



ROOMIX
DEVELOPMENT

RESIDENTIAL COMPLEXES
IN THE CITY CENTER



MULTIFUNCTIONAL RESIDENTIAL COMPLEX IN SABURTALO



 53 S.Tsintsadze Street

ABOUT PROJECT

Roomix Tsintsadze, a striking new development by Roomix Development, located at 53 Tsintsadze Street in Saburtalo. With its prime location, this complex is an ideal choice for those seeking an elegant residence or a high-potential investment in the city.

Designed by the renowned AB5 Architectural Bureau and visionary architect Lasha Losaberidze, **Roomix Tsintsadze** reflects a fresh approach to urban living. The 11-story building combines functional diversity with inviting public spaces, crafting a lively urban oasis that adds vibrancy to the city center.

On the first floor, residents and visitors will enjoy a thoughtfully designed commercial space, with plans for a top-tier fitness center set to open upon completion of the project. Office spaces on the second and third floors offer a sleek and flexible work environment.

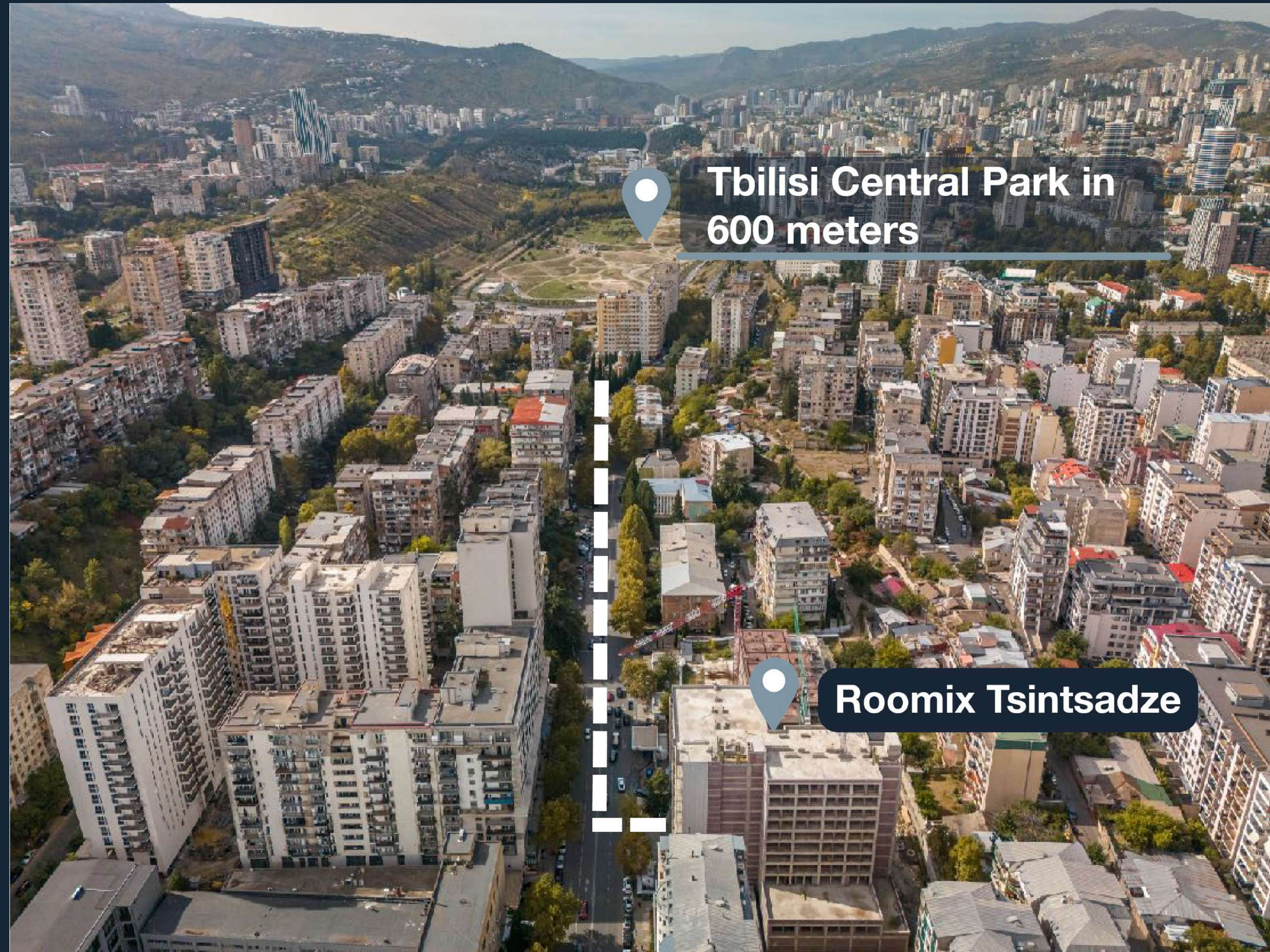
Roomix Tsintsadze is designed to accommodate 98 families, each of whom will experience the comfort and convenience of a truly multifunctional building in one of the city's most dynamic districts. Construction is moving ahead at full pace, with the project set for completion by in June 2025.



EXCEPTIONAL LOCATION

Roomix Tsintsadze boasts a prime location at 53 Tsintsadze Street, just 600 meters from Tbilisi Central Park, providing residents with the perfect balance of urban convenience and green retreat.

With quick access to the Technical University metro station (just a 10-minute walk) and proximity to major roads like Kazbegi, Vazha-Pshavela, Gamsakhurdia avenue and Chabua Amirejibi Highway, Roomix Tsintsadze makes city navigation easy and time-efficient.



