





WHITE SAILS

Multifunctional Residential and Hotel Complex

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Who we are

WHITE SAILS is a unique multifunctional complex consisting of premium class hotels and apartments, which is distinguished by modern design, well developed infrastructure and the best location on the seaside in Batumi New Boulevard. The complex is located on a land plot with an area of 29 445 square meters and includes: **Two 16-storey (blocks A-F) and two 18-storey aparthotel** (blocks B-E); One 20-storey residential building (CD block); **Multifunctional residential block of premium boutique style Sea Home Batumi; Two branded hotels, one of which is ibis Styles Batumi, and the other is Novotel Living.**

More than 1000 turn-key apartments will be guaranteed with comfort and high-quality service. Thanks to refined architecture almost all apartments will have beautiful views on the black sea and stunning seaside park.

The complex provides all facilities necessary for comfortable everyday life or holidays in one space: indoor and outdoor swimming pools, fitness and

Our main principle is to provide our customers with highly comfortable and healthy environment that is why 13,000 sq.m of the territory will be devoted to green space.

The project is initiated and managed by company **AR Meridians**, which was established as a sister company of BWC Group in 2015. Construction is performed by one of the most successful companies in Georgia **ANAGI**. Thanks to our highly qualified and experienced team, we managed to gain valuable reputation of **innovative, reliable and quality oriented** company that plays key role in our customers' satisfaction and mutually successful cooperation.

About the country

Georgia - is rated as one of the most attractive places to live and to do business

International ratings confirm the Country's stable economic growth

Lowest Tax System in the whole Europe

The first place for safety in the whole Europe (Gallup World Poll)

The first place for economic reforms according to the World Bank

41st place in the rating of corruption, according to CPI 2018 (Transparency

#7 from #190 in 2019 - Ease of Doing

#16 from #186 in 2018 - Index of Economic Freedom





About the city

Batumi became the winner of “World Travel Awards”, otherwise known as the “Tourist

GLOBAL
FINANCE

“Global Finance” magazine named Georgia one of the countries with the most dynamic investment attractiveness on the basis of economic stability, quality indicators of business management and regulation

About Batumi

Batumi became attractive tourist destination thanks to the advantages of region and

