

MIRA VERDE





"Today, buyers are no longer searching for square metres alone. They are looking for confidence in what they will own and clarity in how they will live. Our role is to think about every detail in advance, from the character of the interiors to the services, amenities, and long-term care, so our clients can spend less time managing a property and more time enjoying the life it was created for."

Timur Mamaikhanov,
Co-founder and CEO of Mira Developments

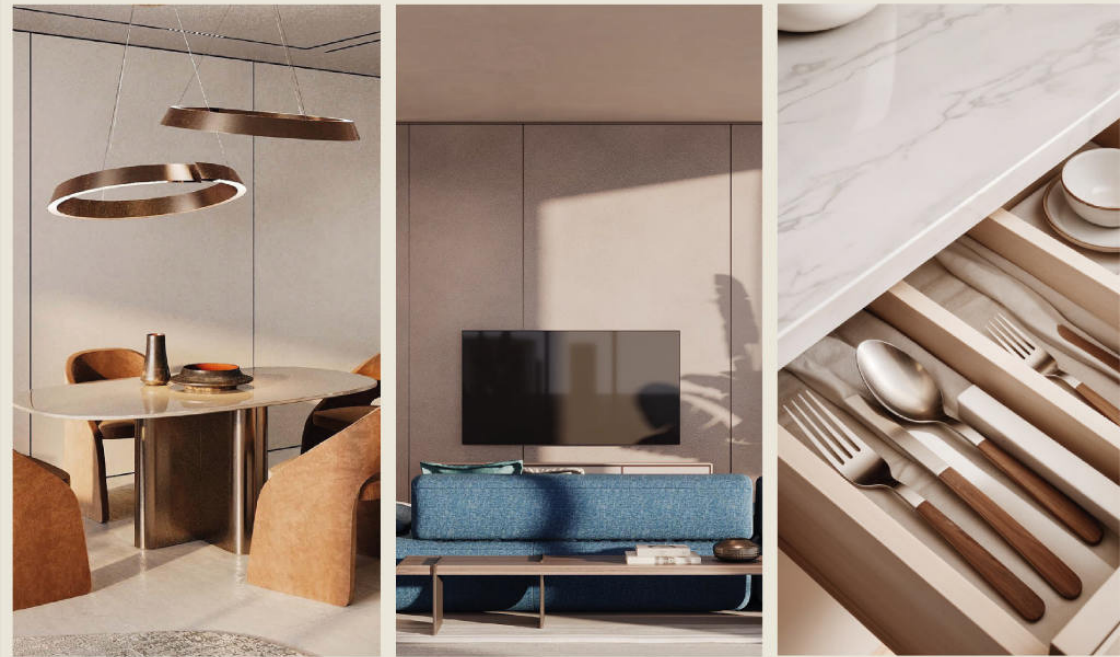
THE WORLD



You receive the keys and open the door to a home where everything is already in place.

Furniture, lighting, a fully equipped kitchen, tableware, textures, and the quiet touches that usually take months to complete now belong to one seamless experience. Every room carries the character of a global luxury brand, translated into a space that feels ready, private, and personal from the very first day.

OF MIRA DEVELOPMENTS



Founded in the UAE in 2023, Mira Developments creates fully furnished branded residences across the UAE, the wider Middle East, and Europe in collaboration with leading names in fashion, design, lifestyle, and luxury interiors. Our homes are made for clients who value a distinctive atmosphere, five-star hotel-level service, and the confidence of knowing every essential has been considered before arrival.

We work with brands that already have a clear design identity. Each collaboration brings a different sensibility into the residence – the elegance of fashion, the precision of design, and the comfort of thoughtful details, all brought together in one home.

