

BATUMI HAS MANY BUILDINGS - BUT ONLY ONE ISLAND



84 HECTARES OF WELL-DESIGNED,
MODERN URBAN ENVIRONMENT

BEST VIEWS FROM
EVERY WINDOW

THE ONLY WHITE-SAND
BEACH IN GEORGIA

THE MOST EXCLUSIVE ADDRESS ON THE BLACK SEA

PRIVATE ISLAND LIVING WITH GUARANTEED VIEWS AND GEORGIA'S ONLY WHITE-SAND BEACH



SEAMLESSLY CONNECTED TO BATUMI

 BATUMI INTERNATIONAL AIRPORT

 30 min

 CENTRAL RAILWAY STATION

 3 min

 10 min

 OLD TOWN

 5 min

 30 min

 BATUMI BOTANICAL GARDEN

 8 min



Additionally, Ambassadori Island Batumi is accessible by helicopter and sea transport



SHOPS, PARKS, HOMES, HOTELS - ALL ON ONE ISLAND

A VIBRANT NEW HUB FOR LIFESTYLE, TOURISM, AND BUSINESS



A MASTERPIECE OF GLOBAL ARCHITECTURE

DESIGNED BY WORLD-RENNOWNED FIRMS TO REDEFINE COASTAL LIVING



PARTNERS



**YÜKSEL
PROJE**

EXPERTS IN ARTIFICIAL ISLAND
AND MARINE ENGINEERING

ARUP

Masterplan
Concept Design

Colliers

Business Model
& Financial Feasibility

sh p

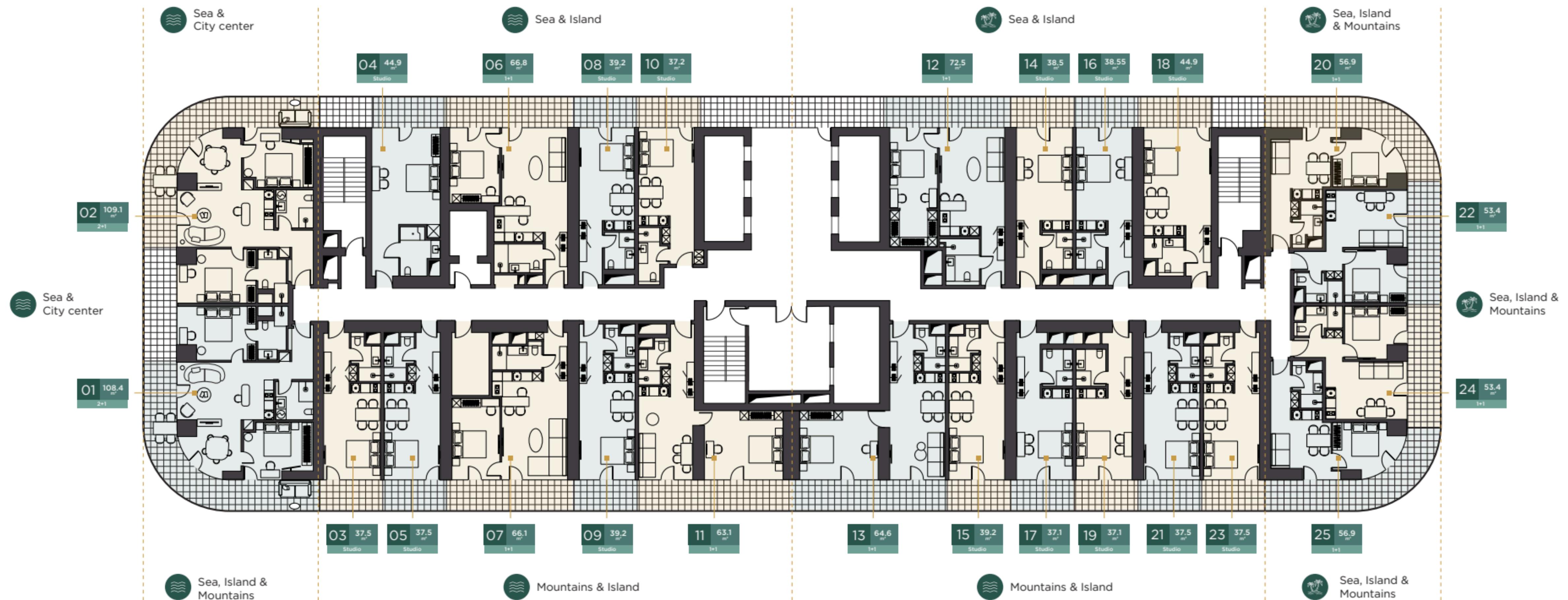
Design of Iconic
Twin Towers

**M U
A**

