



 ELYSIUM

For those who understand

“

to the Elysian plain...where life is easiest for men.
No snow is there, nor heavy storm, nor ever rain,
but ever does Ocean send up blasts of the shrill-blowing West Wind
that they may give cooling to men.

«*Odyssey*», *Homer*

ELYSIUM

(Latin. Elysium)

— in ancient mythology, a part of the world where eternal spring reigns and where the chosen heroes and especially the righteous spend their days without sorrow or worry.

01

THE ELYSIUM

RESIDENTIAL COMPLEX

— is not just a home, but a space where modern architecture meets Georgian tradition.

It was created for those who value real quality over loud promises: in the silence, in the details, in the freedom to be yourself.

THE VIEWS FROM THE WINDOWS BECOME PART OF YOUR INTERIOR:

- Narikala
- Sameba
- Mtatsminda
- The lights of old Tbilisi

It's not just a panorama
— it's a city that lives with
you at the same height.

The layouts are designed for living
— comfortable, bright, and airy.



ELYSIUM IS FOR THOSE WHO CHOOSE CONSCIOUSLY

Without haste. Without compromise.




ELYSIUM

THE BUILDING HAS BEEN COMMISSIONED



02

TO THE CITY'S KEY LOCATIONS:

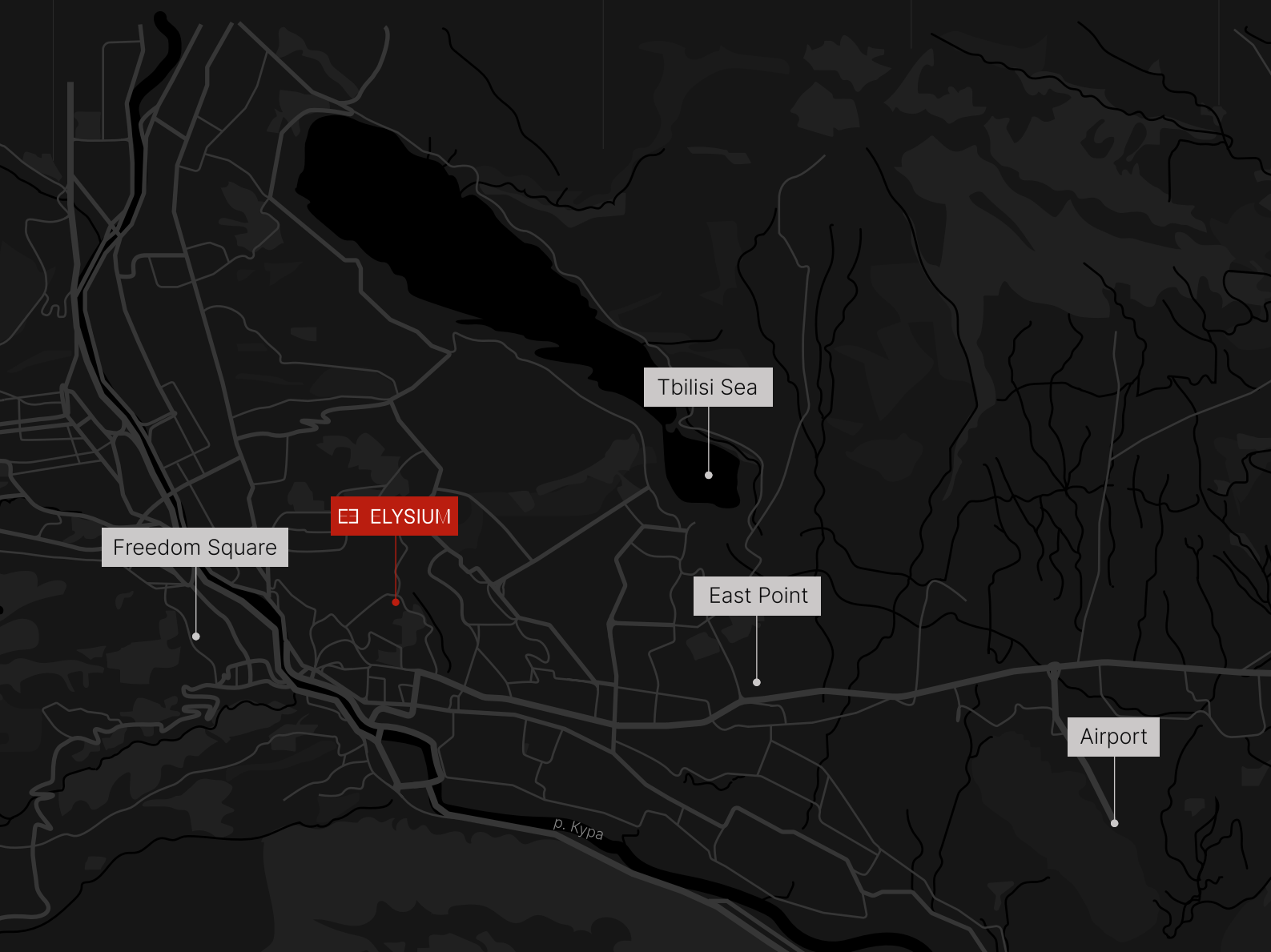
The residential complex
is located in one of the
oldest districts of the city
— Avlabari, on Mount Elia