**1 600 000
Visitors**

**22 Flights
a day**

**Visa-free regime
for 94 countries**

**Geographical
Availability**

**Worldwide
Hotel Brands**

**Tourism
Variety**

Types of tourism in Batumi

Sea Entertainment Tourism

Eco and Rural Tourism

MICE Tourism

Culinary and Wine Tourism

History, Culture

Recreational Tourism

Ski Tourism

Location

0.2 km to Beach

2.0 km to Airport

1.0 km to Fountains

0.2 km to Boulevard



Infrastructure

Premium apartments

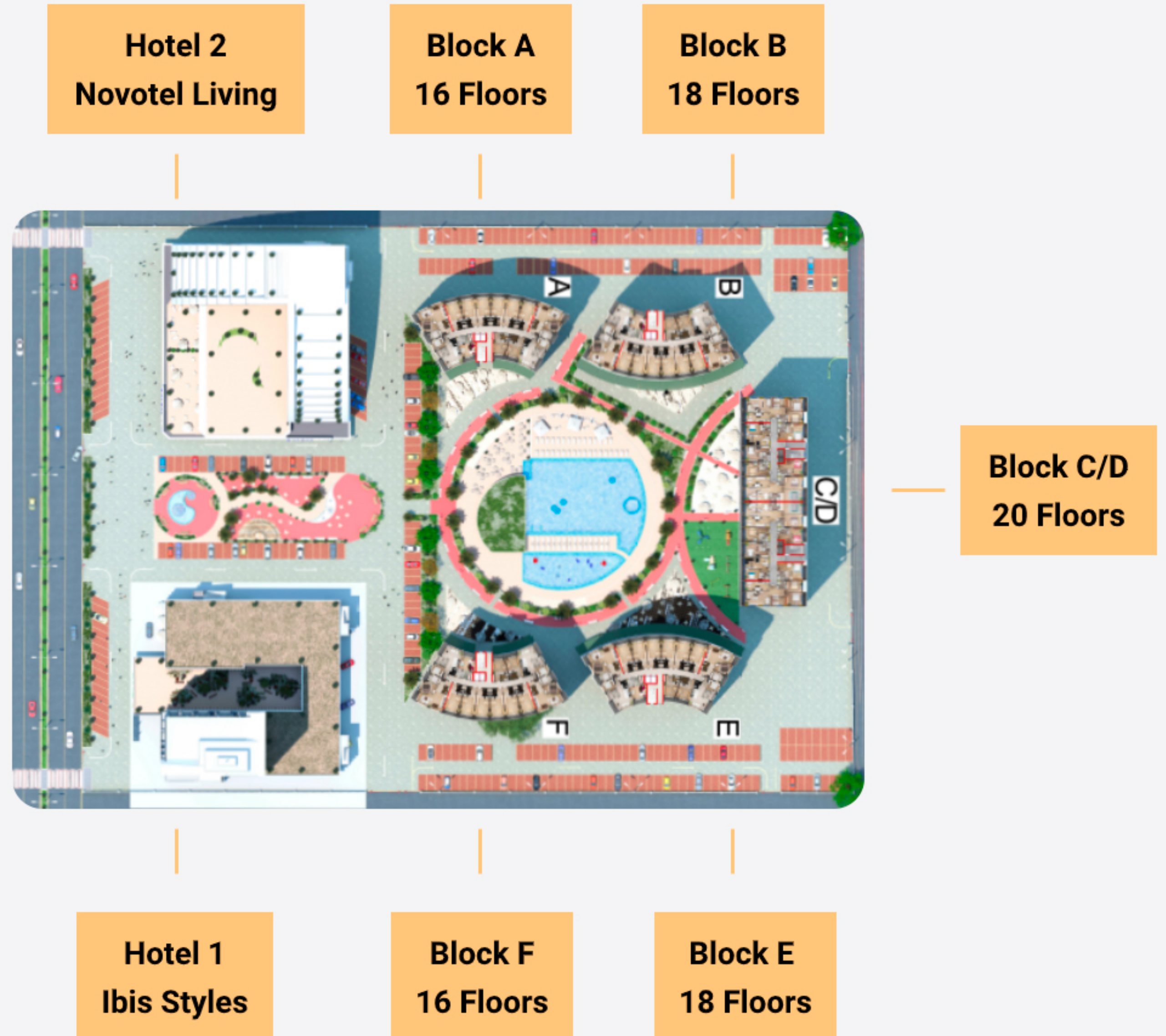
Hotels & Cafes

Fitness & Pools

Recreational Area

Children's Playground

Parking



Aparthotel Floor Layout

Total number of apartments
per floor-13

Maximum 18 floors

Apartments from 28 sq.m
to 75 sq.m

Total Number of Studio
Apartments per floor- 9

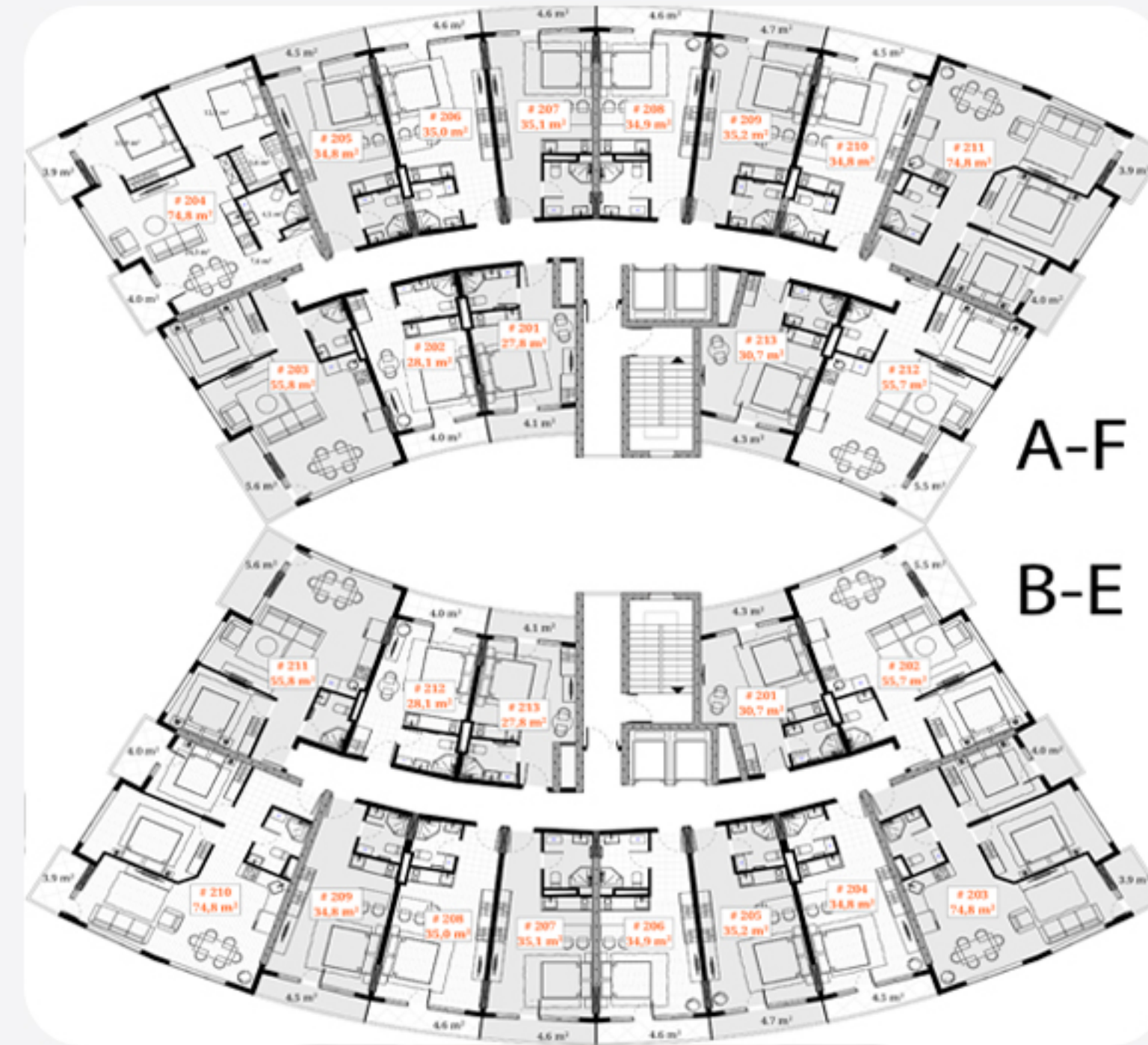
Total Number 1 bedroom
Apartments per floor - 2

Total Number 2 bedroom
Apartments per floor- 2

Total 13
Apartments

Block A
16 Floors

Block B
18 Floors



Total 13
Apartments

Block F
16 Floors

Block B
18 Floors

Characteristics of the studio type apartments

Total area of 27.8 sq.m up to
35.20 sq.m

Views: Sea, pool, mountains
or City

All apartments have windows
and a balcony

Occupancy: 2+1 Person

Management and Rentals

Free access to: Parking spaces,
playground, swimming pool,
Recreational area



Studio type apartment



Characteristics of the one bedroom apartment

The one-bedroom apartments have an isolated bedroom, a combined kitchen and living room.



One bedroom apartment



Characteristics of the two-bedroom apartment

The two-bedroom apartments have two separate bedrooms, 2 balconies, a large living room and a kitchen.



