



AMBASSADORI ISLAND  
BATUMI

# ABOUT THE PROJECT



Ambassadori Island Batumi is an ambitious 84-hectare development on the Black Sea coast, poised to become a new economic and lifestyle hub in Georgia's fastest-growing city.

In collaboration with the global engineering firm Arup, the project integrates a smart city concept with sustainable urban planning and a modern architectural identity inspired by Georgian culture. This strategic partnership ensures a cohesive and sustainable architectural vision for the project's development, seamlessly integrating it into the cultural landscape of Batumi. Investors will adhere to pre-developed stylistics and guiding norms when designing and constructing buildings in the project area.

The island's functional design includes residential, commercial, and leisure zones, featuring a marina, public beaches, green parks, educational facilities, and 49% of the territory dedicated to recreation.

Key milestones have been achieved, including the Environmental Impact Assessment (EIA), the issuance of construction permission, the approval of the Masterplan, and full legal ownership of the reclaimed land.

Ambassadori Island Batumi consists of a total buildable area of 2.36 million sq. m, making it an exceptional opportunity for investors to participate in one of the region's most ambitious and forward-thinking developments.



# ABOUT AMBASSADORI GROUP

Since 2004, Ambassadori Group has been shaping the future of hospitality, retail, entertainment, and real estate in Georgia, bringing nearly two decades of experience in delivering luxury and innovation. Recognized as one of Georgia's top hospitality brands, the company operates variety of businesses in the country:

AMBASSADORI  
TBILISI HOTEL



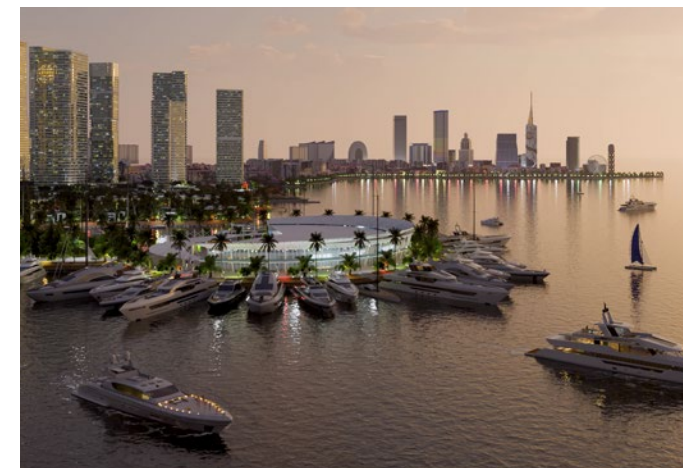
AMBASSADORI  
GODERDZI HOTEL



KEBURIA WINERY



MARINA  
YACHT CLUB



AMBASSADORI  
KACHRETI GOLF RESORT



AMBASSADORI  
HOTEL BATUMI



AMBASSADORI  
ACADEMY



GOLF CLUB



AMBASSADORI

# PARTNERS



**ARUP**

**M U**  
**A** Architecture  
& Placemaking

**d73**  
Progettiamo la tua passione

**YÜKSEL**  
**PROJE**

**Colliers**



# SEAMLESSLY CONNECTED TO BATUMI

Ambassadori Island Batumi is strategically located at the entrance of Batumi, on the main E70 road, between the seaport and the central railway station. This centrally located island provides convenient access to the city's cultural and transportation hubs.

