

Hotel, Spa and Casino

104 GUESTROOM HOTEL, LOCATED IN THE MOST DEVELOPING AREA OF THE CITY BATUMI. ORCHID SPA, INDOOR POOL, FITNESS CENTER, AND ALL DAY DINING RESTAURANT. SPACIOUS ROOMS AND 5 STAR HOTEL FACILITIES.

NUMBER OF ROOMS: 104

FACILITIES: ALL DAY DINING RESTAURANT, SPA, INDOOR POOL, FITNESS ROOM, MASSAGE ROOMS, SAUNA, LOBBY

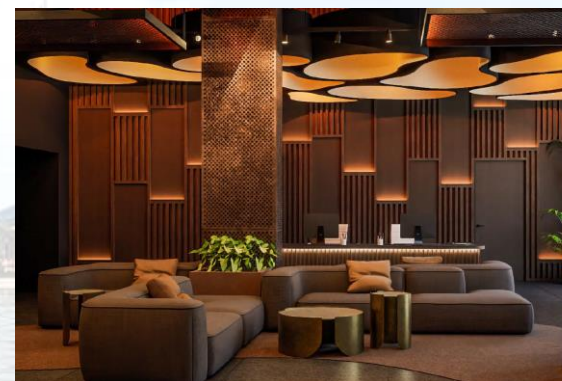
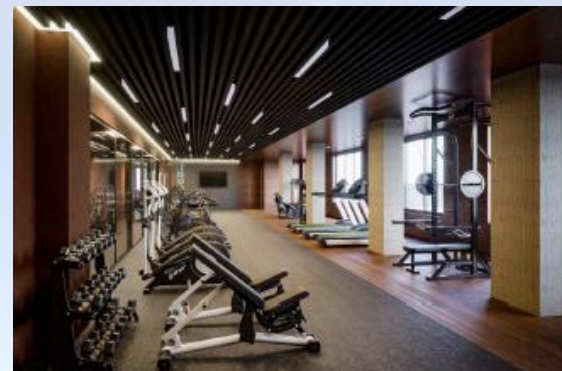
CASINO: BLACK FRAME (READY FOR DEVELOPMENT)

TOTAL AREA: HOTEL - 8 350 SQ.M.
CASINO - 1 830 SQ.M.

HOTEL OPENING DATE: READY TO OPEN

SPA FACILITIES AND POOL: IN OPERATION SINCE MARCH 2024

CASINO: TBD (BLACK FRAME)



ParkSide

Hotel SPA and Casino

For Luxury Living

Batumi, Georgia



Stability and Safety



Lowest Tax System in the whole Europe



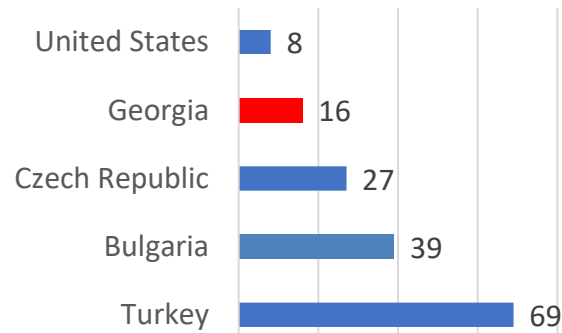
The first place for safety in the whole Europe (Gallup World Poll)



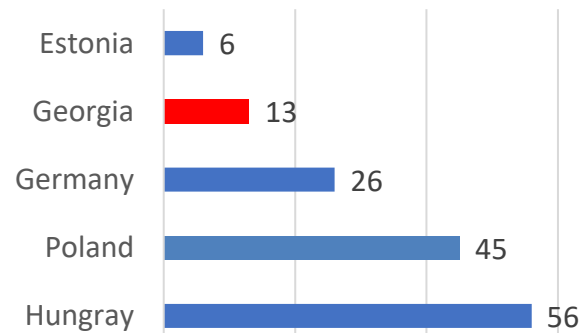
The first place for economic reforms according to the World Bank



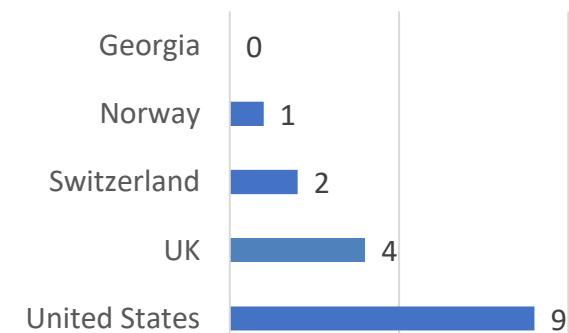
In the top 10 holiday destinations according to Fox News.



