

NO VO TEL

LIVING

BATUMI





Residences within the Novotel Living Batumi Hotel offer direct beach access and sea skyline views with impeccable Novotel Living service.

The infrastructure will encompass considerate multifunctional spaces, fostering a co-living atmosphere where you can work according to your schedule, enjoy leisure activities with your children, or dine at your convenience.

Homeowners will enjoy a recreation area with an infinity pool and a panoramic restaurant on the roof of the hotel, offering breathtaking views of the Black Sea coast and the mountains.

Novotel Living Batumi will feature a gastronomic restaurant and a 24-hour lobby bar. You will also find a wellness center, including a swimming pool and a modern fitness area.

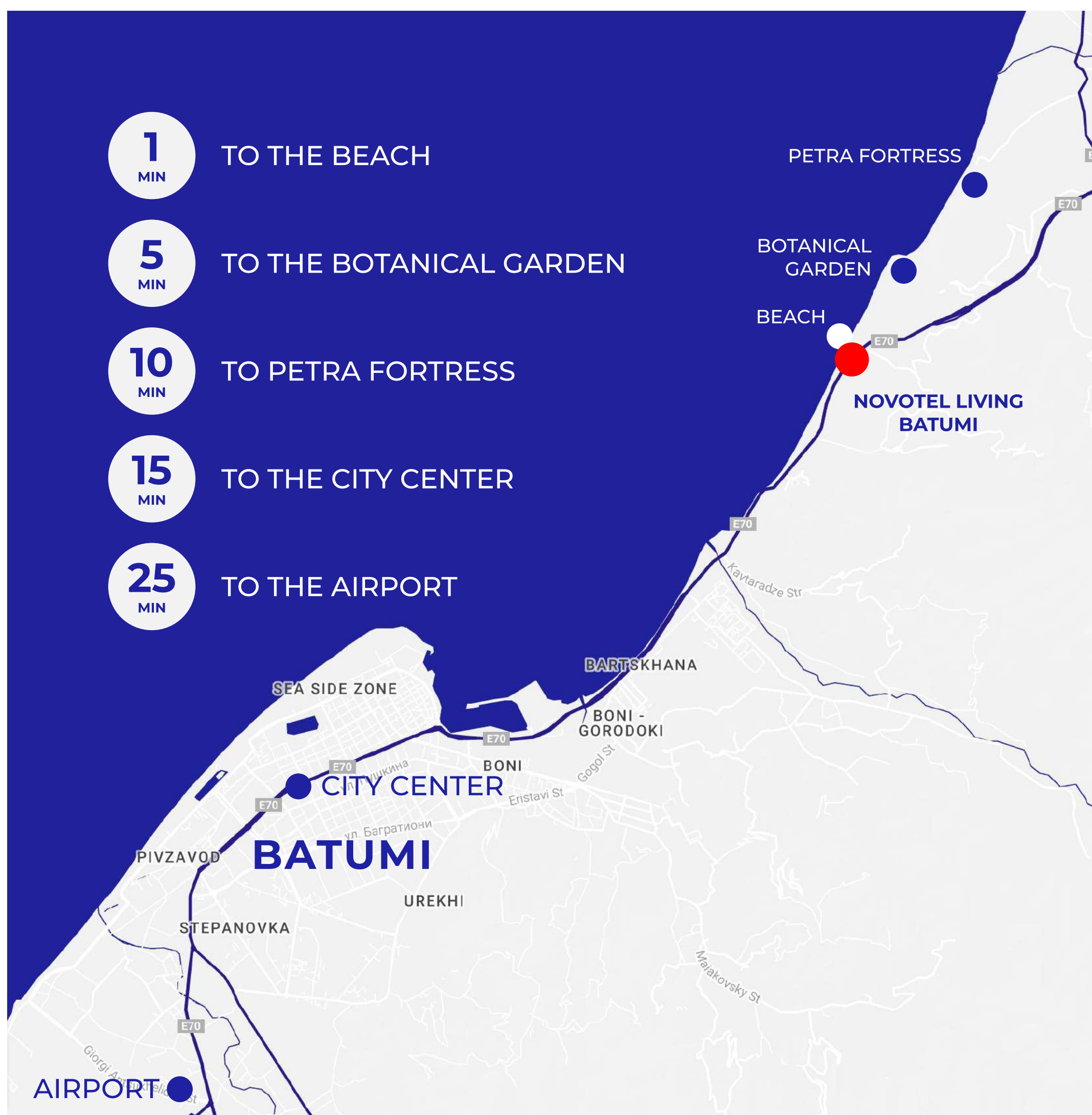
For state-of-the-art meetings, several meeting rooms are available and cater to small to large business meetings or events.

