



GEORGIA





Georgia – A Safe and Promising Investment Destination



Georgia has been steadily gaining recognition among international investors thanks to its stable economic environment, investor-friendly tax system, and open approach to foreign capital. The country continues to expand its infrastructure, tourism, and real estate sector, while offering transparent regulations and legal security for investors.

Why Georgia?

- Security and simplicity of investment – one of the most liberal business environments worldwide, with minimal bureaucracy and easy property acquisition for foreigners.
- Core business sectors – tourism, agriculture, logistics, and real estate remain at the heart of the Georgian economy. Rapid growth is also seen in the IT industry and renewable energy.
- Stable economic growth – Georgia maintains controlled

inflation, consistent GDP growth, and a steady inflow of foreign investment.

- Tourism potential – over 5 million international visitors annually drive strong demand for short-term rentals, hotels, and second-home properties.
- Strategic location – positioned at the crossroads of Europe and Asia, Georgia is a vital transport and logistics hub in the region.

Conclusion

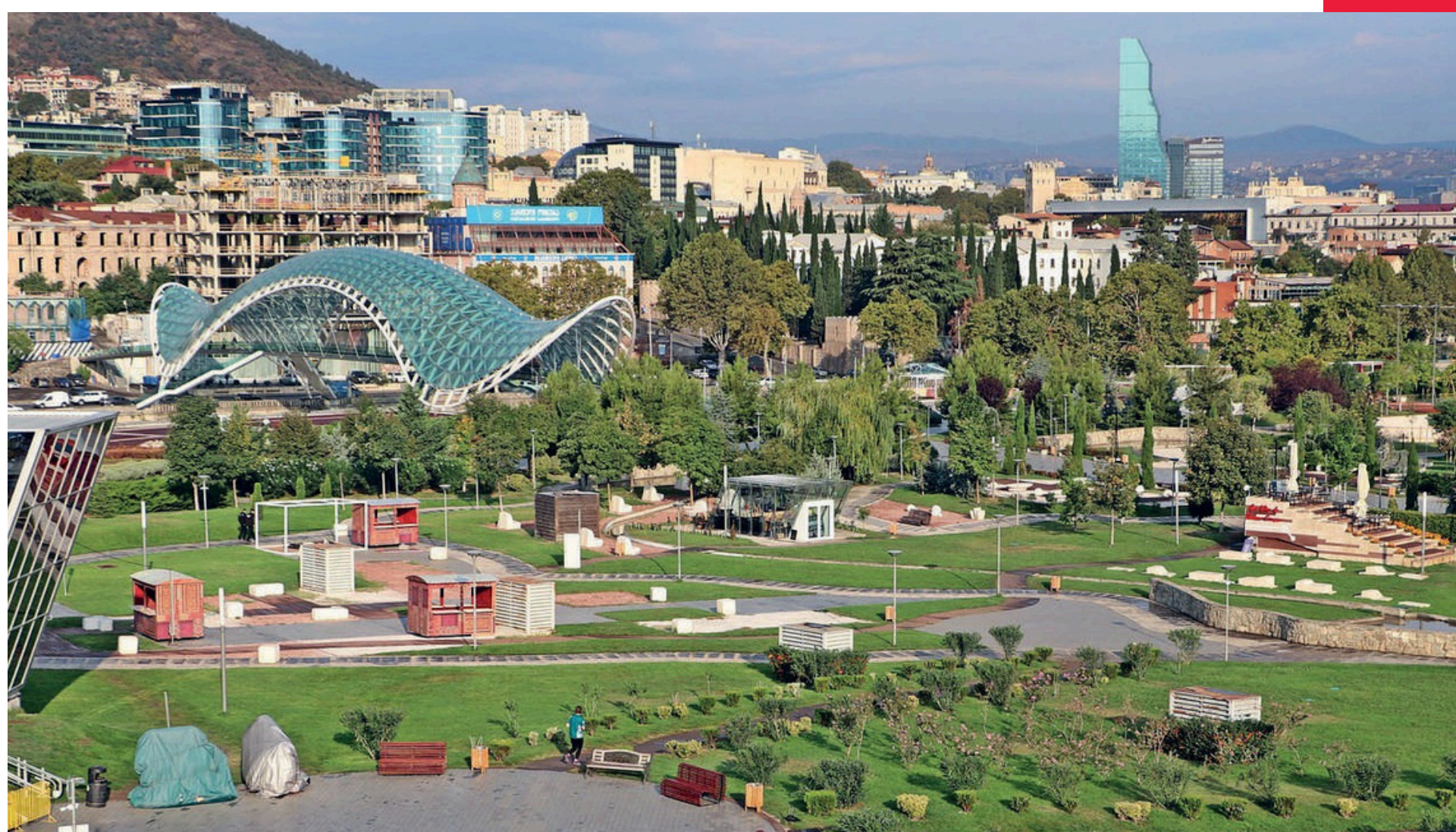
Georgia represents a secure and dynamic market offering attractive returns in real estate and tourism, supported by favorable business conditions. With its high ROI potential, growing demand, and stable regulatory framework, Georgia is increasingly becoming a preferred destination for investors from Europe and beyond.

