



LEZIBO

SERENADE



TEMPO HOLDING

The project is being developed by a young and dynamically developing construction company **TEMPO HOLDING**.

She is the winner of the Luxury Lifestyle Awards 2024 in the category "Best Luxury Real Estate Development in Georgia" .





SERENADE

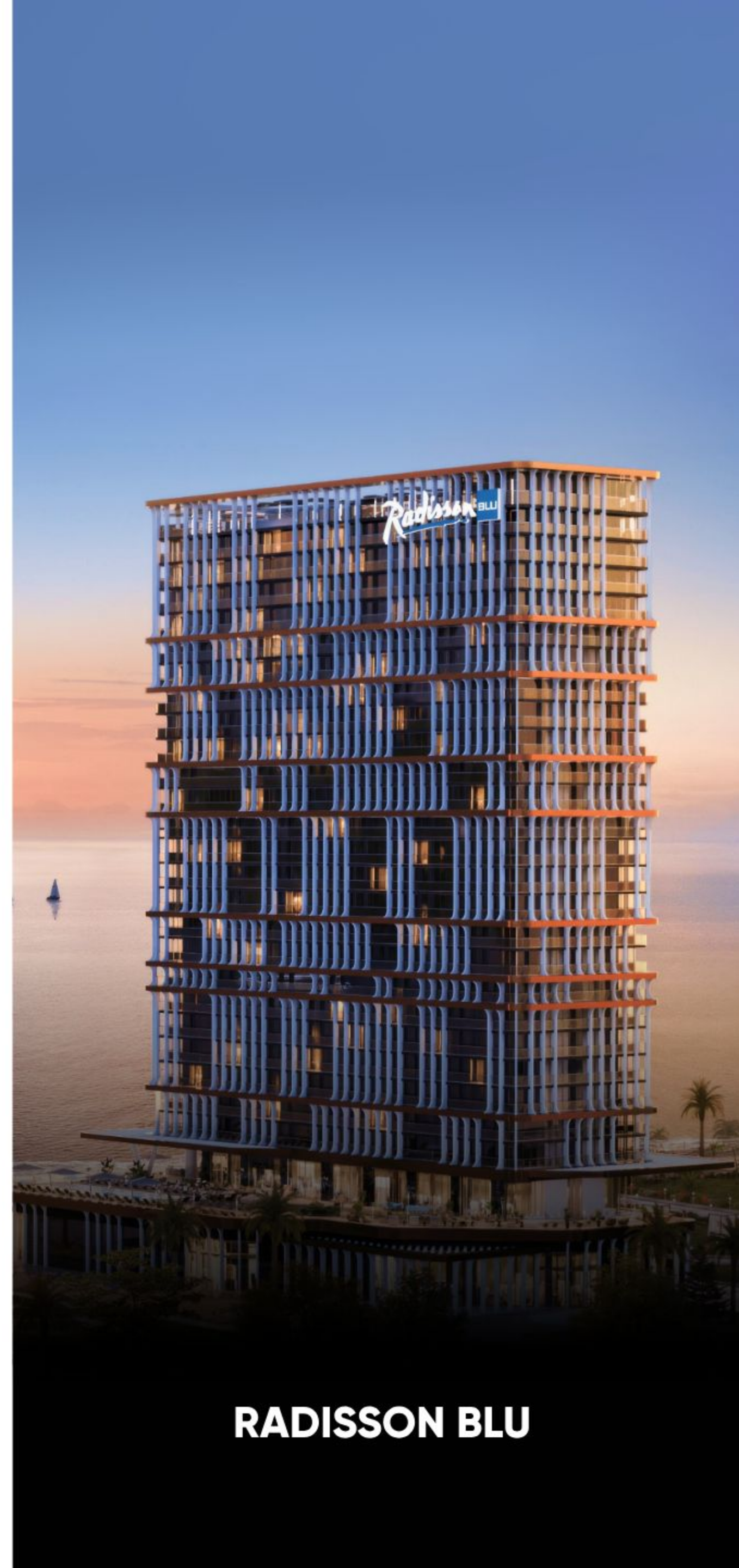
Premium residential complex with developed infrastructure, service and stunning views of the mountains and sea. The project is part of a premium real estate development on the Black Sea coast and is adjacent to an elite complex from the same developer.

