

KRTSANISI MARGALITI  
BY APART

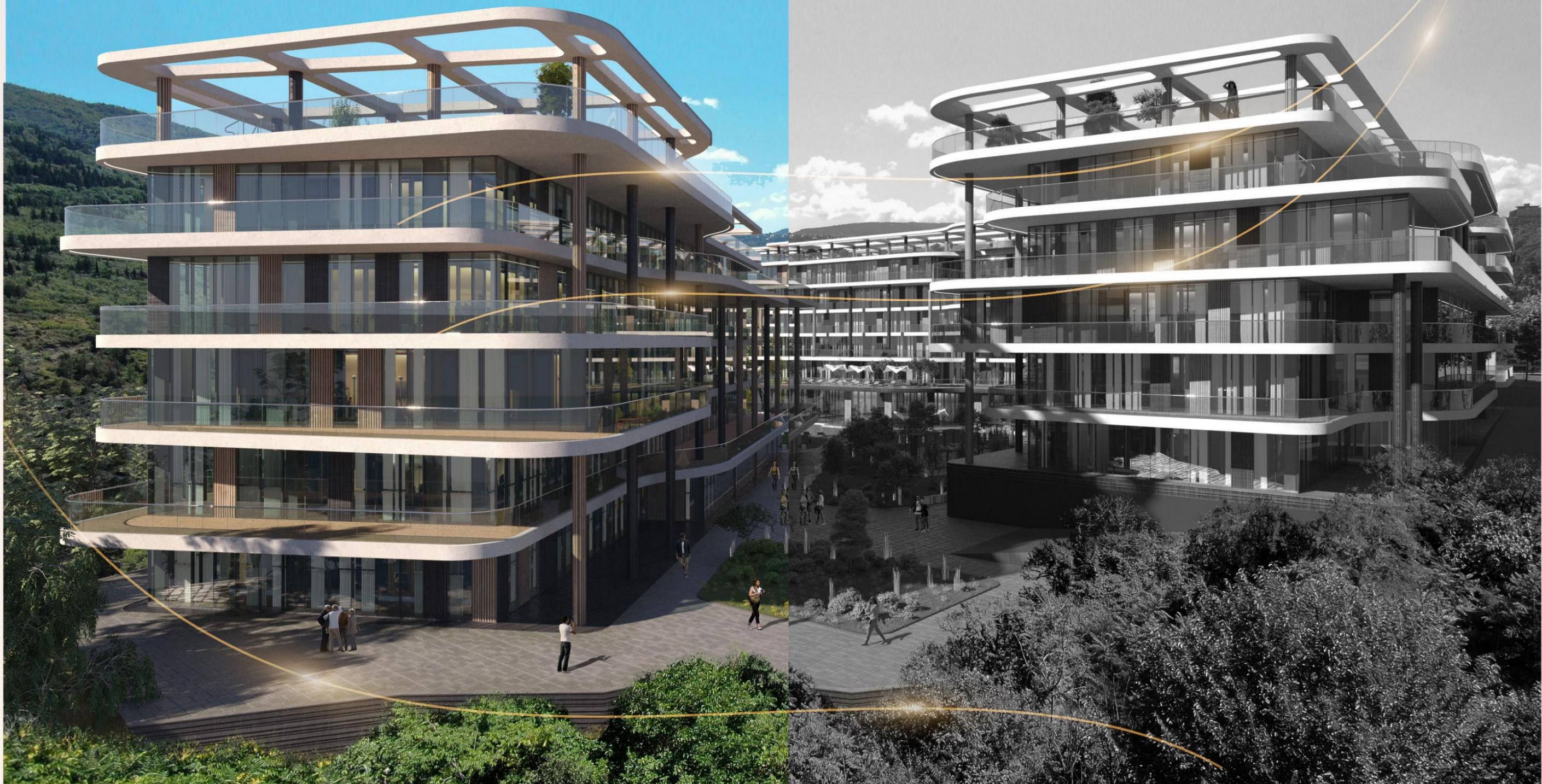


A HOME THAT FEELS LIKE A RESORT



# WELCOME TO MARGALITI

BY APART





KRTSANISI MARGALITI  
BY APART

DOWN  
PAYMENT  
FROM:

5%

PRICE FROM:  
1500\$



## ABOUT PROJECT

We present another outstanding project of "Apart Group" in the historical district of Tbilisi - "Krtsanisi Margaliti" / Krtsanisi Margaliti By Apart.

