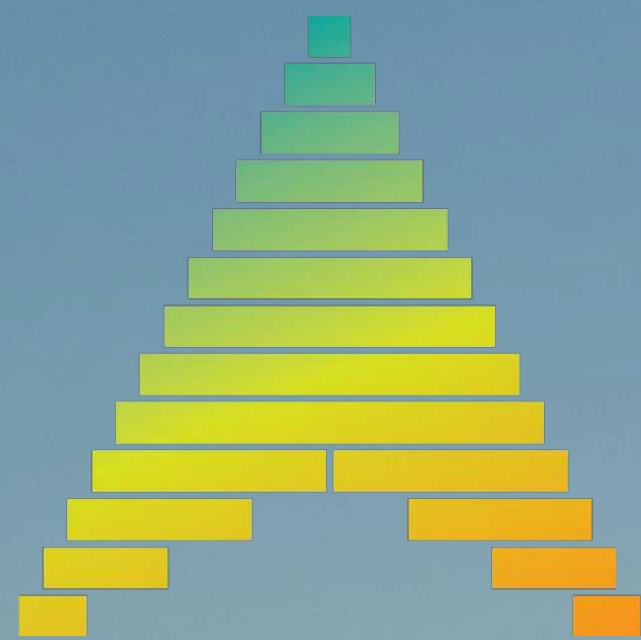




BATUMI VIEW APARTMENTS

CLOSEST TO THE SEA

LUXURY SEAFRONT APARTMENTS FOR SALE IN **BATUMI**

THE BEST LOCATION IN BATUMI

LUXURY SEAFRONT APARTMENTS FOR SALE

BATUMI VIEW - a modern multifunctional complex Located on the New Boulevard in Batumi.

The complex is on the seafront, just 20 meters from the Black Sea - closer than anyone else in Batumi.

Batumi View is already built and operational. By purchasing an apartment here, you can start living or renting it out - today.

