q. Tbilisi, q. Tbilisi, sof. diRomi
rostevanis lCixis nakv: 01.72.14.035.901

saprojeqto mravalbiniani sacxovrebelisaxlis (adabbloki)
gamwvanebis proeqti



FLEX
ARCHITECTURE

Tbilisi 2025 w.

ganmartebiTi baraTi

q. Tbilisi, q. Tbilisi, sof diRomi

rostevanis lCixi nakv: 01.72.14.035.901 dagegmilia mravalbiniani sacxovrebeli saxlis mSenebloba bbloki, aRniSnul proeqtSi gaTvaliswinebulia gamwvanebiTi samuSaoebis warmoeba, dairgveba buCq-mcenareebi da xe-nargavebi romlebic q. Tbilisis landSaftisa da klimatisTvis maqsimalurad adaptirebulia. teritoriis garkveul nawilze moewyoba cxaura tipis gamWolizedapiris mqone filebi, aseve moewyoba balaxis safari, dairgveba buCq-mcenareebi da xe-nargavebi kerZod:

1. balaxis safari 467 m2.

2. himalais kedari / cedrus deodora 14 Ziri 3.5--5.5 m-mde 20 sm.dan 5-10 weli

3. kavkasiuri cacxvi / Tilia begoniifolia 13 Ziri 3.5-5.5 m-mde 14 sm.-dan 5-10 weli

4. cxaura tipis gamWolizedapiris mqone filebi 196 m2.

zemoTxsenebuli xe-nargavebi da buCq-mcenareebi armiekuTvnebian wyaluxv xeebsa da mcenareebs da Tbilisis temperaturisTvis mizanSewonilia maTi gamoyeneba, aseve arsaWiroeben mfrqvevanebisa da sarwyavi sistemebis damontaJebas da maTi movlaSesaZlebelia periodulivylismiwodebiT (mowyviT).

gamwvanebis samuSaoebis dasrulebis Semdgommis zedamxedvelobasa da movlaze pasuxismgebloba iRebs damkveTi S.p.s "k3 investment"-i (direqtorianton dundua) xolo Senobis eqspluataciaSi miRebis da amxanagobis Camoyalibebis Sedeg nargavebis movlapatronoba daekisrebaT amxanagobis wevrebs aRniSnuli sakiTxi gaTvaliswinebulia xelSekrulebis pirobebSi. nargavebze pasuxismgebloba vada vrcel deba aranakleb 3 (sami) wlis ganmavlobaSi.

samuSaoebis dasaxeleba	dReebis raodenoba																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
gruntis damuSaveba	■	■	■	■	■	■	■	■	■	■																				
buCqovani mcenareebis dargva										■	■	■	■	■	■															
xenargavebis dargva										■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
balaxis safaris dargva																										■	■	■		
teritoriis dasuf Taveba																													■	■

gamwvanebis proeqtis avtori: irakli maziaSvili

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xelSekruleba #

pirobiTi aRniSvnebi

- RerZis xazi
- sakadastro sazRvari
- Wrilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svla gezi
- gasasvlelamde misadgomi manZili
- sc-2 — dakavebulobis jgufi (qvejgufi)
- d.d.2 — dakavebulobis datvirTva
- b. #6 | 42.2 — saerTo farTi
- 38.2 | 4.0 — sazafxulo farTi
- farTobi Sida konturze
- binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaura tipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- C — CrdiloeTis aRniSvna

	simbolos saxelwodeba
	saxanZro mildgari
	saxanZro ganyofilebasTankavSirissistema
	sagangebo xmovani gangaSis sakomunikacio sistema
	xelis cecxlmaqri
	saxanZro-samaSvelo samsaxurismier gamosayenebeli misaerTebeli-hidranti
	kvanlis avtomaturi aRmonCeni
	kvanlzemoreagire mauwyebeli
	avtosaSxefi
	saxanZro gangaSis xeliT samaRTvaikolofi
	gasasvleli

შპს "ფლექს არქიტექტურა" 404920216 FLEX ARCHITECTURE

FLEX ARCHITECTURE

S.p.s. "fleqs arqiteqtura"		
Tanamdeboba	gvari	xelmowera
direqtori	i. maziaSvili	
proeqtis avtori	i. maziaSvili	