## BATUMI INTERNATIONAL AIRPORT

 30 min

## CENTRAL RAILWAY STATION

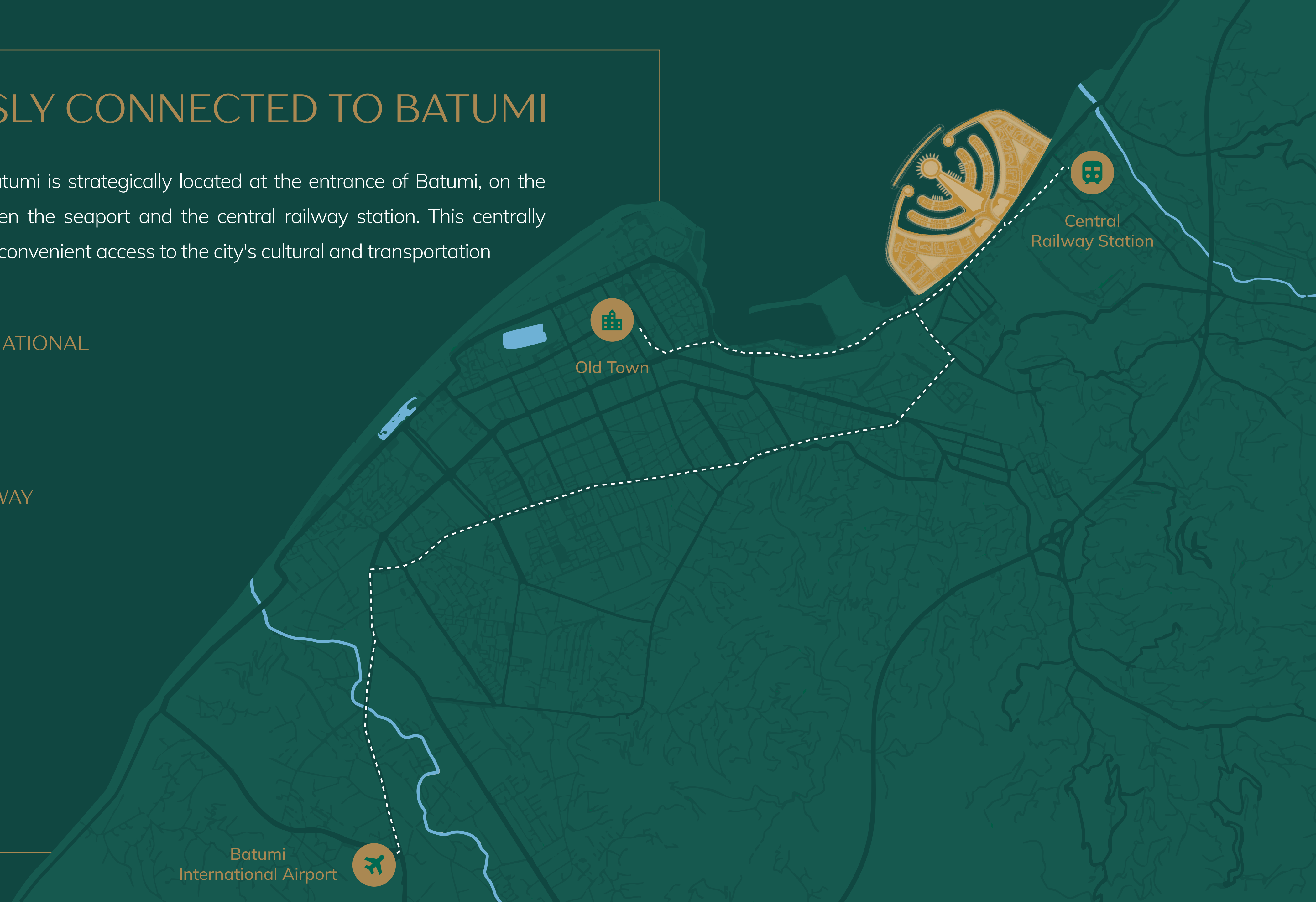
 3 min

 10 min

## OLD TOWN

 15 min

 30 min



Batumi International Airport 

 Old Town

 Central Railway Station

# WHY TO INVEST IN BATUMI, GEORGIA



## BUSINESS-FRIENDLY AND STABLE ENVIRONMENT

Georgian legislation ensures robust protection for foreign investments. The assets of foreign investors are safeguarded against expropriation. Batumi, a key investment hub, has witnessed double-digit growth in population and tourism consistently for over a decade.

## LIBERAL ECONOMIC LEGISLATION

Georgia's investor-oriented economic policies are designed to attract both local and foreign investments. The country is globally recognized for its ease of doing business, supported by laws that facilitate and stimulate investments efficiently.

## EASE OF BANKING AND RESIDENCY

Opening a local bank account or conducting transactions via cryptocurrency is fast and straightforward. Additionally, investors who invest in real estate from \$100,000 and more can easily obtain a local residence card.

## FLAT/LOW TAXES AND INCENTIVES

Georgia offers 5% income tax on rental income, and 0% capital gains tax on properties held for at least two years. Additionally, the Georgian Constitution mandates that tax increases can only occur through a national referendum, ensuring long-term stability.

