



Ramada Residences

by Wyndham Batumi

Developer of the project

ONE Development company

Complex management

RAMADA
RESIDENCES BY WYNDHAM

WYNDHAM
HOTELS & RESORTS

Prime location
of Batumi

RAMADA[®]
RESIDENCES BY WYNDHAM



The first branded residences in central Batumi

- Premium service in line with international standards
- Comprehensive on-site infrastructure
- Occupancy rates and property value growth surpass market averages

67%

Average annual
occupancy for branded
hotels

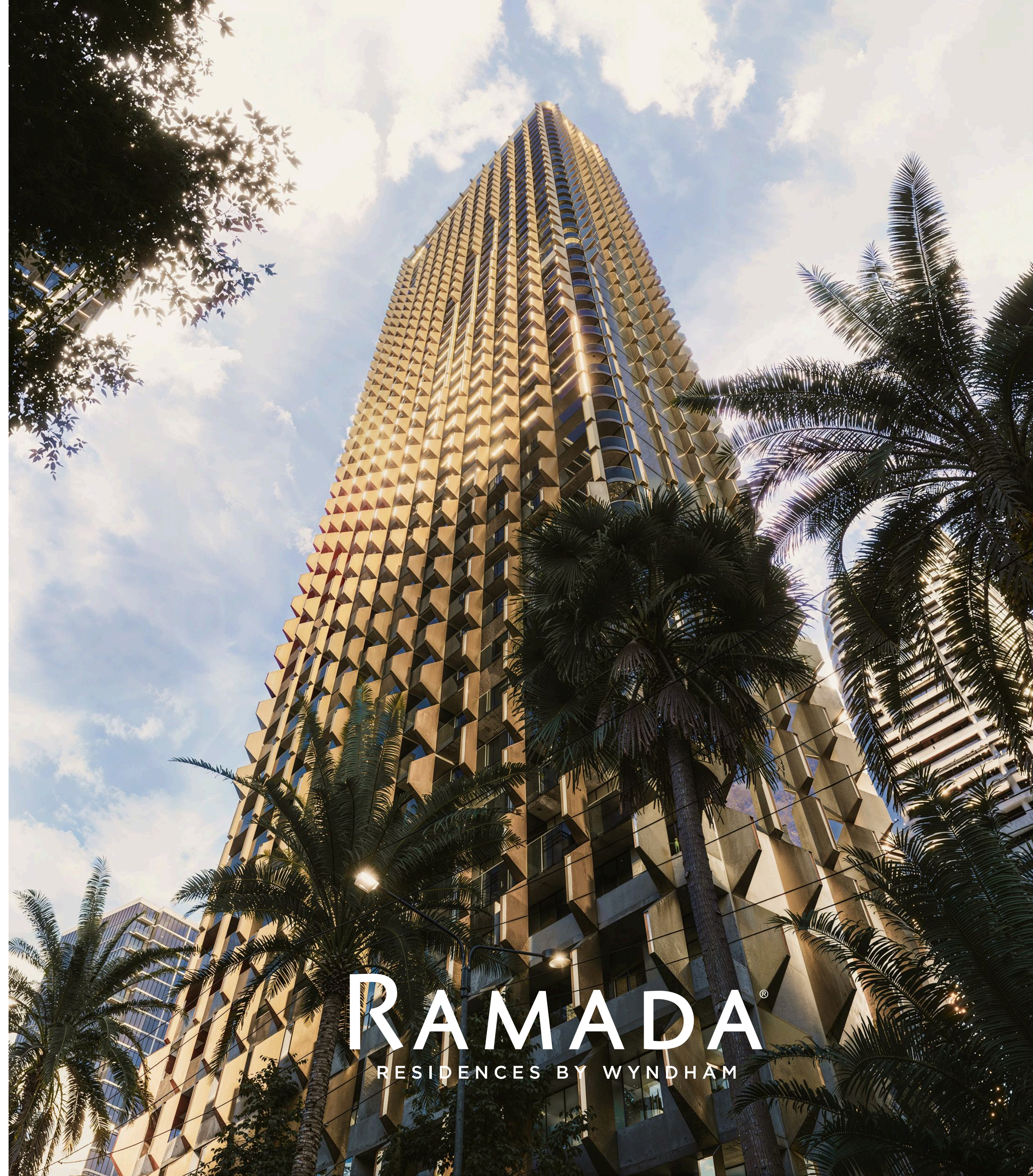
32%

Average annual
occupancy for non-
branded properties

\$210

Average daily rental
rate

RAMADA[®]
RESIDENCES BY WYNDHAM





WYNDHAM

HOTELS & RESORTS

The #1 Choice for Investors Worldwide

The world's largest hospitality empire,
uniting **25 premium hotel brands**.

- **95+ countries of presence**
- **9300 hotels worldwide**
- **44 years of hotel management experience**

WYNDHAM

HOTELS & RESORTS



95+

countries of presence

9 300

hotels worldwide

North America

- Canada
- Mexico
- USA

Central America

- Belize
- Guatemala
- Costa Rica
- Panama

Europe

- Austria
- Azerbaijan
- Belgium
- United Kingdom
- Hungary
- Germany
- Georgia
- Greece
- Denmark
- Spain
- Italy
- Macedonia
- Netherlands
- Poland
- Russia
- Romania
- France
- Ukraine
- Montenegro
- Czech Republic
- Switzerland

Australia

- Australia
- Vanuatu
- New Zealand
- New Caledonia
- Fiji

Middle East

- Bahrain
- Israel
- Iraq
- Jordan
- Qatar
- Kuwait
- Lebanon
- UAE
- Oman
- Saudi Arabia
- Turkey

Caribbean

- Bahamas
- Dominican Republic
- Cayman Islands
- Curaçao
- Virgin Islands
- Puerto Rico
- Saint Kitts and Nevis
- Saint Martin
- Jamaica

Asia

- Armenia
- Vietnam
- Guam
- India
- Indonesia
- Kazakhstan
- Cambodia
- China
- Kyrgyzstan
- Malaysia
- Mongolia
- Myanmar
- Nepal
- Pakistan
- Singapore
- Thailand
- Uzbekistan
- Philippines
- Sri Lanka
- South Korea
- Japan

Africa

- Morocco
- Nigeria
- Senegal
- Tanzania
- Tunisia
- Ethiopia

South America

- Argentina
- Bolivia
- Brazil
- Venezuela
- Guyana
- Colombia
- Paraguay
- Peru
- Suriname
- Uruguay
- Chile
- Ecuador



Iconic Brand

Serving travelers worldwide since 1954.

- Leader in global presence among Wyndham brands
- Prime locations: city centers, suburbs, and near airports
- Premium service in line with international standards
- Innovative infrastructure

850+
hotels

60+
countries



Why branded residences are the best investment?