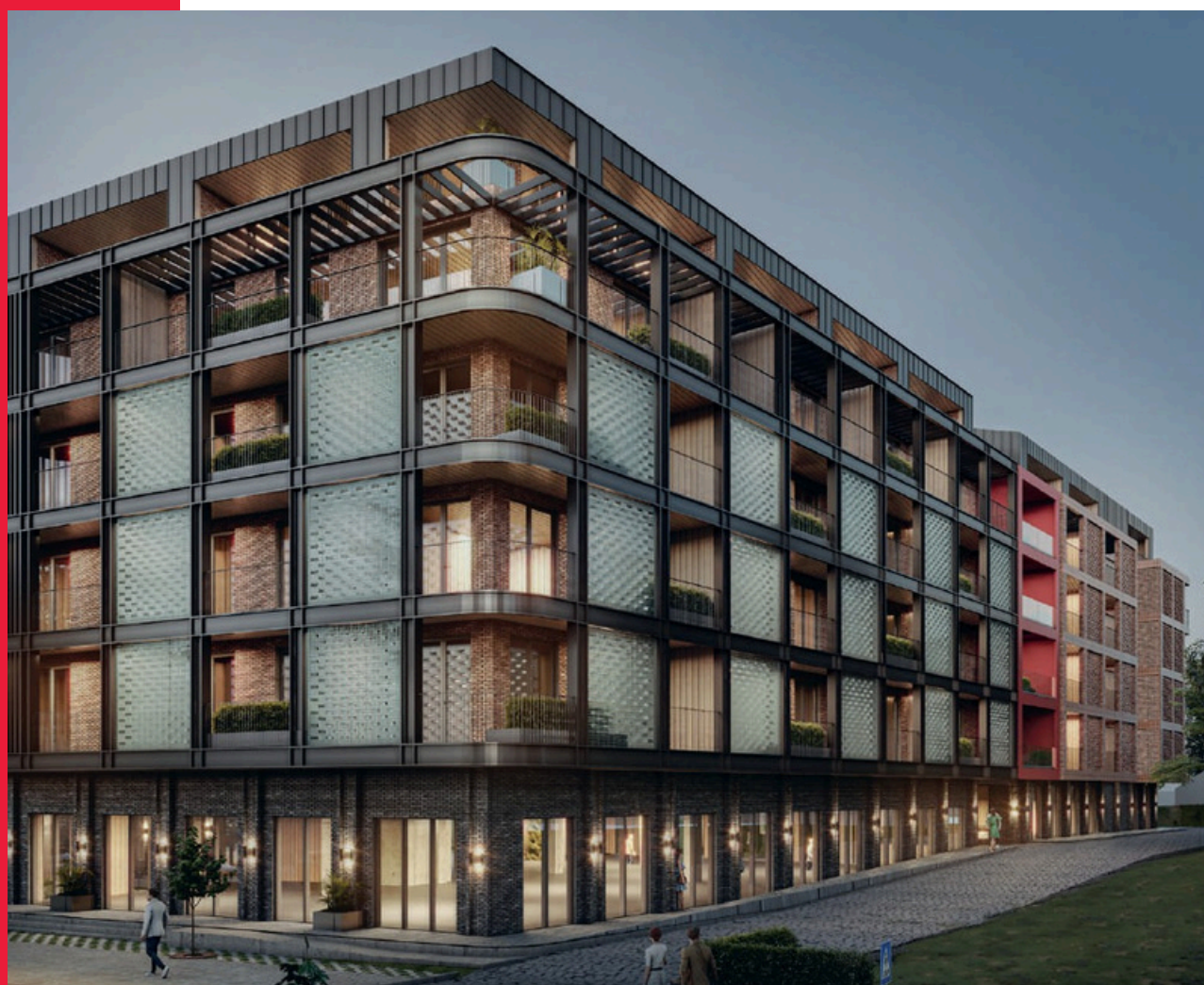


Tbilisi – The Dynamic Heart of the Caucasus for Investors

Tbilisi is one of the fastest-growing cities in the region, attracting tourists, entrepreneurs, and global investments. With stable economic growth, investor-friendly tax regulations (no property tax, only 5% rental income tax), and a booming tourism market, the capital of Georgia is becoming an exceptionally attractive destination for property investors.

