



Boulevard Point

INVESTMENT APARTMENTS





GEORGIA

- The Natural beauty of Georgia – A country of fabulous landscapes and medical resorts. Georgia has everything from snow-capped mountains to Alpine meadows and ski slopes to pebble beaches along the Black Sea coast. In Georgia, there are more than 2,000 mineral and thermal springs, as well as healing therapeutic mud and popular balneological resorts.
- The climate of Georgia is famous for its mildness, which allows tourists to come here almost all year round. Investment in tourism infrastructure has increased, offering guests a full range of entertainment from diving along the Black Sea coast to skiing. Summer here is humid and warm, with average temperatures of +22 +28 C in July. Winter is also mild, with an average temperature of 4C in January.
- Many fruits and vegetables grow here.
- Grapes have been cultivated in Georgia for thousands of years, and archaeological evidence suggests that wine was probably being produced here more than 8000 years ago. Wine is an important part of Georgian culture.





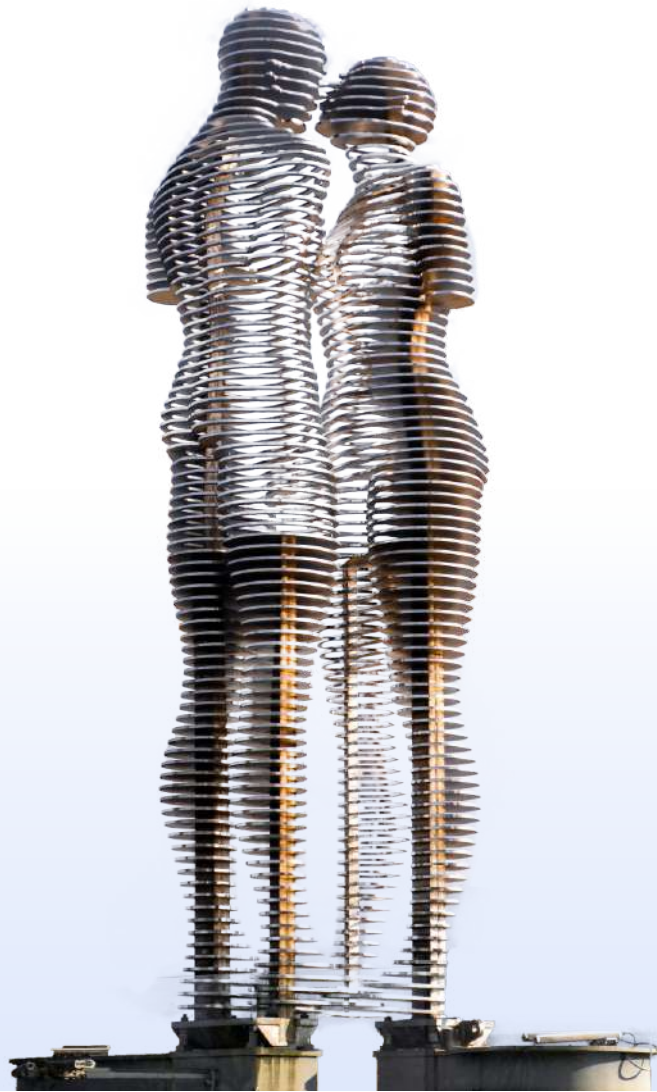
SAKARTVELO

THIS IS HOW THE GEORGIANS THEMSELVES
CALL THEIR COUNTRY

- ▀ The food culture of Georgia is clearly manifested during a feast called 'supra', where a large assortment of national dishes and a lot of wine is offered. This is accompanied by national dances and singing and can last for hours.
- ▀ Lack of taxes on real estate.
- ▀ Georgia is among the 10 safest countries in the world.

- ▀ The national Language of Georgia is Georgian. But in banks, restaurants, and public offices the staff converse with visitors in Georgian, English and Russian.
- ▀ Free visa regime for 94 countries.
- ▀ Annual growth in tourism sector - 20%





BATUMI

Batumi is the main tourist center and one of the most important cultural and economic cities in Georgia. Located on the Black Sea coast at a place where the mountains meet the sea, Batumi is a city with amazing flora and fauna.

In fact, it was named the best tourist destination by The American Academy of hospitality in 2012 and, according to FORBES, the city is one of the five best resorts for recreation in the 'Velvet Season'. You can visit at any time of the year whether it's for business or just to relax, Batumi is always ready to welcome you. Batumi, is great no matter the weather.





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.