%67 an average annual occupancy

ACCORDING TO MARKET RESEARCH

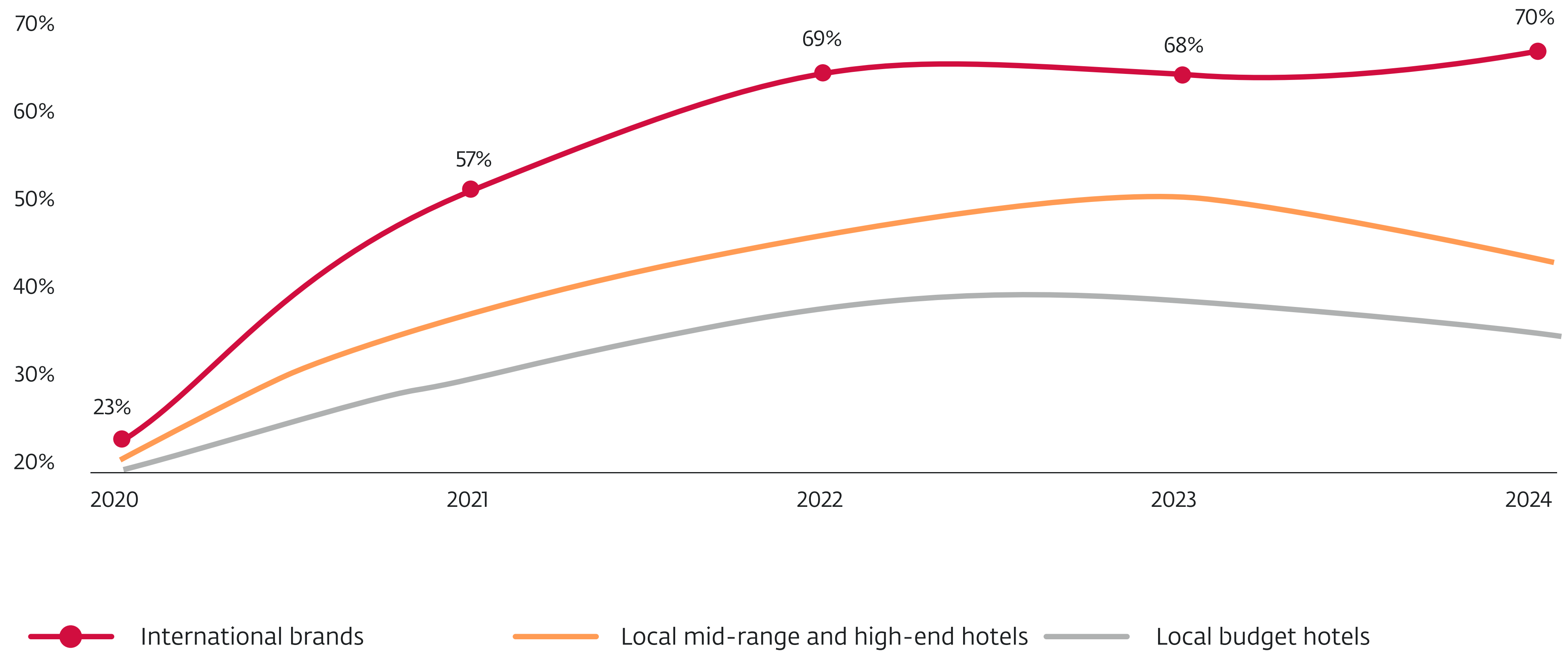
Hotel occupancy rates in Batumi are directly proportional to their brand recognition.

Branded hotels like Sheraton, Hilton, Radisson, and Ramada achieve **an average annual occupancy of 67%**, while non-branded properties report occupancy rates **below 40%**.

Having a brand in the project guarantees:

- Premium service according to international standards
- Stable growth in property value and rental income
- High-quality construction and building maintenance, preserving the property's value
- "Lock-and-go" option where the property is fully maintained in the owner's absence.

Annual hotel occupancy comparison





RAMADA[®]
RESIDENCES BY WYNDHAM

Own a luxury residence by the world's leading hotel brand

PROJECT SPECIFICATIONS

Q4 2029
Completion date

600
Residences

38 380 m²
Total construction area

- 45-story hotel complex on Alley of Heroes
- 24/7 security and CCTV
- Panoramic views of the mountains, city, Alley of Heroes, and the sea
- Adherence to Wyndham's quality standards at every stage
- Use of high-quality materials for construction and finishing
- 3 floors of parking
- 4 premium elevators: 2 freight, 2 passenger
- 3 floors of commercial spaces
- Managed by an international management company

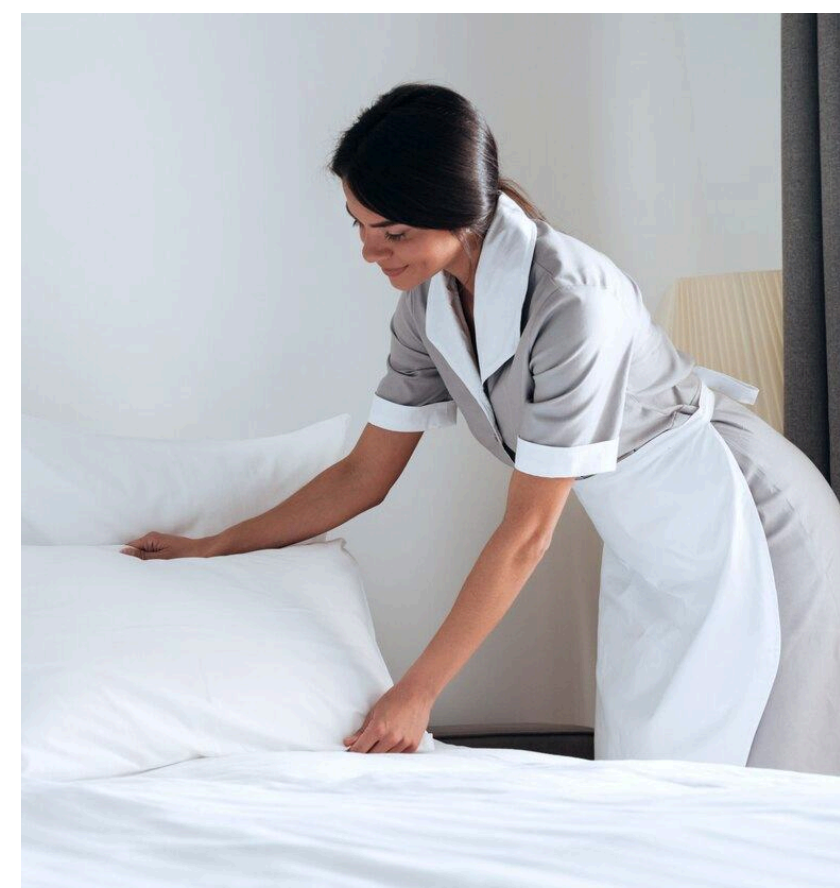
Luxury Living in Batumi's Prime Tourist District

Ramada Residences by Wyndham Batumi is located in the most desirable and bustling district of Batumi – just one block from the seafront, on Alley of Heroes, which is rapidly transforming into a mini-Dubai, attracting tourists from Europe and the Middle East with its vibrant and modern style.

