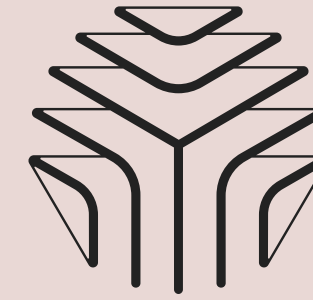




TERRACON

**A HOME WHERE
EVERYTHING BELONGS**



ABOUT TERRACON

Thoughtful Architecture for Better Living

Terracon is a new brand in the Georgian development market and part of CBS Group, a holding company distinguished by its extensive experience and ambitious vision. This connection defines the brand's core values: stability, reliability, and modern development standards.

CBS Group operates across various sectors and has spent years creating projects built on quality, long-term vision, and contemporary approaches. Its extensive experience, strong professional team, and accumulated resources provide the solid foundation upon which Terracon continues to grow.

As a development brand, Terracon's mission is to create a completely new residential experience, where architecture, functional planning, infrastructure, and everyday comfort come together in perfect harmony. We believe that everything begins with attention to detail. A carefully selected location, thoughtfully designed spaces, high-quality construction materials, and well-planned infrastructure should all serve one essential purpose – meeting the needs of people and enhancing their daily lives.

Our goal is to create projects that retain their functional, aesthetic, and investment value over time. That is why Terracon creates homes where everything belongs.



ABOUT COMPLEX

Through smart and practical spatial solutions, we create a premium residential environment distinguished by functionality, security, and a high quality of life.

Terracon Alley is a premium-class residential complex located at 124, 13 Assyrian Fathers Street, in one of the city's rapidly developing districts. The project benefits from convenient access to the capital's main transportation routes, ensuring seamless connectivity to key destinations across Tbilisi.

Terracon delivers a new living experience, a home where everything belongs and every detail has been thoughtfully considered.

Spanning 3,300 m², the development consists of two 19-storey residential towers and features a landscaped courtyard, swimming pool, elegant lobby spaces, concierge service, underground parking, office premises, and commercial areas.

Together, these amenities create a comfortable, secure, and contemporary living environment designed to meet the demands of modern urban life.

HERE YOU WILL FIND:



SWIMMING
POOL



FITNESS
CENTER



LANDSCAPED
COURTYARD

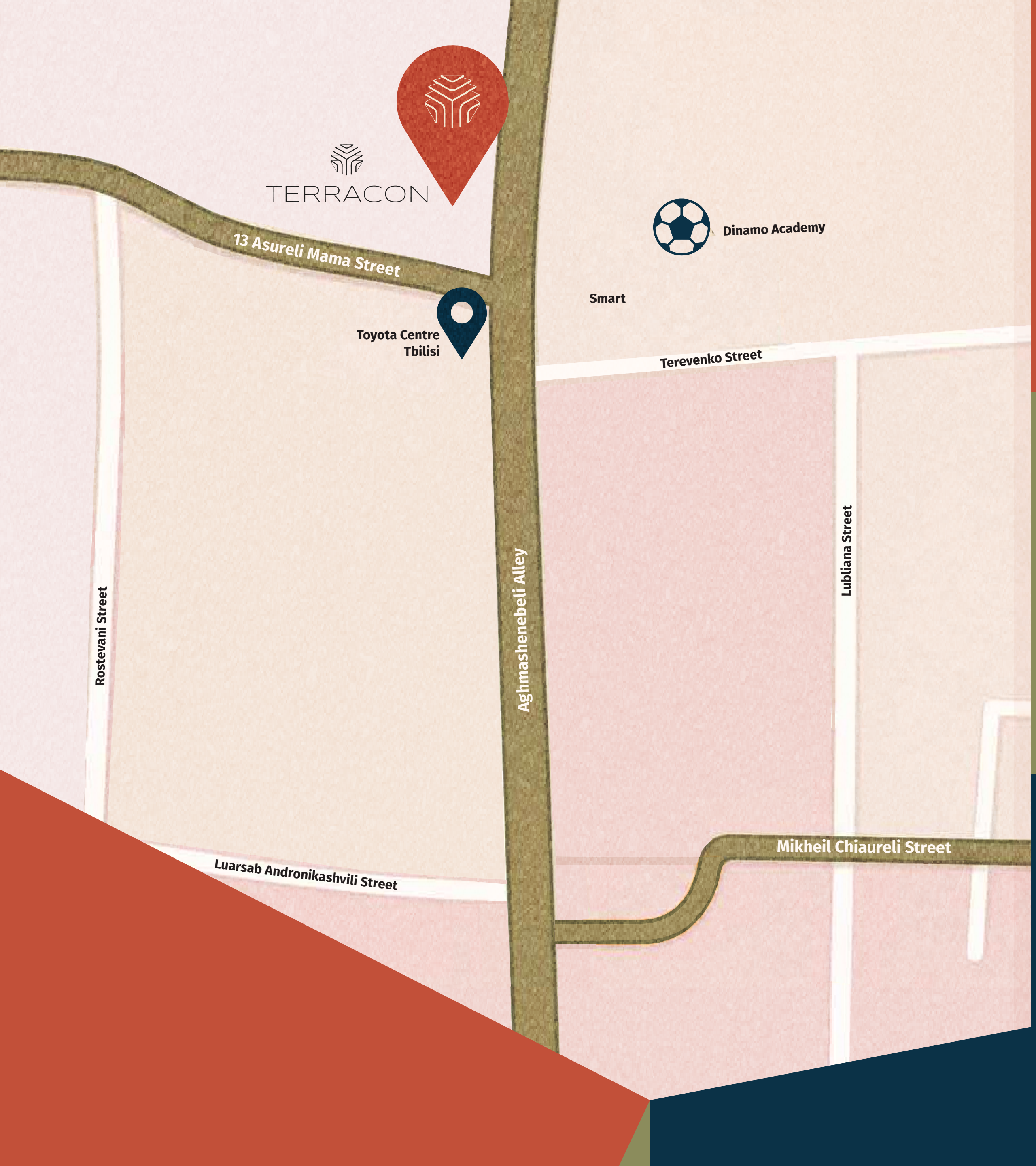


COMMERCIAL
SPACES



UNDERGROUND
PARKING

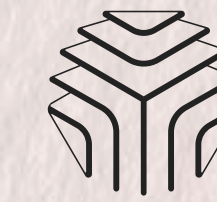
Everything you need for a comfortable and fulfilling lifestyle



CONVENIENT LOCATION

The complex is situated in a strategically advantageous location, where everything essential for everyday comfort is just minutes away. Educational and medical institutions, retail stores, service facilities, and a wide range of urban infrastructure are all within easy reach.

The location perfectly balances urban convenience with a peaceful residential atmosphere. On one hand, it provides quick and effortless access to the city's key destinations and business districts; on the other, it offers a comfortable and tranquil environment for everyday living.



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TECHNICAL SPECIFICATIONS

- The apartments will be energy-efficient, adaptable, and equipped with modern fire safety systems;
- Exterior and interior walls will be constructed using energy-efficient blocks with excellent thermal and acoustic insulation properties, helping maintain indoor temperatures for longer periods and creating a comfortable living environment;
- The façade of the first, second, and third floors will be finished with natural stone, giving the project a distinctive and elegant appearance.
- The facades of the residential floors will be clad with high-quality Alucobond panels, distinguished by their contemporary design, durability, and long-term performance;
- Balconies will be finished with porcelain stoneware tiles and equipped with individual drainage systems, ensuring efficient water runoff and enhanced comfort;
- Balcony railings will be made of tempered laminated glass, providing safety, durability, and a modern architectural aesthetic while maximizing natural light and unobstructed views.





HANDOVER CONDITION

GREEN FRAME CONDITION

Apartments in the Terracon Alley project are delivered in Green Frame Condition, which includes:



Fire-resistant entrance door from a European manufacturer



Heating and water supply pipes installed within the floor screed



Energy-efficient panoramic windows and glazing systems



Television and internet connection points



Plastered interior walls



Electrical wiring brought to the apartment entrance



Screeded floors



Balconies fully finished with porcelain stoneware tiles



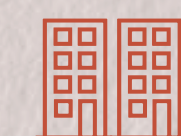
All essential utility connections brought into the apartment



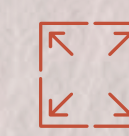
Lighting points installed on balconies.



