

# MARINA CLUB

GEORGIA , BATUMI



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## About Georgia:

It is a sovereign state in the South Caucasus region in Eastern Europe, bordered to the west by the Black Sea, to the north by Russia, to the south by Turkey and Armenia, and to the east by Azerbaijan.

A wide-angle aerial photograph of Batumi, Georgia, taken during the "golden hour" of late afternoon. The image shows the city's historic Old Town built into a steep cliffside, with numerous multi-story buildings featuring red-tiled roofs and white balconies. At the top of the cliff, the remains of the 19th-century Batumi Fortress are visible, including a prominent church with a blue dome. In the background, the modern city skyline of Batumi stretches along the coast, with a large bridge spanning the Rioni River. The sky is a mix of soft orange and pale blue.

# GEORGIA



## Investing in Georgia:



- Georgia's economy is highly integrated with international markets because it is located between Europe and Asia.
- Real estate investment in Georgia is a dollar investment.
- There is no so-called real estate tax in Georgia or any other expenses other than the price of the property and property registration fees.
- Georgia ranks 7th in the world and first among European and Central Asian countries in terms of ease of doing business for the year 2020.
- Georgia ranks 12th in the world and 6th in Europe in terms of economic freedom.
- Georgia offers a stable work environment, simple and fair taxes, skilled labor, favorable investment opportunities, and cheap prices.





## About us:

Swef Land is a real estate development company that includes a wide range of international services related to real estate and regional planning, and this is all done by professionals in the fields of long-term real estate development. The branches of Swef Land Company are present in different countries such as Qatar, Egypt, Saudi Arabia, and its main branch is in Georgia.



# BATUMI



## Batumi city:

The city of Batumi is known as a coastal city located on the outskirts of the Black Sea coast and is sometimes considered the second Georgian capital after Tbilisi, where the city is an important commercial center; Due to its distinguished strategic location, as it is located in a semi-tropical area, which made its soil fertile, suitable for agriculture, and it is famous for its industrial activity, but its economy depends mainly on tourism, as it is considered one of the most important historical and tourist cities in Georgia and the city was nicknamed the Pearl of the Black Sea .



# MARINA CLUB



## Project description

Marina Club is a hotel complex consisting of nine towers and each tower has 15 floors. The project is located in the coastal city of Batumi, five minutes away from the airport.





The project features an excellent view of the sea directly, and is a new and innovative residential complex on the shore of the Black Sea. Despite its size, Batumi still looks like a big city. The old city contains charming cafés, historic heritage buildings, restaurants, skyscrapers, and international hotel chains such as the Marriott and Sheraton.

- The project is located on a land area of 10,000 square meters
- There is a 5-star hotel next to the project - Euphoria Hotel
- The project consists of 9 towers
- 4 towers delivered - including a 5-star Wyndham hotel.
- The compound is located on the first row on the sea
- Each tower consists of 15 floors - the first is a commercial floor and the other 14 are residential floors
- First floor consists of underground car parking
- Free outdoor parking
- The height of each tower is 45 meters
- The population of the entire project after its completion from 8000 to 10,000 residents