The prime location provides proximity to major attractions, central avenues, coastal recreational infrastructure, government institutions, key shopping centers, and business hubs. This makes Ramada Residences by Wyndham Batumi the perfect choice for both short-term and mid-term stays in Batumi.

In the next 3-5 years, Alley of Heroes will evolve into a vibrant and fully developed city center, attracting tourists, businesspeople, and casino-goers year-round.

Alley of Heroes
The new standard
of living in Batumi



Breathtaking views
of the sea, city, and
mountains

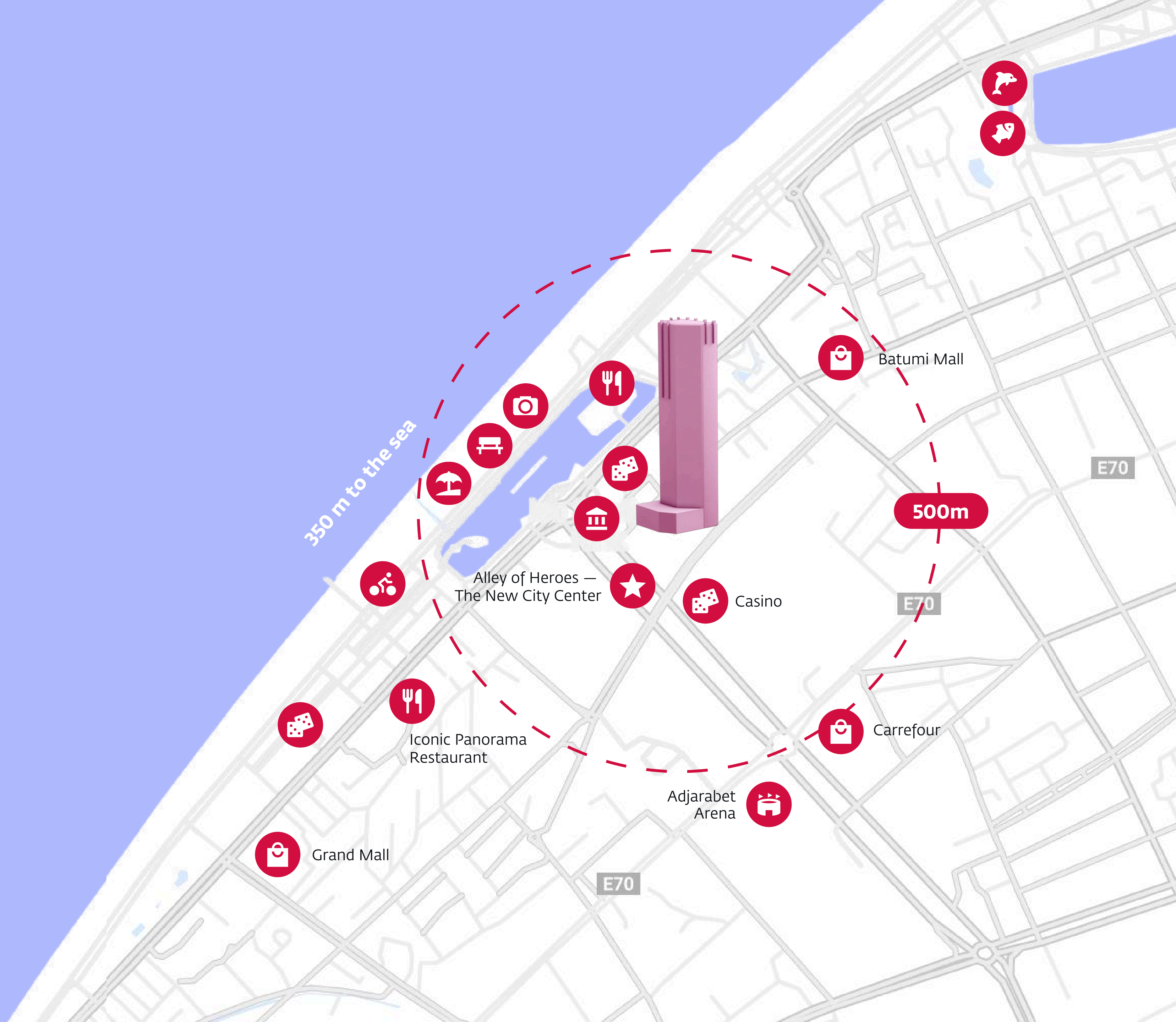
RAMADA
RESIDENCES BY WYNDHAM



Central to Everything

- Alley of Heroes – 2 min – 220 m
- Dancing Fountains – 4 min – 300 m
- Seafront & Beach – 5 min – 356 m
- Restaurants & Cafes – 4 min – 300 m
- Batumi Mall – 5 min – 420 m
- Black Sea Mall & Carrefour – 8 min – 630 m
- Adjarabet Arena – 10 min – 800 m
- Grand Mall – 15 min – 1.2 km
- Casinos – 2 min – 230 m
- Supermarkets – 2 min – 170 m
- House of Justice – 3 min – 280 m
- Dolphinarium and Aquarium – 15 min – 1.1 km

Project Address: **10 Pirosmani St.**



The Tourist Heart of Batumi



Alley of Heroes

A futuristic street that has become the symbol of new Batumi. Here, skyscrapers, international brand hotels, and entertainment complexes are rapidly rising, creating a “mini-Dubai” vibe on the Black Sea coast.



Adjarabet Arena

A modern international-level stadium hosting football matches, concerts, and major sporting events, attracting thousands of visitors from around the world.



Dancing Fountains

A renowned water and light show at Lake Ardahan – one of the most visited spots in Batumi, where water dances to the rhythms of classical and modern music, creating a stunning show.



Batumi Mall, Black Sea Mall & Grand Mall

Three key shopping and entertainment hubs in the city center, offering a wide range of retail stores, grocery hypermarkets, cafes, and entertainment zones.



Seafront Promenade

7 km of coastal walkways lined with beaches, cafes, and scenic relaxation spots – the perfect setting for leisurely strolls and stunning photoshoots.