10 min.
to Freedom Square
and Rustaveli Avenue

10 min.
to the largest shopping
center East Point

5 min.
to the Tbilisi Sea

15 min.
to the airport





LAYOUTS FOR LIFE

03


ARCHITECTURAL CHALLENGE

A truly thoughtful approach to design has resulted in a truly unique home, both inside and out.



**THE DESIGN PROCESS BEGAN
«FROM THE INSIDE OUT»**

first, the interior spaces were planned (which is why there are no «awkward» layouts), and only then did work begin on the facade.



THE FACADE OF THE BUILDING

is an unobtrusive symbiosis of modern
architecture and traditional Georgian elements.

High ceilings

Spacious rooms

Large panoramic
windows

All this is framed by elegant wrought-iron
balcony railings — our tribute to Georgian
architecture and traditions.

04

GRACEFULLY RISING ON A HILL, ELYSIUM LOOKS OUT WITH DIGNITY ON THE MOST ICONIC PLACES IN TBILISI:



The historic center with its unique architecture



Sameba Cathedral



Mtatsminda Hills



Narikala Fortress



and the Sololaki, Vera, and Vake districts

Absolutely all apartments in the house have a

VIEW



ON THE OPPOSITE SIDE OF THE HOUSE, THERE IS AN EQUALLY INSPIRING VIEW OF:



Mount Makhata



and the Monastery of the Iveron Icon of the Mother of God

05

We don't follow the trends, we create them

ELYA

Currently, Elya is one of the most promising and developing areas of Tbilisi, so by purchasing property here, you are not only buying an apartment, but also making a very profitable investment in the future





ELYSIUM



06

Elysium is a well-maintained, enclosed, secure space with greenery and, what is most importantly, a unique panoramic view of the city and its main attractions

