



# The complex



**Tbilisi Hills Golf & Residences** is a unique project which combines a real estate complex, developed according to European standards, with an 18-hole golf course. The project covers 331 hectares of land able to host 10,000 residents. The real estate portfolio includes land plots, private houses, and premium class apartments with spectacular views.

**Tbilisi Hills Golf & Residences** was developed by a team of professionals, who have created a lot of modern and respectable residential compounds in different countries of Europe. Only high-quality construction materials are used in construction.



# Location

The complex is located in Krtsanisi district, on a hill, which provides an amazing opportunity to enjoy panoramic views of Tbilisi and its surroundings, as well as Mount Kazbek and the Shavnabada Monastery. The air temperature here is always 4 degrees lower than in the city, which is especially pleasant during the summer heat.

Two roads lead to the complex: one goes from the Tbilisi district of Krtsanisi, and the other is the Rustavi highway. The center of Tbilisi can be reached in 15 minutes, Tbilisi International Airport is 15 km.



TBILISI HILLS

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Gorgasall street

Rustavi Highway

British Embassy



KRTSANISI

Section 1

Section 2



Shavnabada Monastery



# The project



Design should be developed for the **central park area** of Tbilisi Hills Golf & Residences, an area of 2,5ha (cadastral codes 81.03.16.080, 81.03.16.081, 81.03.16.012), whereas 0,5 ha of the mentioned territory will be occupied by 3 apartment buildings.

**This park** should become the main recreational area of the complex, a gathering point with different thematic areas:

- Residential area
- Commercial area
- Playground
- Fitness / stadium area
- Dog Park
- Sitting and relax zones
- Landscaped areas



# Site plan concept



# Playground



Playground area should preferably be close to the commercial area.

Playground should offer a full range of social, physical, and recreational opportunities for children of different ages and abilities, while also providing comfortable environments for their families.

Playground zoning to be designed to provide designated areas for children in age groups 2 to 5 and 5 to 12 years old. This separation provides play opportunities appropriate to the stage of development and avoids conflict between age groups.

Plan natural (possibly recyclable) materials, durable, easy to repair equipment and safety surfacing.

Provide comfortable seating for parents and guardians.

Creative approach is requested.





# Fitness / Stadium area



Create a multi-purpose field, a facility with dimensions and markings to accommodate a variety of sports - a small football field with basketball hoops, where you can perhaps also stretch a net to play tennis, badminton or volleyball.

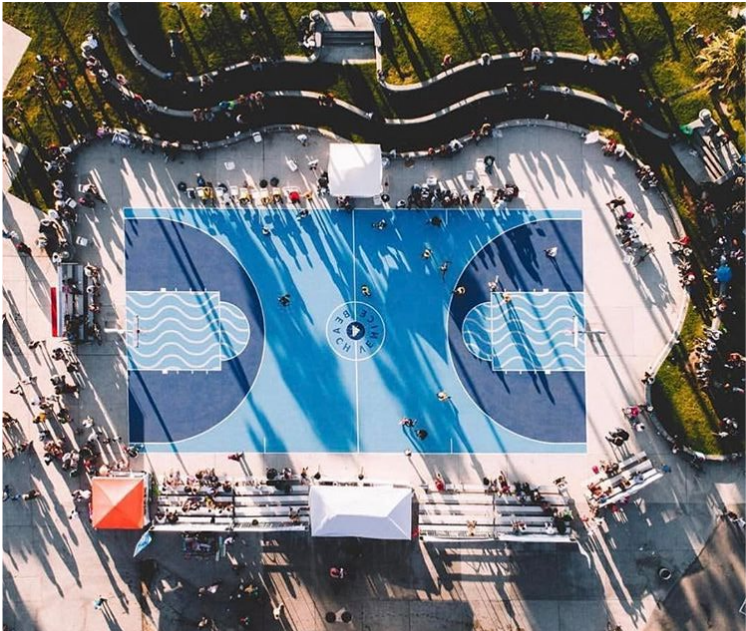
Plan an adequate surface material for the stadium.

Consider a seating area at the stadium.

Additional facilities of this area may include:

- Wooden fitness equipment
- Outdoor chess
- Teqball
- Table tennis
- Petanque
- Climbing wall





# Dog park



Create an area that allows dogs to exercise and socialize safely, as well as an outlet for dog owners to socialize.

Include two basic structures: fencing around the perimeter and a clear entrance area. Fences should be 1,5m or higher to prevent a dog from jumping over it. Entrances should serve as an effective buffer to the park.

Grass should be avoided as a surface for dog parks: the constant running and romping of dogs will tear grasses up, leaving only exposed dirt, which then become a soupy, muddy mess when it rains.

Preferable surface: decomposed granite or artificial turfs.

Provide designated areas for small dogs and for large dogs.

Have benches or available seating, as well as waste bins.

Shaded areas to be considered for both dogs and owners.



# Seating and relaxing areas

Plan these areas to be used during different times and seasons, i.e. to benefit from sunny and shady areas that will extend the season.

While defining size and type of outdoor seating consider all age groups.

Create areas with different functions: socialization vs. relaxation.

Consider material, which are durable and resistant to atmospheric influences they are exposed.

