



TBILISI  
WATERFRONT

GEORGIA



TOWNHOUSES



MEADOWS

# A New Story Begins on the Banks of the Kura



# The Visionary



Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by creating iconic, meticulously crafted communities. Known for their attention to detail and exceptional design, these developments — from Croatia to Morocco — set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.

# Life by the Kura River



A timeless story continues to unfold where the Kura River meanders the heart of Tbilisi. For centuries, this ancient waterway has carried more than just water through Georgia's valleys. It has carried dreams, memories and the promise of renewal that flows through every great city that has been built beside the moving waters.

Krtsanisi Park by the Kura River offers residents and visitors a rare opportunity to experience the tranquillity of untouched nature, while remaining connected to the convenience of modern urban living. The breathtaking scenery in the preserved floodplain forest creates an ideal backdrop for a calm and luxurious life.

# A Natural Sanctuary in Proximity of the City

The vision for Krtsanisi Park embraces both conservation and the community, recognising that the most effective protection comes from people who understand and value natural systems. Residents are introduced to Georgia's remarkable nature, while enjoying first class amenities. The dynamic riverfront environment creates an unparalleled sense of flow throughout the development, offering residents continuous access to water-based recreation and the cooling and calming effects of the river's presence.



# A Calm and Connected Lifestyle Awaits you

Tbilisi Waterfront is a place where the bridges of the city symbolise connection and continuity, tradition inspires innovation; where every detail reflects a refined way of life, crafted for those who seek meaning in every moment, all within an expansive 590-hectare development.



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Preserved  
nature



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Spa & wellness  
retreats



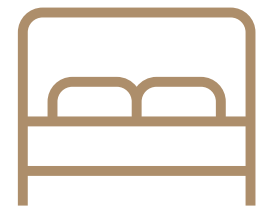
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City  
convenience



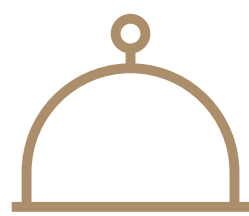
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Branded  
residence



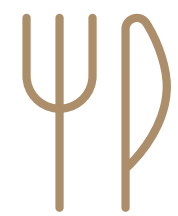
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Premium  
hotels



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Restaurants  
& bars



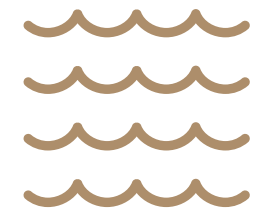
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Arts &  
entertainment



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Waterfront  
promenade



10km

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Exclusive  
amenities



Schools, clinic and  
sports facilities

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Luxury  
shopping



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Security and  
stability



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Open  
spaces



310ha

# A Story Carved by the River

Tbilisi Waterfront blends tradition with modernity. It is a sanctuary of belonging, where bridges stand for unity and every space reflects the warmth of the city. Here, heritage meets innovation, creating a stage for the legends of tomorrow.



# Tbilisi Waterfront





Harmony in Every Step



A Place to Call your Own



A Space to Live, Work and Grow



On the Shores of New Possibility

# Meadows



Meadows

# Townhouse



Experience the ideal blend of peaceful home seclusion and vibrant community living.

Disclaimer: The facade visuals presented are for illustrative purposes only. Ancillary buildings, service structures and other minor architectural elements may not be depicted in these renderings. The final built environment may include additional features, adjustments or modifications not shown in the visuals. All designs and details are subject to change without prior notice. Colours may vary for marketing illustrative purposes.

