

QUEEN'S RESIDENCE





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Multifunctional complex of premium class in a green and quiet area of Batumi in 750 metres to the sea, combining natural harmony, home comfort and the comfort of modern urban life.

NUMBER OF BLOCKS	NUMBER OF FLOORS
2 blocks	16 floors
NUMBER OF APARTMENTS	PROJECT BUDGET
566	14 000 000\$
AREA	COMPLETION DATE
from 33 to 154 m ²	2025 BLOCK A 2026 BLOCK B

ARCHITECTURE

The complex is characterised by a stylish design concept and high quality construction. The buildings are built using **monolithic frame technology**, which guarantees the stability and safety of the entire structure. The roof is equipped with internal gutters and covered with soft roll waterproofing, which provides reliable protection from moisture and precipitation. The walls of the complex are made of brick. Modern construction technologies are used to improve sound insulation of both inter-apartment walls and inter-floor slabs. The exterior of the new building is emphasised by curtain panels, and the facade lighting at night looks particularly stylish.

The project stands out against the background of urban development by **the increased area of glazing and large balconies**, the fences of which are made of special tempered glass.

Modern technological equipment and engineering communications and fire protection systems are installed in the complex, which guarantees safety and comfort for all residents.

Convenient entrance groups are provided for people with disabilities.



LOCATION OF THE COMPLEX

The complex is being built in the neighbourhood **of New Boulevard**. This is a promising and actively developing location within the city with new modern buildings, the area is famous for its rich social, household, shopping and entertainment infrastructure.

The project is surrounded by a mandarin garden, eucalyptus and evergreen plants, and the windows offer magnificent views of the mountains and the sea.

7 min

The sea

10 min

A huge park with a promenade

In a distance

Shopping centre, water park and airport

In walking distance:

shops

supermarkets

cafes

pharmacies

coffee shops

restaurants

Metro City shopping centre

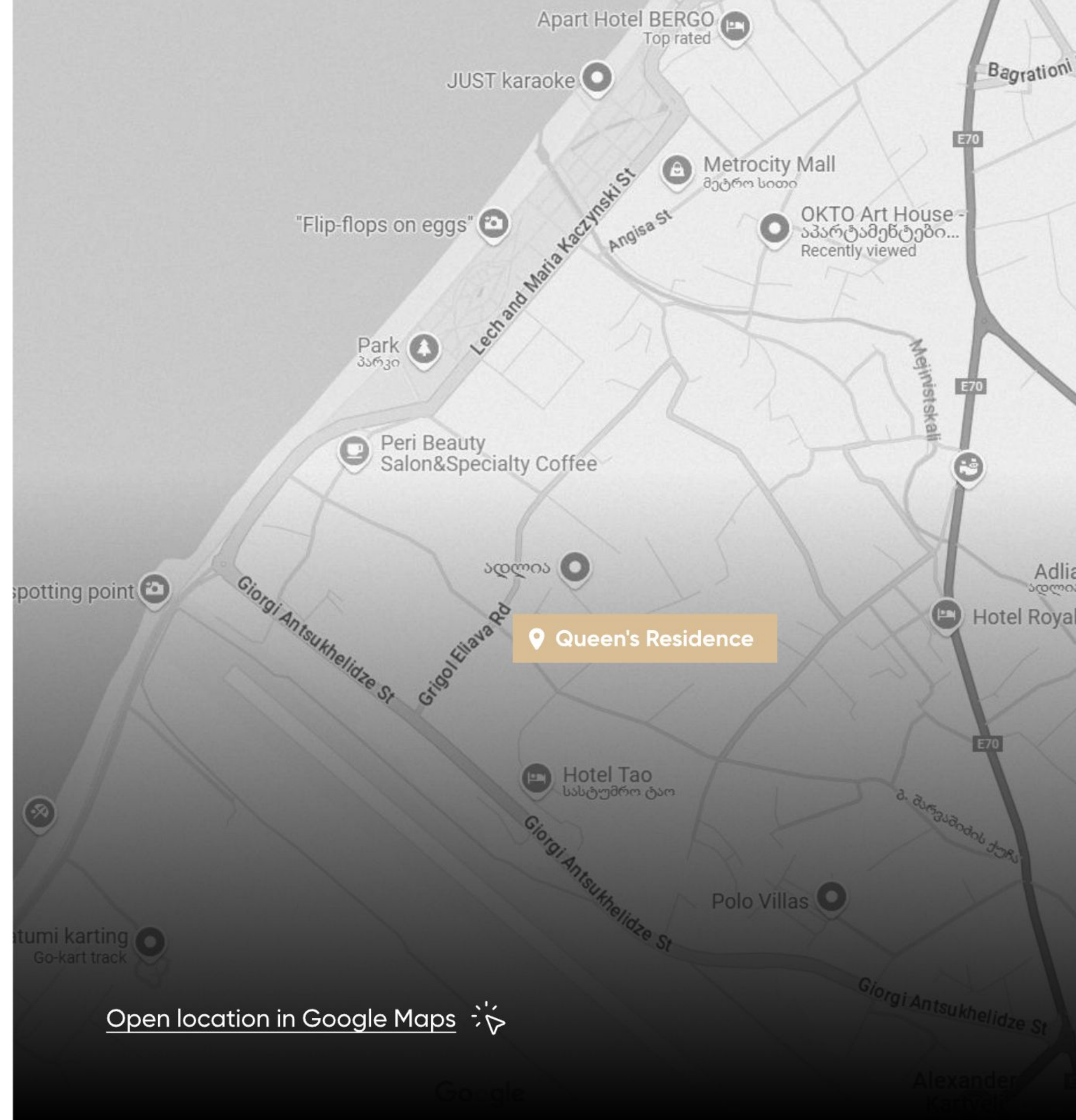
bank branches

medical facilities

school

160 m Public transport stop

06 • Location of the complex



[Open location in Google Maps](#)



INFRASTRUCTURE OF THE COMPLEX

On the territory of the project there is everything necessary **for a comfortable life and a measured rest:**

