

# 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 **14 %**



EUROPEAN VILLAGE LLC  
**WINNER 2025**  
BEST LUXURY BRANDED  
HOTEL RESIDENCES  
GEORGIA

From the world's largest hotel chain

# WYNDHAM

HOTELS & RESORTS

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9300+

hotels  
worldwide

95+

countries

45

years  
on the market

115 M

loyal guests

From the world's largest  
management company

Aimbridge

1500+  
hotels  
under management

60  
years  
on the market

From the world's leading  
room exchange network

RCI

110  
countries

4500  
hotels

From a construction holding company



**EUROPEAN VILLAGE**

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**Forbes**<sup>GEORGIA</sup>

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

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5★ Luxury hotel complex



Georgia's only All Inclusive and Ultra All Inclusive resort



# WYNDHAM GRAND<sup>®</sup>

## BATUMI GONIO

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

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5

Luxury  
hotels

2.7 ha

infrastructure  
area

100+

infrastructure  
facilities

2026

hotels delivery  
year

# VILLAS

Elegance in every  
single detail

Invest today – earn more

Best price per 1 per sqr m

High return on resale – from **30 %**

Net Income **14 %** per year

ITC – Free vacation is right away



# VILLAS

Welcome to the luxurious world of Wyndham Grand Batumi Gonio. **Villas**, the ultimate expression of elegance and comfort on the Black Sea coast.

The Villas complex comprises 16 exclusive villas that seamlessly blend elegance, comfort, and breathtaking views. Each villa is expertly designed, featuring two floors of modern amenities, premium interiors and a private rooftop terrace.

The Villas are part of Wyndham Grand Batumi Gonio, the first complex in Georgia with All-Inclusive services and the largest infrastructure – 100+ facilities on 27,115 m<sup>2</sup>. This unique offering attracts tourists from all over the world, making it an ideal destination throughout the year, regardless of the season.



# MASTER PLAN

Discover new era of premium living with  
Wyndham Grand Batumi Gonio **Villas**

# Layouts and facilities

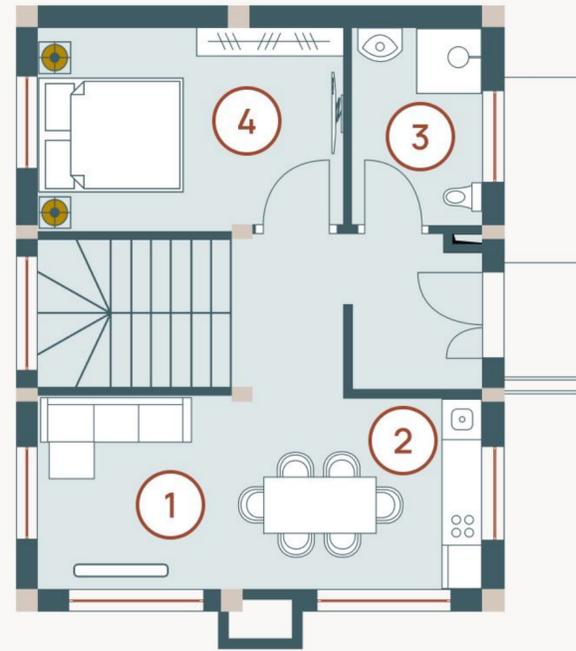
# VILLAS 173,5 m<sup>2</sup>

On the ground floor of the villa there is a large kitchen with a living room, one bedroom and a bathroom. Above are two more spacious bedrooms.

