



**ORBI
GROUP**

ORBI CITY

DETAILED
INFORMATION ABOUT
ORBI CITY APARTMENTS





**ORBI
GROUP**

Apartments are located in the largest hotel complex – ORBI CITY on the first line, 100 meters from the sea, in the heart of the tourist Batumi.





ORBI GROUP

ORBI CITY is a modern 5-star hotel complex with «CITY WITHIN A CITY» infrastructure and a huge shopping center with world famous brands.



Restaurants and cafes with a varied cuisine



Spa (saunas, hammam, swimming pool, massage) – one of the largest spas in Europe



Children's amusement parks



Indoor and outdoor pools



Cinema



Concert hall



Conference hall – one of the largest in Europe



Shopping and entertainment areas



Open terraces with sea views



Lounge bars



Brand shops



Modern fitness center



Green areas

LARGE-SCALE INFRASTRUCTURE OF THE ORBI CITY HOTEL COMPLEX WILL SIGNIFICANTLY INCREASE THE TOURIST, SPORTS, CULTURAL AND BUSINESS ACTIVITIES AND APPEAL OF THE CITY IN GENERAL.



**ORBI
GROUP**

In September 2018, ORBI GROUP signed an agreement with a management company, a global brand JLL, who will manage the shopping and entertainment center of the ORBI CITY hotel complex.



Pictured is JLL headquarters in Chicago.



JLL is a leading company in the professional real estate and investment management services market. JLL is listed on the Fortune 500 list of the world's largest companies.

JLL COOPERATES WITH WORLD BRANDS LIKE:

PRADA GUCCI H&M STEFANO RICCI CHANEL ZARA GIORGIO
ARMANI LOUIS VUITTON BURBERRY HERMES DUNHILL KENZO DIOR
DOLCE & GABBANA VERSACE RALPH LAUREN SALVATORE FERRAGAMO
CALVIN KLEIN LACOSTE VICTORIA'S SECRET MEXX

- **250** years of experience
- **88 000** employees
- **80** countries
- **300** offices
- **5,8** billion \$ annual turnover
- **430 000 000** M²
under JLL management

ORBI CITY INFRASTRUCTURE SHOPPING ENTERTAINMENT CENTER





**ORBI
GROUP**

**PREMIUM APARTMENTS TURKEY
(from 28m² to 78m²):**

- ✓ fully finished;
- ✓ with furniture;
- ✓ appliances;
- ✓ in your full ownership;
- ✓ with fabulous panoramic sea views.

EACH APARTMENT INCLUDES:

MAIN AREA:

- A double bed with an orthopedic mattress, bed linens, pillows, blankets, bedside tables;
- A wardrobe with a mirror and an open cabinet;
- A dining table with 4 chairs;
- Air conditioning, TV, internet modem;
- Curtains.