Outdoor and indoor heated swimming pool

Sauna, SPA-centre

Car park

Bicycle parking

Fitness centre

Restaurant and bar with terrace

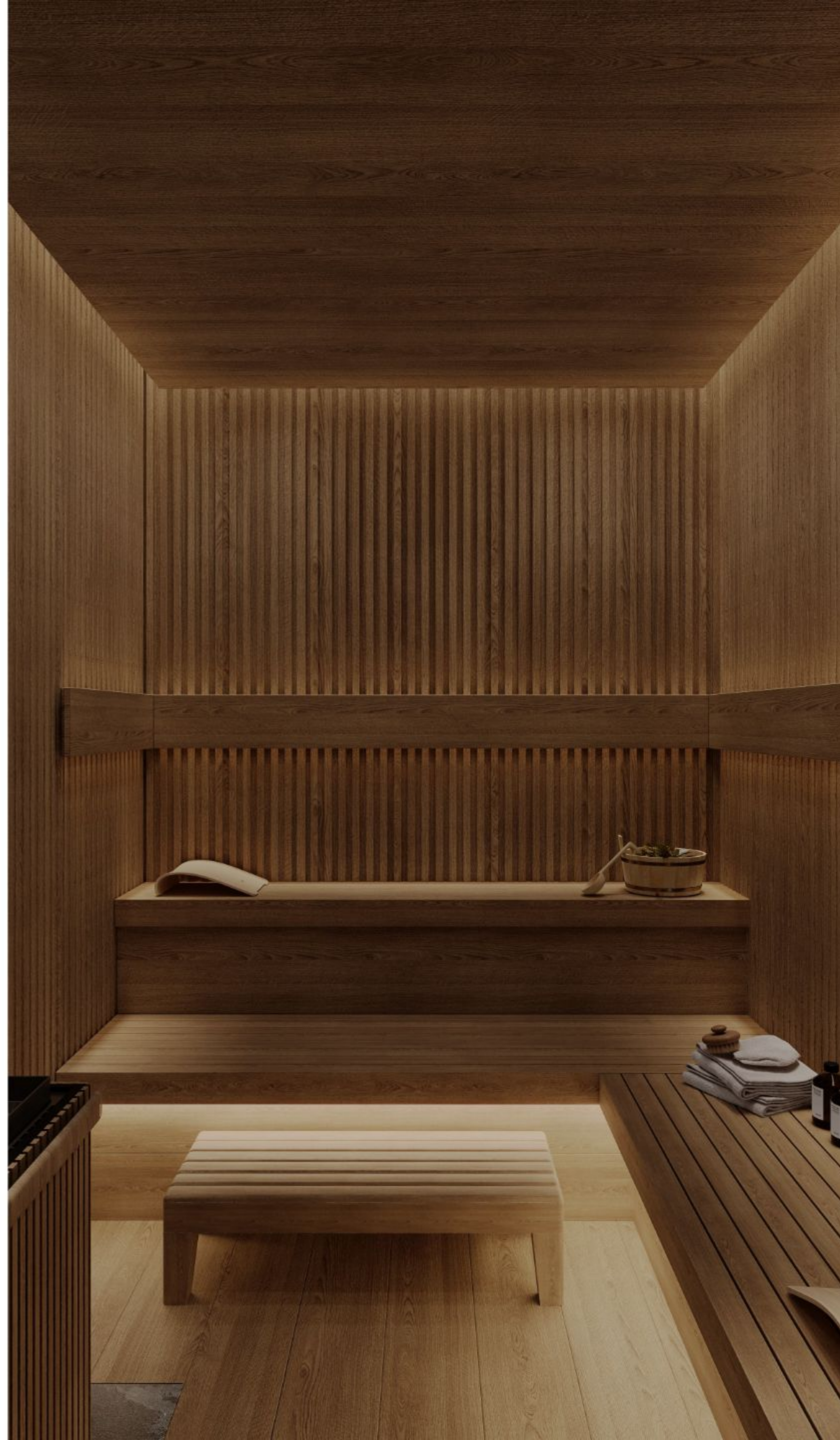
Playgrounds for children with safe surfaces

Underground and surface car park





08 • Swimming pool, sauna, massage room



SERVICE

The management company will take over the maintenance of the complex after handover, **which will include:**

Concierge service with 24/7 reception

Room and common area cleaning

Security service and 24-hour video surveillance cameras





FINISHING OPTIONS: WHITE FRAME

The White Frame finish is a basic package that includes electrical and plumbing systems. The flat will have internal partition walls, plastered walls and a tiled balcony.

Centre door and lock

Electric meter

Water meter

Gas meter

Sewerage
(central riser)

Sewerage
(to the connection point)

Electricity
(to the switchboard)

Screed

Walls

Wall plastering

Floor heating

Heating pipes
(to the main point)

Electricity cables
(bringing to the
connection point)

FINISHING OPTIONS: RENOVATED

Flats with full finishing include flooring, ceiling, walls, interior doors and bathroom finishing. Furniture and appliances are not included. The flats are equipped with electrical fittings.

This includes the same as in the White frame, additionally:

Plasterboard ceiling

Floors (according to interior design)

Walls (according to interior design)

Ceiling (according to interior design)

Interior doors





FINISHING OPTIONS: TURNKEY

Turnkey flats are fully ready to move in. Everything from heating boiler and air conditioning to furniture, appliances and lighting is included.

