

# LUX GOLDEN WAVE

LUX | DREALTY



# LUX

The project developer is a reliable construction company **Lux**. The company has a bank guarantee from the Bank of Georgia, which ensures the reliability of the project and allows buyers to purchase objects in the complex with a mortgage.

The developer also has projects to expand the infrastructure around the complex.

## 3

COMPLETED  
RESIDENTIAL  
PROJECTS IN BATUMI

# LUX



# LUX GOLDEN WAVE

Elite club-type residential complex in Batumi within walking distance to the sea (50 m) with a gorgeous view of the coast.

NUMBER OF FLOORS	COMMERCIAL FLOORS
5 floors	2 floors
NUMBER OF APARTMENTS	RECREATIONAL SPACE
124	2,200 m <sup>2</sup>
STUDIO AREA	AREA, 1-ROOM. APARTMENTS
30-61.4 m <sup>2</sup>	43.1-79.9 m <sup>2</sup>
COMPLETION DATE	
2025	



# ARCHITECTURE

The design of the project with exquisite balconies and open terraces amazes with its appearance and makes the property stand out from the rest.

The architecture of the facade follows the curves of the wave. The balconies offer **stunning views of the sea and the city.**





# LOCATION OF THE COMPLEX

The complex is located on the first coastal line 50 m from the sea. There are few similar projects on the first coastline in Batumi, which makes this complex even more attractive to buyers.