NUMBER OF FLOORS	NUMBER OF APARTMENTS ON EACH FLOOR
16 floors	21
NUMBER OF APARTMENTS	COMPLETION DATE
315	2028

The complex is being built in co-operation **with the construction company SITA**, founded in 2016. The company specialises in construction project management.

The partnership with SITA ensures strict quality control, effective risk management, optimal resource allocation, shortened project timelines, coordination of parties and sustainable development.

Sita Construction Company's projects include Radisson Blu, Wyndham Residences, Holiday Inn Express, Rotana and others.



RADISSON BLU



**WYNDHAM GRAND
RESIDENCES AQUA**

ARCHITECTURE

Serenade's design is inspired by the picturesque surroundings, where modern style blends harmoniously with nature. This project is the result of the work of the famous architect **Irakli Emiridze**. Every line and every detail of the architecture was carefully thought out to create a space that looks truly unique and expensive.

The complex is designed taking into account the environment. The architecture fits perfectly into the natural and urban landscape, enhancing the aesthetics of the place and emphasizing its individuality.

The building is visually divided into spacious glazed areas and balconies. The addition of greenery and the use of natural shades create a feeling of lightness and harmony, making it cozy and aesthetically attractive.



INNOVATION IN SUSTAINABLE DESIGN

The facade of the Serenade complex will become an example of a modern approach to eco-friendly architecture, presenting **the first "living" facade with a self-irrigation system**. This unique technology not only provides automatic watering of plants, but also saves water, keeping the greenery lush and healthy, with minimal environmental impact.

Evergreen trees have been chosen for the facade design, which will preserve their beauty at any time of the year, adding aesthetic appeal to the complex. Pots with plants will be harmoniously integrated into the facade design according to the recommendations of professionals.

This fusion of nature and high technology creates an atmosphere of comfort and tranquility, positively affecting the health and mood of residents. **A well-known Georgian florist will be responsible for the selection of plants and their care, which emphasizes the high level of attention to the beauty and ecological harmony of the project.**



