



GURU
HOLDING

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Guram Jijavadze
Founder of Guru Holding

Guru Holding is an international construction and development company that has established itself excellently in the Georgian real estate market and actively collaborates with partners from other countries.



We build modern residential complexes, perfectly suited for permanent or seasonal living in the best areas of Batumi. The apartment management and rental service system allows you to earn remotely without any worries.



COMPANY

2014
Year of foundation

OUR PROJECTS



Premium residential complex located on a new boulevard, 150 meters from the sea. Panoramic views of the sea and mountains. 3000 sq.m. park. Rooftop lounge. Rich infrastructure.



Guru Subtropical is a modern complex located in Gonio, offering apartments and villas housing options. The project features unique panoramic views, rich infrastructure and rooftop recreation areas.



A business-class residence, completed in 2018. Residents enjoy spacious lobby areas, a swimming pool, concierge service, 24/7 security, and parking facilities.



The company's first project, operational since 2016. A modern and technologically advanced 18-story building with comfortable apartments, spacious balconies, and a rooftop terrace.

GURU STATUS

Construction
completion
2025



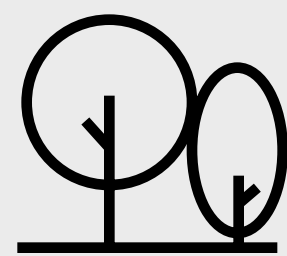
Holiday Inn Express will be situated on the lower floors of the new residential complex. It is one of the largest global players in the hospitality industry. Apartment owners and guests will have access to a diverse range of amenities and concierge services.



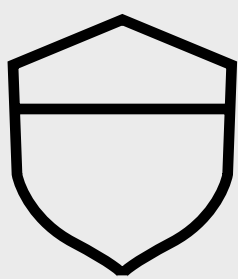
INFRASTRUCTURE



Apartment owners and guests of the complex will have the opportunity to relax or work in their favorite city while enjoying high-class services. Available to Guru Status residents: SPA zone, fitness center, pool, restaurant, and room service.



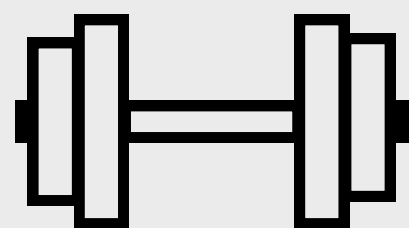
3000 sq.m. courtyard park,
children's playground



