



BLACK SEA TOWERS

PRESENTATION



Why is Georgia country for investments?!



Geographic availability
average flight 2.5 hours



Tourist boom
+ 20% annual increase of tourists



No language barrier
documentation in English and Russian



Mild sunny climate
up to 280 sunny days a year



Visa-free travel for most countries
or facilitated visa issuance



Clean ecology
water and air



No property tax
even for foreign citizens



Warm sea
up to 24 degrees



Simplified procedure for registration of real estate
1 hour property registration



Famous in the whole world wine
and delicious cuisine



Simplified procedure for obtaining residence permits
when buying property from 100 000 USD



Low cost of living
rest and entertainment



Safest country in Europe
Georgia in the top 10 security in the world



Hospitality
Country where love and wait for you



About company

The construction of the BST complex is carried out by a construction and development company **Real Palace** Ltd.

The company in the field of construction since 2011

The implemented projects are located:



BATUMI



2000 apartments



TBILISI



1200 apartments



GODERDZI



150 apartments



Total investments

✓ Total sum of investment – **112 000 000** USD



✓ Total amount of built living and commercial objects – **389 000** sq.m.





Technical characteristics of the complex

- ✓ Modern construction technology - DOKA DEK;



- ✓ Facade of the building Reynobond energy-efficient aluminum panels for ventilated facades



- ✓ Metalplastic windows and doors KÖMMERLING Double-glass Guardian, Accessories Roto NT;



- ✓ Fast Elevators - Kleemann Germany, V- 2.5 m/s;



- ✓ Seismic resistance according to the Richter scale 8-point



- ✓ Modern fire-fighting system



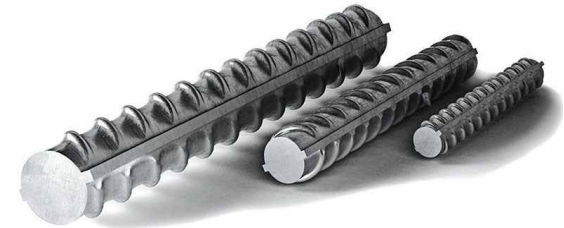
- ✓ Alternative energy system – solar panels



Technical characteristics of reinforced concrete structures of the project

✓ **Basement parameters:**

- ✓ Ditch: depth $H=6\text{m}$
- ✓ Pile: depth $H=18\text{m}$
- ✓ Reinforced concrete pillow: $H=1.8\text{m}$; $W=27.7\text{m}$; $L=60\text{m}$;



A-500

✓ **Materials:**

- ✓ Fittings A500 class;
- ✓ Concrete B-35; M-450;



6 Levels Parking

For 400 parking places



Co-working center

On 4 floors will be placed: offices, computer room
rest zone, various catering facilities, a conference room,
cinema, free wi-fi zone..





In our complex at your service will be:
RECEPTION



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Recreation area

Landscaping, closed yard on 2000 sq.m.-s
where there will be areas for picnics, walks, rest,
bicycle paths and a fountain



Active rest zone

- ✓ Children's playground
- ✓ Mini football playground
- ✓ Basketball playground
- ✓ Tennis court
- ✓ Outdoor fitness equipment
- ✓ Volleyball playground