Architecture
& Placemaking

d73
Progettiamo la tua passione

Intelligent Layouts and
Interior Design From Italy



YOUR APARTMENT



Every detail of your future apartment has been thoughtfully crafted with a deep commitment to comfort, functionality, and timeless aesthetics.

To bring this vision to life, we have once again partnered with D73, an acclaimed Italian interior design studio renowned for its refined taste and mastery of spatial harmony.

Having collaborated with us on numerous luxury developments, D73 brings the distinctive elegance of Italian craftsmanship to Ambassadori Island Batumi.



Andrea Viganó
Founder of Studio D73

"The impressive scale of Ambassadori Island Batumi creates an opportunity for us to develop not just a great project, but also a new way of life and a vibrant new community. That is why we are building a new type of residence and developing services that will transform the lives of future residents entirely for the better."

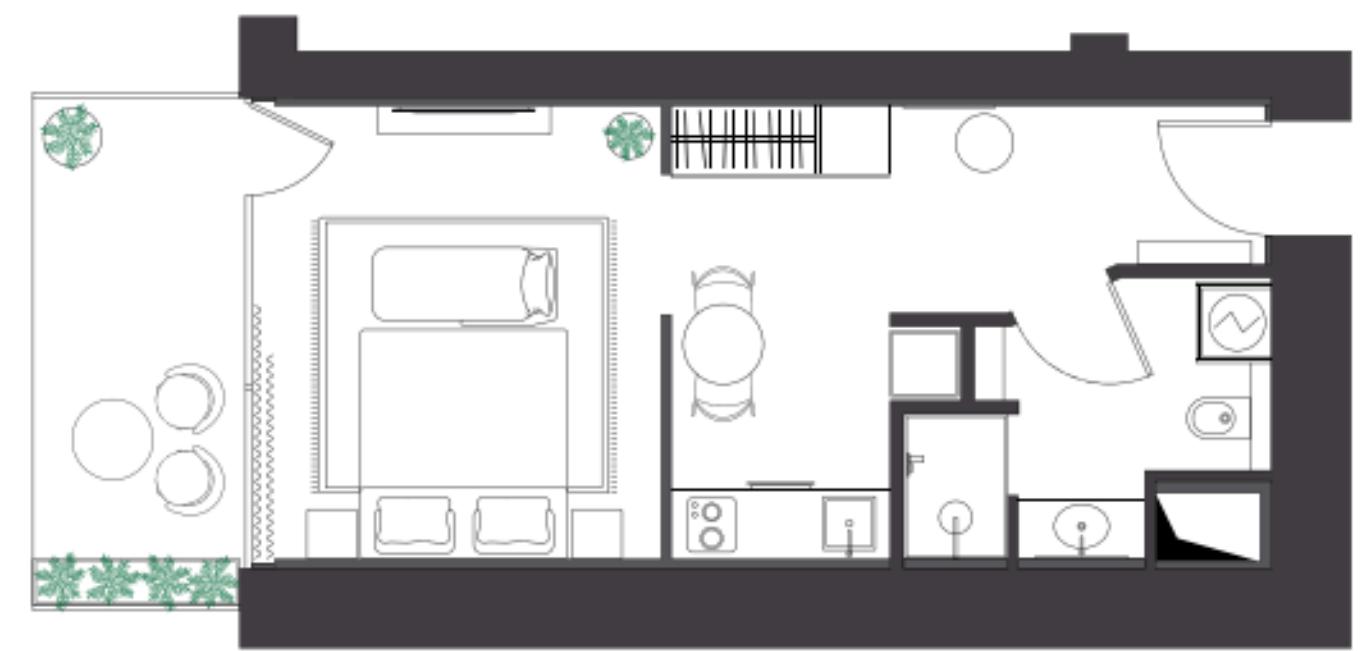


STUDIO



Total area:

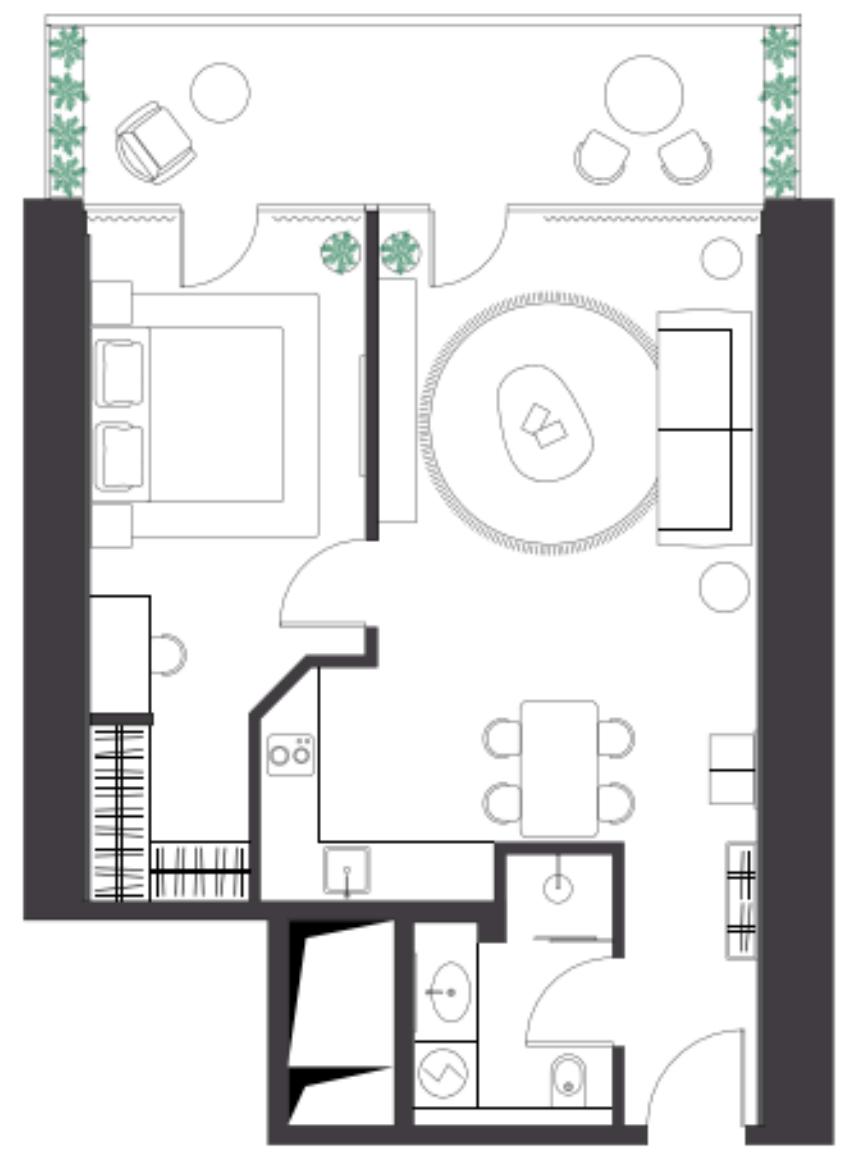