With a new residential project, our company continues to introduce a high standard that improves the quality of life of residents. With optimal spatial planning and multifunctional environment, the project creates an outstanding, comfortable living area for residents.

KRTSANISI MARGALITI

BY APART

## ABOUT PROJECT

**300**

Apartments

**35,000 m<sup>2</sup>**

Total Area

**5,000 m<sup>2</sup>**

Recreational space:

**2027**

Completion date

KRTSANISI MARGALITI

BY APART

## PROJECT ARCHITECTURE

"The design solution is developed with low and dynamic buildings with large balconies and terraces. The facade mainly uses white cladding panels, facade stained glass and glass railings, an important element of the complex is an open and closed pool with an additional courtyard and children's entertainment areas. Overall, the mentioned architecture blends harmoniously with the existing environment and nature".

BEKA KIKALASHVILI "PROJECT ARCHITECT"

KRTSANISI MARGALITI

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# PROJECT ARCHITECTURE

Timeless design pieces that are committed to versatility and complete the space and style of your home. Simple silhouettes, natural materials and exceptional quality. Specially designed to be enjoyed and lived today, tomorrow and for decades

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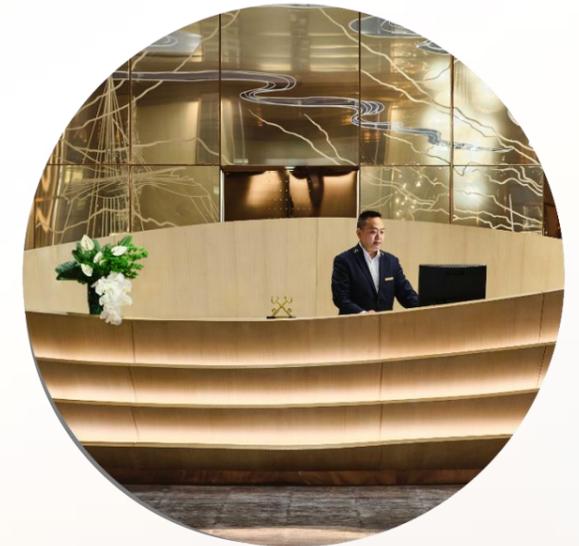
# ONE HOME MANY LIFESTYLES



# PREMIUM SERVICES THAT MAKE LIFE EASIER

The recreational area built on 5000 square meters includes:

- Open and closed swimming pool
- Fitness hall
- Recreational area
- Security 24/7
- Concierge
- Gym
- Private Parking area
- Children's playground



## KRTSANISI MARGALITI

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A low-angle photograph of a forest. The foreground is dominated by the thick, textured trunk of a large tree, which tapers slightly as it goes up. The trunk has a rough, greyish-brown bark. Above the trunk, the forest canopy is dense with various types of trees, including some with bright green leaves and others with darker green, needle-like foliage. The sky is a clear, pale blue, visible through the branches and leaves. The overall scene conveys a sense of a healthy, mature forest.

HEALTHY ENVIRONMENT





HEALTHY LIFESTYLE

## LOCATION

The project is located in the Krtsanis district, in a cozy residential area, which is completely separated from the noisy areas caused by the movement of vehicles and is distinguished by ecologically healthy characteristics. makes