Tbilisi Central Park in
600 meters

Roomix Tsintsadze

53 S.Tsintsadze Street

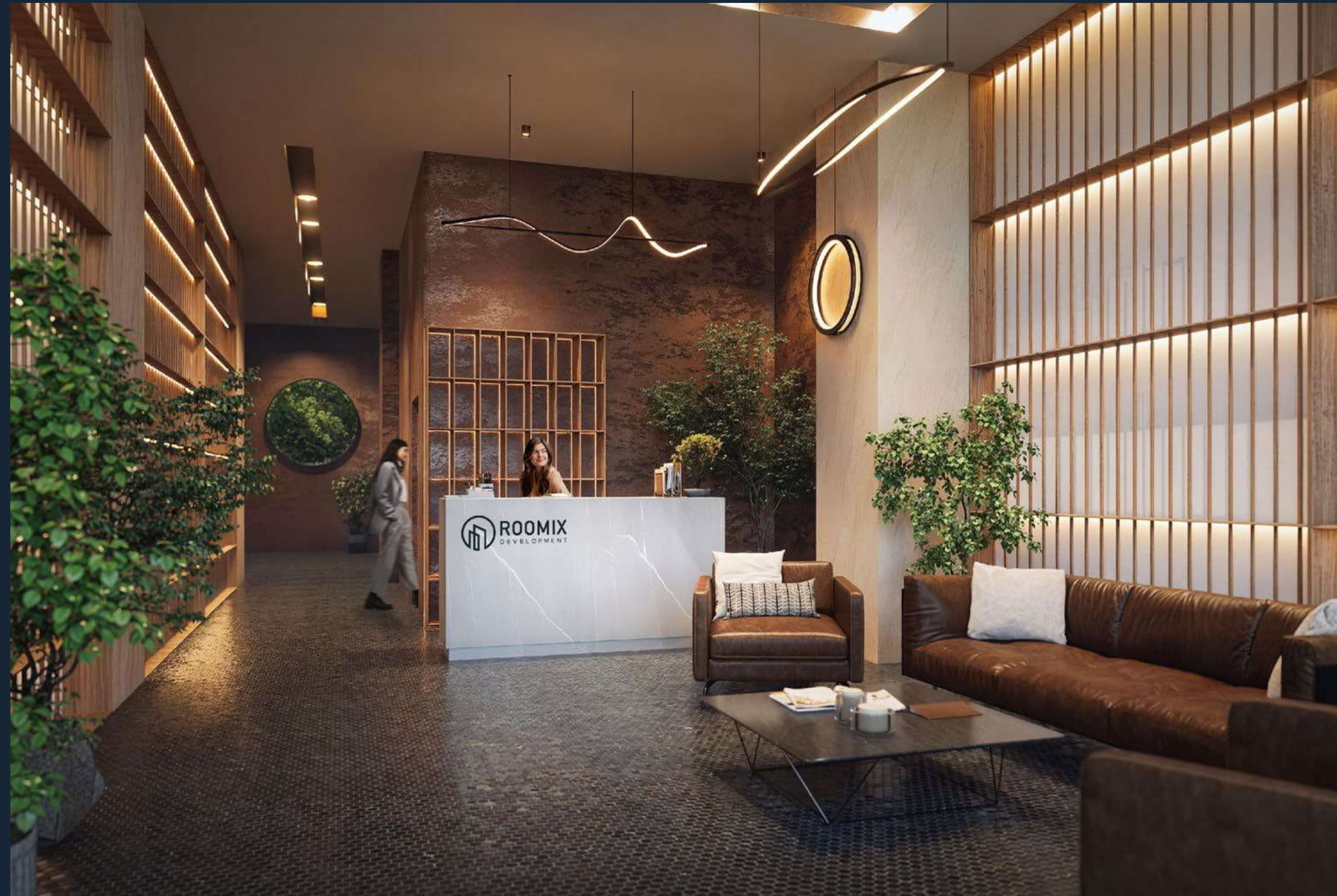
ELEGANT LOBBY

Our sophisticated lobby is designed to welcome residents and guests into a warm, modern space that feels like home from the moment you step inside.

A dedicated concierge service will be there to assist you, adding convenience and security to your experience.

The residential block has its private entrance, stairway and both passenger and freight elevators for added comfort.

To create an inviting and stylish atmosphere, the lobby features refined materials like LAMINAM paving stones, natural wood shelving and a carefully curated lighting system.



PARKING

The project includes a two-level underground parking designed to accommodate up to 80 vehicles, carefully positioned away from recreational spaces to preserve a calm, family-friendly environment in the courtyard.



COURTYARD & PLAY AREA

Although Tbilisi Central Park is nearby, we wanted residents to have their peaceful retreat right at home.

The courtyard offers landscaped green spaces with pedestrian pathways, a children's play area, and relaxing spots to unwind.

Fully fenced and secured 24/7, the courtyard provides a safe and comfortable environment for all family members.



SPORTS HALL

On the ground floor, a modern fitness center will be equipped with the latest workout equipment, giving residents a convenient place to stay active without leaving home.



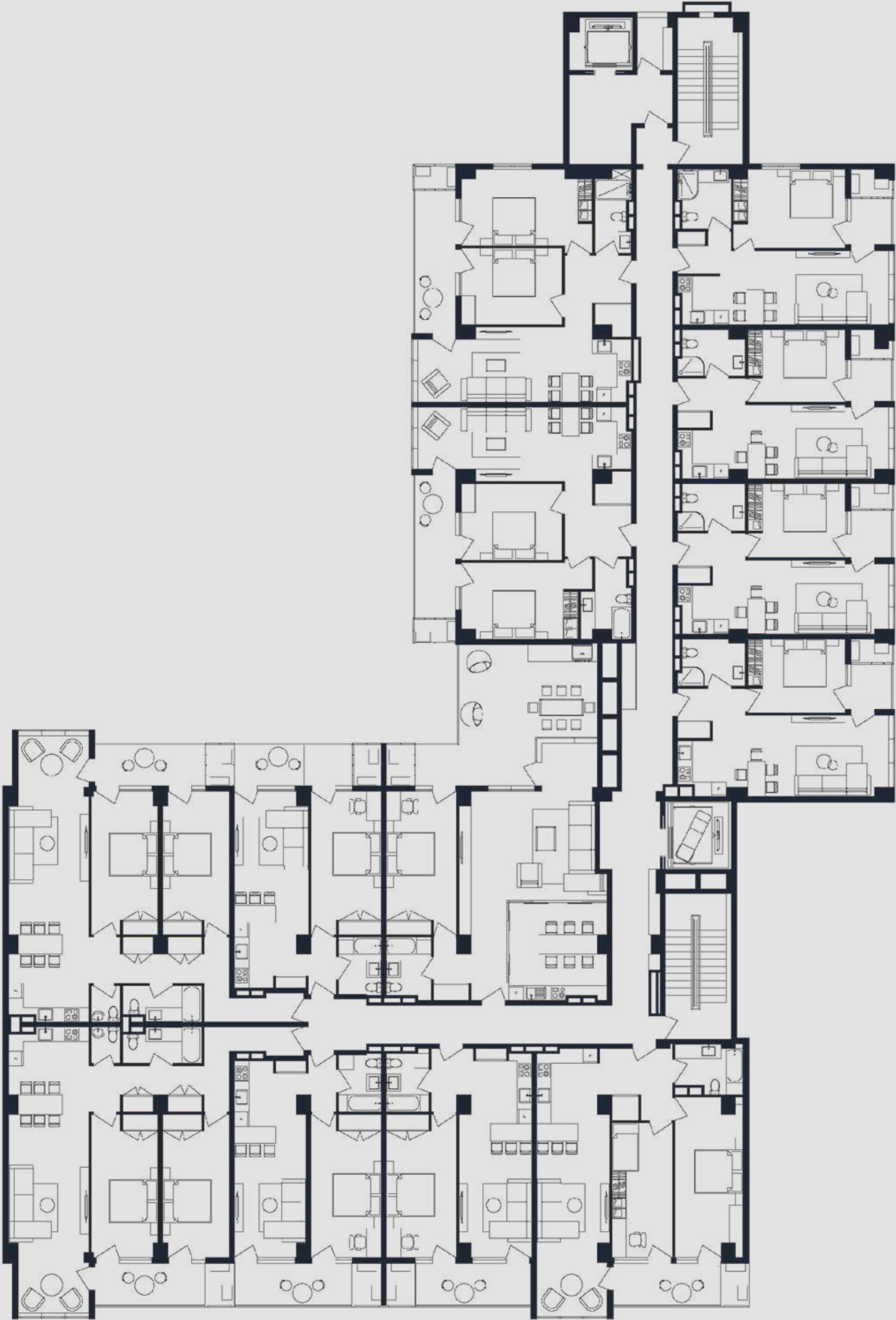
CHOOSE AN APARTMENT

From 51 m²

* Apartments are handed in green frame condition.



