



SAKENIN

BY BIOGRAPi

SAKENI CONNECTS US



Bloomberg **yahoo!**
finance BUSINESS
INSIDER

ABOUT SAKENI

Sakeni is an exceptional multifunctional residential complex, providing residents with a completely new and refreshing experience. Carefully planned, every detail is designed to ensure a comfortable and convenient lifestyle.

- **36 FLOORS**
- **FLOORS 1- 7 - COMMERCIAL AND OFFICE AREAS**
- **FLOORS 8-36 - RESIDENTIAL LIVING SPACES**
- **386 APARTMENTS**
- **7 PENTHOUSES**
- **PROJECT HEIGHT - 145 METERS**
- **5 LEVELS OF PARKING FOR 500 CARS**
- **9 PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS**
- **14 APARTMENTS ON EACH FLOOR**

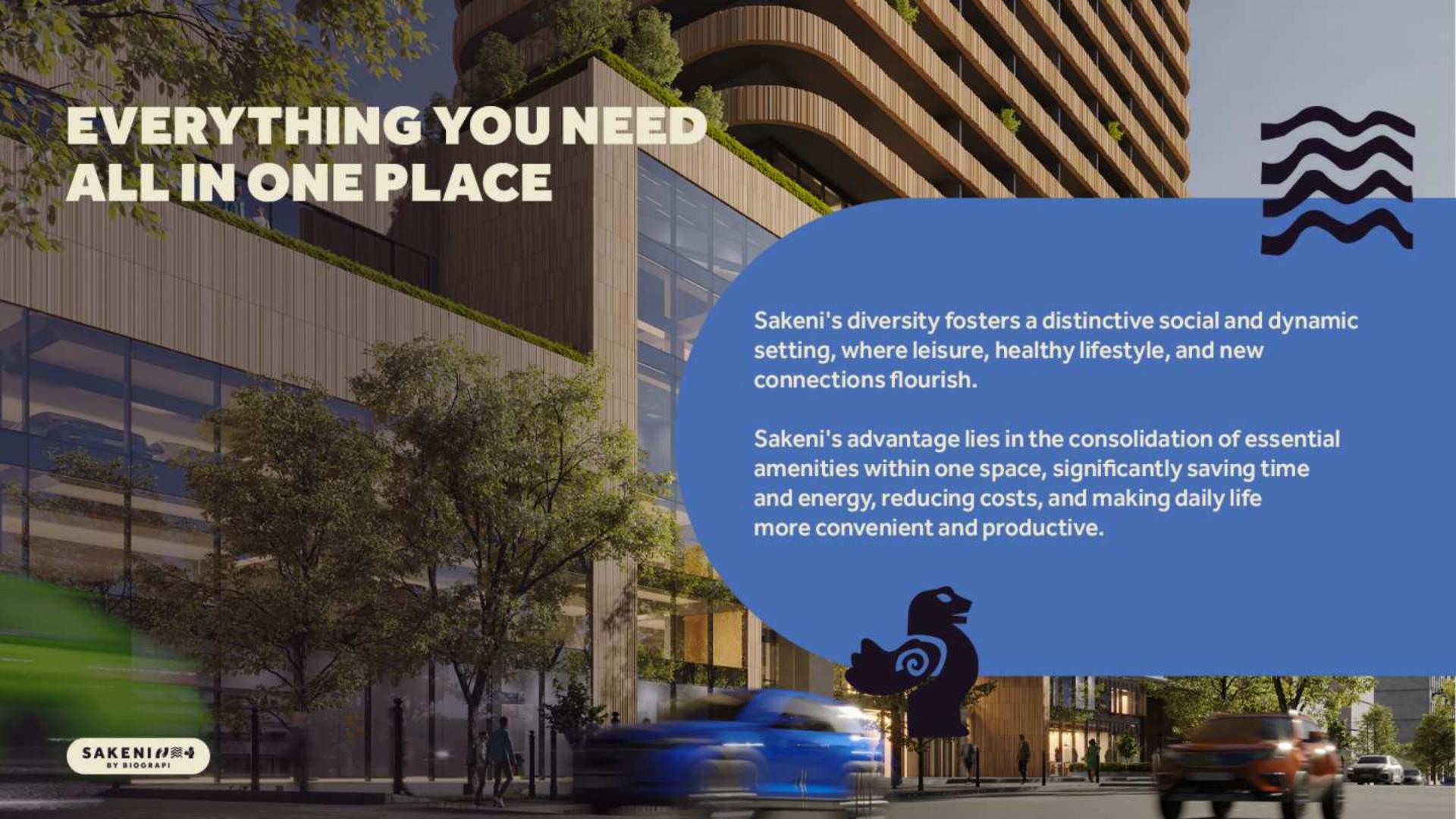


FACADE TERRACOTTA

The distinctive Italian **terracotta** used in the Sakeni project is notable for its quality and durability. The main advantage lies in its resistance to temperature and ultraviolet radiation, ensuring that it maintains original appearance for years to come.

From an aesthetic perspective, Sakeni's terracotta facade features a nuance of warm tones and a unique texture that enhances the exterior's allure. The natural variation in color and texture creates depth in the facade, leaving a rich and diverse impression.





EVERYTHING YOU NEED ALL IN ONE PLACE



Sakeni's diversity fosters a distinctive social and dynamic setting, where leisure, healthy lifestyle, and new connections flourish.

Sakeni's advantage lies in the consolidation of essential amenities within one space, significantly saving time and energy, reducing costs, and making daily life more convenient and productive.





GREEN TERRACE



FITNESS CENTER



PADDLE COURT



PHARMACY



CO-WORKING SPACE



SUPERMARKET



BANK



120 SQ.M LOBBY
WITH CONCIERGE SERVICE



AESTHETIC CENTER



25-METER POOL



CAFE-RESTAURANTS



VARIOUS TYPES
OF SHOPS





IN SAKENI PROJECT, TOGETHER
WITH US, LEADING GEORGIAN
AND INTERNATIONAL BRANDS
IN VARIOUS FIELDS WILL
CREATE THE ECOSYSTEM.

SAKENI 
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GASTRONOME

BISTRO
BY GASTRONOME



DUNKIN'

POST-COMPLETION SERVICES

Biogapi, as a development company, continues active management of ongoing issues which may occur after the completion of the project to ensure the living or working environment is permanently protected and maintained.



