



First Integrated Resort in the Region

Tbilisi, Georgia



7

About Project

9

Investment Opportunities

35

Amenities

55

The Developers Behind the Vision

61

About Georgia





Central Park Towers

Georgia's First Integrated Resort Redefining the Region

Coming Spring 2026, Central Park Towers (CPT) in Tbilisi introduces a new benchmark for integrated resort experiences in the Caucasus. 1,200 hotel rooms and suites set across 140,000 square meters, this \$500 million monumental project will bring together world-class hospitality, luxury retail, vibrant entertainment, and landmark architecture — all in the heart of Georgia's capital.

Premium Investment Opportunities

Curated Investment Portfolio with World-Class Hotel Operators

Central Park Towers offers an exceptional gateway into Georgia's booming real estate and hospitality sector. Investors can choose from premium branded hotel suites managed by world-renowned operators, with options tailored to both guaranteed income and high-return projections.

With Radisson Blu in Tower A and top-tier, world class hotel and gaming operator in Tower B, CPT represents a rare opportunity to own part of a fully serviced hotel suite in the region's first integrated resort. Whether you're looking for guaranteed returns or ambitious growth, CPT has the best investment products for you.

Tower A

Radisson Blu Hotel Suites

Projected Annual Income: \$40,000 | 40-Year Contract

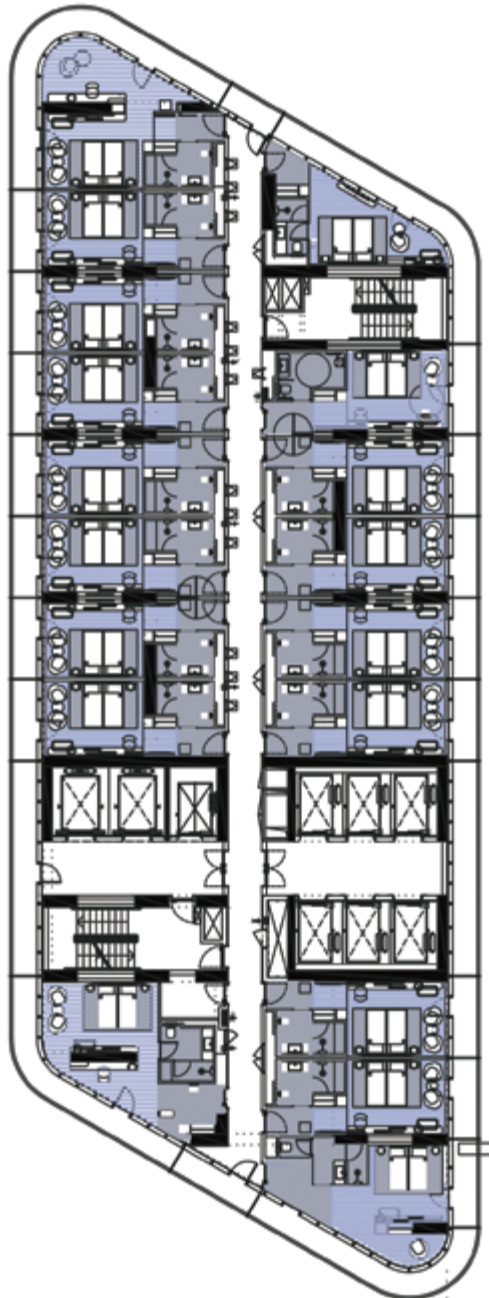
Central Park Towers presents a rare chance to enter the world of global hospitality investment — owning a branded hotel asset in a landmark destination.

- Hotel Suites in ownership
- Own a room in the Radisson Blu for just \$200,000
- Get projected annual income of \$40,000
- 40-year lease contract with Radisson Hotel Group
- Full management included — effortless ownership
- Located in the region's first integrated resort



Floor Plan

Central Park Towers



Radisson Blu

Typical 18 Room Floor Plate

Tower A

Radisson Blu Hotel

The hotel section of Central Park Towers is designed with optimal layout and guest experience in mind. Each floor features a thoughtfully arranged collection of hotel rooms, with a central corridor providing easy access to all units.

- **Room Configuration:** This typical floor houses 18 hotel rooms, available in various sizes and layouts to cater to different guest needs.
- **Smart Circulation:** A single central corridor ensures efficient guest movement and operational convenience for staff.
- **Efficient Design:** All rooms are oriented to maximize natural light and panoramic views from terraces of the surrounding city and park.
- **Vertical Connectivity:** Elevators and service cores are strategically positioned to provide seamless access to all hotel amenities, including the spa, pools, restaurants, casino, concert hall.







