



Residence, representation and mission support within one private compound.

Two completed buildings, 15 titled residences, 46 parking spaces, pool and terraces, acquired together behind one perimeter at Lisi Lake.

\$5.5M Entire property · Price includes 18% VAT

Tsatskhvebi VIII Lane 14 & 16 · Saburtalo · Tbilisi

Consolidate the mission without fragmenting the estate.

A rare opportunity to consolidate senior residence, official hosting, diplomatic housing and operational support within one controlled property.

+ 2

Completed three-storey buildings

+ 15

Self-contained titled residences

+ 2,430 m²

Registered residential area

+ 4,322 m²

Total built area

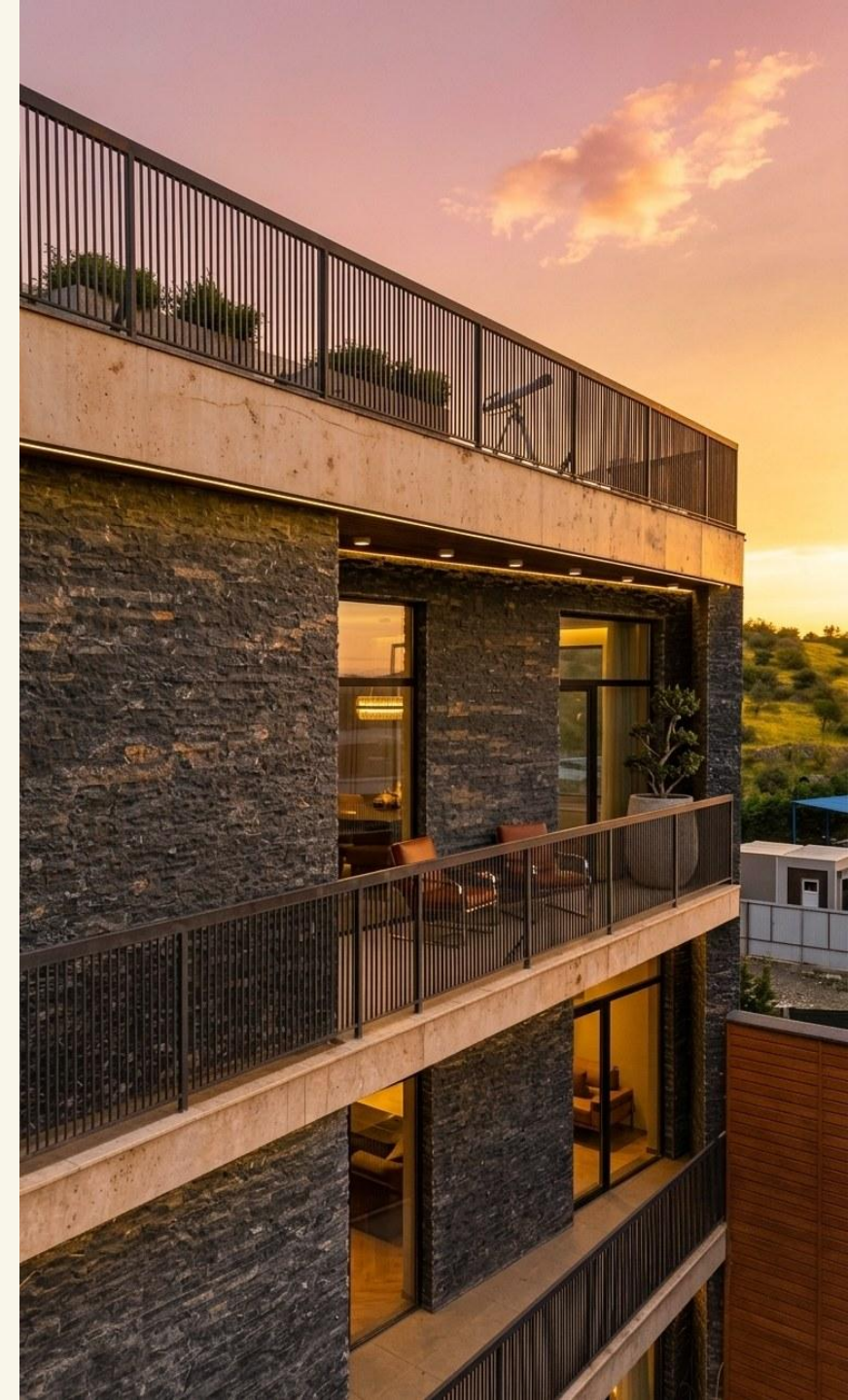
+ 46

Parking spaces: 16 underground, 30 outdoor

+ 1,711 m²

Freehold land across two titled plots

Lisi Lake at the doorstep. Tbilisi in full view.



Four mission functions. One controlled address.

The property can be programmed around diplomatic life rather than forcing the mission to coordinate scattered city properties.



01 +

Controlled perimeter

Two buildings, common access and on-site parking give a practical base for arrival, screening and internal movement.

02 +

Official representation

Large residences and extensive terraces suit meetings, hosted dining and receptions.

