

BEYOND HOTELS · THE FIRST EPISODE RESIDENCES

Lisi Next-Gen.

Episode began in hospitality. Now we bring that hotel-level experience home — 36 editorial residences above Lisi Lake, designed by Khmaladze Architects.

Not a purchase. A way of living.

EPISODE.HOMES
TBILISI, GEORGIA

ABOVE LISI LAKE • TBILISI

— 01 — THE PROJECT • ONE MANAGED ENVIRONMENT

36 homes. One managed environment.

Episode's first residential project — built on a decade of running hotels as systems. Seven minutes from central Tbilisi, every home rises across three deliberate levels with a Khmaladze interior, independent solar, and the Homes+ operating layer from day one.

36

PRIVATE TOWNHOUSES

255 m²

AVERAGE HOME SIZE

3

LEVELS PER HOME

7

ARCHITECTURE AWARDS

5 yr

RESIDENCY INCLUDED

Q1 '27

DELIVERY

Private homes. Hotel-level services.

A home is not defined by walls or square metres. It is defined by how it supports life.

— 02 — THE CONCEPT • PRIVATE HOMES, HOTEL-LEVEL SERVICES

Not a complex of houses. A managed living environment.

Architecture, technology, operations and community are designed to work together permanently. **When you purchase here, you are not completing a transaction — you are entering a platform.**



Architecture

Interior and exterior designed as one complete system by Khmaladze. Built to perform — not to photograph.



Service

The Homes+ layer delivers concierge, maintenance and security. The standard is built in.



Community

Managed standards protect every home and yard — permanently, by design.

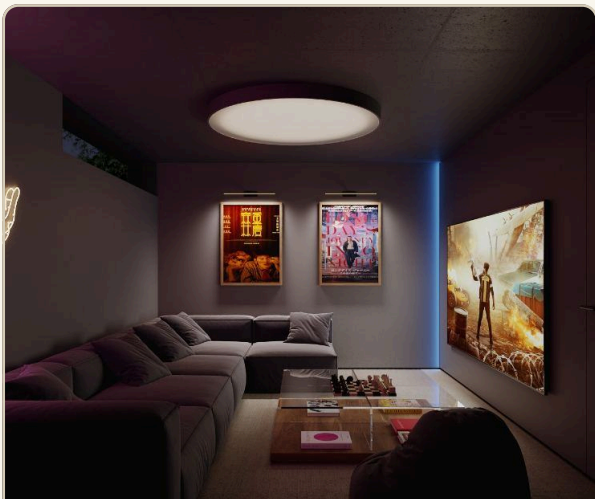
03

Three levels. One complete home.

Service, living and rest each occupy their own dedicated floor — so the home supports every part of the day.

Three levels. One complete home.

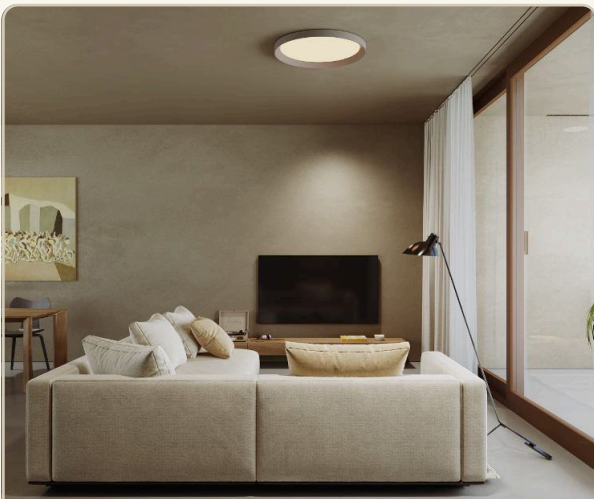
Service, living and rest each occupy their own dedicated floor — designed so the home supports every part of the day.



