

An architectural rendering of a modern, multi-story residential complex. The building features a mix of materials, including dark wood panels, glass facades, and balconies with lush greenery. In the foreground, there is a well-maintained outdoor area with a playground, palm trees, and people walking. The scene is set in a city environment with other buildings visible in the background.

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 770m<sup>2</sup>**  
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The ongoing renovation of the outdated housing stock will transform the Inasaridze district (traditionally named as a "Brewery Place") into a modern residential area.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



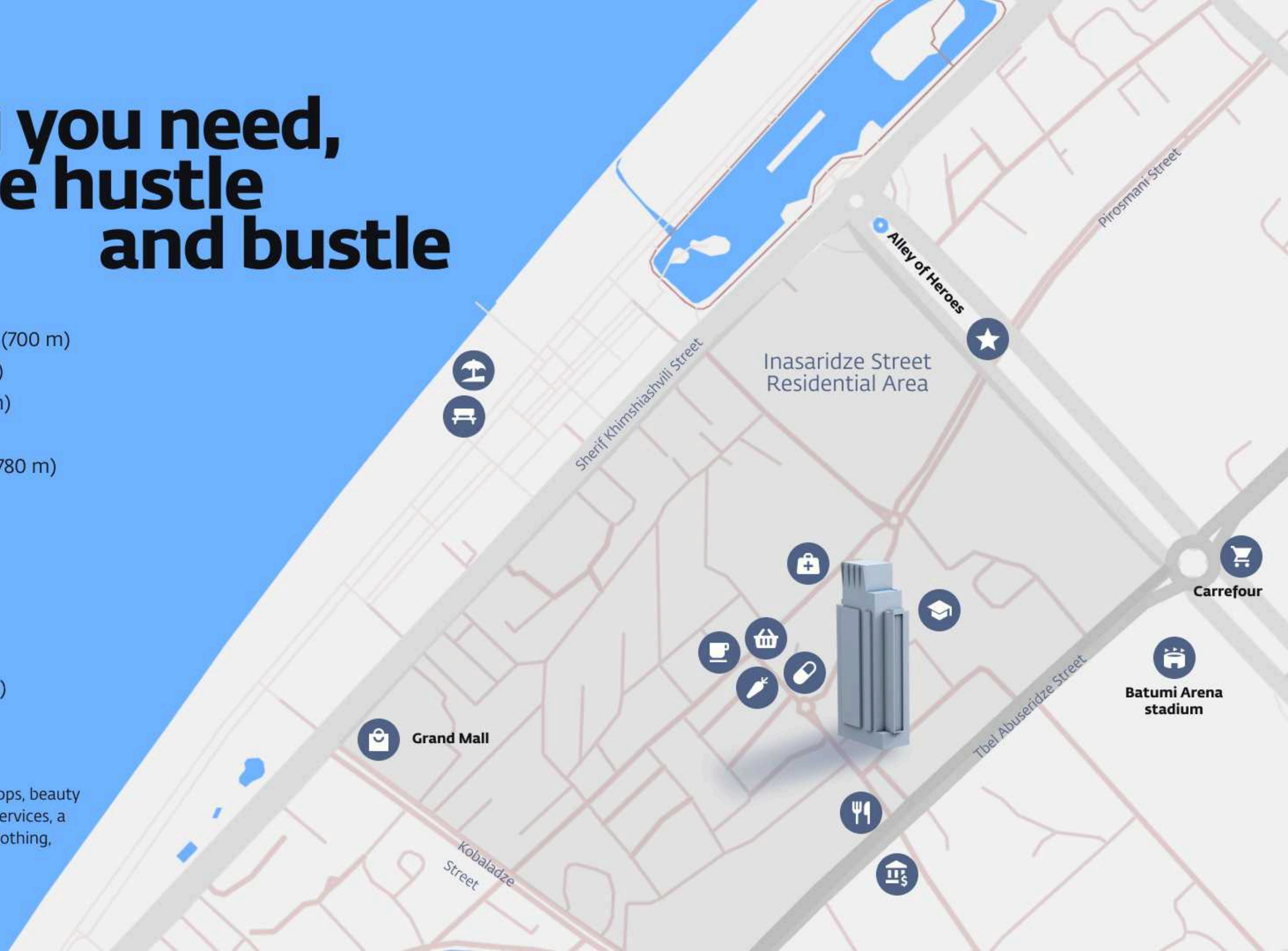
# Everything you need, without the hustle and bustle

