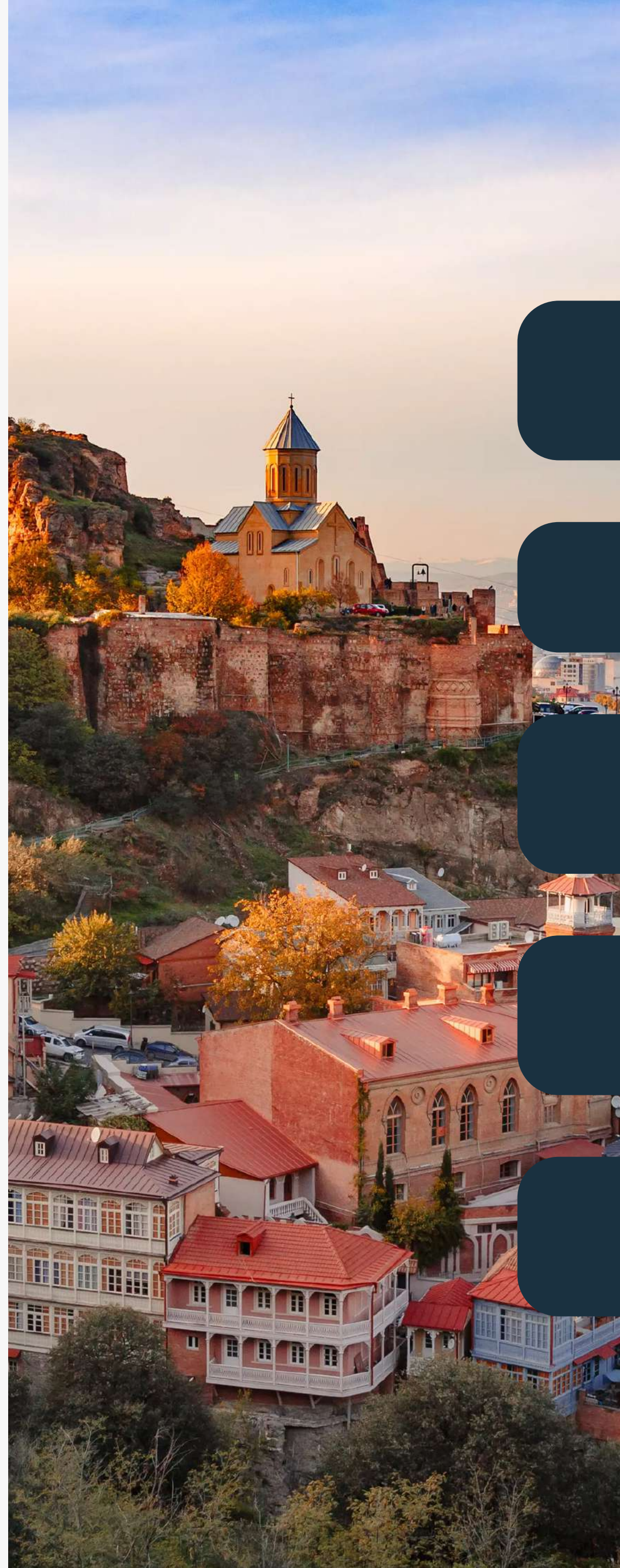


GROUP  
OKTO



# GEORGIA

GROUP  
**OKTO**

**IN 2024, OVER 5 MILLION TOURISTS VISITED GEORGIA**  
A 9% INCREASE COMPARED TO 2023.

**VISA-FREE TRAVEL** - FROM 99 COUNTRIES

**RANKED AMONG THE WORLD'S 20 SAFEST COUNTRIES**  
- NUMBEO SAFETY INDEX

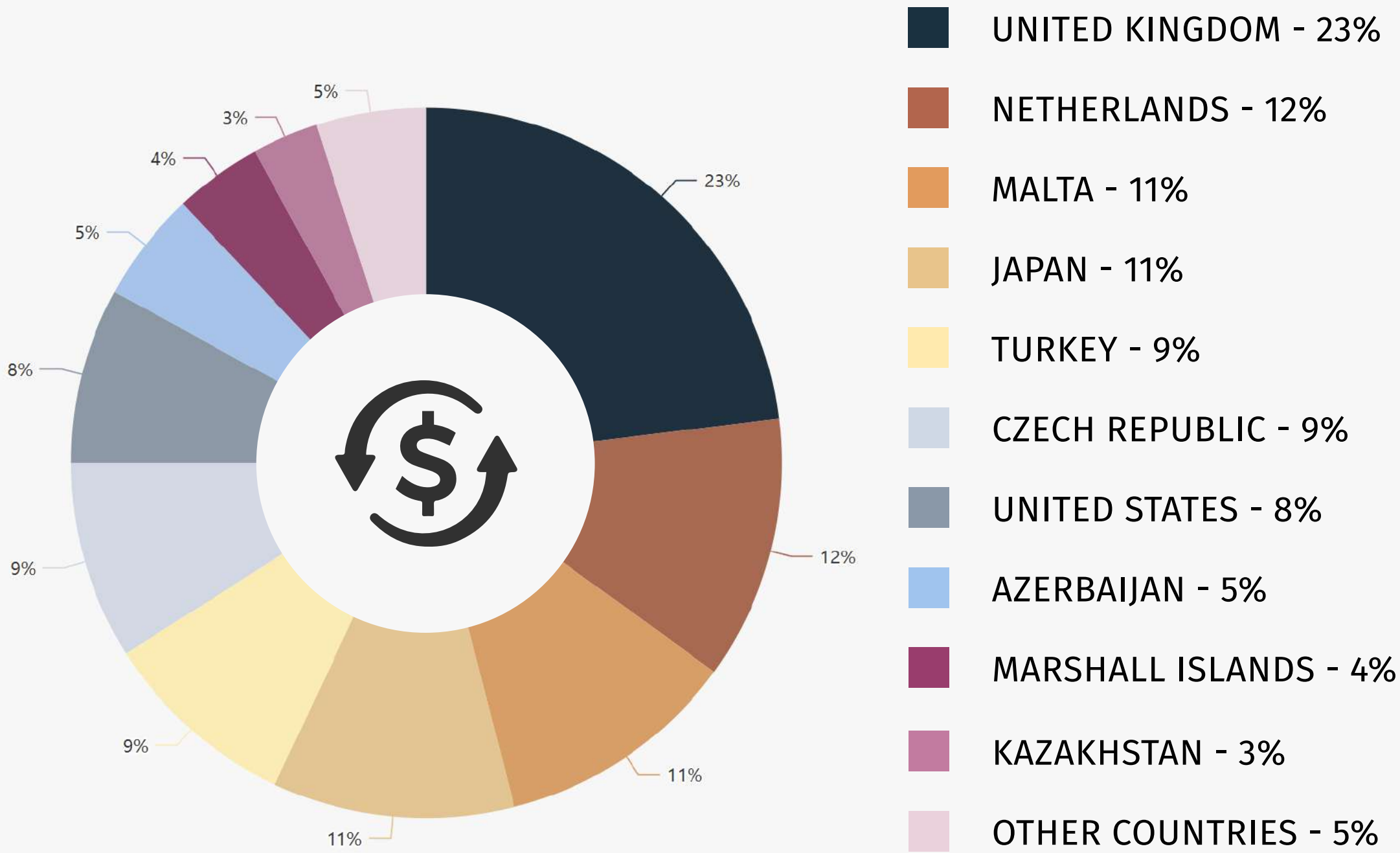
**ONE OF THE MOST ATTRACTIVE COUNTRIES FOR DOING BUSINESS AND INVESTMENT** - WORLD BANK

**RANKED AMONG THE TOP 10 MOST POPULAR TRIPS BOOKED FOR 2025** - FLASH PACK



# FOREIGN DIRECT INVESTMENTS COUNTRIES IN GEORGIA

Q1-Q3 2024



# BATUMI

GROUP  
**OKTO**

**NAMED THE BEST ALL-SEASON DESTINATION OF 2024  
IN EUROPE AND WORLDWIDE**

WORLD TRAVEL AWARDS



**IN THE TOP 10 EUROPEAN INVESTMENT DESTINATIONS**

EUROPEAN BEST DESTINATIONS

**THE CITY HAS AN INTERNATIONAL AIRPORT AND A PORT**

**GAMBLING CENTER – GEORGIA’S “MINI LAS VEGAS”**

NAMED BY EXPRESS

**DIRECT FLIGHTS TO EUROPE, TURKEY, CHINA, THE UNITED ARAB  
EMIRATES AND OTHER COUNTRIES**



# BENEFITS OF INVESTING IN THE MARKET

IN 2024, THE DEMAND FOR REAL ESTATE “NEW BOULEVARD BATUMI” **INCREASED BY 14.9%**

OVER THE PAST 2 YEARS, THE COST PER SQUARE METER OF APARTMENTS IN BATUMI **HAS INCREASED BY 43%**

**REGISTERING A BUSINESS IN GEORGIA IS EASY**

AT THE HOUSE OF JUSTICE, YOU CAN: PERFORM 420 OPERATIONS, QUICKLY RECEIVE ANY DOCUMENT, AND REGISTER REAL ESTATE AND BUSINESS