## STRATEGIC GEOGRAPHIC LOCATION

Situated at the crossroads of Europe and Asia, Batumi serves as a strategic link between the Black and Caspian Seas. Located along the historic Silk Road, it is one of the fastest-growing cities in Georgia and a gateway for global trade and commerce.

## STRONG RETURN ON INVESTMENT

Real estate in Batumi delivers exceptional returns, with properties generating an average annual rental income of 15%.

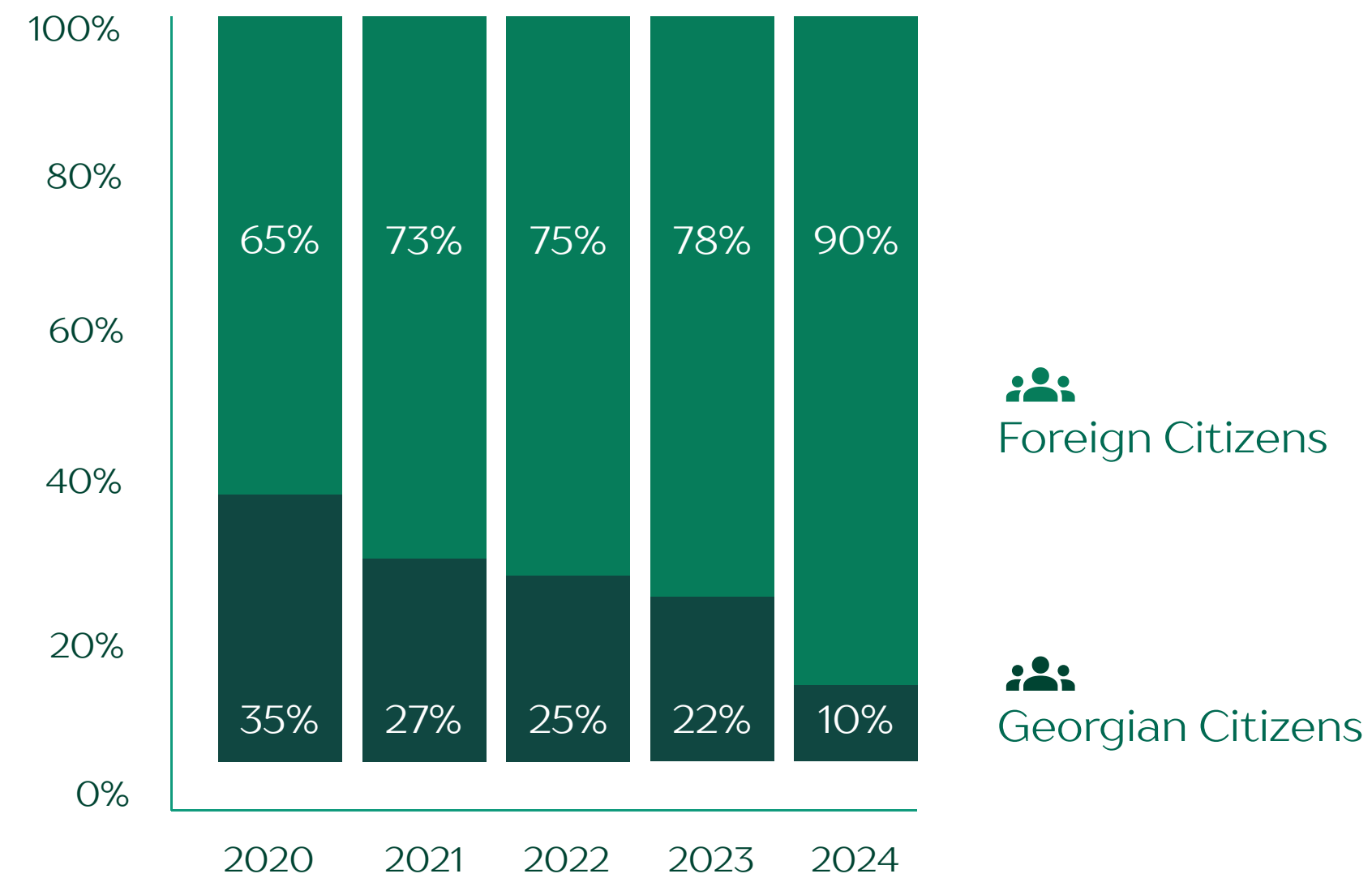
