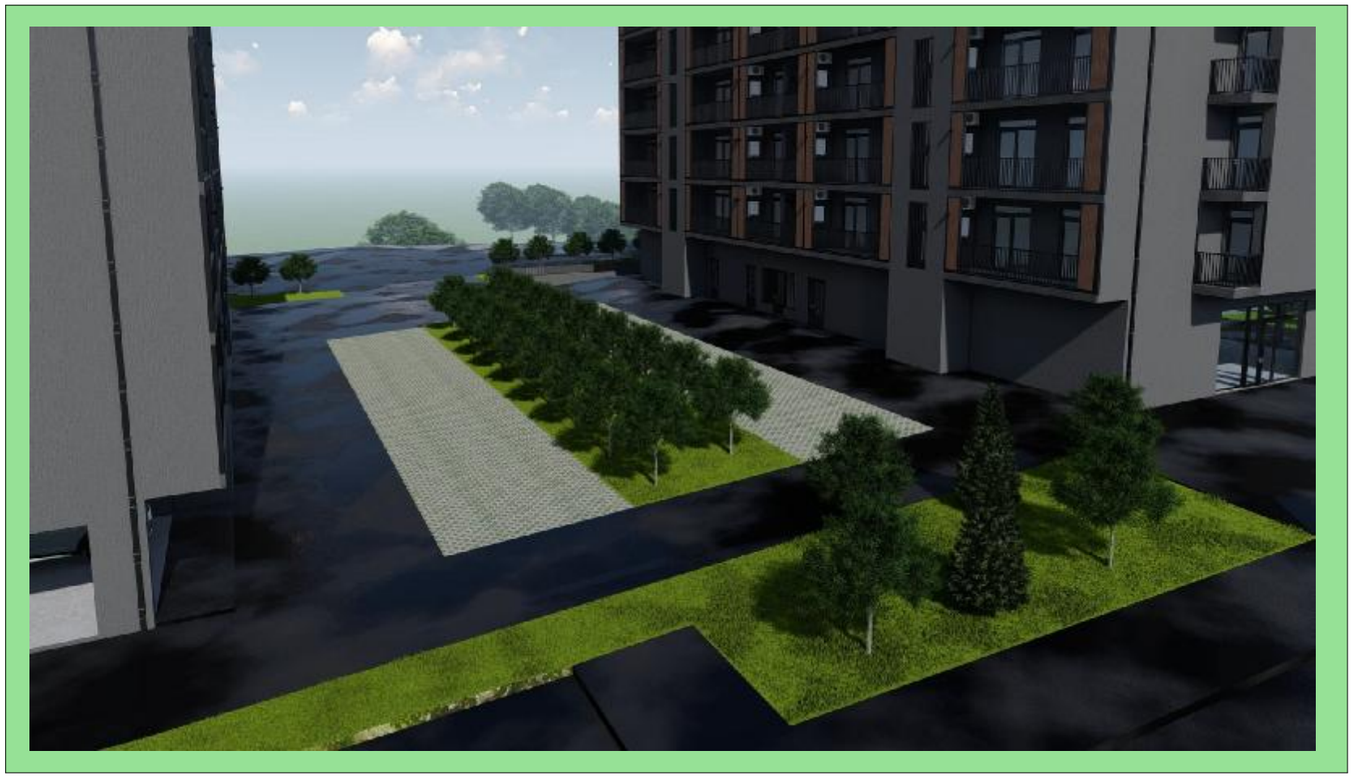
q. Tbilisi, foniWala RoRoberiZis quCa, mimdebared nakv: 01.18.13.022.037

saproeqto mravalbiniani sacxovrebeli saxlis
gamwvanebis proeqti



Tbilisi 2026 w.

ganmarTebiTi baraTi

q. Tbilisi, foniWala RoRoberiZis quCa, mimdebared nakv: 01.18.13.022.037 dagegmili ia mravalbiniani sacxovrebeli saxlis mSeneblobaze aRniSnuli proeqtSi gaTvaliswinebuli ia gamwvanebiTi samuSaoebis warmoeba, dairgveba buCq-mcenareebi da xe-nargavebi rom lebicq. Tbilisis landSaftisa da klimatisTvismaqsimalurad adapti rebuli ia, teritoriis garkveuli nawili zemoewyoba cxauratipis gamWoli zedapiris mqone filebi, aseve moewyoba balaxis safari, dairgveba buCq-mcenareebi da xe-nargavebi keriZod:

1. balaxis safari 864.7 m2.