For families, we have provided a comfortable recreation area with a playground and an animation program for children throughout the day.

**THE RESIDENCES AT NOVOTEL LIVING BATUMI
COMBINE MODERN ARCHITECTURE, CONNECTIVITY
TO THE BEACH, CONTEMPORARY INTERIOR DESIGN
AND HOTEL SERVICE WITH 24/7 F&B OFFERINGS**

NOVOTEL LIVING WILL IMPLEMENT A STRATA TITLE CONCEPT WHEN RESIDENCES ARE OWNED AND LEASED WHILE THE INFRASTRUCTURE IS MANAGED BY THE THIRD PARTY HOTEL OPERATOR.

- **FULL OWNERSHIP**
WITH MANDATORY RENTAL PROGRAM
LEASE AGREEMENT
- **PREMIUM INFRASTRUCTURE**
IN COMPLIANCE WITH INTERNATIONAL
STANDARDS
- **ACCOR OWNERSHIP BENEFITS PROGRAM**
AFFORDING VVIP STATUS ON A GLOBAL BASIS
- **NO PROPERTY TAX**
TO BUY, OWN AND SELL IN GEORGIA



Novotel Living Batumi will open on Iberia Street, located in the recreational area of Batumi on the Black Sea coast, within walking distance from a well-equipped private beach.

Thanks to the unique combination of a healing microclimate and subtropical vegetation, guests will be able to escape the city hustle and relax in the tranquillity of nature at any time of year.

The residences will be located in close proximity to the most popular tourist attractions such as the Petra Fortress, the Batumi Botanical Garden and the Mtirala National Park, and just 15 minutes by car from the vibrant city center with trendy restaurants and bars.



ENJOY THE SEA

THERE WILL BE A BAR ON THE BEACH WITH EQUIPPED RELAXATION AREAS, A CHILDREN'S PLAY AREA, AND WIFI ACCESS.

NOVOTEL LIVING BATUMI WILL OFFER A DEDICATED CHILDREN'S SPACE WITH PLAY AREAS, A KID'S CLUB AND A CHILDREN'S ENTERTAINMENT PROGRAM.



RESIDENCE-OWNERS OR GUESTS OF THE COMPLEX WILL HAVE THE OPPORTUNITY TO UTILISE THE HOTEL'S PROFESSIONAL BABYSITTING SERVICES AND ENJOY THEIR LEISURE TIME.

**Residence-owners will
enjoy seamless shared
access to the following
array of amenities:**

GROCERY STORE

TOURIST SHOP

RETAIL FASHION BOUTIQUE

RESTAURANT ZONE

RECEPTION AND LOBBY

CO-WORKING ZONE

WELLNESS CENTER (ON THE 2ND FLOOR)





