



Care and rehabilitation campus · Lisi Lake

Connect treatment, recovery and longer stay on one private campus.

Two buildings, 15 titled units, lower-level support space, pool, terraces and 46 parking spaces: one private property that can be planned around a care model.

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

Tsatskhvebi VIII Lane 14 & 16 · Saburtalo · Tbilisi

Design the care journey around one coordinated property.

LISI DAO offers the physical ingredients for operators that need treatment, recovery, patient stay, family accommodation and staff functions to work as one coordinated environment.

+ **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**

Lower-level swimming pool



Care works better when treatment and stay belong together.



01 +

Residential-scale units

Self-contained spaces can support patient suites, recovery rooms, family accommodation or staff housing.

02 +

Divisible buildings

Two buildings allow clinical, residential, administrative and service functions to be separated while remaining connected.

03 +

Outdoor and wellness space

Terraces, courtyard, pool and proximity to the Lisi Lake green zone support rest, supervised activity and longer stays.

04 +

Access and parking

Forty-six parking spaces provide capacity for staff, patient transfers, visitors and service vehicles.

A flexible campus for different levels of care.

✦ Assessment and consultation

Suitable lower-level or ground-floor areas can be assessed for reception, consultation, diagnostics, therapy and administration.

✦ Family and companion stay

Selected units can accommodate family members or companions where the operating model requires them nearby.

✦ Patient and recovery suites

The 15 self-contained units can be planned around short or longer stays, privacy needs and different levels of support.

✦ Staff and specialist accommodation

Units can support resident staff, visiting clinicians, specialists or trainees.

Illustrative only. No clinical use, capacity or licence is represented.



Plan the patient journey before the fit-out.

KEY FLOWS TO TEST

- ✦ Patient arrival and transfer
- ✦ Staff, visitor and service access
- ✦ Emergency access and evacuation
- ✦ Outpatient versus resident circulation
- ✦ Clean and support functions
- ✦ Accessible movement between key areas

PLANNING ADVANTAGE

The two-building layout and multiple unit sizes create options for zoning the campus by acuity, length of stay, user group or operating function.



A setting designed around privacy, daylight and time.

Floor-to-ceiling glazing, private terraces, roof-level outdoor space, pool and a quieter lakeside setting can contribute to a more residential recovery experience than a conventional urban clinical building.

POTENTIAL PROGRAMME ELEMENTS

Individual recovery suites

Family rooms

Therapy or exercise areas

Supervised pool use

Outdoor rest and movement

Shared lounges

Staff rest areas

Suitability for any therapy, pool or clinical function requires specialist design, risk assessment and approval.

A calmer environment, connected to Tbilisi.

✦ Lisi Lake setting

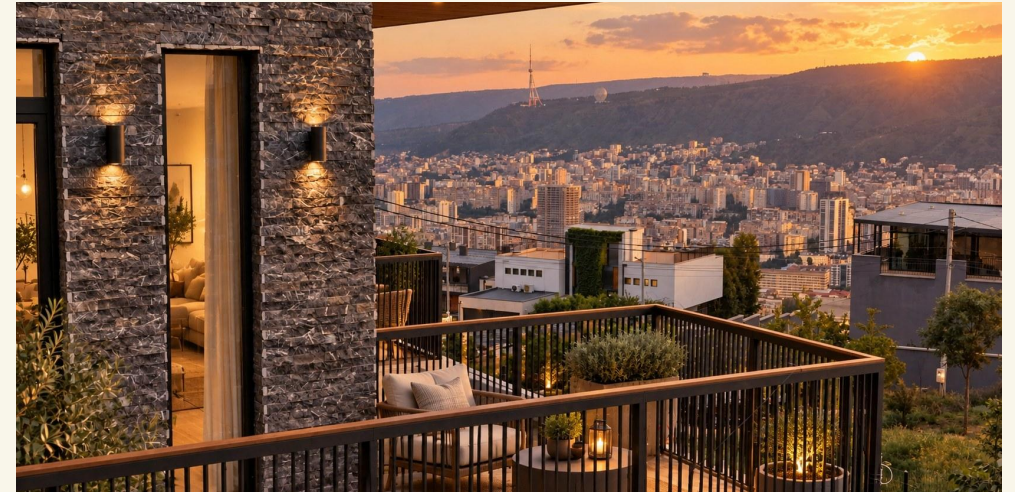
Open landscape, walking routes and lower-density surroundings support a sense of separation from the city without leaving it.