Index of Economic Freedom



Ease of Doing Business



Global Corruption Barometer

Liberal Tax System

➤	Personal Income Tax	20%
➤	VAT	18%
➤	Property Tax	Up to - 1%
➤	Import Tax	0%, 5%, 12%
➤	Excise Tax	5%
➤	Corporate Income Tax	0% - 15%



**According to the Constitution,
Increasing tax rates in Georgia
Is only possible through the
Referendum**

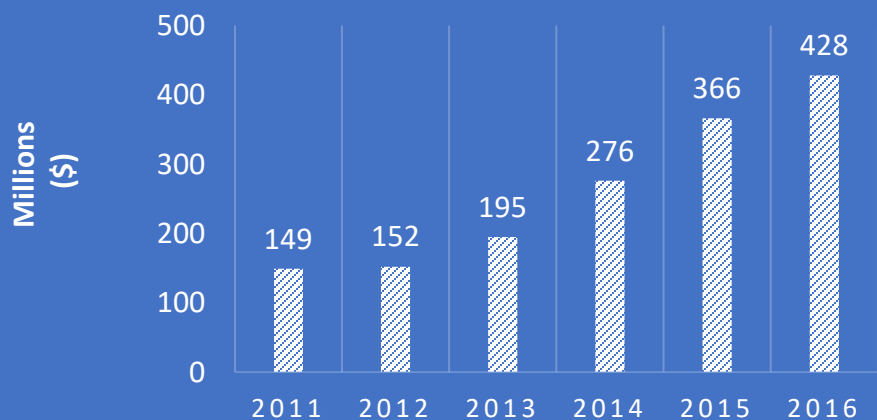
Free CASINO License

In case of over 100+ Room hotel

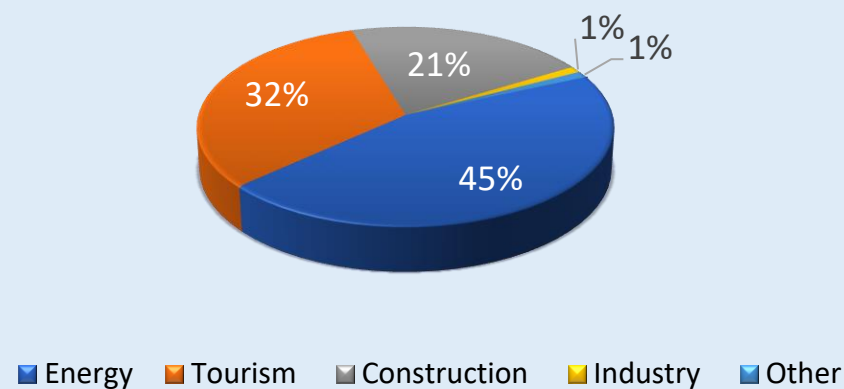
INVESTMENTS



PRIVATE INVESTMENTS IN AJARA



Private Investments by Sectors of Economy



TOURISM

TYPES OF TOURISM

1 600 000
Visitors

22 Flights a Day

Geographical
Availability

Visa-free regime
for 94 countries

Worldwide
Hotel Brands

Tourism Variety



Sea and Entertainment Tourism



Eco and Rural Tourism



MICE Tourism



Culinary and Wine Tourism



History, Culture



Recreational Tourism



Ski Tourism

REASON TO INVEST IN AJARA

Effective Opportunity to
increase your **income**.



