

# SILK TOWERS

BY KENGO KUMA & ASSOCIATES

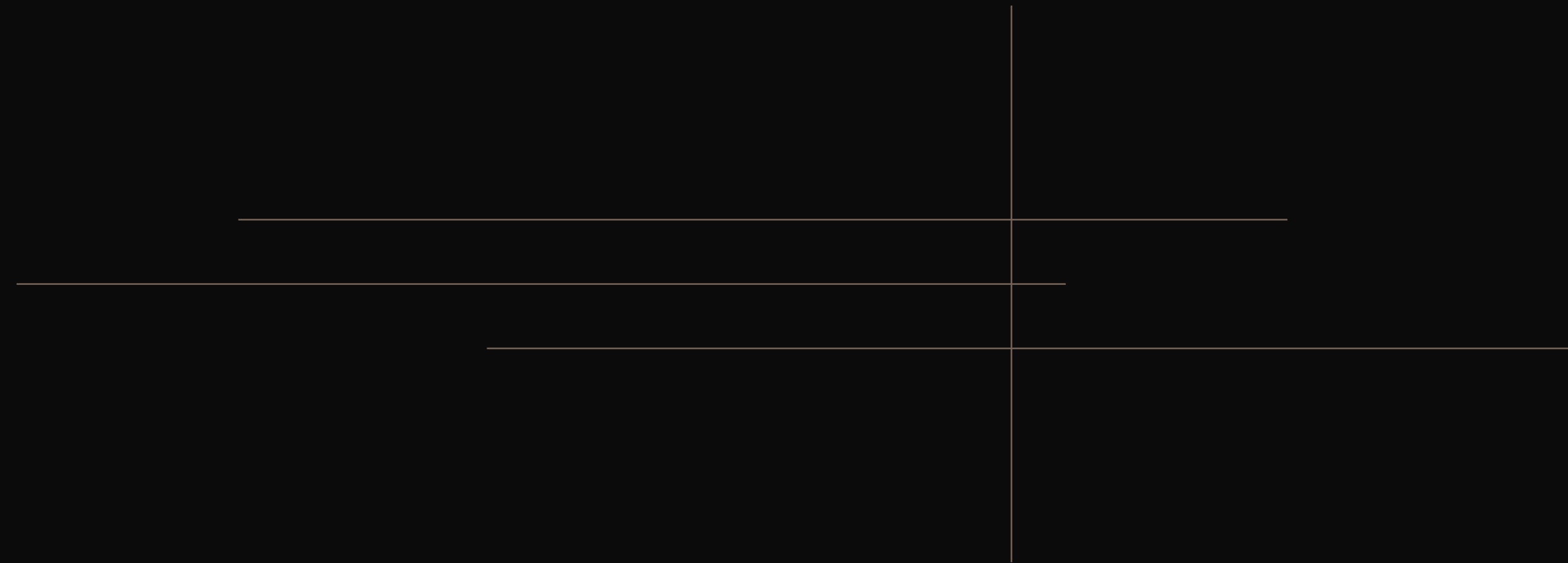


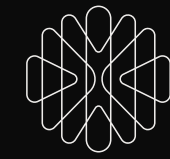
## INVEST IN ARCHITECTURE THAT AGES GRACEFULLY

BY KENGO KUMA  
& ASSOCIATES



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# THE VISION BEHIND SILK TOWERS

Silk development is proud to introduce silk towers - a project that reflects our commitment to harmonious and thoughtful design. Developed in collaboration with the internationally acclaimed Japanese architectural studio Kengo Kuma & Associates, the project embodies a shared vision shaped by precision, creativity, and respect for nature.

Its location is exceptional: the final available spot in the heart of old Batumi, beside the iconic Ali & Nino sculpture. We aim to see Silk Towers, together with the Batumi Riviera, emerge as a landmark along the Black Sea coastline.

Blending contemporary design with a deep respect for nature, the architecture is designed to stand the test of time. Every detail has been carefully considered to ensure that the complex integrates organically with its surrounding landscape.

Silk Towers is more than a multifunctional development. It is a philosophy, a way of living, and a rare opportunity to become part of a story written in the language of architectural excellence.



# ABOUT SILK DEVELOPMENT

Silk Road Group is one of the largest and most diversified holdings in Georgia. It brings together leading companies such as Silknet, Silk Bank, Silk Road Energy, Silk Real Estate, and others. Silk Development is part of this group, with its core focus dedicated to the concept creation, development, and delivery of real estate projects.

Since 2005, Silk Development has brought to life numerous large-scale projects, attracting hundreds of millions of US dollars in investment to Georgia.

The company approaches every project with a contemporary mindset and a strong focus on long-term sustainability. We place particular importance on safety and environmental responsibility, building trust both locally and with international partners.

We have always believed that architecture must be both exceptional and deeply connected to its surroundings. Every project we undertake is carefully shaped to integrate naturally into its environment while contributing to the evolution of contemporary living. We uphold the highest standards in construction, safety, and environmental responsibility at every stage.

COMMUNICATIONS



[www.silknet.com](http://www.silknet.com)

BANKING



[www.silkbank.ge](http://www.silkbank.ge)

ENERGY



[www.silkroadenergy.ge](http://www.silkroadenergy.ge)

MEDIA



[www.euronewsgeorgia.com](http://www.euronewsgeorgia.com)

MEDIA



[www.nationalgeographic.ge](http://www.nationalgeographic.ge)

SILK TOWERS





## THE LANDMARK HOTELS OF SILK REAL ESTATE



### RADISSON BLU IVERIA, TBILISI

The hotel is located on the city's main avenue, within walking distance of shopping areas, the Old Town, government offices, the Tbilisi Opera and Ballet Theatre, Rustaveli Theatre, the Tbilisi Concert Hall, and other cultural and business centres. It is accessible from both sides of the river.

The building was constructed in 1967 by the Soviet government as the city's most prestigious hotel. Following extensive restoration, Radisson Blu Iveria reopened in 2009.



### TSINANDALI ESTATE, A RADISSON COLLECTION HOTEL

The hotel is located in Tsinandali, one of the country's most significant cultural and historical landmarks. Designed by Christina Gabas, the property offers a refined balance between historical legacy and contemporary architecture. The interiors feature works by renowned industrial designer Ingo Maurer and Georgian sculptor Tamara Kvesitadze. The hotel harmoniously combines modern comfort with a historic atmosphere.



### HOTEL KOKHTA BAKURIANI

An elegant hotel situated in a distinguished location in Bakuriani. The generous use of natural materials throughout the interior enhances the overall atmosphere, creating a space that exists in harmony with the picturesque views of the mountain resort.