Two-bedroom apartment



Residential Block Floor Layout

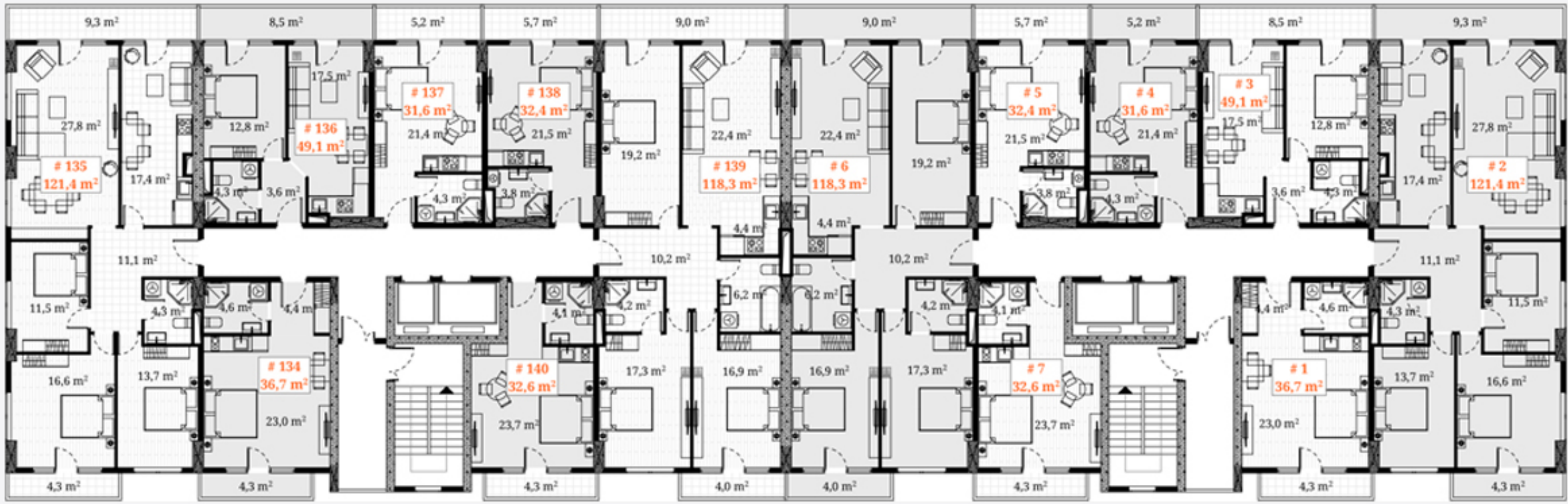
Total 7
Apartments

Block D
20 Floors

Total number of apartments
per floor-7

Maximum 20 floors

Apartments from 31.6 sq.m
to 121 sq.m



Total 7
Apartments

Block C
20 Floors

The general characteristics of the building

Facade

The foam block is used for the façade, driving out the steam generated in the apartment, keeps dryness, prevents dampness, it is energy efficient, with sound insulation function, as well as safe for health. The waterproof paint is used, preventing the water from entering from the facades to the apartments.

Windows

the buildings are equipped with double glass double colored stained glass panoramic windows



The general characteristics of the building

Cooling system

upgraded central management system of the brand MIDEA, simplified monitoring of energy consumption, convenient selection of pressure and air flow, with visually aesthetic: do not distort the exterior façade.

Balcony

10mm thick glass balconies of the brand AsaS. The glass balcony creates more space, prevents the apartment from darkening. The laminated glass used is very durable and safe. The laminated glass is made of two or more pieces of glass, with vinyl between them. The vinyl film in the middle of the glass “sandwich” adds structural integrity to the glass and protects it from breaking.

Renovation Works

the walls are dyed with environmentally friendly, waterproof, durable paint for the children’s room of the brand Caparol. The dye does not contain harmful substances even after application. The product has no adverse effect on room air. It is durable and easily cleaned.

Waterproofing and thermal insulation

the thermal insulation dye is used on the roof to keep warmth in the building, preventing condensate from appearing on the ceiling of the apartment. For waterproofing, the acrylic paint is used to prevent rain water from entering.

Services

24/7 Reception

24/7 Security

Territory Cleaning

Technical Support

**Management
and Rentals**

**Free access to: Parking
spaces,
playground, swimming
pool, Recreational area**



Advantages

Smart House System

Parking -65%

ECO Zone -13,000 sq.m. >

Swimming Pool

Fire safety and security

Management and Rentals

Neighbourhood



Conditions

Purchase terms

| | |
|------------------------------------|-------|
| Purchase and registration | 1 DAY |
| Simplified loan | 1 DAY |
| Internal interest-free installment | 0% |
| Payment terms | Fixed |

Management Terms

| | |
|------------------|------------|
| Cost / sq.m. | < \$1 |
| Parking place | \$ 0 |
| Entertainment | \$ 0 |
| Hotel facilities | Discounted |

Investment benefit & payback

| | |
|-----------------------------------|--------|
| Apartments | Studio |
| Average cost / day ADR* | \$ 50 |
| Average workload/ first year AAO* | 50% |
| REVi annual average increase | 15% |

Based on average statistical data available from Department of Tourism of Ajara

Cost & Payment

Price includes

Full renovation

Fully furnished bathroom

Kitchenette

Central Air conditioning System

SMART-House system

Payment options

A one-time Payment

Interest-free internal installments up to 2 years

Initial payment up to 40%

Flexible payment schedule



Share of Foreign Customers in our Project

23%

ISRAEL

20%

RUSSIA

14%

UKRAINE

11%

POLAND

9.5%

CHINA

More than an apartment



More than an apartment




Residential Block






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