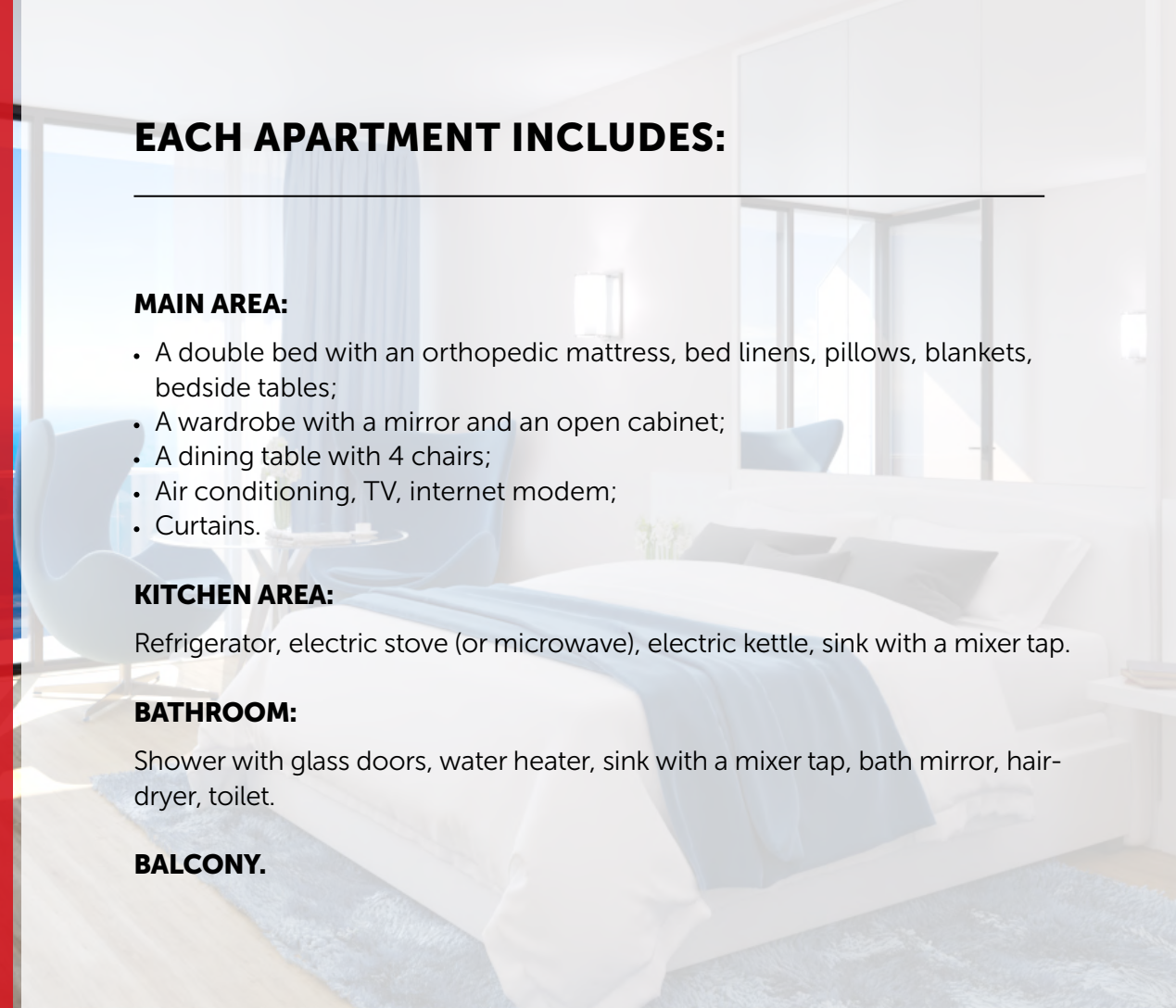
KITCHEN AREA:

Refrigerator, electric stove (or microwave), electric kettle, sink with a mixer tap.

BATHROOM:

Shower with glass doors, water heater, sink with a mixer tap, bath mirror, hair-dryer, toilet.

BALCONY.



**APARTMENTS ARE FULLY
OPERATIONAL AFTER
CONSTRUCTION
IS FINISHED.**

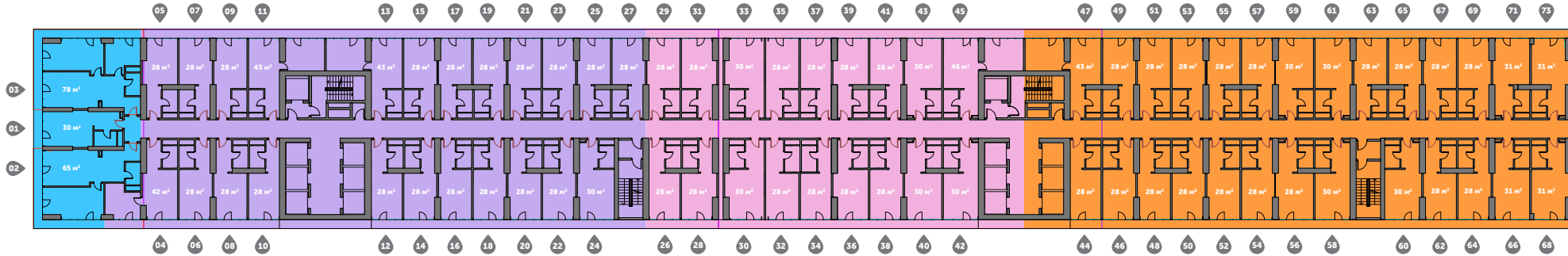
Before approving the final interior design for the apartments of the ORBI CITY hotel complex, ORBI GROUP invited more than 10 European design studios to find the best solutions for your interior.



