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Company Name

Milestone

phone

995598399899

Email

info@milestone.ge

Country

Georgia

City

Tbilisi

Website

<https://www.projecttsavkisi.ge/>

Distribution Report

Design-Code Community: A New Approach to Suburban Living

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There is a quiet shift in how people think about where they want to live. After a long stretch of urban-centric living, more residents started looking beyond the city for a home with some space around it. The appeal is not about leaving the city behind. It is about being able to step away from it for some peace and quiet. People want to keep the pace of urban life, the work and the social rhythm, while returning to somewhere calmer at the end of the day.

This shift is reshaping what suburban development is being asked to deliver. Buyers are paying closer attention to how a place looks, how it ages, and how it fits into its landscape. There is also a growing awareness that the way a community is built matters environmentally - how much of the natural terrain is preserved, how little needs to be cut, levelled, or walled in to make room for it. Out of this more considered demand, and a more environmentally conscious approach to building, a design idea is gaining attention - the design-code community.

What Is a Design-Code Community?

A design-code community is a residential development built around a shared set of architectural and landscape rules. These rules guide how each individual home is built. They cover things like façade materials, roof forms, colour palettes, building heights, and how a house sits on its plot. Owners retain the freedom to design their own homes, but within a coordinated visual framework. The result is a settlement that feels harmonious to its surroundings. The community develops its own architectural identity over time, shaped by shared principles.

A Design Idea Worth Exploring

Urban planners have long used design codes to preserve the character of historic districts and to guide the development of new neighbourhoods. What is interesting is how the same logic is being applied to private residential settings - places where individual ownership has traditionally meant individual aesthetic choice, with little coordination between plots. Design-code communities suggest that architectural freedom and visual cohesion are not opposites. With a thoughtful framework, they can support each other.

How a Design Code Works in Practice

A Design Code typically defines a small number of essential parameters. Façade materials are usually limited to a curated set - locally sourced stone, wood, timber, clinker, etc., chosen to suit the surrounding landscape. Roof forms and pitches are also guided, but not dictated.

The code also tends to address the relationship between the building and the terrain. High retaining walls, oversized terraces, and other intrusive structural elements are usually discouraged. Density is kept low so that views remain open and the natural ground line is preserved. The aim is for the architecture to follow the land, not the other way around.

For homeowners, this usually means two paths. They can commission their own architect, working within the Design Code, or they can choose from a curated catalogue of pre-designed houses, developed by studios already familiar with the rules.

The Design Code of Project : Tsavkisi

A recent example of this approach can be found just outside the Georgian capital. [Project : Tsavkisi](#) by Milestone is a 10-hectare hillside development of 63 land plots, situated in the Tsavkisi area, roughly an 18-minute drive from central Tbilisi. The site overlooks the surrounding forest and the city, and the entire community has been planned around a single Design Code.

Around 24,000 square meters of the development are dedicated to shared public space. This includes children's playgrounds, sports courts, and forest walking paths, alongside professionally maintained green areas and a 24/7 secured perimeter. The project follows a low-density strategy that avoids high retaining walls and other intrusive structural elements, allowing the architecture to sit closely within the natural terrain.


The Design Code itself extends from façade materials and roofing guidelines to colour selection, with a recommended palette of muted, earth-derived tones. Homeowners can develop individual designs within the code, or select from a catalogue of nine pre-designed houses created in collaboration with established architectural studios. Each studio brings experience in residential design and landscape-driven planning.

What This Approach Suggests

Looking at a Project : Tsavkisi, the design-code community begins to feel more like a considered response to a familiar problem. It acknowledges that buyers want individuality, but also that visual cohesion has value. It accepts that nature is part of the architecture, not something to overlook. And it places long-term identity above the short-term flexibility of an unregulated subdivision.

A Different Way to Think About the Suburbs

The design-code community is not a model that will replace every other form of suburban development. It is, however, a genuinely interesting idea, one that invites both developers and residents to think more carefully about the unified visual identity, not only the houses themselves. In a setting like the hills outside Tbilisi, where the landscape is part of what draws people in the first place, that careful thinking becomes visible.

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