FLOOR PLAN



1 BEDROOM APARTMENT

- Hall - 4.70 m²
- Bedroom - 11.95 m²
- Studio - 23.70 m²
- Balcony – 4.65 m²
- WC – 4.80 m²

TOTAL AREA

51 m²

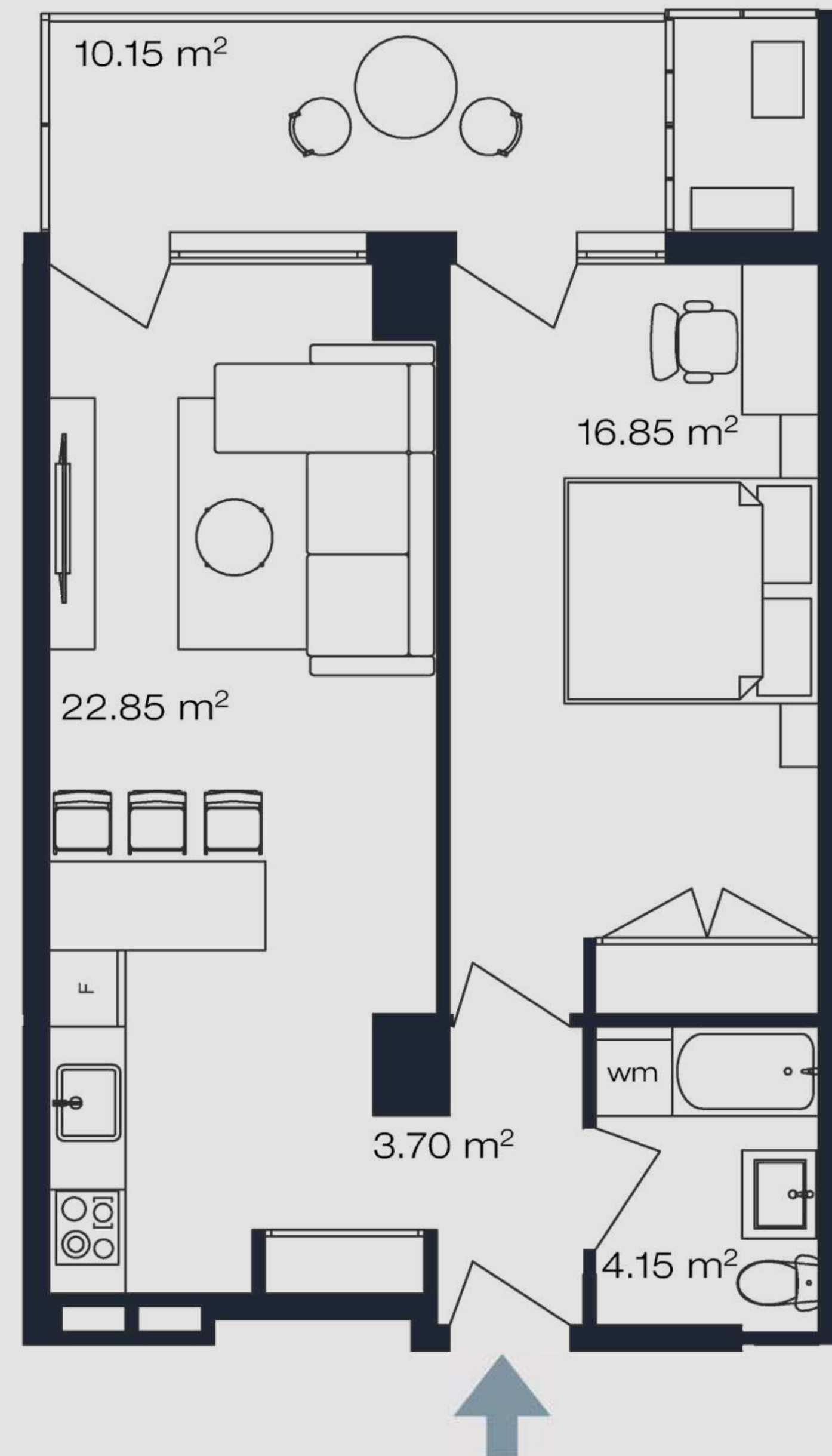


1 BEDROOM APARTMENT

- Hall - 3.70 m²
- Bedroom - 16.85 m²
- Studio - 22.85 m²
- Balcony - 10.15 m²
- WC – 4.15 m²