A HIGH-QUALITY HOME



is not just the building itself,
but also the territory around it

Here, the space works for
you — both inside and outside



07

At the Elysium apartment complex,
everything has been thought out

DOWN TO THE SMALLEST DETAIL



STARTING WITH THE VERY «SKELETON» OF THE BUILDING

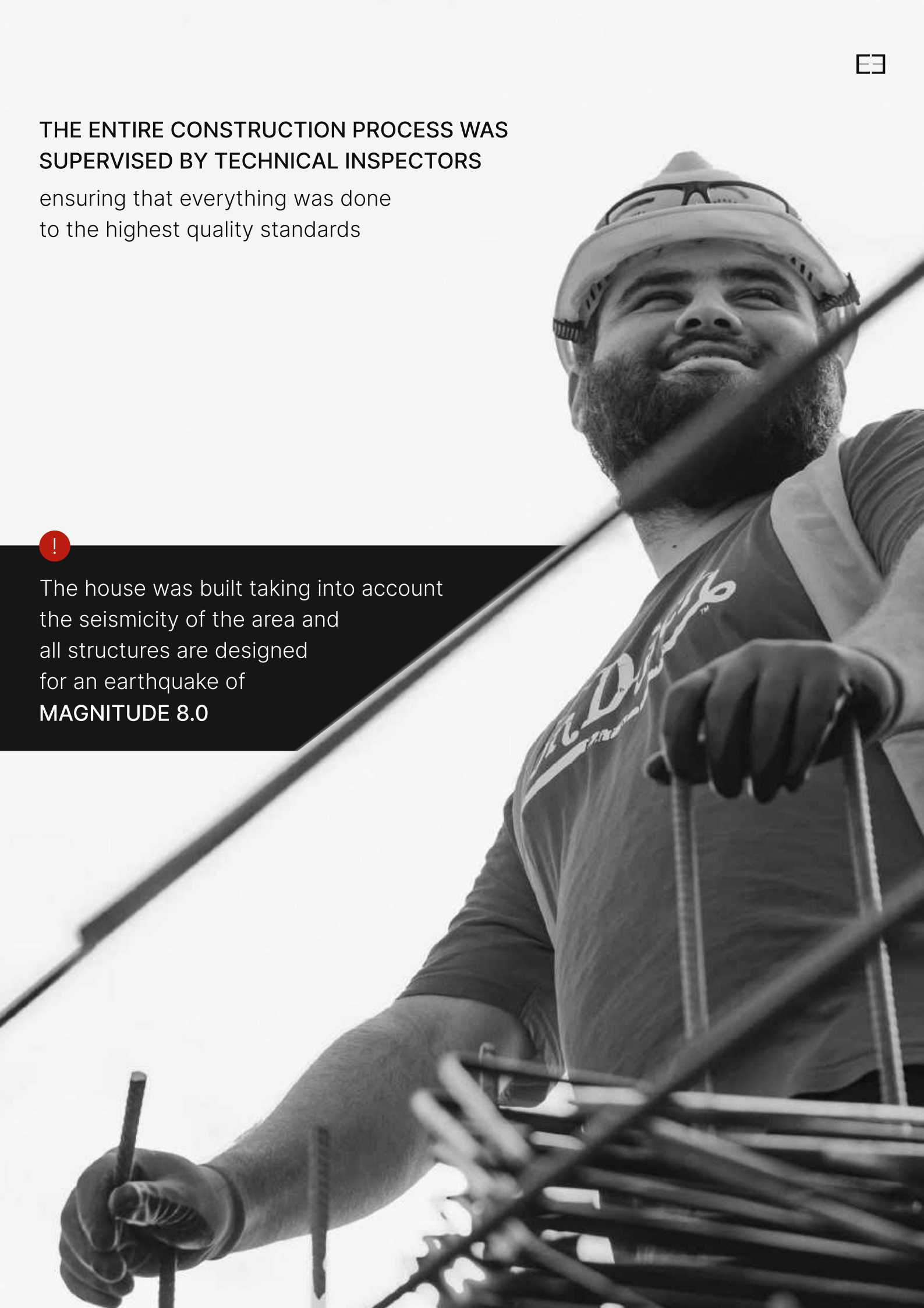
Only the most reliable, proven materials were used in
construction, selected with an eye toward durability and comfort.

THE ENTIRE CONSTRUCTION PROCESS WAS SUPERVISED BY TECHNICAL INSPECTORS

ensuring that everything was done
to the highest quality standards



The house was built taking into account
the seismicity of the area and
all structures are designed
for an earthquake of
MAGNITUDE 8.0



08

“

You hear only what
you want to hear...



WALLS 300mm

The dividing walls between apartments are made of 300 mm thick blocks, which also provides good sound insulation between neighbors



FLOOR SOUNDPROOFING

For maximum comfort, each apartment has soundproof flooring



WE CHOOSE THE BEST

THE BUILDING IS EQUIPPED WITH DESIGNER
ELEVATORS FROM KONE, ONE OF THE
WORLD'S LEADING MANUFACTURERS
OF ELEVATOR EQUIPMENT



High
speed

Everything used in Elysium has
been chosen with one goal in
mind: to make your everyday life
here as comfortable as possible



THE HOUSE IS ALSO WELL THOUGHT OUT IN TERMS OF ENGINEERING NETWORKS

→ there is a water tank in case
of a city network failure

→ own generator with a day's worth
of power in case of a power outage

ENGINEERING

Here, aesthetics go hand in hand with practicality.
This is a home for those who appreciate both
beauty and confidence in the future.