Investor-Friendly Environment

Strategic Geographic Location

Affordable Labor Force

Flat/Low Taxes and Incentives

Preferential Trade Regime

Georgia-EU Association Agreement

Developed Infrastructure

Diverse Investment Sectors

Liberal Legislation

Abundance of Natural Resources

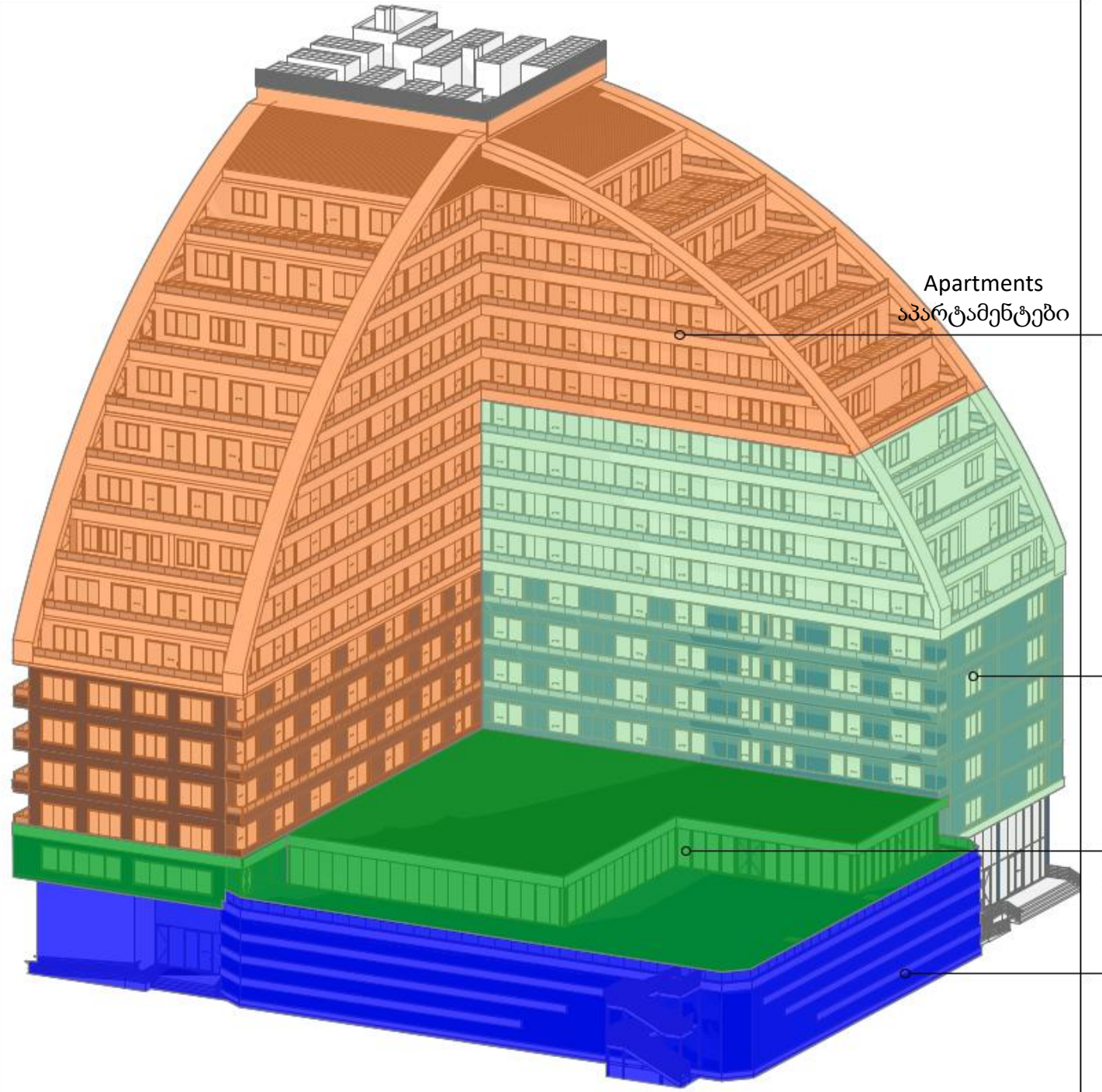
Faculties

- ❖ 106 Guest Rooms
- ❖ Fitness
- ❖ Spa & Pool
- ❖ Restaurant
- ❖ Kids Corner
- ❖ Casino
- ❖ Parking



Batumi, Georgia
#5 Lech and Maria Kachinski Str

Hotel, SPA & Casino Complex
სასტუმრო, სპა და კაზინო კომპლექსი



Area	Total Area M ²
Hotel Guest Rooms (104)	5 087.90
Public Spaces (spa, fitness, pool, restaurant)	3 244.90
CASINO	1 830.00
TOTAL	10 162.80