**NO PROPERTY TAX EVEN FOR FOREIGN CITIZENS**

**SIMPLIFIED PROCEDURE FOR OBTAINING A RESIDENCE PERMIT IN GEORGIA FOR FOREIGNERS**

**280 SUNNY DAYS A YEAR**



## THE BRAND WITH A SPECIAL CONCEPT



BALANCE AND  
HARMONY

INFINITY



LUCK

8 ELEMENT  
OF ART



GROUP  
**OKTO**



GROUP  
**OKTO ART HOUSE**

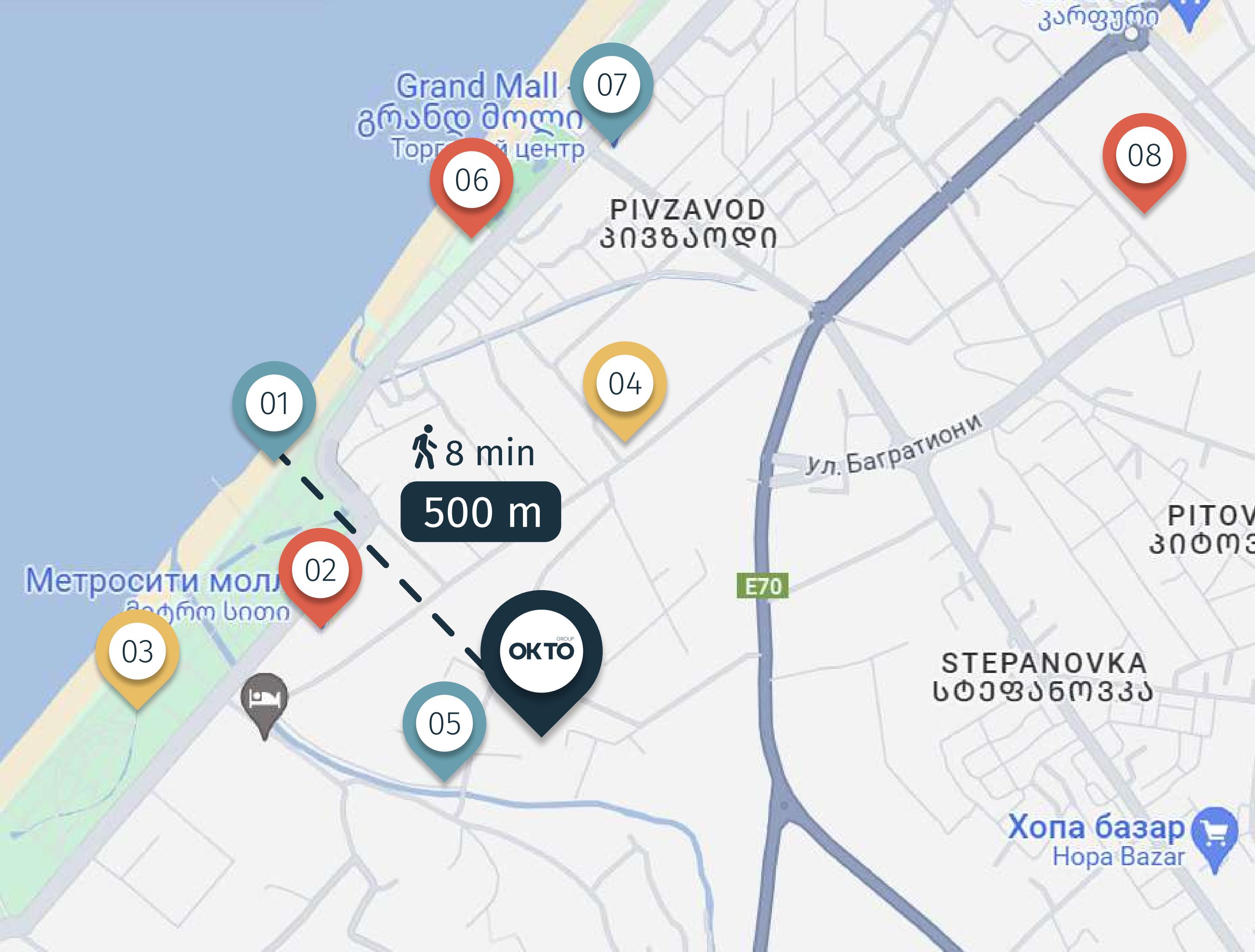
WHERE EVERY WAVE HOLDS A STORY

ANGISA 1<sup>ST</sup> LANE N75, "NEW BOULEVARD",  
BATUMI, GEORGIA

# OKTO<sup>GROUP</sup> ART HOUSE

The name "OKTO ART HOUSE" merges art and life, symbolizing the eight elements of art and our commitment to quality living. Through dynamic Georgian-inspired art, we aim to enrich lives and create aesthetically pleasing spaces, inviting residents to dwell in harmony and inspiration at OKTO ART HOUSE.





