



Grand Towers

**BATUMI GEORGIA**

*Crafting Homes Worthy Of Your Vision*

**KOBALADZE street 18**

**+995 593 01 44 44**



*We Evoke Emotions*



*offers a mix of modern cities*, beautiful landscapes, and rich history. From Tbilisi's lively city life and cultural sites to the sunny Black Sea coast and peaceful mountains, the country has many opportunities for living, investing, and visiting. With improving infrastructure, friendly communities, and natural beauty, Georgia is becoming an even more attractive destination for residents and tourists.

the largest investment in Gonio, is investing \$6 billion to create a luxury waterfront destination. The project will feature high-end residences, commercial spaces, and recreational areas along the stunning Black Sea coast. This landmark investment offers strong profit potential, positioning Gonio as a top choice for living, tourism, and international investors.

# EMAR'S

## Gonio Georgia



**Batumi, Georgia's** dynamic Black Sea city, offers a perfect mix of luxury living, modern infrastructure, and strong tourism growth. With its stunning seaside views, vibrant city life, and world-class entertainment, the city is rapidly becoming a premier destination for both residents and visitors. Rising property demand and a favorable investment climate make Batumi an excellent choice for buyers and investors seeking high returns, long-term growth, and a premium lifestyle in a thriving coastal city.



**In the center of Batumi,** Grand Towers delivers a unique coastal living experience. We believe in design that endures, quality that lasts, and relationships built on trust. Combining elegance, comfort, and investment potential, Grand Towers empowers residents and elevates everyday living to new heights. We value innovation, community, and spaces that inspire.



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## GRAND TOWERS

block **A**

**27**  
floor

**19**  
apartament

**4**  
elevators

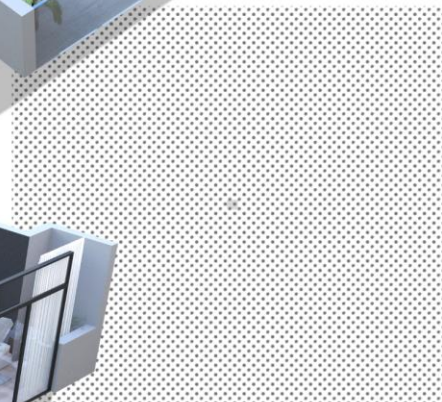


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## **APARTAMENT #1 B Block**

Common area 61 m<sup>2</sup>  
Balcony 9,4 m<sup>2</sup>  
Mountain view

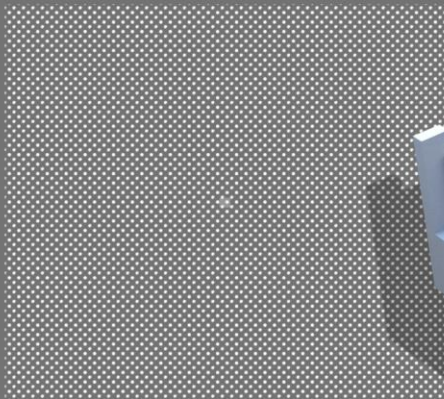


## **APARTAMENT #2 A Block**

Common area 86.9 m<sup>2</sup>  
Balcony 14.3 m<sup>2</sup>  
With sea and mountain view



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### **APARTAMENT #3 B Block**

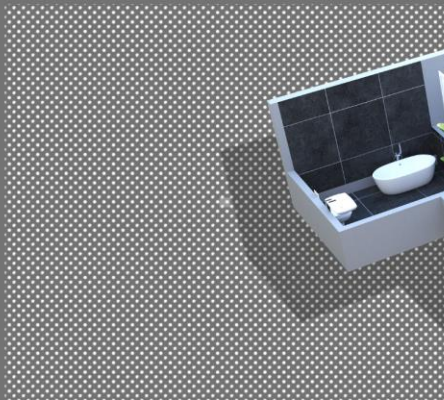
Common area 46.3 m<sup>2</sup>  
Balcony 3.4 m<sup>2</sup>  
Mountain view