700 m

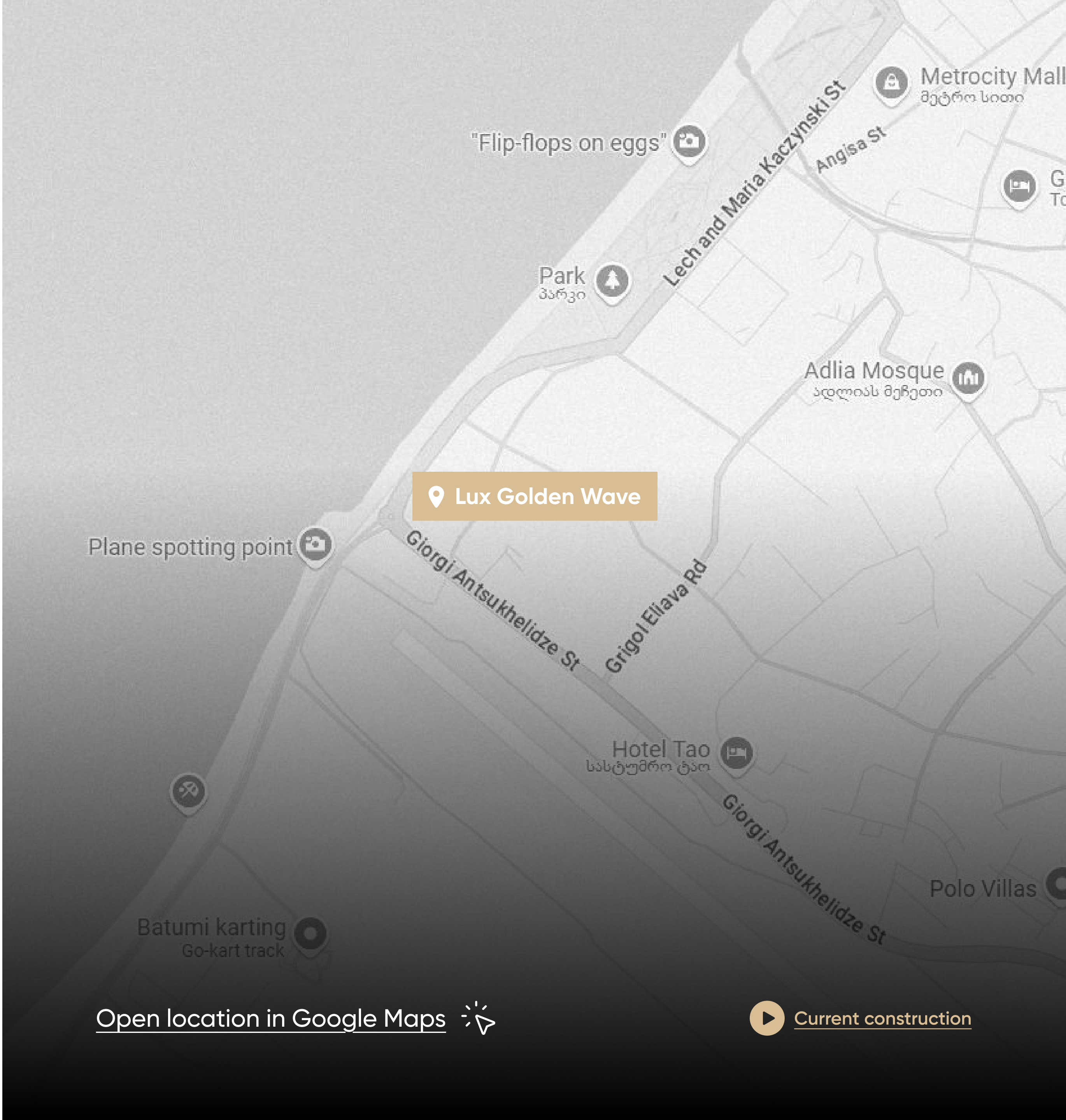
Seaside Park

2.5 km

Shopping mall

2.9 km

International airport





# INFRASTRUCTURE OF THE COMPLEX

The complex has everything for  
a relaxing holiday:

Pool

Outdoor landscaped terrace

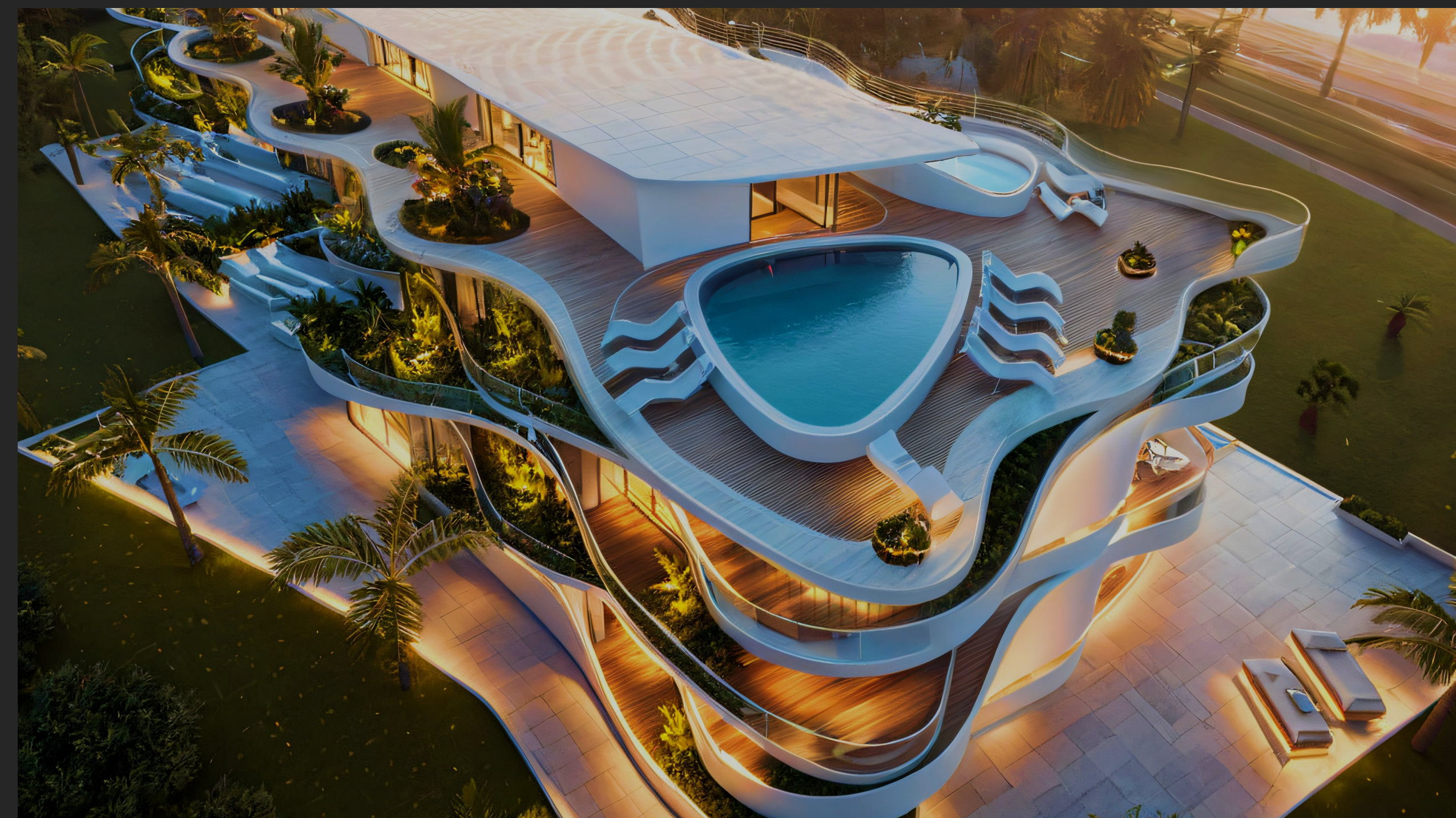
Modern parking lot

Multifunctional yard

Children's playgrounds and gazebos  
for meetings

Cafe-coworking on the ground floor

Rooftop lounge with photo zone, 2 swimming  
pools, outdoor cinema and restaurant