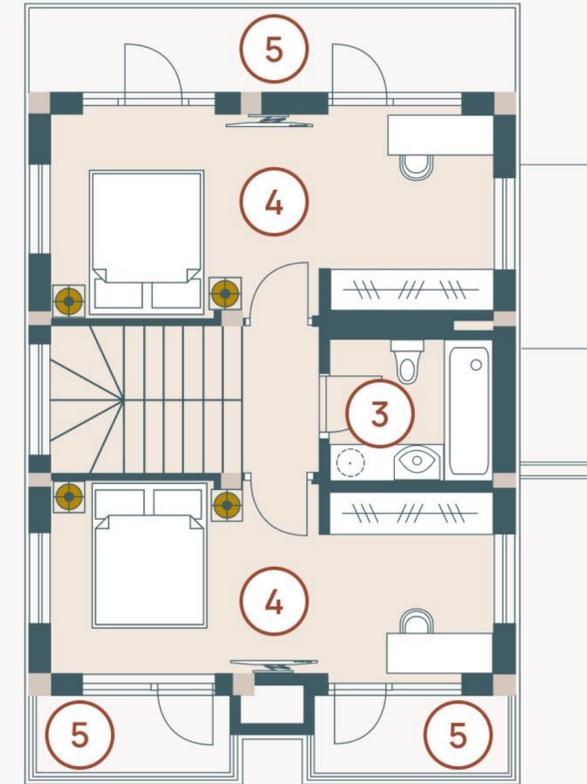
However, the truly impressive feature is the terrace with panoramic views of the mountains – the perfect spot for outdoor relaxation and enjoying the natural landscapes.

## About planning

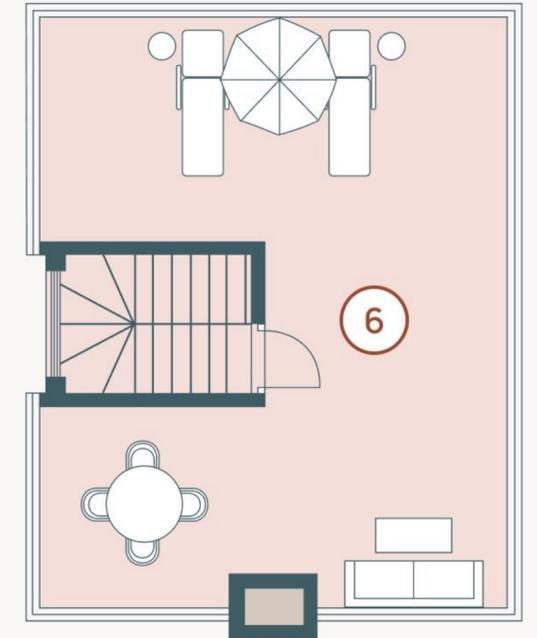
- |               |           |
|---------------|-----------|
| 1 Living room | 4 Bedroom |
| 2 Kitchen     | 5 Balcony |
| 3 Bathroom    | 6 Terrace |



1 floor



2 floor



terrace

# HOTEL ROOM SET

## Furniture

- Closet
- Desk
- Work chair
- Bedside tables
- Dresser
- Side table
- Sofa in the living room
- Terrace furniture
- Mirrors
- Bed
- Dining table and chairs

## Equipment

- Phones
- TV
- Electronic safe
- Iron and ironing board
- Hair dryer
- Electric juicer
- Toaster
- Kettle
- Coffee machine
- Hob
- Fridge
- Oven
- Microwave oven

## Extras

Multiple of the number of beds

- Cups
- Glasses
- Plates
- Cutlery
- Bed linen
- Bathrobes
- Slippers



# INCOME OPTIONS

## Profitability from hotel management

### Real

Profit up to 14 % per year

You can request a detailed table with the profitability calculation from the manager.

or

### Guaranteed

Profit 11 % per year\*

The burden of reducing tourist flow risks falls on the company, not the investor.

+

## Return on resale

From 30 % per year

Verified through the successful execution of completed projects.

## Buyback

Your investment is fully protected:  
We offer a 100% buy-back guarantee of your hotel unit.

\* The amount of profit is fixed in the contract and is registered with the Ministry of justice.

# THIS OFFER IS ONE OF A KIND, UNAVAILABLE ELSEWHERE

Resale profitability  
per year

FROM **30** %

## Hotel Real Estate

Investing in high-end hotel real estate offers high returns thanks to ever-increasing demand and limited supply. This segment consistently outperforms the market, ensuring impressive profits for investors.