TOTAL AREA

59 m²

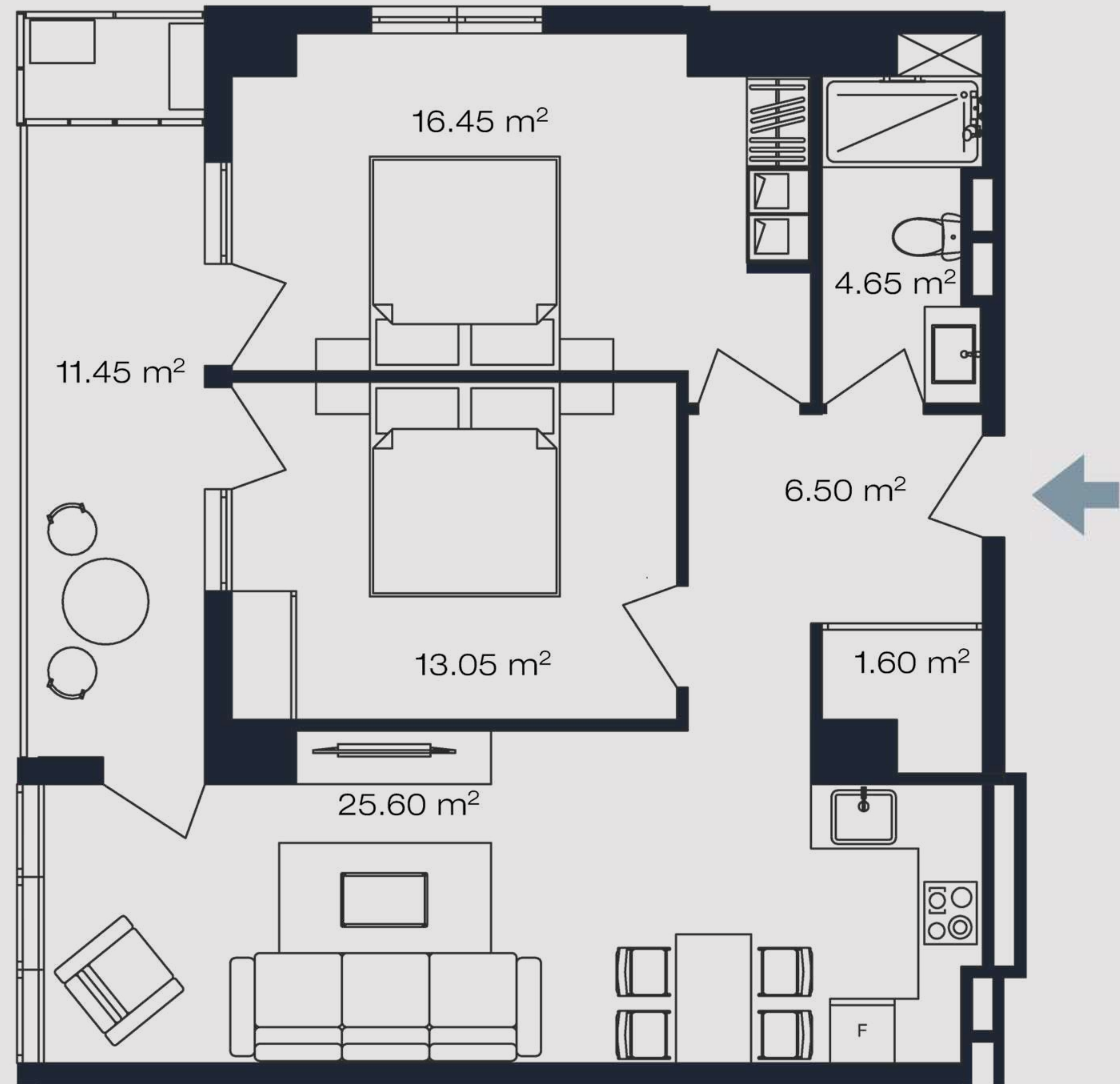


2 BEDROOM APARTMENT

- Hall - 6.50 m²
- Bedroom - 13.05 m²
- Bedroom - 16.45 m²
- Studio - 25.60 m²
- Balcony - 11.45 m²
- WC – 4.65 m²

TOTAL AREA

80.9 m²

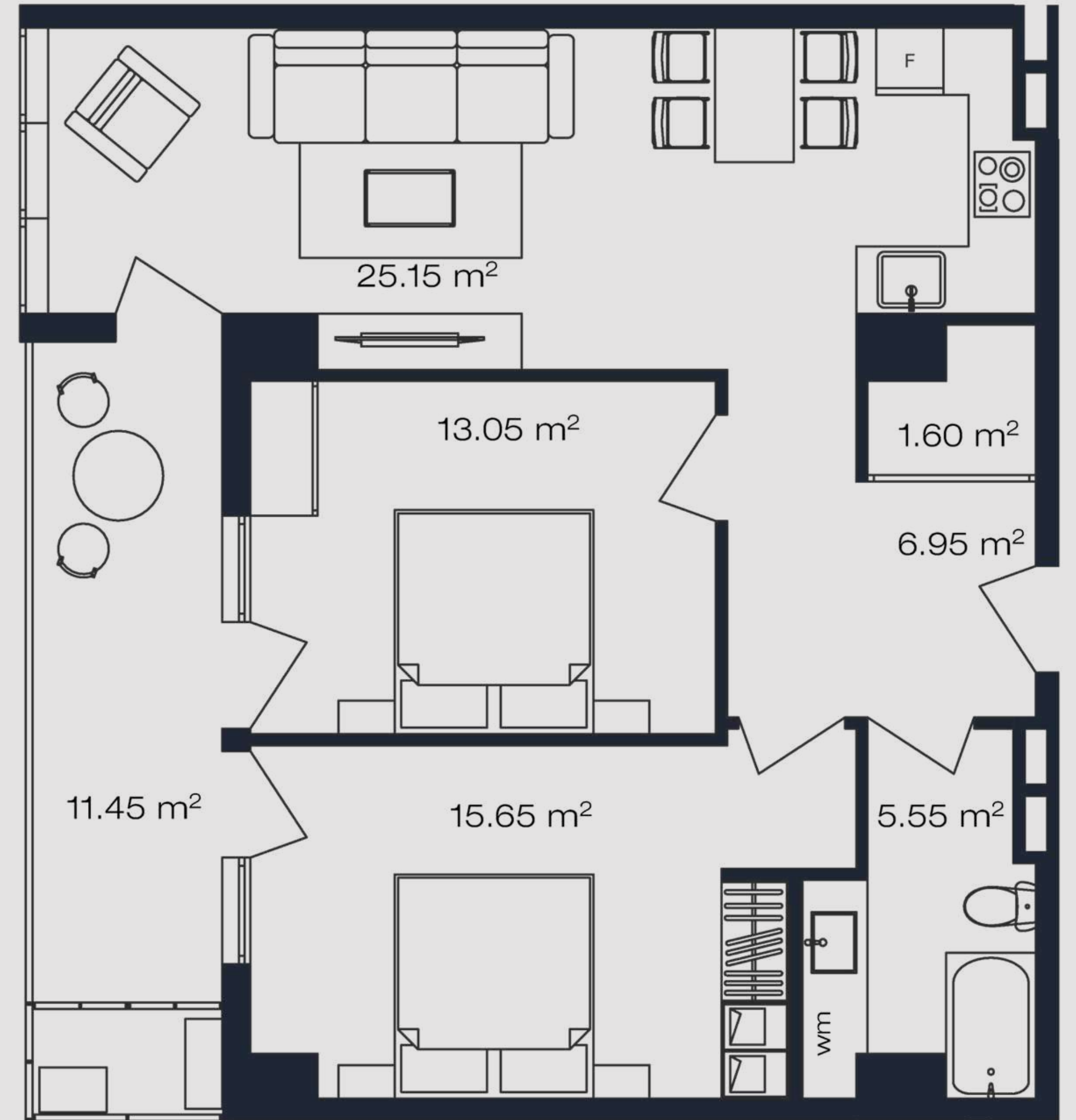


2 BEDROOM APARTMENT

- Hall - 6.95 m²
- Bedroom - 13.05 m²
- Bedroom - 15.65 m²
- Studio - 25.15 m²
- Balcony - 11.45 m²
- WC – 5.55 m²