**MARINA  
CLUB**

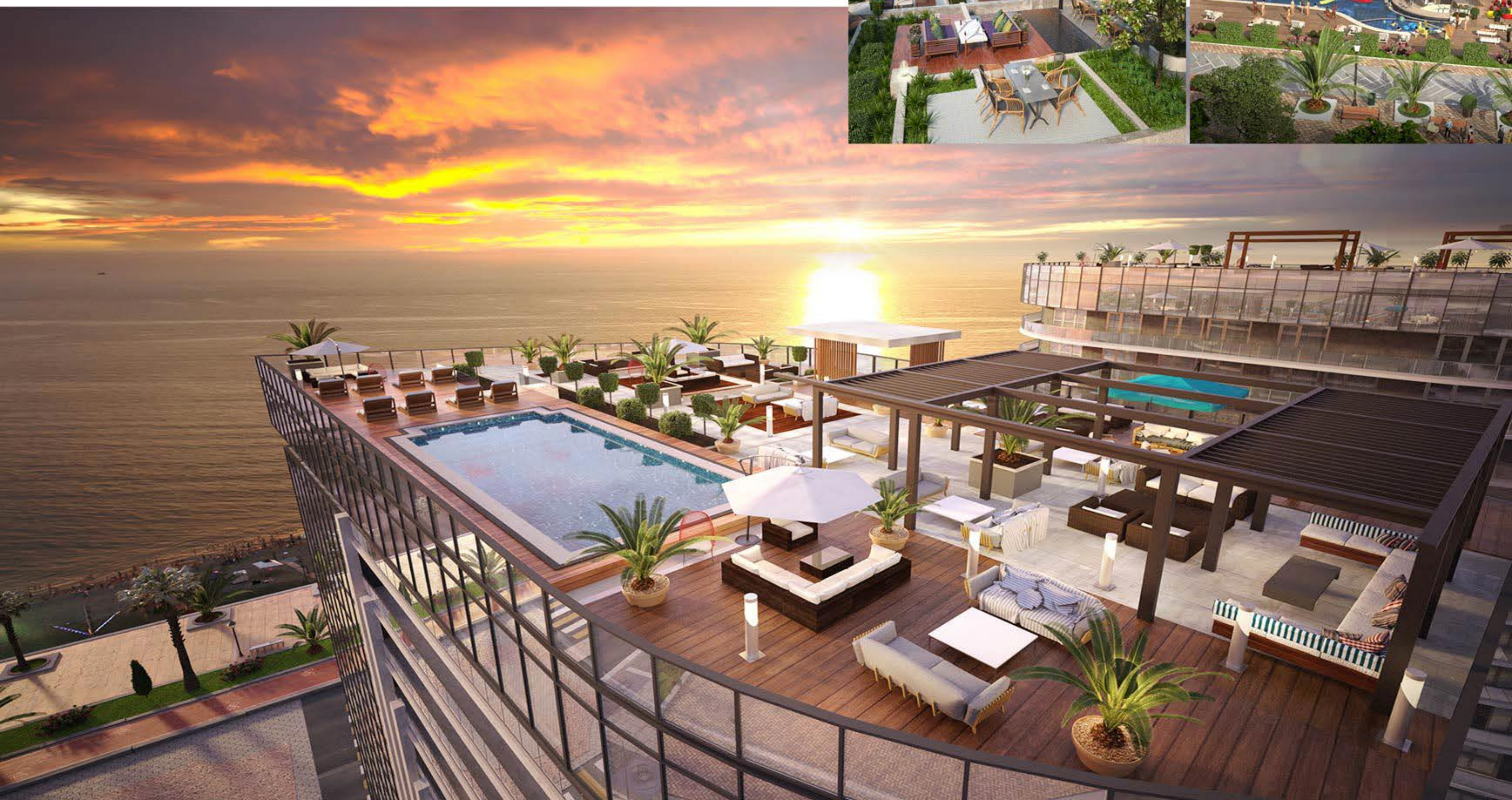


# PROJECT FEATURES : WHY CHOOSE MARINA CLUB?



## Features and benefits:

- \* The project is nearby the airport, which gives it traffic-free benefit.
- \* Guaranteed rental services with return on investment (ROI).
- \* There are 5 elevators in the project.
- \* Underground garage.
- \* Reception.
- \* 24/7 video surveillance.
- \* Housekeeping Service.
- \* Fitness center and gym.
- \* Spa Wellness Center.
- \* Café with a direct seaside view terrace.
- \* Aqua Park suitable for all ages.







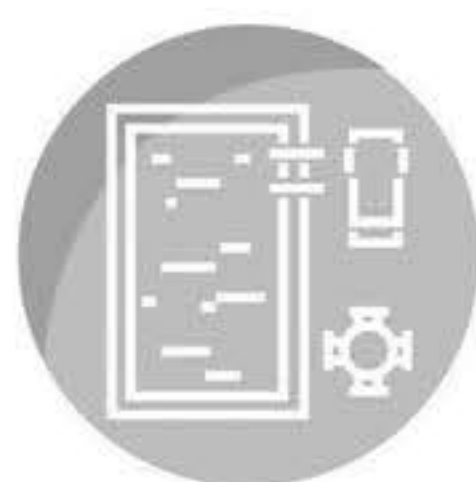
# MARINA CLUB

- \* Cafes and restaurants within the project at the highest level of service.
- \* Indoor and outdoor swimming pool on each tower's rooftop.
- \* Outdoor kids' area.
- \* Entertaining Park and cinema.
- \* World-class conference hall.
- \* An additional 24-hours power source.
- \* Fire safety system (FSS).





