



BATUMI, GEORGIA

CORALL

SEASIDE RESORT





EXPERIENCE

Experience, Trust and Vision — United for Corall Seaside Resort

Corall Seaside Resort was created through the shared vision, professionalism and expertise of three established partners — Ibercompany Holding, Grande Group and Mziuri Development.

Three distinct experiences unite with one purpose: to create a coastal destination that goes beyond financial value and offers future owners a unique lifestyle and lasting legacy.

This shared vision is brought to life by renowned Georgian architect Davit Gogichaishvili and his architectural studio, "Hausart" — creators of landmark projects including Paragraph Hotel, Batumi Tower (Le Méridien) and Sheraton Metekhi Palace Hotel.

This shared philosophy has shaped a collaboration that sets a new benchmark for modern coastal living on the Black Sea.



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Visionaries Behind

Ibercompany Holding

Ibercompany has evolved into a diversified holding, expanding its business activities across multiple industries. Today, its subsidiaries operate in sectors such as winemaking, real estate, oil trading, agriculture, energy, commercial real estate, tourism, and more.

This broad portfolio reflects a strategic, long-term vision and a proven ability to grow strong, sustainable businesses across Georgia's key economic fields.

Grande Group

The Group's diverse portfolio includes premium-class hotels such as Bakuriani Inn, Gudauri Inn and Gori Inn as well as manufacturing enterprises and real estate development projects, including its latest premium residential development in Tbilisi "Krtsanisi Grande"

With its extensive experience in hospitality and construction, high standards and reputation for reliability, Grande Group stands as one of the key forces behind the Corall Seaside Resort.

Mziuri Development

Mziuri Development is a Georgian-British investment and development company established in 2019. The company is currently developing three major residential and investment projects in Ajara — Mziuri Gardens, Mziuri Annex, and Mziuri Wellness.

Bringing global real estate experience, international standards and successful partnerships with world-renowned hotel brands such as Crowne Plaza, Hotel Indigo, Mziuri Development brings an international perspective and premium development expertise to Corall Seaside Resort.



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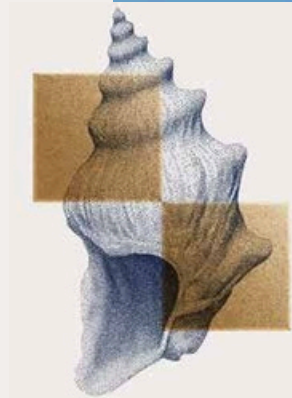
First Beachfront Resort in Batumi

Corall Batumi — A New Landmark on the Black Sea

Corall is one of Batumi's most ambitious and prestigious real estate developments – a visionary seafront project that redefines luxury living and investment on the Black Sea coast. Rising directly on the shoreline, Corall Seaside Resort brings together two iconic towers, a private beach, and a world-class collection of resort amenities.

The complex features a five-star hotel, business and commercial spaces, elegant café-restaurants, a world-class casino, a private yacht club and wellness amenities, including gyms, a pool and a spa.

This architectural landmark combines modern elegance, spectacular views, and world-class services in one unified experience.



