



Batumi, Georgia

Real estate tour 2019





* 4 Day tour for real estate

Day 1

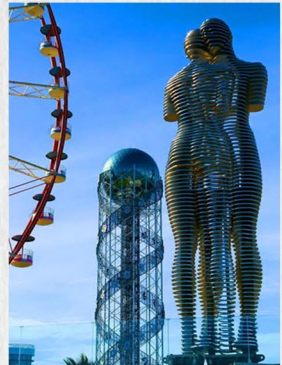
Arrival at the airport of Kutaisi, dinner in the traditional Imeretian family – Prometheus cave.
transfer to hotel "IRE PALACE" (4 star hotel)



Day 2

City tour of Batumi, inspection of construction sites

1. Old Batumi
2. Main Boulevard
3. Excursion to the Adjara Wine House
4. Dinner in a restaurant with traditional Adjarian dishes.



Day 3

Inspection of the construction site

Meetings with the government of Adjara and senior officials. Free evening.





Day 4

Transfer to the airport and departure



Tour price - \$ 200

This 4-day tour includes:

Accommodation 3, 4 and 5 star hotels

Dining at Georgian restaurants

Museum Tickets

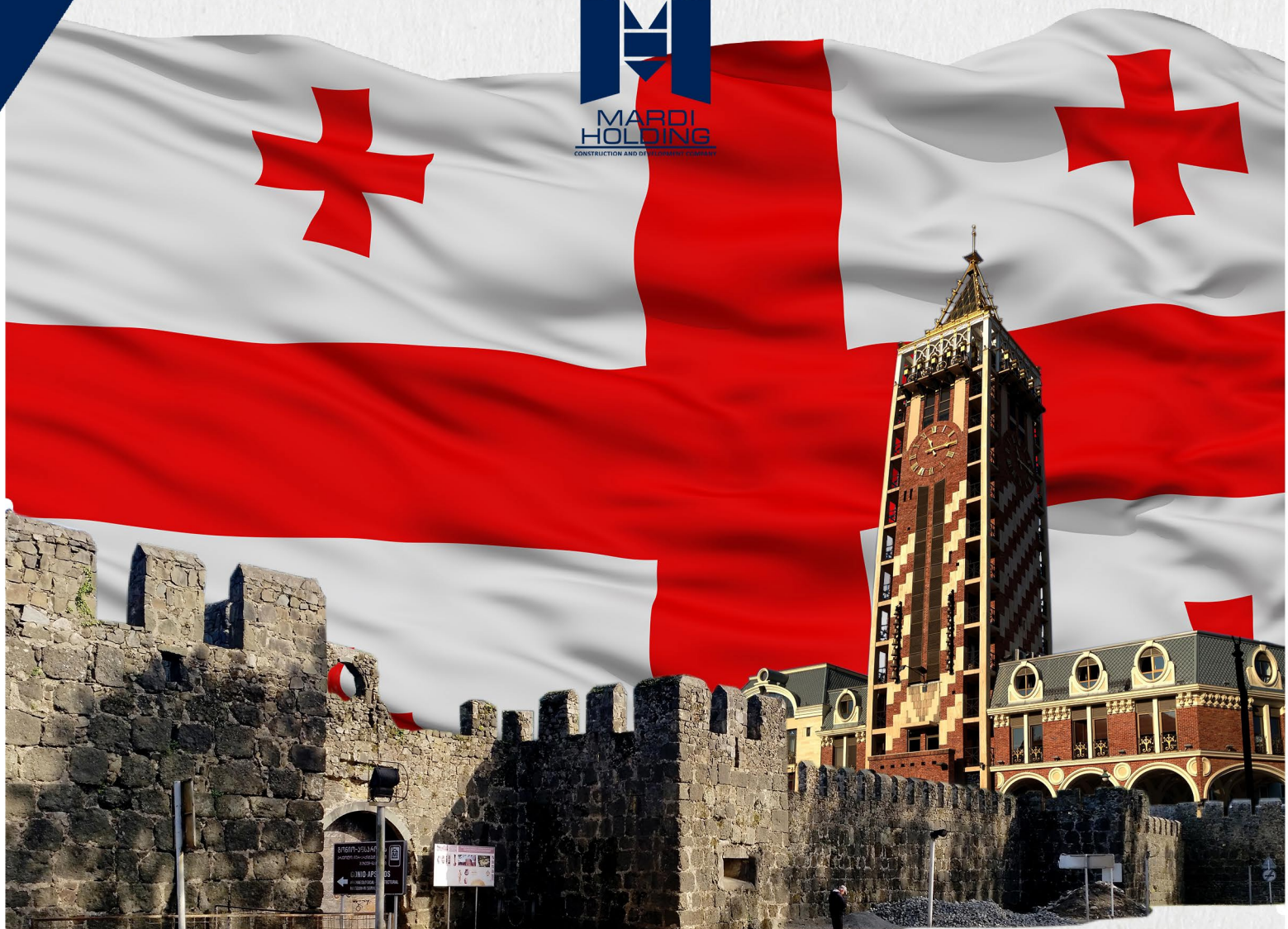
VIP bus transportation

Professional real estate agents and guides

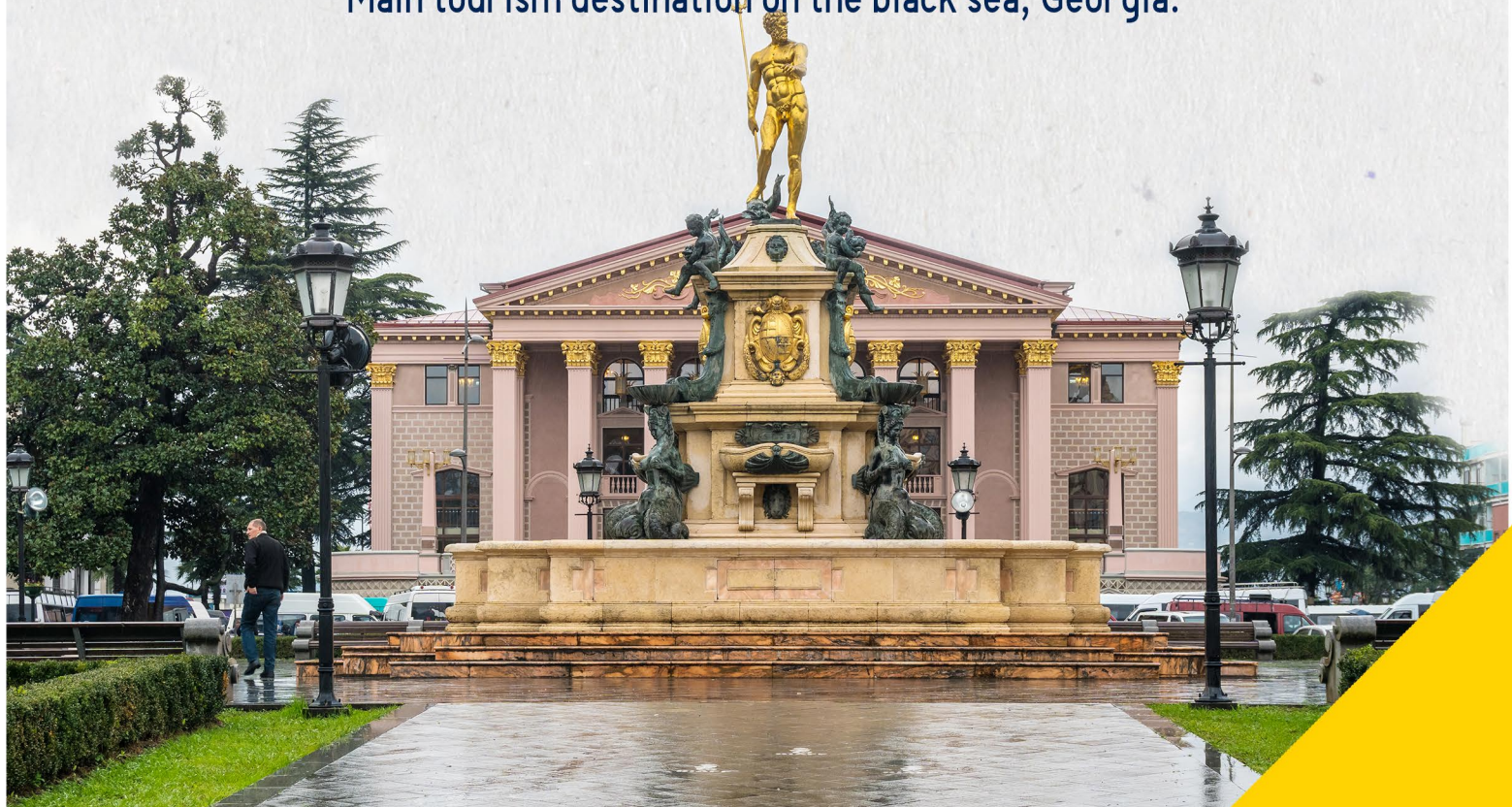
The tour is operated by ADJARATOUR

The tour does not include air tickets and medical insurance.

Note: ticket price may vary from 200\$ to 350\$



Numerous historical and modern sightseeings.
Batumi (Georgian: ბათუმი)
Main tourism destination on the black sea, Georgia.





Ali and Nino

The rotating statue is dedicated to the story of Muslim young man falling in love with a Christian lady

Author
Tamara Kvesitadze



Great ways to taste Georgian culture and cuisine

Adjarian Wine House



აჭარული ღვინის სახლი

PORTO-FRANCO



Why Batumi?

Flexible and favorable Business environment

5 reasons to invest in Batumi

- Strategic Geographic Location
- Georgia-EU Association Agreement
- Investor-Friendly Environment
- Flat/Low Taxes and Incentives
- Liberal Legislation

Ajara is an Autonomous Republic within Georgia. Administrative center of Ajara is Batumi, beautiful, green seaside city which inspires people to opening up new impressions in everyday life and business.

Given the strong growth rates, investors flock to Batumi. The combination of dynamic economic growth, pro-business legislation, a liberal tax code, a strong legal framework to protect investors presents a solid platform for successful business in Batumi.