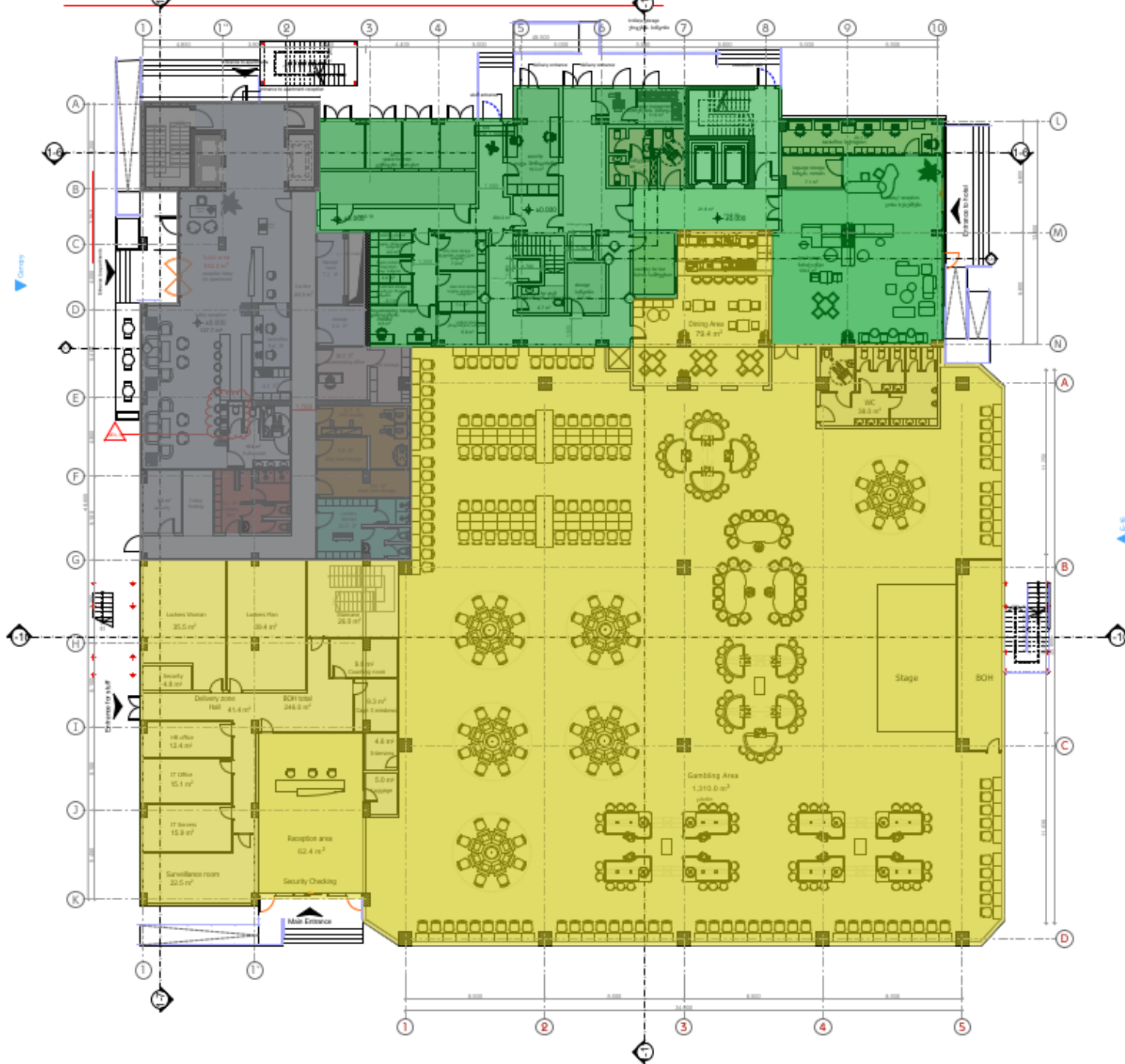
Space distribution table
სივრცეების გადანაწილების მონაცემები

	ნიშნული / Elevations	ფართი (კვ.მ.) / Area in sq.m.	ლიფთი და კიბის უჯრედი / Elevat. & Stairs	ოთახების რაოდენობა / Number of Rooms
Hotel Guestrooms		4,806.20	281.70	106
Guestroom Floor	31.90	524.80	31.30	11
Guestroom Floor	28.70	555.70	31.30	11
Guestroom Floor	25.50	583.80	31.30	12
Guestroom Floor	22.30	599.50	31.30	12
Guestroom Floor	19.10	596.10	31.30	15
Guestroom Floor	15.90	596.10	31.30	15
Guestroom Floor	12.70	596.10	31.30	15
Guestroom Floor	9.50	596.10	31.30	15
Public Spaces		3,088.40	156.50	
Restaurant+Kitchen+Terrace	6.30	965.00	31.30	
Fitness+Spa+Pool+Terrace	6.30	1,271.20	31.30	
Mezzanine (admin + techn)	3.50	364.20	31.30	
Lobby	-	224.10	31.30	
Back of House	-	263.90	31.30	
Casino		1,830.00		
Mezzanine (admin)	3.30	234.90		
BOH	-	540.80		
Gaming Hall	-	1,054.30		
Total Complex Area		9,724.60	438.20	
Grand Total		10,162.80		