COMPLEX
MANAGER



REGULAR
CLEANING SERVICE



FIRE SYSTEM
SERVICES



CONCIERGE
SERVICES



MAINTENANCE OF COMMON SPACES SUCH AS
ENTRANCES AND ELEVATORS



MONITORING OF WATER
RESERVOIRS



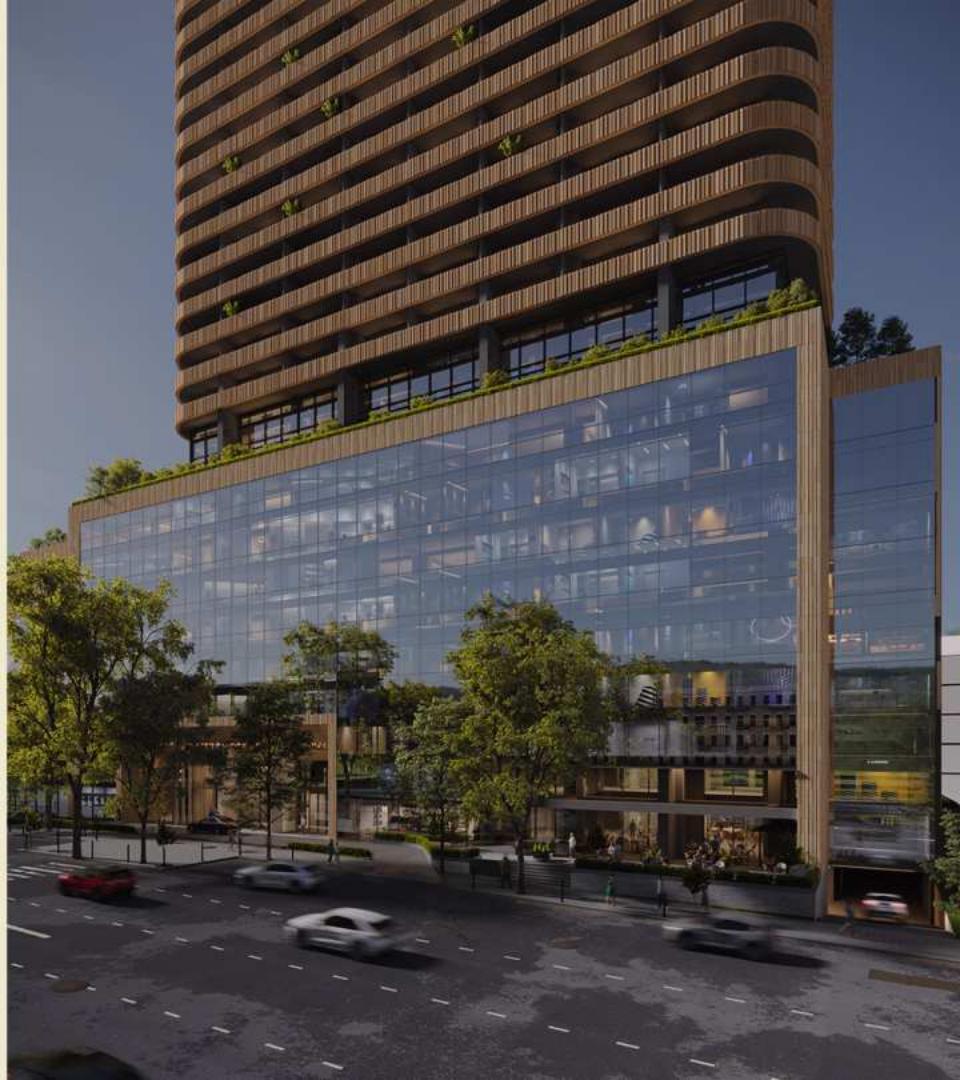
24-HOUR SECURITY
INSPECTION



ELECTRIC GENERATOR
MANAGEMENT SERVICE



LANDSCAPING AND
GARDENING





SAKENI
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SHOPPING

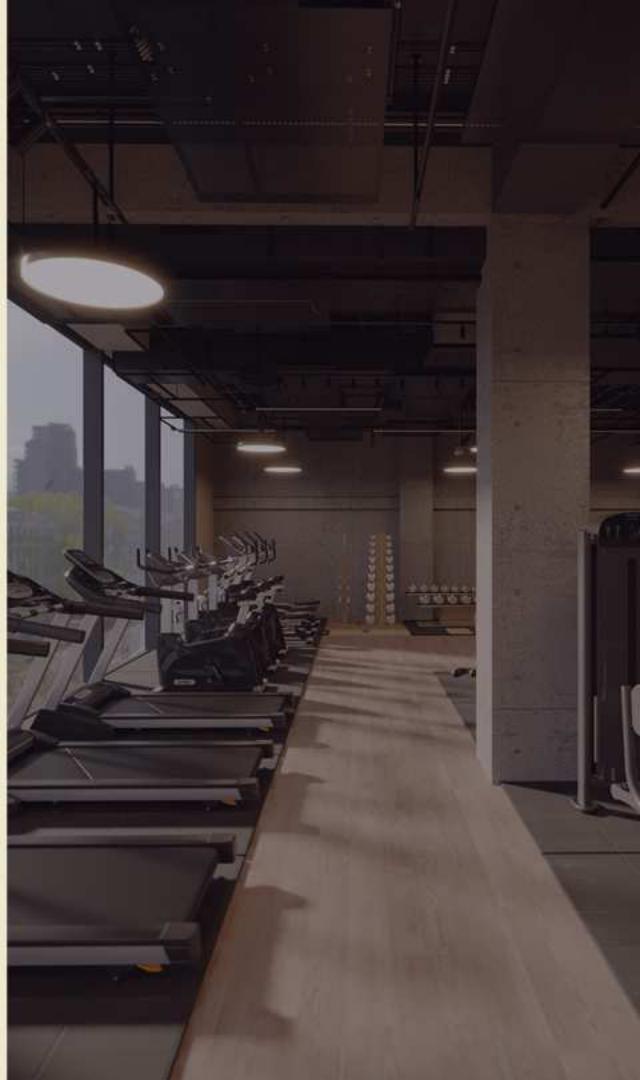
BUSINESS CENTER

RESIDENCES





SAKENI 
BY BIOGRAPHI





SHOPPING CENTER

SAKENI
BY BIOGRAPY



CO-WORKING SPACE



PARKING





PADDLE COURT AND RUNNING TRUCK

CAFE-RESTAURANTS



2,000 SQ.M GREEN ZONE

ENERGY EFFICIENCY AND SAFETY

Sakeni is an energy-efficient building that consumes less energy for heating and cooling, leading to significant annual utility bill savings. Insulation materials play a crucial role in Sakeni's design. Equipping spaces with sound insulation systems not only maintains warmth and a cozy atmosphere but also improves productivity and focus, creating a quiet and more private environment. The project adheres to all safety compliance standards: The construction's quality and reliability, developed by a team of experts, are based on various studies.