# Townhouse



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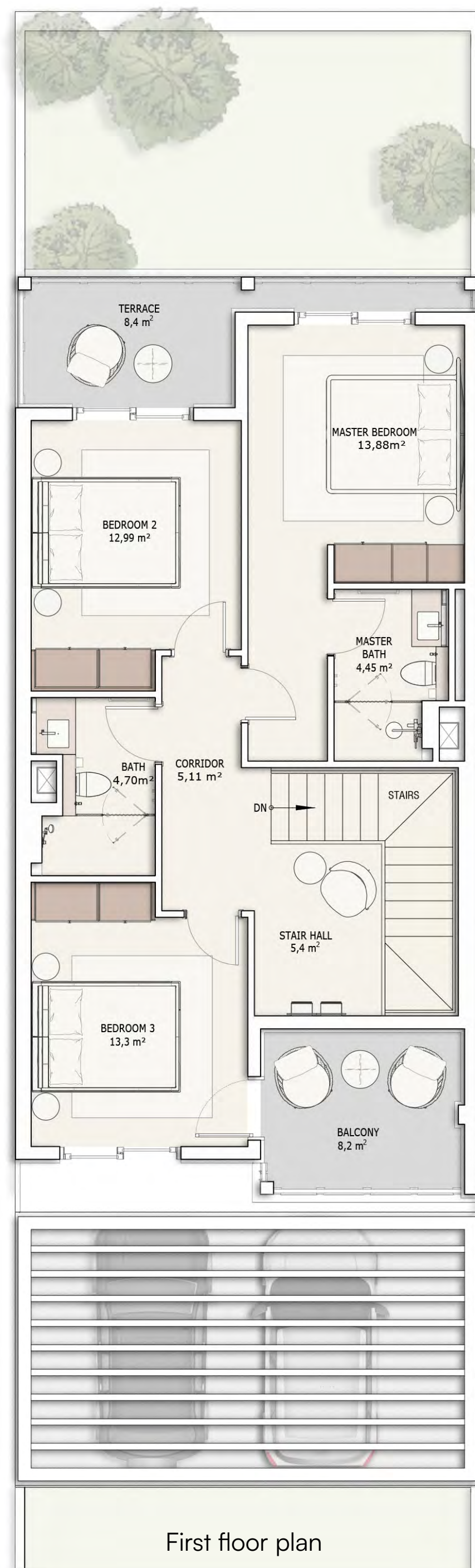
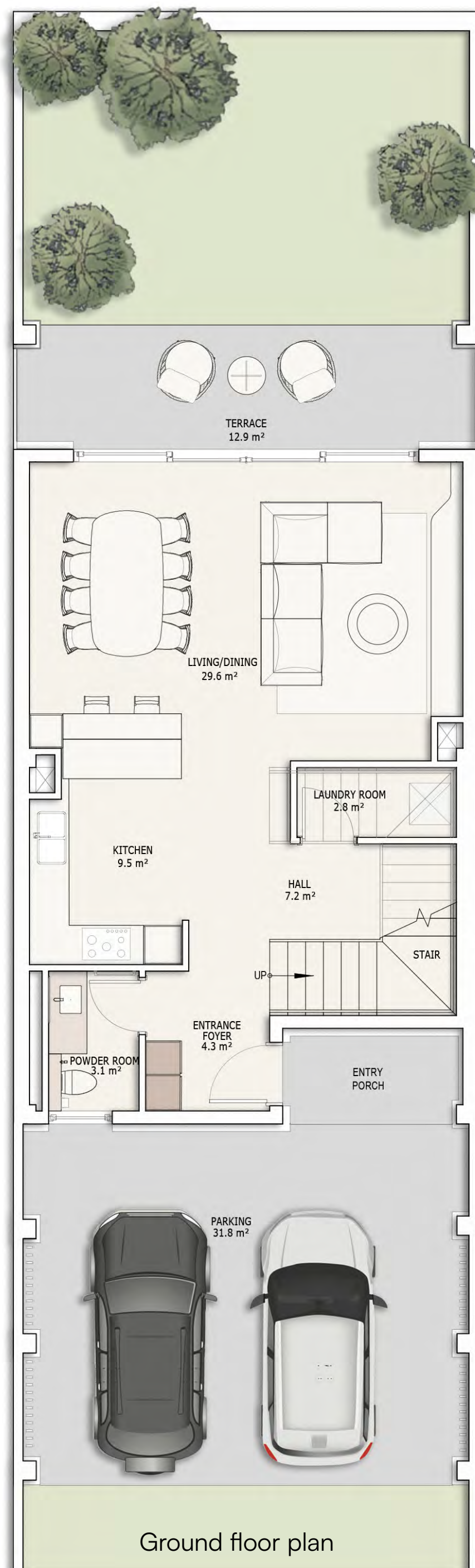
# Townhouse