Selling Condition

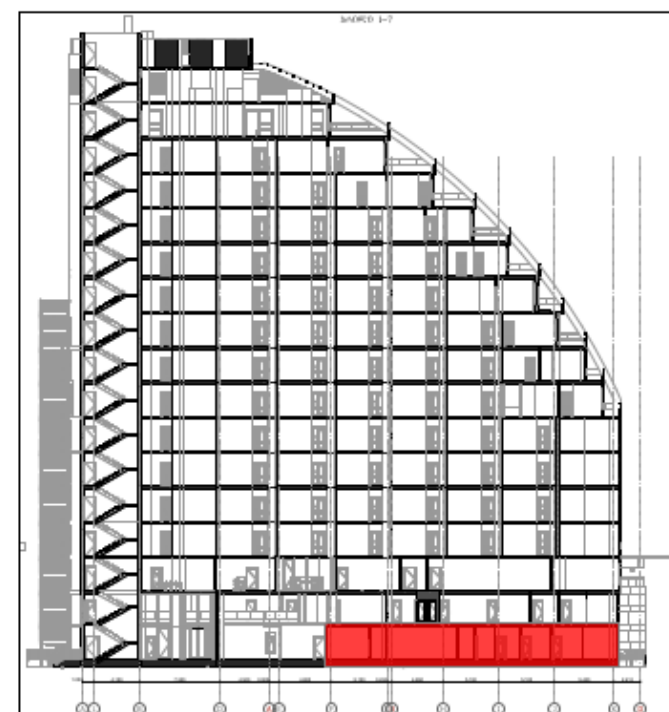
#	Status
Condition of the Building	R/C Works completed; Façade Finished, Elevators installed; Interior: Black Frame.
Selling Property	100% shares of the Company owning the property
Brand	Free for Branding
CASINO	Façade completed. Interior: Black Frame
Design	Architectural and MEP design included in the price.

