility, from Didube it is easy to get to the center by public transport, actively developing infrastructure and quiet atmosphere, ideal for life with children.

100 m

public transport stop

250 m

Tsereteli metro station

700 m

to the embankment of the river Kura, where you can walk and spend time in the fresh air

In walking distance:

- stores

restaurants and cafes

bank

coffee shops

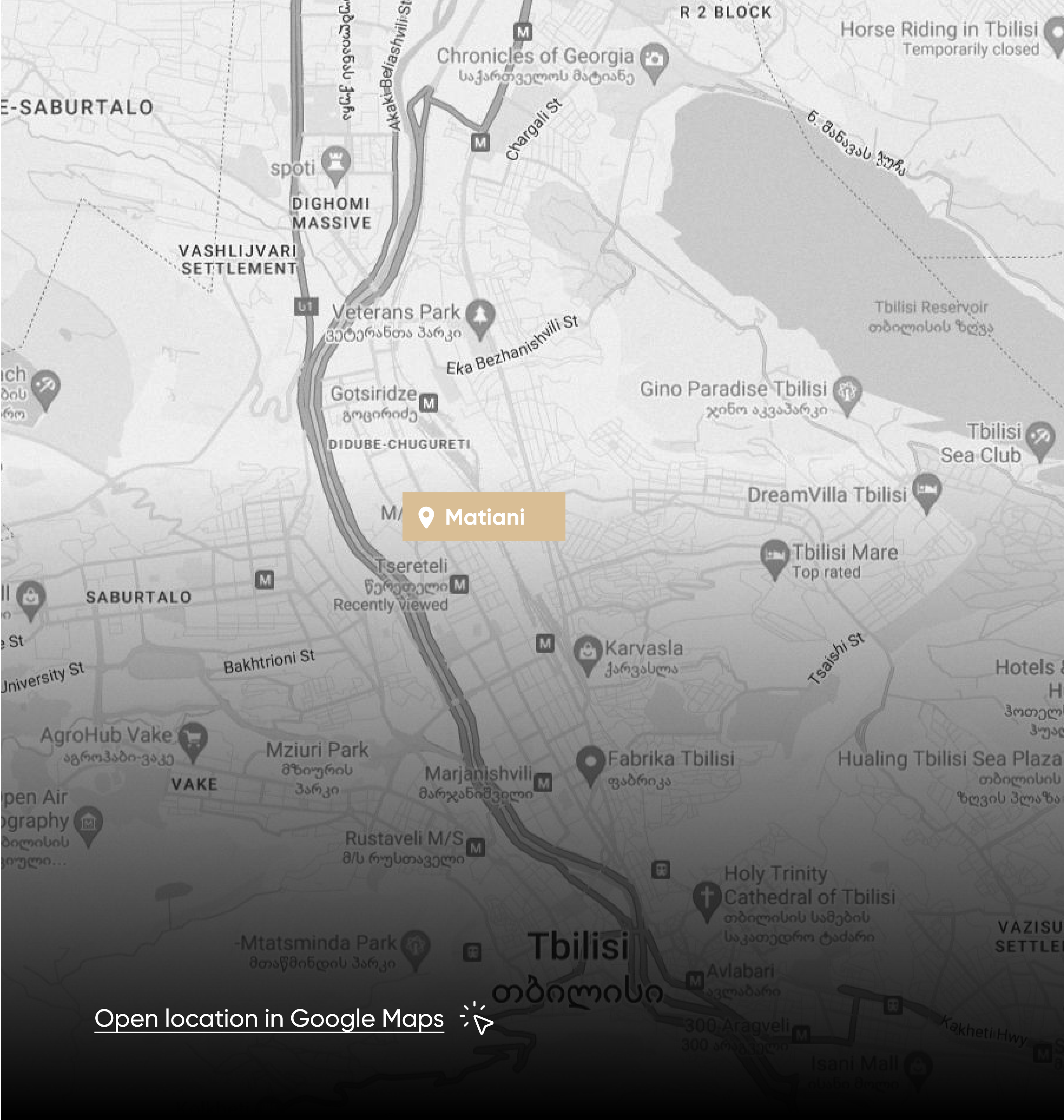
school

post office

fitness clubs

church

Dinamo arena



[Open location in Google Maps](#)