Casinos

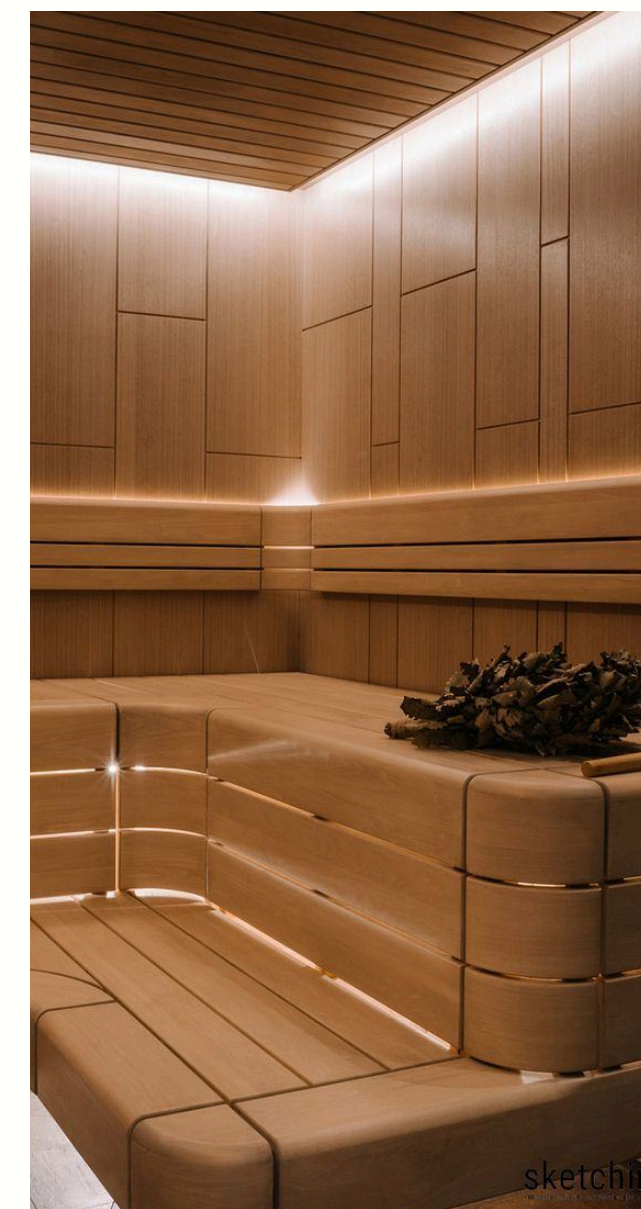
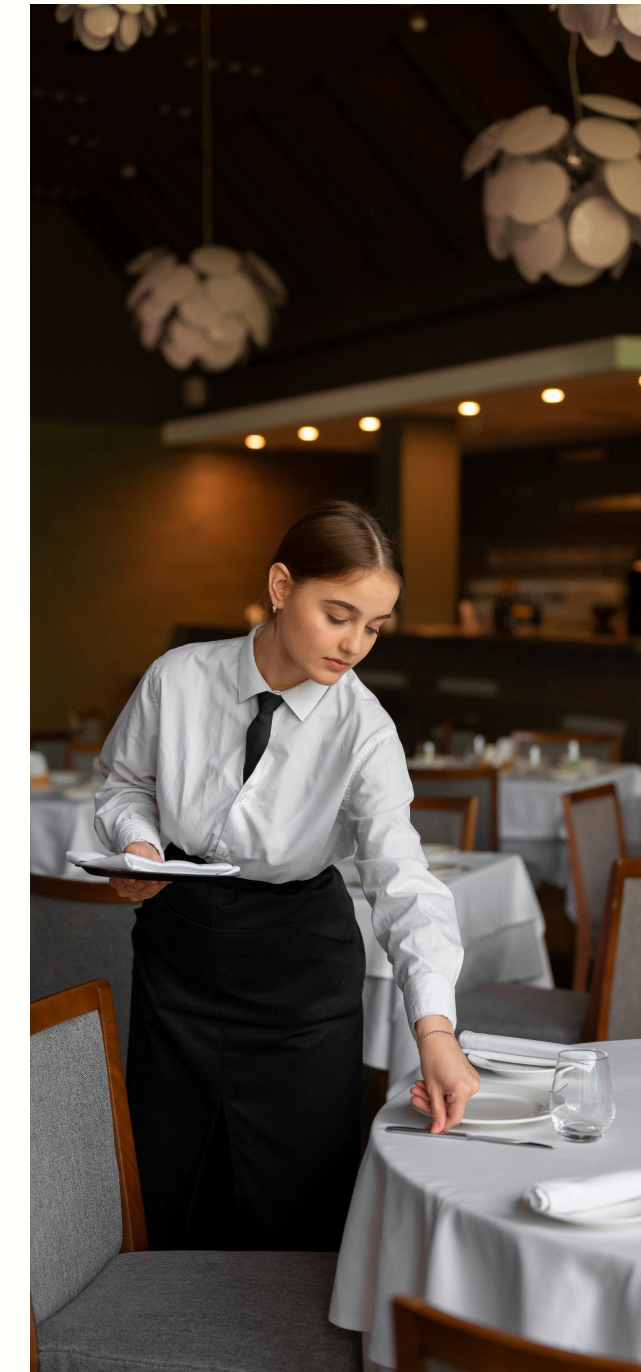
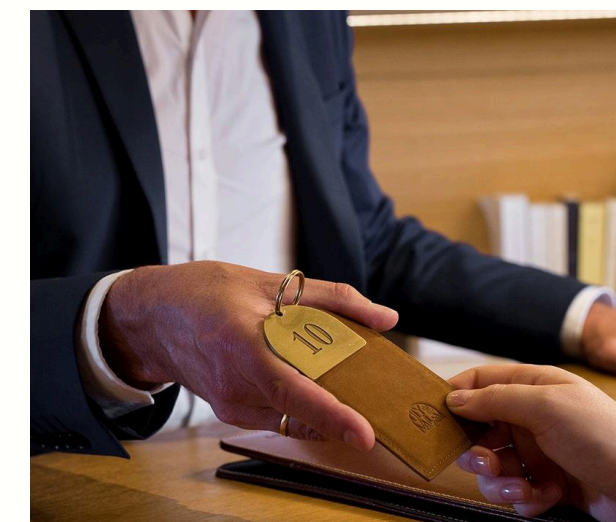
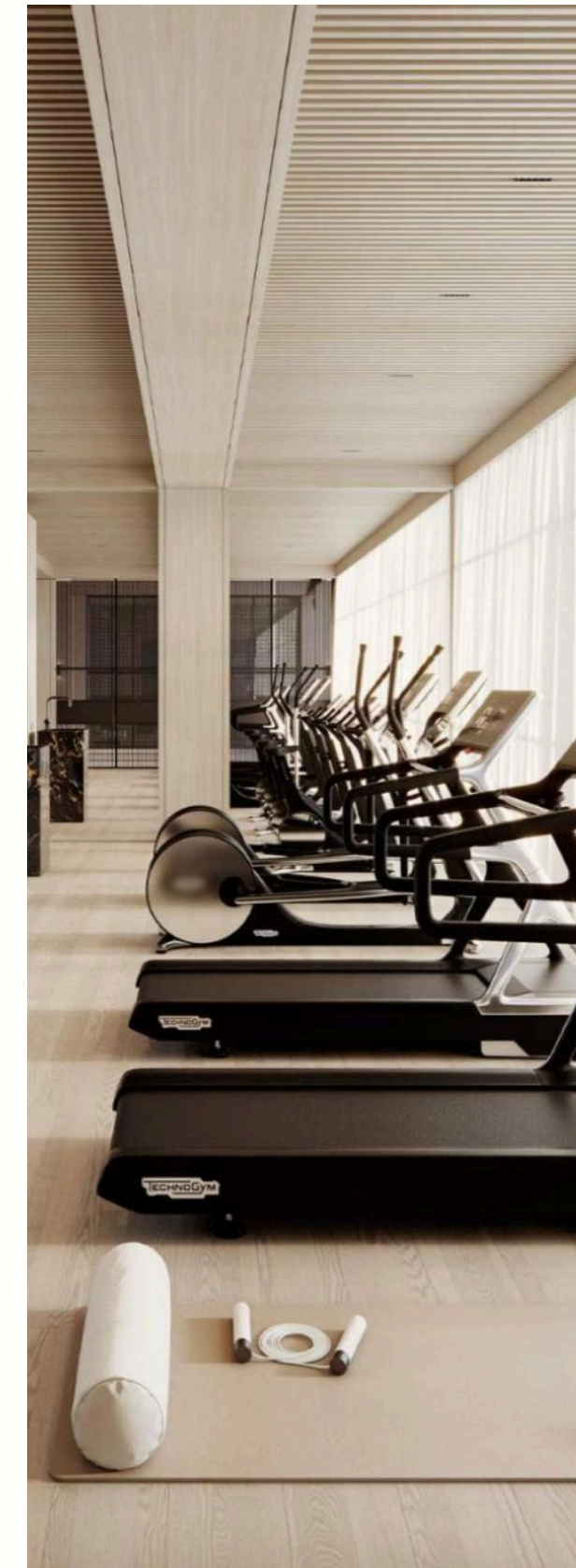
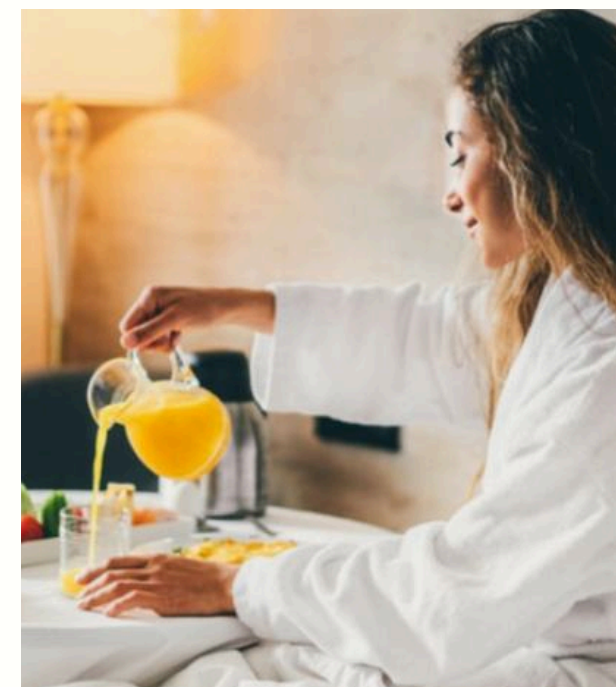
