

Ednar
Khimshiashvili

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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, Save Development, Save 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.





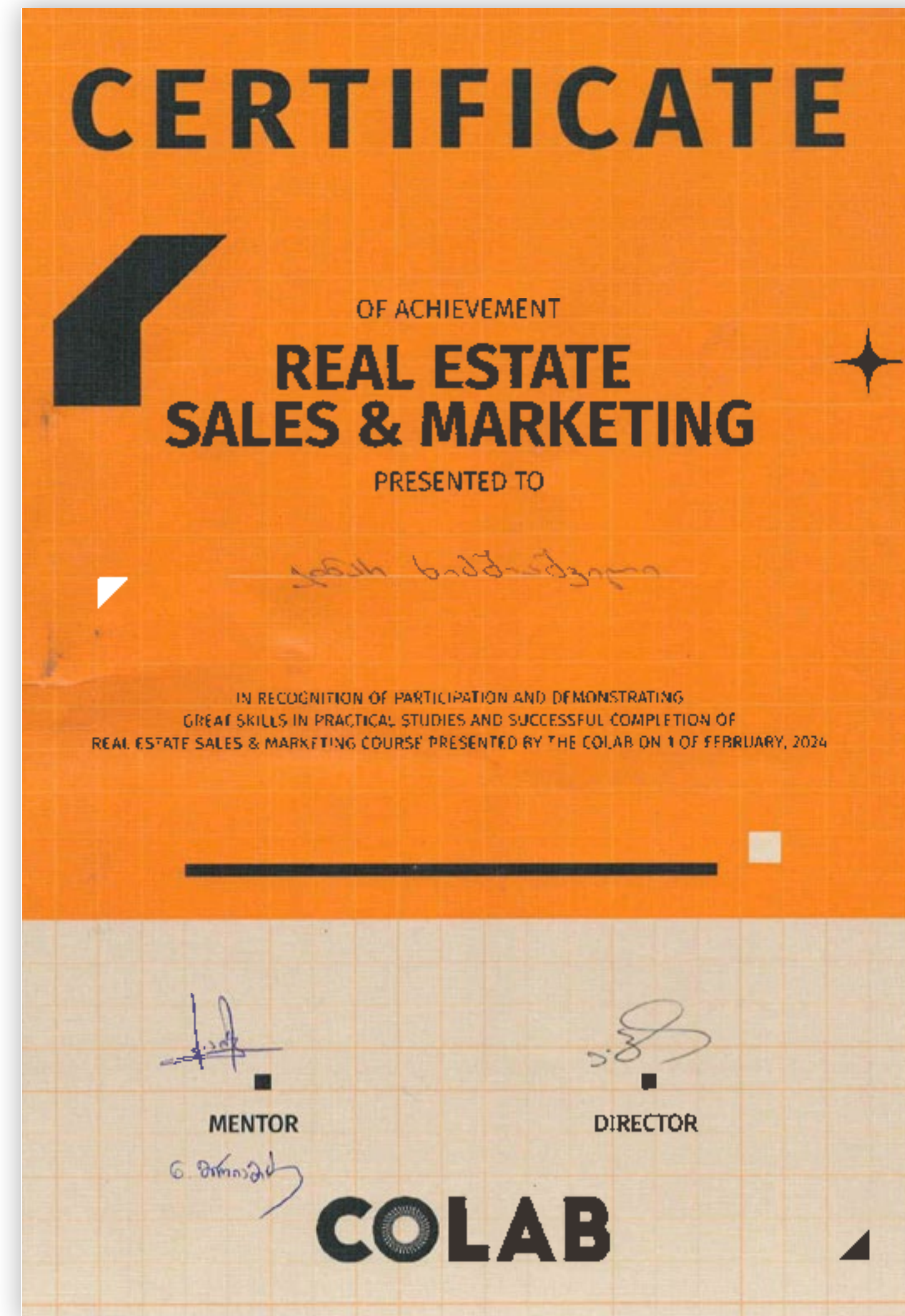
Course of Study
«BRANDING IS THE KEY TO
A SUCCESSFUL BUSINESS»



