LIVE AROUND THE PARK

63 GIORGI DANELIA STR.

SPARKCITY

A MODERN RESIDENTIAL ECOSYSTEM IN TBILISI

SPARKCITY



63 GIORGI DANELIA STREET, TBILISI



URBAN LIVING WITHOUT LOSING TOUCH WITH NATURE

SPARK CITY is designed to create a residential environment where modern architecture, nature, tranquility, and the infrastructure needed for everyday comfort come together in one place.

The project features low-rise development and thoughtfully planned shared spaces, including green areas and recreational zones.


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THE PROJECT IN NUMBERS

57 000 м² OF GREEN AND RECREATIONAL SPACE

24 000 м² OF LAND DESIGNATED FOR RESIDENTIAL BUILDINGS

3 м BALCONY DEPTH

20 м SWIMMING POOL

LOCATION



CLOSE TO THE CITY, EVEN CLOSER TO NATURE.

Spark City is located at 63 Giorgi Danelia Street in Saburtalo, Tbilisi. The project offers the opportunity to live in a peaceful, green setting while keeping essential everyday amenities and services within easy reach.

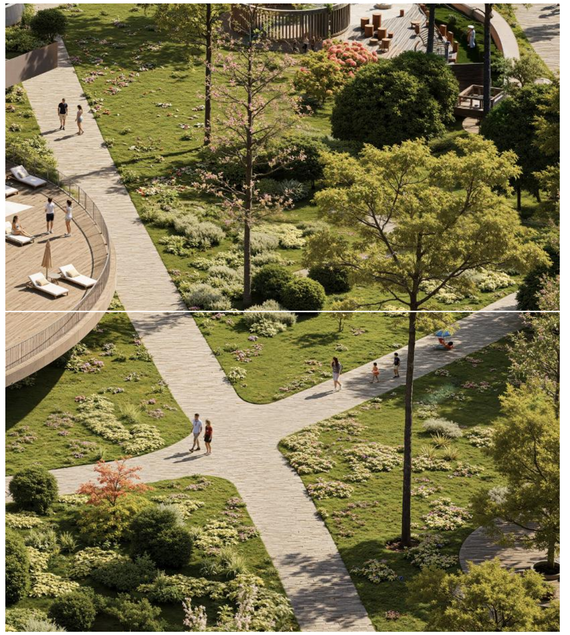
THE PARK

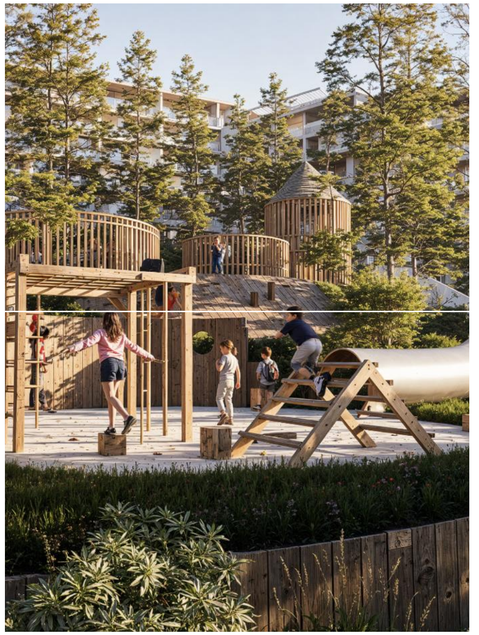
Spark City was designed around a central park. The buildings follow the natural contours of the land, creating a cozy, wind-protected courtyard park between them. Their positioning takes panoramic views and proximity to nature into account.

The park is car-free, offering a peaceful place to walk, relax, or spend time with children. Alongside landscaped green areas and walking paths, a decorative reflecting pond adds a distinctive feature to the space.



