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The Great Russian writer Lev Tolstoy in his memories having done in Tbilisi, dated by 1851, mentions - "I live in German colony - in the suburb. It is the most beautiful place surrounded by gardens and vineyards. I feel myself as if I were in the village, and not in the city".



On the city map dated by 1830, 1844 you can properly read the process of forming as a unique basis of German colony a huge territory covered and weeds. The above-mentioned makes clear that big area of the left part of Tbilisi's suburb villages - of Dodube and Kuklia - made a perfect village. Impression by its landscape by the first half of XIX century. In 1880-90ies there intensively began additional buildings of the territories occupied with gardens of German colony. Panoramic view from the river of Elbakidze slope; conditions of expansions of added building dated by 1906, on the expense of green massive.

Founding of Germans' colony made its great bit in planning characteristics of the left shore of Tbilisi. Germans' colony started from the village Kuklia, was widely spread in the parallel of the Mikvari to the northern direction. Included Mushtaidi gardens and joined Germans' name of Dodube - "Alexanderdorf". In 1818 the German colonists mostly lived in the part of Kuklia and its close territories (territories of today's Saarbrücken Square).

Kuklia, as the Queen patrimony, in 1770 was destroyed. After the fact that the northern part of the village became the concentration place of Germans, since the beginning of XIX the territory of Kuklia increased till the village of Didube.



Tbilisi's historical plan of 1735 yr.



Tbilisi's historical plan of 1844 yr.

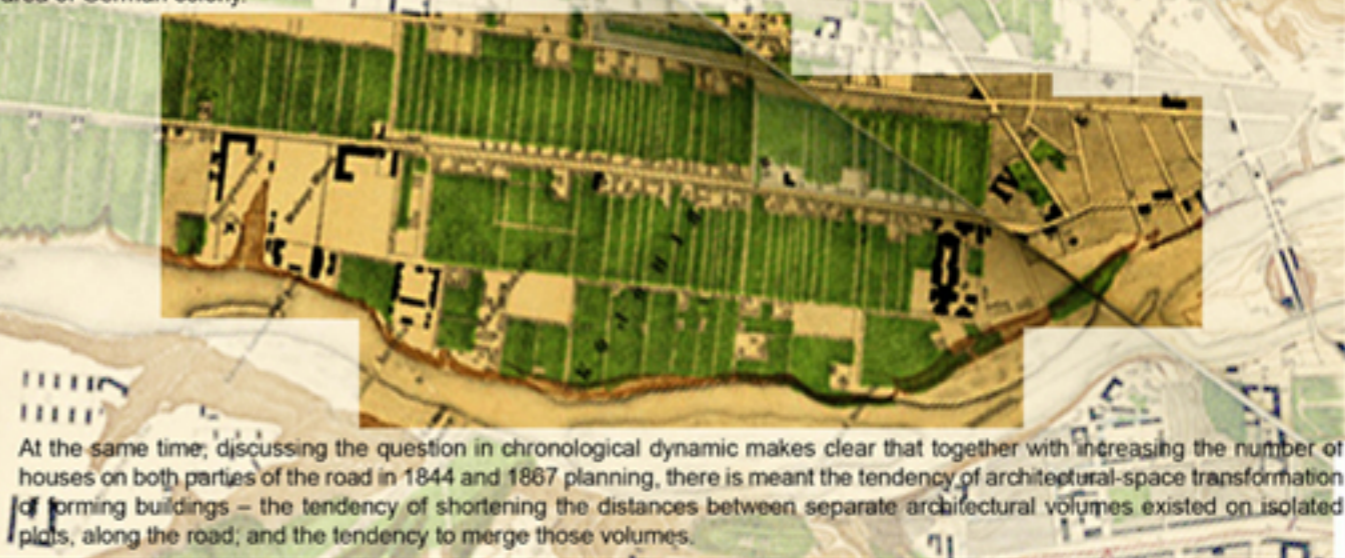
This change caused the fact that in Germans' colony, despite Germans, other nations began to live there. In intensive increase of population made the process of regular system formation of planning more active. First of all it concerns to the axis of this system - the main street of German colony - (then called as Michael's street) and the line of forming buildings on both parties of the street. Exactly meaning of the axis determined the regular character of added building which recently began on the eastern part of German colony. Exactly on the main street of Alexanderdorf begins the net of additional building in the following streets - Elisabeth.

Nikoloz, Alexander, Chergoev, which are preserved almost with unchanged fact. Tbilisi's historical plans of 1844 and 1859 prove the above-mentioned according to reliable documentation. According to comparable analysis made on project research - if on the 1844 yr. plan, the eastern additional building of Michael's avenue is keeps within the bounds of one parallel street (Elisabeth str.), on 1859 yr. plan are presented the whole system of quarters made with five such parallel streets.



Formation of those quarters, making the "big road of Avchala" into boundaries of additional building, widening, heads and forming them by the fact of streets, as viewed - Improving the connection of the main district of the city - Kukia, Chugureti, Avchali with German colony. Providing connection of those districts with populated area of Avchala. Distinct formation of the border between two different morpho types of additional building of the city.

Planning of 1967 yr. densely expresses the difference by which is characterized the non-regular morpho-type of additional building in Kuklia district; this morpho type characterizes from geometric structure of geographical area of German colony.



Tbilisi's historical plan of 1867 yr.

At the same time, discussing the question in chronological dynamic makes clear that together with increasing the number of houses on both parties of the road in 1844 and 1867 planning, there is meant the tendency of architectural-space transformation of forming buildings - the tendency of shortening the distances between separate architectural volumes existed on isolated plots, along the road; and the tendency to merge those volumes.



