

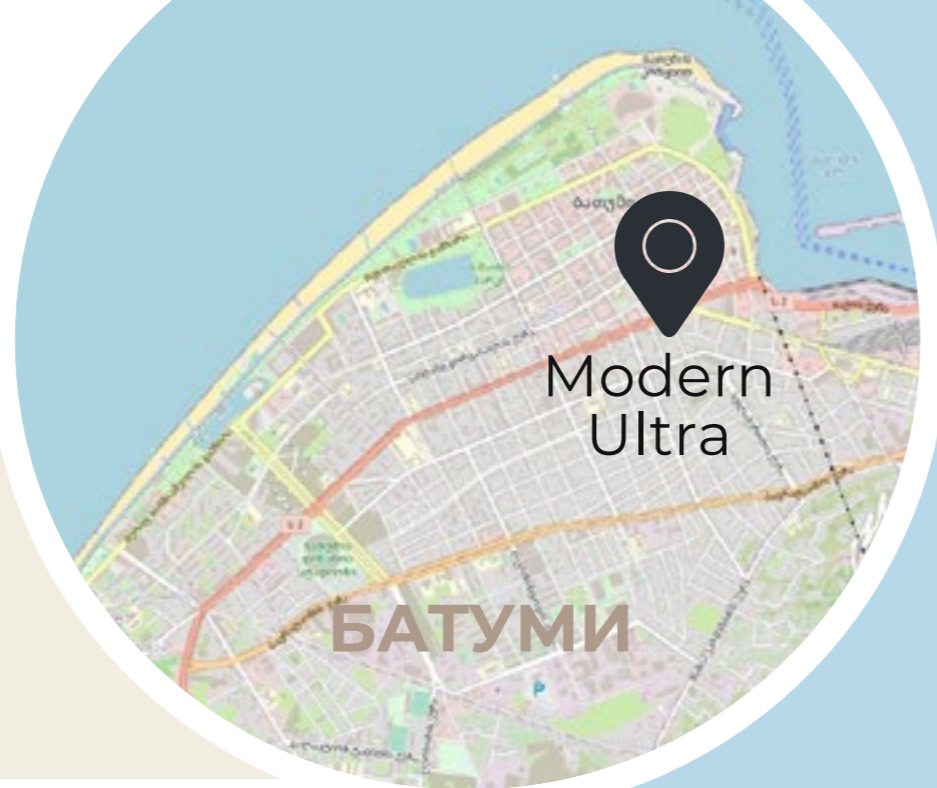


**BATUMI
DEVELOPMENT**
GROUP



Residential complex – Modern Ultra is nestled in the historic heart of the enchanting old town, at 48 Tavdadebuli street, just 750 m. from the shoreline, positioned near the city's central lifeline – Chavchavadze Street.

The 25-story housing development has been meticulously designed to offer year-round comfort for its residents. A distinctive feature of Modern Ultra is the inclusion of business centers on the second and third floors of the building, adding an extra layer of convenience.



ESSENTIAL TECHNICAL ASPECTS OF THE MODERN ULTRA PROJECT

FOUNDATION PARAMETERS:

- Excavation: depth $h = 6$ m;
- Pile: depth $h = 12$ m;
- Reinforced concrete pad, $H = 2$ m, $w = 30$ m, $L = 60.2$ m.

MATERIALS UTILIZED:

- Grade A500 reinforcements;
- Concrete Specifications: B-35; M-450.

WALL CONSTRUCTION UTILIZES CERAMIC BRICK.



Modern Ultra stands as the pinnacle of construction excellence and premier services, gracing the captivating coastline of a resort. Every construction activity has been executed in meticulous adherence to the latest regulations, guaranteeing alignment with European standards. The starting price per square meter for housing begins at \$900 in a black frame (as of December 2023).