10

ELYSIUM

is a gated community with
a unique infrastructure



The closed area has 24-hour security,
underground parking, and the main
feature of the house —

EXPLOITABLE ROOF



With a Jacuzzi



Kitchen



Chill-out zone



And the sport zone

And all this with a magnificent city view!

THE SERVICE

11

“

Imagine being able to enjoy
panoramic views of Tbilisi
from the comfort of your
own home, sitting in a
warm jacuzzi all year round!

24-HOUR SECURITY

12

WE VALUE THE SAFETY OF EVERY RESIDENT

That is why the property is equipped with a 24-hour video surveillance system and security guards are on duty at all times to ensure maximum comfort for residents and their guests





13

We care about your comfort, so when you purchase an apartment in the «Elysium» residential complex, each resident receives a parking space in the underground parking lot as a gift!



If necessary, it is also possible to purchase an additional space

14

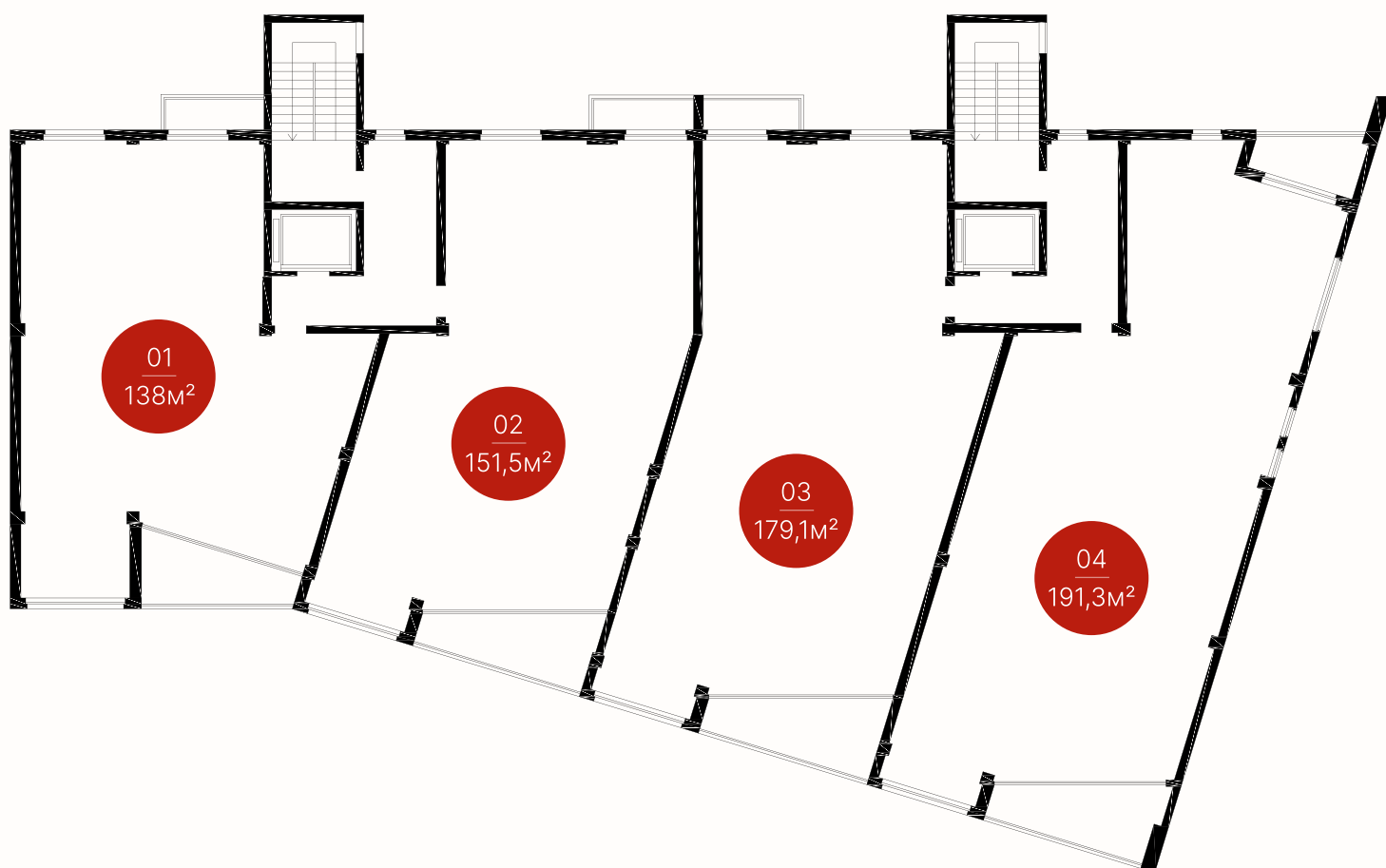
There are four apartments on each floor,
two in each entrance