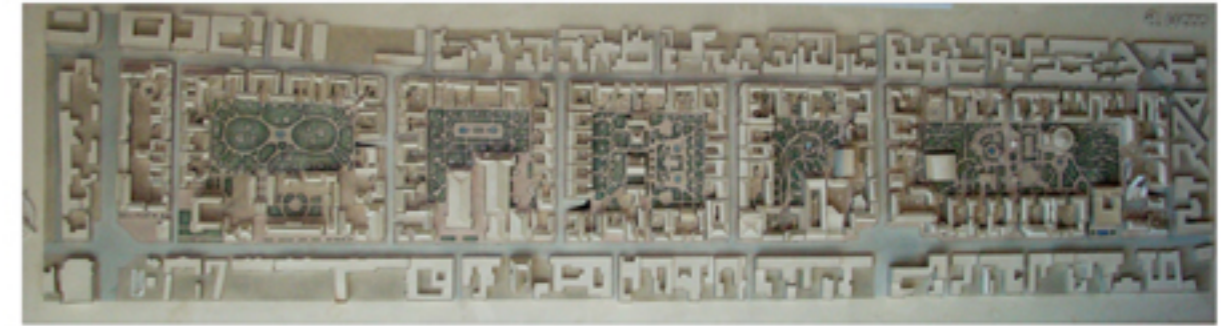
Tbilisi's historical plan of 1800 yr (Chuko).

Special attention has to be paid to 1800 yr. plan of Tbilisi (so called plan of Chuko) which leads the sery of Tbilisi's plans having been worked out military regulations of Russian empire (is meant the plans of 1802, 1809, 1821, 1833-44, 1859). Composing the left part of the Mikvari having mentioned in the essence of German colony, the plan gives the structure dividing the territories by plots and outline of exit road. Plots divided with segments of different trapeze, nonlinear out line of the road, mutual relationship of the structure dividing the road and plot makes clear that we have no regular net dividing the plot. In case of forming the additional building on such net, it's clear that only no regular system of street nets corresponds to the same structure. So, in the above mentioned geographical area, the genesis of added building of regular system starts the outset in the entrails of Germans colony. Fertilization and realization of the above-mentioned idea may be discussed as setting European methods of XIX century's Tbilisi in reality, in the sphere of planning the city.



German church "Kirche" - by the corner of ex Michael and "Kirchi" streets (nowadays they are called Aghmashenebeli avenue and Marjanishvili street) powerful architectural-compositional dominant of low additional building covered in green, was sanctified in 1897. The analysis of historical photo material (see pic. "Old Tbilisi N208") makes clear that "Kirchi" church as one of the important architectural-space-orienter of the left part of the Mikvari, determined the artistic-esthetic characteristic of city fragment. Characteristic feature of localizing the Lutheran's church "Kirche" (St. Peter-Pavel) points to the meaning as the main wide axis of city planning of Michael and "Kirche" streets. "Kirche" continues the functions which were settled before for this place. The German church existed there even in 1830ies. Ex name of today's Marjanishvili street (comes from German Kirchi) - "Kirchli" proves the above-mentioned; the fact that 5-6 decades ago, in 1897 the church became active. Lutheran's Church was destroyed together with several amortized buildings and became the victim of reconstruction of city surroundings having taken place in 1945 at the crossing of today's Marjanishvili and Aghmashenebeli streets. The church presented the symbol setting the individuality of the most important city fragment of Germans' colony during five decades.





IN THIS VERSION THE INNER SPACES ARE MORE ISOLATED FROM THE SOCIETY AND IN OUR CASE THE INNER SPACES ARE MULTIFUNCTIONAL AND OPEN TO PUBLIC



3D MODELS OF RENOVATED AREA

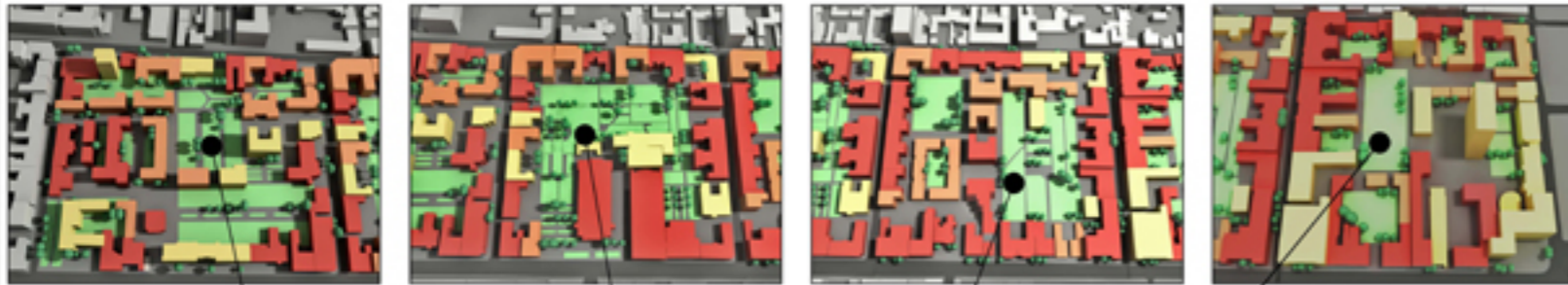
FROM DISTINGUISHED PURPOSES THE PRIORITY WAS GIVEN TO THE REVIVAL OF CULTURAL GENCODE AND DEVELOPMENT OF THIS HISTORICAL-CULTURAL PART OF TBILISI, ALSO TO THE SOLVING OF THE SOCIAL PROBLEM. WE PROVIDED FOR DEMOLITION OF SMALL FACILITIES AND CHAOTIC DEVELOPMENT AND DESIGNED HEALTHY DWELLING FACILITIES.

HISTORICAL STRUCTURE OF THE SITE-RIBBON BUILDING HAS BEEN PRESERVED; WE ALSO DEVELOPED INTERNAL SPACES PRESERVING AND RESTORING INNER-BLOCK GARDENS.