Concierge service,
technical support,
security



150 meters to the
beach, 5 minutes to
the city center by car



SPA and fitness



Courtyard swimming
pool, rooftop terrace



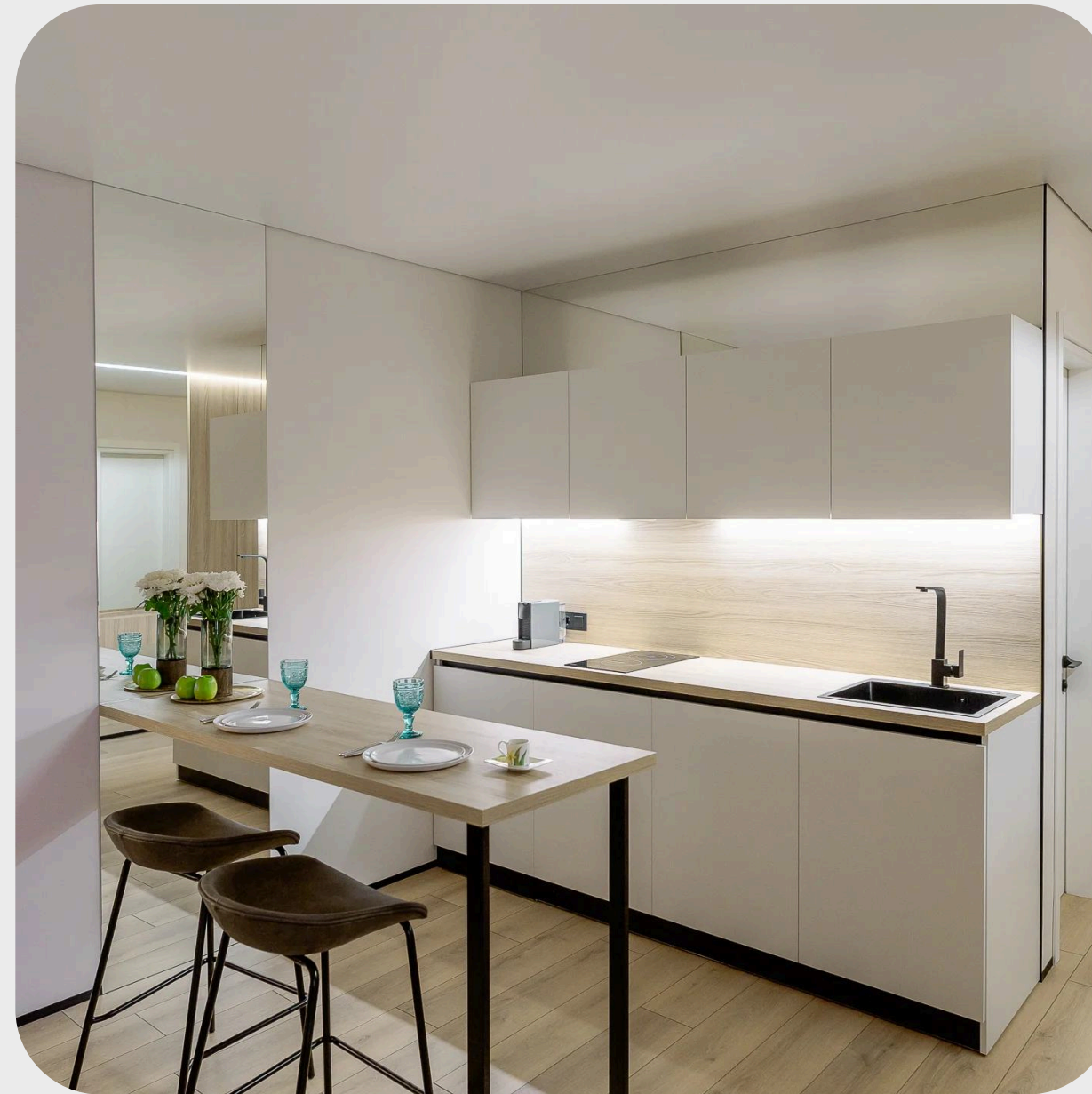
Above-ground and
underground parking

INTERIORS

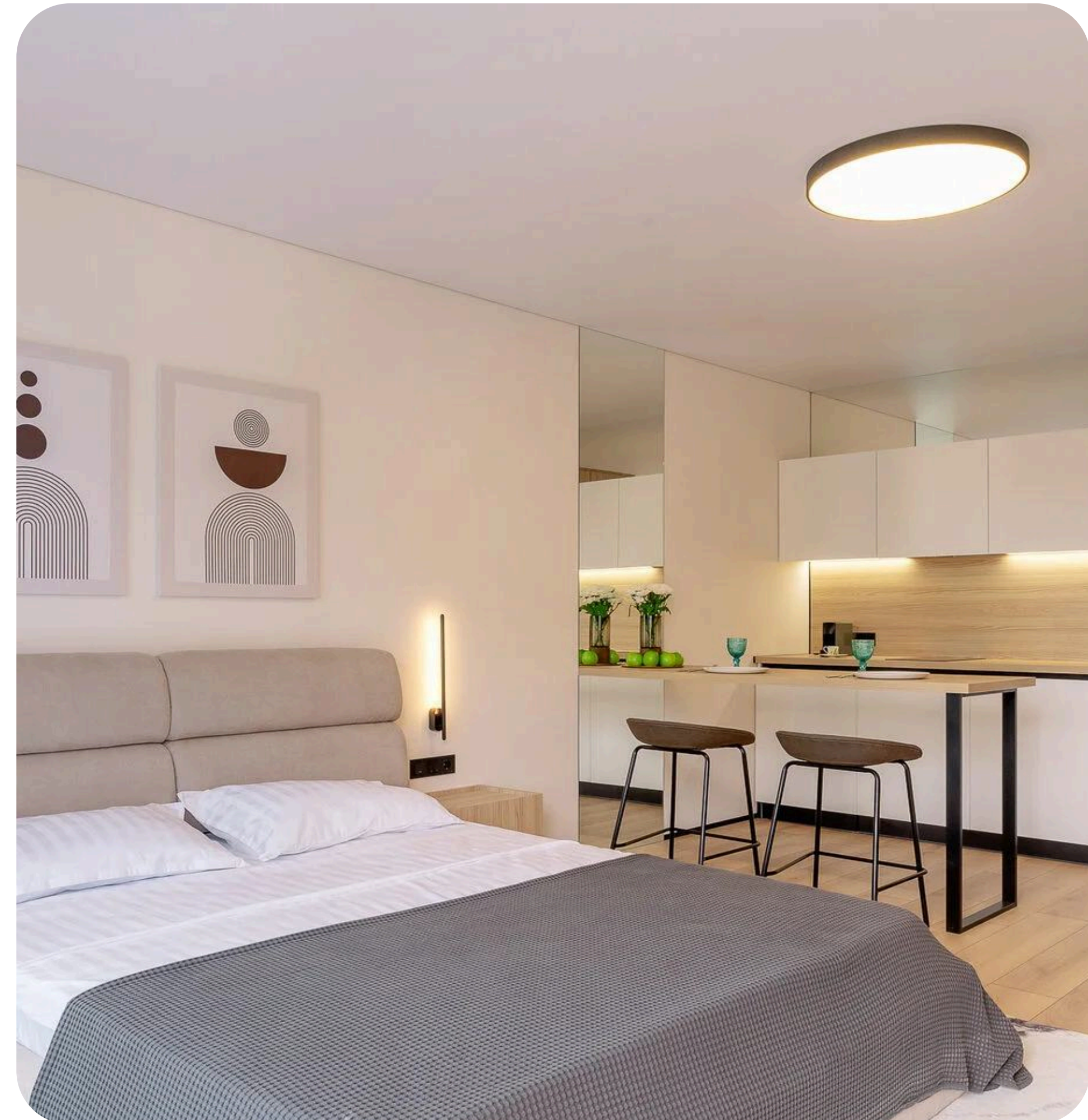
A predominant use of light palette and natural tones, inspired by nature. Only high-quality, durable materials from global brands are used for finishing. Climate conditions of the region have been taken into account in advance.



In collaboration with the architectural team during the design phase, we developed functional layouts.



The interior design and common areas are executed in a modern minimalism style.



