

Education and residence campus · Lisi Lake

A private campus where residence, learning and community belong together.

Two buildings, 15 titled units, terraces, pool, parking and freehold land: one property that can be shaped around an education institution's accommodation strategy.

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

Turn accommodation into an extension of the institution.

LISI DAO can address needs that institutions often solve through multiple leases: student or faculty housing, shared study and recreation areas, guest accommodation and potential satellite teaching or training space.

✦ **4,322 m²**

Total built area

✦ **2,430 m²**

Registered residential area

✦ **15**

Self-contained titled units

✦ **1,166 m²**

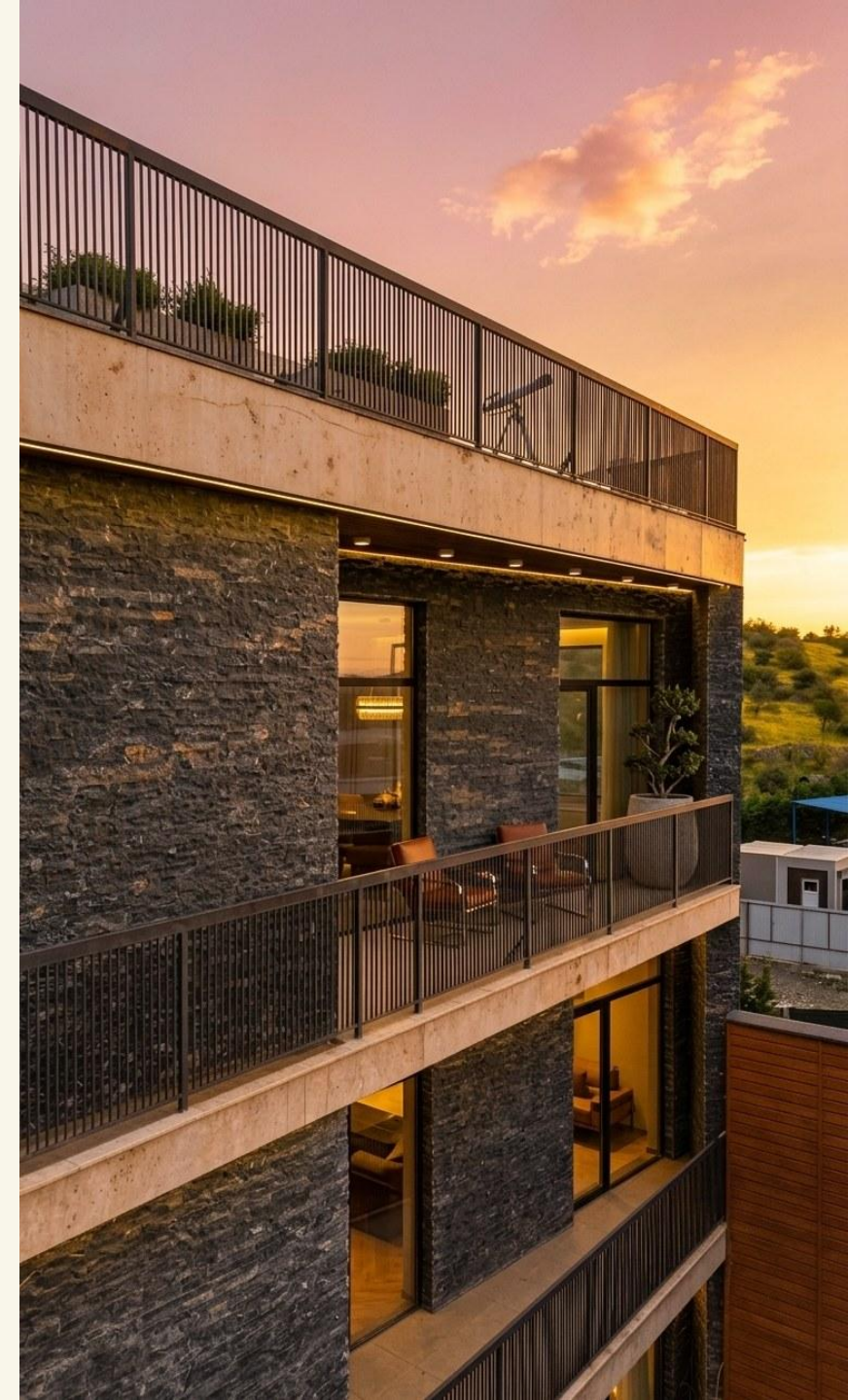
Private and roof-level terraces

✦ **46**

Underground and outdoor parking spaces

✦ **1,711 m²**

Freehold land across two plots



International education is expanding. Accommodation must keep pace.