LOCATION OF THE COMPLEX

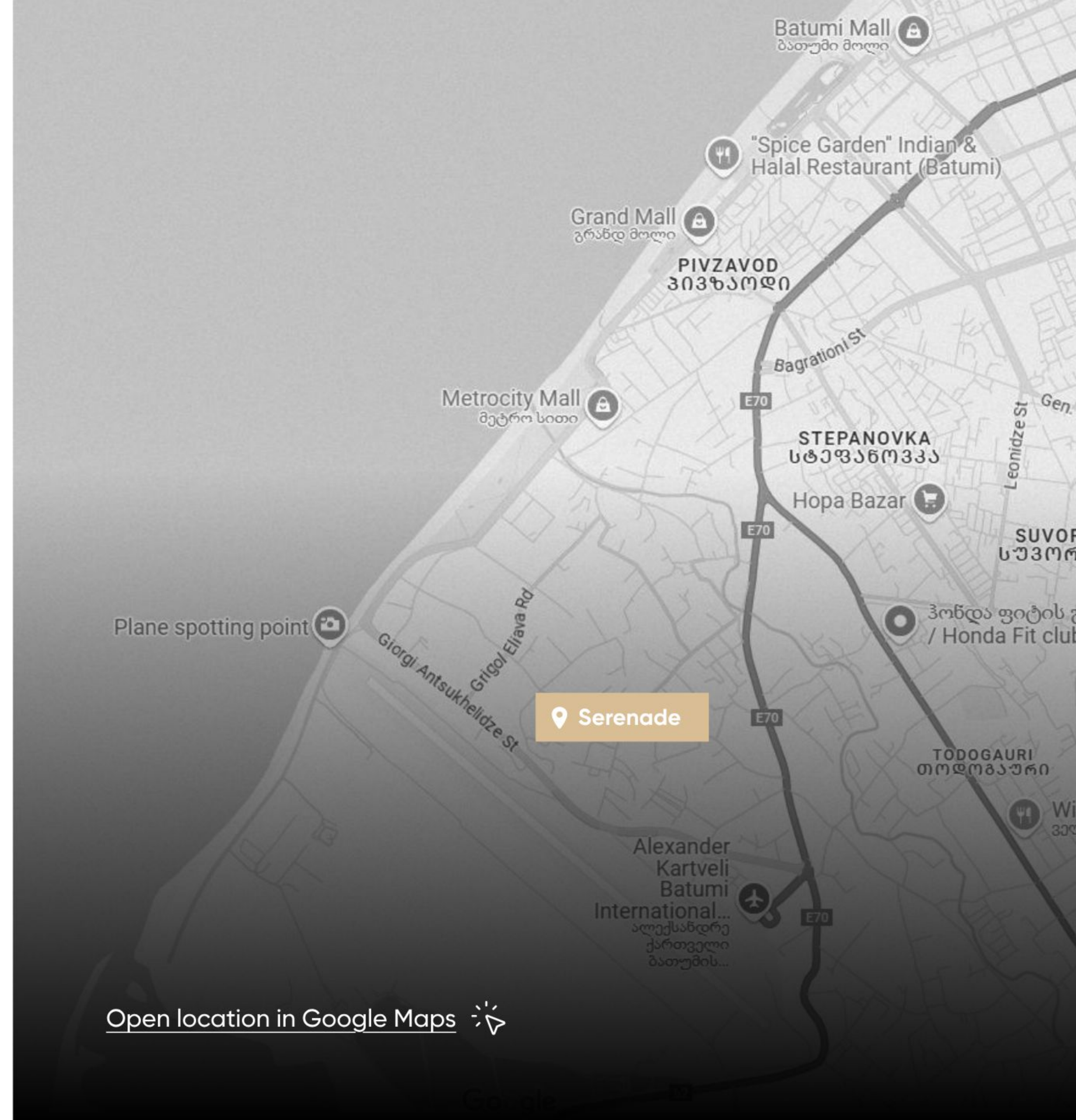
The complex occupies a prime position **in the green and promising area of Batumi, New Boulevard**. This is an actively developing location that attracts more and more tourists.

5 min

International
airport

1 min

Sea



INFRASTRUCTURE OF THE COMPLEX

The infrastructure of the project is thought out to the smallest detail and **has everything necessary for a comfortable holiday and work trips:**

Cafe

Game room

Coworking

Beauty salon

Pharmacy, veterinary clinic

Shop

Infinity pool (pool without sides)

Roof terrace with lounge area

Parking with a modern parking system

08 • Infrastructure of the complex



INFINITY POOL

Serenade by Tempo offers **the region's only rooftop infinity pool**, offering breathtaking mountain and sea views.

This exclusive feature allows residents and guests to enjoy a luxurious stay. The pool can be accessed by a stylish panoramic elevator, which adds even more grace and comfort.





ADVANCED MECHANIZED PARKING SYSTEM

Level -1 houses another of Serenade by Tempo's key innovations – **the advanced Mechanized Parking System (MPS)**. This automated technology is designed to optimize space and improve parking efficiency in urban environments.

The unique design of MPS makes it possible to place **two cars in one parking space at the same time** which makes parking in the complex even more convenient and thoughtful.

