



INVESTMENT PROJECT IN PONICHALA WITH **TU PISO EN GEORGIA** MANAGEMENT



02.03.2025

SOUTH VALLEY

NEW FONICHALA

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- **Prime Location:** South Valley is the first premium residential complex in Nueva Fonichala, a developing area that blends accessibility and modernity, ideal for those seeking quality of life and appreciation potential.
- **Design and Exclusivity:** Comprising three residential blocks, this project stands out for its contemporary architecture and high-quality finishes, offering a sophisticated and comfortable lifestyle.
- **Green and Recreational Spaces:** With a secure internal area of 10,000 square meters divided into 5 zones, residents will enjoy spaces for relaxation and sports activities, promoting a healthy and family-friendly environment.



SOUTH VALLEY

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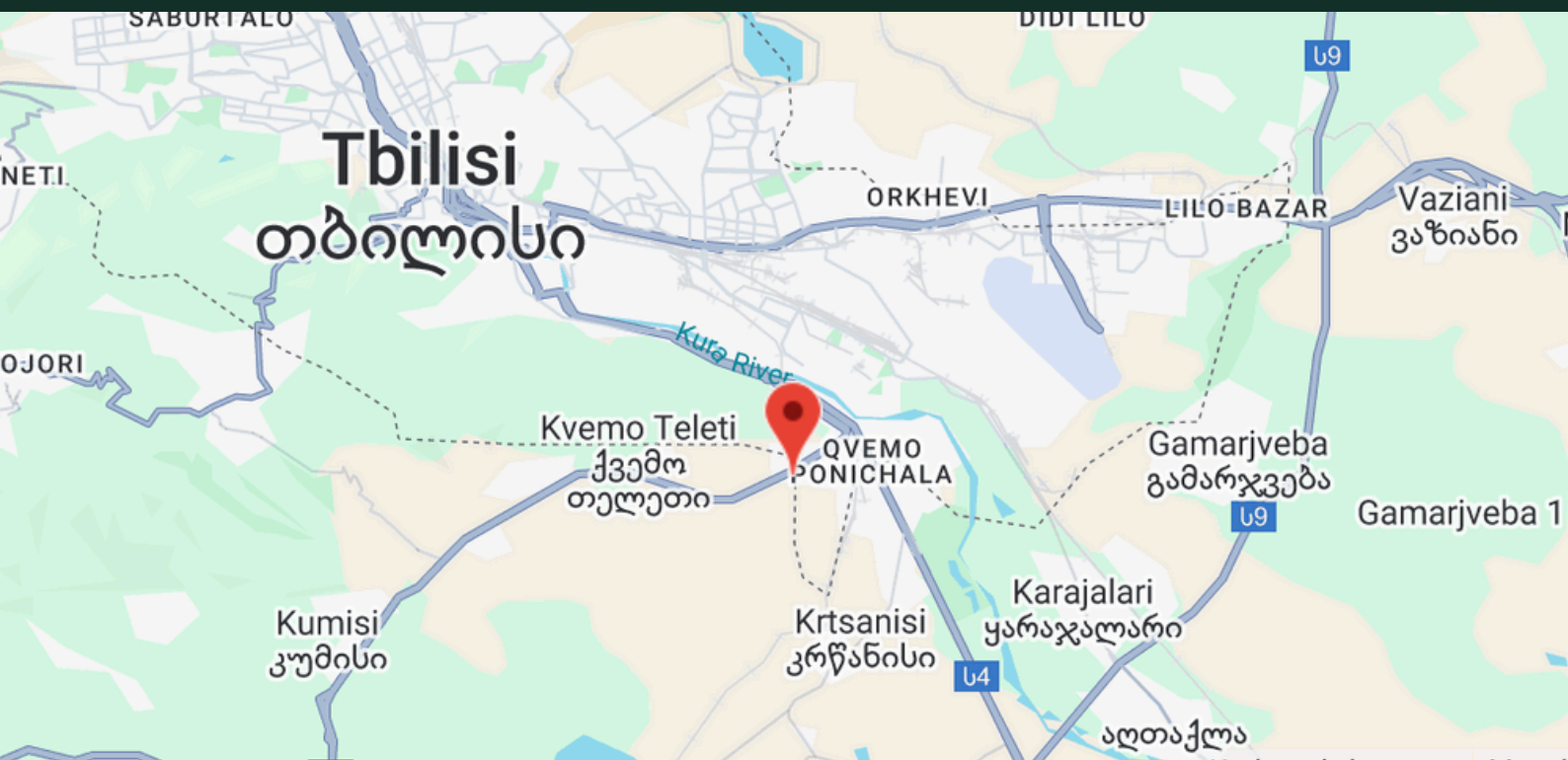


