NEXT



CINEMA CITY

BY NEXT

History Continued

Tbilisi - Since 1930

A NEW HERITAGE ADDRESS
BY NEXT IN TBILISI



History Continued

Tbilisi - Since 1930

ONCE A STAGE FOR **LEGENDS.**

NOW AN ADDRESS FOR **THE FEW.**

- Cinema City revives a cultural heritage monument and shapes it into tomorrow’s landmark.

- The project brings together a contemporary tower and the restored 1930 shooting pavilion where masterpieces of Georgian cinema were made

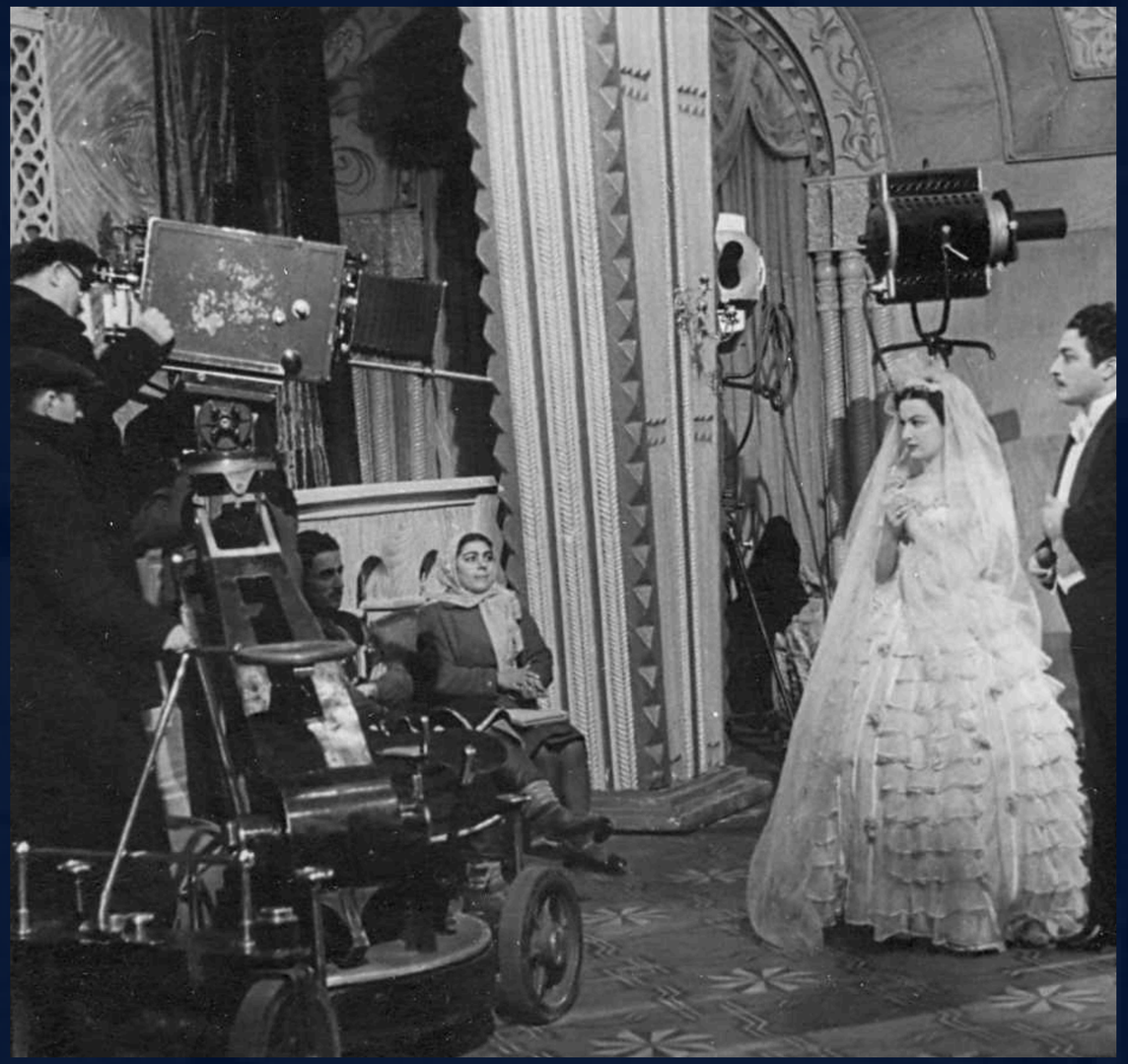
- With only 216 private residences, Cinema City becomes a limited heritage address in Tbilisi.



