



DEVELOPMENT

PREMIUM VILLAS

THE BLACK SEA PANORAMIC VIEWS



ABOUT US

The construction company of JB Development positions itself on the real estate market with the premium quality from 2022 year.

The priority of the company is comfort, quality, safety and a healthy lifestyle.

The founders of the company are local businessmen who have excellent knowledge of the construction market of the region and are competing with high stakes alongside well-known development companies.

The company is presented by “eco-friendly” concept, the goal of it is to observe and develop naturally rich and green areas.

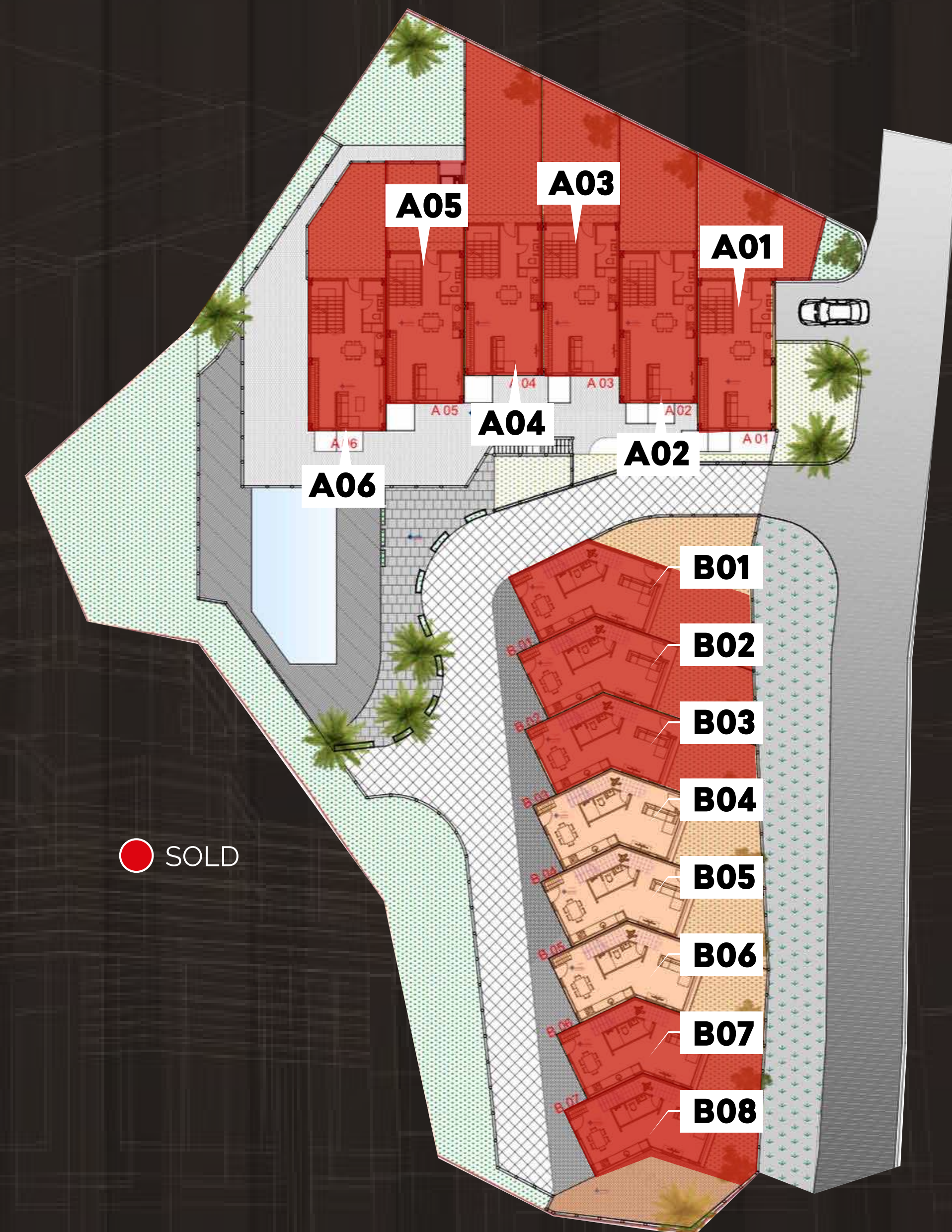
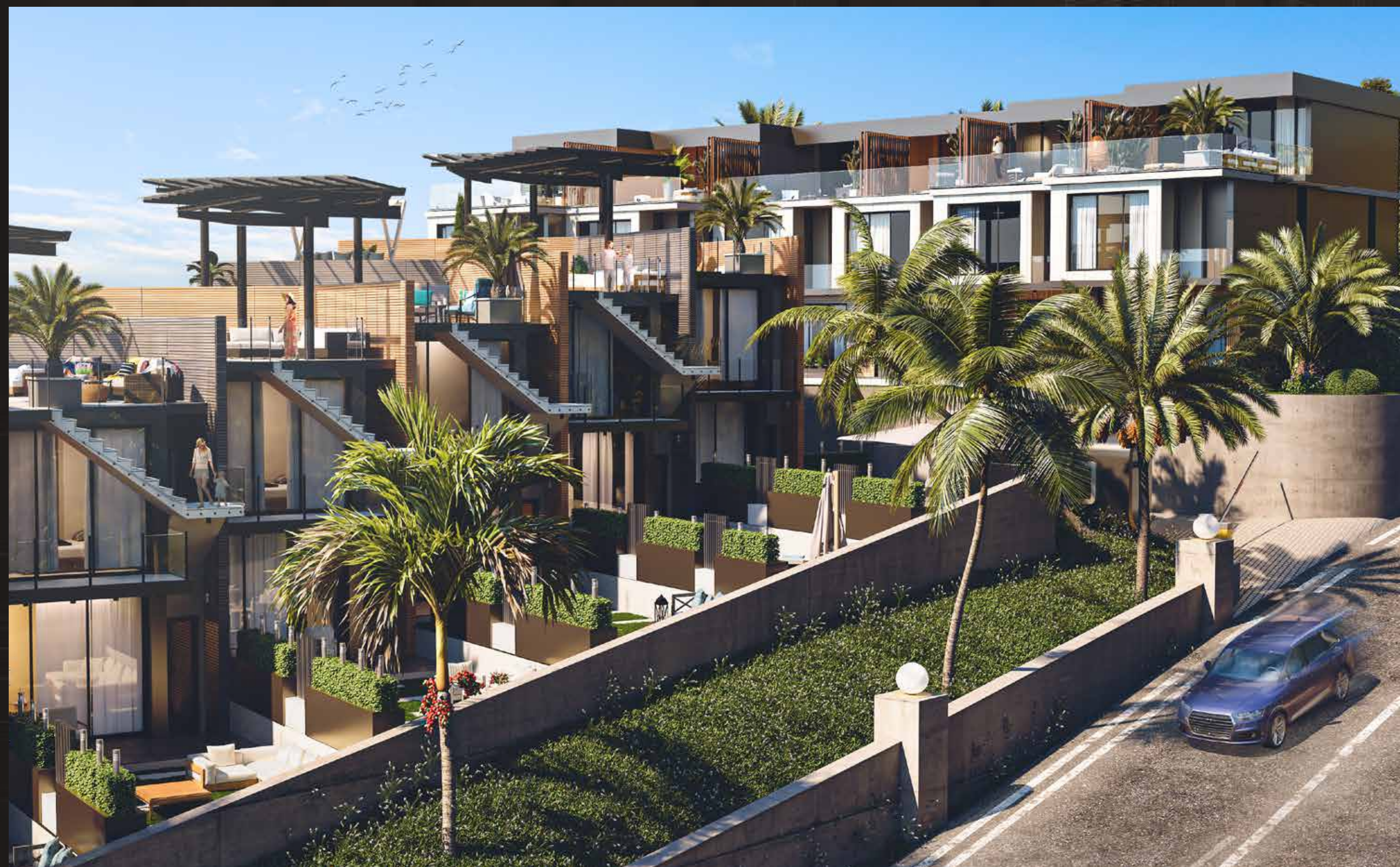
PROJECT

The concept of iVillas is to create a comfortable environment by combining modern architecture and interior design. The premium class villas are located near Batumi, in Green Cape area, in 500 meters from Botanical Garden.



