



GUMBATI®
Building the Name

STRADA

CREATING OPPORTUNITY





GUMBATI

- **27** successful years
- Over **1 000 000 sq.m** of completed construction
- **15** completed projects
- **7** ongoing projects
- More than **1000** employees
- Representatives in **5** countries worldwide
- Holder of **ISO** certification (9001–2015)
- Member of **FIABCI** since 2021
- Buyers from **23** countries around the world

CONTRIBUTING TO THE COUNTRY'S INFRASTRUCTURE DEVELOPMENT:

- 2 Olympic-standard stadiums
- Recreational space in the center of Batumi
- Rehabilitation of cultural heritage buildings
- Construction of educational and cultural institutions



GEORGIA

- An **investment-attractive** country
- **Stable** annual growth in tourism
- **Visa-free** regime with 94 countries worldwide
- **Legalized** gaming industry
- **Growing** real estate prices and ease of property acquisition
- **Exceptional** nature, culture, and cuisine
- Ranked 8th globally for ease of **doing business**



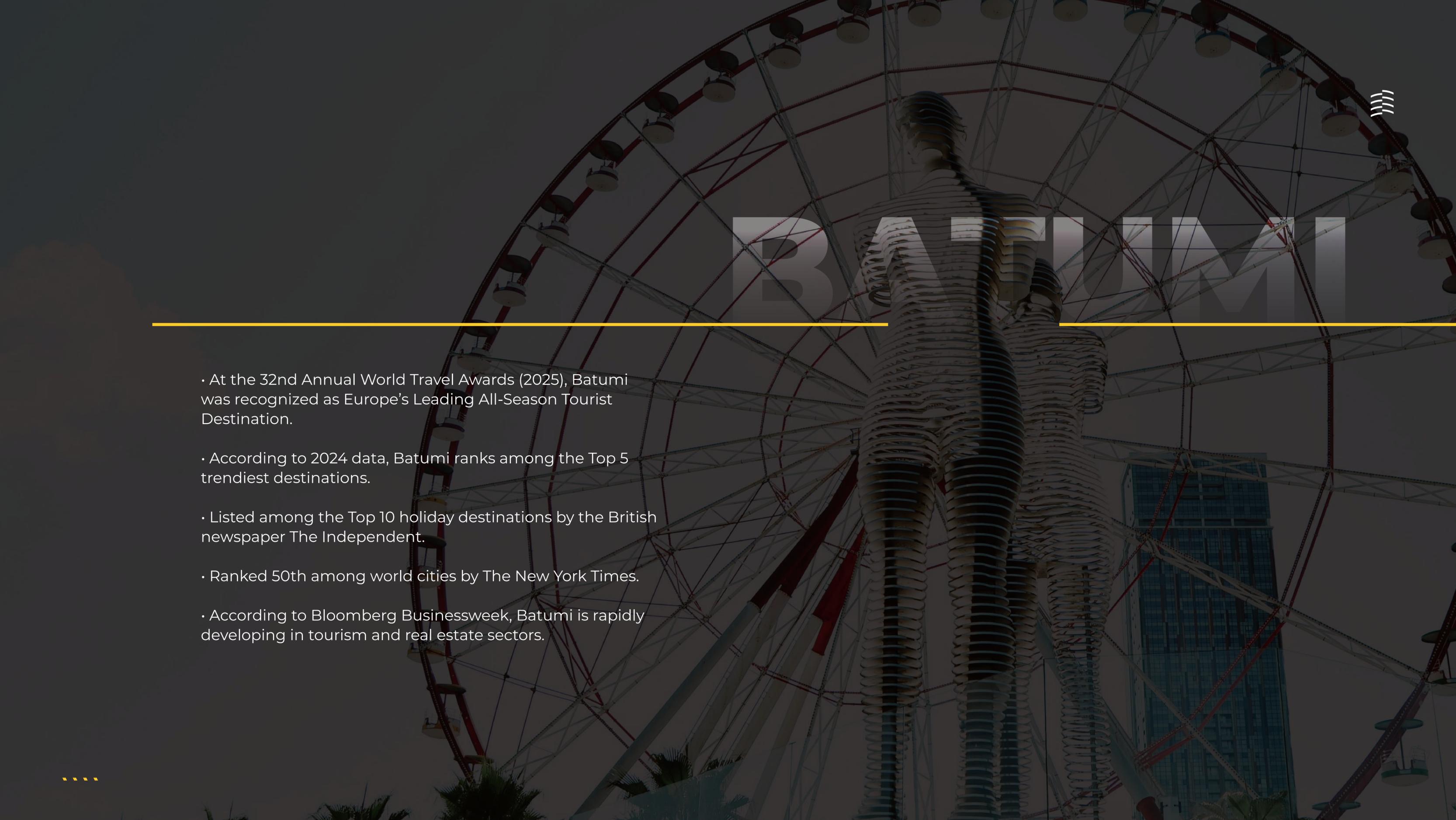


BATUMI

With its location, tourism potential, and real estate development, Batumi stands out as one of the most attractive cities in Georgia

- **Unique location** on the Black Sea coast
- **A hub** for business and international meetings
- **Port city** on the Black Sea
- More than **13** casinos
- Wide presence of international **hotel brands**





BATUMI

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- At the 32nd Annual World Travel Awards (2025), Batumi was recognized as Europe's Leading All-Season Tourist Destination.
 - According to 2024 data, Batumi ranks among the Top 5 trendiest destinations.
 - Listed among the Top 10 holiday destinations by the British newspaper The Independent.
 - Ranked 50th among world cities by The New York Times.
 - According to Bloomberg Businessweek, Batumi is rapidly developing in tourism and real estate sectors.



STRADA

Gumbati's multifunctional complex consists of two blocks

- 31 floors in each block
- Residential and investment apartments
- Modern architecture and design
- Panoramic views of the sea and mountains
- Located in the touristic center of Batumi

