

WE ARE BUILDING ELITE GEORGIA

 **WYNDHAM GRAND**
BATUMI GONIO

Become the owner of real estate in a hotel complex from the world leader offering an annual income of up to **19%**



EUROPEAN VILLAGE LLC
WINNER 2025
BEST LUXURY BRANDED
HOTEL RESIDENCES
GEORGIA

From the world's largest hotel chain

WYNDHAM

HOTELS & RESORTS

9300+

hotels
worldwide

95+

countries

45

years
on the market

120 M

loyal guests

From the world's largest
management company

The logo for Aimbridge, featuring the word "Aimbridge" in a white serif font. A blue swoosh underline is positioned under the letter "A".

1500+
hotels
under management

65
years
on the market

From the world's leading
room exchange network

The logo for RCI, consisting of a red semi-circle above the letters "RCI" in a white, bold, sans-serif font.

110
countries

4500
hotels

From a construction holding company



EUROPEAN VILLAGE

Forbes^{GEORGIA}

Forbes Georgia
Top 10 brands

11%

guaranteed annual income already
being paid out annually to all owners

9

years on the elite
real estate market

5★ Luxury hotel complex



Georgia's only All Inclusive and Ultra All Inclusive resort



WYNDHAM GRAND[®]

BATUMI GONIO

Winner of the Luxury Lifestyle Awards 2025
in the category of Best Luxury Branded Hotel Residences.

5

Luxury
hotels

2.7 ha

infrastructure
area

100+

infrastructure
facilities

2026

hotels delivery
year

RIVIERA

THE FIRST AND ONLY 5* TOWNHOUSE HOTEL IN BATUMI
FROM AN INTERNATIONAL HOTEL CHAIN

 WYNDHAM GRAND
BATUMI GONIO



30%
return from
property resale

19%
annual yeild
from hotel
management

WYNDHAM GRAND BATUMI GONIO. RIVIERA

The exclusive hotel crafted from the townhouses in Batumi.

Townhouses, embodying the essence of modern luxury living, are distinguished by their shared side walls with neighboring private residences.

A townhouse is the ideal place for a luxurious private vacation or a 5* lifestyle. The picturesque location, panoramic views, leading global hotel chain, and international management company are all advantageous benefits of this purchase.

Riviera is part of the Wyndham Grand Batumi Gonio hotel complex, the advantages of which you will learn about in the following slides.



ULTRA ALL INCLUSIVE

 **WYNDHAM GRAND**
BATUMI GONIO

Acquiring our esteemed townhouses unlocks more than mere ownership; it grants access to an expansive hotel infrastructure, boasting Georgia's inaugural Ultra All-Inclusive service. Additionally, you can revel in the serene ambiance of the mountainside by the sea, immersed in an atmosphere of tranquility and seclusion.



100+
infrastructure
facilities

★★★★★
complimentary dining
experiences and beverages

800 m
to the sea

THREE-STORY TOWNHOUSES

ON THE MOUNTAINSIDE NEXT TO
GEORGIA'S MOST PRISTINE BEACH



Deluxe editions of presidential suites



Designer finishing



Private garden with BBQ grill



Single parking spot



Seawater swimming pool



Privileges to utilize all 100+ upscale facilities
in the complex's infrastructure



Yearly, your townhouse gains value
by 30% and beyond



Buy-back option

WYNDHAM GRAND BATUMI GONIO. RIVIERA



Within our complex, the three-story townhouses epitomize an elevated rendition of the presidential suite, comprising three bedrooms, a spacious lounge, terraces, and balconies, as well as a secluded courtyard, barbecue terrace, private parking, and a charming garden.

30%

down payment

0%

installment plan

up to 24 months

installment plan

11%

guaranteed
return

19%

annual income from
hotel management

30%

annual return
on resale



YOUR FIVE-STAR LIFESTYLE AWAITS

**THE FULL SPECTRUM OF ELITE HOTEL SERVICES
WITH UNLIMITED ACCESS FOR BOTH OWNERS AND GUESTS**

Privileges to utilize all 100+ upscale facilities in the complex's infrastructure

Complimentary dining
experiences and beverages

Shuttle services are offered between the hotels,
resort facilities, beach access points, and downtown

The infrastructure and services of the hotel complex adhere to the standards of Wyndham Grand, the highest among the Wyndham family of hotels. Globally, there are only 85 premier Grand-category hotels.