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<https://www.southvalley.ge/en>

SOUTH VALLEY | NEW PONICHALA

- **Comprehensive Comfort:** All daily needs will be met within the complex, with amenities designed so residents don't need to leave, ensuring practicality and safety. (Supermarkets, pharmacy, gym, hair salon, among other shops)
- **Forward-Thinking Investment:** South Valley offers not just a home, but a strategic investment opportunity in an emerging area, with a design aimed at attracting discerning buyers and increasing its value over time.





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- **Close to Freedom Square:** Just a 12-minute drive away, enjoy the vibrant heart of Tbilisi with easy access.
- **Near Tbilisi Hills:** A 7-minute drive from the prestigious Golf Club and Resort, an ideal place to rest, dine, relax, or play golf in an exclusive setting.



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South Valley: Timeline and Opportunities

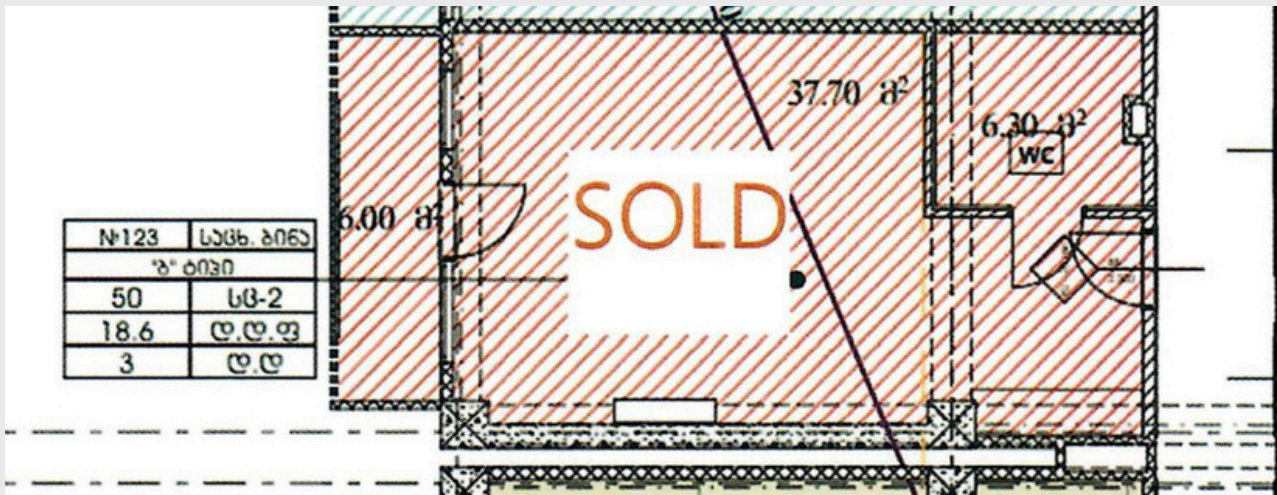
- **Total Project Completion:** 24 months (Q1-2027), including all 3 buildings, common areas, pool, and commercial spaces.
- **Block B:** Ready in 6-7 months (Oct-2025), with "Turnkey Condition" option, fully finished in an additional 3 months.
- **Block C:** Structure completed in 12 months (Mar-2026) + 6 months for interiors (Sep-2026).