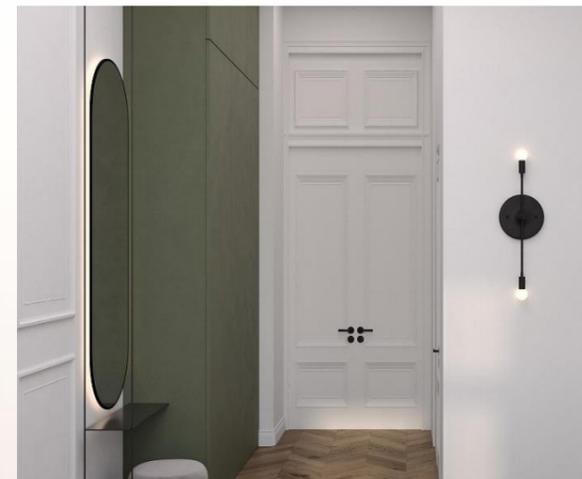
# FLOOR PLANS AND FINISHES OPTIONS

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• FINISHES OPTION EXAMPLE



TOTAL AREA:  
85,4 m<sup>2</sup>

LIVING AREA:  
61,8 m<sup>2</sup>

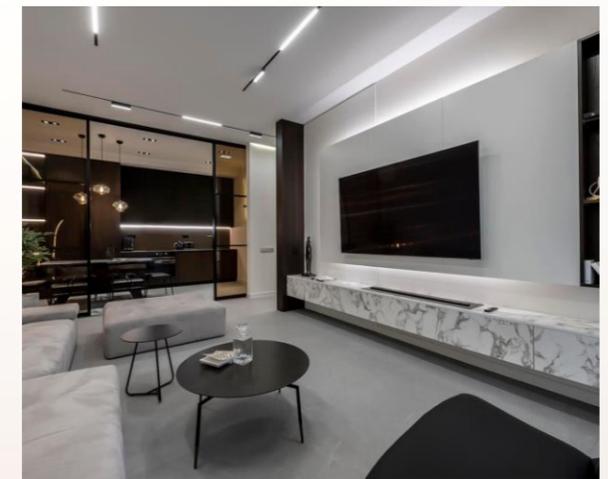
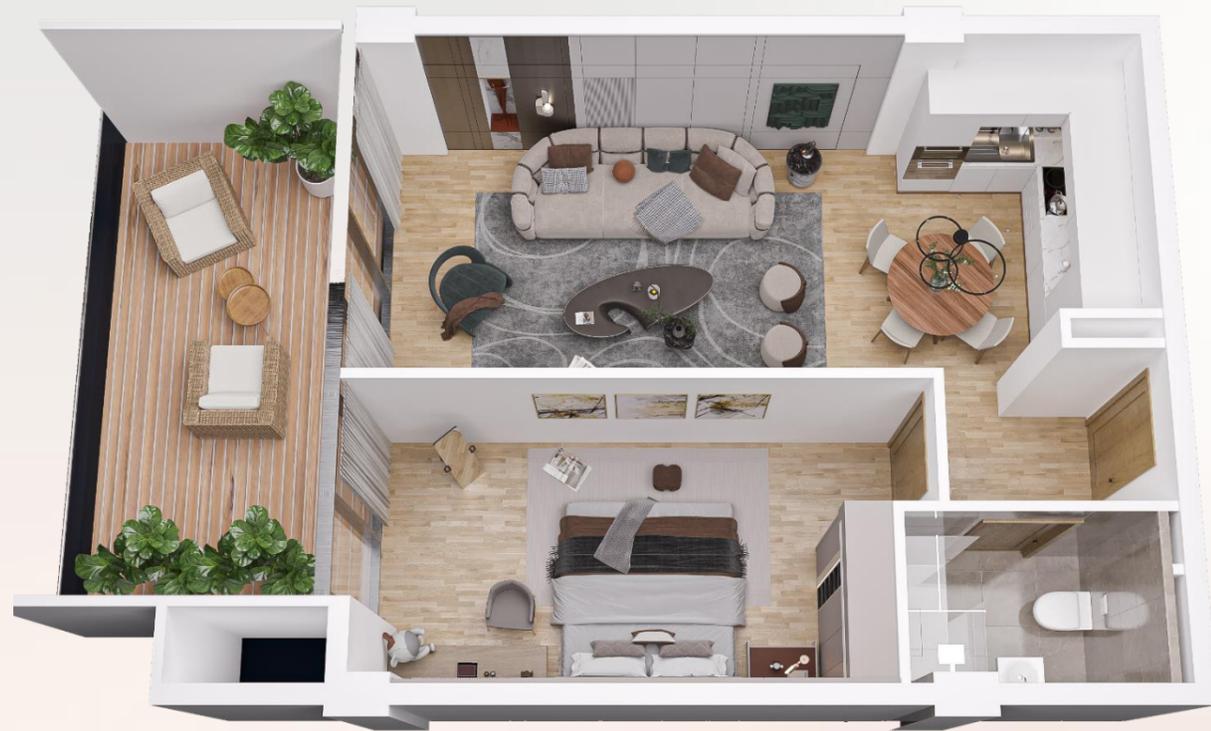
SUMMER AREA:  
24,2 m<sup>2</sup>