# INFRASTRUCTURE OF THE COMPLEX

On the territory of the complex there is everything  
you need **for comfortable everyday life:**

25-meter swimming pool

Supermarket

Bank

Fitness center

Pharmacy

4-level underground  
parking for 270 cars

Playgrounds for children

Cafes and restaurants

Stores

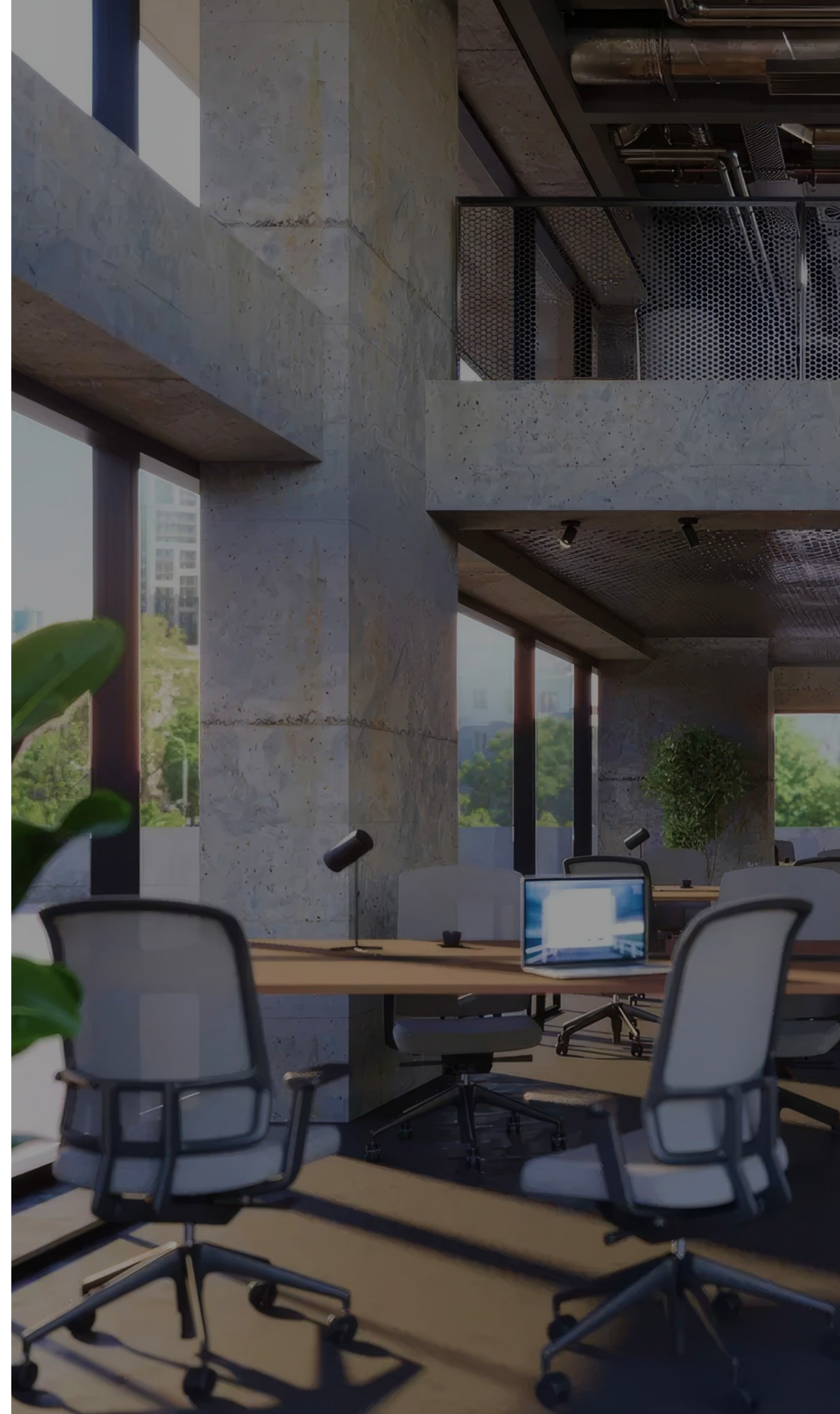
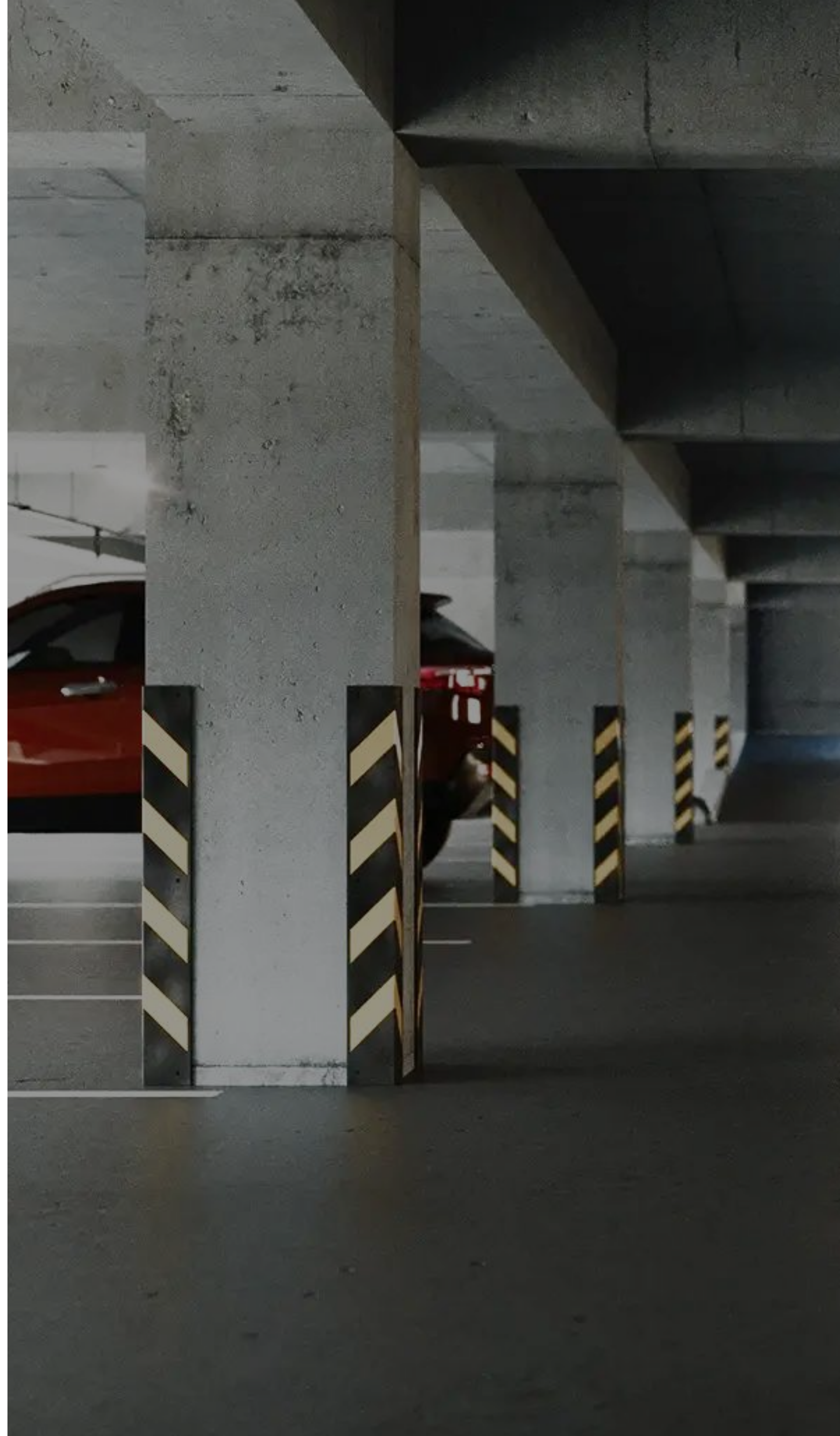
Co-working area

