

Radisson BLU

RADISSON BLUE GUIDE BOOK

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VISION

Radisson Blu Residences presents a rare opportunity to invest in a branded residence where world-class hospitality meets long-term value. Developed under the globally recognized Radisson Blu brand, this project blends refined coastal living with high-yield potential. From premium finishes to five-star services, every detail reflects the standard of excellence Radisson Blu is known for – making it a standout choice for those seeking secure returns and elevated lifestyle in one of Georgia's most promising destinations.

the project redefines the concept of living, offering a space where luxury, sophistication, and the essence of the next brand are truly felt.



BRANDED RESIDENCES WITH GLOBAL RECOGNITION

Radisson Blu Residences offers an exclusive investment opportunity with its branded residences that seamlessly combine premium living and high return potential. This development ensures exceptional comfort and elegance, backed by the prestigious Radisson Blu name, making it an ideal choice for investors seeking both sophisticated living and strong financial returns.

\$50 000 000
INVESTMENT

37,882 sq.m
TOTAL AREA

400+
SPECIALISTS

Specialized consultation:

Acoustic consultants, kitchen consultants, and lighting specialists fine-tune the finer details, optimizing comfort, functionality, and ambiance throughout the space.

[Explore Radisson On YouTube](#)





A SMART INVESTMENT IN GEORGIA'S GROWING REAL ESTATE MARKET

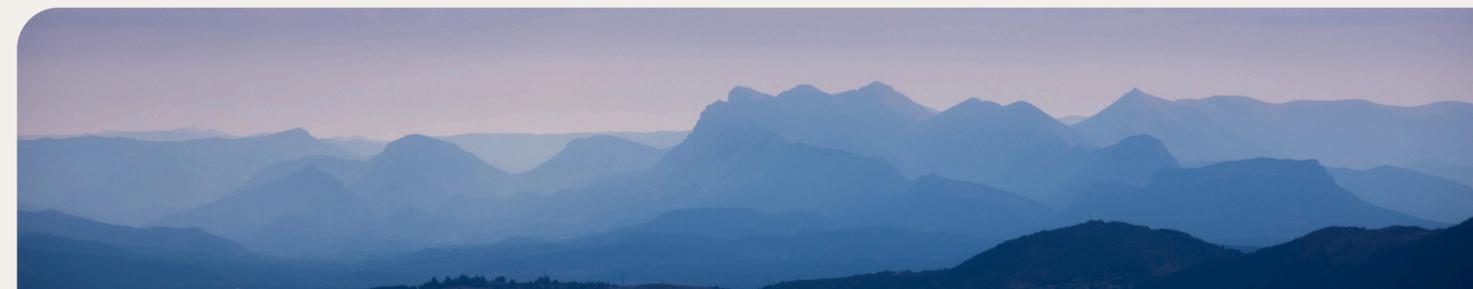
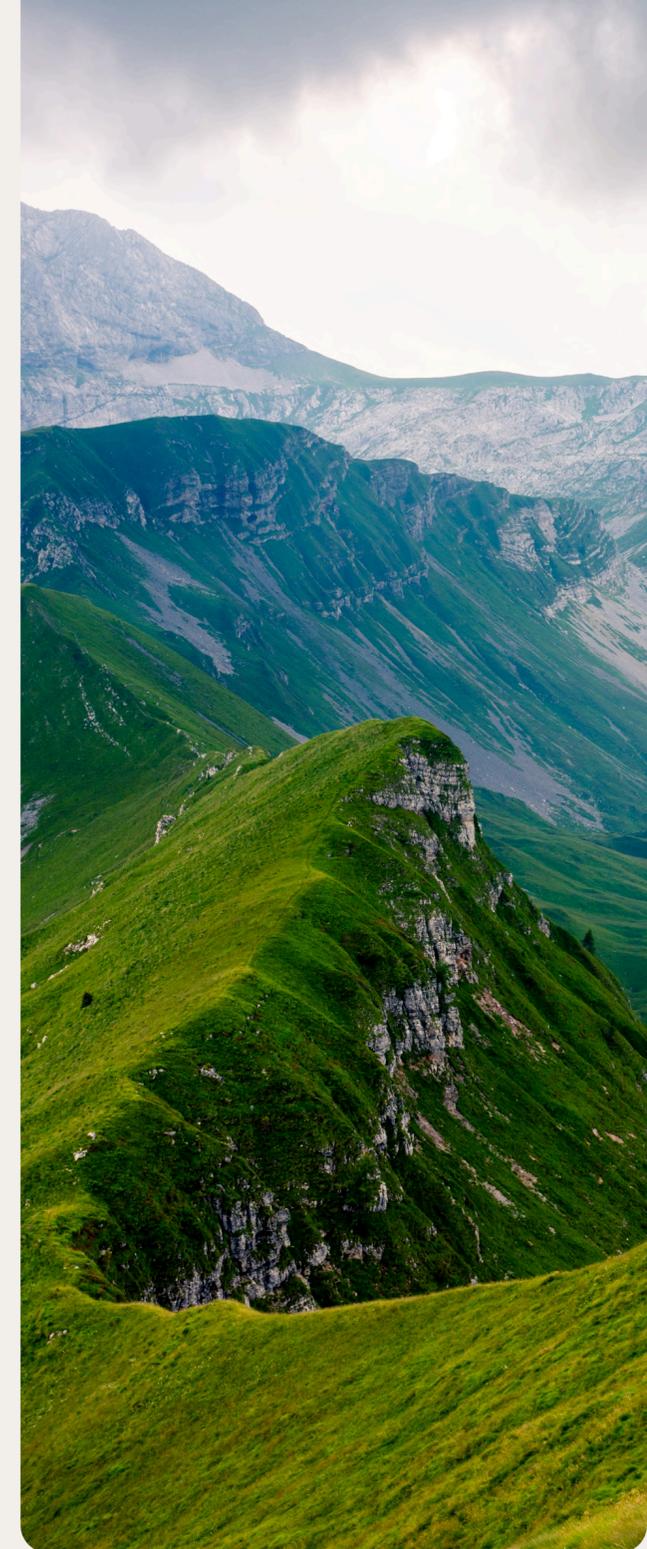
Nestled between the mountains and the sea, this five-star branded residence combines world-class hospitality with long-term investment potential.

