



Corporate residence and serviced accommodation · Lisi Lake

A private residence platform for teams, executives and longer stays.

Two buildings, 15 titled units, pool, terraces and 46 parking spaces: one property for executive residence, relocation, project teams or serviced accommodation.

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

Tsatskhvebi VIII Lane 14 & 16 · Saburtalo · Tbilisi

Replace scattered rentals with one controlled accommodation platform.

LISI DAO allows an employer, operator or institutional owner to consolidate different accommodation needs within one private property instead of coordinating scattered apartments and inconsistent standards.

✦ **4,322 m²**

Total built area

✦ **2,430 m²**

Registered residential area

✦ **15**

Self-contained titled units, 46.8 to 329.6 m²

✦ **1,166 m²**

Private and roof-level terraces

✦ **46**

Underground and outdoor parking spaces

✦ **Pool**

On-site swimming pool



Give different residents one consistent standard.



01 +

Range of unit sizes

The mix can support executives, families, individuals, shared accommodation and visiting specialists.

02 +

Whole-site control

One owner can coordinate fit-out, maintenance, housekeeping, access, resident service and brand standards.

03 +

Resident experience

Parking, terraces, pool, courtyard and lake access strengthen the offer for stays measured in months rather than nights.

04 +

Operational flexibility

One building can prioritise residence while the other supports meetings, training, administration, guest overflow or a different resident profile.

Choose the commercial model around the asset.

✦ Employer-owned staff residence

Longer-stay housing for relocated employees, project teams and families.

✦ Executive and specialist residence

Higher-service accommodation for leadership, visiting experts and international assignments.