Thanks to the strong demand for both short- and long-term rentals, real estate investments in Tbilisi offer high profitability – up to 12% annually – and a quick return on capital. It is the perfect location to diversify an investment portfolio while enjoying the city's rich culture, history, and modern infrastructure.





Exclusive Apartments – Avlabar, Tbilisi, Georgia

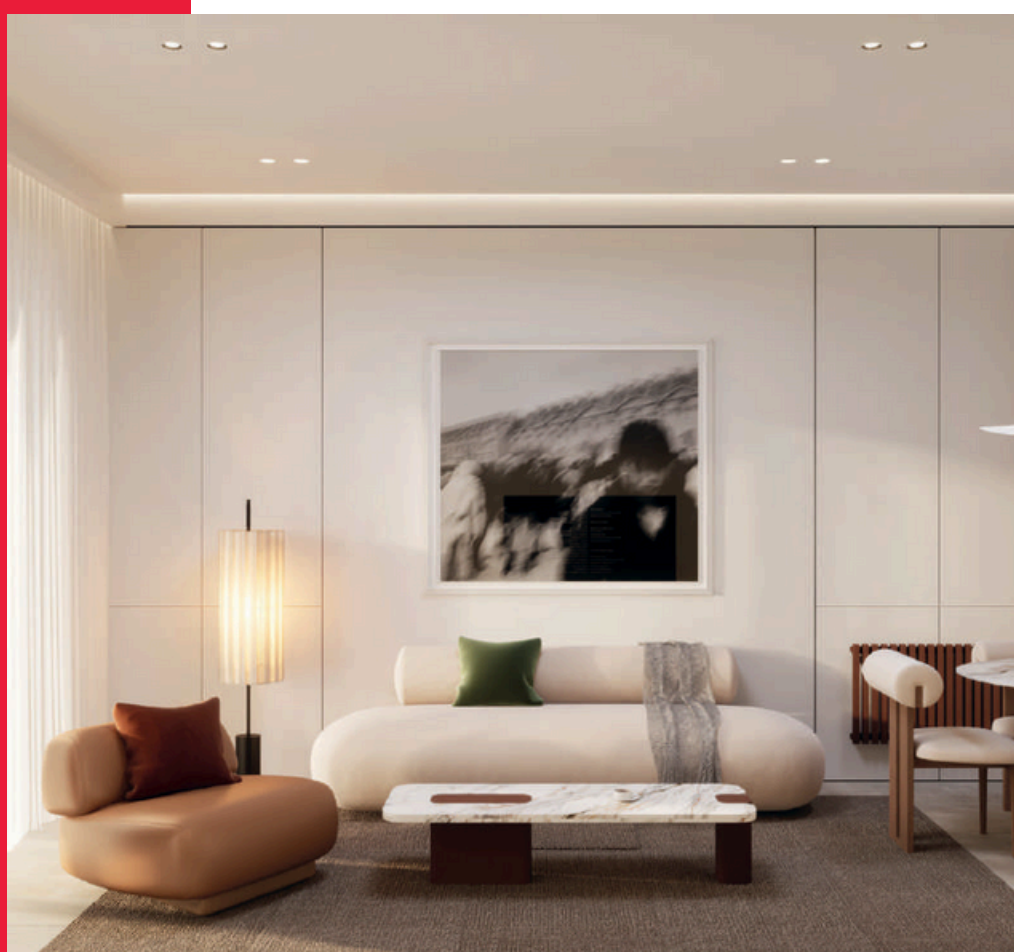
Top 3 Reasons to Buy:

1. Prestigious Historic Location
Situating in Avlabar, just minutes from Europe Square and Freedom Square, blending old-town charm with modern city convenience.
2. Boutique Luxury with Full Amenities
Only six floors with limited apartments, featuring a pool, spa, fitness centre, lounge bar, and 24/7 concierge — offering privacy and a five-star lifestyle.
3. Strong ROI & Tax Benefits
Up to 12% annual rental yield, 0% property tax, and flexible instalments until 2028 make it a secure and profitable long-term investment.

