





SHINWOOD

HOUSE IN WOOD





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About Us

Project Shinwood is implemented by Rectus Development LLC. We are Georgian-American company, operating on Georgian real estate development market since 2015.

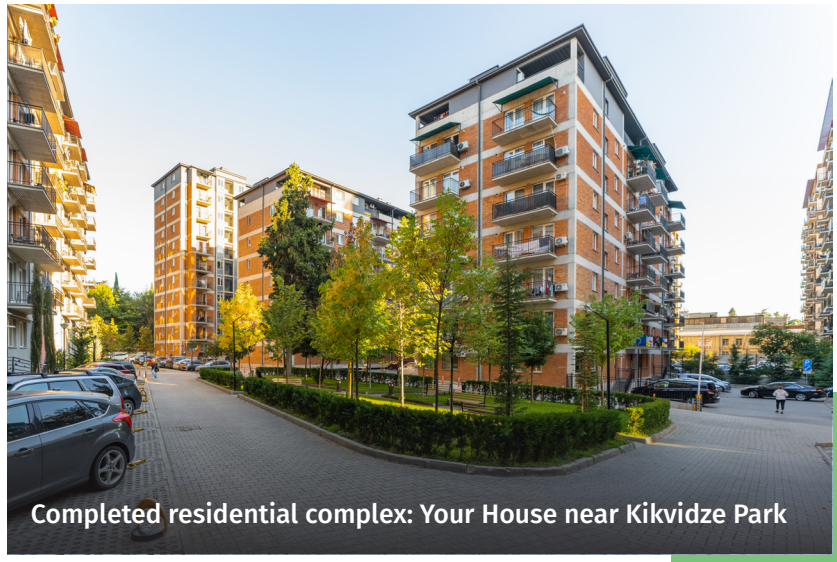
We create district-type settlements with complete infrastructure and focus on large scale development projects.

In 2017-2021, Rectus Development together with G&G Invest successfully implemented construction project of Residential complex “Your House near Kikvidze Park “.

The mentioned project is located in Tbilisi, Nadzaladevi district, at the crossroad of Tornike Eristavi st. and Giorgi Chkondideli st.

The complex includes 7 residential blocks, 414 apartments, commercial areas, open and closed parking lots, indoor recreation space. The total construction area of the project is 35,000 sq.m. The amount of investment is 33 million GEL.





