



AMBASSADORI ISLAND
BATUMI

EXPANDING BOUNDARIES



ABOUT

Since 2004, Ambassadors Group has been shaping the future of hospitality, retail, entertainment, and real estate in Georgia, bringing nearly two decades of experience in delivering luxury and innovation. Recognized as one of Georgia’s top hospitality brands, the company operates variety of businesses in the country:

AMBASSADORI
TBILISI HOTEL



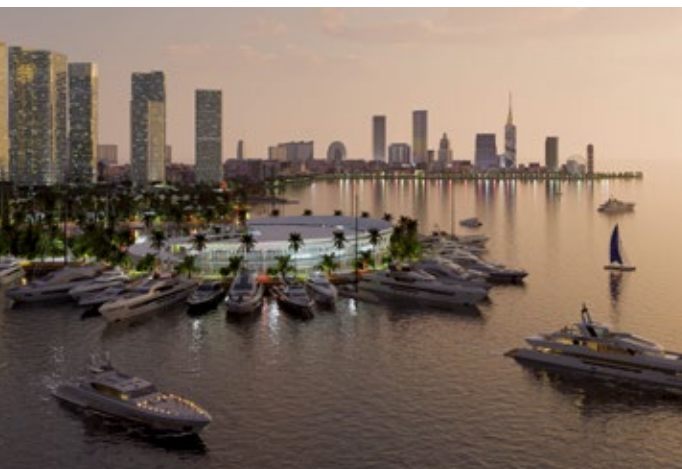
AMBASSADORI
GODERDZI HOTEL



KEBURIA WINERY



MARINA
YACHT CLUB



AMBASSADORI
KACHRETI GOLF RESORT



AMBASSADORI
HOTEL BATUMI



AMBASSADORI
ACADEMY



GOLF CLUB



AMBASSADORI

WHY TO INVEST IN BATUMI, GEORGIA



BUSINESS-FRIENDLY AND STABLE ENVIRONMENT

Georgian legislation ensures robust protection for foreign investments. The assets of foreign investors are safeguarded against expropriation. Batumi, a key investment hub, has witnessed double-digit growth in population and tourism consistently for over a decade.

LIBERAL ECONOMIC LEGISLATION

Georgia's investor-oriented economic policies are designed to attract both local and foreign investments. The country is globally recognized for its ease of doing business, supported by laws that facilitate and stimulate investments efficiently.

EASE OF BANKING AND RESIDENCY

Opening a local bank account or conducting transactions via cryptocurrency is fast and straightforward. Additionally, investors who invest in real estate from \$100,000 and more can easily obtain a local residence card.

FLAT/LOW TAXES AND INCENTIVES

Georgia offers 5% income tax on rental income, and 0% capital gains tax on properties held for at least two years. Additionally, the Georgian Constitution mandates that tax increases can only occur through a national referendum, ensuring long-term stability.

STRATEGIC GEOGRAPHIC LOCATION

Situated at the crossroads of Europe and Asia, Batumi serves as a strategic link between the Black and Caspian Seas. Located along the historic Silk Road, it is one of the fastest-growing cities in Georgia and a gateway for global trade and commerce.

