

EMAAR GEORGIA · MAIN PRESENTATION · 2026

Tbilisi Waterfront

A dream shaped by the river: a capital-class waterfront district on the Mtkvari.

MASTER PLAN

A river district the size of a small city

A master-planned district inside the capital: 2,800+ villas and townhouses, 3,500 apartments, 450 hotel keys and branded residences, 200+ retail and restaurant spaces - with schools, clinics and clubhouses designed in from day one.

590

hectares along the Mtkvari river

Water

at the heart of the masterplan

2,800+

villas and townhouses



Ten kilometres of living riverfront

The Mtkvari becomes the district's main avenue: promenades, jetties and cafe terraces instead of fences and empty banks.

A MAN WITH A VISION

“Tbilisi Waterfront is a story flowing from the river that gave birth to this city. We envisioned a place where every stone carries meaning, and every space offers a sense of belonging. Our ambition is to create not just homes or landmarks, but a cosmopolitan sanctuary where the spirit of Tbilisi lives on and future legends are made.”

MOHAMED ALABBAR

TBILISI WATERFRONT



THE RIVERFRONT MASTERPLAN

A complete district. A greener way of life.

Tbilisi Waterfront brings homes, landscaped parks and everyday essentials into one riverfront masterplan. Shops, dining, schools, clinics and leisure spaces are planned around the neighbourhood – with the capital within reach.

590 ha

total masterplan area

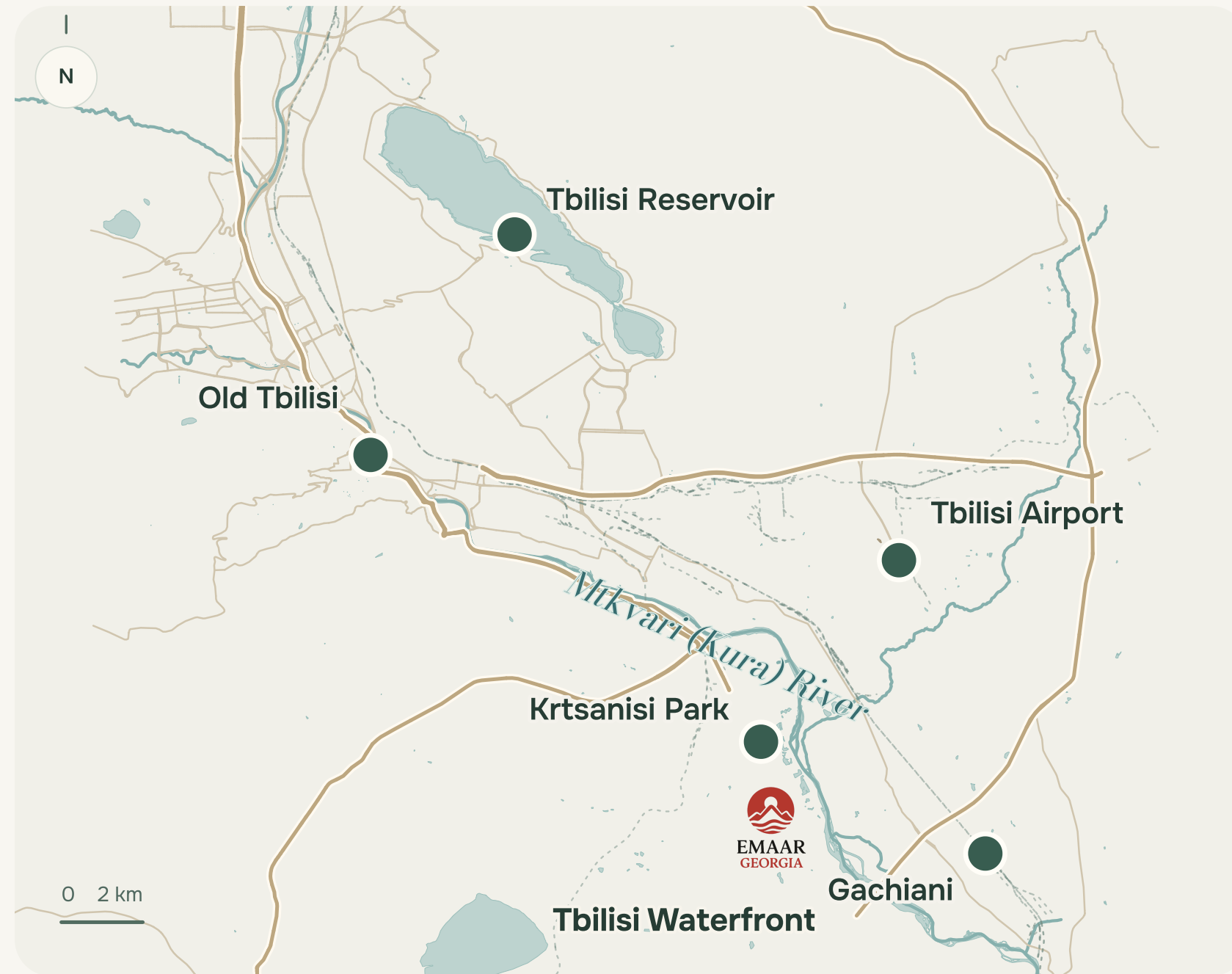
200 ha

open spaces

10 km

river frontage





LOCATION

On the Mtkvari

The southern river corridor of Tbilisi, between the capital and Rustavi.