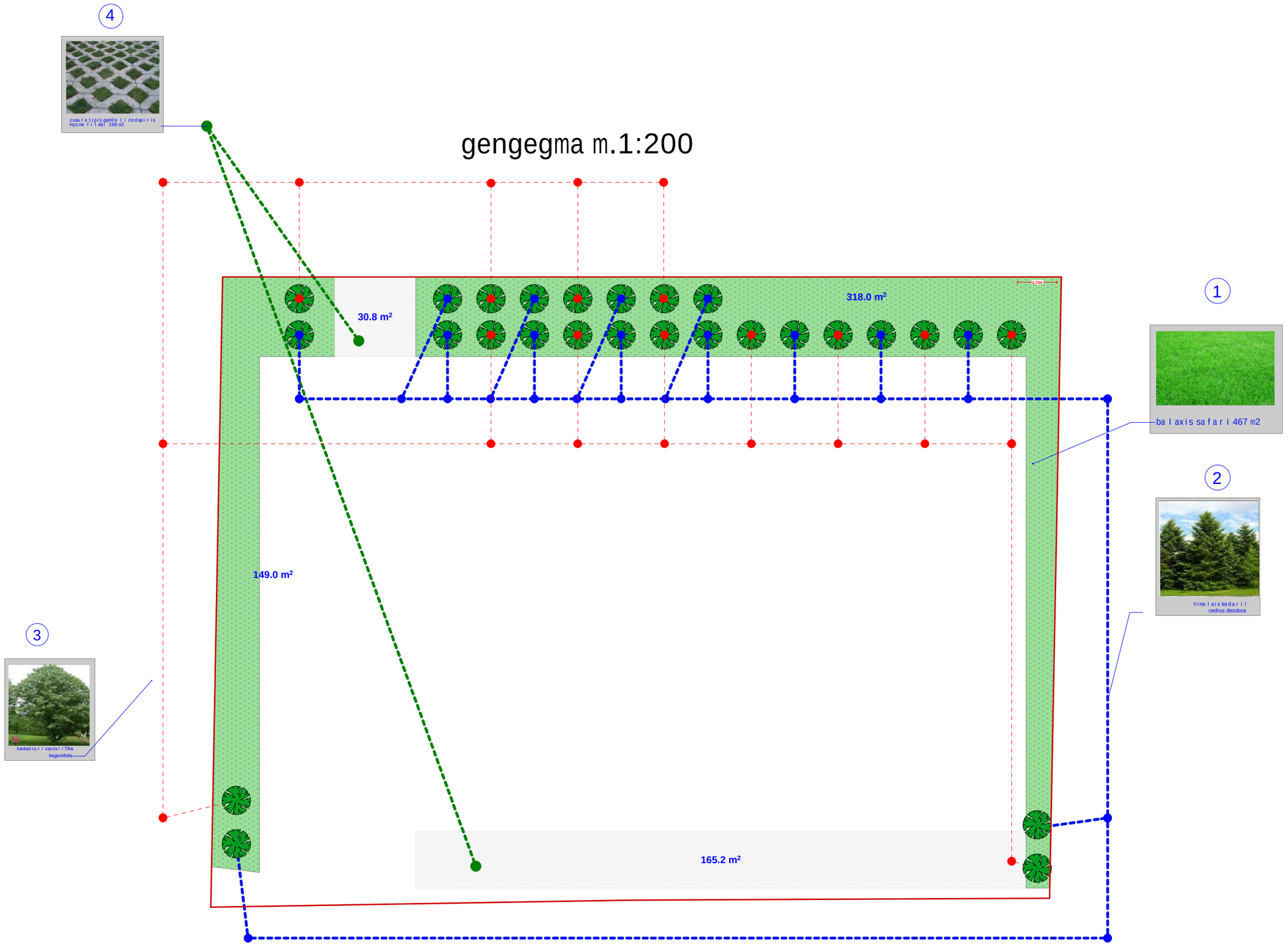
damkveTi: S.p.s „k sami"

proeqtis saxelwodeba: mravalbiniani sacxovrebeli saxli

misamarTi:

masStabi	TariRi	naxazis dasaxeleba
1:100		

stadia	furceli	furclebi
arq. nawili		



xelSekruleba #

pirobiTi aRniSvnebi

- RerZis xazi
- sakadastro sazRvari
- Wrilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svla gezi
- gasasvlelamde misadgomi manZili
- sc-2 — dakavebulobis jgufi (qvejgufi)
- d.d.2 — dakavebulobis datvirTva
- b. #6 42.2 — saerTo farTi
- 38.2 4.0 — sazafxulo farTi
- farTobi Sida konturze
- binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaura tipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- C — CrdiloeTis aRniSvna

	simbolos saxelwodeba
	saxanZro mildgari
	saxanZro ganyofilebas TankavSiris sistema
	sagangebo xmovani gangaSis sakomunikacio sistema
	xelis cecxlmaqri
	saxanZro-samaSvelo sapsaxuris mier gamosayenebeli misaerTebeli-hidranti
	kvamlis avtomaturi aRmomCeni
	kvamlzemo reagiremauwyebeli
	avtosaSxefi
	saxanZro gangaSis xeliT samaRTvaikolofi
	gasasvleli