01 BATUMI BOULEVARD

02 SHOPPING MALL METROPOLIS,  
EUPHORIA CASINO,  
GARDEN RESTAURANT ★ MICHELIN,  
SPA COMPLEX

03 LECH AND MARIA  
KACZYŃSKI PARK

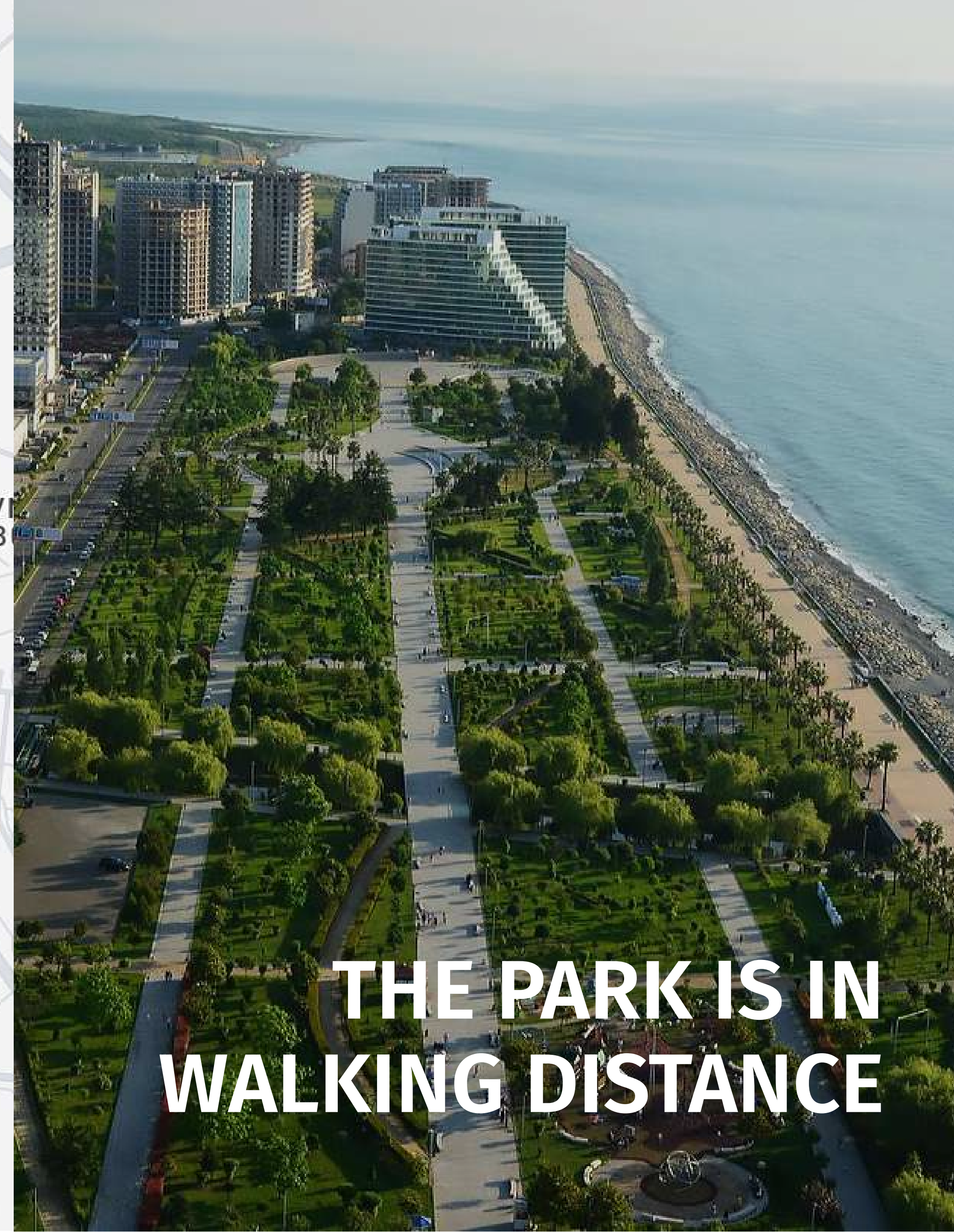
04 KINDERGARTEN

05 FISHING SPOT

06 AQUAPARK

07 SHOPPING CENTER

08 UEFA STADIUM



THE PARK IS IN  
WALKING DISTANCE

# OKTO<sup>GROUP</sup> ART HOUSE

## ABOUT THE PROJECT

OKTO ART HOUSE residential complex is located 500 meters from the sea, in the actively developing tourist part of the new boulevard in Batumi.

The private territory of the complex with the area of 6000 m<sup>2</sup> provides all necessary infrastructure, as well as areas for recreation and sports.

TERRITORY

**6000 M<sup>2</sup>**

RECREATION ZONE

**3000 M<sup>2</sup>**

FLOORS

**35**

BLOCKS

**2**

APARTMENTS

**1680**

UNDERGROUND  
PARKING

**640**

CONSTRUCTION COMPLETION

**Q2, 2027**



## INFRASTRUCTURE

OUTDOOR POOL

SPORTS FIELD

RUNNING TRACK

PLAYGROUND

BARBECUE ZONE

UNDERGROUND PARKING

CAR-FREE YARD

## IN-HOUSE INFRASTRUCTURE

24-HOUR RECEPTION

ART SCHOOL & GALLERY

F&B OUTLETS

FITNESS ROOM

CHILDREN'S PLAYROOM

COWORKING SPACE

# PRIVATE AREA

THE PRIVATE TERRITORY OF THE COURTYARD IS EQUIPPED WITH:

AUTOMATIC GATES



ROUND THE-CLOCK  
VIDEO MONITORING  
SYSTEM



SECURITY



GROUP  
**OKTO ART HOUSE**



**RECREATION ZONE  
IS 3000 M<sup>2</sup>**



# SPORTS FIELD

ALL-SEASON, RUBBER-COATED



# PLAYGROUND

"SAND FACTORY", WALKING PATHS



# BARBECUE ZONE

PRIVATE SPACE UNDER THE CANOPY

# CHILDREN'S ART SCHOOL AND GALLERY

A children's art school and an exhibition gallery will be part of the residential complex, so that the whole concept of the building and common spaces are inspired by references to different art styles.



