



**SAKENI**     
BY BIOGRAP I

# SAKENI CONNECTS US

Bloomberg **yahoo!** BUSINESS  
finance 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.



**SAKENI**   
BY BIOGRAPHI



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.



GASTRONOME

BISTRO  
BY GASTRONOME



DUNKIN'



# POST-COMPLETION SERVICES

Biograpi, 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

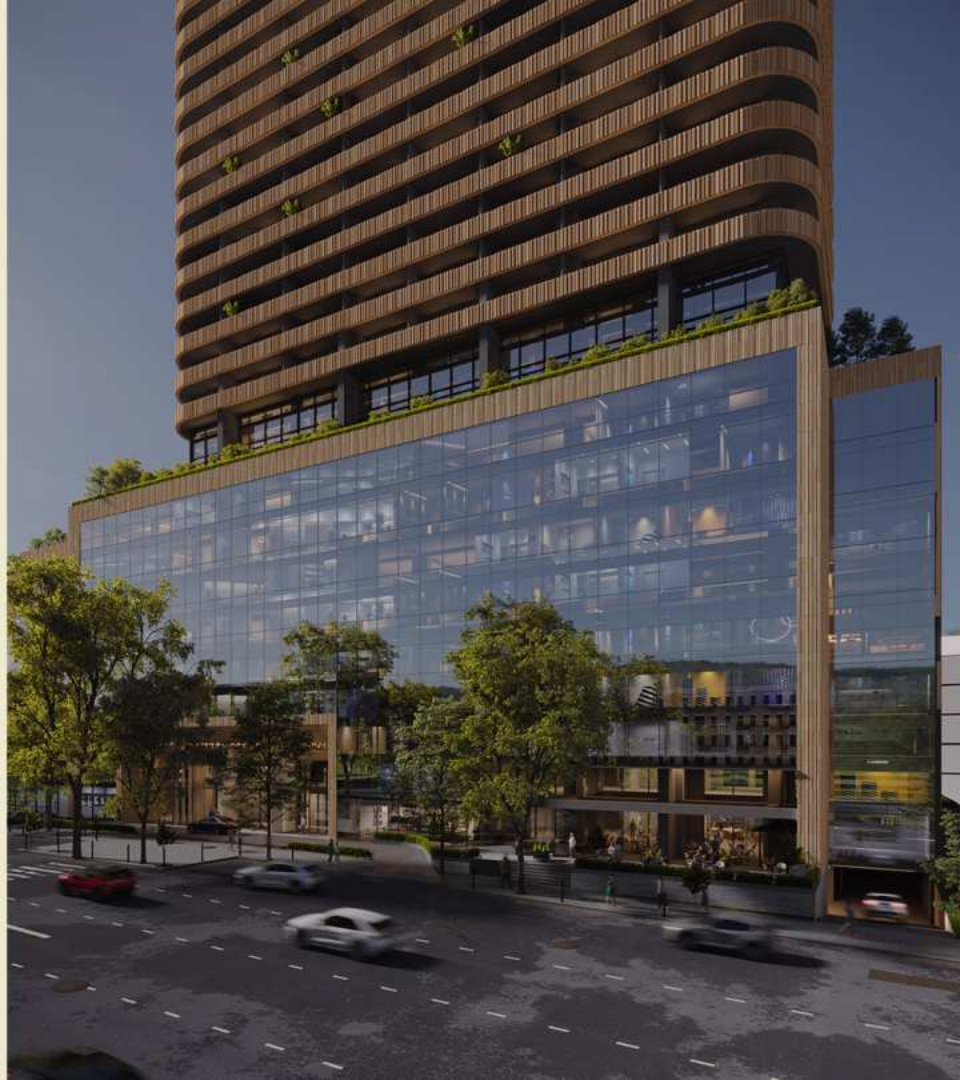


ELECTRIC GENERATOR  
MANAGEMENT SERVICE



LANDSCAPING AND  
GARDENING











SHOPPING

BUSINESS CENTER

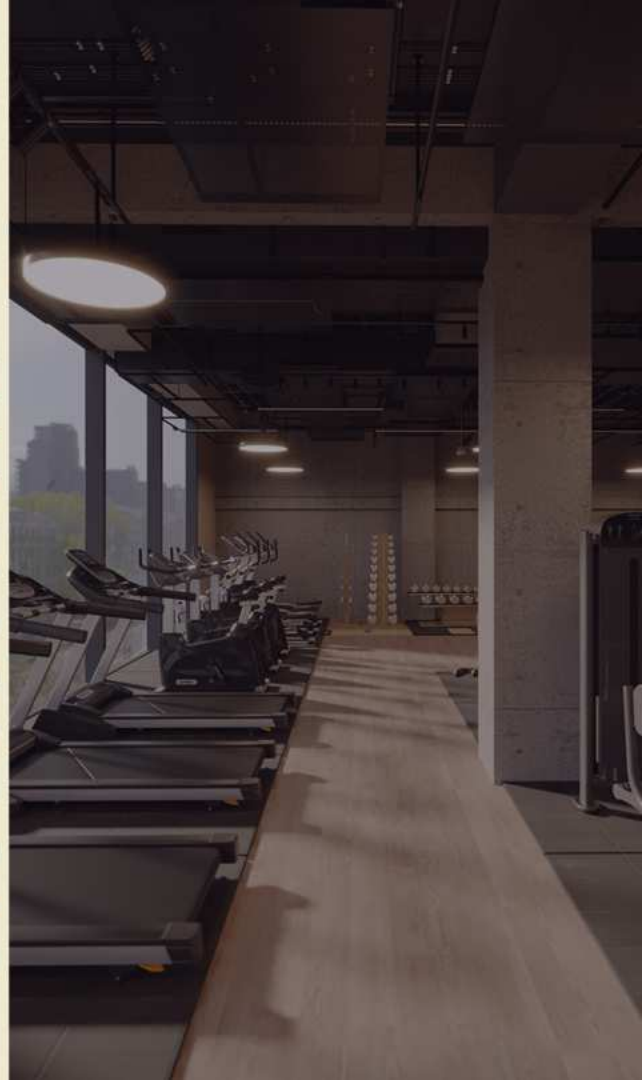
RESIDENCES







## FITNESS CENTER AND SPA











## PADDLE COURT AND RUNNING TRUCK



An architectural rendering of a modern outdoor cafe-restaurant courtyard. The space is paved with light-colored stone tiles and features several circular tables with white tops and dark metal frames, each surrounded by four chairs. The courtyard is bordered by a low, dark grey concrete wall on the left and a tall, light-colored wooden slat wall on the right. A series of steps leads up from the bottom left towards the center. The area is landscaped with various green plants, including small trees and shrubs, some in large grey planters. Several people are depicted in motion throughout the space, adding a sense of life and activity. The overall design is clean, minimalist, and contemporary.

## CAFE-RESTAURANTS



An architectural rendering of a modern building with a large, lush rooftop garden. The building features a curved facade with large glass windows and a wooden balcony. The garden is filled with various plants, including tall trees, flowering bushes, and a large, wavy, orange-colored sculpture in the foreground. Two women are walking on a paved path in the garden. The sky is blue with scattered white clouds.