Green terrace for strolling

Landscaped yard with  
greenery and benches











08 • Green terrace, tennis court, cafe





# SERVICE

The service will be provided by the Biograpi development company, which will take over the maintenance of the complex after handover, **namely:**

- Regular cleaning
- Generator maintenance
- Lobby with concierge service 24/7
- Round-the-clock video surveillance and security
- Fire safety services
- Landscaping and gardening
- Maintenance of entrances and elevators
- Water reservoir maintenance (even in case of water shutdown, the complex will have water from reservoirs)
- Management company within the complex









# METHODS OF PAYMENT

## Cash payment

## Interest-free installments

### Installment terms:

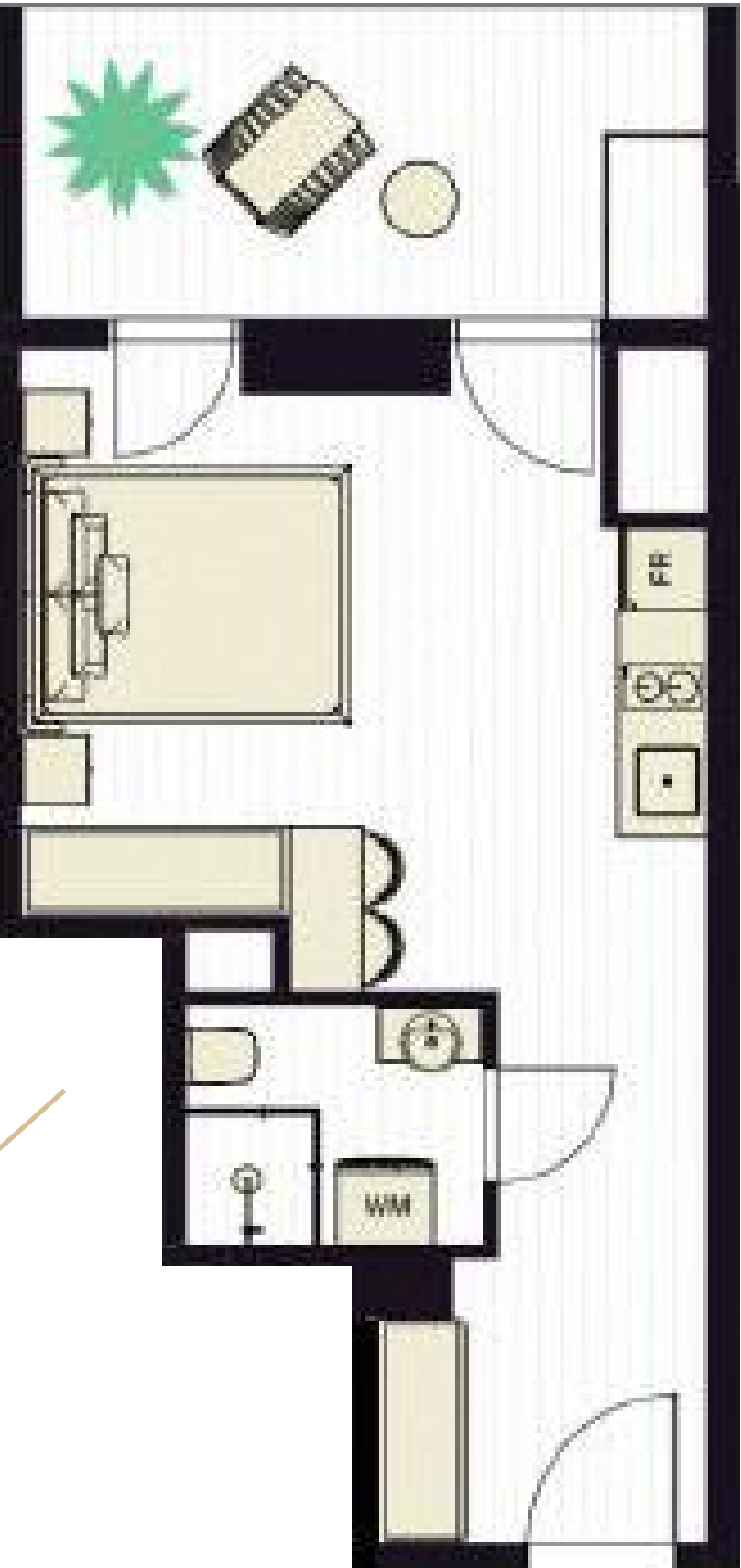
- **10%** down payment
- **10%** installment for 24 months
- **80%** mortgage up to 10 years



# FINANCIAL CALCULATION

Floor	18
Area	39,99 m <sup>2</sup>
Cost per m <sup>2</sup>	2 165\$
Total Cost	86 578\$
Down payment (20%)	17 316\$
Monthly payment (24 months)	721\$