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**OKTO ART HOUSE**



F&B OUTLETS



COWORKING  
SPACE

GROUP  
**OKTO ART HOUSE**

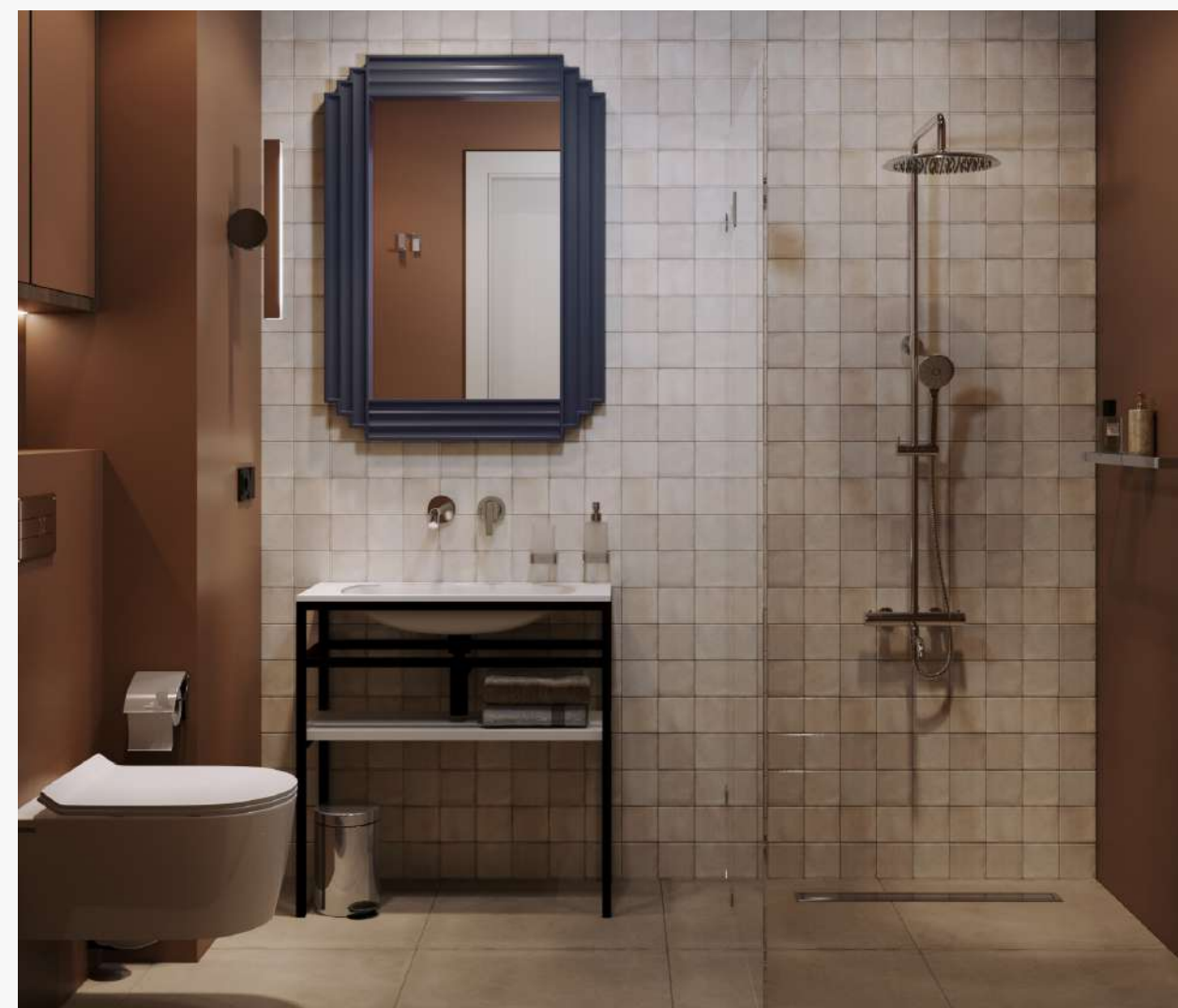
# WHITE FRAME

## THE WHITE FRAME INCLUDES:

- COMPLETED CONSTRUCTION AND INSTALLATION WORKS
- COMPLETED OF BUILDING FACADE
- PAVED AND PAINTED ENTRANCE HALL
- INSERTED THE METAL-PLASTIC DOOR-WINDOW ON THE EXTERIOR
- MAIN VERTICAL STANDS OF WATER AND SEWERAGE BROUGHT TO THE APARTMENT
- INSTALLED THE CENTRAL ENTRANCE DOOR
- THE CENTRAL COMMUNICATIONS OF ELECTRIC WIRING ARE BROUGHT TO THE APARTMENT
- STRETCHED FLOOR
- INTERNAL PARTITIONS BUILT AND PLASTERED (ACCORDING TO THE PROJECT PRESENTED)
- FULLY GASIFIED THE COMPLEX

# APARTMENT DESIGN

VERSION 1



# APARTMENT DESIGN

VERSION 2



GROUP

OKTO ART HOUSE

BLOCK A



RENDER (TOP VIEW)



BLOCK B



A BLOCK

|                       |    |
|-----------------------|----|
| TOTAL APARTMENTS      | 29 |
| STUDIO                | 18 |
| WITH SEPARATE BEDROOM | 11 |

