



MODERN

ULTRA

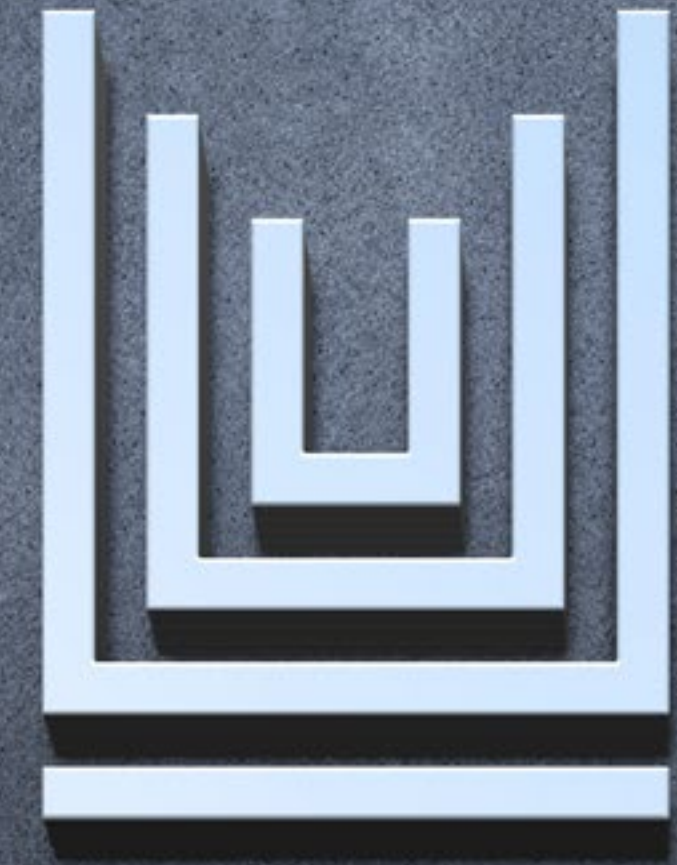
PRESENTATION OF THE NEW PROJECT BATUMI DEVELOPMENT GROUP

MODERN ULTRA



Introducing a new 25-storey residential complex Modern Ultra in the historical center of Batumi.

The complex is designed to provide comfortable living throughout the year. A special feature of Modern Ultra is the presence of a business center located on the second and third floors.