STRONG RETURN ON INVESTMENT

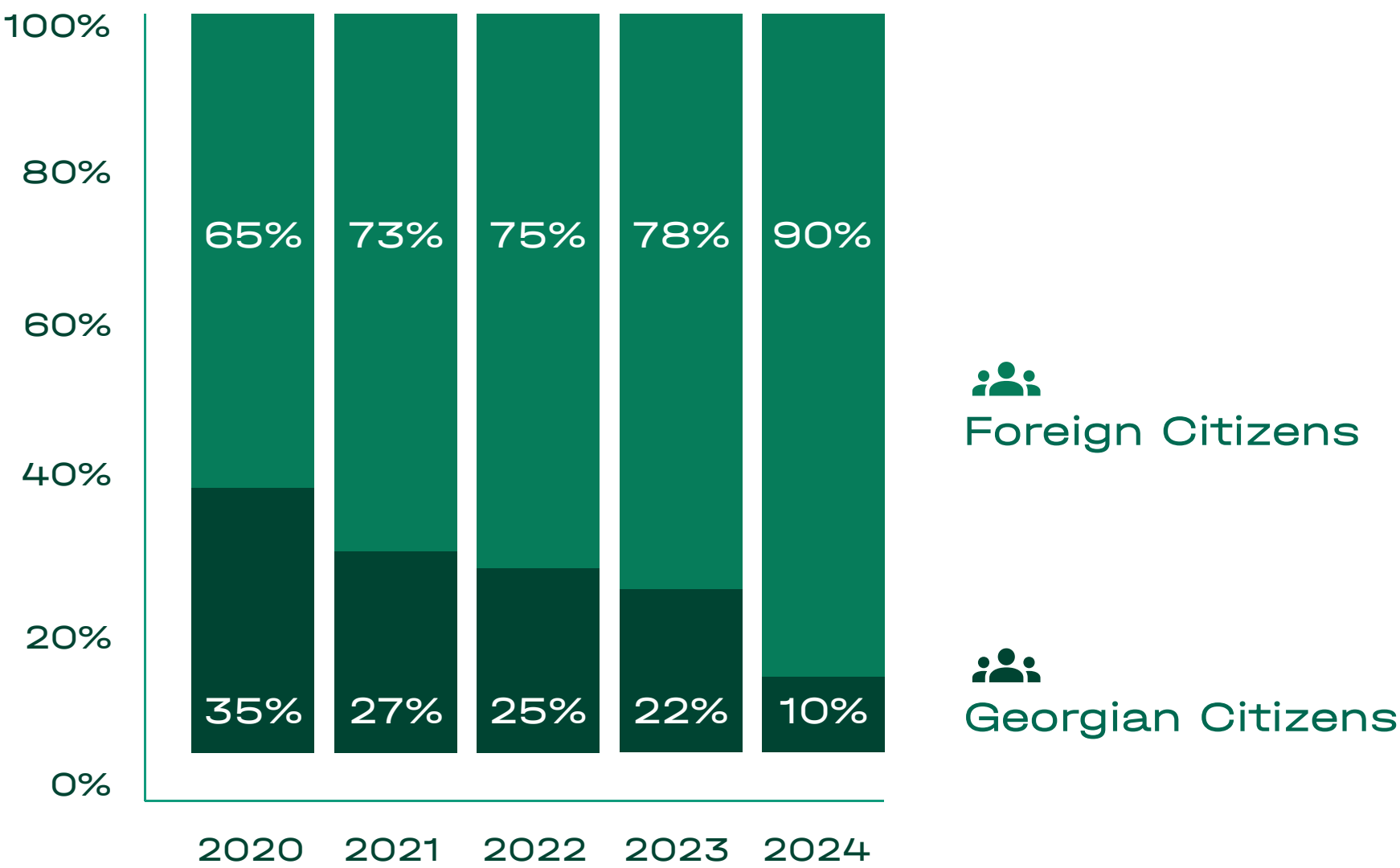
Real estate in Batumi delivers exceptional returns, with properties generating an average annual rental income of 15%.