PROJECT LAYOUT

The project of iVillas consists of two blocks: A and B.
In total there 14 lots of villas.





BLOCK B

165M²

FLOOR 1

45M²



FLOOR 2

60M²



FLOOR 3

60M²





BLOCK A

200M²

FLOOR 1

55M²



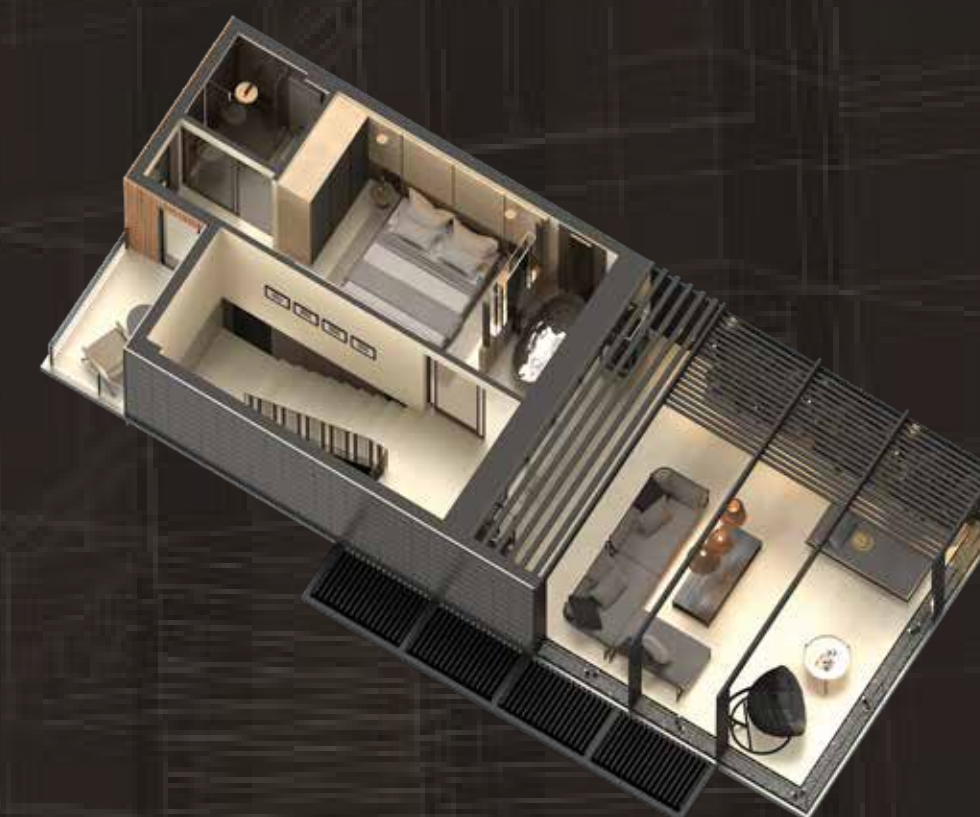
FLOOR 2

70M²



FLOOR 3

75M²



OWN COURTYARD

An individual patio that comes with your living space. You will be able to create special moments with your loved ones in your own courtyard.



MODERN DESIGN

TURNKEY FULLY FURNISHED



24/7 SERVICE

The technical support ensures fire safety and security conditions for the whole territory of complex as well as the 24/7 service of electricity and water supply systems.