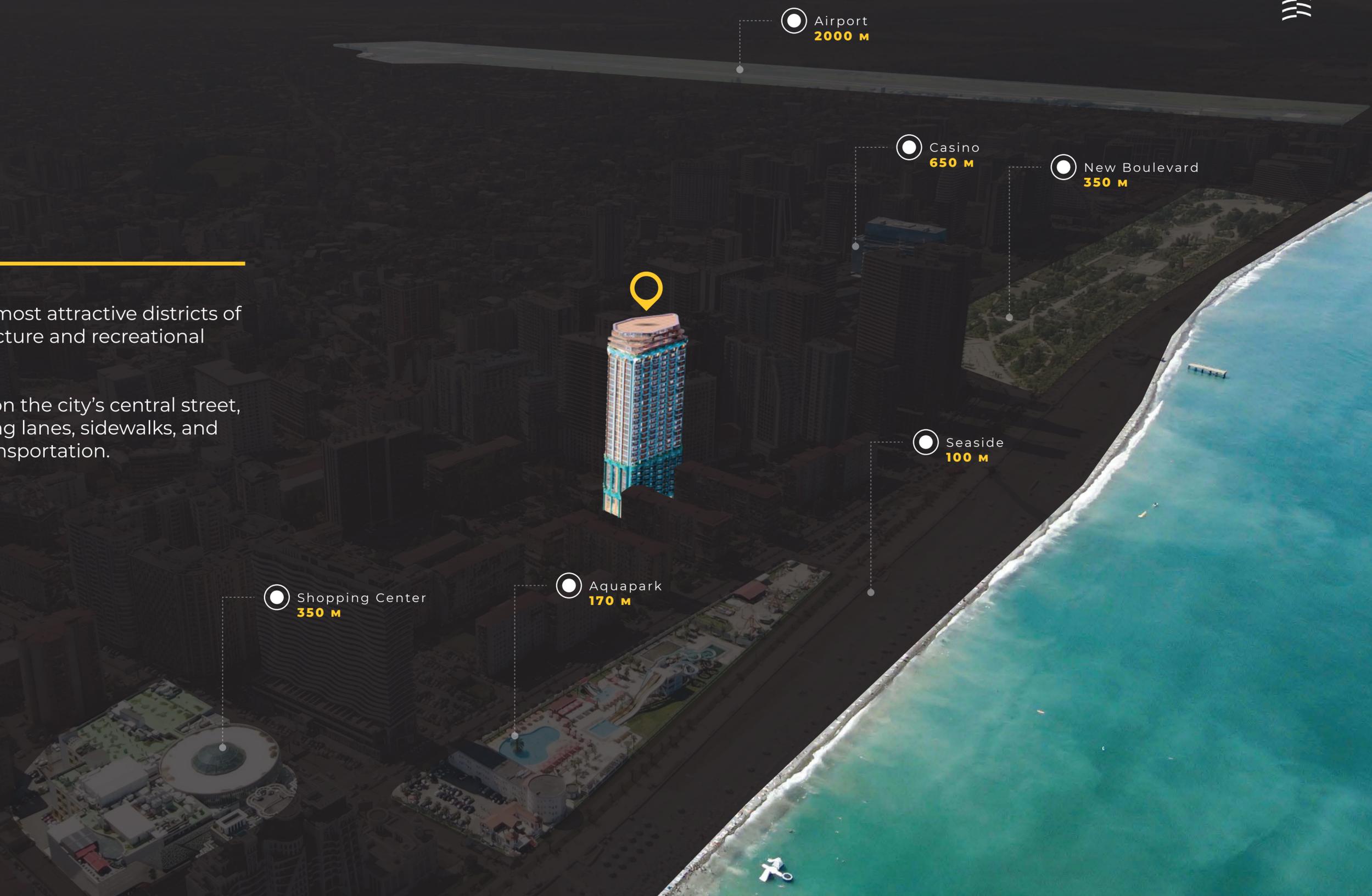




LOCATION

Strada is located in one of the most attractive districts of the city, where urban infrastructure and recreational spaces are ideally combined.

The neighborhood is situated on the city's central street, featuring well-developed cycling lanes, sidewalks, and access to all types of public transportation.



Airport
2000 M

Casino
650 M

New Boulevard
350 M

Seaside
100 M

Aquapark
170 M

Shopping Center
350 M





CONCEPT

- Premium-class apart-hotel
- Room management (rental) service
- 24/7 service
- Security systems
- Reception





INTERIOR DESIGN









TECHNOLOGY

Gumbati develops all its projects using modern technologies and innovative methods.

In the construction of Strada, high-quality materials are used to ensure energy efficiency and cost reduction.

Construction works for Strada are carried out with premium-class materials

- Ventilated facade
 - Aluminum doors and windows
 - Glass railings
 - OTIS / KONE / MITSUBISHI brand elevators
- HVAC system - VRF. DAIKIN/MITSUBISHI brands
(in hotel-type apartments)





Minimum price

62 784 \$

(Turnkey condition)

CAPITAL GROWTH
48%



INVESTMENT OPPORTUNITIES

Increase in investment value

The team's many years of experience, along with Batumi's rapid development pace, show that the investment value of Gumbati projects grows steadily from the start of construction until completion.

Stable income

Batumi is one of the most attractive tourist destinations both in Georgia and across the Black Sea region.

With the annual increase in the number of tourists, the city's hotel stock and occupancy rates are also rising, which ensures a stable source of income.