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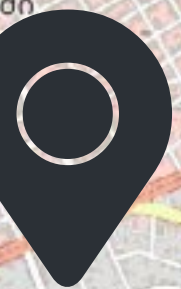
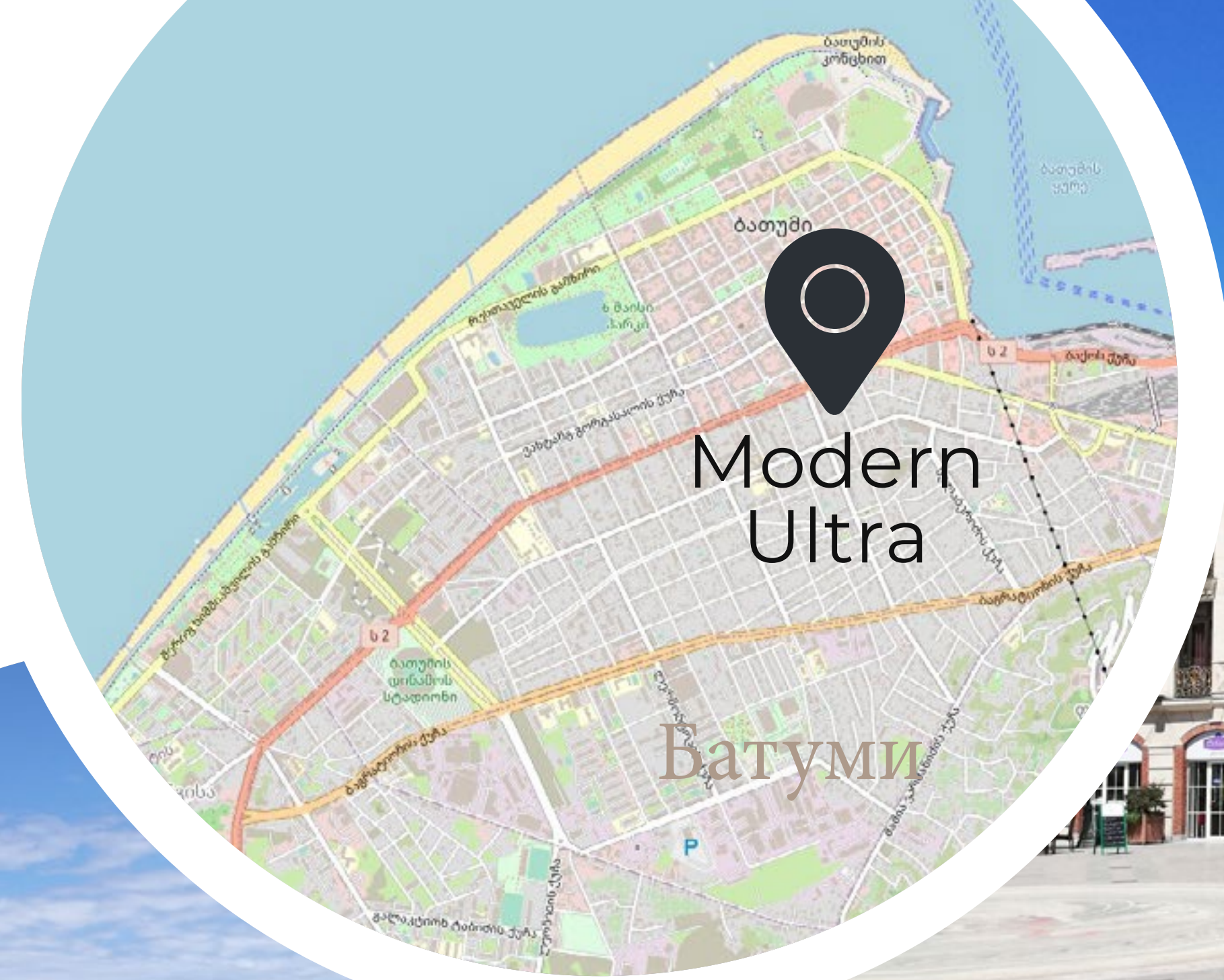
ABOUT THE PROJECT



# LOCATION. NEARBY INFRASTRUCTURE

Modern Ultra residential complex is located in the Old Town area at 48, Tavdadebouli Street. It is 750 meters from the sea, not far from the main artery of the city – Chavchavadze street.

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



Modern Ultra



# TECHNICAL CHARACTERISTICS OF THE PROJECT

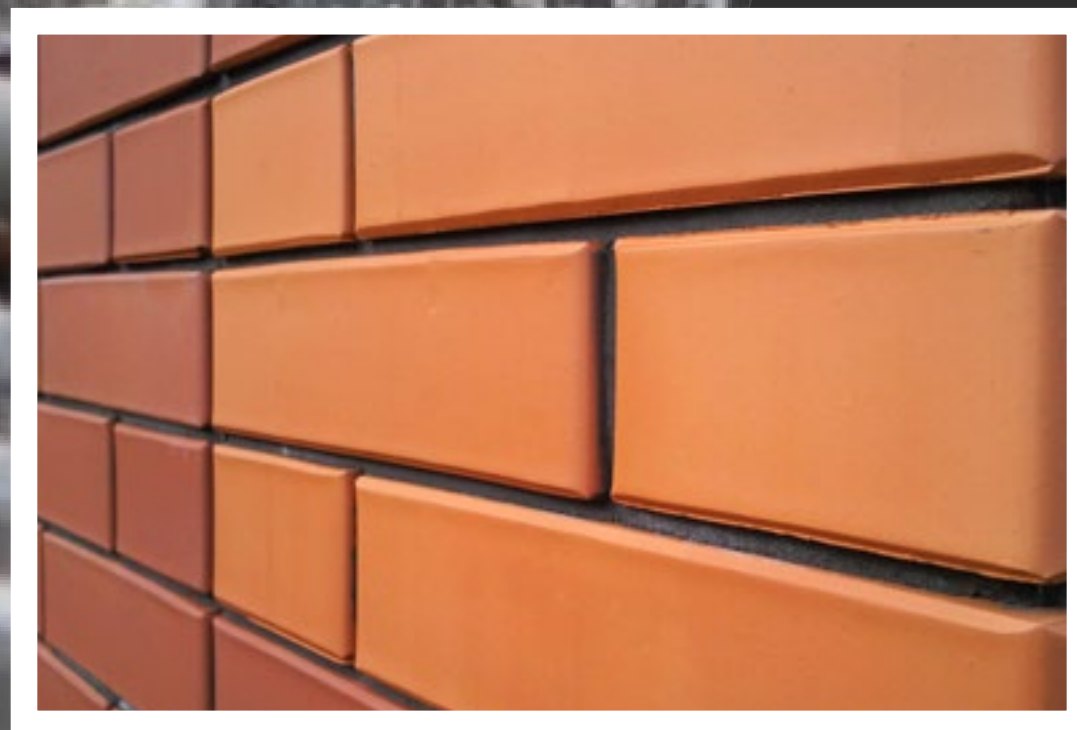
## FOUNDATION PARAMETERS:

- Pit: depth  $h=6\text{m}$ ;
- Piles: depth  $h=12\text{m}$ ;
- Reinforced concrete pad:  $h=1.2\text{ m}$ ;  $w=27.7\text{ m}$ ;  $l=60.2\text{ m}$ .

## MATERIALS:

- Fittings class a500;
- Concrete in-35; m-450.

## CERAMIC BRICK WALLS.





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**MODERN BUILDING  
TECHNOLOGY - DOKA  
DEK**



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**REYNOBOND  
VENTILATED FACADE  
WITH ALUCOBOND  
HEAT AND SOUND  
INSULATION**



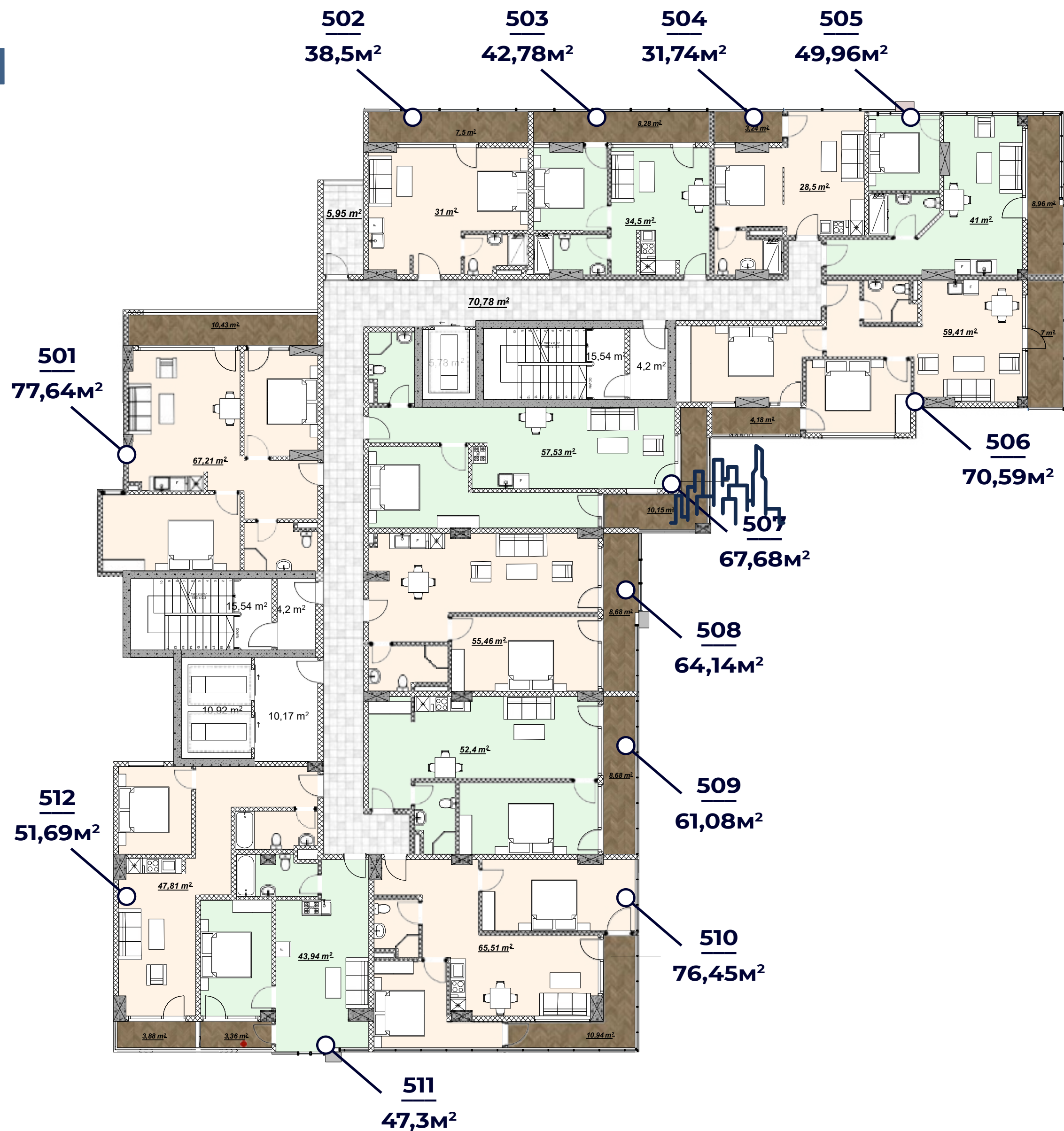
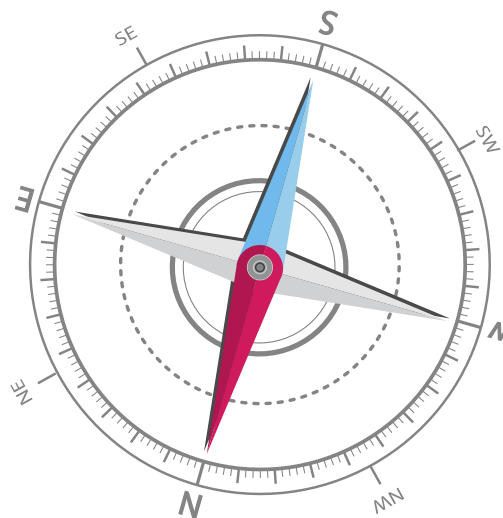
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**METAL-PLASTIC  
WINDOWS AND  
DOORS KÖMMERLING,  
DOUBLE-GLAZED  
WINDOWS GUARDIAN,  
ACCESSORIES ROTO NT**