Wellness area

Fitness and SPA center, massage rooms and swimming pool



SWIMMING POOL



MASSAGE



FITNESS



SAUNA



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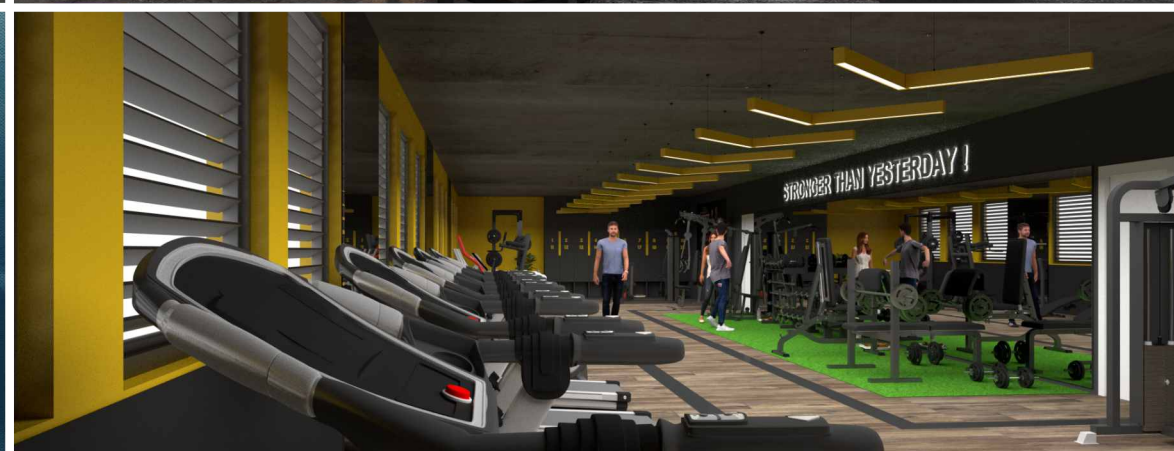
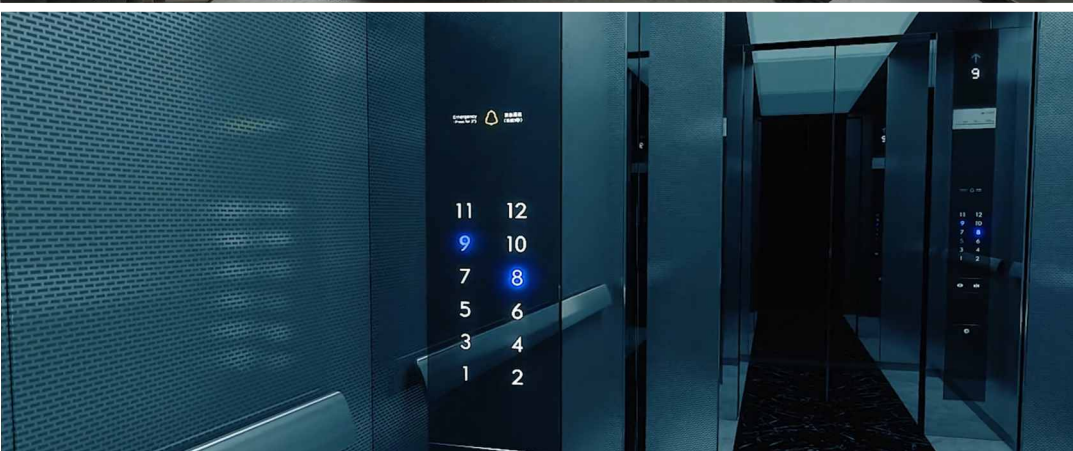