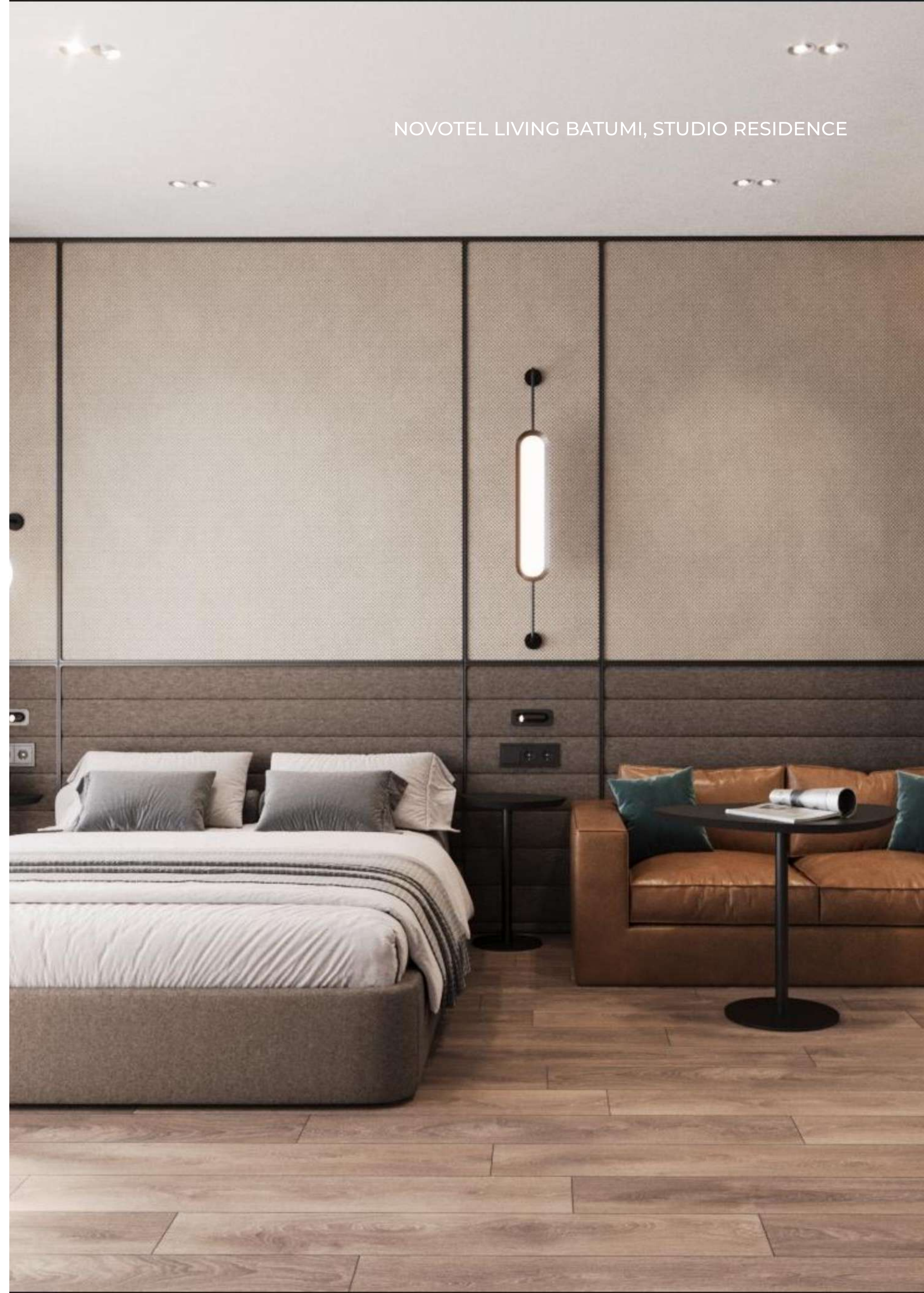
THE ROOFTOP

**FEATURING A HEATED POOL WITH INCREDIBLE VIEWS
OF THE SEA AND BATUMI.**

THE ROOFTOP ALSO CATERS TO OUR LITTLE GUESTS WITH A SMALL
PLAY AREA, WHILE A ROOFTOP SKY BAR.
CREATES AN IDEAL SETTING FOR SUNSET COCKTAILS.

THE INTERIOR DESIGN IS DEVELOPED BY THE **SUNDUKOVY SISTERS STUDIO** AND IS BASED ON MODERN TRENDS IN THE HOTEL INDUSTRY AND SPACE ERGONOMICS.