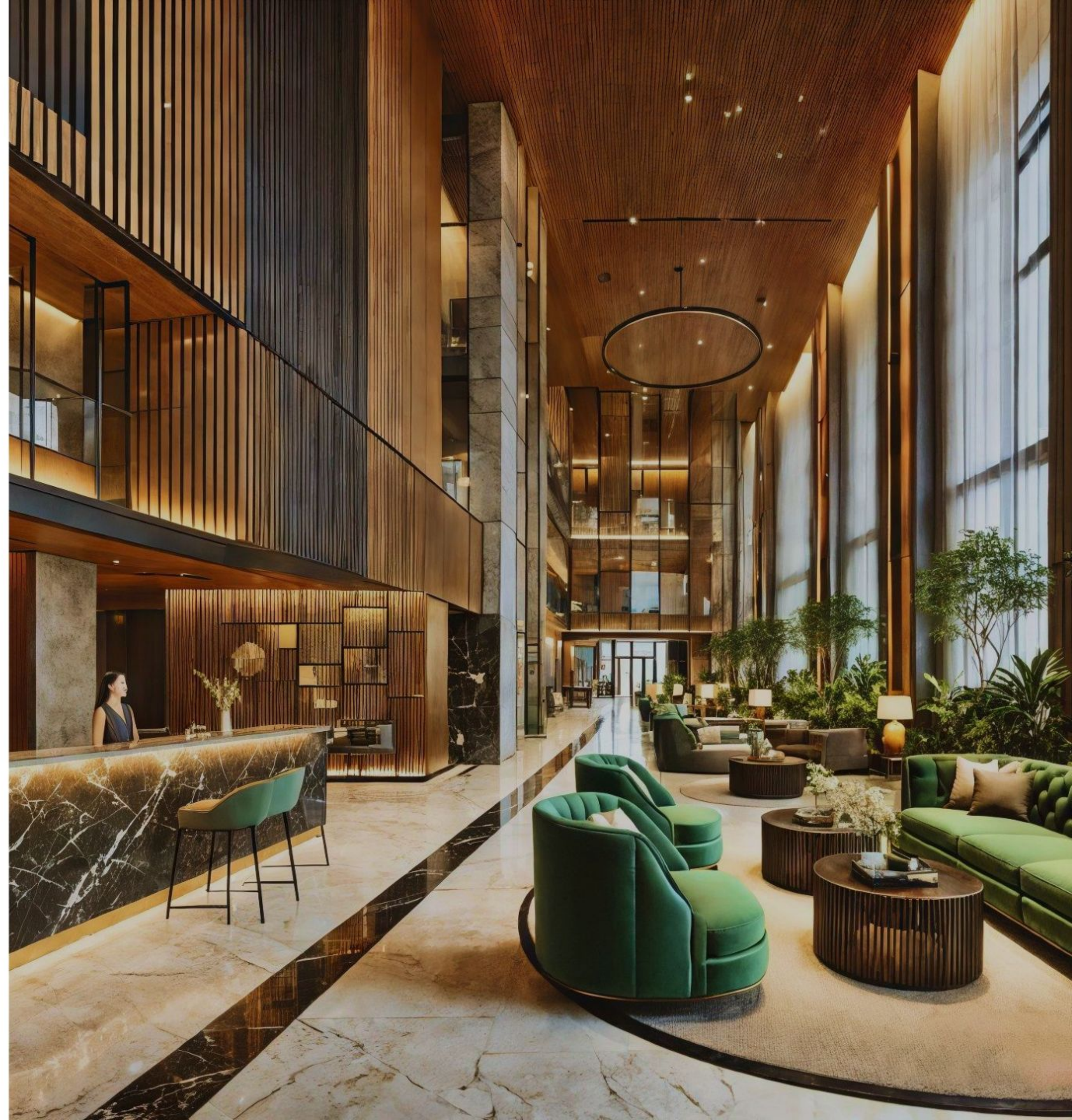
SERVICE

The management company will undertake maintenance of the complex after completion, **which will include:**

Concierge service with reception 24/7

Cleaning rooms and common areas

Security service and round-the-clock video surveillance cameras



PAYMENT METHODS

Cash

Cryptocurrency

Interest-free installments from the developer

Installment terms:

- 10% down payment
- installment for 43 months

INVESTMENT ATTRACTIVENESS

45%

PROJECTED
CAPITALIZATION BY
COMPLETION OF
CONSTRUCTION

8-15%

ANNUAL
PROFITABILITY
OF THE
PROJECT

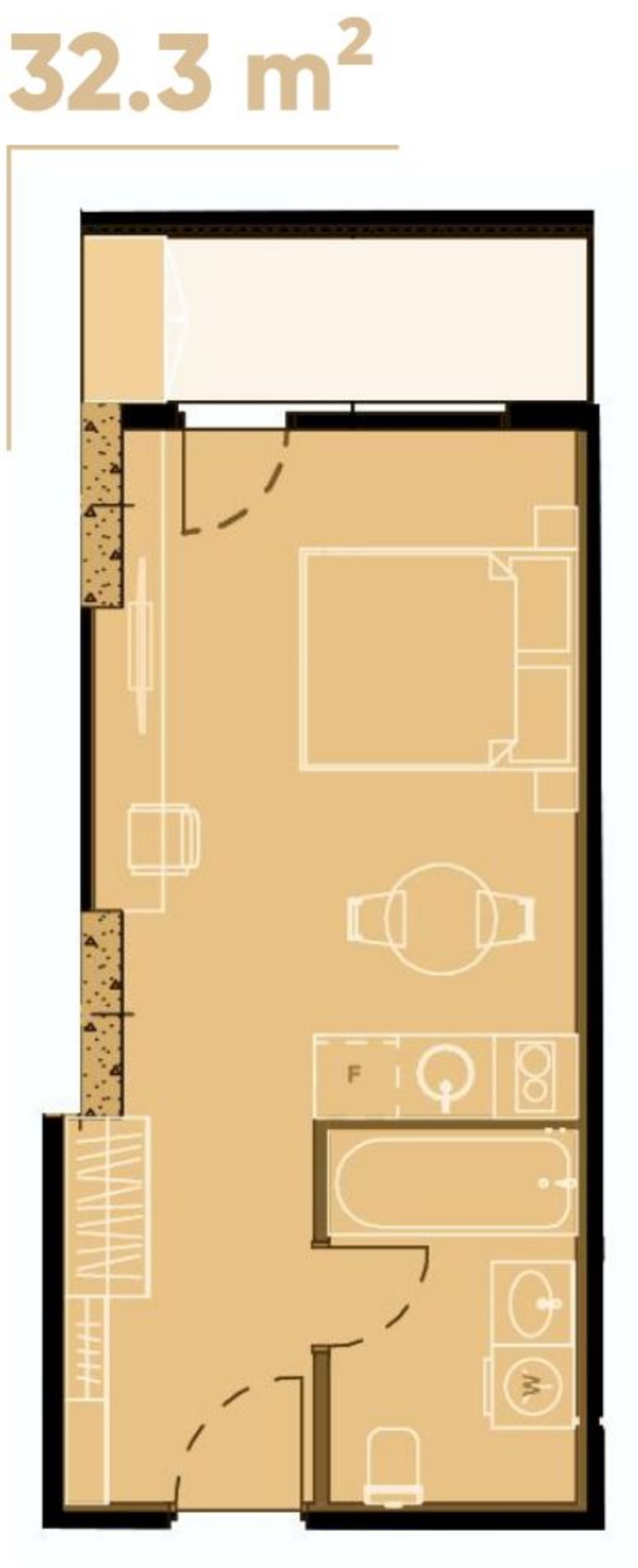
+ 100 \$/m²

THERE WILL BE A
GUARANTEED PRICE
INCREASE BY APRIL
2025



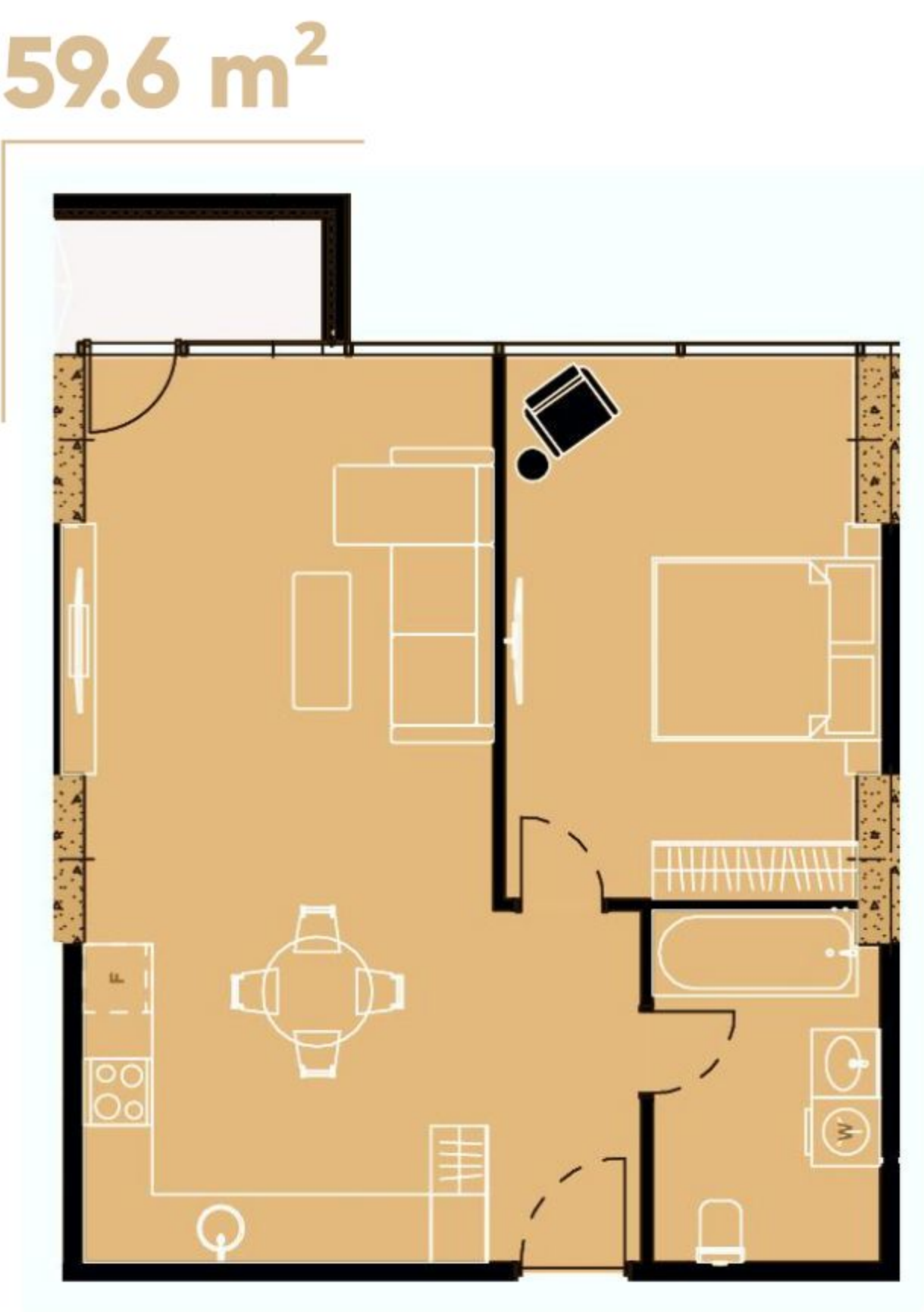
FINANCIAL CALCULATION