Strategic Seafront Location – Just 10 minutes from Batumi, in the heart of future tourism growth.

The return on real estate in Batumi is notably faster than in many markets—typically 6–8 years compared to 18–20 years in Europe. Rental yields can reach 10–15% annually, especially for well-located properties, thanks to the steady tourist flow and low operational costs.

Georgia's investor-friendly policies are a significant draw. There's no property ownership tax for non-residents, only a 5% tax on rental income, and no capital gains tax if you hold a property for at least two years.

In 2024, the Adjara region welcomed over 4.3 million visitors, marking a 25.3% increase from the previous year. This surge in tourism underscores the region's growing appeal as a prime destination for both leisure and investment.





ROI

Radisson Blu Residences presents a high-potential real estate investment in Gonio, strategically positioned for strong rental yields and long-term appreciation. With ADR (Average Daily Rate) projected to grow from \$160 to \$220 over the next decade and an occupancy rate reaching 67%, investors can expect stable and increasing returns.

STUDIO

Apartment Type	Studio
Room size (sq/m)	27.42
Price per sq/m	\$3,460
Total price	\$108,021
Average ROI (10 years)	11.78%
SUM ROI (10 years)	\$117,381
Payback	109%

ONE BEDROOM

Apartment Type	One Bedroom
Room size (sq/m)	39.35
Price per sq/m	\$4,600
Total price	\$261,280
Average ROI (10 years)	11.21%
SUM ROI (10 years)	\$271,825
Payback	104%

TWO BEDROOM

Apartment Type	Two Bedroom
Room size (sq/m)	59.80
Price per sq/m	\$4,600
Total price	\$261,280
Average ROI (10 years)	11.21%
SUM ROI (10 years)	\$271,825
Payback	104%

