



AZURE TOWER

50 FLOORS
ONE ECOSYSTEM
ZERO OFF-SEASON



WELCOME TO BATUMI

\$1.3 billion

REAL ESTATE MARKET VOLUME IN 2025 **+24% YoY**

71.1%

YEARLY AVERAGE BRANDED HOTEL OCCUPANCY

2.6 million

INTERNATIONAL VISITERS IN 2025 **+7.9% YoY**



THE INVESTORS BEHIND THE MARKET

77% of Batumi buyers are foreign. They know something.



CIS

20% OF FOREIGN PURCHASES

Ukraine / Russia / Belarus

Buy with passport only

Capital parked outside the conflict zone

Georgia Residence Permit from \$150,000.



ISRAEL

16% · FASTEST-GROWING SEGMENT

4–5× cheaper than Tel Aviv

Rental yield 8–10% vs. 3–4% at home

2h direct flight · TLV → BTM

Geopolitical hedge.



EUROPE

12% · YIELD-DRIVEN BUYERS

8.6% avg. rental yield

vs. 5.9% Lisbon, 5.5% Budva.

Rental tax: 5% vs 19-24% in Europe

No VAT on purchase.



TURKEY

9% · BORDER MARKET

20 min from Sarpi border

Dollar vs. Lira inflation hedge

Halal dining and restaurant infrastructure available

Entry price 3× below Istanbul or Istanbul or Antalya



GCC

7% · HIGHEST SPEND PER BUYER

Saudi · UAE · Kuwait · Qatar

Flights: Dubai 3.5h · Riyadh 3.5h

Halal dining and restaurant infrastructure available

Asset outside regional risk

Five segments. Five different reasons. One 365-day demand cycle — independent of season.

swissôtel

Le
MERIDIEN



Sheraton

Radisson



Hilton



AZURE TOWER

Batumi's highest-value hospitality corridor.

Surrounded by international 5★ hotel brands.



LOCATION

Everything you need. 15 minutes on foot.

0 – 5 MIN · AT YOUR DOOR

Hotel amenities, spa and wellness, F&B, Premium Entertainment and Business infrastructure — all within the building. Residents don't just live here. They don't need to go anywhere else.

5 – 10 MIN · THE NEIGHBOURHOOD

International hotels. Boutiques and galleries. Tennis courts and open-air performances. Batumi's most iconic places — all just steps away.

10 – 15 MIN · THE CITY

Medical centers. International schools. Daily services and essential retail. Batumi's cultural quarter. A complete urban life — without leaving the neighbourhood.