- | 20 METERS TO THE SEA
- | 3 APARTMENT BLOCKS
- | 870 APARTMENTS
- | PANORAMIC VIEWS



ON THE MAP

THE BEST LOCATION IN BATUMI



Alphabet Tower



Batumi Central Masjid



Dolphinarum



Argo Cable Car



Art Museum

Aqua Park Batumi

Shopping Mall

Ephoria Hotel

Batumi Boulevard



Batumi
International Airport



WHY BATUMI

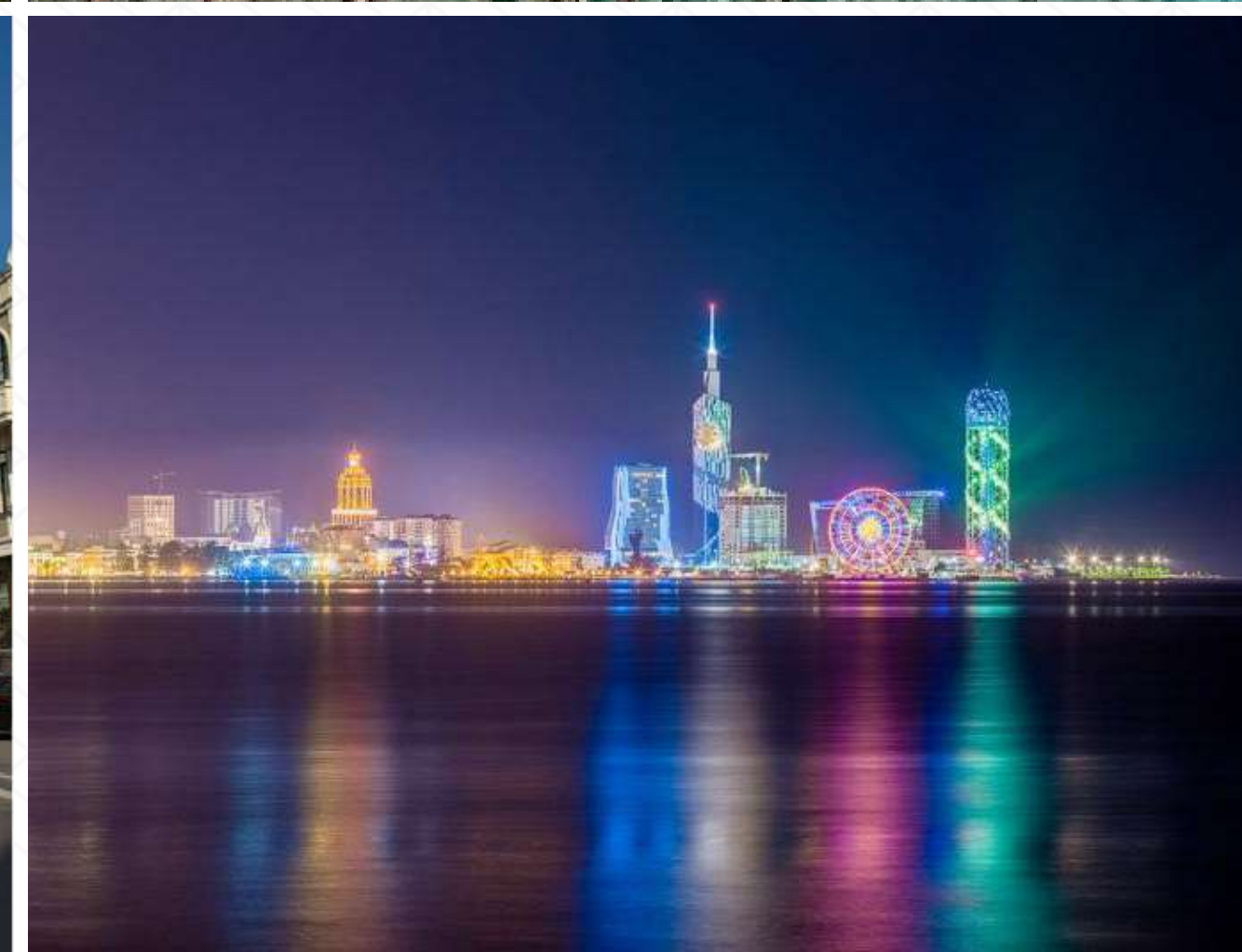
THE MOST PROMISING RESORT ON THE BLACK SEA FOR INVESTMENT AND RECREATION

TWO-TIME WINNER
WORLD TRAVEL AWARDS

AMONG THE BEST INVESTMENT CITIES
FORBES

TOP-15 CITIES FOR INVESTMENT
BLOOMBERG

TOP-10 TOURIST CITIES IN EUROPE
NATIONAL GEOGRAPHIC



BATUMI VIEW - PROJECT PLAN

3 BLOCKS OF PREMIUM APARTHOTELS AND A BRANDED 5-STAR HOTEL



BLOCK C

BLOCK B

BLOCK A

HOTEL 5*

INFRASTRUCTURE

FOR HIGH-QUALITY LIVING AND LEISURE



SHOPPING CENTER



POOLS



CASINO



SPA CENTER



PARKING



PANORAMIC RESTAURANT



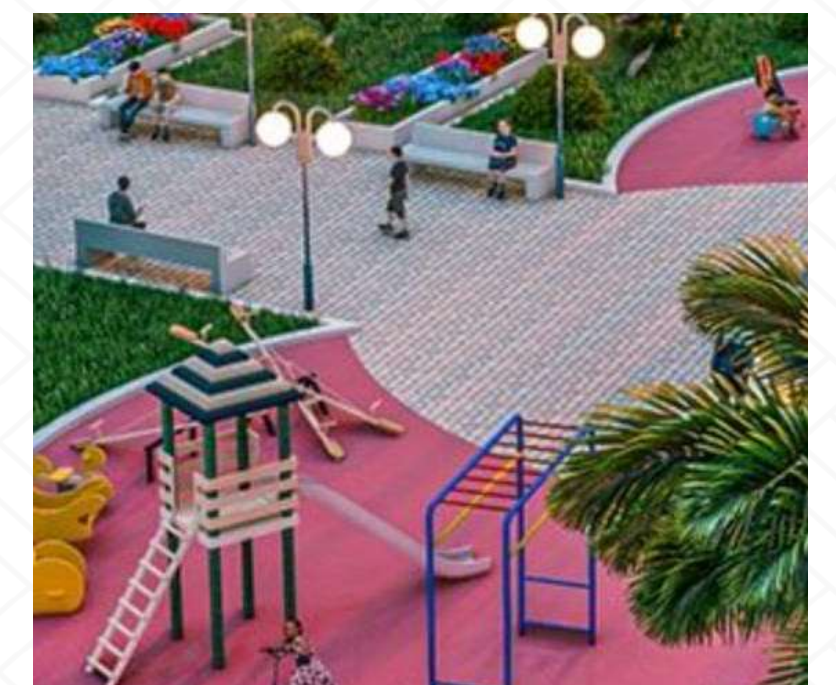
FITNESS CENTER



RELAXATION ZONES



CAFES AND COFFEE SHOPS



PLAYGROUNDS

...AND MORE THAN 20 INFRASTRUCTURE FACILITIES

SERVICE

FOR HIGH-QUALITY LIVING AND LEISURE



MANAGEMENT COMPANY

Entrust your apartment to the management company. They will ensure: client acquisition, cleaning, maintenance, and also take responsibility for paying bills, taxes, insurance, and servicing the complex.

ADDITIONAL SERVICE:



24/7 SECURITY



CONCIERGE SERVICE



ROOM CLEANING



VIDEO SURVEILLANCE



TRANSFER



TECHNICAL SERVICE



CONFERENCE ROOM



COMMERCIAL SPACES





5-STAR HOTEL

AMERICAN-BRITISH BRAND - CROWNE PLAZA

Crowne Plaza - a premium-class hotel chain. More than 425 hotels and resorts in major cities around the world — where the global business elite works and relaxes.

A distinctive feature of Crowne Plaza hotels is the highest level of service, tailored to discerning business travelers.

Crowne Plaza is part of the InterContinental Hotels Group.

- | 5-STAR HOTEL
- | 425 HOTELS WORLDWIDE
- | 112,232 ROOMS
- | 2026 HOTEL CONSTRUCTION COMPLETION

IHG[®] HOTELS &
RESORTS

Intercontinental Hotels Group



