

SILK TOWERS

BY KENGO KUMA & ASSOCIATES



About Georgia

Republic of Georgia located in Caucasus region, is a country with a rich history and cultural heritage. It is known for its breathtaking landscapes, delicious cuisine, and warm hospitality. In recent years, Georgia has undergone significant economic and political reforms, making it an attractive destination for foreign investors. The government's commitment to free-market principles, combined with its strategic location as a gateway between Europe and Asia, makes Georgia a promising hub for trade and business opportunities.



7

Ease of doing
Business

9.5%

Real GDP Growth in
2024 YoY

7.8%

Average Growth in Export in
2024 YoY

12

Economic
Freedom Index

3rd

Least Tax
Burden Country

9 124

USD GDP Per Capita
in 2023 YoY

5.1

Billion USD Direct investments
+18% vs 2023

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

[Link](#)

**IN THE TOP 10 EUROPEAN INVESTMENT
DESTINATIONS**
– EUROPEAN BEST DESTINATIONS

[Link](#)

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

[Link](#)

**GAMBLING CENTER – GEORGIA'S
“MINI LAS VEGAS”**– NAMED BY
EXPRESS

[Link](#)

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

[Link](#)



Silk Road Group Holding LLC

a leading private investor in Georgia, is the parent of Silk Real Estate LLC

Silk Real Estate owns and operates hotels, restaurants and entertainment spaces, partnering with the best organisations in the hospitality industry to bring its guests a truly world-class experience. It also owns properties for development, both in the capital city Tbilisi as well as in the regions, including in Batumi and along the Black Sea coast.

Real Estate and Hospitality businesses are managed by two divisions:

- **Silk Development** manages the development of new real estate projects
- **Silk Hospitality** manages the developed properties of the company

150 000
m2 Construction
Volume

360 mln
USD Assets

10 Completed
Projects

Since 2005, Silk Road Group has invested USD 1.3 bln in the Georgian economy

Other businesses of Silk Road Group

Communications



www.silknet.com

Banking

Silk

www.silkroadbank.ge

Energy



www.silkroadenergy.ge

Transportation



www.silkroadgroup.net/transportation/



Partnerships

Silk Real Estate: Collaborating with renowned design bureaus, we create exceptional complexes that redefine luxury, innovation and architectural brilliance on a global scale. Our commitment to craftsmanship and attention to detail result in world-class developments that seamlessly blend contemporary design, functionality, and sustainability, setting new standards in the region.

neri&hu

POPULOUS

**CHRISTINA GABAS @
DAMIAN FIGUERAS**

 **CHAPMAN TAYLOR**

**JOHN
FOTIADIS**

KKAA
KENGO KUMA & ASSOCIATES

**TAMARA
KVESITADZE**

INHO HAUSER

GILLES & BOISSIER

 **VALISHVILI ARCHITECTS**

WOODCRAFT

GRAFT

DG
DIZAYN GRUP

L A B

ARUP

 **MDL CIRCE**



Radisson Blu Tbilisi

The hotel has an exceptional location on the main avenue of the city within walking distance to shopping areas, the old city, governmental offices, the Tbilisi Opera House, Rustaveli Theatre, Tbilisi Concert Hall, and other cultural and business points of interest. It is easily accessible from both sides of the river. The hotel was built in 1967 by the Soviet government as the premier luxury hotel in Tbilisi. The hotel was renovated and

reopened in 2009.

236 Hotel Rooms **10** Hotel Facilities

33 000 m2 Total Area



Radisson Blu Batumi

An upper upscale hotel on the Black Sea coast, in the heart of the beautiful city of Batumi. Just a minute away from stunning beaches and the Batumi Boulevard, this is the perfect choice for a relaxing getaway. Michele De Lucchi's visionary design for Radisson Blu Batumi showcases the marriage of contemporary elegance and cultural integration.

The hotel was opened in 2011.

168 Hotel Rooms **7** Hotel Facilities

24 000 m2 Total Area



Radisson Collection Tsinandali

One of the most exclusive hotels in Georgia, Tsinandali Estate is located in Wine region in the middle of a historic and well-manicured 18-hectare park, which includes the Tsinandali house-museum of Prince Alexander Chavchavadze. The museum features a memorial to the founder of Georgian Romanticism and is an important cultural attraction. Ingo Maurer's masterful interior design, complemented by historical building restoration, creates a captivating blend of past and present at Radisson Collection Tsinandali.

The hotel opened in 2019.

123 Hotel Rooms **10** Hotel Facilities

22 000 m2 Total Area

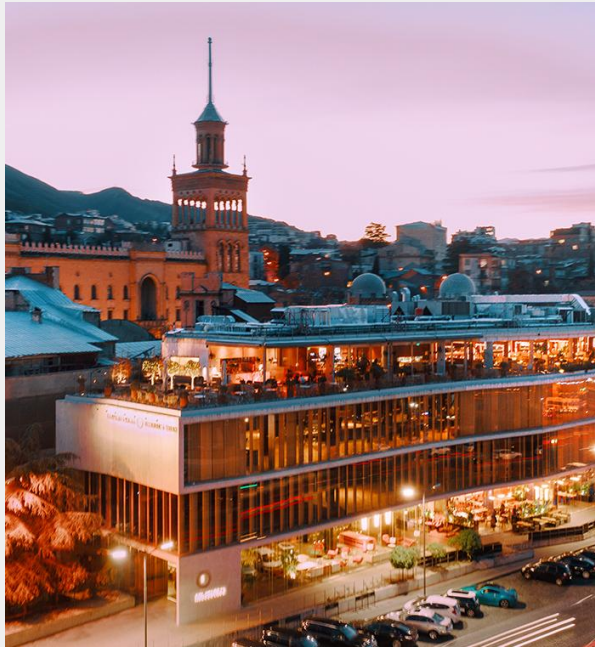


Park Hotel Tsinandali

The Park Hotel has been fully developed in-house by Silk Real Estate and represents an emblematic centerpiece for the youth lifestyle, the culture that is coming to maturation in Georgia. Attractive all year round, the hotel is surrounded by a park with centuries-old trees and lush pathways that lead to charming landscapes and secret rendezvous.

Youth Harmony: A Modern Heaven for Young Orchestra Musicians, that perform for famous Tsinandali Classical Music Festival each year, a hotel designed to inspire creativity and foster artistic growth.

Opened in 2020.

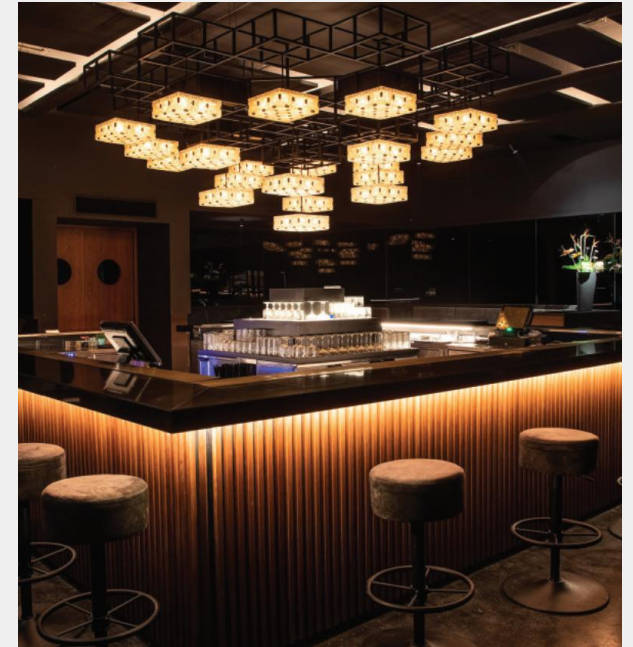


Republic

Located in the center of the city, our multifunctional space combines a venue for events with an interior designed by contemporary Georgian architects and a sampling of two distinct concepts of delicious Georgian cuisine: Restaurant Republic and Republic 24.