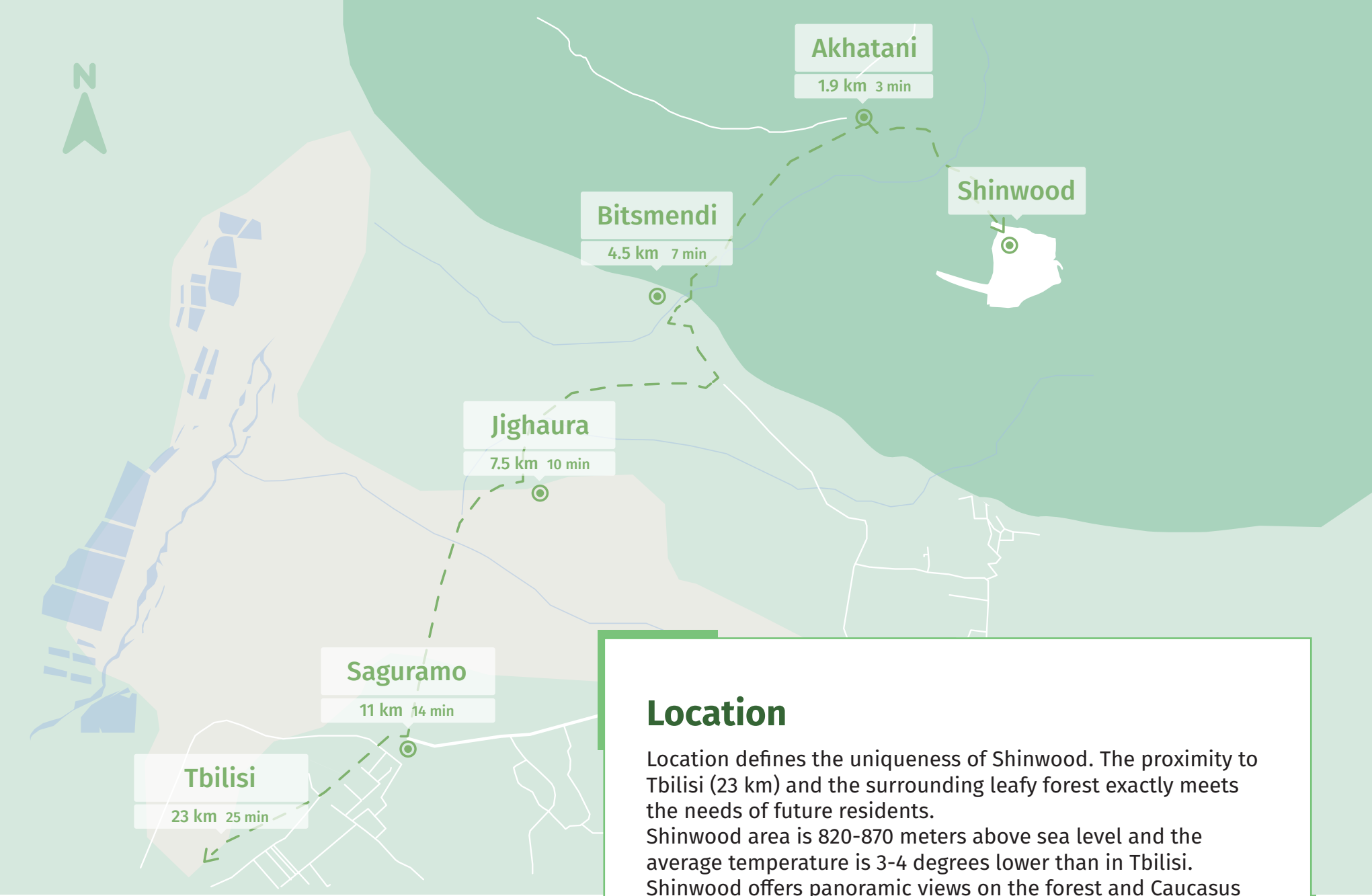
Completed residential complex: Your House near Kikvidze Park





About Shinwood

Shinwood is a low density residential project planned according to modern urban standards. Land plots in Shinwood are fully prepared for construction and equipped with necessary infrastructure. All utility communications are connected to each land plot: electricity, water, gas. The land plots are fenced and gated. Complex has a single sewage and drainage system. In addition, our company gives land owners already made house design projects - as a gift and will assist in obtaining a construction permit in the municipality. Land owners also have the opportunity to make their own design projects, in agreement with our company's architects and obtain construction permits.



Location

Location defines the uniqueness of Shinwood. The proximity to Tbilisi (23 km) and the surrounding leafy forest exactly meets the needs of future residents.
Shinwood area is 820-870 meters above sea level and the average temperature is 3-4 degrees lower than in Tbilisi.
Shinwood offers panoramic views on the forest and Caucasus mountains.