Capitalizing on the high educational level of its workforce, Batumi acts as a global service platform that is increasingly important for large international companies.

Nowadays, we are challenged with vital changes to strengthen international position and thus, we are persistently updating legal framework and modernizing the financial and tax systems, successfully promoting investments in strategic areas, transforming education system, opening new markets worldwide for local products and reinforcing growing economic and political ties with the region.



A guide for Apart Hotel investors in Batumi

Doing Business

N 9

Up from #112 in 2005

Georgia is one of the leading countries in the world in terms of starting a business, dealing with bureaucracy and the number of procedures required to launch and operate an enterprise



Economic Freedom

N 13

Up from #99 in 2005

Majority of Georgia's reforms are oriented on the development of free, open and transparent, private-sector driven market economy



Corruption Perception

N 44

Up from #130 in 2005

Alongside recognitions as the top reformer in the world, Georgia is the leader in the wider region in terms of fighting with corruption. Corruption index is lower than in number of EU states.

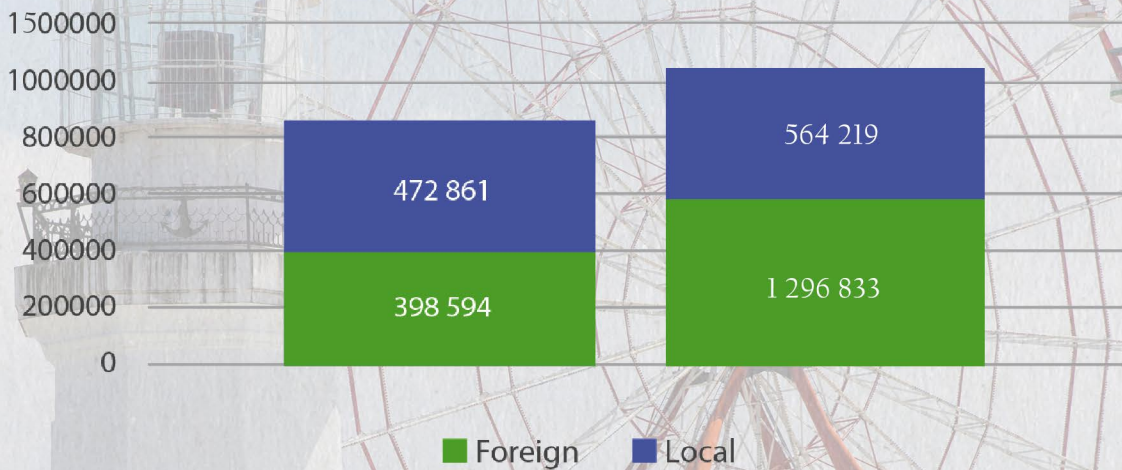


	STANDARD & POOR'S	MOODY'S INVESTORS SERVICE	FitchRatings
2017	BB- Stable	Ba2- Stable	BB- Stable

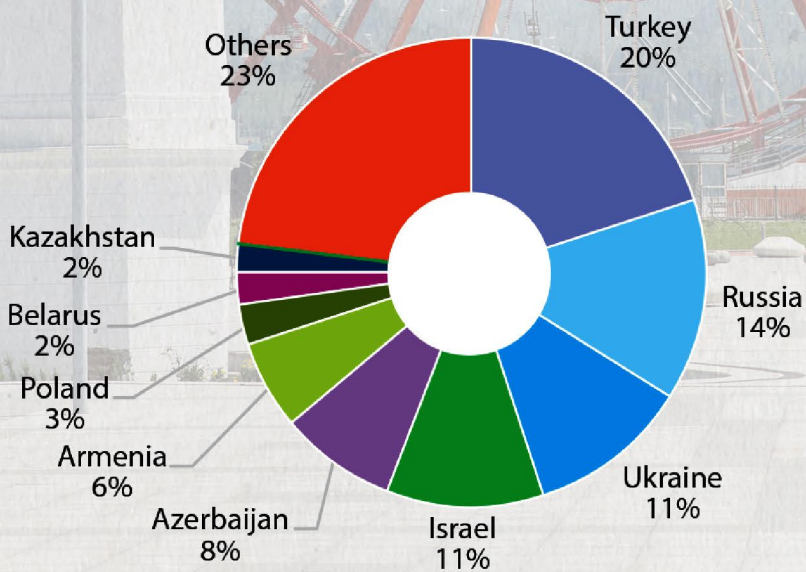
- Registering Property – 3rd position
 - Getting Credit – 7th position
- Protecting Minority Investors – 7th position
 - Starting a Business – 8th position
- Dealing with Construction Permit – 8th position

Increasing number of tourists

NUMBER OF TOURISTS IN AJARA 2016 - 2018



**DISTRIBUTION OF FOREIGN TOURISTS
ACCOMMODATED IN HOTELS
BY COUNTRIES (PERCENTAGE, 2018)**



Easy access and low travel expenses



BY SEA

- ▶ Sea Port passenger terminal located at the center of Batumi
- ▶ Natural, deep and well-protected bay

www.batumiport.ge



BY AIR

- ▶ A new International Airport in Batumi since 2007
- ▶ Direct connection to 8 countries, 11 destinations
- ▶ Kutaisi International Airport – 2.5 hour from Batumi. Wizz Air a value-oriented airline

www.batumiairport.ge



BY ROAD

Road networks and highways connecting Ajara to the rest of the world:

- ▶ Senaki-Poti-Sarpi (46.5 km) - connects to Turkey
- ▶ Batumi-Akhalkalaki - Axaltsikhe (117.0 km) - connects to Russia, Azerbaijan, and Armenia
- ▶ Kobuleti - Sarpi highway (59.0 km) – connects to Turkey

www.georoad.ge



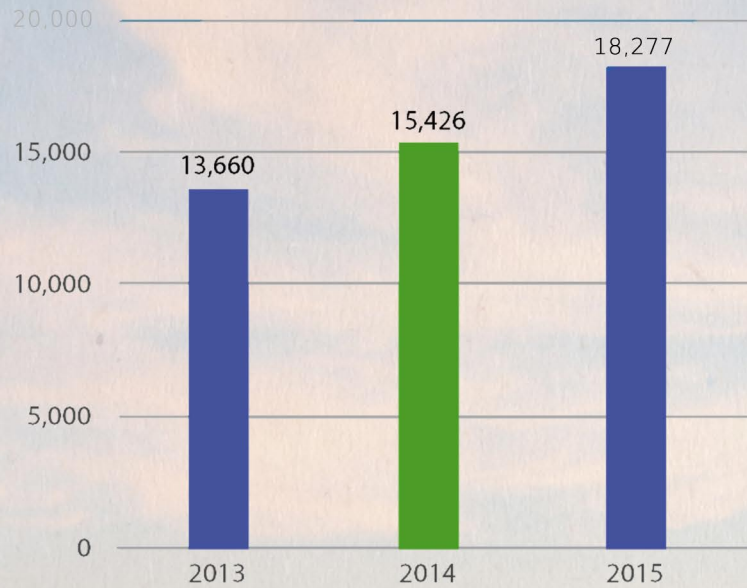
BY RAIL

- ▶ Modernized railway stations
- ▶ More than 500 000 passengers served by railway station annually
- ▶ Yerevan-Batumi route operated since 2007

www.railway.ge

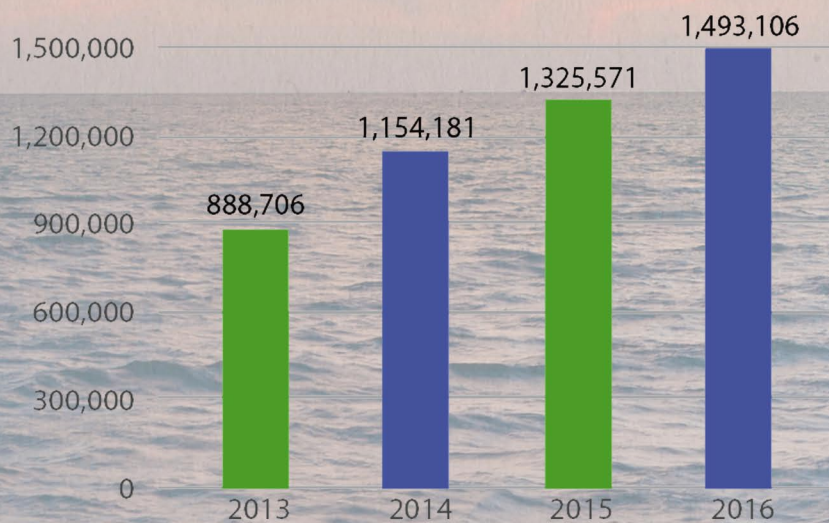
Fast-growing real estate market

BED CAPACITY IN HOTELS AND SIMILAR ESTABLISHMENTS



Construction

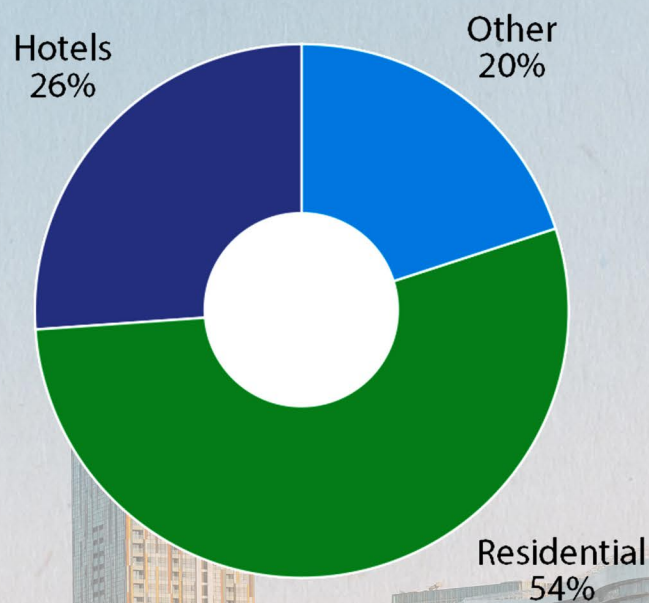
NUMBER OF CONSTRUCTION AREA (M²) ISSUED IN AJARA



Source: Department of Tourism and Resorts of Ajara A.R.