IN ALL FOUR BLOCKS THERE HAVE BEEN MADE PEDESTRIAN ROADS AND PUBLIC SPACES, THIS MADE TERRITORY TO ATTRACT NOT ONLY LOCAL POPULATION, BUT TOURISTS AS WELL. TOGETHER WITH PRESERVATION OF RESIDENTIAL FUNCTION WE CREATED CULTURAL-RECREATIONAL ZONE IN ALL BLOCKS.



3D MODELS OF RENOVATED BLOCKS



MASTERPLAN (WITH RECONSTRUCTED AND DESIGN BUILDINGS PLOTTED ON)

FOREIGN EXPERIENCE



MONUMENTS RETAIN THEIR ORIGINAL VIEW, THEIR WHOLE HISTORAGE STRUCTURE ISN'T DESTROYED



RENOVATION AND DEVELOPMENT OF PUBLIC PARKS



DEVELOPMENT OF INNER SPACE FOR COMMERCIAL AND TOURISTICAL PURPOSES



CREATION OF PARKING



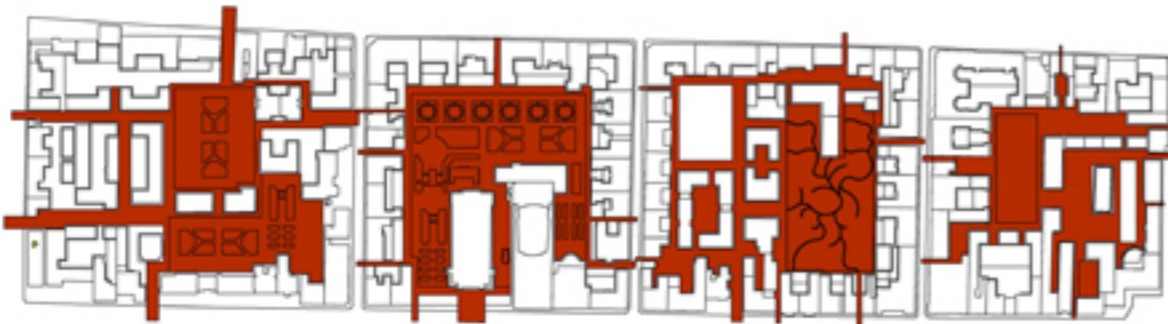
MASTERPLAN (UNDERGROUND AND OVER GROUND PARKING ARRANGEMENT SYSTEM)



MASTERPLAN (WITH DESIGN GREENERY PLOTTED ON)



MASTERPLAN (WITH PEDESTRIAN STREET PLOTTED ON)





CAREFUL RENOVATION OF THE CITY

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WE MAKE A PURPOSES TO RENEW AND DEVELOP HISTORICAL PARTS OF TBILISI:

1. PRESERVATION-REHABILITATION OF HISTORICAL BUILDINGS; RENAISSANCE OF CULTURAL BOND-ODDE.
 2. SOLVING SOCIAL PROBLEMS - IMPROVING CONDITIONS OF LIFE TO POPULATION.
 3. TO BE PRESERVED EXISTED ECONOMICAL STRUCTURES AND MADE NEW EMPLOYMENT PLACES.
 4. TO BE REACHED HEIGHTENING THE COMMODURNESS OF LOCAL POPULATION AND TO BE INVOLVED IN REHABILITATION PROCESSES OF THE CITY.
- WE MADE SOCIOLOGICAL QUESTIONING OF POPULATION, AFTER WHICH THERE WAS DETERMINED WISHES OF POPULATION; THESE WISHES WERE REDISTRIBUTED THE FOLLOWING WAY:

1. SOME OF THEM AGREE TO MOVE TO THE CLOSE QUARTERS IN ORDER THEIR LIFE CONDITIONS TO BE IMPROVED.
2. THE REST OF THEM WISHES TO STAY AT THE SAME PLACE WITH THE FOLLOWING CONDITIONS:

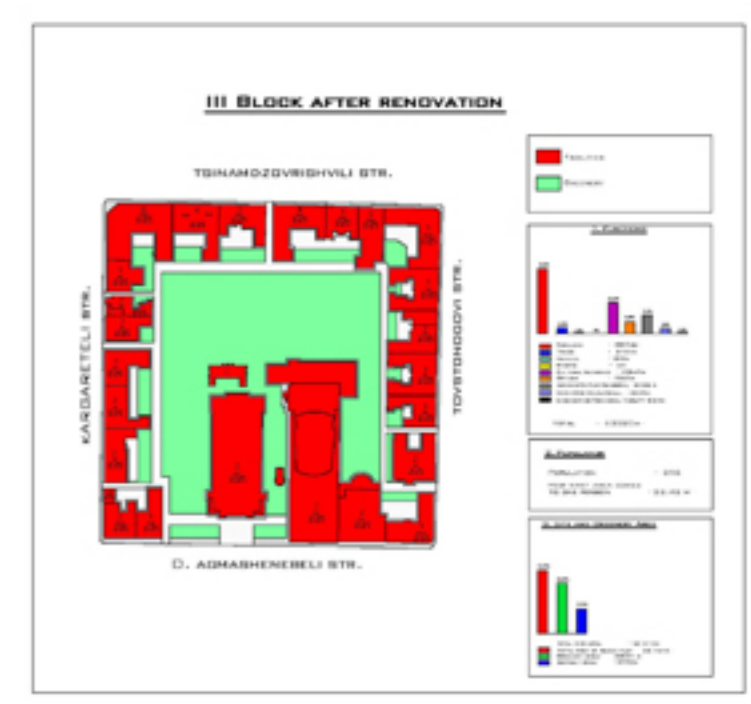
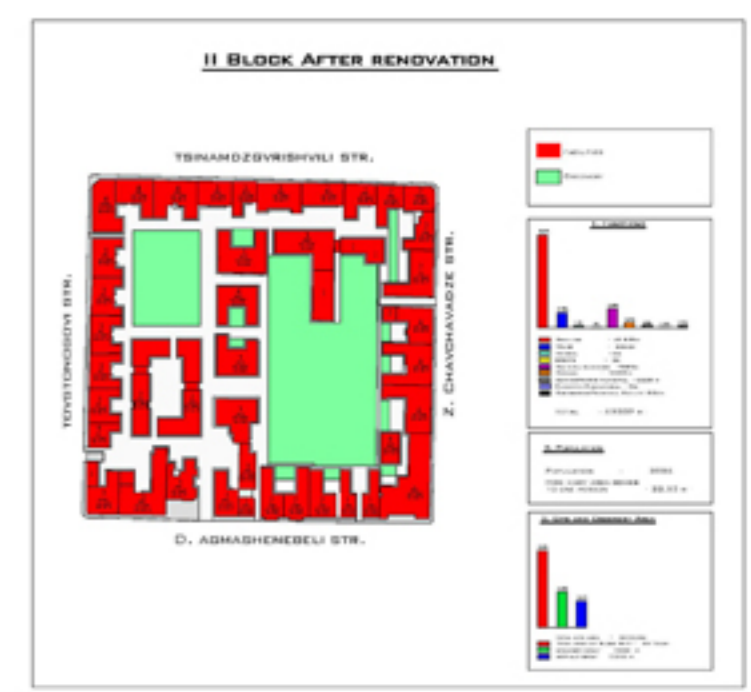
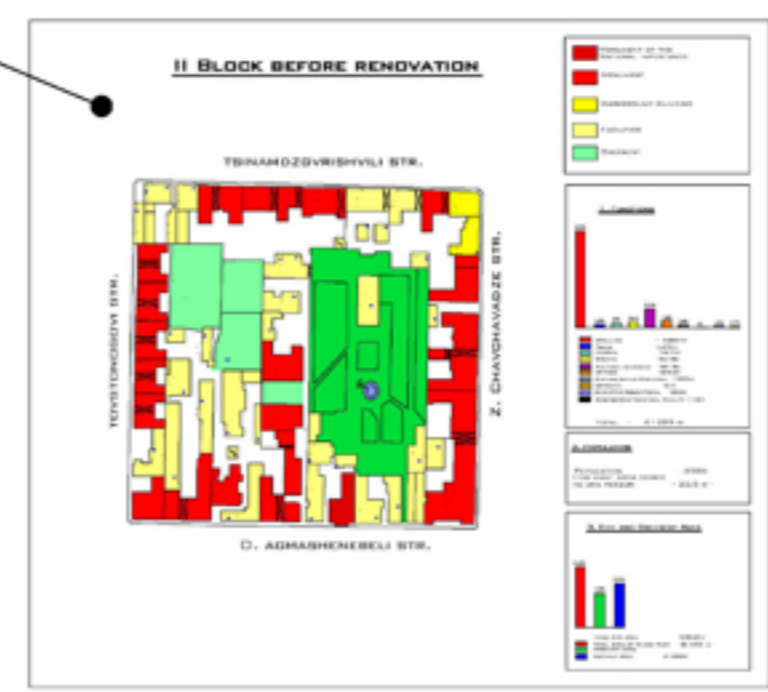
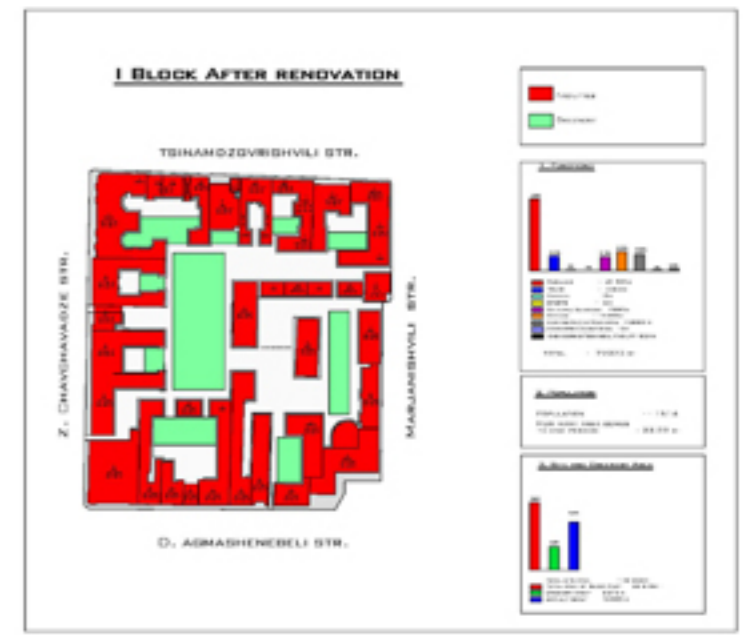
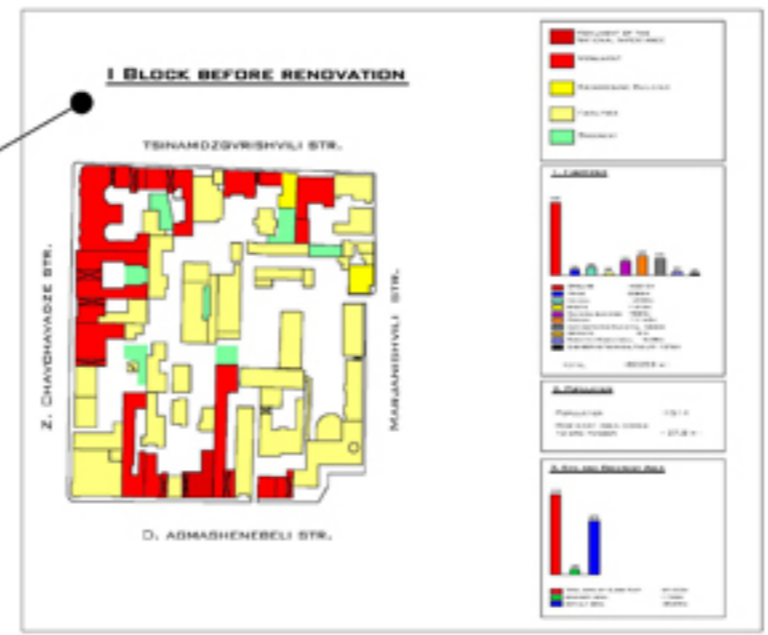
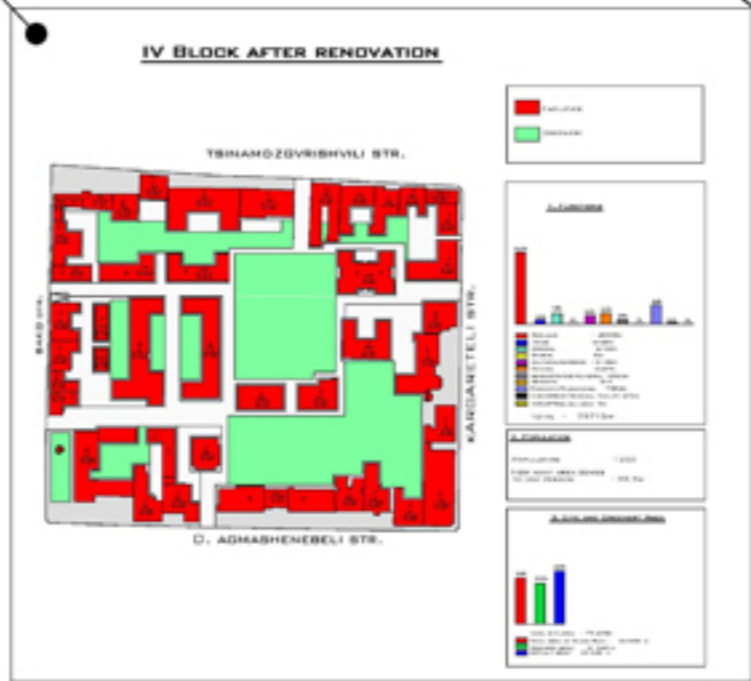
1. COLLABORATE WITH THE CITY ADMINISTRATION AND DO THEIR BIT IN RECONSTRUCTION.
2. HAVE NO PRETENSION AND ARE SATISFY WITH THEIR CONDITIONS OF LIFE.
3. WISH AN INVESTOR, WHO WILL SATISFY THEM WITH IMPROVED LIFE CONDITIONS ON THE SAME PLACE.