LEVEL 01 • GROUND

The retreat

- Garage with EV charging
- Lounge & entertainment room
- Solar & technical room



LEVEL 02 • LIVING

The social core

- Open-plan living & dining
- Fitted kitchen with island
- Private yard, 50–100 m²



LEVEL 03 • REST

The sanctuary

- 3–4 en-suite bedrooms
- Master with panoramic views
- Home office & balconies

Designed by Giorgi Khmaladze.

One of the most internationally recognised architects in the Caucasus — Harvard GSD, awarded on five continents.

Designed by Giorgi Khmaladze.

Trained at Harvard GSD — the first Georgian accepted there on full scholarship — and published in Architectural Digest, Wallpaper* and ArchDaily. This is the third project Episode and Khmaladze have built together, and their most complete.

— SELECTED AWARDS

FIABCI World Prix d'Excellence	2023
WORLD SILVER • MIAMI	
Architizer A+ Awards	'20-22
5 PRIZES • JURY + POPULAR	
Iconic Awards • Best of Best	2020
GERMANY	
ArchDaily & Strelka Grand Prix	2019
GLOBAL WINNER	



GIORGI KHMALADZE

A private Khmaladze interior is not available on the open market. Every home here includes one as standard.

How you choose. How it arrives.

Category, readiness and a fixed price matrix — with
build quality identical across all 36 homes.

Same build. Different experience outside your door.

Build quality, materials and interior specification are identical across all three.
Category reflects what surrounds the home — not what is inside it.

Standard

12

ONLY 12

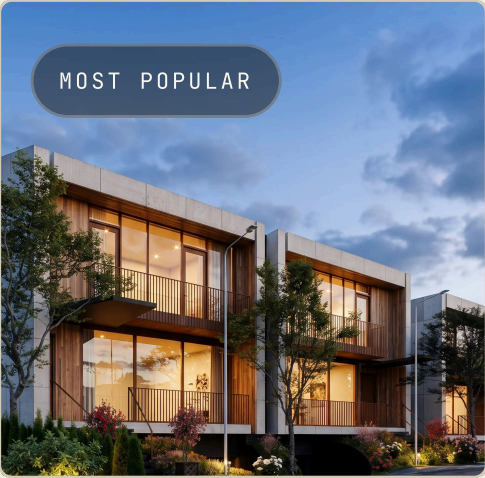


Comfortable living in a connected position with a functional private outdoor area.

Premium

16

MOST POPULAR



Wider outlooks, a larger yard, more light and greater separation. The most popular category.

Grande

8

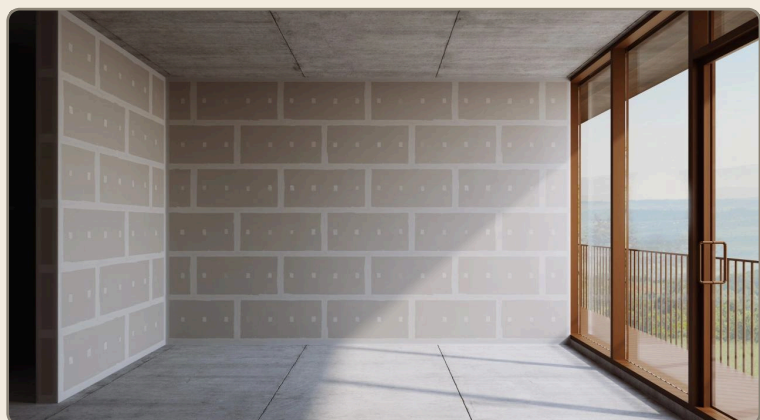
LIMITED TO 8



Exceptional outdoor space, panoramic surroundings, maximum privacy. The fewest of any category.

Choose how complete your home arrives.

Every home is built to the same architectural and engineering standard. What you choose is how complete the interior is at handover.



BLACK FRAME

Blank canvas

The structure is complete, utilities are live. The entire interior is yours to define from scratch.



GREEN FRAME

Engineered interior

Every technical system installed and tested before handover. You arrive at the finishing stage — no hidden work, no surprises.



TURNKEY

Move-in ready

A complete home designed by Khmaladze Architects, executed by Episode. Handed over finished. You arrive and you live.