LOCATION

Strategic Location with High Connectivity

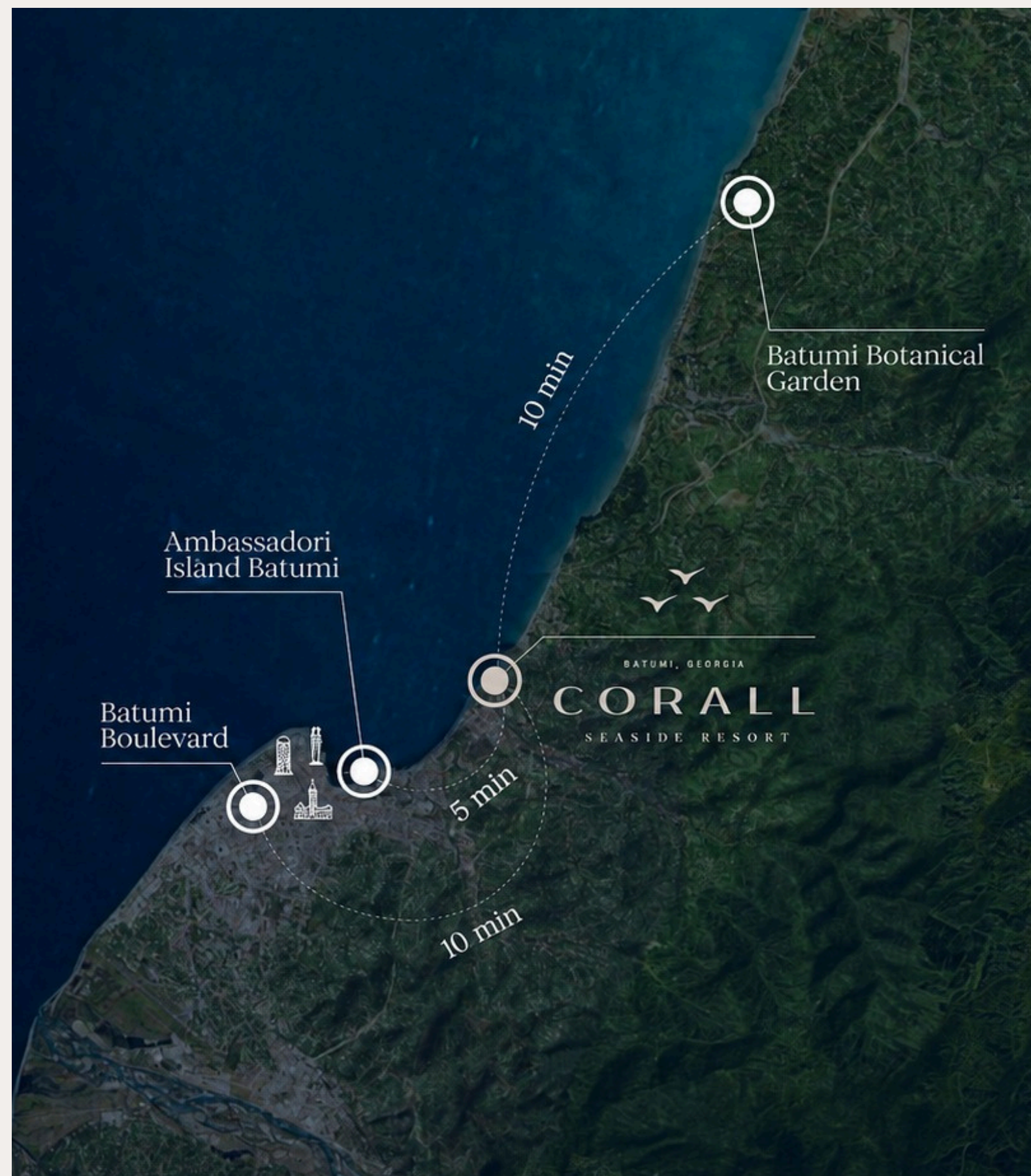
Located at 1 Tamar Mepe Avenue, Corall Seaside Resort is one of Batumi's exclusive beachfront developments, just minutes from Batumi Boulevard, the Botanical Garden, Piazza Square and the historic Old Town.

