

NEXUS GROUP

NEXUS

AVLABARI

WWW.NG.GE  
VAKHTANG VI #10  
+995 588 888 897

# NEXUS GROUP

Nexus Group is a Georgian development company that creates projects compliant with international standards. Company's Each project is valuable for the city as well as for the population.

Each project is distinguished by convenient locations, characteristic architecture, and perfect design, where all the needs of the residents are taken into account.

The apartments are in attractive tourist locations and ideal for both living and investment.

# NEXUS AVLABARI

- The Nexus Avlabari project is located in the center of Old Tbilisi, Avlabari, one of the prestigious districts of Tbilisi, near the Trinity Cathedral.
- The modern requirements of the project are harmoniously combined with the unique appearance of Old Tbilisi and the outstanding historical design.
- The project is being built in compliance with European standards, ensuring maximum sustainability, energy efficiency, and apartment safety.
- Nexus apartment with optimal planning and the best location stands out both for living and for investment.

# NEXUS AVLABARI

Floor 4

The number of apartments is 14

Apartments from 42 m<sup>2</sup>

Commercial premises from 93 m<sup>2</sup>

Prices from \$2,800

**Construction completion date:  
Spring 2026**

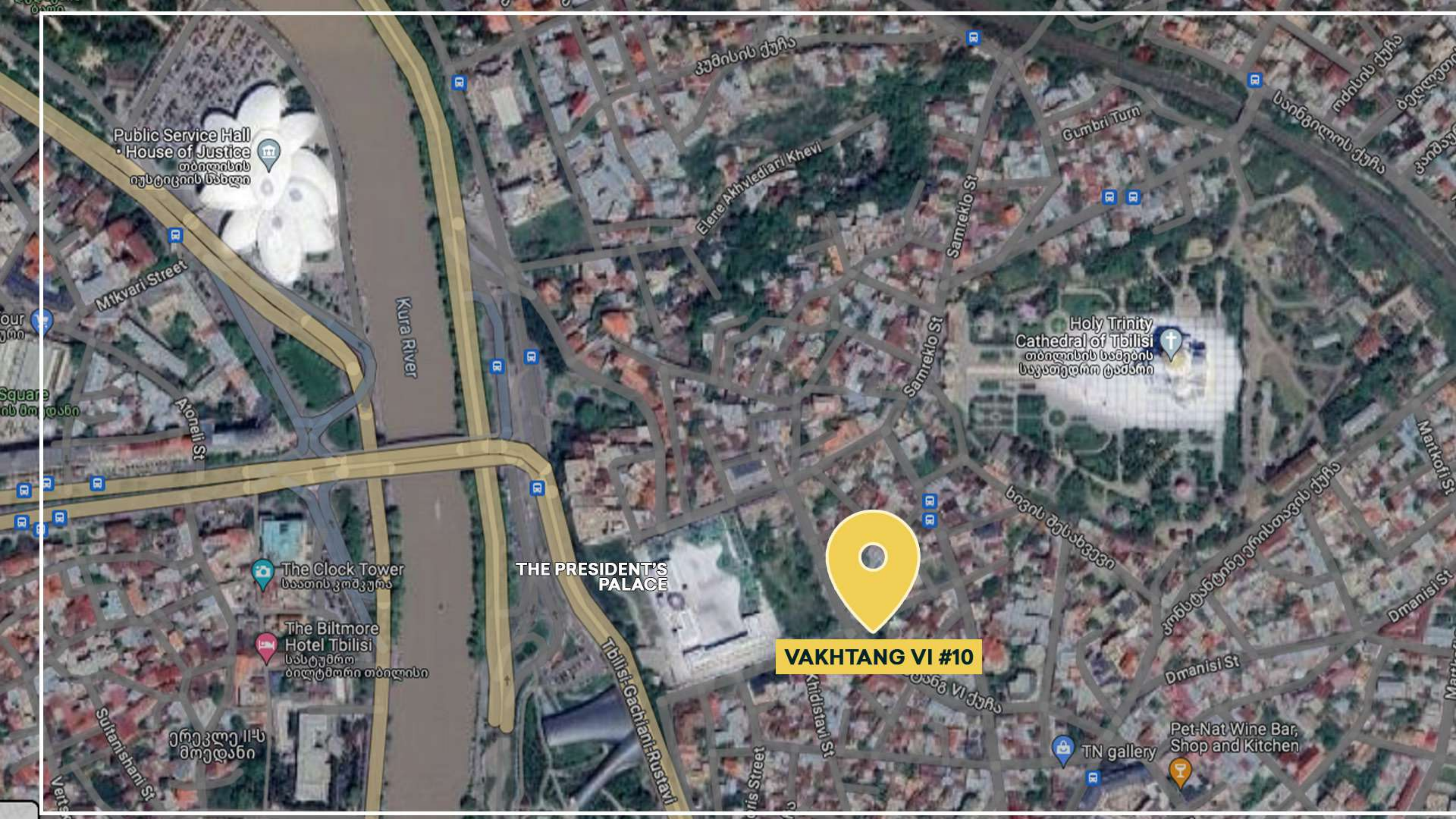
## LOCATION

One of the outstanding features of Nexus Avlabri is its tourist attractive location.

It is located in the heart of old Tbilisi, in Avlabari. Near it, you will find important objects of the capital - The President's Palace, Trinity Cathedral, Nikoloz Baratashvili's monument, and The Public Service Hall.

The given conditions allow us to buy apartments for living and investment.