CROWNE PLAZA[®]

HOTELS & RESORTS



CROWNE PLAZA[®]

HOTELS & RESORTS



ROI 8% ANNUALLY

BATUMI VIEW - YOUR BEST SEASIDE INVESTMENT

To start earning rental income, you don't need to wait, because the Batumi View complex is already built and handed over.

ROI from 8% annually is based on the actual income of apartment owners in Batumi View. And a capitalization rate from 14% annually - one of the highest indicators in the world.

In Georgia, there is no tax on purchasing and owning property.

- | 8% ROI
- | 14% ANNUAL CAPITALIZATION
- | 0% PROPERTY TAX
- | 12 YEARS ~ PAYBACK PERIOD



GUARANTEED MANAGEMENT

YOUR PROPERTY IS IN SAFE HANDS WITH BATUMI VIEW LUXURY MANAGEMENT

Our management company, Batumi View Luxury Management, will ensure maximum return on investment. We will take proper care of your property and ensure growing rental income.



STRATEGIC PLANNING

Developing strategies to increase ROI, considering market and industry trends.



OCCUPANCY OPTIMIZATION

Increasing occupancy in partnership with travel agencies and booking systems.



GUEST SATISFACTION

Providing a high level of comfort for guests through exceptional service.



CUSTOMER COMMUNICATION

Informing about the progress and market conditions. Building trust.



INCOME MANAGEMENT

Implementing dynamic pricing to maximize rental profits.



TECHNOLOGY INTEGRATION

Property Management Systems (PMS), Point of Sale Systems (POS), and CRM systems.



OPERATIONAL EFFICIENCY

Enhancing productivity and implementing the latest technological solutions.



FOOD MANAGEMENT

Purchasing quality products at the best prices and implementing cost control measures.



MARKET ANALYSIS

Identifying growth opportunities and developing competitive market advantages.



COST CONTROL

Monitoring operational costs, implementing energy-saving initiatives.



MARKETING AND BRANDING

Strengthening brand identity and marketing strategy to attract and retain guests.



PROPERTY MAINTENANCE

Maintaining property in perfect condition to maximize rental income.