SAKENI HAS PARTNERED WITH TOP-TIER COMPANIES:

Meinhardt - General Engineering Safety - The international expert group



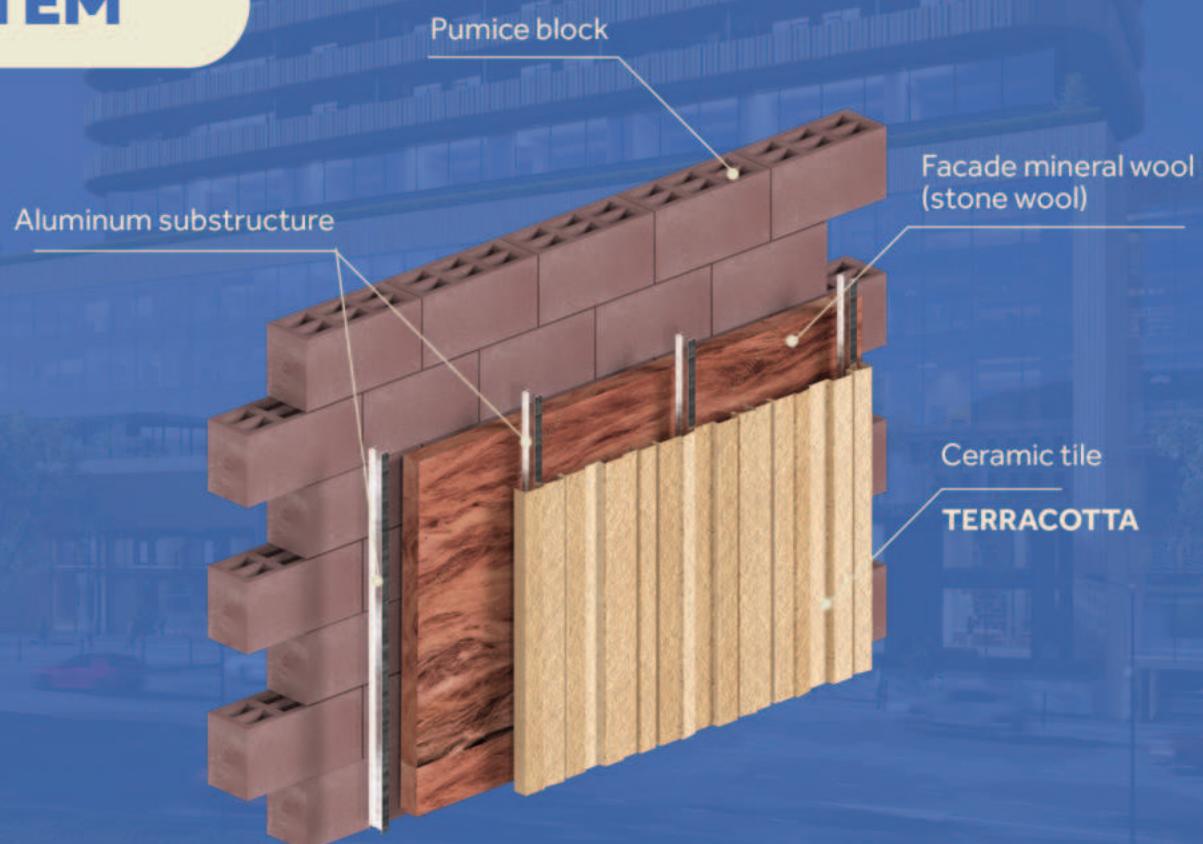
Acustico - Acoustic Planning and Compliance with Norms



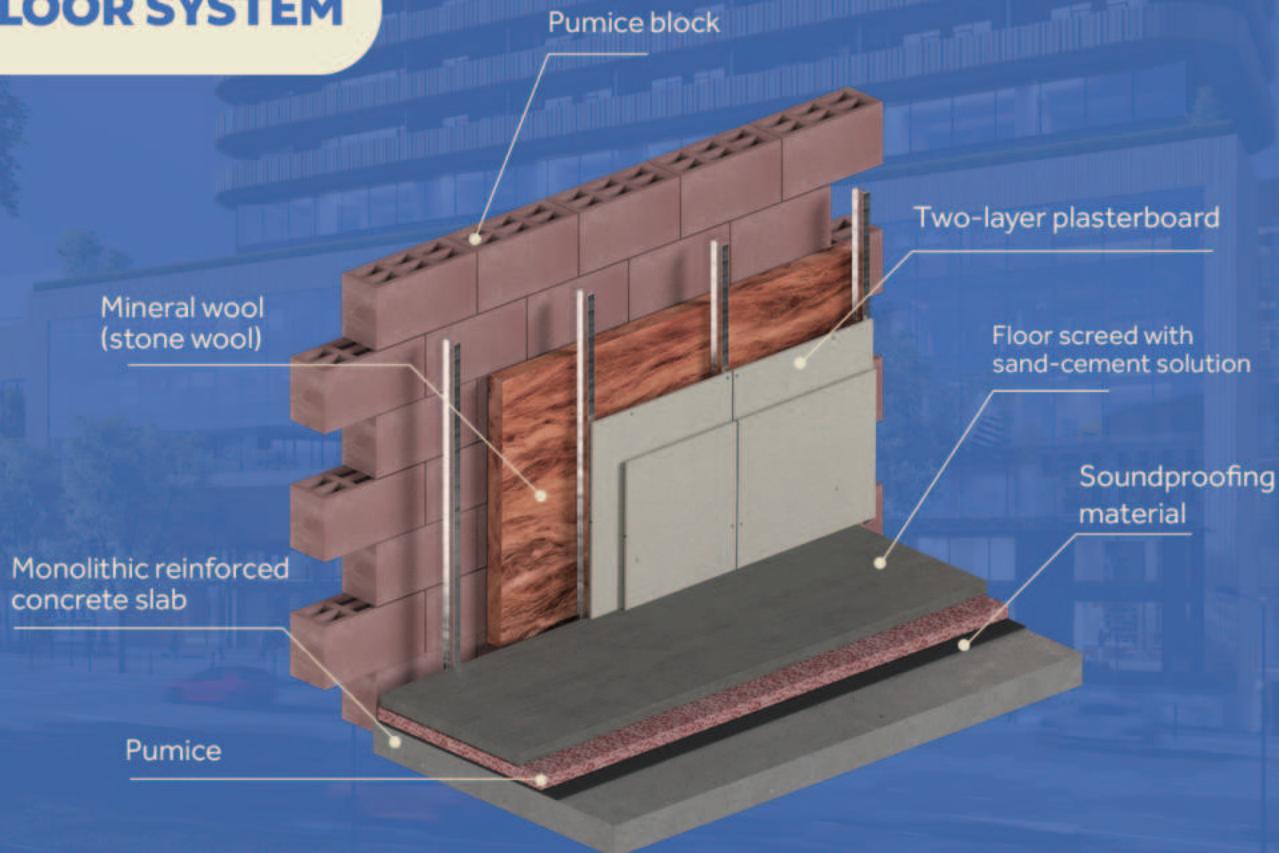
NBK - Facade Engineering - German company