The historic site combined with a modern design building, a beautiful terrace overlooking the city, frequent concerts featuring world-renowned DJs and artists make Republic a prime and favorite place for guests.

Opened in 2017.



Noble Savage

A notable entertainment venue and night club in Tbilisi that makes full use of the urban landscape and the Soviet architecture it is built into. One of the most stylish and trendy clubs in the city, popular with local hipsters, it mixes contemporary sounds with a historical venue and is a lifestyle destination for people from around the world.

TELEGRAPH

The Telegraph Hotel, located in Tbilisi's historic Central Post Office building on Republic Square, is an architectural landmark designed in the 1970s by Lado Alexi-Meskhishvili and Teimuraz Mikashavidze. The hotel's design was undertaken by renowned architectural studio Neri & Hu and it preserves its facade while offering 239 elegant rooms, diverse restaurants, high-class bars, a jazz club, and conference spaces.

Combining unique architecture, heritage, and premium service, the Telegraph Hotel is a distinguished destination not only in Tbilisi.

Opening in June 2025

239 Hotel
Rooms

92 Million USD
Investment

**MEMBER OF LEADING
HOTELS OF THE WORLD**







Green Cape Botanico

Botanico is a sustainable complex of beachfront apartments on the Black Sea shore, set across from the pebble beach and nestled at the top of the evergreen famous subtropical Batumi Botanical Garden. The complex includes two 7-story residential buildings, which combine 80 apartments, along with an extra block featuring restaurant, gym and roof-top 25m length swimming pool. Floor-to-ceiling windows provide stunning views and airy apartments.

Thanks to its prestigious location, the Green Cape is a strikingly scenic resort in the Adjara Region.

Actual ROI

8.0%

Capital Appreciation

60% through 4 years



Tsinandali Estate Villas

An exclusive project on the Tsinandali Estate, featuring two distinct types of villas that honor Georgian architectural traditions: the 19th-century wood villa and the 20th-century brick villa.

Residents of Tsinandali Estate Villas enjoy full access to the services and amenities of the 5-star Radisson Collection Hotel.

Property Value

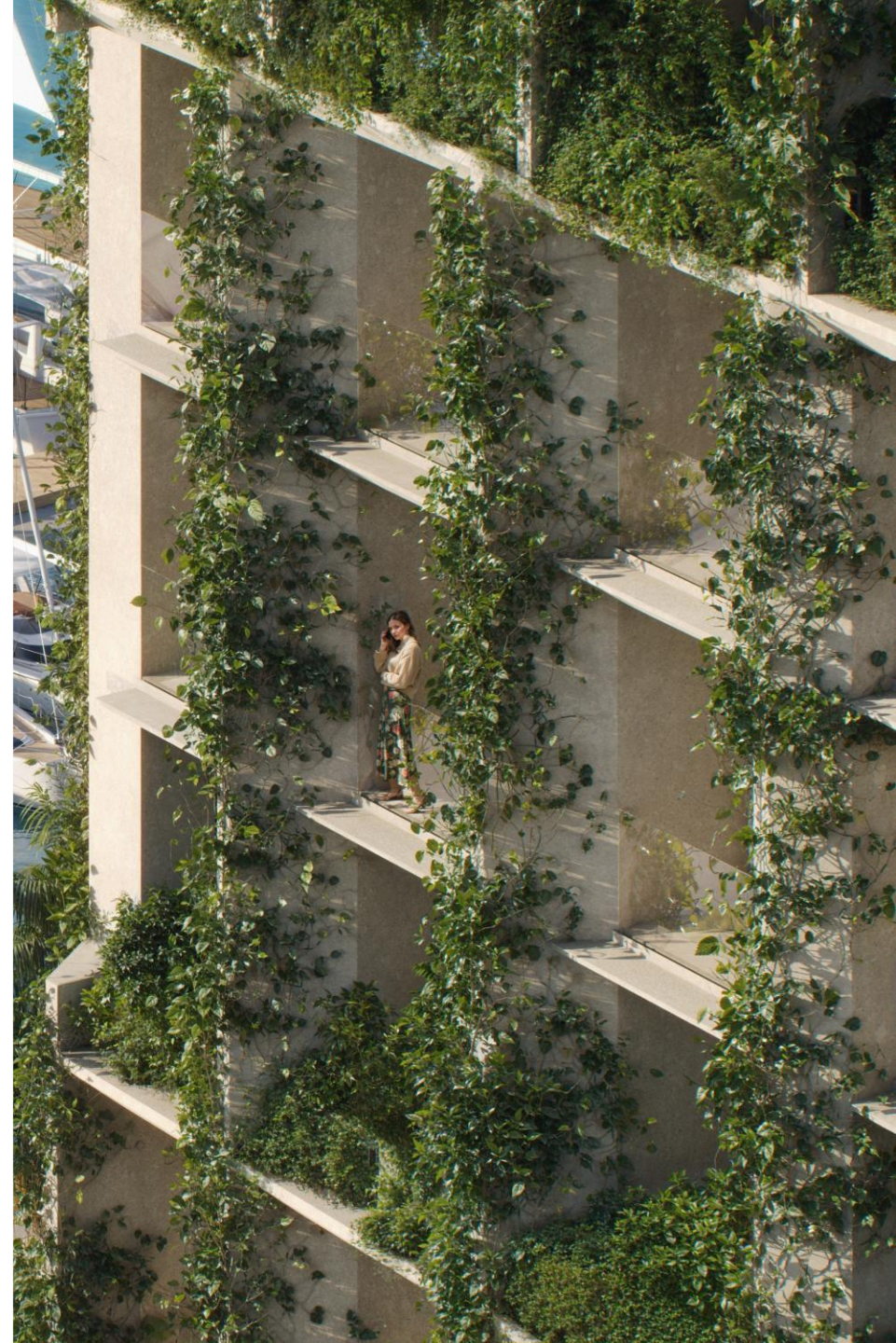
2,500,000 USD



SILK TOWERS

BY KENGO KUMA & ASSOCIATES

壽司海岳と名見都都
 緯満ク千K立立つ鶴
 鎌吾岸つまつ鶴宮
 大風景景よ口録輪
 琴原寺金よ日細水升
 地口平えわ工千升
 日松光光らるるま
 月船地ふべび塔塔
 木船山地ふべび真塔



Batumi

Batumi is the second-largest city of Georgia, located on the coast of the Black Sea in Georgia's southwest, 20 kilometers north of the border with Turkey.