TECHNICAL FEATURES

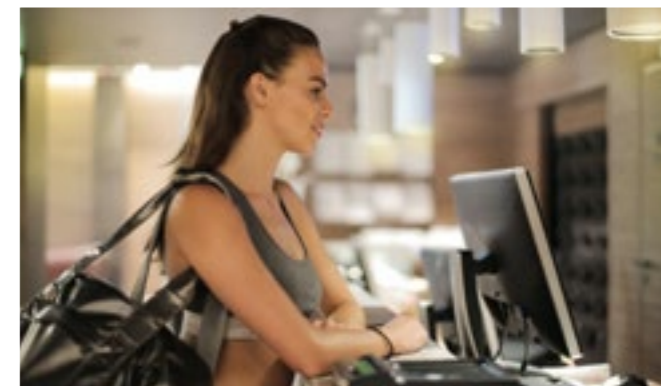
- › Modern construction technology - Doka Dek;
- › Ventilated Reynobond facade featuring alucobond for superior heat and sound insulation;
- › Metal-plastic windows and doors by Kömmerling and Rehau, Guardian double-glazed windows, and Roto NT accessories;
- › Metal entrance doors, weighing approximately 120 kg;
- › High-speed elevators by Kone, achieving a speed of 2.5 m/s;
- › Seismic resistance rated at 7-8 points on the Richter scale;
- › Modern fire protection system;
- › Solar panels as an alternative energy source.



- Modern Ultra offers a diverse range of apartment layouts, ranging from 30.0 to 259.6 m².
- The flexible floor plans allow for the seamless combination or division of spaces, tailored to the preferences of buyers.
- The unique design of the apartments is meticulously crafted by the prominent design studio, EXCLUSIVE.



- Gasification throughout the complex;
- Underground parking facility accommodating 55 cars;
- Dedicated reception area;
- On-site management company;
- Availability of Smart Home systems;
- In-house repair, plumbing, and electrical services;
- Assistance for furniture and equipment procurement;
- Professional apartment cleaning services;
- Airport transfer services;
- Guided excursions around Georgia;
- Support with housing rental arrangements;
- Assistance with property sales.



PROS



PRICE DEC 2023

Construction commencement:
January 2024

Construction Completion:
December 2026

Floor	Black Frame/ sq.m	White Frame/ sq.m	Turnkey Price/ sq.m	Down Payment	Period Installments
offices 2,3 floor	\$1 100	\$1 200	\$1 800	30%	24 months
4	\$800	\$900	\$1 500	30%	36 months
5	\$850	\$950	\$1 550	30%	36 months
6	\$900	\$1 000	\$1 600	30%	36 months
7	\$950	\$1 050	\$1 650	30%	36 months
8	\$1 000	\$1 100	\$1 700	30%	36 months
9	\$1 050	\$1 150	\$1 750	30%	36 months
10	\$1 100	\$1 200	\$1 800	30%	36 months
11	\$1 150	\$1 250	\$1 850	30%	36 months
12	\$1 200	\$1 300	\$1 900	30%	36 months
13	\$1 250	\$1 350	\$1 950	30%	36 months
14	\$1 300	\$1 400	\$2 000	30%	36 months
15	\$1 350	\$1 450	\$2 050	30%	36 months
16	\$1 400	\$1 500	\$2 100	30%	36 months
17	\$1 450	\$1 550	\$2 150	30%	36 months
18	\$1 500	\$1 600	\$2 200	30%	36 months
19	\$1 550	\$1 650	\$2 250	30%	36 months
20	\$1 600	\$1 700	\$2 300	30%	36 months
21	\$1 650	\$1 750	\$2 350	30%	36 months
22	\$1 700	\$1 800	\$2 400	30%	36 months
23	\$1 750	\$1 850	\$2 450	30%	36 months
24	\$1 800	\$1 900	\$2 500	30%	36 months
25	\$1 850	\$1 950	\$2 550	30%	36 months