MARKET SIGNAL

44,400

Foreign higher-education students in Georgia, 2025/26 academic year

+19.7%

Year-on-year growth in foreign student numbers

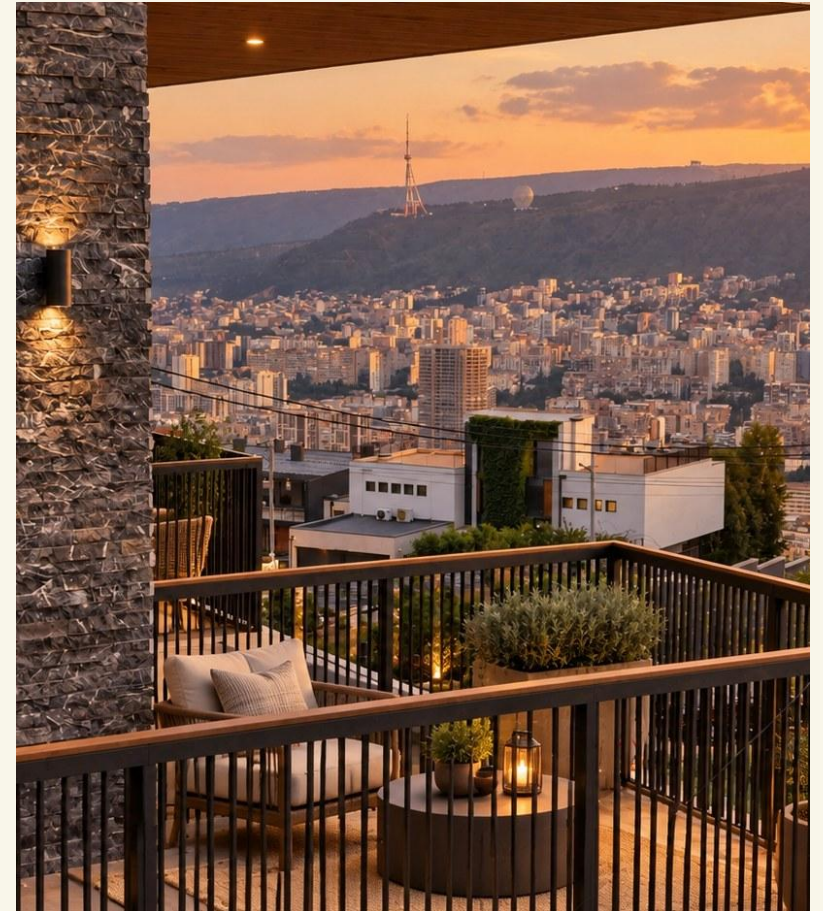
91%+

Of foreign students enrolled in healthcare and social protection programmes, 2024/25

WHY IT MATTERS

Growing international enrolment increases the need for professionally managed residence, faculty housing, visiting-specialist accommodation and student services.

Market context only, not a demand or occupancy forecast for LISI DAO. Sources: Geostat, Indicators of Higher Education Institutions, 2025/26; OC Media, December 2025.



A flexible residential base for students, faculty and guests.

POTENTIAL CAPACITY

≈ 160 beds

An early planning indicator suggests approximately 160 beds at around 15 m² of registered residential area per bed.