BATUMI REAL ESTATE STATISTICS

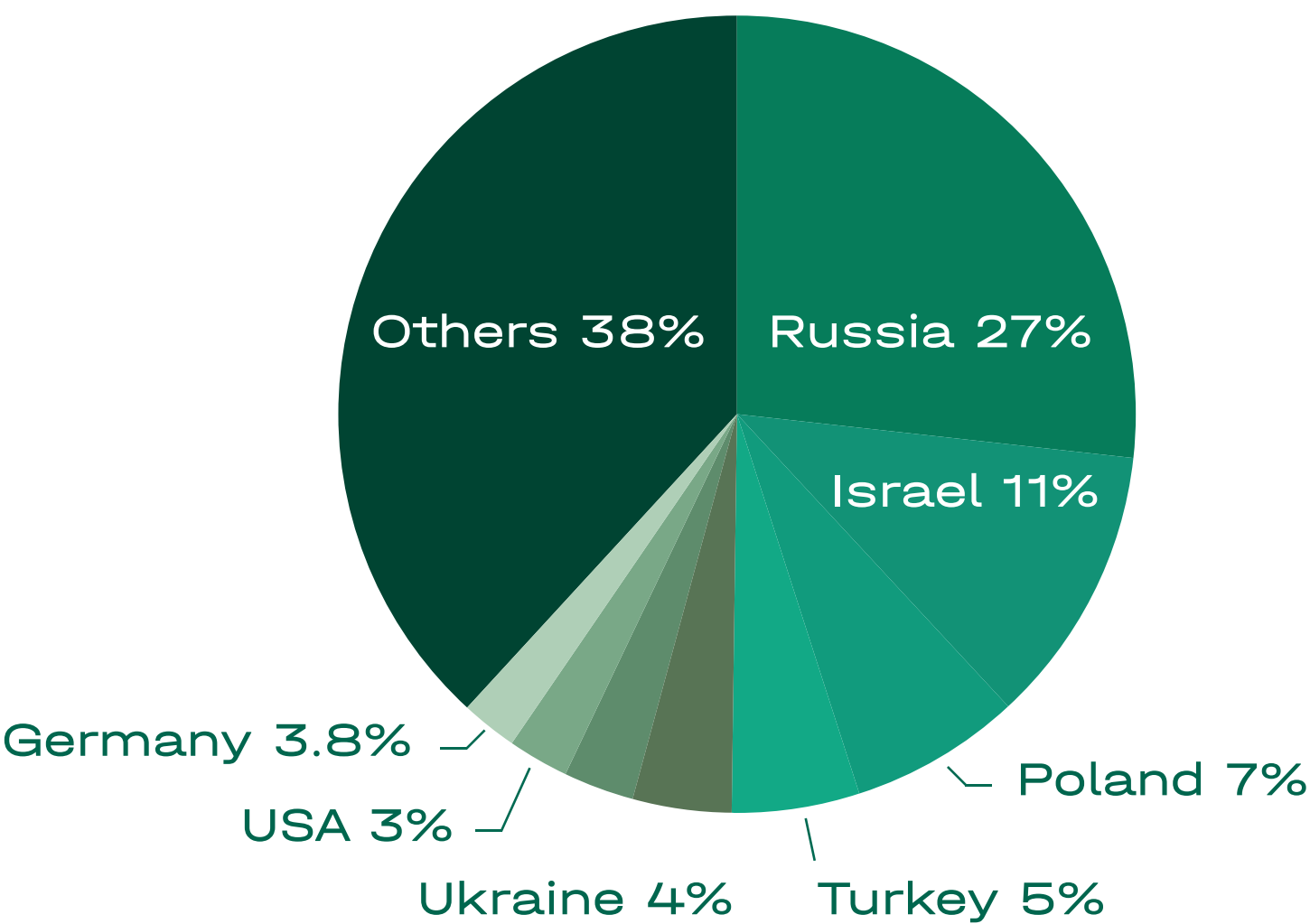


RESIDENTIAL REAL ESTATE MARKET OVERVIEW HIGHER RENTAL YIELDS ATTRACT FOREIGN CITIZENS

Distribution of real estate sales in projects of selected developers by citizenship in Batumi



Distribution of real estate sales to foreign citizens in projects of selected developers by citizenship in Batumi



In 2024, citizens of 28 different foreign countries purchased an apartment in Batumi, while this number was 12 in 2020.

Source: Galt & Taggart



GALT & TAGGART
RESEARCH

BATUMI - WORLD'S LEADING ALL-SEASON DESTINATION



Batumi won the award of world's leading all-season destination 2024, the tourism Oscar, at the 31st World Travel Awards held in Madeira. It has received the prize for Europe's Leading Emerging Tourism Destination in 2003 and 2002.

The Batumi Botanical Garden was chosen as Europe's Leading Botanical Garden, competing against the botanical gardens of Madrid, Edinburgh, Berlin and other famous European cities.



AMBASSADORI ISLAND BATUMI



ARUP

M U
A Architecture
& Placemaking

d73
Progettiamo la tua passione

YÜKSEL
PROJE

Colliers

SEAMLESSLY CONNECTED TO BATUMI

 BATUMI INTERNATIONAL
AIRPORT

 30 min

 CENTRAL RAILWAY
STATION

 3 min

 10 min

 OLD TOWN

 15 min

 30 min

Batumi
International Airport 

Old Town 

Central
Railway Station 



INVESTMENT PERSPECTIVES IN AMBASSADORI ISLAND BATUMI



The First Tower of Ambassadori Island Batumi represents a promising investment opportunity, offering ROI 16.4% first year of operation and return of investment in 6 years. The property boasts impressive views, high-end facilities and a prime location, making it an excellent choice for those seeking a smart investment for the future.

