



EMAAR GEORGIA · TEASER · 2026

Tbilisi Waterfront

A story flowing from the river that gave birth to the city: a new capital-class waterfront district on the Mtkvari.

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



A GEORGIAN VISION

Two masterplans. One Georgian ambition.

Each proposed neighbourhood has a different relationship to the water: the river and the capital, or the marina and the sea. Explore the plans, then request the current specification for a particular residence.

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Georgian masterplans

850 ha

combined area of both projects

\$6.5B+

announced October 2025 for both projects





MASTER PLAN

A river district the size of a small city

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

590

hectares along the Mtkvari river

Water

at the heart of the masterplan

10 km

of river frontage

A dream shaped by the river

Evenings on the Mtkvari: the bridge, the lanterns, the promenade that becomes the city's new heart.

PRIVILEGES

Everything a district needs, designed in from day one

City centre convenience

Upscale shopping, fine dining and everyday essentials steps from your door.

Luxury residentials

Compare layouts, outlook and outdoor space; confirm the current residence collection with the developer.

Premium hotels

A five-star flag and branded residences raise the district's service floor.

Restaurants & bars

A waterfront dining scene curated by the master developer.

Art & entertainment

Culture and public space designed into the plan, not added later.

Waterfront promenade

The river is the district's main avenue.

Exclusive amenities

Clubhouses, sports and family infrastructure inside the gates.

Luxury shopping

Boutique retail leased to a curated tenant mix.



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

An evening worth sharing

Proposed shops and restaurants bring activity to the ground floors, with places to pause along the waterfront.



COMFORT LIFESTYLE & EVERYDAY ESSENTIALS

Designed for year-round family living

2026 collections: apartments from 54.6 m² internal area, townhouses from 209 m² total gross area and villas from 300 m² total gross area. Apartment balconies are additional. House gross areas include listed outdoor and carport areas. See the home's specification for finishes and heating.





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Project visualisations are indicative. Lifestyle photos are references, not views of the development. Map settings and travel times are approximate.