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# Georgia

- The Natural beauty of Georgia – A country of fabulous landscapes and medical resorts. Georgia has everything from snow-capped mountains to Alpine meadows and ski slopes to pebble beaches along the Black Sea coast. In Georgia, there are more than 2,000 mineral and thermal springs, as well as healing therapeutic mud and popular balneological resorts.
- The climate of Georgia is famous for its mildness, which allows tourists to come here almost all year round. Investment in tourism infrastructure has increased, offering guests a full range of entertainment from diving along the Black Sea coast to skiing. Summer here is humid and warm, with average temperatures of +22 +28 C in July. Winter is also mild, with an average temperature of 4C in January.
- Many fruits and vegetables grow here.
- Grapes have been cultivated in Georgia for thousands of years, and archaeological evidence suggests that wine was probably being produced here more than 8000 years ago. Wine is an important part of Georgian culture.





# Sakrtvelo

## Georgia in Georgian language

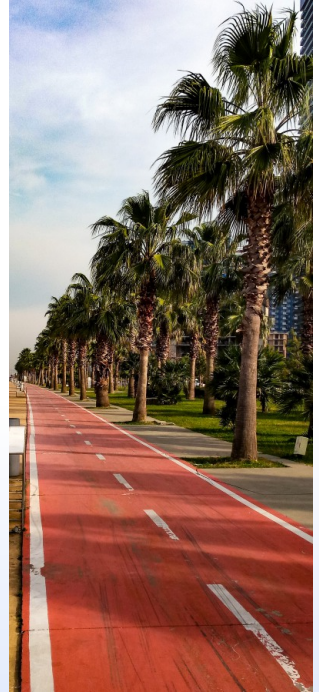
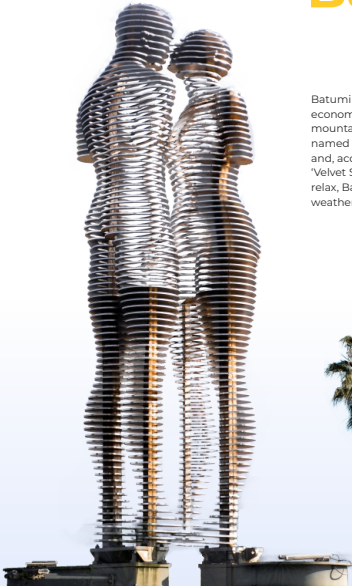
- The food culture of Georgia is clearly manifested during a feast called 'supra', where a large assortment of national dishes and a lot of wine is offered. This is accompanied by national dances and singing and can last for hours.
- Lack of taxes on real estate.
- Georgia is among the 10 safest countries in the world.

- The national Language of Georgia is Georgian. But in banks, restaurants, and public offices the staff converse with visitors in Georgian, English and Russian.
- Free visa regime for 94 countries.
- Annual growth in tourism sector - 20%



# Batumi

Batumi is the main tourist center and one of the most important cultural and economic cities in Georgia. Located on the Black Sea coast at a place where the mountains meet the sea, Batumi is a city with amazing flora and fauna. In fact, it was named the best tourist destination by The American Academy of hospitality in 2012 and, according to FORBES, the city is one of the five best resorts for recreation in the 'Velvet Season'. You can visit at any time of the year whether it's for business or just to relax, Batumi is always ready to welcome you. Batumi, is great no matter the weather.



## GUMBATI GROUP

Gumbati Group is a stable company and has been operating in the construction market since **1998**. This was the first construction company in Batumi.

A **500 000M<sup>2</sup>** territory has been already built, as well as 2 Olympic stadiums.

The company has class IV construction permissions and owns an **ISO** certificate.



# GUMBATI IN KHEIVANI

The construction of the project began in 2016 and was completed in December 2020.

Gumbati In Kheivani consists of three residential blocks (A, B, C residential blocks), located 1 km from the sea. Commercial areas are located on the first 3 floors of the building.

The facade of the project is insulated, which retains heat and reduces utility costs.

The project boasts stunning panoramic views of the sea, city and mountains.



# GUMBATI IN KHEIVANI

## Block A

- Project completed;
- Floors - 22;
- Living area - 13000 m<sup>2</sup>;
- Ceiling height - 3m;
- Total apartments: 232;
- Apartments from 27 m<sup>2</sup>;
- Commercial area - 3000 m<sup>2</sup>.



# GUMBATI IN KHEIVANI

## Block B

- ▀ Project completed;
- ▀ Floors - 23;
- ▀ Living area - 12000 m<sup>2</sup>;
- ▀ Ceiling height - 3Mm;
- ▀ Total apartments: 260;
- ▀ Apartments from 24 m<sup>2</sup>
- ▀ Commercial area - 2000 m<sup>2</sup>.