ADR – Average daily room rate

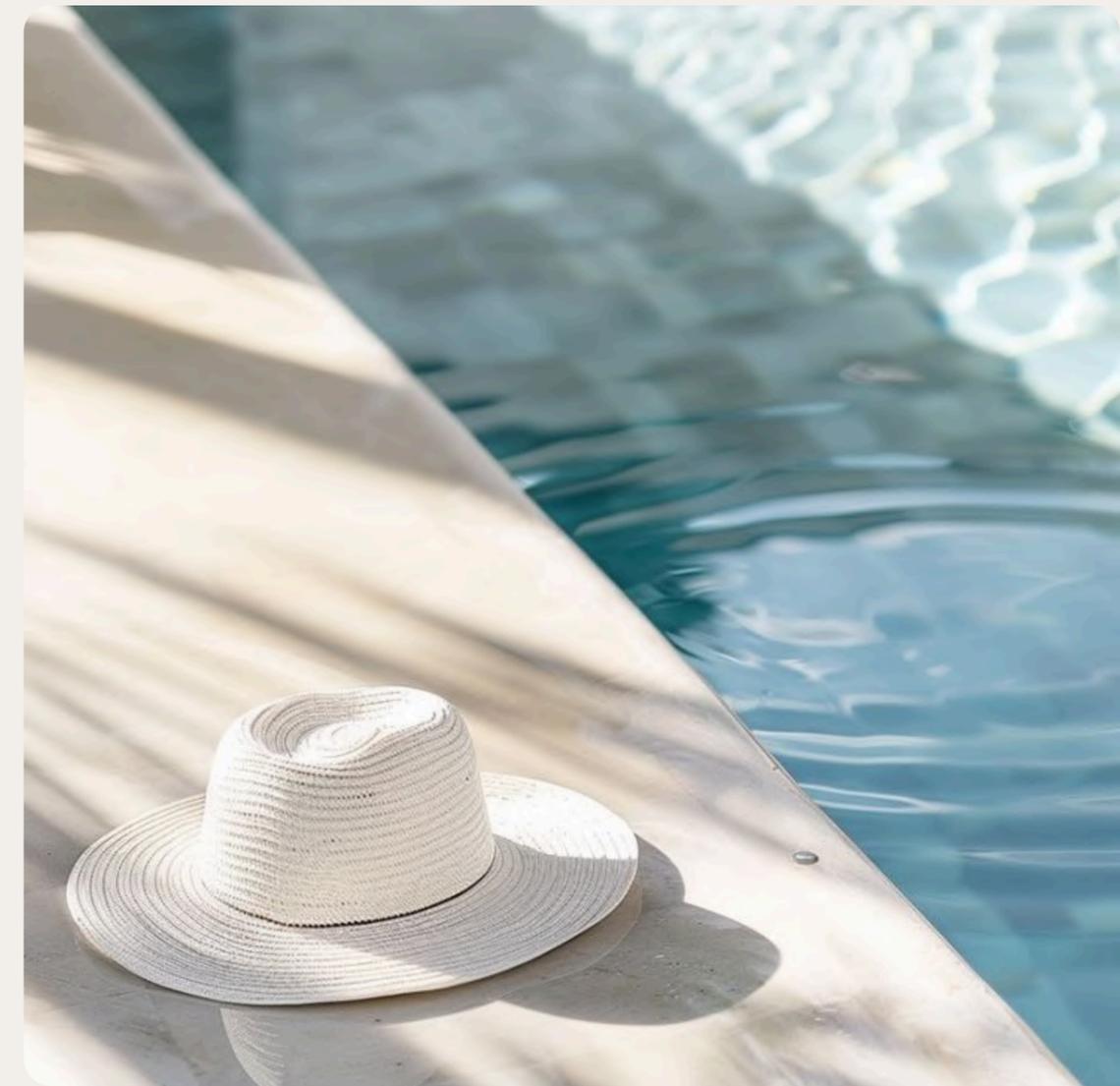
LOCATION AND LIFESTYLE

Set along Georgia's Black Sea coast, Radisson Blu Residences Gonio offers a rare blend of natural beauty, strategic location, and refined living. Just ten minutes from Batumi International Airport, the project is situated in the emerging resort destination of Gonio — a place where lush green mountains meet crystal-blue shores.

In 2024, the area experienced a 4.5% increase in foreign visitors compared to the previous year, reflecting its growing appeal.

With its prime location, stunning landscapes, and historical landmarks like the iconic Gonio-Apsaros Fortress, Gonio is set to continue attracting more visitors, solidifying its place as a must-visit destination for years to come.

[View Location On Map](#)





WORLD-CLASS INFRASTRUCTURE

- Parking
- Casino
- Lobby Lounge Area
- Outdoor Pool
