



**BATUMI
DEVELOPMENT**
GROUP

PRESENTATION EN

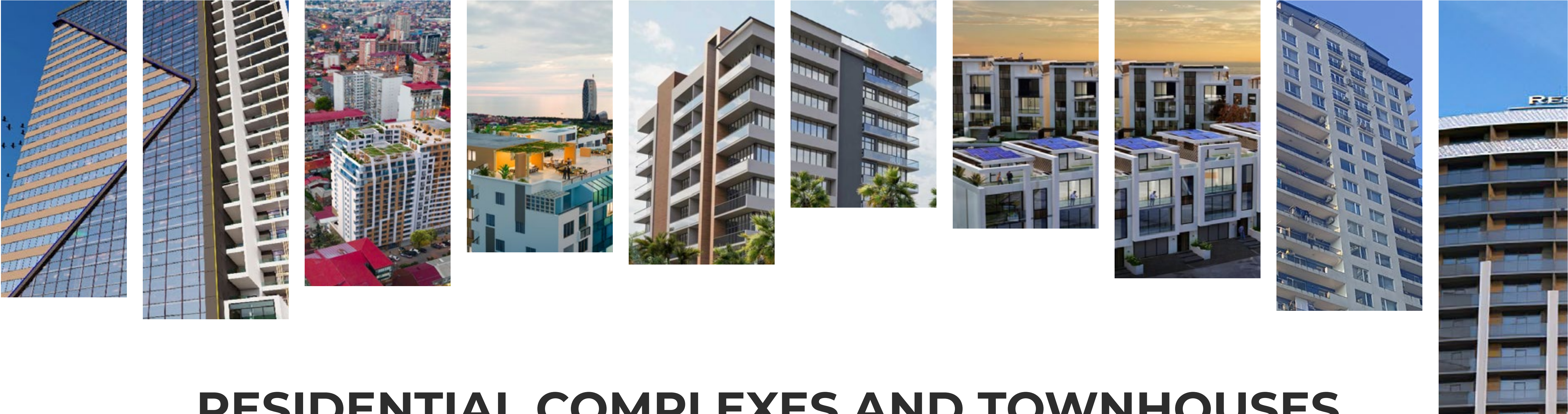


BATUMI DEVELOPMENT GROUP

The idea of uniting partners and companies under a single brand originated from the co-owner and founder of several development projects Ednar Khimshiashvili in 2018. Finally the idea was finalised in 2022 with the creation of the main marketing tools of the Alliance Batumi Development Group.

At the moment the structure of the Group includes companies: Kasko, Green Side Development, Georgian Group, Save Development, Save Invest, City Building and building materials factory Batkim.

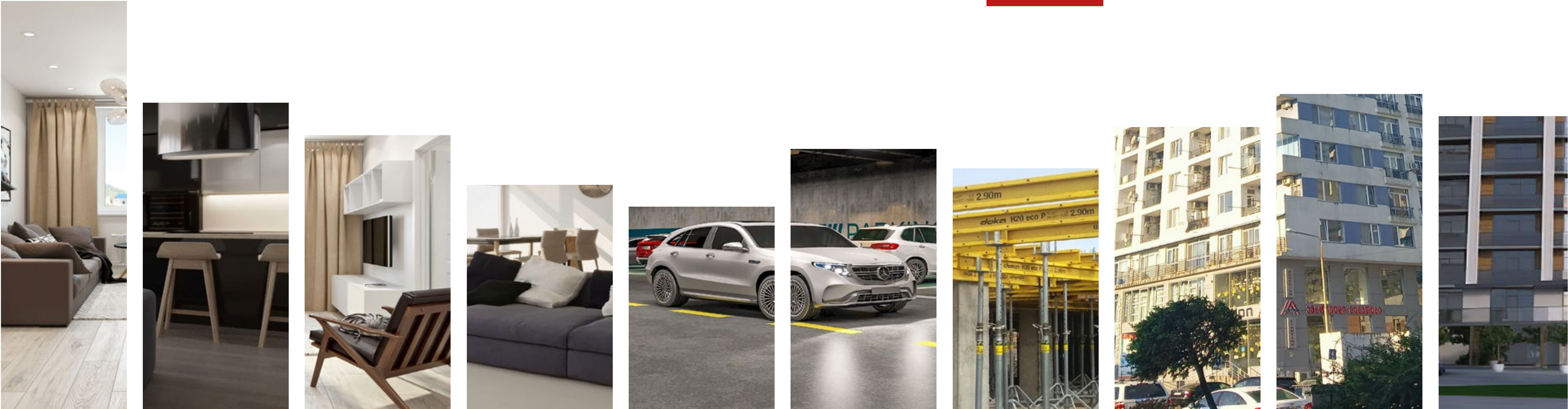
The main task of Batumi Development Group is to create comfortable residential complexes premium-class residential complexes, which will be economically favourable for all market participants.