Design included with every frame

The interior design by Khmaladze Architects is a complimentary gift with every purchase — Black, Green or Turnkey.

A fixed matrix. No negotiation required.

All prices in USD per m². The unit price is the applicable rate × the confirmed home size.
Price reflects position and delivery level — not quality, which is identical across all 36 homes.

— PRICE PER M²

CATEGORY	BLACK	GREEN	TURNKEY
Standard	\$1,650	\$1,900	\$2,500
Premium	\$1,750	\$2,000	\$2,600
Grande	\$1,800	\$2,050	\$2,650

\$475k

AVERAGE UNIT PRICE ACROSS THE DEVELOPMENT

06

Built to a standard you can verify.

Most developers give you a finishing date. We publish a full material specification — every layer, every brand.

FULL SPECIFICATION PUBLISHED

— 06 — MATERIALS • BUILT TO A STANDARD YOU CAN VERIFY

What your home is made of.

Every material is named, so you can verify each one directly with the manufacturer. The full layer-by-layer specification is published separately.

The skeleton	GEOCONCRETE B30
Windows & glass	ALUTECH W55
Insulation	ROCKWOOL 70
The facade	ZODI + LARCH
Water systems	VESBO PPR
Heating	HYDRONIC
Electrical	LEGRAND • CAT6
Finishes	SIKA • RENNER

The home that powers itself.

Every home includes a complete, independent solar and battery system. The grid becomes a backup.

15 PANELS • 6.9 KWH BATTERY • ~8,600 KWH / YR

Your home generates its own electricity.

Each of the 36 homes has its own complete solar system — separate panels, inverter and battery. Tap through the day to see how power flows.



Panels produce more than the home consumes. Surplus charges the battery. Grid draw: zero.

- JA SOLAR
- HUAWEI ENERGY
- 88.2% PERFORMANCE RATIO
- 4,050 KG CO₂ AVOIDED / YR

08

A home that runs itself.

The integrated operating layer beneath everyday life — managed by Episode, accessed through one app.

Not property management. An operating system.

The same operational knowledge built running Episode Hotels — 128 rooms, no front desk, app-based everything — now runs daily life at Lisi Next-Gen. Managed by Episode, accessed through one app.

— HOMES+ CORE • ALWAYS ON

- Concierge coordination
- Maintenance & technical dispatch
- 24/7 security coordination
- Electric community bus & shared bikes

— HOMES+ ON-DEMAND • ON REQUEST

- Cleaning, laundry & handyman
- Airport transfer & driver
- Rental & tenant management
- Furnishing & event assistance



One app for everything

Requests, status and history in a single structured ecosystem — every interaction logged and accountable. Core is included by membership; On-Demand is pay-for-what-you-use.

An asset, and a place to belong.

A fast-appreciating market, a 5-year residency, and
protections built into ownership itself.

What it could be worth.

Tbilisi has been one of the fastest-appreciating residential markets in the region. The figures below are official; the projection is illustrative, not a promise.