FACADE SYSTEM



WALL AND FLOOR SYSTEM



DELIVERY TERMS AND CONDITIONS

SAKENI OFFERS FLEXIBLE PAYMENT TERMS

- INTERNAL CREDIT WITHOUT DOWNPAYMENT
- BANK MORTGAGE LOAN
- DISCOUNT ON CASH PAYMENT

COMPLETION OF CONSTRUCTION -
2026

DELIVERY CONDITION -
GREEN FRAME

GREEN FRAME

Fireproof iron door at the entrance

Ceiling height of at least 3 meters

Aluminum doors and windows with opening-hanging function and low-emission energy-efficient double glass package

Partition block walls between apartments, wrapped with double gypsum cardboard and vibration and sound insulation

Plastered internal partitions

Screed floor with vibration and sound insulation

Electricity, television, and internet wires connected to each room and brought to convenient points

Central heating pipes laid for the collector system

Main vertical stands for water-sewerage and ventilation Gas and fire detectors installed in each apartment

Natural gas pipe to the kitchen and heating boiler

Balcony covered with frost-resistant ceramic granite tiles

Balcony lighting

Spaces on the balconies for placing the heating boiler and air conditioner unit, with appropriate electrical wiring points and drainage system

Gas and fire detectors installed in each apartment

Four high-speed, load-carrying elevators with UPS systems for passenger, freight, and fire service purposes

Fire protection systems with smoke extraction shafts in floor corridors and entrances