Additionally, offered for your convenience:

Concierge service & room-service

Grocery and medication delivery

Residency application assistance

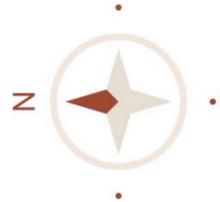
Business assistance

Comprehensive security coverage,
including parking surveillance

Laundry and dry-cleaning services



PLOT PLAN



11 out of 100+
infrastructure facilities
of the hotel complex

Total area
2041 m²

39
townhouses

130, 150 m²
townhouse options available

Sea view, private land
plot and parking spot

11 FACILITIES AT THE AREA OF 2041 M²

Patisserie

Adults' outdoor pool

Kids' outdoor pool

Poolside lounge

Mini Market

Adults Only Terrace

Kids' Playground

A total of 100+ facilities
are available within
the 2.7-hectare property



Private parking

Pool

Private BBQ area

Concierge service

Area security
and surveillance



DELUXE EDITIONS OF PRESIDENTIAL SUITES



TOWNHOUSE EQUIPMENT



Furniture

- Wardrobe with mirror
- Open wardrobe
- Kitchen
- Beds 200x180
- Bedsides nightstands
- Desk
- Dining table
- Chairs



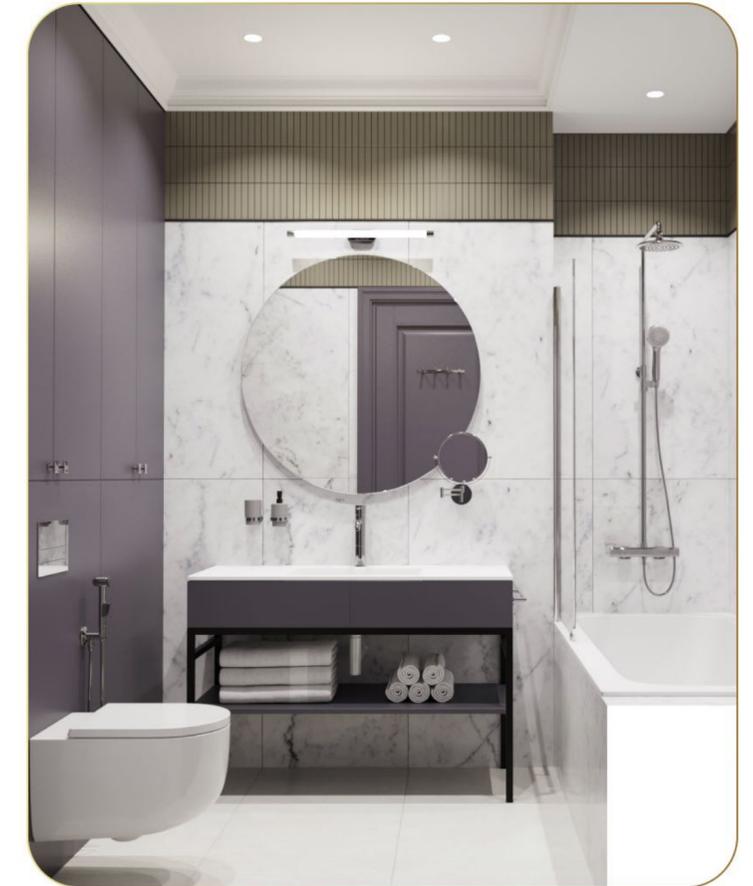
Appliances

- TVs
- Fridge
- HVAC
- Electric stove
- Electric kettle
- Oven
- Microwave oven
- Iron
- Coffee maker
- Hair dryer



Additionally

- Bathroom accessories
- Mirrors
- Balcony furniture
- Bed linen
- Towels
- Bathrobes
- Slippers





Wyndham Grand
Batumi Gonio

THE COMPLEX IS FROM A WORLD-RENOWNED BRAND WYNDHAM GRAND

5 ALL INCLUSIVE HOTELS WITH UNITS AVAILABLE FOR SALE, CONNECTED BY A SHARED INFRASTRUCTURE COMPRISING 100+ FACILITIES, SPANNING AN AREA OF 27,115 SQUARE M.

