

BARCELO TBILISI

ELI
BUILDING
DEVELOPMENT

BD REALTY



ELT BUILDING DEVELOPMENT

The developer of the project is the construction and development company **ELT Building Development**. It entered the real estate market of Georgia in 2017 and quickly gained the reputation of a reliable partner in this industry.

As the main construction site, the developer chose Batumi — an actively developing resort city with unlimited investment potential and maximum attractiveness for real estate buyers. Here the company builds modern hotel and residential complexes, where you can buy apartments for both personal residence and income generation.

The company has worked in partnership with renowned international brands such as **Wyndham Hotels & Resorts**, **River Rock Hotels & Resorts** and **IPM OE**.

At the beginning of 2024 ELT Building Development signed an exclusive partnership with the world famous brand «**Barceló Hotel Group**», a company that offers the highest quality management services. It is in this cooperation that the Barcelo Tbilisi project is being realized.



LA QUINTA BY WYNDHAM



MARINA CLUB



BARCELO TBILISI

Exquisite housing and hotel complex in the very center of the city with premium service of a 5-star hotel, developed infrastructure and stunning views of the Mtkvari River, Samgori and Old Tbilisi.

NUMBER OF BLOCKS

2 blocks

COMPLETION DATE

end of 2027

EXCLUSIVE PARTNERSHIP WITH BARCELÓ HOTEL GROUP

ELT Building Development and Barceló Hotel Group have joined forces in **the Spanish Quarter** project in Tbilisi, combining their experience in quality construction with the reputation of one of the leading hotel chains in the world.

Barceló Hotel Group, the second largest hotel chain in Spain and one of the largest in the world, is known for its high standards of service in various city and resort hotels around the world, the main destinations being the Caribbean, Mexico, Spain and the UAE.

Barceló
HOTEL GROUP

208 hotels
IN 25 COUNTRIES

62,000+
ROOMS

The goal of this partnership is to set new standards in the region's hospitality and investment real estate industry. Together, the two companies are committed to providing residents and investors in the Spanish Quarter with exceptional service and opportunities.



THE PROJECT CONSISTS OF 2 BLOCKS

- ◆ **Блок А** is designed for the Barcelo Hotels chain, includes 150 rooms spread over floors 1-12.

The first floor represents the lively center of our project with commercial spaces, restaurants, lobby, bar and fully furnished terrace.

The second floor is dedicated to wellness and relaxation with a spa, swimming pool and fitness center.

From the 13th to the 22nd floor are hotel-type apartments.

- ◆ **Блок В** is a 22-storey residential building. Residents of Block B will also have access to common open spaces and recreational facilities located throughout the building. In addition, they will receive special offers for hotel services available in the complex.