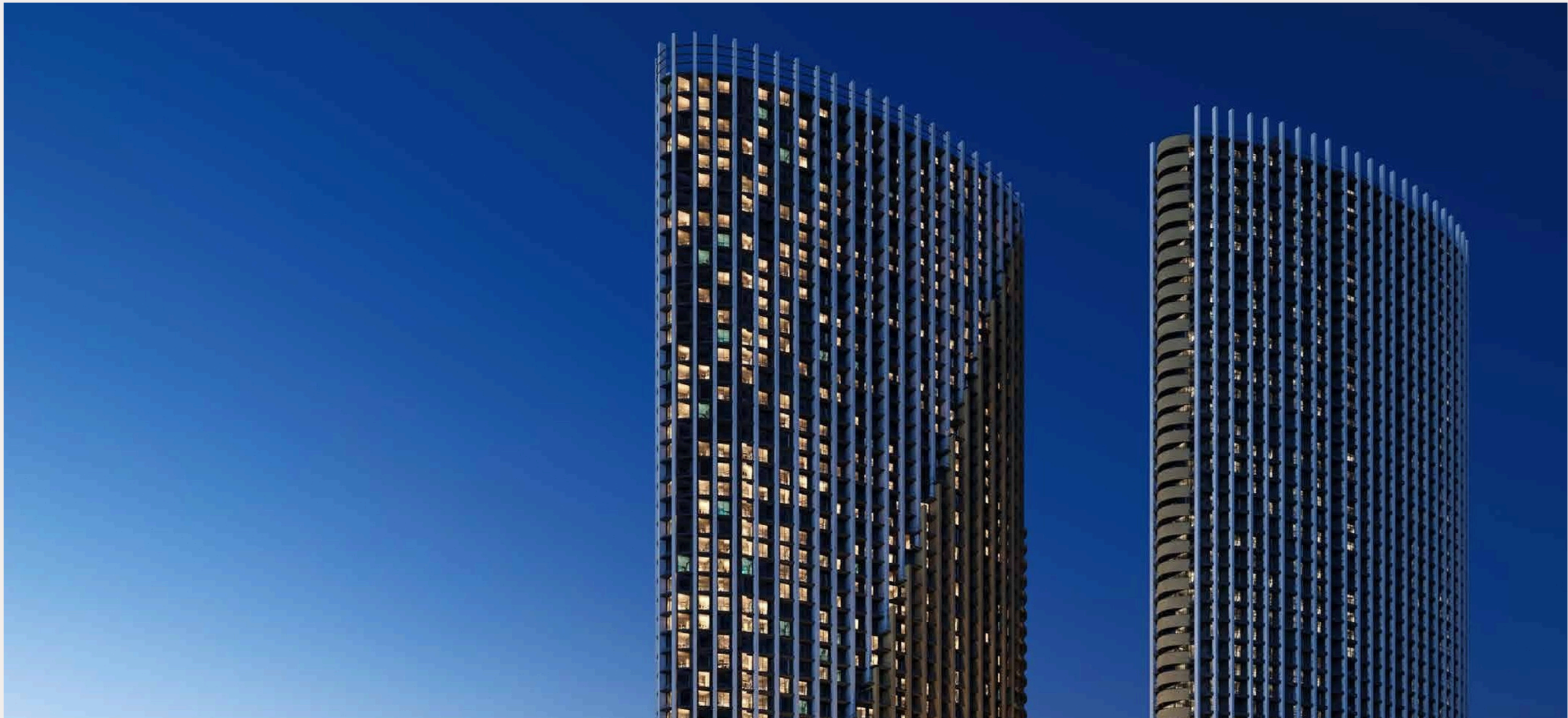
Its strategic location ensures seamless access to Batumi's key lifestyle, tourism and transport destinations while strengthening Corall's appeal as both a premium residence and an investment asset.