## Middle unit

3 bedrooms incl. 1 ensuite

Total Gross Area  
209 m<sup>2</sup>

Total Net Area  
188 m<sup>2</sup>



Master bedrooms	1
Bedrooms	2
Living area	1
Dining area	1
Car port	1

	Gross Area	Net Area
Ground & first floor	152 m <sup>2</sup>	133 m <sup>2</sup>
Terraces and balcony	32 m <sup>2</sup>	30 m <sup>2</sup>
Car port	25 m <sup>2</sup>	25 m <sup>2</sup>

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level. 6. The unit orientation will be shown in the parcel layout and not as shown in the floor plans. 7. The location of ancillary buildings will vary from one plot to the other. 8. Pool design is shown for illustrative purpose. 9. The purchase price does not include pools or the landscape.

# Townhouse

## Corner unit

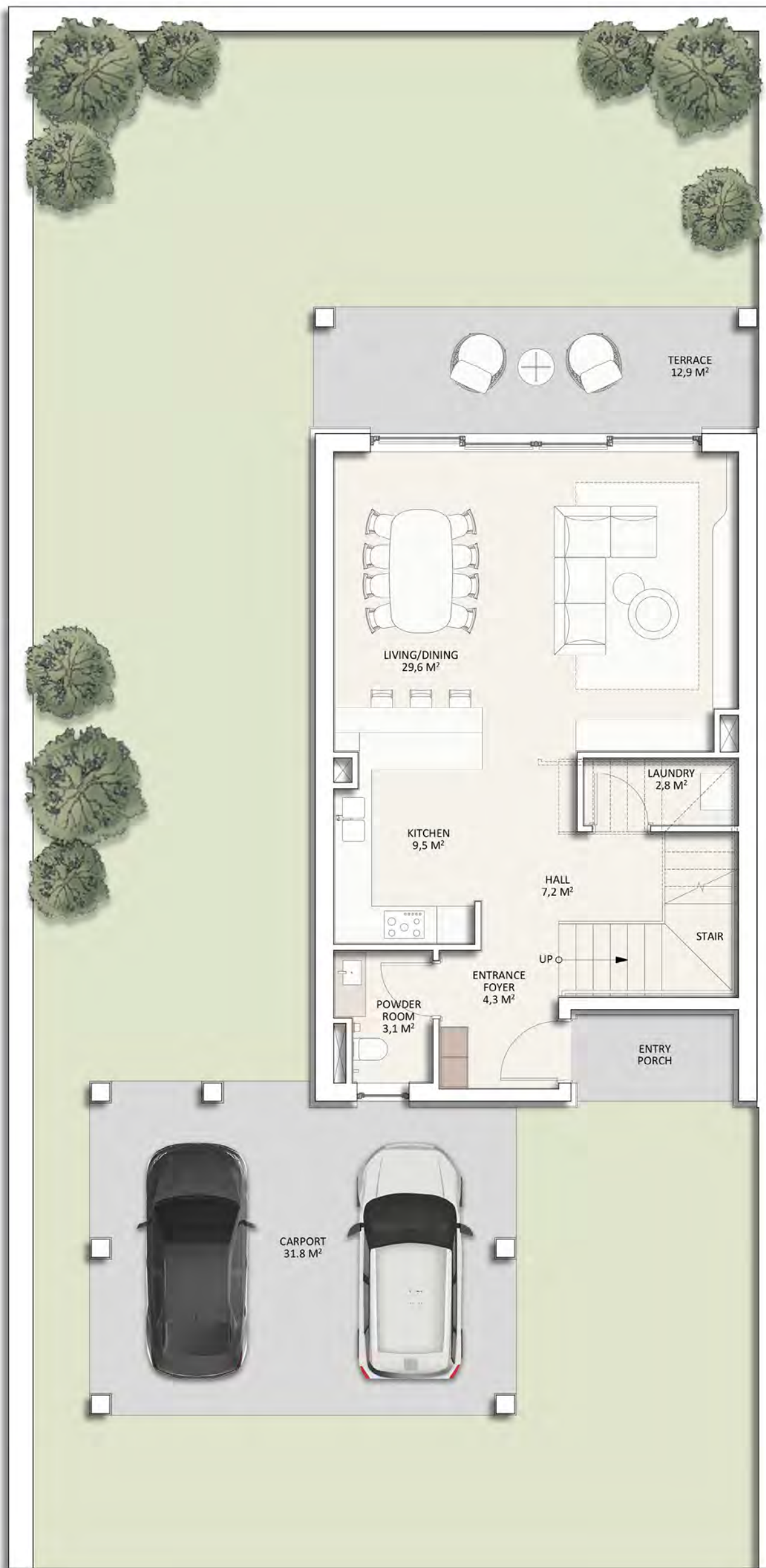
3 bedrooms incl. 1 ensuite

Total Gross Area

**234 m<sup>2</sup>**

Total Net Area

**202 m<sup>2</sup>**



Ground floor plan



First floor plan

Master bedrooms	1
Bedrooms	2
Living area	1
Dining area	1
Car port	1

	Gross Area	Net Area
Ground & first floor	161 m <sup>2</sup>	138 m <sup>2</sup>
Terraces and balcony	41 m <sup>2</sup>	32 m <sup>2</sup>
Car port	32 m <sup>2</sup>	32 m <sup>2</sup>

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# Where Comfort Meets Elegance

At Meadow, every 3 and 4 bedroom townhouse is more than a home — it's a place to slow down, connect, and savor life. Thoughtfully designed spaces flow effortlessly from bright, welcoming interiors to private gardens, blending luxury and comfort in perfect balance with nature.



# Specifications and Facilities

## 1. Entrance hall

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Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 2. Living areas and dining room

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Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 3. Kitchen

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Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 4. Bathrooms

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Floors	High quality porcelain
Walls	Tiles and paint
Ceiling	Paint

## 5. Bedrooms

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Floors	Engineered wood
Walls	Paint
Ceiling	Paint

## 6. Utility room and bathrooms

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Floors	Tiles
Walls	Tiles and paint
Ceiling	Paint

## 7. Doors

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Entrance	Woodwork
Internal doors	Stained veneer woodwork

## 8. Sanitaryware

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High quality sanitary fixtures and fittings