Блок А

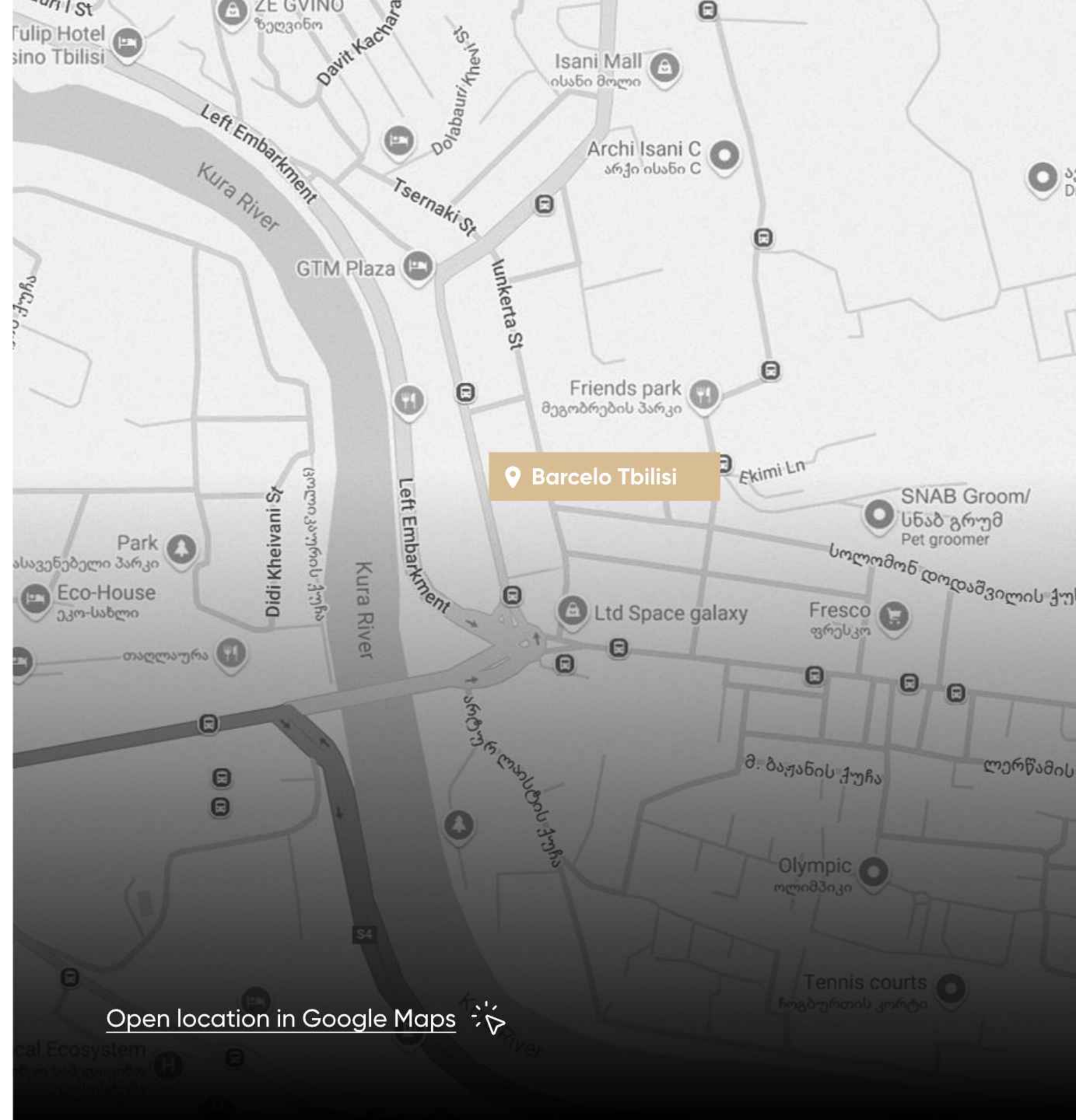
Блок В

LOCATION OF THE COMPLEX

The complex is located in a quiet cozy area of Isani with good transport accessibility and several metro stations nearby.

Mtkvari Beach is nearby

To the center of Tbilisi only 10 minutes by car



COMPLEX INFRASTRUCTURE

On the territory of the complex there is everything necessary **for comfortable living and recreation:**

SPA

Swimming pool

Fitness room

Underground parking for 150 cars

Furnished terrace

Restaurant and bar





Hotel-type apartments are delivered to the owners **fully Turnkey** with ready repair, furniture and appliances.

The design is developed and executed by our international partners.