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 m<sup>2</sup> 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 m<sup>2</sup>

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	<b>8,7%</b>
Payback Period (years)	<b>11,5</b>



# 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

**3D** [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/m<sup>2</sup>

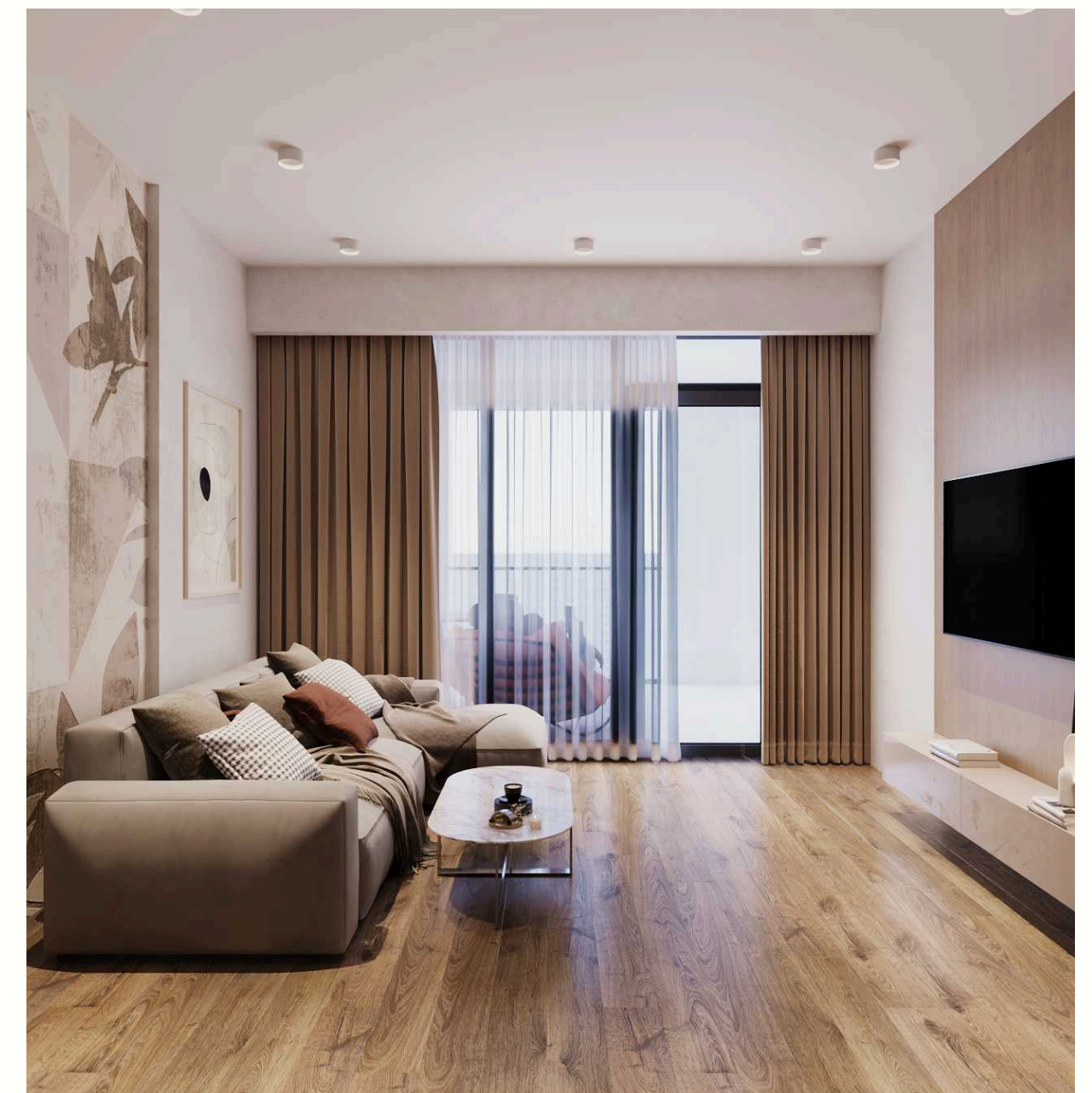
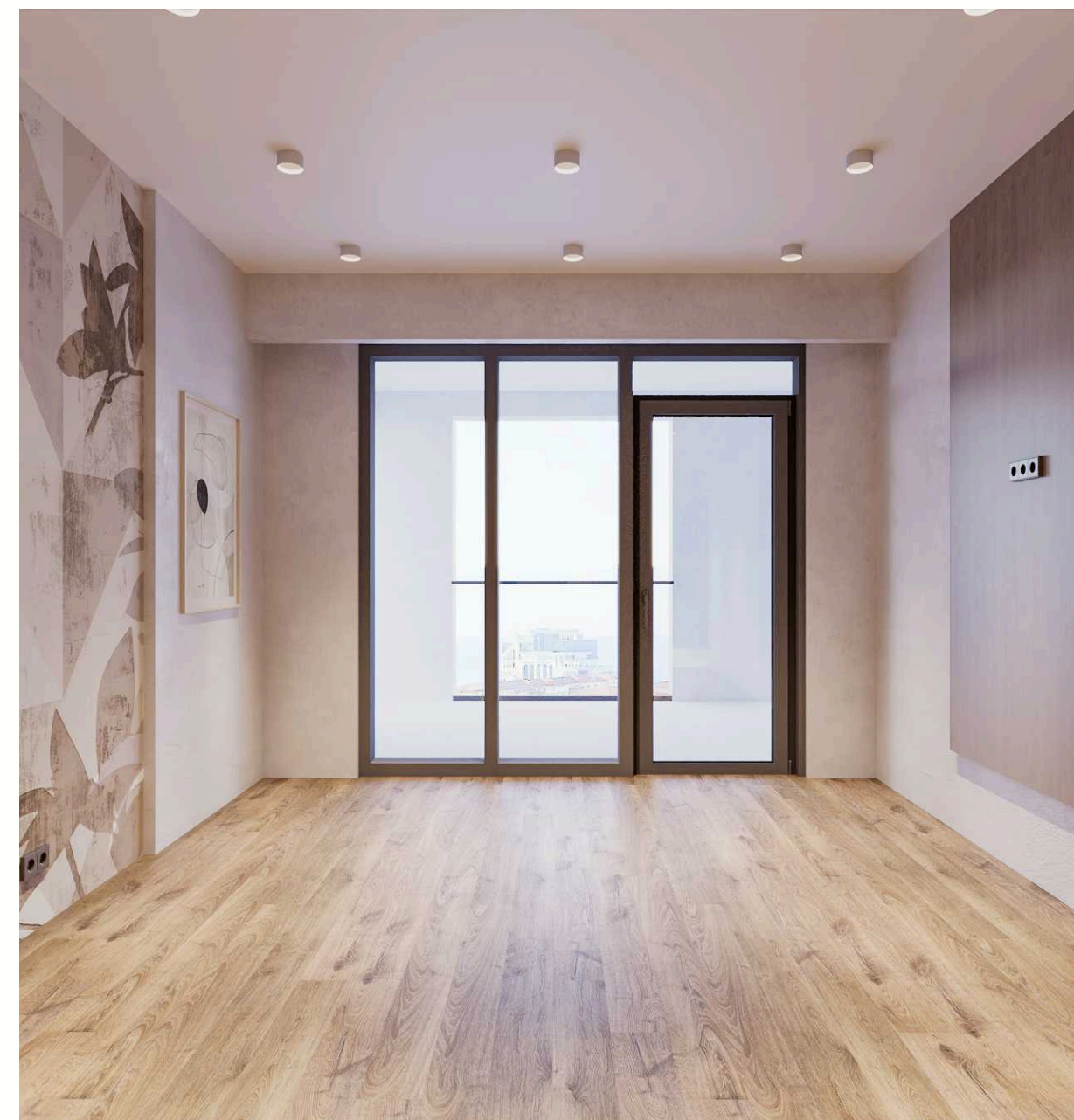
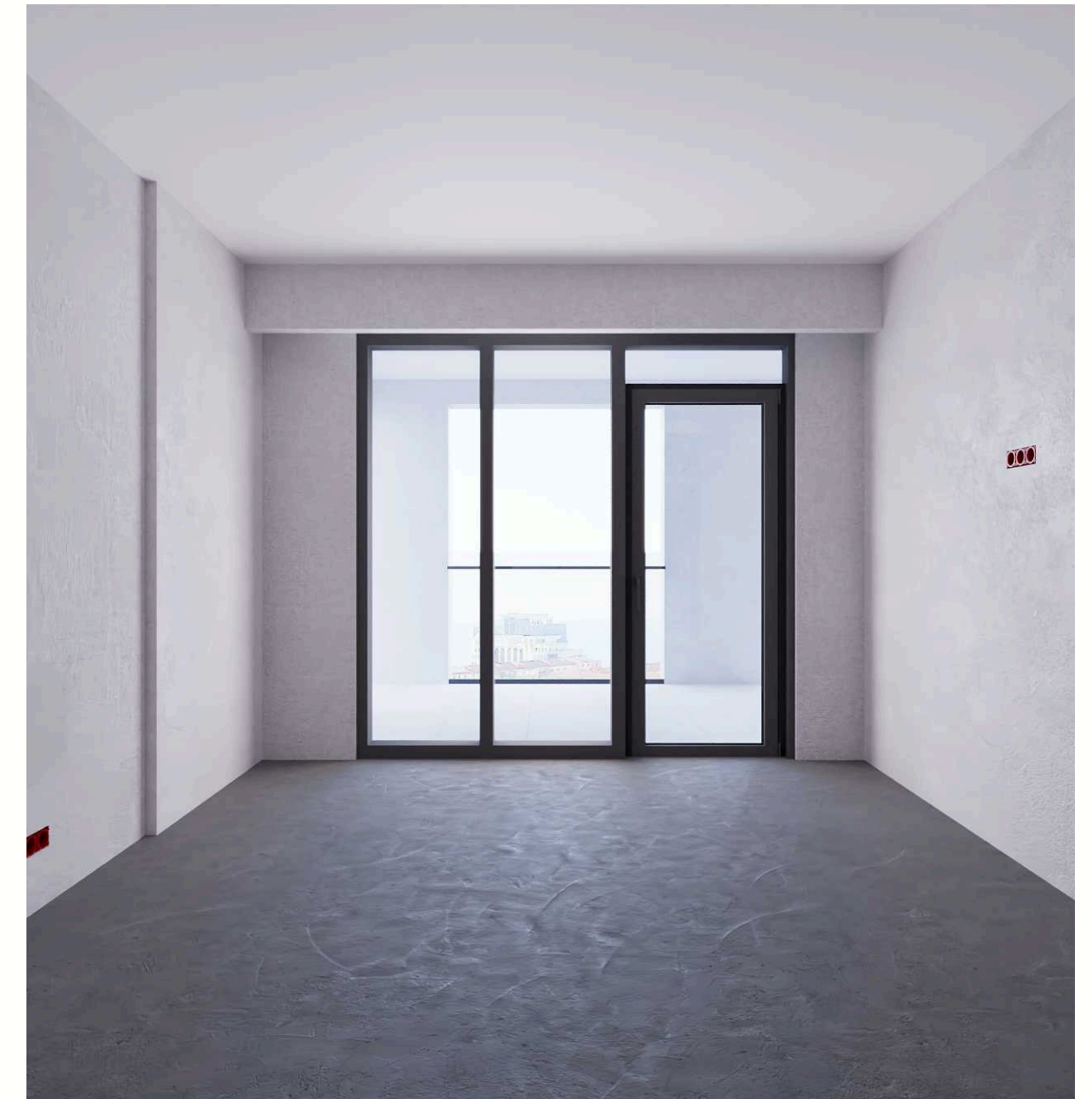