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



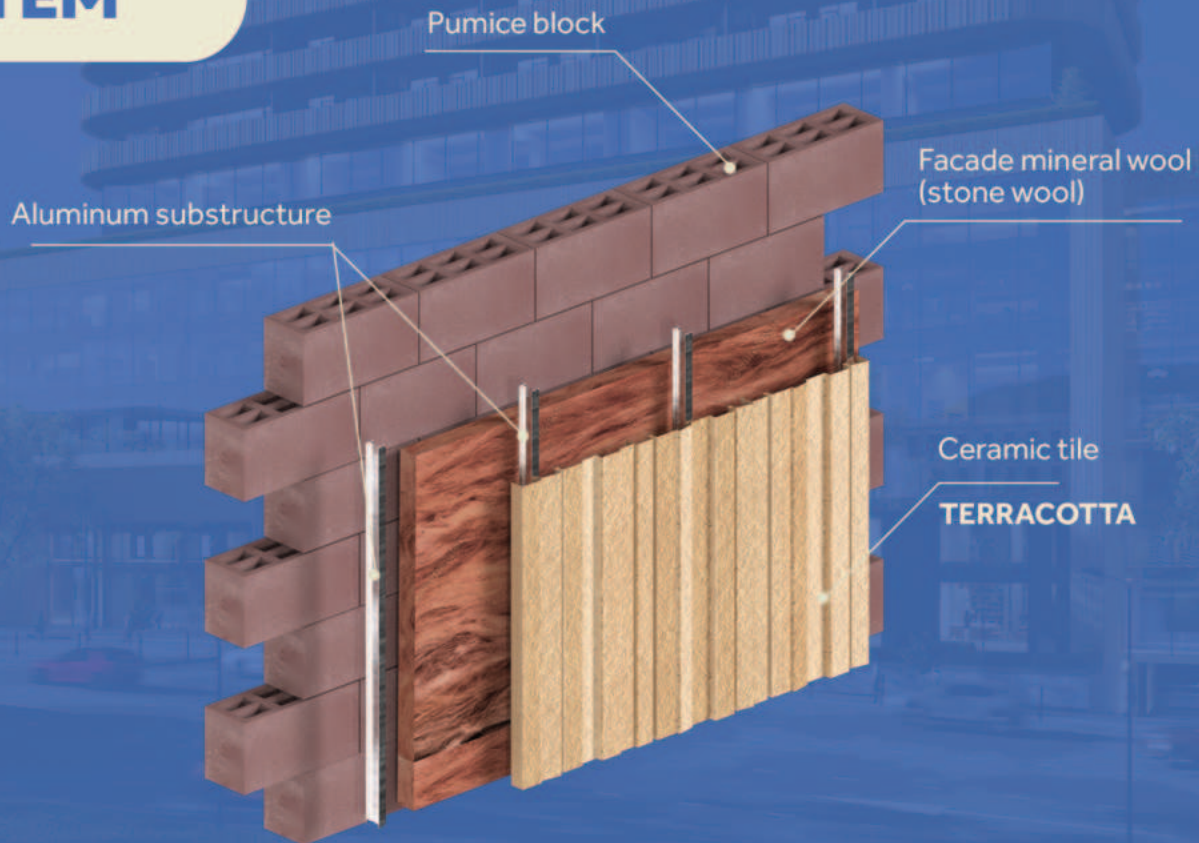
**Acustico** - Acoustic Planning and Compliance with Norms