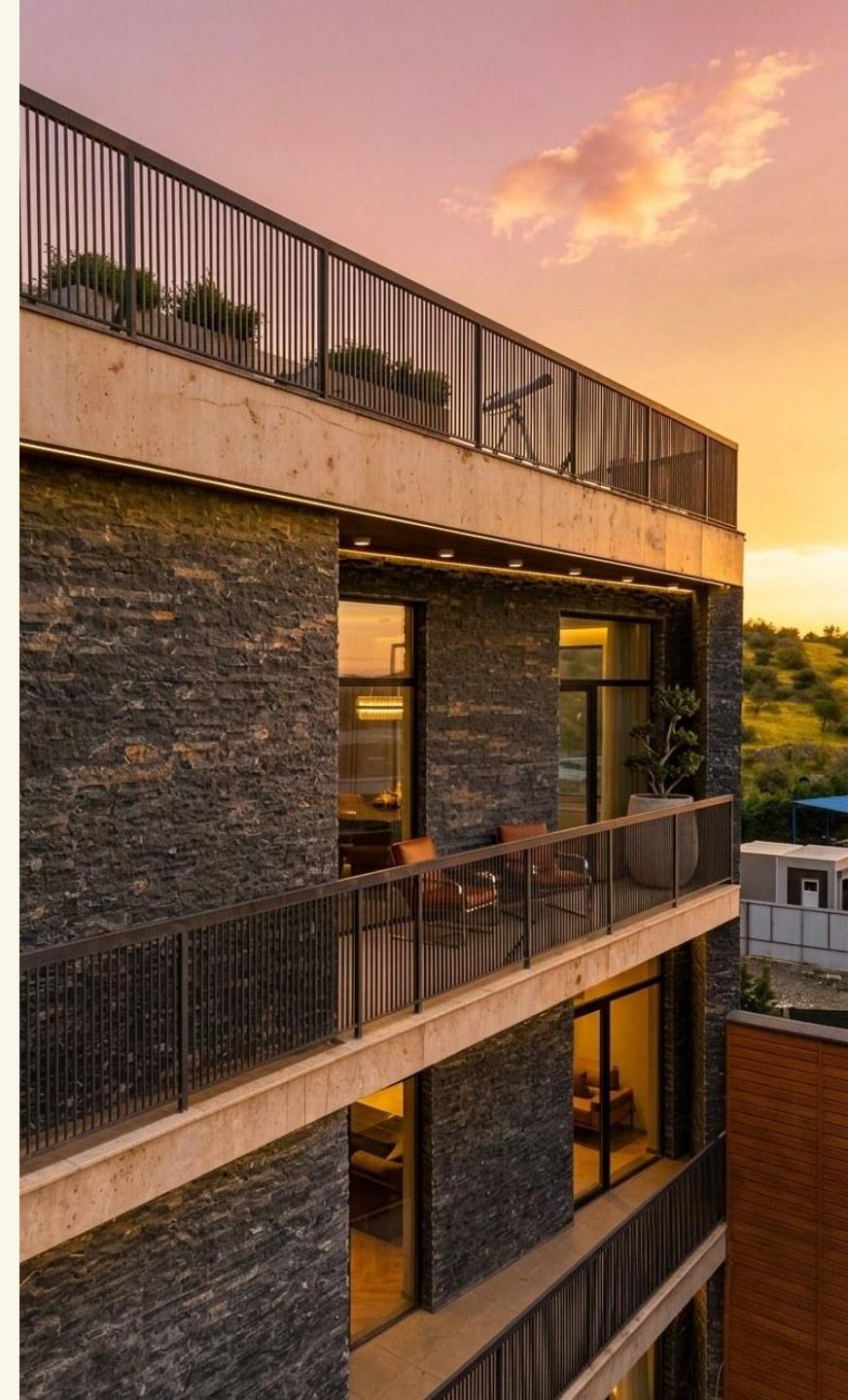
✦ Specialist operator model

An accommodation operator manages reservations, resident service, housekeeping and maintenance.

✦ Institutional lease

The property is leased to a company, organisation or operator for an agreed accommodation programme.

Illustrative operating models only. No operator commitment, occupancy or income is represented.



Residence first, with space for the operation behind it.

✦ Residential units

Plan different service levels for executives, families, individuals, shared residents and short-notice guests.

✦ Arrival and resident service

Assess suitable areas for reception, resident support, parcel handling, waiting and transport coordination.

✦ Meetings and training

Selected lower-level or larger spaces can support briefings, training, work lounges or team meetings, subject to approvals.

✦ Back-of-house

Lower-level areas can be assessed for housekeeping, linen, maintenance, storage, staff and building operations.



More settled than a hotel. More coordinated than scattered rentals.

A private Lisi Lake setting, outdoor space, pool, parking and a range of home sizes create a stronger base for relocation and extended assignments.

EXPERIENCE LAYERS

Private homes

Family-ready layouts

Terraces and views

Shared recreation

On-site parking

Coordinated maintenance

Optional resident services

Space for work and meetings

A quieter residential setting with access to the city.

★ Lisi Lake

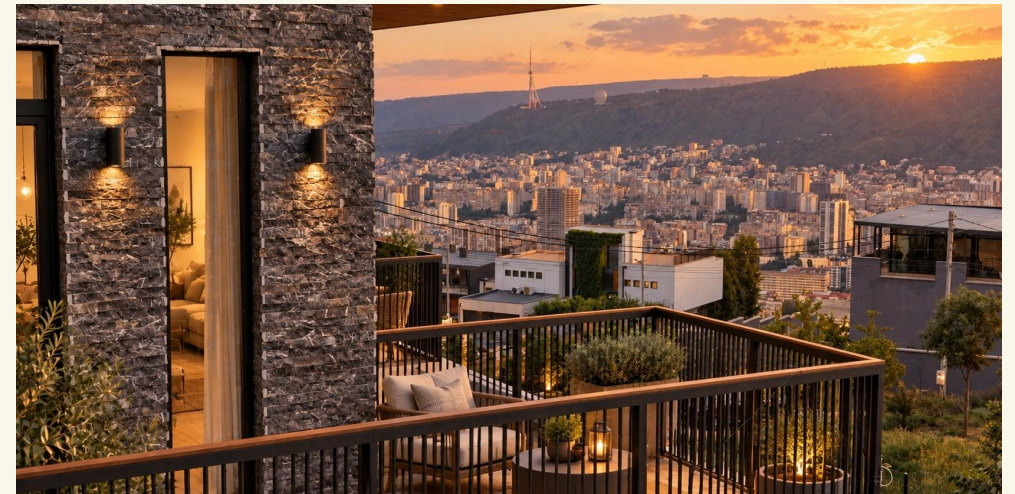
Green space, walking routes and open views improve the quality of longer stays.

