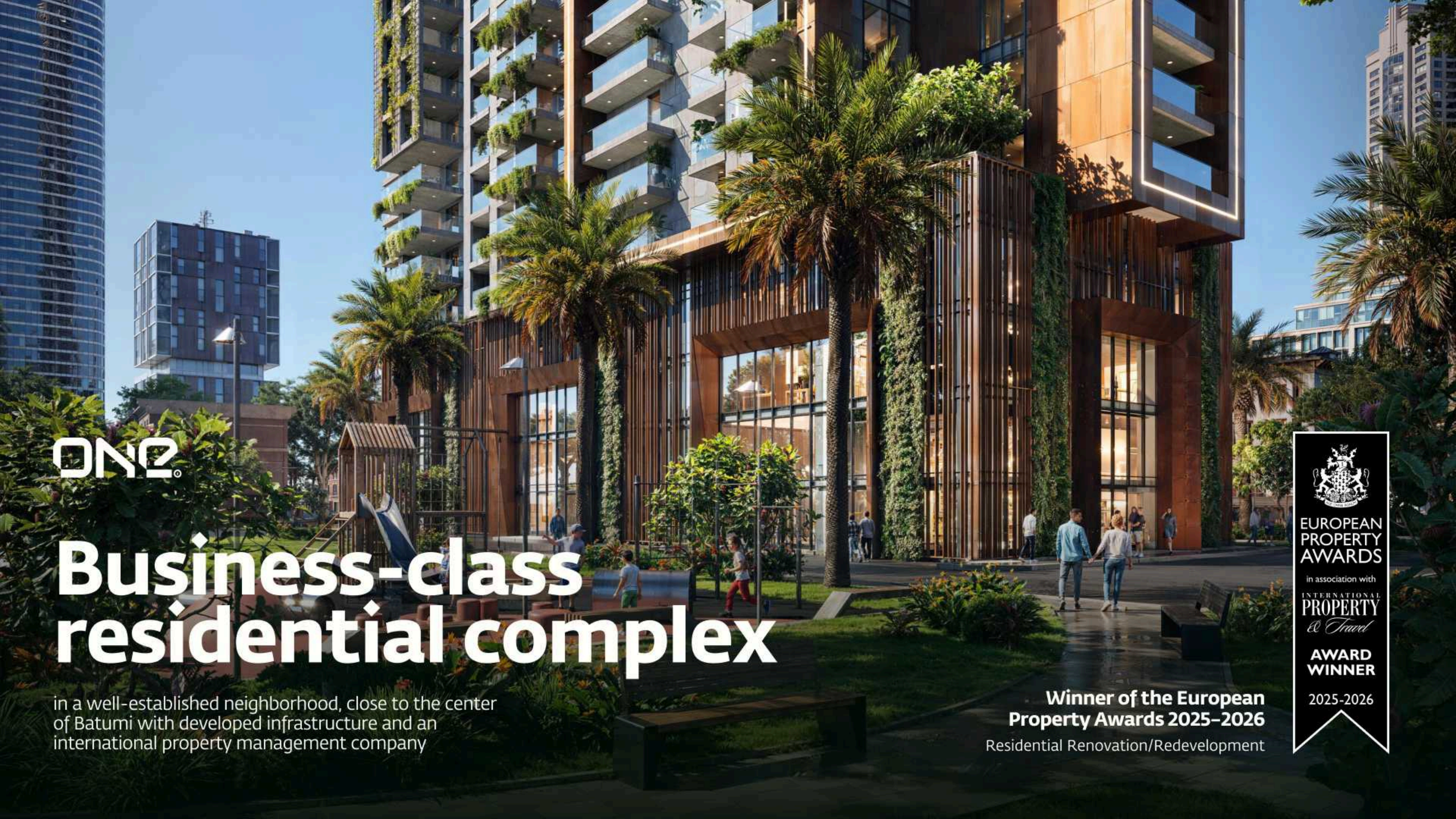


An architectural rendering of a modern, multi-story residential complex. The building features a mix of glass facades, balconies with greenery, and a ground floor with large glass windows. In the foreground, there is a landscaped area with palm trees, a playground with a slide, and people walking. The sky is clear and blue.