03 +

Residential hierarchy

A 329.6 m² residence anchors the compound, supported by homes from 46.8 m² to 202.9 m².

04 +

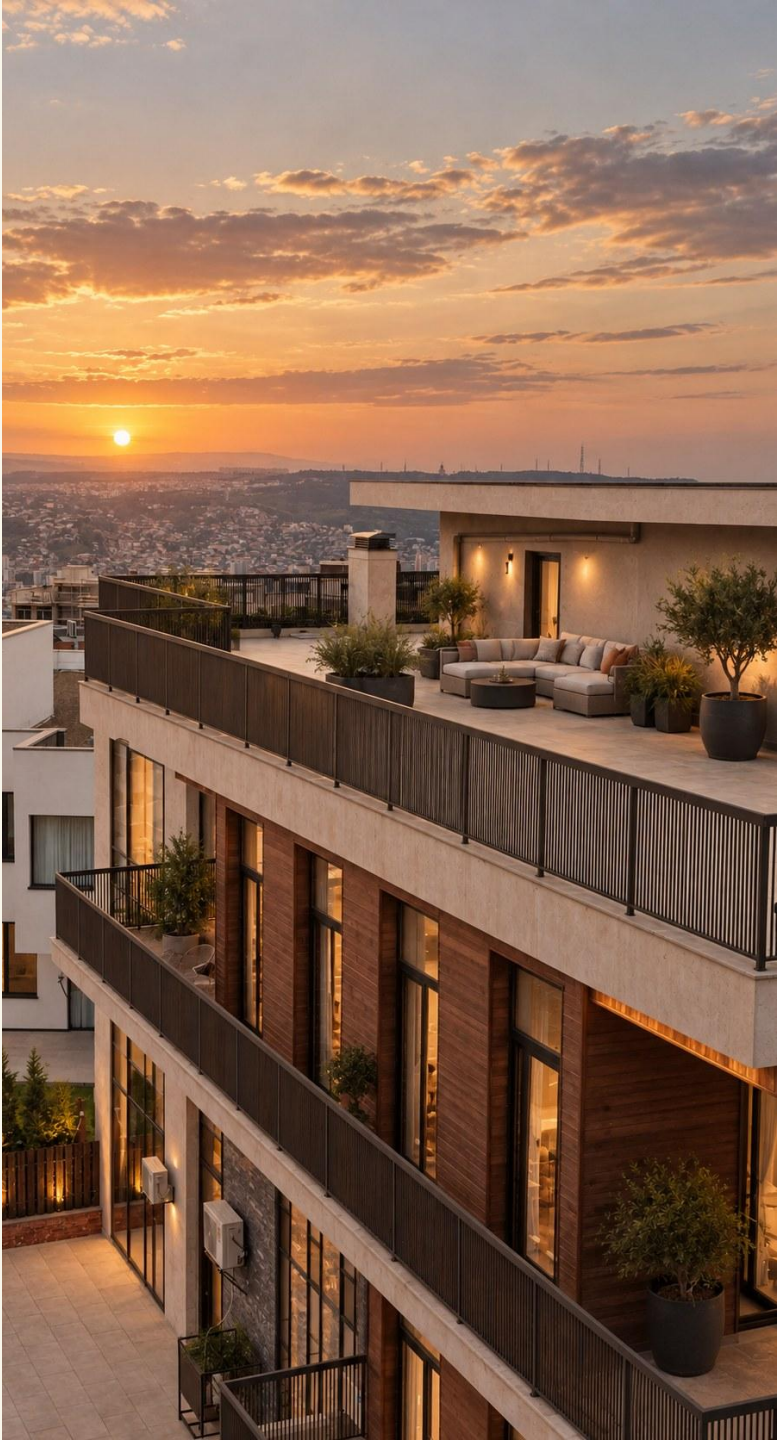
Operational capacity

Lower levels and 46 parking spaces support archives, storage, staff functions and official vehicles.

One compound. Four layers of use.

ROOF	Roof terrace · 404 m ²	
UPPER FLOORS	Representation level · 439.4 m ² Three upper-floor residences for meetings, hosted dining and formal events, subject to code, change-of-use and life-safety review.	
ACROSS BOTH BUILDINGS	Diplomatic and staff housing · 11 homes Homes from 46.8 m ² to 202.9 m ² for diplomats, families, guests or staff.	
GROUND FLOOR	Head-of-mission residence · 329.6 m ² Principal residential zone with a 170.9 m ² private terrace.	Private terrace 170.9 m ²
TWO LOWER LEVELS	Support and secure storage · ≈ 1,016 m ² Security post, records, storage, driver facilities and other support functions, subject to assessment.	

Illustrative programme stack, not a floor plan. Final use, circulation and security zoning require mission-led technical review.



Operational separation starts with the layout.

The existing physical asset gives security and facilities teams a practical starting point for defining official, residential and service movement.

EXISTING PHYSICAL CONTROLS

- ✦ Single perimeter around two buildings
- ✦ Common access point and central courtyard
- ✦ On-site parking: 16 underground, 30 outdoor
- ✦ Two lower levels for secure support functions

MISSION-SPECIFIC PLANNING

- ✦ Vehicle screening and visitor drop-off
- ✦ Security post and CCTV control
- ✦ Secure communications and access control
- ✦ Protected records, fire/life-safety and accessibility review

The property is not presented as a security-certified diplomatic facility.