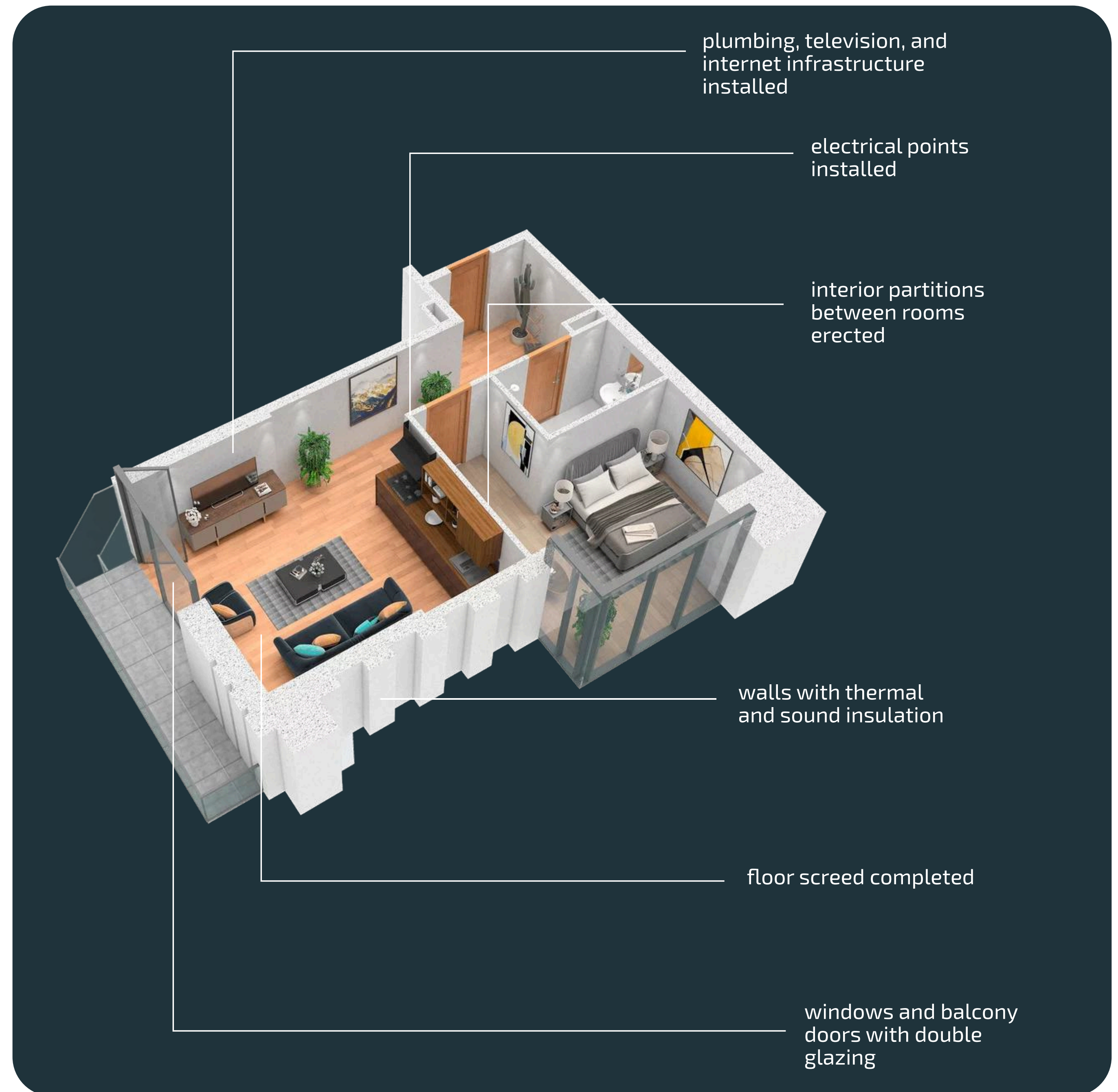
BATUMI

A city where beauty and hospitality have become an essential part of the culture. From the magnificent Adjara promenade with stunning views of the Black Sea to the exquisite avenues of the Botanical Gardens, every corner is a delight.

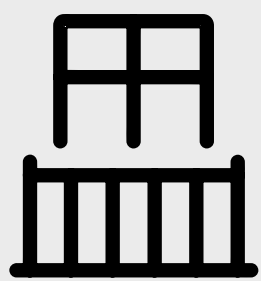


FEATURES OF APARTMENTS

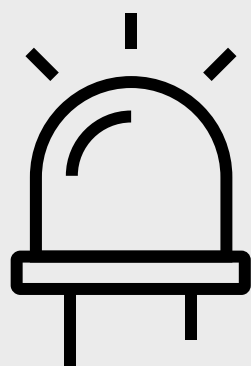
In Guru Status you have the option to purchase an apartment of any size in "white frame" or "turnkey" condition in Comfort and Premium configurations.



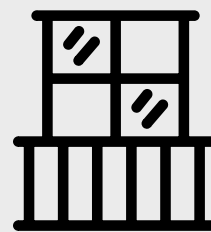
WE HAVE DONE FOR YOU:



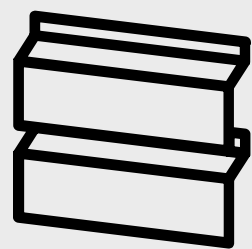
Glass balcony
'Lamex'



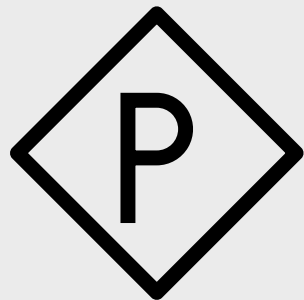
100% LED lighting



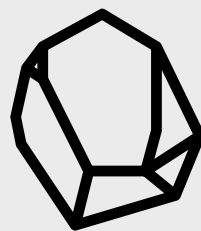
Each apartment
has a balcony



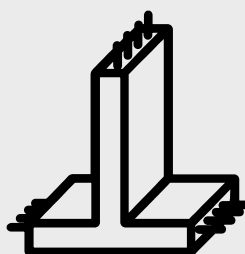
Facade made of
aluminum
'Alucobond'