It is situated in a subtropical zone at the foot of the Caucasus.

The temperature here typically varies from 4°C to 32°C. Batumi is famous for its ancient port, unique architecture, and incredible nature.

180 000

Population

2.2 mln

Visitors

WORLD TRAVEL AWARD

The Fastest Growing Tourist
Destination in Europe, 2022



Batumi – Touristic Destination

Batumi features a 21-kilometer coastline and a warm sea with average temperatures ranging from 21-29 C. This resort offers a pleasant ambiance and unique natural beauty.

MICE tourism is a rapidly expanding sector in Batumi.

Batumi is also famous for lively gambling tourism, often referred to as “Las Vegas by the Sea”.

In the highlands of Adjara, ski resort is being developed rapidly. The “Goderdzi” ski resort, situated at 2,350 meters above sea level is already operational and attracts over 20,000 visitors annually.



Sea Tourism



Gambling Tourism



Cultural Tourism



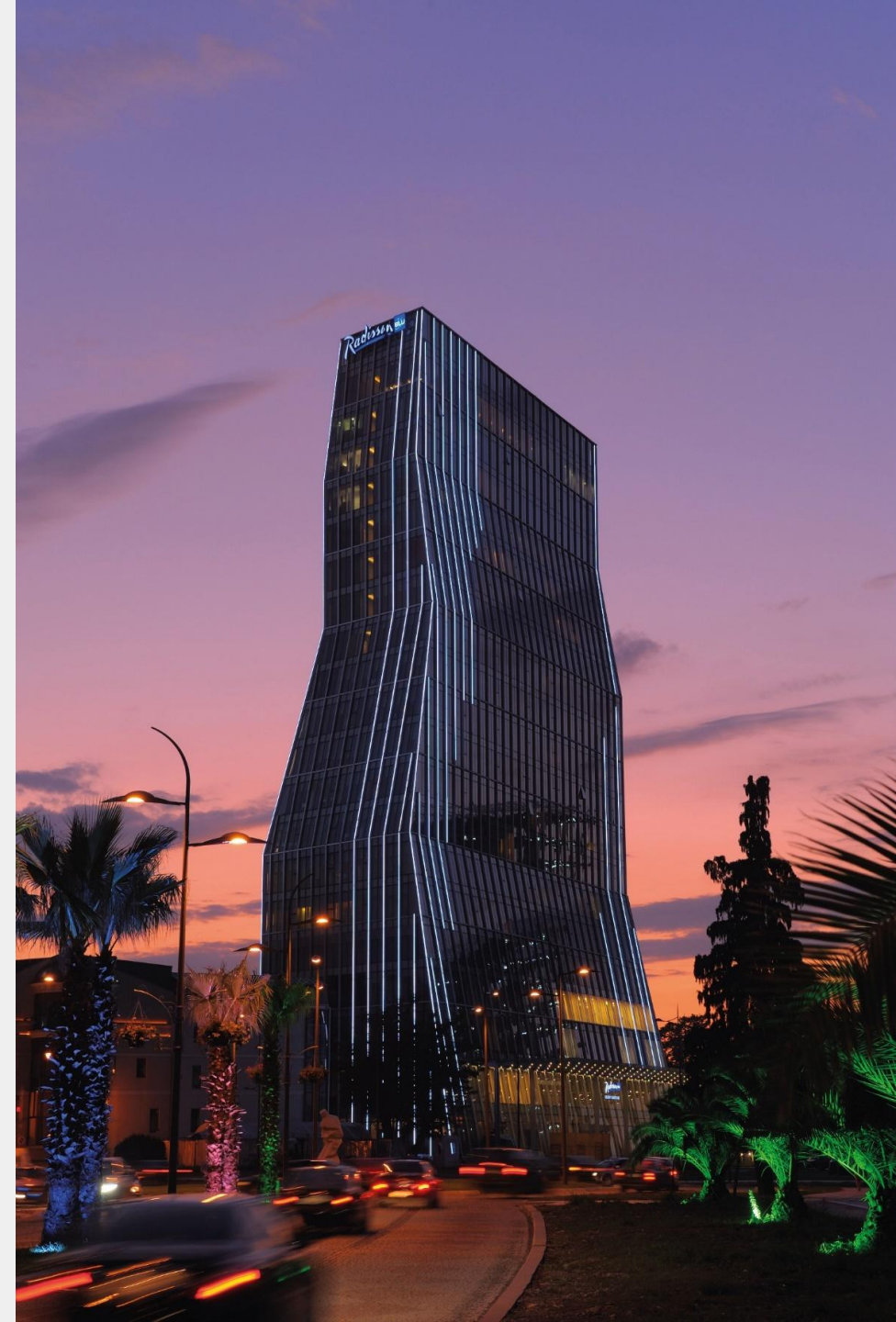
Gastro Tourism



MICE Tourism



Ski Tourism



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

[Link](#)

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

[Link](#)

NO PROPERTY TAX EVEN FOR FOREIGN CITIZENS

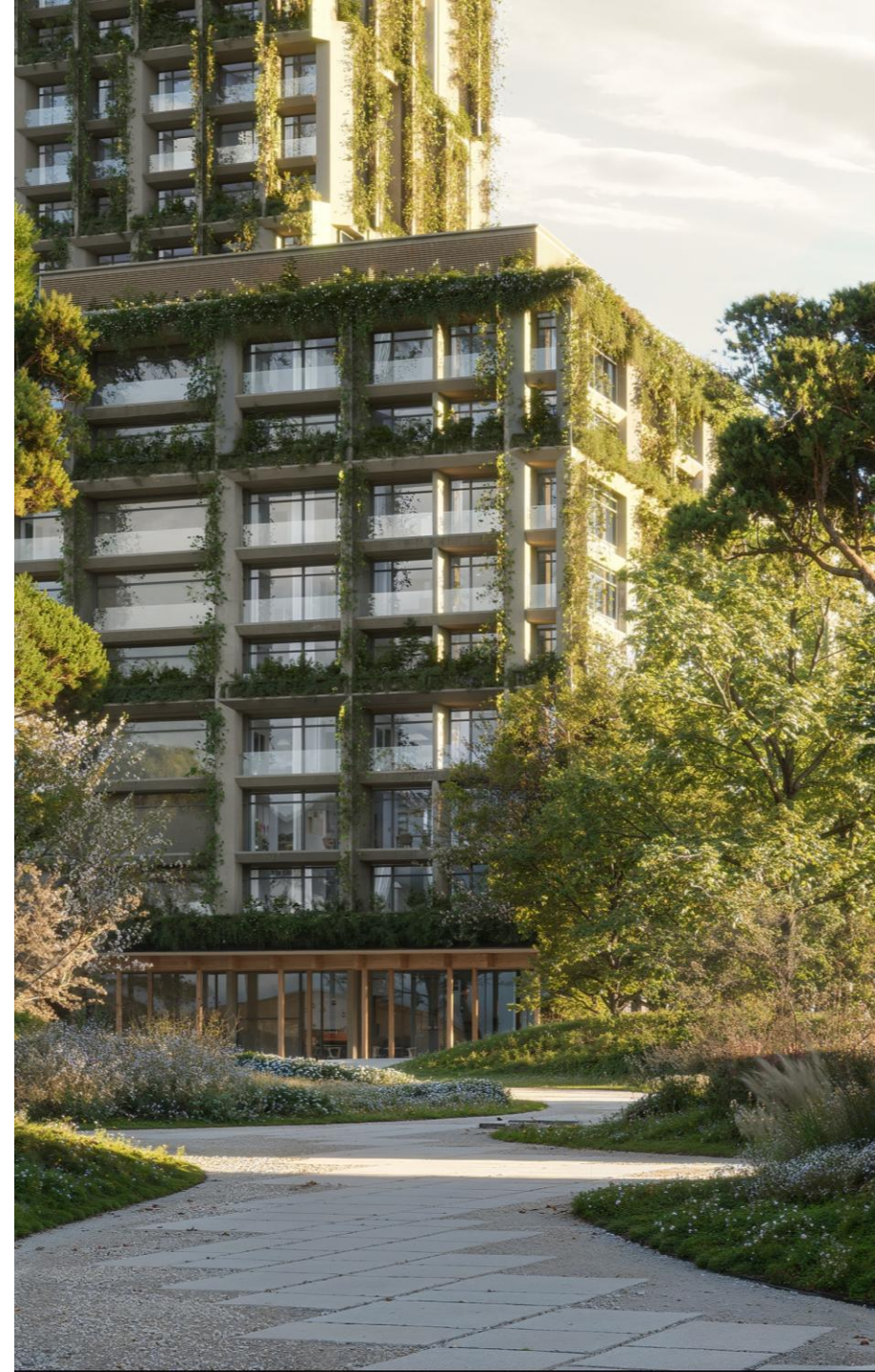
[Link](#)