VARIOUS APARTMENT LAYOUTS

SEA VIEW



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**THE AUTHOR'S  
DESIGN OF  
APARTMENTS  
WAS SPECIALLY  
DEVELOPED BY THE  
LEADING DESIGN  
STUDIO EXCLUSIVE**



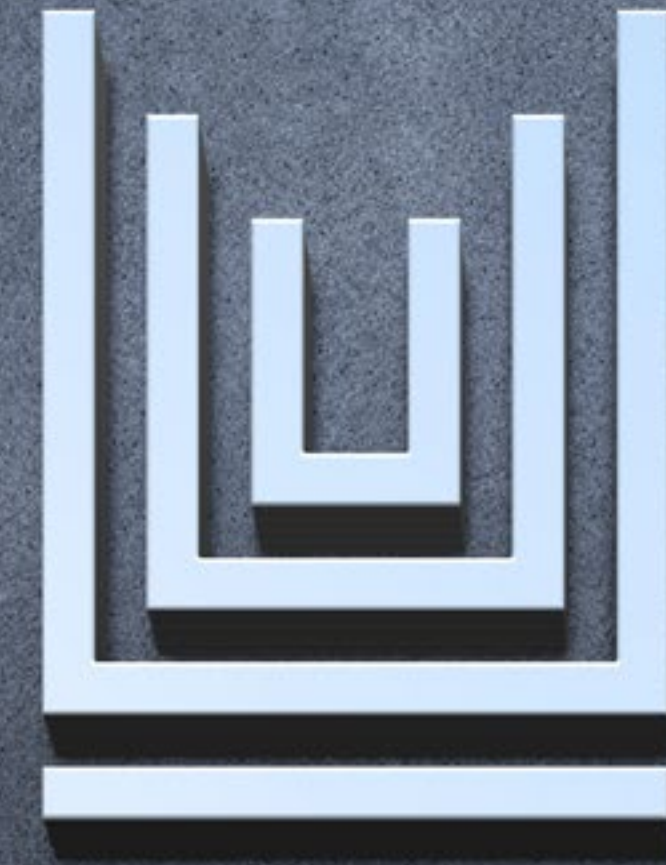
**SOLID METAL ENTRANCE  
DOORS WEIGHING 120 KG**