10 MIN – Old Boulevard

10 MIN – Botanical Garden

3 MIN – Central Railway Station





ARCHITECTURAL FEATURES AND FUNCTIONAL DESIGN

*A Multifunctional Complex with
Two Iconic Towers*

Tower A - 55 Floors

1,127 premium apartments
100 luxury hotel suites
Land plot – 6,893 m²

Tower B - 53 Floors

1,275 modern apartments
Land plot – 4,341 m²

Total Land Plot — 11,234 m²

ARCHITECTURE, COMFORT, AND INVESTMENT COMBINED

Tower B: *Smart Design Meets Modern Living & Investment Value*

Tower B features 52 floors and 1,250 refined apartments, ranging from 27 to 73 m². Each unit is designed with smart layouts and offers panoramic views of the sea, city and mountains.

The tower includes elegant communal spaces, retail & lifestyle spaces featuring restaurants & cafes, business and commercial areas — creating an optimal balance between residential comfort and investment opportunity.

Pre-Sale Now Open



BATUMI, GEORGIA
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SEASIDE RESORT

For Living & Investment

Block B / Pre-Sales Are Open

Starting Price - 2500\$

Turn-Key Condition / Ready to Live

0% Internal Installment



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Sea View

Mountain View



1- BEDROOM



Apartments : 27–73 m²

STUDIO



Typical Floor Plan | Floors 4–6

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Sea View



Mountain View

Tower B

1- BEDROOM



Apartments : 31–73 m²

STUDIO



Typical Floor Plan | Floors 7–52

ARCHITECTURE, COMFORT, AND INVESTMENT COMBINED

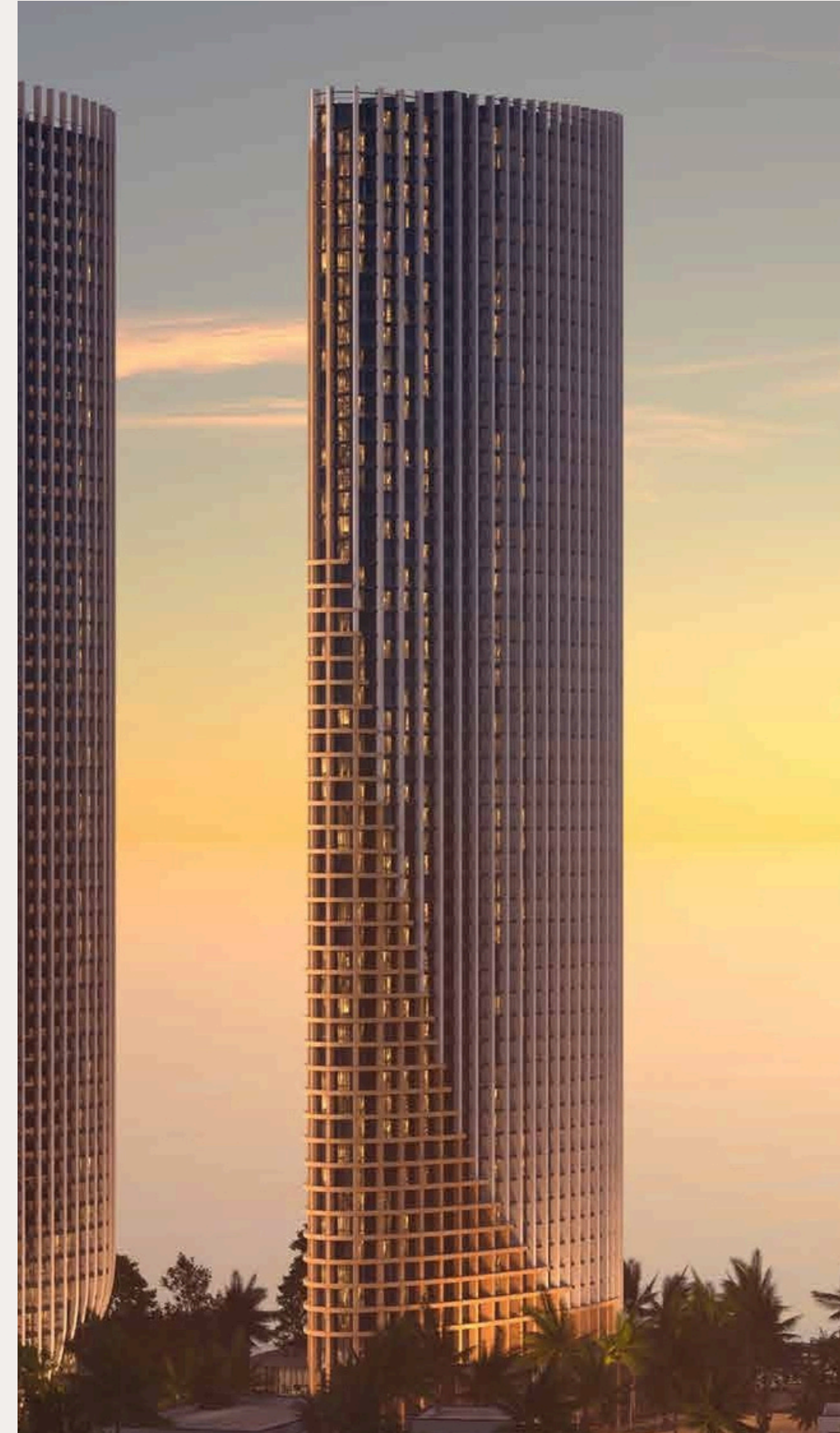
Tower A: *Premium Living with Long-Term Value*

Tower A rises 55 floors above the coastline and offers a curated blend of luxury residences and hotel suites. Each unit offers panoramic views of the Black Sea, Batumi skyline, and mountains.