# BATUMI REAL ESTATE STATISTICS



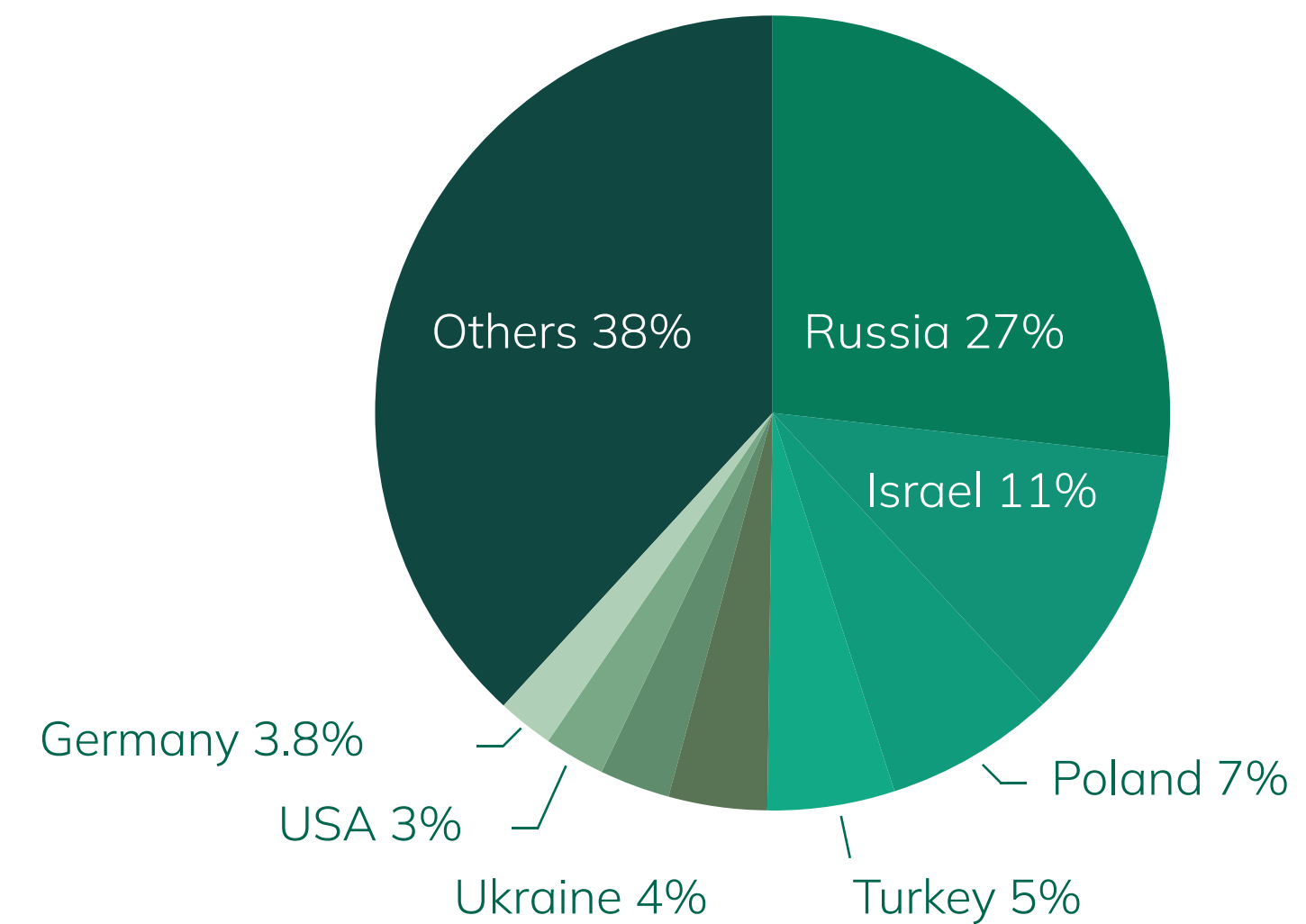
## RESIDENTIAL REAL ESTATE MARKET OVERVIEW

## HIGHER RENTAL YIELDS ATTRACT FOREIGN CITIZENS

Distribution of real estate sales in projects of selected developers by citizenship in Batumi



Distribution of real estate sales to foreign citizens in projects of selected developers by citizenship in Batumi



In 2024, citizens of 28 different foreign countries purchased an apartment in Batumi, while this number was 12 in 2020.