BEYOND THE FRONT DOOR



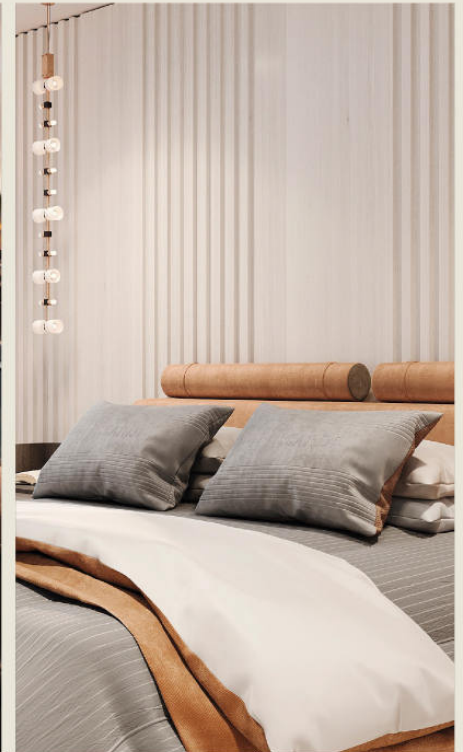
A home becomes complete when the life around it is just as considered. Sport, wellbeing, dining, work, recreation, and daily essentials sit within a single environment, allowing residents to move through the day without unnecessary journeys all over the city.

Across our communities, thoughtfully designed amenities naturally enter the routine: swimming pools, fitness clubs, padel courts, restaurants and cafés, wellness centres and spas, coworking spaces, landscaped parks, children's facilities, and retail.

ALL THE LITTLE THINGS, TAKEN CARE OF

FIVE-STAR HOTEL-LEVEL SERVICES

The best service is often the one you barely notice. A door opened as you arrive. A home prepared before you return. Reservations made, deliveries received, maintenance handled before it becomes a concern, and 24-hour security working in the background.



FIVE-YEAR WARRANTY

With Mira Care, every home is protected by a five-year warranty. It gives owners confidence not only in the spaces they see daily, but also in the infrastructure working behind the walls.



At Mira Developments, the most important work stays close to us. Construction, architecture, engineering, and project delivery sit within our vertically integrated system, allowing us to oversee the details that make the greatest difference to how a residence looks, performs, and holds its quality long after move-in.



MASTER-PLANNED COMMUNITIES:

Mira Developments creates master-planned communities where the joy of living extends beyond the residence itself. Buildings, walking paths, landscaping, public spaces, amenities, and services are planned under one clear vision, creating a unified language and a distinctive sense of place.

WHEN HOME GOES BEYOND THE WALLS





"There's a kind of architecture you never quite notice, yet always feel — the kind that simply makes you feel at home. Where the first thing you see each morning is something beautiful. Where the air feels light and the mind wants to create, where you can sit quietly and think, take a walk, rest, move.

A space that inspires without ever announcing it. That is how we imagine our communities — bringing quiet joy through the smallest daily touches, the ones you barely notice yet feel in the quality of your life. To me, that is what true luxury real estate means."

Tamara Getigezheva,
Co-Founder of Mira Developments

DESIGNING

THE DAY



The apartment may be perfect. What if the day around it isn't? School in one direction, the gym in another, groceries on the way back, guests staying across town, and the nearest park nowhere close. We design our communities to close those gaps.



A great master plan is built around the rhythms of real life. Residences, hotels, wellness, retail, cafés, restaurants, schools, offices, green spaces, and the routes between them are planned as one connected environment. The value is in how naturally they fit together, making routines easier and allowing life to feel complete without leaving the neighbourhood.

NO TWO DESTINATIONS

Our communities take their character from the places they belong to. In the Middle East, that often means waterfront living, private beaches, and a close connection to the sea. In Tbilisi, the landscape tells a different story – one of hills, forests, fresh air, and sweeping views across the Georgian capital.



SHOULD FEEL THE SAME

In every setting, architecture, nature, amenities, movement, and daily life are planned from the beginning under one complete vision.



MIRA DEVELOPMENTS:

**WHERE GLOBAL
BRANDS FEEL
AT HOME**



DESIGN YOU CAN LIVE IN

A global brand is recognised through details: proportion, texture, material, colour, silhouette, and mood. Inside the home, that identity becomes physical: the sofa, the dining table, the lighting, the surfaces, and the way someone moves through a room and feels at ease.