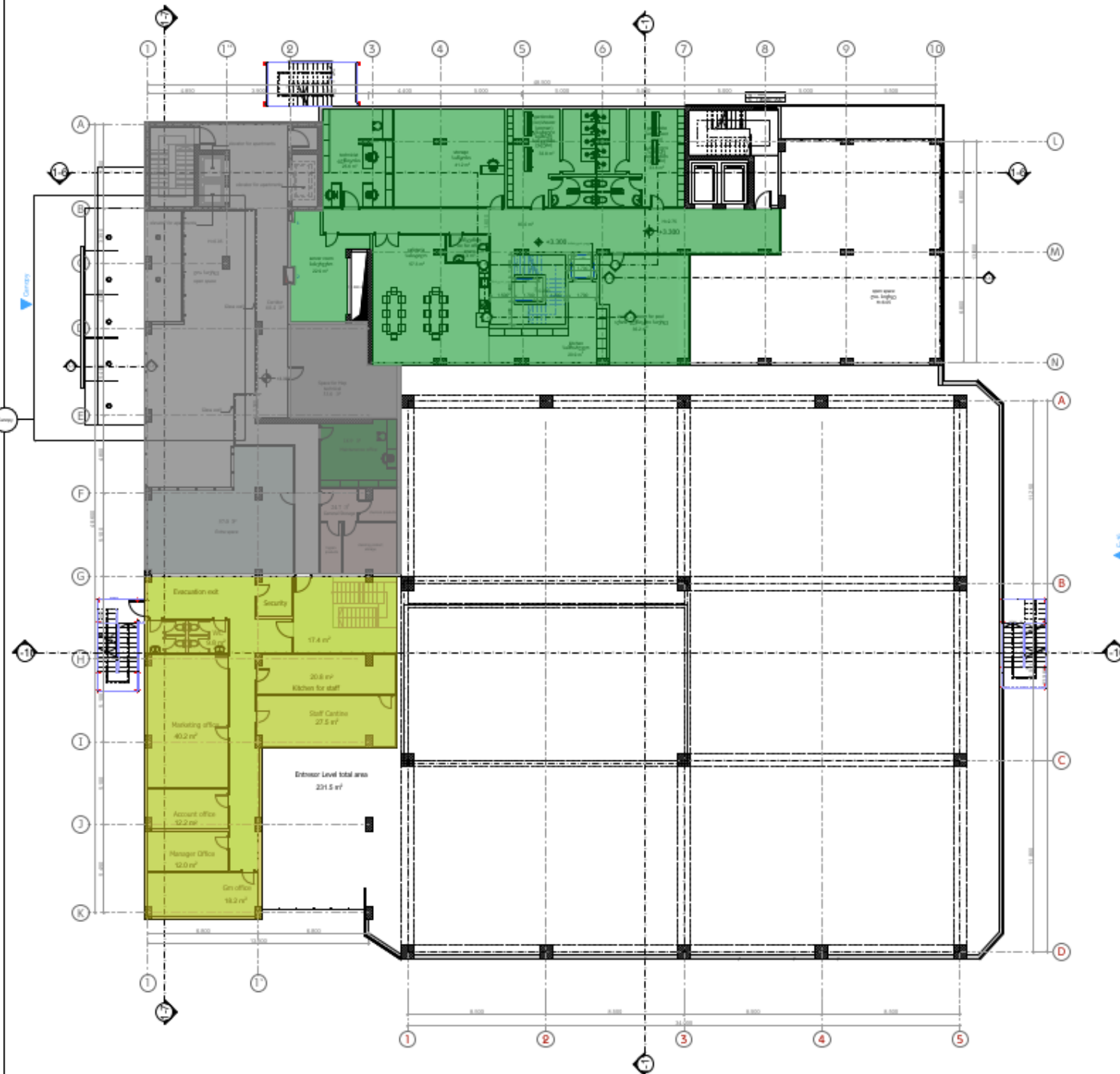




 Apartment Part	332.2
 Casino	1697.8
 Hotel	438.7

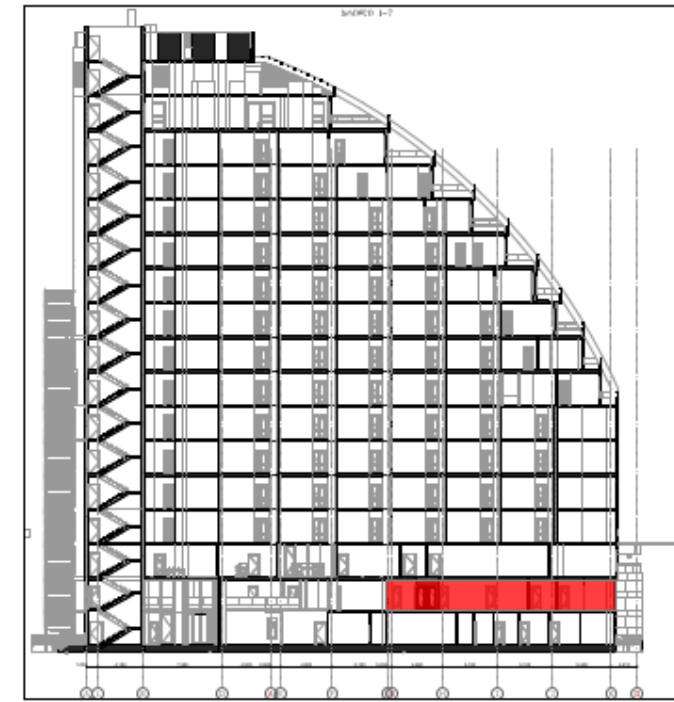
Elevation
0.00

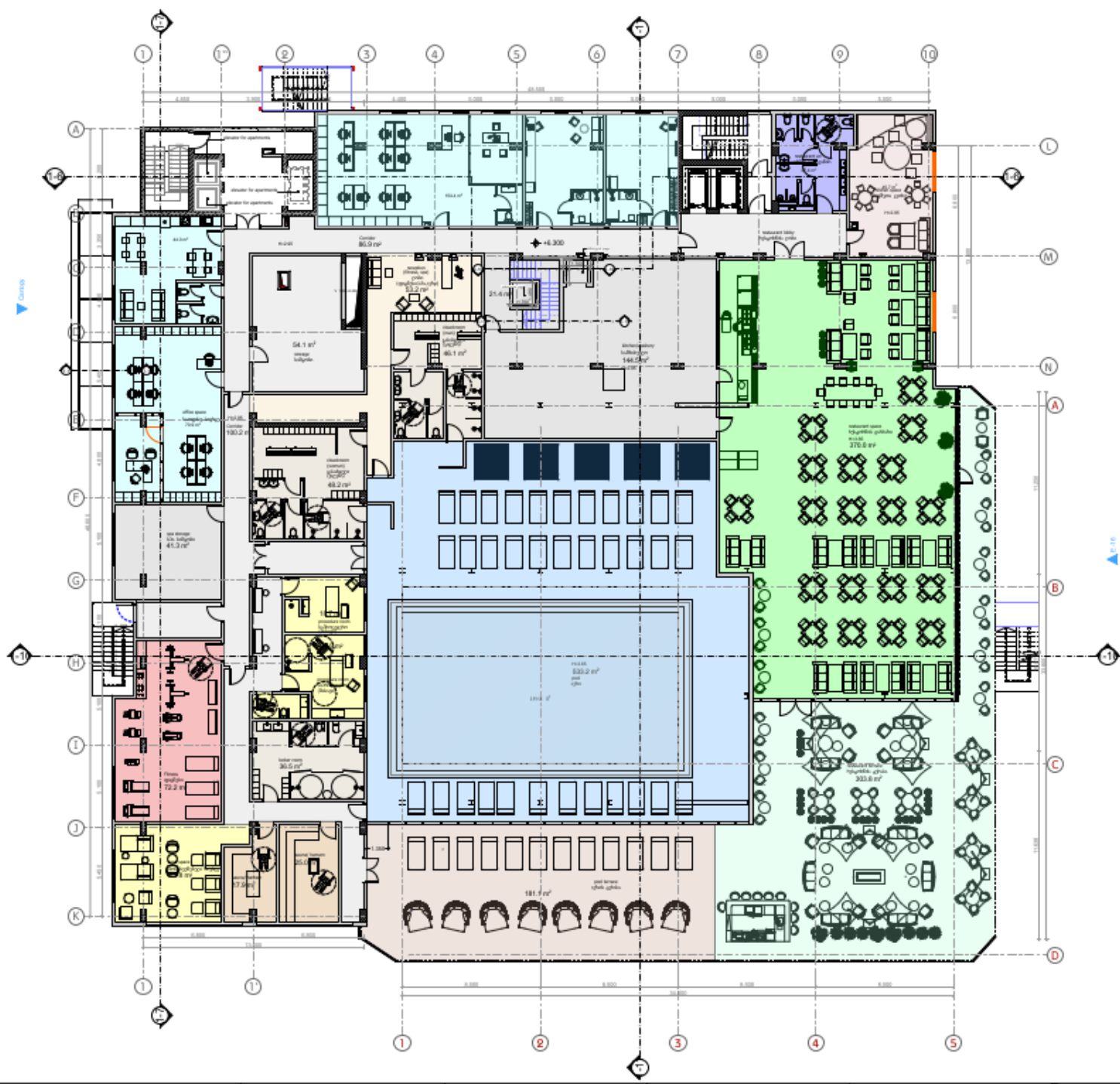




	Apartment Part	202
	Casino	231.5
	Hotel	353.7

Elevation
3.30





restaurant area հանգստի տարածքներ	27.4 m ²
children room նշխար տան	45.7 m ²
Office space օդան	154.4 m ²
restaurant space հանգստի տարածքներ	376 m ²
pool սալ	103.2 m ²
reception (front, exit) դռնի (պրոմիտ/ստեյշի)	33.3 m ²
classroom կրթական	95.3 m ²
class դաս	72.2 m ²
procedure room/office կանոնադրական	127.8 m ²
storage/warehouse տնային	42.9 m ²
restaurant terrace հանգստի տարածքներ	303.8 m ²
pool terrace սալի տարածքներ	180.1 m ²
service սերվիս	427 m ²
office space (incl. incl.) (սալի տարածքներ)	114.9 m ²

Elevation
6.30





+9.50 _ +19.10 level
Number of rooms 15

Total Rooms 106

Elevation
9.50 – 19.10





Elevation
22.30

+22.30 level
Number of rooms 12

Total Rooms 106





Elevation
25.50







HL 02 Vik Black Sunshine decor
Kashmiri Mithi Mithi Mithi Mithi