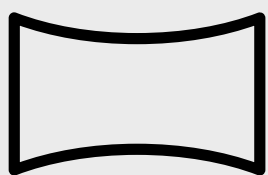
Smart parking



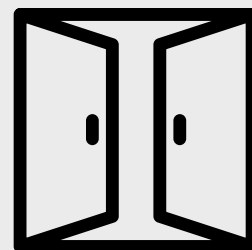
Entrance hall
finishing - natural
granite



Walls - monolithic
reinforced concrete



Panoramic
windows



Doors and windows
from aluminum
stained glass

PAYMENT TERMS:

Individual discount
for 100% payment

Special conditions for
mortgage financing

10%

Initial payment

0%

installment plan for 12 months



1. Consultation with a sales manager

2. Selection of apartments based on individual preferences

3. Review of the apartment purchase agreement and all documents from the construction company

4. Remote signing of the purchase agreement by both sides

5. The signed document is scanned and sent to the construction company and the buyer via email

6. Transfer of the amount according to sale-purchase agreement to the settlement account of the construction company

7. Registration with the House of Justice in Georgia

8. Property ownership certificate is obtained on the official website of the National Agency of Public Registry (NAPR.GOV.GE)

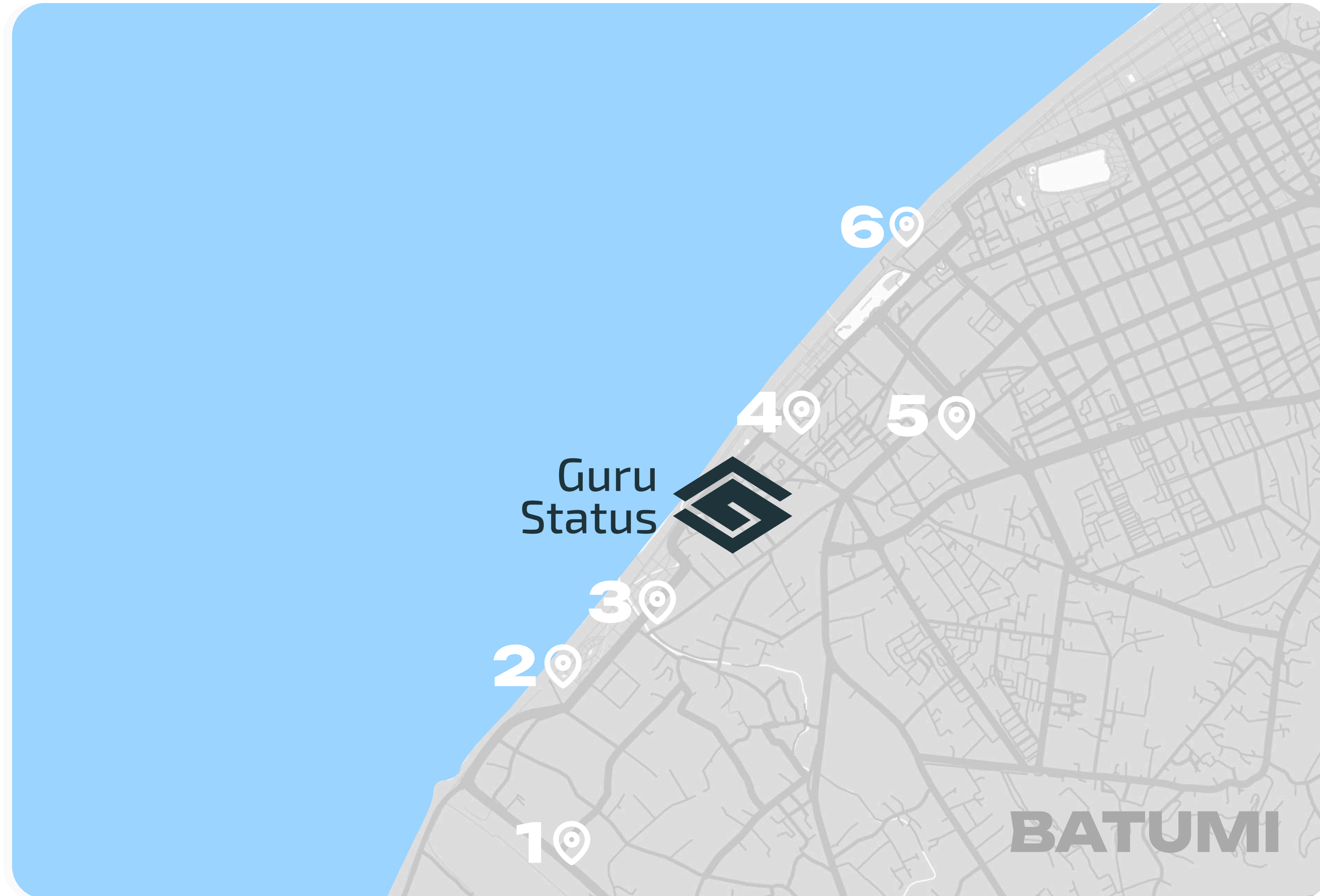


BATUMI

A city that attracts tourists from all over the world thanks to its unique atmosphere and variety of entertainment. Georgia has earned a well-deserved place in the top tourism destinations according to the European Union, offering visitors a unique experience combining cultural heritage and the richness of nature.