KRTSANISI MARGALITI

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• FINISHES OPTION EXAMPLE



TOTAL AREA:  
**75,9 m<sup>2</sup>**

LIVING AREA:  
**51,4 m<sup>2</sup>**

SUMMER AREA:  
**24,5 m<sup>2</sup>**

**KRTSANISI MARGALITI**

BY APART



• FINISHES OPTION EXAMPLE



TOTAL AREA:  
86,4 m<sup>2</sup>

LIVING AREA:  
65,8 m<sup>2</sup>

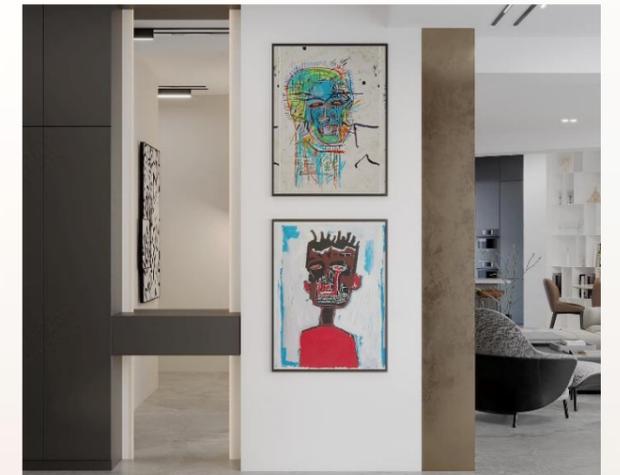
SUMMER AREA:  
13 m<sup>2</sup>

KRTSANISI MARGALITI

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• FINISHES OPTION EXAMPLE



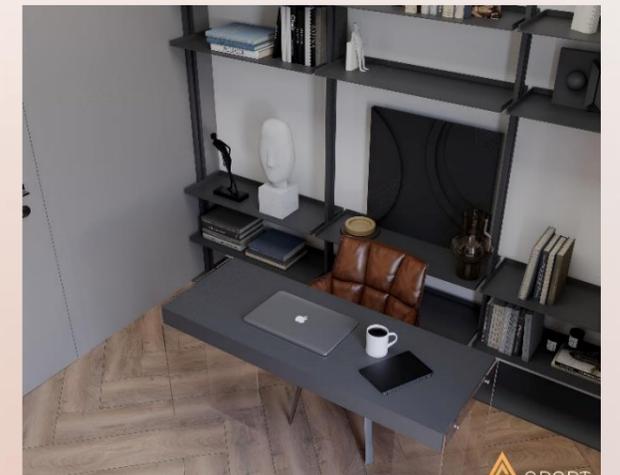
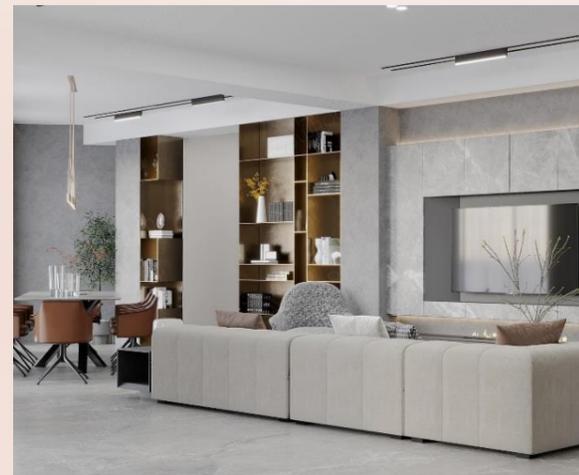
TOTAL AREA:  
145 m<sup>2</sup>