**HIGH-SPEED ELEVATORS  
- KLEEMANN GERMANY,  
V- 2.5 M/S**

**SEISMIC RESISTANCE 8  
POINTS ON THE RICHTER  
SCALE**

**WALLS BETWEEN  
APARTMENTS MADE OF  
CERAMIC BRICKS WITH HEAT  
AND SOUND INSULATION**

**MODERN FIRE PROTECTION SYSTEM IN  
ACCORDANCE WITH THE 41 FIRE SAFETY  
REGULATIONS**



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## ADVANTAGES OF THE PROJECT



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**THE COMPLEX IS  
GASIFIED — AN  
INDIVIDUAL HEATING  
SYSTEM IS AVAILABLE**



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**UNDERGROUND  
PARKING FOR 55 CARS**

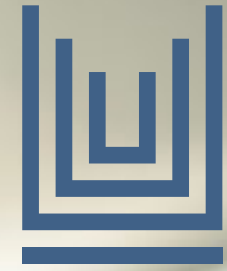


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**RECEPTION.  
MEETING AND  
ENSURING A  
COMFORTABLE STAY  
OF THE GUESTS OF  
THE COMPLEX**



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**THE SMART HOME  
SYSTEM IS AVAILABLE**





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**A MANAGEMENT  
COMPANY CAPABLE  
OF TAKING INTO  
ACCOUNT ALL THE  
WISHES OF THE  
CLIENT**



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## EXTENDED SERVICE PACKAGE

- › 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;



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**THE LAST FLOORS.  
PENTHOUSES.  
ANALYSIS**



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black frame

white frame

**CONDITION OF TRANSFER OF PROPERTY TO BUYERS**

repair

turnkey repair



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floor	worm price carcass/sq.m	becarcas/sq.m	price under key/sq.m	first contribution/ sq.m	first contribution to prisestyle	discount at 30%	period installments
offices 2,3 floor	\$1 000	\$1 100	\$1 700	30%	10%	2%	36 мес.
4	\$750	\$850	\$1 450	30%	10%	5%	36 мес.
5	\$800	\$900	\$1 500	30%	10%	5%	36 мес.
6	\$850	\$950	\$1 550	30%	10%	5%	36 мес.
7	\$900	\$1 000	\$1 600	30%	10%	5%	36 мес.
8	\$950	\$1 050	\$1 650	30%	10%	5%	36 мес.
9	\$1 000	\$1 100	\$1 700	30%	10%	5%	36 мес.
10	\$1 050	\$1 150	\$1 750	30%	10%	8%	36 мес.
11	\$1 100	\$1 200	\$1 800	30%	10%	8%	36 мес.
12	\$1 150	\$1 250	\$1 850	30%	10%	8%	36 мес.
13	\$1 200	\$1 300	\$1 900	30%	10%	8%	36 мес.
14	\$1 250	\$1 350	\$1 950	30%	10%	8%	36 мес.
15	\$1 300	\$1 400	\$2 000	30%	10%	8%	36 мес.
16	\$1 350	\$1 450	\$2 050	30%	10%	8%	36 мес.
17	\$1 400	\$1 500	\$2 100	30%	10%	12%	36 мес.
18	\$1 450	\$1 550	\$2 150	30%	10%	12%	36 мес.
19	\$1 500	\$1 600	\$2 200	30%	10%	12%	36 мес.
20	\$1 550	\$1 650	\$2 250	30%	10%	12%	36 мес.
21	\$1 600	\$1 700	\$2 300	30%	10%	12%	36 мес.
22	\$1 650	\$1 750	\$2 350	30%	10%	12%	36 мес.
23	\$1 700	\$1 800	\$2 400	30%	10%	18%	36 мес.
24	\$1 750	\$1 850	\$2 450	30%	10%	18%	36 мес.
25	\$1 800	\$1 900	\$2 500	30%	10%	18%	36 мес.