BY THE RESULT OF CONDUCTED RESEARCH WE MADE A SUPPORT PLAN WHERE WE HIGHLIGHTED, RESTORATION BUILDINGS AND MADE THE TERRITORY RELEASE, WHERE IN OUR MIND ARE DETEILED MISPLACED BUILDINGS. THERE ALSO WAS MADE DETAILED FUNCTIONAL ANALYSIS OF EACH QUARTER AND WAS ASCERTAINED HOW MANY DWELLING AREA COMES TO ONE PERSON.



BEFORE THE RENOVATION
TOTAL LIVING AREA - 149300 M.
TOTAL NUMBER OF POPULATION - 5729
HOW MANY AREA COMES TO ONE PERSON - 27.5M.

AFTER THE RENOVATION
TOTAL LIVING AREA - 165800M
TOTAL NUMBER OF POPULATION - 5729
HOW MANY AREA COMES TO ONE PERSON - 28.9M.





TECHNICAL UNIVERSITY OF GEORGIA

FACULTY OF ARCHITECTURE, URBAN PLANNING AND DESIGN.

CAREFUL RENOVATION OF THE CITY

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EXISTING GREENERY



EXISTING FUNCTION SCHEME



UNCONTROLLED INTENSIFICATION PROCESSES OF CENTRAL TERRITORIES RESULTED IN SIGNIFICANT INCREASE OF TRAFFIC FLOWS ON ROADS. ALSO JAMMING AND CROSSINGS PROVIDING FOR DETERIORATION OF ECOLOGICAL SITUATION OF THE CITY AND LIVING CONDITIONS OF THE PEOPLE. WHAT IN ITS PART CAUSES UNAUTHORIZED LOOK OF THE STREETS BY POPULATION IT SHOULD BE NOTED, THAT CONSIDERATION OF TRAFFIC PROBLEMS ON SEPARATE DISTRICTS OR JUNCTIONS IS NOT CORRECT. IT SHOULD BE DISCUSSED IN WHOLE CITY SCALE, ENVISAGING UP-TO-DATE URBAN REQUIREMENTS AND RULES.

EXISTING TRAFFIC SCHEME



INDEPENDENT COMPULSORY MAP OF LEGAL ZONING



THE CITY TRAFFIC SERVICE DEVELOPED A DESIGN ENVISAGING UNLOAD OF TRAFFIC AT THESE JUNCTION POINTS; APPEARANCE OF ADDITIONAL PARALLEL HIGHWAY ACCOMMODATION A PART OF THE TRAFFIC WILL SERVE AS BASIS FOR THE ABOVE EVENT.

DESIGN PROPOSAL FOR TRAFFIC REGULATION





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- MONUMENT OF THE NATIONAL IMPORTANCE
- MONUMENT
- BACKGROUND BUILDING
- FACILITIES
- GARDEN-PARK ART MONUMENT
- GREENERY

I BLOCK

TSINAMDZGVRISHVILI STR.



MARJANISHVILI STR.

D. AGMASHNEBELI AVENUE

III BLOCK

TSINAMDZGVRISHVILI STR.



D. AGMASHNEBELI AVENUE

I. KARGARETELI STR.

TOVSTONOGOV STR.