What exists. What the mission configures.

Residence, meeting, guest, staff and support functions can be planned around the mission's protocol rather than a previous tenant.

✦ What exists

Two building structures, substantially completed and subject to technical verification: common areas, lifts, pool, underground and outdoor parking, terraces and a central courtyard. Private areas remain configurable.

✦ What the mission configures

Interior planning and finishes, secure communications, access control, protective measures, furniture, equipment and specialist systems, plus any required change of use or operational approval.

A mission should commission its own technical, security, code, accessibility and operational assessments before acquisition and fit-out.

A calmer address, within Tbilisi.

✦ Lisi Lake and green zone

Open landscape, walking and recreation immediately around the property.

✦ Panoramic city and hill views

Outlook across Tbilisi and the surrounding hills from terraces and upper floors.

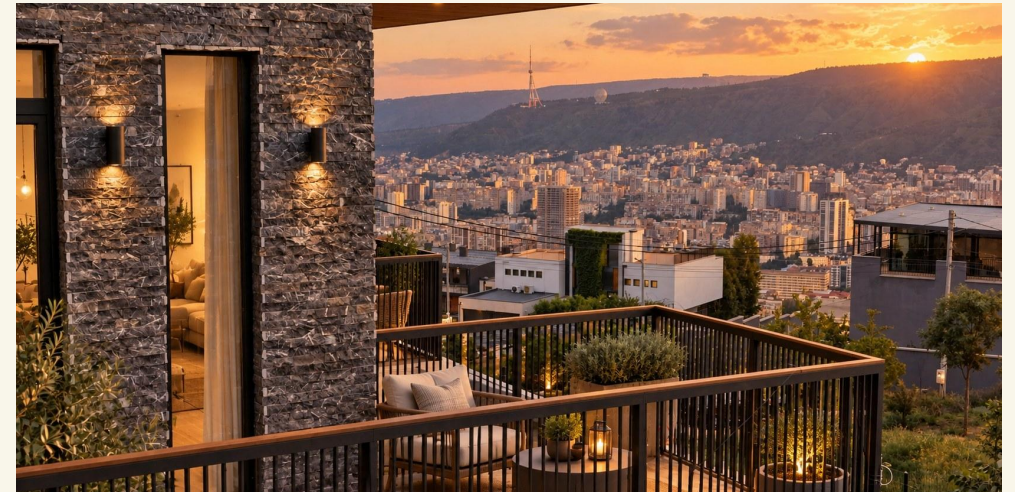
✦ Low-density approach

A private lane and two-building layout create a discreet residential environment.

✦ Saburtalo location

Urban services and the wider city remain accessible from the Lisi Lake district.

Distances and drive times are indicative, from public mapping data, and vary with traffic. Travel times to a specific chancellery or district can be confirmed on request.



INDICATIVE DISTANCES BY ROAD

≈ 9 km

Freedom Square, central Tbilisi
15 to 25 min drive

≈ 27 km

Tbilisi International Airport
30 to 45 min drive

Adjacent

Lisi Lake and green zone
Walking distance

A whole-compound offer below the independent as-is valuation.

\$5.5M

Asking price, entire property,
including 18% VAT

\$6.01M

Independent as-is valuation,
including VAT

\$510K

Below valuation, approximately
8.5%

REFERENCE METRICS, EX-VAT

\$4,661,017

Equivalent price before VAT

\$1,918 / m²

Registered residential area

\$1,078 / m²

Total built area

Valuation by Veritas Brown Caucasus LLC, Cushman & Wakefield’s licensed affiliate in Georgia, following inspection on 16 April 2026 and in accordance with International Valuation Standards. Both figures above refer to the entire property on the same basis and include VAT. The full report is available in the data room.

No representation is made that VAT is automatically recoverable or exempt for a diplomatic mission. Buyer-specific treatment must be confirmed independently.



One process. Evidence before commitment.

✦ Title and ownership

Current Public Registry extracts for both land plots, each titled residence, parking rights and recorded liabilities or restrictions.

✦ Areas and plans

Approved drawings, floor plans, unit schedule, terrace survey and reconciliation of registered and measured areas.

✦ Technical package

Completion documentation, utilities, lifts, pool systems, fire/life-safety records, warranties and outstanding works.

✦ Commercial and tax structure

Available asset or share transaction structure, VAT treatment, settlement mechanics, representations and conditions precedent.

Cadastral codes 01.10.18.009.141 · 01.10.18.007.001



See the compound as your mission would use it.

A private walk-through can cover the buildings, candidate representation spaces, residences, parking levels, pool, roof terraces and the areas most relevant to mission operations.

- 01 Mission briefing**
Define residence, hosting, staffing, mobility and security requirements.
- 02 Private site visit**
Walk the property with the mission's facilities and security advisers.
- 03 Data room and offer**
Review title, technical and valuation materials before agreeing structure.

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Private visits by appointment