NOVOTEL LIVING BATUMI, STUDIO RESIDENCE





NOVOTEL LIVING BATUMI WILL OFFER 319 APARTMENTS OF DIFFERENT CATEGORIES – FROM EXECUTIVE STUDIOS TO TWO- AND THREE-BEDROOM CREATIVE AND FUNCTIONAL SUITES WITH STYLISH FURNITURE, FEATURING EVERYTHING NECESSARY FOR A COMFORTABLE STAY.

HOMEOWNERS PLANNING LONGER STAYS CAN USE A FULLY EQUIPPED KITCHEN WITH MODERN APPLIANCES AND IN-ROOM LAUNDRY FACILITIES, AS WELL AS A SOUNDPROOFED WORK AREA WITH A COMPLIMENTARY WI-FI ACCESS.



**RESIDENCES ARE FURNISHED WITH STYLISH
AND PRACTICAL FURNITURE AND EQUIPPED
WITH EVERYTHING NECESSARY FOR
COMFORTABLE LIVING -
A KITCHEN SPACE WITH UTENSILS AND
MODERN APPLIANCES AND INTEGRATED
LAUNDRY FACILITIES.**



ACCOR · LIVE LIMITLESS

ACCOR OWNERSHIP BENEFITS PROGRAM

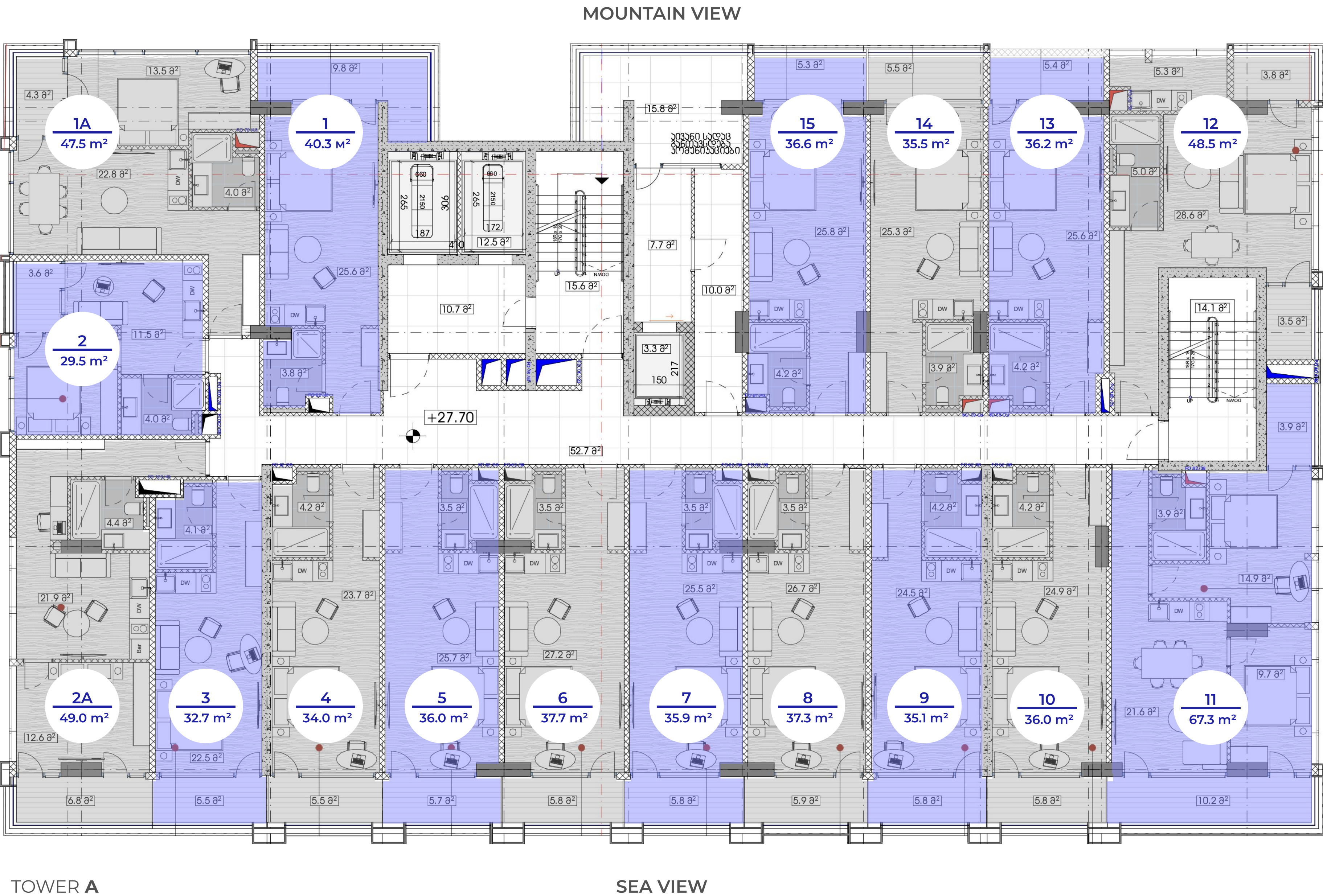
RESIDENCE OWNERS ARE ELIGIBLE TO PARTICIPATE IN ACCOR ONE RESIDENCE CLUB, THE ACCOR OWNERSHIP BENEFITS PROGRAM*, AFFORDING THEM VIP STATUS ON A GLOBAL BASIS.