An investment with clear timelines and flexibility to customize your property in a premium complex.

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- **Current Price (Website) as of 03-03-2025:** From \$940/m² for Block C.
- **Special Price for us:** Price as of 03-03-2025, Exclusive for our exclusive investors: From \$850/m² for Block C (Exclusive for 7 units available, 1 of which we will invest in ourselves).
- **Small Flats ≈50 m² (1 bedroom):** \$880/m²
- **Large Flats ≈75 m² (2 bedrooms):** \$850/m²
- **Payment Method:** Single payment (Cash, Bank Transfer, or USDT).
- **Promotion:** Valid until stock lasts: 7 units available at exclusive off-market price.





INVESTMENT PROPOSAL 1 ROOM: 50 M2

PURCHASE - SALE IN 2 YEARS (GREEN-FRAME)

Purchase: $50 \text{ M}^2 * 880\$/\text{M} = 44,000\$$

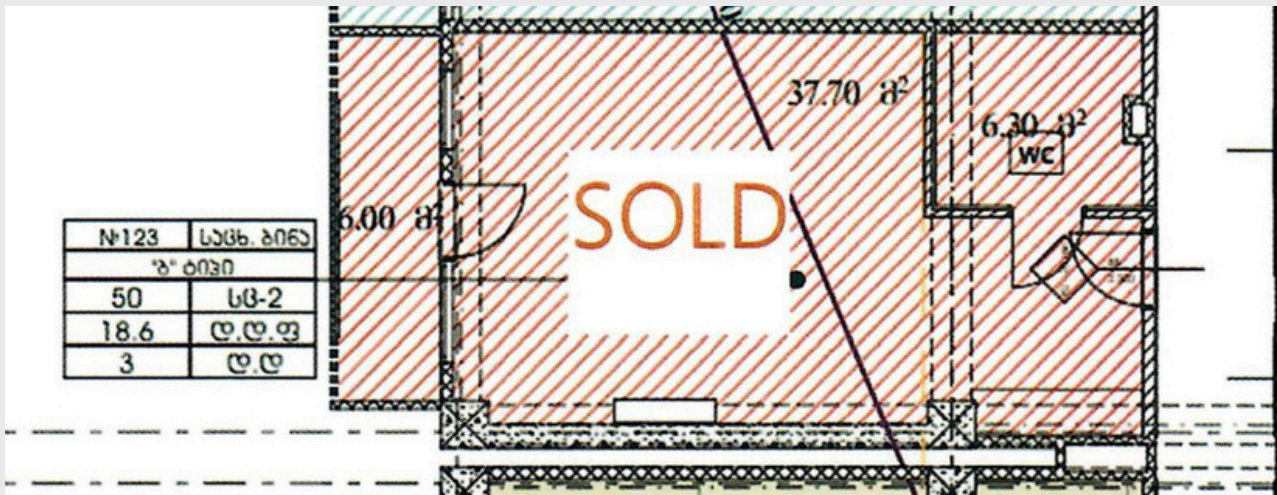
Broker Fee: Included

Prevision of sale (Q1-2027): 1,100\$-1,200\$/Meter.

Pessimistic scenario: $1,100\$/\text{m} * 50 \text{ meters} = 55,000\$$

Tax (Income tax): 0% if you sale after 2 years.

