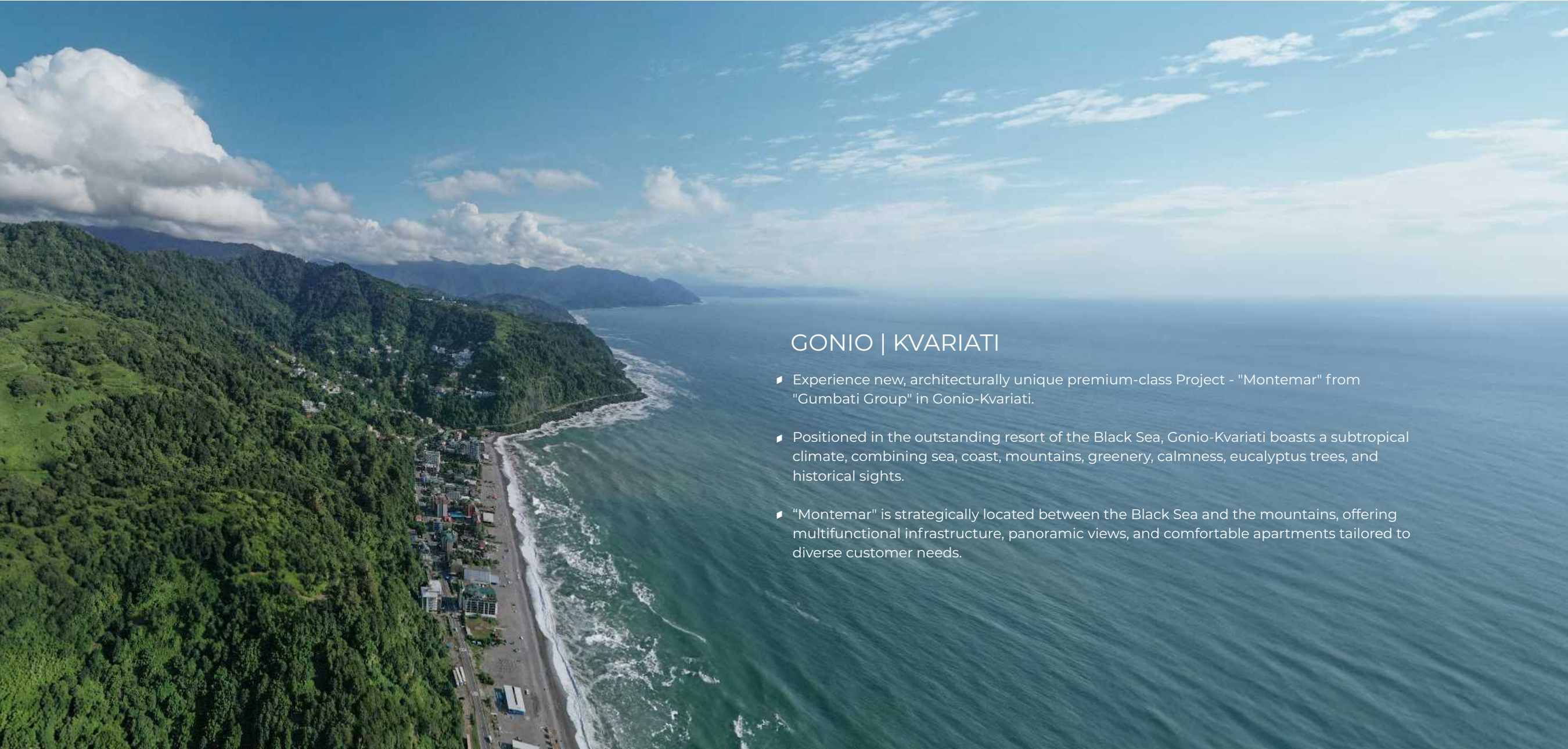




MONTEMAR

BY GUMBATI



GONIO | KVARIATI

- ▀ Experience new, architecturally unique premium-class Project - "Montemar" from "Gumbati Group" in Gonio-Kvariati.
- ▀ Positioned in the outstanding resort of the Black Sea, Gonio-Kvariati boasts a subtropical climate, combining sea, coast, mountains, greenery, calmness, eucalyptus trees, and historical sights.
- ▀ "Montemar" is strategically located between the Black Sea and the mountains, offering multifunctional infrastructure, panoramic views, and comfortable apartments tailored to diverse customer needs.