B BLOCK

|                       |    |
|-----------------------|----|
| TOTAL APARTMENTS      | 19 |
| STUDIO                | 13 |
| WITH SEPARATE BEDROOM | 6  |

# A BLOCK

GROUP

# OKTO ART HOUSE

SEA, CITY AND MOUNTAINS



SEA

POOL AND STREET



SEA AND CITY

# B BLOCK

GROUP

# OKTO ART HOUSE

SEA, CITY AND MOUNTAINS



POOL AND STREET



SEA AND CITY



# WHAT ARE THE OPPORTUNITIES IN GEORGIA'S REAL ESTATE MARKET, AND **HOW CAN YOU MAKE A PROFIT?**

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THERE ARE 2 TYPES OF INVESTMENT:



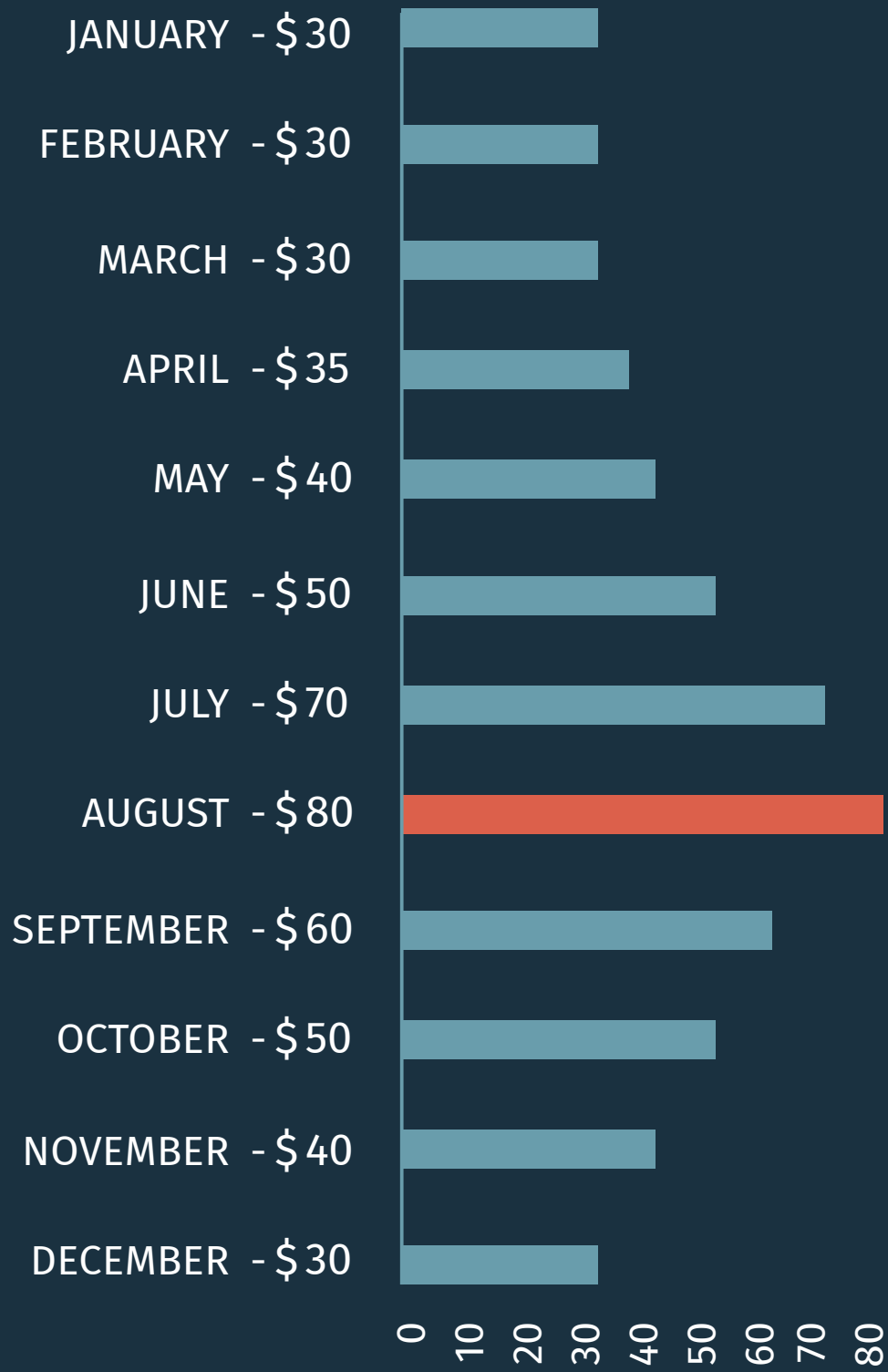
GROUP

# OKTO ART HOUSE

## ROI

Studio Apartment

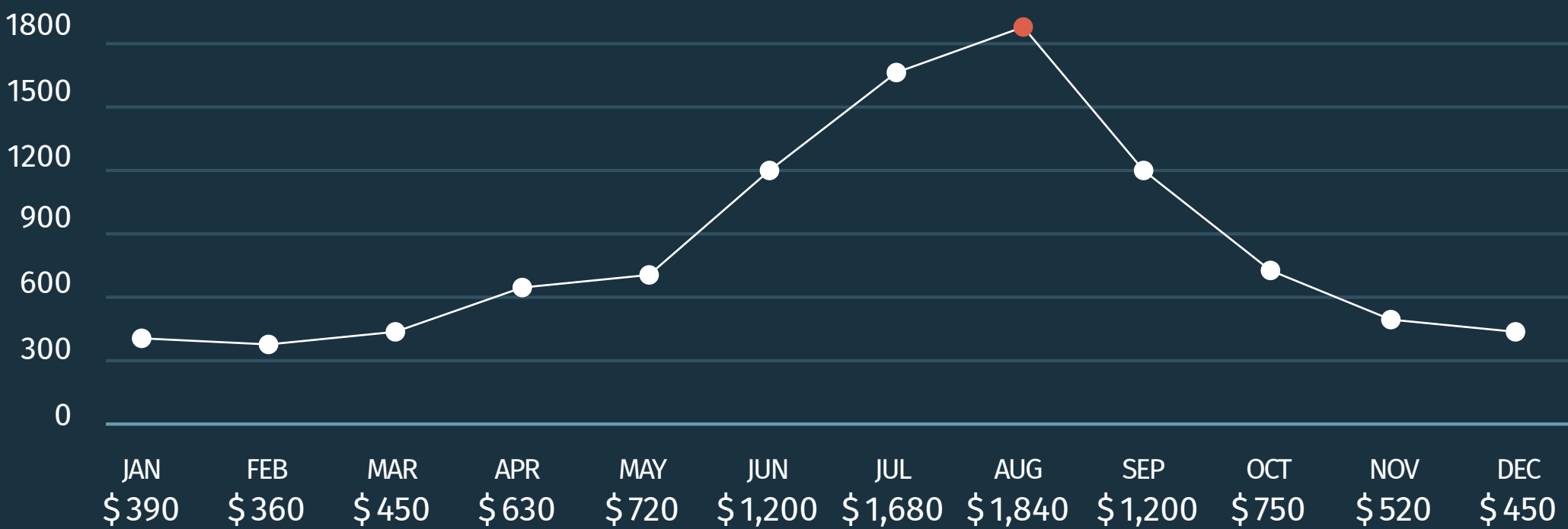
### PRICE PER NIGHT (NET)



### OCCUPATION/DAYS



### FULL AMOUNT OF INCOME



### PROFITABILITY CALCULATION

|               |                    |            |
|---------------|--------------------|------------|
| Annual income | Management fee 30% | Income 70% |
| \$ 10,190     | \$ 3,057           | \$ 7,133   |

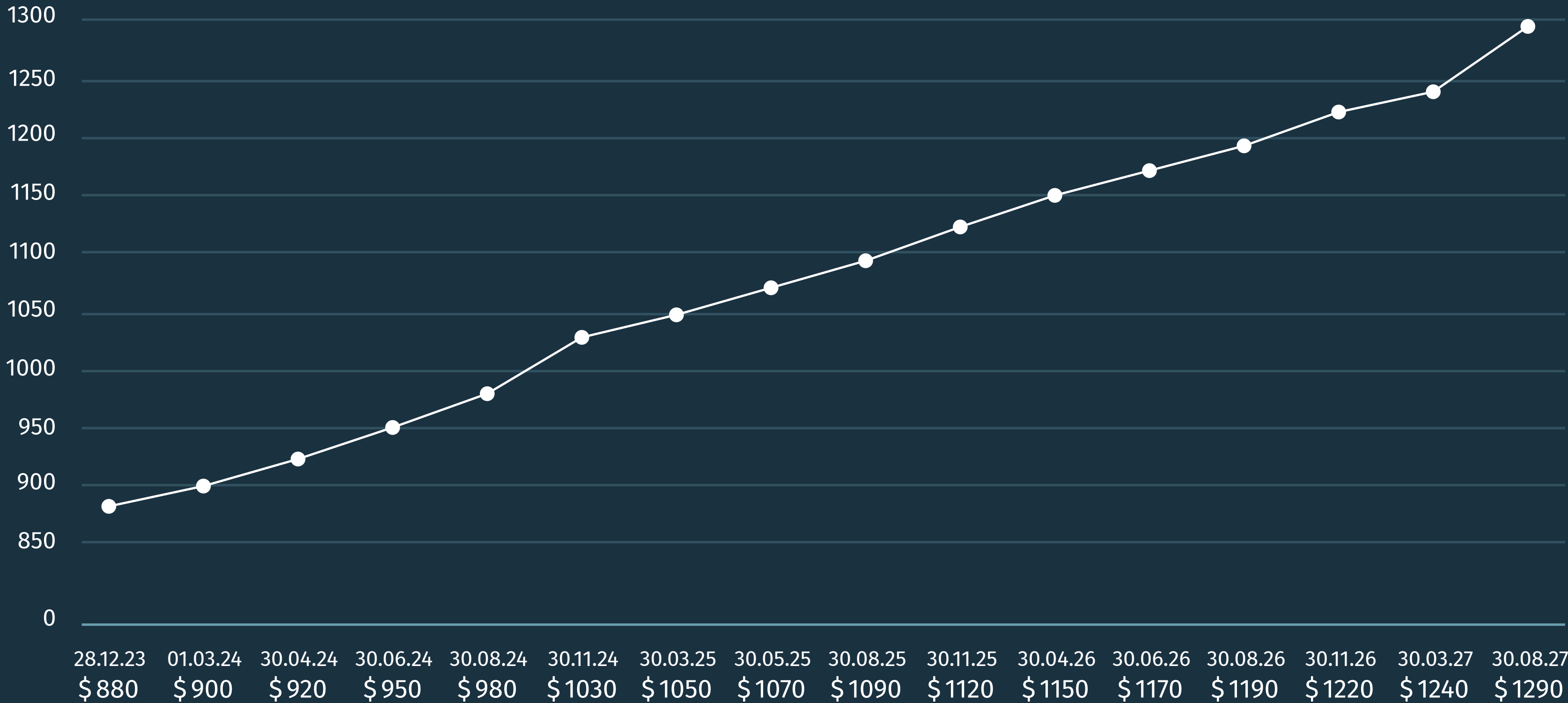
The NET profit is calculated after deducting income tax, which typically ranges from 5% to 10%