ONE.

Business-class residential complex

in a well-established neighborhood, close to the center
of Batumi with developed infrastructure and an
international property management company

**Winner of the European
Property Awards 2025-2026**

Residential Renovation/Redevelopment



**EUROPEAN
PROPERTY
AWARDS**

in association with

**INTERNATIONAL
PROPERTY**
& Travel

**AWARD
WINNER**

2025-2026

Project Specifications

Q4 2027
COMPLETION

483
APARTMENTS

39 770m²
TOTAL BUILT AREA

Characteristics

- 33 floors of residential space
- 1 floor of commercial space
- 2 levels of parking within the building
- Diesel generator system
- In-house gas boiler
- Pile foundation, 42 meters deep (87 piles, earthquake resistance up to 8.0 magnitude)
- Floor-to-ceiling panoramic windows, 3-meter high ceilings
- Four high-speed freight & passenger elevators
- Fire alarm and fire suppression system
- 24-hour security
- Video surveillance
- Gated territory
- Tropical landscape design



**The project is 100%
financed by TBC Bank**

Mortgage from TBC Bank is available.

✳ First renovation project

under the "Batumi Without Dangerous
Buildings" program by the city's municipality.





A new look on business-class living

A perfect balance of architectural elegance, modern comfort, and urban convenience.

Amenities

Parking with EV charging stations

Sky bar

Heated Pool

Restaurant

Children's Playground

Concierge Service

Fitness Center

ONE — Family Lifestyle

Location Demand Today

ONE is situated in an established neighborhood near the new city center of Batumi. This location is ideal for permanent residence, offering a blend of a peaceful atmosphere, comfort, proximity to the sea, and the vibrant energy of the city center.

Here, each day is filled with tranquility, while everything you need is within reach: green parks, cozy cafes, schools, daycare centers.

Location Prospects

The ongoing renovation of the outdated housing stock will transform the Inasaridze district (traditionally named as a "Brewery Place") into a modern residential area. By completion of futuristic mini-Dubai style central city street, ONE becomes a part of Batumi's leisure, tourism, and shopping hub.

ONE will be a dream for many, but comes as a reality to a lucky few only.

Target Audience

-  **All-size families** looking for long-term living in Batumi with convenience and walkability to all urban amenities.
-  **Investors** interested in long-term rental income opportunities.