## PRICING AND INSTALLMENT TERMS

conditional start date of construction January 15, 2024

## TABLE CALCULATION OF PROFIT FROM THE INVESTED AMOUNT OF 50 M<sup>2</sup>

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
<b>Income per year</b>					<b>\$12 096</b>
<b>Service fee</b>					<b>\$250</b>
<b>Utilities</b>					<b>\$600</b>
<b>Income tax 5%</b>					<b>\$605</b>
<b>Net profit</b>					<b>\$11 246</b>
<b>Total invested</b>					<b>\$70 000</b>
<b>Annual return as a percentage of the invested amount</b>					<b>16%</b>
<b>The period of return of investment funds</b>					<b>6 year</b>
<b>Annual appreciation of real estate</b>					<b>4%</b>



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## TERMS OF COOPERATION WITH SALES PARTNERS

### TRANSACTIONS THAT OCCUR WITHOUT THE PARTICIPATION OF A SALES MANAGER

type of transaction	down payment	commission net	commission micro business	ltd commission with vat
PURCHASE APARTMENTS	OT 30%	3%	4%	5%
BUYING A TURNKEY APARTMENT				0,5%



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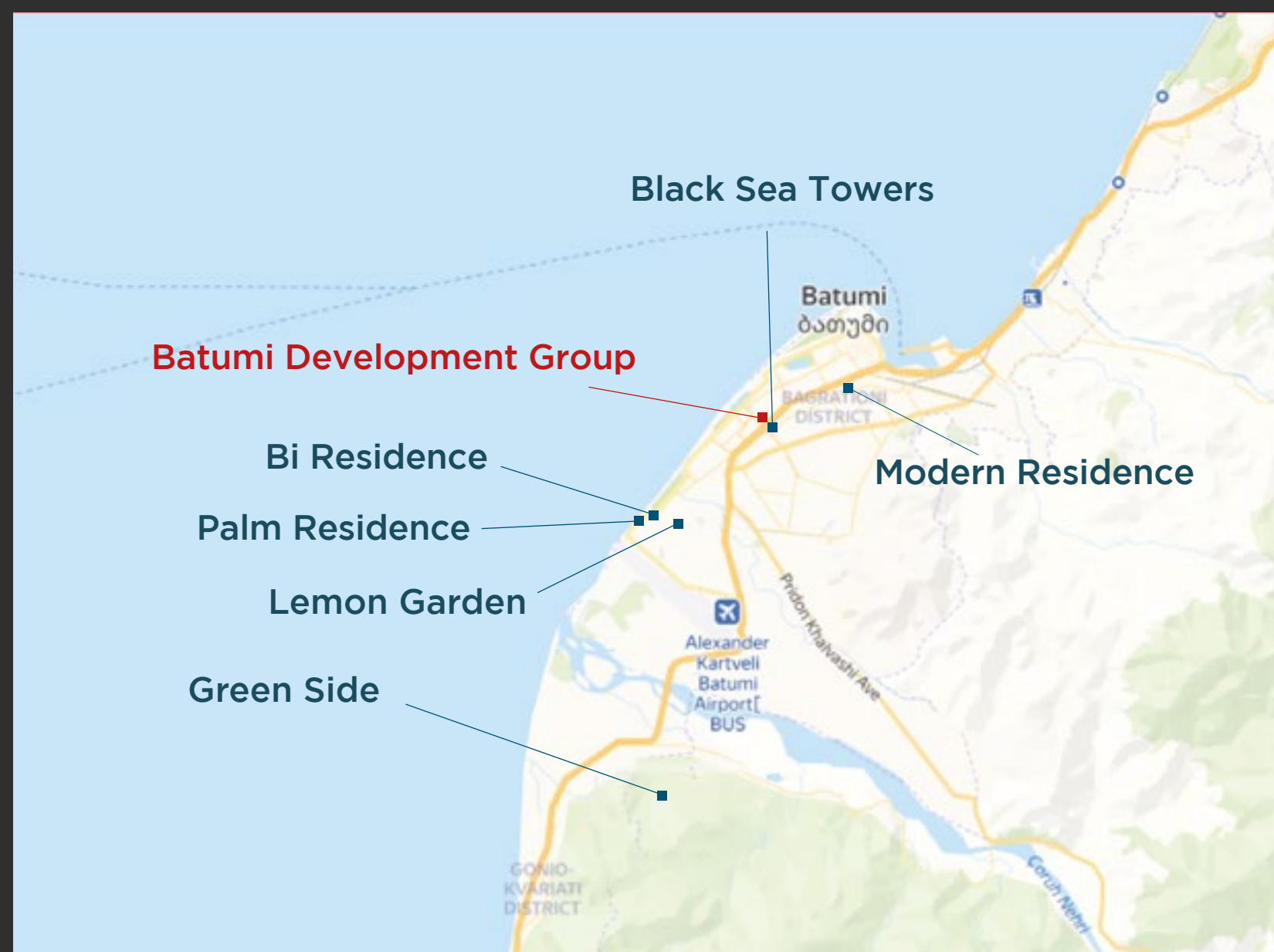
# BATUMI DEVELOPMENT GROUP

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.