APARTMENTS LAYOUT ORBI CITY BLOCK D

**CONSTRUCTION
COMPLETION DATE:**
BLOCK A – JULY 2019
BLOCK C – DECEMBER 2019
BLOCK D – MAY 2021

SEA

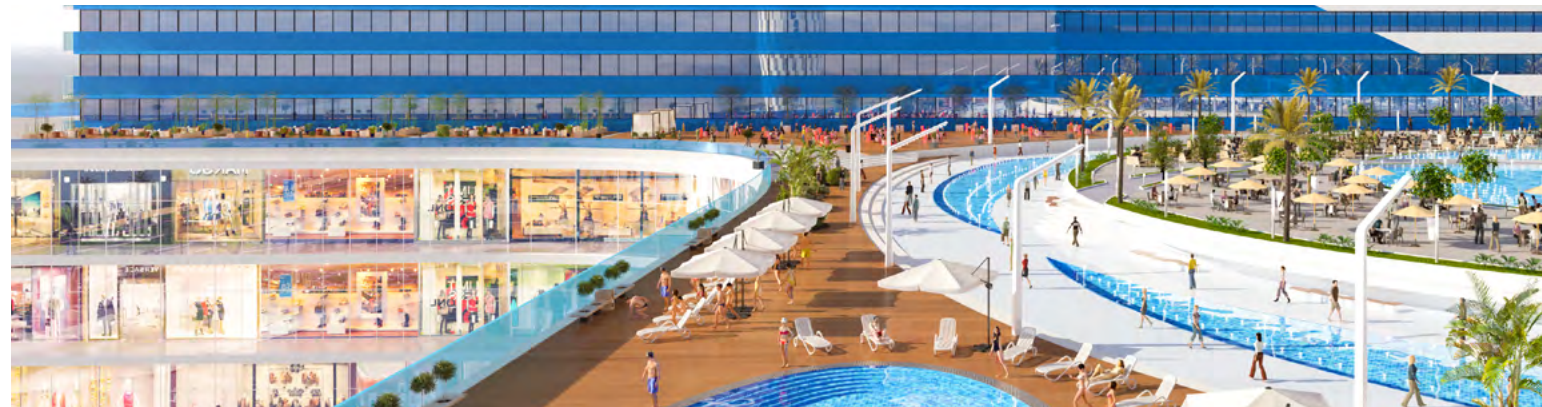
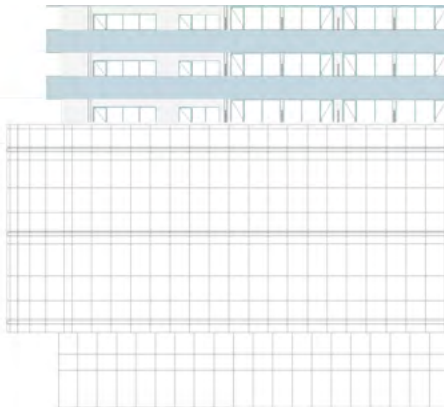


PRICES OF APARTMENTS DEPENDING ON SQUARE, FLOOR AND SECTION

Floor / Square	1 room 30m ²	2 rooms 65m ²	3 rooms 78m ²	1 room 28m ²	1 room 30m ²	2 rooms 42m ²	2 rooms 43m ²	1 room 28m ²	1 room 30m ²	2 rooms 46m ²	1 room 28m ²	1 room 30m ²	1 room 31m ²	2 rooms 45m ²
1-5 floors	60 000\$	130 000\$	156 600\$	43 400\$	46 500\$	65 100\$	66 650\$	40 600\$	43 500\$	66 700\$	39 200\$	42 000\$	43 400\$	60 200\$
6-15 floors	63 000\$	136 500\$	163 800\$	46 200\$	49 500\$	69 300\$	70 950\$	43 400\$	46 500\$	71 300\$	42 000\$	45 000\$	46 500\$	64 500\$
16-25 floors	69 000\$	149 500\$	179 400\$	49 000\$	52 500\$	73 500\$	75 250\$	46 200\$	49 500\$	75 900\$	44 800\$	48 000\$	49 600\$	68 800\$
26-34 floors	72 000\$	156 000\$	187 200\$	50 400\$	54 000\$	75 600\$	77 400\$	47 600\$	51 000\$	78 200\$	46 200\$	49 500\$	51 150\$	70 950\$
35 floors	75 000\$	162 500\$	195 000\$	50 400\$	54 000\$	75 600\$	77 400\$	47 600\$	51 000\$	78 200\$	46 200\$	49 500\$	51 150\$	70 950\$
36-45 floors	75 000\$	162 500\$	195 000\$	51 800\$	55 500\$	77 700\$	79 550\$	49 000\$	52 500\$	80 500\$	47 600\$	51 000\$	52 700\$	73 100\$

