

h. homer
ALPHA



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Thoughtfully Designed Home



Homer Alpha is home to Georgia's first artistically painted facade, setting it apart with its striking architecture, functionality, and thoughtful design. This residential project goes beyond aesthetics, with careful attention to planning and safety, making it a place where life's most significant moments unfold and lasting memories are created. Every detail is crafted to enhance your comfort and meet your needs.

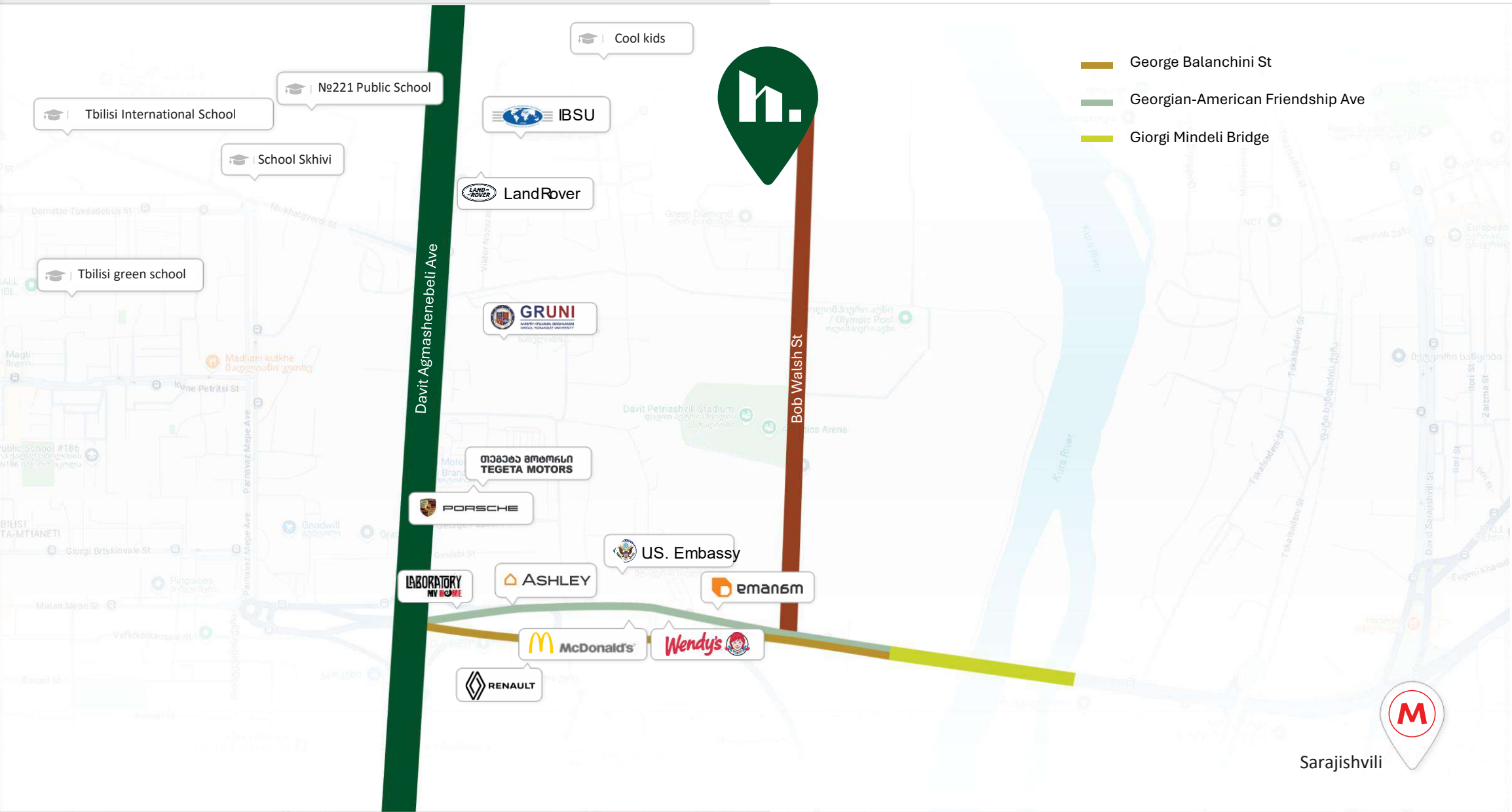
Situated near the U.S. Embassy and the Olympic Pool on Bob Walsh Street, Homer Alpha offers recreational hubs with the tranquility of a residential neighborhood.

Life at **Homer Alpha** is designed to flow with your natural rhythms. Begin your day with an energizing morning routine, enjoy a peaceful evening stroll through landscaped gardens, or watch children play in a secure environment. Pet owners will also appreciate a dedicated area for their four-legged companions. These thoughtful amenities are seamlessly integrated into lush green spaces, providing natural breathing room throughout the complex. Every space is designed to elevate your daily experiences, turning routine moments into cherished rituals.