RESIDENTIAL COMPLEXES AND TOWNHOUSES

BATUMI DEVELOPMENT GROUP

JAN. 2024





BI Residence

BI RESIDENCE

резиденция премиум-класса

***In the BI Residence complex,
everything is thought out to
the smallest detail.***

PECULIARITIES

- › Correspondence EU international quality standards;
- › Apartment management online;
- › Housing exchange program and holidays around the world;
- › Developed infrastructure, convenient location and

transport accessibility;

- › Landscaped courtyard with a children's park and attractions, a children's center for the development and education of children;
- › 24/7 administrative service with video surveillance and security system;
- › Public landscaped veranda with summer cinema and cafe-bar;
- › SPA center with indoor pool, sauna and fitness room.



Palm Residence



Palm Residence is an innovative complex of pre- Mium class 80 meters from the sea, in the tourist center of Batumi, on the new Boulevard.

PECULIARITIES

- Construction of the complex fully complies with European standards quality;
- World leading elevators Kone brand will provide safe and comfortable travel;

- German windows Rehau will provide perfect sound insulation and thermal insulation;
- High quality ventilated façade made of Grossbond aluminum composite panels will provide long-term protection against moisture and mold;
- The complex will be managed by Palm Management, which uses a unique IT solution that ensures high occupancy of apartments competitive prices.



Green Side



Cottage complex of 22 houses with private pools and recreational zone.

PECULIARITIES

- › Solar battery for area lighting complex;
- › Internal area for mini golf;
- › Private terrace on the top floor every home;

- › Safe playground;
- › Green common area of the complex;
- › Green common area of the complex;
- › Autonomous water supply;
- › Gym with exercise equipment;
- › Individual fenced yards every home.



LemonGarden Residence&Spa



LemonGarden
RESIDENCE & SPA

***High-quality
apartments shooting
ranges, premium set
services, environmental
friendliness terrain
and transtailor
availabilitymain
advantages quality of
the project***

INFRASTRUCTURE

- › Outdoor pool and Spa;
- › Underground Parking;
- › Park with lemons;

- › A fitness center;
- › Boutique hotel;
- › Restaurant;
- › Veranda with summer cinema and cafe-bar;
- › Lobby with café bar.

***Space for a comfortable life, relaxation and
income.***





WH Kobuleti Residence



***Cozy and bright
apartments at 20
meters from the sea
beach.***

PECULIARITIES

- › Premium quality construction, with warm facade and soundproof protection;
- › Premium elevators Modern Fuji;

- › Adapted living environment for disabled people;
- › Isolated furnished yard with parking spaces;
- › Plastic windows Schuco Thermo Slide;
- › High quality aluminum inputs doors;
- › The green terrace allows you to enjoy the sunset and get maximum pleasure.





Modern Residence



Modern Residence — this is a tall stan- dart construction and services on the coast of a popular resort.

INFRASTRUCTURE

- › Complex gasified;
- › Parking for 40 cars;
- › Reception;
- › Management Company;

- › Smart Home system available;
- › Repair; Ordering furniture and equipment;
- › Apartment cleaning;
- › Plumber and electrician;
- › Transfers from and to the airport;
- › Excursions around Georgia;
- › Assistance with rental housing;
- › Help with selling your home.