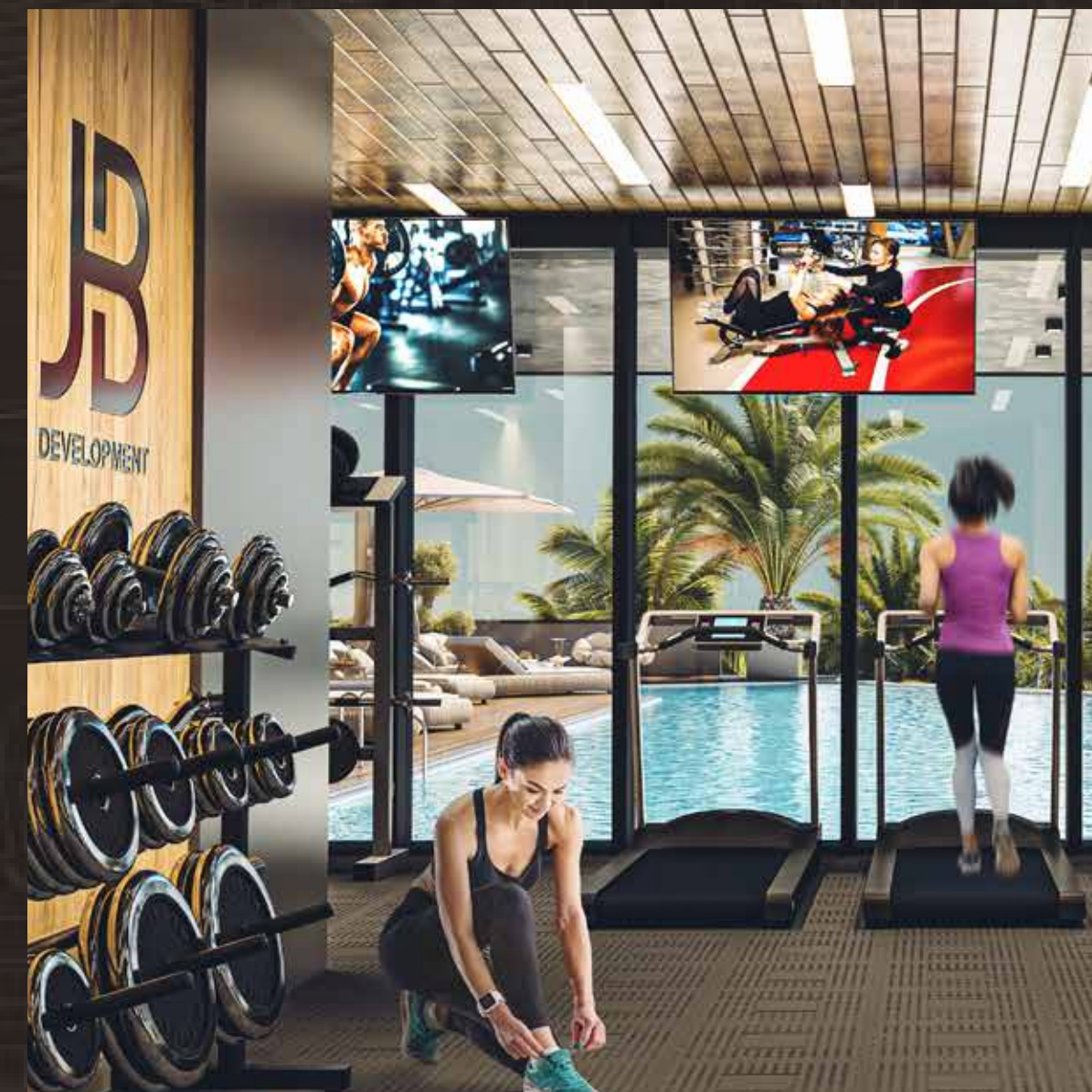