- Restaurant and terrace bars with an exceptional gastronomy and panoramic views of the Black Sea
- Fitness Center
- A dedicated co-working space with high-speed internet and collaborative areas pairs perfectly with vibrant commercial spaces offering convenient access to shops and services, enhancing everyday living.
- Conference Room
- Terrarium - A terrarium is an indoor garden-like space with various plants that enhances aesthetics, improves air quality, and creates a calming atmosphere.



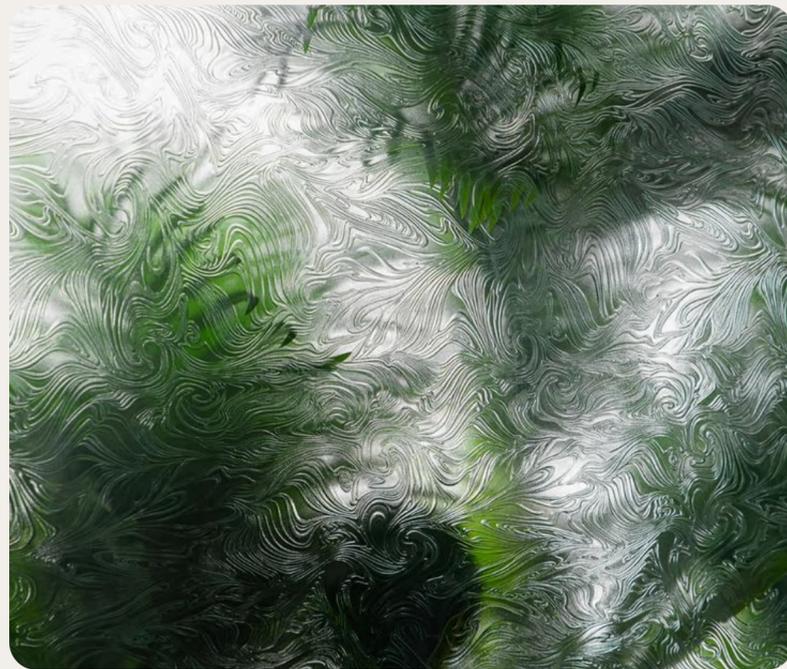
GEORGIAN DINING & CULINARY EXCELLENCE

A signature Georgian dining journey led by a renowned chef, offering tourists an authentic taste of national Georgian cuisine with locally sourced ingredients and a focus on community employment.

TERRARIUM

The development features a dedicated wellness zone designed to inspire balance and renewal – with calming interiors, fitness spaces, and relaxation areas framed by natural light and coastal views.