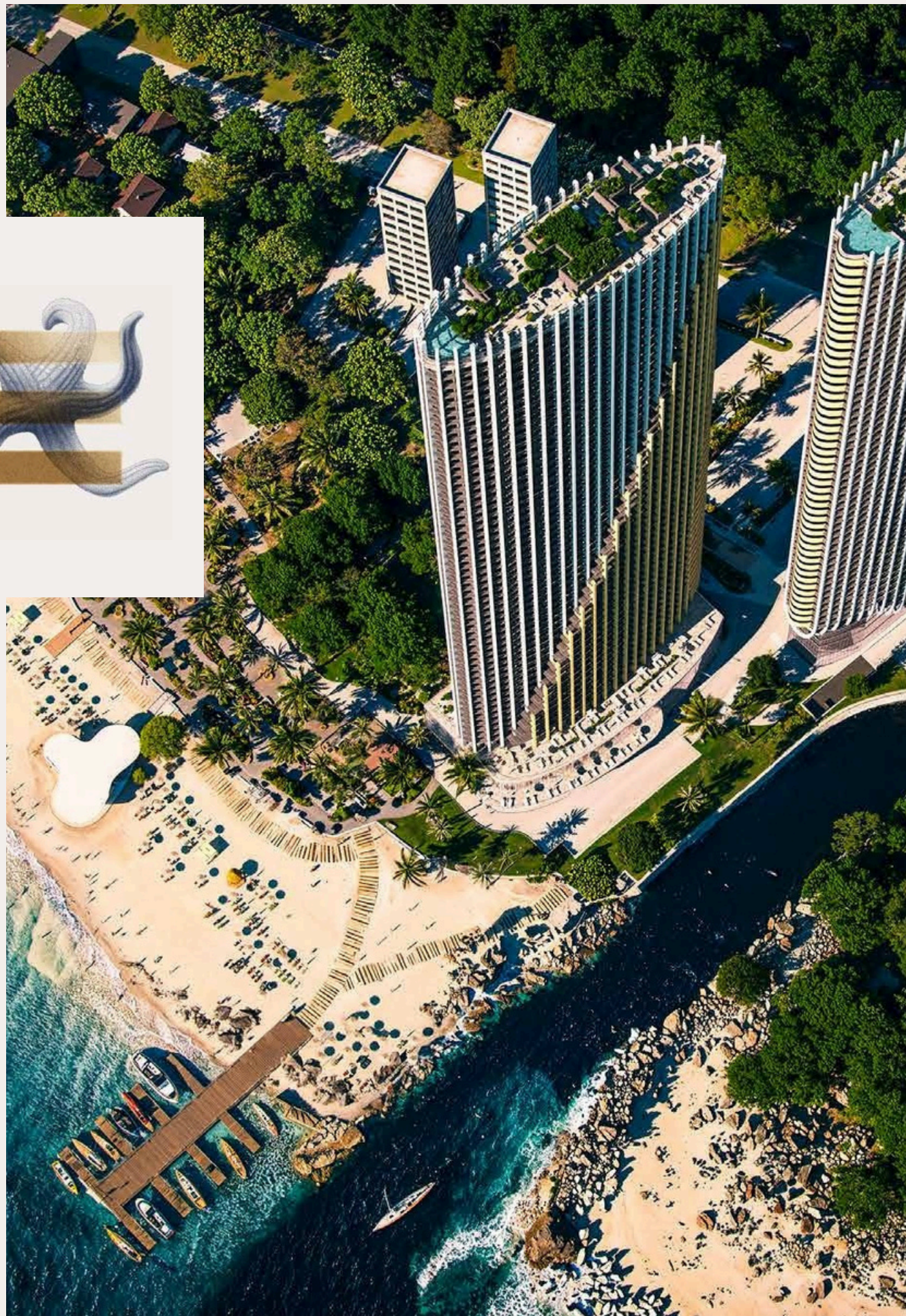
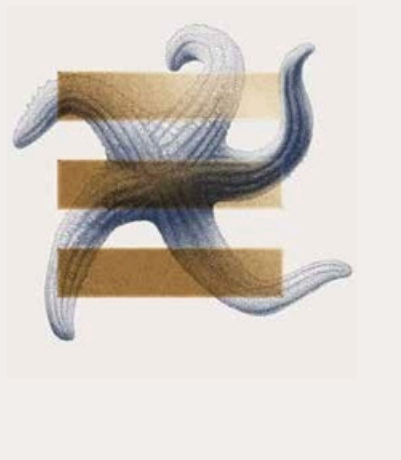
Amenities include a panoramic pool, a spa, restaurants, a casino, elegant lobbies and retail and commercial spaces.

The tower is designed for those seeking both exclusive living and high investment potential.

Residences will be introduced at a later stage.



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ARCHITECTURE. LIFESTYLE. INVESTMENT.

A Complete Resort Experience

Corall delivers a true resort ecosystem, including a planned private yacht club, business center, casino, panoramic pools, fine-dining areas, fitness and wellness zones. Each facility is designed to elevate daily life into a seamless blend of comfort and prestige.



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YACHT CLUB



ARCHITECTURE. COMFORT. LIFESTYLE.

Private Yacht Club. A Rare Privilege on the Black Sea.

Corall features an exclusive private yacht club with individual piers, creating a distinctive yachting and leisure experience directly on the Black Sea.



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Beachfront Living with Direct Access to a Private Beach

Located directly on the Black Sea shoreline, Corall offers the rare privilege of reaching your private beachfront just moments from your residence, a premium experience that sets it apart in Batumi's real estate market. This direct connection to the sea ensures **unmatched comfort** and everyday access to sun, sea and serenity, right outside your window.