SINCE 1950 THE COMPACTNESS OR POPULATION STARTED TO INCREASE. IN HISTORICAL BUILDINGS IN EACH FLOOR LIVED ONE FAMILY, IN THE BACK PART, IN THE WING WERE PLACED AUXILIARY WAREHOUSES. AFTER GEORGIA BECAME PART OF THE SOVIET UNION IN THESE BUILDINGS WERE MOVED FAMILIES ADDITIONALLY AND IN THE PLACE WHERE USED TO BE AUXILIARY WAREHOUSES PAST TIME, WERE BEING BUILT DWELLING HOUSES. AS A RESULT WE GOT UNILATERALLY WINDOWED HOUSES WHICH ARE USELESS TO LIVE. DESPITE THE FACT, THERE WERE MADE OF QUARTER AREAS, CHAOTIC BUILDING AND MANY ATTACHMENTS TO BUILDINGS. THIS CAUSED DESTROYING OF TERRITORIES OF PLANTING OF GREENERY IN INNER QUARTER SPACES. NOWDAYS HISTORICALLY BASED STRUCTURE OF QUARTER IS COMPARABLY PRESERVED, ONLY IN II (ARTO GARDEN) AND III (GOFIETT GARDEN). SMALL PARTS ARE ALSO KEPT IN IV QUARTER, AND IN I QUARTER THE GREEN COVER DOESN'T EXIST AT ALL.

II BLOCK

TSINAMDZGVRISHVILI STR.



D. AGMASHNEBELI AVENUE

IV BLOCK

TSINAMDZGVRISHVILI STR.



BAGD STR.

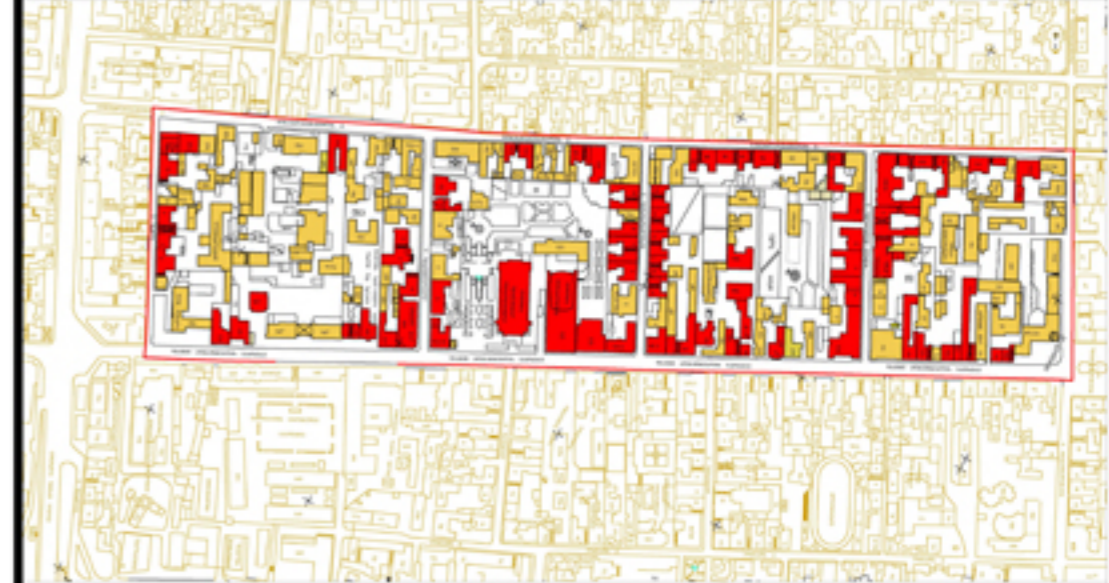
D. AGMASHNEBELI AVENUE

Z. CHAVCHAVADZE STR.

I. KARGARETELI STR.

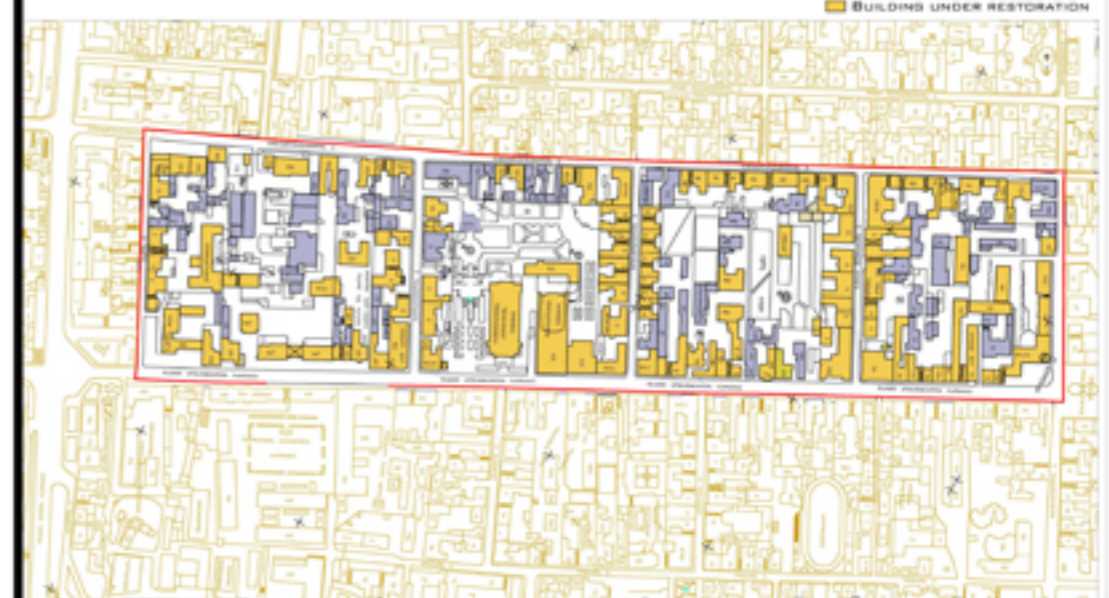
SITUATIONAL PLAN

(INCLUDING PROTECTION STATUS OF THE FACILITIES EXISTING ON SITE.)