Price
\$104,700

A unique investment opportunity in the heart of historic Tbilisi, in the prestigious district of Avlabar. The project combines the charm of the old town with modern comfort and elegant architecture. An ideal place both for living and as a secure capital investment.

REF: #10NxtO inv





Batumi – The Pearl of the Black Sea

Georgia – the land of sun, wine, and legendary hospitality – is increasingly becoming a destination for prestigious investments. Batumi, known as the Pearl of the Black Sea, is where a modern metropolis meets the charm of a seaside resort. Its elegant promenade, sandy beaches, exclusive casinos, fine dining restaurants, and distinctive architecture make the city vi-

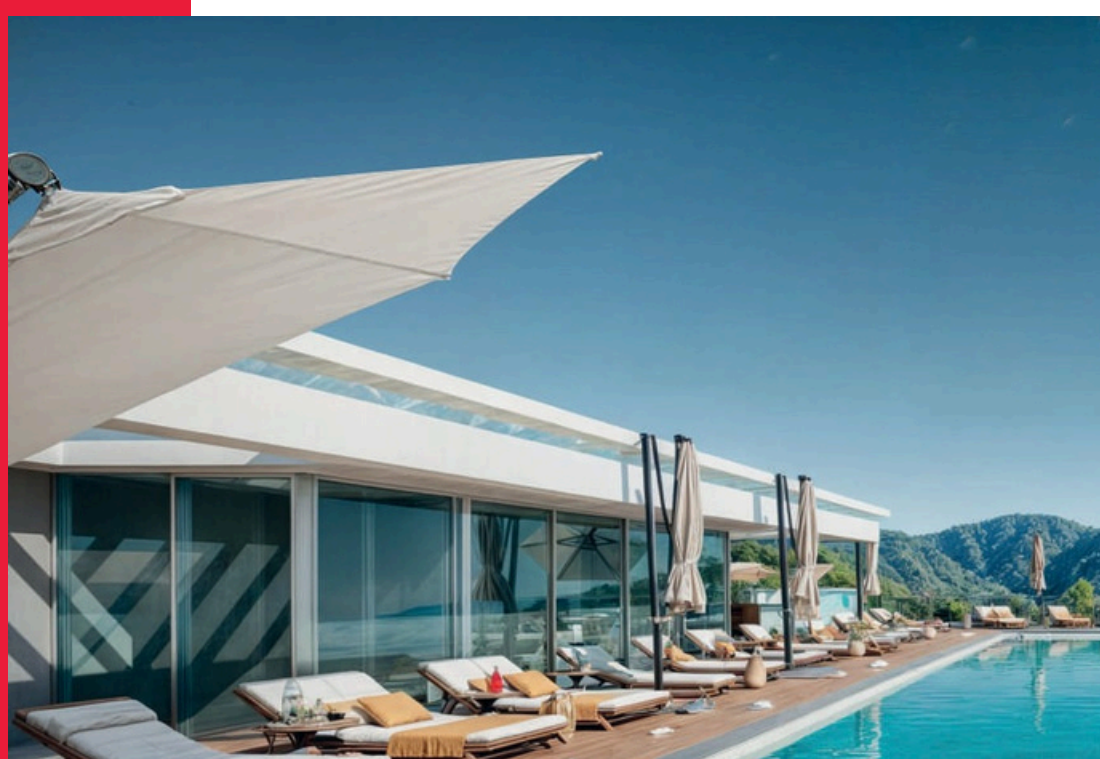
brant all year round. With dynamic growth and rising popularity among international visitors, Batumi offers an exceptional location for investment. Here, real estate is not only a secure capital venture but also a symbol of prestige and comfort – your very own seaside apartment on the shores of the Black Sea.