✦ Saburtalo catchment

The wider district connects to established residential areas, universities and major medical institutions.

✦ Private arrival

A private lane and on-site parking create a more controlled arrival experience for patients, families, staff and transfers.



The physical platform exists. The care environment is buyer-led.



Already in place

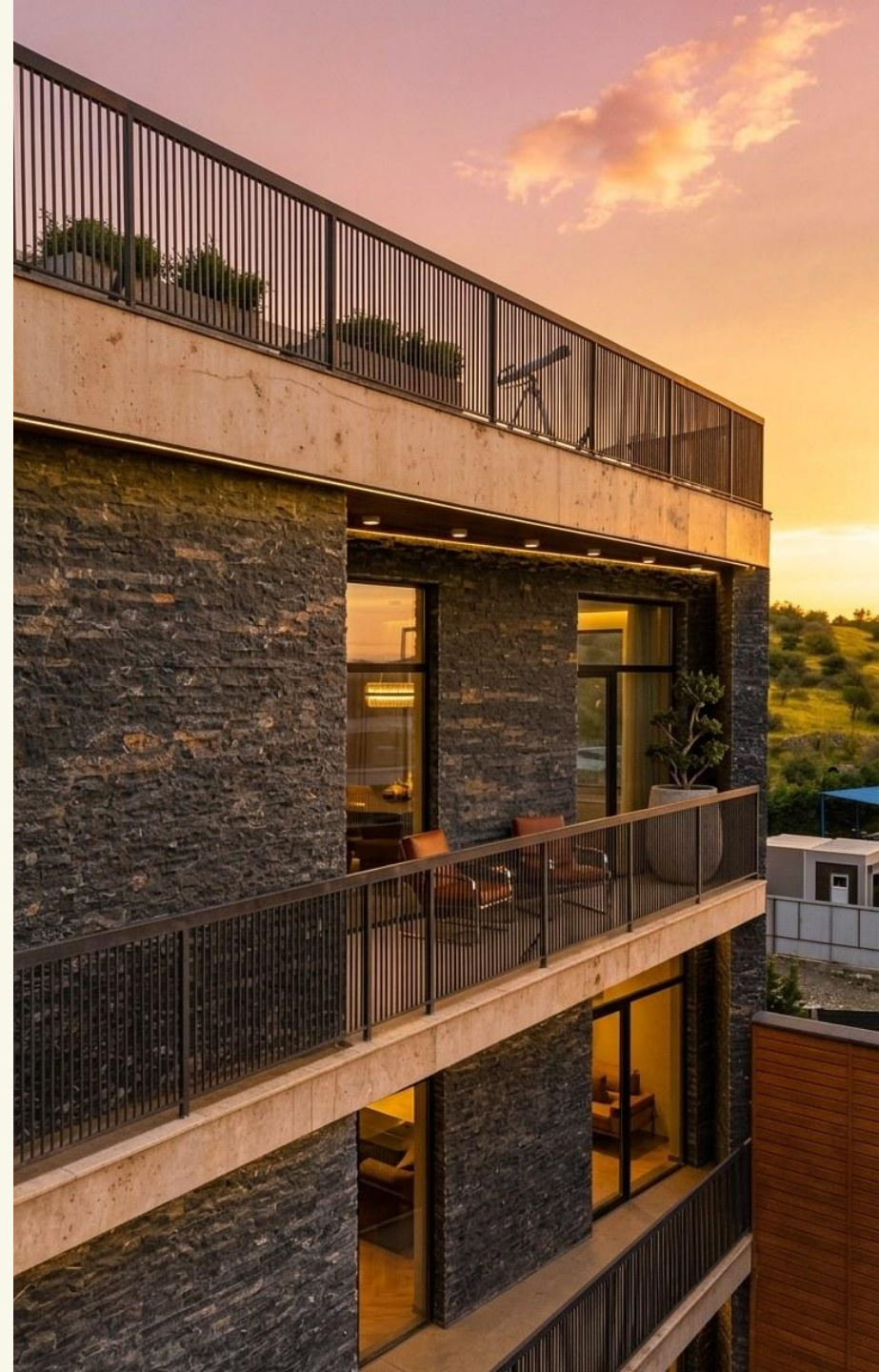
Two completed structures, common circulation, lifts, pool, terraces, parking and landscaped outdoor areas.