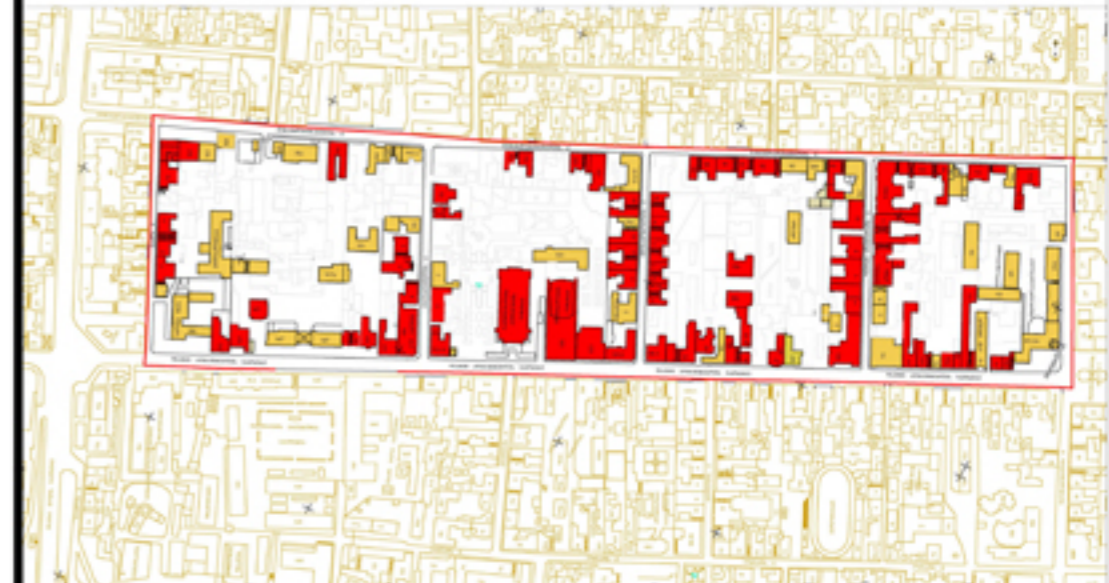
SITUATIONAL PLAN

(DISHARMONIOUS AND RESTORABLE BUILDINGS)



SITUATIONAL PLAN

(REVEALING VACATED TERRITORIES)





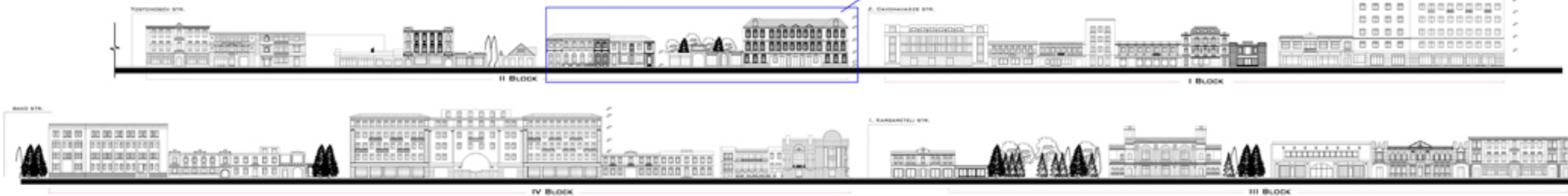
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RENOVATED ENTRANCE IN "ARTO" PARK



EXISTING ELEVATIONS OF AGMASHENEBELI AVENUE



PEDESTRIAN STREET WITH COMERTIAL FUNCTION.



ARRANGMENT OF PEDESTRIAN STREET.



COURTYARD OF RESIDENTIAL BUILDING.



INNER PUBLIC SPACE.

MASTER PLAN



მცხეთის მუშავებული მემკვიდრეობისა და ტურისტების მიზნობრივი გეგმა

HERITAGE and TOURISM MASTER PLAN of MTKHETA, GEORGIA

თბილისი
საქართველო
მეცნიერებათა აკადემია (საბჭო)
საქართველოს რესპუბლიკა
საქართველოს რესპუბლიკის
საგარეო ურთიერთობების
საქართველოს
საგარეო ურთიერთობების
საქართველოს
საგარეო ურთიერთობების
საქართველოს

UNESCO
WORLD HERITAGE
CENTRE
CONSULTANT GROUP
RON VAN OERS coordinator
BERNARD BIZET
STEPHEN BOND
GIORGIO LOMBARDI
ART PEDERSEN
ALKIVADES PREPIS
GEORGE SHAISHMELASHVILI



სვეტიცხოველეს საკათედრო განაშტატი



The Svetitskhoveli Cathedral

სვეტიცხოველეს ხელთმომდგარე ყველა ელემენტის მიზნობრივი ქალაქური გეგმა. არსებობს მისი და მისი შემოგარენის სტრატეგიული პოლიტიკური მიზნობრივი გეგმა.

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5

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3

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6

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სვეტიცხოველეს ხელთმომდგარე ყველა ელემენტის მიზნობრივი ქალაქური გეგმა. არსებობს მისი და მისი შემოგარენის სტრატეგიული პოლიტიკური მიზნობრივი გეგმა.

The Svetitskhoveli architectural complex consists of the most significant urban-design building block of the Mtskheta historic zone-architectural and spatial area of the high historic, cultural and mental values; the sacred place of the Lord's scepter inlaid - the most significant Christian relic of the historic surro-environment of the King's Garden, the phenomenon of the Christian culture of this historic place's architectural and spatial genesis. Listing the Svetitskhoveli architectural complex among the world heritage items is the acknowledgement of the mankind-significance of this phenomenon.

The very first wooden church re-erected on the sacred grave - the passionary (Svetitskhoveli I), the V century Svetitskhoveli stone - built basilic church of Vakhtang Gorgasali (Svetitskhoveli II), the Svetitskhoveli Cathedral - 1010-29 (Svetitskhoveli III) are of the step - wise importance to this genesis as well as Christian architectural evolution.