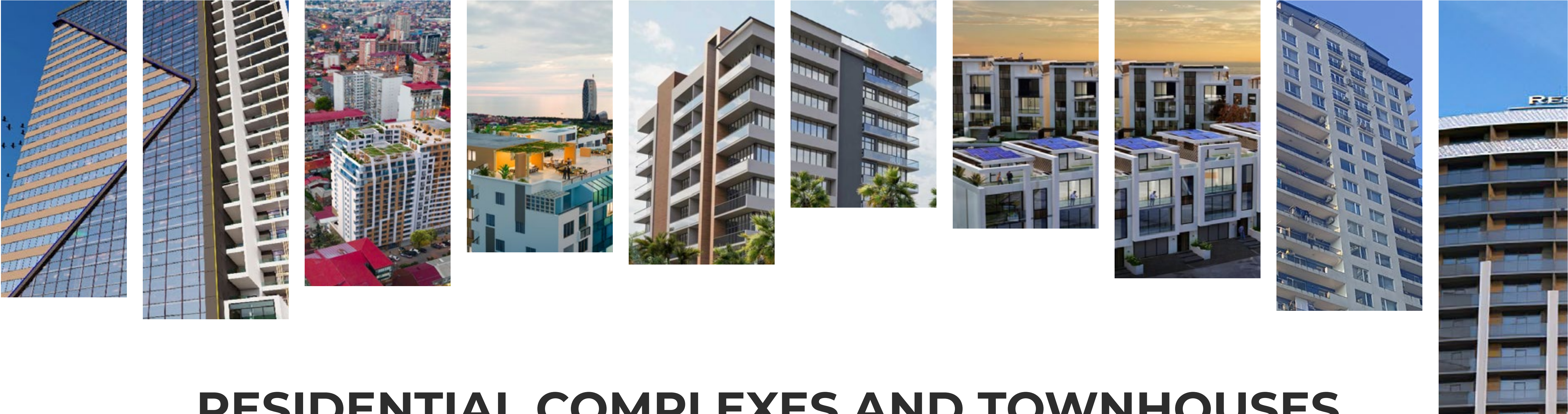
Seminar on
KAIZEN AND SALES SYSTEM
Seminar conducted by Michael
Bang and Hiruma Yasuo



COURSE OF STUDY
«SALES TECHNIQUE»



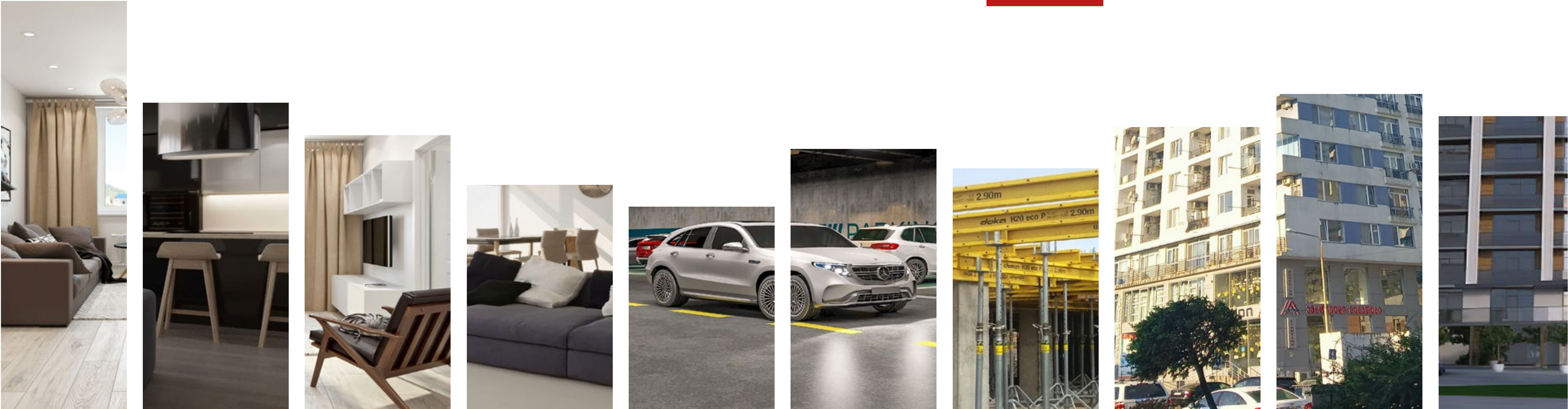
AS A TOKEN OF RECOGNITION
PARTICIPATION AND
DEMONSTRATION
EXCELLENT SKILLS IN
PRACTICAL LESSONS AND
SUCCESSFUL COMPLETION
COURSE «SALES AND
MARKETING IN THE SPHERE
REAL ESTATE»