BATUMI BOULEVARD

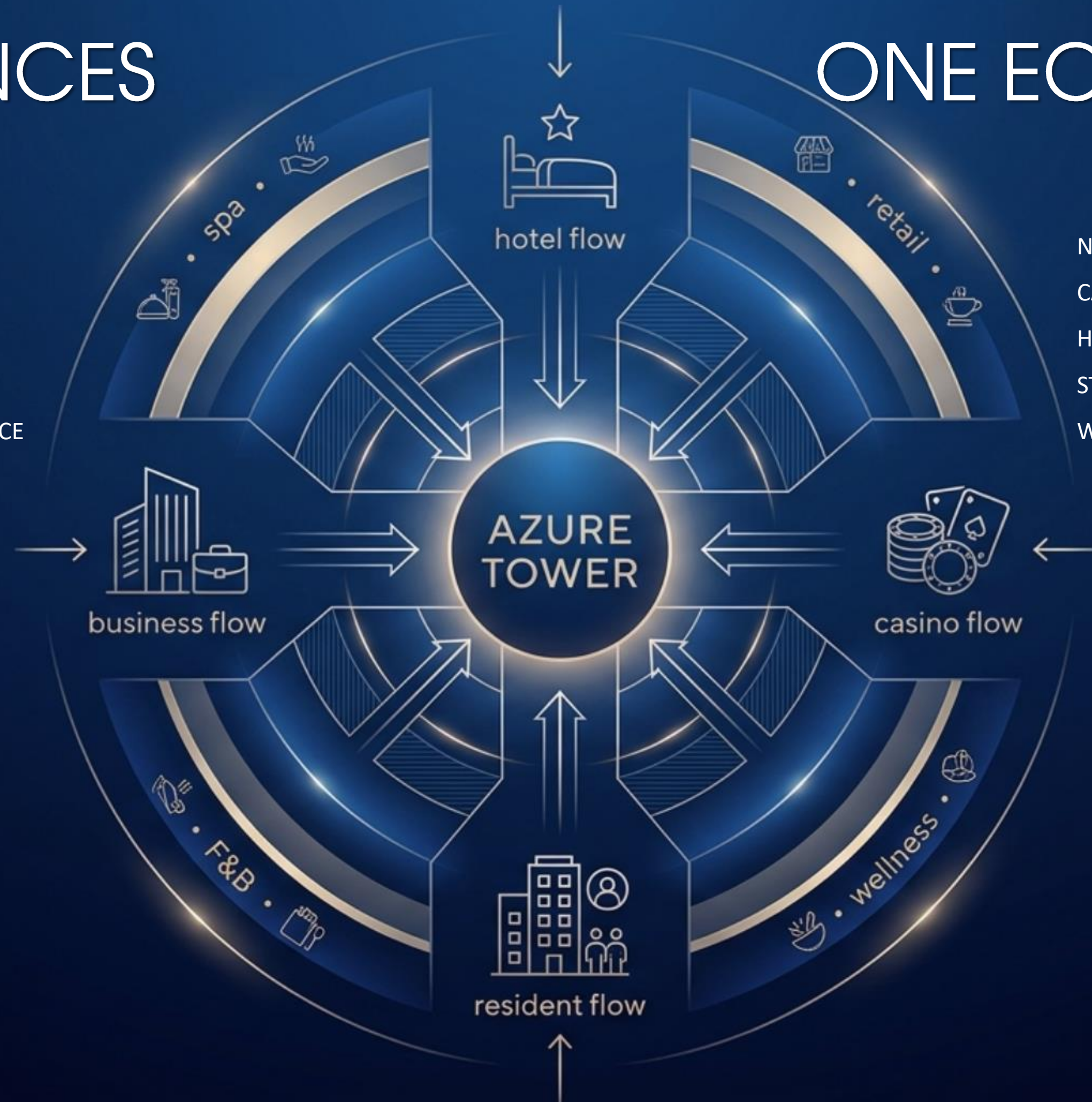
is your backyard

*Everything that makes a
city worth living in starts at
your front door.*

4 ENTRANCES

ONE ECOSYSTEM

HOTEL GUESTS
CASINO PLAYERS
BUSINESS TENANTS
RESIDENTS
EACH HAS THEIR OWN ENTRANCE



NON-SEASONAL INCOME
CAPITAL GROWTH ABOVE MARKET
HIGHER ASSET LIQUIDITY
STRONG YIELD POTENTIAL
WE MANAGE. YOU EARN



Swissôtel 5★

International hotel management. 5-star service standard at your door. As a resident, you share the address, the infrastructure, and the prestige.



PRIVATE RESIDENCES

First line. Turnkey. Managed. Built for those who expect both comfort and return.



BUSINESS HUB

3600 sqm full-format Business Facilities, Conference Halls, Meeting Rooms, Co-Working. Class A Offices with 3 elevators and separate entrance, high security level and premium standard.



PREMIUM ENTERTAINMENT

Ground Floor: Casino 2100 sqm. Floor 2: Full-format Spa, Fitness, Indoor Pull, Express Beauty Services, Massage Cabinets. Floor 4: À la carte restaurant, Turkish cuisine restaurant, (1000 sqm) open-air public terrace (1200 sqm).

YOU OWN IT. WE RUN IT.

Azure Tower Management Company is led by a team of senior hoteliers with decades of international experience — including former board members of TÜROB (Turkish Hotel Association) and Skai International, with operational backgrounds across leading global hotel groups.

The same team overseeing Swissôtel operations is responsible for the residential management company. One standard across the entire building. Investment units under management are maintained, serviced and reported on through a dedicated owner portal — real-time access to occupancy, financials and property condition from anywhere in the world.



THE BEST VIEW START FROM YOUR WINDOW



LIVE HERE. OR LET IT EARN. BOTH WORK

OUR SERVICES

The management company oversees every layer of building life — so owners don't have to.