### RADISSON BLU BATUMI

A high-class hotel on the Black Sea coast, in the centre of Batumi. Located just one minute from the beaches and the Batumi Boulevard, it is an ideal choice for leisure and relaxation. The distinctive and original design created by Michele De Lucchi for Radisson Blu Batumi represents a combination of contemporary elegance and cultural integration. The hotel opened in 2011.



### THE TELEGRAPH HOTEL

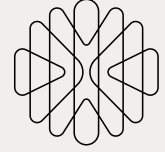
Located in Tbilisi's historic Central Post Office building, The Telegraph Hotel brings together 1970s architectural heritage and contemporary design by Neri & Hu. With 239 refined rooms, diverse restaurants, a jazz club, and dedicated event spaces, the hotel offers guests a memorable hospitality experience. In 2024, The Telegraph Hotel became the first property in the region to join The Leading Hotels of the World.

### CASINO IVERIA TBILISI

Casino Iveria Tbilisi is located in the heart of the capital at Republic Square. With 22 gaming tables, 159 slot machines, four bars, a world-class restaurant, and international-standard service, it sets a luxury benchmark for gaming.

### CASINO IVERIA BATUMI

Located at Radisson Blu Batumi, Casino Iveria Batumi offers guests modern gaming and five-star service. With 19 gaming tables, 116 slot machines, a 24-hour restaurant, and a refined European-style interior, it provides an unforgettable entertainment experience on the Black Sea coast.



# THE CONCEPT BY KENGO KUMA & ASSOCIATES

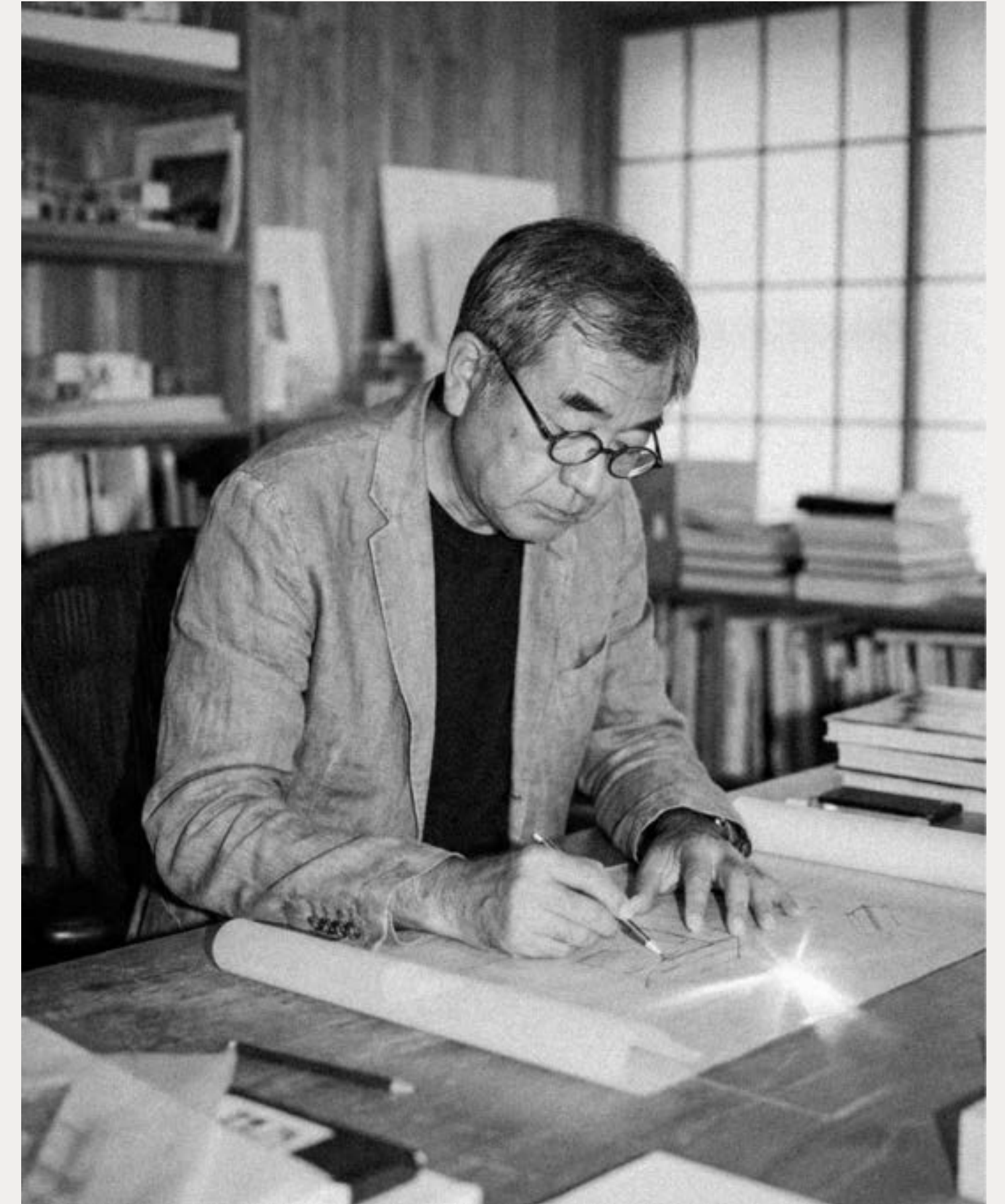
Sustainable architecture stands at the heart of Silk Real Estate's philosophy. Across every stage of our development, we integrate environmentally conscious solutions that contribute to a greener and more responsible future.

To bring the vision of Silk Towers to life, we partnered with the internationally renowned Japanese architectural studio Kengo Kuma & Associates. This marks the studio's first collaboration with Silk Road Group and its first project in Georgia.

Kengo Kuma founded his practice in 1990. Today, his projects span more than 50 countries. His architecture is celebrated for discovering new relationships between nature, technology, and human experience, dissolving boundaries, and creating harmony between structure and setting.

In 2021, Kengo Kuma was named among the world's 100 most influential people. In recognition of his contribution to contemporary architecture, he was awarded the 80th Imperial Prize. He has also received the Japan Art Academy Prize for his acclaimed design of V&A Dundee.

BY KENGO KUMA  
& ASSOCIATES



SILK TOWERS



## DEVELOPER

### SILK DEVELOPMENT

TBILISI

A LEADER IN TRANSFORMATIVE REAL ESTATE SINCE 2005, WITH OVER \$1.3B IN LANDMARK PROJECTS ACROSS GEORGIA.

BY KENGO KUMA  
& ASSOCIATES

## LEAD ARCHITECT

### KENGO KUMA & ASSOCIATES (KKA)

TOKYO / PARIS

RENOWNED FOR REDEFINING MODERN ARCHITECTURE THROUGH NATURE, TEXTURE, AND PLACE-SPECIFIC DESIGN.