APPROXIMATE TRAVEL TIMES

Old Tbilisi	≈ 30 min
-------------	----------

Tbilisi Airport	≈ 33 min
-----------------	----------

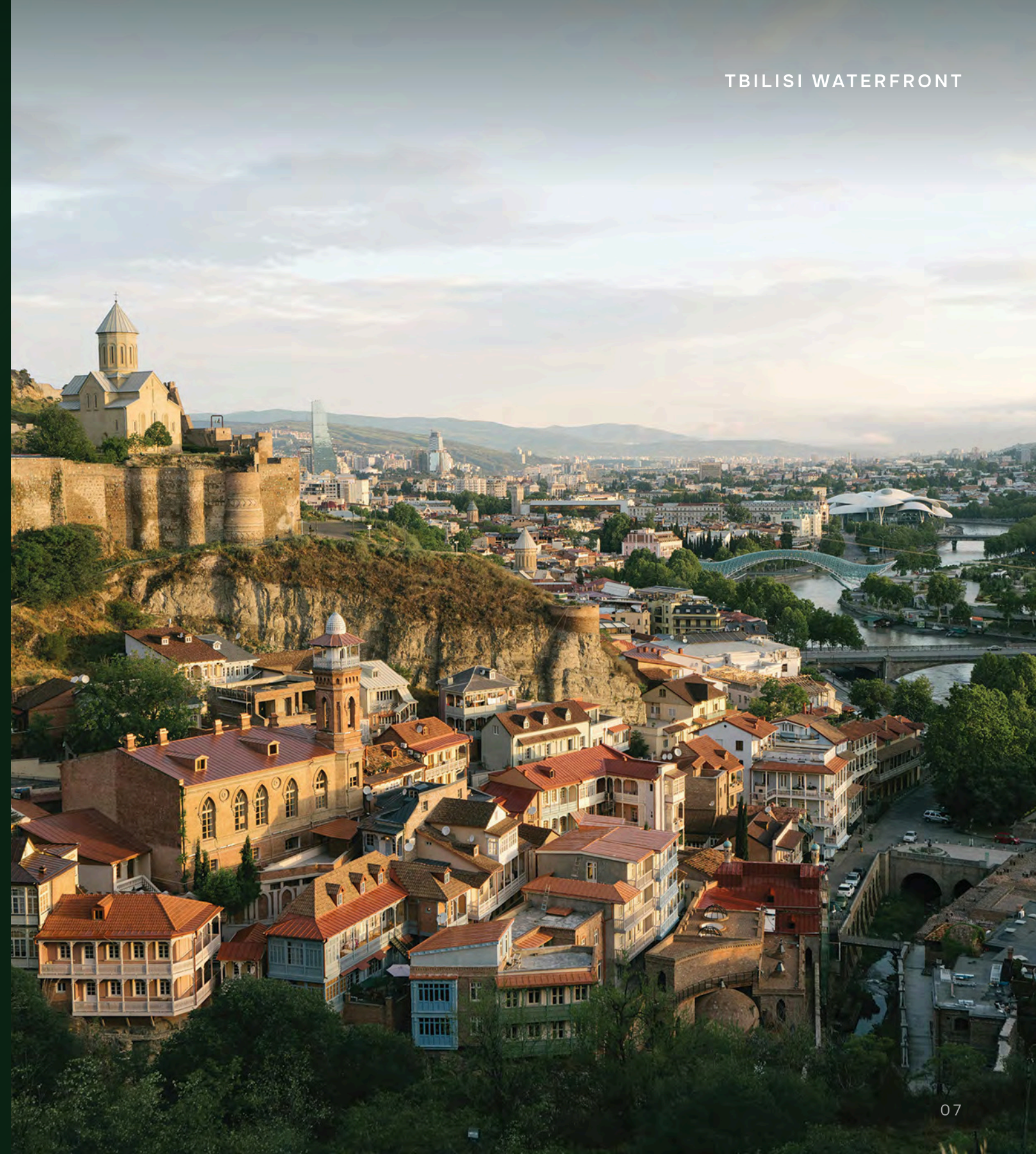
Tbilisi Reservoir	≈ 49 min
-------------------	----------

ABOUT TBILISI

Old-world charm, modern sophistication

The capital of Georgia is a captivating blend of history and momentum: set against the backdrop of the Caucasus, known for its architecture, its arts scene and its celebrated table. A mild climate, warm hospitality and a growing cosmopolitan lifestyle make Tbilisi one of the region's most sought-after addresses.