## Foreign currency bank deposit

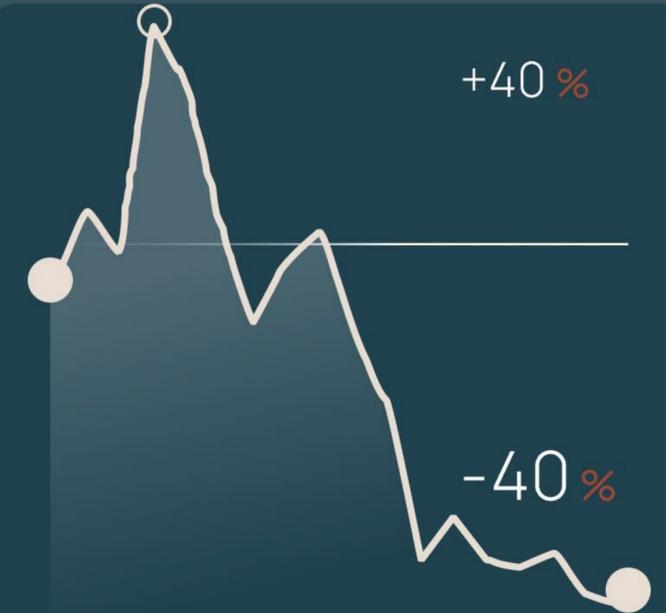
- 🇪🇺 European Union: 4% per year
- 🇷🇺 Russia: 2.5% per year
- 🇮🇱 Israel: 2% per year

At these rates, your capital isn't even shielded from inflation.



## Stock Market

Stock prices are directly impacted by various risks – geopolitical, economic, and others. The higher the return, the higher the risk of profit loss.



## Crypto Market

The crypto market is more comparable to a lottery than to traditional investments. It is subject to the most substantial fluctuations and speculative influences, carrying the highest risk of complete investment loss.

# PAYMENT PROCEDURE AND CONDITIONS

All customers have access to interest-free installment plans from the developer.

 **WYNDHAM GRAND** | **VILLAS**  
BATUMI GONIO

up to 24 months

**30%**  
Down payment

# INSURANCE FOR YOUR INVESTMENT

We are confident in the liquidity of our real estate.

- Should your plans change, we offer a hassle-free buy-back option, allowing you to sell your property back to us with no questions asked.
- The buy-back option is legally binding and registered with the Ministry of Justice.
- Owners can sell their property with the assistance of the company, earning the full amount upon resale. The price increase is at least 30% per year.



# Wyndham Hotels & Resorts

# WYNDHAM HOTELS & RESORTS — THE LARGEST HOSPITALITY EMPIRE IN THE WORLD

Over 9300 hotels under 25 brands, spanning  
95 countries on five continents.

Investing in Wyndham Hotels & Resorts means more than just owning a property with outstanding and unique infrastructure; it means becoming a co-owner of the world's most successful hotel business.

**9300**

hotels

**115M**

loyal customers

**\$1.408B**

gross revenue for 2024

**\$694M**

EBITDA for 2024

# WYNDHAM GRAND — THE MOST PRESTIGIOUS BRAND IN THE WYNDHAM HOTELS & RESORTS COLLECTION

Only 85 from 9300 hotels in the world

## Wyndham Grand Batumi Gonio



Batumi already has branded hotels, including Wyndham, but the highest brand category is exclusively represented in our complex, Wyndham Grand Batumi Gonio

# STRONG FINANCIAL RESULTS

## WYNDHAM

HOTELS & RESORTS

The company has raised its full-year 2025 earnings per share (EPS) guidance. Additionally, it reported an 5% increase in development projects.