Concierge service

Administration

Cleaning & housekeeping

Common area lighting

Video surveillance

24/7 security

Underground Parking

Laundry & dry cleaning

Elevator operation & maintenance

Rental management

Internal & surrounding space cleaning

Transfer service

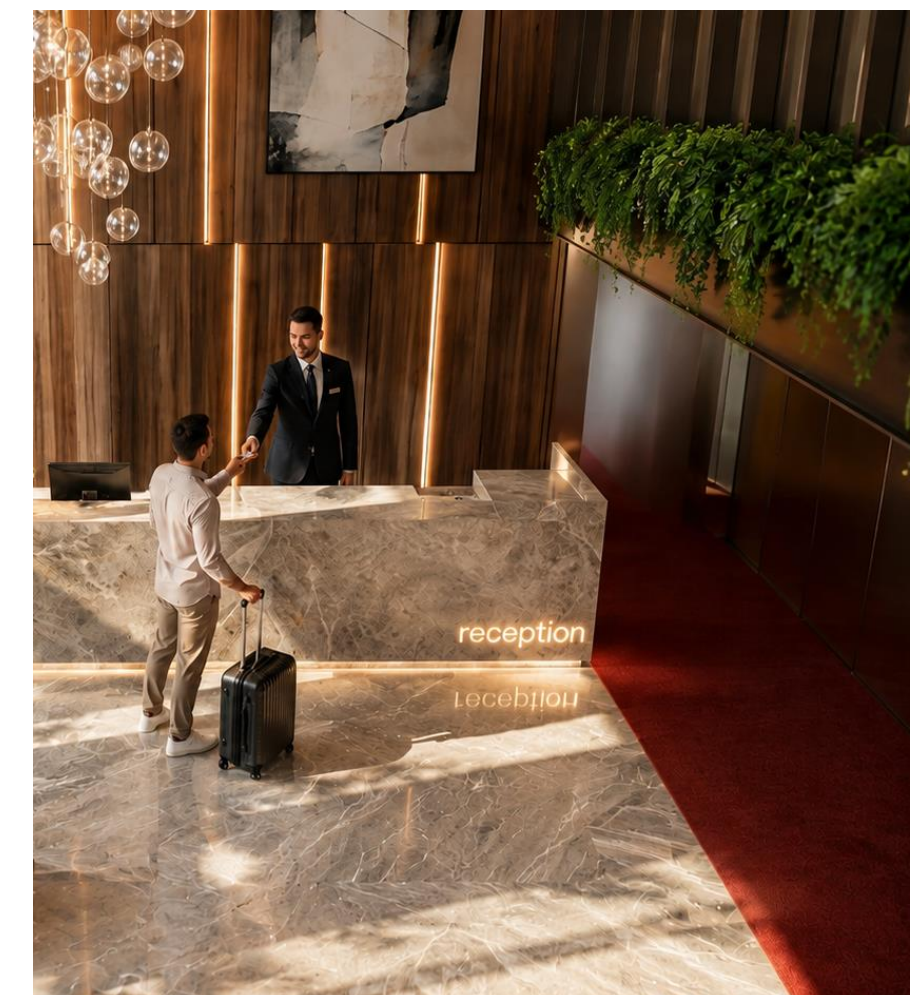
Door-to-door delivery

Azure Club Loyalty Program



Five-star living

Azure Tower operates 24/7 concierge, security and maintenance standard runs every day of the year — because the building never closes. This is what five-star living actually means when you live here permanently.



Premium tier

Owners of managed residences can arrive in Batumi at any time of year and stay in their own home — at no cost. Two months per year are reserved exclusively for you. The rest of the time, your unit earns.

THE POSITION IS EXCLUSIVE

Most assets in Batumi have a location. This one has a position — and there is a difference.



RESIDENCES *TYPES*

5 Distinct Layouts

STUDIO
from 30m²



2BR
from 80m²



1 BR type 1
from 48m²

1 BR type 2
from 55m²



1 BR type 3
from 66m²









Why Now

Structure complete. Infrastructure launching Q4 2027

THE BUILDING IS REAL

Most investors in emerging markets buy off-plan — they fund construction and wait. Azure Tower's structure is complete. You are not financing a promise. You are buying into a finished asset.

PRESALE PRICING ENDS AT LAUNCH

You are entering before the public price is set. Once the market sees the product, the entry point changes. The buyers who move now pay less for the same address.

KEYS IN Q4 2027

Infrastructure, fit-out and handover on a defined timeline. Your unit enters the rental market — and starts generating income — within a clear, fixed window.



Contact us

Come and see it before you decide.

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