Operator-led scope

Clinical planning, accessibility, fire/life-safety, MEP capacity, hygiene and infection-control requirements, specialist equipment, staffing model, licensing and any change of function.

Medical or care use may require technical redesign, authority approvals and licensing. No clinical-use approval is represented.



Acquire below valuation. Direct capital to the care model.

\$5.5M

Asking price, entire property,
including 18% VAT

\$6.01M

Independent as-is valuation,
including VAT

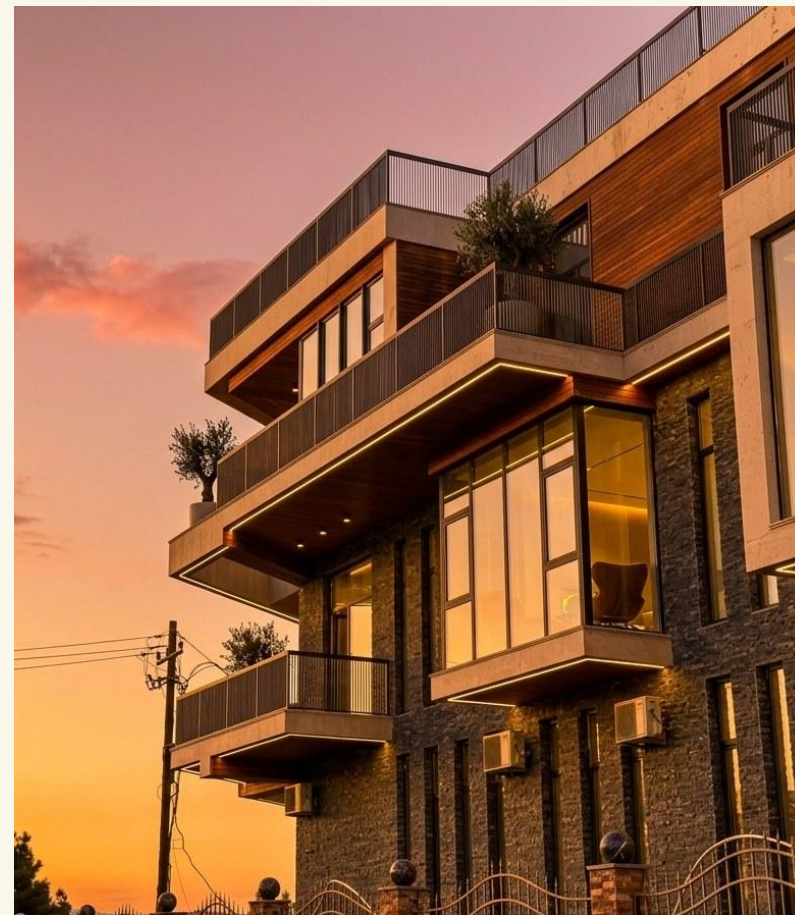
\$510K

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 operating income, patient volume, conversion budget or future value is represented. VAT treatment depends on the buyer and transaction structure.

Test the care concept against the property.

✦ Legal and title

Ownership, recorded liabilities, transaction structure and current permitted use.