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



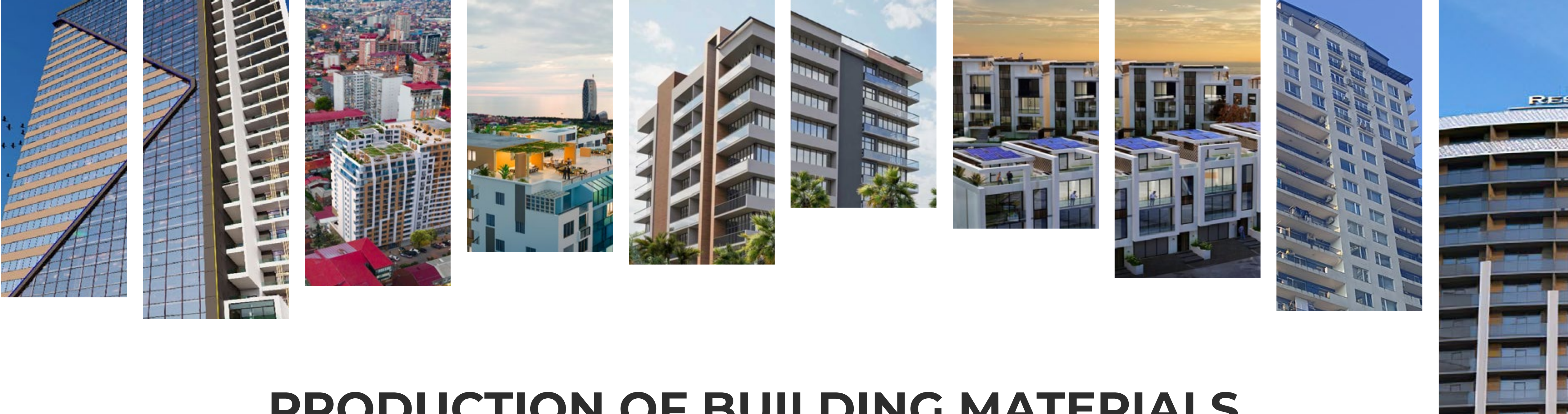
Modern Ultra is a modern residential complex in historical center of Batumi with business centers on second and third floors.