## FACADE ENGINEERING

### AKT II

LONDON

AWARD-WINNING ENGINEERING FIRM KNOWN FOR COMPLEX FAÇADES AND STRUCTURAL INNOVATIONS.

## LANDSCAPE DESIGN

### MASU PLANNING

COPENHAGEN

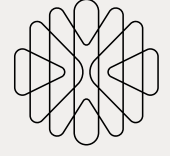
INTERNATIONALLY RECOGNISED FOR HUMAN-CENTRED GREEN URBAN SPACES.

SILK TOWERS

# SILK TOWERS IN BATUMI

BY KENGO KUMA  
& ASSOCIATES



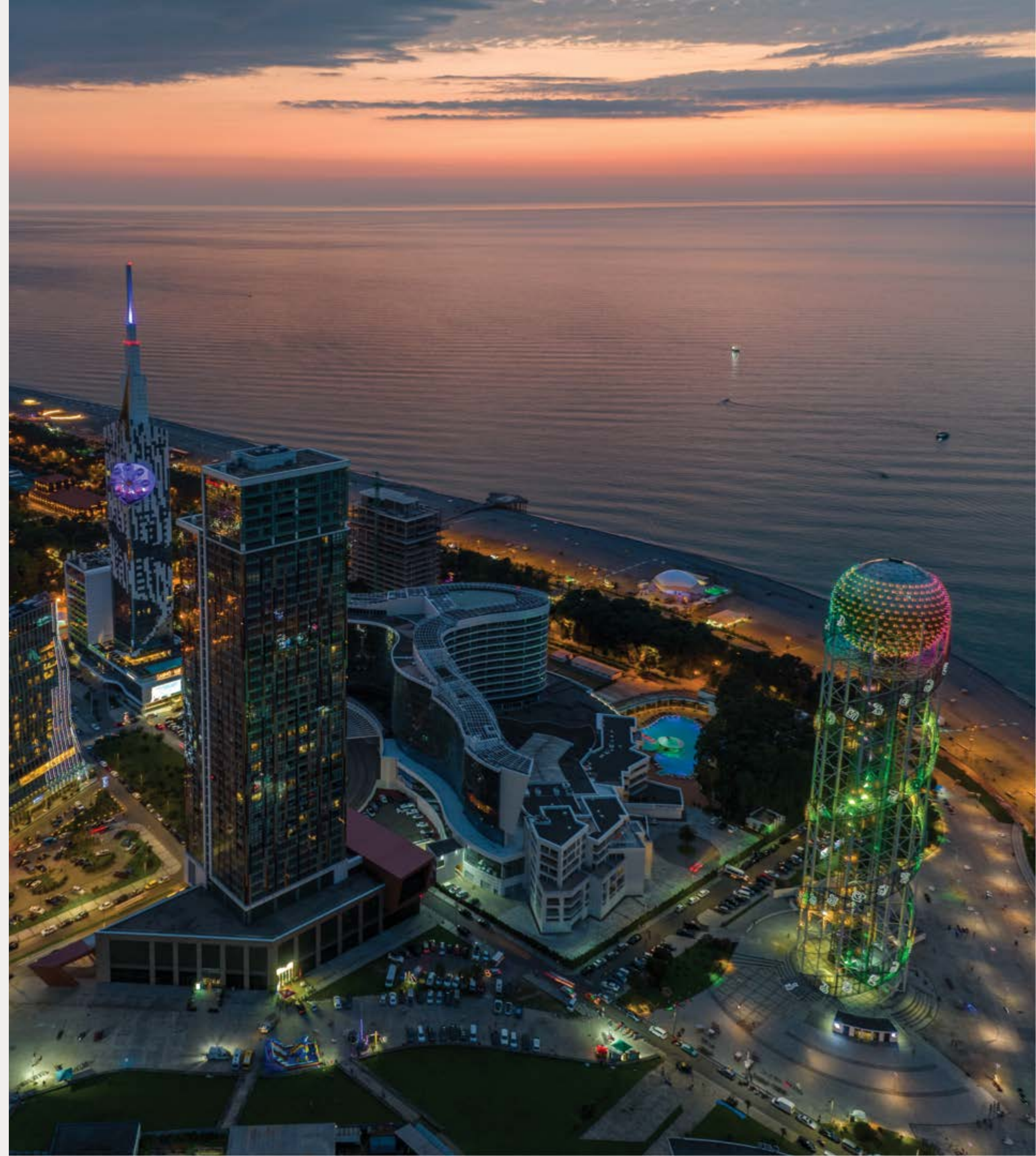


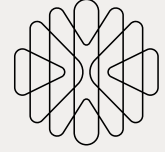
# SILK TOWERS IN BATUMI

The Heart Of Old Batumi. First Line Along The Seaside. Steps Away From The Ali And Nino Sculpture. Just Moments From The Alphabet Tower. In Such A One-Of-A-Kind Location, A Truly One-Of-A-Kind Project Is Taking Shape - Silk Towers. This Multifunctional Complex Brings Together Refined Architecture, Contemporary Living, Rich Cultural Surroundings, And Strong Investment Potential. Only A Few Steps Away Are The Vibrant Nightlife Of Old Batumi, Recreational Spaces, Key Attractions, And, Of Course, The Striking Black Sea Coastline.



\*all venues are owned by Silk Road Group





# FOUR-SEASON EXPERIENCE

## SEASIDE LIVING

Batumi boasts a 21-kilometre coastline and the warm waters of the Black Sea, where temperatures range from 21 to 29°C. Beyond active seaside leisure, the city offers opportunities for relaxation, from restorative sun therapy to mineral-rich sea salt bathing. The air is filled with the fragrances of acacia, magnolia, and the sea breeze, enhancing the city's unique atmosphere.

## GASTRONOMY & CULTURE

Batumi is a culinary hotspot, where visitors can savour authentic Georgian cuisine and discover one of the world's oldest winemaking traditions. At the same time, the city has become a contemporary cultural hub, welcoming international music stars such as Sting, Maroon 5, and Snoop Dogg. Batumi also hosts a number of renowned festivals, including the Batumi International Art-House Film Festival (BIAFF) and the Black Sea Jazz Festival.

## SEA & ECOTOURISM

With Its Beaches, Marina, And Wide Range Of Water Activities, Batumi Is An Ideal Destination For Marine Tourism. Nature Enthusiasts Can Explore The Nearby Colchic Rainforests And Wetlands - A Unesco World Heritage Site And Home To Endemic Flora And Fauna.



\*all venues are owned by Silk Road Group



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## GAMBLING TOURISM

Often referred to as the “Las Vegas by the Sea,” Batumi is known for its vibrant casino scene, offering both classic and modern gaming experiences. This dynamic industry attracts visitors from around the world. Among the city’s most distinguished venues is Casino Iveria, one of the region’s most popular casinos, recognised for its elegant atmosphere, professional service, and world-class entertainment.