TOTAL AREA

81 m²

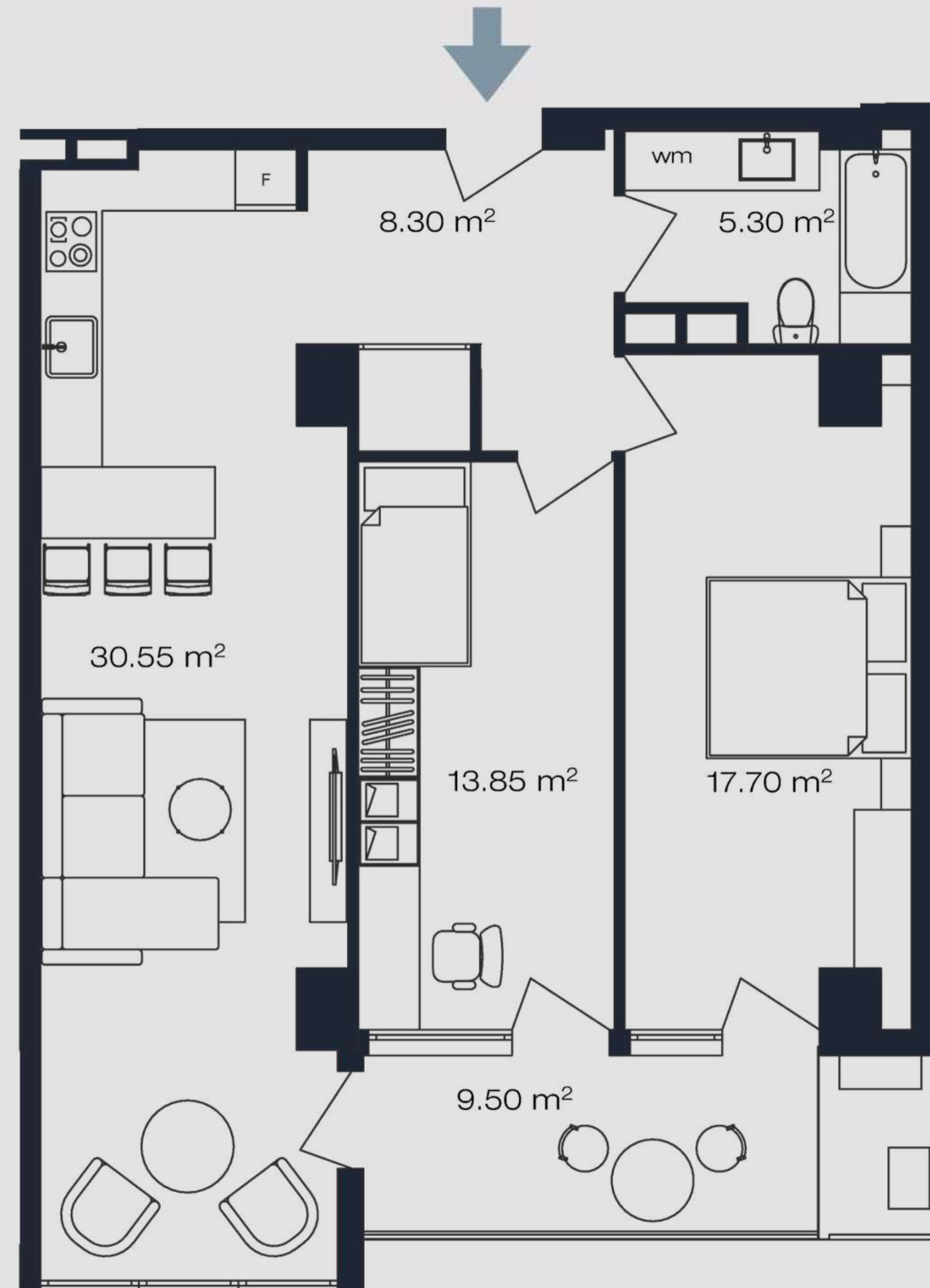


2 BEDROOM APARTMENT

- Hall - 8.30 m²
- Bedroom - 13.85 m²
- Bedroom - 17.70 m²
- Studio - 30.55 m²
- Balcony - 9.50 m²
- WC – 5.30 m²