2. himalais kedari / cedrus deodora 27 Ziri 3.5--5.5 m-mde 20 sm. dan 5-10 weli

3. kavkasiuri cacxvi / Tilia begoniifolia 27 Ziri 3.5-5.5 m-mde 18 sm.-dan 5-10 weli

4. cxauratipis gamWoli zedapiris mqone filebi 475.6 m2.

zemoTxsenebuli xe-nargavebi da buCq-mcenareebi ar miekuTvnebian wyaluxv xeebsa da mcenareebs da Tbilisis temperaturisTvis mizanSewoniliamaTi gamoyeneba, aseve ar saWiroeben mfrqvevanebisa da sarwyavi sistemebis damontaJebas da maTi movlaSesaZlebelia periodulad wylis miwodebiT (mowyviT).

gamwvanebis samuSaoebis dasrulebis Semdgom mis zedamxedvelobasa da movlaze pasuxismgeblobas iRebs damkveTi S.p.s "ksami"-i (direqtori vladimer jaoSvili) xolo Senobis eqspluataciaSi miRebis da amxanagobis Camoyalibebis Sedegnargavebis movlapatronoba daekisrebaT amxanagobis wevrebs aRniSnuli saki Txi gaTvaliswinebuli axel Sekrulebis pirobebSi. nargavebze pasuxismgeblobis vadavrcel debaranakleb 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 dasufTaveba																														

gamwvanebis proeqtis avtori: irakli maziaSvili



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 / d.d.2 — dakavebulobis jgufi (qvejgufi) / dakavebulobis datvirTva
- b. #6 | 42.2 / 38.2 | 4.0 — saerTo farTi / sazafxulo farTi
- farTobi Sida konturze binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxauratipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- CrdiloeTis aRniSvna

	simbolos saxelwodeba
	saxanZro milgari
	saxanZro ganyofilebasTankavSirisistema
	sagangebo xmovani gangaSis sakomunikacio sistema
	xelisecxlmaqri
	saxanZro-samaSvelo sagasaxuri sistemiT gamosayeneblebi sistemaTebeli-nidfanti
	kvanlisavtomaturiaRmomCeni
	kvanlzemoreagirebadi
	avtosaSxefi
	saxanZro gangaSisxeliTsamaRTvaikolofi
	gasasvleli





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

damkveTi: S.p.s „ksami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

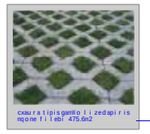
misamarTi:

masStabi	TariRi	naxazis dasaxeleba
1:100		

stadia	furceli	furclebi
arq. nawili		

gengegma m.1:200

4



cxaura tipis gamWoli zedapiris ngone filebi 475.6m2

3



kaikasuri cacvi / Tilia begonifolia



balaxis safari 835,9 m2

2



hinlaiskedari / cedrus deodora

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	dakavebulobis jgufi (qvejgufi)
d.d.2	dakavebulobis datvirTva
b. #6	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)
- strugturuli zedapiris niSnuli
- CrdiloeTis aRniSvna

	simbolos saxelwodeba
	saxanZro milidgari
	saxanZro ganyofilebasTankavSirissistema
	sagangebo xmovani gangaSis sakomunikacio sistema
	xelis cecxlmaqari
	saxanZro-samaSvelo sanaxurisnigr ganoyofilebeli risaerTebeli hidranti
	kvanlisavtonaturi aRmoCeni
	kvanlzemoreagiremauwyebeli
	avtosaSxefi
	saxanZro gangaSis xeliTsamaRTvaikolofi
	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

- a — RerZis xazi
- sakadastro sazRvari
- Wrilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svla gezi
- gasasvlelamde misadgomi manZili
- sc-2 / d.d.2 — dakavebulobis jgufi (qvejgufi); 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 ganosayenebeli misaerTebeli-hidranti
	kvanlis avtomaturi aRmomCeni
	kvanlzemo reagire mauwyebeli
	avtosaSxefi
	saxanZro gangaSis xeliTsamaRTvaikolofi
	gasasvleli



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		

misamarTi: q. Tbilisi, foniWala RoRoberiZis quCa, mimdebared nakv: 01.18.13.022.037

. gamwvanebis proeqtis SeTanxmebis TariRi:

. gamwvanebis proeqtis dasrulebis TariRi:

14.08.2028

. gamwvanebis xe-mcenareebis movla-patronobaze pasuxismgebeli piri:

S.p.s "ksami" direqtori: vladimer jaoSvili

. gamwvanebis xe-mcenareebis movla-patronobis xangrZlivoba: 3 weli



arsebuli k3 koeficienti 0.3

aTvisebuli k3 koeficienTi 0.3
- 1311,5 m2

. balaxis safari - 835,9 m2

. cxaura filebi - 475.6 m2

dasargavi xeebi

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

27 Ziri
. kavkasiuri cacxvi / Tilia begoniifolia
3.5-5.5 m-mde 18 sm.-dan 5-10 weli