Financial sector

TYPES OF CONSTRUCTION ACCORDING TO THE CONSTRUCTION PERMITS ISSUED IN AJARA (2016)



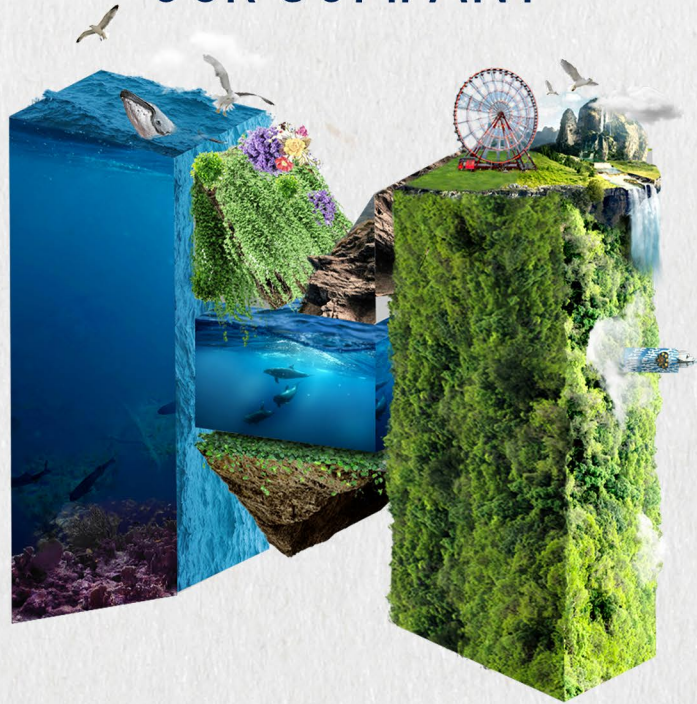
Source: Ministry of Finance and Economy of Ajara A.R.

FINANCIAL INSTITUTIONS IN AJARA REGION:

- 14 Commercial banks (with 74 service centers)
- 11 Microfinance institutions (2 head offices, 36 service centers)
- 9 Insurance companies
- 2 Credit unions
- 347 Currency exchange Units
- 3 Money transfer Units



OUR COMPANY



Mardi Holding is actively developing multifunctional company which was founded in 1991. The main activity of our company is the construction of the residential and commercial complexes.

The company owns some realized, constructing and developing projects in Bakuriani, Batumi and Tbilisi.

Mardi Holding offers the apartments in the most comfortable residential complexes located in the historical center of the towns, also in the zones of the splendid nature. Balanced prices give you an opportunity to purchase an apartment with the best terms in the new constructed complexes of Mardi Holding. Mardi Holding has achieved great success in Georgian market due to an effective management.

Companies under the Mardi Holding



UZADO
GEORGIAN WINE





BUILDING THE FUTURE

Mardi Holding has been successfully operating in the Georgian market for 24 years offering quality construction, interest free installment and flexible payment terms.



Trust our experience!



BUILDING THE FUTURE

“GRAND HOUSE BATUMI” – This is a new project, which offers its residents a new residential house. This is the company’s fourth complex, which is under construction on Parnavaz Mepe street; There is very quiet and calm environment in the city center with developed infrastructure.



Trust our experience!



BUILDING THE FUTURE

"apart hotel on green cape" – The elite 8 storey house for lovers of comfort and quite life, located 8 km distance from Batumi center, in one of the most picturesque parts of Ajara – Green Cape. Housing has a unique location – the house is built on an elevated location, 100 meters from the seaside, the Green Cape area is near the famous Batumi Botanical Garden, where there is always fresh air and quietness and is famous for subtropical flora from all over the world.

A modern, multi-story building with a curved facade and a swimming pool in the foreground. The building has several levels with balconies and a large glass facade. The pool is in the foreground, and there are some plants and a lounge chair visible near the building.

CHATEAU DEL MAR

Trust our experience!



BUILDING THE FUTURE

"MARDI MALL" IS A UNIQUE COMPLEX, WHICH WILL BE ENERGY EFFICIENT, THE OWNERS AND TENANTS WILL REDUCE THEIR COSTS BY 30% TO 50%. MARDI HOLDING MANAGEMENT WILL WORK WITH FOREIGN COMPANY GEOWATT. AND WILL BE FIRST COMPANY WHICH WILL RENOVATE THIS TECHNOLOGY IN GEORGIA.

"MARDI MALL" - HAS AN UNDERGROUND CAR PARK, WHICH CAN ACCOMMODATE 60 CARS. LIFTS SERVE UNDERGROUND PARKING, WHICH IS CONNECTED TO A SHOPPING CENTER AND HOUSING BLOCK. APARTMENTS FOR SALE 210 UNIT. TOTAL AREA 17247 SQ.M.



Trust our experience!



HOUSE ON BAGRATIONI

Convenient location shorten the path from the house to the sea and to any part of the city. Additional advantage is the new direct route to the International airport and to the border of Turkey. Convenient layout designed with all the possible wishes of customers, with a panoramic view of the sea.



