



MODERN

RESIDENCE

MODERN APARTMENTS
IN THE CULTURAL CENTER OF BATUMI



Modern Residence —
this is a high standard of construction
and services on the coast of a popular
resort.

All construction works are carried out in accordance with
the new regulations in the field of construction and fully
comply with European standards.

The sea is within walking distance from the place of
residence, and the high-quality filling of the complex will
make you feel great inside the historical center of the city.

PROFITABLE REAL ESTATE BY THE SEA

The Modern Residence residential complex is located in the Old Town area at 53 Vazha-Pshavela str. It is 850 m away from the sea, not far from the main artery of the city – Chavchavadze street.

In 50 meters there are: a chain of Turkish-Georgian restaurants and branches of banks. Within walking distance – cable car, Batumi Boulevard, zoo, Park on May 6, museum, Assumption Cathedral...



CALCULATION OF PROFIT FROM THE INVESTED AMOUNT OF 50 M²

MONTH	NUMBER OF DAYS	EMPLOYMENT PER MONTH	NUMBER OF BUSY DAYS	PRICE PER DAY	TOTAL
January	31	32%	10	\$50	\$496
February	28	36%	10	\$50	\$504
March	31	35%	11	\$50	\$543
April	30	35%	11	\$50	\$525
May	31	52%	16	\$60	\$967
June	30	80%	24	\$70	\$1 680
July	31	90%	28	\$70	\$1 953
August	30	90%	27	\$70	\$1 890
September	31	60%	19	\$60	\$1 116
October	30	55%	17	\$50	\$825
November	31	45%	14	\$50	\$698
December	30	60%	18	\$50	\$900
Income per year					\$12 096
Service fee					\$250
Utilities					\$600
Income tax 5%					\$605
Net profit					\$11 246
Total invested					\$70 000
Annual income as a percentage of the invested amount					16%
The period of return of investment funds					6 year
Annual rise in the price of real estate					4%



TECHNICAL FEATURES

- KLEEMANN international brand elevators (top 5 world leaders);
- windows from the leader in the production of stained glass, windows and facade systems REHAU;
- high quality metal entrance doors;
- the complex is gasified – an individual heating system is available;
- underground and ground parking for 40 cars
- is a modern fire-fighting system according to the 41st resolution on fire safety according to the EEC standards.



SERVICES

- › design project;
- › repair;
- › ordering furniture and appliances;
- › cleaning of apartments;
- › plumber;
- › electrician;
- › transfers from and to the airport;
- › excursions in Georgia;
- › assistance with renting out housing;
- › assistance with the sale of housing;

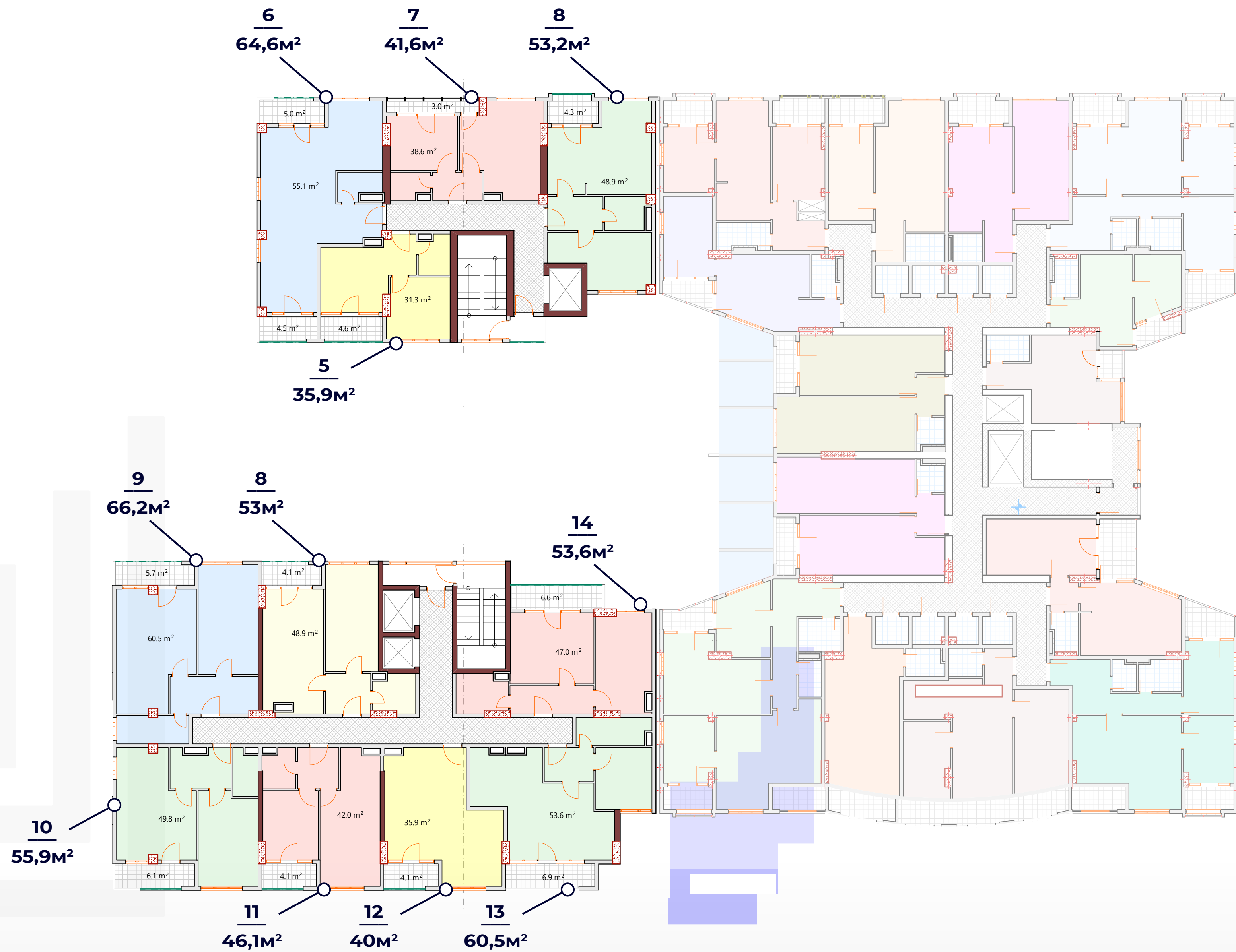
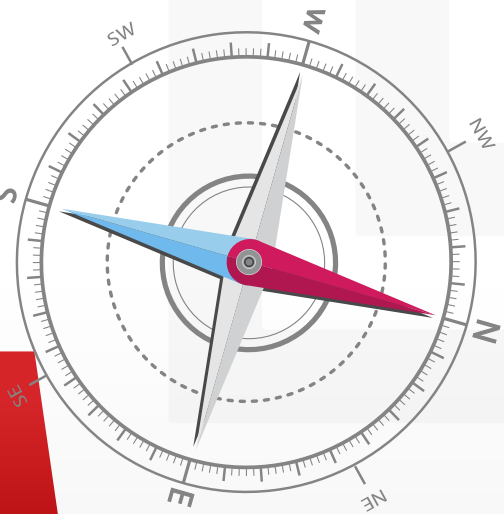
The Modern Residence complex is serviced by a modern management company, there is a reception with round-the-clock security.