Capital gain: 11,000\$ (25% = 12,5%/year)



INVESTMENT PROPOSAL 1 ROOM: 50 M2

PURCHASE - SALE IN 2 YEARS (FLIPPING HOUSE)

Purchase: $50 \text{ M}^2 * 880\$/\text{M} = 44,000\$$

Broker Fee: Included

Turnkey Condition: $350\text{-}400\$/\text{M} = 20,000\$$

Works supervision: $70\text{-}90\$/\text{M}$ Standard price. Special price for project

Ponichala: $50\$/\text{M} = 2,500\$$

TOTAL: 66,500\$ (1,330\$ /M)

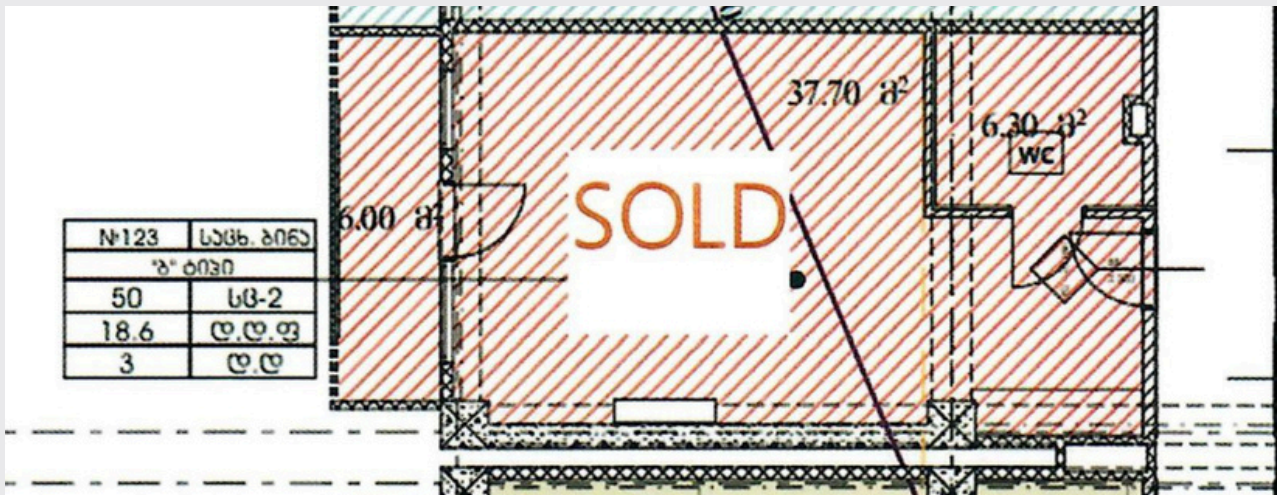
Sale Provision (Q1-2027): 1,600\$-1,700\$/Metro.

Pessimistic scenario: $1,600\$/\text{m} * 50\text{m} = 80,000\$$

Tax (Income tax) 0%

Capital gain: 13,500\$ (20,3% = 10,15%/year)

NOTE: We chose a pessimistic scenario to calculate the profit and its corresponding percentage. This could be higher if the renovation costs $\$350/\text{m}^2$ instead of $\$400/\text{m}^2$ (as anticipated).



INVESTMENT PROPOSAL 1 ROOM: 50 M2

PURCHASE-RENT

Purchase: 50 M2 * 880\$/M = 44,000\$

Broker Fee: Included

Turnkey Condition: 350-400\$/M = 20,000\$

Works supervision: 70-90\$/M Standard price. Special price for project

Ponichala: 50\$/M = 2,500\$

Fee - rent (1 mes / 1 year of contract) = 450-500\$

TOTAL: 67,000\$

Prevision of renting (Q1-2027): 500\$ / month. Gross ROI 8.95% / 8.5% Net

ROI (Pessimistic, assuming major cost of remodelation) - **450\$ / month. Gross ROI 8.05% / Net ROI 7.65%** (Pessimistic, assuming major cost of remodelation)

NOTE: We chose a pessimistic scenario to calculate the profit and its corresponding percentage. This could be higher if the renovation costs \$350/m² instead of \$400/m² (as anticipated).



THANK YOU. MADLOBA.
TU PISO EN GEORGIA



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