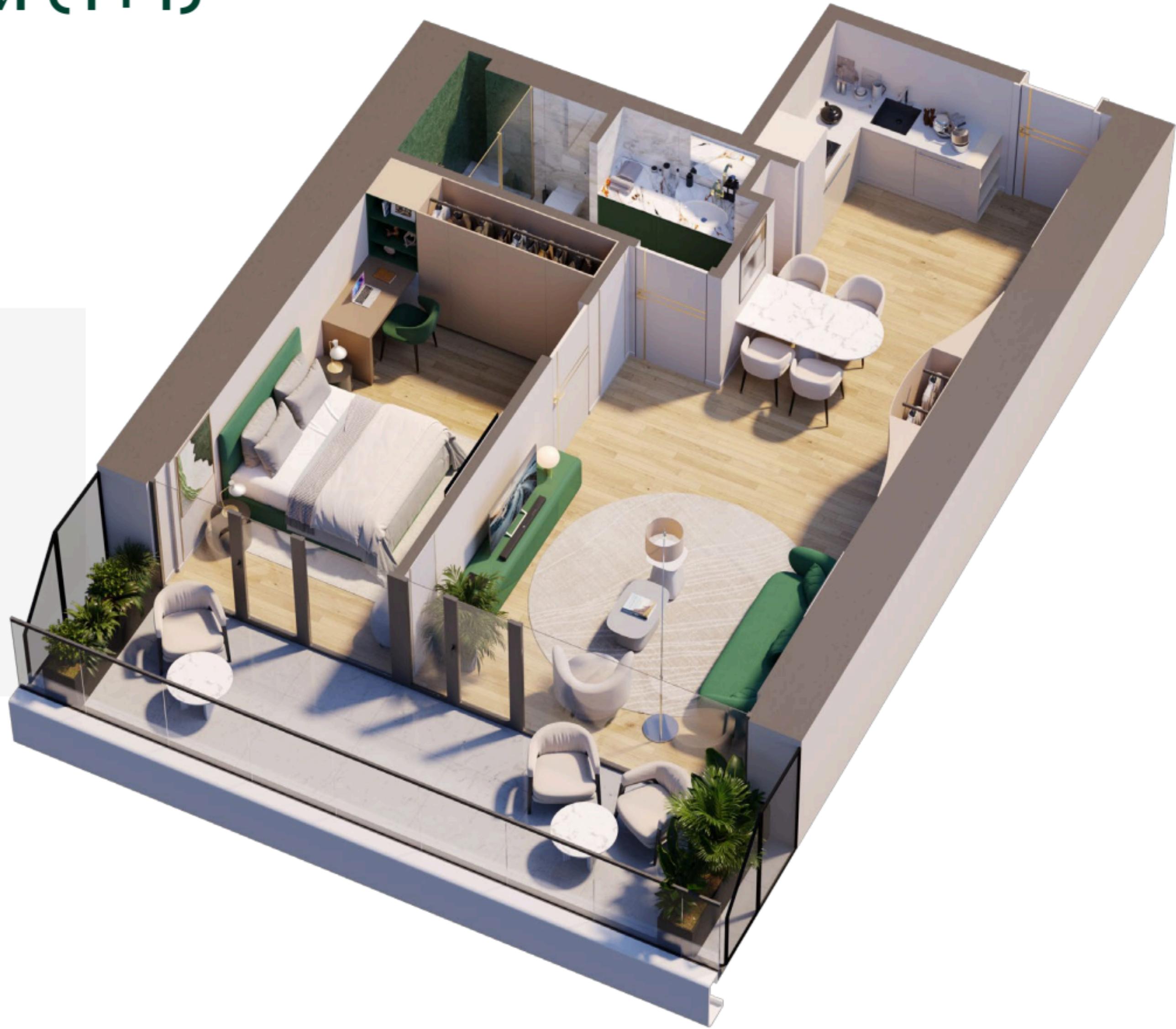
37,1 – 46,7 m²