Well-equipped terrace



Aqua Park



Yacht club & Lounge



the Bridge



Indoor Swimming pool



Cinema & Concert Hall



Restaurants & Bars



Multifunctional sports field with courts



24/7 Reception



Conference Hall



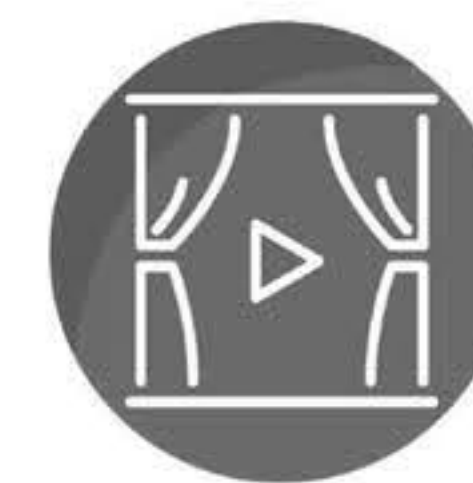
Spa and Hammam



Yard with kids corner



Parking



Assa Corner



- \* Sports fields.
- \* Private yacht club of the project (the first project in Batumi to obtain a license for a private yacht club).
- \* A private bridge for the project on the main street, which leads directly to the seashore.
- \* Casino.
- \* Private beach area for the project.







- \* Consists of 2 blocks - Block A and Block B (connected to each other).
- \* Purchasing units is currently available only for Block A.
- \* There are 18 apartments on each floor in block A.
- \* There are different residential units, from studio to one bedroom and living room.
- \* The possibility of merging more than one apartment next to each other in case of requesting 2 bedrooms or more.
- \* All apartments have sea views.
- \* Types of views - direct sea view (panorama) and side sea view.
- \* Spaces in Marina Club Tower start from 27 m<sup>2</sup> - 81 m<sup>2</sup>.