Bentley Home, ETRO Home, ELIE SAAB, Jacob & Co., Trussardi, John Richmond, Gianfranco Ferré Home, and our other partners each bring their own perspective on beauty, comfort, and craftsmanship.



"The reputation of the brand is its main asset, and it means you can't tolerate compromises or get away with something that is not 100% correct. With residential property, the stakes are even higher than with a fashion collection. There's a new collection every year, but the buildings are going to remain there for a long time. Finding the right partner is crucial, and we are really happy with Mira Developments."

Andrea Gentilini,
CEO of Luxury Living Group



BENTLEY

HOME



Mira Villas designed by Bentley Home,
Dubai

Mira Villas designed by Bentley Home became the world's first residential community created in collaboration with Bentley Home. Every interior was conceived exclusively by the Bentley Home design team, bringing together generous proportions, smooth curves, leather, natural stone, tailored stitching, and the signature diamond quilting inspired by British automotive craftsmanship.

TRUSSARDI
CASA



Trussardi Residences,
Dubai

Trussardi Residences and its even more ambitious sibling, Trussardi Residences Phase II, became the first residential properties by the Italian fashion house. Every apartment features interiors inspired by the quiet elegance of modern Milan: clean geometry, balanced proportions, natural materials, and a warm, understated palette.

JOHN
R I C H M O N D



Richmond District,
Dubai

Richmond District brings John Richmond's unmistakable aesthetic to an entire integrated master plan, comprising five residential towers and one office tower. Throughout the development, the brand's distinctive character carries from the interiors to the wider architectural experience, creating spaces with a confident identity.

GIANFRANCO
FERRE
HOME



Gianfranco Ferré Residences,
Ras Al Khaimah

Set on Ras Al Khaimah's waterfront, these fully furnished residences bring Gianfranco Ferré Home's design language to the Arabian Gulf. Inspired by the vision of the "Architect of Fashion," the interiors draw on proportion, disciplined lines, layered textiles, refined detailing, and the precision of a bespoke suit.



Mira Coral Bay,
Ras Al Khaimah

Textile craftsmanship, art, and culture set the tone. Paisley motifs, jacquard fabrics, layered patterns, rich colour palettes, carved wood, decorative objects, luxurious upholstery, and tactile materials create rooms with the richness of a collection built over time. Pattern and texture carry the Italian spirit through the home.

JACOB & CO



Mira Coral Bay,
Ras Al Khaimah

Known for exceptional jewellery and highly complex watch-making, Jacob & Co. has built its reputation on precision engineering, sculptural forms, and an unapologetic sense of spectacle. In the residence, that energy appears through reflective surfaces, dramatic lighting, polished metals, and architectural details designed to catch the eye.



POST Hotel & Residences by ELIE SAAB,
Andermatt

Fully furnished residences are set within a meticulously restored historic chalet dating back to 1788 and bring ELIE SAAB Maison's unmistakable couture aesthetic into the heart of the Swiss Alps. Fine stone, crafted fabrics, flowing lines, and a palette of creams and warm greys create homes that feel elegant and luminous.



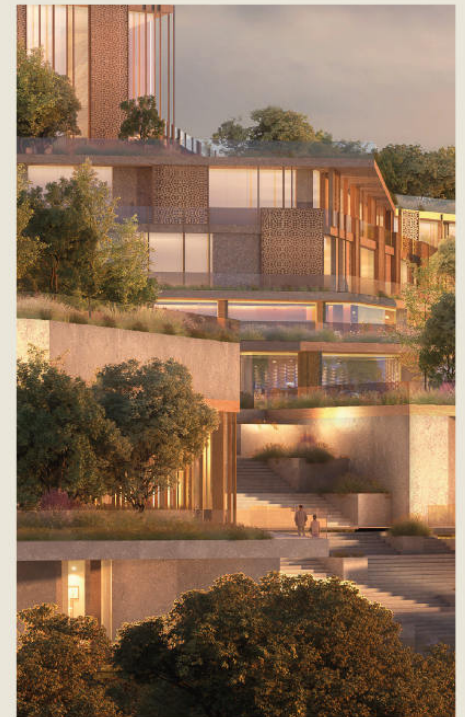
Italian wellness technology gives all our fitness spaces a more considered rhythm. Clean-lined equipment, ergonomic movement, connected training, performance tracking, and professional-grade machines create an environment where exercise feels intuitive, precise, and easy to return to.