This includes the same as in the White frame and in the flats with full finishing, additionally:

Bathroom accessories
(according to interior design)

Furniture (according to interior design)

Home appliances
(according to interior design)

METHODS OF PAYMENT

Cash payment

Interest-free installment from the developer

Installment terms:

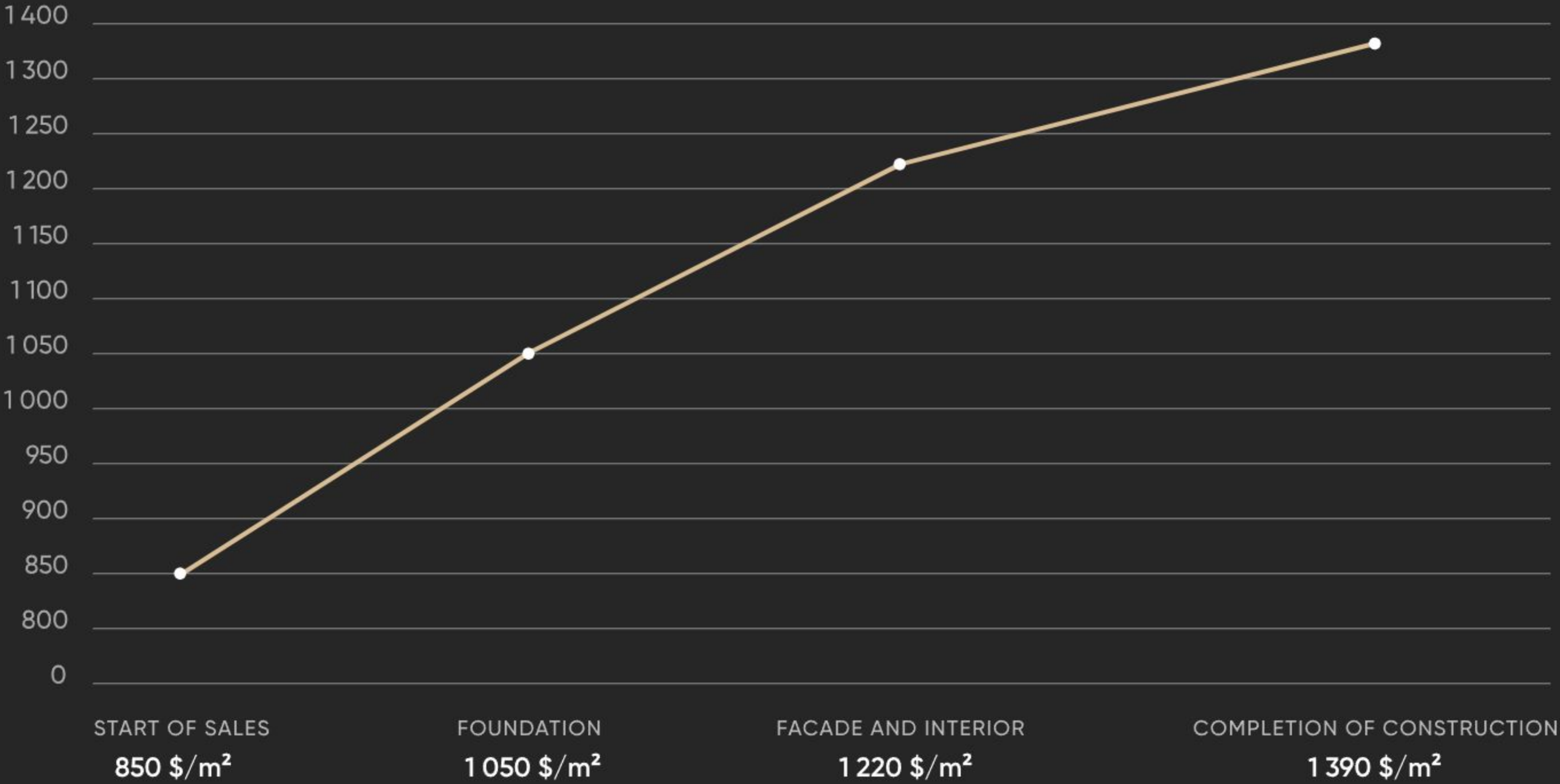
- 20% down payment
- 20-month installment