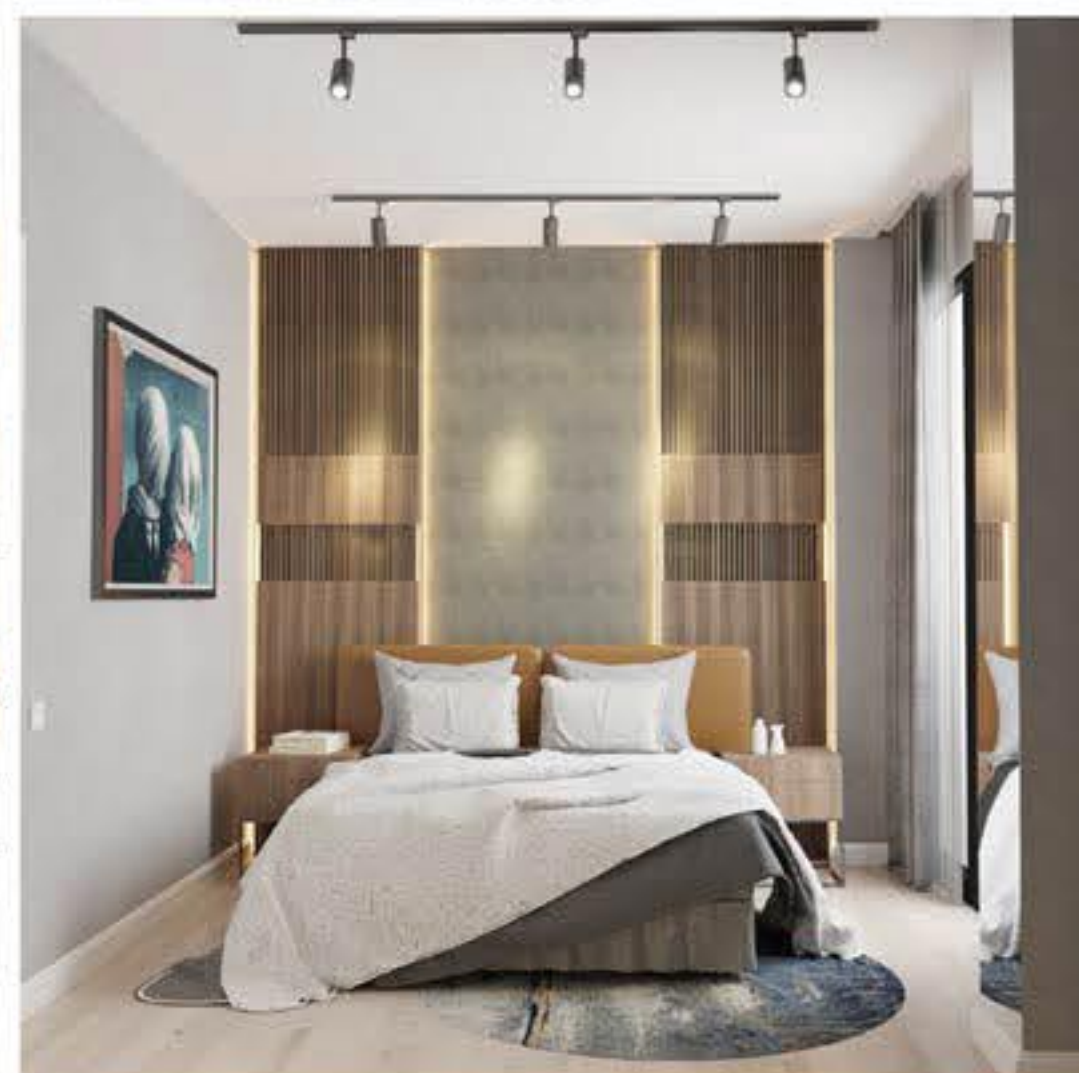
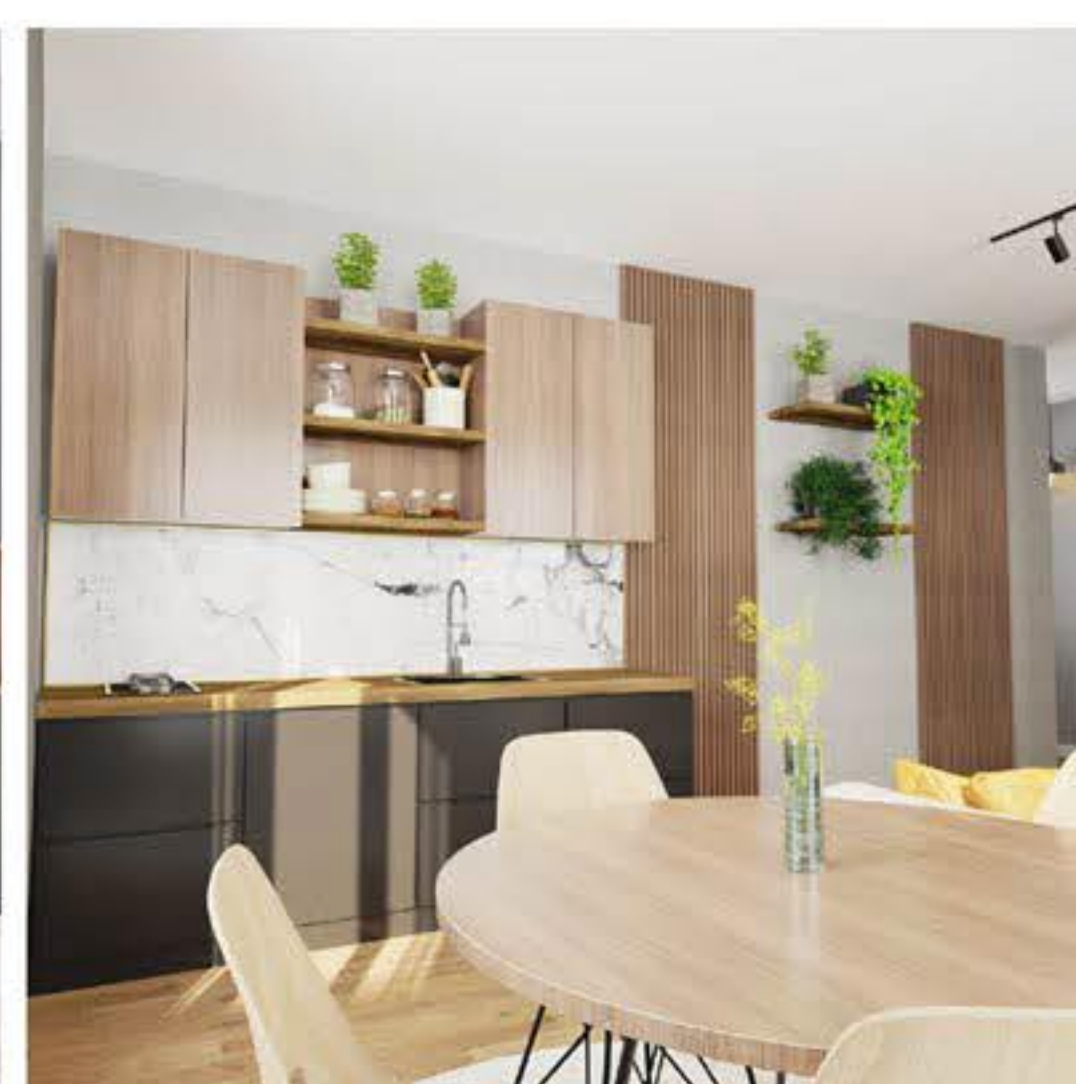