Modern Ultra



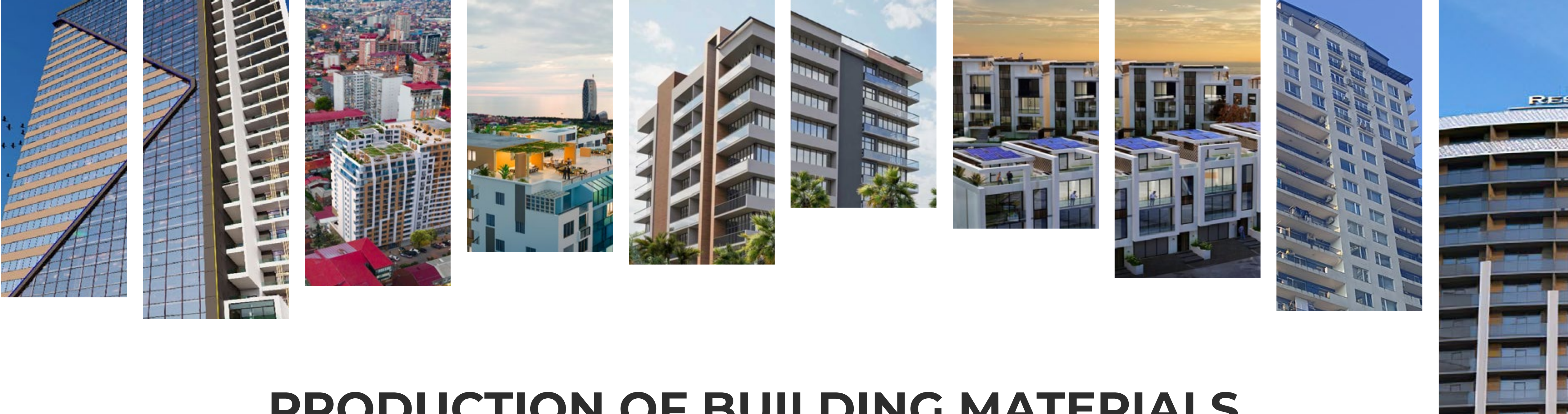
Modern Ultra is a modern residential complex in historical center of Batumi with business centers on second and third floors.

PECULIARITIES

- › Complex gasified;
- › Underground parking at 55 cars;
- › Reception;
- › Management Company;

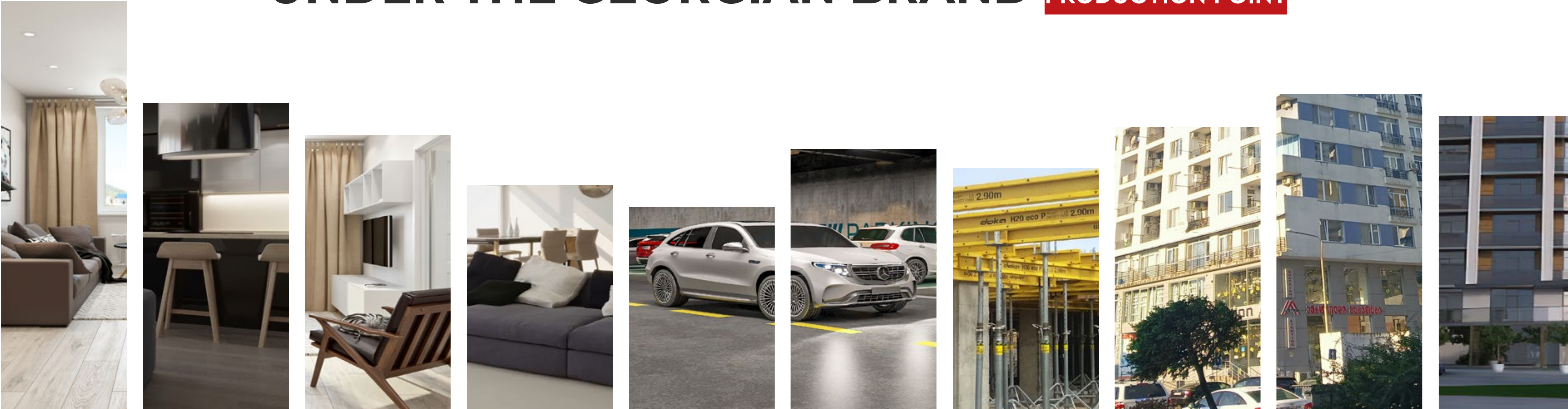
- › Smart Home system available;
- › Repair, Plumber and electrician;
- › Ordering furniture and equipment;
- › Apartment cleaning;
- › Excursions around Georgia and transfer;
- › Assistance with renting out housing;
- › Help with selling your home.