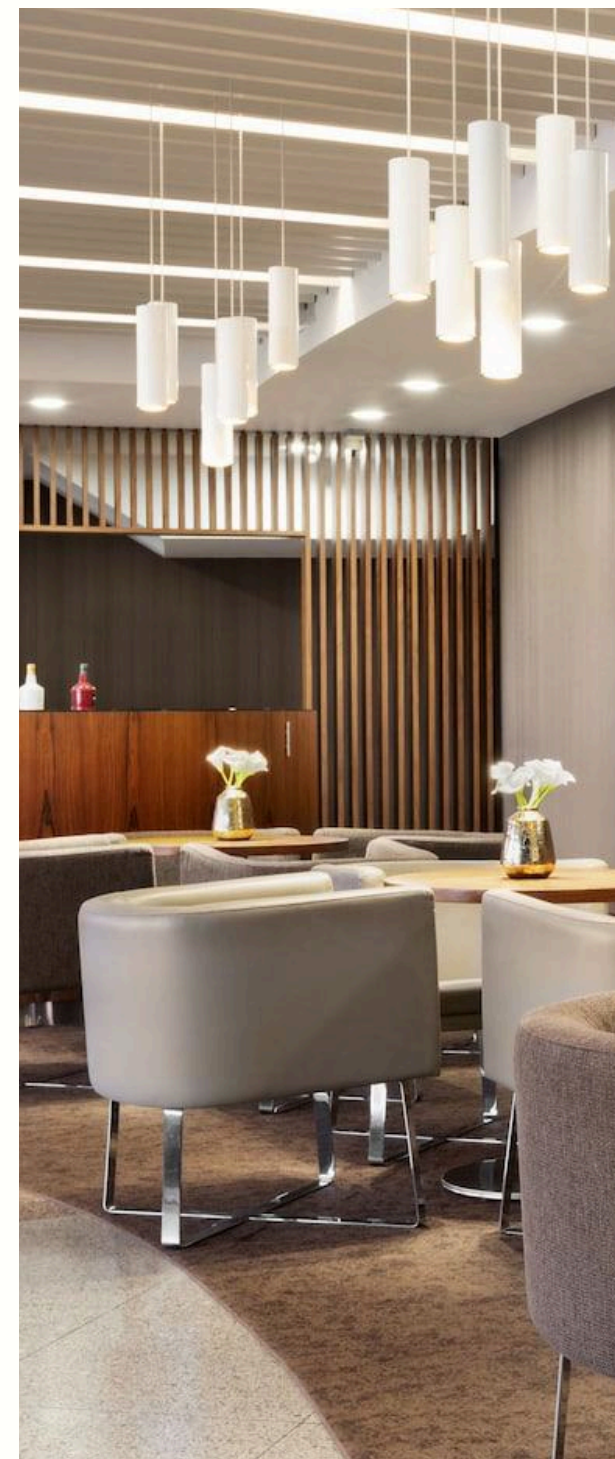
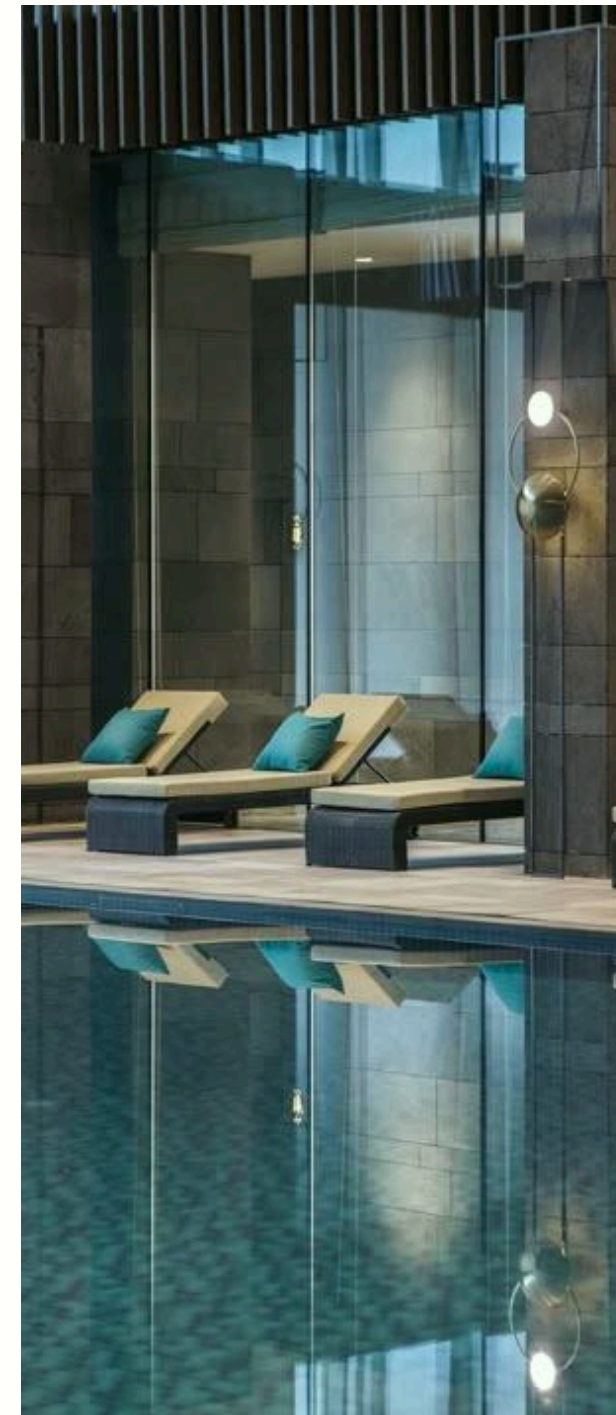
Luxurious gaming establishments that make central Batumi a magnet for gamblers from around the world.