An architectural rendering of a modern 15-story apartment-hotel complex named Boulevard Point. The building is a curved, multi-story structure with a facade of large windows and balconies. The balconies are illuminated with a warm, reddish-orange glow, while the interior lights of the building are a bright yellow. The building is set against a backdrop of a sunset over the ocean, with a sky of soft orange and blue. To the left, another modern building is visible, and to the right, a taller, more industrial-looking building. In the foreground, there is a parking lot with several cars, and a road with light trails from moving vehicles. The overall scene is a mix of modern architecture and natural elements like palm trees and a sunset.

BOULEVARD POINT

15-storey apart-hotel on a new boulevard 300 meters from the sea

THE COMPLEX INCLUDES:

- ◆ Isolated area
- ◆ Apartments of different sizes
- ◆ Underground and above ground parking for 106 places



INFRASTRUCTURE



- ▀ Terrace with fitness center and outdoor pool
- ▀ Spa center
- ▀ Café
- ▀ Square
- ▀ Multifunctional reception



SERVICES

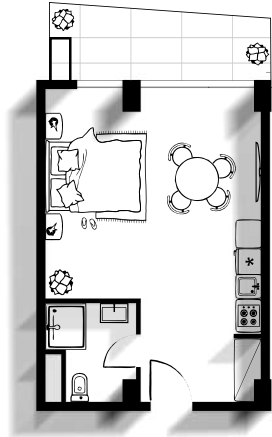
- ▣ Security
- ▣ Reception
- ▣ Concierge
- ▣ Cleaning
- ▣ Laundry/dry cleaning
- ▣ Apartment management (rent)



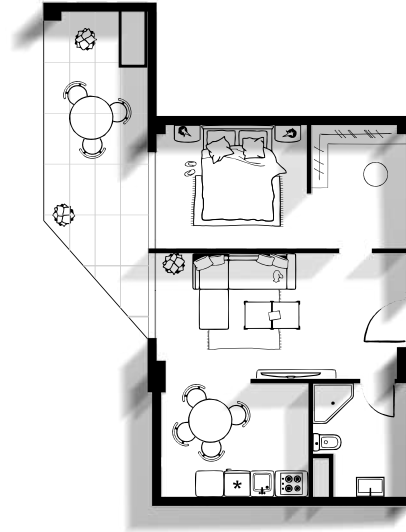
TYPE OF APARTMENTS

The apartments are handed over - in Green Frame condition or in TurnKey condition with furniture and appliances