SIMPLIFIED PROCEDURE FOR OBTAINING A RESIDENCE PERMIT IN GEORGIA FOR FOREIGNERS

[Link](#)

IT BUSINESS IN GEORGIA IS TAX-FREE FOREIGN TECH COMPANIES REGISTERED IN GEORGIA'S VIRTUAL ZONE PAY 0% CORPORATE TAX ON EXPORT-ORIENTED SERVICES

[Link](#)





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Iveria Beach

Ali & Nino
Monument

Le
MERIDIEN

Radisson
BLU

Casino
Iveria


Sheraton

Hilton


LONDON 1889
HOTEL


SILK TOWERS



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Silk Towers – Concept

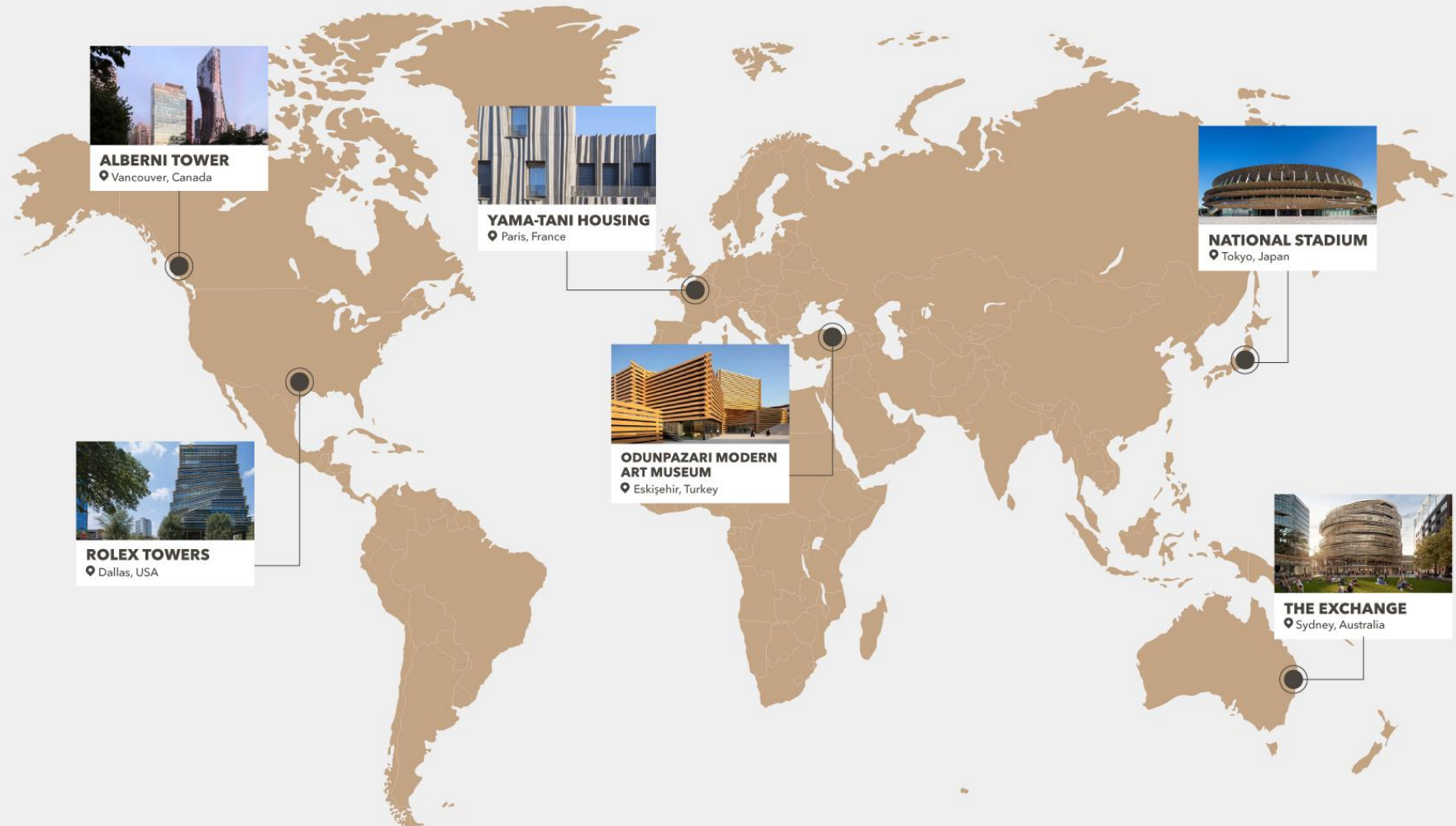
With the concept of Kengo Kuma & Associates, Silk Development will build Silk Towers in Batumi

Silk Real Estate is deeply committed to sustainable architecture, integrating eco-friendly practices into every facet of our developments for a greener, more responsible future. To bring our vision for the Silk Towers project to life, we've partnered with the renowned Japanese architecture studio, Kengo Kuma & Associates.



Kengo Kuma founded Kengo Kuma & Associates in 1990. Recognized as one of the 100 Most Influential People of 2021, Kuma is renowned for proposing architecture that fosters new connections between nature, technology, and humanity. With projects spanning over 50 countries, his work is celebrated globally. In recognition of his contributions, Kuma was selected to receive the 80th Imperial Prize and the Japan Art Academy Prize for his iconic V&A Dundee design.