3-й residential floor
21,6 М
2-й residential floor
18,8 М
1-й residential floor
16,0 М

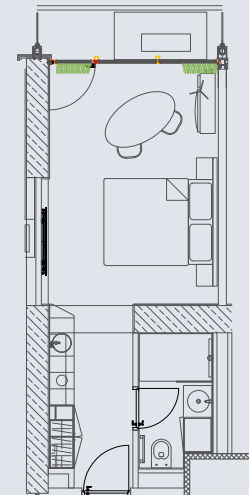
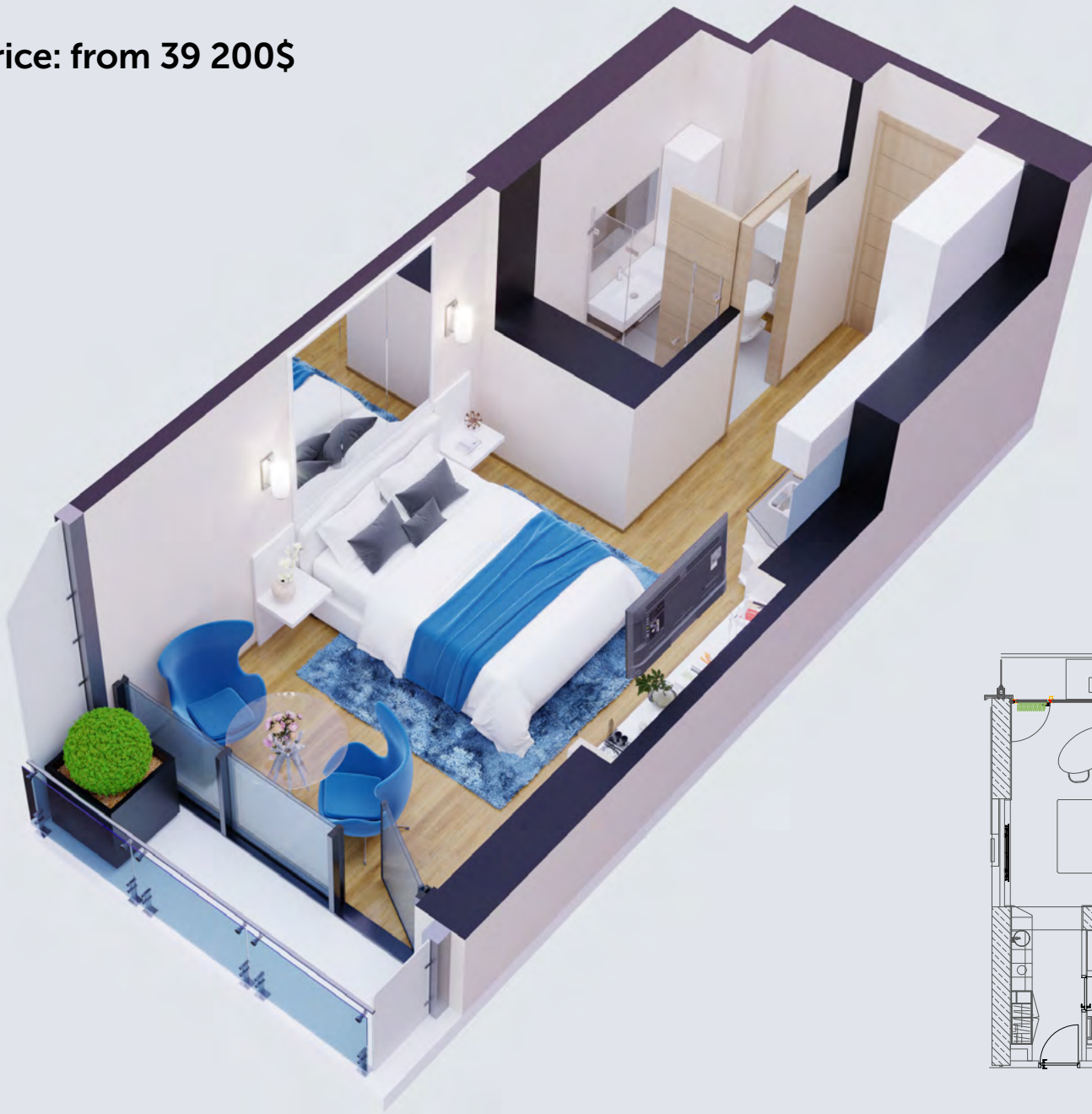
Floors
infrastructure



1 ROOM APARTMENT STUDIO

28m² – 31m²

Price: from 39 200\$



APARTMENT INCLUDES:

MAIN AREA:

- A double bed with an orthopedic mattress, bed linens, pillows, blankets, bedside tables;
- A mirrored wardrobe and an open cabinet;
- A dining table with 4 chairs;
- Air conditioning, TV, internet modem;
- Curtains.