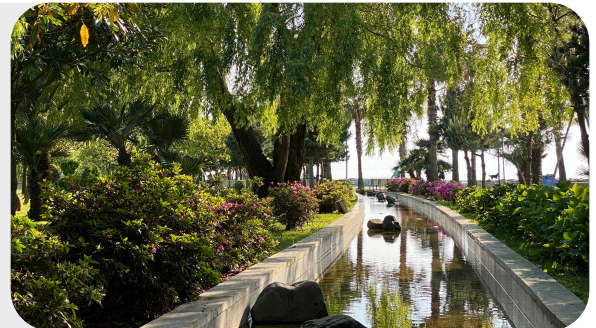
LOCATION



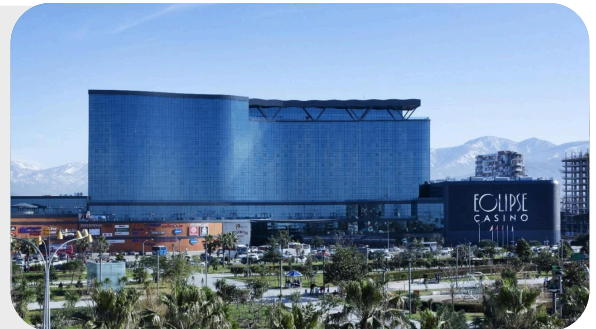
1 Airport



2 Lech and Maria Kaczynski Park



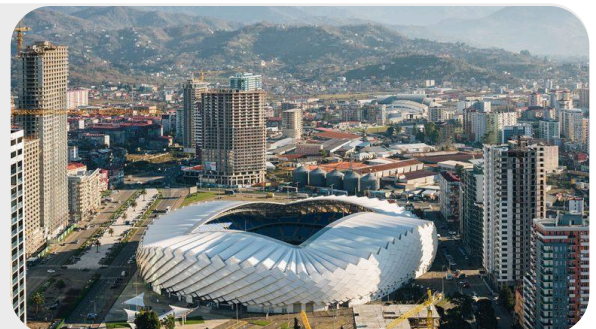
3 Euphoria Casino



4 Grand Mall



5 Stadium



6 The beach



ADDRESSES