✦ Technical

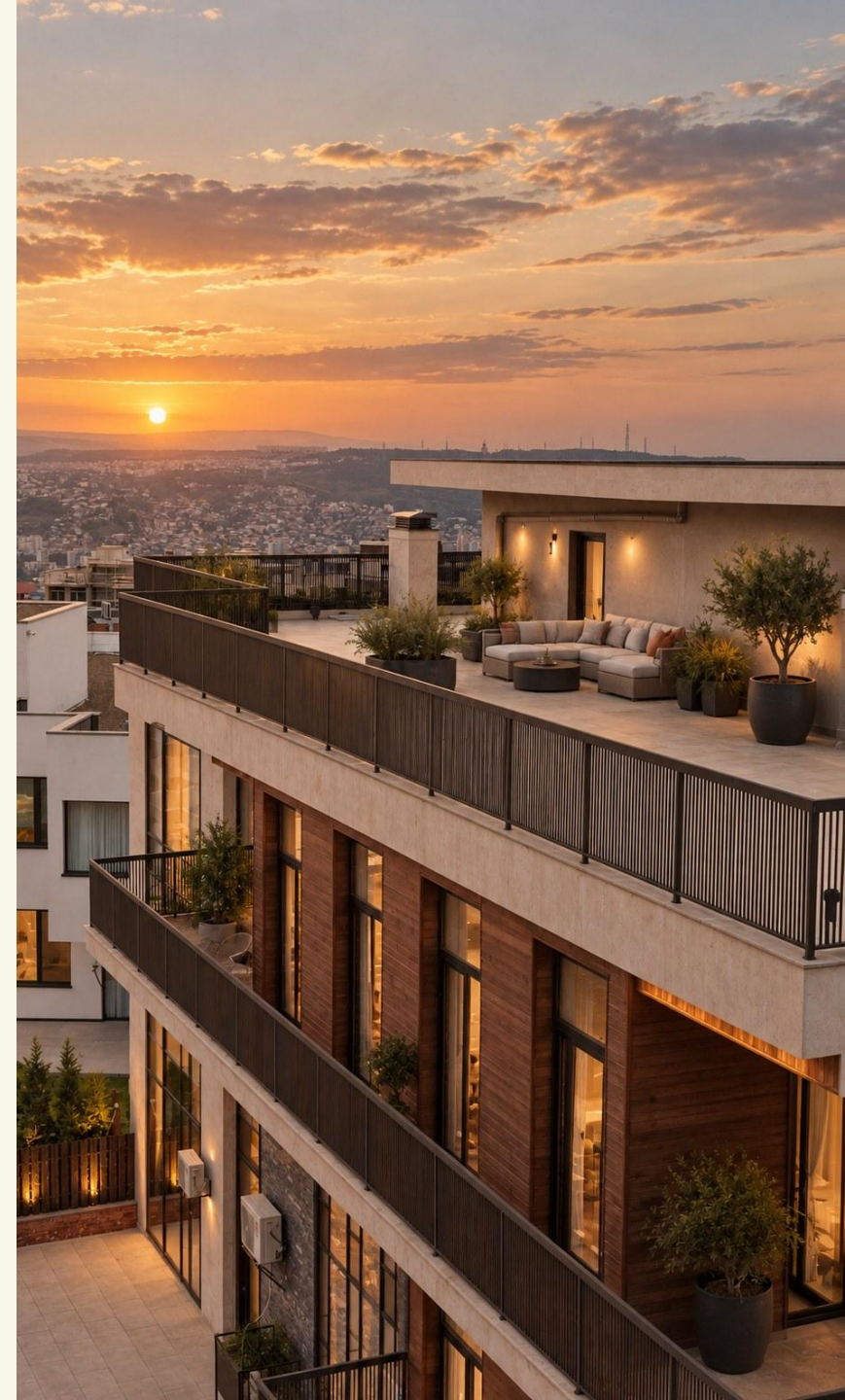
Structure, envelope, MEP, lifts, utilities, pool, fire/life-safety, accessibility and outstanding works.

✦ Care and licensing

Change-of-function route, healthcare or care licensing, patient safety, clinical systems and authority requirements.

✦ Commercial feasibility

Service model, capacity, staffing, demand, pricing or funding model, conversion cost and launch plan.



Walk the property with the people who will operate it.

- 01 Operator brief**
Define care pathway, target users, capacity, staffing and specialist requirements.
- 02 Private site visit**
Review the buildings with operating, clinical, architectural and technical advisers.
- 03 Concept test and data room**
Translate the model into a preliminary plan, approval strategy, cost plan and acquisition review.

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Private visits by appointment

