

HOME

An aerial photograph of a modern residential development. The townhouses are built into a hillside, surrounded by dense green trees. In the background, there are rolling hills and mountains under a clear blue sky. The architecture is contemporary, with white facades and large windows. Some units have rooftop gardens and balconies. A small swimming pool is visible near one of the buildings. The overall scene is peaceful and scenic.

Unique Townhouses

15 three-level townhouses with panoramic views, located in the eco-friendly area of Batumi, Gonio.

About Home

Project Specifications

Q4 2026
Completion

15
Townhouses

146,7m²
Townhouse Size

- Breathtaking panoramic views of the sea, mountains, and Batumi city
- Surrounded by mandarin orchards and lush tropical greenery
- Situated on the bank of a mountain stream
- Floor-to-ceiling panoramic windows and 3-meter-high ceilings
- Individual gas boiler for each townhouse
- Underfloor heating
- Private territory with landscape design
- 24/7 security, video surveillance, and access control
- Fire alarm and fire suppression system
- Diesel generator for uninterrupted power supply
- Managed by an international property management company





A Home as a Lifestyle

A perfect blend of prestige, eco-friendliness, proximity to nature, privacy, security, comfort, and urban convenience — all without compromise.

Heated pool

Children's playground with a dedicated kids' pool

BBQ area

Lounge areas with sea views

Dedicated parking spaces with electric vehicle chargers

Private patio and view terrace with each townhouse

Elevator access to the upper levels of the complex

HOME – comfortable lifestyle

Demand For Location Today

The Akhalsopeli area is the perfect choice for those who value prestige, eco-friendliness, privacy, and comfort, surrounded by tropical vegetation and mandarin orchards. It offers easy and quick access to Batumi city and to the cleanest Georgia beaches — Gonio, Kvartati, and Sarpi — promising a serene lifestyle with breathtaking views, sounds of nature, crystal-clear mountain stream water, and fresh, pure air.

