



EAGLE HILLS GEORGIA / TBILISI

Tbilisi Waterfront

Detailed review of a planned 590-hectare mixed-use community along the Kura river in Tbilisi.

Detailed English guide | 13 September 2026

CONFIRMED SNAPSHOT

Project overview

Tbilisi Waterfront is a large Eagle Hills community planned around Tbilisi's hills and the Kura river. The official concept combines residences, hospitality, retail, dining and wellness with 170 hectares of parks and greenery.

590 ha	170 ha	7 collections
total area	parks and greenery	public site menu

Confirmed concept and programme

- Apartments, townhouses and villas connected to river views and green spaces.
- Boutique retail, hotels, restaurants, entertainment, wellness and spa.
- Pedestrian boulevards, cycling paths, green corridors and recreational zones.
- 170 hectares of parks and greenery within a 590-hectare masterplan.
- The public site lists apartment collections Grove, Riverside and Verdant; Meadows and Eden townhouses; and Meadows and Eden villas.



Official architectural render. Final delivery may differ.

Residential offer and amenities

Apartments	Grove, Riverside and Verdant Residences. Riverside publicly describes 1, 2 and 3-bedroom apartments.
Townhouses	Meadows and Eden collections are listed on the official project site.
Villas	Meadows and Eden collections with private-garden positioning.
Riverside amenities	Bicycle storage, stroller storage, pet-grooming area, ground-floor restaurants and shops are publicly listed.
Hospitality	Hotel, restaurants, bars and premium hospitality are part of the masterplan; release-specific details must be confirmed.

Status and dated information

The official Eagle Hills overview dated 21 October 2025 confirms the 590-hectare masterplan and 170 hectares of greenery. A 2 February 2026 release reported that the first release of more than 300 homes sold out on day one and an additional release sold out the next day; this does not mean the full masterplan is sold. Riverside Residences is also marked sold out on the Georgian page reviewed. Current availability must be confirmed in writing.



Prices, availability and payment terms must be confirmed for the selected unit.

OFFICIAL PROJECT IMAGERY

3D visuals and architectural renders



Official architectural render. Final delivery may differ.

CONFIRMED SNAPSHOT

Completion, fit-out and technical specification

Confirmed means the point is stated in the public official sources reviewed. Not public means it must be obtained in writing for the exact unit before reservation or payment.

Completion / handover date	Not publicly specified No exact public completion or handover date was found in the official pages reviewed. Ask for the date and delay remedies in the signed contract.
Apartment delivery condition	Not publicly specified The official public pages reviewed do not state black frame, white frame, turnkey finish or furnished delivery for every unit. Require a room-by-room specification annex.
Structure and main materials	Confirmed publicly Publicly confirmed at masterplan level: energy-efficient infrastructure, smart systems, green mobility and pedestrian/cycling networks. Exact building structure, material brands and unit-by-unit technical schedule were not published on the pages reviewed.
Facade, glazing and insulation	Not publicly specified Exact facade build-up, glazing brand/specification, thermal and acoustic performance were not publicly stated. Request drawings and product schedules.
Utilities, HVAC and MEP	Not publicly specified Exact heating/cooling, ventilation, water, electricity, metering and backup systems were not publicly stated for the selected unit.
Elevators, fire safety and access	Not publicly specified Exact elevator brand/count, fire systems, access control, generator and security specification were not publicly stated.
Furniture and appliances	Not publicly specified No universal furniture or appliance package was publicly confirmed. Treat renders and show apartments as illustrative unless included in the contract.
Parking and storage	Not publicly specified Parking and storage allocation, ownership/use rights and fees must be confirmed for the selected unit.

Buyer support and added benefits

01	Complimentary tour in Tbilisi	A complimentary city and project orientation tour is included when a property purchase is completed through Turman Group. Scope, date and eligibility are confirmed in writing before purchase.
02	Fast transfer coordination	We coordinate the documents and registration steps for the fastest practical transfer. Developer, bank, notary and public-registry processing times remain outside our control.
0%	Internal 0% instalment options	Selected units may offer a developer-managed interest-free instalment plan. Deposit, duration, schedule and eligibility must be confirmed in the developer's written offer and sale contract.

The complimentary tour is a Turman Group buyer benefit. Transfer timing and 0% instalments are subject to the selected unit, current written terms and third-party processing.



Official architectural render. Final delivery may differ.

What to request before buying

- Exact unit number, floor, net and gross area, balcony/terrace area, view and orientation.
- Signed completion date, grace period, delay penalty, refund and force-majeure clauses.
- Detailed fit-out schedule: floors, walls, ceilings, doors, sanitaryware, kitchen, lighting and appliances.
- Structural, facade, glazing, waterproofing, acoustic, fire-safety and MEP specifications.
- Full price, payment schedule, currency rule, taxes, registration costs and annual service charge.
- Parking/storage rights, common-area ownership, management agreement and rental restrictions.
- Land title, construction permit, developer entity, bank account and independent legal review.

What Turman Group can arrange

- A clear comparison by budget, intended use and preferred location.
- Current unit availability, written price and payment-plan confirmation from the developer.
- Online or on-site consultation and a prepared list of technical and contract questions.

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TRANSPARENCY

Official sources reviewed

Official Tbilisi Waterfront page
eaglehillsgeorgia.com

Official Georgian-language project page
eaglehillsgeorgia.com

Official Riverside Residences page
eaglehillsgeorgia.com

Official Eagle Hills overview, 21 October 2025
eaglehills.com

Official sales update, 2 February 2026
eaglehills.com

Official Georgian project brochure
eaglehillsgeorgiacdn.eaglehills.ai

Important notice

This document is an independent information guide, not the developer's official offer and not legal, engineering, tax or financial advice. Project scope, pricing, availability, dates and specifications can change. Before any payment, obtain an updated written offer, the exact unit plan, a technical specification and a signed contract reviewed independently. Architectural renders are illustrative.

TURMAN GROUP

One direct contact for selected projects in Georgia