ADVANTAGES OF THE PROJECT

Multifunctional, Hotel-type, 16-storey complex comprises three blocks

- ▀ Distinctive architecture
- ▀ Outstanding location - near the seashore (panoramic mountain and sea views)
- ▀ Multifunctional - equipped with commercial, entertainment, and leisure spaces
- ▀ Suitable for living, recreation, and investment return





PROJECT **INFRASTRUCTURE**

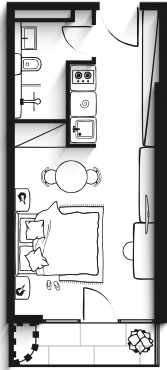
- ▣ Outdoor pool on the terrace
- ▣ Bar on the terrace
- ▣ Fitness center
- ▣ Spa center
- ▣ Entertainment for children and adults
- ▣ Conference space
- ▣ Restaurant
- ▣ Multifunctional reception, lounge, cafe, and coworking space
- ▣ Casino



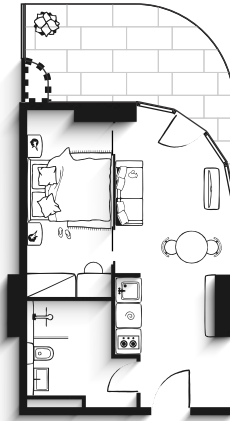
TYPE OF APARTMENTS

Apartments are available in premium frame (Block C) condition & semi-furnished (Block B).

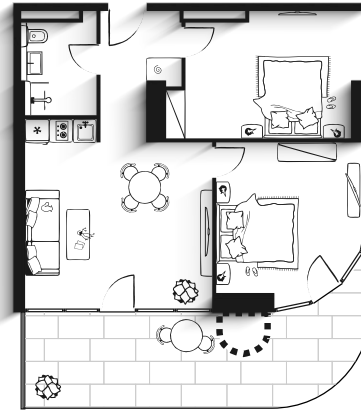
STUDIO



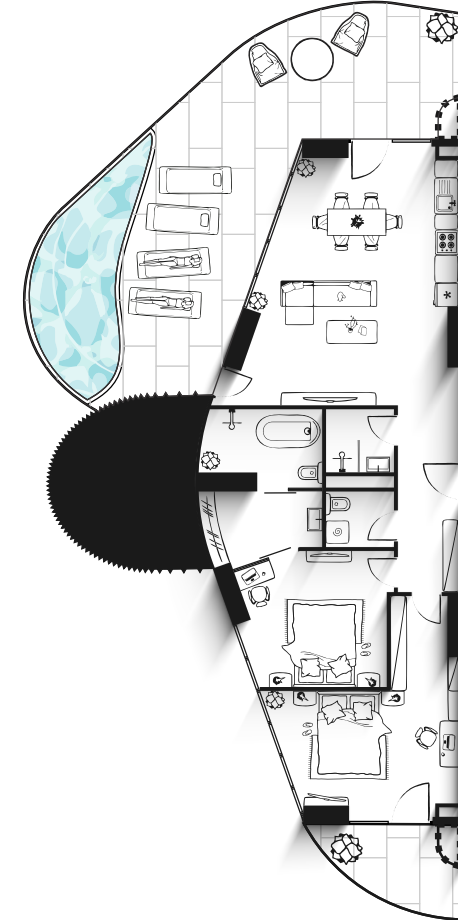
1 BEDROOM



2 BEDROOM



**2 BEDROOM
WITH POOL**



A high-angle, wide shot of a modern, curved building with a glass and wood facade. A prominent balcony with a glass railing and a curved white base extends from the building, overlooking a vibrant tropical beach. The beach is filled with people, colorful umbrellas, and palm trees. The ocean is a deep blue with white waves breaking on the shore. The sky is bright blue with scattered white clouds. The building's interior is visible through the glass, showing palm trees and modern furniture.

MANAGEMENT COMPANY

- ▮ The goal of Gumbati Group is to establish a modern infrastructural system and provide hotel-type services, ensuring maximum comfort for apartment owners and guests.