KITCHEN AREA:

Refrigerator, electric stove (or microwave), electric kettle, sink with a mixer tap.

BATHROOM:

Shower with glass doors, water heater, sink with a mixer tap, bath mirror, hairdryer, toilet.

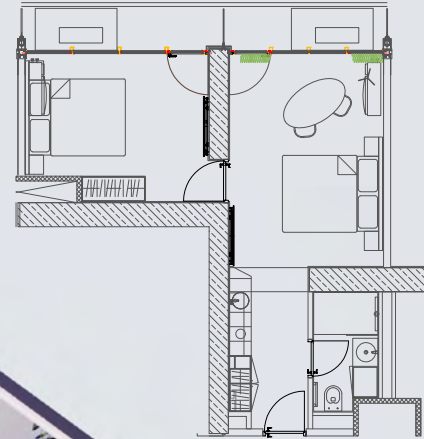
BALCONY.

2 ROOMS APARTMENT

43m² – 46m²

APARTMENT INCLUDES:

Price: from 60 200\$



MAIN AREA:

- A double bed with an orthopedic mattress, bed linens, pillows, blankets, bedside tables;
- A sofa;
- A mirrored wardrobe and an open cabinet;
- A dining table with 4 chairs;
- 2 air conditioning units, 2 TV sets, internet modem;
- Curtains.

KITCHEN AREA:

Refrigerator, electric stove (or microwave), electric kettle, sink with a mixer tap.

BATHROOM:

Shower with glass doors, water heater, sink with a mixer tap, bath mirror, hairdryer, toilet.

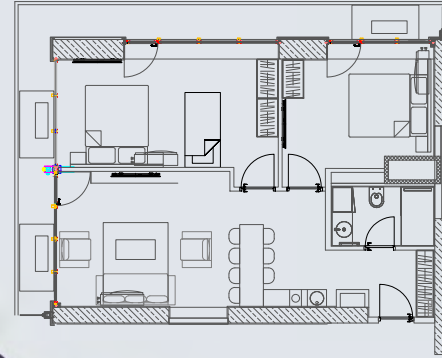
BALCONY.

3 ROOMS FRONT APARTMENT

78m²

APARTMENT INCLUDES:

Price: from 132 600\$



MAIN AREA:

- 2 double beds with orthopedic mattresses, bed linens, pillows, blankets, bedside tables;
- A sofa;
- 2 mirrored wardrobes and an open cabinet;
- A dining table with 4 chairs;
- 3 air conditioning units, 3 TV sets, internet modem;
- Curtains.

KITCHEN AREA:

Refrigerator, electric stove (or microwave), electric kettle, sink with a mixer tap.

BATHROOM:

Shower with glass doors, water heater, sink with a mixer tap, bath mirror, hairdryer, toilet.

BALCONY.