Investing in island estate at the start of construction is much more profitable. Investment at the initial stage of construction will bring you a profit of 50% upon resale after building enters in exploitation.



ISLAND MASTER PLAN



FIRST TOWER



FIRST TOWER LOCATION ON THE ISLAND



FIRST TOWER

Situated on the left peninsula of Ambassadori Island Batumi, the First Tower offers unparalleled views of the Black Sea, expanding boundaries with its prime coastal location and visionary design.



FIRST TOWER

The First Tower of Ambassadori Island seamlessly blends elegance and innovation, offering a fresh perspective on modern living. Each day, the relaxing sounds of the sea create the perfect atmosphere for a life enriched by unparalleled amenities and the vibrant energy of the island.

Start Date January 2025	Delivery Date January 2029	
Duplexes 8	Floors 58	Project Type RESIDENTIAL-HOTEL APARTMENTS
COMMERCIAL SPACES		Parking 3 LEVELS 240 cars



CONSTRUCTIVE FEATURES OF FIRST TOWER



Fast Tunnel Method
Of Construction

Construction Type –
Monolithic Concrete,
Pile Foundation

Ceiling Height

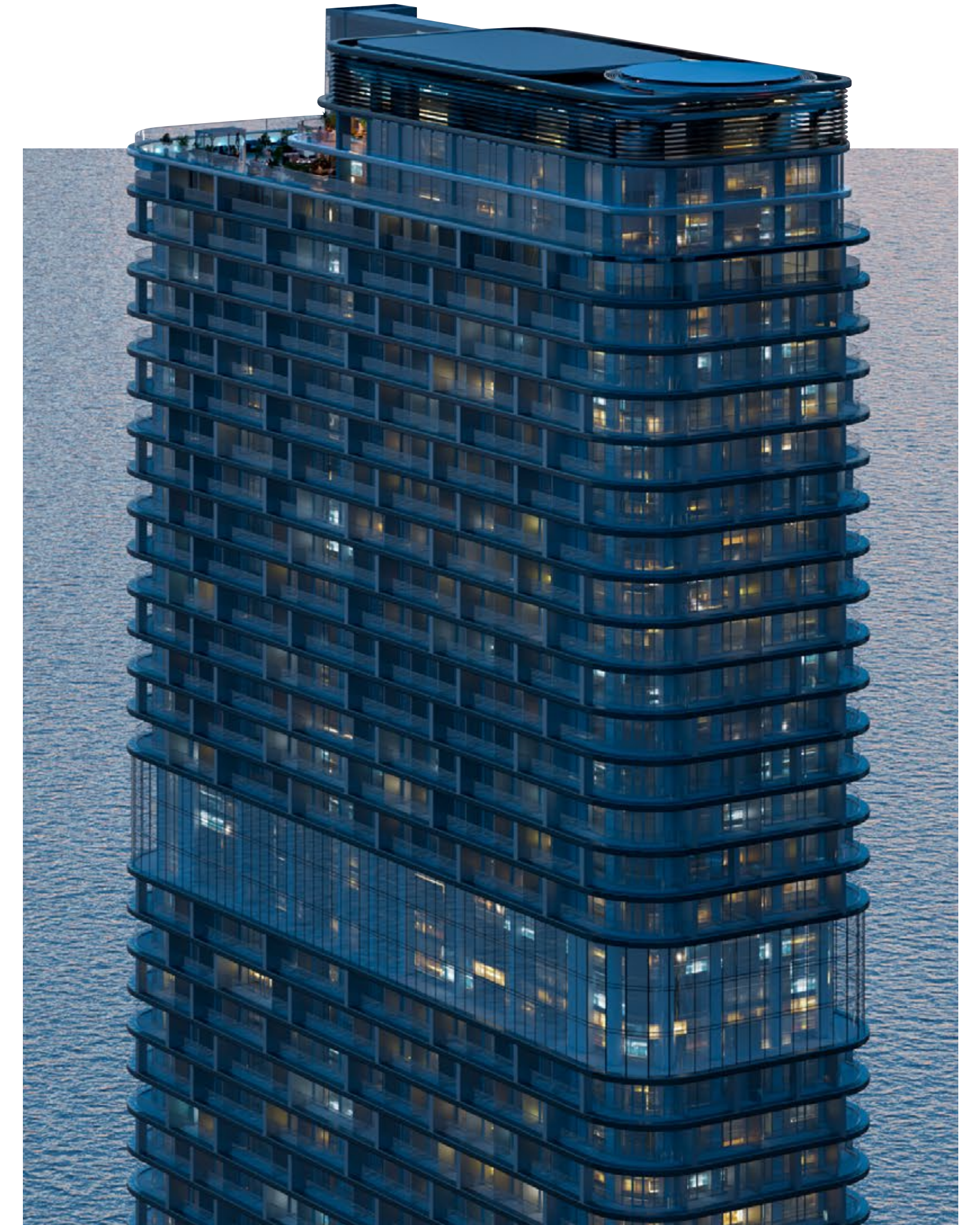
3.2 m

Building Height

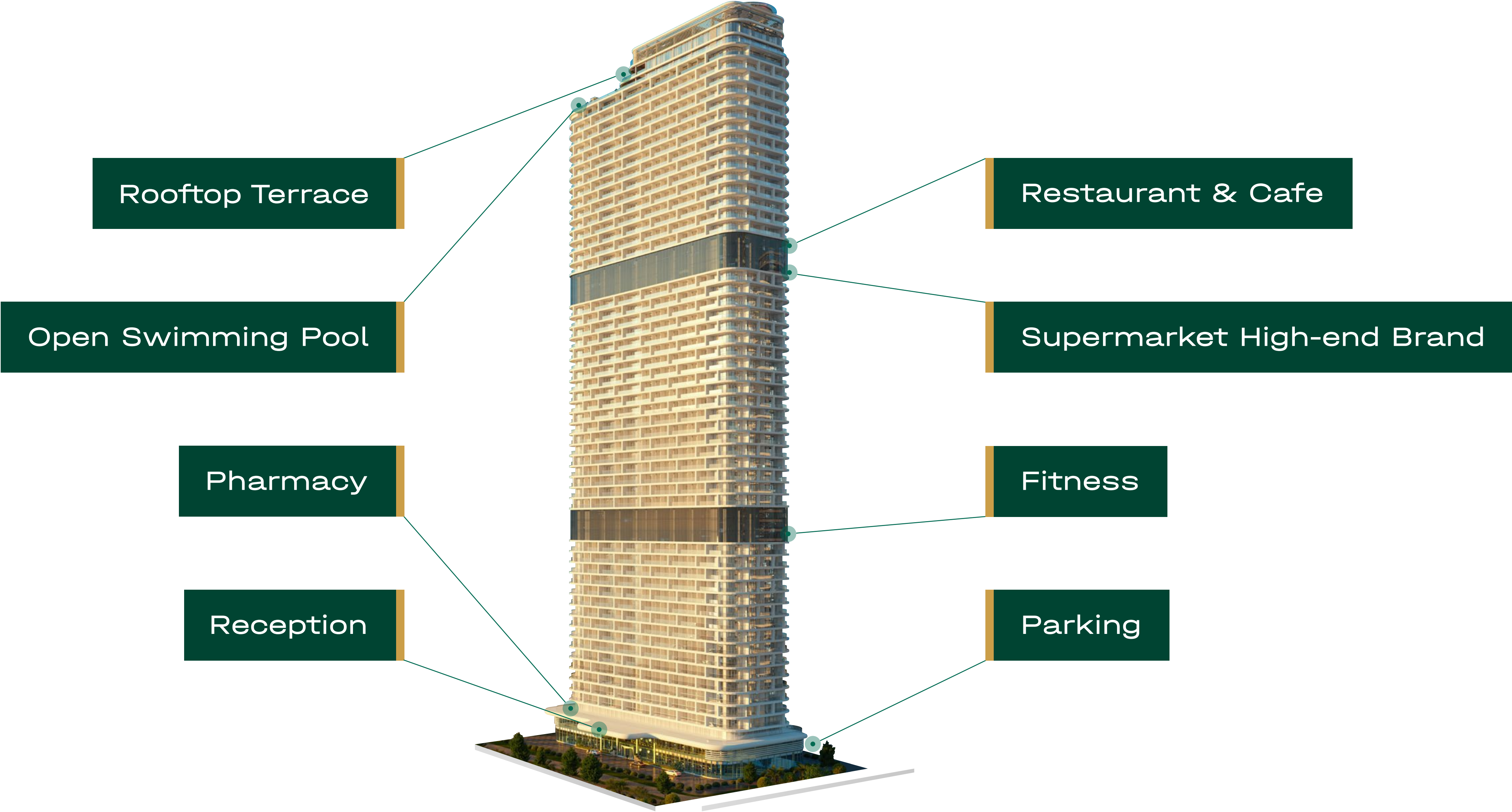
216 m

Central Heating &
Ventilation Systems

9 A Class High
Speed Elevators



FIRST TOWER AMENITIES



ENJOY SUNRISES AND SUNSETS WITH PANORAMIC VIEWS



FIRST TOWER REVEALS THE PERFECTION OF TASTE IN DESIGN AND COMFORT



STUDIO APARTMENTS



Total area:
37.10 m²



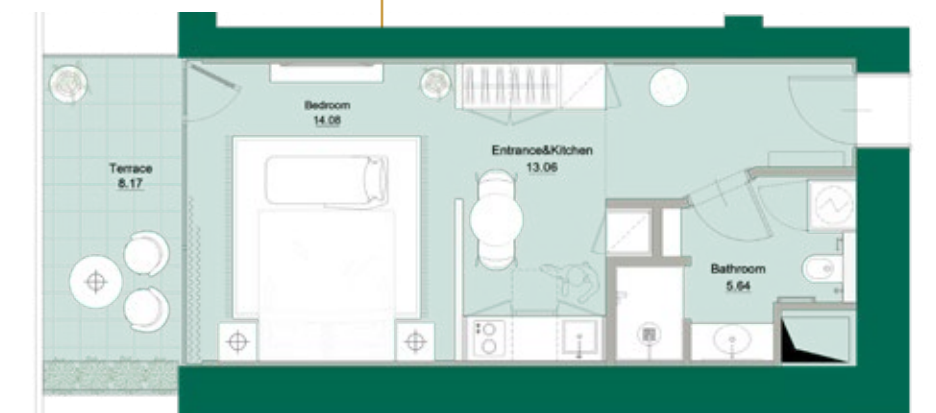
Ceiling height:
3.2 m.