TOTAL AREA

87 m²

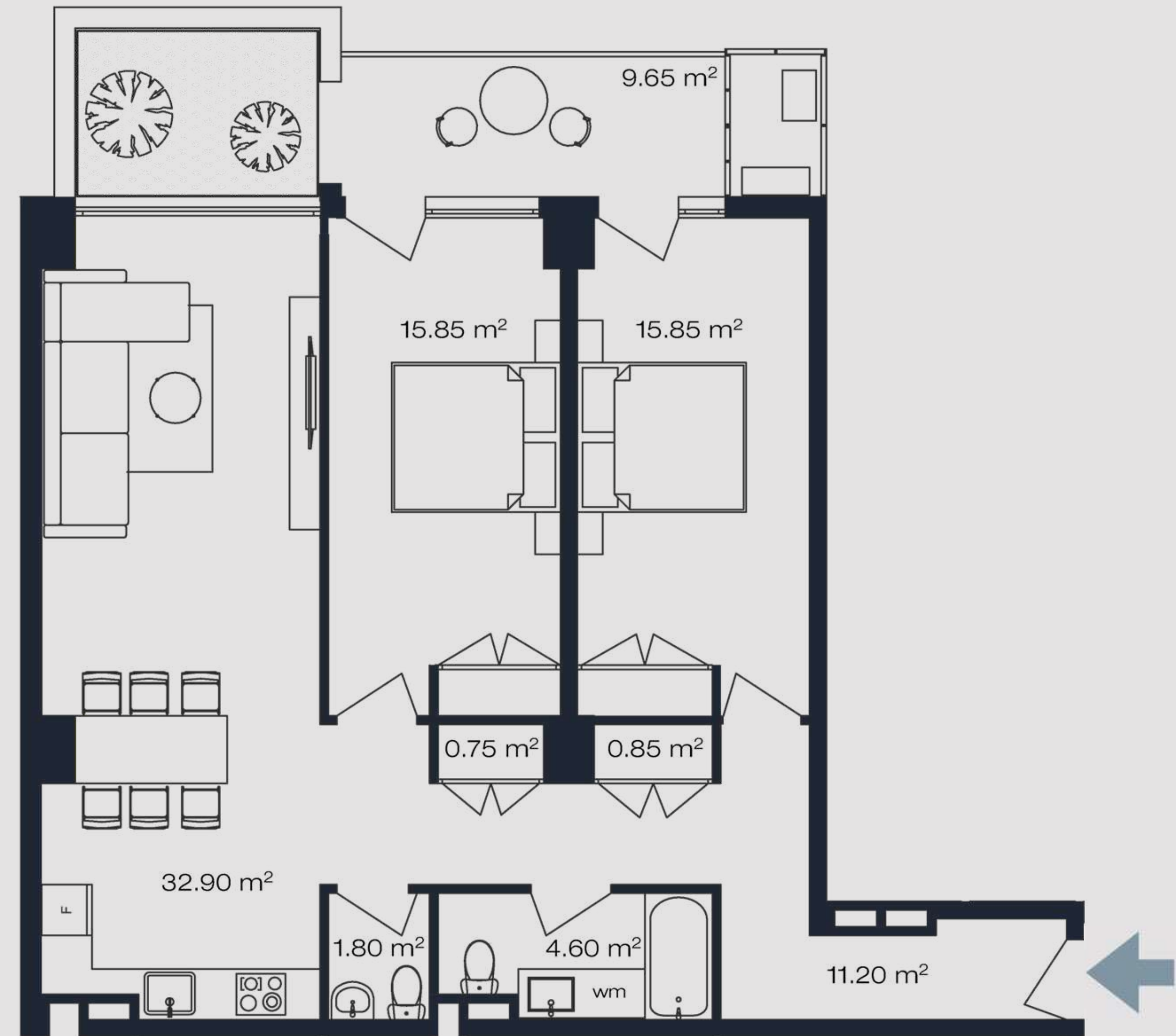


2 BEDROOM APARTMENT

- Hall - 11.20 m²
- Bedroom - 15.85 m²
- Bedroom - 15.85 m²
- Studio - 32.90 m²
- Balcony - 9.65 m²
- WC - 1.80 m²
- WC - 4.60 m²

TOTAL AREA

97.40 m²

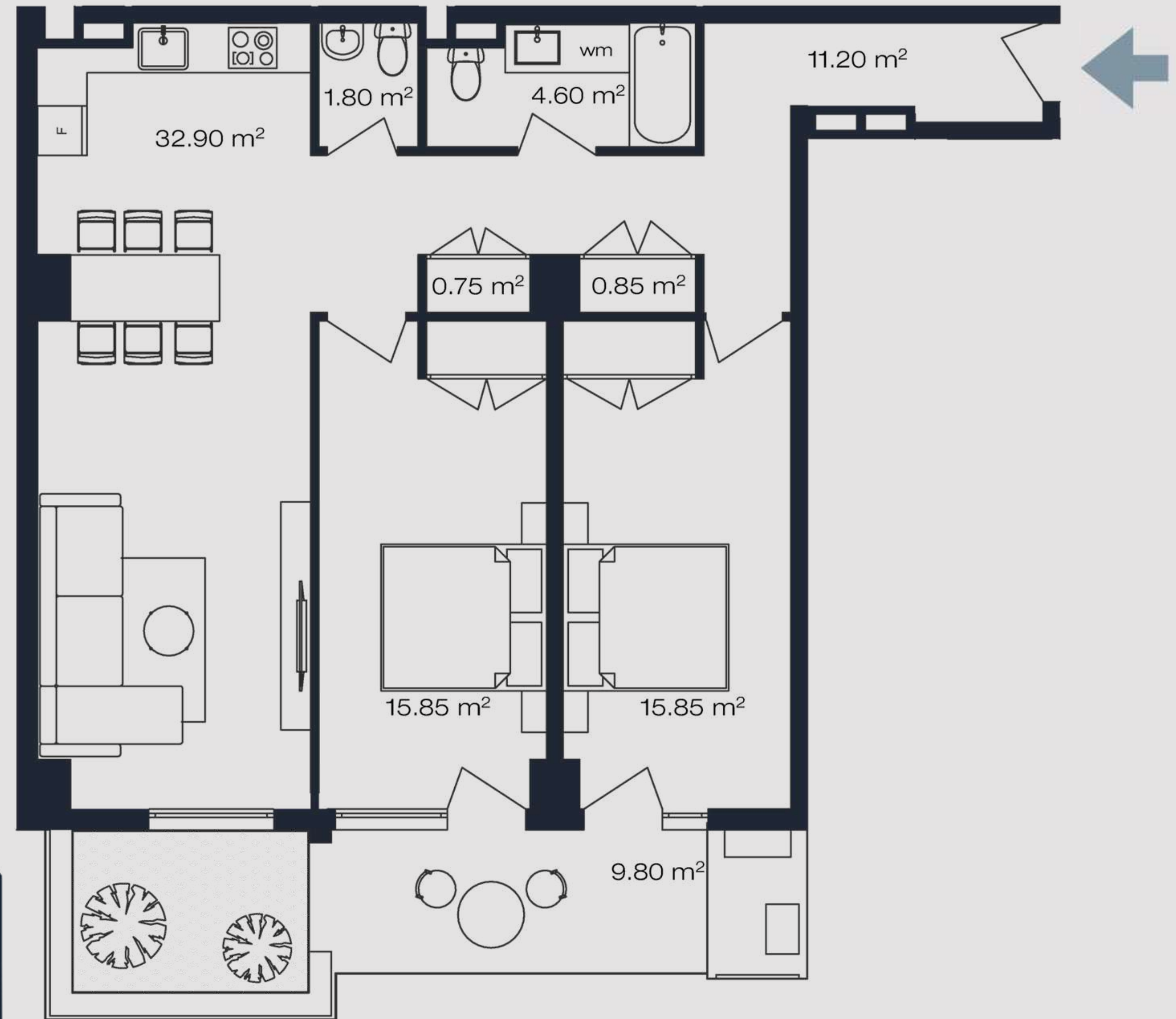


2 BEDROOM APARTMENT

- Hall - 11.20 m²
- Bedroom - 15.85 m²
- Bedroom - 15.85 m²
- Studio - 32.90 m²
- Balcony - 9.80 m²
- WC – 1.80 m²
- WC – 4.60 m²