LIVING AREA:  
114,6 m<sup>2</sup>

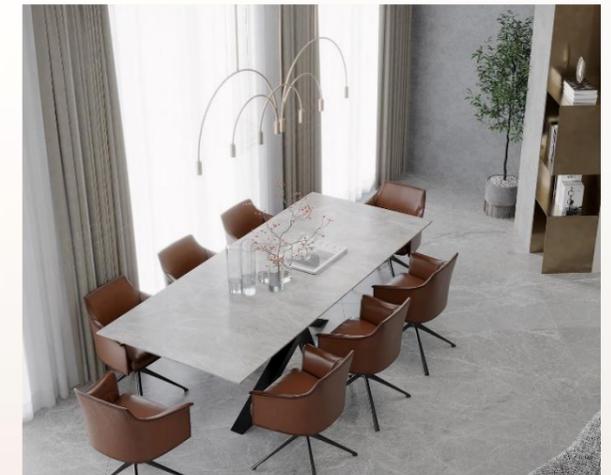
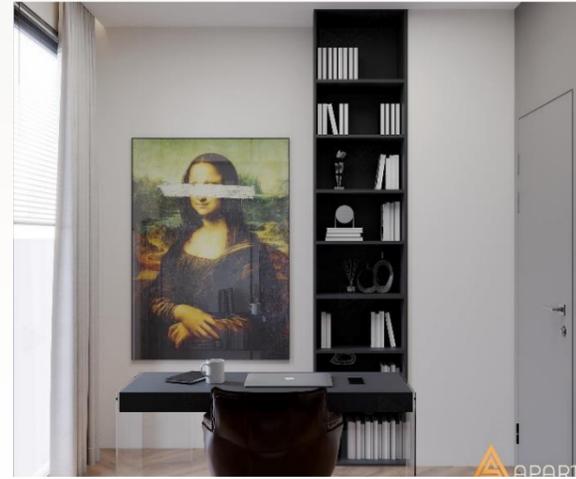
SUMMER AREA:  
30,4 m<sup>2</sup>