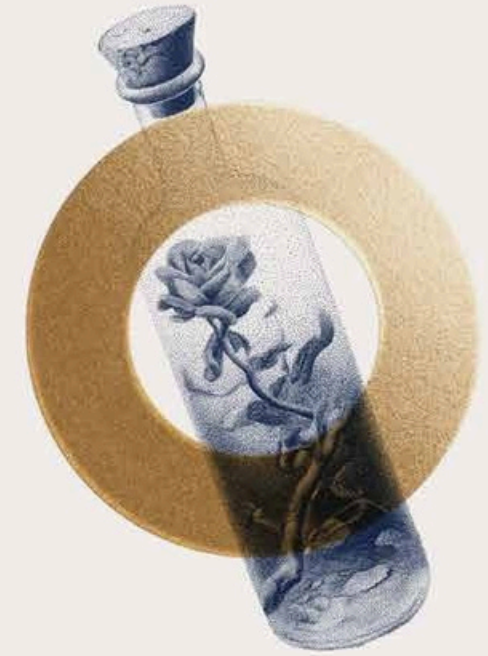
Features



RESTAURANT



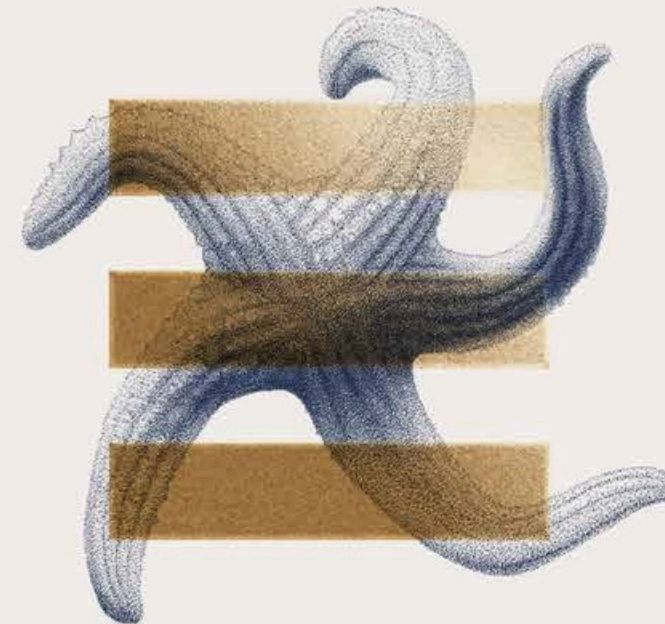
BOUTIQUE SUITES



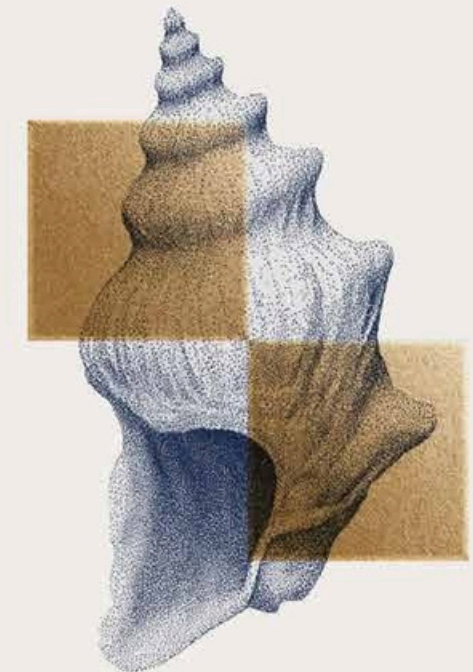
LOUNGE & BAR



YACHT CLUB



COMMONS



PRIVATE BEACH

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YACHT CLUB



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Casino

A world-class casino offering entertainment within the resort's exclusive atmosphere.