Tower B

Hotel Suites (Option 1)

By Top-tier International Hospitality and Gaming Leader (TBA)

Guaranteed Annual Income: \$25,000 for 15 Years
40-Year Contract

Top-tier 5-star global Hotel and Gaming operator will manage the Tower B of CPT, offering a guaranteed fixed income model:

- Hotel suites in ownership
- Purchase price from \$250,000
- Guaranteed annual income of \$25,000 for 15 years
- Quarterly payouts (4x per year)
- Projected total income of \$375,000 over 15 years
- After 15 years: projected annual income of \$60,000
- International operator ensures quality and returns



Tower B

Hotel Suites (Option 2)

By Top-tier International Hospitality and Gaming Leader (TBA)

Projected Income: \$60,000 Annually

Guaranteed Minimum Yield of 6% | 40-Year Contract

An upgraded investment model for those seeking higher returns:

- Hotel Suites in Ownership
- Purchase price from \$250,000
- Projected income from \$60,000 annually
- Minimum guaranteed yield of 6% annually (Guaranteed floor)
- 40-year operational contract
- Managed by one of the largest hotel and gaming operator in the world



Tower B

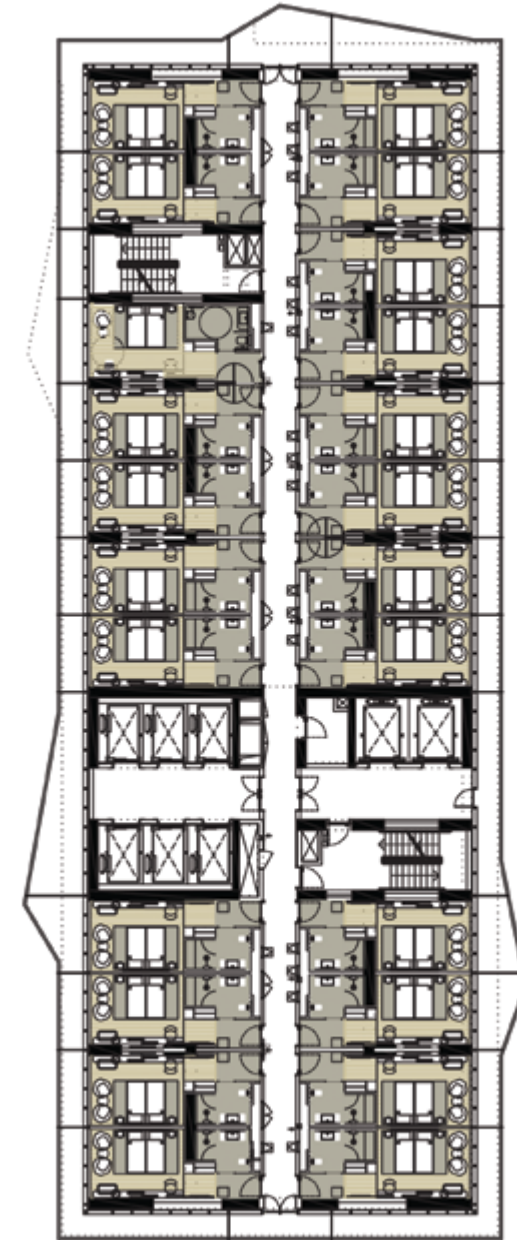
Luxury Redefined by Top-tier Hospitality and Gaming Leader

The B Block of Central Park Towers is home to one of the largest and most prestigious hotel operators—internationally recognized for delivering world-class hospitality and entertainment experiences.

- **Room Configuration:** The floor includes 22 luxurious hotel rooms tailored to international standards, with a variety of layouts ideal for both leisure and business travelers.
- **Smart Circulation:** A central corridor ensures smooth and efficient movement for guests and operational staff alike.
- **Efficient Design:** All rooms are thoughtfully positioned to offer natural light and impressive views of the park, city skyline, and panoramic views from terraces.
- **Vertical Connectivity:** Elevators and service shafts are smartly integrated to provide guests with convenient access to the tower's full range of premium amenities—including spa, pool, restaurants, and world-class gaming facilities.