+68,700

Rooms opened  
+4% annual growth

+5%

Construction project  
portfolio now stands  
at 252,000 rooms

\$290M

Net cash flow from operating  
activities

\* Fourth Quarter 2024 Performance Recap. YOY

# GEOGRAPHY OF WYNDHAM HOTELS & RESORTS



## North America:

Canada  
Mexico  
USA

## Central America:

Belize  
Guatemala  
Costa Rica  
Panama

## Caribbean:

Bahamas  
Dominican Republic  
Cayman Islands  
Curacao  
Virgin Islands  
Puerto Rico  
Saint Kitts and Nevis  
Saint Martin  
Jamaica

## South America:

Argentina  
Bolivia  
Brazil  
Venezuela  
Guyana  
Colombia  
Paraguay  
Peru  
Suriname  
Uruguay  
Chile  
Ecuador

## Europe:

Austria  
Azerbaijan  
Belgium  
Great Britain  
Hungary  
Germany  
Georgia

Greece

Denmark

Spain

Italy

Macedonia

Netherlands

Poland

Portugal

Russia

Romania

France

Ukraine

Montenegro

Czech Republic

Switzerland

## Africa:

Morocco  
Nigeria  
Senegal  
Tanzania  
Tunisia  
Ethiopia

## Asia::

Armenia  
Vietnam  
Guam  
India  
Indonesia  
Kazakhstan  
Cambodia  
China

Kyrgyzstan

Malaysia

Mongolia

Myanmar

Nepal

Pakistan

Singapore

Thailand

Uzbekistan

Philippines

Sri Lanka

South Korea

Japan

## Middle East:

Bahrain

Israel

Iraq

Jordan

Qatar

Kuwait

Lebanon

UAE

Oman

Saudi Arabia

Turkey

## Australia:

Australia

Vanuatu

New Zealand

New Caledonia

Fiji

# PURCHASE HOTEL SUITES IN GEORGIA AND TRAVEL THE WORLD FOR FREE



The World's Leading Room  
Exchange Network

By joining the RCI Club, you gain access to numerous vacation options: 4,500 hotels in 110 countries are available to you for free, along with discounts of up to 60% in 600,000 hotels worldwide.

Enjoy all the benefits of the RCI Club, whose reliability has been proven 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



**110**

countries



**50 years**

on the market

# INTERNATIONAL TRAVEL CLUB —

Explore, Dream, Discover



FREE HOTEL STAYS WITHIN  
THE WYNDHAM HOTELS &  
RESORTS NETWORK

# INTERNATIONAL TRAVEL CLUB

This marks the debut of an exclusive program in Georgia for owners of hotel units within the Wyndham Grand Batumi Gonio complex — a passport to complimentary stays in exotic destinations around the globe.

This unique offering allows our valued clients to embark on courtesy getaways at prestigious Wyndham Hotels & Resorts properties worldwide right from the moment they purchase their hotel unit, eliminating the need to wait for construction to be completed.

Consider this a heartfelt gift from us, extending an invitation to join the close-knit Wyndham family — a global community of 115 million loyal customers.

Prepare for an indulgent experience at the zenith of premium hospitality, offered by a world-renowned leader, ensuring unforgettable odysseys, exhilarating exploits, and a myriad of emotions — all within your grasp through the International Travel Club.



# INTERNATIONAL TRAVEL CLUB: HOW DOES IT OPERATE?



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.



# EMBARKING ON A PREMIUM WYNDHAM HOTELS & RESORTS EXPERIENCE: 4 EASY STEPS



Get in touch with your personal manager.



Select your preferred hotel, dates, and the length of your stay.



Your personal manager secures the reservation and provides you with the required documents.



Set off on your journey and enjoy premium services.



Wyndham Grand Batumi Gonio

# COMPLEX FROM THE WYNDHAM GRAND WORLD BRAND

Consists of five Ultra All Inclusive hotels, united by a common infrastructure of more than 100 facilities.