APARTMENTS

38,16 sq.m

Otapi

100,16 sq.m

Nikosia

102,49 sq.m

Miusera

BIOGRAPY
LIVING

55,58 sq.m

Anaria

60,01 sq.m

Krubera

62,73 sq.m

Kelasuri

123,84 sq.m

Anakofia

105,21 sq.m

Ritsa

Gagripshi

68,63 sq.m

Besleti

65,23 sq.m

Bzipi

65,07 sq.m

Psou

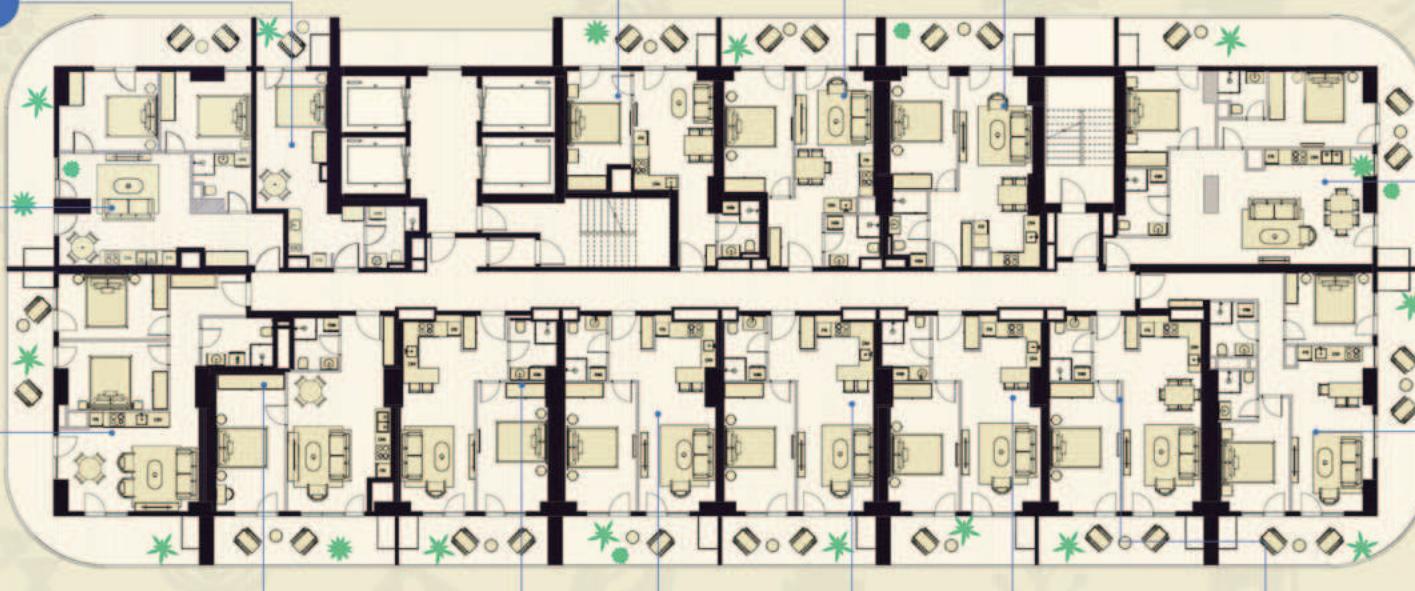
64,57 sq.m

Reprua

65,45 sq.m

Baviu

66,86 sq.m



APARTMENT TYPE

Otapi

STUDIO

Total Area: 38.16 sq.m

Common Space: **26.46 sq.m**

WC: **5.24 sq.m**

Terrace: **6.20 sq.m**



APARTMENT TYPE

Anaria

1 BEDROOM

Total Area: 55.58 sq.m

Hall: **5.29 sq.m**

Living Room / Kitchen: **17.45 sq.m**

Bedroom: **14.21 sq.m**

WC: **4.56 sq.m**

Terrace: **12.50 sq.m**



APARTMENT TYPE

Krubera

1 BEDROOM

Total Area: 60.01 sq.m

Hall: **5.82 sq.m**

Living Room / Kitchen: **19.50 sq.m**

Bedroom: **15.06 sq.m**

WC: **4.94 sq.m**

Terrace: **12.80 sq.m**



APARTMENT TYPE

Kelasuri

1 BEDROOM

Total Area: 62.73 sq.m

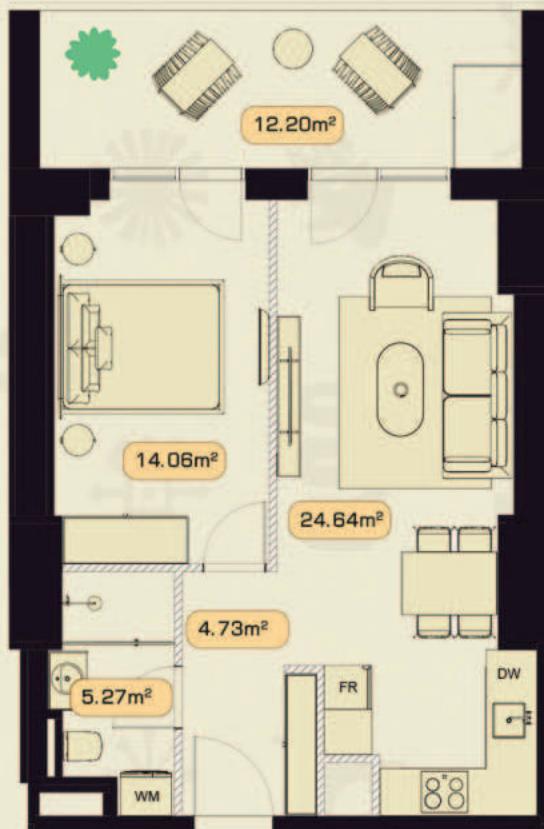
Hall: **4.73 sq.m**

Living Room / Kitchen: **24.64 sq.m**

Bedroom: **14.06 sq.m**

WC: **5.27 sq.m**

Terrace: **12.20 sq.m**



APARTMENT TYPE

Fsou

1 BEDROOM

Total Area: 64.57 sq.m

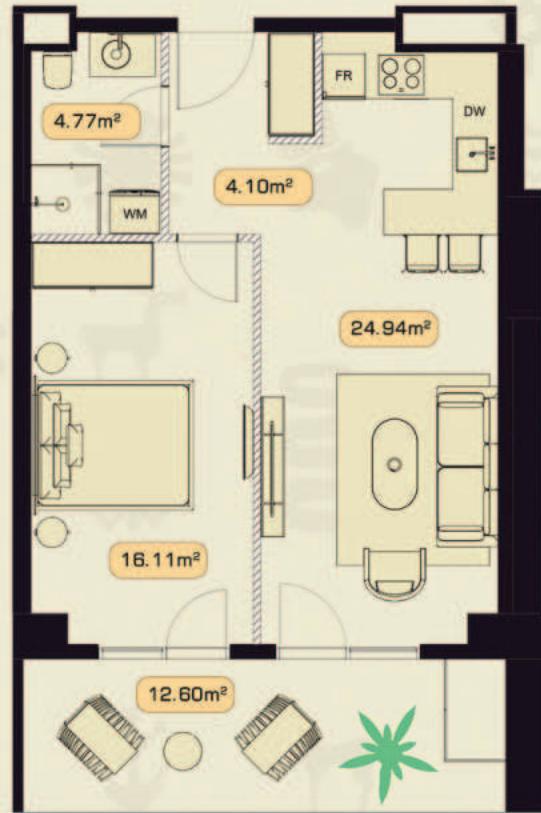
Hall: **4.10 sq.m**

Living Room / Kitchen: **24.94 sq.m**

Bedroom: **16.11 sq.m**

WC: **4.77 sq.m**

Terrace: **12.60 sq.m**



APARTMENT TYPE

Bzifi

1 BEDROOM

Total Area: 65.07 sq.m

Hall: **4.10 sq.m**

Living Room / Kitchen: **25.34 sq.m**

Bedroom: **16.11 sq.m**

WC: **4.77 sq.m**

Terrace: **12.70 sq.m**



APARTMENT TYPE

Besleti

1 BEDROOM

Total Area: 65.23 sq.m

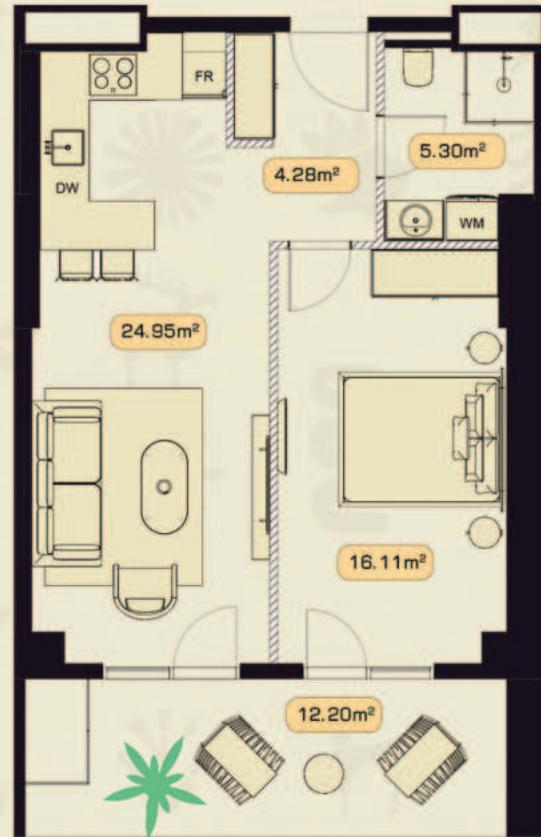
Hall: **4.28 sq.m**

Living Room / Kitchen: **24.95 sq.m**