Source: Galt & Taggart



**GALT & TAGGART**  
RESEARCH

# BATUMI – WORLD'S LEADING ALL-SEASON DESTINATION



Batumi won the award of world's leading all-season destination 2024, the tourism Oscar, at the 31st World Travel Awards held in Madeira. It has received the prize for Europe's Leading Emerging Tourism Destination in 2003 and 2002.

The Batumi Botanical Garden was chosen as Europe's Leading Botanical Garden, competing against the botanical gardens of Madrid, Edinburgh, Berlin and other famous European cities.

# INVESTMENT PERSPECTIVES IN AMBASSADORI ISLAND BATUMI



The First Tower of Ambassadori Island Batumi represents a promising investment opportunity, offering ROI 16.4% first year of operation and return of investment in 6 years. The property boasts impressive views, high-end facilities and a prime location, making it an excellent choice for those seeking a smart investment for the future.

Investing in island estate at the start of construction is much more profitable. Investment at the initial stage of construction will bring you a profit of 50% upon resale after building enters in exploitation.



# FUNCTIONAL ZONING OF THE AREA

The functional zoning of the area includes spaces for public gatherings, multi-functional developments, and private residential areas. The development program encompasses all major functions:

## 1 ISLAND CENTER

The most active area, featuring the marina club, central park, and twin skyscrapers with distinctive architectural design.

## 2 GATED RESIDENTIAL NEIGHBORHOOD ZONE

Sections where premium villas will be located, offering direct access to the sea.

## 3 MULTI-FUNCTIONAL PENINSULAS WITH DOMINANT RESIDENTIAL AND APARTHOTEL FUNCTIONS

The project includes apartments, plots for villas, serviced apartments, and hotel rooms.



- Podium: Mixed-use (street retail, food cluster, entertainment & relaxation, sports, office, industrial parking)
- Skyscraper: Mixed-use (residential, serviced apartments, hotel)
- Private Homes / Villas
- Convention Center, Yacht Club, Dining, Entertainment
- Food Cluster
- Healthcare / Retail Function
- Education / Retail Function
- Central Park, Recreation

# KEY DESIGN PRINCIPLES



## SUSTAINABLE MOBILITY

Considering the expected 50,000 daily visitors to the island, the concept prioritizes ease of transportation and a reduction in carbon emissions. The primary modes of transportation on Ambassadori Island Batumi will be electric cars, water taxis, scooters, bicycles and electric buses.



## SEASIDE ACTIVITIES IN ALL FOUR SEASONS

The Ambassadori Island Batumi project offers a variety of year-round activities, providing endless opportunities for relaxation and recreation. The services are operational on a 24-hour, seven-day-per-week basis, catering to both local residents and tourists.



## BLUE-GREEN INFRASTRUCTURE

The project's design incorporates a focus on harmonious integration with the natural characteristics of the Black Sea coastline, emphasizing the seamless blend of buildings and structures with their surroundings. The objective is to create a sustainable ecosystem in which the concept of structures adapts to the natural features of the terrain, rather than rigidly interfering with the natural landscape.

# CORE



The core of Ambassadori Island Batumi is distinguished by its impressive location, offering panoramic views of Batumi and the Black Sea. This area will offer a variety of multifunctional services for entertainment and relaxation, catering to both residents and visitors.

A memorandum has been signed between Ambassadori Island Batumi and the Batumi State Maritime Academy to promote yacht management and certification programs globally. These programs include a 14-day course for a yacht driver's license. The upcoming Ambassadori Island yacht club will feature a Maritime Academy training facility, offering residents and visitors professional yacht and watercraft operation training and licensing.

As part of this collaboration, homeowners and investors on our island will have the chance to take advantage of the Maritime Academy's certification programme without having to wait in queues – until the training base is established on Ambassadori Island.