APARTMENTS FROM 29 SQ.M

24 Storey
residential building

600 m. From Boulevard and
Seaside

OUR OFFER

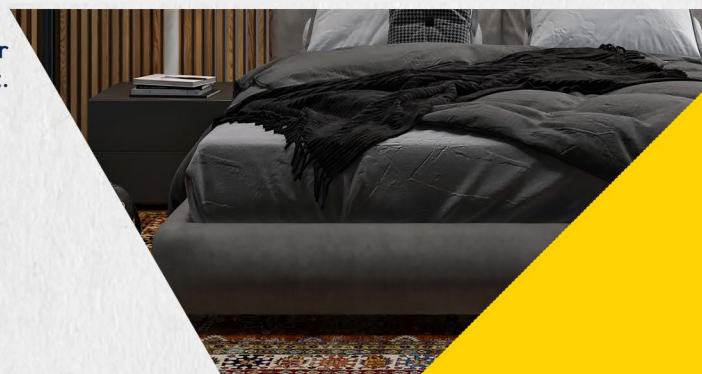
Mardi Holding offers to purchase apartments in the Residential House Bagrationi on the conditions of an apart-hotel. The company offers a complete package of turnkey apartments, followed by the service of leasing. By investing in apartments, the buyer receives a guaranteed income of 7% for the first three years. Responsibility for income security is taken by the management company (a subsidiary of Mardi Holding), which will be engaged in the management and leasing of the invested real estate.

Apartment left: 25-30 sq.m. - 26 unite. 60-70 sq.m. - 22 unite
40-50 sq.m. - 12 unite. 70- sq.m. - 7 unite

One bedroom apartment of 45-50 sq m.

Period	Occupancy	Daily price	Revenue	Tax, utilities, Commission (25%)	Income(USD)
May	15 days - 50%	25/30	375/450	94/113	281/337
June	15 days - 50%	30/40	450/600	113/160	337/450
July	24 days - 80%	50/60	1200/1440	300/360	900/1080
August	27 days - 90%	50/60	1350/1620	337/405	1013/1215
September	21 days - 70%	40/50	840/1050	210/262	523/788
Octo-Apr	9 days - 30%	20/25	1260/1575	315/393	915/1181
Annual income					3969/5051

The table above shows the minimum revenue from renting the 45-50 sq meter apartment on daily bases, which is annually more than 7% of the investment.



YOUR PROPERTY

The cost of 1 sq. meter of apartments "turnkey" - 800 USD

The price includes:

- Repair
- Furniture
- Equipment

The price includes the following appliances:

- TV set
- Washer machine
- Fridge
- 2 camphor stove
- Microwave
- Electric oven
- Electric kettle
- Electric coffee maker

The fixed cost of 1 sq. meter includes the following repairs and equipments:

- Walls erected
- equipped with drainage and sewage pipes
- Electrical entrance package
- Concrete floor
- Plaster
- Putty wall
- Isolation of the floor in the bathroom
- Noise insulation of mines with glass wool inside the building
- Tile
- Tiles on the floor (kitchen, hallway, bathroom)
- Decoration tile on the kitchen wall
- Bathroom accessories (towel racks, toilet paper)
- Laminate floor
- edges for laminate flooring
- Plasterboard ceiling (smooth)
- Stretch ceiling in the bathroom
- Wallpaper and paint
- Paint of the ceiling
- Heating system "Boiler"
- Radiators section
- Air conditioning
- Dryer for towels
- Sockets and switches
- Ceiling lighting-halogen (in the bathroom, hallway and kitchen)
- Interior doors
- Bathroom accessories (sink, toilet, marble side for shower)



Furniture

Closet with a mirror	1 item
Wardrobe	1 item
Expending Corner Sofa	1 item
Cupboard	1 item
Coffee table	1 item
Curtains	1 item
Dinner Table	1 item
Chairs	4 item
Closet with a mirror	1 item
Queen size bed or two twin beds	1 item
Sides	2 item
Curtains	1 item
Kitchen cupboard with built-in sink and faucet	1 item

Responsibilities of the management company

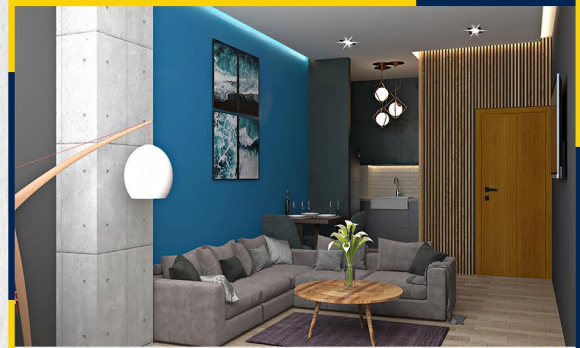
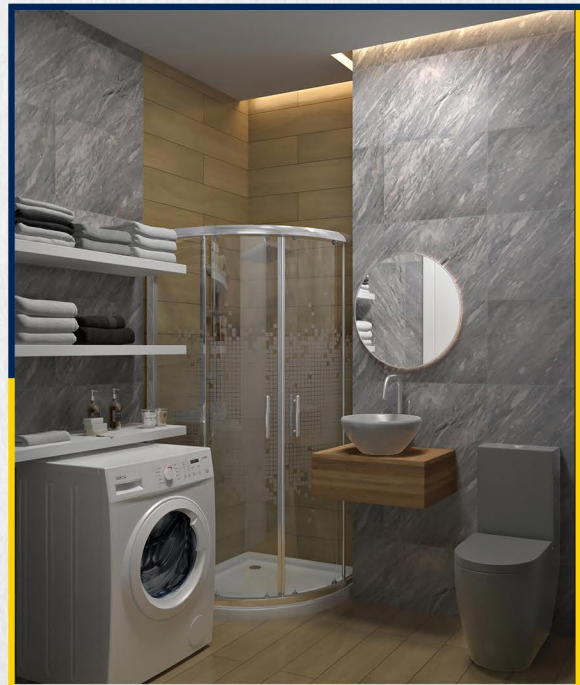
- To provide rental of the apartment in accordance to the table above
- Settling and eviction of tenants
- Cleaning and airing
- Change and wash of the bedroom linen.
- Technical supervision of the apartments
- Control and payment of utility bills