TOTAL AREA

97.55 m²

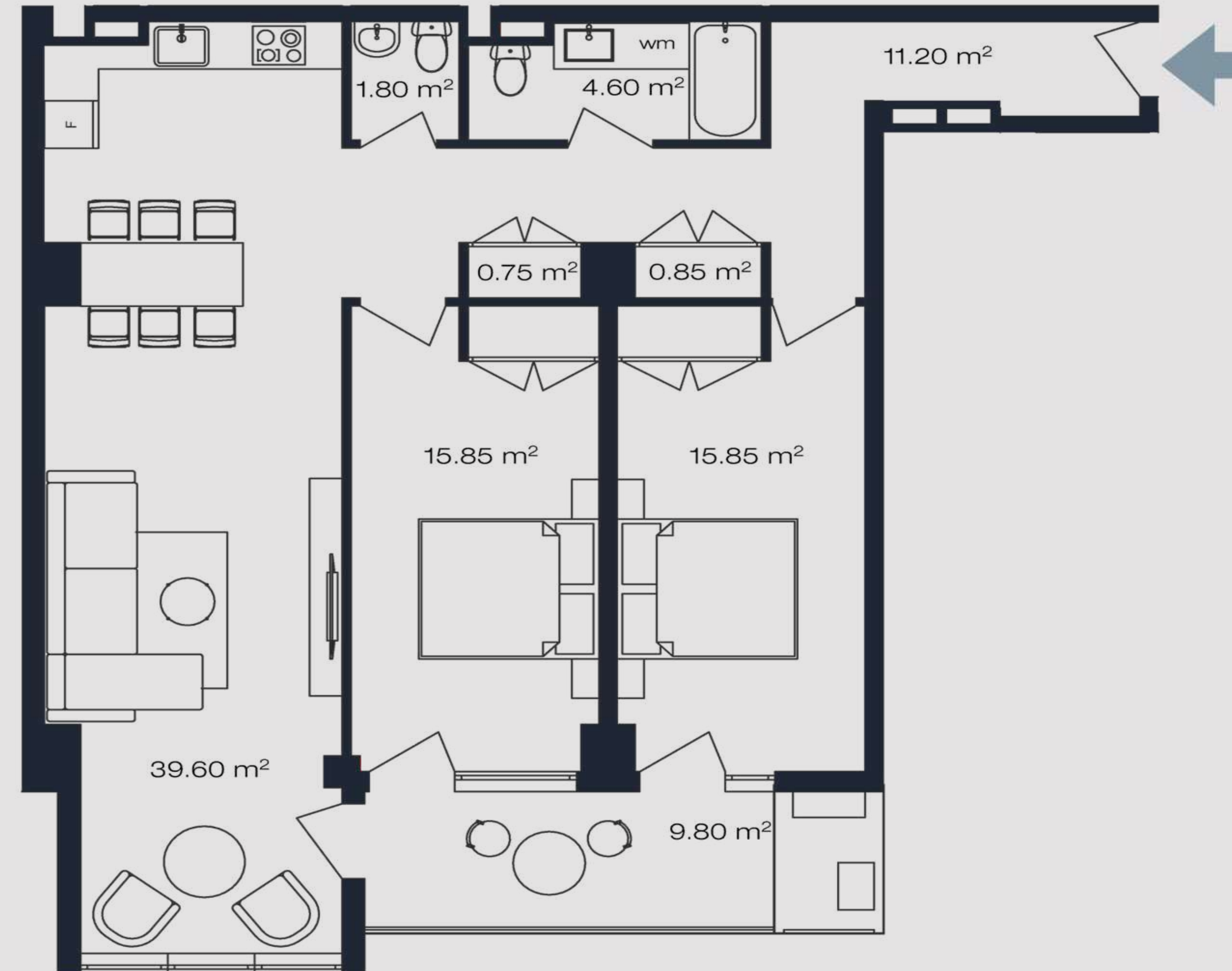


2 BEDROOM APARTMENT

- Hall - 11.20 m²
- Bedroom - 15.85 m²
- Bedroom - 15.85 m²
- Studio - 39.60 m²
- Balcony - 9.80 m²
- WC - 1.80 m²
- WC - 4.60 m²

TOTAL AREA

104 m²

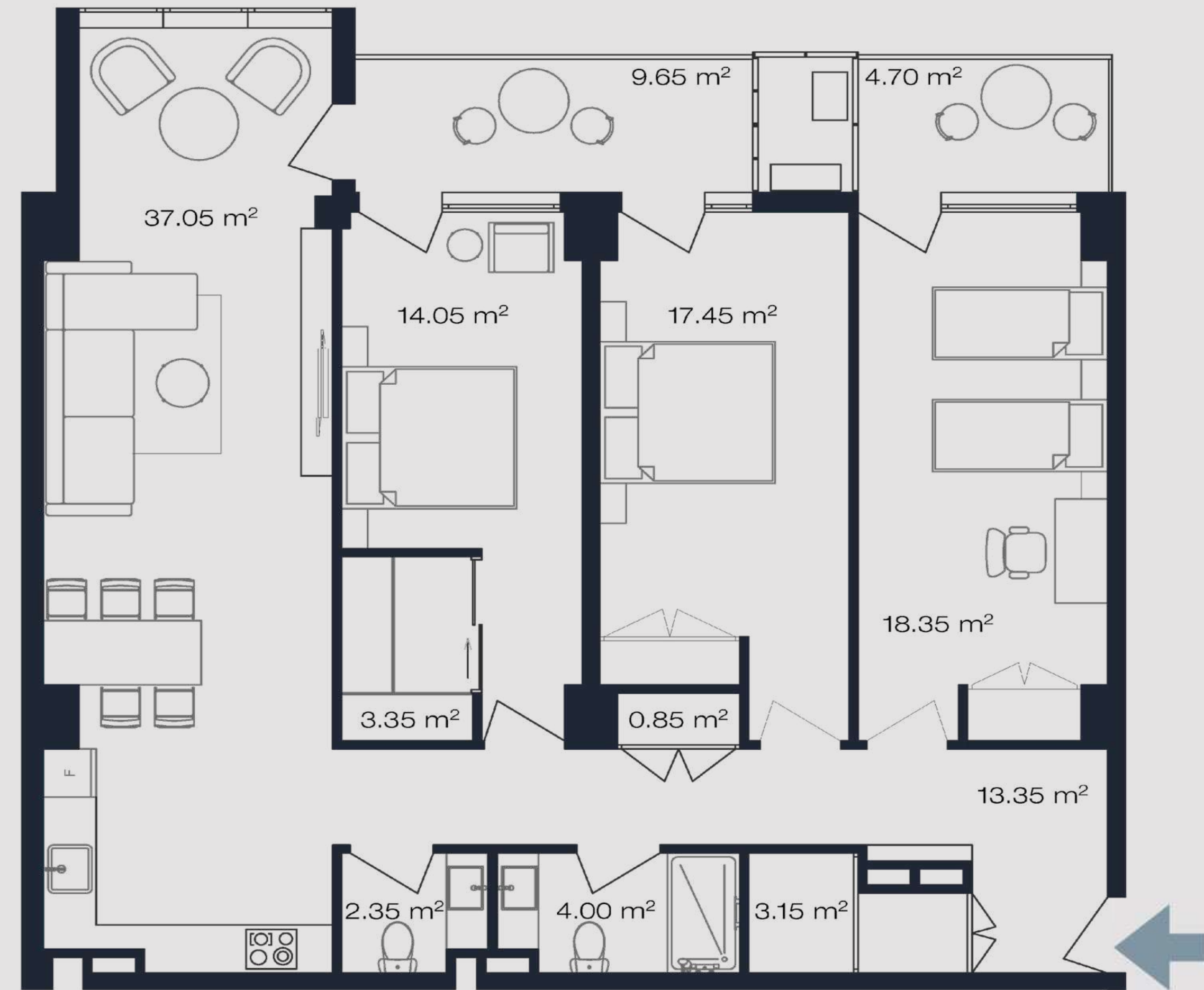


3 BEDROOM APARTMENT

- Hall - 13.35 m²
- Bedroom - 14.05 m²
- Bedroom - 17.45 m²
- Bedroom - 18.35 m²
- Studio - 37.05 m²
- Balcony - 9.65 m²
- Balcony - 4.70 m²
- WC - 2.35 m²
- WC - 4.00 m²