# The main new buildings of Batumi Development Group on the map of Batumi



We do not just build profitable housing, we calculate the profitability and payback of objects, think over and include premium-class infrastructure in the project, work with strict observance of all construction deadlines and do not save on materials, as we adhere to European quality standards.



We are one of the first who started building in Batumi objects of premium category with an emphasis on environmental friendliness and rich infrastructure of the selected location. We select a place where from the balcony you will see all the beauty of sunsets over the Black Sea and sunrise in the mountains of Adjara, and the road to the beach will take a few minutes.



Batumi Development Group builds residential complexes, commercial buildings and premises; private houses, townhouses, cottages, villas. The Group operates in the best price-quality ratio on the market. When you are buying apartment in BDG ownership rights are immediately issued without encumbrance.



## Batumi Development Group in numbers

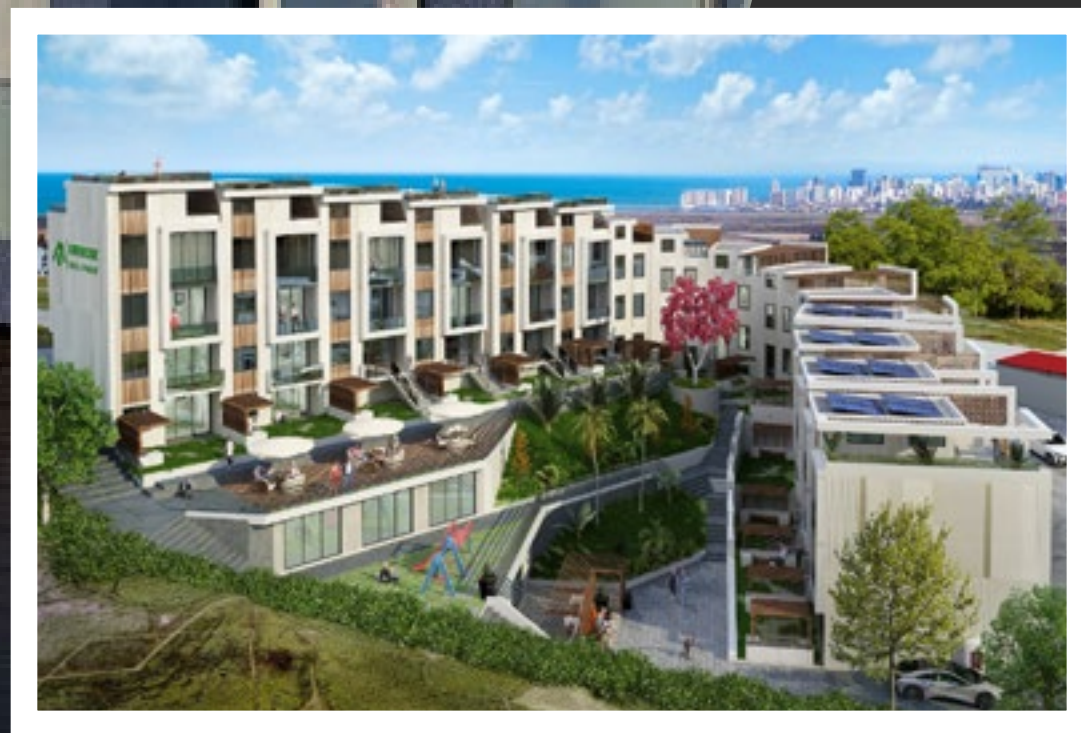
More than 3,700 flats and apartments  
have been built.

Created: 4,000 jobs.

Investments: \$214 million

Built-up area: 715,000 m<sup>2</sup>

More than 400,000 m<sup>2</sup>





Thank you for your  
attention!



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