World-class amenities & Premium hotel services

Enjoy a complete range of hotel services and access to exceptional recreational facilities of the complex.

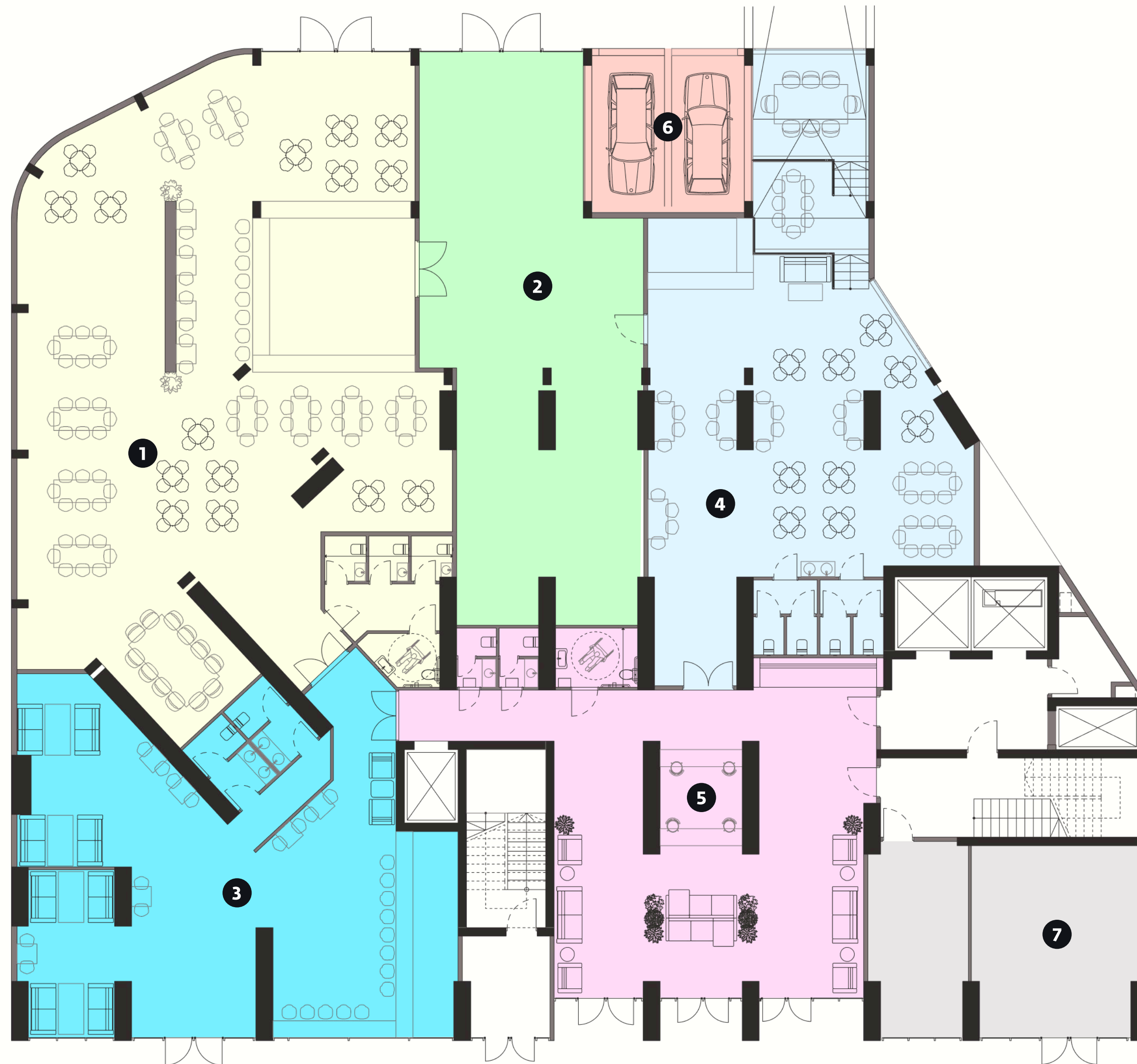
Ramada Residences by Wyndham Batumi creates perfect conditions for a comfortable stay — swimming pool, full-service SPA and fitness center, two conference rooms, lounge areas, and bar.

The atmosphere of absolute comfort is ensured by international-class service — 24/7 reception, concierge, room service, shuttle service, and daily housekeeping.



Amenities plan

Floor N°1



- 1. Restaurant 290 m²
- 2. Kitchen with storage 136 m²
- 3. Bar 169 m²
- 4. All-Day Dining Café 176 m²
- 5. Reception & Lobby area 135 m²
- 6. Car elevator
- 7. Service areas

Amenities plan

Floor N°5

SPA complex 293 m²

- 1. Relaxation lounge
- 2. Turkish bath (Hamam)
- 3. Dry sauna
- 4. Steam sauna
- 5. Cryosauna
- 6. Phytobar
- 7. Massage treatment rooms