## 9. Air conditioning units

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Not included

## 10. Water heater

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Not included

## 11. Kitchen appliances

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Not included

## 12. Cupboards, wardrobes and walk-in wardrobes

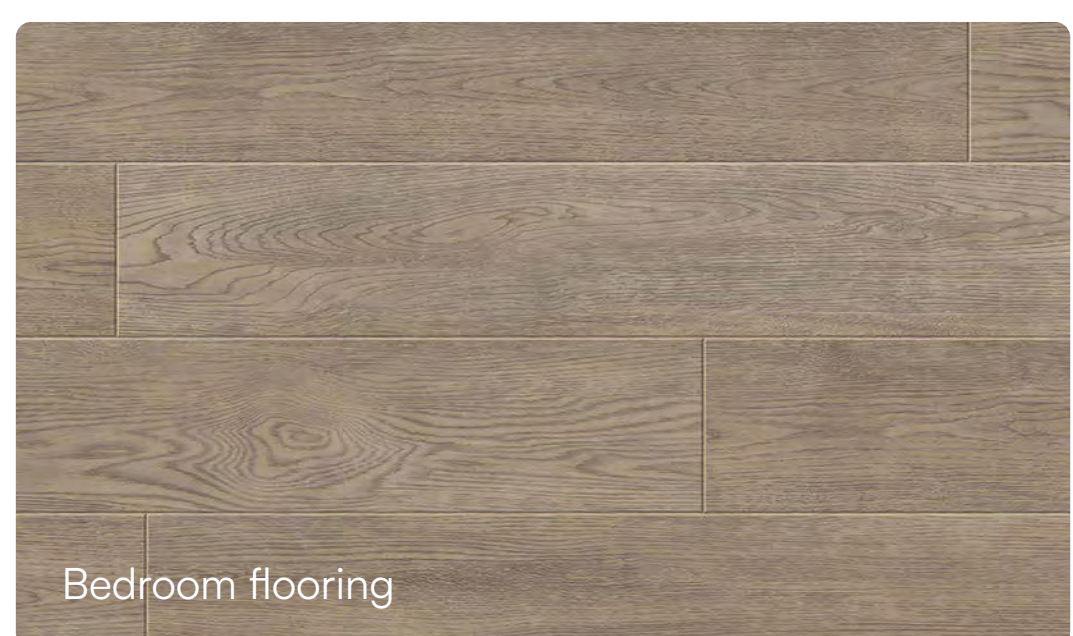