138 m²

minimum area

191 m²

maximum area



IT IS ALSO POSSIBLE TO COMBINE APARTMENTS
TO INCREASE THE TOTAL AREA

15



OPEN PLAN

We understand the value of an individual approach, that is why our apartments are sold with open floor plans so that nothing stands in the way of creating a space that is perfect for you.

READY-MADE VERSION

But for your convenience, for each apartment we offer a ready-made version of a well-thought-out layout, which the main designer of the project can adjust absolutely free of charge taking into account the wishes of each client.

Our designers have also developed several interior design options in different styles so that you can immediately imagine your future home and perhaps even turn our ideas into reality.

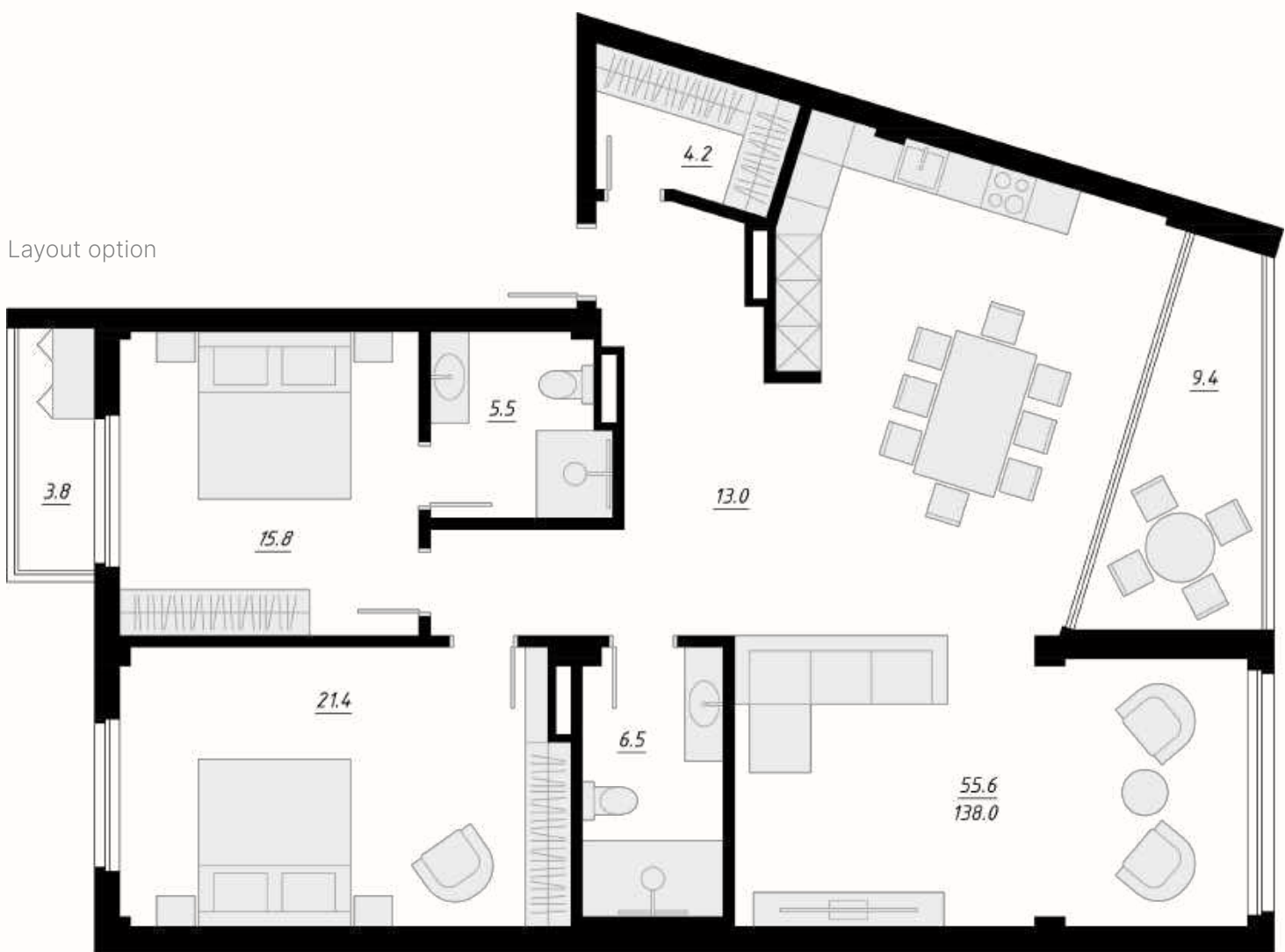
LAYOUT №1

Total area

138 m²

Number of balconies

2



POSSIBLE DESIGN OPTION







BEDROOM



BATHROOM



OFFICE



LAYOUT №2

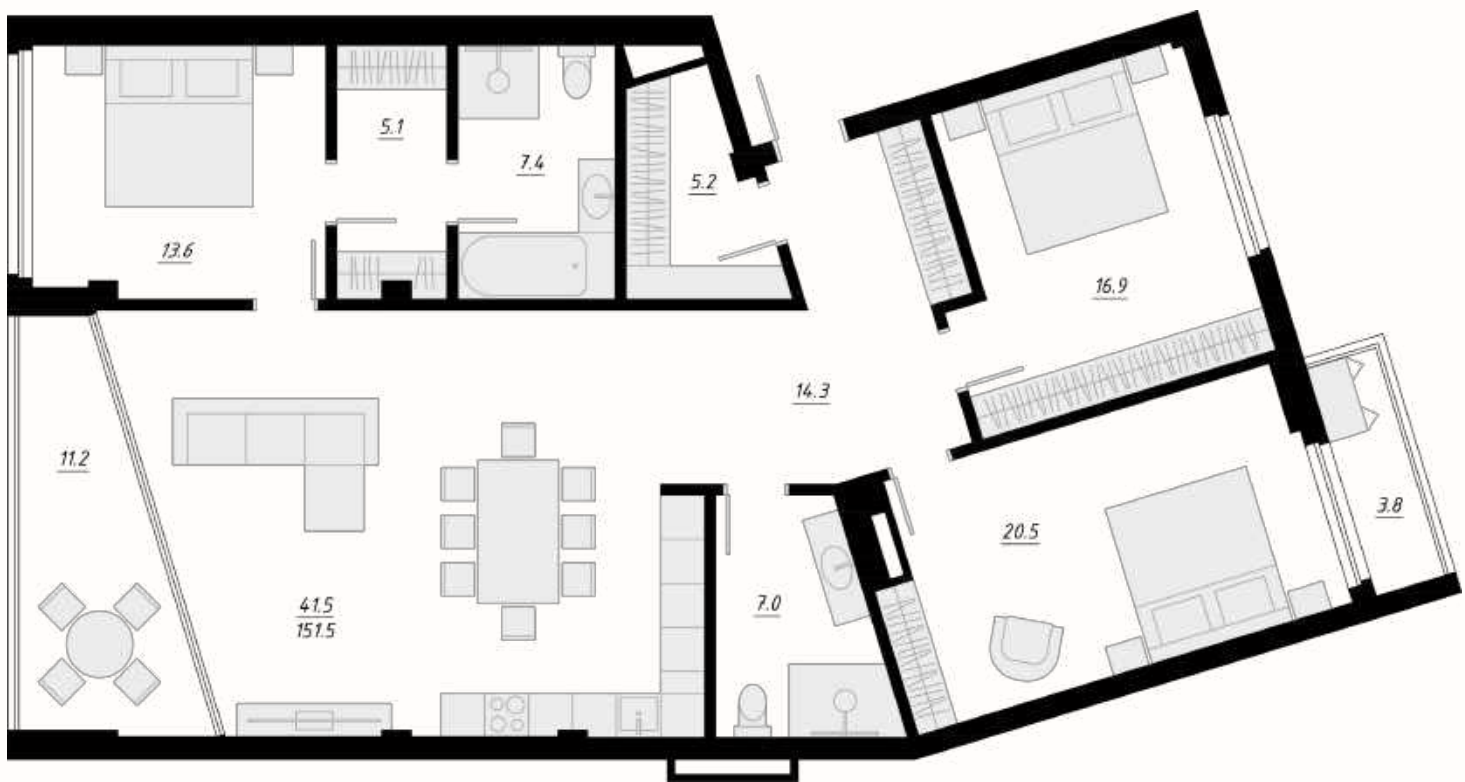
Total area

151,5 m²

Number of balconies

2

Layout option



POSSIBLE DESIGN OPTION







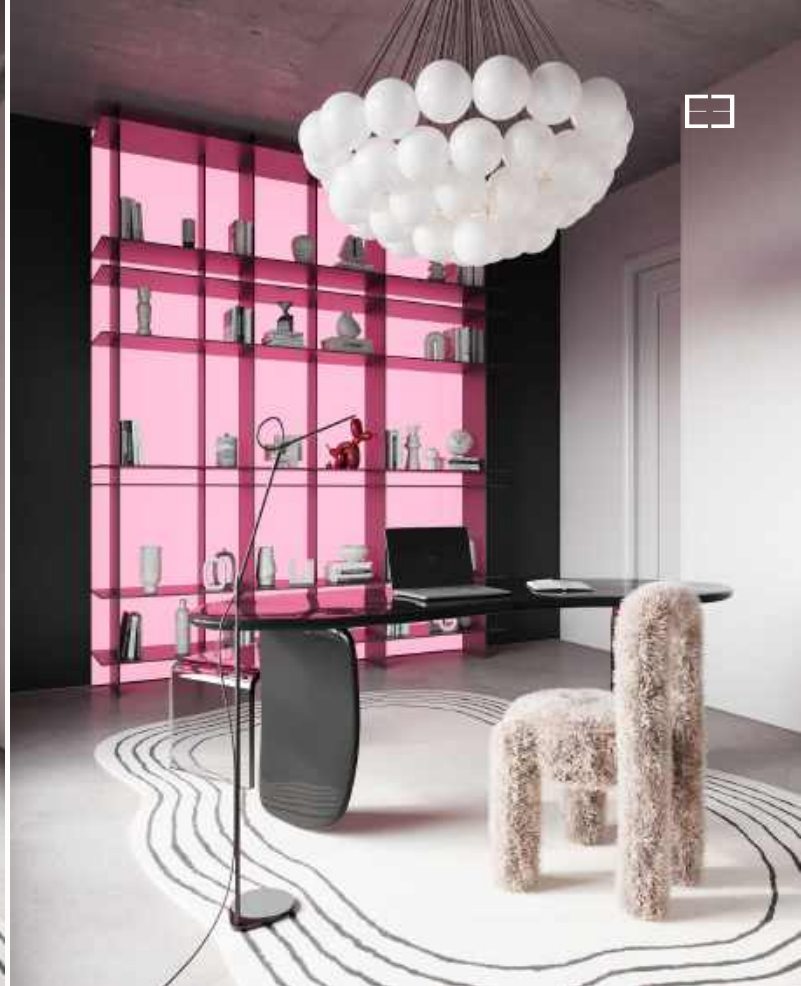
BEDROOM



GUEST BEDROOM



OFFICE



GUEST BATHROOM



LAYOUT №3

Total area 179,1 m²

