



A Different Kind of City Residence

Park View introduces a rare residential format for Tbilisi: the privacy and structure of a private home, combined with the convenience of a central urban location.

Set within a quiet neighbourhood of Ortachala, the project consists of only four townhouses, each designed as an independent multi-level residence with its own private elevator connecting all levels – from the parking floor to the rooftop terrace.

Park View is created for buyers who value space, privacy, functional planning, and a more personal alternative to conventional apartment living.



Location

Ortachala is one of Tbilisi's historic districts, located close to the old city, central business areas, and key transport routes.

The location offers a balanced urban lifestyle: immediate access to the city, while remaining in a quieter residential environment with lower density and a more private atmosphere.

From Park View, residents benefit from convenient access to central Tbilisi, while enjoying the comfort of a private home with outdoor space, parking, and open rooftop views.

The Concept

Park View is not a large residential complex. It is a limited collection of four private urban residences.

Each townhouse has been planned vertically, with a clear separation of functions:

- parking and service areas on the lower level
- living and garden access on the ground floor
- family bedrooms on the first floor
- master suite and flexible private space on the upper floor
- rooftop terrace for leisure, views, and entertaining

This layout creates the feeling of a standalone home while preserving the advantages of a professionally developed urban project.

Architecture & Lifestyle

The residences are designed around privacy, light, and vertical comfort.

Each townhouse includes generous internal areas, private external space, individual parking, and a rooftop terrace with open city views. Large balconies and direct garden access strengthen the connection between interior and exterior living.

A private elevator in each residence adds a level of comfort rarely found in townhouse projects in Tbilisi, making every floor easily accessible and enhancing long-term practicality for family living.



Residence Layout

Parking Level – 93.4 m²

A private parking level of 79.1 m² provides space for 2-3 cars. An additional 14.3 m² area is allocated for the elevator and storage.

Ground Floor – 90.8 m²

The main living level includes an open-plan living room with kitchen, pantry/storage room, guest bathroom, and direct access to the private rear garden.

First Floor – 95.8 m²

The family bedroom level includes three bedrooms, a laundry room, and private balconies for each bedroom.

Second Floor – 99.1 m²

The upper private level features a master bedroom with en-suite bathroom, walk-in closet, and balcony. An additional hobby room can serve as a study, guest room, private lounge, or creative space.

Rooftop Area – 68.6 m²

The rooftop terrace offers 360-degree views across Tbilisi. Designed for private resident use, the rooftop includes an elevator station, lounge area, bathroom, and BBQ corner. A separate upper technical roof area is allocated for air conditioning systems and gas water heating equipment.



Private Outdoor Space

Each townhouse benefits from its own private garden and external area, ranging from 38 m² to 103 m² depending on the residence.

This outdoor space gives Park View a strong residential advantage, especially for families and buyers seeking a private home environment within the city.

Delivery Options

Park View residences can be delivered in two formats:

Basic Frame / White Frame Condition

For buyers who wish to complete the interior according to their own design, material preferences, and technical requirements.

Price range: USD 970,000 – USD 1,050,000

Fully Renovated Turnkey Condition

For buyers seeking a completed residence with finished interiors and ready-to-use living spaces.

Price range: USD 1,420,000 – USD 1,500,000

Final pricing depends on the selected residence, external area size, and finishing specification.

Construction works are planned to be completed by the end of 2026.

A Private Home Within the City

Park View offers a rare opportunity to own a private multi-level residence in Tbilisi – with the space, structure, and privacy of a standalone home, and the convenience of a central urban address.

For buyers looking beyond conventional apartments, Park View represents a more personal, private, and future-oriented way of living in the city.



For more details and private viewing tours:

Origen Collection

Luxury Homes. Georgian Soul

www.origencollection.com | executive@origencollection.com | +995 599 380011