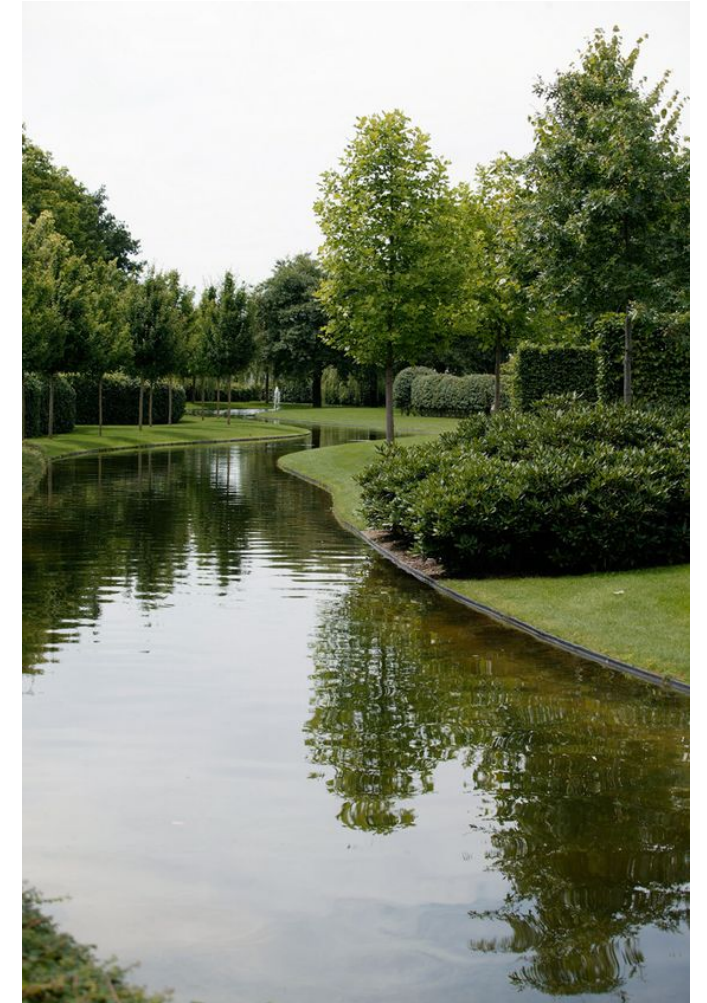
Provide amenities that foster use throughout the day, such as water fountains and shade structures.





# Artificial pond (optional)

Artificial pond o be used not only as a decorative element and gathering point for the residents, but as a source of irrigation water for the area.



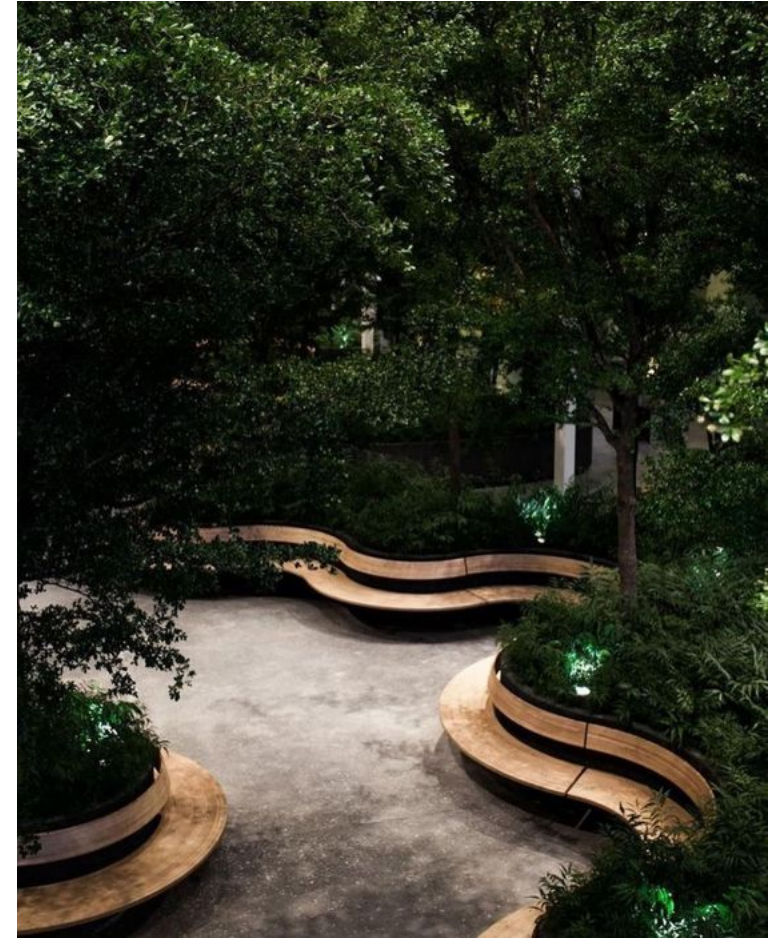
# Landscaping design guidelines



Preservation of existing landscape of Tbilisi Hills is one of our priorities.

Design of the territory should be done in a manner, that the natural landscape is respected and improved in a way, that the number of trees is increased, rather than decreased.

In case the existing conditions hinder proper development of the area, replanting should be considered.





# Landscaping design guidelines



Landscaping design to include irrigation plan (part of detailed design).  
Landscaping shall improve site amenity, providing natural shading, wind barriers, privacy enhancement, aesthetic delight and sound buffers to adjoining buildings.

Provision of various plant species appropriate to the local conditions and environment.

Topiary elements as highlights of the design.

Evergreen plants are preferred.

Flowering seasons of the plants to be considered, to have flowers throughout the largest part of the year.

Please consider that during the summer months hard surfaces, including gravel, paving or concrete absorb and radiate the heat, making these areas very uncomfortable. Hard surfaces are to cover a maximum of 10-15% of the total outside area and be shaded where possible.

Areas adjacent to Apartment buildings are included as part of the landscaping plan.





# Lighting design

Different lighting solutions can be considered for the park territory. Pathway lights are obligatory, whereas other creative solutions shall be used to highlight different features of the park.



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