Land Development concept

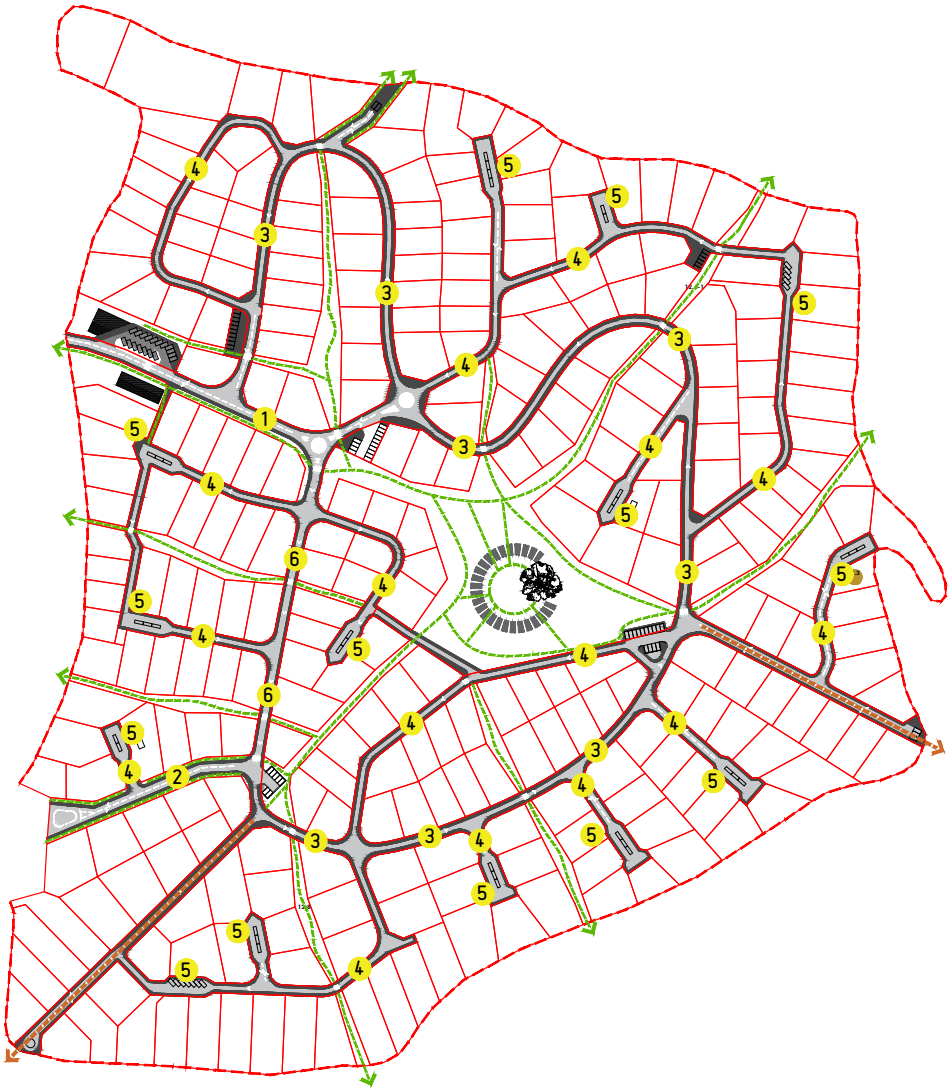
Shinwood Master Plan Concept is prepared by company Bau Design. Existing oak tree in the heart of Shinwood area became inspiration for the concept, around which arrangement of the Central Park is planned.

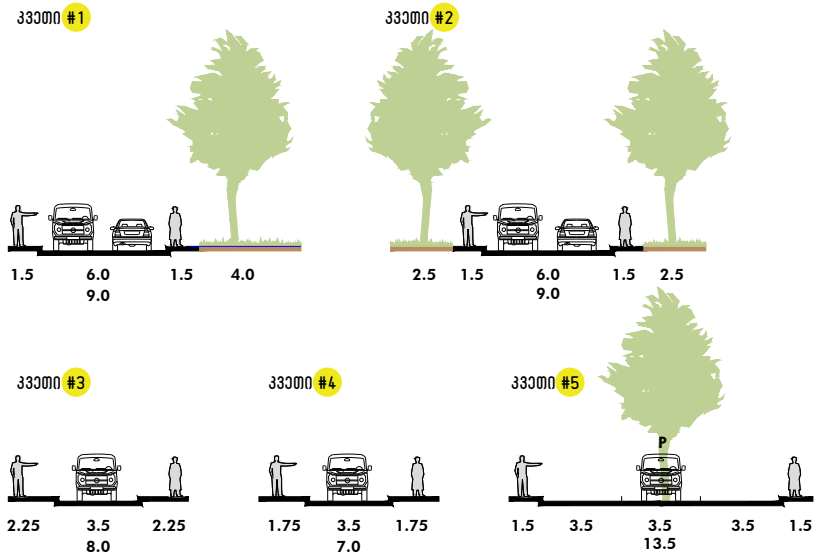




Each plot has parameters suitable for construction. The shapes of the plots are not standard, which once again highlights our desire to facilitate natural development of settlement as much as possible. Each land plot of Shinwood is connected with Central Park and the surrounding forest by green walkways. All natural entrances of the forest are kept untouched. Residential land plots areas in Shinwood are between 500-1,300 sq.m.