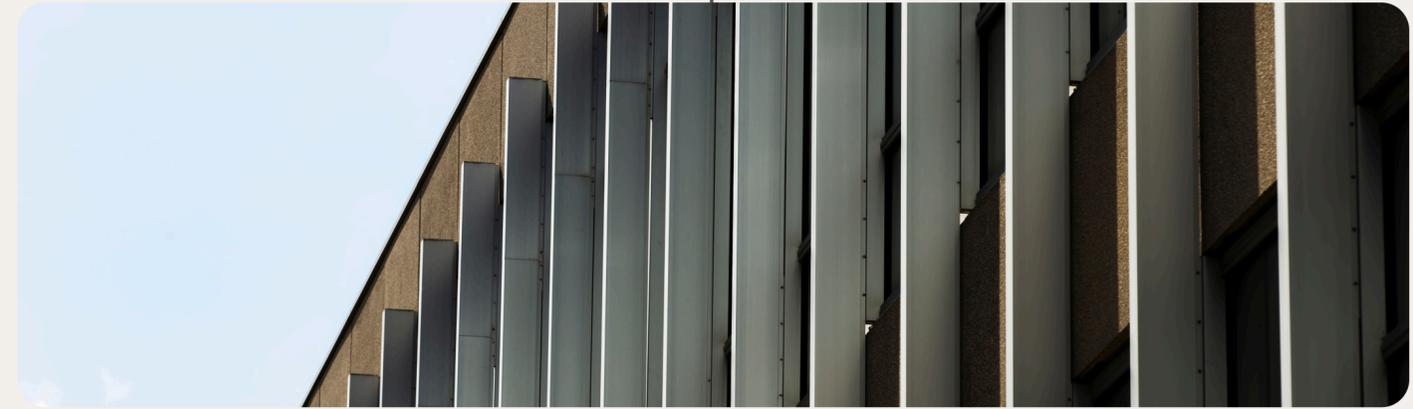
One of its most unique highlights is the terrarium-inspired design elements, where curated greenery and organic textures create a tranquil, biophilic environment. Whether you're unwinding after a day at the beach or starting your morning with a sea breeze and mountain air, the atmosphere encourages a deeper connection to nature and self.



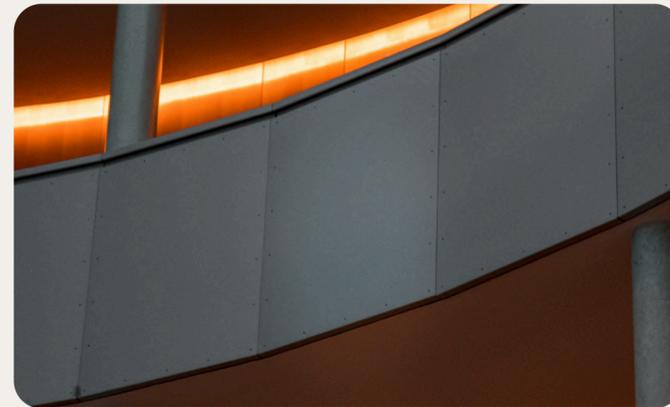
ARCHITECTURE AND FACADE

Our projects feature advanced, eco-friendly materials such as ventilated facades for better insulation, aluminum doors and windows for enhanced security and energy efficiency, and low emissivity glass to maximize natural light while minimizing energy costs.

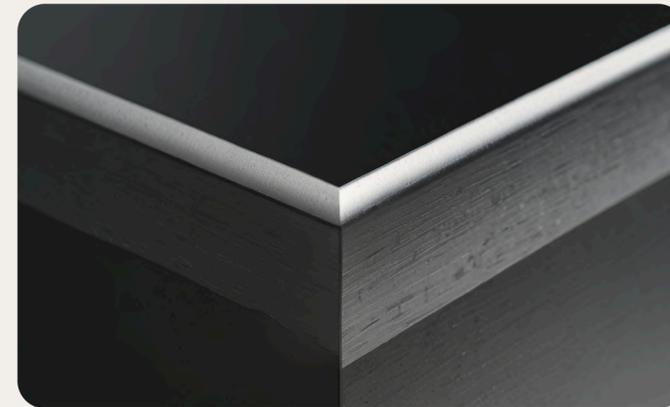
ventilated facade : aluminum subframe
with italian ceramic pamesa