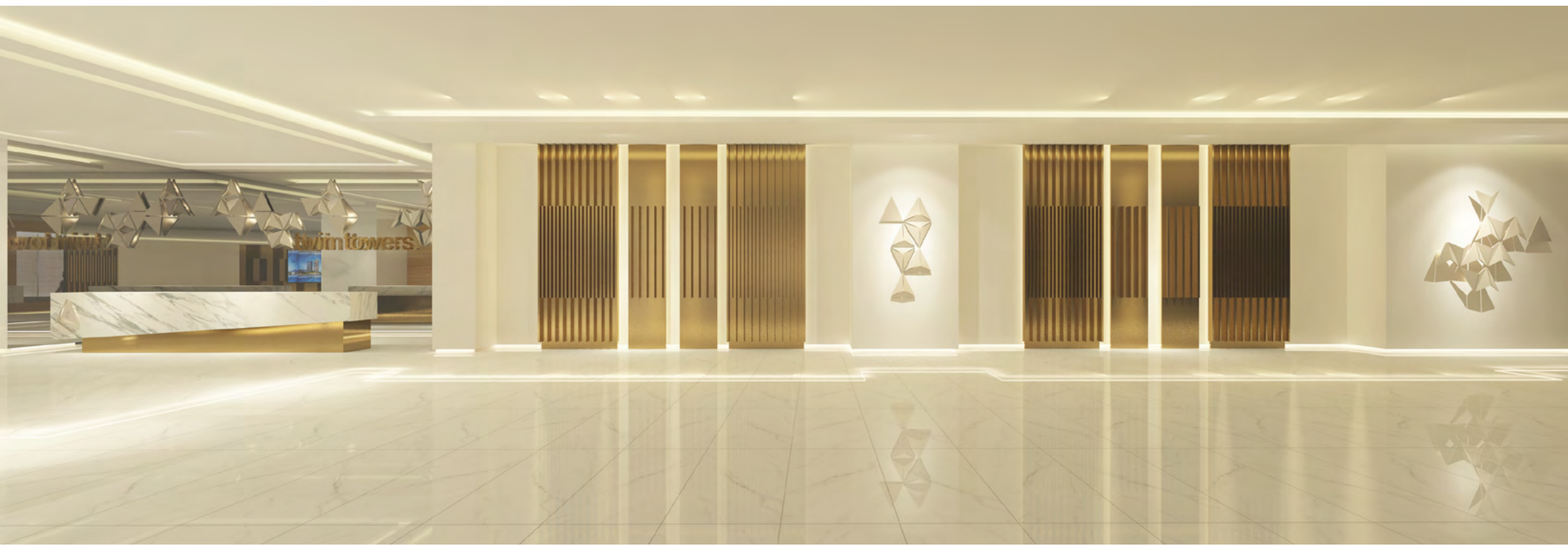
**INTERIOR DESIGN
APARTMENTS ORBI CITY**



**GENERAL AREA DESIGN
ORBI CITY COMPLEX**



**DESIGN LOBBY
ORBI CITY COMPLEX**





ORBI GROUP

ORBI GROUP Professional property management company will service your apartments, rent them (find clients and check them in) and take full responsibility for them. And you can control your property online through special software.

AROUND-THE-CLOCK SERVICES WILL BE AVAILABLE TO ALL OWNERS OF THE APARTMENTS AND THEIR GUESTS:



Room service



Reception



Cleaning



Security



Technical service



**ORBI
GROUP**

REASONS TO INVEST IN GEORGIA AND BATUMI:

- ✓ No language barrier. Documents in English.
- ✓ Visa free regime for 94 countries.
- ✓ No property tax even for foreign citizens.
- ✓ Simplified procedure for registration of real estate. Registration of property in 1 hour.
- ✓ The safest country in Europe. Georgia in the top 10 in the world in security.
- ✓ Low cost of living, recreation and cleanest environment: water and air.





**ORBI
GROUP**

REASONS TO INVEST IN GEORGIA AND BATUMI:

- ✓ Tourist boom.
+ 20% annual increase in tourists.
- ✓ Mild sunny climate:
280 sunny days a year.
- ✓ Balmy seas: at least 24°C all high season.
- ✓ World-famous wines and delicious cuisine.
- ✓ Hospitality. A city where you are loved
and always welcome.
- ✓ Year-round tourism: 4 climatic zones.