APARTMENT TYPES

APARTMENTS ARE SOLD WITH FINISHES (WITHOUT FURNITURE AND APPLIANCES) OR “TURNKEY”

A

38,7 M²



B

45,2 M²



APARTMENT TYPES

APARTMENTS ARE SOLD WITH FINISHES (WITHOUT FURNITURE AND APPLIANCES) OR “TURNKEY”

C

50,9 M²



D

35,1 M²



APARTMENT TYPES

APARTMENTS ARE SOLD WITH FINISHES (WITHOUT FURNITURE AND APPLIANCES) OR “TURNKEY”

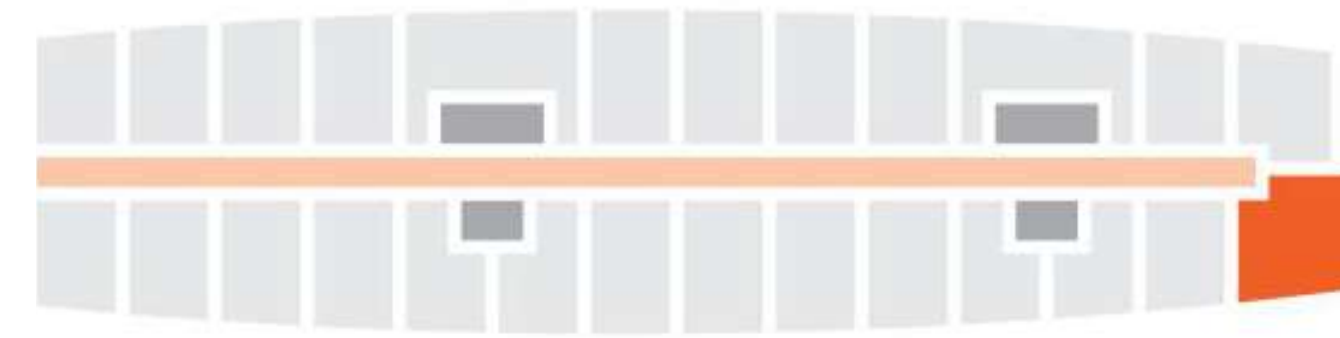
E

36,75 M²



F

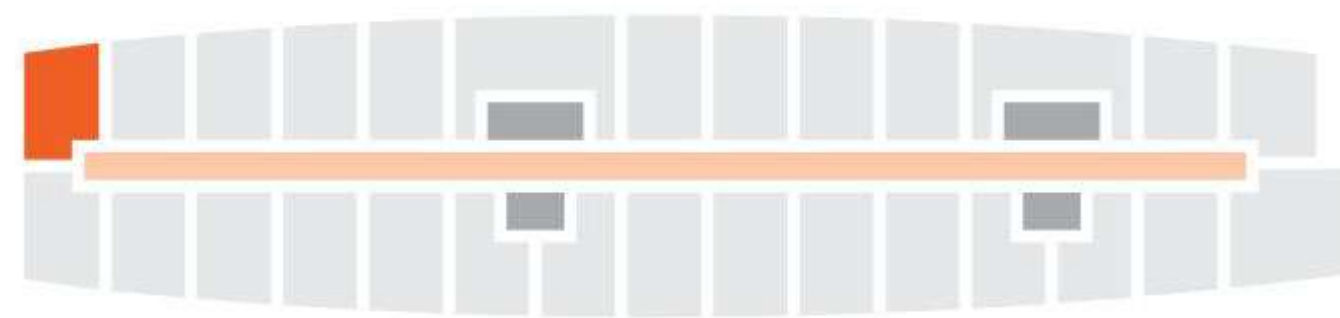
52,4 M²



APARTMENT TYPES

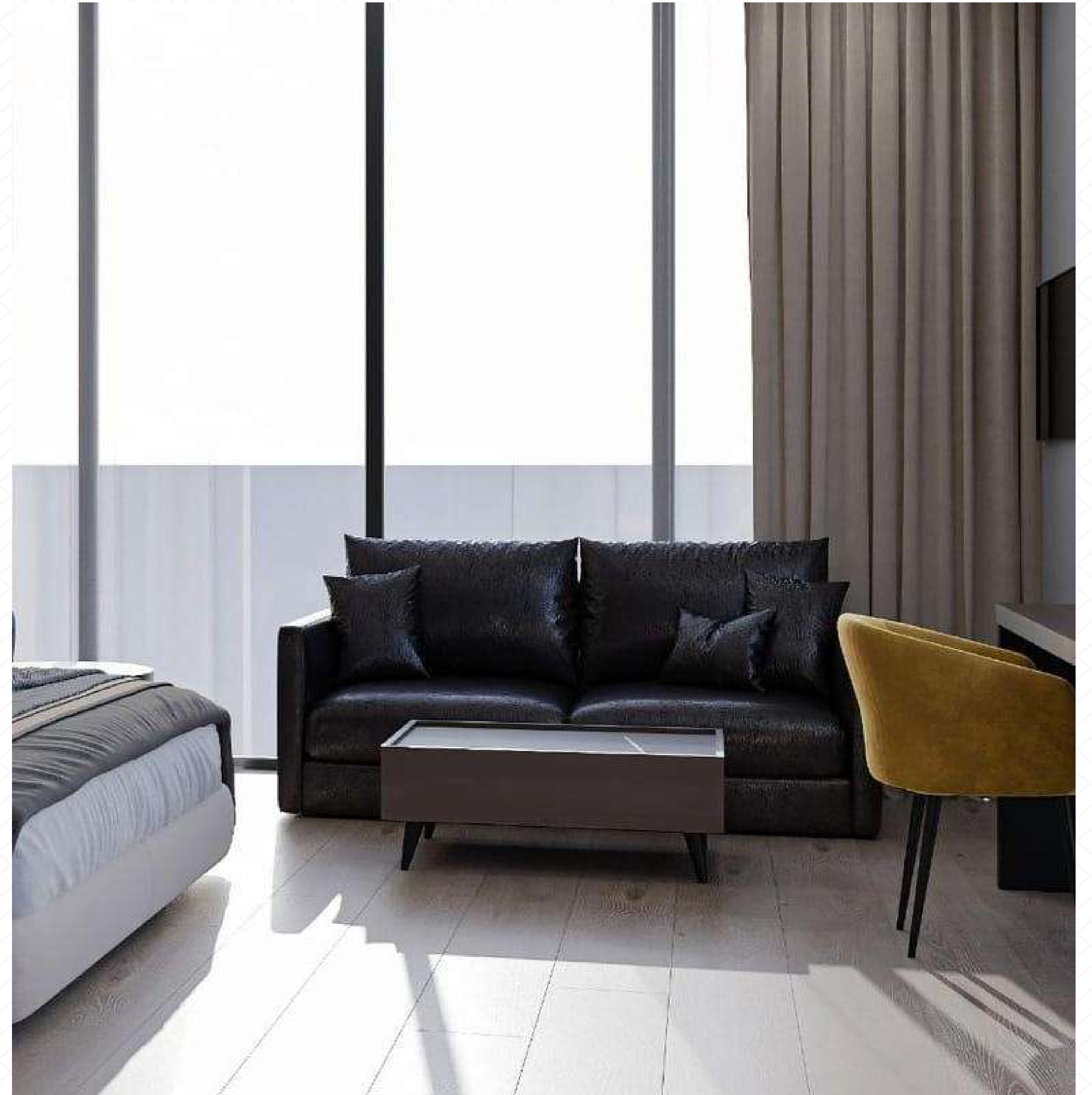
APARTMENTS ARE SOLD WITH FINISHES (WITHOUT FURNITURE AND APPLIANCES) OR “TURNKEY”