A COMPLETE HILLSIDE ADDRESS

MIRA VERDE

Mira Verde is Georgia's first multi-branded master-planned community, set across the hills overlooking Tbilisi.

- 600 branded residences
- 80 townhouses
- 104 villas
- hotels
- wellness
- education
- retail
- offices
- an 18-hole championship golf course
- five-star hotel-level services



The idea is simple: life should not feel scattered. A morning workout, coffee with friends, school, work, golf, dinner with a view, or a weekend spent close to home can all happen within the same community.



WHY GEORGIA, WHY NOW

Georgia is becoming one of the region's most compelling places to invest, live, and spend time. European in outlook and positioned between East and West, it combines straightforward ownership rules, international accessibility, and a tourism economy that continues to draw people from around the world.

Foreign buyers can own residential property in full, and qualifying investors may apply for residency. Tbilisi sits just three to four hours from major hubs

in the GCC and Europe, with 47 airlines connecting the capital to more than 25 countries. Around 3.4 million visitors come to Tbilisi each year, while Georgia welcomes 7.3 million tourists overall.

With an average stay of 5.5 nights and limited premium residential and hospitality stock, the market creates a strong context for both lifestyle buyers and long-term investors.



WHERE THE HILLS

You look at the hills, the city below, the open sky, and the 10-minute drive back to the centre – and the idea becomes simple. Mira Verde is for people who want Tbilisi close, without feeling surrounded by the city every moment of the day.

MEET THE CITY

A community of this scale only works when the landscape remains the main character. Mira Verde follows the natural contours of the hillside through low-rise architecture, planted roofs, generous terraces, landscaped courtyards, and open pedestrian routes. Across 600 apartments, 80 townhouses, and 104 villas, the layout keeps drawing the eye back to the greenery, the mountain skyline, and the panoramic views over Tbilisi.





"My principle is simple: to bring beauty into everything we do. With Mira, each project becomes living architecture. We design spaces where people can live fully and experience life at its highest quality. Great architecture makes cities stronger, and life within them more inspiring. For us, development carries a cultural and artistic responsibility, alongside the business and technical work. We want to help shape the future by revealing the character and beauty of every site we work with".

Marco Casamonti,
Co-founder of Archea Associati, Lead Architect for Mira Verde

THE RIGHT SIZE FOR EVERY LIFESTYLE

Mira Verde is made for different ways of owning and living. Some homes are compact studios or one- and two-bedroom apartments, easy to manage and ready for rental. Others are townhouses and villas with more space, privacy, and the feeling of a long-term base above the Georgia's capital.

Each residence is handed over fully furnished and equipped, with designer interiors, appliances, kitchen essentials, lighting, textiles, and selected details already in place. From the first day, the home is ready to live in, welcome guests, or enter the rental market.



An architectural rendering of a modern residential development built into a hillside. The houses are multi-story, featuring large glass windows and flat roofs, some of which have greenery on them. The buildings are nestled among trees and lush vegetation. A wide, light-colored stone staircase leads up the hill from the bottom center towards the middle ground. The sky is filled with dramatic, colorful clouds in shades of orange, yellow, and blue, suggesting a sunset or sunrise. The overall atmosphere is serene and emphasizes the integration of nature and modern architecture.

A LANDSCAPE FOR WELL-BEING

Green spaces, an 18-hole championship golf course, jogging tracks, outdoor sports courts, swimming pools, Technogym-equipped fitness facilities, and a 6,000-square-metre longevity centre make staying active, spending time outside, and taking care of yourself feel easier throughout the week.