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• FINISHES OPTION EXAMPLE



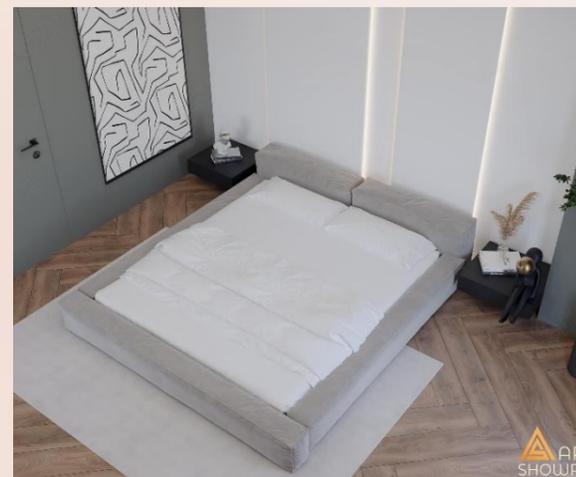
TOTAL AREA:  
**173,9 m<sup>2</sup>**

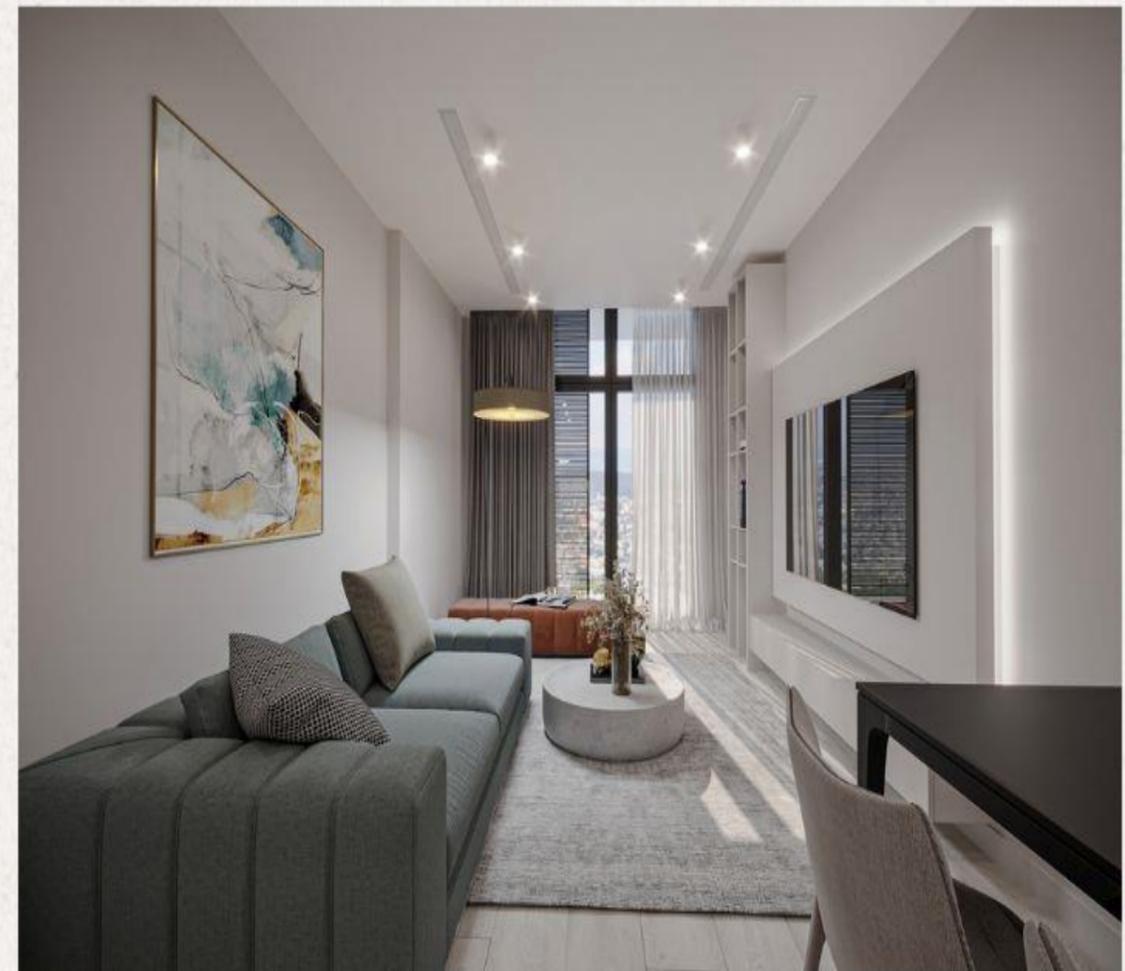
LIVING AREA:  
**133,3 m<sup>2</sup>**

SUMMER AREA:  
**40,6 m<sup>2</sup>**

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# BEDROOM

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# LIVING ROOM

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# KITCHEN

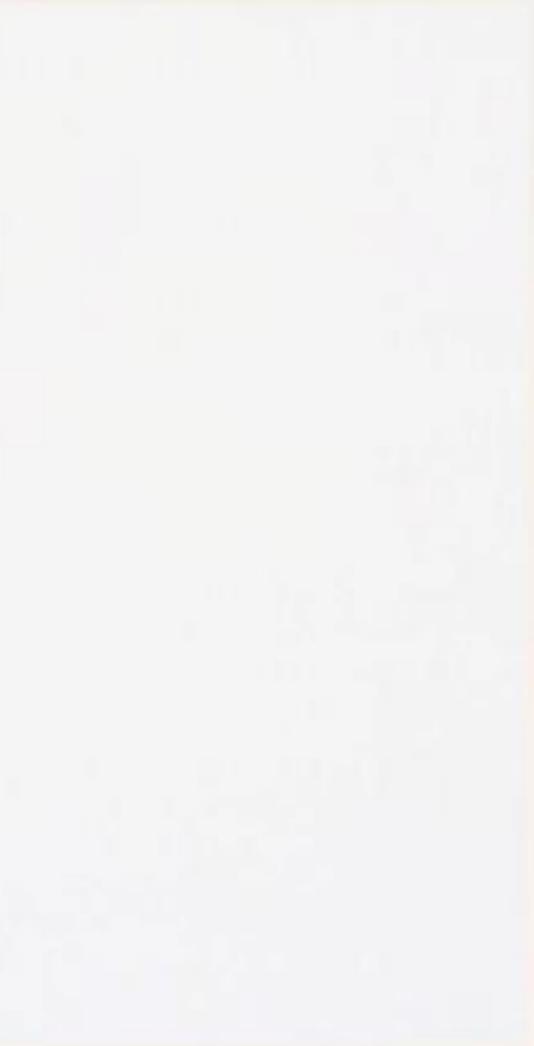
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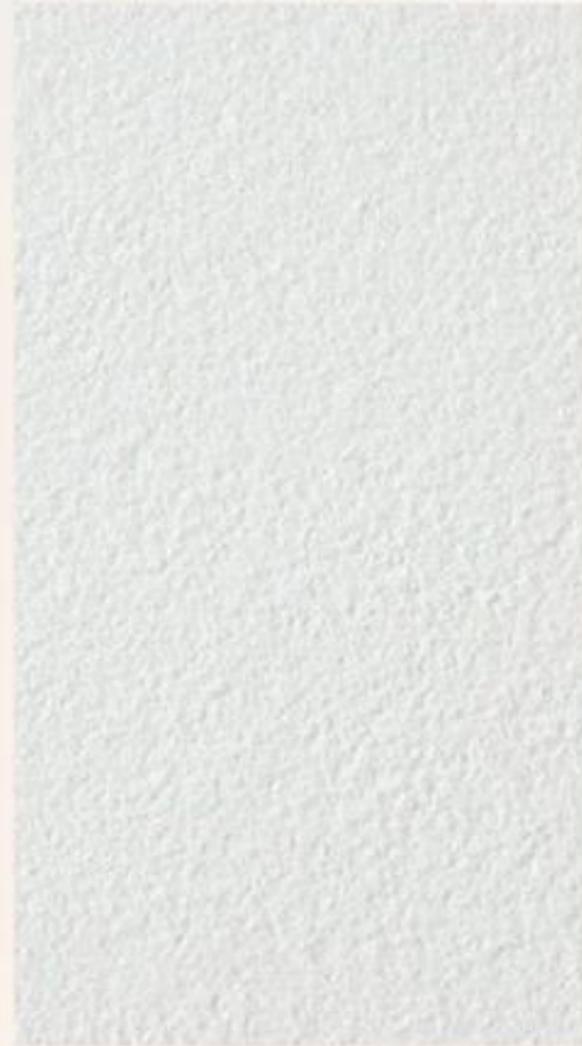