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



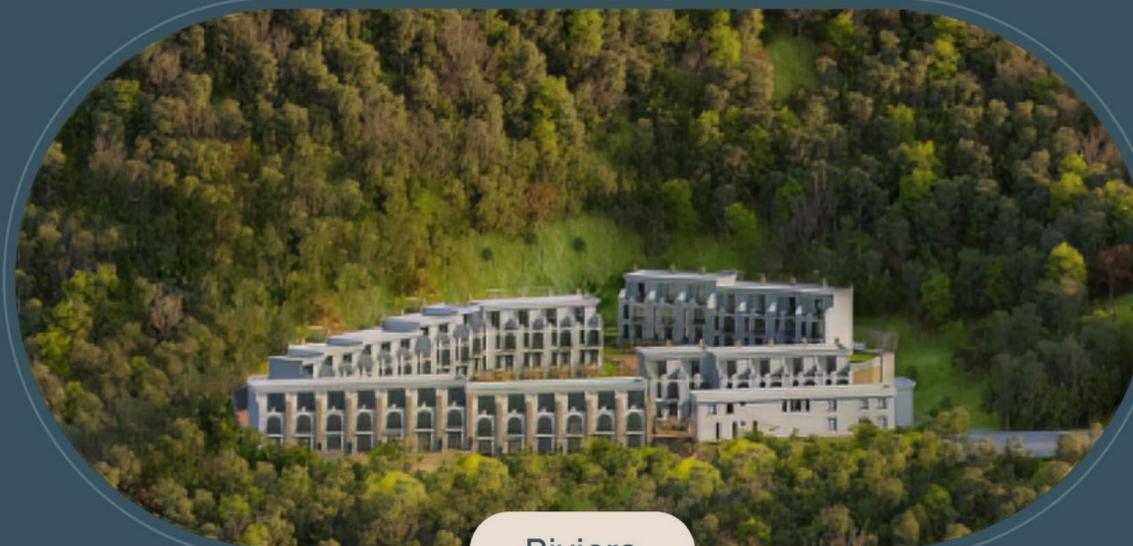
2.7ha  
of total area



Aqua



Family Club



Riviera



Villas



RIVIERA

VILLAS

AQUA

FAMILY CLUB

Exclusive investments for the world's elite: among our real estate investors, we count prominent figures from various countries, including the establishment from Oman and Saudi Arabia, Israeli business leaders, parliamentary members from Russia and Ukraine, Olympic and world champions, celebrities, and business elites from the European Union, Belarus, and Kazakhstan.

Many VIP buyers choose not to disclose their purchases, while some, like Andrey Makarevich, openly embrace the decision.

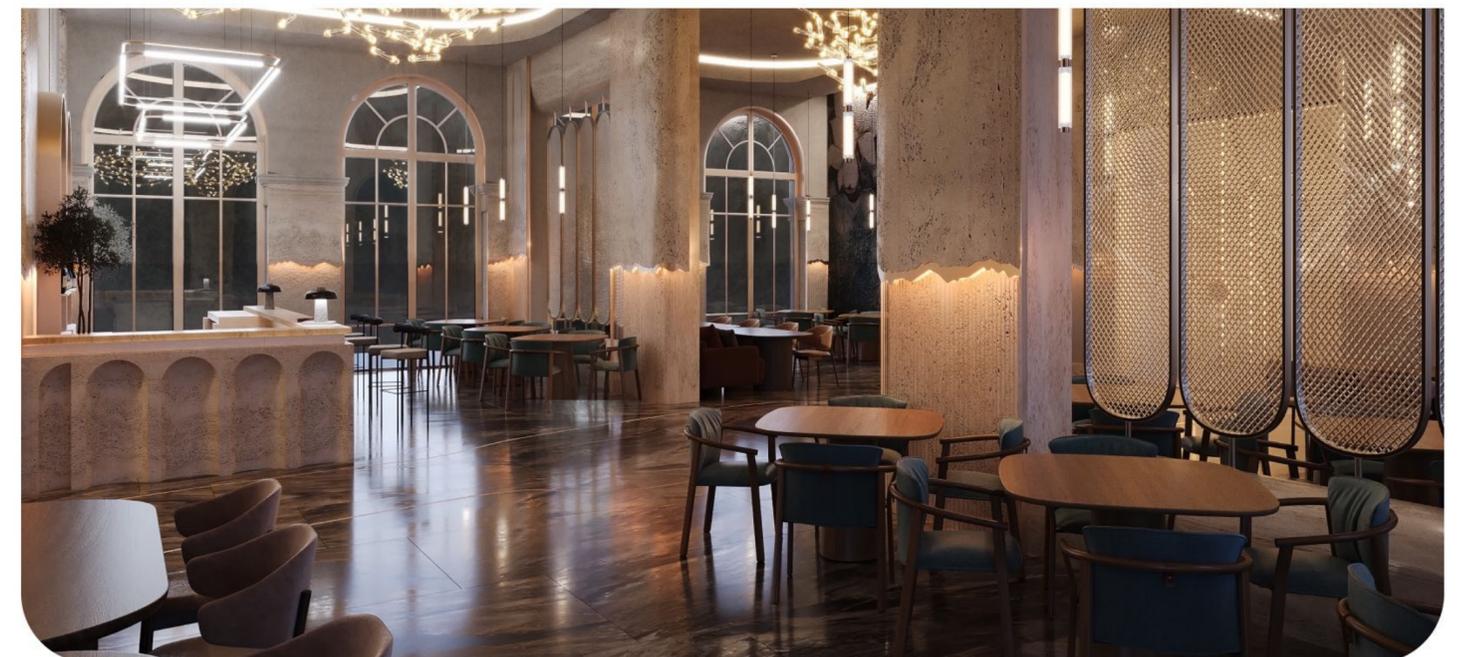
# THE ONLY AND EXCLUSIVE HOTEL COMPLEX IN THE REPUBLIC OF GEORGIA WITH **ALL INCLUSIVE** AND **ULTRA ALL INCLUSIVE** SERVICES.