PRODUCTION OF BUILDING MATERIALS UNDER THE GEORGIAN BRAND

PRODUCTION POINT





- › factory with advanced equipment with the area of 3000 m2 with implemented QMS according to ISO 2001 standard;
- › Yazkim brand;
- › Mix Paint brand.



YAZKIM CONSTRUCTION CHEMICALS

- › PLASTER FOR THERMAL INSULATION BOARDS;
- › ZIZENI MATIK;
- › FACING PLASTER.

Technical products:

- › LEVELLING MORTAR;
- › JOINT FILLERS;
- › CRYSTAL WATERPROOFING;
- › SURFACE HARDENER.

MIX PAINT

- › WATER-BASED EXTERIOR PAINT;
- › WATER-BASED INTERIOR PAINT; PRIMERS;
- › EXTERIOR PLASTER;
- › DECORATIVE AND PROTECTIVE SPECIAL VARNISH.

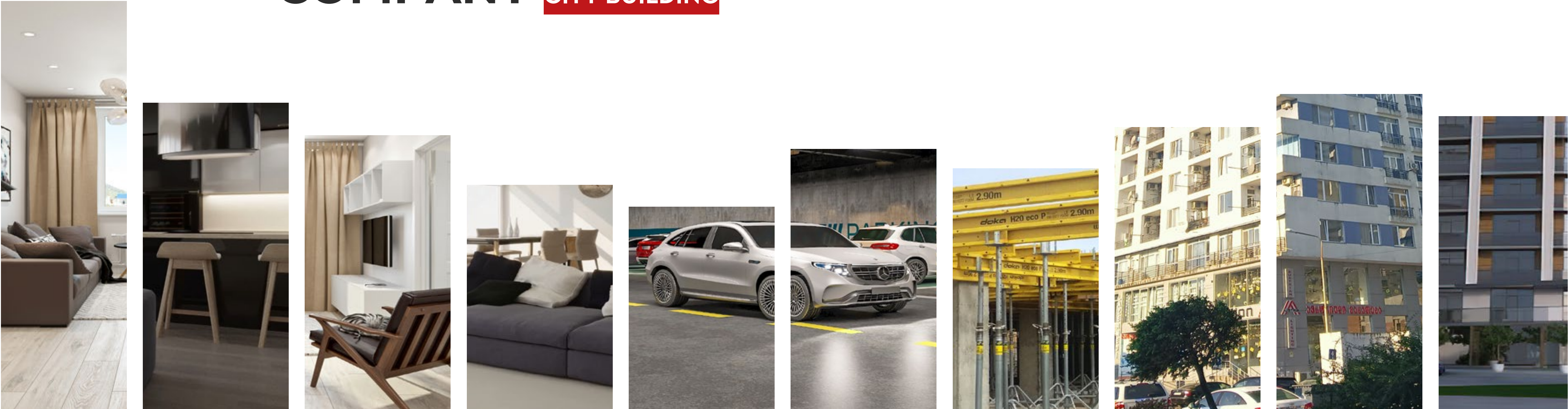
OUR PRODUCTION





IN-HOUSE CONSTRUCTION

COMPANY **CITY BUILDING**





CONSTRUCTION COMPANY
CITY BUILDING
- FOUNDED IN 2016 -

- › Design services;
- › Construction works;
- › Heating and cooling systems;
- › Finishing works;
- › Import of various materials.