In the complex will be available smart home systems

SMART HOME CONTROL UNIT

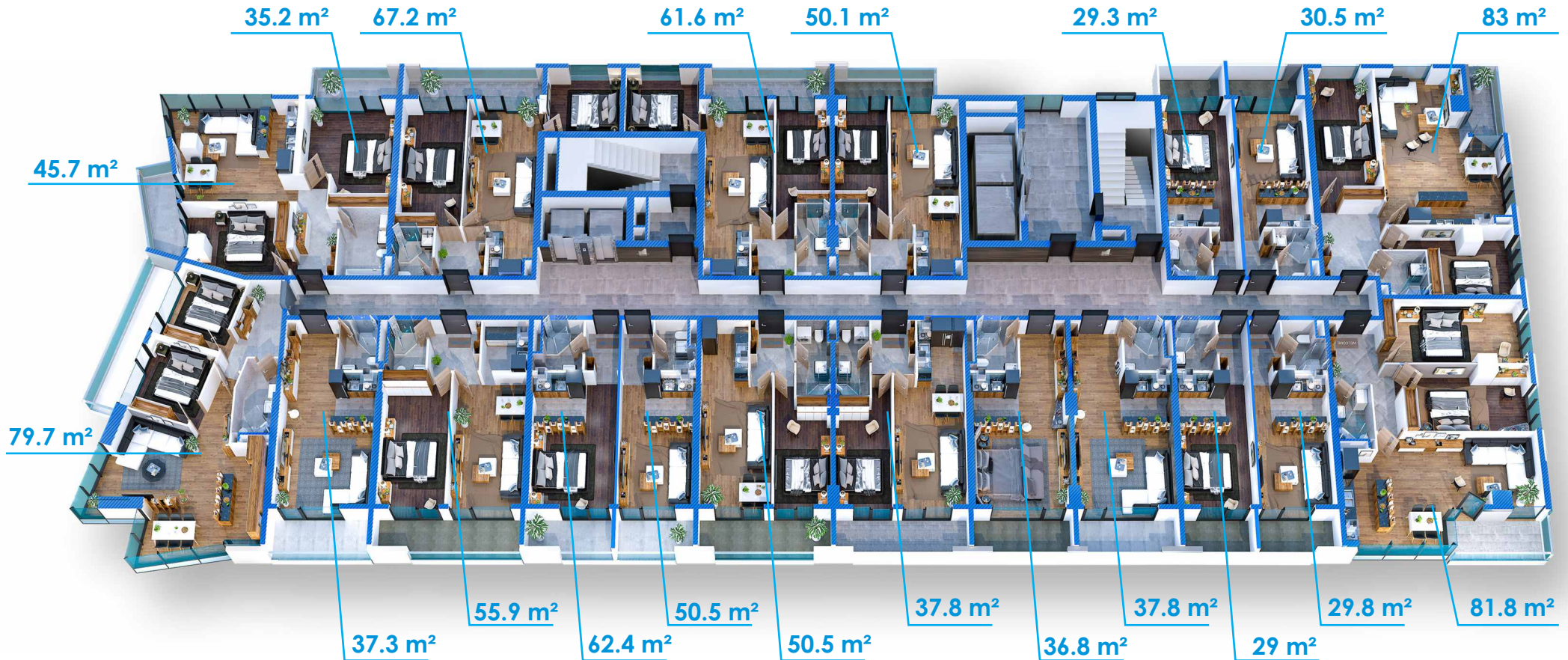


In a complex is thought out every detail
for your comfortable life



Wide choice of apartments

Minimum area from 29 sq.m.