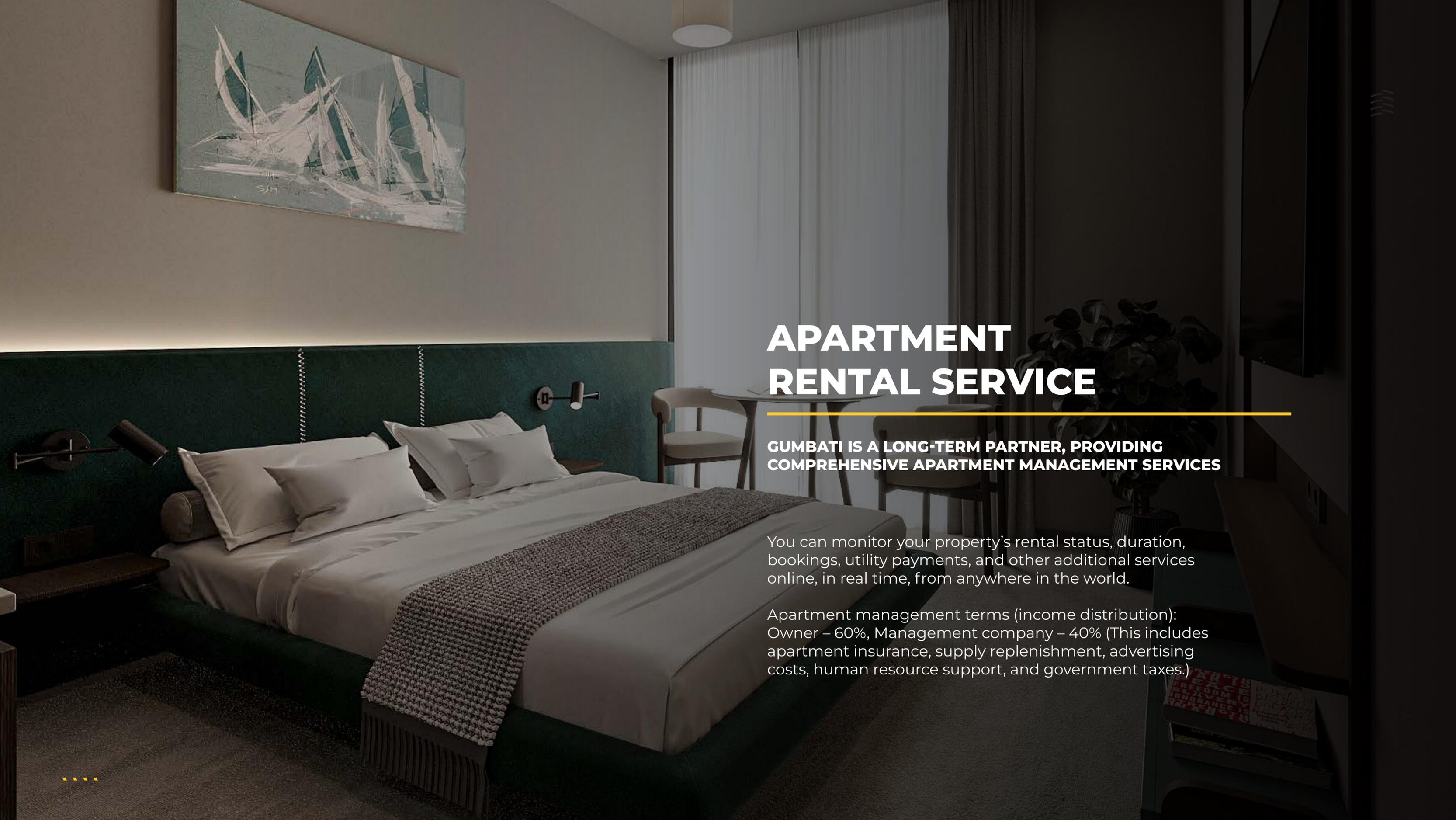




FORECAST

Forecast for 2030	Average daily rate (USD)	Days	Booked days	Income (USD)
January	46	31	12.7	585
February	44	28	9.8	431
March	39	31	12.1	472
April	47	30	19.3	917
May	51	31	27.3	1391
June	67	30	25.8	1729
July	82	31	28.8	2364
August	80	31	31	2480
September	61	30	27	1647
October	46	31	18	827
November	46	30	9.9	455
December	50	31	9.9	496
Average	59.5		231.8	
Income (USD)		365		13793





APARTMENT RENTAL SERVICE

**GUMBATI IS A LONG-TERM PARTNER, PROVIDING
COMPREHENSIVE APARTMENT MANAGEMENT SERVICES**

You can monitor your property's rental status, duration, bookings, utility payments, and other additional services online, in real time, from anywhere in the world.

Apartment management terms (income distribution):
Owner – 60%, Management company – 40% (This includes apartment insurance, supply replenishment, advertising costs, human resource support, and government taxes.)



COMPLEX SERVICES

The management company ensures the maintenance, security, and technical support of the complex.

- Reception and concierge
- Elevator operation and maintenance
- 24/7 service
- 24/7 security systems
- Management

SERVICE FEE

Studio apartments
1,30 \$

One/two bedroom apartments
1,00 \$