Location Prospects

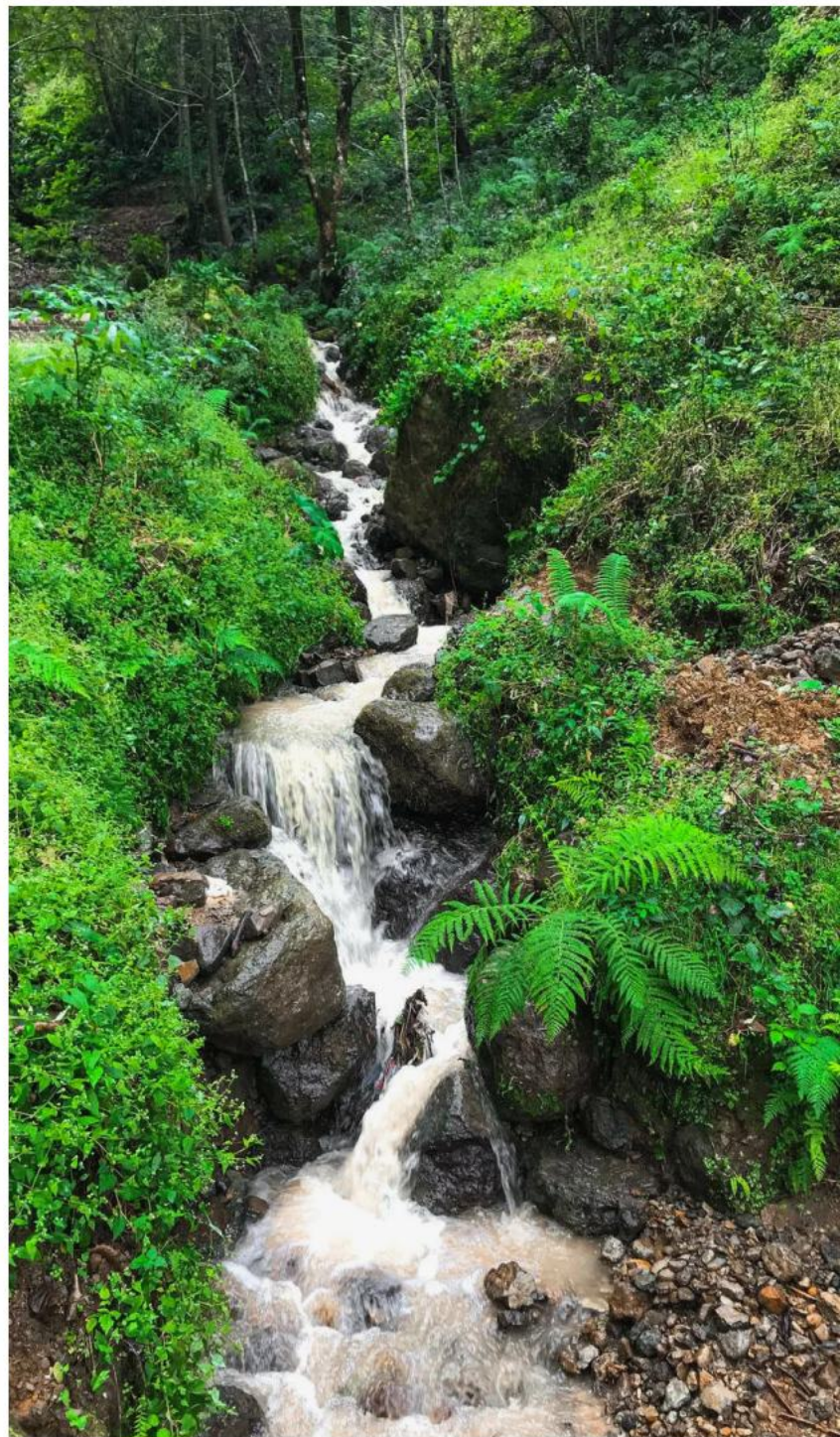
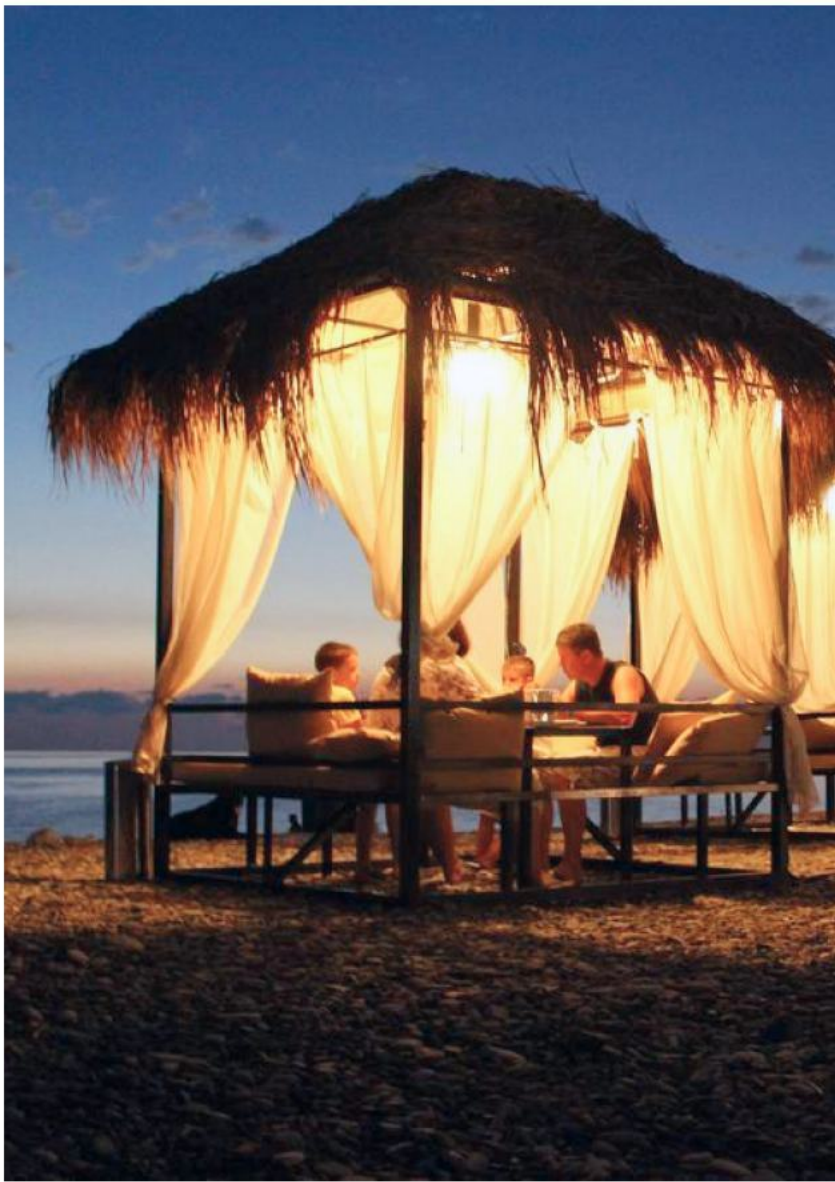
Akhalsopeli is rapidly transforming into one of Batumi’s most prestigious suburbs, increasingly chosen by affluent residents. Nearby Gonio and Kvartati are evolving into a dynamic resort cluster with modern infrastructure, where international hotel brands such as Radisson, Rotana, and Wyndham are rapidly expanding their presence — alongside a landmark development by Dubai-based Emaar Group, backed by up to \$6 billion in investment. The E60 highway offers fast, traffic-free access to destinations along Georgia’s Black Sea coast and to Kutaisi International Airport (just 1.5 hours away), which connects the region to numerous European cities. With all these developments underway, the market is poised for significant property value appreciation in this fast-growing location.