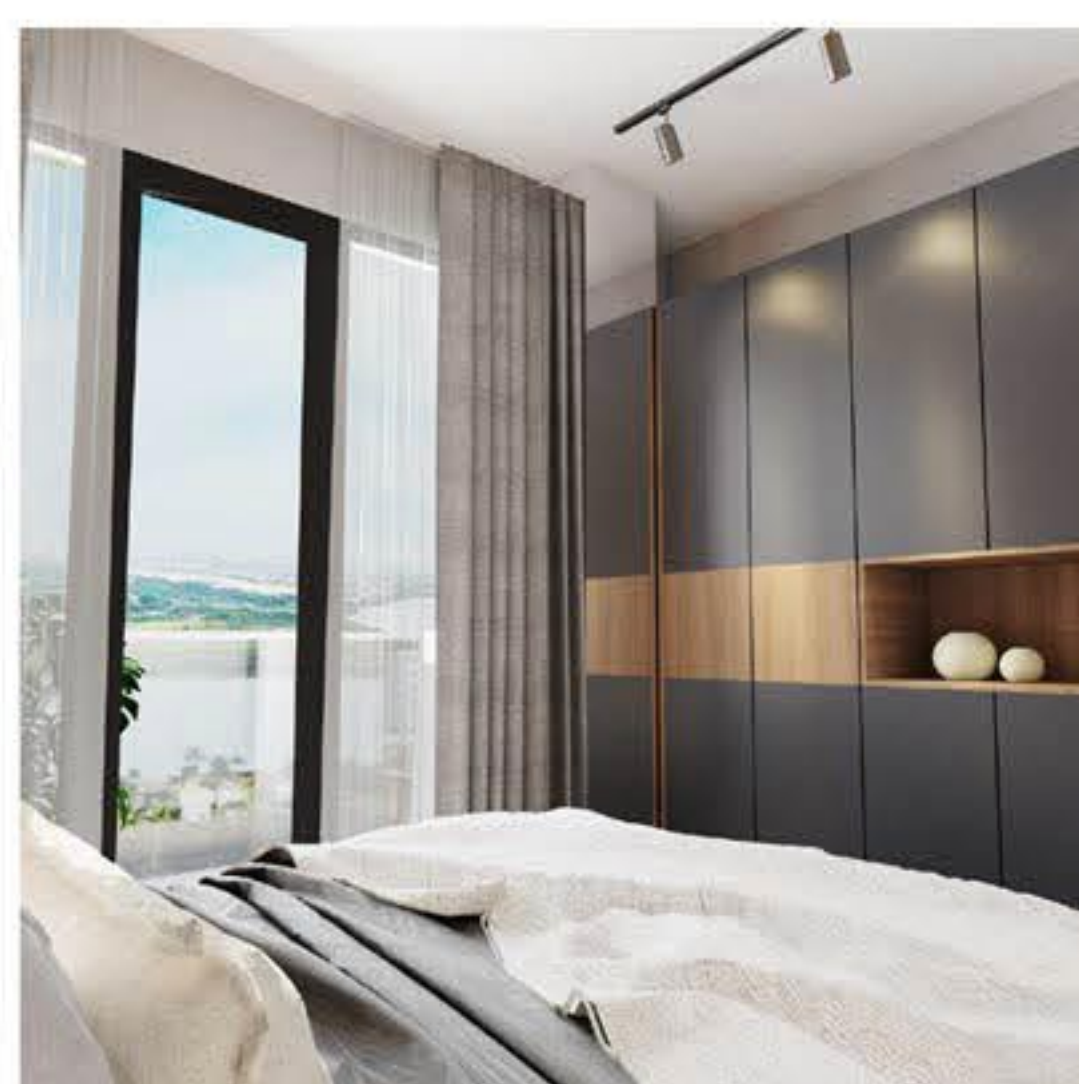
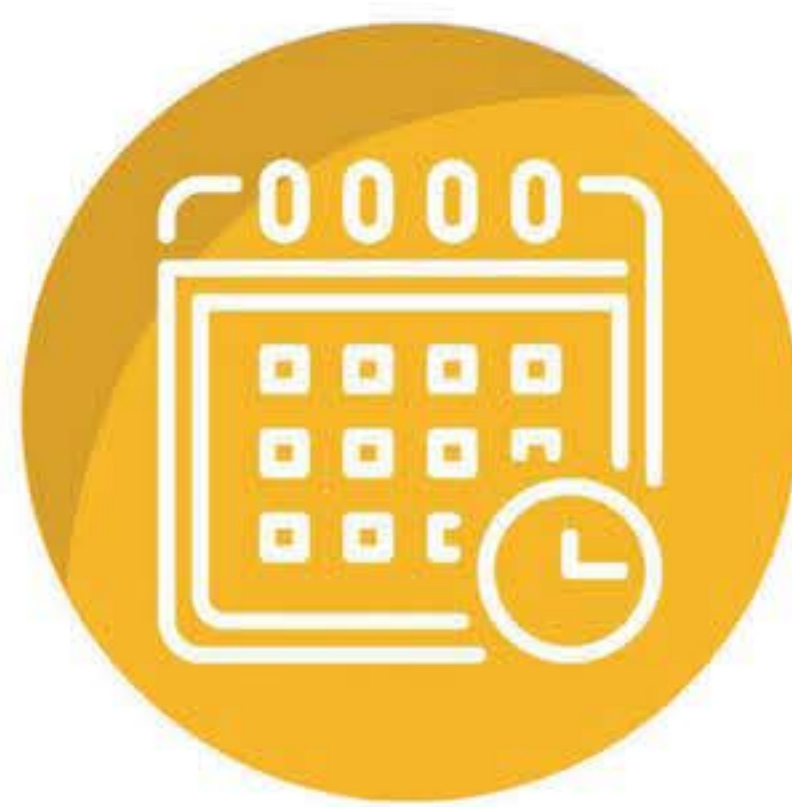


