

# IKON DEVELOPMENT

IKON

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IKON 03M6



# IKON

**IKON is** a real estate development company working in partnership with a qualified and experienced team. They are implementing one of the most outstanding projects in Batumi.

**The company's goal is** to set new standards of quality of life for residents and guests of Batumi and to provide the most convenient conditions for investment in real estate.

# IKON





# IKON DEVELOPMENT

A multifunctional complex combining modern design and premium infrastructure: swimming pool, terraces, panoramic restaurant, gym and much more. The project features apartments with verandas and views of the mountains or the sea. Ideal for living and investment.

THE NUMBER OF FLOORS	THE NUMBER OF APARTMENTS
21 floor	285
THE AREA OF THE COMPLEX	APARTMENTS ON THE FLOOR
15,000 m <sup>2</sup>	15
APARTMENTS' AREA	THE NUMBER OF ELEVATORS
33.4 m <sup>2</sup>	4
COMPLETION DATE	
2027	



# ARCHITECTURE FEATURES

- Each apartment has a balcony
- The frame of the house is reinforced concrete
- Doors and windows made of aluminum stained glass
- The house is illuminated with special LED lighting
- 4 foreign elevators
- Video surveillance system
- Panoramic windows
- Concrete walls between the apartments
- Smart parking
- Aluminum "Alucabond"
- Natural granite on the facade







# ADVANTAGES OF CONSTRUCTION

IKON DEVELOPMENT applies innovative technologies and materials of the highest quality.

Gas heating

LED lighting

Smart doors system

Large-scale landscaping

High-class elevators

High-tech glazing

The developer builds buildings using advanced materials and technologies **to withstand seismic impacts up to 7.0 points.**

**Each building is certified by international authorities** and meets high safety standards, creating a safe and modern environment for residents.



# LOCATION OF THE COMPLEX

The project is located in the area of the New Boulevard, which is developing rapidly and attracts tourists.

There is everything you need within walking distance:

- 5 min

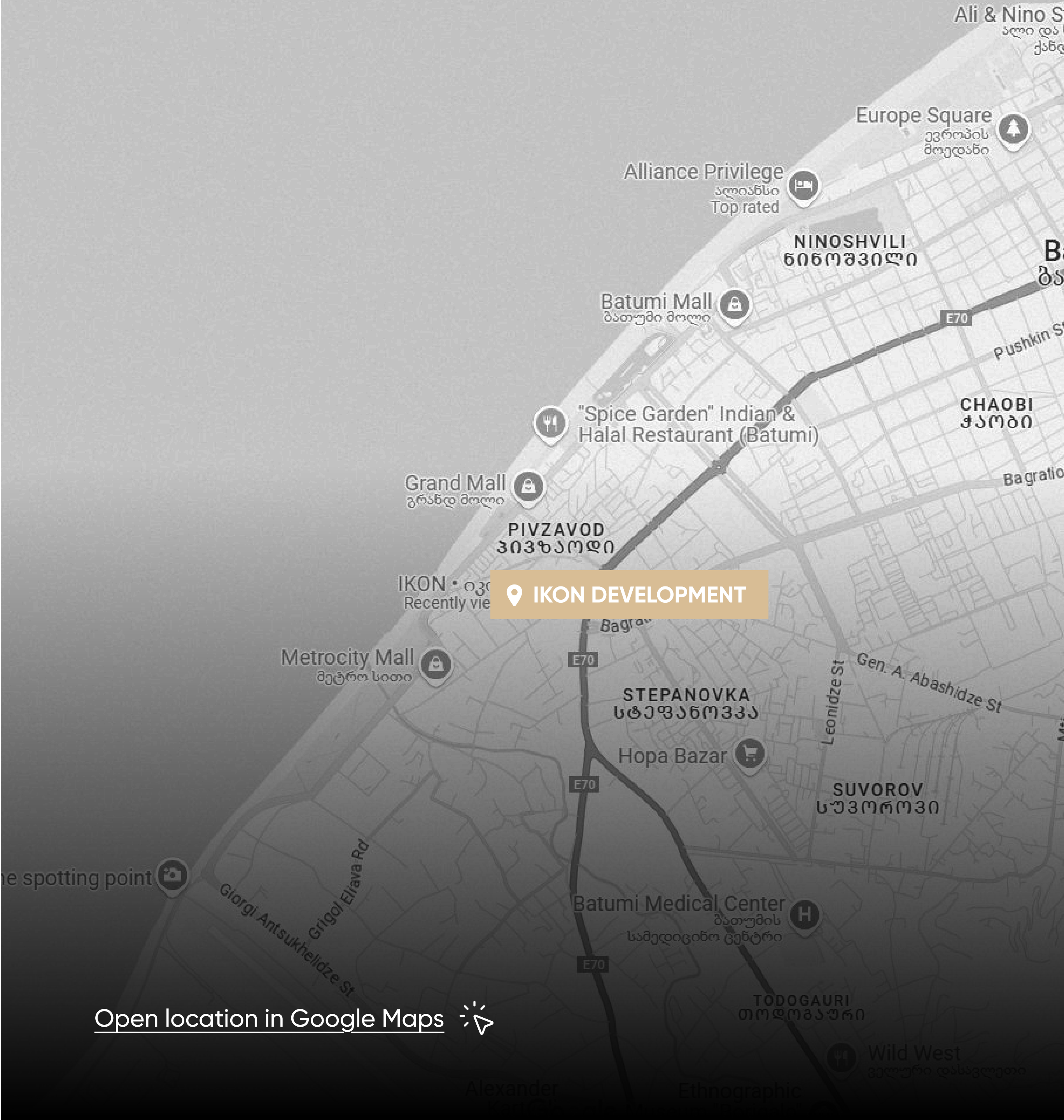
to the beach and shopping center
- 15 min