CELEBRATING A FASCINATING **HISTORY**

As the main shooting pavilion of the Georgian Film Studio, this building carries an exceptional history, playing a central role in Georgian filmmaking for nearly 80 years.

Historically associated with Georgia’s golden era of cinema, masterpieces of Georgian cinematography were produced here, bringing together some of the country’s most renowned directors, actors, and creative talents.



THE LIVING ARCHIVE **AWARD-WINNING** MASTERPIECES SHOT HERE

KETO AND KOTE

Directed by V. Tabliashvili, Sh. Gedevanishvili



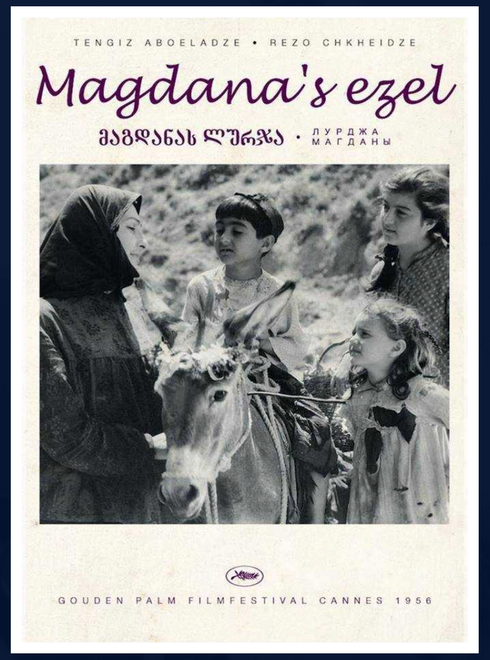
WHAT YOU'VE SEEN, YOU'LL NEVER SEE AGAIN

Directed by M. Tchiaureli



MAGDANA'S DONKEY (1955)

Directed by T. Abuladze & R. Chkheidze





ICONS OF **GEORGIAN CINEMA**

WHO WORKED HERE



01 Veriko Anjaparidze



02 Sergo Zakariadze



03 Sesilia Takaishvili



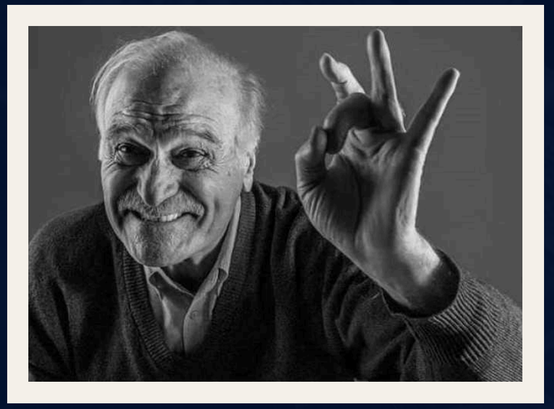
04 Medea Japaridze



05 Leila Abashidze



06 Avtandil Makharadze



07 Kakhi Kavsadze



08 Sofiko Chiaureli



History Continued

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THE **ARCHITECTURE** OF THE AVANT-GARDE

Designed and built between 1927 and 1930 by architect Mikheil Buzoghli, the pavilion is a premier example of Georgian Constructivism — its bold industrial geometry uniting national identity with the progressive design language of the 20th century.