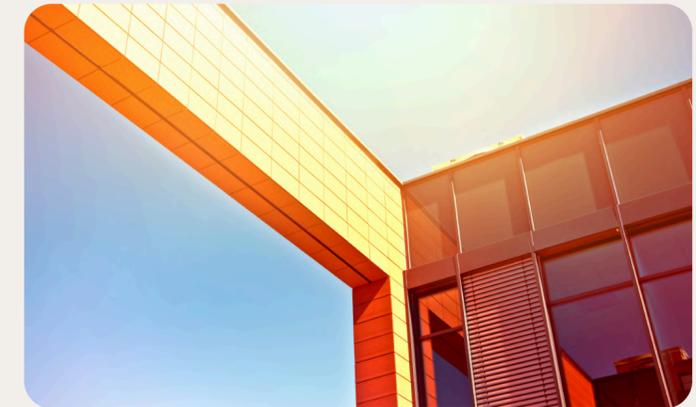
sisekam balcony balustrade
glass laminated tempered



aluminum composite panel
b1 fire rated -
saray (turkey)



aluminum composite panel
b1 fire rated -
alucobond (germany)



reynaers aluminum
doors and windows



BUILDING CONFIGURATION

1 Block
 576 Apartments
 6 KONE Branded Elevators

Floor to ceiling heights

Parking space: 3.60 meters