**MARINA  
YACHT CLUB**



**DINING SPACE**  
Restaurant, Cafe, Bar



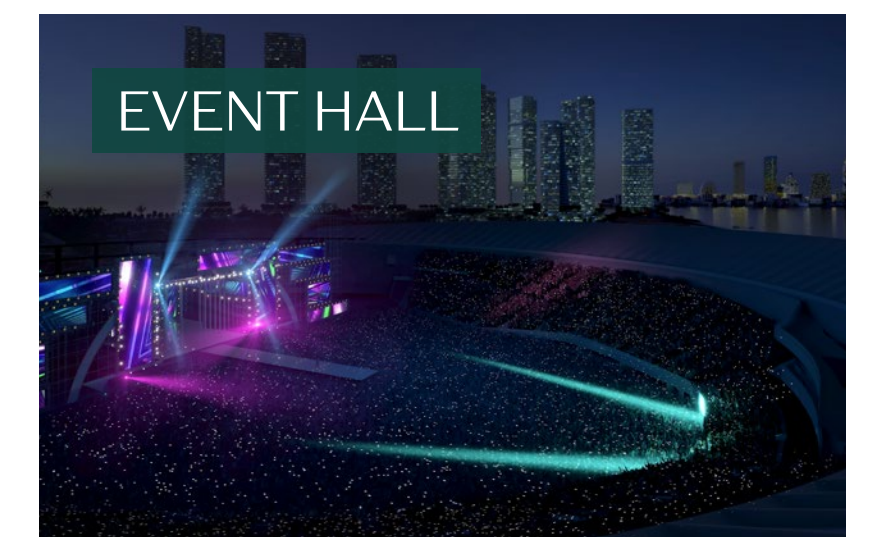
**MULTIFUNCTIONAL CENTER**  
Conference, Concert, Banquet



**EXCLUSIVE  
CASINO**



**EVENT HALL**  
with a total area of 10,000  
square meters



# CENTRAL UNITS



Ambassadori Island Batumi will develop enclosed residential neighborhoods. Our premium-class villas are distinguished by their low density and private coastlines, offering breathtaking views of Batumi and the sea. Access to the villas will be available from the sea, by yacht or boat.



INDIVIDUAL VILLA DEVELOPMENT



# CENTRAL PARK



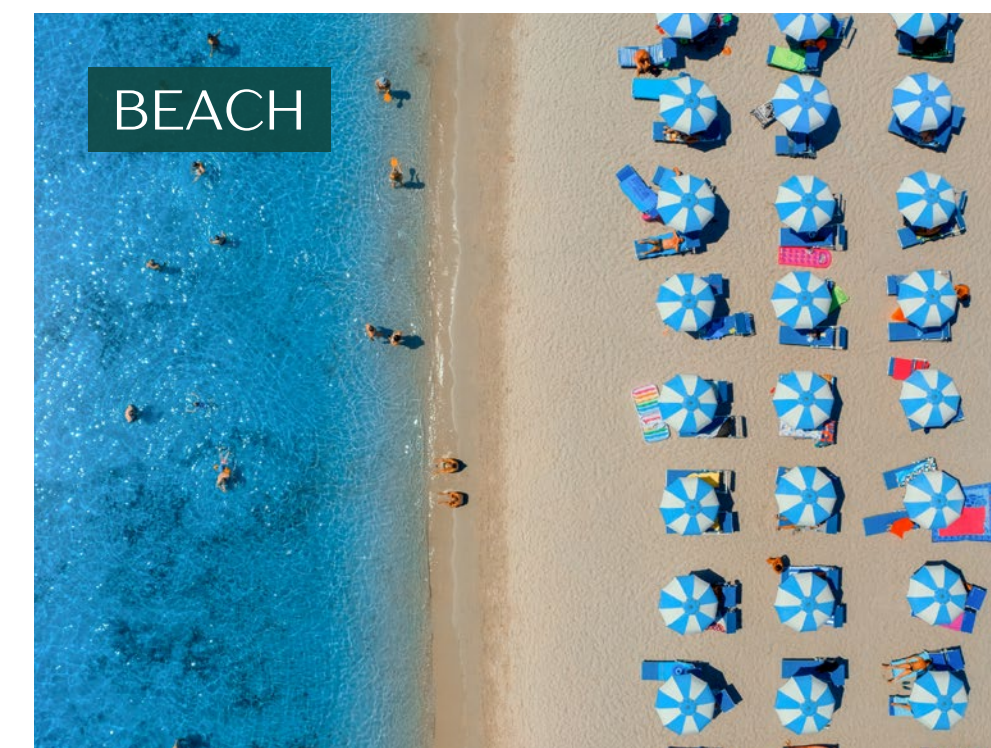
At the heart of Ambassadori Island Batumi stands a vibrant Central Park, an urban retreat blending lush greenery, art installations, and curated leisure zones. Spanning 9 hectares, it offers a unique blend of nature and design, enhancing real estate value and establishing the island as a lifestyle destination.