The transparent system

- ▮ All the apartment owners will be involved in an electronic management system for continuous updates on visitors, rental duration, departure, and income.

SERVICES OF THE COMPLEX

The management company oversees common spaces

- ▀ Including lighting
- ▀ Internal and surrounding space cleaning
- ▀ Elevator operation / cleaning
- ▀ Video surveillance
- ▀ 24/7 security service
- ▀ Management of apartments (rental)
- ▀ Concierge
- ▀ Administration
- ▀ Cleaning / tidying
- ▀ Laundry/dry cleaning

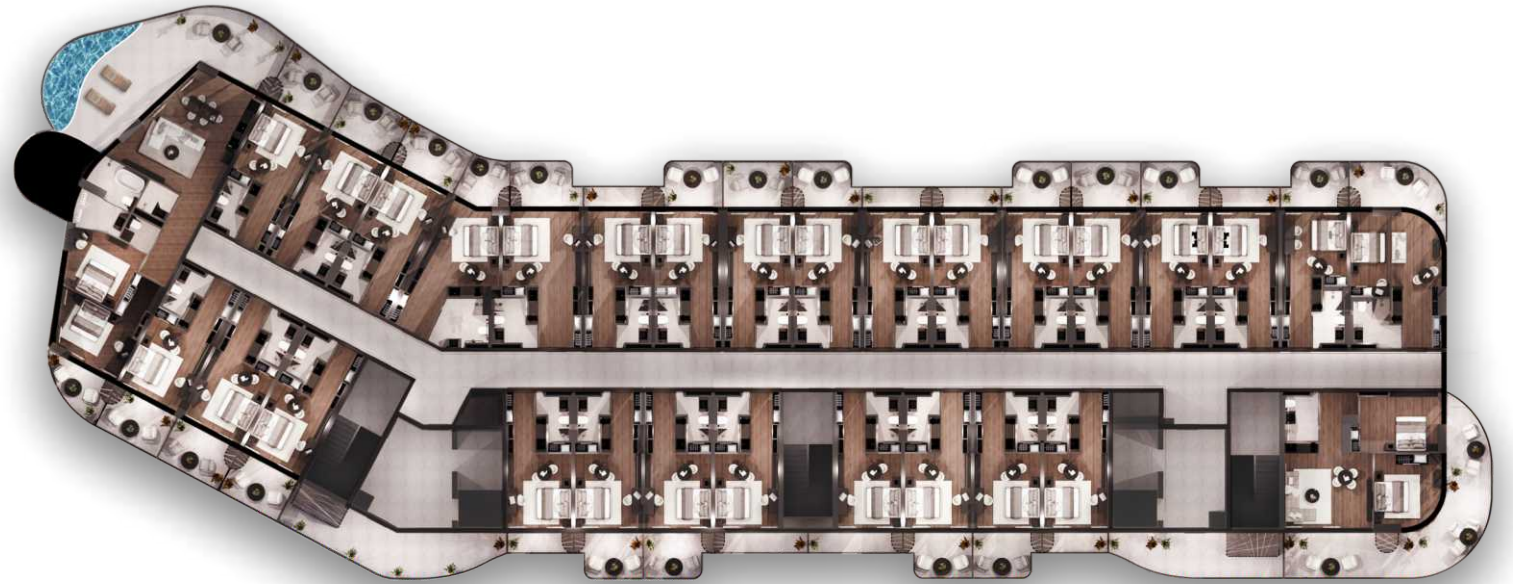


PAYMENT FOR SERVICES OF THE COMPLEX

Compensation for complex services:

- ▀ Studio apartment - \$1,30
- ▀ One/two-bedroom apartment - \$1

Service starts from the beginning of administration operation.



PRICING **POLICY**

- ▀ A "Management Agreement" is signed between the management company and the apartment owner, with the management company taking 40% and the owner retaining 60%.
- ▀ Additional expenses include apartment insurance, stock replenishment, advertising, human resources, and state tax.