★ Saburtalo connection

The wider district connects to business areas, universities, clinics, international schools and established neighbourhoods.

★ Arrival and mobility

A private lane and 46 parking spaces support residents, company vehicles, visitors and service operations.



The property is defined. The service model is yours to build.



Already in place

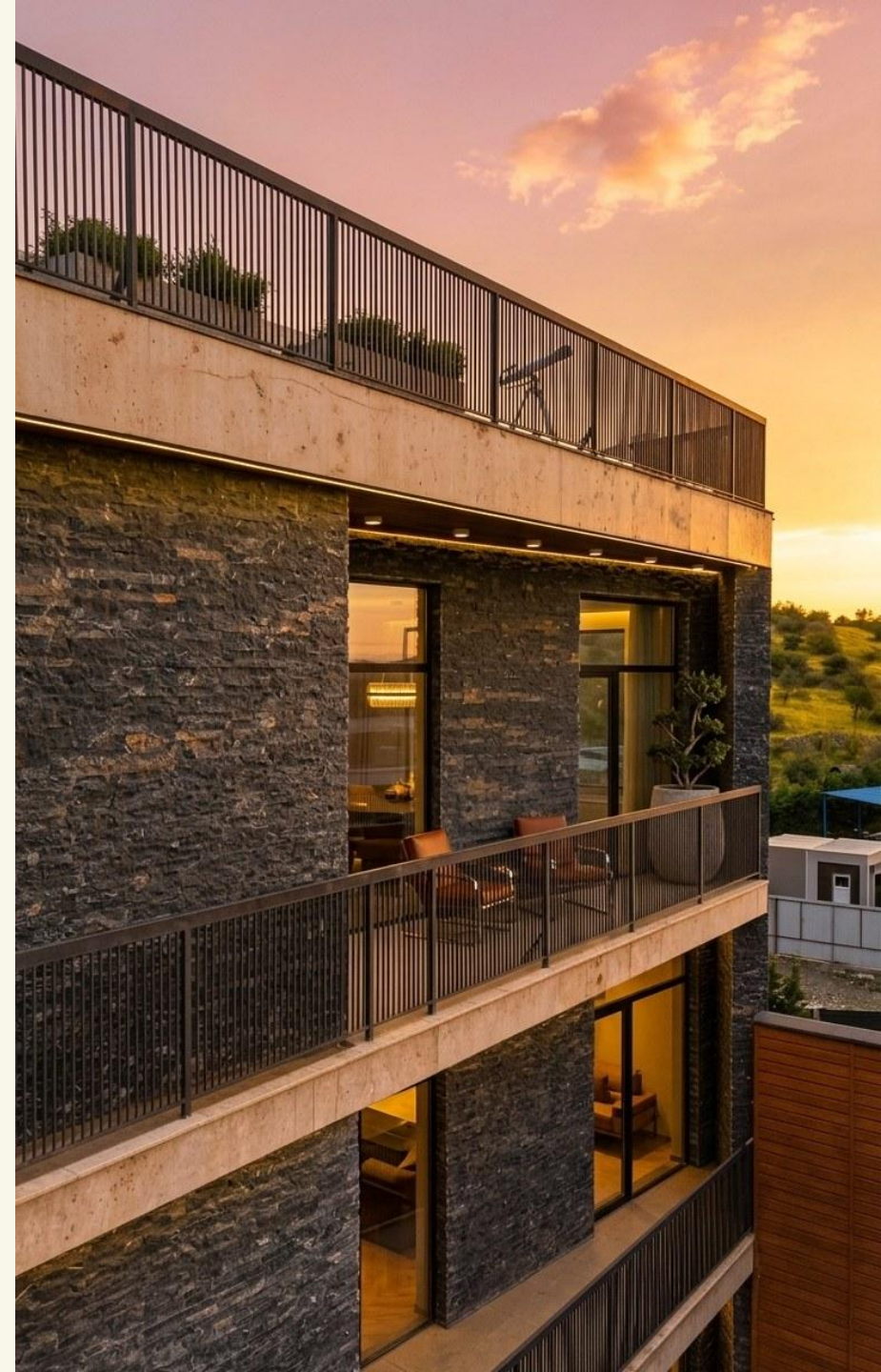
Two completed structures, self-contained units, common circulation, lifts, pool, terraces, parking and outdoor space.