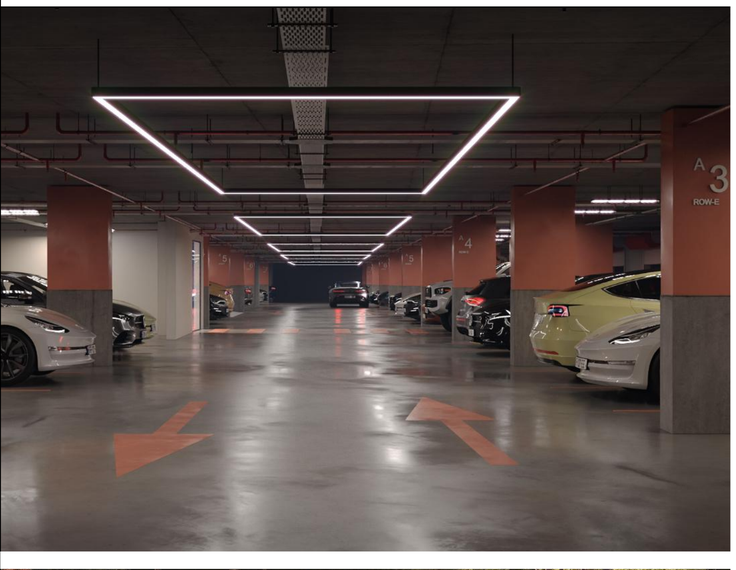

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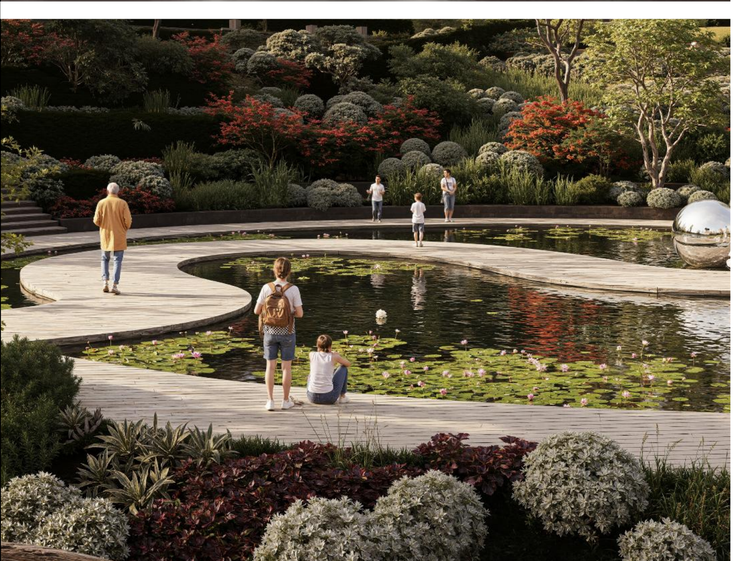


INFRASTRUCTURE

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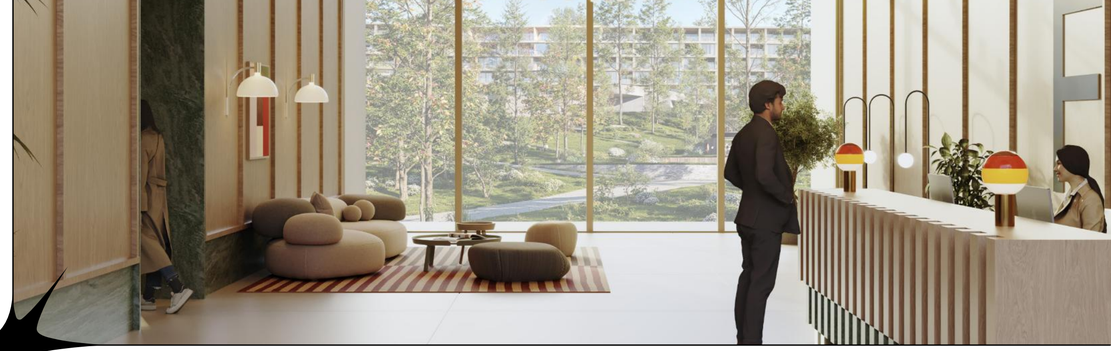




Everything You Need for Everyday Living

- 20-METER SWIMMING POOL WITH AN OPEN TERRACE
- SPORTS AND WELLNESS COMPLEX
- FITNESS AREA
- PADEL COURTS
- SPORTS COURTS
- CHILDREN'S PLAY AREAS
- GREEN SPACES AND RELAXATION AREAS
- REFLECTING POND
- LOBBY AND SHARED SPACES
- UNDERGROUND PARKING
- 24/7 SECURITY

LOBBY





THE FEELING OF COMING HOME BEGINS THE MOMENT YOU ENTER.