## MICE & BUSINESS TOURISM

Thanks to its modern infrastructure and strategic location, Batumi is an emerging centre for MICE tourism (Meetings, Incentives, Conferences, and Exhibitions). The city regularly welcomes international business events.

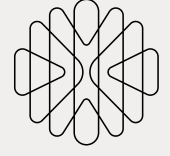
## MOUNTAIN AND SKI TOURISM

Batumi is not only a summer destination. Nearby, in the highlands of Adjara, lies the Goderdzi ski resort at 2,350 metres above sea level, attracting over 20,000 visitors annually.



# EXPLORING SILK TOWERS

BY KENGO KUMA  
& ASSOCIATES



# SILK TOWERS

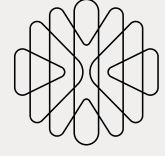
The scale of Silk Towers has no match in the region. Set across nearly 10 hectares, the project will include residential apartments, high-class hotels, a casino, restaurants, bars, premium retail spaces, spa & fitness centres, swimming pools, as well as padel courts and other sports infrastructure.

Developed in phases, the Silk Towers site will feature four buildings. Each will be positioned to preserve views in all directions and to ensure natural air circulation throughout the complex.

A truly unique project such as Silk Towers represents a reliable investment opportunity, strengthened by Batumi's strong year-round tourism demand.

**Silk Towers – the one and only**





# BUILT ON RESEARCH, DESIGNED FOR THE FUTURE

Every detail of Silk Towers is grounded in world-class research. A comprehensive assessment of bioclimatic conditions informed the architecture of the complex, ensuring comfort throughout the year by reducing heat exposure, improving natural ventilation, and maximising daylight. Taking future climate conditions into account, this approach not only enhances the quality of living but also contributes to long-term value through energy efficiency and intelligent design.

Leading international experts (ZETAŞ) conducted a full geotechnical and seismic risk assessment. Subsurface drilling exceeding 400 metres, laboratory testing, and seismic modelling confirmed the site's safety and stability. A specially engineered deep foundation system was designed in accordance with international standards, reinforcing Silk Towers' position as a low-risk, high-reliability investment. Thus, Silk Towers is not merely a promising development. It is a secure, future-oriented asset for investors.





## THE NEIGHBOURHOOD

|                                      |       |
|--------------------------------------|-------|
| Ali & Nino Statue .....              | 250m  |
| Batumi Piazza .....                  | 1.5km |
| Europe Square .....                  | 1.8km |
| Batumi Central Railway Station ..... | 4.5km |
| Batumi Botanical Garden .....        | 9km   |
| Batumi International Airport .....   | 7.3km |
| Gonio Fortress .....                 | 13km  |
| Goderdzi Ski Resort .....            | 110km |

## SILK TOWERS

ALI & NINO  
STATUE

2-HECTARE  
PARK

YACHT CLUB







# PHASE 1

Completion: December 2029

- Municipal park
- Yacht Club
- Tower 1
- Building 4

**CAFE**

**TOWER 3**

- Unique Concept Casino
- Luxury Hotel
- Multifunctional Event Hall
- Premium Commercial Spaces
- Fine Dining Restaurants

**CAFE**

**WATER FRONT**

**TOWER 2**

- Modern Residential Apartments
- Indoor & Outdoor Swimming Pools
- State-of-the-Art Sports & Fitness Center
- Shopping Center with Top Brands
- Diverse Dining Experiences

# SILK TOWERS Zoning

**TOWER 1**

- Elegant Residential Apartments
- World-Class Hotel
- Exclusive Casino
- Indoor & Outdoor Swimming Pools
- Premium SPA & Wellness Center
- Professional Padel Court
- Trendy Restaurants & Bars

**Building 4**

- Contemporary Residential Apartments
- Indoor & Outdoor Swimming Pools
- Trendy Restaurants & Bars

**YACHT CLUB**

**PARK**

- 2-hectare park designed by MASU Planning

**SIX PROFESSIONAL  
PADEL COURTS**

**MINI FOOTBALL PITCH**



# NEW MUNICIPAL PARK IN BATUMI

The complex is framed by a 20,000 m<sup>2</sup> recreational park, thoughtfully created as a green retreat and a gift to residents and visitors. A landscaped space connects naturally to Batumi Boulevard.

The park was designed by the Danish company MASU Planning. It includes a mini football field and padel courts, children's areas, as well as cycling and pedestrian paths.

During the development process, all the existing trees were preserved, and carefully selected new plant species were added alongside them. The park features expansive, picturesque meadows covered with grass and flowers, where the natural structure of the forest floor has been carefully maintained.

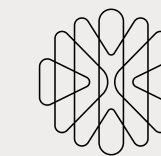
For residents of Silk Towers, this entire two-hectare paradise begins directly at their doorstep.

## MASU PLANNING

MASU Planning is known for creating distinctive green spaces that prioritise human comfort and needs.

The park symbolically reflects Georgia's diverse landscape. At its centre lies a small botanical garden inspired by the Batumi Botanical Garden. Covered with hundreds of species of trees, plants, and flowers, the area is protected from wind, noise, and urban emissions. The eastern part of the park blends into the coastal landscape, while the western side reflects a greener, more forested character.

Along the main walkway, tall shrubs and ferns form a green wall, creating a sense of privacy and calm. There is also a steppe zone with tall grasses and wide meadows, ideal for sunbathing, relaxing, or spending time with loved ones.

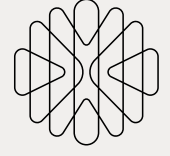


## YACHT CLUB

### PART OF THE PHASE 1

A defining element of Silk Towers is its private yacht club. The club was also designed by Kengo Kuma & Associates, underscoring its role as an organic part of the complex. The exclusive space includes its own marina and an administrative building. Members will benefit from concierge services, security, and all other support necessary for a seamless yachting experience.

BY KENGO KUMA  
& ASSOCIATES



## THE CONSTRUCTION PROCESS IS CURRENTLY IN PROGRESS

### ARCHITECT'S INSIGHT

“The Marina Club plays a symbolic role in the Batumi waterfront, bridging the landscape and arrival points while welcoming visitors from both the sea and the municipal garden. Built with a timber structure, it harmonises with nature and defines an inviting, human-scale space. Its ascending roof and open design create a seamless dialogue between the sea and the surrounding greenery.”

