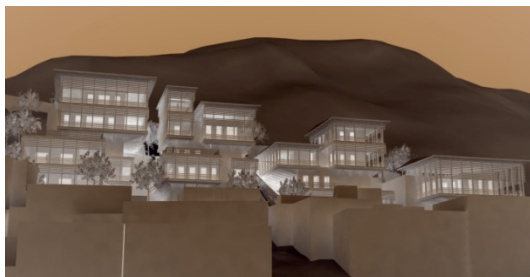


NARIKALA RESIDENTIAL, Tbilisi, Georgia

Service(s)	Representative of the owner, Project Management
Project Data	
Project Timeframe	2007 - 2008
Plot Size	2.400 m ²
GFA	ca. 6.000 m ²
Investment Volume	\$ 10,5 M
Consultant(s)	Carsten Grauel and Kaha Markozashvili
Client	CBR Capital Ltd.



The development company CBR Capital plans to realize a new residential complex in heart of old city of Georgian capital Tbilisi. The project targets to be an urban generator to its neighbourhood and to improve the urban development of the district. It integrates the knowledge of local identity and new proposed qualities into a sustainable master plan.

The layout of housing within the site will contribute to achieving a distinct 'sense of place'. The development will consist of mixed storey heights and plain developments, as well as a good mixture of floor areas, merged with achieving a sustainable density of dwellings per acreage.

- The key uses expected as part of this development are housing, open space and strategic landscaping.
- The correct mix and layout of these uses will significantly determine the success of this development. With an opportunity to integrate a local wellness studio for this residential development.
- Details of the landscaping will encourage biodiversity and offer appropriate links through the development.
- It is important that the open space has a clear overall purpose and function, and it is not simply left over space after the housing has been designed.
- Areas of formal and informal open space, including any recreation facilities, shall be provided in accordance with the highest possible safety standards.