# RIGHT PENINSULA



The Right Peninsula is planned as a wellness and hospitality retreat, anchored by luxury hotels and a medical and recreational hub. Its premium waterfront positioning and functional zoning make it a prime asset for investors seeking value in the tourism, health, and high-end real estate sectors.



# LEFT PENINSULA



The Left Peninsula is home to the First Tower and a dynamic mix of residential, commercial, and cultural infrastructure. Offering direct sea views, premium amenities, and seamless smart-city integration, it is the flagship development zone, positioned for high investment returns and long-term urban relevance.

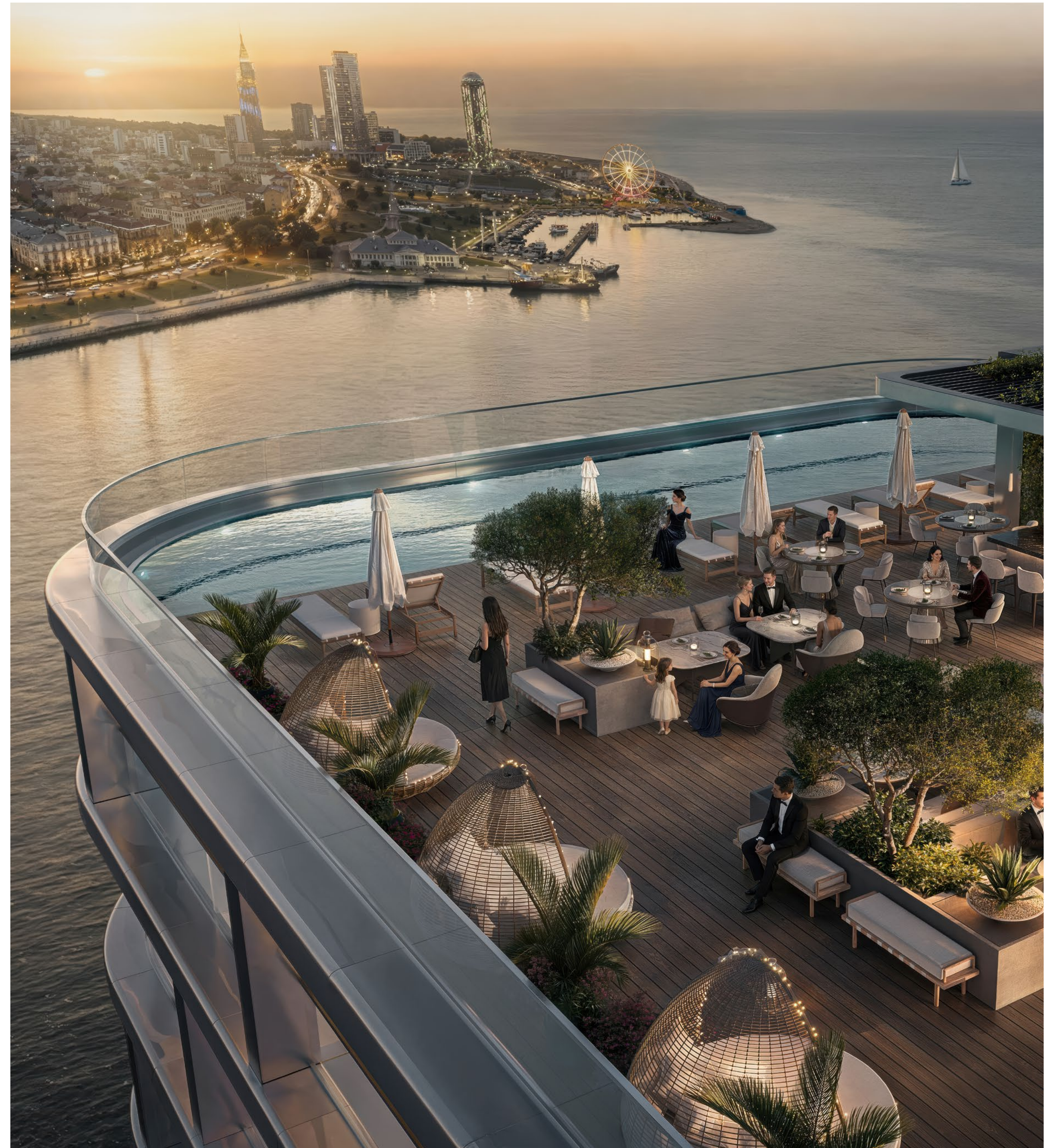


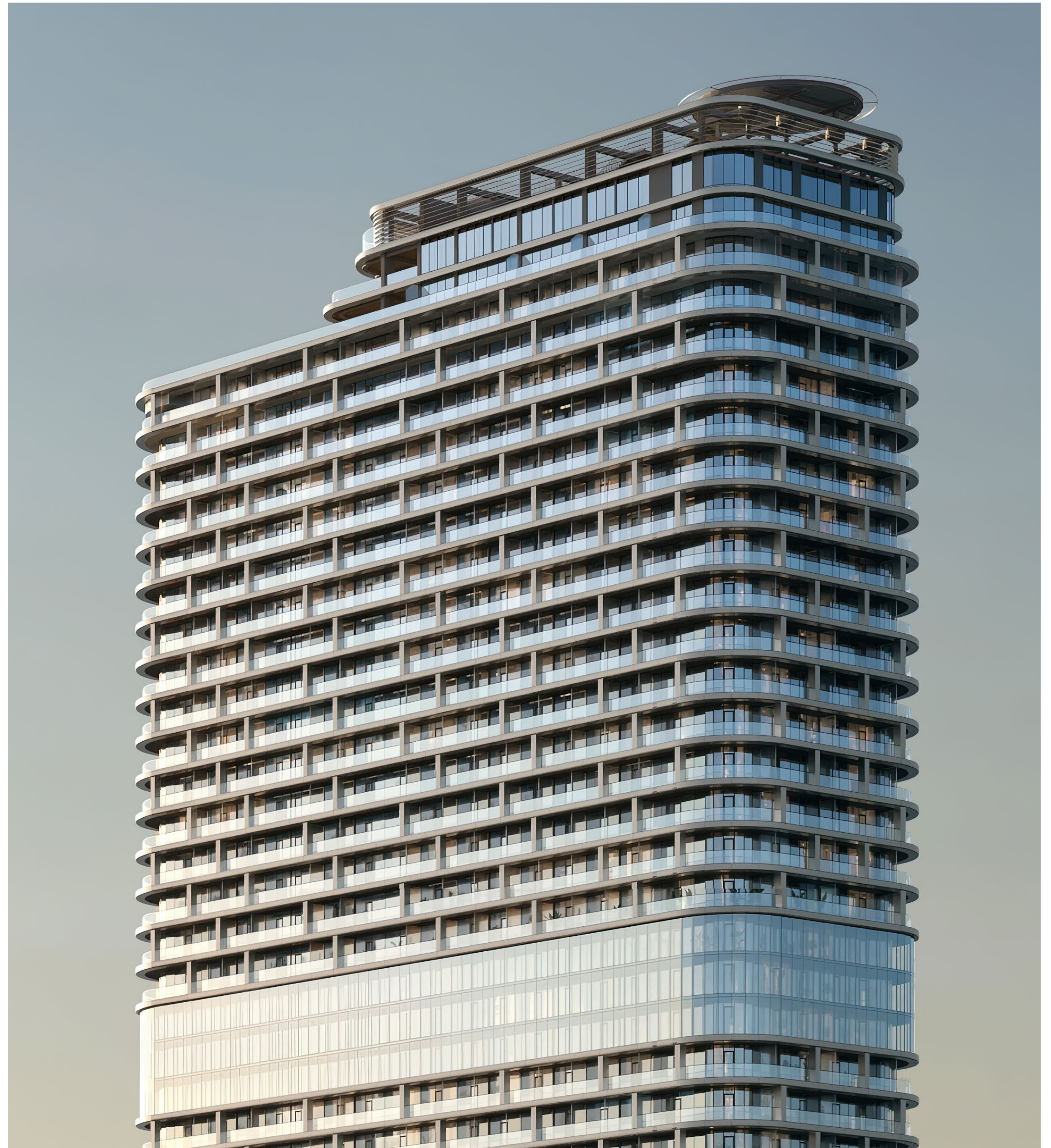
# THE GATE



The Gate is the primary entry point to Ambassadori Island Batumi, showcasing two skyscrapers with distinctive architectural features. The skyscrapers, designed by SHOP Architects, offer panoramic views of Batumi and the Black Sea.



















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