Bedroom: **16.11 sq.m**

WC: **5.30 sq.m**

Terrace: **12.20 sq.m**



APARTMENT TYPE

Reprua

1 BEDROOM

Total Area: 65.45 sq.m

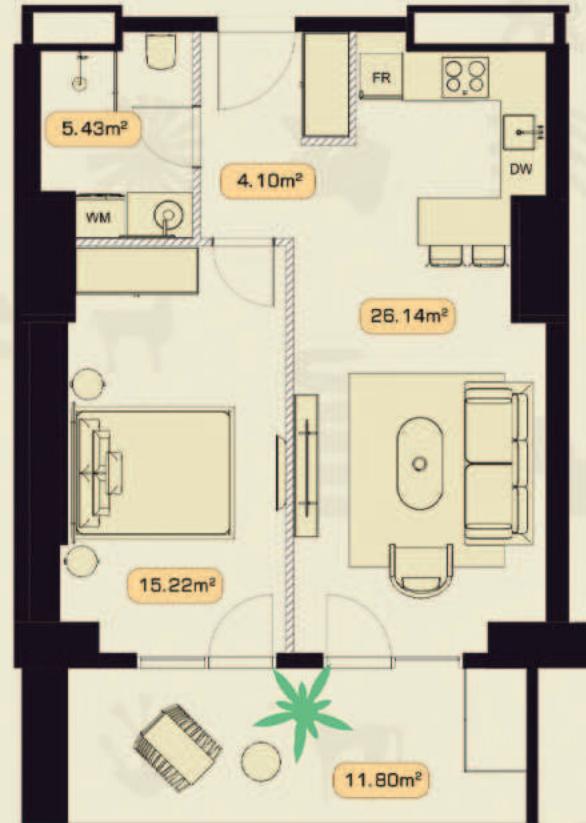
Hall: **4.10 sq.m**

Living Room / Kitchen: **26.14 sq.m**

Bedroom: **15.22 sq.m**

WC: **5.43 sq.m**

Terrace: **11.80 sq.m**



APARTMENT TYPE

Baviu

1 BEDROOM

Total Area: 66.86 sq.m

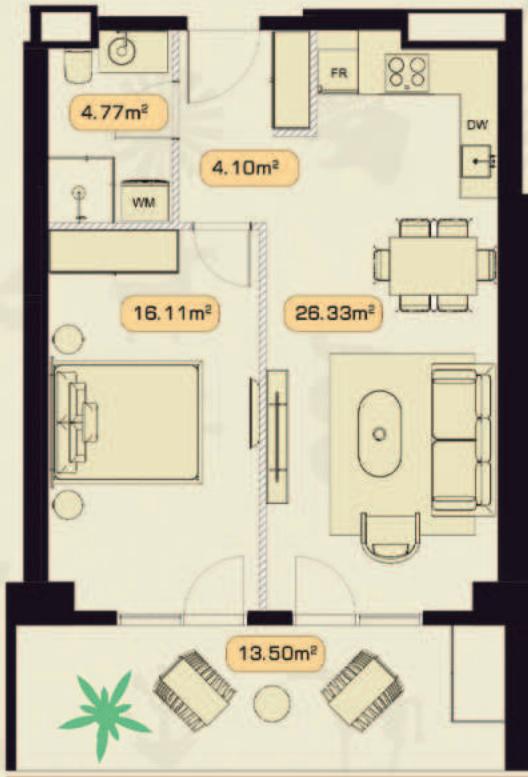
Hall: **4.10 sq.m**

Living Room / Kitchen: **26.33 sq.m**

Bedroom: **16.11 sq.m**

WC: **4.77 sq.m**

Terrace: **13.50 sq.m**



APARTMENT TYPE

Gagrifshi

1 BEDROOM

Total Area: 68.63 sq.m

Hall: **5.16 sq.m**

Living Room / Kitchen: **25.05 sq.m**

Bedroom: **16.89 sq.m**

WC: **4.40 sq.m**

Terrace: **14.80 sq.m**



APARTMENT TYPE

Nikosia

2 BEDROOM

Total Area: 100.16 sq.m

Hall: **8.57 sq.m**

Living Room / Kitchen: **25.22 sq.m**

Bedroom #1: **12.50 sq.m**

Bedroom #2: **12.68 sq.m**

WC #1: **5.88 sq.m**

Terrace: **32.97 sq.m**



APARTMENT TYPE

Miusera

2 BEDROOM

Total Area: 102.49 sq.m

Hall: **9.94 sq.m**

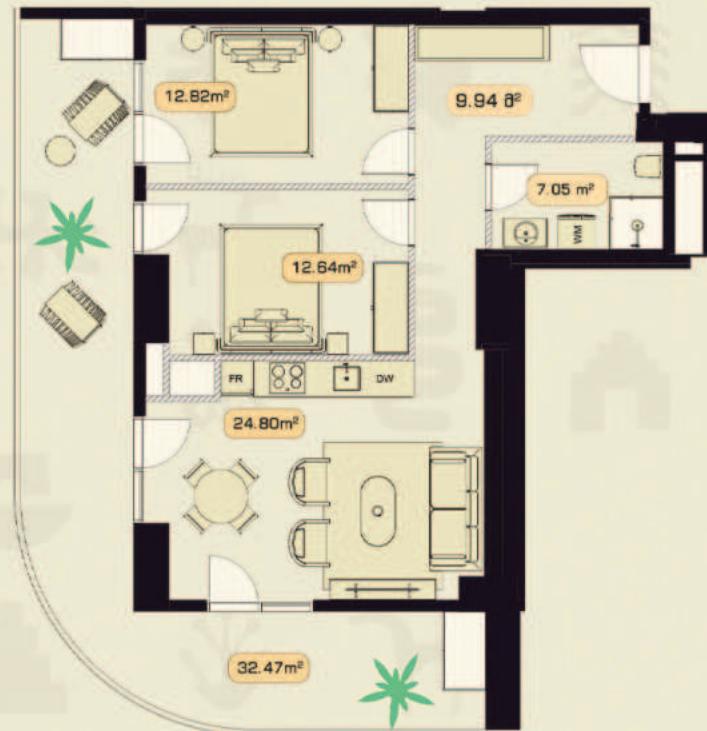
Living Room / Kitchen: **24.80 sq.m**

Bedroom #1: **12.82 sq.m**

Bedroom #2: **12.64 sq.m**

WC #1: **7.05 sq.m**

Terrace: **32.47 sq.m**



APARTMENT TYPE

Ritsa

2 BEDROOM

Total Area: 105.21 sq.m

Hall: **12.35 sq.m**

Living Room / Kitchen: **23.88 sq.m**

Bedroom #1: **12.19 sq.m**

Bedroom #2: **11.01 sq.m**

WC #1: **4.93 sq.m**

WC#2: **3.40 sq.m**

Terrace: **33.67 sq.m**



APARTMENT TYPE

Anakopia

2 BEDROOM

Total Area: 123.84 sq.m

Hall: **10.06 sq.m**

Living Room / Kitchen: **33.58 sq.m**

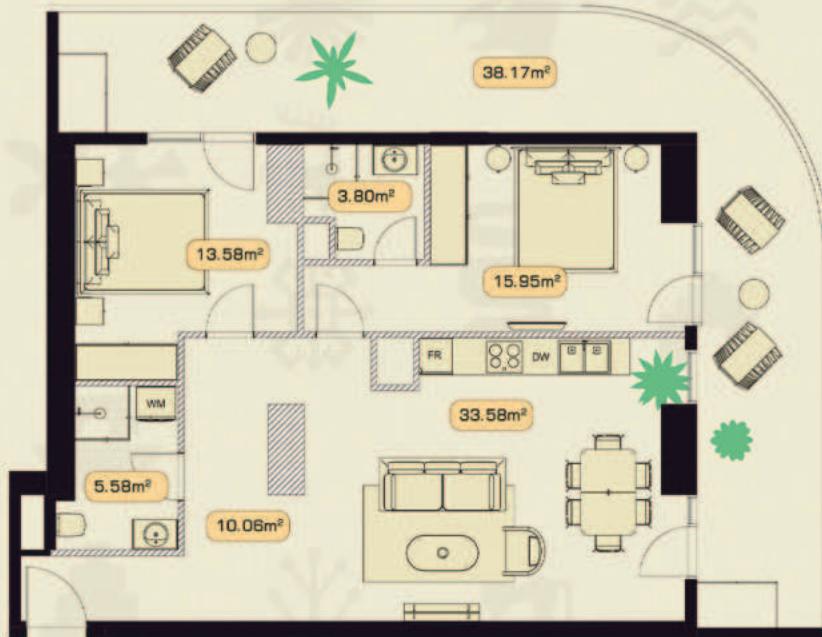
Bedroom #1: **15.95 sq.m**