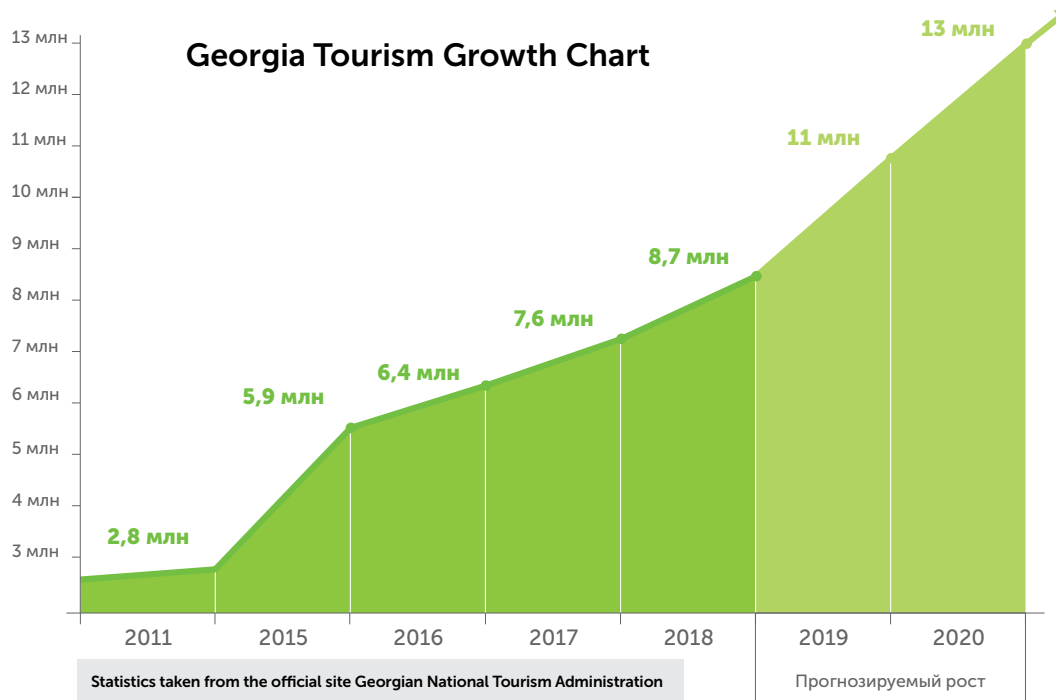




ORBI GROUP

TOURIST BOOM

- Nearly 9,000,000 tourists visited Georgia in 2018
- The number of tourists is 2 times the number of residents of Georgia.
- Relax all year round: 4 climatic zones
- Batumi has 280 days of sunshine per year and 4 months of high season



Batumi is the second most popular city in Georgia after Tbilisi.



RETURN ON INVESTMENT FOR A STUDIO APARTMENT

$$\begin{aligned}
 & \mathbf{8\ 985\$} \text{ Rental income} \\
 & - \mathbf{808\$} \text{ ORBI management} \\
 & - \mathbf{600\$} \text{ General maintenance of the complex} \\
 & - \mathbf{194\$} \text{ Utility payments (average, as per meter)} \\
 & - \mathbf{369\$} \text{ 5\% income tax} \\
 & = \mathbf{7\ 013\$} \text{ Net income}
 \end{aligned}$$

Month	Total days	Occupancy, %	Occupancy, days	Average price	Total
January	31	19%	6	40\$	240\$
February	28	7%	2	35\$	70\$
March	31	6%	2	35\$	70\$
April	30	6%	2	45\$	90\$
May	31	25%	8	55\$	440\$
June	30	53%	16	75\$	1200\$
July	31	64%	20	125\$	2500\$
August	31	64%	20	125\$	2500\$
September	30	50%	15	80\$	1200\$
October	31	19%	6	50\$	300\$
November	30	16%	5	35\$	175\$
December	31	16%	5	40\$	200\$
Total	365		107		8 985\$
Average		29%			



Total investment
40 000\$



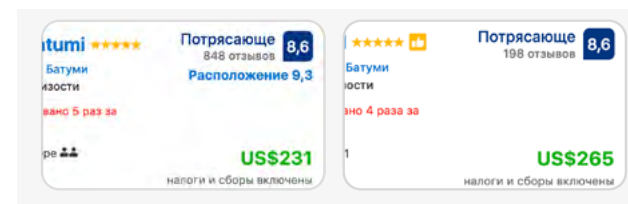
Net income per year, from
7 013\$



Price after completion of construction
65 000\$

This calculation is based on real data from the ORBI GROUP management company.

Renting a similar 5-star apartment on the 1st line from the sea in Batumi costs from 200\$ to 280\$.





ORBI GROUP

You can live and spend holidays in your apartment, and the rest of the time ORBI GROUP will take care of renting it out with an annual profit for you.



AFFORDABLE FOR ALL

MORTGAGE LOAN UP TO 5 YEARS
BASED ON YOUR PASSPORT
ONLY. NO OTHER DOCUMENTS
REQUIRED

LOANS PROVIDED BY TBC BANK,
THE LARGEST BANK OF GEORGIA,
WITH IPO LISTED ON THE LONDON
STOCK EXCHANGE

7,5% interest rate with 30% first
installment

9% interest rate with 10% first
installment WHOLE

PROCEDURE TAKES
1 WORKING DAY



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www.orbi.ge