"All Inclusive" means a range of services to be provided in hotels. It implies complimentary meals, beverages (mostly local) and other services along with accommodation in the hotel.

This also means that the hotel provides complimentary access to all of its amenities, including swimming pools, SPAs, saunas, massage rooms, fitness facilities, business services, sports and children's playgrounds with instructors, animators, and other personnel, as well as transfer and delivery services, sightseeing tours, and more.

If a hotel lacks sufficient seating to accommodate guests for three meals a day along with alcoholic beverages within the package, it falls short of the converted All-Inclusive status.



# DEVELOPED HOTEL INFRASTRUCTURE

The infrastructure and All-Inclusive and Ultra All inclusive services will ensure high occupancy regardless of the season

7 swimming pools  
(including halal)

3 SPA (including  
halal)

12 restaurants,  
cafes, bars

2 fitness centers, sports  
grounds

7 kids playgrounds, play rooms,  
cafes and clubs

physiotherapy and rehabilitation clinic

kids park

conference hall

4 meeting-rooms

coworking

mini golf

bowling

cinema

pool

library

chess

bike and e-scooter rental

table games

wine house

wine tastings room

cha cha house

banquet hall

bath complex

wine therapy and phytotherapy center

charko shower

salt paneled rooms

jacuzzi

massage rooms

branded photo zone

souvenirs

farm markets and eco shop

parking lot

helipad

+38 more elite infrastructure facilities

# THE KEY DIFFERENCES BETWEEN **ULTRA ALL INCLUSIVE** AND **ALL INCLUSIVE**?

The Ultra All-Inclusive package provides guests with access to a wider range of services at no extra charge\* (as opposed to the Standard All-Inclusive package):

- ✔ Imported alcoholic beverages in bars and restaurants within the entire complex
- ✔ À la carte restaurant
- ✔ Personal coaching services in fitness centers
- ✔ Hourly babysitting service every day
- ✔ Coworking space
- ✔ Transfer from station / airport
- ✔ Complimentary mini-bar on arrival
- ✔ Room service (by All Inclusive restaurant)

\*Contact your personal manager for a detailed list of services



15 min Batumi center

10 min Shopping mall

Gonio

Batumi

Airport 7 min

Georgian-Turkish border 5 min

Ski resort Goderdzi 117 km

## LOCATION OF THE COMPLEX

The complex is situated in a stunning green park zone with relict subtropical plants. Throughout the entire complex, there is a well-maintained area with landscape design, fantastic views of the sea, secluded relaxation areas, sports and children's playgrounds. It will be a pleasure to spend time here and savor every moment of your vacation.