Yuki Ikeguchi, Partner,  
Kengo Kuma & Associates

BY KENGO KUMA  
& ASSOCIATES

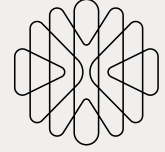




## LIFESTYLE & AMENITIES

BY KENGO KUMA  
& ASSOCIATES





# SILK TOWERS

## WAY OF LIVING

Silk Towers is designed as a complete living environment, a place where leisure, comfort, and everyday convenience come together effortlessly. From swimming pools and padel courts to spa and fitness centres, cycling paths, cafes and restaurants, children's playgrounds, and premium retail spaces, every element contributes to a vibrant and well-balanced lifestyle. This carefully integrated infrastructure ensures lasting appeal throughout the year.



\*all venues are owned by Silk Road Group

CASINO



INDOOR/OUTDOOR PADEL COURTS



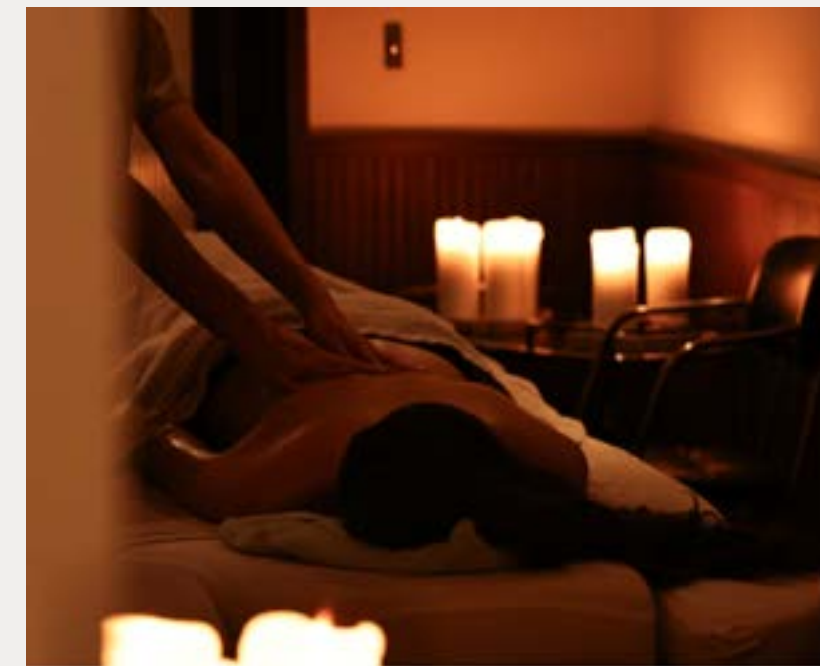
FITNESS CENTRE



CAFE - RESTAURANTS



POOLS & SPA



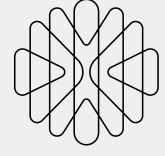
PLAYGROUNDS





EFFORTLESS  
SERVICES 24/7

BY KENGO KUMA  
& ASSOCIATES







# EFFORTLESS SERVICES 24/7

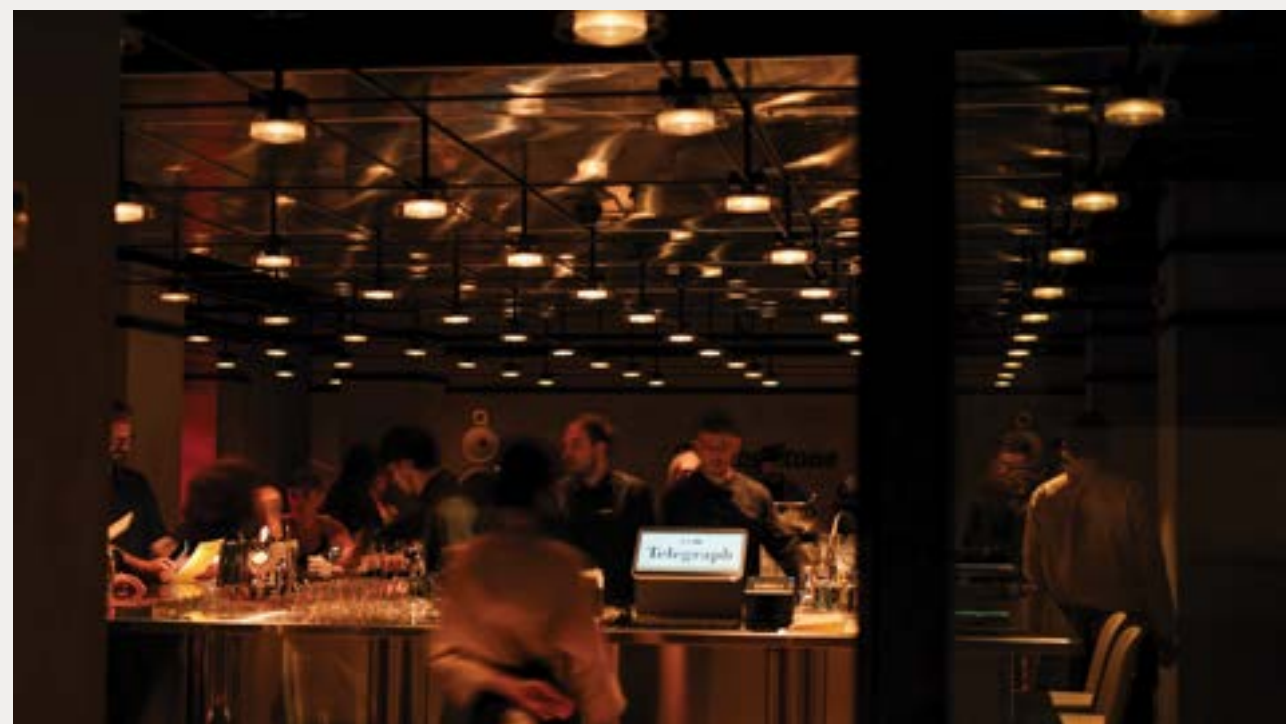
Behind the experience at Silk Towers stands Silk Hospitality, as the country's leading hospitality company, it brings deep expertise in delivering refined, attentive service.

The Silk Hospitality team transforms everyday life at the Silk Towers into an exceptional experience by offering personalized support, including concierge services, technical assistance, lifestyle management, and so much more.

Residents will enjoy access to exclusive, hotel-level services, including:

-  Wellness activity bookings
-  Security
-  Event and restaurant reservations
-  19 Elevators

-  24/7 concierge and reception
-  Valet parking
-  Housekeeping
-  Apartment management and rental services
-  Technical support





# RECEIVE SILK REWARDS GOLD STATUS

When you purchase an apartment at Silk Towers, you are automatically granted Silk Rewards Gold Status.

Silk Rewards is a loyalty app that offers real, everyday benefits across all Silk Hospitality venues.