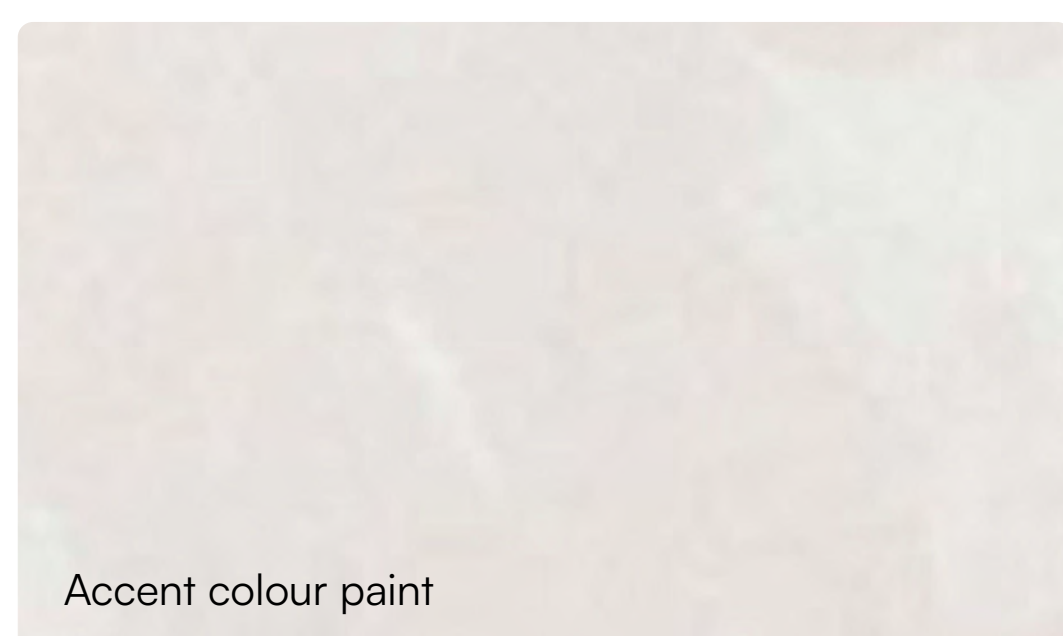
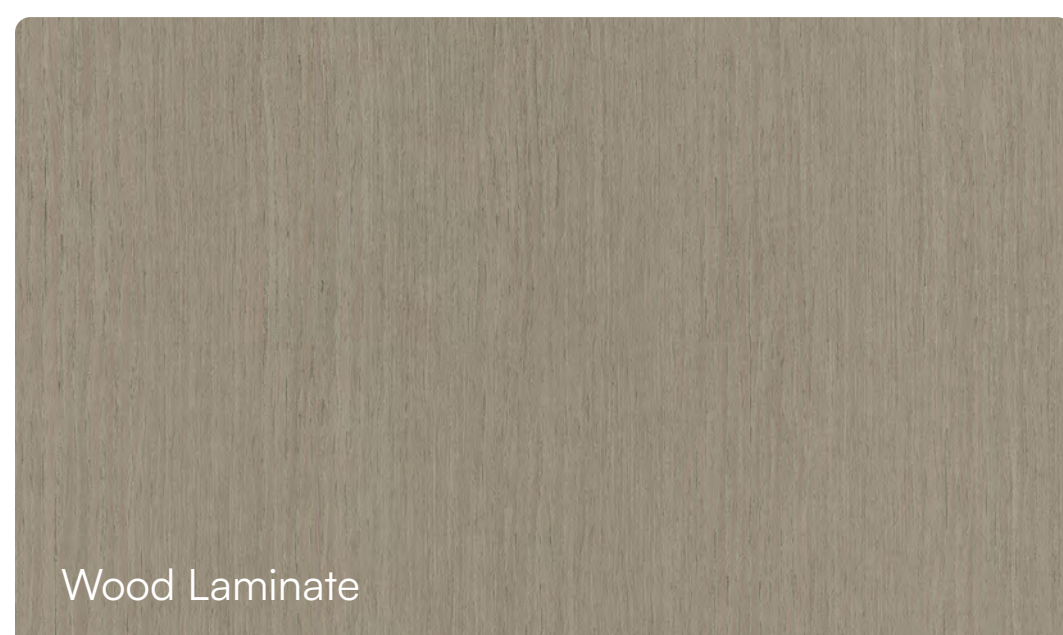
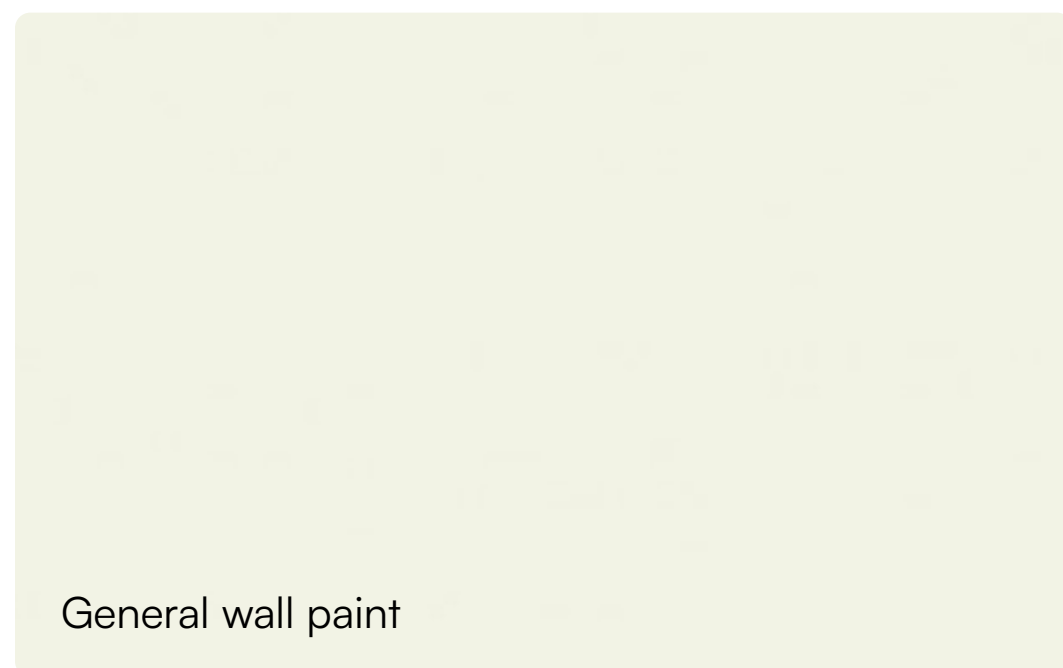
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Not included

## 13. Swimming pool

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Not included











A Dream Shaped by the River

[eaglehillsgeorgia.com](http://eaglehillsgeorgia.com)