# СЕРВИС

The management company provides full service maintenance of the complex, **including:**

Security

24/7 video surveillance





# СПОСОБЫ ОПЛАТЫ

Cash

Cryptocurrency

**Interest-free  
installments from  
the developer**

**Installment terms:**

- **30%** down payment
- Installments **for 20 months**



# INVESTMENT ATTRACTIVENESS

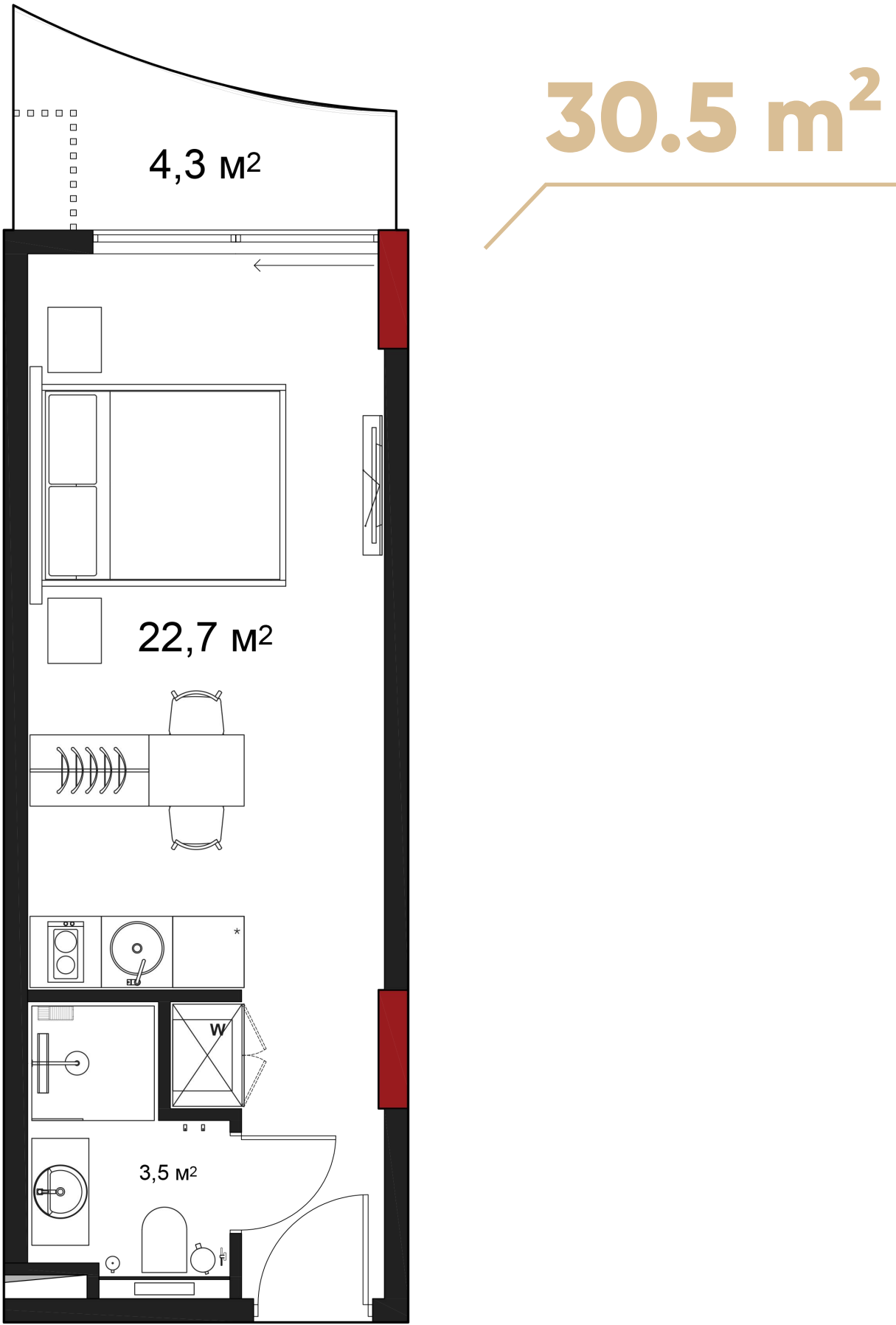
Thanks to its advantageous location and developed infrastructure, the complex is ideal **for both resale and rental strategies.**