Your New Address

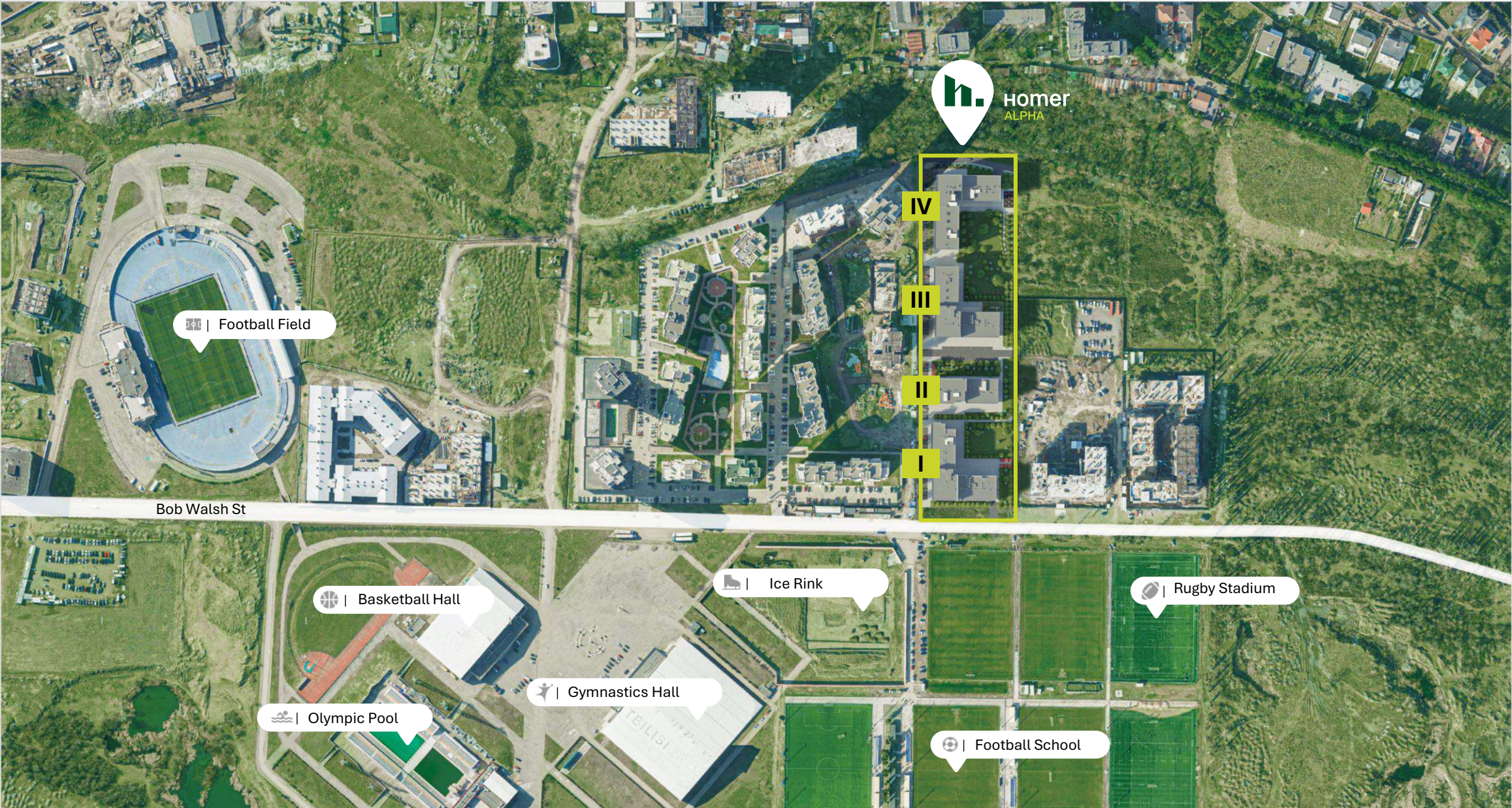
Bob Walsh Street N36

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Sarajishvili

Healthy Neighborhood



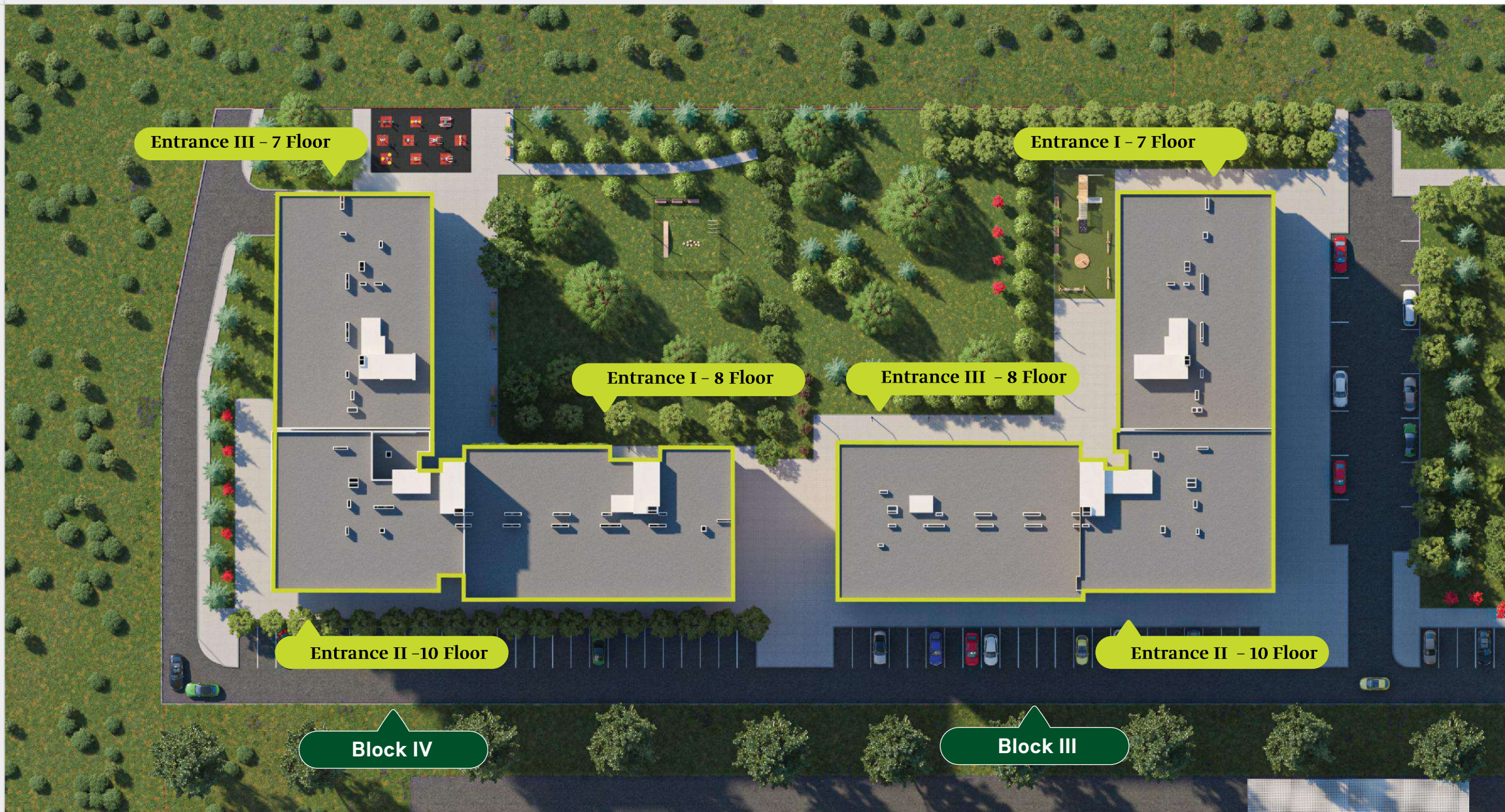
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HOMER ALPHA

Homer Alpha is a residential complex consisting of four buildings. Sales are currently open for Block III and IV. These modern homes are in a secure, green environment where aesthetics and harmony with nature seamlessly blend. The project stands out for its high-security standards and innovative architecture.



The project is scheduled to be completed by 2028



Homer Alpha

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Block I



Block II



Block III



Block IV

Benefits



— Notable Signature

Homer Alpha stands as a pioneering project in Georgia's architectural landscape, distinguished by its artistically painted facade - the first of its kind in the country. The development seamlessly merges architectural innovation with artistic expression, setting a new benchmark for residential design in Georgia.

This thoughtful integration of art and architecture demonstrates Homer Alpha's commitment to redefining residential living standards to create a truly remarkable living experience.

— Harmony with Nature

At **Homer Alpha**, living in harmony with nature is effortless. Placed near the Mtkvari River, this development is thoughtfully designed to blend seamlessly into its natural surroundings. The untouched environment is preserved, offering a home that feels like the right choice for you and nature.

With 7,300 square meters of Homer Alpha's recreational areas, residents can enjoy sports facilities, a children's playground, and a pet-friendly zone. Homer Alpha is built on the belief that urban living and nature can coexist. It's a place where environmental values meet modern comfort, giving you the best of both worlds.

— Location

Homer Alpha is situated in Tbilisi on Bob Walsh Street, near the US Embassy and the Olympic Pool. Residents will enjoy quick and convenient access to the city's main districts.

The development sits at the heart of what could be considered the city's athletic hub, where a collection of world-class sporting facilities creates an extraordinary environment for both casual fitness enthusiasts and serious athletes. These facilities include a football academy, ice rink, gymnastics center, basketball arena, Olympic swimming pool and rugby field.

The location offers convenient public transportation connections, making it easy to reach the key city destinations including major shopping centers, educational institutions, and other essential urban amenities.

Benefits



— Modern Services

Homer Alpha offers state-of-the-art services designed to provide a secure and comfortable living environment that meets modern standards.

Our comprehensive security system includes 24/7 video monitoring to ensure constant protection. The development's dedicated management team ensures that all recreational areas and internal courtyards are kept in immaculate condition. Additionally, key technical infrastructure, such as elevators, generators, and fire safety systems, undergoes regular maintenance and thorough inspections to guarantee optimal performance.

— Exceptional Infrastructure

Homer Alpha seamlessly combines thoughtfully designed living spaces with modern amenities to enhance everyday living. At the core of the development is a dynamic infrastructure that caters to diverse needs: fitness enthusiasts can enjoy dedicated recreational areas, children have a safe and engaging playground, and pet owners benefit from a specially designed pet-friendly zone.

Crafted with care, Homer Alpha is built using energy-efficient materials and features modern elevators. Smart security systems ensure a safe and welcoming environment, while both open-air and indoor parking options are provided.

Infrastructure



Sports Field



Children's Area



Pet Area



GYM Zone

IV Block Facade



Yard

The presentation is prepared for marketing purposes and may not reflect the actual reality.



Safety and Comfort



Video surveillance



Generator



Cleaning Service



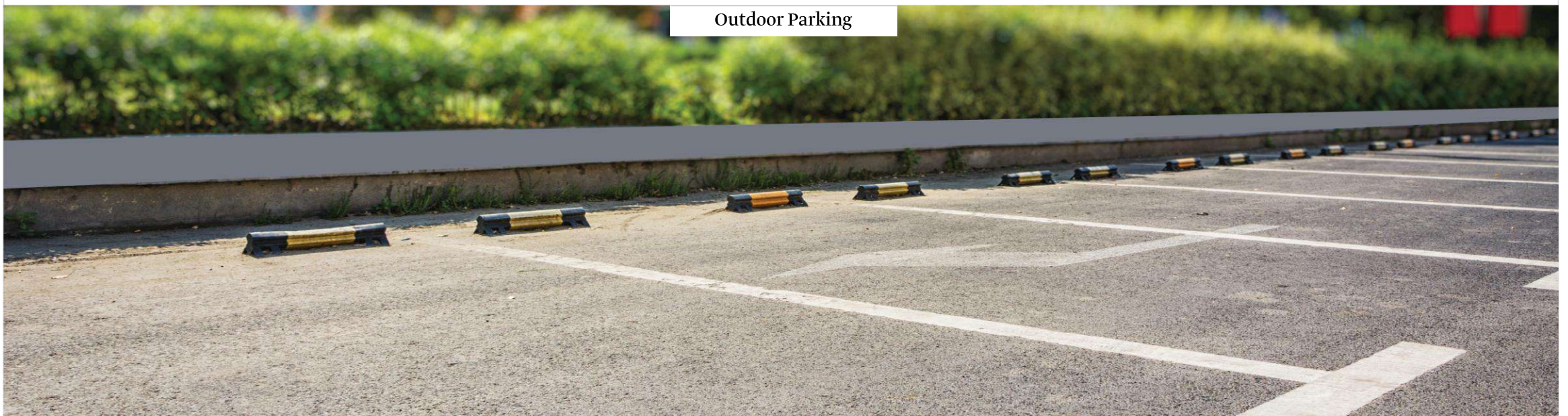
Fire Systems

The presentation is prepared for marketing purposes and may not reflect the actual reality

Parking



Indoor Parking






Outdoor Parking

Entrance






1 Bedroom Home



-  Total Area - **47.7 m²**
-  Living Area - **43.2 m²**
-  Balcony - **4.5 m²**

Block IV






-  Total Area - **48.10 m²**
-  Living Area - **43.48 m²**
-  Balcony - **4.62 m²**