Standout Urban Projects by Kengo Kuma





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Silk Towers— Zoning



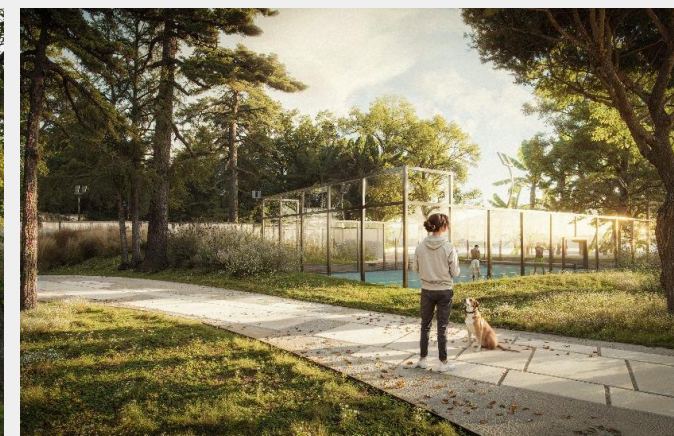
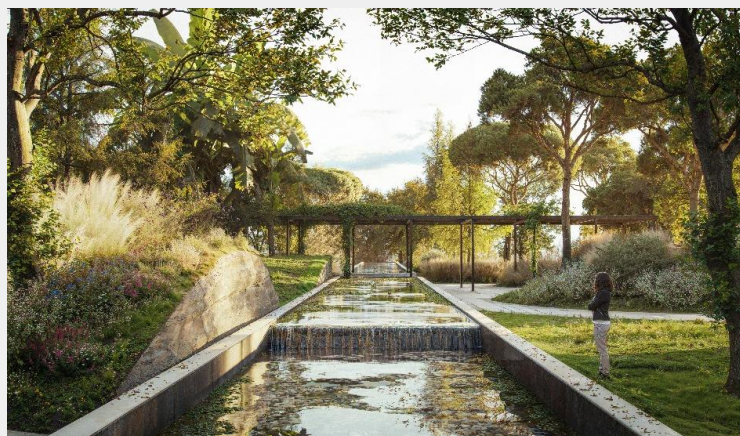


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New Municipal Park in Batumi

The new park will preserve existing trees and add various new species of plants. Expansive 2-hectare recreation area will feature padel courts, a sports field, children's zones, relaxation areas, walking and cycling paths, and will naturally integrate into Batumi Boulevard.

The design of the park is being developed by the Danish company "**MASU Planning**".

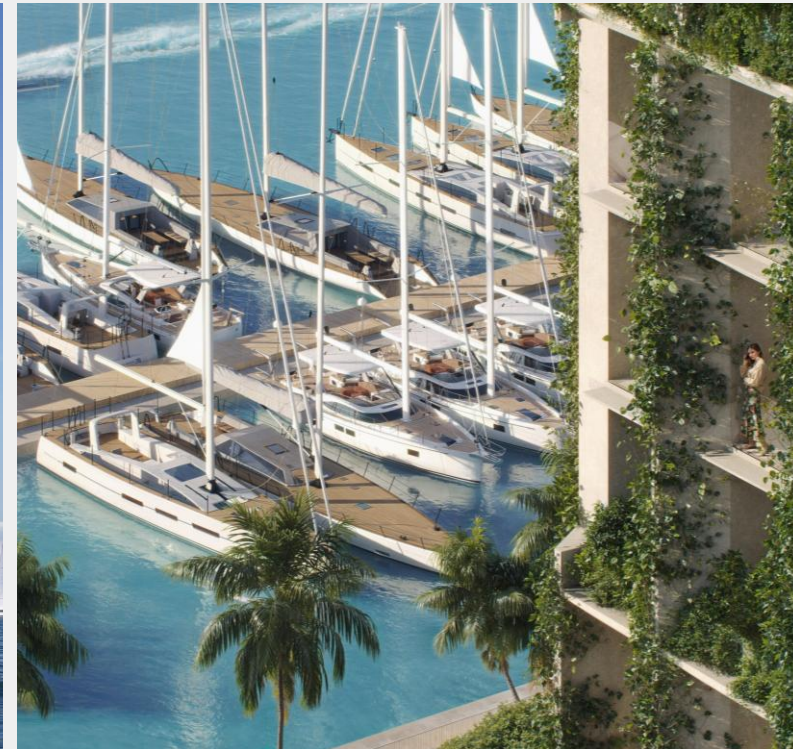




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Yacht Club

The Silk Towers complex includes a yacht club with a marina and an administration building featuring concierge services and security. The club provides a convenient and well-managed environment for yacht owners, offering controlled access and essential support for a seamless yachting experience.





Silk Towers – T1

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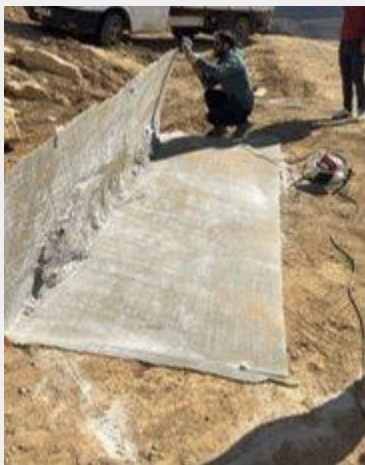




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Façade Engineering of Silk Towers – T1

For the Silk Tower project, our company is collaborating with the architectural company KKAA and the facade engineering company AKTII. They have developed the facade, which is inspired by the environment of Batumi and its surroundings.





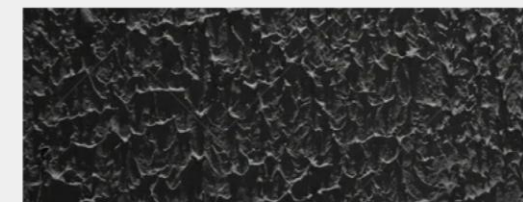
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Resilient Infrastructure and Efficient Use of Resources

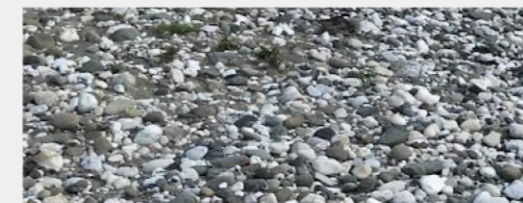
We are providing a well-designed and flexible concrete skeleton that offers adaptability to evolving needs and requirements. The tower's rectangular shape and the arrangement of the cores in the central area contribute to a regular grid arrangement for the rest of the floor plan, which optimizes on-site efficiency and mitigates unforeseen challenges. Also, supported by thorough engineering studies - we aim to provide the most optimized quantity of concrete and dimensioning, to emphasize efficiency in resources.

Textured Finish

The exposed concrete pillars are both structural and the finish in the project. This creates a sense of duality and balance - a textured aggregate surface revealing the true nature of concrete, juxtaposed with a porous, tactile, ornamental surface to enhance the local craftsmanship. This draws attention to the details, revealing the beauty of the structure, in its true form. The choice of a mineral textured façade, echoing the roughness of natural materials, also engages in a seamless dialogue with the vegetation. This interplay between vegetation and minerals, a transformation metamorphosis takes place, revealing the structure's evolution into a mountainous surface.