MONTEMAR
Technical Floor Plan +7.55 Level
III Floor

SPARE / ALA - 443 cm x 110 cm
TENA MONTEMAR
CAPING

213
214
215
216
217



CONSTRUCTION STANDARDS

The project adheres to high construction standards and premium-grade building materials

- ▣ Including ventilated facades;
- ▣ Aluminum doors/windows;
- ▣ Glass railings;
- ▣ Otis / Kone / Mitsubishi elevators
- ▣ Central heating & cooling system VRF. Daikin / Mitsubishi



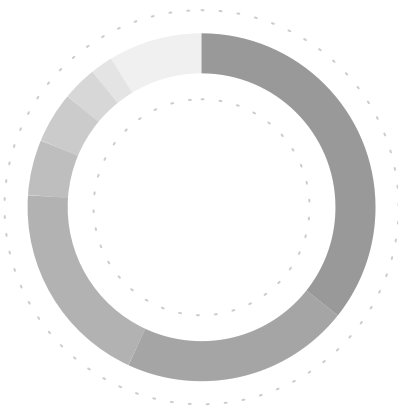
STATISTICS 2023

The tourist potential of Georgia and its separate resorts is growing every year, especially of the seaside unconditional leader, Batumi.

According to 2023 data, the country was visited by more than 6,1 million visitors. 51% of them preferred apartment-type facilities.

Direct foreign investments by economic sectors in Georgia Q3 2023

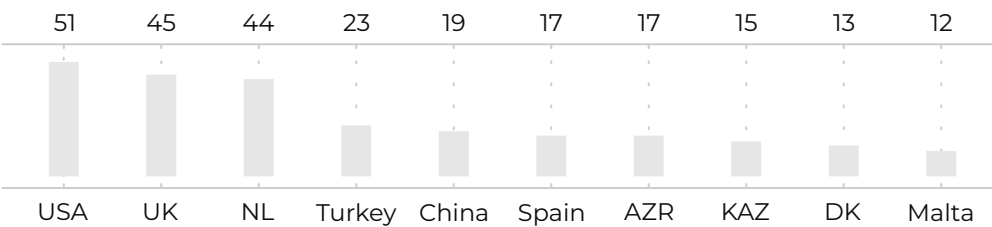
Real estate	35.6%
Financial and insurance activities	21.3%
Recreation, arts and entertainment	19.2%
Manufacturing industry	5.1%
Transport and storage	4.7%
Information and communication	3.3%
Construction	2.1%
The rest of the sector	8.6%



Top 10 visits made by international visitors 2023

Russia	1,418,464
Turkey	1,396,660
Armenia	962,540
Other count.	915,876
EU countries	422,226
Georgia (NR)	365,661
Israel	217,065
Azerbaijan	199,835
Ukraine	146,931
Iran	126,282

Top direct investor countries in Q3 2023, preliminary data, Million USD





Construction & Development Company

Since 1998 ®

ABOUT US

As a construction company, Gumbati Group established itself in 1998, gaining trust with high construction standards. Since 2005, the company expanded into development, offering a complete, modern service. In 2019, hotel-type services were introduced, and Gumbati Group holds an ISO certificate (9001-2015) for quality management. A member of the International Real Estate Federation (FIABCI) since 2021.

PROJECTS

Gumbati Group has already built 1 000 000 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.

www.gumbati.ge

CURRENT

MONTEMAR

Gonio, Year of completion 2027



BOULEVARD POINT

Batumi, Year of completion 2024



PORTLINE BY GUMBATI

Batumi, Year of completion 2024



MIDTOWN

Batumi, Year of completion 2026



GUMBATI RESIDENCE

Gonio, Year of completion 2024



More than **1 000,000 m²**

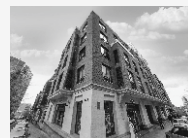
COMPLETED



BOULEVARD GATE
Batumi, Completed



GUMBATI IN BAKURIANI
Bakuriani, Completed



VERE DISTRICT
Tbilisi, Completed



GUMBATI ON TAMARASHVILI
Tbilisi, Completed



GUMBATI IN ALLEY
Batumi, Completed



SUBTROPIC CITY
Batumi, Completed



GUMBATI ON GORGASALI
Batumi, Completed



GUMBATI ON GORGILADZE
Batumi, Completed



GUMBATI ON LERMONTOV
Batumi, Completed



GUMBATI ON CHAVCHAVADZE
Batumi, Completed



OLYMPIC COMPLEX
Tbilisi, Completed



VAKE RESIDENCE
Tbilisi, Completed