Your Benefits:

- 10% cashback on every payment
- Earn and redeem points across all locations
- Book hotels and restaurants at the best available rates
- Access exclusive offers and personalized benefits
- Redeem points for a variety of services (hotel stays, restaurants, pool access, and more)
- Enjoy bonuses and special gifts as a program member

**1 POINT = 1 GEL**



# silkrewards



# FIND YOUR APARTMENT

BY KENGO KUMA  
& ASSOCIATES



# APARTMENTS

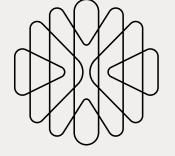
The interiors at Silk Towers follow a refined, minimalist aesthetic. Wood and other natural materials are thoughtfully paired with the strength of exposed concrete, creating spaces that feel warm, calm, and deeply inviting - spaces designed to become home.

Apartments are available in four layouts: studios, one-, two-, and three-bedroom residences. Each of them features a terrace and panoramic views of the sea, mountains, city, or park.

The terraces are framed by solid concrete columns that create a sense of privacy while offering protection from excessive sun and wind. Lush greenery cascades from the windows merge organically with the façade. Every apartment is immersed in the surrounding natural beauty, yet each retains its own distinct character.

A key architectural intention of Silk Towers was to emphasise a human-scale. The careful positioning of the buildings encourages natural air circulation, shaded walkways, and cool communal spaces where residents can relax, meet, and connect. In this sense, Silk Towers is more than a structure - it is a living environment that responds to light, temperature, and human interaction.

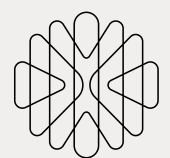




# HARMONIOUS DESIGN

A Combination Of Bright Colors And Colored Glass Partitions Enhances The Perception Of Space, While The Wooden-Textured Flooring Adds A Sense Of Warmth And Coziness. The Furniture In Silk Towers Apartments Is Unique And Crafted Entirely From Natural Materials.





DESIGNED FOR  
A FULL LIFESTYLE

Minimalist design and abundant natural materials  
create an exceptional sense of comfort.  
Panoramic views of the sea, mountains, city, or  
park unfold through floor-to-ceiling windows.

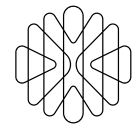




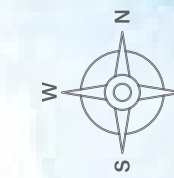
# FUNCTIONAL MINIMALISM

Decorative plaster and ceramic tiles with a terrazzo texture are used throughout. The color palette emphasizes terracotta and ivory shades. Every inch of the space is thoughtfully utilized, while maintaining a clean and minimalist design.