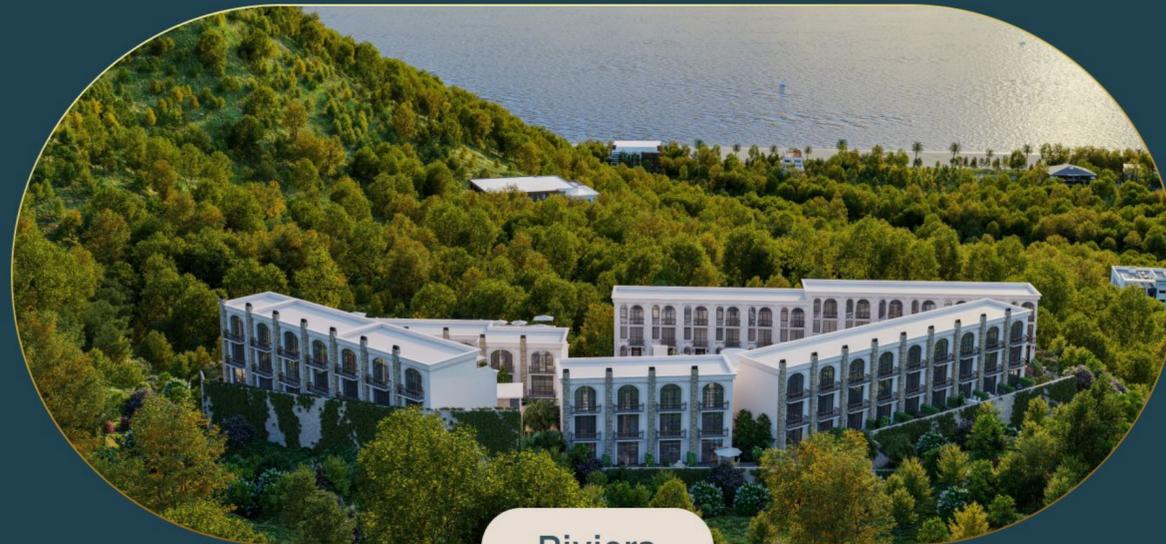
Total area

2.7 ha



Aqua

A towering 20-story hotel, seamlessly integrating health resort functions, a cutting-edge medical clinic, an expansive water park, and a comprehensive infrastructure — all conveniently within walking distance.



Riviera

The first and only 5* townhouse hotel from a global chain. Offers deluxe editions of presidential suites. These three-story townhouses overlook Georgia's most pristine beach.



Family Club

A luxurious hotel for a tranquil family vacation.



Villas

An enclave of opulent villas designed for those who appreciate exclusive and secluded living.



Ultra All Inclusive

5★ with exclusive amenities



\$50M

Total investments in the complex infrastructure



100+ facilities

Hotel infrastructure



27 115 m²

Total infrastructure area



up to 19% annual

Return from hotel management

100+ FACILITIES OF A DISTINCTIVE INFRASTRUCTURE

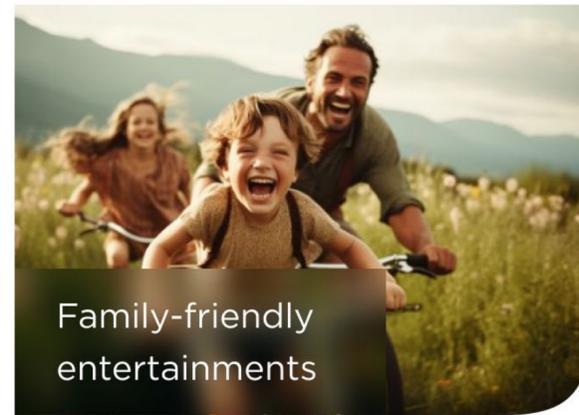
Both owners and guests enjoy year-round access to all the premium amenities of the Wyndham Grand Hotel Complex.



Private equipped beach



3 SPA (including halal)



Family-friendly entertainments



7 swimming pools (including halal)