Floor Plan

Central Park Towers



Top-tier International Hospitality and Gaming Leader (TBA)

Typical 22 Room Floor Plate









Amenities

Unrivaled Amenities for Luxury Experiences

Central Park Towers is more than just a property—it's a destination. Guests and residents enjoy access to a broad array of premium amenities: a world-class casino operated by a global brand, the region's largest multifunctional event hall, 8 world class food and beverage outlets, including rooftop beach club, luxury spa and wellness center, indoor and outdoor swimming pools, and high-end retail featuring Harvey Nichols and other international icons.

Whether you're hosting an event, indulging in fine dining, or relaxing in the spa, every detail is crafted for a luxury lifestyle.

Entertainment

Casino

Operated by Top-tier International Hospitality and Gaming Leader (TBA)

Central Park Towers will be home to the largest and most prestigious casino in the region, operated by a world-renowned entertainment and hospitality group with roots in global integrated resorts. This luxury casino will offer an elite gaming experience with state-of-the-art facilities, premium service, and a refined atmosphere tailored for international clientele.

Guests can expect a vibrant mix of high-end entertainment, private gaming salons, VIP lounges, and exclusive access to fine dining and nightlife—making the casino an essential pillar of the Central Park Towers integrated lifestyle destination.





Central Park Towers

Entertainment

Event Hall

Biggest Multifunctional Event Hall in the Region

Central Park Towers will feature Georgia's most expansive and versatile event hall—designed to accommodate up to 4,000 guests. This state-of-the-art venue is built for world-class gatherings, from international conferences and corporate summits to luxury brand launches, gala dinners, fashion shows, and concerts.

With cutting-edge audiovisual technology, flexible modular layouts, and exceptional service, the venue will set a new standard for premium events in the region.

Perfectly integrated within the Central Park Towers lifestyle ecosystem, the event hall offers seamless access to five-star hospitality, fine dining, and luxury amenities—making it the premier destination for high-profile events in the heart of Tbilisi.

Retail

HARVEY NICHOLS

Luxury Shopping

Harvey Nichols: a celebrated British department store founded in 1831, known for its sophisticated selection of luxury fashion, beauty, and home products. The store's iconic status and dedication to providing a unique shopping experience make it a perfect fit for Central Park Tower's luxury retail zone.





Central Park Towers

Fine Dining



Monaco's Culinary Export

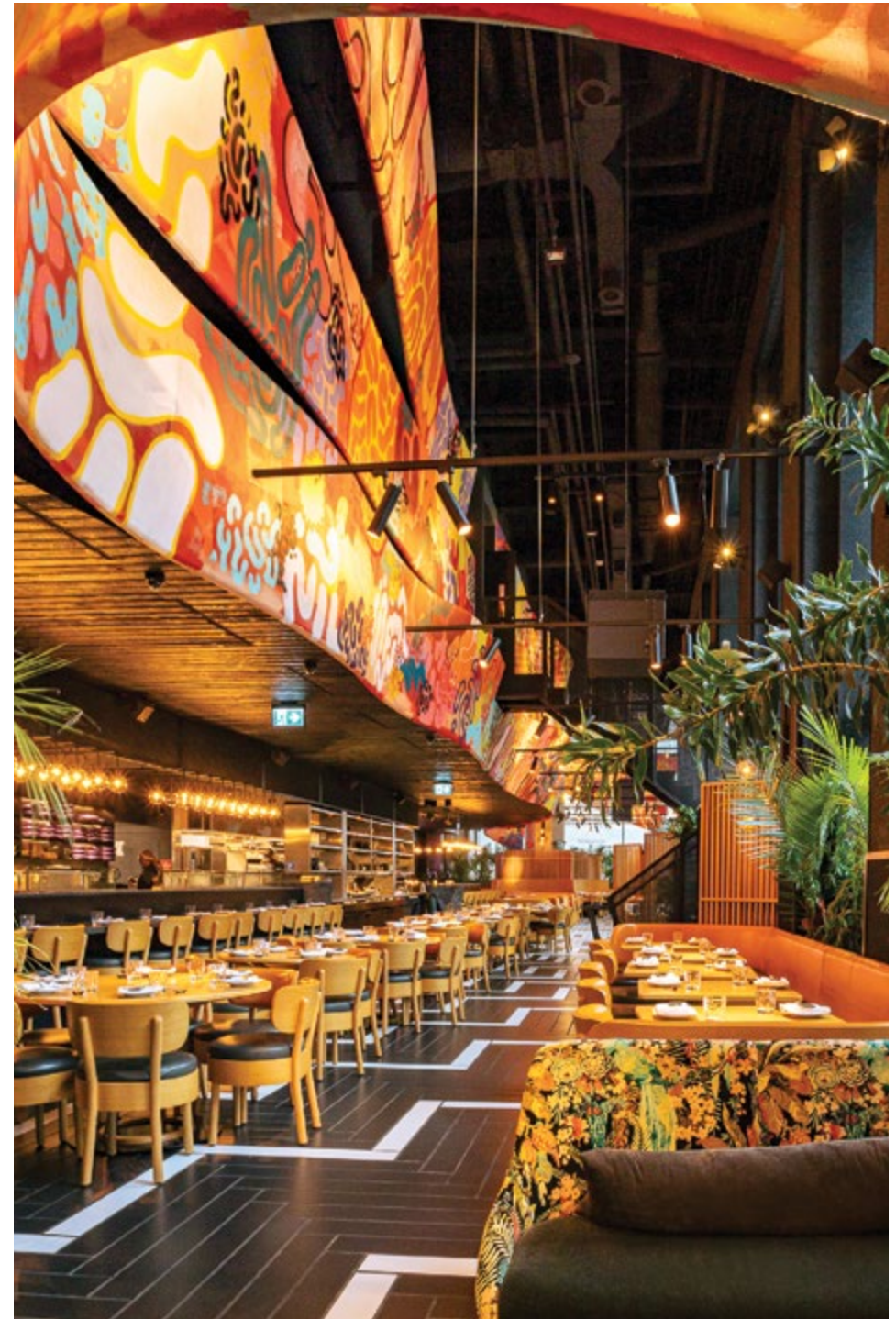
Originating in Monaco, Beefbar has become a premier destination for beef lovers worldwide, offering top-tier cuts of meat in a chic, upscale environment. With locations in major cities like Paris and Milan, Beefbar is recognized for its refined ambiance and premium culinary offerings.