# MATERIALS

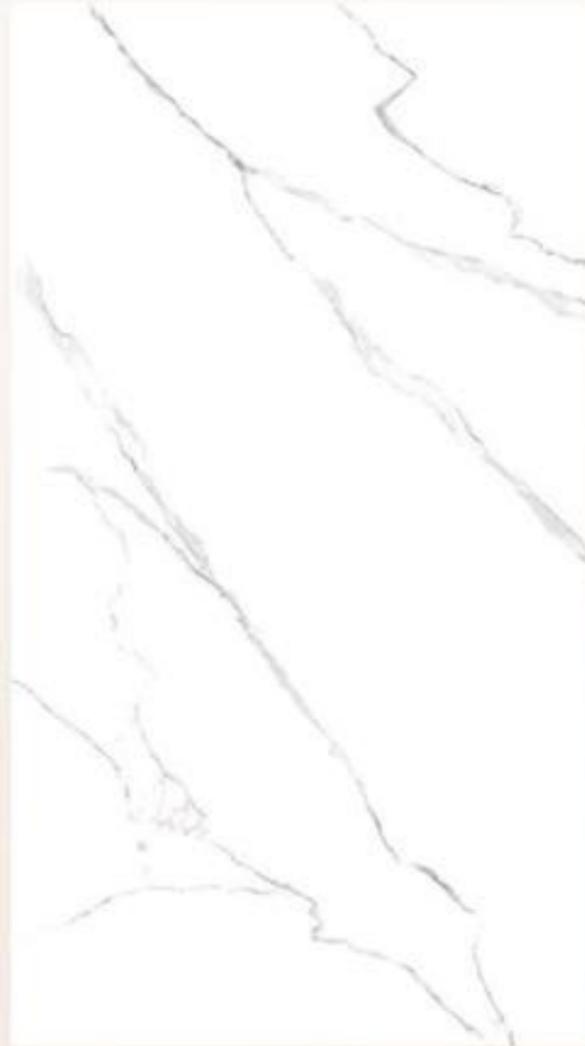
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Laminated MDF



Wall paint



Bathroom Tile



Laminate



Floor Tile

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# CRAFTED TO PERFECTION

## KITCHEN

FLOORS: Porcelain tiles/Laminate

WALLS: Paint / Porcelain tiles for Backsplash

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

COUNTERTOP: Quartz countertop and stainless-steel sink

CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

## BEDROOMS

FLOORS: Laminate

WALLS: Emulsion paint

CEILING: Paint

WARDROBES: Laminated MDF shutters with melamine carcass

## BATHROOMS & SANITARY WARE

FLOORS: Porcelain tiles

WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

SKIRTING: Porcelain tiles to match main floor tile

VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer White sanitary fixtures with chrome mixers

Bathtub / Built-in shower

## LIVING / DINNING ROOM

FLOORS: Laminate

WALLS: Emulsion paint

CEILING: Paint

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