



**LIKANI HILLS**  
SOLO GROUP



**Live in Harmony  
with Nature!**



**SOLO GROUP**



## **┌ About the Project ┐**

**"Likani Hills" is a premium class complex of "Solo Group", which is located in the heart of nature, near the Historical Park of Likani (so-called "Palace of the Romanovs") and Borjom-Kharagauli National Reserve. The complex area is located on a 10 ha plot of land.**



**Construction consists of 3 stages. The construction of the first block started in the fall of 2023 and will be completed in the summer of 2026.**

# Location

"Likani Hills" is distinguished by its unique location.

The complex is located in the heart of nature, within the greenery of coniferous park. The complex is situated just 50 meters away from Historical Park of Likani (so-called "Palace of the Romanovs") and 500 meters away from Borjom-Kharagauli National Reserve. Additionally, within 3.4 km lies the central park of Borjomi.

ბაჟიანობის შავიფილა - 20 000 კვმ  
კ1 - 0,5  
კ2-1,3 - 22 321 კვმ

ა ბლოკი კ2 - 7280 კვმ	სასაფლაო საფარი შავი	კ3,8
ბ ბლოკი კ2 - 7056 კვმ	სასაფლაო საფარი შავი	კ3,8
გ ბლოკი კ2 - 3089 კვმ	სასაფლაო საფარი შავი	კ3,8
დ ბლოკი კ2 - 4896 კვმ	სასაფლაო საფარი შავი	კ3,8

სასაფლაო მშენებლის შავიფილა 21 950 კვმ



**Likani Park**  
50 m



**Borjomi Central Park**  
3,4 km



**Borjomi Kharagauli National Park**  
500 m

# Infrastructure

**"Likani Hills" creates a new lifestyle using environmentally friendly materials and European construction standards.**

**Apart from residential areas, the complex offers a variety of facilities catering to residents' comfort:**

- Cafe, restaurant, and lounge area;
- Pharmacy, supermarket.

**The ground level will feature ample parking space, contributing to the convenience and comfort of residents.**



# Recreation

One of the main tasks of the company is the maintenance and development of natural recreational areas on the territory of the complex. walking paths, bicycle paths, recreational and children's entertainment and sports zones will be arranged.

Here you will find:

- ▷ Walking paths and bicycle paths ;
- ▷ Recreational areas;
- ▷ Children's entertainment spaces;
- ▷ Sports zones.

The area will be landscaped with over 1000 trees of various species,



*The facade is covered with high quality aluminum composite panels*

## **The most flexible payment terms**

- ◆ **0% to 30% initial contribution;**
- ◆ **Internal installment with 0% interest;**
- ◆ **Without confirming income;**
- ◆ **Long-term loan;**
- ◆ **Discounts based on advance payment.**

**The apartments will be handed over in a green frame condition**

Here you will find:

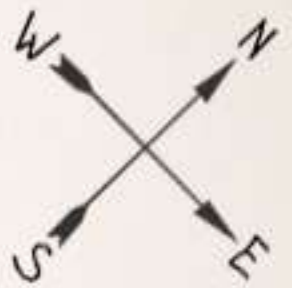
- ◆ **Aluminum energy-efficient doors and windows;**
- ◆ **Plastered internal walls and stretched floor;**
- ◆ **The connected electrical wiring and heating pipes;**
- ◆ **All communications entered into the apartment;**
- ◆ **Entrance iron door;**
- ◆ **Covered balcony.**

**0%**

*Internal installment  
initial contribution*

# TYPICAL FLOOR PLAN

2ND TO 7TH FLOOR INCLUSIVE



# STUDIO APARTMENTS

## STUDIO

Living room: 21,2 m<sup>2</sup>  
Hall: 3,5 m<sup>2</sup>  
Bathroom: 4,3 m<sup>2</sup>  
Balcony: 6 m<sup>2</sup>



35.5 m<sup>2</sup>



## STUDIO

Living room: 25,2 m<sup>2</sup>  
Hall: 3,3 m<sup>2</sup>  
Bathroom: 4,2 m<sup>2</sup>  
Balcony: 7,6 m<sup>2</sup>



40.8 m<sup>2</sup>



## STUDIO

Living room: 23,4 m<sup>2</sup>  
Hall: 4,3 m<sup>2</sup>  
Bathroom: 4,3 m<sup>2</sup>  
Balcony: 7,2 m<sup>2</sup>



39.8 m<sup>2</sup>



*The most popular  
apartments*



# 1 BEDROOM APARTMENTS

**STUDIO**  
1 BEDROOM

Living room: 18,9 m<sup>2</sup>  
Bedroom: 12,1 m<sup>2</sup>  
Hall: 5,9 m<sup>2</sup>  
Bathroom: 4,9 m<sup>2</sup>  
Balcony: 10,8 m<sup>2</sup>



53.8 m<sup>2</sup>



**STUDIO**  
1 BEDROOM

Living room: 20,2 m<sup>2</sup>  
Bedroom: 12,1 m<sup>2</sup>  
Hall: 6,4 m<sup>2</sup>  
Bathroom: 4,8 m<sup>2</sup>  
Balcony: 9,2 m<sup>2</sup>



54.1 m<sup>2</sup>



**STUDIO**  
1 BEDROOM

Living room: 18,3 m<sup>2</sup>  
Bedroom: 11,3 m<sup>2</sup>  
Hall: 3,7 m<sup>2</sup>  
Bathroom: 4,4 m<sup>2</sup>  
Balcony: 5,6 m<sup>2</sup>



45.6 m<sup>2</sup>




*The most profitable investment*



# 2 BEDROOM APARTMENTS

## STUDIO 2 BEDROOM

Living room: 16,9 m<sup>2</sup>  
 Bedroom: 14,2 m<sup>2</sup>  
 Bedroom: 14,4 m<sup>2</sup>  
 Hall: 4,3 m<sup>2</sup>  
 Bathroom: 4,2 m<sup>2</sup>  
 Balcony: 12,2 m<sup>2</sup>



67.1 m<sup>2</sup>



## STUDIO 2 BEDROOM

Living room: 20,5 m<sup>2</sup>  
 Bedroom: 15,2 m<sup>2</sup>  
 Bedroom: 13,8 m<sup>2</sup>  
 Hall: 6,3 m<sup>2</sup>  
 Bathroom: 4,7 m<sup>2</sup>  
 Balcony: 11,5 m<sup>2</sup>



73.6 m<sup>2</sup>



## STUDIO 2 BEDROOM

Living room: 20,7 m<sup>2</sup>  
 Bedroom: 13,2 m<sup>2</sup>  
 Bedroom: 13,9 m<sup>2</sup>  
 Hall: 6,7 m<sup>2</sup>  
 Bathroom: 5,1 m<sup>2</sup>  
 Balcony: 20,8 m<sup>2</sup>



81.7 m<sup>2</sup>



*The best choice for  
the family*



## **Taking care of the Residents of the complex**

**"Likani Hills" is a closed and secured residential complex, where access is regulated through a special entry system with two central entrances facilitating controlled access.**

**The guest's entry will be controlled by a special service, and the maintenance of the territory will be provided by the management company, which will take care of the cleaning of common spaces, as well as the maintenance of green areas and sports fields, and will be responsible for the proper functioning of the area.**



# The Best Choice

Due to the high standards of the project and the unique location, "Likani Hills" is attractive both for family vacations and for those who are simply looking for relaxation outside the noisy city, in the heart of the most beautiful nature in all seasons.





**Live in Harmony With Nature!**



**Tel: 595 444-437; 595 444-427;**

**Likani hills • ლიკანი ჰილსი**

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