**NBK** - Facade Engineering - German company

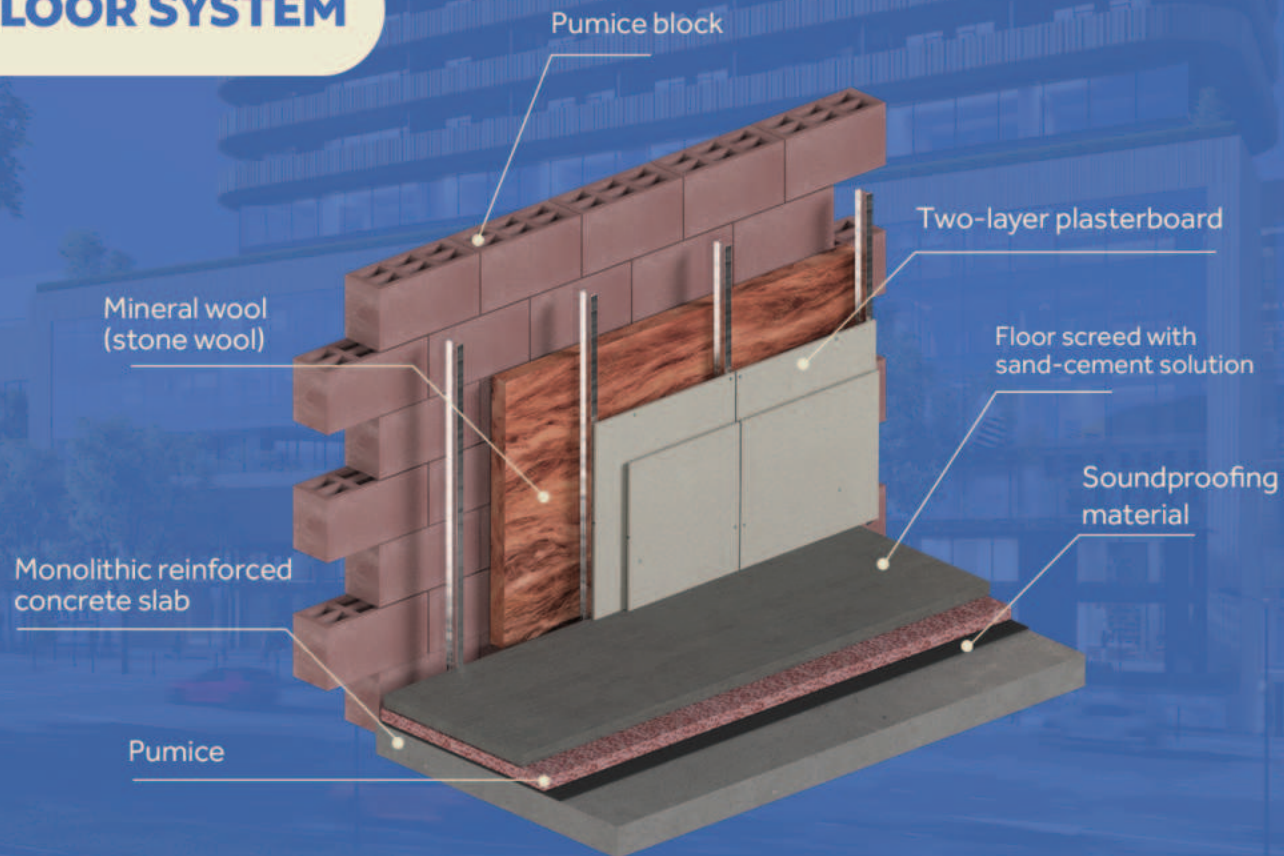


# FACADE SYSTEM





## 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





# 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**

SAKENI   
BY BIOGRAFI



# 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

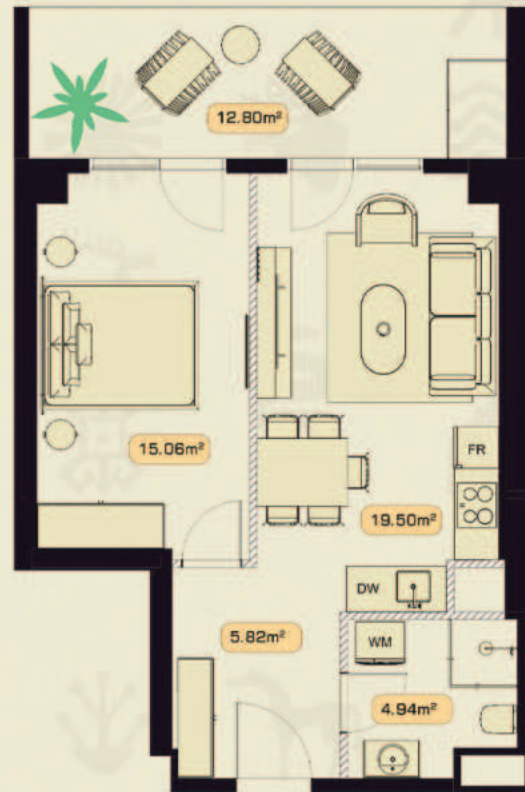