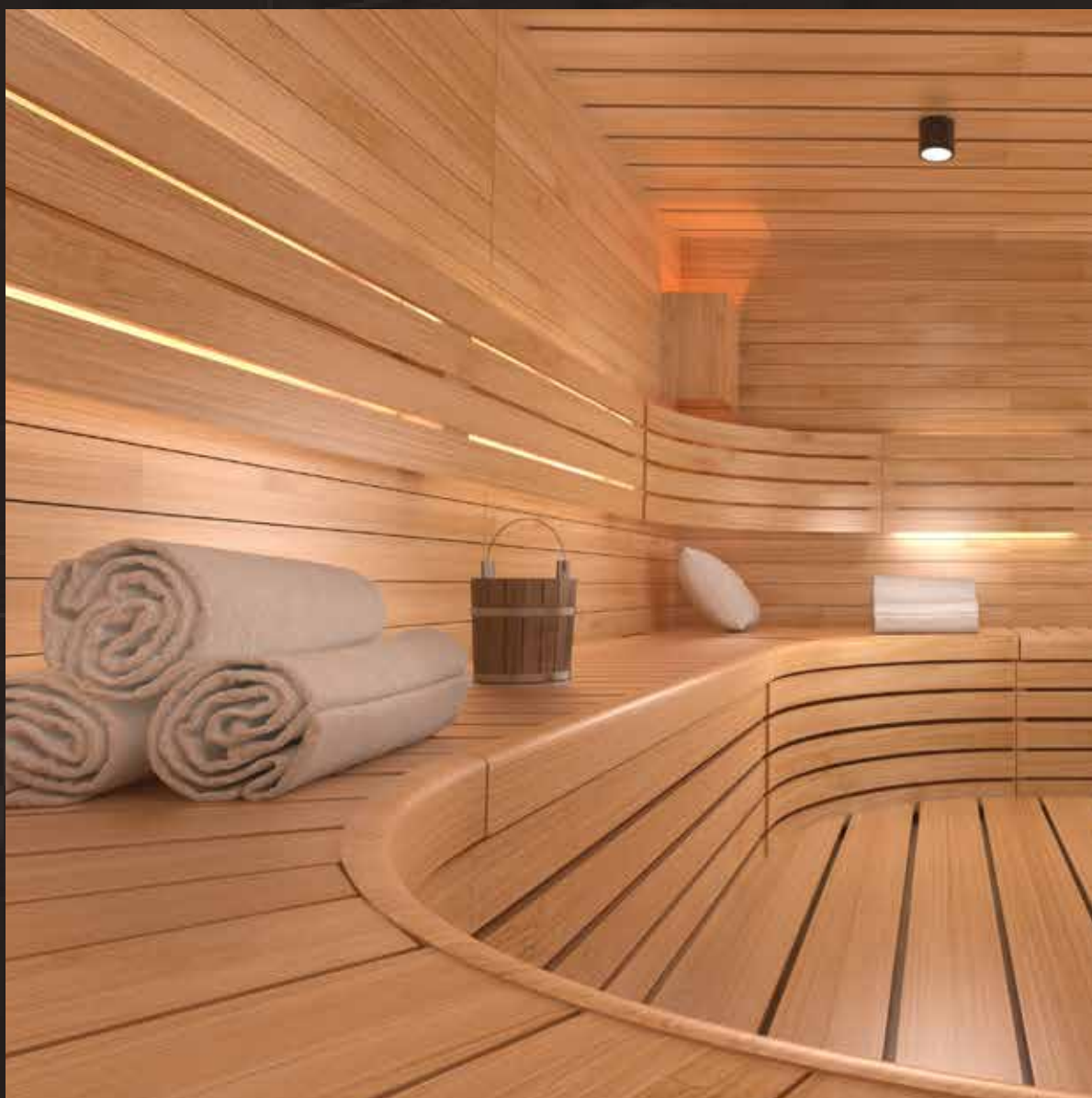