Bedroom #2: **13.58 sq.m**

WC #1: **5.58 sq.m**

WC #2: **3.80 sq.m**

Terrace: **38.17 sq.m**



INTERIOR



INTERIOR



INTERIOR



INTERIOR



SAKENI VIEWS



BIOGRAPPI
LIVING

SAKENI VIEWS



BIOGRAPPI
LIVING

EXCEPTIONAL LOCATION

Sakeni, multifunctional residential complex located in the center of Tbilisi, at #25 Vazha Pshavela Avenue.



City Mall

Vazha Pshavela Avenue



Medical University



Republic Hospital

SAKENI
BY BIOGRAPPI



1508



Medical University

Al. Kazbegi Avenue



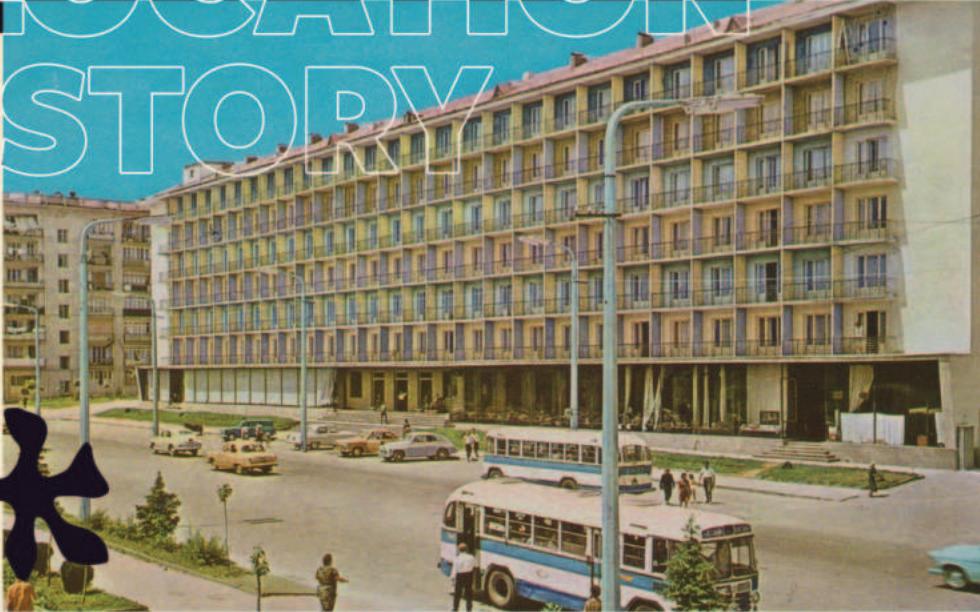
Red Square



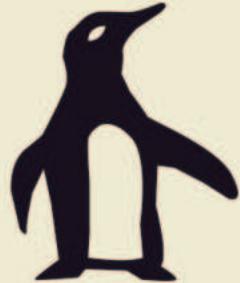
Central Square

BIOGRAPPI
LIVING

LOCATION HISTORY



**BIOGRAPI GIVES LIFE TO
NEW STORIES THAT
LIVE ON IN OUR MEMORIES.**



One such indelible location is 25 Vazha Pshavela Avenue, where Hotel Abkhazeti once stood, symbolizing the warm bond between Tbilisi and Sokhumi. This hotel mirrored its architectural twin, Hotel Tbilisi, which adorned the central avenue of Sokhumi, linking the two cities through their shared design.

HISTORICAL PERSPECTIVE OF SAKENI

Embracing a fresh vision and lifestyle, Biografi introduces its first remarkable project, Sakeni, on Vazha Pshavela Avenue. Symbolically, Sakeni revives the essence of the Sakeni River that flows through Abkhazia, preserving its values while reinterpreting them in a contemporary context.

The graphic symbols featured in Sakeni's logo represent the waves of the Black Sea, the elegance of Sokhumi's fountains, the mythical griffin, and the hand of friendship as a token of cherished values.

SAKENI IS A PROJECT BORN FROM THE DESIRE FOR PROGRESS AND THE INSPIRATION TO CREATE A NEW CHAPTER IN LIFE.