APARTMENTS

The complex has thought out everything to the smallest detail.

- The free layout of apartments which makes it possible to combine and divide the area for the needs of buyers
- The layouts of studio apartments start from 35.9 m²;
- specially designed author's design of apartments by the leading EXCLUSIVE design studio



YOUR HEALTHY LIFESTYLE AT THE RESORT

Sea shore, mountain air, walking and sports activities in a cozy environment + all conditions for a comfortable life in our complex.

Enjoy the city and mountain scenery right from your balcony.





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RESIDENCE

53 Vaja Pshavela St



BATUMI
DEVELOPMENT
GROUP

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PROFITABLE INVESTMENT

WE OFFER YOU THE BEST PAYMENT TERMS!

BUY AN APARTMENT AND TAKE ADVANTAGE OF THE
OFFERS OF OUR PARTNER TBS BANK AND BANK OF
GEORGIA

Contact us:

+995 558 80 47 47



WHY EXACTLY WILL YOUR APARTMENTS BE RENTED OUT AND GENERATE INCOME?

- Transparent, controlled online queue system based on the principle of international hotel networks in your phone;
- monthly reports on workload and profitability;
- low service fee rate;
- more than 120 travel partners, more than 150 online rental sites that are connected via a synchronizer, own Internet resource for renting apartments in the residence;
- the infrastructure of the complex allows you to feel comfortable;
- exclusive solutions for vacationers with children.

WHY IS GEORGIA A COUNTRY FOR INVESTMENT?

- Geographical accessibility. Average flight: 2.5 hours.
- There is no language barrier.
- Documents in Russian and English.
- Visa-free regime for Russia, Ukraine and Belarus and 91 other countries.
- There is no property tax. Even for foreign citizens.
- Simplified procedure for registration of real estate. Registration of property in 1 hour.
- Ease of obtaining a residence permit.
- When buying a property from \$ 100,000.
- The safest country in Europe. Georgia is in the TOP 10 for security in the world
- Tourist boom.
- +20% annual increase in tourists.
- Mild sunny climate. 280 sunny days a year.
- The purest ecology: Water and air.
- Warm sea: from 24 degrees all high season.
- World-famous wine and delicious cuisine.
- Low prices for living, recreation and entertainment.
- Hospitality.
- A city where you are loved and always expected.





THE BEST FOR THE HEALTH AND WELL- BEING OF YOUR FAMILY

Climate in Batumi is characterized by a long summer, warm velvety autumn, dry cool spring and mild rainy winter.

Since the resort village is located in a subtropical zone, snow falls very rarely. In summer, people are attracted here by the foamy waves of the Black Sea, picturesque tides, gentle and warm healing sea water soaked in salt and iodine.

Here we can meet a lot of exotic trees, including kiwis, tangerines, oranges, and even the mysterious feijoa. However, there are also chestnuts and nuts that are more familiar to a resident of the middle lane.



MODERN

R E S I D E N C E

Batumi, 53 Vaja Pshavela St