შპს "ფლექს არქიტექტურა"
404920216
FLEX ARCHITECTURE

FLEX ARCHITECTURE

S.p.s. "fleqs arqiteqtura"		
Tanamdeboba	gvari	xelmowera
direqtori	i. maziaSvili	
proeqtis avtori	i. maziaSvili	

damkveTi: S.p.s „k sami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

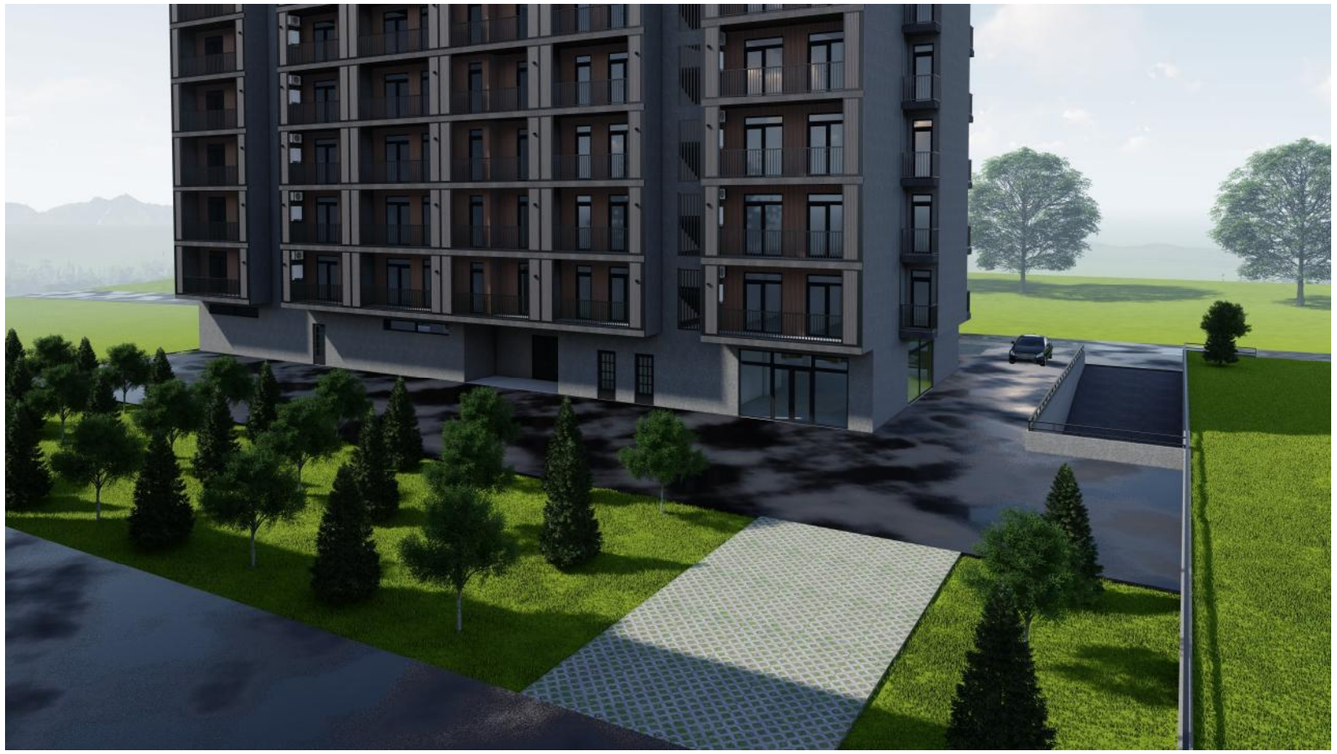
misamarTi:

masStabi	TariRi	naxazis dasaxeleba
1:100		

stadia	furceli	furclebi
arq. nawili		

aqsonometriuli xedebi





xelSekruleba #

pirobiTi aRniSvnebi

- RerZis xazi
- sakadastro sazRvari
- Wrilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svlagezi
- gasasvlelamde misadgomi manZili
- sc-2 / d.d.2 — dakavebulobis jgufi (qvejgufi) / dakavebulobis datviriTva
- b. #6 / 38.2 | 42.2 / 4.0 — saerTo farTi / sazafxulo farTi
- farTobi Sida konturze
- binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaura tipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- CrdiloeTis aRniSvna

	simbolos saxelwodeba
	saxanZromildgari
	saxanZro ganyofilebasTankavSirissistema
	sagangebo xmovani gangaSis sakomunikacio sistema
	xelisecxlmaqari
	saxanZro-samaSvelo sansaxurismier ganosayenebeli nisaerTebeli-hidranti
	kvanlisavtonaturiaRmonceni
	kvanlzemoreagirenauwyebeli
	avtosaxefi
	saxanZro gangaSisxeliTsamaRTvaikoloti
	gasasvleli