Fine Dining

CHOTTO MATTE

Pioneers of Nikkei Cuisine with Urban Energy and Style

Chotto Matte celebrates the best of Japanese and Peruvian culture through bold design, vibrant atmosphere, and unforgettable cuisine. Founded in London and now present in global hotspots like Miami, Doha, and San Francisco, Chotto Matte is a pioneer of Nikkei cuisine—an exciting fusion of Japanese precision and Peruvian flair. From live-fire cooking and sushi artistry to immersive interiors and DJ-curated vibes, it delivers a high-energy dining experience that's both upscale and unapologetically playful.



Fine Dining



A Contemporary Take on Timeless Italian Dining

An elegant Italian restaurant known for its classic Mediterranean cuisine, Roberto's brings authentic flavors and impeccable service to Central Park Towers. With locations in cosmopolitan cities like Dubai, Roberto's offers a refined dining experience in a stylish setting.

Fine Dining



Vibrant Dining with Latin Soul

A Cuban-inspired restaurant that brings the lively spirit of Cuba to life through its vibrant atmosphere, traditional cuisine, and rhythmic music. Rumba is the ideal venue for spontaneous gatherings and celebratory moments.





Central Park Towers

Fine Dining

ANGELINA

Paris depuis 1903

Parisian Elegance Arrives in Tbilisi

A Parisian institution, Angelina Café is famous for its exquisite pastries and hot chocolate. Its sophisticated atmosphere and rich heritage make it a perfect addition to the Central Park Tower's dining offering, adding a touch of Parisian elegance to Tbilisi.

Fine Dining



PANORAMA

Curated Georgian Cuisine, Global Appeal

PANORAMA is operated by an international hospitality group with extensive global experience in fine dining. Offering an elevated culinary experience framed by panoramic views, PANORAMA blends exceptional Georgian cuisine, refined service, and immersive design. Whether for an intimate dinner or a high-profile gathering, it is the ideal destination for those who appreciate sophisticated taste and atmosphere—now brought to life in the heart of Central Park Towers.



Developers Behind the Vision

Crafted by Georgia's Leading Development Powerhouses

Central Park Towers is developed through a strategic partnership between ORBI GROUP and BLOCK GROUP—two of Georgia's most trusted and visionary companies. With decades of experience across real estate, hospitality, and large-scale construction, they bring unparalleled expertise and international ambition to this groundbreaking project.