BENEFITS INCLUDE:

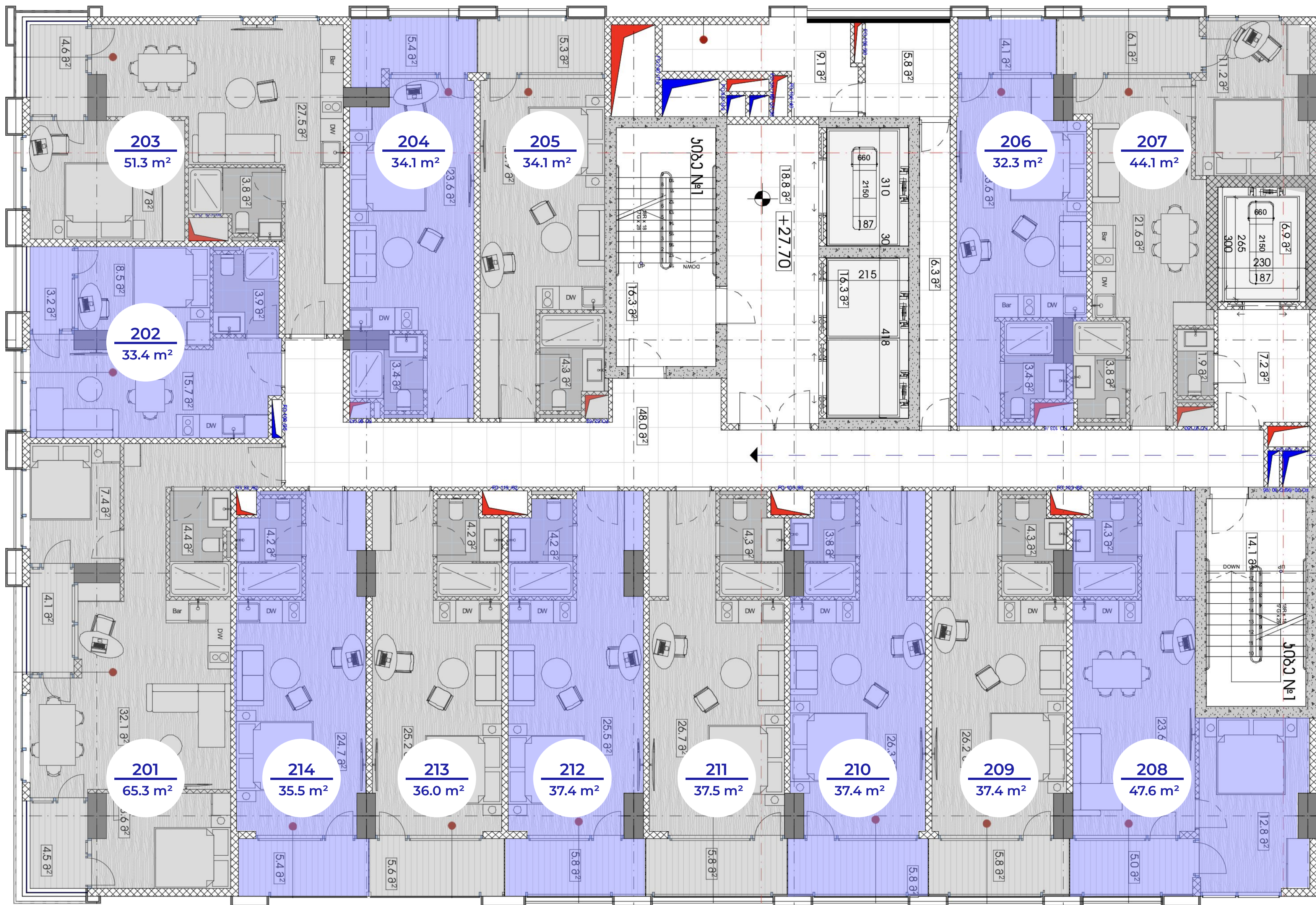
- EXCLUSIVE INVITATION TO JOIN GOLD STATUS IN ACCOR LIVE LIMITLESS
- VIP RESERVATION DESK TO SUPPORT TRAVEL PLANNING ACROSS ACCOR'S GLOBAL NETWORK OF HOTELS, RESORTS AND RELATED HOSPITALITY OFFERINGS
- AUTOMATIC UPGRADES ON ARRIVAL ACROSS MORE THAN 5,500 HOTELS AND RESORTS WORLDWIDE (SUBJECT TO AVAILABILITY)**
- 20% OFF BEST AVAILABLE RATE WORLDWIDE AT PARTICIPATING ACCOR HOTELS AND RESORTS.