Number of balconies 2

Layout option



POSSIBLE DESIGN OPTION





MASTER BEDROOM



BATHROOM ATTACHED TO THE MASTER BEDROOM

GUEST BEDROOM



GUEST BATHROOM



OFFICE



LAYOUT №4

Total area 191,3 m²

Number of balconies 2

Layout option



POSSIBLE DESIGN OPTION

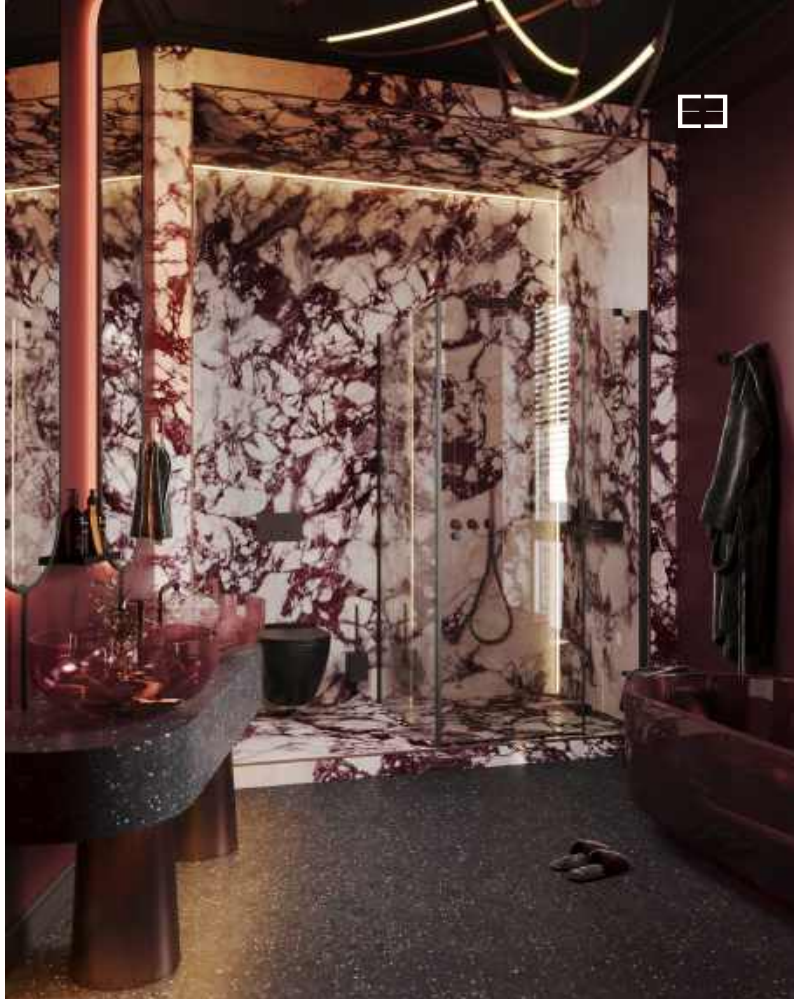








BATHROOM



GUEST BATHROOM



ELIA CONSTRUCTION IS A COMPANY WITH A SERIOUS APPROACH

The project on Mount Elia is our first in Tbilisi, but far from being the first in our history, and it already shows what is most important to us: we build as we would build for ourselves. Without compromise, with attention to every detail — from the choice of materials to the quality of workmanship.

FOR US, IT'S NOT ABOUT QUANTITY,
BUT ABOUT RESULTS WE CAN
BE PROUD OF

We focus on reliability, comfort, and
architecture that stays relevant not
just for years, but for decades

We don't rush — we create
homes people want to live in



THERE ARE NO RANDOM DECISIONS IN ELYSIUM

Architecture with a concept, silence, space, and endless light

Only 14 apartments — each with its own character and view of the heart of Tbilisi





ELYSIUM

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