4 meeting rooms, co-working spaces, banquet halls, and more



12 restaurants, cafes, bars including kosher and halal cuisine



2 fitness centers, sports grounds



7 kid's playgrounds, playing areas, cafes, and clubs



+ 64 infrastructure facilities

CITY IN THE CITY



Health and wellness



Family holidays

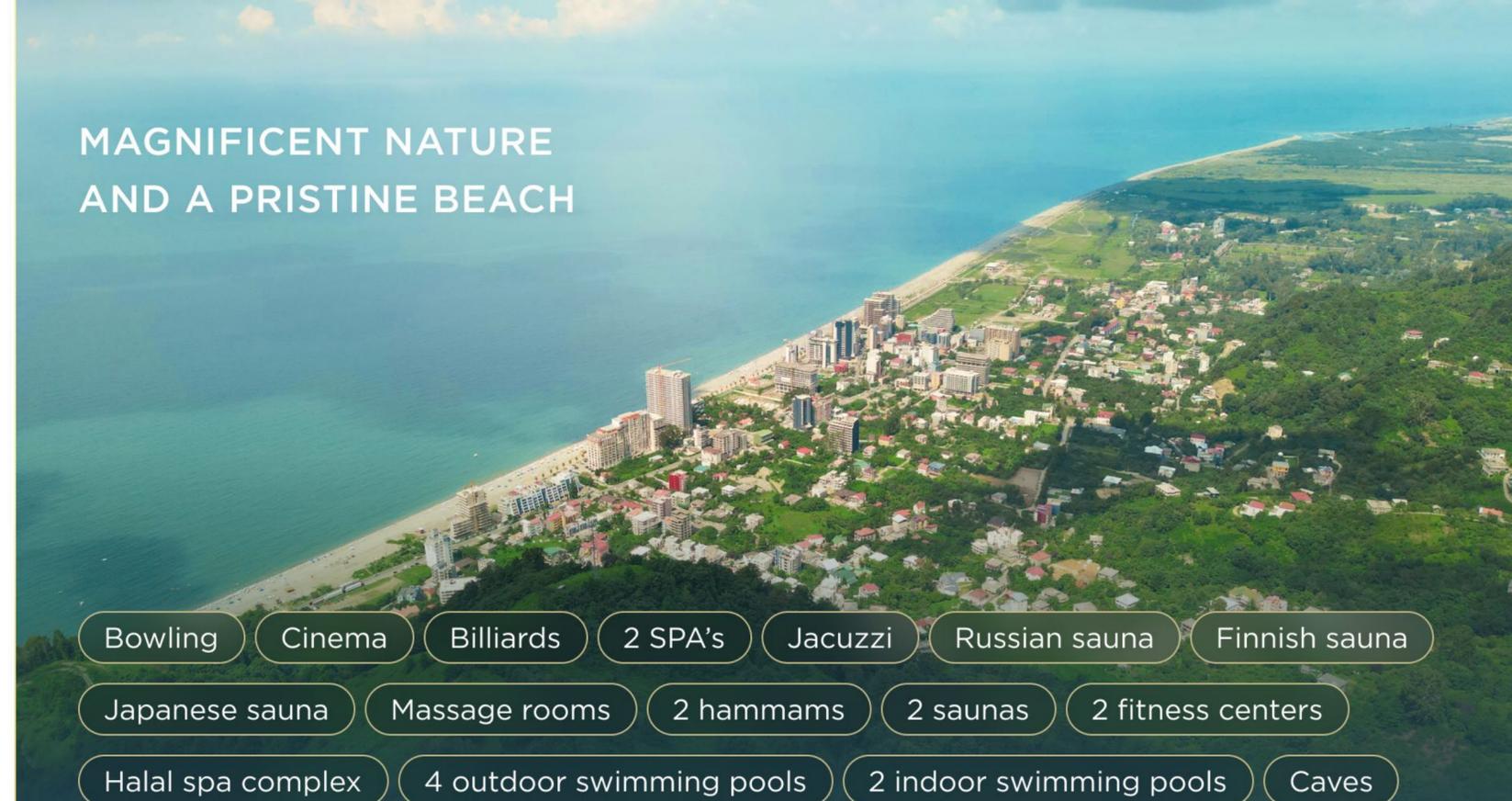


Business and events



Restaurants, cafes and bars

MAGNIFICENT NATURE AND A PRISTINE BEACH



- Bowling
- Cinema
- Billiards
- 2 SPA's
- Jacuzzi
- Russian sauna
- Finnish sauna
- Japanese sauna
- Massage rooms
- 2 hammams
- 2 saunas
- 2 fitness centers
- Halal spa complex
- 4 outdoor swimming pools
- 2 indoor swimming pools
- Caves
- Halal indoor pool
- Charkot shower
- Bike and electric scooter rental
- Sports ground
- Library
- Mini-golf
- Markets and eco-shop
- Souvenir shop
- Branded photo zone
- Chess tables
- Parking
- 4 meeting rooms
- Wedding ceremony venue
- Conference room
- Co-working
- Banquet hall
- Wine and Phytotherapy center
- Wellness center for physiotherapy and rehabilitation
- Board games
- Gaming area (PC, PS)
- Children's club with animators and nannies
- 4 children's playgrounds
- 2 kids playrooms
- Children's cafe
- Kids park European Village
- Summer amphitheatre for evening shows

HEALTH AND WELLNESS PROFILE

Nestled in an idyllic setting, our townhouse complex offers the quintessential wellness escape: pristine beaches, crisp mountain air, and captivating landscapes converge to offer rejuvenation and tranquility.