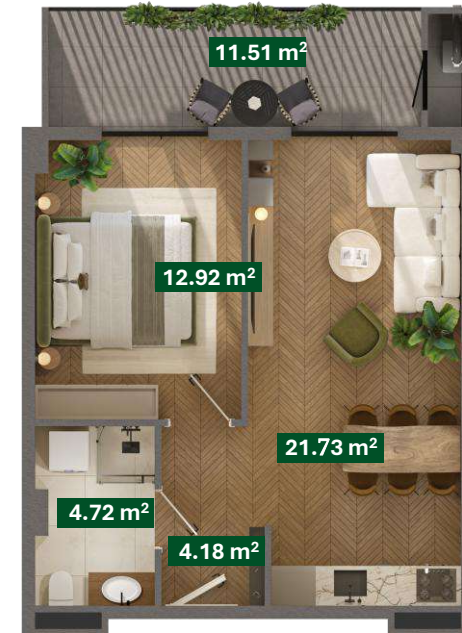
Block III




1 Bedroom Home



-  Total Area - **55.8 m²**
-  Living Area - **44.5 m²**
-  Balcony - **11.3 m²**




Block IV



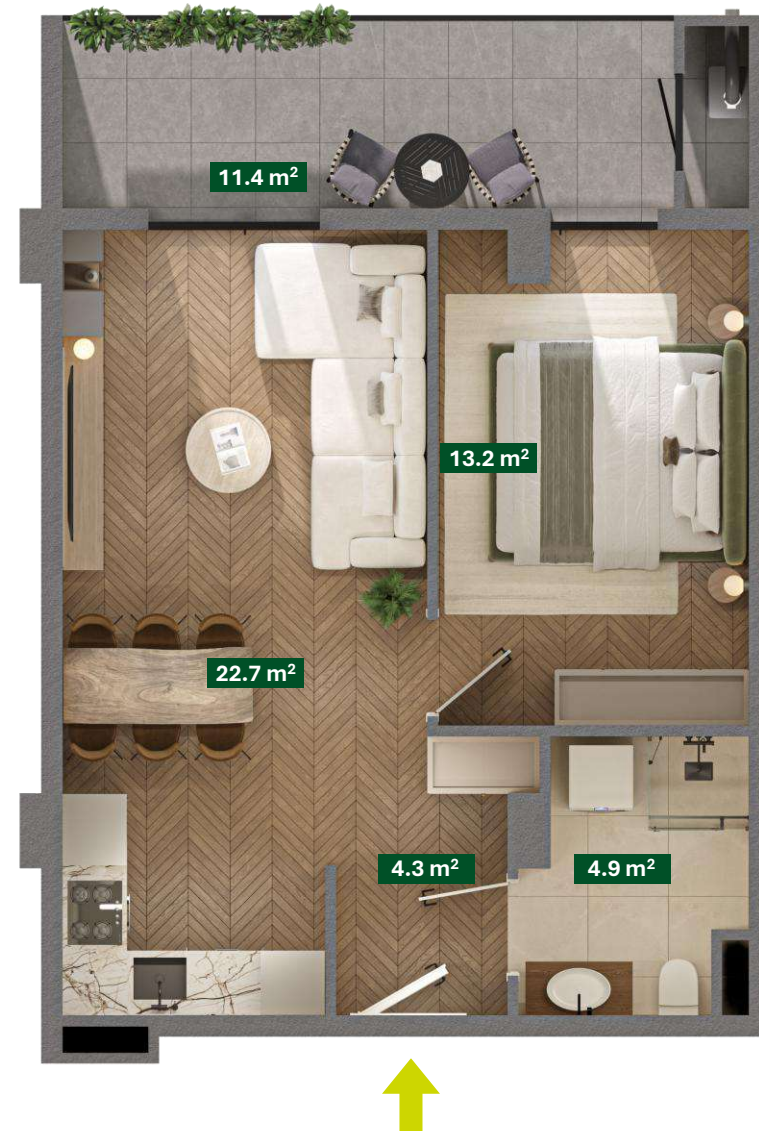
-  Total Area - **56.07 m²**
-  Living Area - **44.56 m²**
-  Balcony - **11.51 m²**

Block III

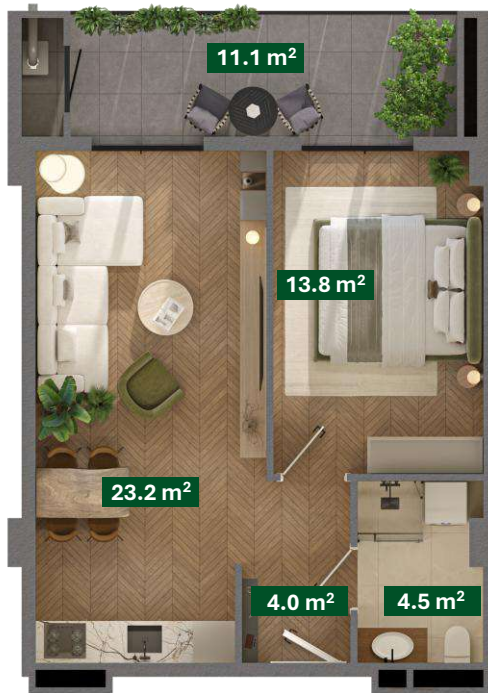
1 Bedroom Home




-  Total Area - **57.6 m²**
-  Living Area - **46.2 m²**
-  Balcony - **11.4 m²**

Block IV






1 Bedroom Home



-  Total Area - **57.7 m²**
-  Living Area - **46.6 m²**
-  Balcony - **11.1 m²**




Block IV



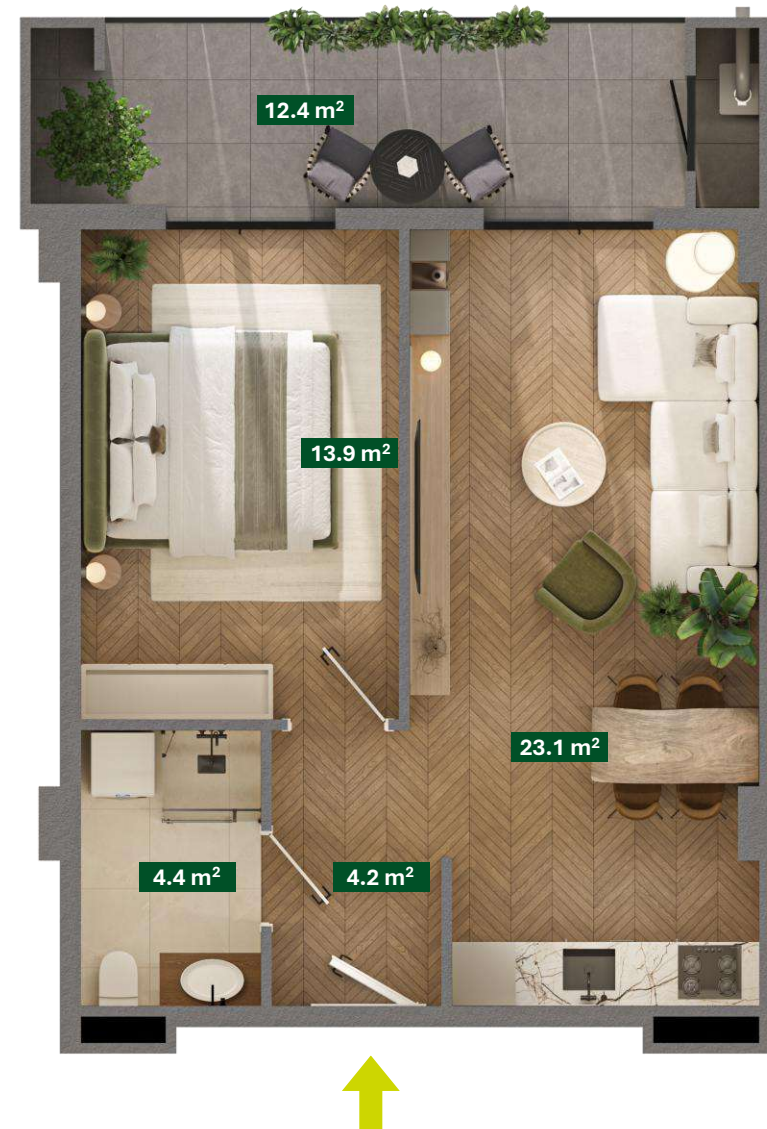
-  Total Area - **58.66 m²**
-  Living Area - **46.61 m²**
-  Balcony - **12.05 m²**

Block III




1 Bedroom Home

-  Total Area - **59.0 m²**
-  Living Area - **46.6 m²**
-  Balcony - **12.4 m²**