SERVICES WE PROVIDE:

- Villa management
- Spa center
- Fitness center
- Housekeeping

- Mini entertainment center
- Recreational Green Yard
- Underground parking
- Outdoor swimming pool

- Reception
- Concierge
- 24/7 security
- 24/7 Maintenance



PANORAMIC OUTDOOR SWIMMING POOL

with heating and cooling system according to seasonal temperature.

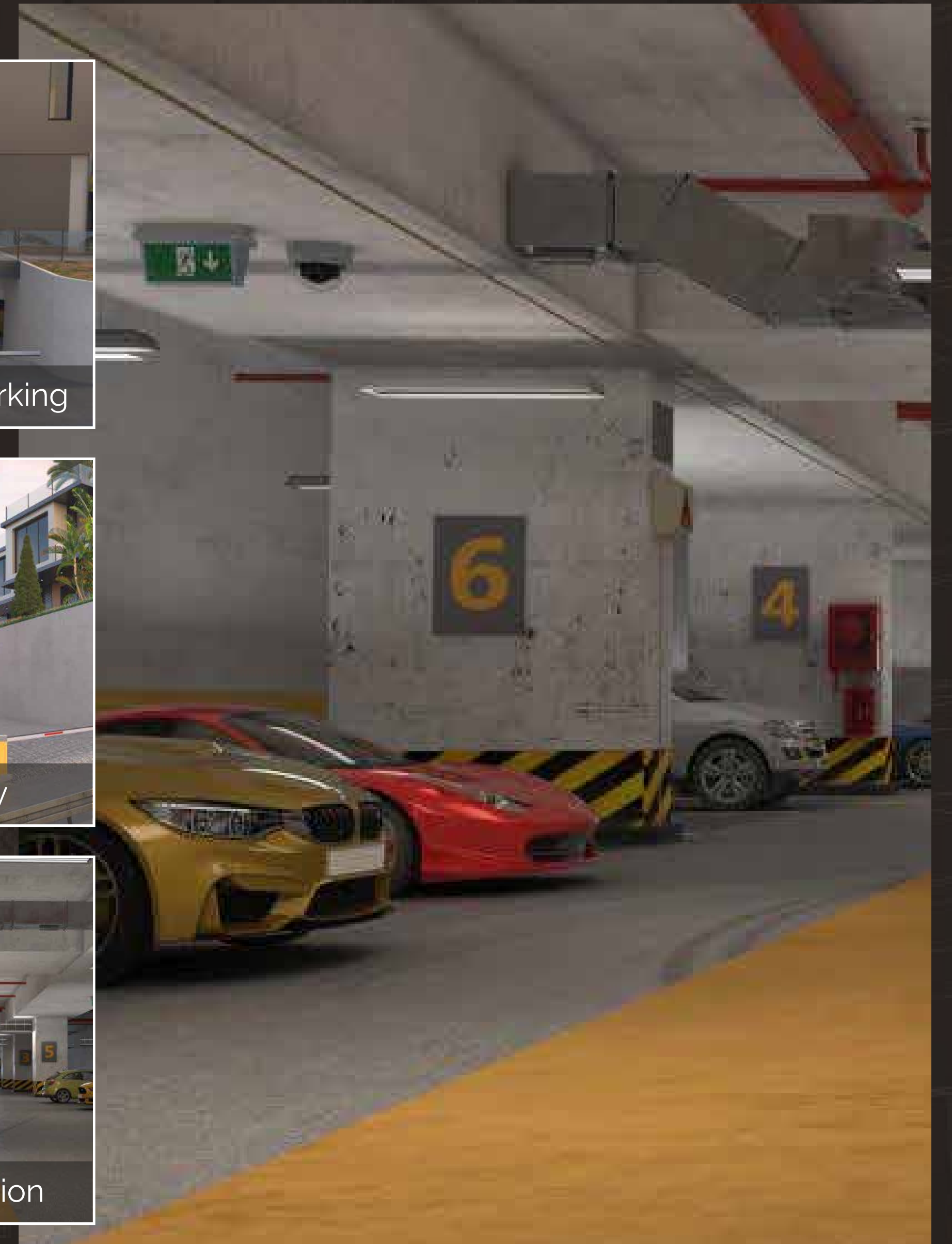
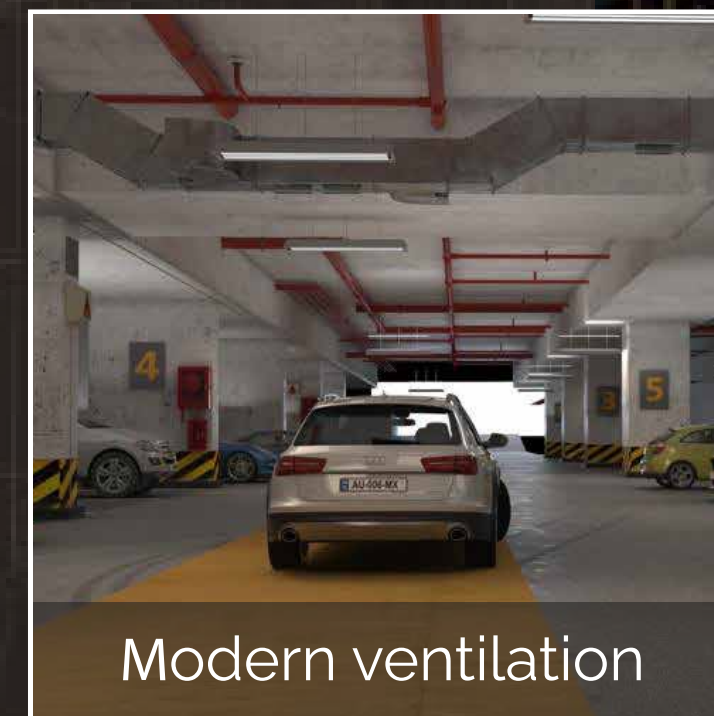
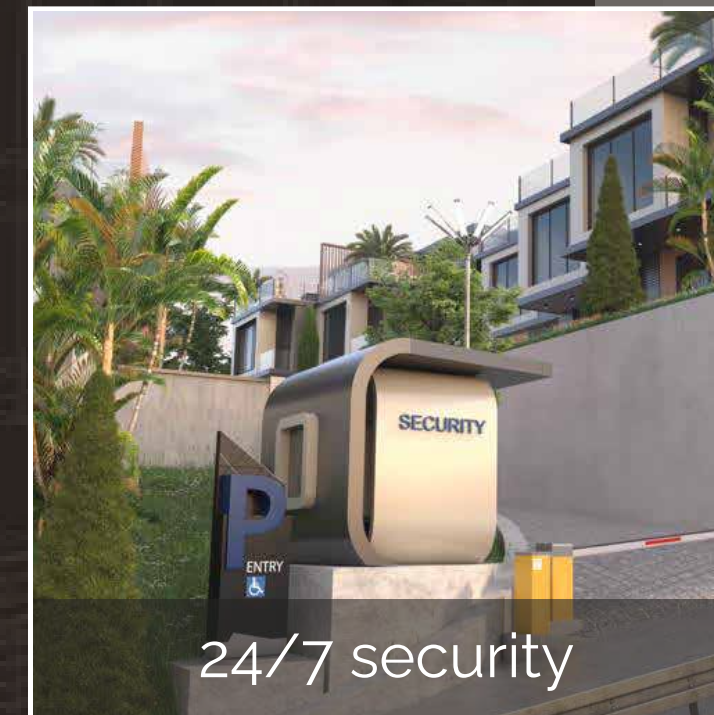