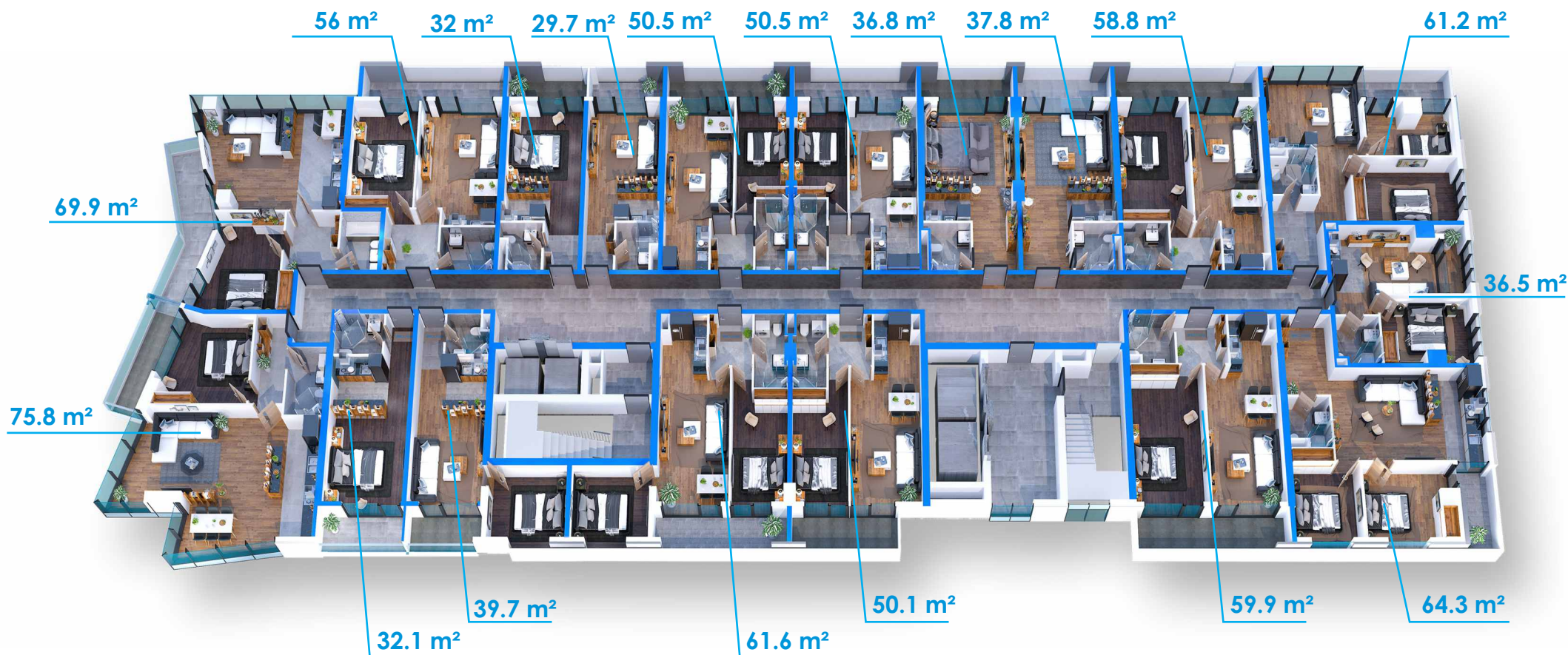


Block A



Wide choice of apartments

Minimum area from 29 sq.m.



Block B



Invested amount return plan

<i>Total area sq.m.</i>	36,8
<i>Average turn-key cost (\$) (repaired, furnitures and applianced)</i>	1200 \$
<i>Total Cost (\$)</i>	44160 \$

	Days in a month	Capacity %	Capacity days	Average cost per day	Total (\$)
January	31	29%	9	25	225
February	28	35%	10	30	300
March	31	25%	8	30	240
April	30	26%	8	35	280
May	31	51%	16	35	560
June	30	80%	24	40	960
July	31	87%	27	60	1620
August	31	87%	27	70	1890
September	30	66%	20	45	900
October	31	64%	20	35	700
November	30	40%	12	25	300
December	31	38%	12	30	360
Total	365		193		8335
Average		52%		38\$	

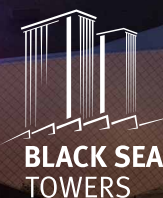
<i>Annual income from apartment delivery</i>	8335\$
<i>Administrative expences- 30% (% of delivery, utility costs and cleaning, 5% tax)</i>	2500\$
<i>Object's average increase of the value for the year</i>	6%
<i>Period of return of the invested amount</i>	5 years
Annual net profit	5835\$





In the complex and
nearby located
worldwide brands

შავი ზღვის მოლი
BLACK SEA MALL



www.blackseatowers.com



Location of the Black Sea Towers complex

Complex is located in Batumi, **Heroes Alley, J. Shartava Str. 16**

at the intersection of the old and the new city



Five minutes from the seaside and boulevard





WhatsApp +995 514 654747

WhatsApp +995 558804747

WhatsApp +995 514 674747

WhatsApp +995 577 224747

WhatsApp +995 557 784747

realpalace2012@gmail.com

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BLACK SEA MALL

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