+57%

NEW-BUILD PRICES SINCE 2020

+13.5%

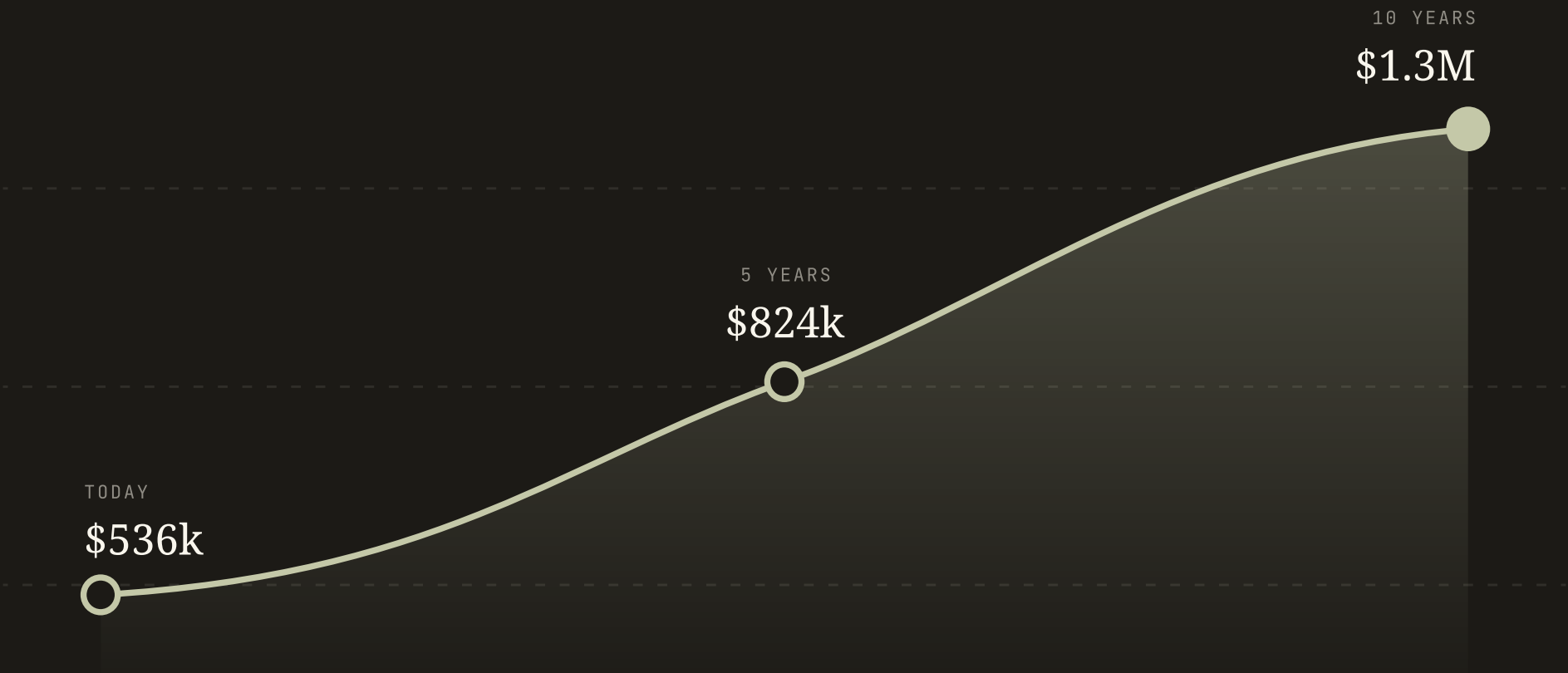
HOUSE PRICES YOY · Q1 2025

2–3×

CHEAPER THAN COMPARABLE EU

Projected value · 10 years

MODERATE 9% / YR



01 • HEADLINE ADVANTAGE

5-year Georgian residency — included with purchase.

One purchase qualifies the buyer and immediate family for a 5-year residency permit. Ownership is the qualifying act — no separate application, no interview. Renewable, with a pathway to permanent residency. Georgia levies no annual property tax on privately held homes.

- OWNER & FAMILY
- NO MINIMUM STAY
- NO LANGUAGE TEST
- NO ANNUAL PROPERTY TAX

02

One-year buy-back

Not satisfied within 12 months? Episode buys the home back at the original price.

03

Exit liquidity

Resale supported through Episode's own buyer network — never the open market alone.

04

Rental management

Full coordination via Homes+ for owners who don't occupy full-time.

05

Asset protection

Professionally maintained from day one — documented service history holds value.

06

Payment flexibility

Bank financing facilitated, cryptocurrency accepted, and an interest-free deferred down-payment over 12 installments.