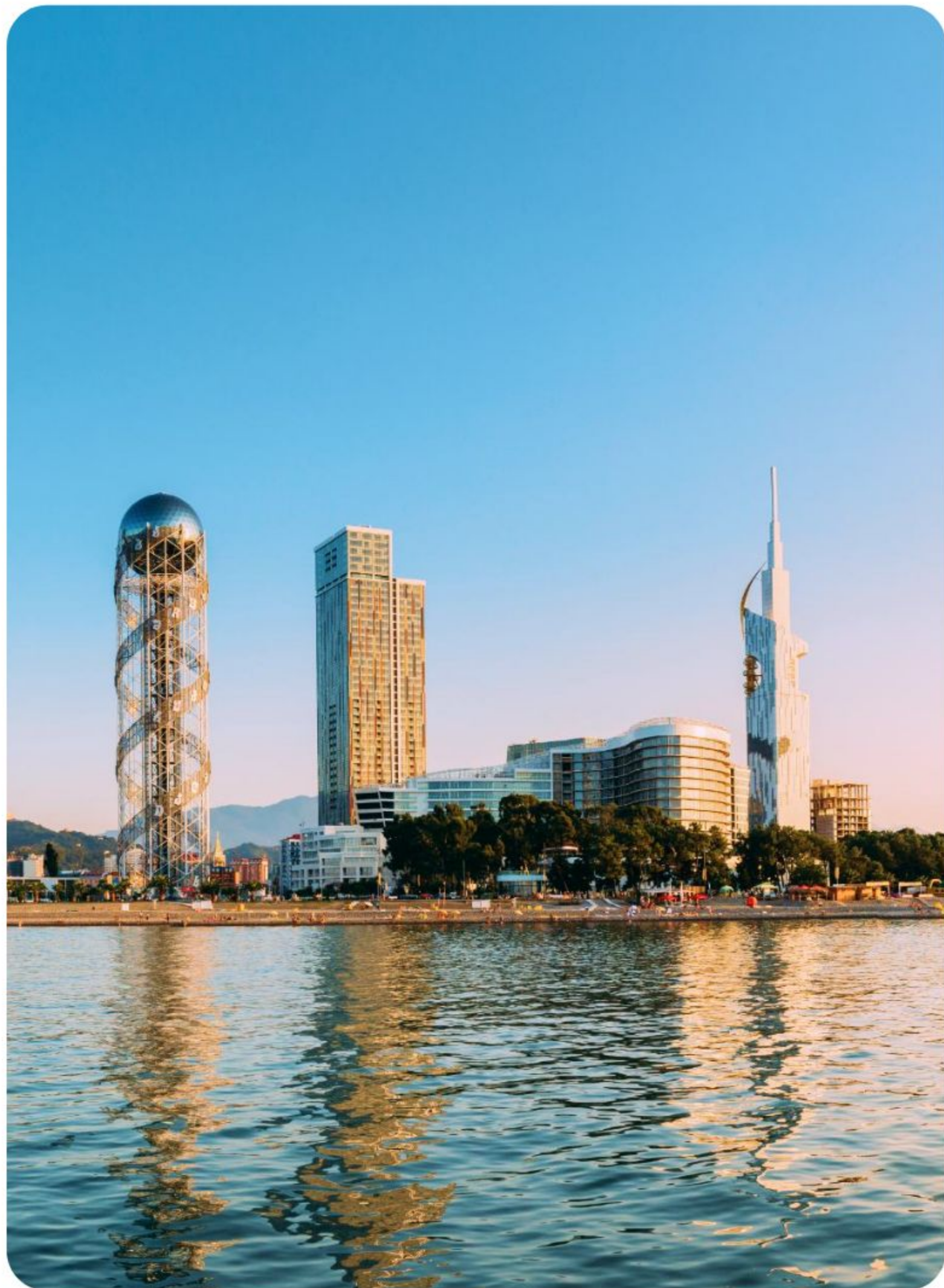
Floor	3
Square	32.3 m ² (studio)
Cost per m ²	\$1,100
Total cost	\$35,530
Down payment (10%)	\$3,553
Monthly payment (43 months)	\$744
Annual return in \$	5 329
Annual return in %	15
Profitability until the end of construction in \$	15,989
Profitability until the end of construction in %	45



FINANCIAL CALCULATION

Floor	3
Square	59.6 m ²
Cost per m ²	\$1,100
Total cost	\$65,560
Down payment (10%)	\$6,556
Monthly payment (43 months)	\$1,372
Annual return in \$	9,834
Annual return in %	15
Profitability until the end of construction in \$	29,502
Profitability until the end of construction in %	45





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