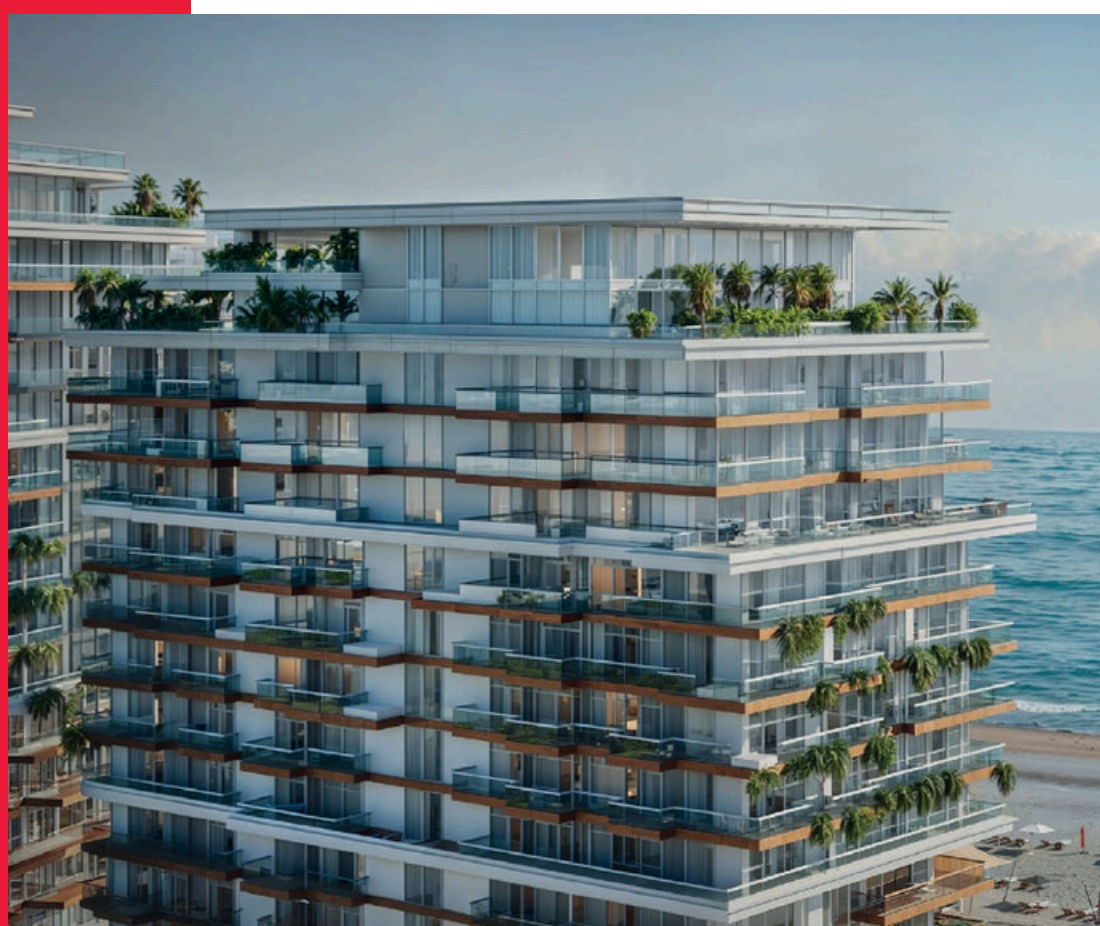


Gardens – Luxury Living by the Sea

Price
\$54,000



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Gardens is an exclusive premium residential complex located just 50 metres from the beach, blending modern architecture with the inspiring scenery of the Black Sea and surrounding mountains. With its refined design, lush greenery, and five-star amenities, this project offers both exceptional comfort and outstanding investment potential.

Top 3 Reasons to Buy:

1. **Beachfront Luxury**
Only 50 metres from the Black Sea, with panoramic views of both the sea and surrounding mountains – a rare chance to own a first-line property in Batumi.
2. **Resort-Style Amenities**
Private beach access, rooftop pools, spa & wellness centre, co-working spaces, cinema, and fine dining create a true five-star lifestyle in your own residence.
3. **High Passive Income Potential**
Professional property management, up to 70% rental income share for owners, and projected ROI of 12% annually make this a hands-free and profitable investment.