Pool area 260 m²

- 8. Adult swimming pool
- 9. Children's pool
- 10. Lounge area
- 11. Bar

Fitness area 223 m²

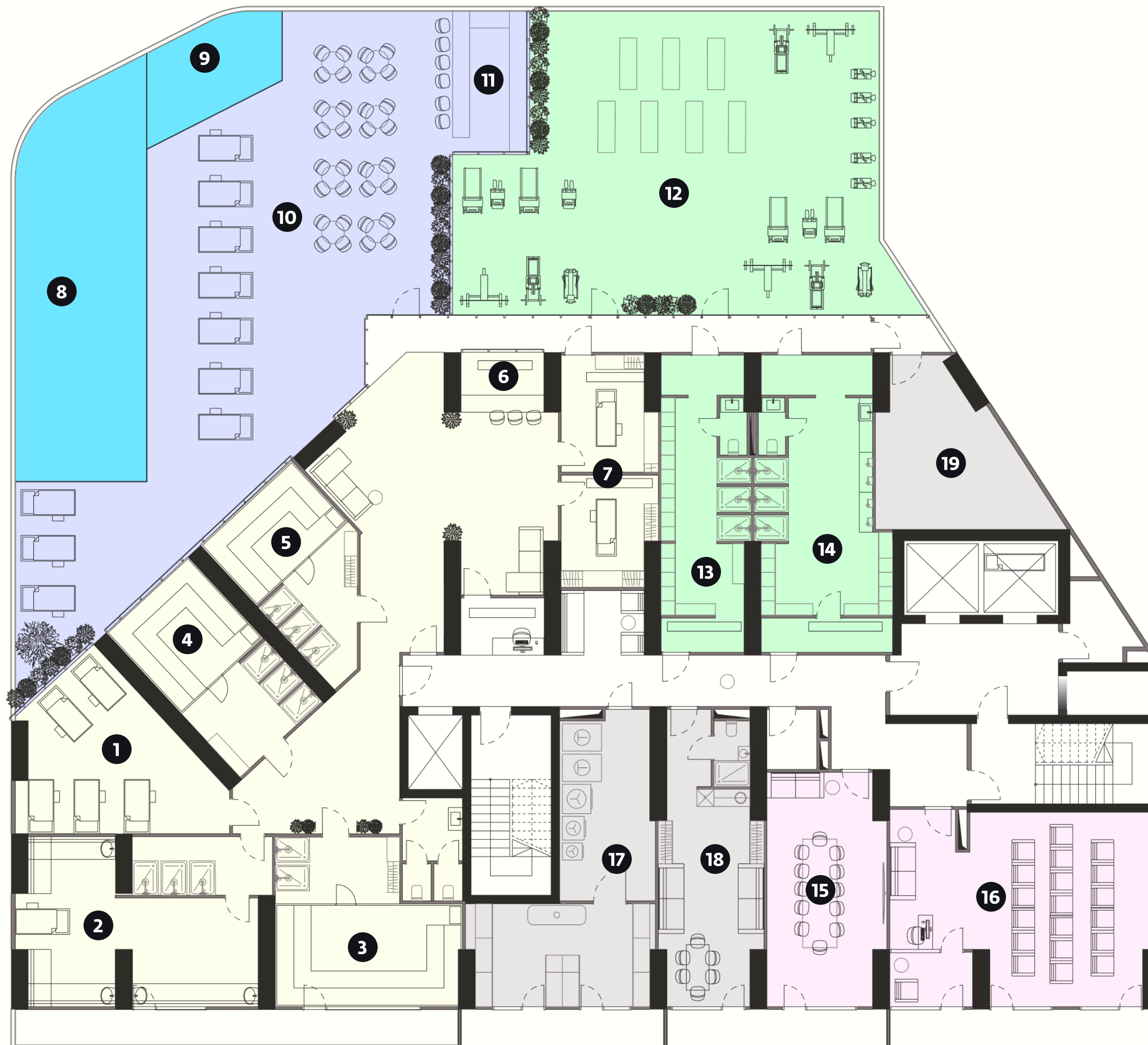
- 12. Gym
- 13. Men's locker room
- 14. Women's locker room

Conference rooms 93 m²

- 15. Small meeting room
- 16. Large meeting room

Service areas 105 m²

- 17. Staff room
- 18. Laundry facility
- 19. Storage





Design and comfort to Ramada standards

Each residence is thoughtfully designed to meet brand standards, ensuring comfort, convenience, and stylish décor. The interiors reflect the high level of service and quality of living that guests expect from Ramada by Wyndham hotels.

Three zones in each residence

KITCHEN AND DINING

LOUNGE AREA

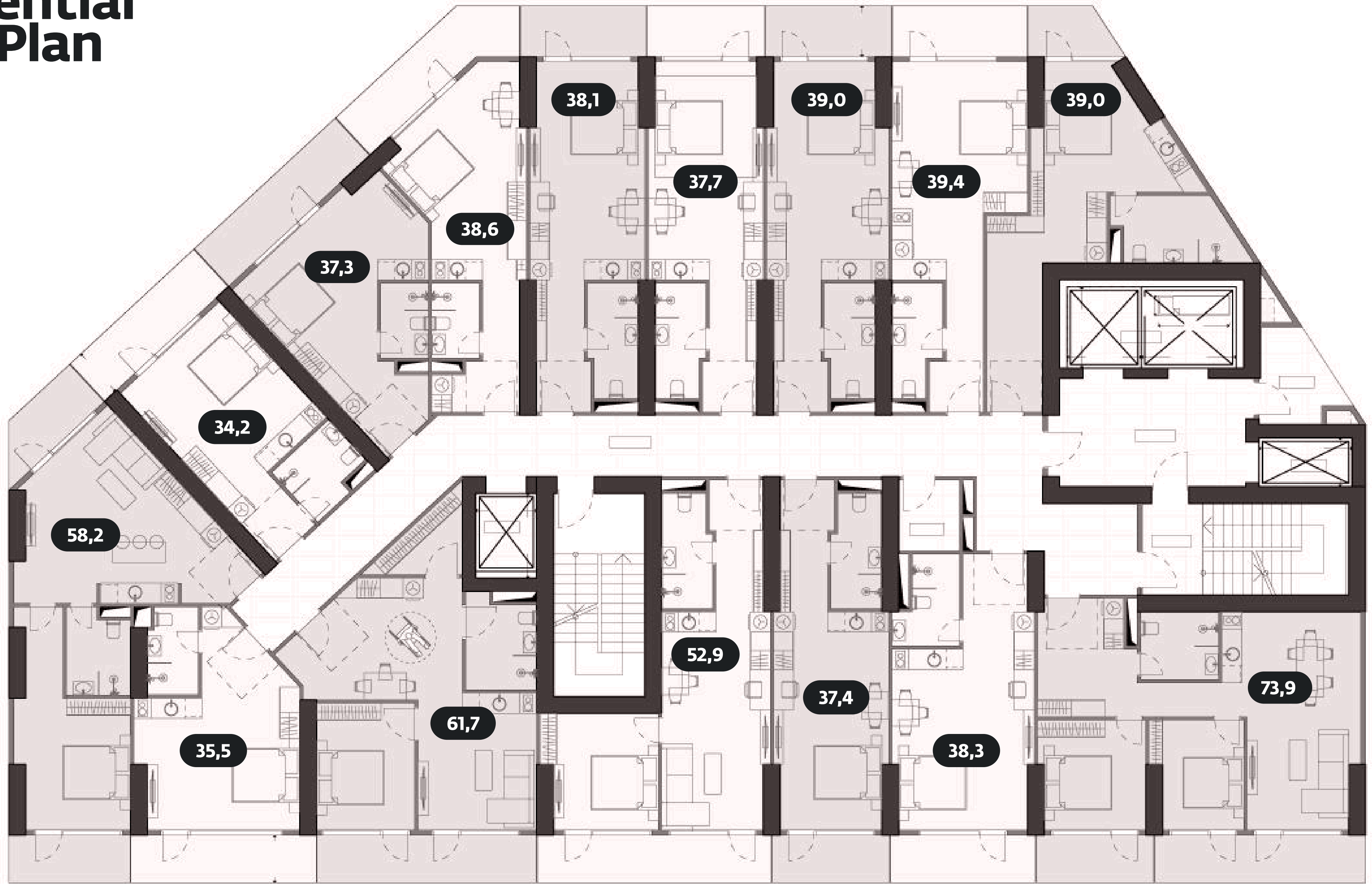
BEDROOM

Residential Floor Plan

PANORAMIC SEA-VIEW

VIEW OF ALLEY OF HEROES, SEA, AND MOUNTAINS

VIEW OF THE MOUNTAINS, SEA, AND OLD BATUMI CENTER



VIEW OF THE MOUNTAINS AND CITY

RAMADA[®]
RESIDENCES BY WYNDHAM



Investment Appeal

Ramada offers consistently high returns.