Public Service Hall  
• House of Justice  
თბილისის  
იუსტიციის სახლი

Holy Trinity  
Cathedral of Tbilisi  
თბილისის სამების  
საკათედრო ტაძარი

THE PRESIDENT'S  
PALACE

VAKHTANG VI #10

The Clock Tower  
საათის კოშკი

The Biltmore  
Hotel Tbilisi  
სასტუმრო  
ბილტმორი თბილისი

ერეკლე II-ს  
მოედანი

TN gallery

Pet-Nat Wine Bar,  
Shop and Kitchen

# EXTERIOR



# APARTMENT TYPES

- Two-bedroom studio  
**From 53.6 m<sup>2</sup>**
- Price from **\$2,800**



Apartments are equipped  
with green frame condition





# APARTMENT TYPES

- Three-bedroom studio  
from 108.55 m<sup>2</sup>
- Price from  
\$2,800



Apartments are equipped  
with green frame condition



# INTERIOR



# FLOOR PLANS

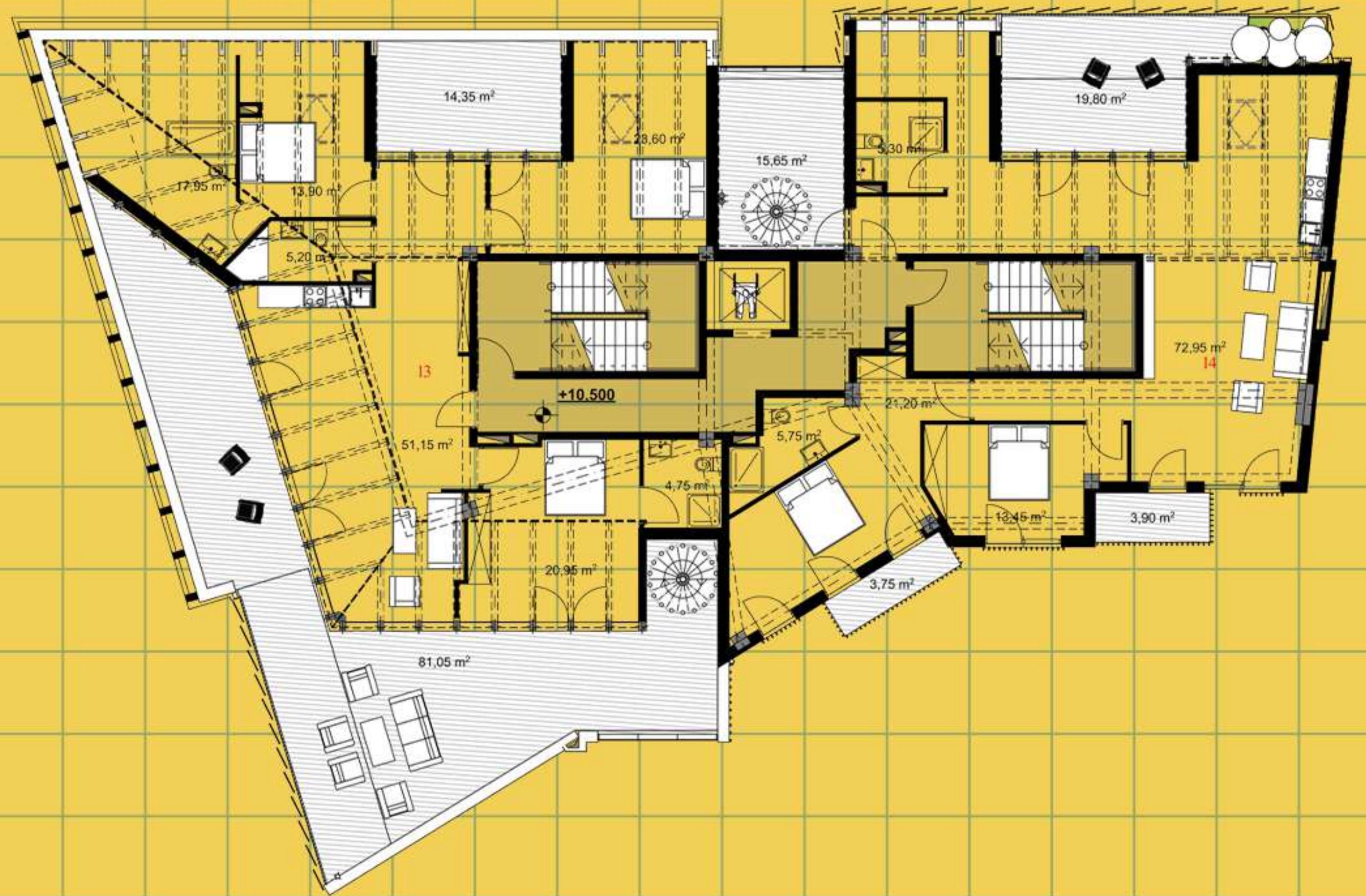
# FLOOR



# FLOOR

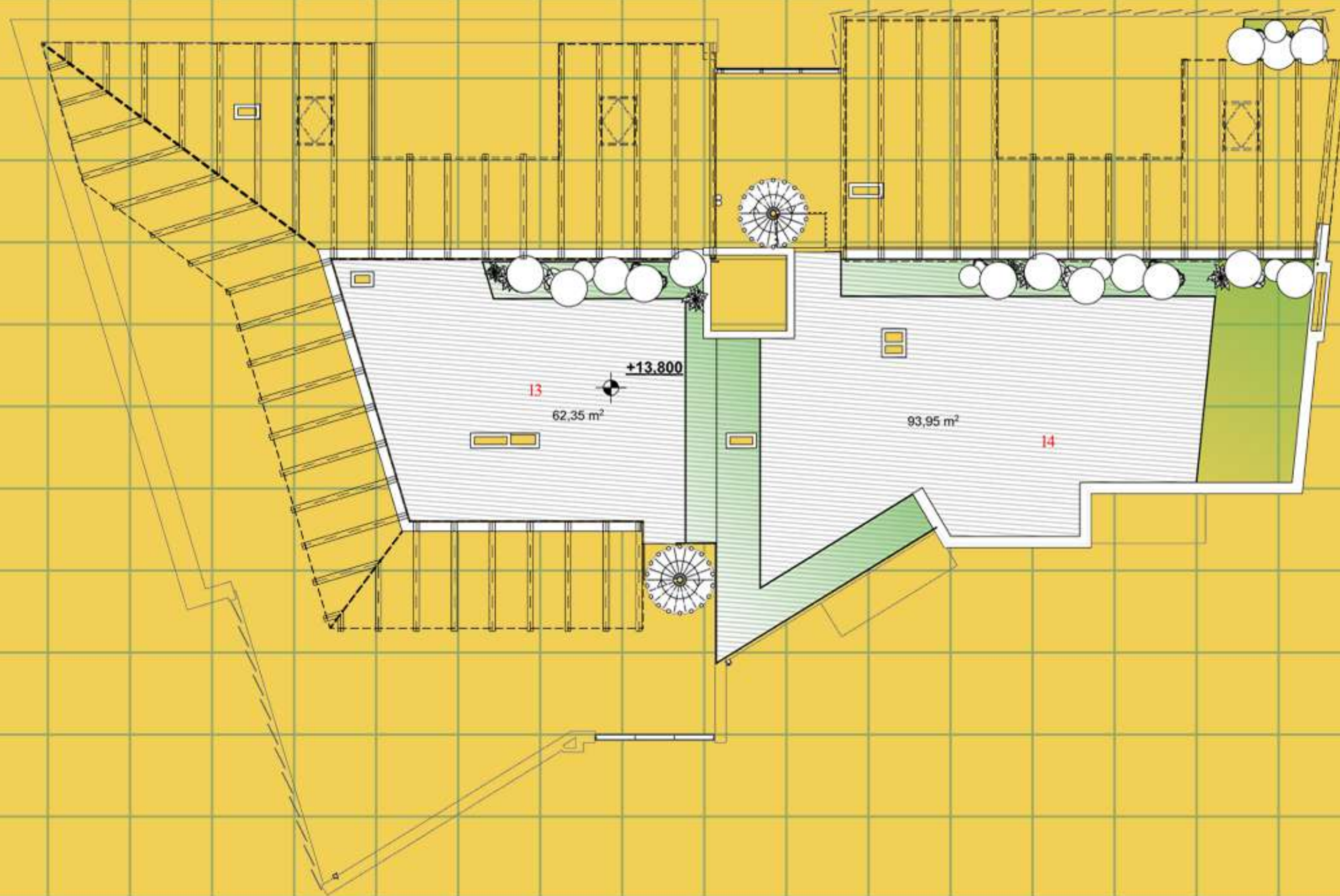


# FLOOR



# N

# FLOOR



# TERMS OF PAYMENT

NEXUS

AVLABARI

PARTNER BANK



საქართველოს ბანკი  
BANK OF GEORGIA

10 YEAR INSTALLMENTS

- 0% INTERNAL INSTALLMENT
- 30% DOWN PAYMENT



NEXUS

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საქართველოს ბანკი  
BANK OF GEORGIA