GURU RESIDENCE

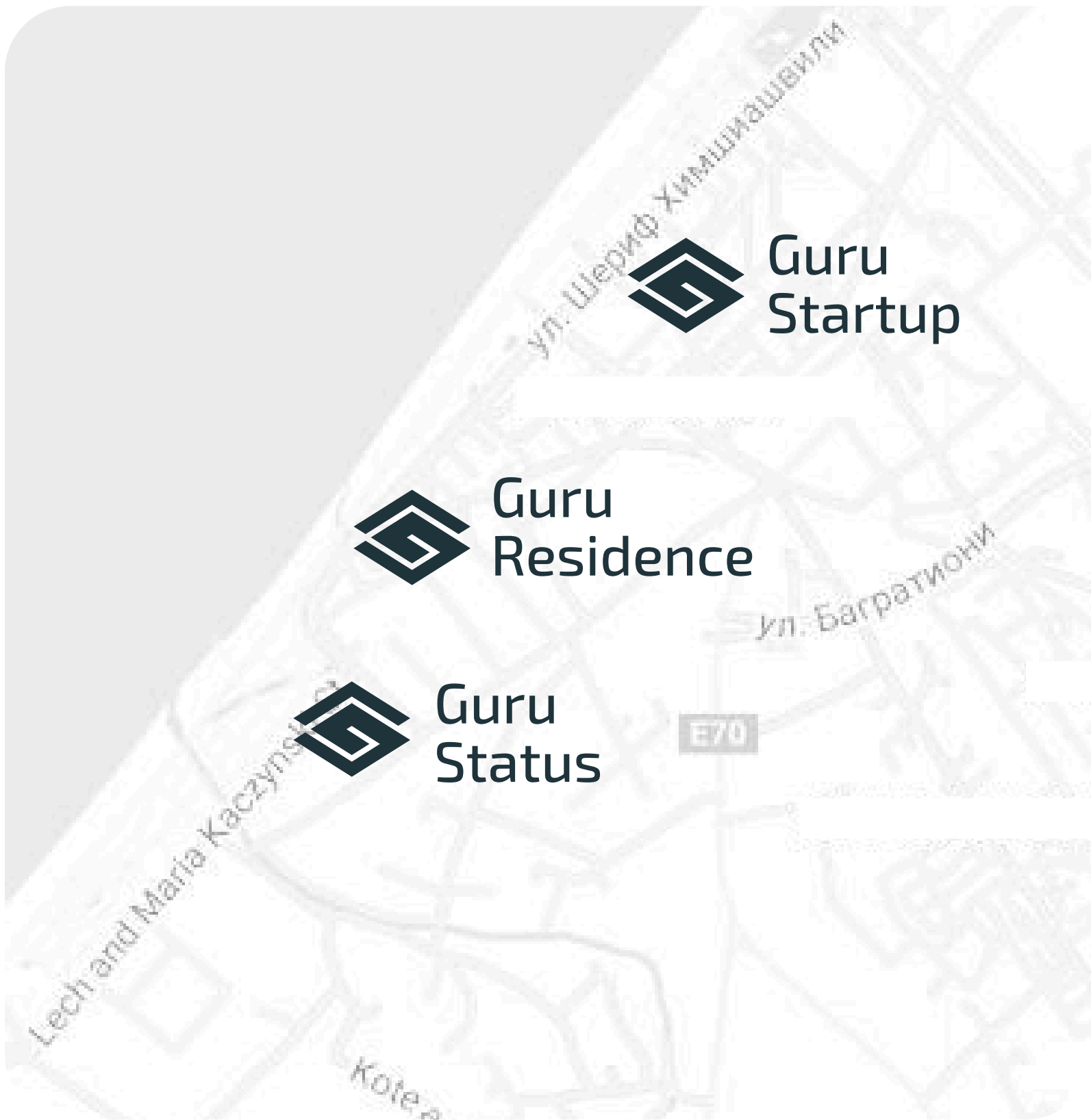
Batumi, Second Lane
of Angisi, 8

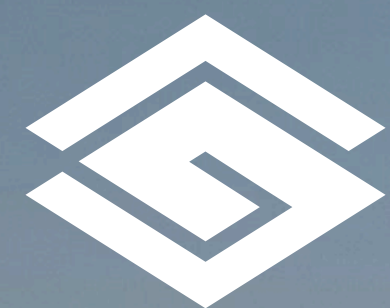
GURU STATUS

Batumi, Angisi
Street, 85A

GURU STARTUP

Batumi, Inasaridze
Street, 4





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