- THE CONSTRUCTIVIST MANIFESTO

Today it stands as an officially protected cultural heritage monument.

- THE LIVING MONUMENT



A LANDMARK
REBORN



Cinema City gives the historic pavilion a second life — preserving its cultural memory and returning it to the city as the heart of a new heritage address.

The pavilion will be carefully rehabilitated and reimagined as a multifunctional cultural and lifestyle space.

History Continued

Tbilisi - Since 1930

ARCHITECTURAL IDENTITY

01

Two Eras

Cinema City is designed as a dialogue between the historic pavilion and the new residential tower beside it.

02

Signature Colour

The bronze-toned façade becomes the building’s signature — warm, distinctive, and modern, while also referencing Georgia’s ancient material culture.

03

Refined Architecture

Panoramic glazing, 360° façade, and enclosed pavilion-style balconies create a refined residential experience shaped by light, views, and architectural character.


History Continued
Tbilisi - Since 1930

PREMIERE
LOCATION

Situated along the historic David Aghmashenebeli Avenue, Cinema City by NEXT sits at the crossroads of the left and right banks of the Mtkvari River.

It is a primary historical and cultural artery merging unique architectural heritage with contemporary life.

German-influenced classicism, expressive Art Nouveau, and bold Soviet constructivism co-exist here.



History Continued

Tbilisi - Since 1930

AN ARCHITECTURAL ODYSSEY:

- Wetzel Hotel 1880 - (14 min)
- Wetzel Private Residence 1908 - (7 min)
- The Silk Museum 1890 - (7 min)
- The Forer Brothers' Palace 1910 - (10 min)
- The TBC Bank Building - (18 min)

NOTABLE NEARBY LANDMARKS:

- Mushtaidi Garden
- Apollo Theater
- Meteorological Center

CULTURAL HUB:

- Tumanishvili Theatre -1 minute
- Vaso Abashidze State New Theatre - 3 minutes
- Jansug Kakhidze Tbilisi Center for Music & Culture - 6 minutes
- Kote Marjanishvili State Academic Drama Theatre - 6 minutes
- Art Palace of Georgia - 9 minutes
- National Gallery / Museum of Fine Arts - 15 minutes

PROJECT OVERVIEW:

A collection of 216 private residences housed next to a restored pavilion.

CONSTRUCTION PERIOD:

2026–2029.

SCALE:

16 Floors.

5 RESIDENCE TYPES





PETITE STUDIO



MAISON ONE



MAISON TWO



GRAND MAISON



TERRACE MAISON

From

$206 000

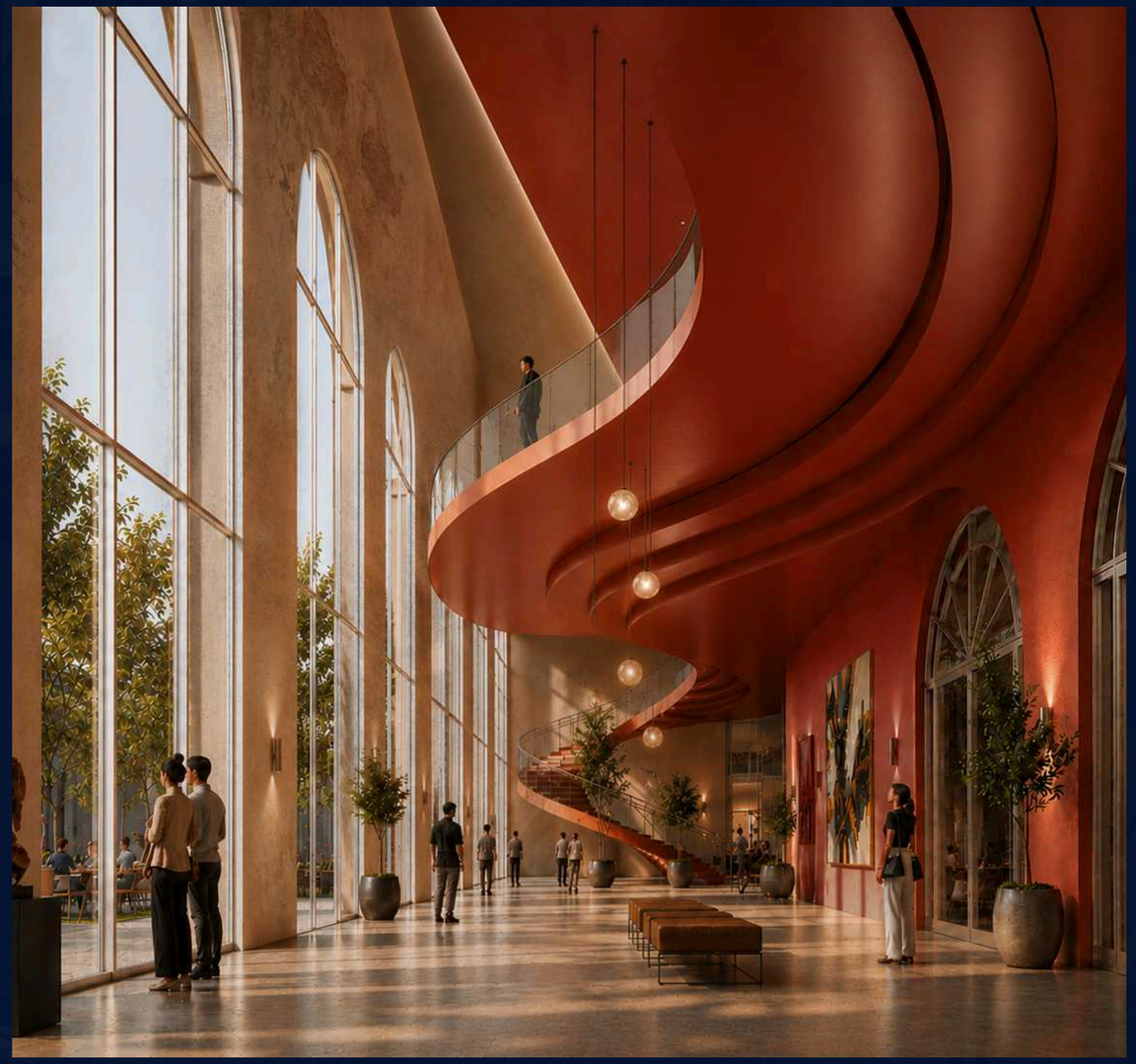


History Continued

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FACILITIES
AND AMENITIES

- Elegant lobby and lounge
- Cinematography museum
- Co-working and offices
- 4 fine dining restaurants
- Library
- Recreational zones
- Kids’ zone
- Commercial spaces
- Parking



COLLECTIBLE
REAL ESTATE

- Cinema City is collectible real estate — limited, culturally meaningful, architecturally distinctive, and impossible to repeat.

- Its value is shaped by protected heritage, limited residences, cultural identity, architecture, and a historic central location.



LASTING VALUE OF **HERITAGE** PROJECTS

Selected international landmark projects show price premiums from +49% to over +200% compared with local alternatives.

Project	Price Premium
Battersea Power Station, London	+95%
Chelsea Barracks, London	+151%
Maybourne Saint-Germain, Paris	+299%
Riga Waterfront, Riga	+49%
Waldorf Astoria Residences, New York	+64%
The OWO, London	+212%

PRE SALE
OFFER

- A limited-time presale with special terms and conditions.
- Only 2 selected floors are now open for purchase, offering just 30 residences in total.
- Starting from $206,000 with renovation included.



CINEMA CITY

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OWN PART OF
TBILISI'S **NEXT LEGACY**

History Continued

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