PALETTE REFERENCE

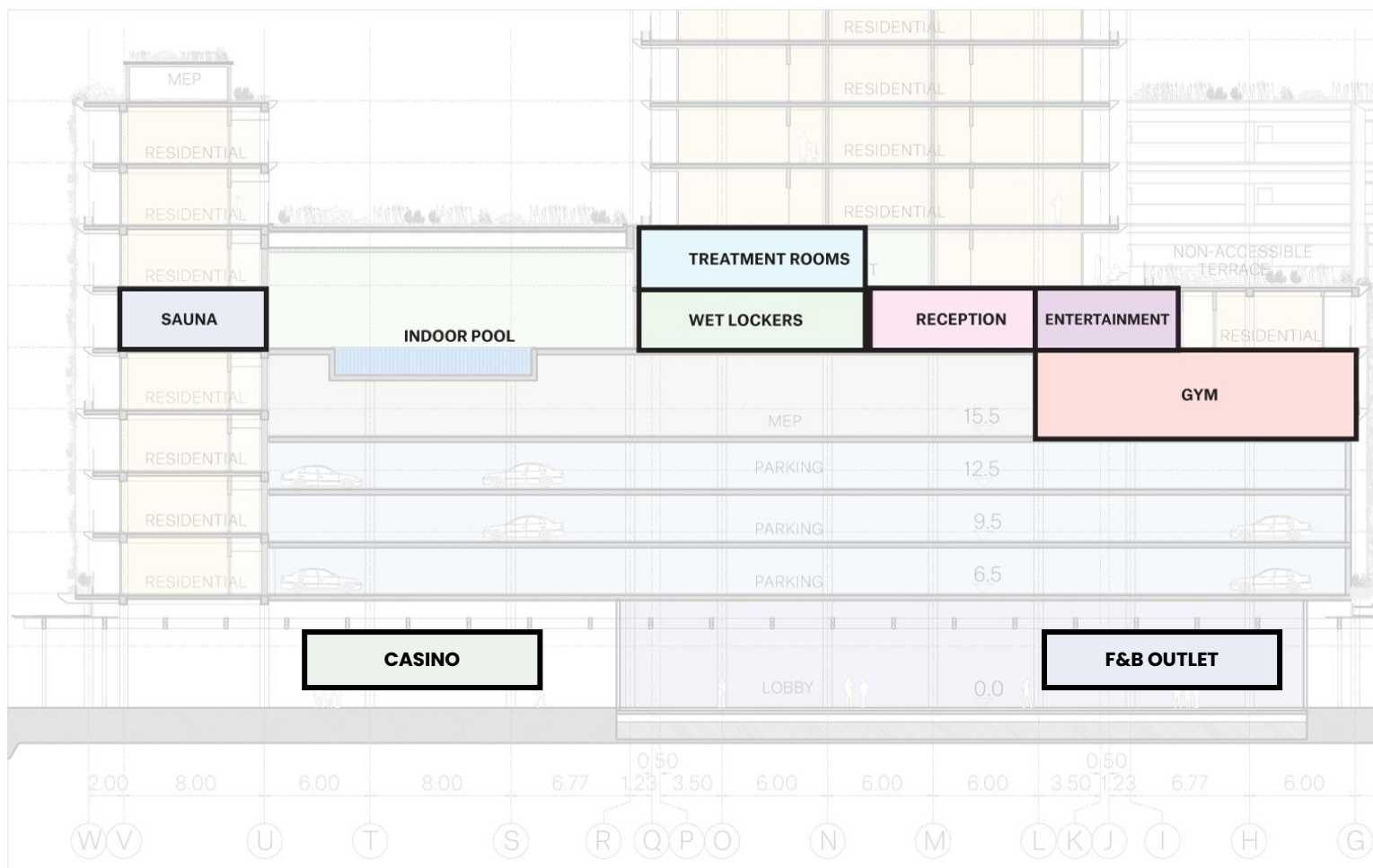




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Silk Towers– T1

Amenities





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Silk Towers– T1

Lobby Design

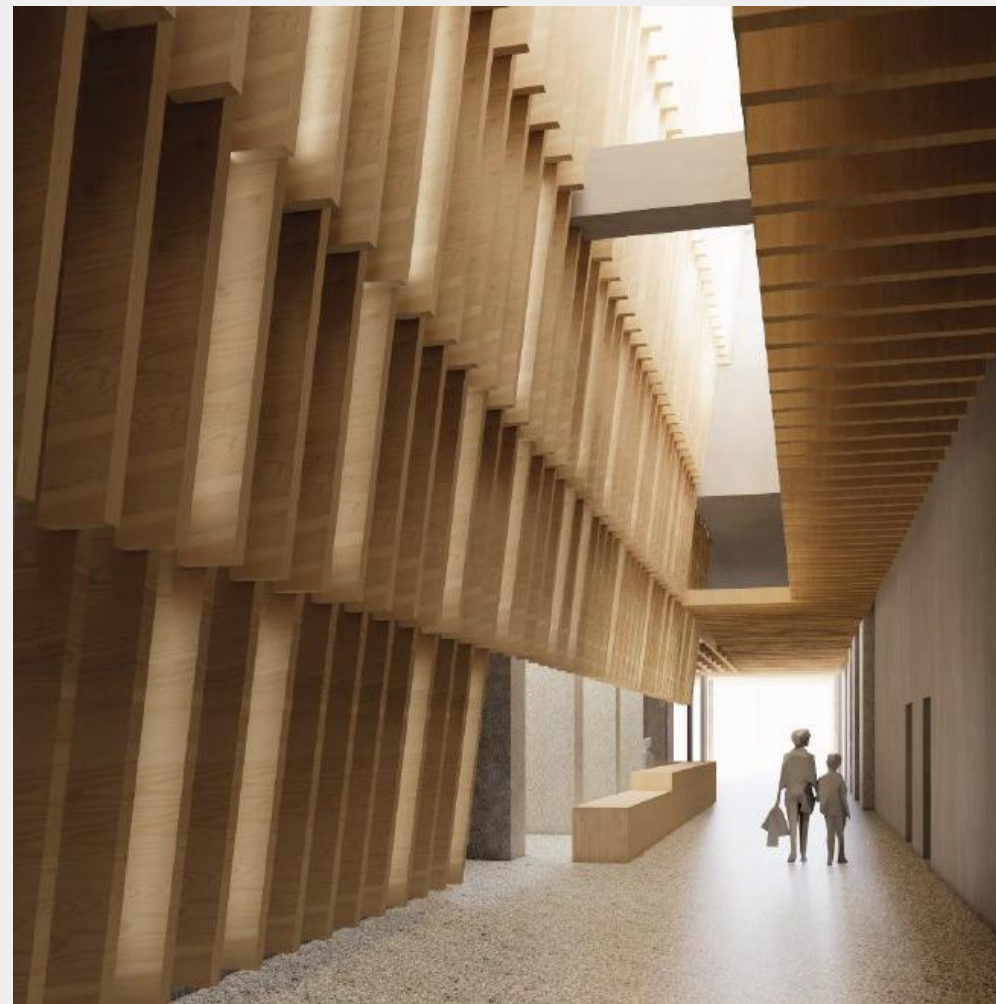




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Silk Towers– T1

Lobby Design

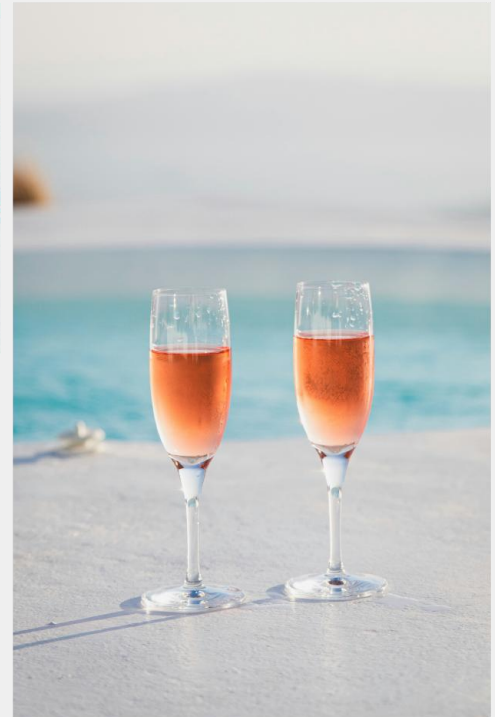




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Silk Towers Lifestyle Features

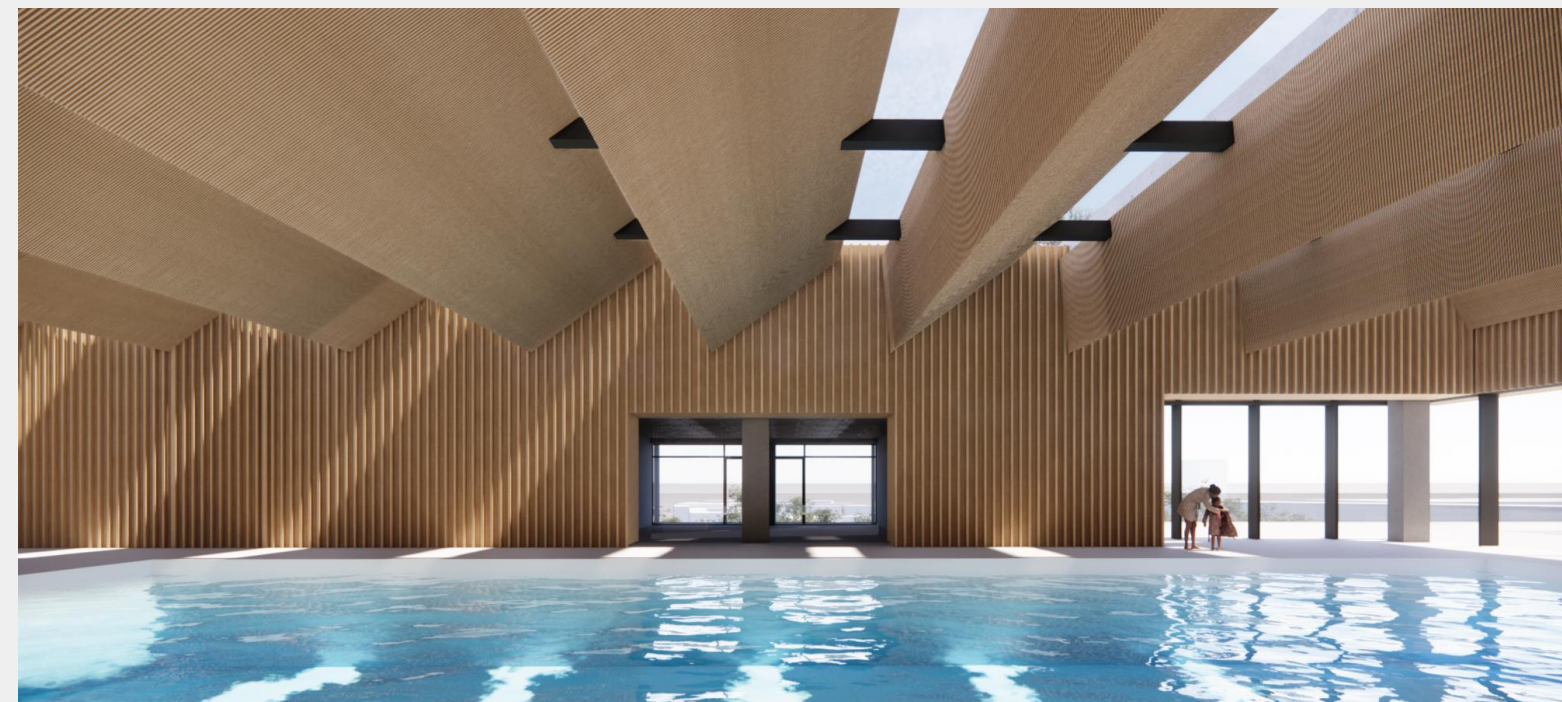