HOME — a lifestyle that blends together the best of everything, without compromise

Target Audience

-  **Large families**
seeking a private, eco-friendly living environment with city amenities for personal use or long-term rentals.
-  **Investors**
focusing on short-term rentals during peak seasons.

 Lifestyle in **Gonio**, Batumi



Everything Important is nearby

LOCATION

17 min.	Batumi city center
12 min.	Metro City Mall
8-12 min.	Gonio, Kvariati, and Sarpi beaches
8 min.	Batumi International Airport
8 min.	Gonio Fortress
8 min.	premium resort cluster (Radisson, Rotana, Wyndham)

INFRASTRUCTURE

3 min.	gas station and car service
3 min.	restaurants
3 min.	mini-market and stores
3 min.	pharmacies
20 min.	Turkish border

Project Address: **Batumi, Gonio, Avgia Street, 34**

TURKISH BORDER ▼





HOME

EMAAR PROJECT

Investment Appeal

HOME is the ideal solution for those who appreciate the harmony of nature combined with the comforts of modern living.

The project is set for completion by Q4 2026.

Well-developed internal infrastructure, quick access to Batumi’s key locations, and proximity to a growing luxury resort cluster — project HOME represents an exceptional investment opportunity.

The high and stable demand for private homes in Batumi guarantees strong rental potential year-round — regardless of the season. This makes the property a reliable income-generating asset in both the short- and long-term rental markets.

Return calculation for long-term rental

Turnkey purchase price	\$331 213,5
Monthly rental income	\$1 900
Annual rental income	\$22 800
Operating expenses (\$100/month)	\$1 200
Property Maintenance & Utilities (5%)	\$1 140
Tax 5%	\$1 140
Net Income	\$20 460
ROI	6,1%
Payback Period (years)	16,1

Return calculation for short-term rental

Turnkey purchase price	\$331 213,5	Days	Occupancy rate	Daily rate	
Low season rental income		121	10%	\$200	\$2 420
Mid season rental income		122	40%	\$250	\$12 200
High season rental income		122	80%	\$350	\$34 160
Annual rental income					\$48 780
Property management (30%)					\$14 634
Operating expenses (\$100/month)					\$1 200
Tax 5%					\$2 439
Net Income					\$30 507
ROI					9,2%
Payback Period (years)					10,8

Convenient layouts

A private, family-friendly living environment suitable for all generations.

The layout includes a living room with dining and kitchen areas, 3 bathrooms, and cozy bedrooms, which can also serve as children's rooms or home offices.

Third Floor (53.92 m²)

- 1. Bedroom or office
- 2. Bathroom with window
- 3. Spacious terrace with panoramic views of the sea, mountains, and city

Second Floor (44.86 m²)

- 4. Two bedrooms
- 5. Bathroom
- 6. Storage space in both bedrooms
- 7. Balcony with panoramic views of the sea, mountains, and city

First Floor (47.93 m²)

- 8. Kitchen, living-room patio creates a perfect outdoor living space
- 9. Panoramic windows in the kitchen area
- 10. Bathroom
- 11. Storage room



DESIGN PROJECT

Finishing Options

Design projects where every square meter is meticulously planned by a team of professional designers.

White frame

Basic finishing option. Installation of utilities, electrical outlets, floor screed, interior partitions, and wall leveling with plaster. Includes individual gas boiler and heating radiators.