The state-of-the-art wellness center, a hallmark of our Wyndham Grand Batumi Gonio hotel complex, provides an exclusive advantage. Here, the experts await to guide guests through relaxation, revitalization, and therapeutic treatments, ensuring a holistic and enriching experience.



SERVICES PROVIDED IN THE COMPLEX

Wellness

- Checkup
- Diagnostics
- Wellness Center
- Clinical massage
- Ultraphonophoresis
- Physiotherapy
- Shock wave therapy
- Reproductive medicine clinic

Fitness

- Fitness center
- Yoga
- Outdoor and indoor cycling
- Hiking
- Aquatic aerobics
- Climbing Gym
- Nordic Walking

Reflexology

- Pilates
- Meditative group practices
- SPA
- Martial arts

Nutrition

- Nutritional Therapies
- Tailored diet

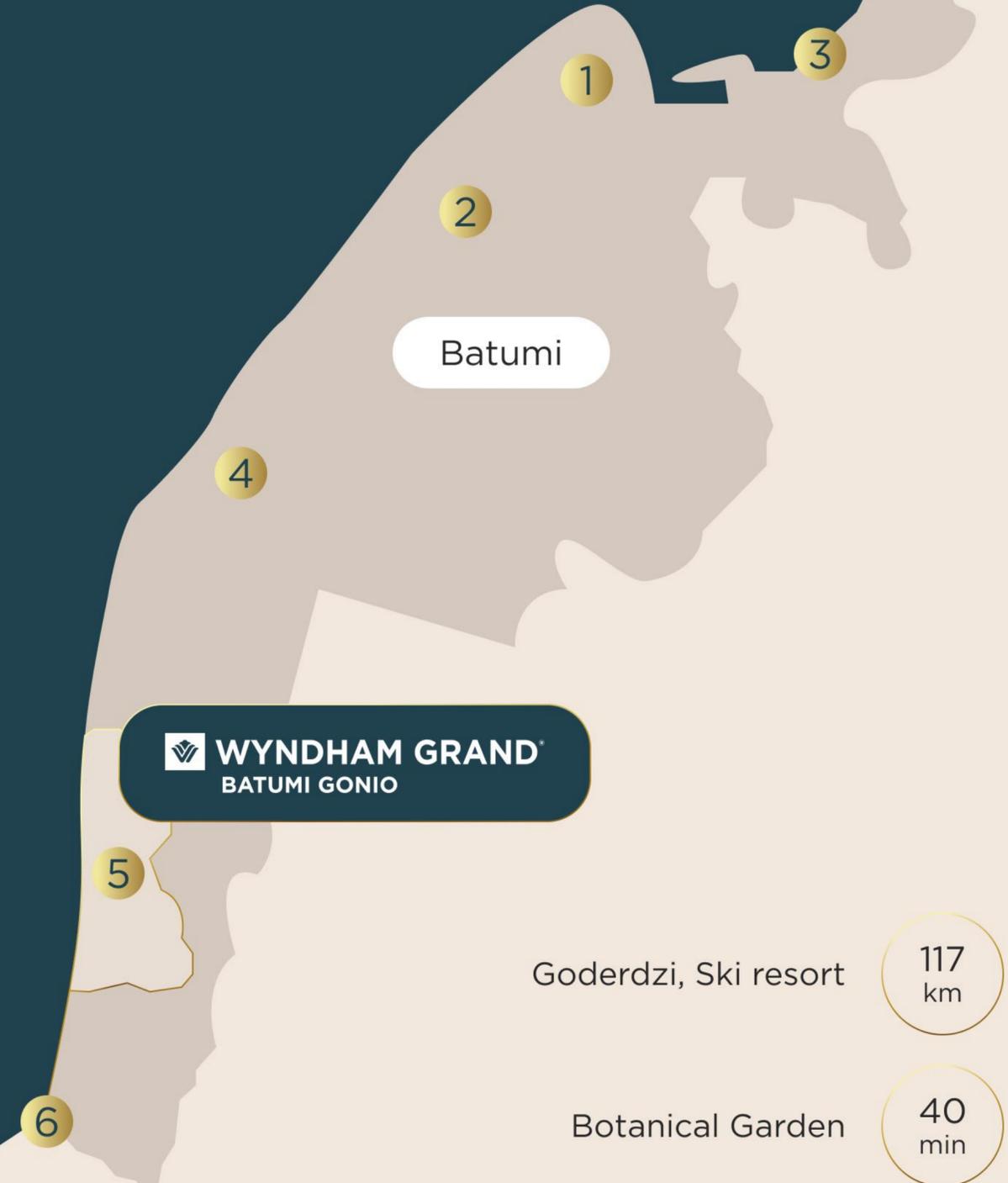


Feel free to inquire with the manager for a comprehensive presentation detailing the wellness facilities, accessible to all property owners within the complex.