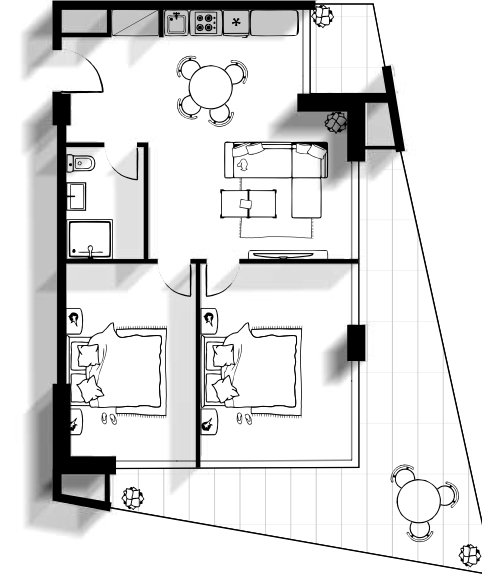
STUDIO



1 BEDROOM



2 BEDROOM



STUDIO APARTMENT



1 BEDROOM APARTMENT



2 BEDROOM APARTMENT



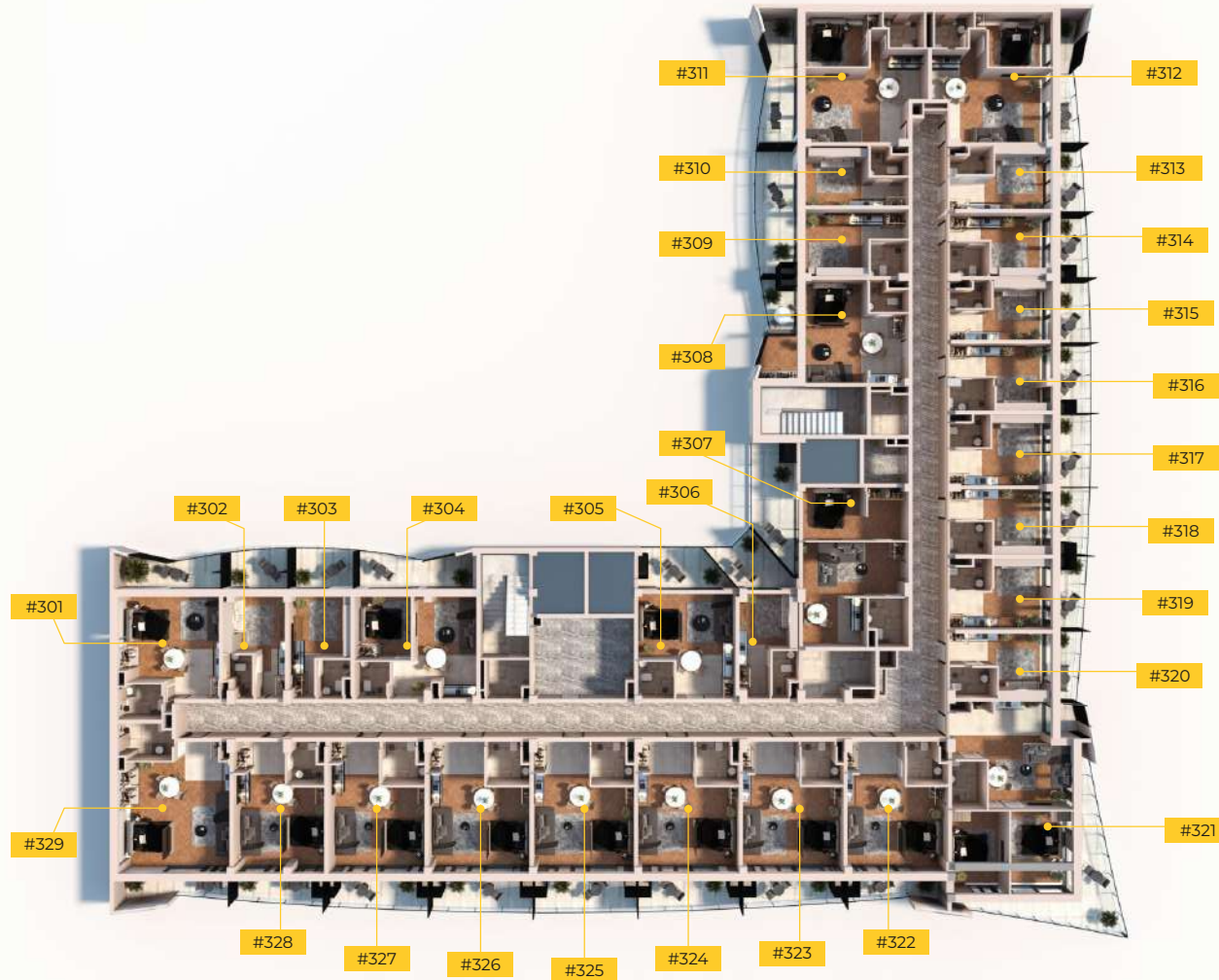
2 BEDROOM APARTMENT



FLOOR PLAN



Sea view



Sea view



Mounts View



Mounts View

#	m ²
301	42.3
302	24.2
303	25.8
304	45.8
305	34.3
306	29.2
307	60.0
308	39.8
309	26.4
310	25.2
311	55.3
312	52.7
313	25.2
314	25.4
315	24.3
316	27.1
317	28.8
318	26.1
319	27.5
320	24.1
321	92.5
322	44.8
323	47.0
324	48.3
325	48.9
326	48.7
327	45.7
328	42.0
329	51.8

CONSTRUCTION STANDARD

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







- ▀ Ventilated Façade
 - ▀ Entrance lined with natural granite
 - ▀ OTIS – brand elevator
 - ▀ Aerated block with stone wool layers
 - ▀ Glass railing
 - ▀ Central heating system
 - ▀ VITRA - brand plumbing equipment
-