PECULIARITIES

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

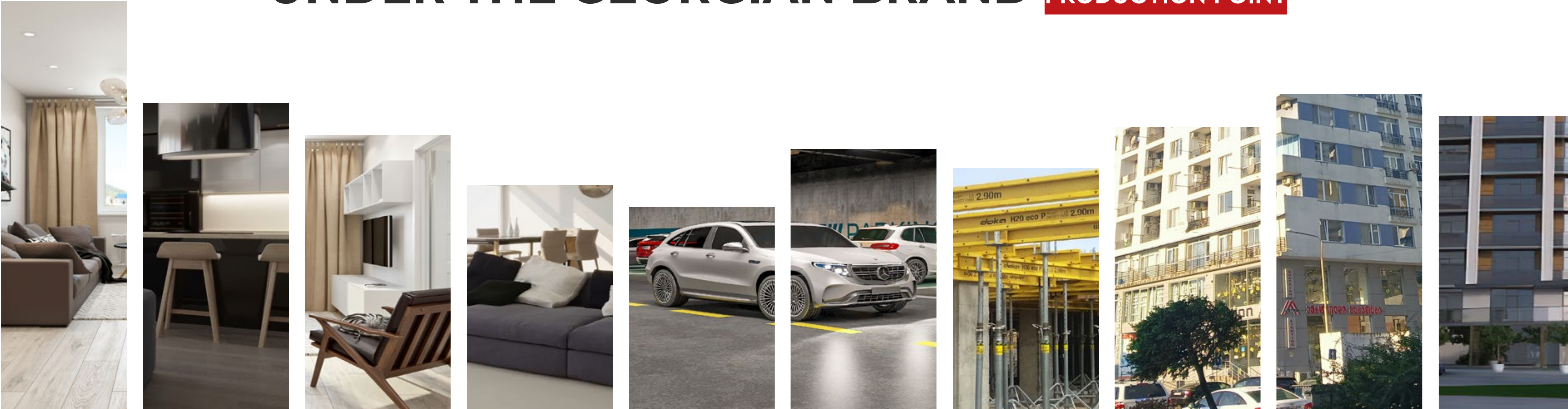
- › Smart Home system available;
- › Repair, Plumber and electrician;
- › Ordering furniture and equipment;
- › Apartment cleaning;
- › Excursions around Georgia and transfer;
- › Assistance with renting out housing;
- › Help with selling your home.





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

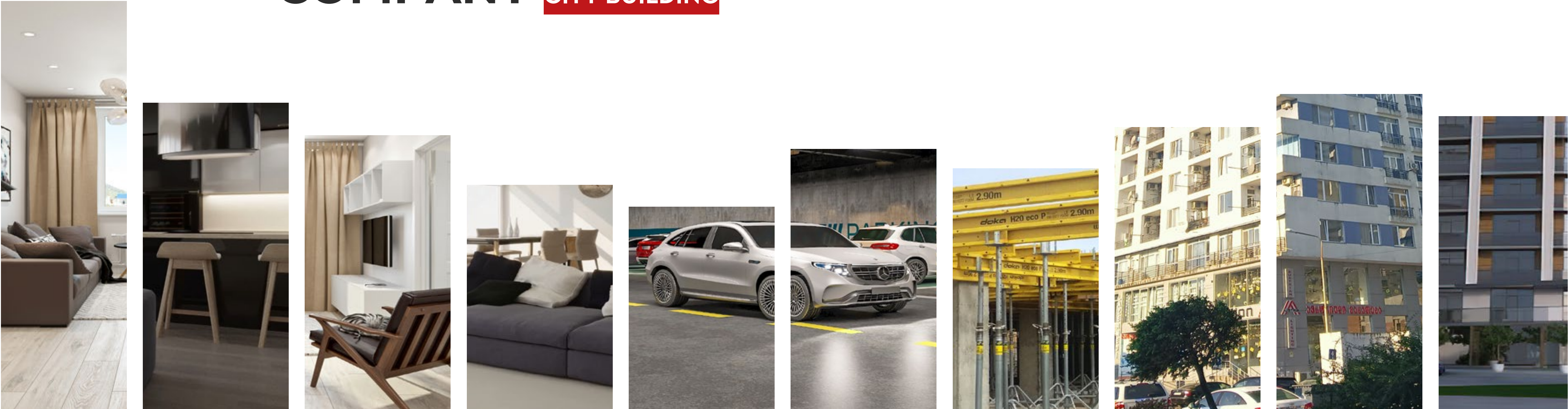
- › WATER-BASED EXTERIOR PAINT;
- › WATER-BASED INTERIOR PAINT; PRIMERS;
- › EXTERIOR PLASTER;
- › DECORATIVE AND PROTECTIVE SPECIAL VARNISH.

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.