POSSIBLE UNIT ROLES

Cluster apartments for students

Faculty and teacher homes

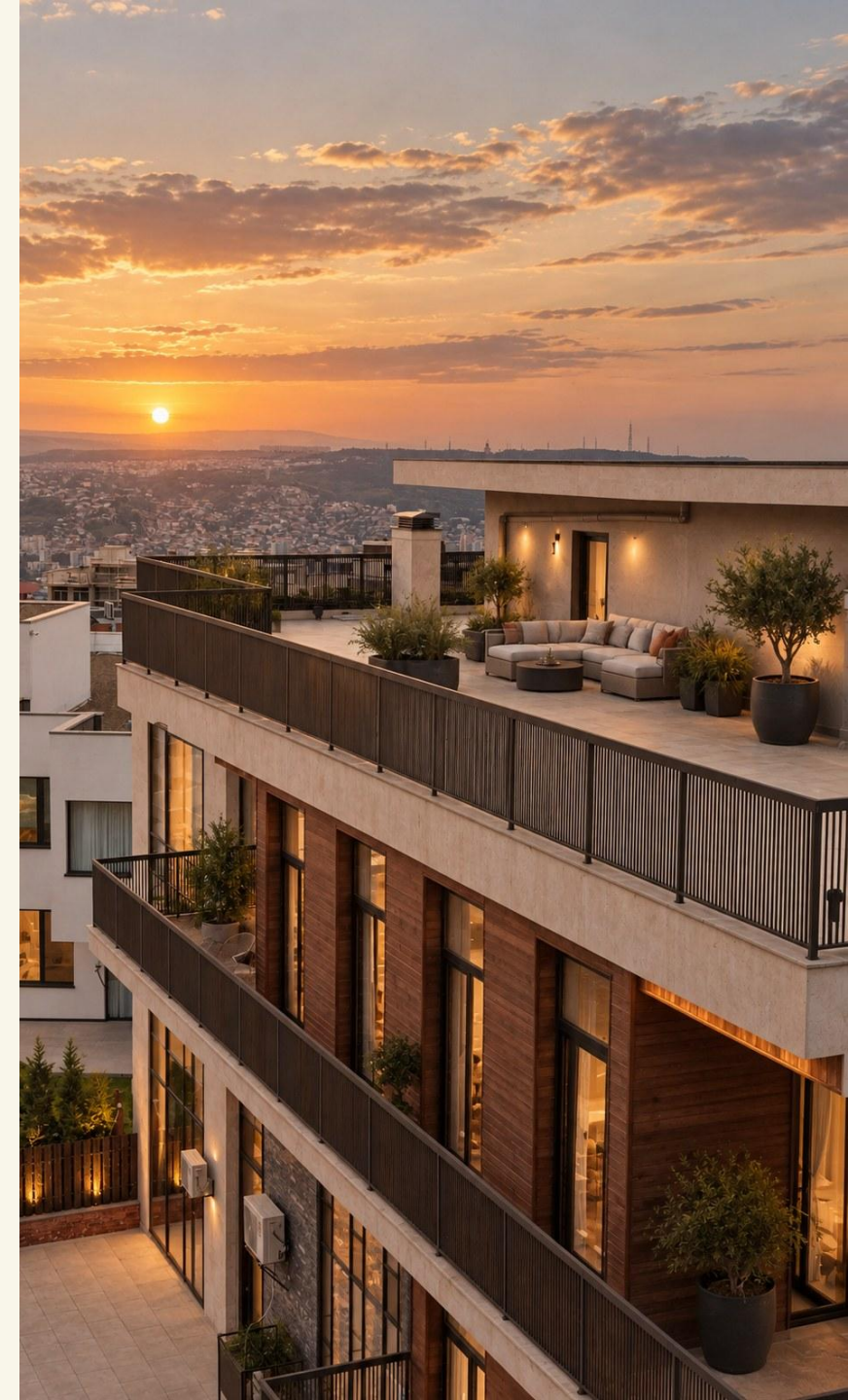
Guest accommodation

Visiting lecturer or specialist residence

Accessible rooms

Resident staff housing

The 160-bed figure is illustrative only. Final capacity depends on room planning, circulation, shared facilities, fire/life-safety, accessibility, approvals and the operating model.



Residence, study and community space in one property.

✦ Residential floors

Self-contained units can be planned as student clusters, faculty homes or guest accommodation with different privacy and service levels.

✦ Lower-level areas

Suitable areas can be assessed for study rooms, training, administration, common facilities, storage and building operations.

✦ Shared outdoor spaces

Courtyard, private terraces, roof terraces and pool can support community life, recreation and informal learning.

✦ Two-building advantage

Different cohorts, genders, academic programmes or resident groups can be separated while remaining within one campus.



A place to live, focus and belong.

The Lisi Lake setting, terraces, shared outdoor space and range of unit sizes create the basis for a more residential, community-led experience than scattered apartments across the city.

POTENTIAL EXPERIENCE LAYERS

Quiet study

Shared lounges

Outdoor learning

Community events

Recreation

Faculty presence

Guest stay

On-site resident support

A campus setting within Tbilisi's education corridor.