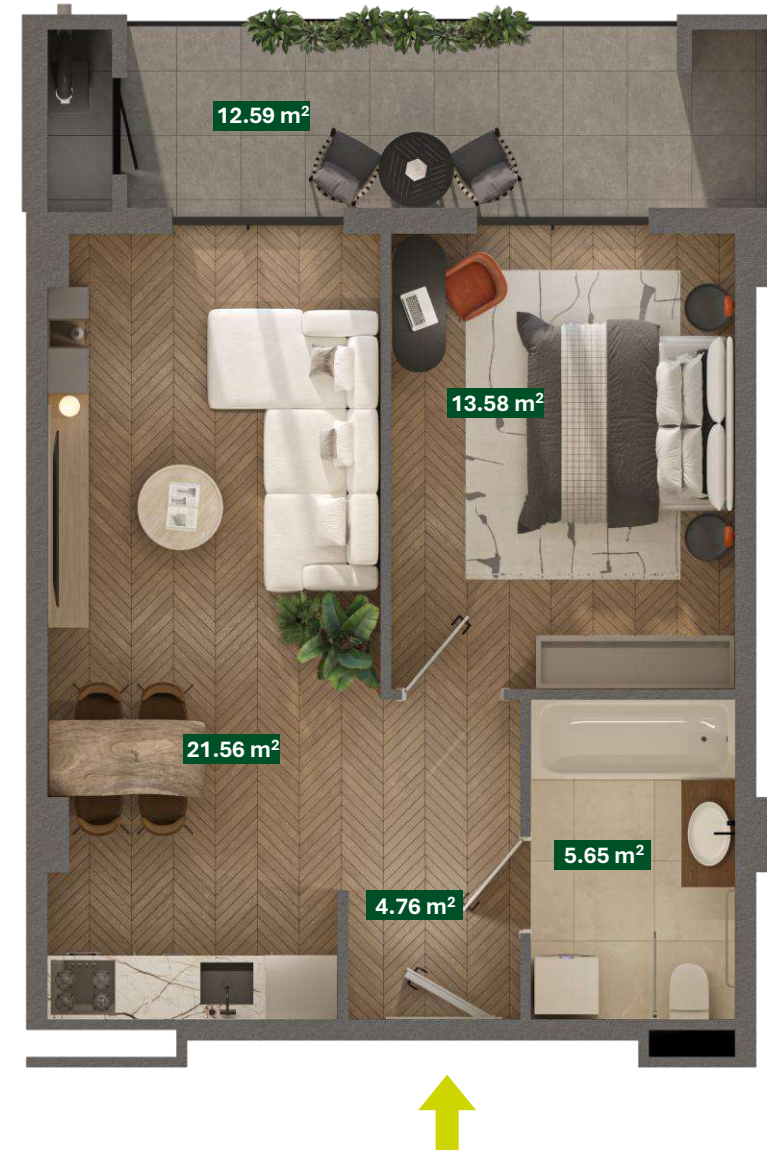
Block IV



1 Bedroom Home




-  Total Area - **59.20 m²**
-  Living Area - **46.61 m²**
-  Balcony - **12.59 m²**

Block III






1 Bedroom Home



-  Total Area - **59.9 m²**
-  Living Area - **48.4 m²**
-  Balcony - **11.5 m²**

Block IV



-  Total Area - **61.15 m²**
-  Living Area - **48.38 m²**
-  Balcony - **12.77 m²**

Block III

1 Bedroom Home



 Total Area - **63.0 m²**

 Living Area - **51.5 m²**

 Balcony - **11.5 m²**

Block IV



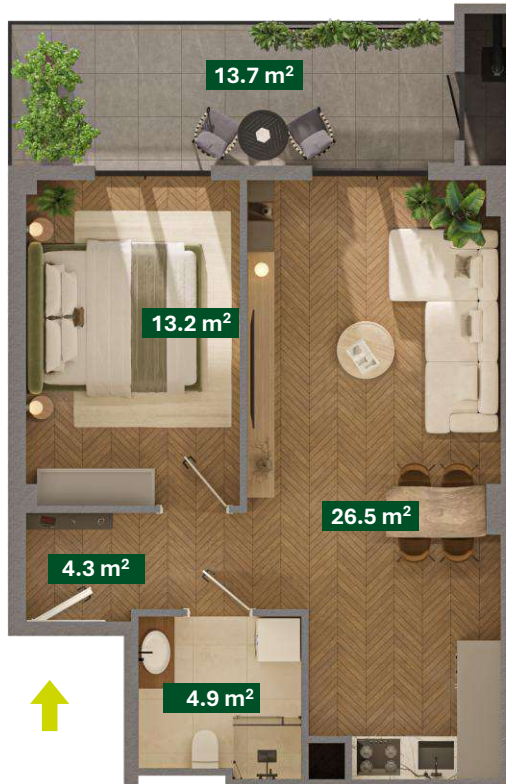
 Total Area - **63.75 m²**




 Living Area - **51.52 m²**

 Balcony - **12.23 m²**

Block III




1 Bedroom Home



-  Total Area - **63.9 m²**
-  Living Area - **50.2 m²**
-  Balcony - **13.7 m²**




Block IV



-  Total Area - **62.67 m²**
-  Living Area - **50.22 m²**
-  Balcony - **12.45 m²**

Block III

1 Bedroom Home




-  Total Area - **81.16 m²**
-  Living Area - **67.49 m²**
-  Balcony - **13.67 m²**

Block III

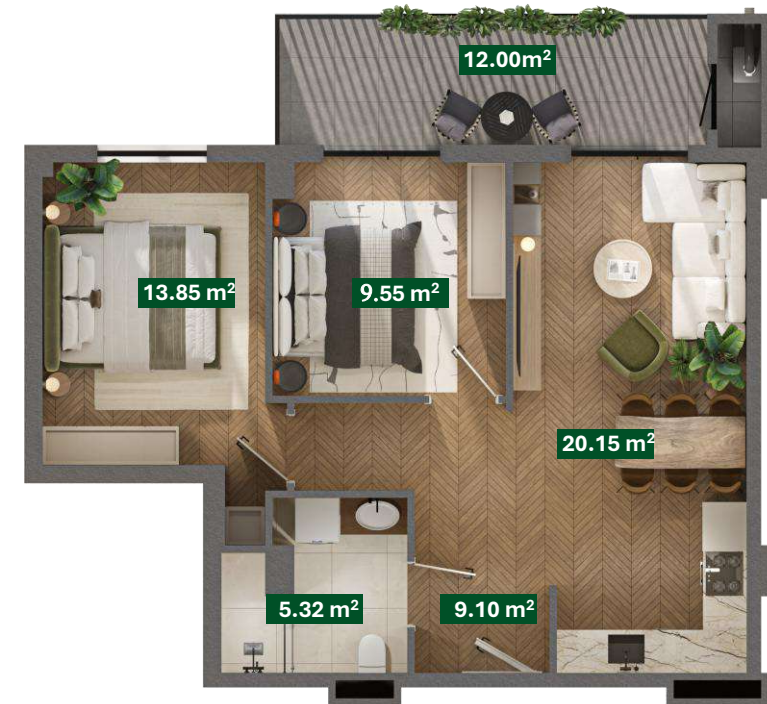





2 Bedroom Home



-  Total Area - **72.1 m²**
-  Living Area - **60.1 m²**
-  Balcony - **12.0 m²**

Block IV






-  Total Area - **71.58 m²**
-  Living Area - **59.58 m²**
-  Balcony - **12.00 m²**

Block III




2 Bedroom Home



-  Total Area - **77.9 m²**
-  Living Area - **60.9 m²**
-  Balcony - **17.0 m²**




Block IV



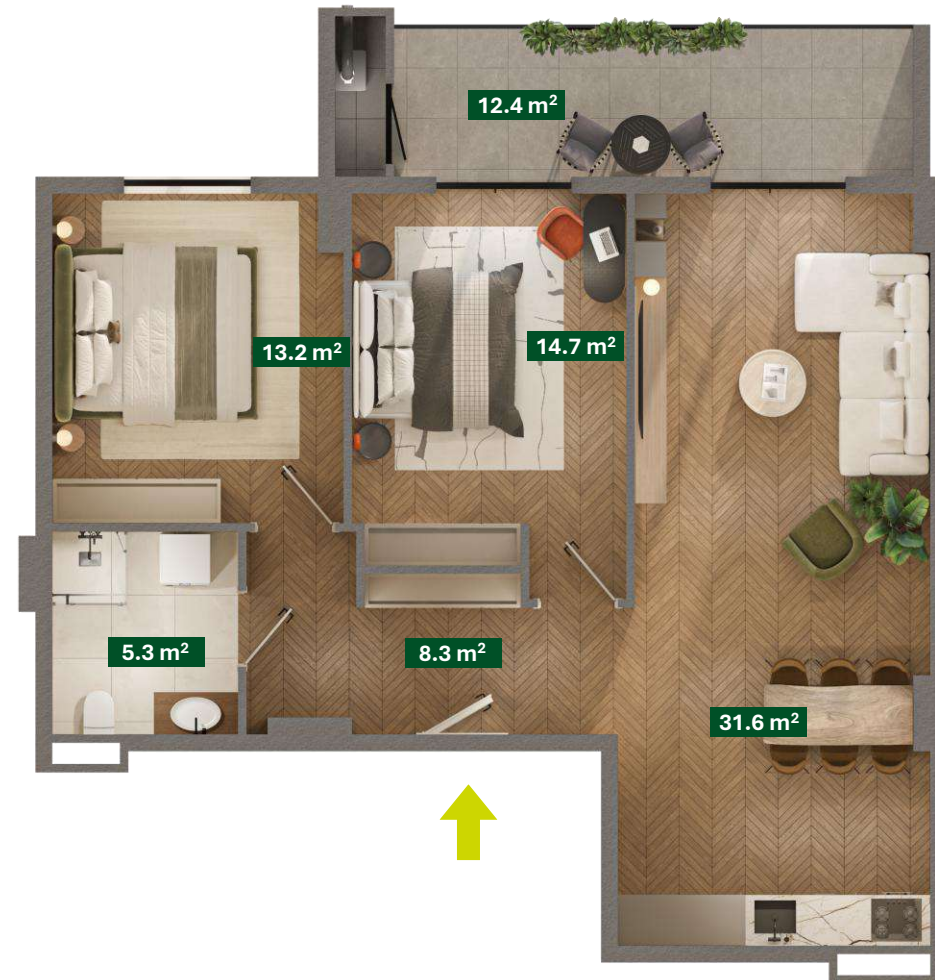
-  Total Area - **76.22 m²**
-  Living Area - **60.92 m²**
-  Balcony - **15.30 m²**