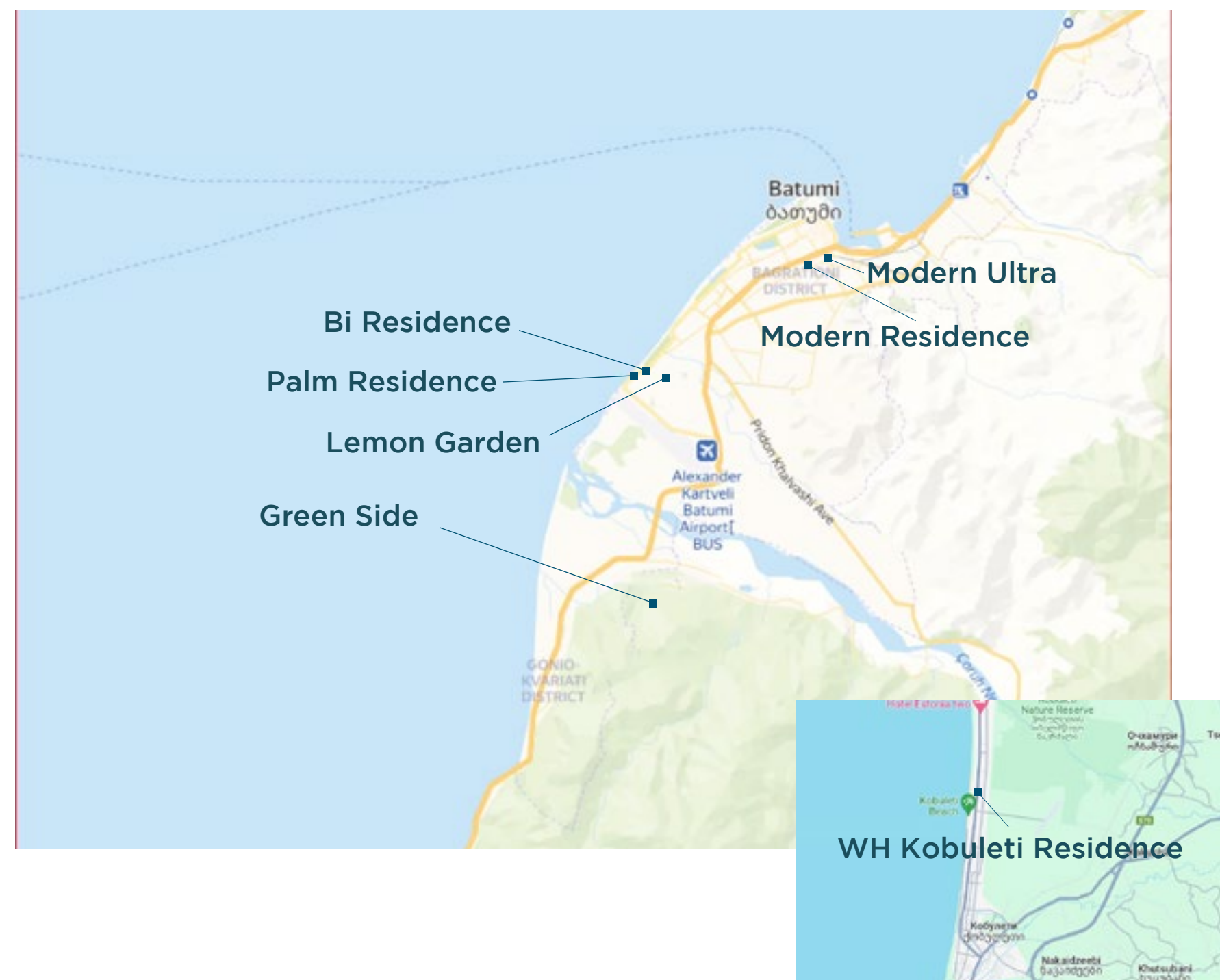
The company's founders are distinguished by 20 years of experience in the construction and development industry.

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**



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



Batumi, 53 Vaja Pshavela St
batumidevelopment.com
info@batumidevelopment.com
+995 596 94 50 50

