



Midtown

500 meters from the sea

"Midtown" is a 14-story residential building. The project includes 57 apartments of various sizes with commercial spaces on the first floor.



CONSTRUCTION STANDARDS

The project is completed with a high standard of construction and premium grade building materials.

- ◆ Facade materials - composite panel, decorative deck, insulated facade;
- ◆ Railings: made of glass and aluminum profiles;
- ◆ Internal partitions will be built using gasbeton blocks (This material provides advantages such as sound and heat insulation, as well as being lightweight.
- ◆ The building will have 2 Otis elevators, each with an 8-person capacity.
- ◆ The entrances will be covered with ceramic granite tiles. The wall surfaces will have decorative painting and partial veneer, while the ceilings will be of the Armstrong type, commonly known as the dropped type.
- ◆ The staircase will have natural granite steps on the floor and metal railings.

OTIS





COMPLEX AMENITIES

The management company oversees the infrastructure of the complex, which includes the following services:

- ◆ Lighting of common spaces;
- ◆ Cleaning of common spaces;
- ◆ Operation of elevators;
- ◆ Cleaning of the elevators;
- ◆ Cleaning of surrounding areas;
- ◆ Installation and operation of security cameras.

The cost of supervising the complex infrastructure is as follows:

- ◆ For apartments up to 100 square meters: $m^2 * 1GEL$.
- ◆ For apartments over 100 square meters: $m^2 * 0.7GEL$.

The payment for infrastructure supervision fees begins when the administration starts operating in the living complex.

FLOOR PLAN

 Sea Side

 Sea Side

#	m ²
1	144.3
2	53.1
3	86.2
4	127.3
5	70.0



 Mount Side

 Mount Side

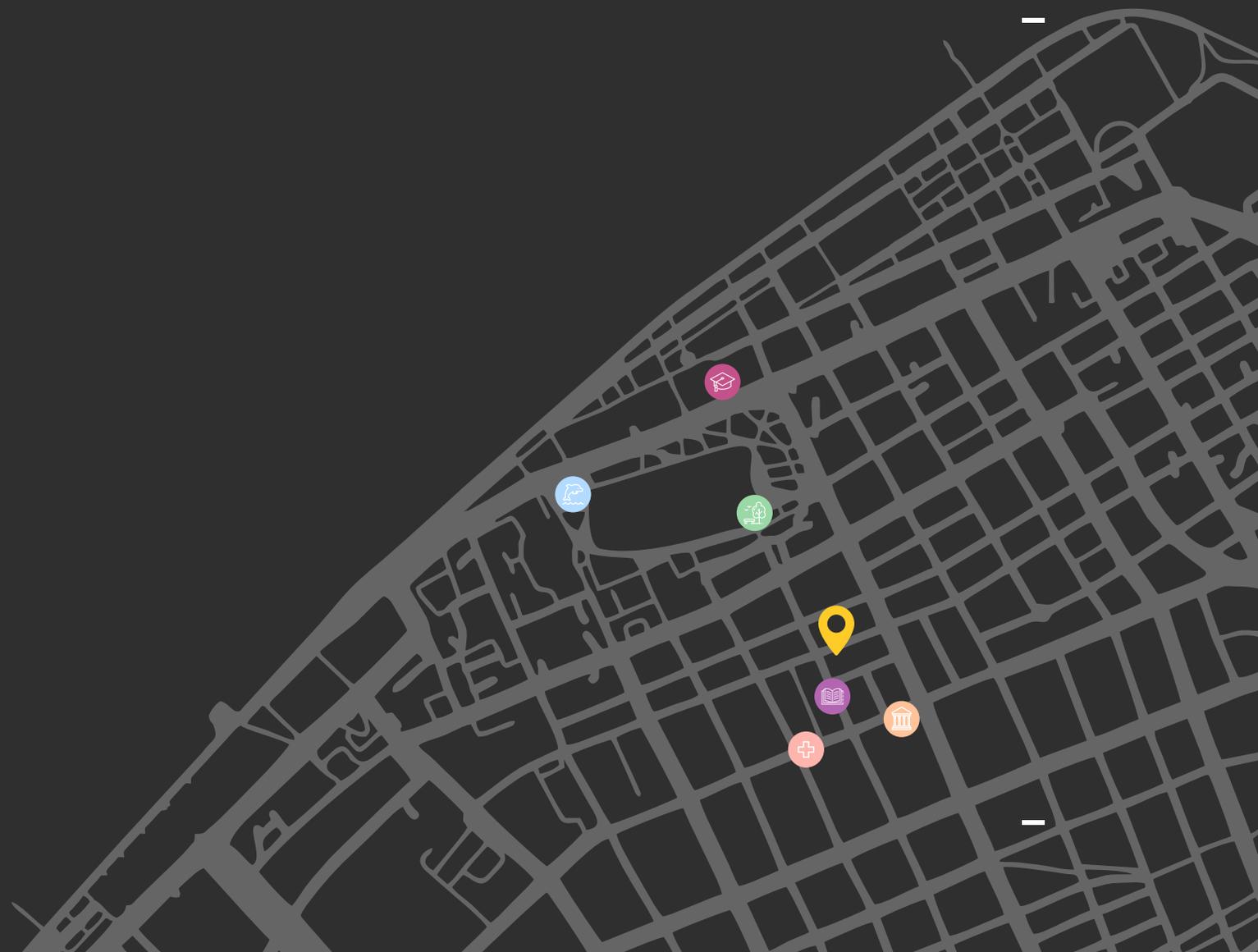


MIDTOWN

500 meters from the sea

-  Public School **40 m**
-  Medical clinic **200 m**
-  6 May park **300 m**
-  Archaeological Museum **200 m**
-  Dolphinarium **550 m**
-  University Shota Rustaveli **550 m**