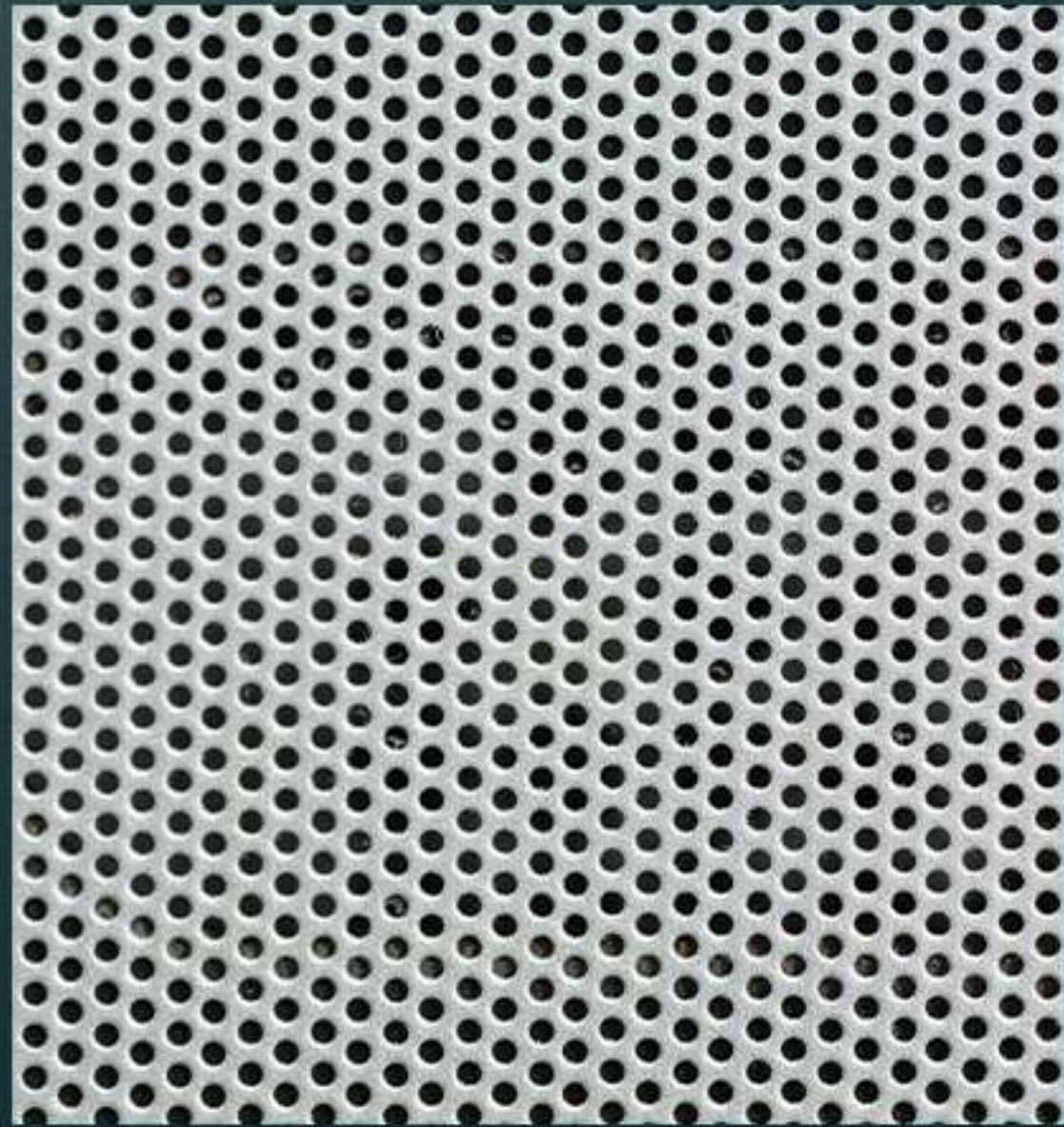
## YOUR PURCHASE IS INSURED BY THE BANK OF GEORGIA

The project is being carried out with the full financial support of the Bank of Georgia, which allows us to consider the most convenient individual payment schedule for you.

You have the option to have a bank guarantee and feel safe. In the event of a violation of construction deadlines, the Bank of Georgia will reimburse you 100% of the amount.