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Transport Scheme

The parameters for roads and sidewalks are in compliance with the local legislation. For two-way traffic, the road width is 6 meters, and for one-way traffic, it is 3.5 meters. Spaces for commercial, recreational, sports and technical areas are also considered on the territory. There are 150 parking lots distributed in different zones of the complex.

Sales Phases

Sales and arrangement of infrastructure are divided into 5 phases:



- current phases
- future phases
- driveways
- Green area
- commercial space
- technical spaces

Phase 3-4

Land plot sizes











Terms of Delivery

- All communications are connected to the land plot (electricity, water, natural gas, central sewerage system) and equipped with individual electric meters;
  - Electricity – 10kw
  - Water –pipe diameter 25mm
  - Gas – 0-6 m3/hr
- Gated and fenced land plots;
- Central sewage system connected to the land plot;
- Agreed terms of use for construction for an individual residential house and approved construction coefficients:
  - Land plot area 0-800 sq.m.: K1=0.4; K2=0.4; K3=0.5;
  - Land plot area 801-1200 sq.m.: K1=0.3; K2=0.3; K3=0.6;
  - Land plot area 1200 sq.m. and above: K1=0.2; K2=0.2; K3=0.7;
- Opportunity to select pre-made house design projects

Complex Infrastructure and Service



31,000 sq.m. of indoor green areas, Childrens entertainment spaces and stadium, recreation zones;



Reinforced concrete roads and paved dead-ends.



Commercial facilities essential for the settlement;



Lighted spaces of common areas;



Security for common areas;



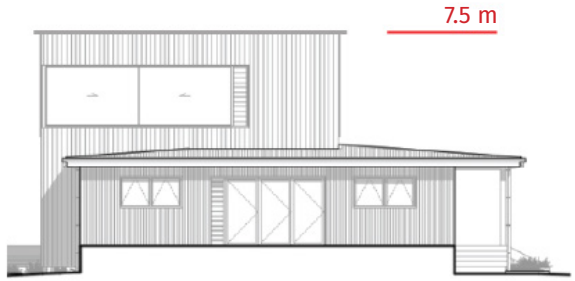
Parking spaces for residents› guests – up to 150;



Cleaning service for common areas;



Environment protected from chaotic development

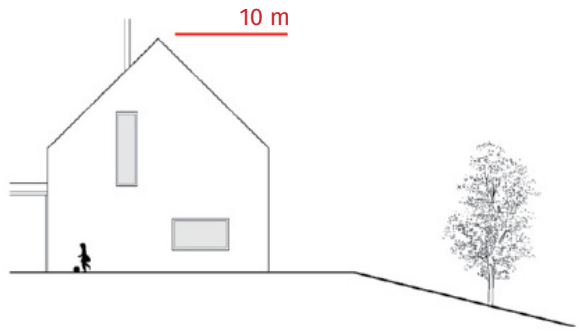


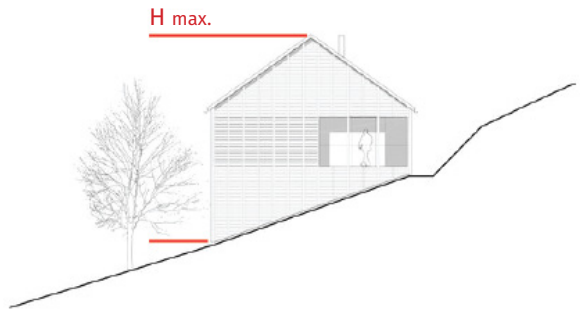
Building Heights

- The maximum height of buildings should be determined according to the specified scheme. The number of floors should not exceed 2 floors above ground (including attic floor).
- The maximum height of the building in case of flat roof should not exceed 7.5 m.
- The maximum height of the building in case of sloped roof should not exceed 10 m from the top point of the roof.
- Flooring and maximum height are considered from the lowest point of the terrain.
- Flooring and maximum height of the building does not include:

1. Stairway area to the flat roof;

2. Chimney or ventilation shaft;







Placement of buildings

- On each land plot building must be placed according to established regulations and within red lines. None of the building main elements should go beyond mentioned red lines of the land plot.
- Following facilities can be organized beyond the red lines of regulation:

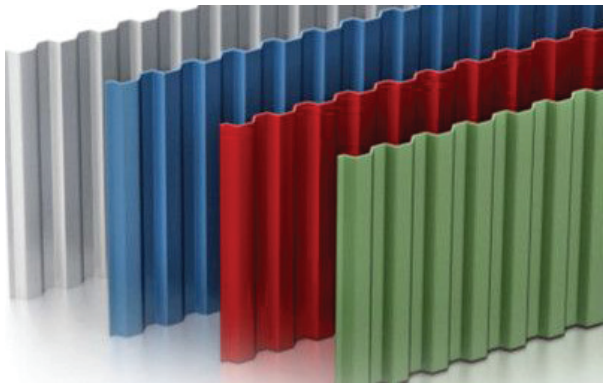
  1. Swimming pool
  2. lightweight pergola
  3. Open or closed parking lot
  4. Underground storages
  5. Single floor auxiliary building

Note: Any object, placed beyond regulation red lines should have distance from the neighborhood border by at least 1 meter.

Building Roofing

Material for flat roofing of buildings is not limited.

- It is allowed to use the following materials in case of sloped roof:
  1. Tile
  2. Slate
  3. Tin
  4. Zinc
  5. Wood
  6. Green roof
  7. Shingle's surface
  8. Glass
- Brightly colored roof material is not allowed (red, green, blue)





Facade covering

All facades of the building including the ones located in the direction of the neighborhood border must be treated with high architectural requirements.

Building facade finishing materials can be:

Natural stone, slate, wood, metal, brick, façade panels (of suitable color and material)

Facade cover elements:

1. Vivid colors and decoration elements are prohibited for façade cladding;
2. Building opening covers like blind shades, bars an etc. should be arranged in advance, according to façade and common style of the building;
3. Heating, air conditioning and similar devices must be located inside the building or on the inner yard side, or on the balcony in specially allocated storage rooms and should be covered with decorative elements (blinds, screen, etc;) arrangement of such equipment on the main side of the building is prohibited;
4. Antennas (satellite, TV, etc.) should be placed on the roof. In this case of technical necessity, it is allowable to place them in the building facades, except the facade on the street side.



Fences for Land Plots

The main principles of territory fencing:

- The front yard of the buildings (the part adjacent to the road) is an important area for the neighborhood from a visual point of view. Accordingly, the overall visual side of the area significantly depends on the quality of front yard arrangement by land owners;
- Therefore, the adjacent part of the road should be fenced by a façade fence;
- The back yard is an isolated and very intimate area of the land plot. It is not visible from the street. Therefore, it can be fenced with a less transparent fence.

Installation/replacement of the back fence must be done in agreement with the neighbor property owner.