B A T U M I



Green frame apartment specification (standard)

At the time of transfer to ownership to the buyer, the specification and description of the apartment in the green frame (standard) is as follows:

- ▀ The entrance iron door of the apartment is installed;
- ▀ Door-window installed;
- ▀ Internal partitions of the apartment (pumice block);
- ▀ Internal electrical wiring ("Borsan" copper cables);
- ▀ Installation of switches and socket boxes;
- ▀ Installation of wireless Internet and distribution cable box;
- ▀ Ventilation piping (kitchen, bathroom);
- ▀ Laying of water supply and sewage pipes (plastic pipes, kitchen, bathroom);
- ▀ Packing of sewage pipes (sound-insulating rockwool with foil roll);
- ▀ Laying of central point heating pipes (metal-plastic pipes);
- ▀ Plastered walls with damp proof plaster;
- ▀ Covering of ceiling (with drywall);
- ▀ Floor screeding;
- ▀ Laying of gas alopex pipes;
- ▀ Arrangement of balcony drainage point;
- ▀ Arrangement of balcony space for outdoor unit;
- ▀ Arrangement of the air conditioner drainage point.

Apartment specification in green frame (premium)

At the time of transfer to ownership to the buyer, the specification and description of the apartment in the green frame (premium) is as follows:

- The entrance iron door of the apartment is installed;
- Door-window installed;
- Internal partitions of the apartment (pumice block, packing with sound insulation cover);
- Internal electrical wiring ("Borsan" copper cables, coverage by gelskin); Doorphone cables; Alarm system cables; Gas and asphyxiating gas detector cables; Internal point of boiler temperature heating controller.
- Installation of electric cable box (switch, circuit breaker of "Siemens") and rosette boxes;
- Installation of wireless Internet and distribution cable box;
- Ventilation piping (kitchen, bathroom);
- Laying of water supply and sewage pipes (metal-plastic pipes, kitchen, bathroom of "Desinge");
- Packing of sewage pipes (sound-insulating rockwool with foil roll);
- Laying of central heating pipes, arrangement of collector system and pump (metal-plastic pipes);
- Plastered walls with damp proof plaster;
- Covering of ceiling (with green drywall, sound-insulating rockwool);
- Stretch floor;
- Warm floor (40% of residential area);
- Laying of gas alopex pipes;
- Coverage of bathroom ceiling (Gardex damp-resistant tile of the "Knauf");
- Built-in toilet tank (Vitra);
- Waterproofing of bathroom floor and walls;
- Arrangement of balcony drainage point;
- Arrangement of balcony space for outdoor unit;
- Arrangement of the air conditioner drainage point.



GUMBATI DESIGN

Since the apartments are sold in a green frame condition (completed apartments without movable furniture), you can additionally order interior design services from our team of professional interior designers at "Gumbati Design".

The cost of the service is \$30 per square meter

Factors such as friendly and open communication, exchange of views, consideration of customer wishes, staying up-to-date with trends and news, as well as mutual support and trust, determine the success of every Gumbati Design project.





Construction & Development Company
Since 1998 ®

About Us

- ▀ Gumbati Group started positioning itself on the market as a construction company in 1998. Due to high standards of construction, it soon gained customer trust and is holding a leading position in this field to this day.
- ▀ The Gumbati Group has added real estate development as its new direction since 2005. The company continues to grow and develop, mastering related fields and offering customers a full package of modern services.
- ▀ The Gumbati Group has received ISO Certificate (9001-2015) in Quality Management.
- ▀ The Gumbati Group became a member of the International Real Estate Federation (FIABCI) in 2021.

CURRENT



BOULEVARD POINT
Batumi, Year of completion 2023



PORTLINE BY GUMBATI
Batumi, Year of completion 2023



MIDTOWN
Batumi, Year of completion 2026



GUMBATI RESIDENCE
Gonio, Year of completion 2023



VAKE RESIDENCE
Tbilisi, Year of completion 2026



COMING SOON
Gonio

PROJECTS OF THE GUMBATI GROUP

As of today, the Gumbati Group has already built 600 000 m2 of residential and commercial space. The company's projects are distinguished by high-standard buildings that are perfectly adapted to the typical environment of a particular location.

COMPLETED



GUMBATI ON TAMARASHVILI
Tbilisi, Completed



BOULEVARD GATE
Batumi, Completed



SUBTROPIC CITY
Batumi, Completed



OLYMPIC COMPLEX
Tbilisi, Completed



GUMBATI IN BAKURIANI
Bakuriani, Completed



GUMBATI IN ALLEY
Batumi, Completed



GUMBATI ON GORGASALI
Batumi, Completed



OLYMPIC COMPLEX
Tbilisi, Completed



VERE DISTRICT
Tbilisi, Completed



GUMBATI ON GORGILADZE
Batumi, Completed



GUMBATI ON LERMONTOV
Batumi, Completed



GUMBATI ON CHAVCHAVADZE
Batumi, Completed



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