G
36,40 M²



H
54,60 M²



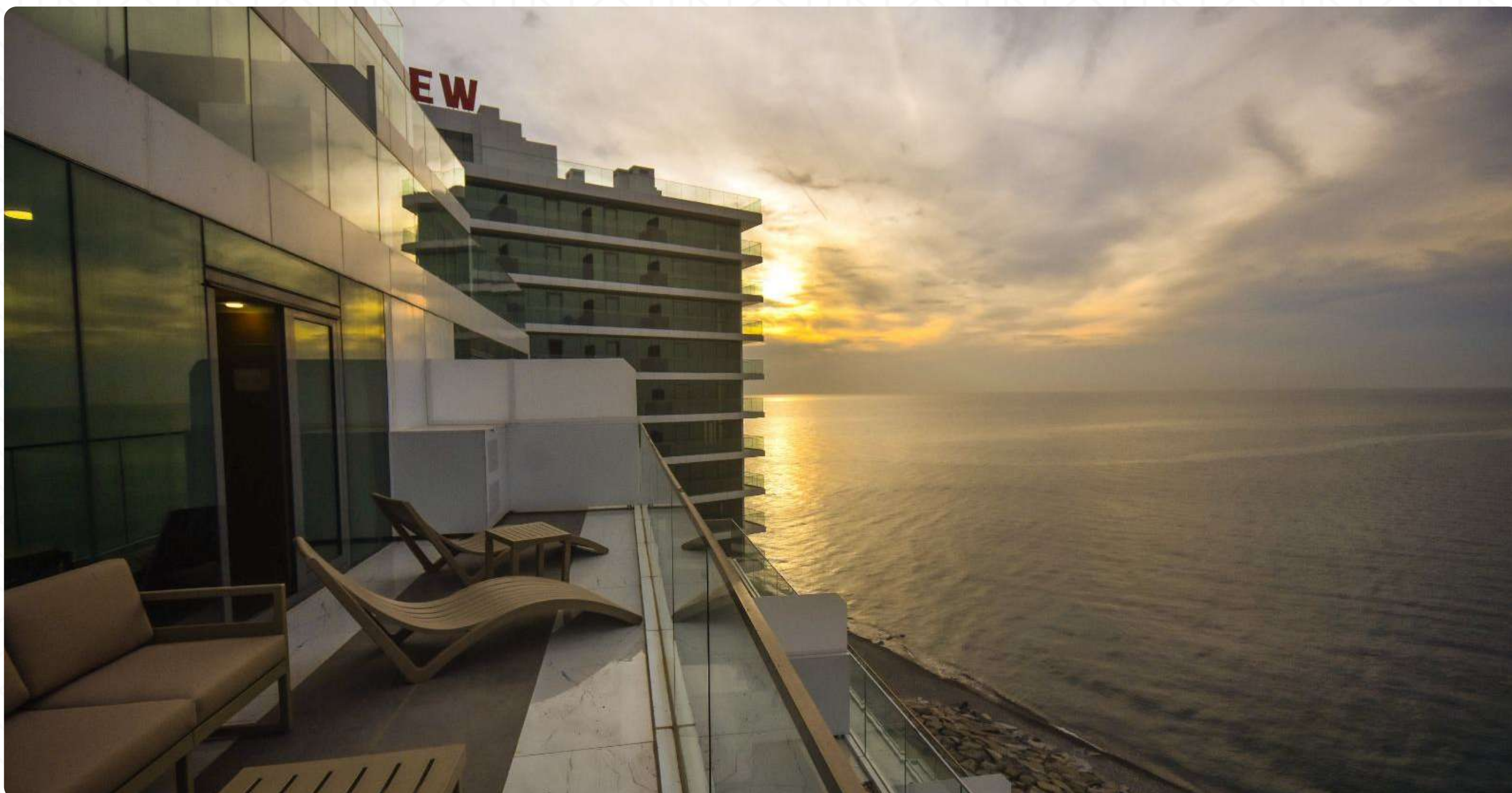
