



TBILISI  
WATERFRONT  
GEORGIA



VILLAS  

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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.



Preserved nature



Spa & wellness retreats



City convenience



Branded residence



Premium hotels



Restaurants & bars



Arts & entertainment



Waterfront promenade  
10km



Exclusive amenities

Schools, clinic and sports facilities



Luxury shopping



Security and stability



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



# Rivera

6 En-suite bedrooms

Total Gross Area  
**595 m<sup>2</sup>**

Total Net Area  
**528 m<sup>2</sup>**



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.





Ground floor plan



First floor plan

Master bedrooms	1
Bedrooms	5
Living area	1
Dining area	1
Maid's room	1
Car port	1

	Gross Area	Net Area
Ground and first floor	478 m <sup>2</sup>	412 m <sup>2</sup>
Terraces and balcony	81 m <sup>2</sup>	81 m <sup>2</sup>
Car port	36 m <sup>2</sup>	35 m <sup>2</sup>
Min. plot area	1025 m <sup>2</sup>	
Max. plot area	1115 m <sup>2</sup>	

# Aspen

6 En-suite bedrooms

Total Gross Area  
**596 m<sup>2</sup>**

Total Net Area  
**508 m<sup>2</sup>**



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# Aspen

6 En-suite bedrooms

Total Gross Area  
**596 m<sup>2</sup>**

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**508 m<sup>2</sup>**



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# Aspen

6 En-suite bedrooms

Total Gross Area **596 m<sup>2</sup>** Total Net Area **508 m<sup>2</sup>**



Ground floor plan



First floor plan

Master bedrooms	1
Bedrooms	5
Living area	1
Dining area	1
Maid's room	1
Car port	1

	Gross Area	Net Area
Ground and first floor	481 m <sup>2</sup>	417 m <sup>2</sup>
Terraces and balcony	80 m <sup>2</sup>	57 m <sup>2</sup>
Car port	35 m <sup>2</sup>	34 m <sup>2</sup>
Min. plot area	1025 m <sup>2</sup>	
Max. plot area	1115 m <sup>2</sup>	

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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.

# Willow

4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**329 m<sup>2</sup>**



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# Willow

4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**329 m<sup>2</sup>**



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# Willow



Ground floor plan



First floor plan

4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**329 m<sup>2</sup>**

Master bedrooms	1
Bedrooms	3
Living area	1
Dining area	1
Study room	1
Car port	1

	Gross Area	Net Area
Ground and first floor	271 m <sup>2</sup>	236 m <sup>2</sup>
Terraces and balcony	58 m <sup>2</sup>	56 m <sup>2</sup>
Car port	38 m <sup>2</sup>	37 m <sup>2</sup>
Min. plot area	775 m <sup>2</sup>	
Max. plot area	850 m <sup>2</sup>	

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# Cedar

4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**322 m<sup>2</sup>**



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# Cedar

4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**322 m<sup>2</sup>**



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# Cedar



Ground floor plan

Master bedrooms	1
Bedrooms	3
Living area	1
Dining area	1
Study room	1
Car port	1

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First floor plan

	Gross Area	Net Area
Ground and first floor	291 m <sup>2</sup>	254 m <sup>2</sup>
Terraces and balcony	32 m <sup>2</sup>	31 m <sup>2</sup>
Car port	44 m <sup>2</sup>	37 m <sup>2</sup>
Min. plot area	755 m <sup>2</sup>	
Max. plot area	840 m <sup>2</sup>	

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4 En-suite bedrooms

Total Gross Area  
**367 m<sup>2</sup>**

Total Net Area  
**322 m<sup>2</sup>**

# Spring

3 En-suite bedrooms

Total Gross Area  
307 m<sup>2</sup> Total Net Area  
277 m<sup>2</sup>



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# Spring

3 En-suite bedrooms

Total Gross Area  
**307 m<sup>2</sup>**

Total Net Area  
**277 m<sup>2</sup>**



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# Spring



Ground floor plan



First floor plan

3 En-suite bedrooms

Total Gross Area  
**307 m<sup>2</sup>**

Total Net Area  
**277 m<sup>2</sup>**

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

	Gross Area	Net Area
Ground and first floor	240 m <sup>2</sup>	211 m <sup>2</sup>
Terraces and balcony	42 m <sup>2</sup>	42 m <sup>2</sup>
Car port	25 m <sup>2</sup>	24 m <sup>2</sup>
Min. plot area	590 m <sup>2</sup>	
Max. plot area	645 m <sup>2</sup>	

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# Bloom

3 En-suite bedrooms

Total Gross Area  
**300 m<sup>2</sup>**

Total Net Area  
**262 m<sup>2</sup>**



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Total Gross Area  
**300 m<sup>2</sup>**