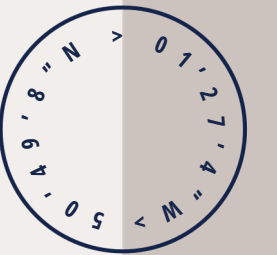
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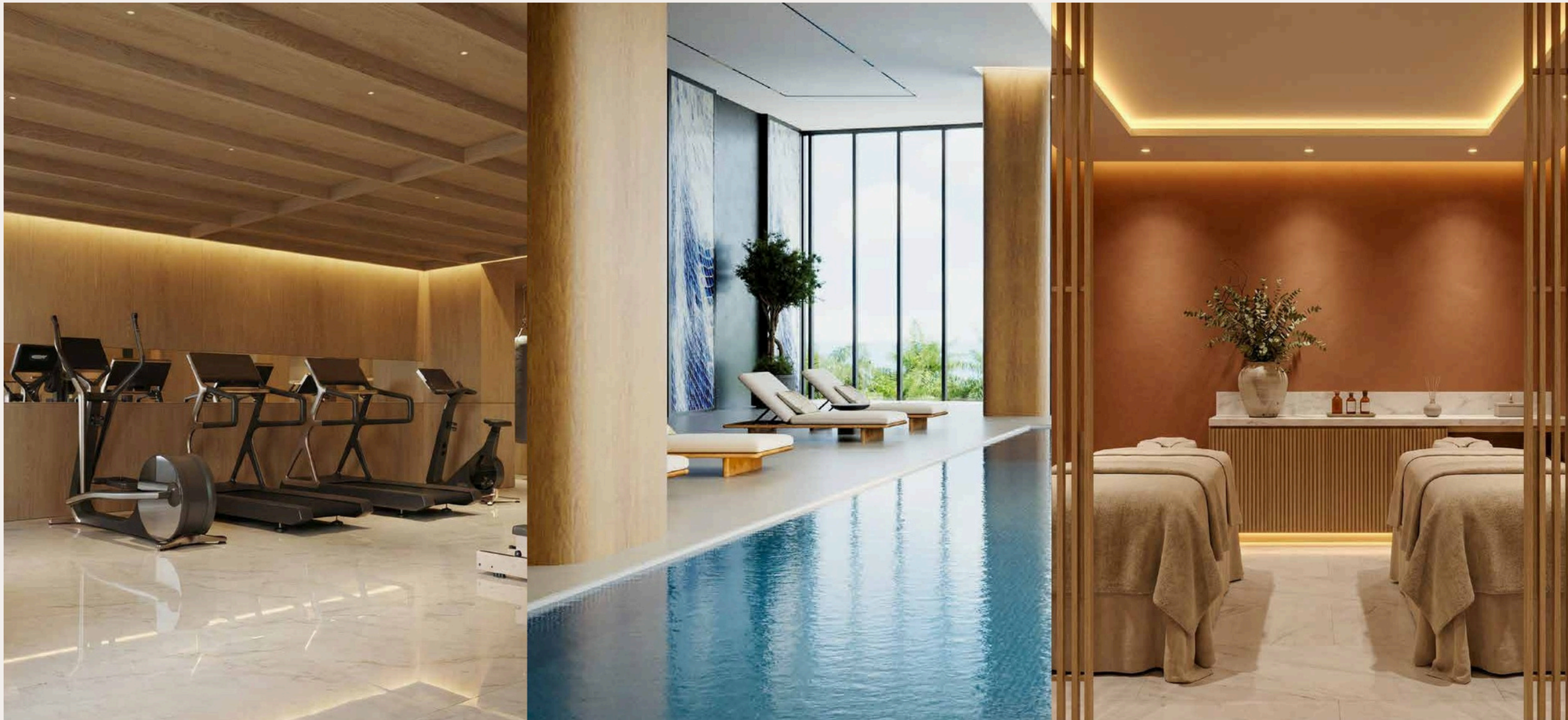
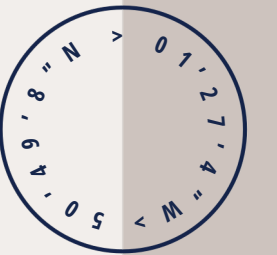
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Business & Commercial Spaces

Thoughtfully planned workspaces and commercial units that transform the resort into a fully self-sufficient, year-round destination



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Wellness Areas

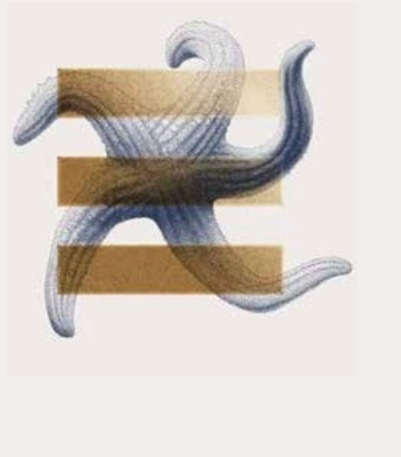
The resort unveils a private seaside paradise created for pure relaxation — featuring a panoramic pool, signature spa, gym and dedicated wellness areas.



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Restaurants & Cafes

Experience a blend of signature dining, relaxed cafés and stylish lounges. Every venue is designed to create memorable moments.



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Children's Playgrounds

Thoughtfully designed play areas create a safe and engaging environment for the resort's youngest residents and guests.





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Why Batumi?

RapidMarketGrowthandThriving Tourism

- 2024: \$4.4Billiontotal internationaltourismrevenueforGeorgia
- 2025: Tourism revenue reached approximately \$4.6–\$4.8 Billion nationwide

Source: National Bank of Georgia (NBG) & Georgian National Tourism Administration (GNTA)

International Visitor Numbers:

- Georgia(Total): ~6.4 Millioninternationalvisitors in 2024; ~6.9 Million in 2025 (+7.8% Y/Y)
- Adjara Region: ~2.5 Million–2.8 Million international visitors annually.