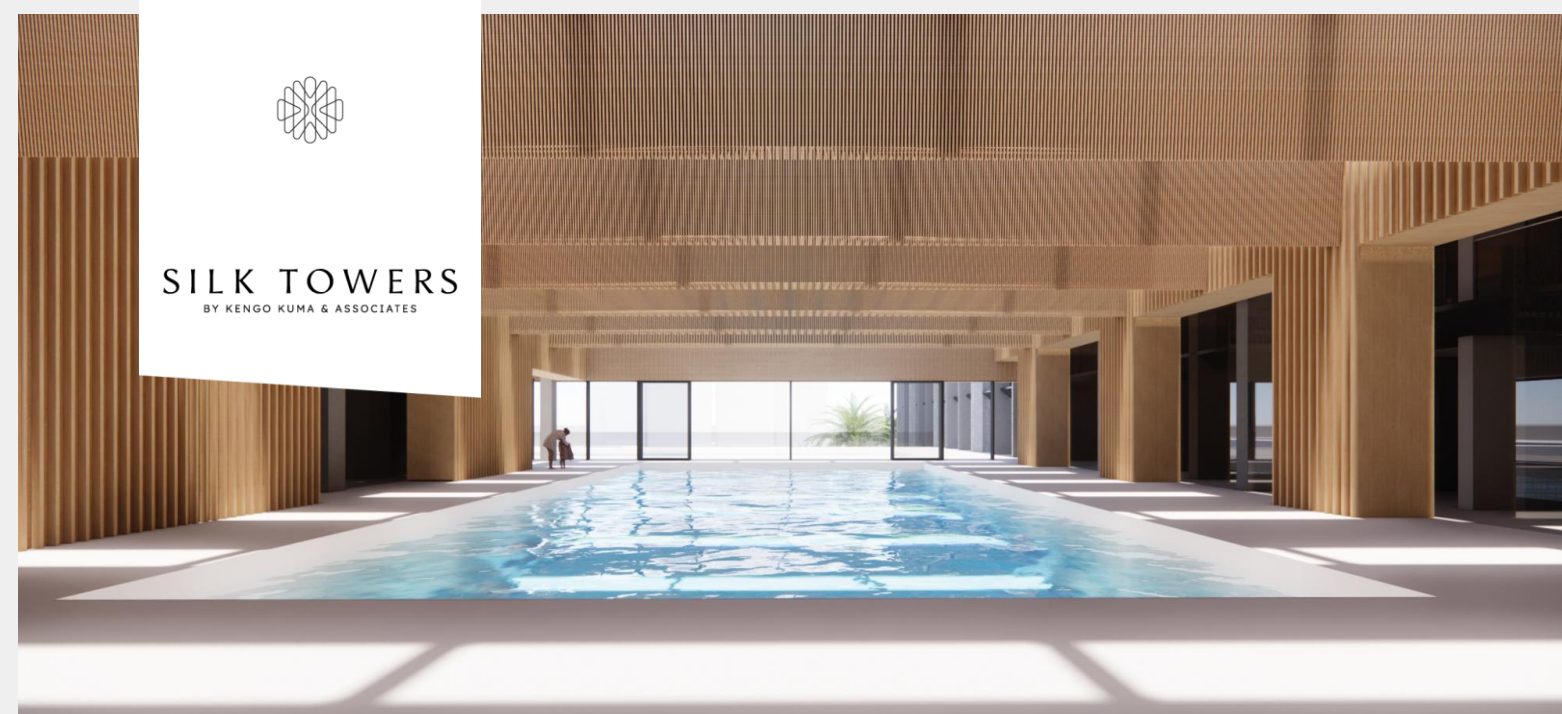
Beyond the exceptional amenities that will set Silk Towers apart from anything currently on the market—and firmly establish it as a destination for international travelers—we are creating a rich array of features designed to elevate the guest experience. These include multiple swimming pools, padel courts, state-of-the-art spa and fitness centers, a variety of cafes and restaurants, a children's playground, dedicated bicycle trails and much more.