Block III




2 Bedroom Home

-  Total Area - **87.4 m²**
-  Living Area – **75.0 m²**
-  Balcony - **12.4 m²**

Block IV






2 Bedroom Home

-  Total Area - **93.2 m²**
-  Living Area - **75.8 m²**
-  Balcony - **17.4 m²**

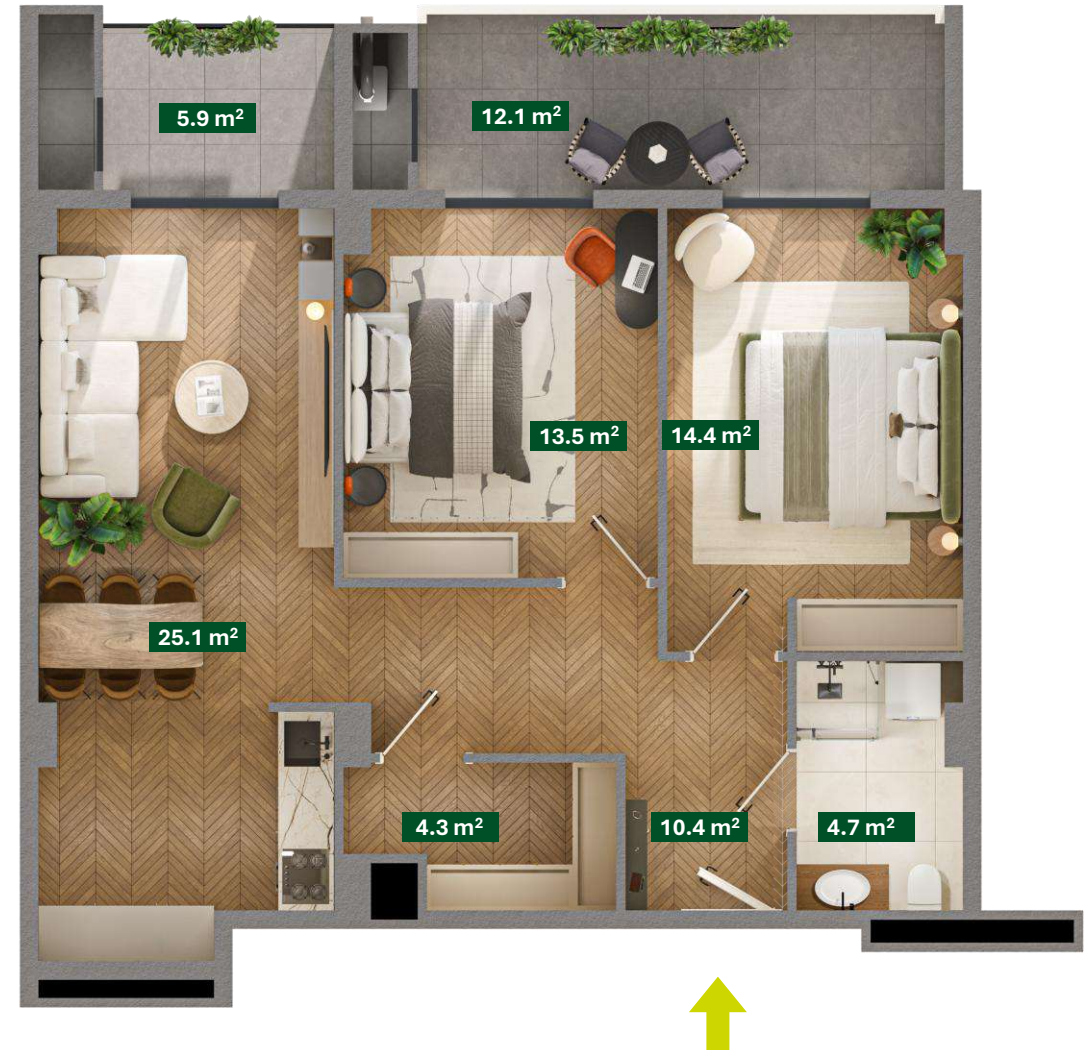
Block IV






2 Bedroom Home

-  Total Area – **93.8 m²**
-  Living Area – **75.8 m²**
-  Balcony – **18.0 m²**

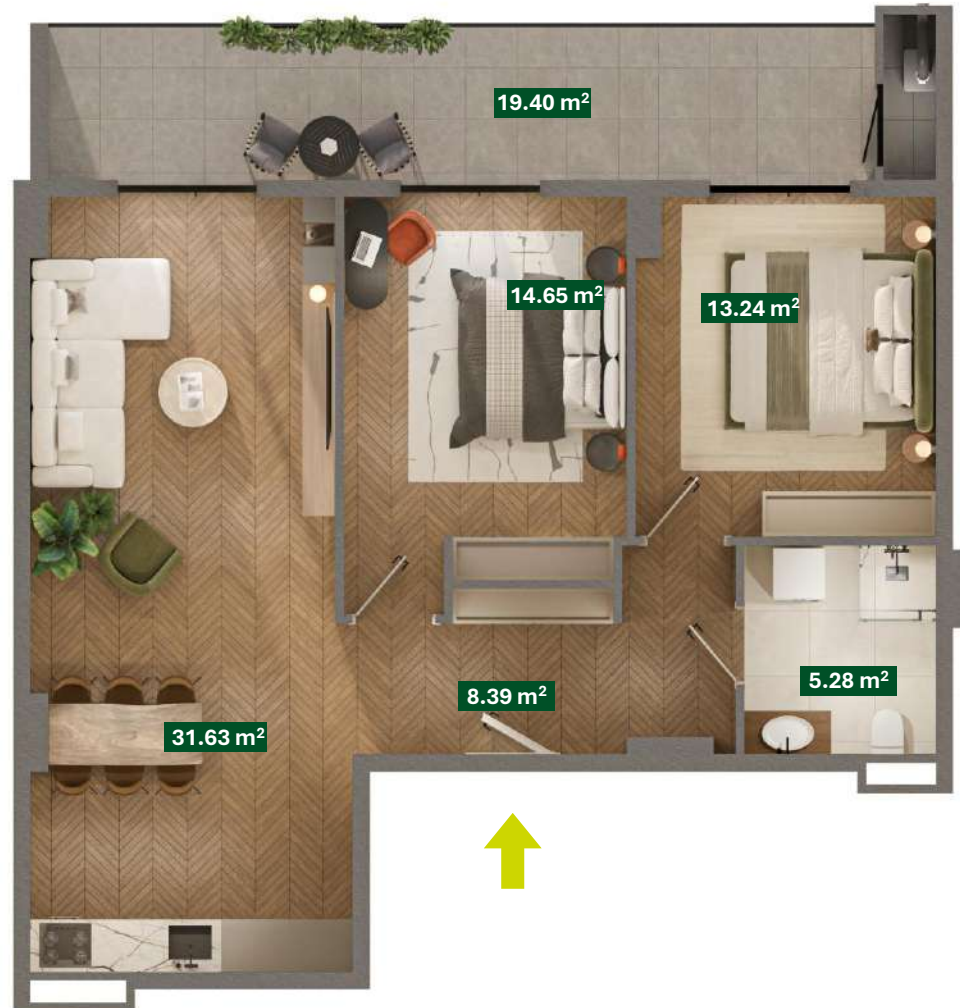
Block IV






2 Bedroom Home

-  Total Area – **94.40 m²**
-  Living Area – **75.00 m²**
-  Balcony – **19.40 m²**

