



# 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:  $m^2 * 1\text{GEL}$ .
- ▀ For apartments over 100 square meters:  $m^2 * 0.7\text{GEL}$ .

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

# FLOOR PLAN

 Sea Side

 Sea Side

 Mount Side

 Mount Side





#	m <sup>2</sup>
1	144.3
2	53.1
3	86.2
4	127.3
5	70.0

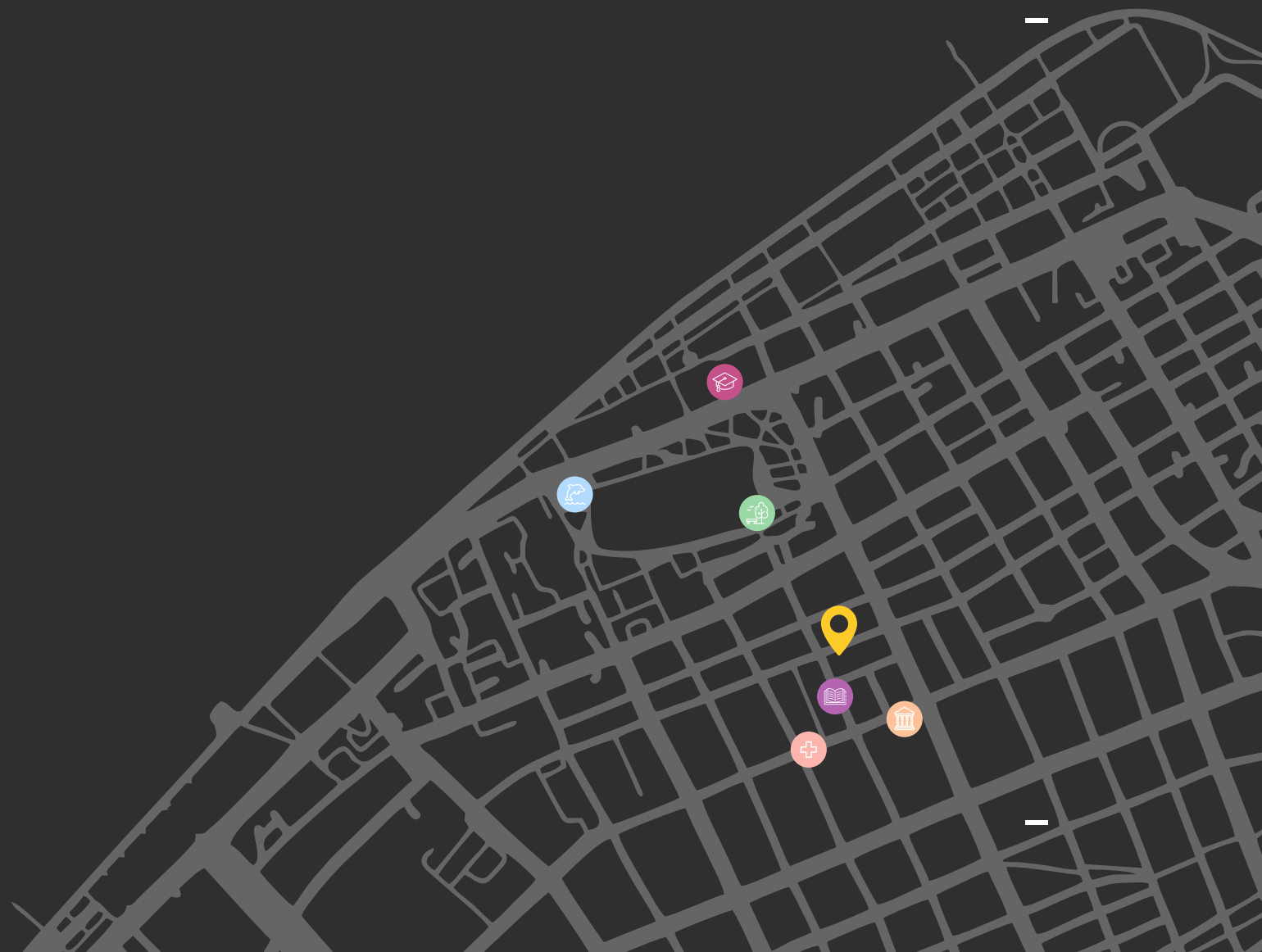


## MIDTOWN

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.



## 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.







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