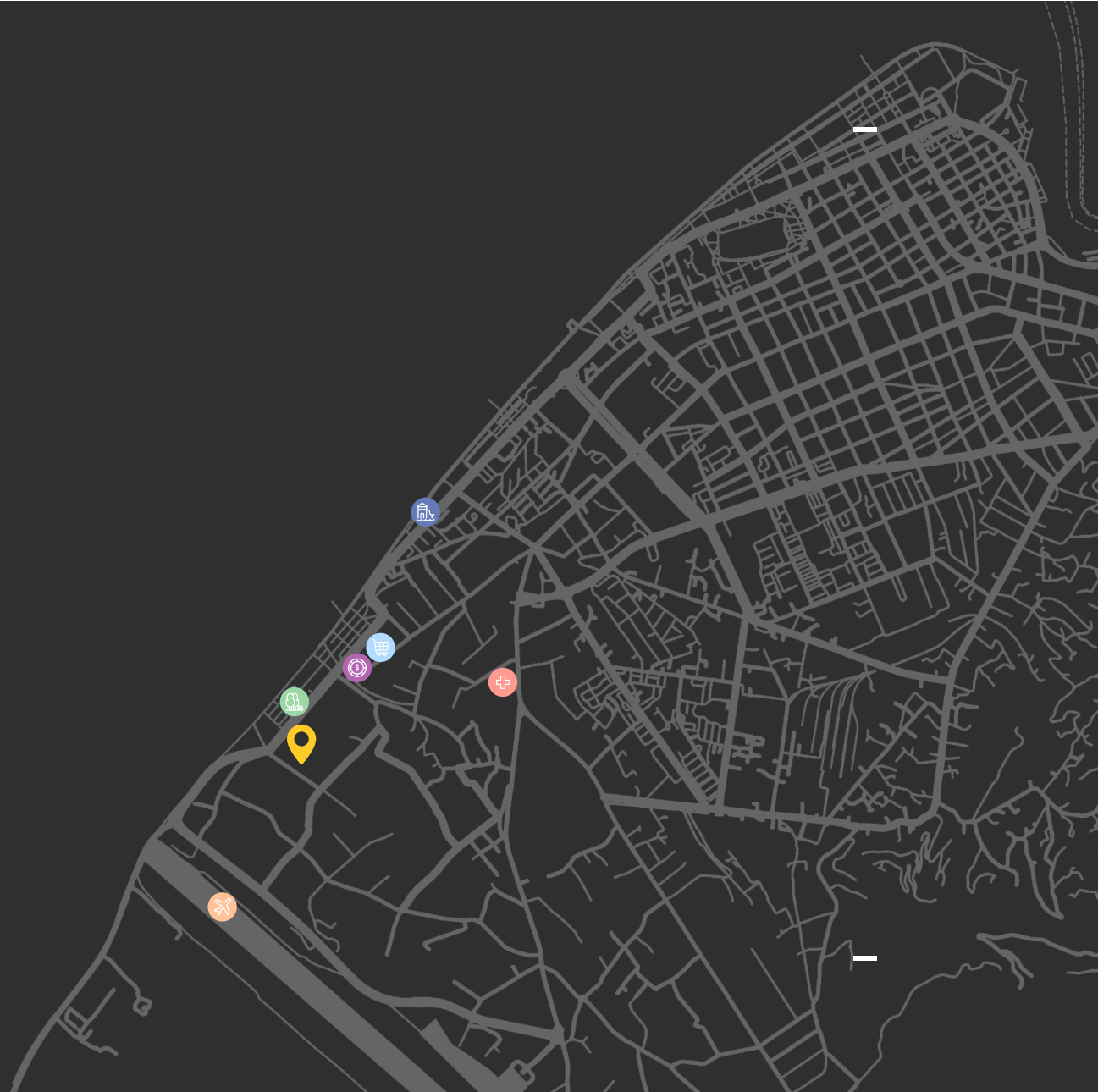


BOULEVARD POINT

300 METERS FROM THE SEA

-  New Boulevard 100 m
-  Casino 500 m
-  Shopping mall 550 m
-  Airport 800 m
-  Iashvili Hospital 1100 m
-  Aquapark 1500 m

B A T U M I



CURRENT



GUMBATI RESIDENCE
Gonio, Year of completion 2023



PORTLINE BY GUMBATI
Batumi, Year of completion 2023



GUMBATI IN BAKURIANI
Bakuriani, Year of completion 2023



GUMBATI ON TAMARASHVILI
Tbilisi, Year of completion 2023

COMPLETED



BULVARI GATE
Batumi, Completed



SUBTROPIC CITY
Batumi, Completed



OLYMPIC COMPLEX
Tbilisi, Completed



OLYMPIC COMPLEX
Tbilisi, Completed



GUMBATI ON GORGASALI
Batumi, Completed



GUMBATI IN ALLEY
Batumi, Completed



VERE DISTRICT
Tbilisi, Completed



GUMBATI ON GORGILADZE
Batumi, Completed



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.







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