Buyer or operator scope

Interior fit-out, furnishing, reception and resident services, housekeeping and maintenance systems, safety and security, technology, staffing, sales or allocation model and relevant approvals.

Hospitality, serviced-apartment or other operating models may require specific approvals and compliance. No operating approval is represented.



Acquire the full accommodation platform below valuation.

\$5.5M

Asking price, entire property,
including 18% VAT

\$6.01M

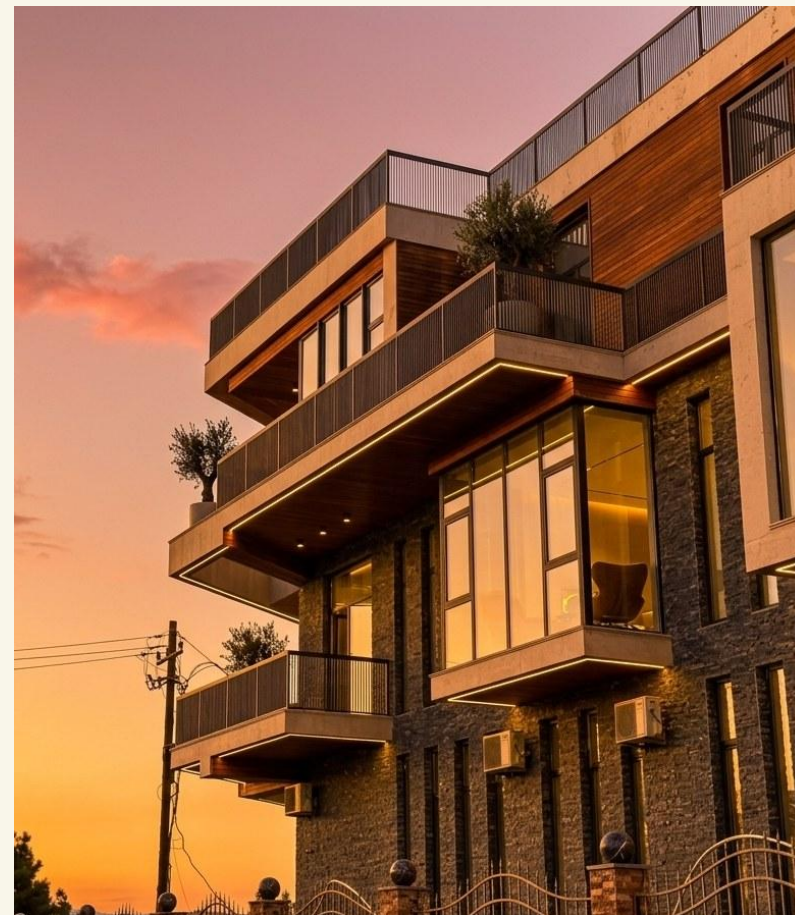
Independent as-is valuation,
including VAT

\$510K

Below valuation, approximately
8.5%

REFERENCE METRIC, EX-VAT**\$1,078 / m²**

Equivalent price per total built m², reference only



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.
No rent, occupancy, yield, operator commitment, conversion budget or future value is represented. VAT treatment depends on the buyer and transaction structure.

Build the operating case before committing capital.

✦ Property diligence

Title, areas, condition, utilities, lifts, pool, life safety, accessibility and outstanding works.