ONE-BEDROOM (1+1)

▲
Total area:
53.1 - 74.2 m²





TWO-BEDROOM (2+1)

▲
Total area:
108.4 – 116.7 m²





YOUR APARTMENT

WHAT'S INSIDE

- 💡 Thoughtfully designed functional layout by D73 (Italy)
- ⬆️ Ceiling height: 3 m
- ✿ Central heating, ventilation, and fire safety systems
- 📶 High-speed Internet connection directly to the apartment
- 🏗 Premium turnkey finishing with built-in furniture and a fully equipped kitchen
- 🔧 Maintenance and services to Ambassadori Hotels standards

OPTIONAL UPGRADES

- 🏡 Smart Home system
 - 🌡 Heated floors
 - 🔑 Design package with full turnkey furnishing*
- * Furniture and accessories according to D73's Italian design concept, available in three versions.



INVESTMENT STRATEGY

Description: Purchase a studio apartment in 2025, generate stable passive income through long-term rental, and sell the property in 2032 to realize capital appreciation.

Apartment: Studio, 37.2 sqm

Price in 2025: \$112,679 (\$3,029/sqm)

Total Strategy Profit: \$137,000

Profit from resale in 2032: \$97,000

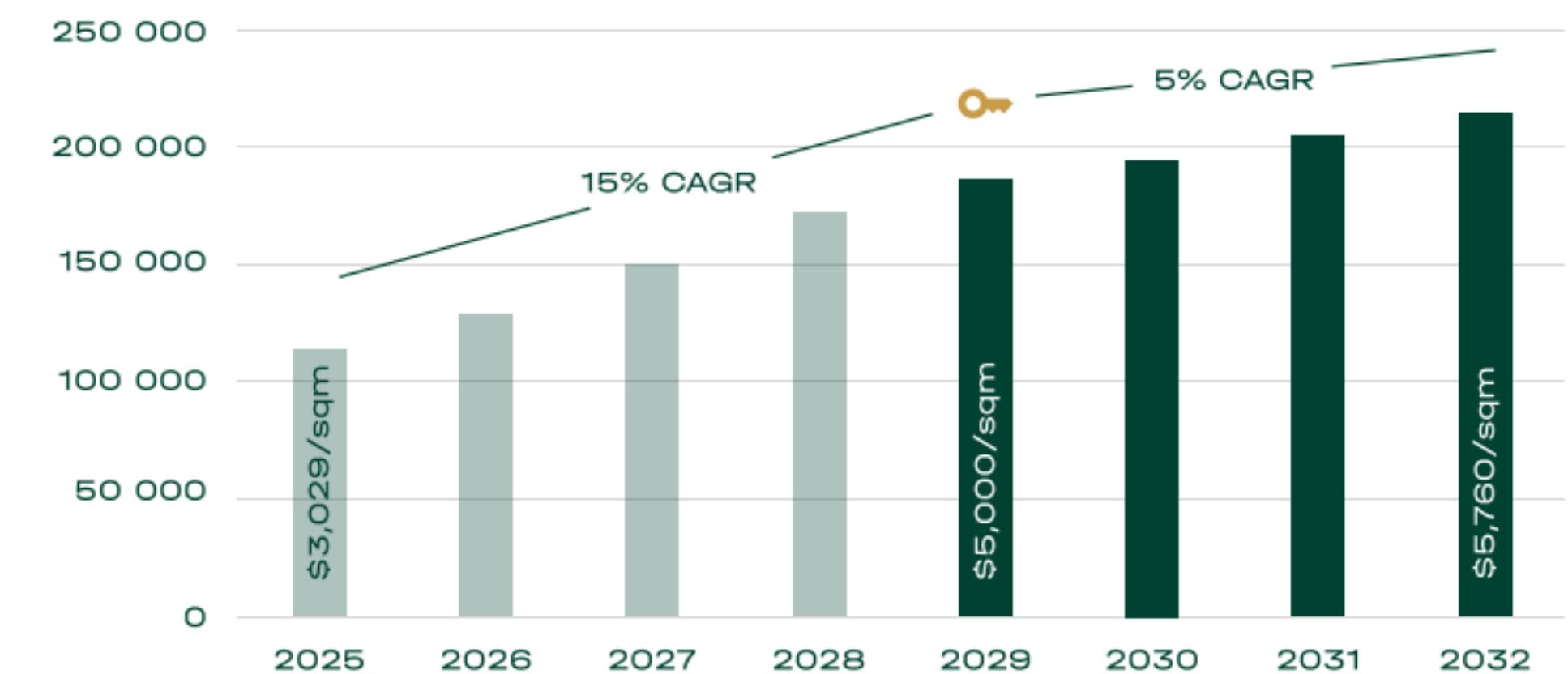
Net rental profit over 4 years: \$40,000

Strategy Annual Return: 16% in USD

Rental Calculation Details

Monthly rent in 2029: \$970. This rent is calculated based on current long-term rental rates in comparable premium buildings in Batumi - Alliance Palace, Bellevue, and Porta Tower - sourced from Korter.ge, a public real estate database. To adjust for the rental start in 2029, we apply: 5% annual rental inflation and 10% location premium due to the apartment's unique island setting - with private beach access, marina, and exclusive concept. The model also accounts for: rental income tax and maintenance fee: \$2/sqm/month (often covered by tenants, but conservatively included as owner's expense).

Apartment Value Growth, \$



Rental Income (long-term contract), \$