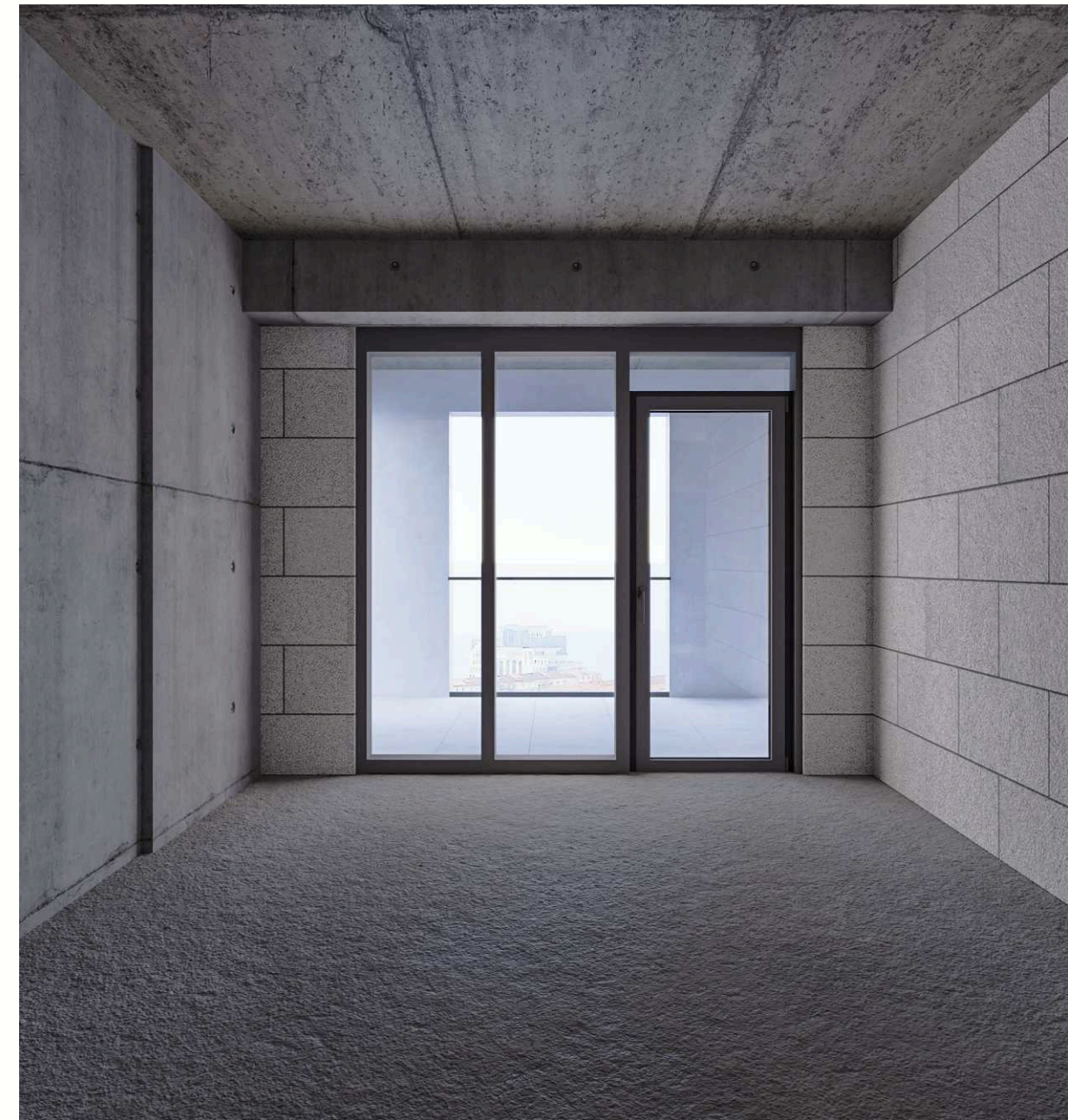
Installation of utilities, electrical outlets, floor screed, interior partitions, and wall leveling with plaster.