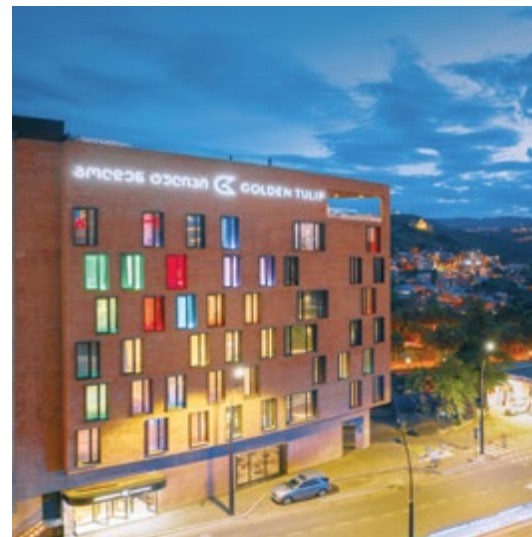


Established in 1998, ORBI GROUP is a leading developer in Georgia and Europe, recognized for its success in constructing multifunctional hotel complexes across more than 4 million square meters. The company has built over 40 projects, including the world's largest hotel complex, ORBI CITY in Batumi, which hosts 1.5 million tourists annually. With more than 7,000 employees, ORBI GROUP continues to be a driving force in the region's real estate development.





Founded in 1993 as Medimex, BLOCK is a diverse investment firm with a robust portfolio in healthcare, real estate, energy, logistics, and mining. BLOCK has contributed to the creation of Georgia's largest private medical group, as well as major developments in real estate, including strategic partnerships with international corporations. The company employs more than 2,000 professionals.



Georgia

Strategically Positioned. Economically Driven. Globally Connected.

A country of extraordinary contrasts and rapid transformation, Georgia is becoming the region's most exciting frontier for growth and investment. Nestled between Europe and Asia, it's a place where ancient culture meets modern ambition—and where global brands and investors are discovering their next chapter.

From thriving tourism and liberal economic policies to EU candidacy and fast-developing infrastructure, Georgia is more than a destination—it's a gateway to the future.

Georgia

Gateway of Growth and Opportunity

- Highest GDP growth globally, with nearly 10% growth rate every year over the past 4 years
- Citizens of over 100 countries can enter Georgia without a visa
- Ranked among the top 10 in ease of doing business (World Bank)
- Attractive tax system with only six flat taxes
- Stable currency and low inflation environment
- Rapidly growing tourism and real estate sectors
- Candidate for EU membership
- Residence permit upon real estate purchase

Strategically located at the crossroads of Europe and Asia, Georgia has emerged as one of the most dynamic and fastest-growing economies in the world. With a pro-business government, liberal economic policies, and strategic international partnerships, Georgia continues to attract global investors and luxury brands.



Tbilisi

The Dynamic Capital at the Crossroads of Europe and Asia

Tbilisi is one of the most exciting emerging destinations in the region—where history meets modernity, and tradition blends with innovation. With its growing economy, booming tourism, and world-class hospitality scene, the Georgian capital is attracting global brands, investors, and travelers alike.

Offering a favorable business climate, direct international connections, and vibrant lifestyle, Tbilisi stands out as a gateway to opportunity in the Caucasus.







Batumi: Coastal city on the Black Sea

Summer

Black Sea Lifestyle & Mountain Adventures

Georgia's summer combines sun-soaked beaches and high-altitude escapes. Batumi is a vibrant seaside city with nightlife, modern architecture, and luxury resorts. For cooler adventures, the Caucasus Mountains offer breathtaking hikes, waterfalls, and alpine villages. Whether it's culture, cuisine, or nature – Georgia's summer has it all.

Vineyards of Alazani Valley in Kakheti

Spring / Autumn

Culture, Wine, Nature – All Year Long

From lush vineyards to historic towns, spring and autumn in Georgia are rich in color, festivals, and cultural discoveries. Kakheti, Georgia's wine region, becomes a hub of activity, while Tbilisi offers art festivals, open-air markets, and blooming city parks. It's the perfect season to explore the country's heritage and taste its renowned wines in the land where winemaking began.



Gudauri: The Alpine Ski Resort

Winter

Ski & Snow All Season Long

Georgia's ski resorts—such as Gudauri, Bakuriani, and Tetnuli—offer world-class slopes, powder snow, and cozy après-ski scenes. Just a short drive from Tbilisi, winter tourism is booming with both local and international visitors seeking snow adventures in the Caucasus.





+995 555 31 00 00
info@cpt.ge | www.cpt.ge
Al. Kazbegi 22 Tbilisi, Georgia



Visionaries Behind Central Park Towers

+995 555 31 00 00

info@cpt.ge



www.cpt.ge

Tbilisi, Georgia