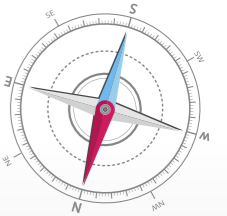
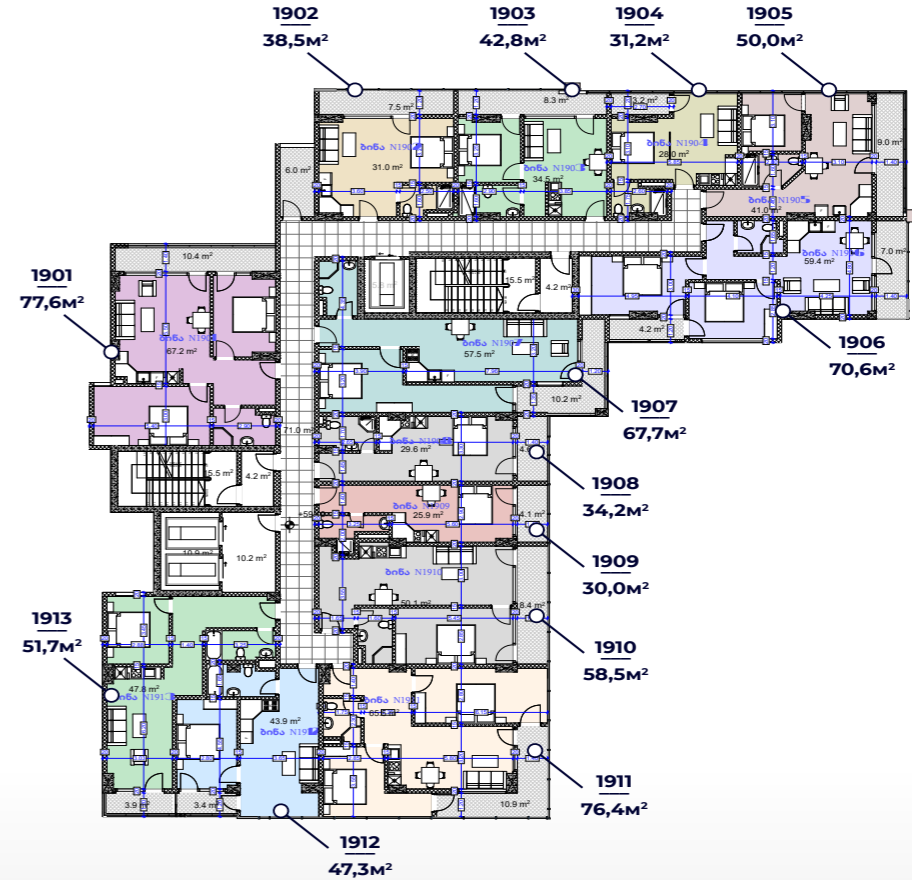
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TYPICAL LAYOUT

MOUNTAINS

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OLD CITY 



SEA VIEW 



**BATUMI
DEVELOPMENT**
GROUP





BATUMI DEVELOPMENT GROUP

Batumi Development Group has been operating in the real estate market since 2018. Currently, the Group's structure includes the following companies: Kasko, Green Side Development, Georgian Group, Save Development, Save Invest, City Building and Batkim building materials factory.

We don't simply construct lucrative residences; we analyze the profitability and payback of each project, meticulously plan and integrate premium infrastructure, strictly adhere to construction timelines, and prioritize high-quality materials in alignment with European standards.

We are leading the way as one of the first to embark on constructing premium-category facilities in Batumi. Our focus lies on both environmental friendliness and the abundant infrastructure of our meticulously chosen location.

We carefully select locations offering breathtaking views of the Black Sea sunsets and Adjara mountain sunrises, and the journey to the beach is only a brief few minutes away.

The Batumi Development Group's mission, is to craft premium residential complexes that offer both comfort and economic benefits for all stakeholders in the market.

Beyond providing a comfortable living environment, our apartments afford owners the opportunity to generate returns on their investments.

Batumi Development Group constructs residential complexes, commercial buildings, and facilities, including private houses, townhouses, cottages, and villas. The group is committed to delivering the optimal price-quality ratio in the market.

Upon purchasing an apartment from Batumi Development Group, ownership rights are promptly issued without any obstruction.



NUMERICAL PERFORMANCE INDICATORS

Over 5 000 apartments have been successfully constructed.

Creation of over 4,000 jobs.

Investments exceeding \$500 million.

Total built-up area surpassing 1 000 000 square meters

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ONGOING PROJECTS

- ↘ Green Side
- ↘ Bi Residence
- ↘ Palm Residence
- ↘ LemonGarden Residence & Spa
- ↘ WH Kobuleti Residence
- ↘ Modern Residence
- ↘ Modern Ultra



- Geographical accessibility with an average flight duration of 2.5 hours.
- No language barrier,
- Documents available in both Russian and English.
- Visa-free regime for Russia, Ukraine, Belarus, and 91 other countries.
- No property tax, even for foreign citizens.
- Georgia, one of the safest countries in Europe, consistently ranks in the TOP 10 for



ADVANTAGES OF GEORGIA

- global security.
- Tourist boom with a remarkable annual increase of over 20% in visitors.
- Mild and sunny climate, boasting 280 sunny days each year.
- Cleanest air and pristine water in a country with exemplary ecological standards.
- Warm sea, maintaining a temperature from 24 degrees throughout the high season.
- World-renowned wine and delectable cuisine.
- Low prices for living, recreation, and entertainment.
- Hospitality
- City where you are not just welcomed but genuinely loved.





MODERN

ULTRA

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