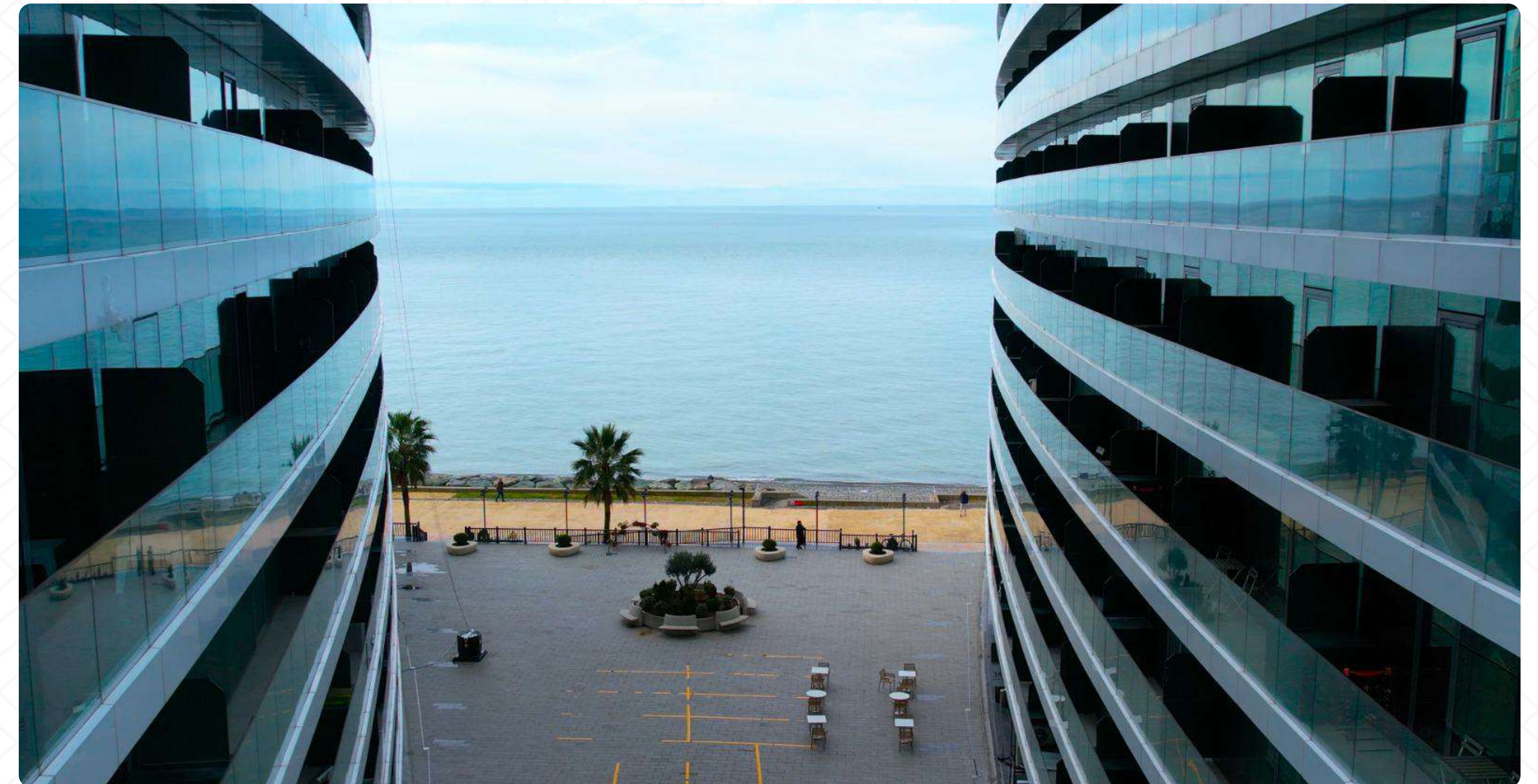
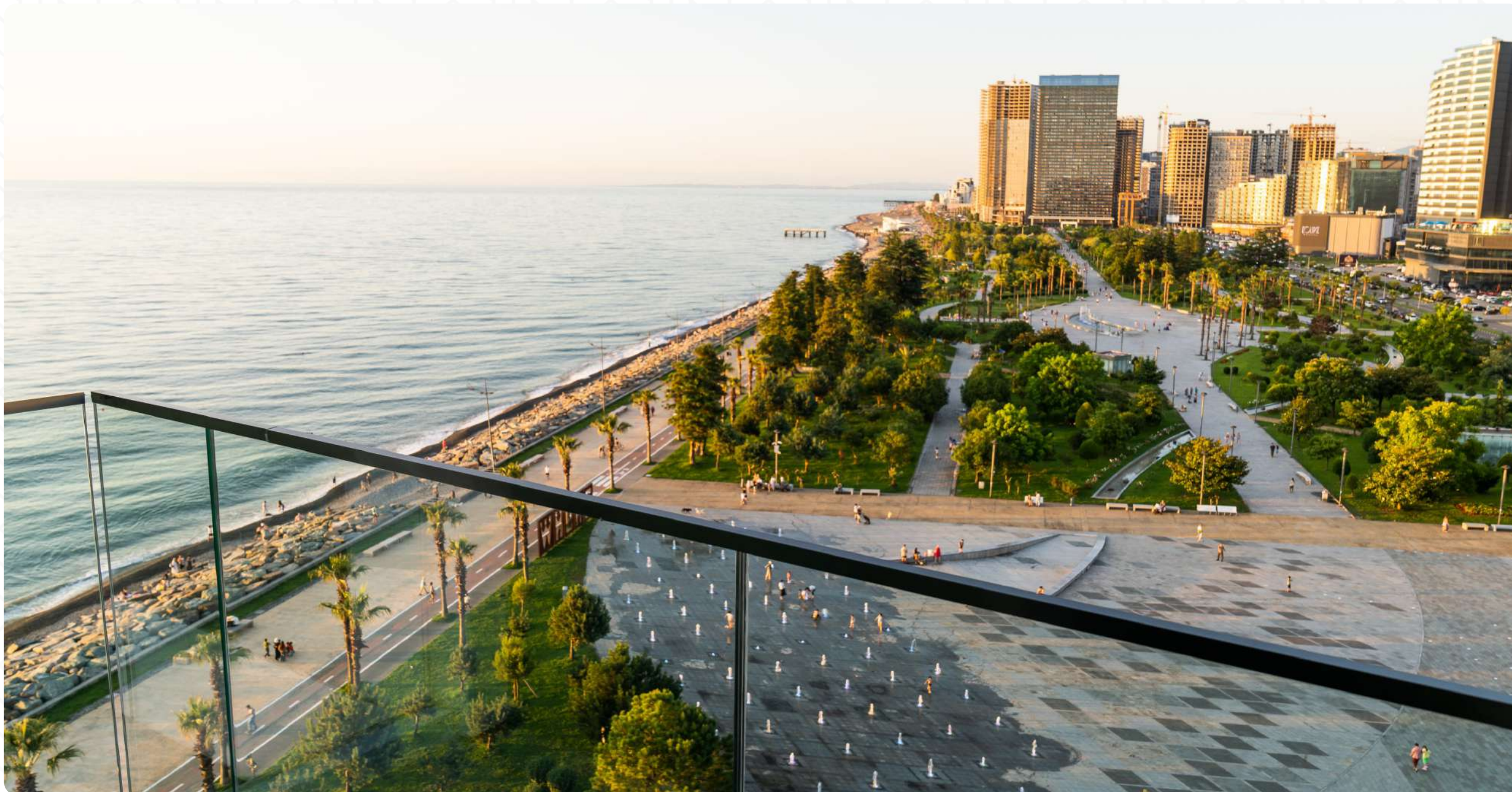


