CAPITAL

LOOK INTO THE FUTURE

It is already the present

PROJECT CONCEPT

CAPITAL SQUARE is a 21-story multifunctional project featuring green architecture and innovative solutions, establishing future urban standards. The project's design incorporates the concept of a "living city" and "biophilic architecture", as the concept of space as "deep created for you in a philosophy of quality of life brought from the future into the present.

COMPLETION DEADLINES AND CONDITIONS

- Project completion: December 2024
- Handover condition: Green Shell (Green Fitting Stage)

THE PROJECT INCLUDES

- 2 level underground parking
- 2nd floor - Commercial space
- Floors 3-7 - Office space
- Floors 8-22 - Residential space
- 150 apartments
- Min. apartment area: 40.1 m²

LOCATION

CAPITAL SQUARE is located in one of the most prestigious and forward-looking districts, at 6 Marsh Aleksidze St., 2-3 minutes drive from Vake Park.

SHELL OF THE FUTURE

- Fire resistant iron door installed at the entrance
- Spark lock
- Intercom
- Ceiling height: 3 meters
- Aluminum doors and windows with thermal insulation, "Reynaers" aluminum profiles, energy-efficient, double glazed
- Central heating pipes installed for a future system
- Main vertical risers for water, heating, and ventilation
- Natural gas pipes brought to the kitchen and heating boiler
- Internal partitions built with blocks (planned according to the buyer's preferences)
- Internal partitions plastered and ready for painting and wallpaper
- Floor screed with vibration and sound insulation
- Electricity, internet, air-conditioning cables in each room and brought to the corresponding places
- Balcony finished with industrial porcelain
- Glass railing installed on the balcony
- Integrated space on the balcony for placing the heating boiler and air conditioning units, equipped with corresponding drainage and water pipes in a separate area
- Gas and TV/Antenna installed in each apartment

QUALITY OF THE FUTURE

All stages of the project's construction are executed using the highest-quality building materials and in compliance with all required standards. Special attention is paid to every detail of the project's design, ensuring a high-quality living environment. Components for security, comfort, and energy efficiency, incorporate modern technologies creating a safe, energy-efficient building with a long service life.

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- Lobby with exclusive interior design.
- Entrance hall finished with granite and painted walls.
- High-speed and high-load capacity elevators with a UPS system.
- Elevator interior finishes with an aluminum structure.
- Floor ventilation and fire protection systems in the entrance hall, with smoke extraction shafts.

FACADE MATERIAL

Capital Square is the ideal balance of high quality and elegance. The facade of the building, designed with the Italian company Tonner, Hermanpiero Porte, gives the project a unique appearance and distinct identity.

A ventilated facade is being installed on the building, ensuring stability against various environmental conditions and maintaining an aesthetic visual for years.

With the concrete-textured composite panel, we create an elegant building exterior with a modern design, expressing a sense of quality and comfort at first glance.

Furthermore, dedicated spaces on the balconies for air-conditioning units and heating boilers help preserve the facade's pristine appearance.

Ventilated facade finished with concrete-textured composite panels

- Aluminum load-bearing substructure
- Rock wool thermal insulation
- Vapor barrier layer
- Concrete-textured composite panel

FUNCTIONAL SPACES

COMMERCIAL SPACE

COMMERCIAL SPACE

BUSINESS CENTER

FITNESS GYM

SWIMMING POOL

GROUP COLLABORATIONAL SPACE

EV PARKING

KIDS' AREA

FUTURE COMFORT

- Concierge service 24/7
- Regular cleaning of shared spaces
- Electric generator management/service
- Maintenance of entrances and elevators
- Maintenance of standard units/appropriate
- 24-hour video security monitoring
- Fire sensor services
- Water-reservoir monitoring
- Landscaping and gardening

FLEXIBLE PAYMENT TERMS

- 0% internal/company installment plan
- Down installment: 20%
- Before construction completion: 40%
- Upon construction completion: 30%

INVESTMENT POTENTIAL

- ROI 12%

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