### **APARTAMENT #4 A Block**

Common area 58.7 m<sup>2</sup>  
Balcony 14.5 m<sup>2</sup>  
Sea view





**APARTAMENT #5  
A Block**

Common area 96.6 m<sup>2</sup>  
Balcony 12.2 m<sup>2</sup>  
Mountain view



**APARTAMENT #6  
B Block**

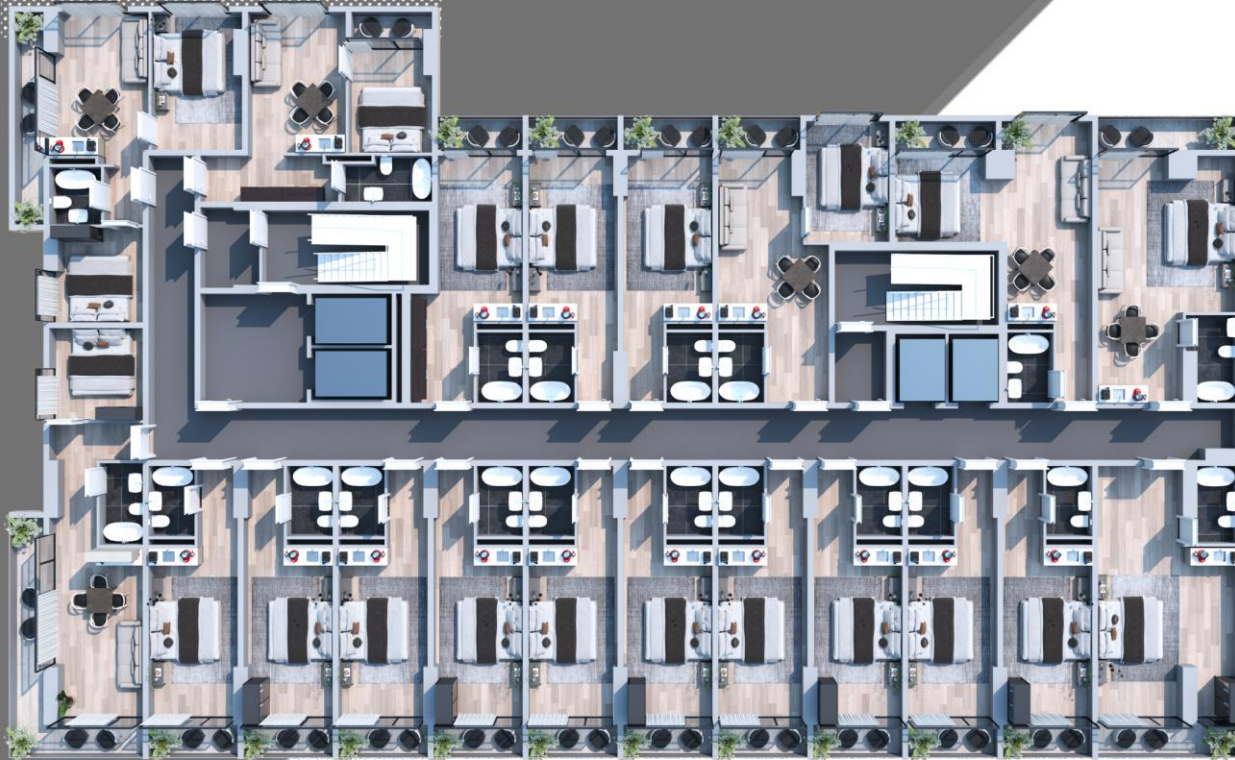
Common area 31. m<sup>2</sup>  
Balcony 3.7 m<sup>2</sup>  
Sea view





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## GRAND TOWERS

block **B**

**30**  
floor

**20**  
apartament

**4**  
elevators



# Elevators & Parking

Grand Towers is equipped with four high-speed LINVOL elevators on each floor—one of the most modern and reliable elevator brands in the industry. LINVOL elevators feature smart technology that enhances everyday convenience, including an intelligent system that can wait for you as you arrive from the parking area. Residents also benefit from generous parking options. The complex offers free outdoor parking in the yard, along with two underground parking levels on -1 and -2 floors. Both underground levels include electric vehicle charging stations, ensuring comfort and sustainability for modern lifestyles.

GRAND  
TOWERS  
Parking -2





## Grand Towers



### Architecture & Design

Grand Towers is composed of two impressive residential blocks: a 27-floor and a 30-floor tower, each showcasing modern design and refined elegance. Both towers feature large, carefully planned apartments with premium finishes and floor-to-ceiling windows. Residents enjoy stunning, clear views of the Black Sea and surrounding mountains, blending natural beauty with city sophistication. Every detail, from modern layouts to high-quality materials, reflects a commitment to comfort, luxury, and timeless design. Grand Towers offers a unique lifestyle where elevated living meets breathtaking coastal and mountain scenery.



## Commercial Spaces & Medical Center

**Grand Towers** includes premium commercial spaces with floor-to-ceiling windows, offering high visibility and bright, modern interiors. Rapidly growing center, these spaces are ideal for cafés, shops, offices, and wellness services, supported by strong foot traffic and a vibrant residential community. The complex will also feature Mediwal, the first Turkish diagnostic center in Batumi. Equipped with advanced laboratories, MRI, and modern medical technology, it brings international-standard diagnostics directly to the area. This provides a convenient solution for people who usually travel to Turkey for tests—offering the same quality closer, faster, and with less expense.

## ROI & Investment Potential

ROI (Return on Investment) shows how much profit an investor can earn compared to the amount they spent on the property. In simple terms, ROI answers the key question every buyer has: "How much money will this apartment make for me each year?"

Our ROI analysis is based on real market data from Batumi, using the same conditions and pricing relevant to apartments in the area where our project is being developed. With low annual maintenance fees, strong rental demand, and Batumi's rapidly growing tourism market, our customers can expect excellent income potential.

Short-term rental ROI: **~3.76%** annually

Long-term rental ROI: **~12.5%** annually

Hybrid rental ROI: **~10.6%** annually

These results show that Batumi offers one of the region's strongest real estate opportunities. For our customers, this means stable income, long-term growth, and a profitable investment, whether renting long-term, seasonally, or through a mixed model.



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**When we embark on a new project,** we see far more than just a plot of land or construction blueprints. We envision the future — an environment where lives are lived, memories are created, and businesses flourish. Today, Georgia is an epicenter of opportunity. Our business environment and real estate market are not merely statistics; they form a living organism that grows daily. Participating in this growth is a profound responsibility for us.

**Our inspiration is simple:** to create value that withstands the test of time. We are not just building square meters; we are building trust and setting a new standard of living. This project is our team's manifesto — we believe in our country's potential and in the quality we now present to you. Thank you for sharing in our vision. This is not just an investment in real estate; it is an investment in a future we are creating together.