to the House of Justice and the Batumi Stadium
- 7 min

to the park
- 20 min

to the airport
- 10 min

to the casino and hospitals



[Open location in Google Maps](#)





# INFRASTRUCTURE OF THE COMPLEX

The project offers all the necessary amenities,  
providing comfort for both recreation and for  
permanent residence:

Parking

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Supermarket

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Restaurant

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Open pool

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Children's zone

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Silent Hall

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07 • Infrastructure of the complex





# SERVICE

The management company will take on service of the complex after delivery, will help you rent your property, ensure stable income and property safety.

Contents/cleaning – cleaning areas

Lighting the facade and territory

Administrator and reception

Operation of common communication networks

Protection and video surveillance 24/7

Facade care and territory

Fire safety control control





# WHITE FRAME

In the complex, each apartment has a carefully thought-out layout and bright design, which provides ergonomic use of space.

**Two types of finishes are available for customers:** white frame and turnkey repair.

Refractory entrance groups

Conducted plumbing, television, Internet

Floor screed, apartments and balconies

"Quiet" aerated concrete walls

Interior partitions were erected

Windows and balcony doors with double glasses





# PAYMENT METHODS

**Cash payment**

**Banking  
transfer**

**Interest-free  
installments  
for 30 months**

with the initial contribution **10%**

**Payment with  
cryptocurrency**

**Mortgage from  
a partner of  
TBC Bank**



# INVESTMENT ATTRACTIVENESS

The project is universal and is ideal for any investment strategies:

Resale	Due to the increase in prices and a profitable payment scheme, you can earn on the difference in cost
Long-term lease	The prestigious area is convenient for life and attracts tenants
Short-term leases	The possibility of delivery through the management company provides stable passive income

The **dynamic price system** suggests that the cost of the remaining apartments is growing as they sell them. More than 40 apartments have already been sold in three months, which indicates high demand.

**Flexible plan** only a part of the amount until the construction is completed when the price. The apartments have already grown. This makes it possible to earn well by reselling the apartment and taking a mortgage at a later stage.

Expected profitability:

<b>8-12% p.a.</b> RENTAL INCOME	<b>10-20% p.a.</b> GROWTH OF VALUE DEPENDS ON THE SALES AND DEVELOPMENT OF THE REGION	<b>The benefit of investments</b>  IT IS NECESSARY TO PAY THE ENTIRE AMOUNT ONLY BY THE END OF CONSTRUCTION, WHICH INCREASES PROFIT
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