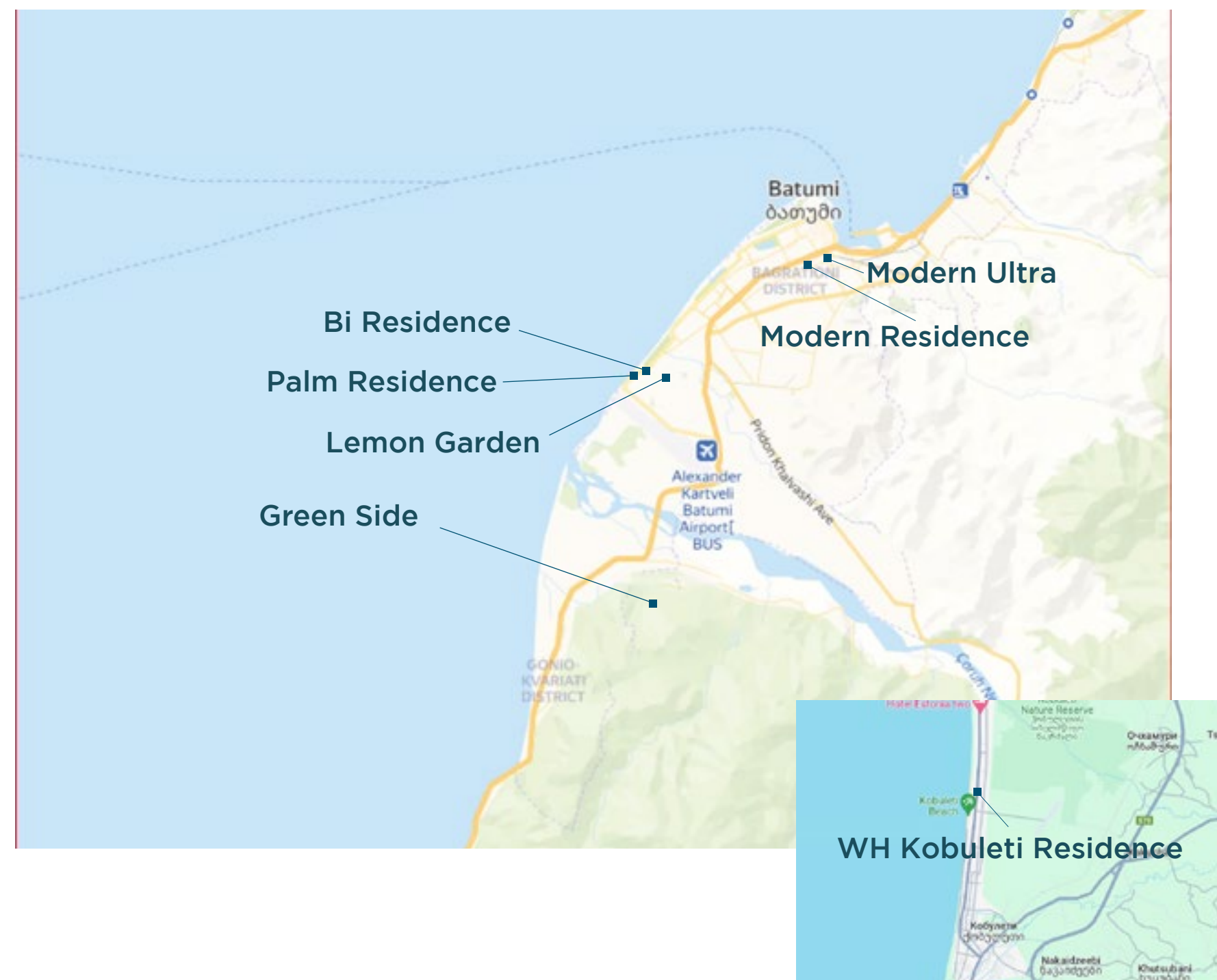
The company's founders are distinguished by 20 years of experience in the construction and development industry.

Under the leadership of the founders, the company has built several dozens of multi-storey residential and commercial projects that are still in operation today.

OUR CONSTRUCTION COMPANY



The main new buildings of Batumi Development Group on the map of Batumi



We do not just build profitable housing, we calculate the profitability and payback of objects, think over and include premium-class infrastructure in the project, work with strict observance of all construction deadlines and do not save on materials, as we adhere to European quality standards.



Batumi Development Group builds residential complexes, commercial buildings and premises; private houses, townhouses, cottages, villas.

The Group operates in the best price-quality ratio on the market.

When you are buying apartment in BDG ownership rights are immediately issued without encumbrance.



We are one of the first who started building in Batumi objects of premium category with an emphasis on environmental friendliness and rich infrastructure of the selected location. We select a place where from the balcony you will see all the beauty of sunsets over the Black Sea and sunrise in the mountains of Adjara, and the road to the beach will take a few minutes.