Currently — Batumi's first branded residences are strategically located in the heart of key events, ensuring a steady flow of targeted visitors year-round. Market experts note that, branded hotels in Batumi boast an average annual occupancy rate 5% higher than those in Tbilisi, exceeding 70%. Ideal for short-term rentals.

In the future — the Alley of Heroes will evolve into a vibrant, fully developed city center, attracting tourists, businessmen, and casino-goers throughout the year. This transformation will position the area as a "mini-Dubai" with no comparable destination along the entire Black and Mediterranean Sea coasts.

High ROI

We project up to 15% ROI per year for short-term rentals, with property values expected to increase by at least 40% by the time of project completion.

>40%

Property value increase
by project completion

up to 15%

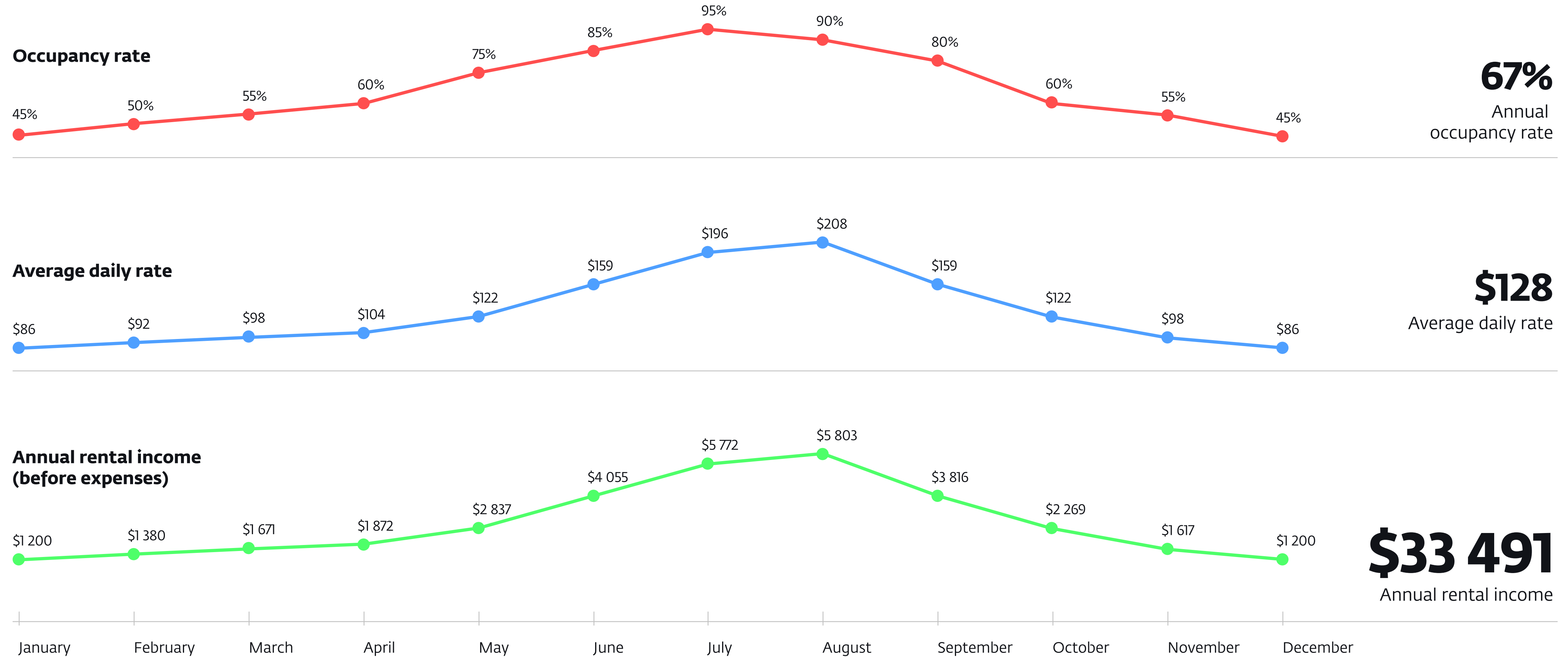
Annual income from
short-term rentals



Investment performance of branded apartments in Batumi

Projected rental income for "Standard" branded apartments, based on 2024 market data and adjusted for seasonal trends.

CALCULATIONS
MADE BY **M4U**



Projected Income Ramada Residences by Wyndham Batumi

For 37.7 m² standard apartments with a sea view

CALCULATIONS
MADE BY **M4U**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Occupied Days	252	254	256	258	260	261	263	265	267	268
Average Daily Rate (ADR)	\$137	\$141	\$144	\$147	\$150	\$153	\$156	\$159	\$162	\$165
Revenue (before expenses)	\$29 648	\$30 566	\$31 450	\$32 330	\$33 221	\$34 120	\$35 042	\$35 960	\$36 888	\$37 824
Operating Expenses (40%)	-\$11 859	-\$12 226	-\$12 580	-\$12 932	-\$13 288	-\$13 648	-\$14 017	-\$14 384	-\$14 755	-\$15 130
Property Maintenance & Utilities (5%)	-\$1 482	-\$1 528	-\$1 572	-\$1 616	-\$1 661	-\$1 706	-\$1 752	-\$1 798	-\$1 844	-\$1 891
Tax (5%)	-\$815	-\$840	-\$864	-\$889	-\$913	-\$938	-\$963	-\$989	-\$1 014	-\$1 040
Income (after expenses)	\$15 491	\$15 971	\$16 432	\$16 892	\$17 358	\$17 828	\$18 310	\$18 789	\$19 274	\$19 763

Purchase price

\$141 241

Income

in 1st year

\$29 648

in 10th year

\$37 824

ROI

in 1st year

10,97%

in 10th year

13,99%

Payback period

8 years

Early Investment Growth

CALCULATIONS
MADE BY

M4U

Completion Price
\$6 500 /m²

+117%

Starting price
from **\$3000 /m²**

By joining the project now, you gain an exclusive opportunity to earn up to +117% in capital appreciation by the end of construction and secure rental income above the market average.

June October January '26 April July October January '27 April July October January '28 April July October