TOTAL AREA

132 m²



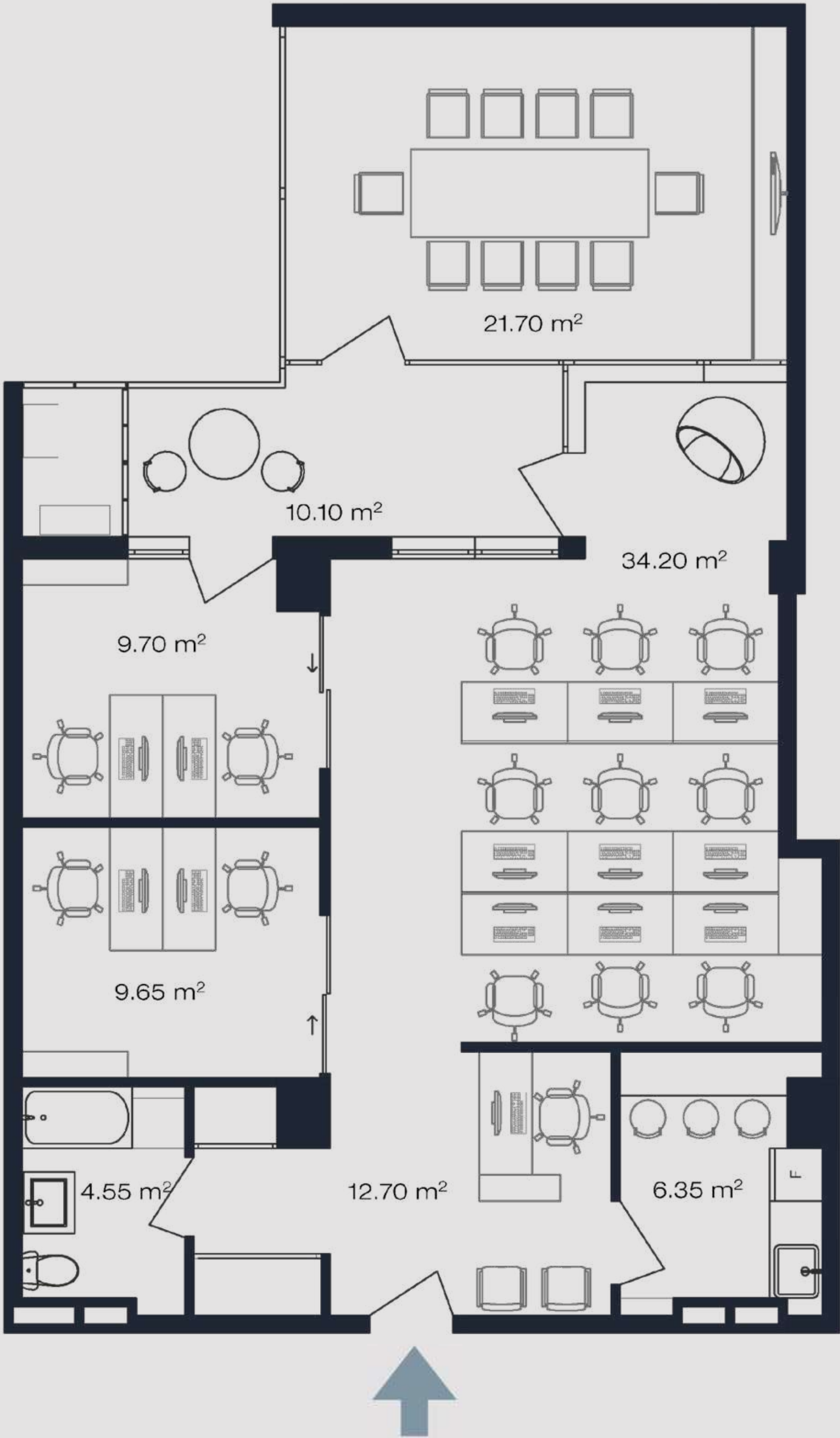
OFFICE AND CO-WORKING SPACES

You can buy office space in the project.

TOTAL AREA

111 m² Office

* Large office spaces are available for rent on the II-III floors of the project.



APARTMENTS WILL BE HANDED IN THE GREEN FRAME CONDITION, WERE:

- Aluminum doors and windows are installed on the perimeter of the building;
- Main entrance iron door to the apartment installed;
- Walls built with blocks and plastered with “GIPER” on the inner perimeter of the apartment;
- The dividing walls between the rooms are arranged with pumice blocks and the dividing walls between the apartments and the corridor are arranged with ceramic blocks;
- Electrical wiring brought to every room, with electricity distribution points (without switches and sockets);
- Water and sewage pipes brought to the sanitary points in the apartment;
- Internet and TV cables brought to the apartment;
- Natural gas brought to the apartment;
- Laid pipes of the heating system;
- lined balconies, with metal and laminated tempered glass railings;
- Stretched floors;
- Intercom system.



BENEFITS

Elevators - To enhance comfort of its residents Roomix Tsintsadze project features 2 elevators of European premium brand OTIS, that guarantees smooth, efficient experience and has capacity to carry 8-12 person.

Iron Doors - Apartments feature sleek, modern iron doors in a dark finish for enhanced style and security.

Windows - High-quality *Lorenzo Line* aluminum doors and double-glazed windows with a dark finish are designed for both aesthetics and energy efficiency.

Ceramic Block Walls - Walls between apartments and corridors are crafted with partitioned ceramic blocks, ensuring sound and thermal insulation for a peaceful, comfortable environment. The block's multi-chamber structure helps absorb sound and conserve energy efficiently.



A COMMUNITY BUILT FOR COMFORT AND CARE

COMFORT AND SAFETY

- 24-hour security;
- Regular cleaning of common areas, including entrances, elevators and outdoor spaces;
- Meticulous maintenance of landscaped greenery;
- Personalized concierge service to assist with daily needs.



PAYMENT TERMS

ALL CASH PAYMENT

INTERNAL INSTALLMENT

20% Down payment

10% Installment until construction completion

70% Payable upon completion of the project

BANK MORTGAGE

Project is financed by partner bank:



PARTNER BANK
TBC BANK



032 2 88 07 07

WWW.ROOMIX.GE

SALES OFFICE: 4b Mukhran Machavariani Str.