SILK TOWERS

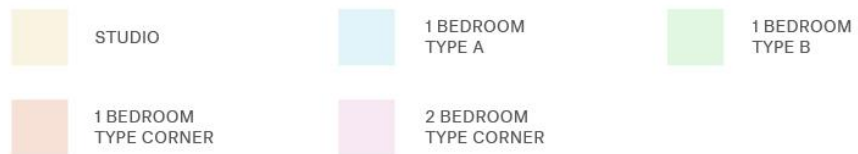
BY KENGO KUMA & ASSOCIATES





TYPICAL 9-40

SILK TOWERS
BY KENGO KUMA & ASSOCIATES



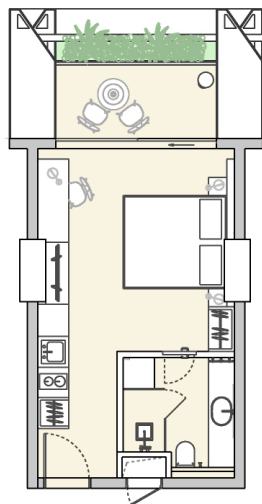


UNIT TYPES

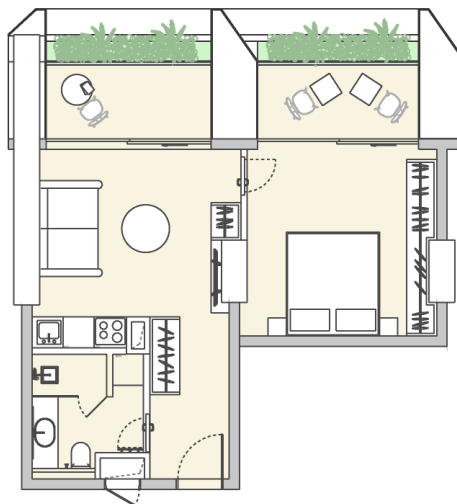
Floors 6-40

SILK TOWERS
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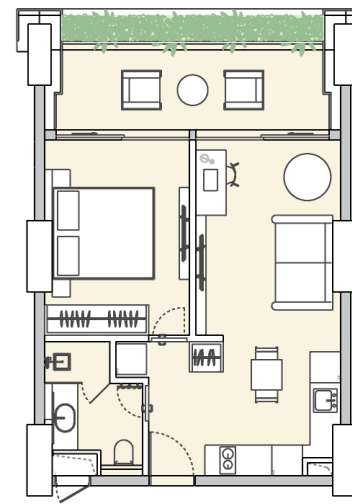
Studio



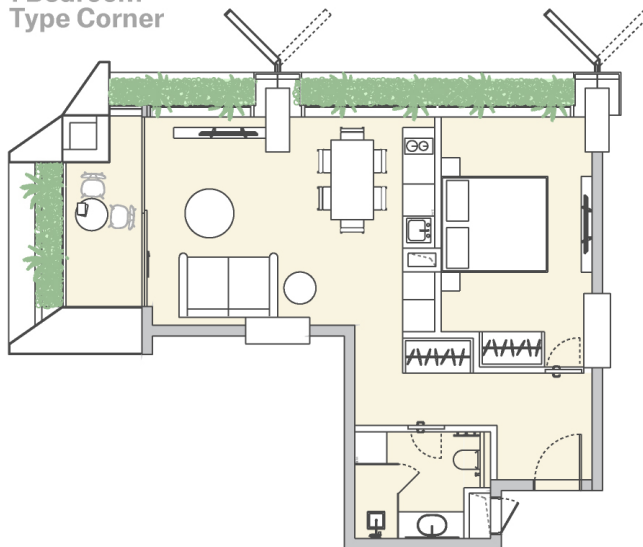
**1 Bedroom
Type A**



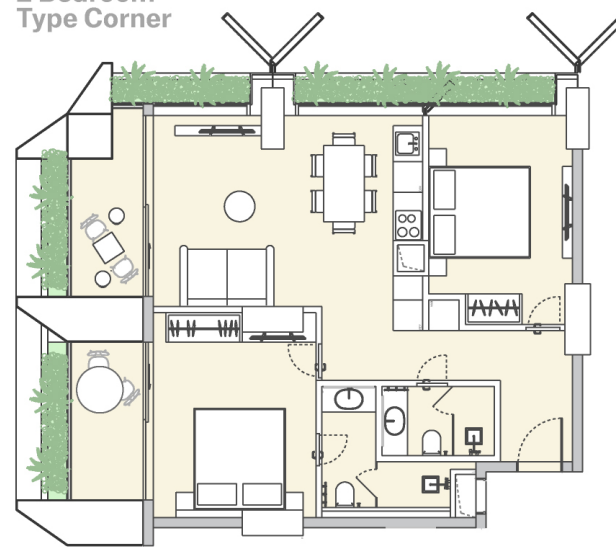
**1 Bedroom
Type B**



**1 Bedroom
Type Corner**



**2 Bedroom
Type Corner**



The layout of the apartment can be slightly adjusted depending on the floor



SILK TOWERS
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Capital Appreciation and Return on Investment (ROI)

Capital Appreciation Potential

- Projected 5-Year Appreciation (2025–2030): up to 75%, depending on unit type and market conditions

Key Drivers

- Strategic location near coastline and city center
- Limited supply of comparable branded residences
- Foreign investment inflows and tourism growth
- Continued development of surrounding infrastructure (port, airport, park zones)

Rental Yield and ROI Estimates

- Expected Gross Rental Yield: up to 12% annually
- Occupancy Rate Benchmark (comparable assets): 65% – 80% annually



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