**Hall:** 5.82 sq.m

**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

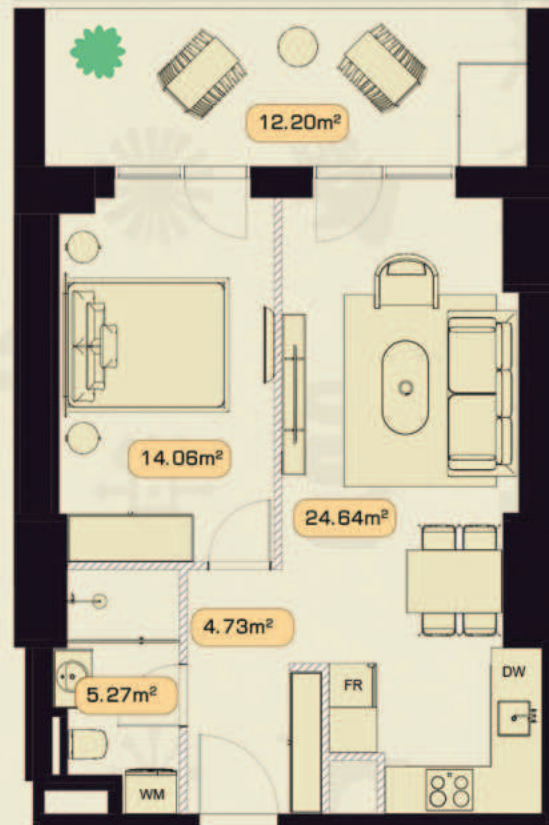
Hall: 4.73 sq.m

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**

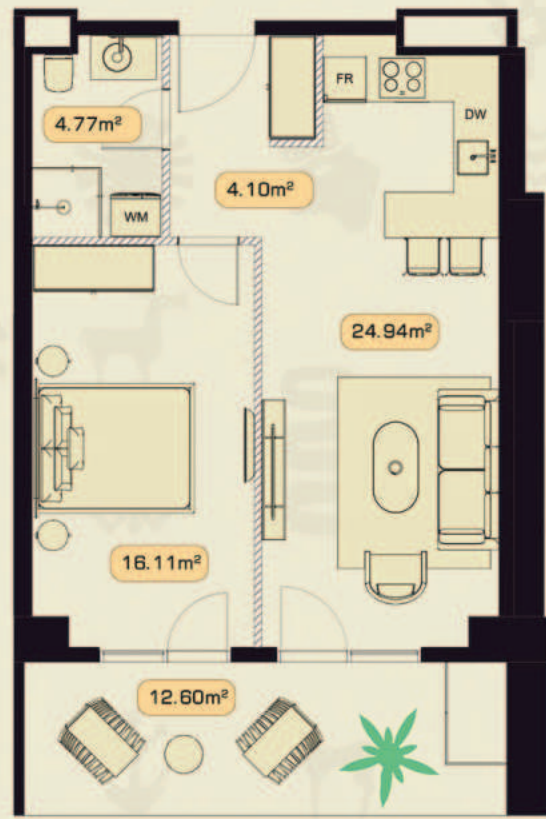
Living Room / Kitchen: **24.94 sq.m**

Bedroom: **16.11 sq.m**

WC: **4.77 sq.m**

Terrace: **12.60 sq.m**

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# 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