Spark City's lobby welcomes residents and guests into an elegant, inviting setting where contemporary minimalist design, natural materials, and warm tones come together.

High ceilings create a greater sense of space, while expansive panoramic windows fill the interior with natural light and connect it to the outdoors. Thoughtfully selected materials, lighting, and proportions give the lobby its distinctive character, making it a pleasant part of everyday life.

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APARTMENTS

A SPACE THAT ADAPTS TO YOUR LIFESTYLE

A comfortable home begins with thoughtful planning. Every square meter of Spark City's apartments is designed to be used efficiently, with layouts tailored to everyday needs.

The project offers a variety of one-, two-, and three-bedroom apartments with different layouts, allowing you to choose a home that suits your needs.

Apartments feature:

- DEEP, TERRACE-STYLE BALCONIES
- SPACIOUS, LIGHT-FILLED LIVING AREAS
- ADDITIONAL STORAGE SPACES

Many ground-floor apartments have private gardens.
The project also features penthouses with high ceilings and panoramic views of the city, mountains, and central park. Selected penthouses also include private outdoor swimming pools.





STRUCTURAL DESIGN

GREATER FREEDOM IN INTERIOR PLANNING

Spark City's structural system offers greater flexibility in apartment layouts. The project uses a flat-slab structural system in which the floor slab and supporting beams are integrated into a single plane. This solution provides structural strength while allowing for more flexible use of interior space.

What Does This Mean for Residents?

- UNIFORM, FLAT, HIGH CEILINGS
- GREATER FLEXIBILITY IN INTERIOR LAYOUTS
- SPACES FREE FROM OBSTRUCTIVE STRUCTURAL ELEMENTS
- THE POSSIBILITY OF FLOOR-TO-CEILING GLAZING, WINDOWS, AND DOORS
- MORE NATURAL LIGHT

COMFORT IN EVERY DETAIL

3-METER-DEEP BALCONIES

Spacious balconies serve as a natural extension of the living area, offering room to create a relaxing outdoor retreat and spend more time outside.

DEDICATED TECHNICAL SPACES

Heating boilers and external air-conditioning units are housed in designated technical areas. This keeps balconies free of equipment while preserving the building's cohesive façade.

At Spark City, architectural details are designed to enhance both everyday comfort and the building's aesthetics.





INTERNATIONAL EXPERTISE, ARCHITECTURE TAILORED TO ITS LOCAL SETTING

MASTERPLAN

Christ & Gantenbein | Basel
ANDS | Milan

DETAILED ARCHITECTURE

NS Studio

Spark City's architecture combines international expertise with an understanding of the local environment. Particular attention is given to energy efficiency, thermal insulation, and sound insulation, helping create a comfortable living environment for residents.

CHRIST & GANTENBEIN NS STUDIO ANDS

WHY SPARK CITY?

MORE THAN A HOME. A COMPLETE LIVING ENVIRONMENT.

- 57,000 m² of landscaped green and recreational space
- Low-rise development and proximity to nature
- A peaceful setting close to the city
- Spaces designed for sports, relaxation, and an active lifestyle
- Comfortable apartments with flexible layouts
- Panoramic views of the city, mountains, and central park
- Construction quality control at every stage
- Convenient Location: Despite its proximity to the park and green spaces, Spark City offers easy access to the metro, major transport connections, educational institutions, and essential everyday services.

Choosing a home at Spark City means more than selecting an apartment. It's an opportunity to live close to nature, enjoy a wide range of amenities, and have the time and space for both relaxation and an active lifestyle.


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