✦ Market and resident demand

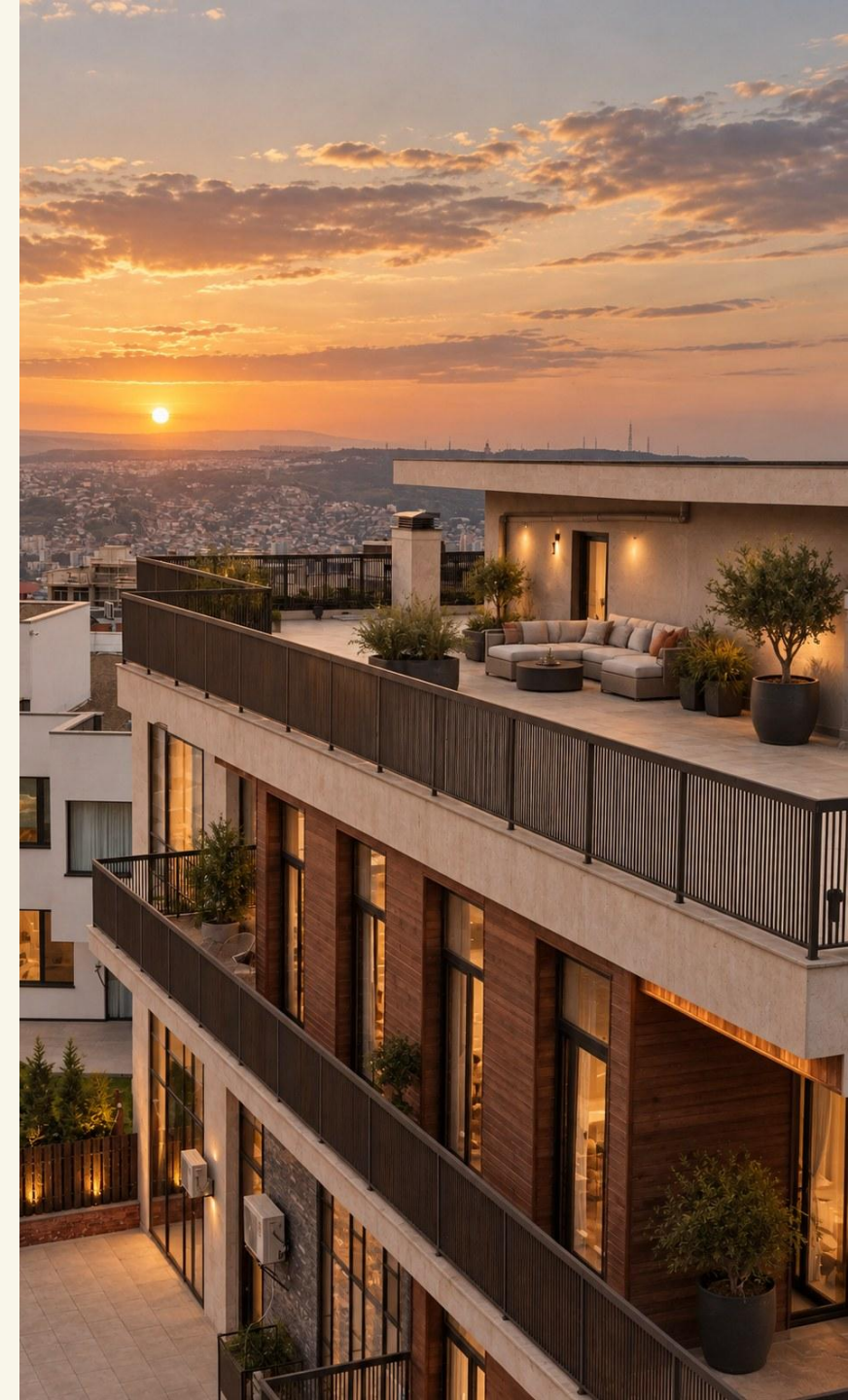
Target companies, assignment patterns, length of stay, resident mix, service expectations and competitive set.

✦ Operating model

Owner-operated, specialist-managed or institutional lease; staffing, services, sales channels and maintenance standards.

✦ Financial model

Fit-out and furnishing cost, operating expenses, pricing, occupancy assumptions, working capital and launch timetable.



Test your accommodation model against the property.

- 01 Operating brief**
Define residents, stay length, service level, unit mix and commercial model.
- 02 Private site visit**
Walk the property with corporate real-estate, operator, architectural and technical teams.
- 03 Feasibility and data room**
Prepare a preliminary allocation, fit-out scope, operating model and acquisition review.

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Private visits by appointment