Commercial Space: 7.00 meters
Apartment: 2.95 meters

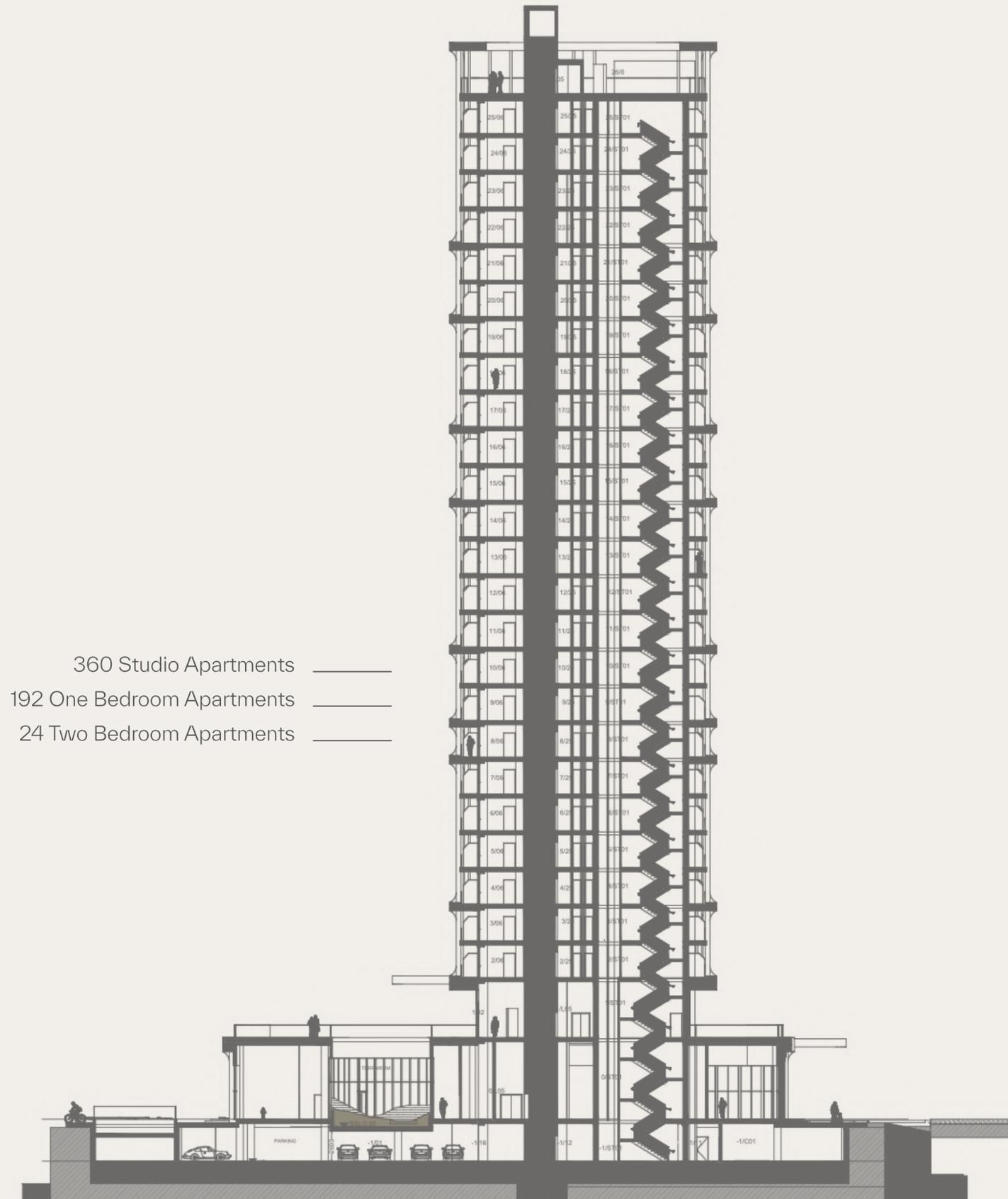
Number of units per type

Studio: 27m²
One Bedroom: 39m² - 46m²
Two Bedrooms: 59m²

360 Studio Apartments

24 Two Bedroom Apartments

192 One Bedroom Apartments



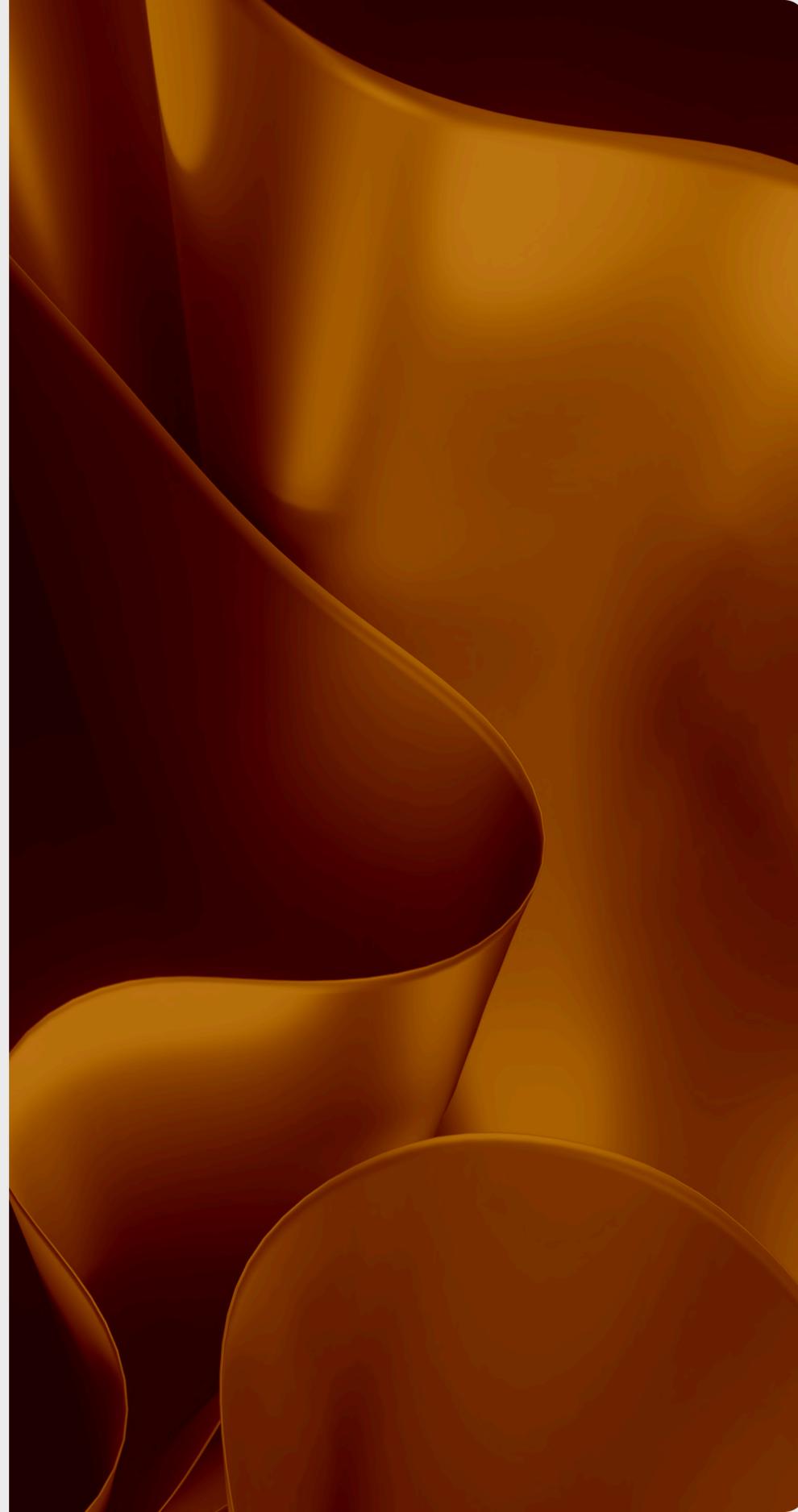
360 Studio Apartments
 192 One Bedroom Apartments
 24 Two Bedroom Apartments