Project:  
**MARINA CLUB**



## PRICES

- \* Prices in Marina Club - fully renovated without furniture, start from 1450\$ - 2250\$ per m<sup>2</sup>.
- \* Prices in Marina Club - fully renovated and furnished (turnkey), start from \$1550 to \$2350 per m<sup>2</sup>.
- \* Studio apartment type - spaces start from 27,45 m<sup>2</sup> and prices start from 42,548\$ (fully renovated without furniture) / 45,293\$ (fully renovated and furnished).
- \* One bedroom and living room apartment type - areas start from 41,75 m<sup>2</sup> and prices start from 64,713\$ (fully renovated without furniture) / 68,887\$ (fully renovated and furnished).
- \* Delivery date - December 2024.
- \* The two types of delivery are - fully renovated / fully renovated and furnished.
- \* Instalment regime in Marina Club: down payment 30% and instalments within 36 months (interest free).



# MARINA CLUB





Studio apartment type

**27,45 m<sup>2</sup>**

spaces start from

**42,548 \$**

(fully renovated without furniture)

**45,293 \$**

(fully renovated and furnished)



**MARINA CLUB**





# MARINA CLUB



**41,75 m<sup>2</sup>**  
areas start from

**64,713 \$**  
(fully renovated without furniture)

**68,887 \$**  
(fully renovated and furnished)

**One bedroom and  
living room apartment type**



# MARINA CLUB



## SIMILAR PROJECTS TO MARINA CLUB

### New Boulevard

The project is located in the city of Batumi, the Boulevard area. Batumi is the leading tourist city across the Black sea coast hosting millions of visitors each year. Therefore, the tourism sector is developing rapidly resulting in increasing demand on real estate. The project has an excellent view of the sea directly. Moreover, the project has an astonishing location that is close to services and delightful view of the Black Sea shore. Furthermore, it is only 5 minutes away from the airport.

### Batumi Sea

Batumi Sea is a hotel complex that consists of seven towers and each tower has 15 floors with more than 100 hotel units and up to 600 distinctive apartments. The project is located in the coastal city of Batumi, five minutes away from the airport. This project transcends the real estate barrier to the horizon of the complex, which is in line with the vision of the twenty-first century.





# MARINA CLUB

GEORGIA , BATUMI



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