The complex is located in the elite area of Batumi – Gonio-Kvariati. This territory is a genuine gem of the Black Sea coast of Georgia. It is here that the most prestigious district of Batumi, the largest tourist city in the country, is forming.

# 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"



**WYNDHAM GRAND** | FAMILY CLUB  
BATUMI GONIO

350 m



**WYNDHAM GRAND** | AQUA  
BATUMI GONIO

250 m



**WYNDHAM GRAND** | VILLAS  
BATUMI GONIO

400 m



**WYNDHAM GRAND** | RIVIERA  
BATUMI GONIO

800 m

# CONFIDENCE IN INCOME PROVEN BY EXPERIENCE



The world's largest hotel management company, which recently merged with Interstate Hotels & Resorts, a leading independent international hotel operator with 60 years of market experience.

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



**1500**

hotels under management



**60 years**

of market experience

# MANAGED BY AIMBRIDGE HOSPITALITY



# GLOBAL HOTEL CHAINS IN BATUMI

	Wyndham Hotels & Resorts	Radisson Hotel Group	Rotana Hotels
Ranking in the Top 10 public hotel chains by hotel count	1	13	—
Total number of hotels	9 300	1 400	100
Geographic footprint	Worldwide presence	Worldwide presence	Primary operations in the Middle East and Africa
Members of the loyalty program presence	115 000 000	22 000 000	700 000

The flourishing growth of Batumi has captured the spotlight of renowned international hotel chains. Eminent leaders in the hospitality industry are actively establishing their signature hotels, adding a touch of global excellence to this vibrant destination.

We've meticulously gathered vital insights about these networks. Take into account, for instance, the substantial impact of our expansive loyalty program membership on hotel occupancy — a pivotal factor that significantly contributes to augmenting revenue streams for room owners.

# ALL INCLUSIVE INFRASTRUCTURE AND SERVICES WILL ENSURE HIGH OCCUPANCY REGARDLESS OF THE SEASON



The largest hotel infrastructure in Georgia, more than 100 infrastructure facilities located on 27,115 m<sup>2</sup>

# A VIDEO ABOUT THE WYNDHAM GRAND BATUMI GONIO HOTEL COMPLEX



bar

sun beds

private bungalows

showers

# PRIVATE BEACH

## AVAILABLE SERVICES

romantic dinner for two

baby watch



# RESTAURANTS, CAFES AND BARS

2 restaurants All inclusive

3 restaurants A la carte

tasting room

wine house

cha cha house

cafeteria

bars at the pools

bars in SPA

kosher cuisine

halal cuisine



2 fitness centers

playground

4 outdoor swimming pools

2 indoor swimming pools

halal indoor pool

2 SPA complexes

halal SPA complex

## HEALTH AND RECREATION

wine therapy and phytotherapy center

reproductive medicine clinic

Sharko shower

salt rooms

jacuzzi

massage rooms

Russian sauna

Finnish sauna

Japanese sauna

wellness center for physiotherapy and rehabilitation

2 hammams

2 saunas





## CHILDREN'S RECREATION

rope park with trampoline and climbing wall

kids cafe

children's club with animators and a nanny

2 kids play rooms

summer amphitheater for evening shows

4 kids playgrounds

kids park European Village

mini golf



# FAMILY HOLIDAY

gaming area (PC, PS)

bowling

cinema

billiard

library

chess tables

table games

artesian well

markets and eco-shop

bike and electric scooter rental

branded photozone

souvenir shop

# BUSINESS & EVENTS

conference hall

venue for wedding ceremonies

banquet hall

4 meeting rooms

coworking

parking



Helipad

Unite top-tier infrastructure with internationally acclaimed hotel services, creating the ultimate recreation tailored for the most discerning guests. Experience the quintessential dream vacation, exclusively crafted for the most discerning and sophisticated visitors.