ENGINEERING SOLUTIONS

We use world-class **MEP** (Mechanical, Electrical, and Plumbing) systems to ensure maximum efficiency, sustainability, and comfort.

Daikin VRF Air Conditioning - Enjoy precise climate control with up to 40% energy savings, thanks to variable refrigerant flow (VRF) technology that optimizes cooling and heating based on real-time demand.

Geberit Plumbing Solutions - Experience 30% lower water consumption with innovative, high-efficiency sanitary systems designed for durability, hygiene, and sustainability.





Radisson BLU





MATERIAL MOOD BOARD

mdf veneered stripped -
xilo noce italiano striped
12.12

vinyl
floor



ceramic tile - lume white
lux



mdf veneered -
xilo noce
italiano
striped 12.12



mdf veneered
striped
- xilo noce
italiano
striped 12.12

mdf veneered stripped -
xilo noce italiano striped
12.12

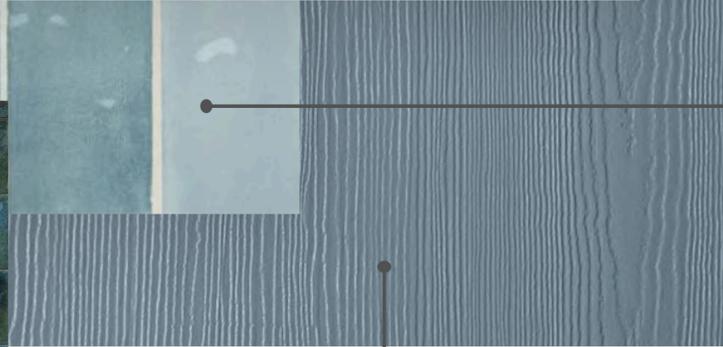


ceramic tile
(greyish blue)
- baby blue

ceramic tile - green
lux



mdf veneered
- pastel blue ral
5024









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SUPERIOR PROPERTIES. SUPERIOR PROSPECTS