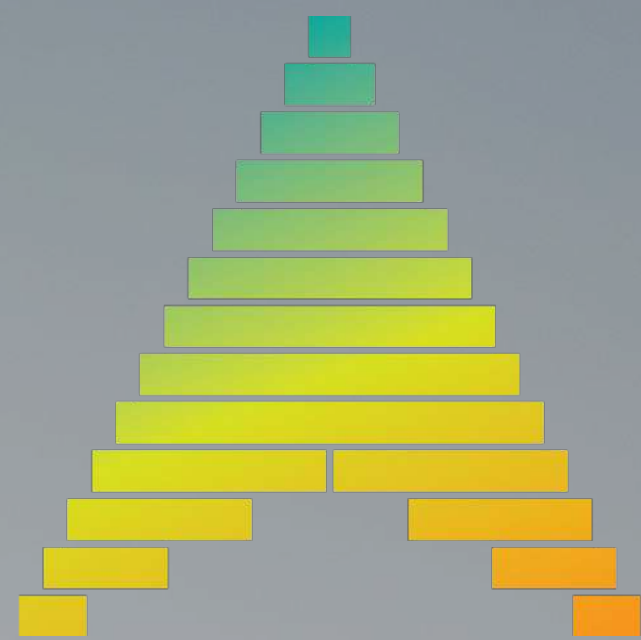




SEA VIEW

GUARANTEED SEA VIEW FROM ANY APARTMENT





BATUMI VIEW
APARTMENTS

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