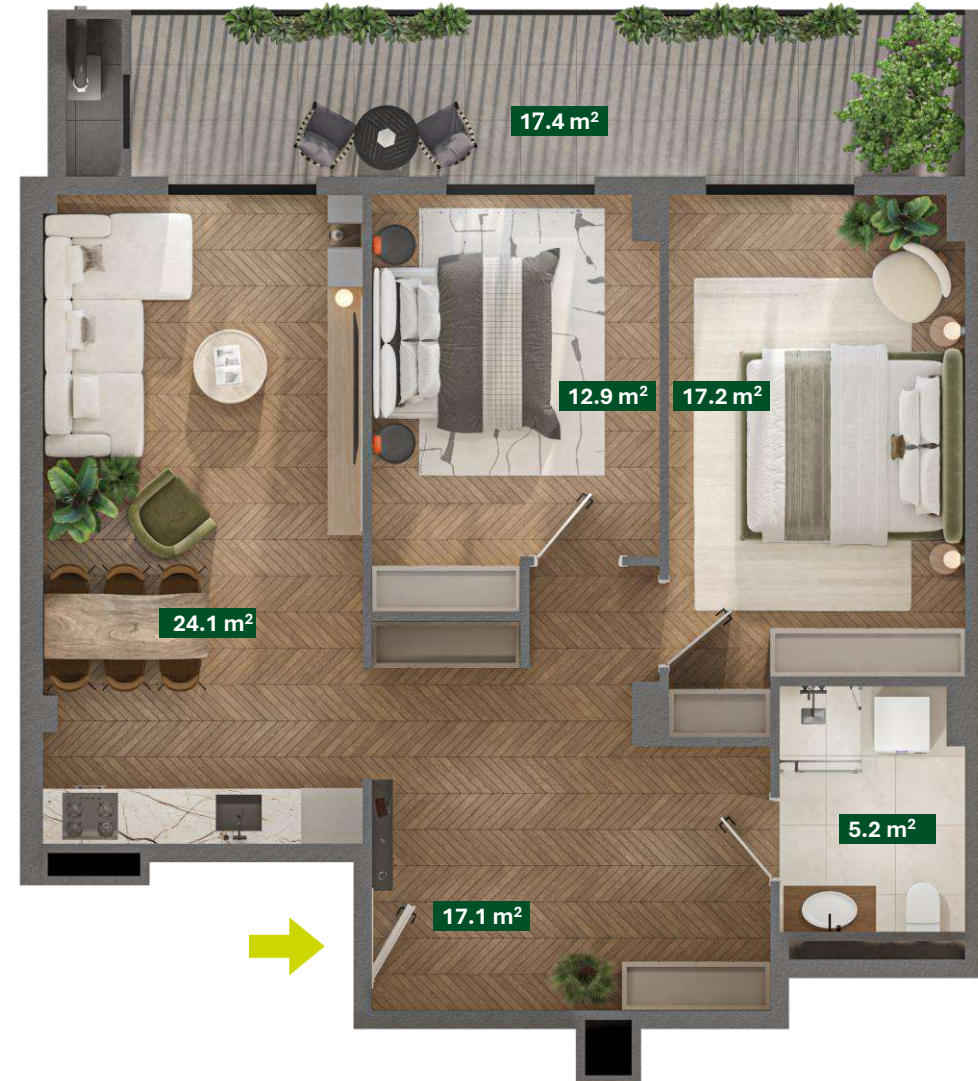
Block III



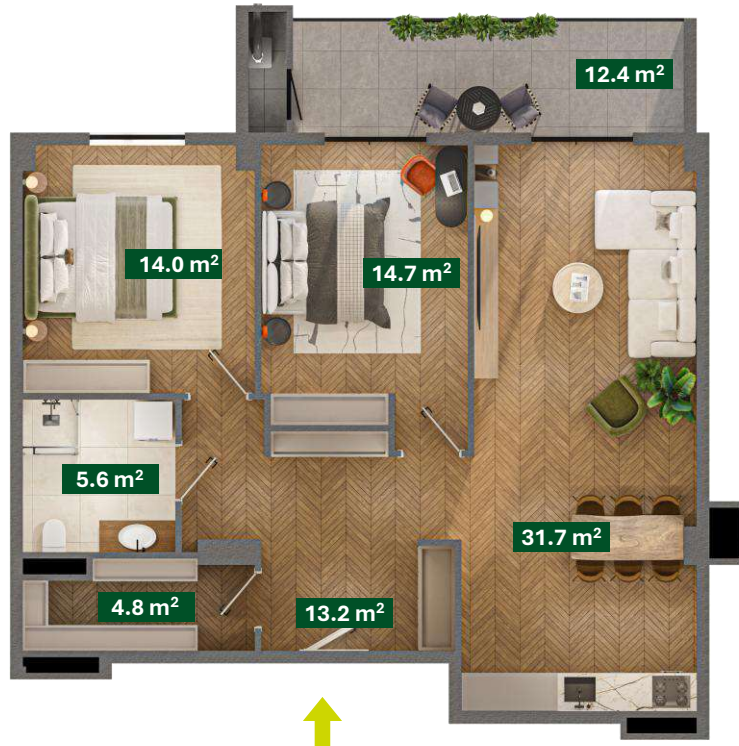
2 Bedroom Home




-  Total Area - **96.2 m²**
-  Living Area - **78.8 m²**
-  Balcony - **17.4 m²**

Block IV

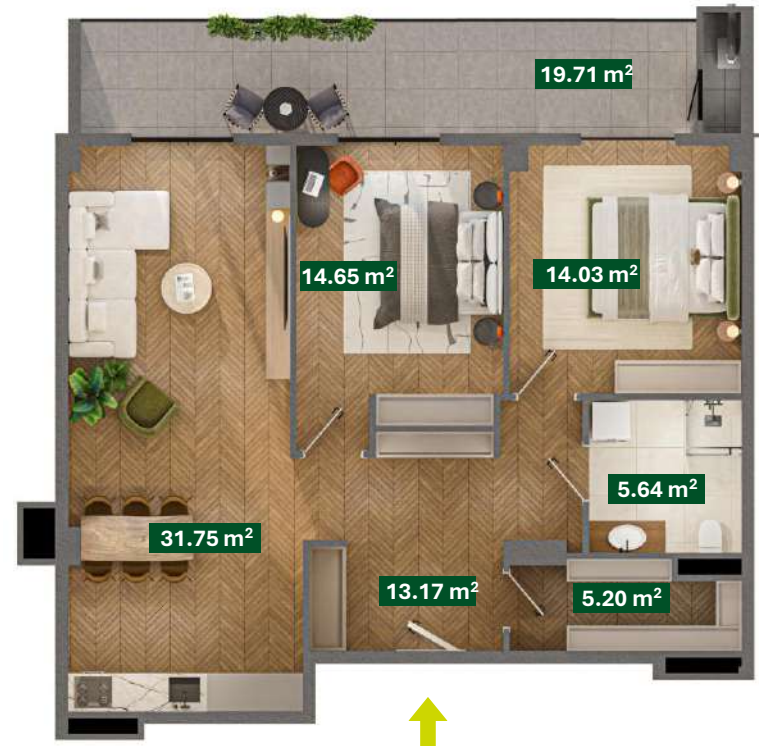





2 Bedroom Home



-  Total Area - **99.0 m²**
-  Living Area - **86.6 m²**
-  Balcony - **12.4 m²**


Block IV



-  Total Area - **106.56 m²**
-  Living Area - **86.85 m²**
-  Balcony - **19.71 m²**