★ Saburtalo and Lisi area

The wider district already contains universities, international schools, student housing and established residential neighbourhoods.

★ Lisi Lake environment

Green space, walking routes and a lower-density setting support longer stays and campus life.

★ Access and parking

Forty-six parking spaces support faculty, staff, visitors, service vehicles and organised transport.



The residence platform exists. The academic programme is buyer-led.



Already in place

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



Institution-led scope

Capacity plan, room and common-area design, safeguarding and resident support, fire/life-safety, accessibility, IT and security, education approvals and any required change of function.

Teaching or institutional use may require change of function and additional approvals. No education-use approval is represented.



Acquire the campus platform below valuation.

\$5.5M

Asking price, entire property,
including 18% VAT

\$6.01M

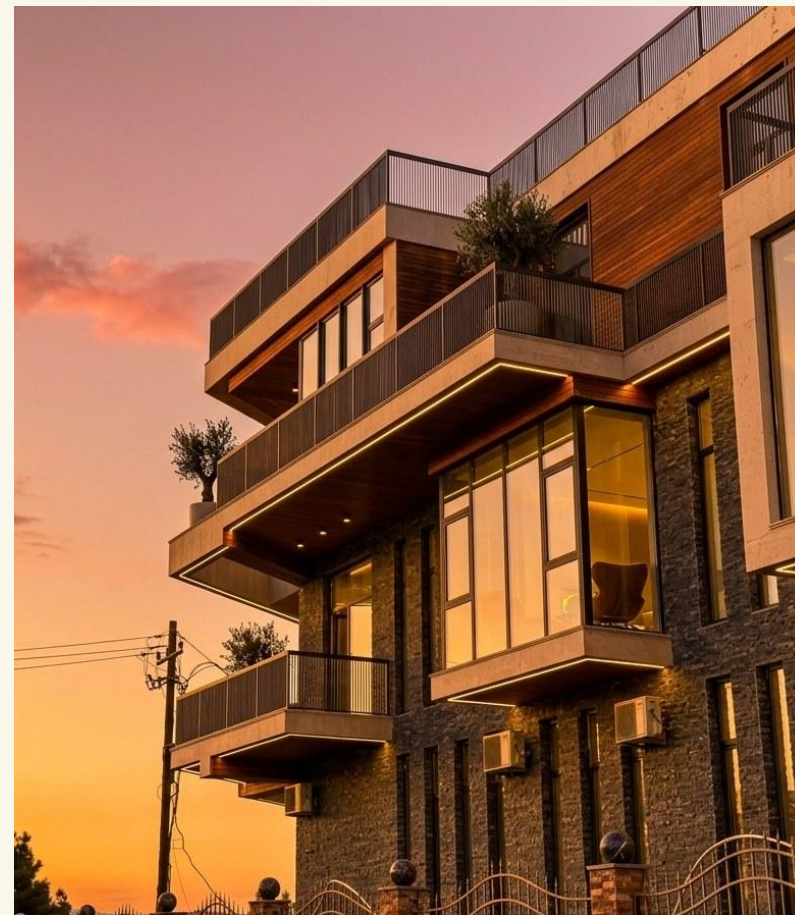
Independent as-is valuation,
including VAT

\$510K

Below valuation, approximately
8.5%

REFERENCE METRIC, EX-VAT**\$1,918 / m²**

Equivalent price per registered residential 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 occupancy, tuition, rent, operating return, conversion budget or future value is represented. VAT treatment depends on the buyer and transaction structure.

Test the academic and residence model against the asset.

✦ Title and areas

Ownership, recorded liabilities, plans, unit schedule, terraces and reconciliation of registered and measured areas.

✦ Technical and safety

Structure, MEP, lifts, utilities, pool, fire/life-safety, accessibility, security and outstanding works.

✦ Use and approvals

Current permitted use, residence model, teaching or training use, education requirements and change-of-function route.

✦ Operating feasibility

Capacity, staffing, student services, pricing or funding model, conversion cost, demand and launch timetable.



See how your institution could live and learn here.

- 01 Campus brief**
Define users, capacity, residence model, teaching needs and student services.
- 02 Private site visit**
Walk the property with academic, operations, residence, architectural and technical teams.
- 03 Concept test and data room**
Prepare a preliminary allocation, approval path, cost plan and acquisition review.

info@adgeeks.ge

Private visits by appointment