## Final fit-out with fully equipped kitchen and bathroom +\$600/m<sup>2</sup>

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/m<sup>2</sup>

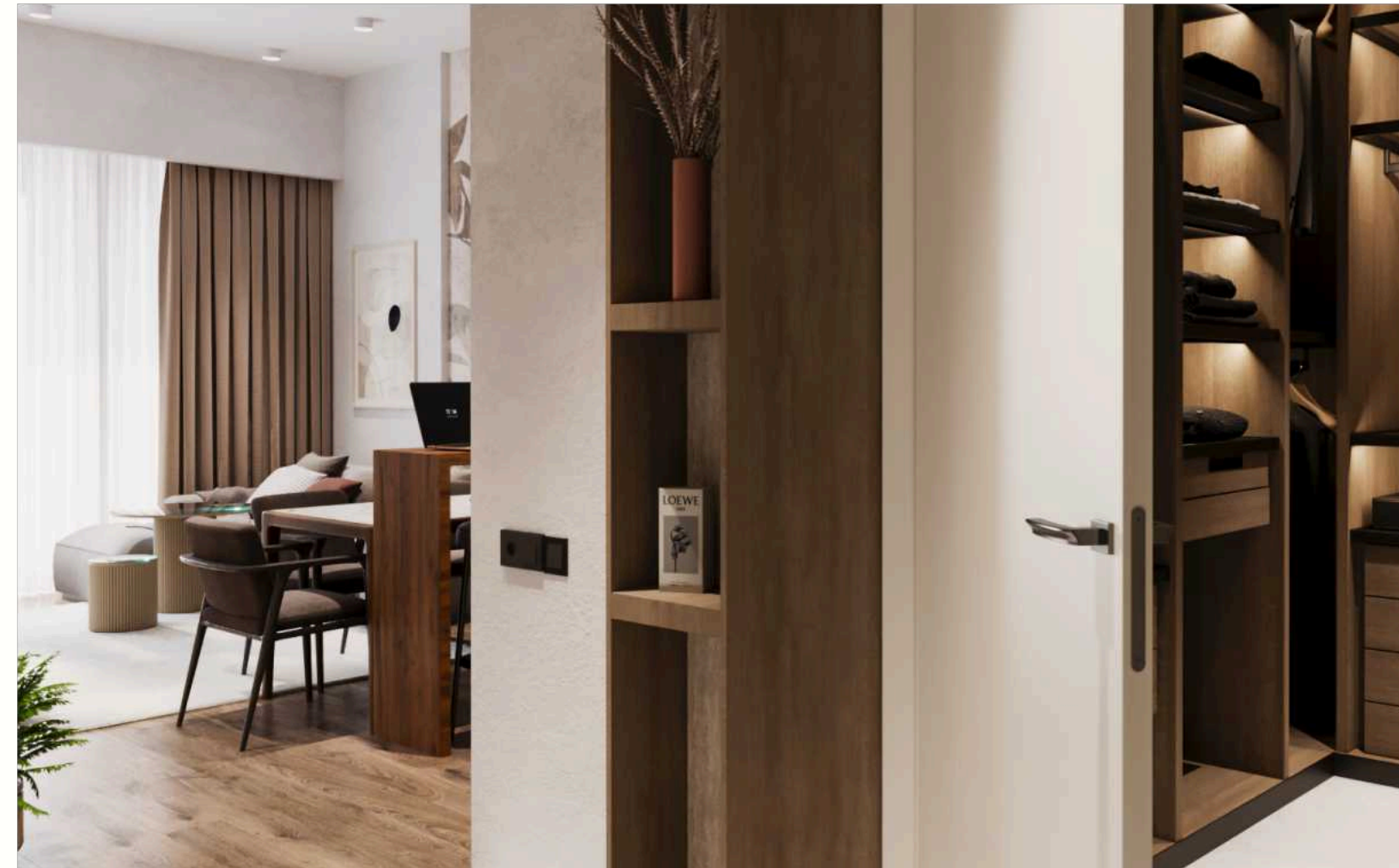
Final fit-out with furniture and appliances according to the design project, including a kitchen with household appliances.



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