Block III

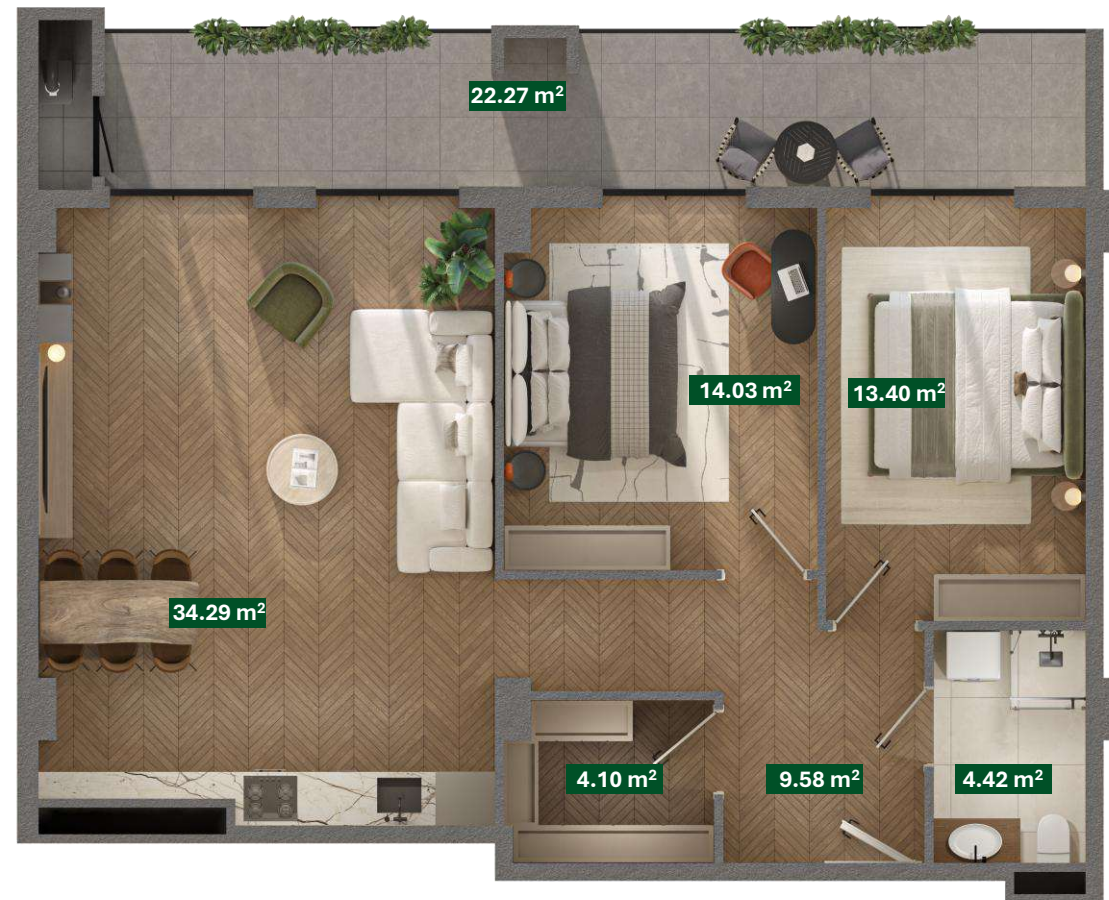
2 Bedroom Home

 Total Area – **104.31 m²**




 Living Area - **82.04 m²**

 Balcony – **22.27 m²**

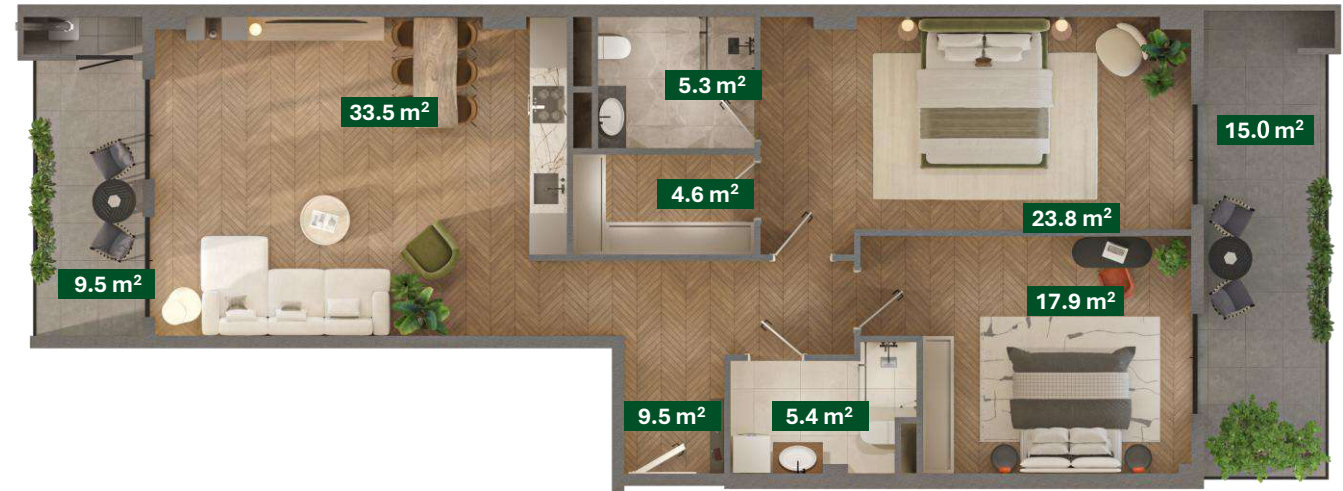
Block III



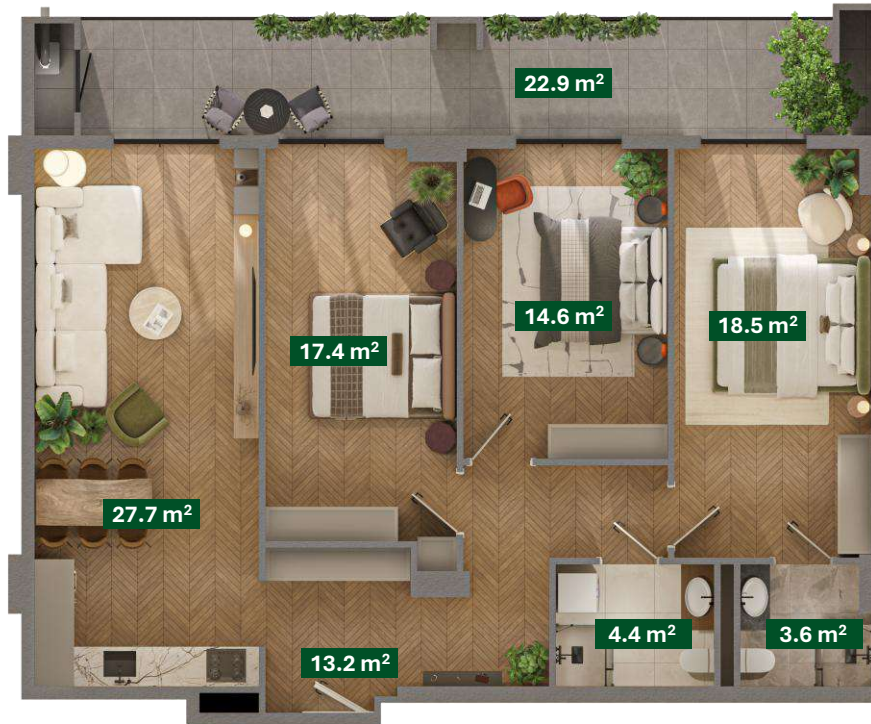
2 Bedroom Home

-  Total Area - **127.7 m²**
-  Living Area - **103.2 m²**
-  Balcony - **24.5 m²**

Block IV



3 Bedroom Home



Total Area - **126.0 m²**

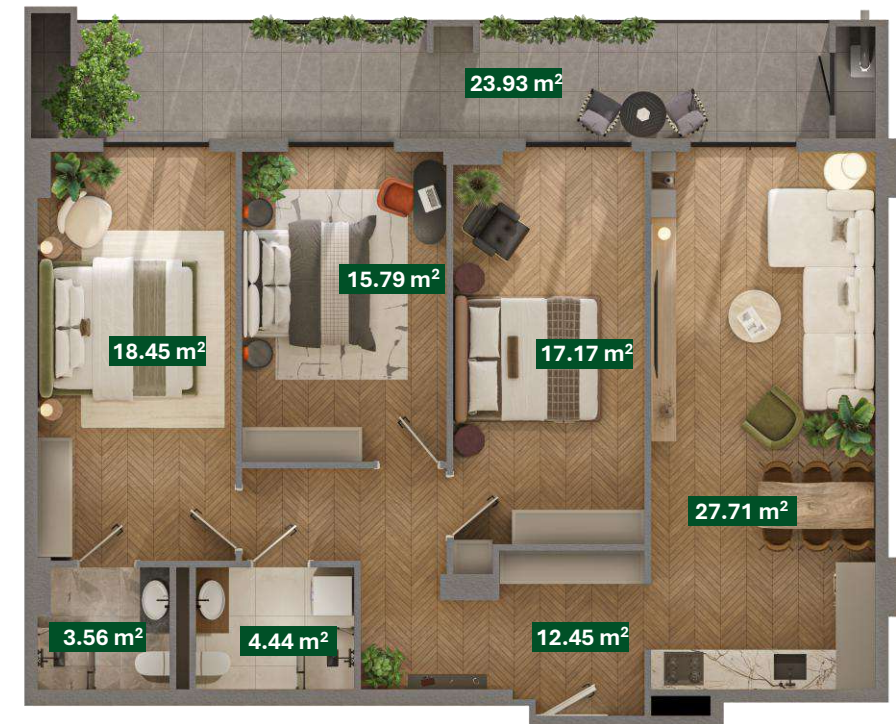


Living Area - **103.1 m²**



Balcony - **22.9 m²**

Block IV



Total Area - **127.05 m²**






Living Area - **103.12 m²**



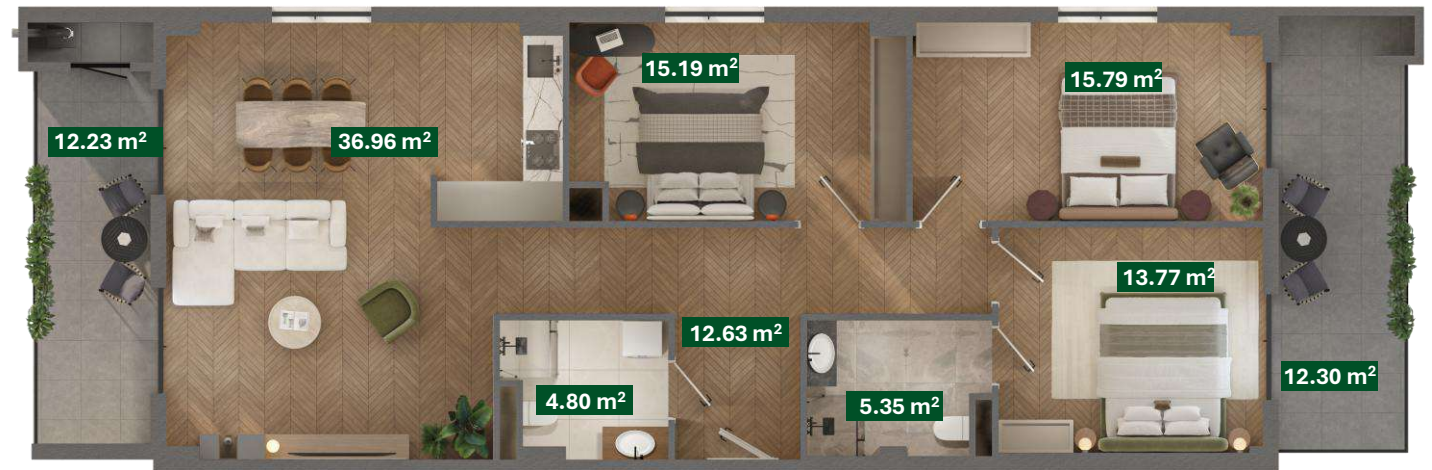
Balcony - **23.93 m²**

Block III




3 Bedroom Home

-  Total Area - **132.19 m²**
-  Living Area - **107.66 m²**
-  Balcony - **24.53 m²**