COMPLEX LOCATION

Nestled amidst verdant landscapes adorned with ancient subtropical flora, the complex features meticulously landscaped grounds offering sweeping vistas of both the sea and mountains. Secluded alcoves for relaxation, sporting amenities, and playgrounds for children enhance its allure, promising an idyllic retreat where every moment is cherished.

- 1 15 min Downtown of Batumi
- 2 10 min Shopping Mall
- 3 20 min Port
- 4 7 min Airport
- 5 5 min Helipad
- 6 5 min Georgian-Turkish Border



BATUMI: A RISING STAR IN GLOBAL TOURISM

In recent years, Batumi has captured the attention of travelers worldwide, earning international acclaim and accolades.

Experts praise Georgia's premier seaside resort for its rapid development, safety, its consistently improving level of service, and promising future.



World Travel Awards 2022:
"Fastest Growing Tourist Destination in Europe" nomination



UNWTO: Ranked among the top 5 destinations



European Best Destinations-2024: Top 5 in "Best Destinations for Investment in Europe" and "Best Destinations for Travel in Europe"



Prix d'Excellence Awards 2023 (FIABCI): Adjarabet Arena in Batumi awarded "Best Public Building"



Forbes: "Safest European city for travel in 2022"



World Travel Awards 2023: Batumi Botanical Garden recognized as the "Best Botanical Garden in Europe"

PURCHASE HOTEL SUITES IN GEORGIA AND TRAVEL THE WORLD FOR FREE



THE WORLD'S PREMIER NETWORK
FACILITATING THE VACATION EXCHANGE
FOR LEISURE TRAVEL

Upon becoming an RCI club member, a world of vacation possibilities unfolds: With access to 4,500 hotels across 110 countries, complimentary stays await, while discounts of up to 60% beckon at 600,000 hotels globally.

Unlock all the benefits of the RCI club, a trusted name since 1974.

By becoming an owner of a hotel suite in our complex, you will have the opportunity to exchange your vacation time for stays in the most luxurious hotels worldwide.