Condition:
**With renovation/
Furniture optional**



Price:
From \$ 110 447





ONE-BEDROOM APARTMENTS



Total area:
53.45 m²



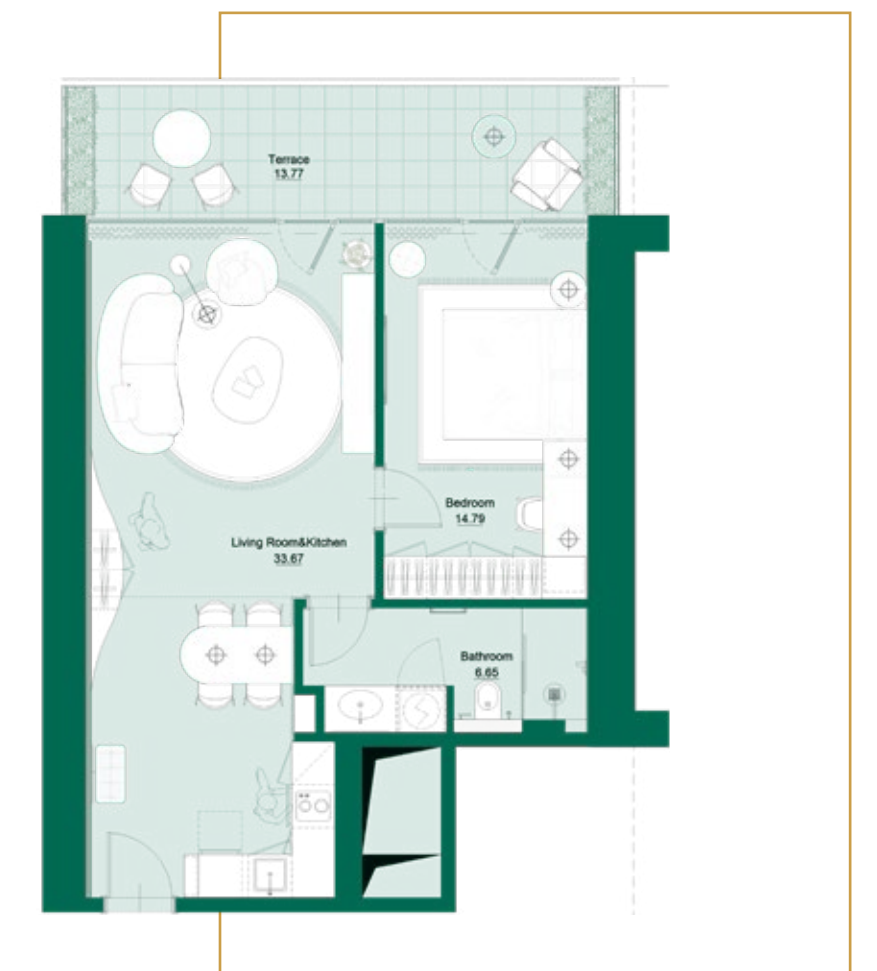
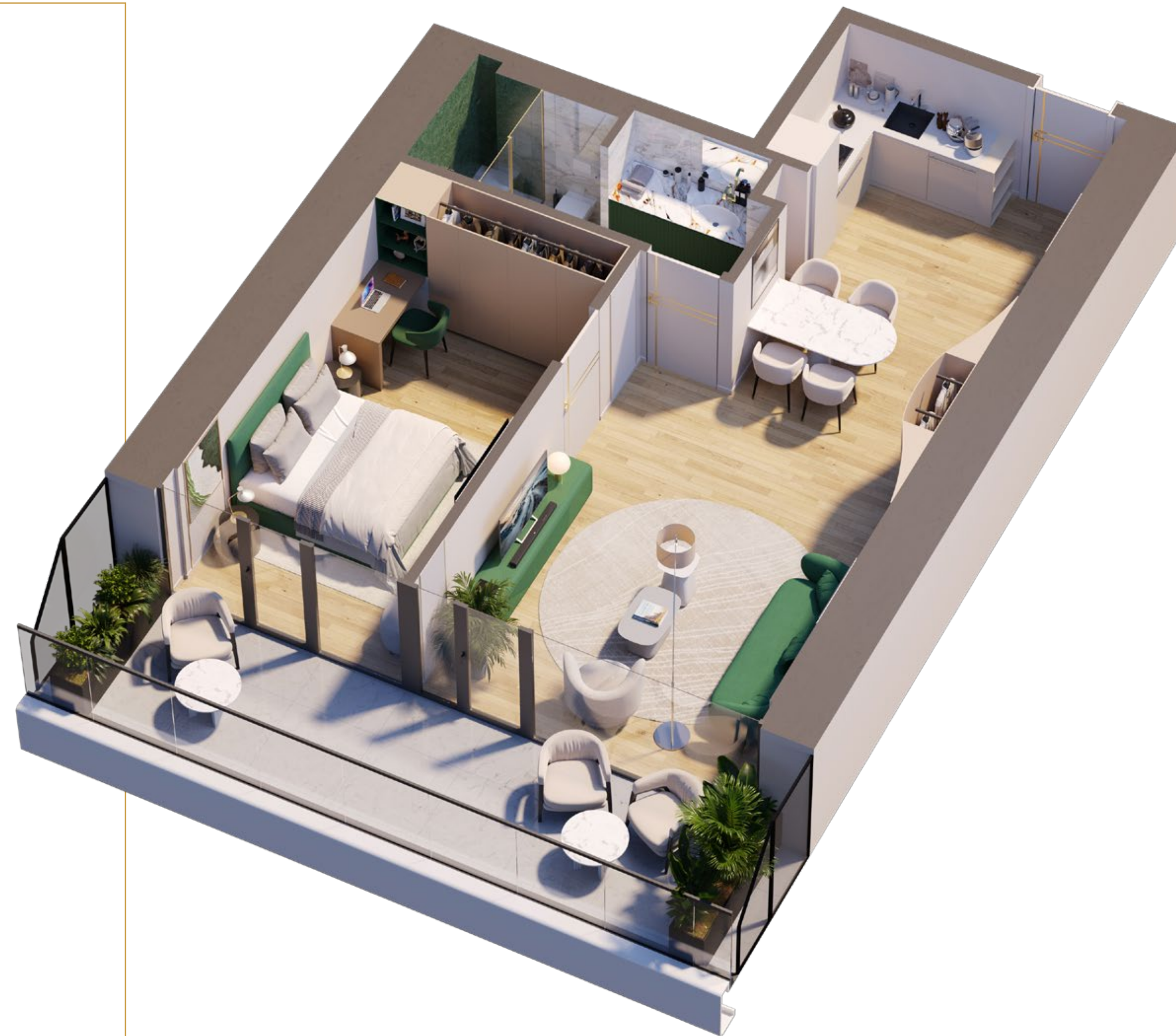
Ceiling height:
3.2 m.