# FINANCIAL CALCULATION

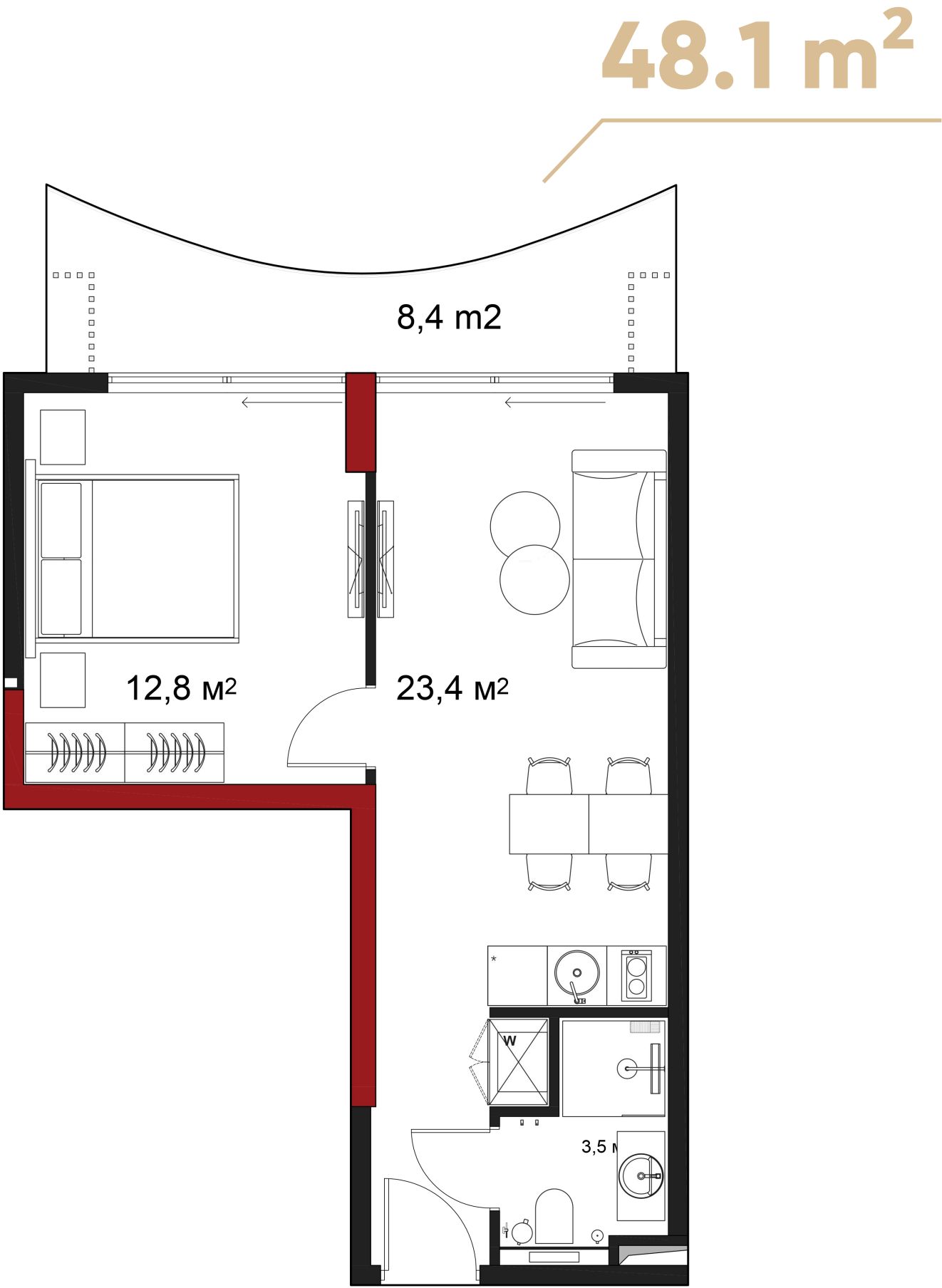
Floor	2
Square	30.5 m <sup>2</sup>
Cost per m <sup>2</sup>	\$1,600
Total cost	\$48,000
Down payment (10%)	\$4,800
Monthly payment (21 months)	\$1,600
Annual return in \$	\$8,800
Annual return in %	30.5%
Profitability until the end of construction in \$	\$8,800
Profitability until the end of construction in %	18.3%





# FINANCIAL CALCULATION

Floor	3
Square	48.1 m <sup>2</sup> (1+1)
Cost per m <sup>2</sup>	\$1,650
Total cost	\$79,365
Down payment (10%)	\$7,937
Monthly payment (21 months)	\$2,645.5
Annual return in \$	\$15,873
Annual return in %	33.3%
Profitability until the end of construction in \$	\$15,873
Profitability until the end of construction in %	20%







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