4500
hotels

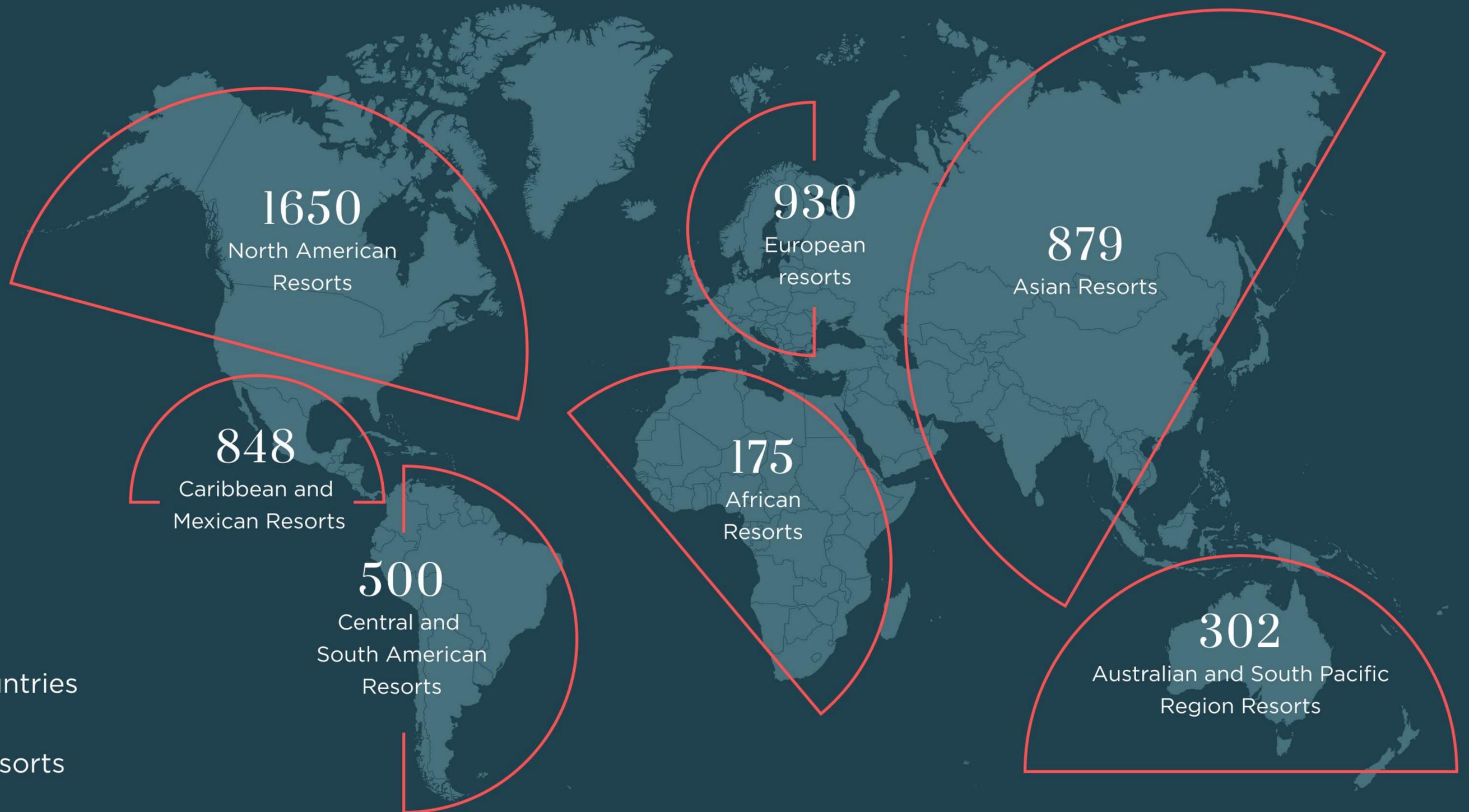


in 110
countries worldwide



50 years
of market expertise

LIFE WITHOUT BORDERS



RCI

51 offices in 34 countries

More than 4500 resorts
in 100+ countries

HOW INTERNATIONAL TRAVEL CLUB OPERATES



Anyone acquiring a hotel unit within the Wyndham Grand Batumi Gonio hotel complex becomes an esteemed member of the International Travel Club (ITC).



As a member of the program, you will have a week of free vacation each year until October 31, 2026 (7,000 points = 7 days to be used each year).

After the expiry of the period mentioned, an international exchange program will allow the owner to holiday for free in 4,500 hotels worldwide in more than 110 countries.



For a curated list of destinations within the illustrious Wyndham Hotels & Resorts global network, simply reach out to your designated personal manager.



Financial terms and profitability

PROFITABILITY OPTIONS

from **30%**
annual return
on resale

Demonstrated
by the successful
execution of past
projects.



19%

Annual actual
return

A detailed ROI calculation table is available
upon request from the manager.

11%

Annual guaranteed
return*

The company, not the investor, bears
the risks of decreasing tourist traffic.



Buy-back option

We guarantee the repurchase
of a hotel room upon your request.

* The profit margin is specified in the contract, which is registered with the Ministry of Justice.

FOUR PILLARS PROVIDE PROFITABILITY

WYNDHAM HOTELS & RESORTS

The world's largest hotel chain, with 9300 hotels in 95 countries and 120 million loyal customers, ensures top-quality products for discerning travelers.

AIMBRIDGE HOSPITALITY

Exceptional service from the world's foremost independent hotel management company. The portfolio includes 1500 hotels of renowned brands such as Sheraton, Hilton, Marriott, and others

THE LARGEST HOTEL INFRASTRUCTURE IN THE REPUBLIC OF GEORGIA

Within our expansive 27,115 square meters of infrastructure, comprising 100+ unique facilities, every guest is sure to discover entertainment options tailored to their preferences.

THE FIRST ULTRA ALL INCLUSIVE

Captivating travelers who seek package tours ensure a steady influx of high-income tourists, regardless of seasonal fluctuations.