TBILISI WATERFRONT



A COMPLETE WAY OF LIFE

Everything close. Room to breathe.

A premium riverfront community designed around daily life: green spaces, dining, shopping, schools and leisure close to home. Everything you need to enjoy the neighbourhood, with the capital within reach whenever you choose.

TBILISI WATERFRONT



A district shaped by the river

The river weaves between neighbourhoods and green spaces, connecting residential clusters across the masterplan.



PRESERVING THE NATURE

Nature at the heart of the plan

The masterplan places the Ponichala natural landscape at the heart of its vision: protecting mature trees and wildlife habitats, with homes and open spaces designed in harmony with the river setting.

CITY CENTRE CONVENIENCE

Everyday essentials steps from your door

Upscale shopping, fine dining and daily services within the district itself. The ease of urban living in a location designed for both comfort and lifestyle - without leaving the waterfront.



A CITY THAT LIVES OUTDOORS

The tone the district continues

Tbilisi's street life, its balconies and its table culture set the tone the district is designed to continue.



LIVING WITH NATURE

Progress in harmony with heritage

Inspired by the river's natural rhythm, the district is built for tomorrow: smart design, eco-conscious infrastructure and future-focused mobility blend seamlessly with the city's historic fabric.



Waterfront serenity

Steps to the water, jetties over the current: the quiet side of the capital, minutes from its centre.



THE TOWN SQUARE

The district's living room

A classic square with restaurants and terraces at its edges: morning coffee, evening wine, seasonal fairs and holiday lights. The square carries the life of the district through all four seasons.

Waterfront & sanctuary living

Balconies over the park lake: the water is a neighbour, and childhood happens inside the district.

VILLAS & TOWNHOUSES

Private homes in a park setting

Villas and townhouses stand back from the promenade, among ponds, lawns and mature trees. Benches by the water, playgrounds a short walk away: privacy without isolation.



URBAN ELEGANCE WITH A SOUL

Connection and continuity

The bridges of the city stand for connection and continuity: tradition inspires innovation, and every detail reflects a refined way of life.

TBILISI WATERFRONT



AUTHENTICITY & CRAFT

Art and entertainment designed into the plan

Georgian craft and cuisine live next to galleries and a waterfront stage. Culture here is not an addition to the master plan, it is one of its load-bearing walls.



PREMIUM HOTELS

A five-star flag inside the district

A selection of premium hotels offers world-class hospitality just moments from your residence. Branded residences raise the service floor for the whole district.





HIGH-END RETAIL & F&B

Ground floors that live

From a coffee on the promenade to an evening with friends, the proposed shops and dining spaces give everyday life a place beyond the front door. Confirm the planned retail mix and its delivery schedule in the current project information.

Waterfront dining

Tables at the water's edge, lights strung over the terrace: the dining scene is part of the architecture.

TECHNOLOGY & WELLBEING

A smart district that helps you rest

Smart city & tech

Seamless, sustainable urban living: digital infrastructure, connected services and future-focused mobility built into the plan.

Wellness & spa

Spa floors, pools and quiet decks over the water: recovery is part of the daily routine, not a holiday.



PRIVATE LIFE

Clubhouses and boutiques inside the gates

Luxury clubhouses

Residents' clubs with lounges, sport and family spaces: the social floor of every cluster.

Luxury shopping

Boutique retail with a curated tenant mix along the promenade and the square.



PARKS IMMERSED IN NATURE

Lawns, trails and open sky

Picnic lawns, riding trails and shaded walks thread the clusters together. The park is not a decoration around the buildings - it is the fabric they stand in.



PEACE OF MIND

Built to last, safe by design

Sustainability

Energy-efficient buildings, careful water management and preserved green mass: a district designed to age well.

Security

Managed access, calm streets and children free to roam: everyday safety as a baseline, not a feature.



IN ONE VIEW

Tbilisi Waterfront in one view

**City centre
convenience**

Shopping, dining and
services steps away

Luxury residentials

Apartments, townhouses
and villas

Premium hotels

Five-star keys and branded
residences

Restaurants & bars

A curated waterfront dining
scene

Art & entertainment

Culture designed into the
plan

**Waterfront
promenade**

Ten kilometres of living
riverfront

Exclusive amenities

Clubhouses, sport and
family spaces

Luxury shopping

Boutique retail, curated
tenant mix

Vibrant nature

Parks, reserve and mature
trees

Security & stability

Managed access and calm
streets



+995 593 589 724

WhatsApp

Telegram

Viber

Botim



Project visualisations are indicative. Lifestyle imagery includes an AI-composited hotel arrival and is not a view of the development. Map settings and travel times are approximate.