19
Floor



2
Block



3300 m²
Area

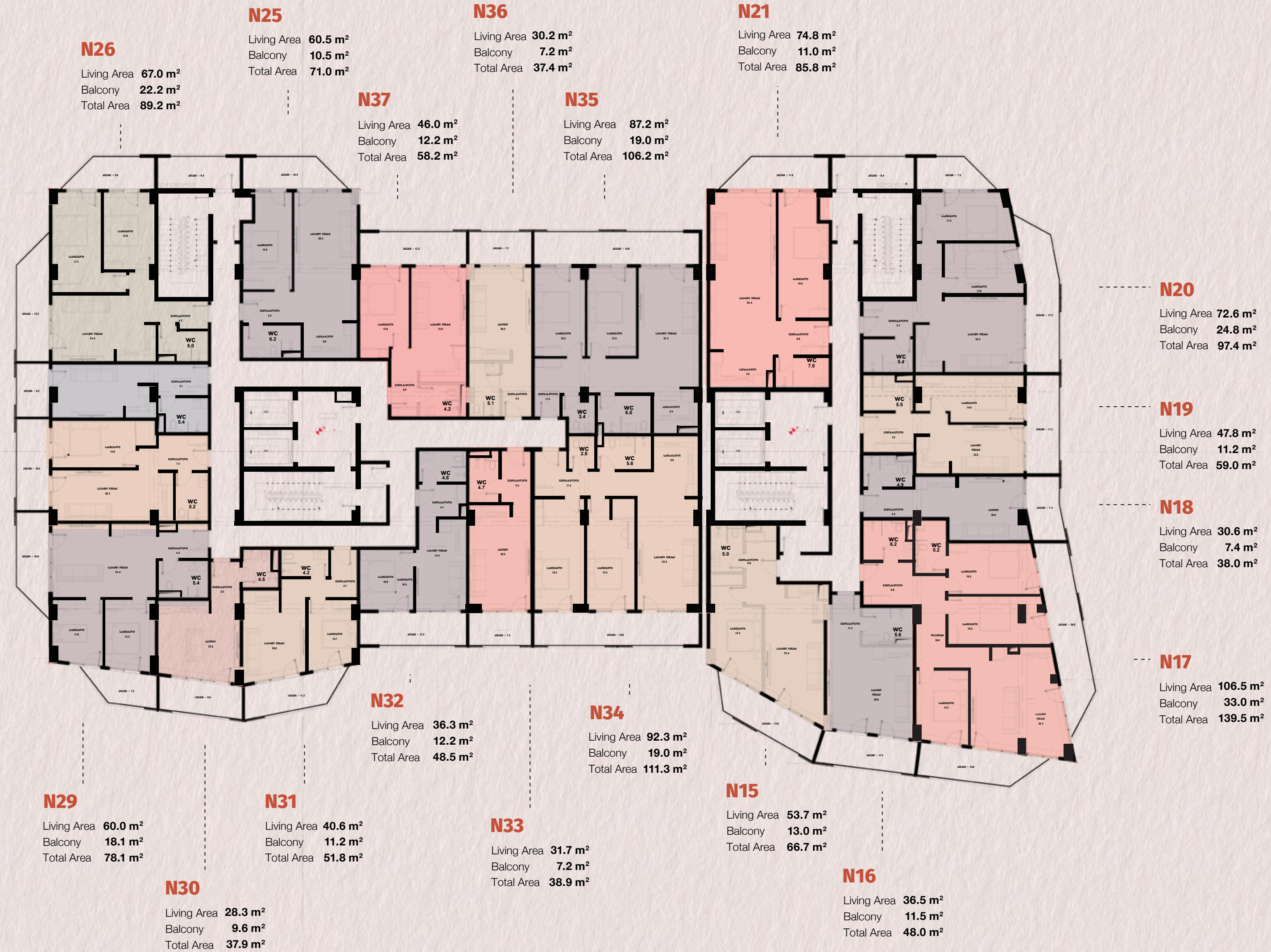


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FLOOR PLAN

A BLOCK

B BLOCK





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STUDIO

37.4 m²



LIVING AREA 30.2 m²



BALCONY 7.2 m²



WC 5.1 m²

1 BEDROOM APARTMENT

59.0 m²



HALLWAY

7.0 m²



LIVING ROOM / KITCHEN

23.5 m²



BEDROOM

14.0 m²



BALCONY

11.2 m²



BATHROOM

5.5 m²





1 BEDROOM APARTMENT

71.0 m²

	HALLWAY	5.3 m ²
	LIVING ROOM / KITCHEN	32.5 m ²
	BEDROOM	15.6 m ²
	BALCONY	10.5 m ²
	BATHROOM	5.6 m ²

2 BEDROOM APARTMENT

78.3 m²



HALLWAY

4.4 m²



LIVING ROOM / KITCHEN

24.4 m²



BEDROOM¹

11.8 m²



BEDROOM²

12.2 m²



BALCONY¹

9.7 m²



BALCONY²

8.6 m²



BATHROOM

5.4 m²





2 BEDROOM APARTMENT

111.3 m²

	HALLWAY	11.5 m ²
	LIVING ROOM / KITCHEN	31.5 m ²
	BEDROOM ¹	18.5 m ²
	BEDROOM ²	15.5 m ²
	BALCONY	19.0 m ²
WC	BATHROOM	8.4 m ²

3 BEDROOM APARTMENT

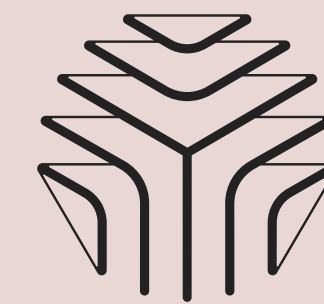
133.5 m²

	HALLWAY	6.8 m ²
	LIVING ROOM / KITCHEN	30.5 m ²
	BEDROOM ¹	19.5 m ²
	BEDROOM ²	19.5 m ²
	BEDROOM ³	12.2 m ²
	BALCONY ¹	10.0 m ²
	BALCONY ²	17.0 m ²
	BATHROOM ¹	6.2 m ²
	BATHROOM ²	5.2 m ²









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