The bank guarantee is fully provided by the development company "Nexus" and does not represent an additional cost for users

# USED MATERIALS



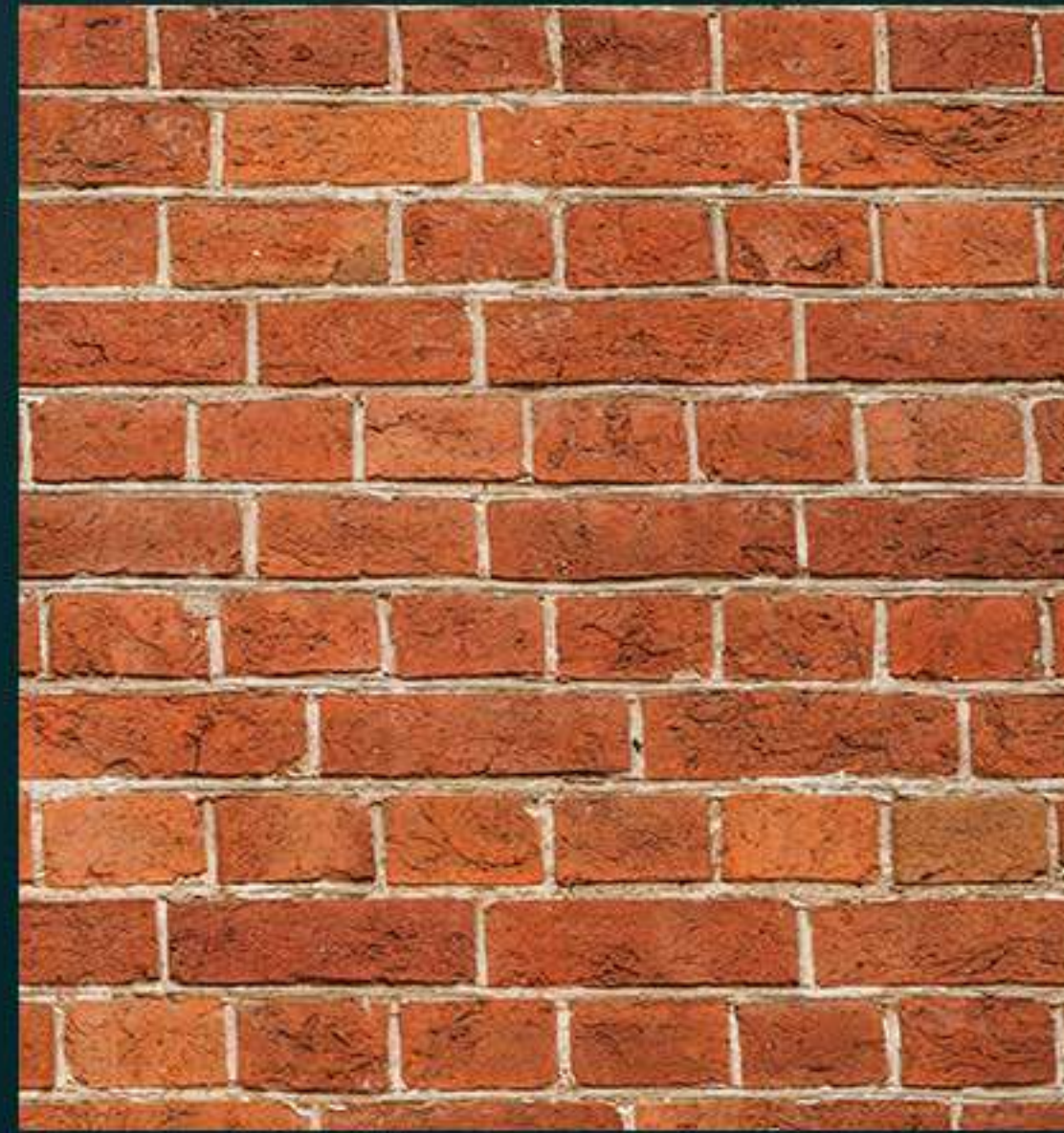
**ALUMINUM  
PERFORATED GRID**

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**GLASS**

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**RED BRICK**

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**BLACK BRICK**

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A modern multi-story building facade featuring a combination of dark wood slats and perforated metal panels. The building has a complex, layered structure with various levels and setbacks. The sky is overcast with soft clouds. The overall aesthetic is contemporary and architectural.

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**WE CREATE THE MODERN HERITAGE  
OF THE CITY**

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