 Batumi **City Center** Lifestyle



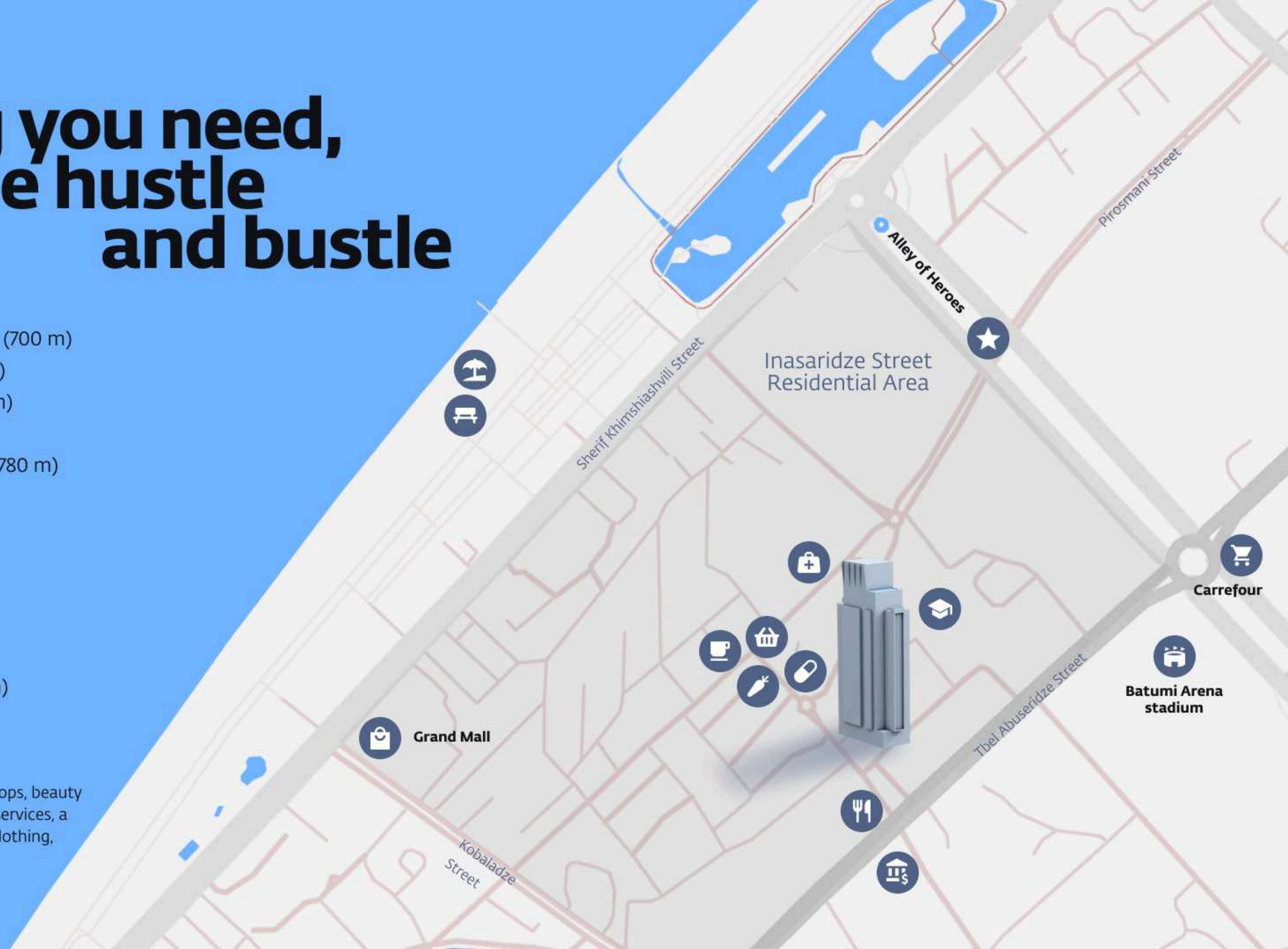
Everything you need, without the hustle and bustle

A cozy location in the heart of the city, with all urban amenities just steps away.

- Beach, park, and promenade – 10 min (700 m)
- School & kindergarten – 5 min (350 m)
- Carrefour hypermarket – 7 min (550 m)
- Alley of Heroes – 6 min (430 m)
- Grand Mall shopping center – 11 min (780 m)
- Grocery store – 2 min (200 m)
- Restaurants – 2 min (166 m)
- Pharmacy – 1 min (100 m)
- Medical center – 5 min (380 m)
- Fresh market – 2 min (150 m)
- Coffee shops – 2 min (200 m)
- Batumi Arena stadium – 5 min (350 m)
- Bank & ATMs – 2 min (200 m)

Also within walking distance: bakeries, pastry shops, beauty salons, dry cleaners, craft beer bars, shoe repair services, a modern fitness center, as well as boutiques for clothing, footwear, and toys.

Project address: **Tbel Abuseridze St., 29**



Investment Appeal

ROI 6-8%

ONE is the perfect choice for both owning property and renting it out for long-term.

Long-term rental figures for apartments with more than 1 bedroom in Batumi speak for themselves. The city is facing an acute shortage of high-quality housing suitable for extended stays, and rental rates for well-located 50–60 m² apartments rarely fall below \$1,000 per month.

This makes purchasing a unit for long-term rental one of the most attractive investment strategies in the Batumi market — driven by an average annual property value increase of 10% and rental yields in the 6–8% range.

Return calculation for long-term rental of a 1+1 apartment 53,4 m²

Turnkey purchase price	\$110 760
Monthly rental income	\$900
Annual rental income	\$10 800
Operating expenses (\$1 per sq.m)	\$640
Tax 5%	\$540
Net Income	\$9 619,2
ROI	8,7%
Payback Period (years)	11,5



At ONE, you get an apartment, not just a hotel room❄.

Enjoy complete freedom with your property ❄

Live in it, rent it out for any duration,
or sell for profit.