Turnkey fully furnished +\$750/m²*

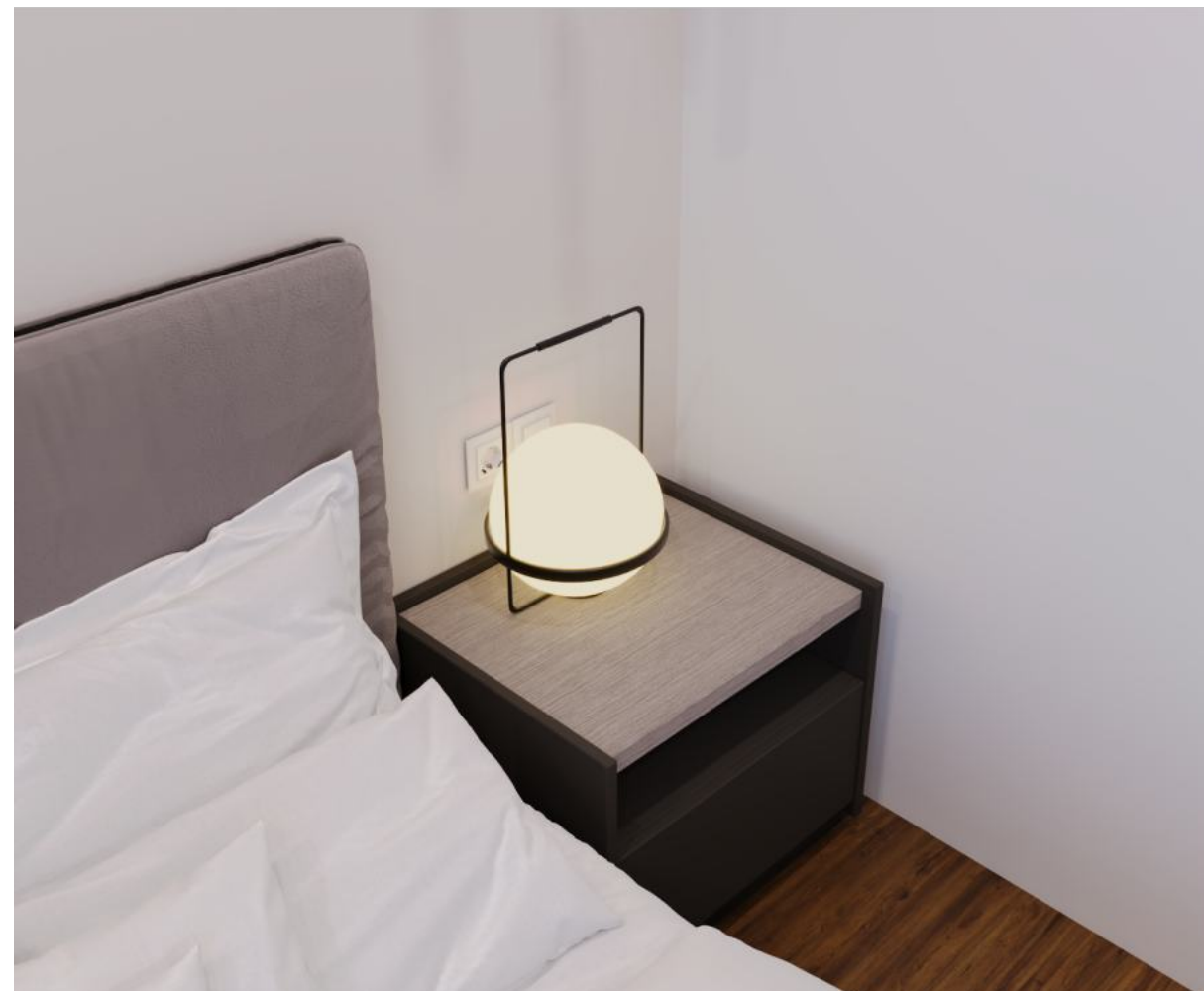
Final fit-out with furniture and appliances according to the design project, including a kitchen with household appliances.