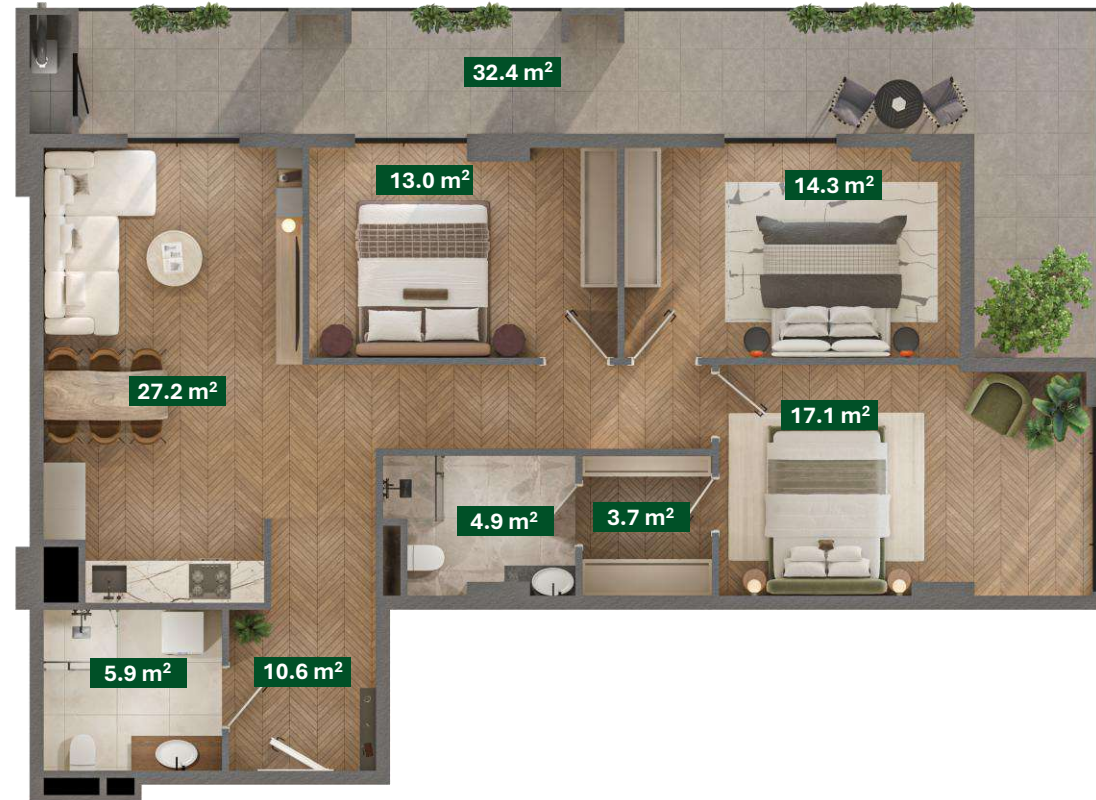
Block III




3 Bedroom Home

-  Total Area - **132.9 m²**
-  Living Area - **100.5 m²**
-  Balcony - **32.4 m²**

Block IV



3 Bedroom Home

 Total Area – **133.04 m²**

 Living Area – **99.53 m²**

 Balcony – **33.51 m²**

Block III



- **All-cash payment**
- **In-house Interest-free Installment**
- **Mortgage Loan**

In-house Interest-free Installment:

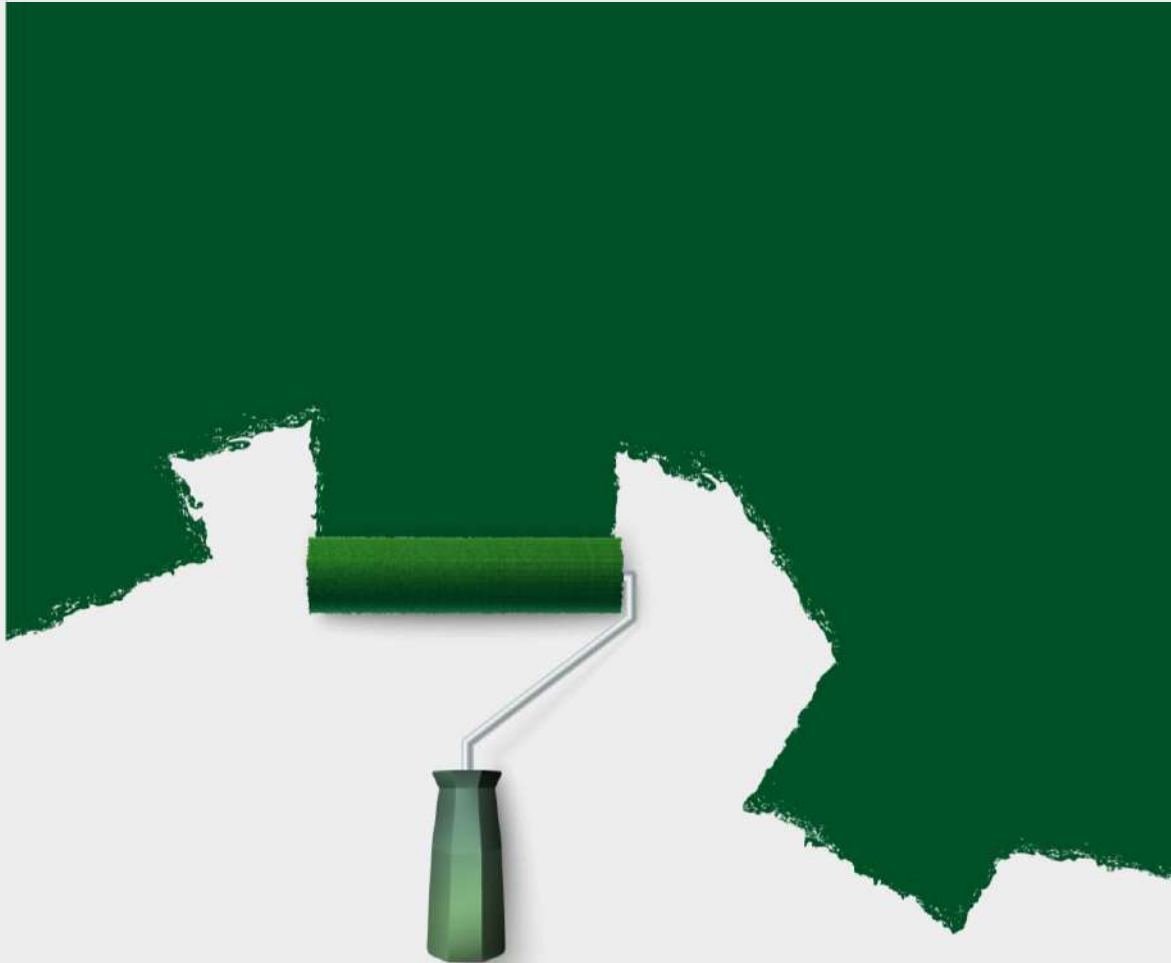
Annual Interest Rate - **0%**

Minimum Down Payment - **10%**

Installment Period – Until the end of the construction

Bank Mortgage Loan Conditions:

The conditions for mortgage loans vary based on the bank's current policies.



— White Frame

- Iron door installed at the entrance
- Dark gray metal-plastic doors and windows
- Block-built and plastered interior partitions (excluding sanitary facilities)
- Raised floor (excluding sanitary facilities)
- Ceiling height of at least 2.95 m (at least 3.0 m in sanitary units without stretch ceilings)
- Electrical wiring in each room with low-voltage power cabinets
- Heating collector system pipes laid for radiators
- Pre-wired TV and Internet points in all rooms
- Main vertical water and sewage pipes, excluding internal wiring in sanitary units
- Natural gas supply pipe extended to the kitchen and boiler room
- Balconies lined with ceramic granite tiles.
- Wiring provided for intercom installation.
- Installed gas, water, and electricity supply meters
- Smoke detector installed in all indoor areas

Project Maintenance Services



— BENE COMFORT

- **Complex Management** – Dedicated manager ensuring seamless communication with residents and prompt responses to technical issues.
- **Cleanliness & Hygiene** – Regular maintenance of common areas to uphold high standards of cleanliness
- **Green Space Care** – Professional landscaping and continuous care of greenery.
- **Smart System Optimization** – Proper operation and maintenance of all integrated smart systems.
- **24/7 Security & Monitoring** – Round-the-clock video surveillance for enhanced safety.
- **Elevator Maintenance** – Ensuring smooth and reliable operation of elevators.
- **Facility & Equipment Management** – Regular maintenance, control, and monitoring of key infrastructure, including generators, water pumps, fire systems, and power backup solutions.





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