Experience modern infrastructure

This condo features autonomous engineering systems and
all the essentials for comfort and relaxation.

Delegate rental management to the experts

Reputable and experienced international property
management company will handle leasing and
rentals for you.

Choose from 26 modern layouts



SELECT YOUR LAYOUT
ONLINE →



Studios

- Smart storage solutions
- Floor-to-ceiling windows
- Dedicated living and sleeping zones



One-Bedroom

- Spacious kitchen & living-room areas
- Ample walk-in closets
- Large terraces



Two-Bedroom

- Expansive kitchen & living-room areas
- Floor-to-ceiling windows
- Multiple balconies



Three-Bedroom

- Master bedroom with en-suite bathroom & walk-in closet
- Dedicated laundry & storage rooms
- Panoramic Windows
- Spacious Terraces

24 Standard Floors



CITY AND MOUNTAINS VIEW

- 38,9
001

1S
- 31,6
002

1S
- 45,2
003

1S
- 61,4
004

1BR
- 67,9
005

1BR
- 119,5
006

3BR

- 1S

STUDIO
- 1BR

ONE-BEDROOM
- 3BR

THREE-BEDROOM

CITY AND STADIUM VIEW

SEA VIEW

- 109,5
017

3BR
- 39,4
016

1S
- 39,1
015

1S
- 32,9
014

1S
- 53,4
013

1BR
- 31,7
012

1S
- 32,4
011

1S
- 36
010

1S
- 36,6
009

1S
- 38
008

1S
- 60,6
007

1BR

CITY VIEW

9 Penthouse Floors



CITY AND MOUNTAINS VIEW

63,4
001 2BR

34,8
002 1S

55,3
003 1BR

120,0
004 3BR

- 1S STUDIO
- 1BR ONE-BEDROOM
- 2BR TWO-BEDROOM
- 3BR THREE-BEDROOM

CITY AND STADIUM VIEW

SEA VIEW

58,9
009 2BR

52,6
008 1BR

55,5
007 1BR

55,2
006 1BR

55,9
005 1BR

CITY VIEW

Finishing Options

Black frame

Basic finishing option.

White frame +\$150/m²

Installation of utilities, electrical outlets, floor screed, interior partitions, and wall leveling with plaster.

Final fit-out with fully equipped kitchen and bathroom +\$600/m²

An apartment ready for living. Includes wall leveling, plastering, and painting, drywall ceiling installation and painting, flooring, window installation, interior doors, entrance door, kitchen set (fridge, extractor hood, and cooktop included; dishwasher and oven optional), plumbing, electrical outlets, switches, lighting, and heating radiators.

Turnkey fully furnished +\$750/m²

Final fit-out with furniture and appliances according to the design project, including a kitchen with household appliances.