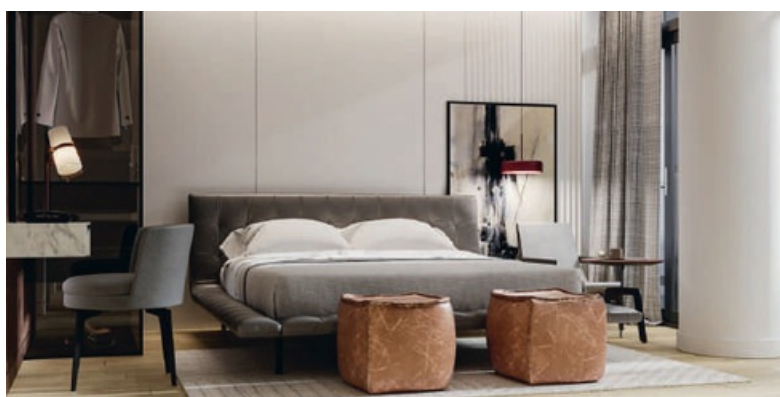


Top 3 Reasons to Buy:

1. All-in-One Concept
The first multifunctional complex in Batumi combining residential apartments, business spaces, retail, wellness, and leisure facilities – a complete environment for modern living and working.
2. World-Class Design & Amenities
Designed by Spectrum, the studio behind Radisson Blu hotels, with panoramic glazing, vertical greenery, rooftop terraces, pools, co-working zones, and premium services.
3. High Investment Security
Projected ROI up to 12% annually, 0% property tax in Georgia, only 5% income tax on rental revenue, plus a 0% instalment plan until 2029 with just 15% initial payment.

Address is a prestigious mixed-use complex that combines residential apartments, business spaces, and leisure facilities in one modern development. Inspired by the architecture of Dubai, the towers feature panoramic glazing, vertical greenery on façades, and smart layouts, making it one of the most innovative projects in Batumi.

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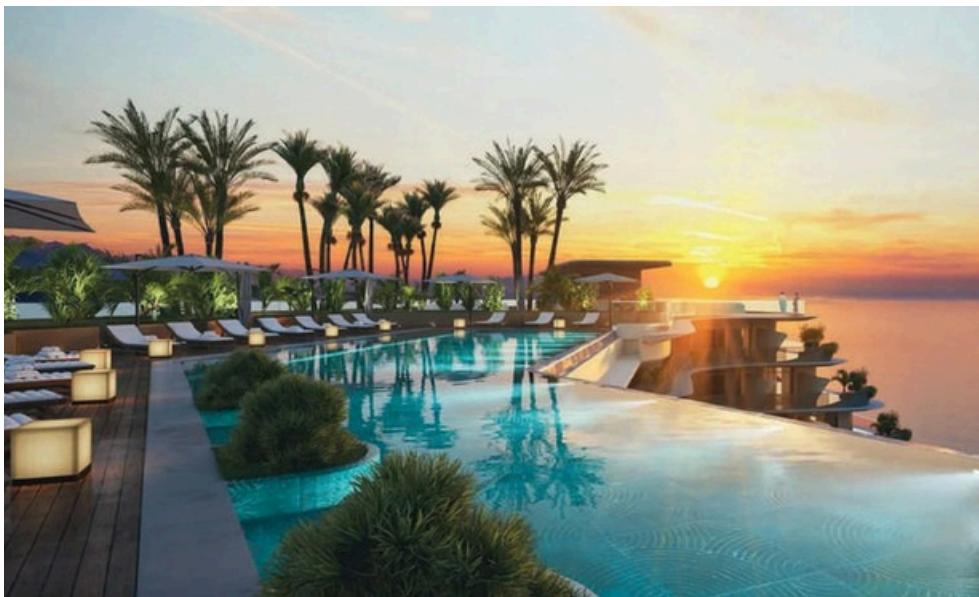
Collection Luxury Seaside Apartments in Batumi – Your Prestigious Address

Price
\$65,000

This modern premium development is located just 50 metres from the beach, combining luxury living, comfort, and exceptional investment potential. With high-quality finishes, an extensive range of five-star amenities, and its unique location, this project is perfect both for lifestyle buyers and investors seeking strong rental returns.

Top 3 Reasons to Buy:

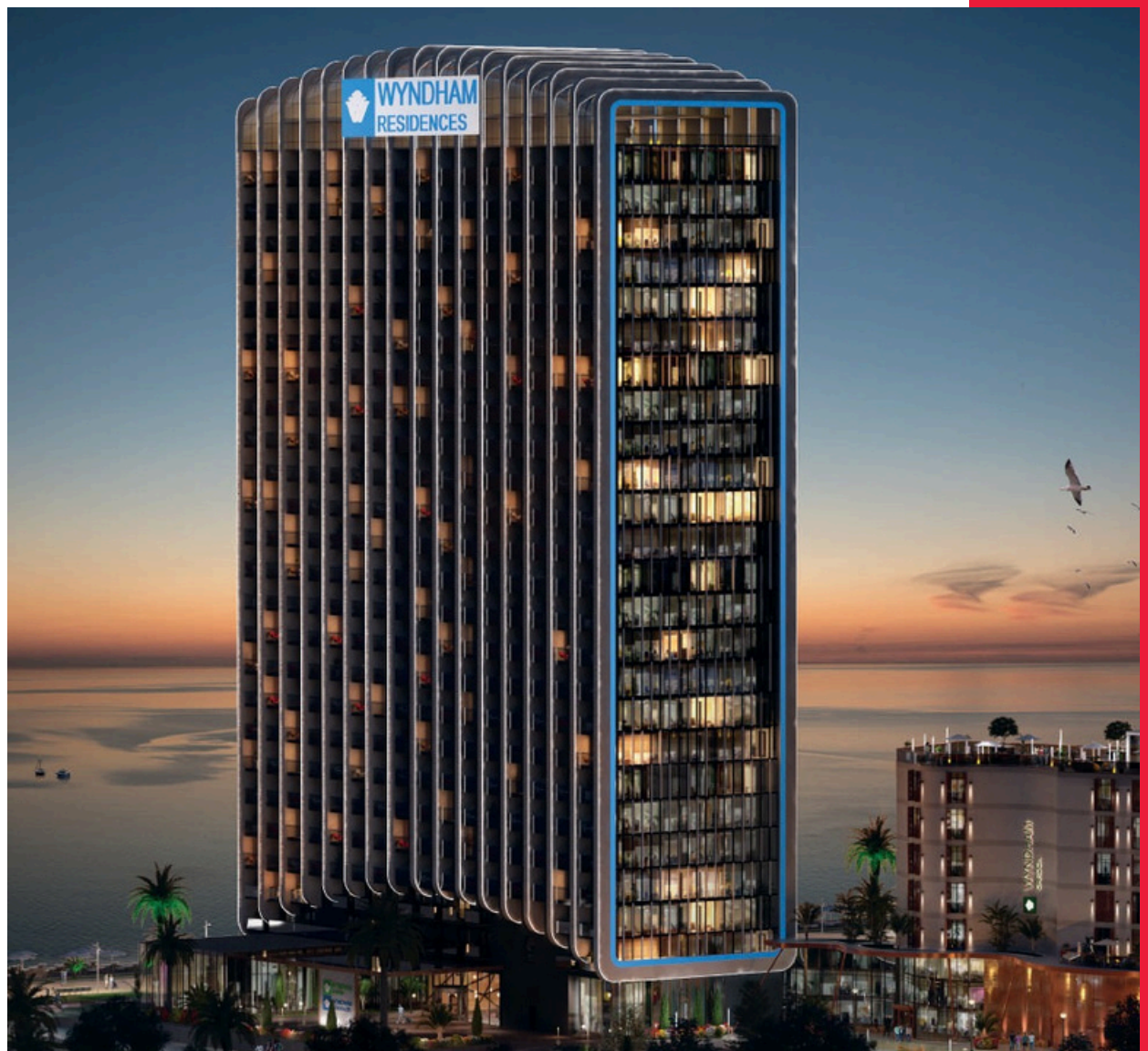
1. **Prestigious Beachfront Lifestyle**
Just 50 metres from the Black Sea, with floor-to-ceiling windows, infinity pools, and private beach access — this is luxury living at its finest.
2. **Resort-Style Amenities**
From a world-class spa, rooftop bars, gourmet restaurants, and fitness centres to family zones, cinemas, and co-working spaces, the complex offers everything in one address.
3. **Hands-Free Investment**
With full property management, owners keep up to 70% of rental income and enjoy projected ROI of up to 10% annually – a profitable, passive income opportunity in Georgia's fastest-growing market.



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Wyndham Residences – Gonio, Batumi

Price
\$115,000



Wyndham Residences in Gonio – Exclusive Beachfront Living on the Black Sea

Wyndham Residences in Gonio is a world-class development located directly on the first coastline of the Black Sea. As part of the Wyndham Hotels & Resorts international brand, this modern premium project offers an outstanding combination of lifestyle, comfort, and investment security.

Just 50 metres from the beach, these hotel-standard residences provide full access to luxury facilities, private infrastructure, and exceptional rental potential. Designed for investors and lifestyle buyers who value quality, safety, and strong returns, Wyndham Residences combines striking architecture, world-class amenities, and professional management services.