შპს "ფლექს არქიტექტურა"
404920216
FLEX
ARCHITECTURE

FLEX ARCHITECTURE

S.p.s. "fleqsarqiteqtura"		
Tanamdeboba	gvari	xelmowera
direqtori	i. maziaSvili	
proeqtisavtori	i. maziaSvili	

damkveTi: S.p.s „ksami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

misamarTi:

masStabi	TariRi	naxazis dasaxeleba
1:100		

stadia	furceli	furclebi
arq. nawili		

misamarTi: q. Tbilisi, q. Tbilisi, sofdiRomi rostevanisICixi nakv: 01.72.14.035.901

. gamwvanebispr oeqtisSeTanxmebis TariRi:

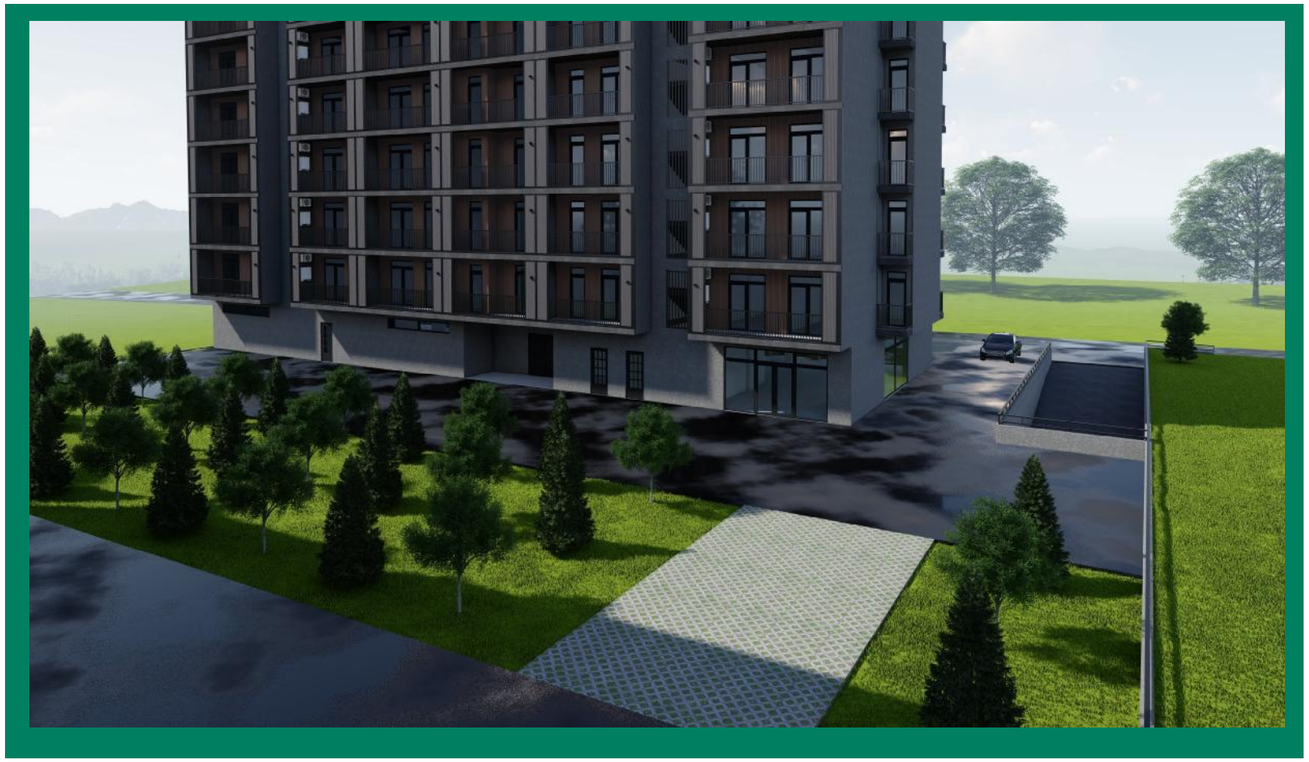
. gamwvanebispr oeqtis dasrulebis TariRi:

17.02.2027

. gamwvanebis xe-mcenareebis movla-patronobazepasuxismgebelipiri:

S.p.s "k3 investment" direqtori: anton dundua

. gamwvanebis xe-mcenareebis movla-patronobisxangrZlivoba: 3 weli



arsebuli k3 koeficienti 0.3

aTvisebuli k3 koeficienTi 0.3
- 663 m2

.balaxissafari - 467 m2

.cxaurafilebi - 196 m2

dasargavi xeebi

14 Ziri
. himalaiskedari / cedrus deodora
3.5-5.5 m-mde 20 sm.-dan 5-10 weli

13 Ziri
. kavkasiuri cacxvi / Tilia begoniifolia
3.5-5.5 m-mde 14 sm.-dan 5-10 weli