39,99 m<sup>2</sup>

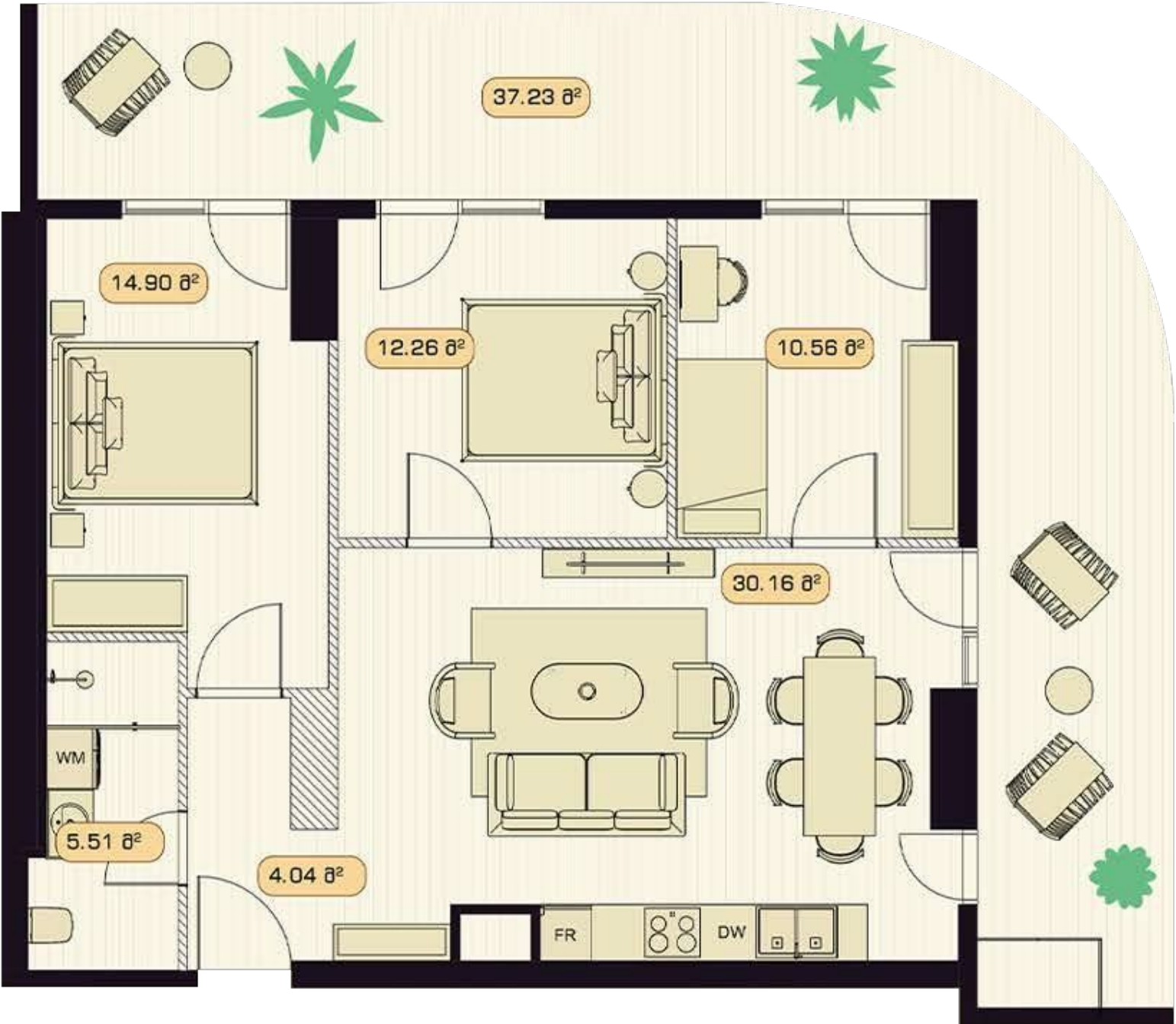




# FINANCIAL CALCULATION

Floor	18
Area	117,63 m <sup>2</sup>
Cost per m <sup>2</sup>	1 965\$
Total Cost	231 142\$
Down payment (20%)	46 228\$
Monthly payment (24 months)	1 926\$

117,63 m<sup>2</sup>







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