# GUMBATI IN KHEIVANI

## Block C

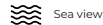
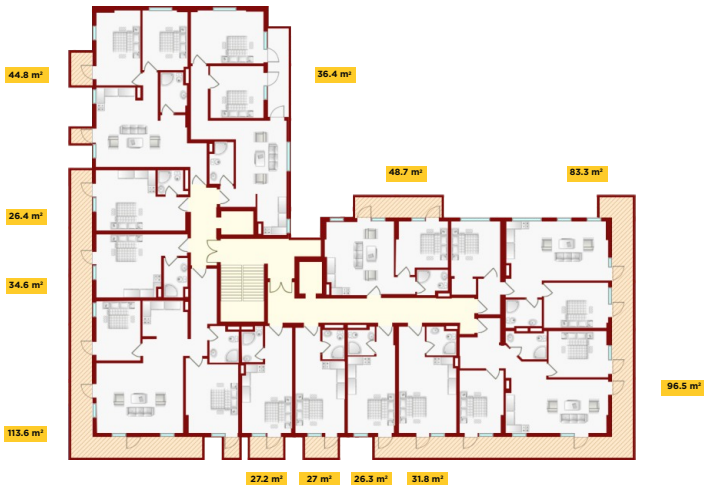
- ▀ Project completed;
- ▀ Floors - 24;
- ▀ Living area - 12000 m<sup>2</sup>;
- ▀ Ceiling height - 3m;
- ▀ Total apartments: 144;
- ▀ Apartments from 27 m<sup>2</sup>;
- ▀ Commercial area - 2000 m<sup>2</sup>.



# GUMBATI IN KHEIVANI

More 

Block A



# GUMBATI IN KHEIVANI

More 

Block B

56.7 m<sup>2</sup>

27.5 m<sup>2</sup>

80.2 m<sup>2</sup>

26.7 m<sup>2</sup>

26.7 m<sup>2</sup>

24.9 m<sup>2</sup>

25.5 m<sup>2</sup>



Mounts



Sea view



83.4 m<sup>2</sup>



Sea view

52.6 m<sup>2</sup>

48 m<sup>2</sup>

55.7 m<sup>2</sup>

48.3 m<sup>2</sup>

26.3 m<sup>2</sup>




Mounts



# GUMBATI IN KHEIVANI

More 

Block C

 Sea view

 Sea view



 Mounts

 Mounts



# GUMBATI IN KHEIVANI

More 

Highly qualified designers will help you with the individual layout, that will provide you with a comfortable living environment.

**26.8 m<sup>2</sup>**

- Living room 12.4 m<sup>2</sup>
- Balcony 4 m<sup>2</sup>
- Hall 6.4 m<sup>2</sup>
- WC 4.0 m<sup>2</sup>
- Ceiling height 3 m



**55.7 m<sup>2</sup>**

- Living room 18.0 m<sup>2</sup>
- Bedroom 12.0 m<sup>2</sup>
- Kitchen 6.7 m<sup>2</sup>
- Balcony 9.0 m<sup>2</sup>
- Hall 5.0 m<sup>2</sup>
- WC 5.0 m<sup>2</sup>
- Ceiling height 3 m



# Apartment rental schedule **26.8 m<sup>2</sup>**

Months	Days	Rent	Rented days	Average price	Total	Monthly rent
January	31	26%	8	18\$	144\$	200\$
February	29	22%	7	18\$	126\$	200\$
March	31	25%	8	20\$	160\$	200\$
April	30	29%	9	20\$	180\$	200\$
May	31	43%	18	20\$	360\$	200\$
June	30	73%	22	25\$	550\$	200\$
July	31	81%	25	35\$	895\$	250\$
August	31	88%	27	40\$	1080\$	250\$
September	30	60%	18	30\$	540\$	250\$
October	31	32%	10	22\$	220\$	200\$
November	30	27%	8	20\$	160\$	200\$
December	31	32%	10	18\$	180\$	200\$
<b>Total invested</b>	<b>Net profit in year</b>	<b>Payback</b>	<b>Annual rise in prices</b>	<b>4595\$</b>	<b>2600\$</b>	
19800\$	3860\$	5.5 Год	6%			