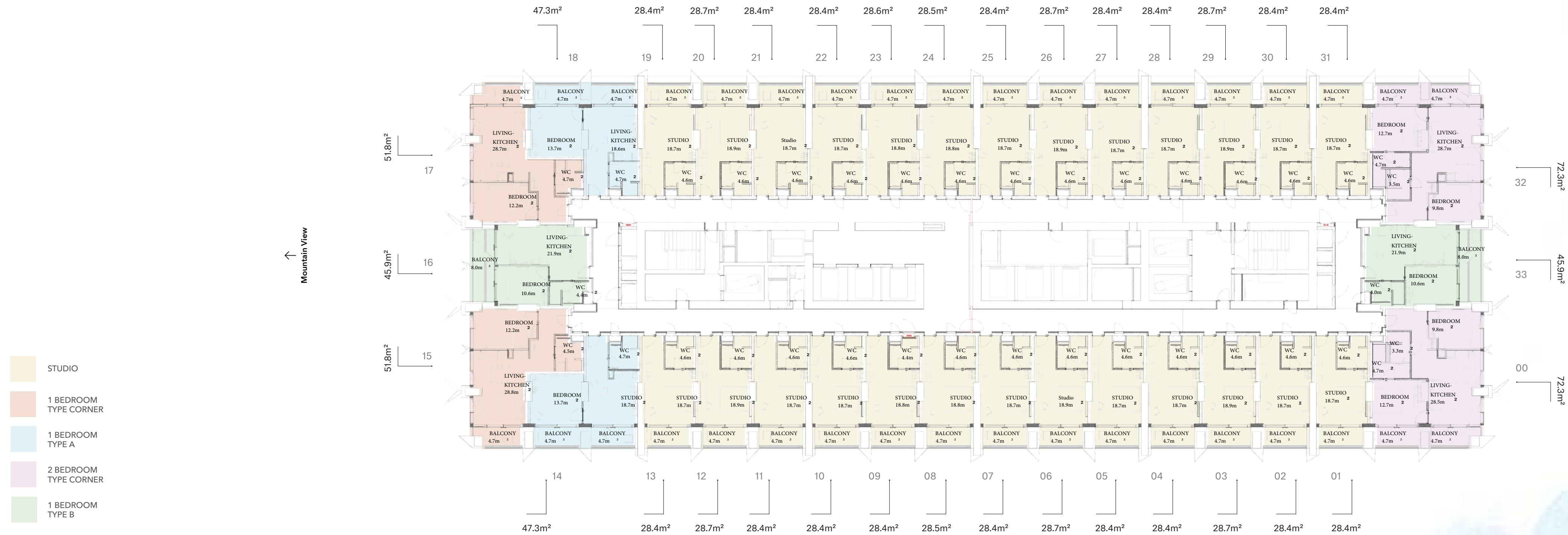




# FIND YOUR APARTMENT



↑  
City View



←  
Sea View

↑  
Mountain View

↓  
Park View

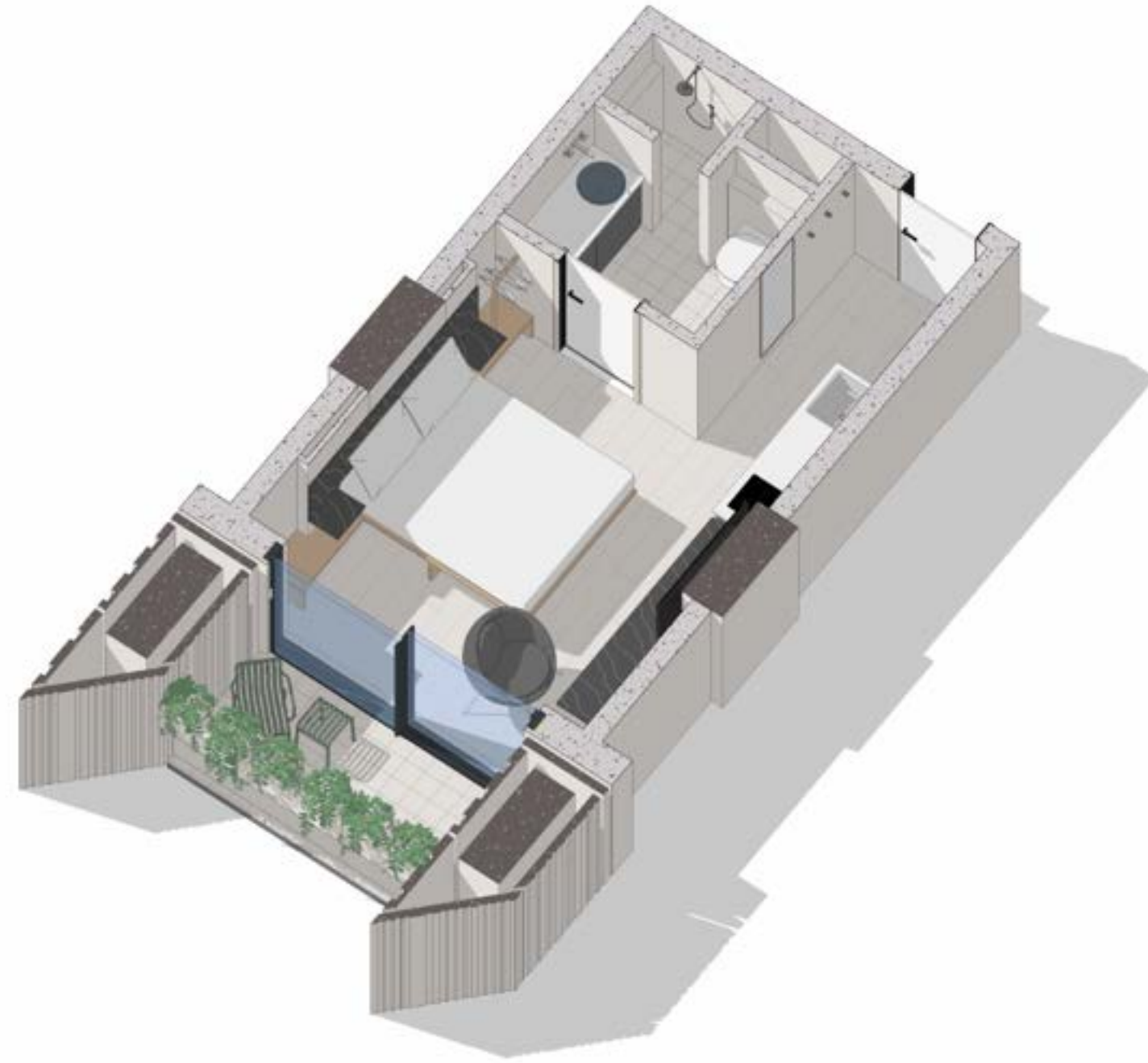
- STUDIO
- 1 BEDROOM TYPE CORNER
- 1 BEDROOM TYPE A
- 2 BEDROOM TYPE CORNER
- 1 BEDROOM TYPE B

## TYPICAL 9 - 40

# STUDIO

FLOORS 6-40

|                   |                        |
|-------------------|------------------------|
| INTERNAL AREA     | 24.2m <sup>2</sup>     |
| EXTERNAL AREA     | 4.7m <sup>2</sup>      |
| <b>TOTAL AREA</b> | <b>29m<sup>2</sup></b> |



The layout of the apartment can be slightly adjusted depending on the floor

# 1 BEDROOM / TYPE B

FLOORS 6-40

|                   |                          |
|-------------------|--------------------------|
| INTERNAL AREA     | 37.8m <sup>2</sup>       |
| EXTERNAL AREA     | 8.0m <sup>2</sup>        |
| <b>TOTAL AREA</b> | <b>45.9m<sup>2</sup></b> |



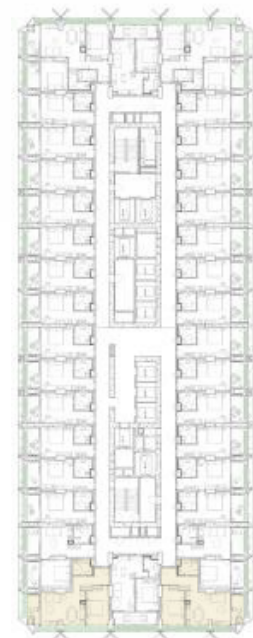
The layout of the apartment can be slightly adjusted depending on the floor

# 1 BEDROOM / TYPE CORNER

FLOORS 6-40



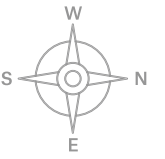
|                   |                          |
|-------------------|--------------------------|
| INTERNAL AREA     | 47.2m <sup>2</sup>       |
| EXTERNAL AREA     | 4.7m <sup>2</sup>        |
| <b>TOTAL AREA</b> | <b>51.8m<sup>2</sup></b> |



The layout of the apartment can be slightly adjusted depending on the floor

# 2 BEDROOM / TYPE CORNER

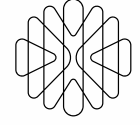
FLOORS 6-40



|                   |                          |
|-------------------|--------------------------|
| INTERNAL AREA     | 62.9m <sup>2</sup>       |
| EXTERNAL AREA     | 9.4m <sup>2</sup>        |
| <b>TOTAL AREA</b> | <b>72.3m<sup>2</sup></b> |



The layout of the apartment can be slightly adjusted depending on the floor



# A RARE OPPORTUNITY NOT TO BE MISSED

Strategically positioned between Europe and Asia, Georgia offers one of the most liberal and transparent investment environments in the region. Low taxes, unrestricted capital repatriation, and full property ownership rights for foreign citizens continue to attract international investors. The country ranks 7th globally in ease of doing business and leads the region in GDP growth.

## GROWING TOURISM

Tourism remains one of the main pillars of Georgia's economy. In the first and second quarters of 2025, the country welcomed 2.81 million international visitors, reflecting 5% annual growth. Visitor flows are primarily driven by Europe, the Middle East, and Asia. With growing demand for high-quality accommodation, hospitality presents strong potential for real estate investment and long-term returns.

## BATUMI: THE BLACK SEA HUB

Batumi is one of the most dynamic tourism and investment centres along the Black Sea coast. In 2024, it was awarded the status of "World's Best Four-Season Tourist Destination." The city combines a subtropical lifestyle with modern urban infrastructure, attracting both local and international investors to its real estate and hospitality sectors.



## STABLE RETURNS

### YEAR-ROUND DEMAND

Batumi's strong tourism market ensures a stable occupancy rate of approximately 65-70%, supported by expanding air links and continuous infrastructure development.

The hospitality sector offers attractive returns, with projected yields of 10-12% over five years, alongside steady capital appreciation.

Driven by economic growth, an active tourism sector, and a flexible investment environment, Batumi has become one of the most promising destinations in the region for long-term income.

Silk Towers presents a rare opportunity to secure a place in Batumi's future.