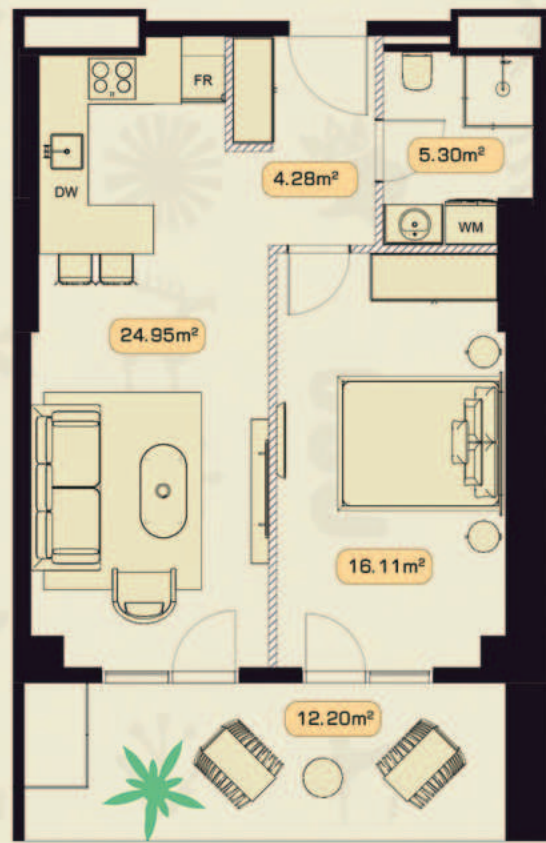
Hall: **4.28 sq.m**

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**

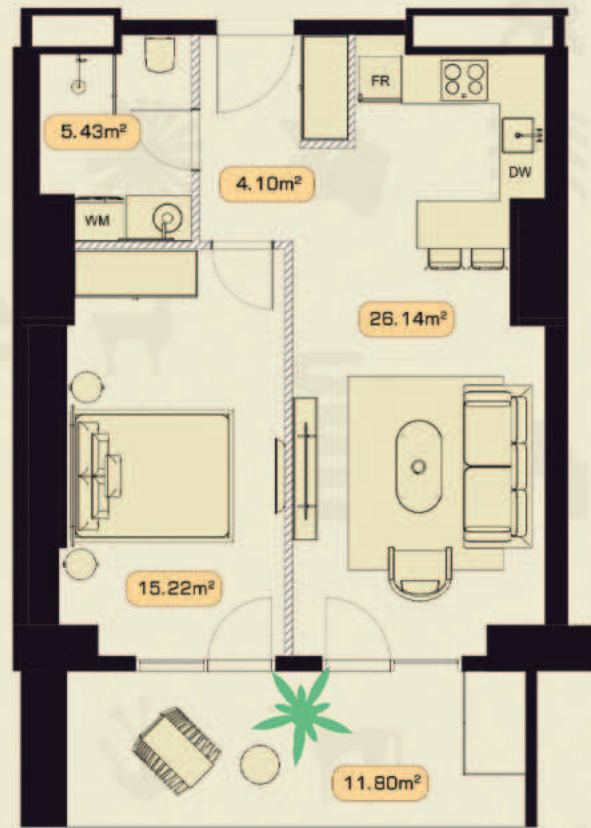
Hall: **4.10 sq.m**

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**

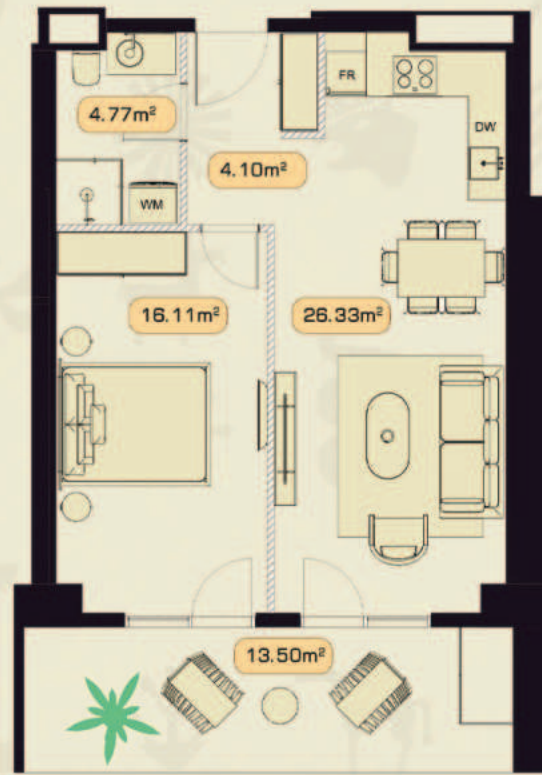
Hall: **4.10 sq.m**

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**

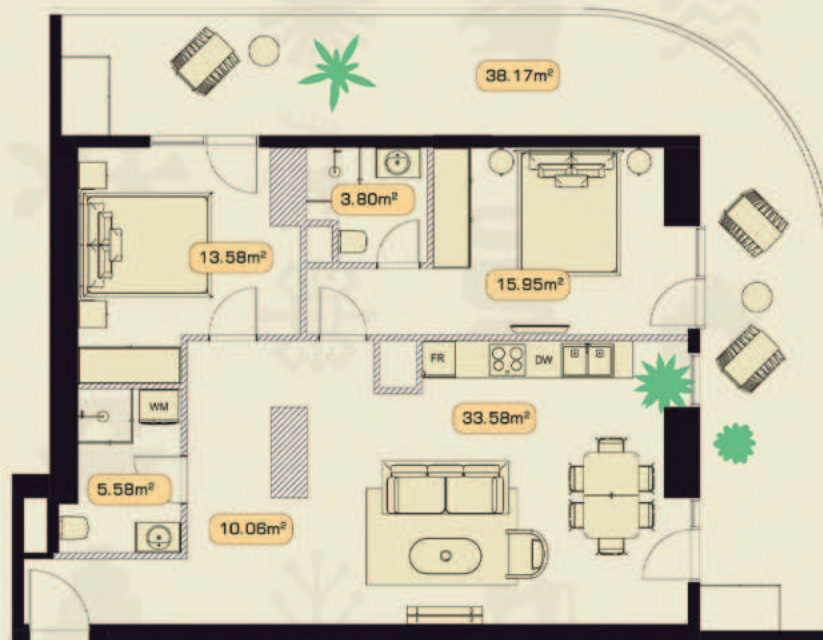
Bedroom #1: **15.95 sq.m**

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



**BIOGRAPY**  
LIVING



# SAKENI VIEWS



**BIOGRAP**  
LIVING



# EXCEPTIONAL LOCATION

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



City Mall

Vazha Pshavela Avenue

Al. Kazbegi Avenue



Medical  
University



Republic Hospital

**SAKENI**   
BY BIOGRAPY



1500



Medical  
University



Red Square



Central Square

**BIOGRAPY**  
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, Biograpi 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.





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



# **BIOGRAP CONNECTS US**

We create and develop modern and inviting  
living environments

where diverse and meaningful connections  
are forged.