Note: The management company takes technical equipment insurance which costs 100 USD a year.



48 M² Apartment

Investment needed 38 400 USD
Annual profit : Approximately 12-15%
Guarantee 7%



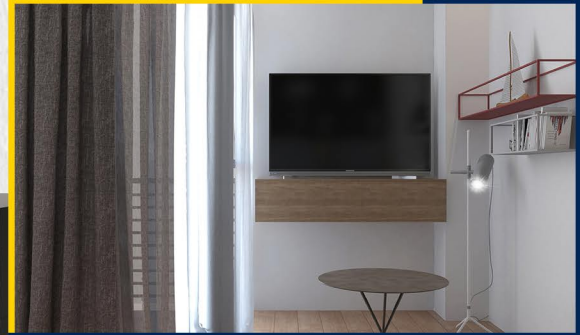


29 M² Apartment

Investment needed 23 200 USD

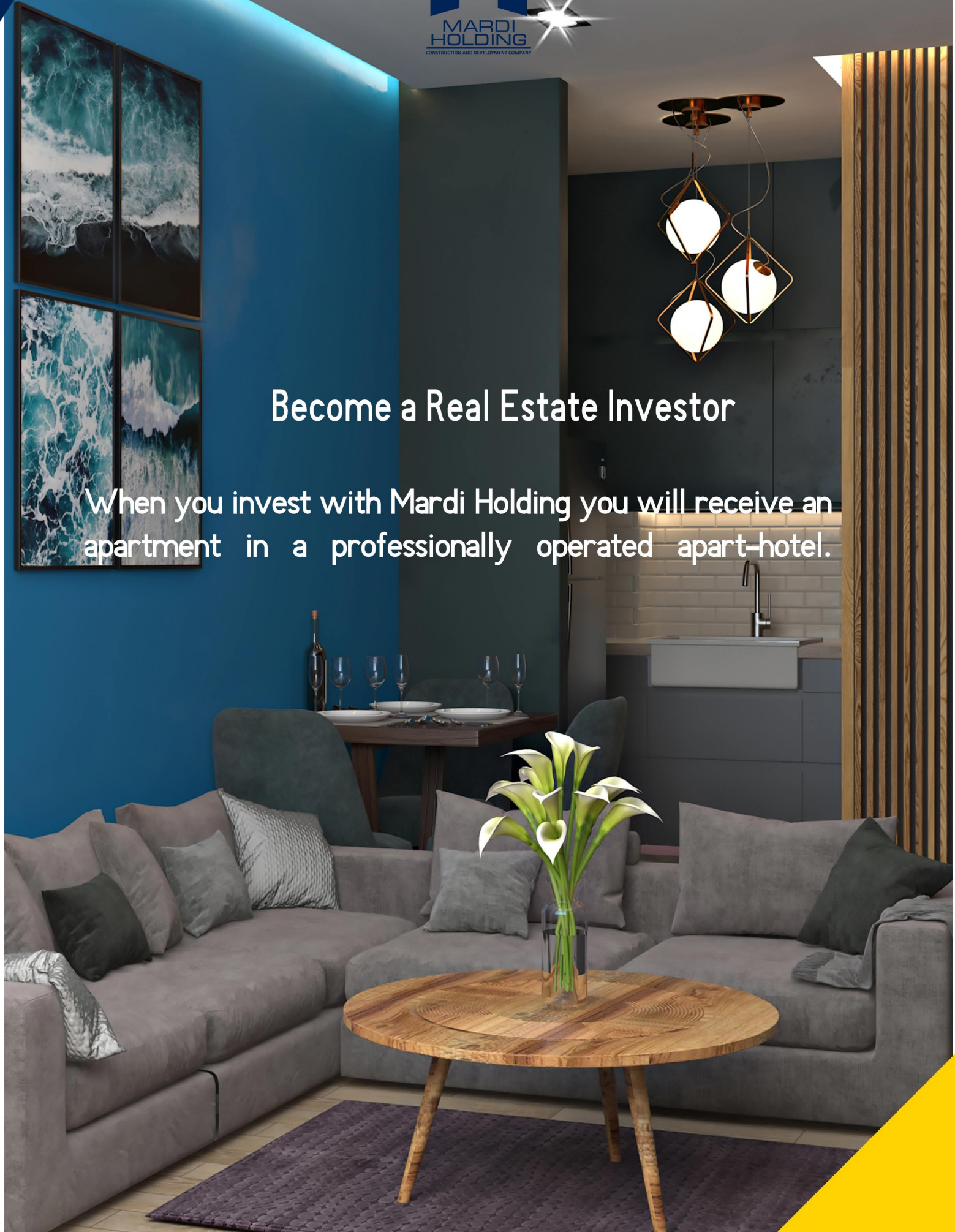
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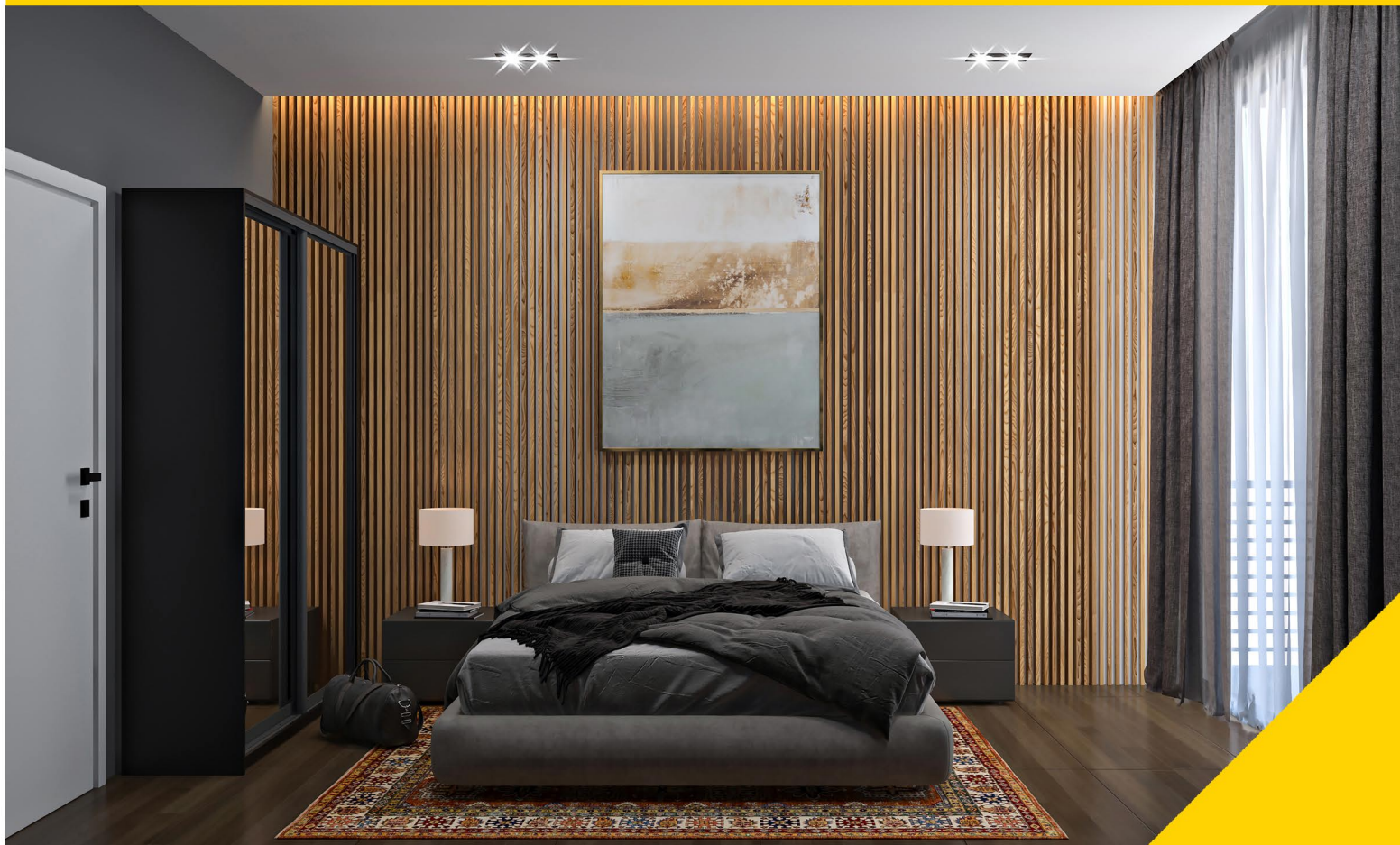
Become a Real Estate Investor

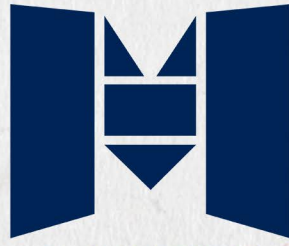
When you invest with Mardi Holding you will receive an apartment in a professionally operated apart-hotel.





**Become an investor today and
get 7% guaranteed revenue for 3 years!**





MARDI
HOLDING

CONSTRUCTION AND DEVELOPMENT COMPANY



Contact us



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www.mardi.ge



www.mardiholding.com