## SUSTAINABILITY & MATERIALS

BY KENGO KUMA  
& ASSOCIATES



# FAÇADE ENGINEERING OF SILK TOWERS

The façade of Silk Towers was developed in close collaboration between the architectural studio KKAA and the façade engineering firm AKTII. Responding to both environment and regional craftsmanship, Kuma & Associates turned to the historic Bolnisi quarry. Its richly textured stone resonates naturally with the landscape of Silk Towers.

Special attention was paid to material optimization. Even stone fragments once regarded as waste were repurposed as façade aggregates. Through a detailed analysis of texture, color, and geometry, the team shaped a façade that absorbs and reflects light, maintaining a dynamic expression throughout the day.

Dense mineral surfaces are balanced with articulated elements. The textured stone aggregates create a sense of solidity and calm, while integrated greenery allows the buildings to follow a natural rhythm and respond to the changing seasons.

The result is a façade that exists in quiet harmony with its natural surroundings.





## RESILIENT INFRASTRUCTURE AND EFFICIENT USE OF RESOURCES

We provide a well-designed and flexible concrete skeleton that offers adaptability to evolving needs and requirements. The tower's rectangular shape and the arrangement of the cores in the central area contribute to a regular grid arrangement for the rest of the floor plan, which optimizes on-site efficiency and mitigates unforeseen challenges. Also, supported by thorough engineering studies - we aim to provide the most optimized quantity of concrete and dimensioning, to emphasise efficiency in resources.

### TEXTURED FINISH

The exposed concrete pillars are both structural and the finish of the project. This creates a sense of duality and balance – a textured aggregate surface revealing the true nature of concrete, juxtaposed with a porous, tactile, ornamental surface to enhance the local craftsmanship. This draws attention to the details, revealing the beauty of the structure in its true form.

The mineral-textured façade, inspired by the raw character of natural materials, establishes a seamless dialogue with the surrounding vegetation.

In the interplay between greenery and stone, a quiet transformation happens, and the structure gradually takes on the presence of a mountainous landscape.

Pavement materials help to underline the hierarchy of the spaces as well as to create well-being and unique atmospheres for the outdoor areas. The landscape and architecture materials create a continuous and complementing material palette. Pavement patterns with material variations in scale, materials and tactility enhance the landscape's visual appeal and functionality.

### HARMONY IN SCALE

The use of large-scale natural stone for the façade and main pedestrian areas creates a sense of grandeur and timelessness. A transition to smaller elements, such as gravel or small-scale pavement, connects the built environment with the natural surroundings.

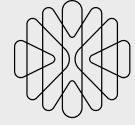
### WATER ELEMENTS

Permeable surfaces such as gravel or grass pavers can be used to allow water to infiltrate the ground, promoting healthy plant growth, and preventing water runoff.

Water features are an integral part of landscape design, and a continuation of the materiality of the neighborhood. Local beach stone material is used and visible in cast concrete surfaces, both in water features and generally in the area.

Variations created by the finishing of the material create a robust and resilient material palette. The careful selection and placement of materials enhances the overall design, while also considering the practical needs of the users.





# BIOCLIMATIC COMFORT & HUMAN CENTERED DESIGN

At Silk Towers, sustainability is not just a material choice – it's embedded in the way the buildings breathe, shade, and shape the environment.

From the earliest concept phase, we worked with urban planners, landscape architects (MASU Planning), and bioclimatic experts to shape a development that respects both climate and comfort.

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**Terrace Usability:** Wind and solar analyses guided the massing of towers and balconies, reducing heat gain while preserving open views and airflow.

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**Window Optimization:** Window-to-wall ratios were refined from 80% to 60% and eventually to 40%, minimizing overheating and maximizing livability.

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**Microclimate Integration:** The shapes of the towers were specifically modelled to reduce urban heat zones and ensure a pleasant microclimate year-round.

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This is architecture that responds to rising global temperatures with long-term comfort built in – offering future residents not just a home, but a climate-conscious living experience.



Our commitment to a singular architectural material expression originates from a thorough exploration of available materials in the area and a desire to enhance local craftsmanship. Throughout history, the country has invested in numerous cement and concrete factories that have evolved and grown in scale and technology. Opting for concrete as the primary material, therefore, aligns with an understanding of the local techniques readily available in the market and commonly employed by contractors in the region. Consequently, the project will support activating regional concrete suppliers and bolster the local economy.

However, we intend to challenge these conventional processes by aiming for a responsible approach throughout its production. The focus on sustainable concrete use involves incorporating Supplementary Cementitious Materials (SCMs), Recycled Aggregates, and Admixtures. This project also prioritizes waste reduction, with strategies aimed at minimizing waste generation and reducing reliance on landfills.



# MORE ABOUT SILK DEVELOPMENT

BY KENGO KUMA  
& ASSOCIATES





## GREEN CAPE BOTANICO

Green Cape Botanico is located near Batumi, just a two-minute walk from the Botanical Garden and only 9 km from the city centre. Construction was completed in 2023.

The complex consists of two seven-storey residential buildings and a separate wellness and relaxation facility. All 80 apartments feature expansive floor-to-ceiling windows, offering outstanding views of the Black Sea and the surrounding natural landscape.

The buildings blend seamlessly into the evergreen subtropical environment and are fully immersed in nature. This setting creates a calm and harmonious atmosphere for both residents and visitors.

The master plan, architecture, interior design, and landscape design were developed by MUA Architecture & Placemaking. The core concept is based on the careful integration of the buildings into the unique subtropical landscape, creating a strong sense of connection to nature and a balanced living



Booking.com  
Traveller Review Awards 2024



## THE TELEGRAPH HOTEL

The Telegraph Hotel is located in Tbilisi, Georgia, within the historic building of the Central Post Office on Republic Square. Designed in the 1970s by architects Lado Alexi-Meskishvili and Teimuraz Mikashavidze, the building is considered an architectural landmark of its time. The hotel's design was undertaken by one of the world's leading and renowned architectural studio Neri & Hu, known for their philosophy of seamlessly blending refined aesthetics with functionality. The renovation preserved the building's original appearance as much as possible, including the exterior facade adorned with Bolnisi tuff, a significant element of Tbilisi's urban landscape.

The Telegraph Hotel features 239 elegantly designed rooms, restaurants with diverse culinary concepts, high-class bars, and a jazz club. It also offers conference spaces for various cultural and business events.





In November 2024, the Telegraph Hotel officially joined The Leading Hotels of The World (LHW), marking the first such affiliation in the region and underscoring the hotel's commitment to setting new premium standards in hospitality. The unique architecture, historical heritage, and high-level service standards of the Telegraph Hotel make it one of the most distinguished hotels not only in Tbilisi but also in the entire region.



## Contact Information

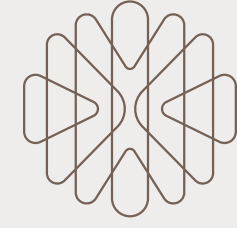
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# SILK TOWERS

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