Batumi Development Group in numbers

More than **3,700** flats and
apartments have been built.

Created: **4,000 jobs.**

Investments: **\$214 million**

Built-up area: **715,000 m²**

More than **400,000 m²**



TYPICAL ADVANTAGES OF BATUMI DEVELOPMENT GROUP

MODERN BUILDING TECHNOLOGY - DOKA DEK

**REYNOBOND
VENTILATED FACADE
WITH ALUCOBOND
HEAT AND SOUND
INSULATION**

**METAL-PLASTIC
WINDOWS AND
DOORS KÖMMERLING,
DOUBLE-GLAZED
WINDOWS GUARDIAN,
ACCESSORIES ROTO NT**

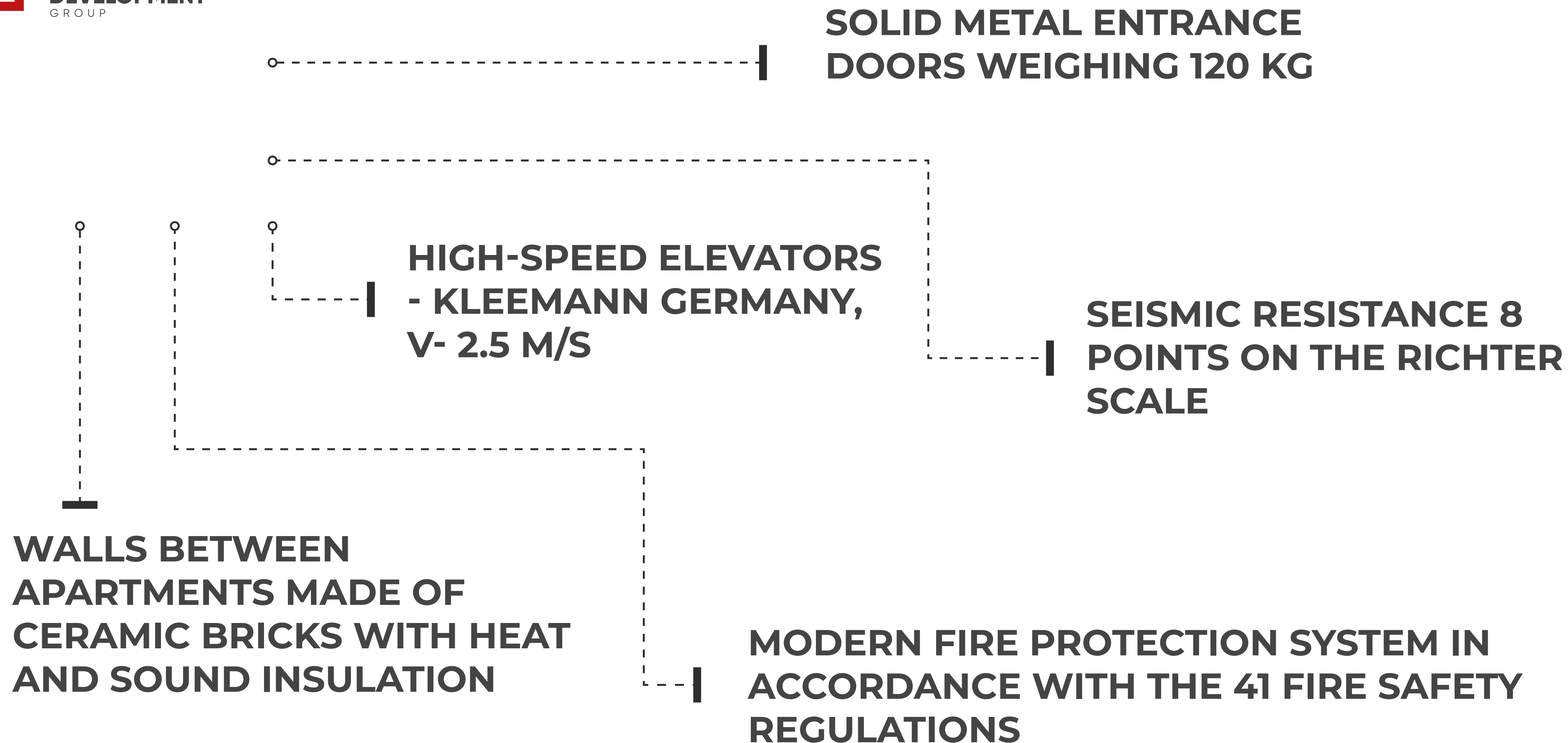


**BATUMI
DEVELOPMENT**
GROUP

**THE AUTHOR'S
DESIGN OF
APARTMENTS
WAS SPECIALLY
DEVELOPED BY THE
LEADING DESIGN
STUDIO EXCLUSIVE**



**BATUMI
DEVELOPMENT**
GROUP



**OUR COMPLEXES ARE
GASIFIED - THERE
IS AN INDIVIDUAL
HEATING SYSTEM**

**WE SUPPLY
COMPLEXES WITH
UNDERGROUND AND
SURFACE PARKING**

**RECEPTION.
MEETING AND
ENSURING A
COMFORTABLE STAY
OF THE GUESTS**

**THE SMART HOME
SYSTEM IS AVAILABLE**



**A MANAGEMENT
COMPANY CAPABLE
OF TAKING INTO
ACCOUNT ALL THE
WISHES OF THE
CLIENT**

EXTENDED SERVICE PACKAGE

- » design project;
- » repair;
- » ordering furniture and appliances;
- » cleaning of apartments;
- » plumber;
- » electrician;
- » transfers from and to the airport;
- » excursions in Georgia;
- » assistance with renting out housing;
- » assistance with the sale of housing;



**BATUMI
DEVELOPMENT**
GROUP

THE LAST FLOORS. PENTHOUSES



**BATUMI
DEVELOPMENT**
GROUP

black frame

white frame

CONDITION OF TRANSFER OF PROPERTY TO BUYERS

repair

turnkey repair

TERMS OF COOPERATION WITH SALES PARTNERS

TRANSACTIONS THAT OCCUR WITHOUT THE PARTICIPATION OF A SALES MANAGER

type of transaction	down payment	commission net	commission micro business	ltd commission with vat
PURCHASE APARTMENTS	OT 30%	3%	4%	5%
BUYING A TURNKEY APARTMENT				0,5%

