

**Belle Vue Batumi Residence
OFFER**

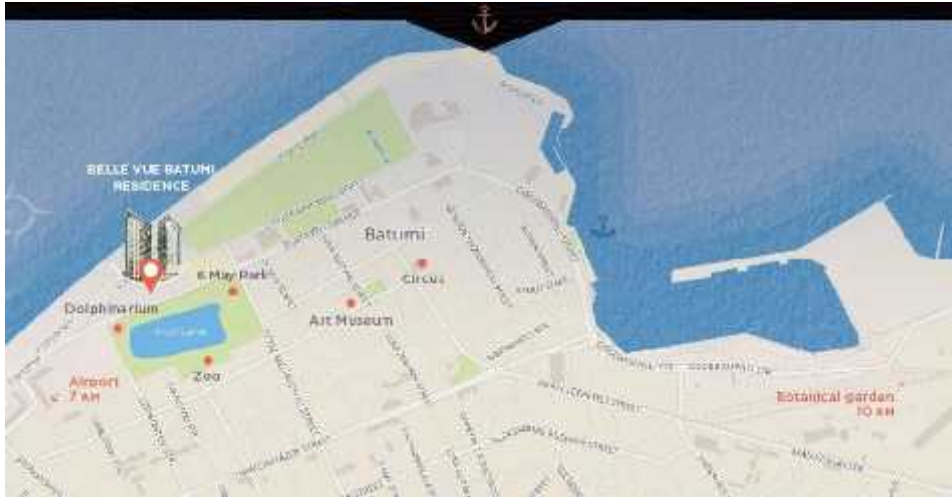


Thank you for your interest in a premium class residential complex in Batumi, Georgia - “Belle Vue Batumi Residence”.

The design-works of the project has been implemented by the company RTKL, involving the original architectural decisions, allowing joining 20-storey residential building, 5 star hotel Hilton, shopping podium with boutiques of famous brands at the ground floor level, restaurants, cafes, shops, SPA Complex and the unique in a city 2-storey underground car parking.

Quality Control was implemented by MACE INTERNATIONAL, representing one of the biggest construction-consulting companies in the world.

Located in the center of Batumi on Rustaveli avenue, less than 1km. from Old Batumi and central business district, Belle Vue Batumi Residence is sitting in a prominent location with excellent visibility both from town and Sea side.



The residential complex is located just a few meters from Batumi Black Sea coastal beach, opening directly onto famous Seaside Boulevard, overlooking the Nuri lake, greenery of the 6th May Park and a popular Dolphinarium, one of the main attractions of the city.



Belle Vue Batumi Residence is a stunning, newly developed 20-storey residential building, with only 6 flats with cozy balconies at each floor. 2 and 3-bedroom apartments with a living room, kitchen, and two bathrooms (1 ensuite) by design.

All apartments have panoramic floor-to-ceiling height windows of double glazed heat-treated safety glass, to enjoy spectacular views of the Black Sea Boulevard, lake, park, mountains and downtown Batumi.



Residents of the complex can benefit from:

- Eforea Spa complex with unique treatments, sundeck, swimming pool, sauna and gym at a special price
- Hilton's best restaurants: Pelion Restaurant, Sky Bar Nephela on the 20th floor, and a spacious Tandila Lobby Café
- One of the best new restaurants in Batumi Terrassa Askaneli, located directly at the complex
- Two-level underground car parking, one parking lot per apartment
- 24/7 concierge service at the entrance hall, to assist you with correspondence, taxi calls, deliveries, shopping and personal requests
- A Shopping podium of luxury retails ,offering many international and Georgian exclusive brands and a high street dining sits.

The residential floor area covers approximately 700-720 sq.m.

Minimum apartment area is 98.5 sq.m. and the maximum is 147.8 sq.m. For most distinguished and demanding clients we provide possibility to purchase the whole floor and rejoice at stunning 360° view.



The apartments are offered in a free lay-out with 3.05 meters height ceiling, that gives you a great opportunity to create one of a kind interior.

We offer you high level of comfort and safety providing a centralized system of hot and cold water supply, VRV central air conditioning, power network, fiber-optic television, internet and telephone network, fire alarm and a house intercom system.

In case you decide to avoid the hassle connected to fit-out works, our company is ready to offer you finished apartments in a "turnkey" condition. We have already got some ready-made design projects, with the costs calculated and time limit for performance set. We can also arrange a meeting with the designer, who will develop an individual project for you, taking into consideration your budget and your wishes.



We would like to note that we have added a new service of further renting your apartments and give you great opportunity to get additional profit. In the renting period our company undertakes whole or a partial obligation of management of your apartment, depending on your own will and the signed agreement.

The residential complex "Belle Vue Batumi Residence" is under the permanent management of the professional management company. The company renders the following services to the residential complex:

- Façade cleaning (3 times a year at least)
- Maintenance of public areas of the house (cleaning, repair, heating, electricity, lighting and etc.)
- Technical maintenance of the elevators
- Security service 24/7
- Concierge services
- House intercom system
- CCTV system
- Technical maintenance and repair of the central hot and cold water-supply system
- Garbage disposal

The monthly fee for these services is 2 USD per sq.m.

Types and amounts of services shall be expanded depending on your needs and wants.

- Cleaning services*
- Utility Fee services*

The apartment price starts from USD 2 200 per sq.m. and it goes up depending on floor height, apartment area and apartment view.

Having analyzed the wishes and requests of our customers, we have developed a new provision of prolonged internal installment, so we can offer you an internal installment from 12 months up to 3 years on the following conditions:

- in case of 30% first installment you can have 12 to 36 months to pay the rest of the sum without any interest accumulation;
- We have bank offers (mortgage loan) as well - VTB Bank and Bank of Georgia.

The company management is always ready to meet your requirements, coordinate with you and provide payment schedule options tailored to your budget and needs.

Each of our clients is highly valued, we practice a client-centered approach providing exquisite support to them and giving delicate attention to their request and needs.

Priorities of Belle Vue Batumi Residence:

- newly built project (BS -British Standard)
- quality, comfort and high level of service
- unique location
- renting options and expected profit
- access to the entire infrastructure of the hotel Hilton
- Eforea spa complex at a special price (pool, sauna, gym)
- shopping podium with brand shops, restaurants, cafes, as well as a bank branch
- panoramic windows and spacious balconies with inspiring views at any time of a day
- sense of a lively resort along with a home family comfort
- convenient and efficient payment method
- an individual approach to each client

So hurry up! Do not miss the chance to feel like living in a dream buying a small piece of the coastal luxury, combining an indescribable Georgian atmosphere and the highest standards of European quality and service.

Should you have any additional questions, please feel free to contact us.

Looking forward to hearing from you.