* ELIGIBILITY CONTINUES FOR AS LONG AS PURCHASER OWNS NOVOTEL BRANDED REAL ESTATE, SUBJECT TO INCLUSION OF THE ANNUAL RESIDENCE OWNERSHIP BENEFITS FEE BEING INCLUDED IN THE PROPERTY SERVICE CHARGE ASSESSED TO ALL RESIDENCE OWNERS.

** AT PARTICIPATING ACCOR BRANDS AND PROPERTIES

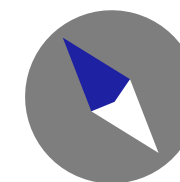


SEA VIEW



TOWER B

MOUNTAIN VIEW





MARDI HOLDING

Mardi Holding has been operating in the Georgian market for 30 years. The concept of Mardi Holding is not only based on well-thought-out projects but also on social responsibility, a focus on environmental sustainability, and the enhancement of Georgia's architecture

We have been searching for partners with a progressive approach to the hotel business to elevate the hotel service in Batumi to a new level. We needed a well-thought-out concept that would cater to the preferences of guests, whether they are looking for short-term or long-term stays, as well as catering to both business and family leisure needs

Nugzar Berishvili, Managing Partner of Mardi Holding

Novotel has more than 580 hotels and resorts in over 60 countries worldwide.

Novotel Living offers modern intuitive spaces for a flawless experience. Residences at Novotel Living offer access to extensive private facilities and a residential living experience designed by Novotel.



A world-leading hospitality group counting over 5,500 properties throughout more than 110 countries.

The largest hospitality company in Europe, it is also a global leader as the 2nd largest branded residential operator worldwide, with over 150 operating and pipeline projects.

PROOFS

[ACCOR AND MARDI HOLDING TO OPEN NOVOTEL LIVING BATUMI ON THE BLACK SEA COAST IN GEORGIA](#)

[NUMBEO SAFETY INDEX. GEORGIA.](#)

[EUROPE'S LEADING EMERGING TOURISM DESTINATION](#)

[20 OF THE COOLEST TRAVEL ADVENTURES FOR 2024. NATIONAL GEOGRAPHIC.](#)

[FORBES RANKED: THE 10 TOP PLACES TO INVEST IN EUROPE](#)

[EASE OF DOING BUSINESS RANKINGS. WORLD BANK](#)



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