Cryptocurrency

Mortgage

Partnership with TBC Bank

INVESTMENT ATTRACTIVENESS



+63,5%

PROJECTED CAPITAL GROWTH
FOR 2 YEARS BY THE END OF
CONSTRUCTION

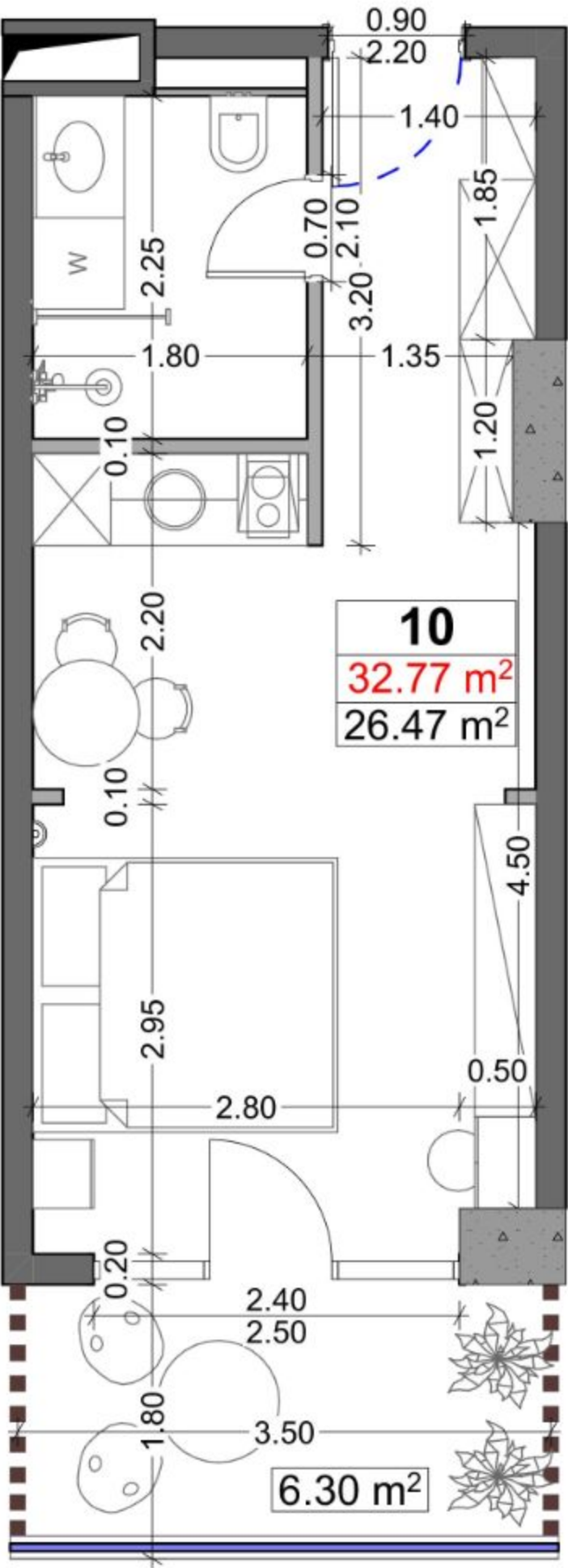
up to 12% per annum

YIELD FORECAST

FINANCIAL CALCULATION

Floor	8
Area	32,77 m ²
Cost per m ²	1 200\$
Total Cost	39 324\$
Down payment (30%)	11 797,2\$
Monthly payment (20 months)	1 376,34\$
Annual yield in \$	7 864,8
Annual yield in %	27,7
Yield to end of construction \$	11 168
Yield to end of construction %	28,3

32,77 m²





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