### PURE INCOME

\$ 6,419.70

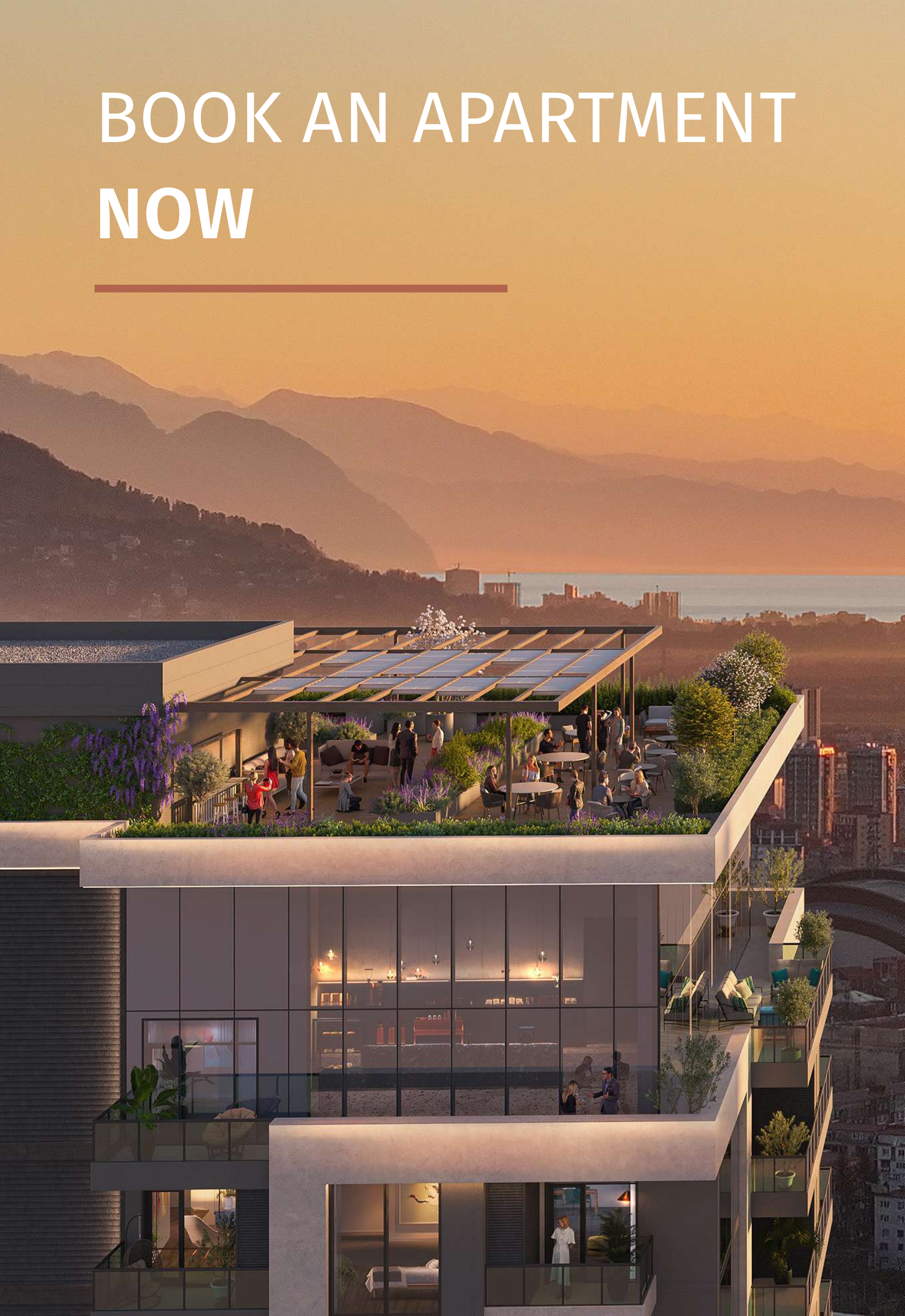
GROUP  
OKTO ART HOUSE

Price increase schedule



BOOK AN APARTMENT  
NOW

---



GROUP  
OKTO