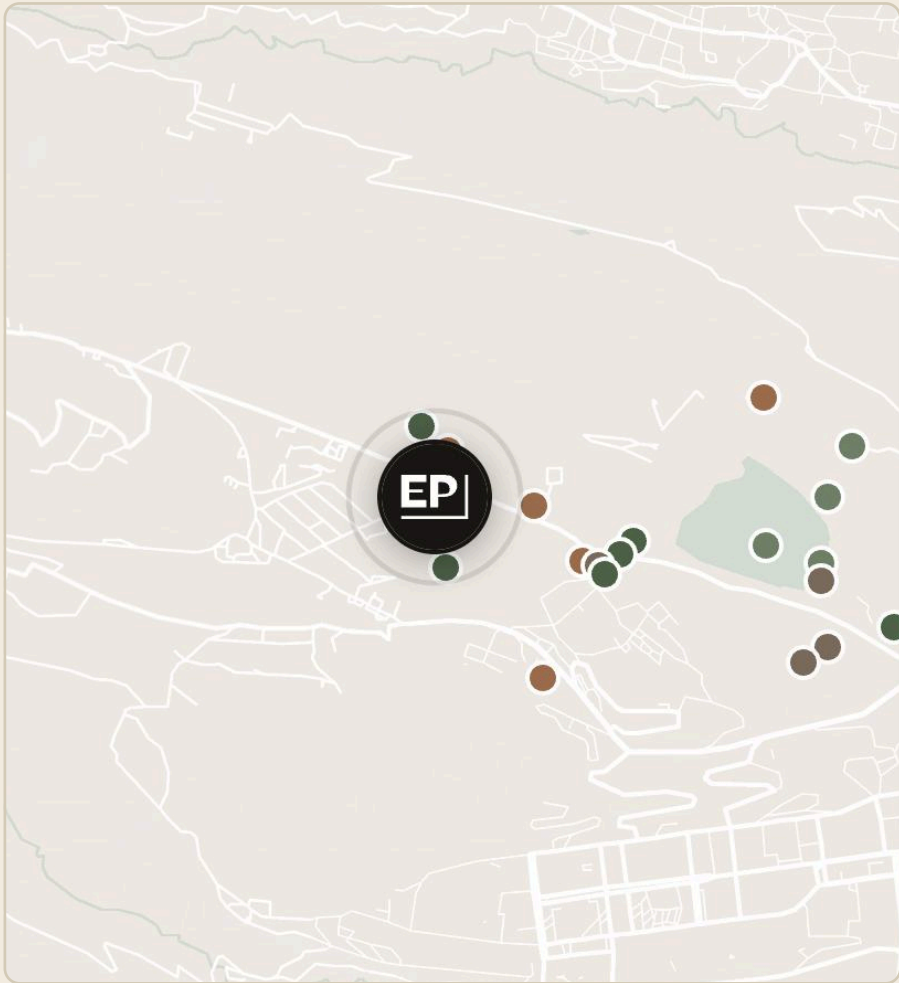
10

Above the lake. Close to everything.

Elevated enough for privacy and views, connected enough that nothing is far — seven minutes to the city.

Above the lake. Close to everything.

Lisi Next-Gen sits on the slopes above Lisi Lake — elevated enough for privacy and views, connected enough that nothing is far. Schools, nature, sport and medical care are all minutes from the door.



EDUCATION

Logos International Academy	2-3 MIN
Millennium School	4-6 MIN
British International (BIST)	7-8 MIN

LAKE, SPORT & MEDICAL

Lisi Lake & Beach	5-6 MIN
Padel Island	4 MIN
Medical Mall	5 MIN
Central Tbilisi	7 MIN



Not a first project. A proven system.

1,069 homes delivered. Zero missed delivery dates.
Seven international architecture awards across three
projects.

A proven system across hospitality, residential & investment.

1,069 homes delivered. Zero missed delivery dates. Seven international architecture awards across three projects. One architect, one standard of execution.



French District

1,069 homes • 3,000+ residents •
100% sold before completion.

SOLD OUT



MEAMA HQ

The most awarded building in
Georgian architectural history.

7 AWARDS



Episode Hotels

Georgia's first tech hotel. The
operational DNA built into Homes+.

128 ROOMS

One address. One decision.

36 homes above Lisi Lake. Every system built in. Every standard maintained. The showroom is open.