All information is available on the website batumidevelopment.com

**BATUMI
DEVELOPMENT
GROUP**

[About Batumi Development](#)
[New buildings in Batumi](#)

RESULTS FOR **BATUMI TOP REAL ESTATE BATUMI**

[Next to me](#)
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[all categories](#)

Real Palace Pirosmeni ✓

completed projects

18 Pirosmani St

Open now

Palm Residence

sales are open

Lech and Maria Kaczynski 15

Black Sea Towers ✓

sales are open

SITE

BATUMIDEVELOPMENT.COM



SITES OF OUR PROJECTS

PALM RESIDENCE PALM-RESIDENCE.COM
LEMONGARDEN RESIDENCE&SPA.....LEMONGARDEN.GE
MODERN ULTRAMODERNULTRA.GE
MODERN RESIDENCEMODERNRESIDENCE.GE
BI RESIDENCE.....BIRESIDENCE.COM
GREEN SIDEGSKVARIATI.GE

Ednar Khimshiashvili

HEAD OF BATUMI DEVELOPMENT GROUP

In development since 2011

In 2011, Ednar Khimshiashvili headed the Real Palace company as CEO. Under his leadership, such iconic projects as Pirosmani's Real Palace and Black See Towers were implemented. The objects stand out for their innovative approach and their significant scale.

Since 2018, Ednar Khimshiashvili began to unite partners and companies under a single brand, Batumi Development Group. Currently, the following companies are under his leadership: Kasko, Green Side Development, Georgian Group, Safe Development, Safe Invest, City Building and the Batkim building materials factory. All organizations are structural units of the Batumi Development Group.

The main goal of the alliance is to create high-quality and comfortable housing with a wide range of premium services that can satisfy any needs.

Currently, Batumi Development Group is implementing 7 premium complexes. Key advantage: best price-quality ratio.

Ednar Khimshiashvili is a co-founder of all companies included in the Group.





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