SERVICE

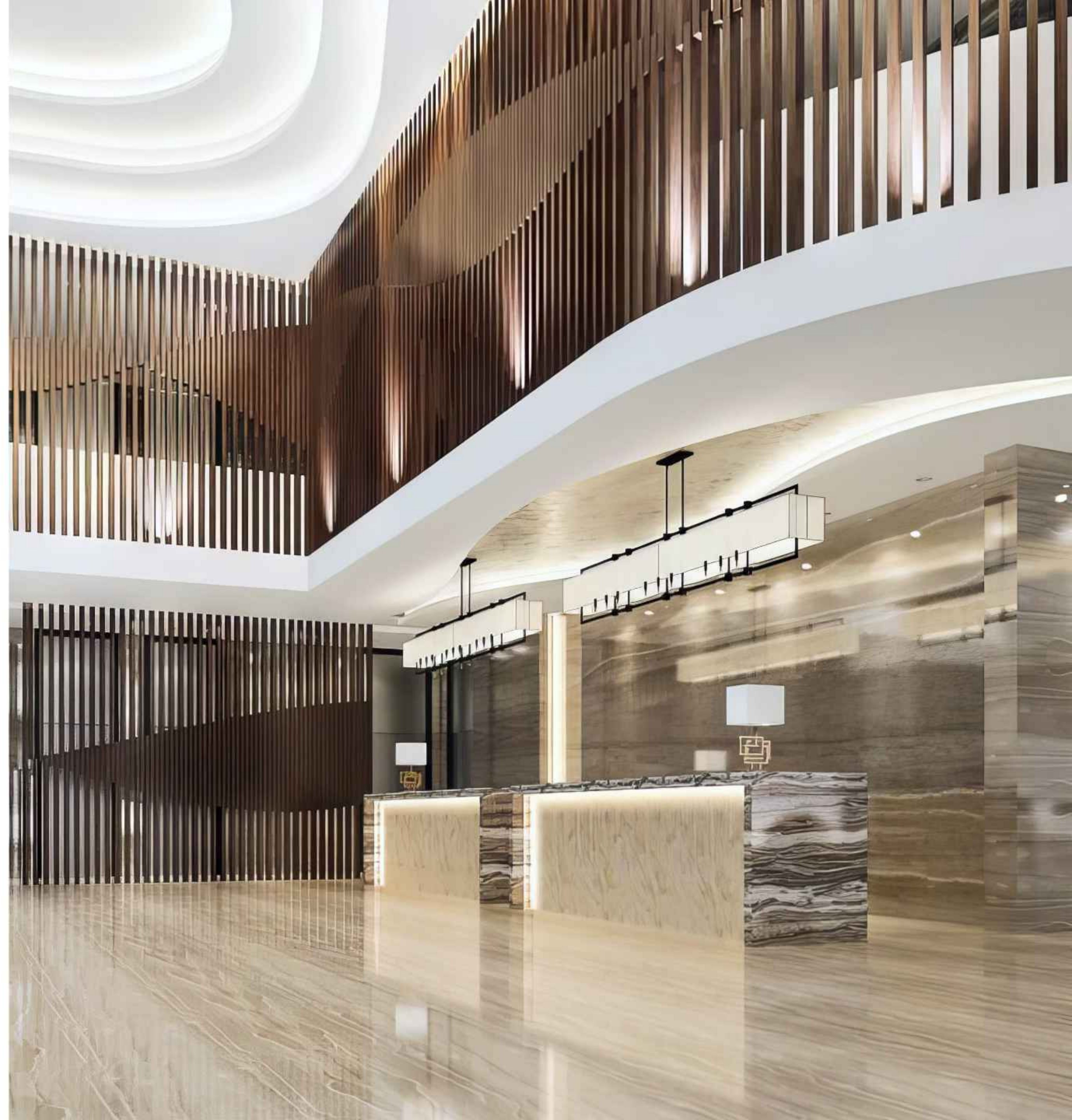
The project management company undertakes comprehensive room service and provides full hotel service.

1 \$/m², but not more than 50\$

SERVICE FEE, BLOCK A

0,9 \$/m², but not more than 45\$

SERVICE FEE, BLOCK B



INSTALLMENT OPTIONS

Interest-free installments for 40 months

with a down payment of 30%

30% down payment

45% interest-free installment
for 36 months

25% single payment or
mortgage

INVESTMENT ATTRACTIVENESS

The project offers favorable conditions for investors and profit sharing **in the ratio 80/20**, regardless of the rental status of a particular apartment.

80%

GOES TO THE INVESTOR

20%

GOES TO THE MANAGEMENT COMPANY

Profit is calculated from the total income: profit from hotel rooms, spa, gym and any other services provided by the hotel.

Investors have a unique opportunity to use an internal interest-free installment plan for **up to 4 years** with an individual payment schedule.



FINANCIAL CALCULATION

Floor	11
Square	30,54 m ²
Price per m ²	2 900 \$
Total cost	88 566 \$
Annualized return in \$	7 898
Annualized return in %	8,92





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