# Apartment rental schedule **55.7 m<sup>2</sup>**

Months	Days	Rent	Rented days	Average price	Total	Monthly rent
January	31	26%	8	28\$	224\$	300\$
February	29	22%	7	28\$	196\$	300\$
March	31	25%	8	30\$	240\$	300\$
April	30	29%	9	30\$	360\$	300\$
May	31	43%	18	30\$	540\$	300\$
June	30	73%	22	35\$	770\$	300\$
July	31	81%	25	50\$	1250\$	300\$
August	31	88%	27	55\$	1485\$	300\$
September	30	60%	18	40\$	720\$	300\$
October	31	32%	10	32\$	320\$	300\$
November	30	27%	8	30\$	240\$	300\$
December	31	32%	10	28\$	280\$	300\$
<b>Total invested</b>	<b>Net profit in year</b>	<b>Payback</b>	<b>Annual rise in prices</b>	<b>6625\$</b>	<b>3600\$</b>	
44100\$	5300\$	8.3 Год	6%			



## Why should you purchase an apartment in Gumbati in Kheivani?

- Reception Service – 24 hours
- Security and video control - 24; hours;
- Housekeeping service;
- Isolated Yard;
- Metal-plastic (PVC) doors and windows;
- European metal door;
- Landscaping;
- Beautiful views.

## Terms of Installment






- An initial fee – 30%
- Interest-free installment plan







## GUMBATI IN KHEIVANI

-  Central stadium 50 m
-  Batumi International Hospital 300 m
-  Shopping center 500 m
-  House of Justice 800 m
-  Dancing Fountain 900 m



## Purchase and Registration Process



**What are the conditions for purchasing real estate for foreign citizens?**

The conditions for purchasing real estate in Georgia do not depend on the citizenship of the buyer. To buy or own property in Georgia it is not necessary to have Georgian citizenship.



**What documents are required to purchase?**

Just your passport and nothing else!



**Can I buy property remotely?**

Yes. Real estate in Batumi can be purchased remotely by paying via bank transfer. Next, you will receive all the documents and receipts from the developer in electronic form.



**Is it possible to make a payment not from a personal bank account, but from a company account?**

Yes, and you can register the property under a legal entity





**For whom can an apartment be registered?**

A citizen of any country can own real estate. Also, if you wish, you can register it for your relatives, close friends or any other person. Real estate can also be registered to several owners



**How long does the process of registering real estate take?**

It takes no more than **2 hours** to complete all documents. After signing a contract with the developer, you will be escorted to the House of Justice, where the procedure for registering property in the state register takes about **15-20 minutes**

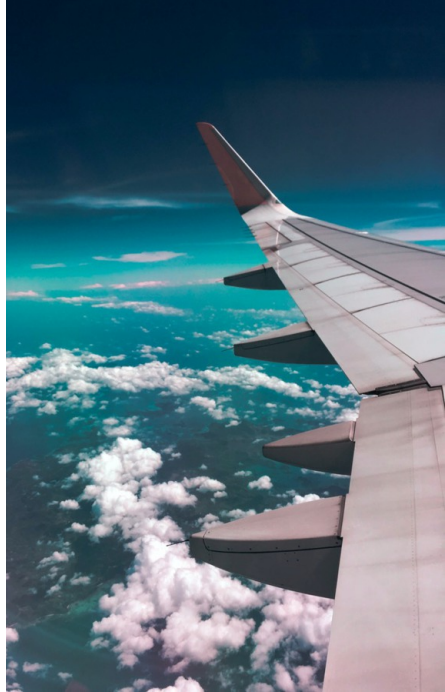
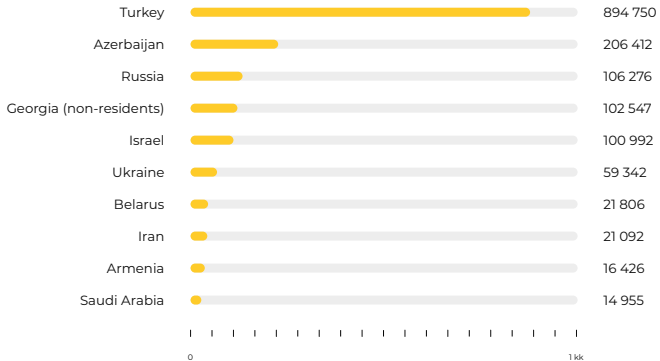


**Where can I get complete information?**

On our page: [www.gumbati.ge](http://www.gumbati.ge)



## Visits made by international visitors 2019.





Completion  
2021 year

Gumbati on Gorgasali



Completed

Completed

Completed

Gumbati in kheivani



Completed

Subtropic City

## We present other projects from "Gumbati Group"



Completed

Gumbati on gorgiladze



Completion  
2022 year

Gumbati in kvariati



Completion  
2021 year

Gumbati on Tamarashvili





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