DESIGN PROJECT

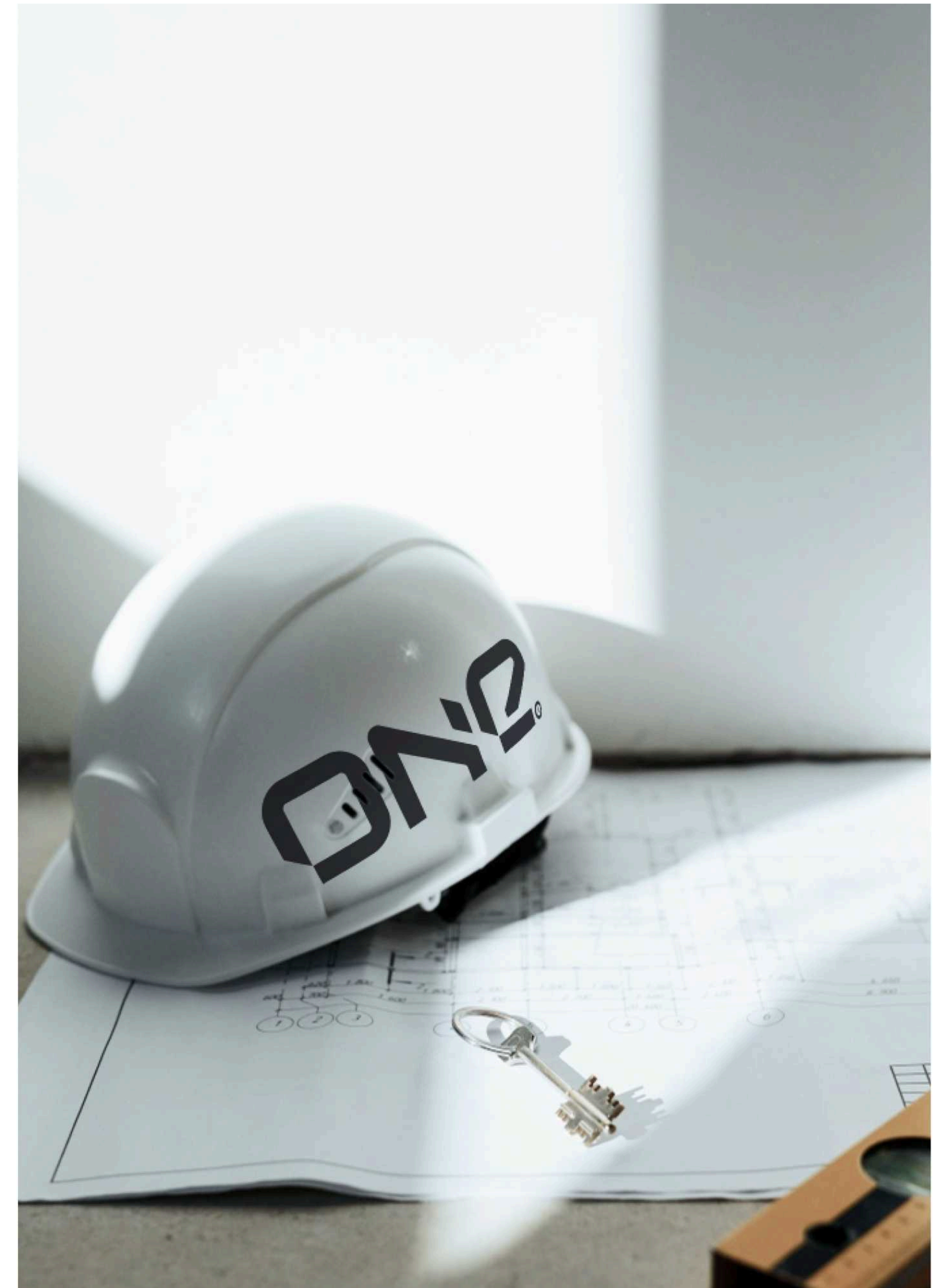
Complete Design for ONE

— For comfortable living and rental
purposes.



One development — High Quality of Construction

- HPL Facade Panels – Durable, colorfast, and resistant to tropical climates.
- Natural Stone – Used for facade finishes, entrance areas, and common spaces.
- Eco-Friendly Gas Blocks – Offering superior thermal insulation and moisture resistance.
- Aluminum Energy-Saving Windows – Lightweight, strong, and resistant to deformation.
- Energy-Efficient Ventilation and Air Conditioning – Ensuring a comfortable indoor climate.
- Premium-Class Silent Elevators (Otis, Schindler, KONE) – Ensuring convenience and reliability for residents.
- Piled Foundation – 30-45 meters deep, providing stable support, even on complex soils.
- High-Strength Rebar – Laboratory-tested for reliability and compliance with international standards.
- High-Grade Concrete (B30-B35) – Offering excellent strength and load-bearing capacity.



Maintenance Costs

Maintenance

Includes the cleaning of common areas, elevator maintenance, upkeep of water and heating systems, waste removal, security (video surveillance and access control), lighting and maintenance in the gated area.



Maintenance Costs — \$1 per sqm

Utilities

Charged based on individual meters according to Batumi's city-wide rates:

Electricity

- Up to 101 kWh: 0.1773 GEL per kWh
- From 101 to 301 kWh: 0.2170 GEL per kWh
- Over 301 kWh: 0.2622 GEL per kWh

Natural Gas — 0.56928 GEL per cubic meter

Water Supply — 0.51 GEL per cubic meter