INTERNATIONAL PARTNERS RELENTLESSLY PURSUE EXCELLENCE



The world's largest hotel chain

9300
hotels worldwide

120M
loyal customers



The world's largest hotel operator

1500
hotels
under supervision

65 years
of market
expertise



Forbes Georgia top-10 brands

First
All Inclusive
in Georgia

at least **30%**
property
appreciation



International Holiday Exchange System

4500
hotels

110
countries worldwide

WYNDHAM HOTELS & RESORTS

THE PARAMOUNT GLOBAL
HOSPITALITY EMPIRE

Over 9300 hotels across 25 brands
spanning 95 countries across five continents.

Investing in Wyndham Hotels & Resorts transcends mere property ownership — it signifies co-ownership in the world's most triumphant hotel venture, complete with exceptional and distinctive infrastructure.

9300
hotels

120 M
loyal customers

\$ 1,429 B
gross revenue for 2025

\$ 718 M
EBITDA for 2025

WYNDHAM GRAND

THE CROWN JEWEL OF THE WYNDHAM
HOTELS & RESORTS PORTFOLIO

Only 85 hotels of the 9300 worldwide

 **WYNDHAM GRAND**
BATUMI GONIO

Distinguished

Wyndham Grand,
Registry Collection

Upper-Upscale

Wyndham, Trademark, Dolce

Life Style (Upscale)

Dazzler, Esplendor, TRYP,
Wyndham Alltra etc.

Midscale

Ramada, Wyndham Garden,
Wingate, Baymont etc.

Economy / Value

Echo Suites, Hawthorn,
Days Inn, Microtel etc.

Branded hotels, including Wyndham, are already established in Batumi, but the highest category of the brand is exclusively available at our complex, Wyndham Grand Batumi Gonio

INCOME CERTAINTY IS DEMONSTRATED THROUGH EXPERIENCE

OPERATED BY AIMBRIDGE HOSPITALITY:

Aimbridge

Aimbridge, the globe's largest hotel management company, recently merged with Interstate Hotels & Resorts, a premier independent global hotel operator with 65 years of market expertise.

WYNDHAM

HYATT

SHERATON

Hilton

Marriott
HOTELS · RESORTS · SUITES

Radisson

Holiday Inn

AUTOGRAPH
COLLECTION
HOTELS

ACCOR

NOVOTEL
HOTELS & RESORTS

LAQUINTA
BY WYNDHAM

RAMADA
BY WYNDHAM

1500

hotels under
supervision

65 years

of market
expertise

Owners of real estate in the
Wyndham Grand Batumi Gonio complex
receive stable income thanks
to professional hotel management.

GLOBAL HOTEL CHAINS IN BATUMI

Batumi's rapid evolution has drawn the gaze of global hotel brands to this coastal gem. The global leaders in the hospitality sector are actively establishing their presence in this burgeoning resort destination.

We've curated key insights into these networks for you. Take, for instance, the size of loyalty program memberships, which directly influences hotel occupancy rates and, consequently, the revenue streams for room owners.

WYNDHAM HOTELS & RESORTS

RADISSON HOTEL GROUP

ROTANA HOTELS

Ranking within the top 10 global hotel chains based on property count

1

13

—

Total number of hotels

9 300

1 400

100

Global footprint

Worldwide

Worldwide

Mainly in Middle East and Africa

Membership size in the loyalty program

120 000 000

22 000 000

700 000

PAYMENT TERMS AND PROCEDURE

All clients are eligible for interest-free installment plans provided by the developer.

0%
installment plan

up to 24 months
installment plan

30%
down payment

0%
property tax in the Republic
of Georgia

Right to permanent residency
in the Republic of Georgia

800 m
to the sea

2026 year
construction completion

 **WYNDHAM GRAND**
BATUMI GONIO



PROFITABILITY OPTIONS

from **30%**
annual return
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Demonstrated
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19%

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11%

Annual guaranteed
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The company, not the investor, bears
the risks of decreasing tourist traffic.



Buy-back option

We guarantee to repurchase your hotel
unit at your request.

* The profit margin is specified in the contract, which is registered with the Ministry of Justice.

WYNDHAM GRAND BATUMI GONIO. RIVIERA — LIQUID ASSET

Elite hotel townhouses in this area will always be scarce and in demand.

Within the three levels of your exclusive townhouse, discover three spacious bedrooms complemented by a terrace boasting stunning vistas of both the sea and the mountains. Renting out this townhouse is certain to allure distinguished guests who value top-tier services and luxurious amenities

If you choose to sell the townhouse, we will buy it back at your request, or help you sell it at the highest price on the market.

Zero interest installment plan up to 24 months

11%
guaranteed return

at least 30%
annual return on resale

19%
annual return