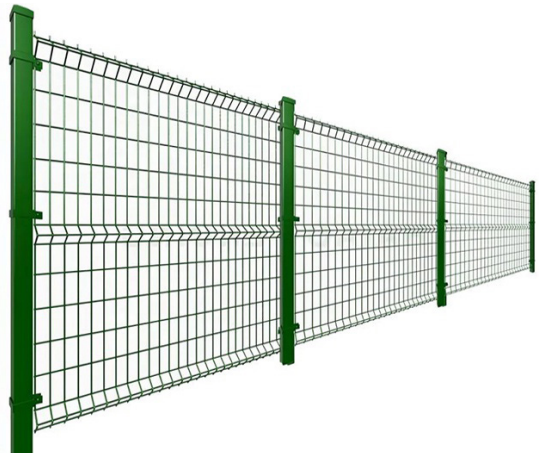


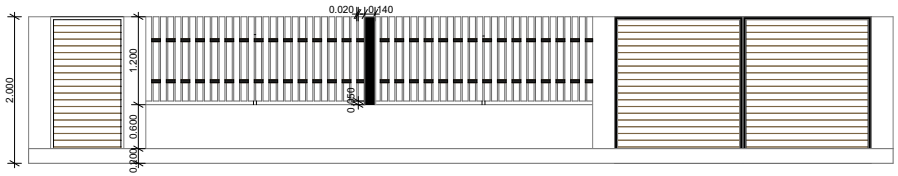
Design and parameters of the fence

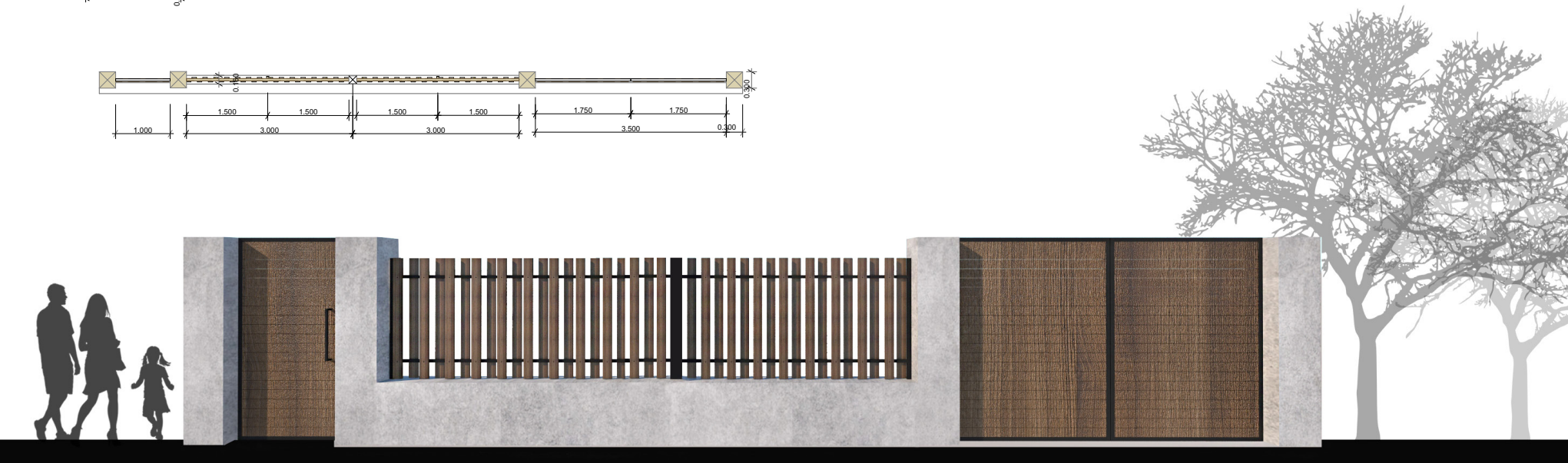
The company provides two types of fencing:

- Façade fence - a fence seen from the street side
- Neighborhood fence - bordering yard, park and a fence leading to the forest

The overall height of the fence is limited and its maximum height is 2 meters.













House Design Projects in Shinwood

Landowners in Shinwood will receive house design project developed by the company as a present.

The customer has the option to choose desired design project according to different parameters: number of bedrooms, roof form and facade cladding. We prefer energy efficient construction and environmentally friendly materials, which is also reflected in the house projects provided by our company.

In case if landowner develops the project himself, it must be agreed with Shinwood Architects. The company helps the landowners in the project authorization process.

Full versions of the projects can be viewed on our website shinwood.ge

Gallery







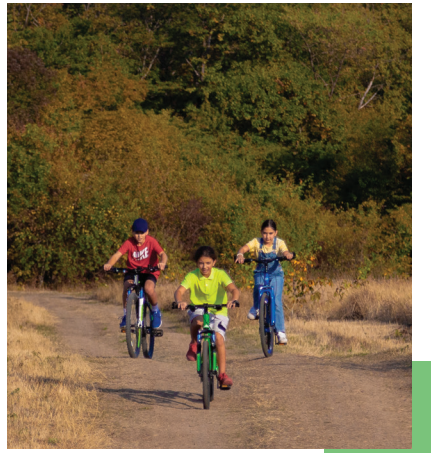












Gallery









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