City environment of the Svetitskhoveli architectural complex surroundings. Main directions of the conservation and development strategy.

Svetitskhoveli - the Georgian Christian holiness and the superior sanctuary-is the epicenter of attraction of the touristic streams visiting Mtskheta.

The motivation of visiting Mtskheta for the greater part of the city visitors (88%) - a religious factor of the Svetitskhoveli - sanctuary (see No3). Svetitskhoveli. Questionnaire survey of touristic stream level. 12/09/1997.

Conservation of the Svetitskhoveli urban environment. Main priorities of the city development strategy are as follows:

The even distribution of the Svetitskhoveli excessive streams to other sights of Mtskheta;

Ensuring appropriate conditions for meeting both the prayers and the visitors in the Svetitskhoveli urban environment;

Transformation of the Svetitskhoveli surrounding area into the traffic - free pedestrian zone;

Integration and end-to-end solution of interrelated problems of the tourism infrastructure. Development, improvement of social and economic conditions of aboriginal population and perfection of the architectural appearance of the development;

Ensuring the involvement of population into the decision-making process;

Integration of problems of the perfection of the divine service conditions and of those related to the conservation and urban design processes with subsequent solution thereof;

Ensuring the opening of the views for presenting the expositional as well as aesthetic potential of the Svetitskhoveli architectural complex.

Implementation of the project of reconstruction and rehabilitation of the development adjacent to the western part of Svetitskhoveli, which is within the frames of the program-initiative to the Architectural and Functional Organization of the Mtskheta Historic Area (1984) and the Detailed Planning of the Mtskheta Historic Area Project (1988), ensued:

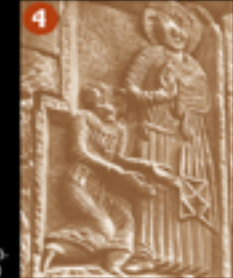
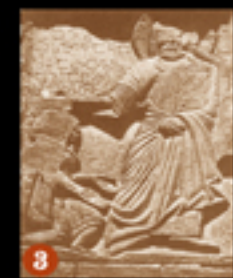
- Functional transformation.
- In order to perfectly represent the Malakadze Arch and to form the pedestrian zone; the Komkavshiri Street used for the transport traffic has been cancelled; those buildings of such scales and structures, which are inappropriate to the Svetitskhoveli surroundings as well as the car park, located across the fence have been liquidated; A longitudinal area in front of the Malakadze Arch and the western wall of Svetitskhoveli has been transformed into the pedestrian area for meeting the tourist's flows.

მცხეთის მემკვიდრეობისა და ტურისტების მიზნობრივი გეგმა

HERITAGE and TOURISM MASTER PLAN of MTKHETA, GEORGIA

თბილისში
მემკვიდრეობის ცენტრის (UNESCO)
კონსულტანტთა ჯგუფი
რონ ვან იერსი კოორდინატორი
ბერნარდ ბიზეტი
სტეფენ ბონდი
გიორგი ლომბარდი
არტ პედერსენი
ალკვიადეს პრეპის
გიორგი შაიშმელაშვილი

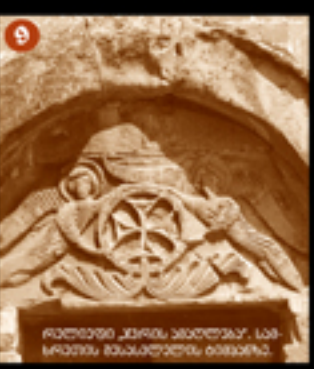
UNESCO
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ALKIVIADES PREPIS
GEORGE SHAIISHMELASHVILI



SI. 1 Historic and cultural value of the Jvari cathedral being a recognized symbol of the national culture and a monument of the art of building of the mankind significance is preconditioned by the inseparable integrity with the unique natural landscape environment. The aesthetical peculiarity of the harmonic blending of Jvari and its surrounding area, which is based on the Christian culture, is the phenomenon of utmost importance of the Georgian and the overall Christian art of building. Protection and maintenance of this phenomenon, which is the most significant feature of the monument authenticity, is one of the basic priorities of the master plan of the Mtskheta heritage and tourism.



SI. 2 Jvari in Mtskheta. The Jvari Grand Cathedral – a cross-cupola-shaped building, years: 586-604. Built on the place of the grand wooden cross – the symbol of the recently admitted Christian religion – raised by the Holy Nino; the thirties of the fourth century.
SI. 3 The southern facade relief – Stephan the Deacon and Kobul – Stephanoz.
SI. 4 Stephanoz-the leader of people on bended knees.
SI.5 Natural- landscape surroundings of Jvari. Oriental view.



SI. 6 The Grand Jvari Cathedral – Prevailing over the extensive urban and natural-landscape area, one of the major architectural and compositional dominants in Mtskheta. Southern view.
SI.7 The minor Jvari church. The years of 545-586. A hall-like minor building.
SI. 8 The grand Jvari cathedral.
SI. 9 The relief "The cross rising" – on the southern entrance tympanum.
SI. 10 The Grand Jvari Cathedral interior. An octagonal structure in the center of the cathedral. A pedestal of the grand wooden cross in front of the altar.
SI. 11



1. The Grand Jvari Cathedral
2. The Minor Jvari Church
3. The fence – XVI-XVII centuries.
SI. 12 The aesthetically beautiful natural-landscape surrounding of Jvari is a key factor in attracting the tourists. The Jvari Cathedral, the incommensurable peace of work of the Georgian art of building, is almost the only pole of tourist attraction within the surrounding natural-landscape area. The Jvari Cathedral, being the most significant praying place of the Georgia Orthodox Church, conditions high intensity of prayers in this area. The harmonic merger peculiarity, the highly aesthetical natural-landscape surrounding of the Cathedral having been maintained untouched during many centuries, promotes: The meditation disposition of the prayers, renewal of the past holiness and experimenting it currently in their imaginations...