Source: GeoStat & (GNTA)

Tourism-Driven Demand for High-End Rentals

- Named one of Europe's Best Destinations 2024–among (top20cities to visit. Source EBD)

Batumi Real Estate Price Growth (5-Year Trend)

Average Price per Sq. M (USD):

2022: +19.6% Y/Y

2023: +25.4% Y/Y

2024: +6.4% Y/Y

2025: +6.9% to +9.4% Y/Y

5-Year Price Appreciation: +65% to +80% overall increase in USD property value.

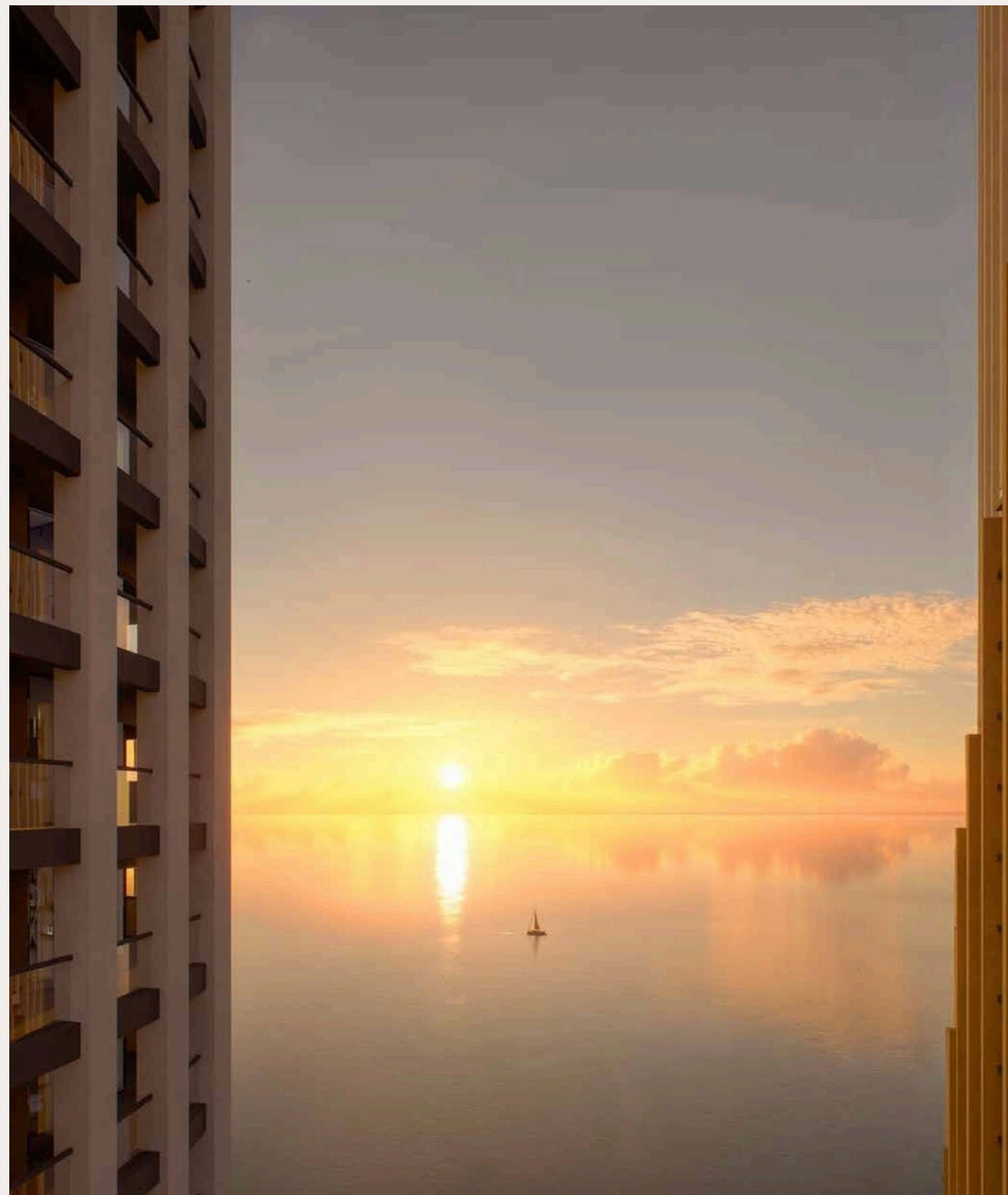
Project capitalization is expected to increase by minimum 60%.

Source: Galt & Taggart & TBC Capital Research

Rental Yield & ROI in Adjara (Batumi)

- Gross Rental Yield: 9.0% – 12.0% (Gross yield based on purchase price before operational expenses)
- Net Rental Yield (Real ROI): 7.2% – 7.4% (Accounting for 15%–25% management fees, seasonality, tax, and property maintenance)

Source: Galt & Taggart & TBC Capital |Real Estate Reports



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