FOR INVESTORS AND FOREIGN CITIZENS

Considering real estate opportunities in Georgia, the country offers several advantages:

STRATEGIC LOCATION

Georgia's unique position at the crossroads of Europe and Asia offers easy access to both markets and serves as a gateway for businesses looking to expand their presence in the South Caucasus region.

GROWING ECONOMY

The Georgian economy has experienced massive growth in recent years, with an exponential increase in demand for real estate, particularly in Tbilisi.

BUSINESS-FRIENDLY ENVIRONMENT

Georgia has implemented numerous reforms aimed at improving the business climate and attracting foreign investment. The country ranks highly in ease of doing business in the region and offers a favorable investment climate, including simplified tax procedures and reduced regulations.

FOR INVESTORS AND FOREIGN CITIZENS

TOURISM POTENTIAL

Georgia is known for its four-season tourism appeal, attracting visitors with its unique nature, climate, rich history, and culture. The growing tourism industry presents opportunities for investors in the hospitality and real estate sectors.

PROPERTY OWNERSHIP

Foreign citizens are allowed to own property in Georgia, making it an attractive destination for real estate investment.

AFFORDABLE REAL ESTATE

Compared to other countries, real estate in Georgia is relatively affordable, offering attractive investment opportunities for those looking to purchase residential or commercial properties.

QUALITY OF LIFE

Georgia is known for its warm and welcoming hospitality, vibrant cultural heritage, exquisite wine, and delectable cuisine, making it an appealing destination for those looking to reside or invest in the country.

REGISTRATION

- Easy and efficient real estate registration services: Georgia offers a streamlined, fully electronic system for registering real estate, ensuring a hassle-free process for buyers and sellers.
- Secure property rights: The country's registration system is designed to protect property rights, ensuring the security of investments.
- Transparent data and fair administration procedures: The system guarantees transparency of registered data and ensures fairness in the administration process.
- Short registration periods and low fees: Property rights can be registered within a short time frame (150 GEL for 4 working days, 270 GEL for one working day, and 350 GEL for the same working day).

REAL ESTATE MARKET DYNAMICS



High rental demand and increasing rates: Georgia's real estate market experiences strong demand for rental properties, with rental rates showing consistent growth.

Growing demand for modern, newly built apartments: There is an increasing demand for residential properties built to modern standards, creating a dynamic market for various types of properties.

Sakeni ROI 12-15% 7-8 Years



FLEXIBLE TAX SYSTEM

Exemption from income tax on the sale of long-term owned residential property: If you have owned residential property for more than two years, the income (profit) generated from its sale is exempt from income tax.

Low tax rate on income from the sale of residential property: Individuals selling a residential property are subject to a 5% income tax on the profit made from the sale.

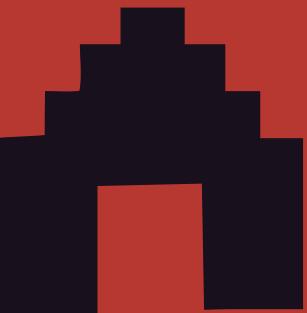
Low tax rate on rental income: Income generated from renting out a property is subject to a 5% tax rate.





Biogradi projects are proudly supported by the Wissol Group. As one of the most prolific, and innovative business conglomerates in Georgia, the Wissol Group provides consultancy to ensure proficiency and superior standards for all Biogradi endeavors.

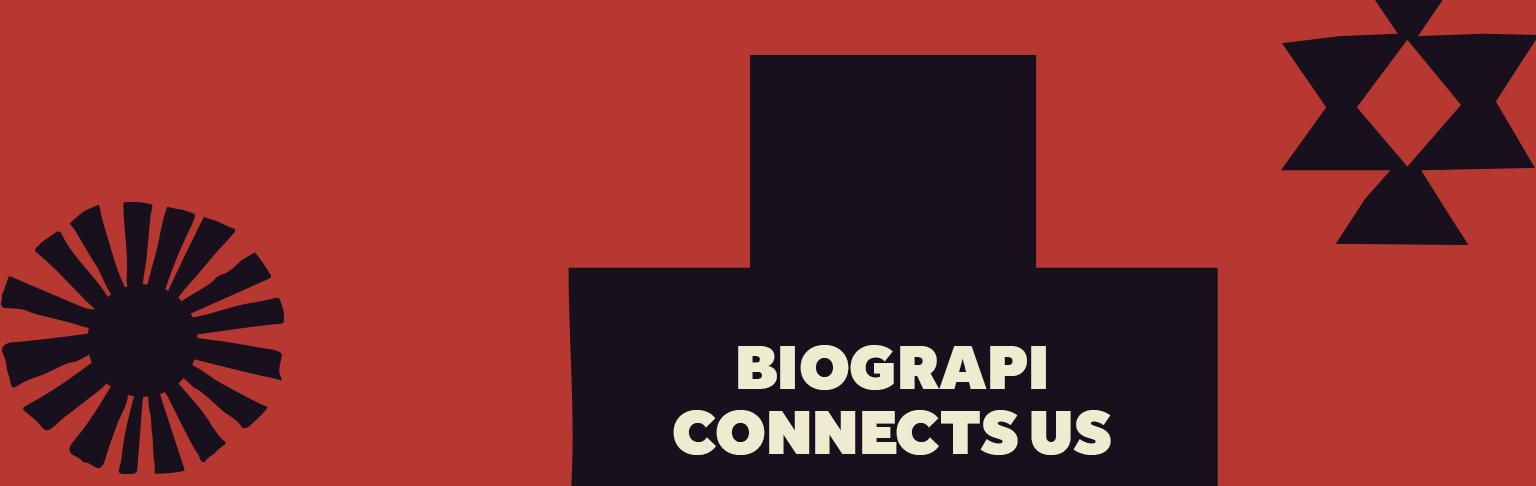
We recognize that the quality of life for individuals is deeply connected to the environment they inhabit. This drives us to passionately develop projects that seamlessly blend history and culture with the dynamic energy of modernity and urban progress.



Our team's cutting-edge architectural designs are not only visually appealing but also incorporate intelligent features and technology to enhance comfort and convenience in everyday living.



We believe that Biografi projects are more than just residential structures. They encompass the people, and relationships that form an ecosystem, reflecting the diverse lifestyles that Biografi passionately promotes. Each Biografi project contributes to the collective evolution of contemporary urban vitality.



BIOGRAPI CONNECTS US

We create and develop modern and inviting living environments

where diverse and meaningful connections are forged.





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LIVING