Total Net Area  
**262 m<sup>2</sup>**



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# Bloom



Ground floor plan



First floor plan

3 En-suite bedrooms

Total Gross Area  
**300 m<sup>2</sup>**

Total Net Area  
**262 m<sup>2</sup>**

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

	Gross Area	Net Area
Ground and first floor	249 m <sup>2</sup>	213 m <sup>2</sup>
Terraces and balcony	21 m <sup>2</sup>	20 m <sup>2</sup>
Car port	30 m <sup>2</sup>	29 m <sup>2</sup>
Min. plot area	595 m <sup>2</sup>	
Max. plot area	660 m <sup>2</sup>	

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# Where Comfort Meets Elegance

At Meadows, every villa 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

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 2. Living areas and dining room

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 3. Kitchen

Floors	High quality porcelain
Walls	Paint
Ceiling	Paint

## 4. Bathrooms

Floors	High quality porcelain
Walls	Tiles and paint
Ceiling	Paint

## 5. Bedrooms

Floors	Engineered wood
Walls	Paint
Ceiling	Paint

## 6. Utility room and bathrooms

Floors	Tiles
Walls	Tiles and paint
Ceiling	Paint

## 7. Doors

Entrance	Woodwork
Internal doors	Stained veneer woodwork

## 8. Sanitaryware

High quality sanitary fixtures and fittings

## 9. Air conditioning units

Included

## 10. Water heater

Included

## 11. Kitchen appliances

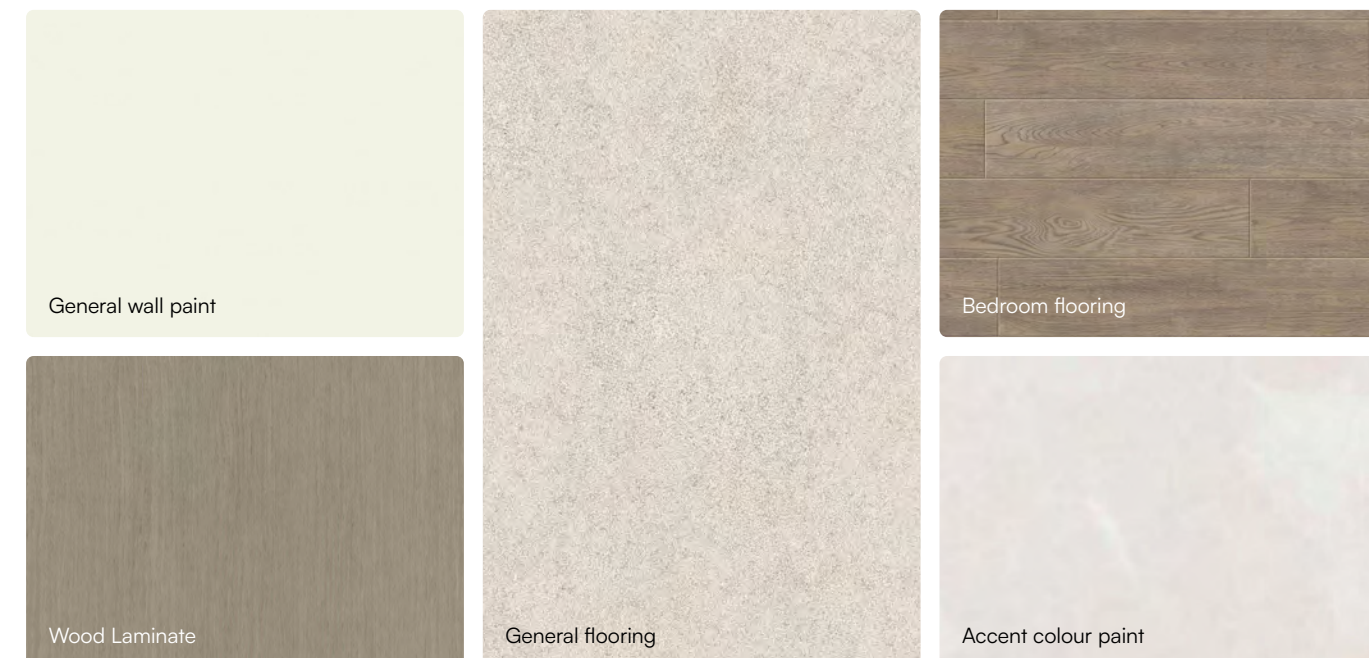
Not included

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

Not included

## 13. Swimming pool

Not included







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Sigorta





A Dream Shaped by the River

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