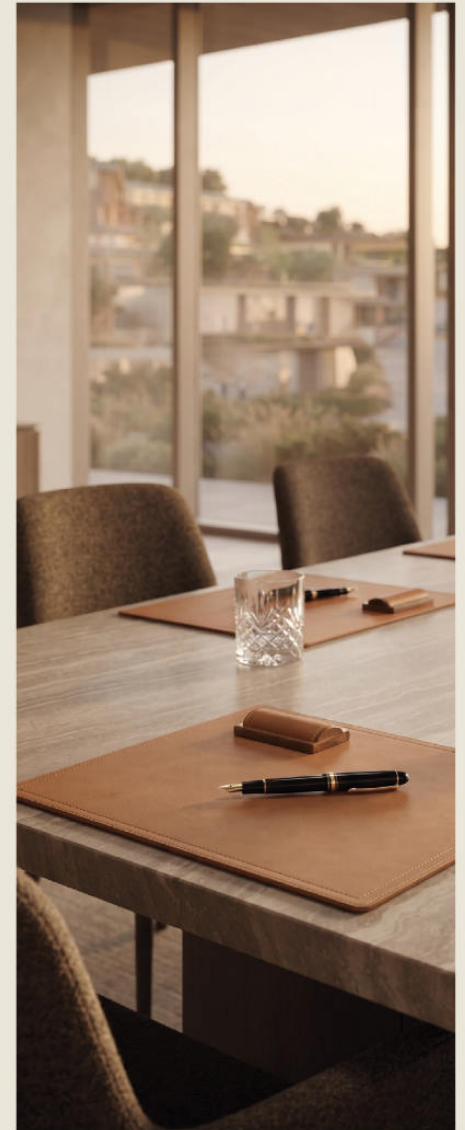
ESSENTIALS AROUND THE CORNER

Morning coffee, groceries, a pharmacy, dinner with friends, or an afternoon browsing boutiques can happen along the same walk. Restaurants, cafés, everyday retail, and branded stores are close enough to simplify the day for residents and useful enough to serve visitors as well.



An aerial architectural rendering of a modern development. The complex features multiple buildings with terraced green roofs and large, open courtyards. The architecture is characterized by clean lines and a mix of materials, including wood and stone. The surrounding area is lush with trees and greenery. In the bottom left corner, a road with a car is visible. The text "A DESTINATION BEYOND HOME" is overlaid in the bottom left corner.

A DESTINATION BEYOND HOME



A five-star hotel and business spaces give Mira Verde a life beyond private residences. Visiting family can stay close, colleagues can meet nearby, and business partners can be welcomed within the same address.

GROWING TOGETHER



For families, distance from school is never just a line on a map. It becomes the morning rush, the pickup, the traffic, the change of plans, and the quiet feeling that the day belongs to logistics. Kindergarten, a European school, and an AI-focused university keep education close to the homes, so the neighbourhood can stay at the centre of family life.





CONFIDENCE FROM DAY ONE

Each residence is delivered fully furnished, with interiors by internationally recognised lifestyle brands and professional rental management by Mira Developments. For the owner, this creates a clear product, ready for personal use or rental inside one of Tbilisi's most complete new communities.

The wider investment case is supported by Georgia's ownership environment. Foreign ownership is fully permitted, there is no inheritance tax, and taxation on rental income and capital appreciation remains low. With 12–15% short-term rental yields, 20% year-on-year capital growth in recent years, and limited stock of branded property of this scale in Tbilisi, Mira Verde gives investors a rare position in a market still early in its premium development cycle.



10-YEAR GUARANTEED ROI



Mira Verde offers an 8% guaranteed ROI for 10 years, giving investors a clear income structure from the beginning of ownership. The guarantee is strengthened by the way the project is built to perform: branded interiors, fully furnished handover, professional rental management, hotel-level services, international accessibility, and a destination designed for people to live, stay, work, study, and visit all contribute to the long-term performance of the property.

MIRA VERDE