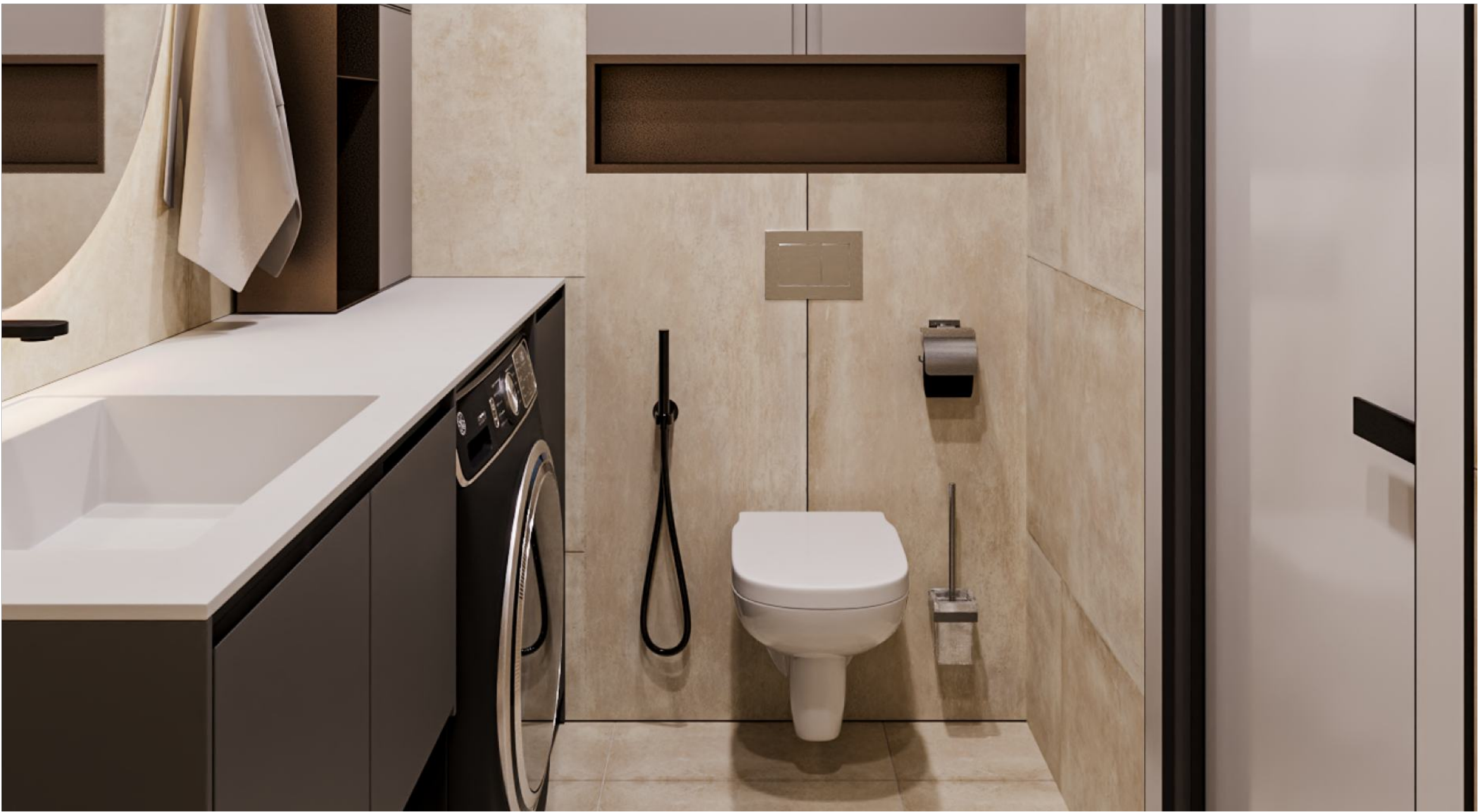
✳ We can develop a custom design project with full furnishings and materials.



DESIGN PROJECT

Complete Design for HOME





One development — High Quality of Construction

- HPL Facade Panels – Durable, colorfast, and resistant to tropical climates.
- Natural Stone – Used for facade finishes, entrance areas, and common spaces.
- Eco-Friendly Gas Blocks – Offering superior thermal insulation and moisture resistance.
- Aluminum Energy-Saving Windows – Lightweight, strong, and resistant to deformation.
- Energy-Efficient Ventilation and Air Conditioning – Ensuring a comfortable indoor climate.
- Premium-Class Silent Elevators (Otis, Schindler, KONE) – Ensuring convenience and reliability for residents.
- Piled Foundation – 30-45 meters deep, providing stable support, even on complex soils.
- High-Strength Rebar – Laboratory-tested for reliability and compliance with international standards.
- High-Grade Concrete (B30-B35) – Offering excellent strength and load-bearing capacity.



Maintenance Costs

Maintenance

Includes the cleaning of common areas, elevator maintenance, upkeep of water and heating systems, waste removal, security (video surveillance and access control), lighting and maintenance in the gated area.



Maintenance Costs — \$100 per townhouse

Utilities

Charged based on individual meters according to Batumi's city-wide rates:

Electricity

- Up to 101 kWh: 0.1773 GEL per kWh
- From 101 to 301 kWh: 0.2170 GEL per kWh
- Over 301 kWh: 0.2622 GEL per kWh

Natural Gas — 0.56928 GEL per cubic meter

Water Supply — 0.51 GEL per cubic meter