Condition:
**With renovation/
Furniture optional**



Price:
From \$ 149 393





TWO-BEDROOM APARTMENTS



Total area:
108.40 m²



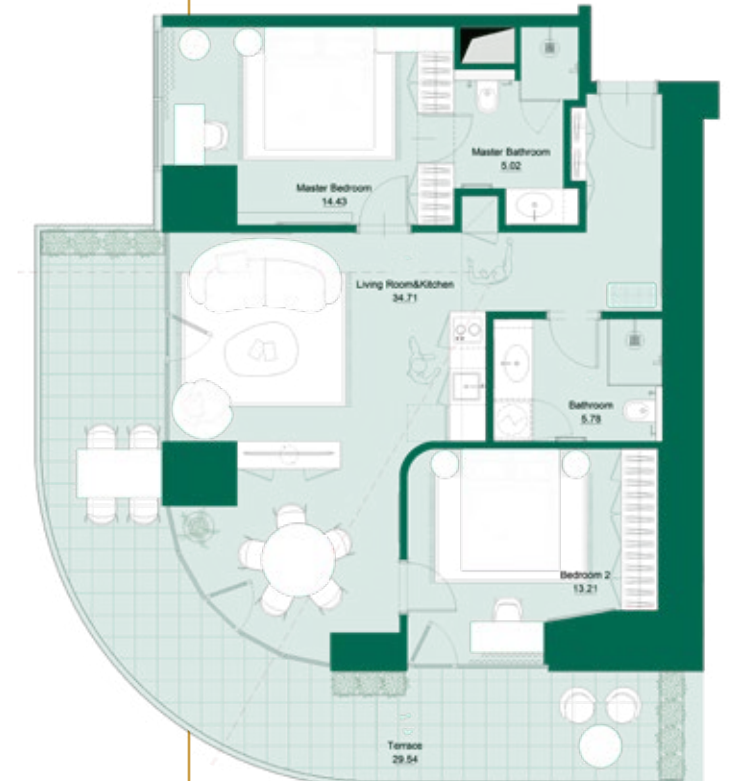
Ceiling height:
3.2 m.



Condition:
**With renovation/
Furniture optional**



Price:
From \$ 302 978





ISLAND AMENITIES



- Podium: Mixed-use (street retail, food cluster, entertainment & relaxation, sports, office, industrial parking)
- Healthcare / Retail Function
- Private Homes / Villas
- Helipad
- Skyscraper: Mixed-use (Residential, Serviced Apartments, Hotel)
- Education / Retail Function
- Central Park, Recreation
- Food and Beverage



INSTALLMENT FROM DEVELOPER



Apartment Reservation for 1 week: \$2,000	Payment Terms • Bank transfer in USD or EUR, based on the national bank's exchange rate.	Special Offer On Multiple Units Purchase
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BECOME A PART OF OUR GLOBAL PROJECT!



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