Top 3 Reasons to Buy:

1. **Global Brand Confidence**
Backed by the Wyndham Hotels & Resorts brand, this project guarantees world-class standards, premium service, and international recognition that enhances both lifestyle and investment value.
2. **Luxury Beachfront Living**
Just 100 m from the Black Sea with a private beach, infinity pool, panoramic rooftop dining, and five-star wellness facilities — everyday life feels like a resort stay.
3. **High ROI & Hassle-Free Investment**
With annual returns up to 12%, full professional management, and flexible 0% instalments until 2027, Wyndham Residences offers one of the most secure and profitable investments in Batumi.

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Radisson Blu Residences – A World-Class Investment

Price
\$135,000

Radisson Blu Residences is the first project in Georgia where investors can become full owners of five-star hotel apartments operated under the global Radisson Hotels brand. This unique development combines luxury living, premium hotel services, and strong in-

vestment potential. With its exceptional location, private beach access, and comprehensive infrastructure, this project represents one of the most prestigious investment opportunities in Batumi.



Top 3 Reasons to Buy:

1. Global Five-Star Brand

As the first Radisson Blu branded residences in Georgia, this project guarantees international recognition, premium hotel services, and strong trust from investors and guests alike.

2. Luxury Beachfront Living

Located just 100 m from the Black Sea, with private beach access, infinity pools, rooftop bars, spa & wellness,

and designer-finished apartments delivered turnkey.

3. High ROI with Professional Management *With up to 12% annual returns, full-service Radisson property management, and a 0% instalment plan until 2027, this project ensures both hassle-free ownership and secure long-term growth.*

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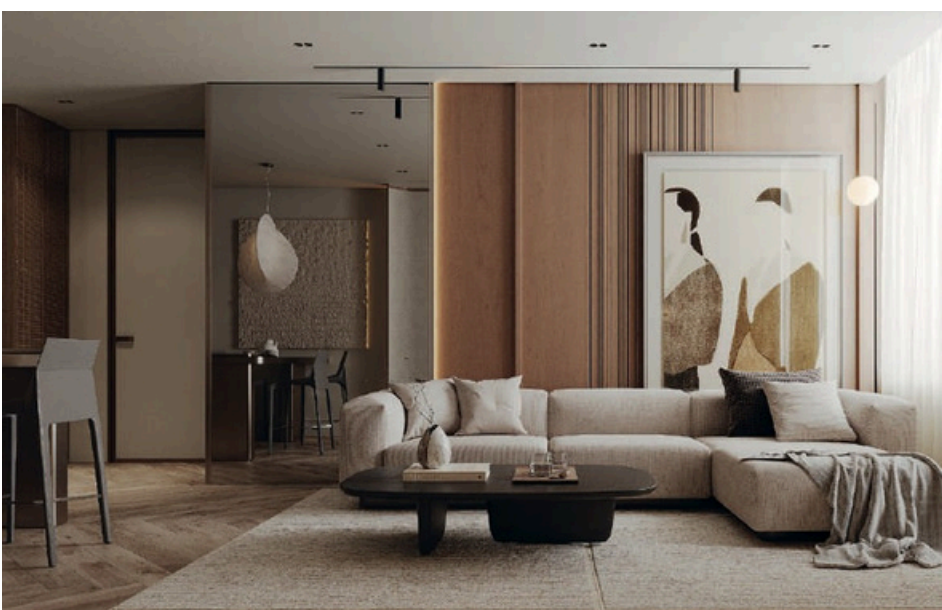




Luxury Investment in the Heart of Batumi

Price
\$162,000

An exclusive residential development located in the heart of Batumi's historic Old Town – a perfect blend of heritage architecture and modern luxury finishes. Designed for the most demanding clients, this project offers an exceptional opportunity both for personal living and profitable rental investments.



Top 3 Reasons to Buy:

1. Prestigious Old Town Address
Just 150 m from the sea and located in Batumi's most desirable district, surrounded by cafés, boutiques, and cultural landmarks – a rare chance to own property in the historic centre.
2. Boutique Luxury & Unique Design
Only 17 exclusive apartments in a heritage-style building with preserved façade, high ceilings (3.23 m), rooftop terrace, and infinity pool – combining historic charm with modern elegance.
3. Attractive Returns & Flexible Plan
Projected ROI of 10% annually, professional rental management (owners keep 70% of income), and a 0% instalment plan until March 2026 make it both profitable and hassle-free.

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