You can enjoy tropical silence, calmness and recreation in one place.

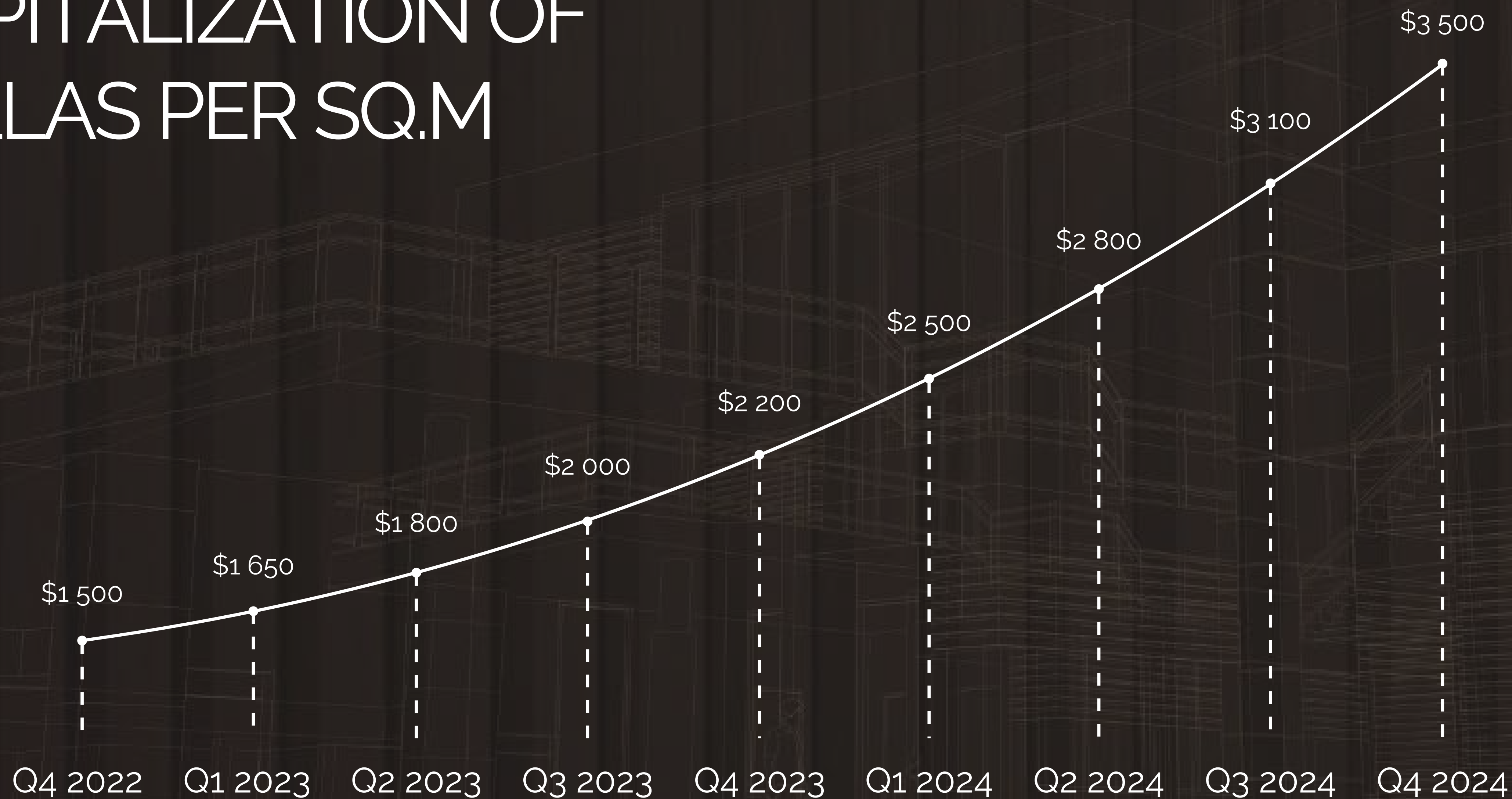


UNDERGROUND PARKING

Underground parking has modern ventilation, fire and safety security system with in 24/7 CCTV surveillance.



CAPITALIZATION OF VILLAS PER SQ.M



MANAGEMENT

iVillas is a business that generates revenue.

You can either live, or rent out your property and earn money.

Exclusively designed villas is the most profitable investment opportunity from all perspectives of view: eco-friendly location, high-quality construction materials, guaranteed sea and mountains views, developed infrastructure and privacy.

- A Block Annual Income 65 000 \$
- B Block Annual Income 48 000 \$



Exclusive Offer with Guaranteed Income from JB Development

JB Development is pleased to offer you with a unique villa rental offer that ensures you stable income and long-term benefits. We offer not only high-quality rental services but also income guarantees regardless of market fluctuations.

What Does Our Offer Include?

- Full Rental Service Package: We handle all aspects of rental management, including client acquisition, organizing cleaning (check-in and check-out), property maintenance, and utilities. Our service fee is **50%** of the total rental amount.

Income and Payments:

1. Rental Income: With our assistance, your annual rental income will be **\$60,000**, resulting in an annual profit of **\$30,000**.

Payment Options:

- For a **24-Month** Installment Plan: We will pay you **\$30,000** at the end of the first year of rental.
- For Full Payment: **\$30,000** will be paid immediately upon signing the contract.

Unlike other companies in the market, we provide a clear financial guarantee that ensures stable income and eliminates financial risks. We are confident that our offer will be advantageous for you.

We look forward to your response and are ready to answer any questions you may have.

ECOLOGICALLY CLEAN AREA

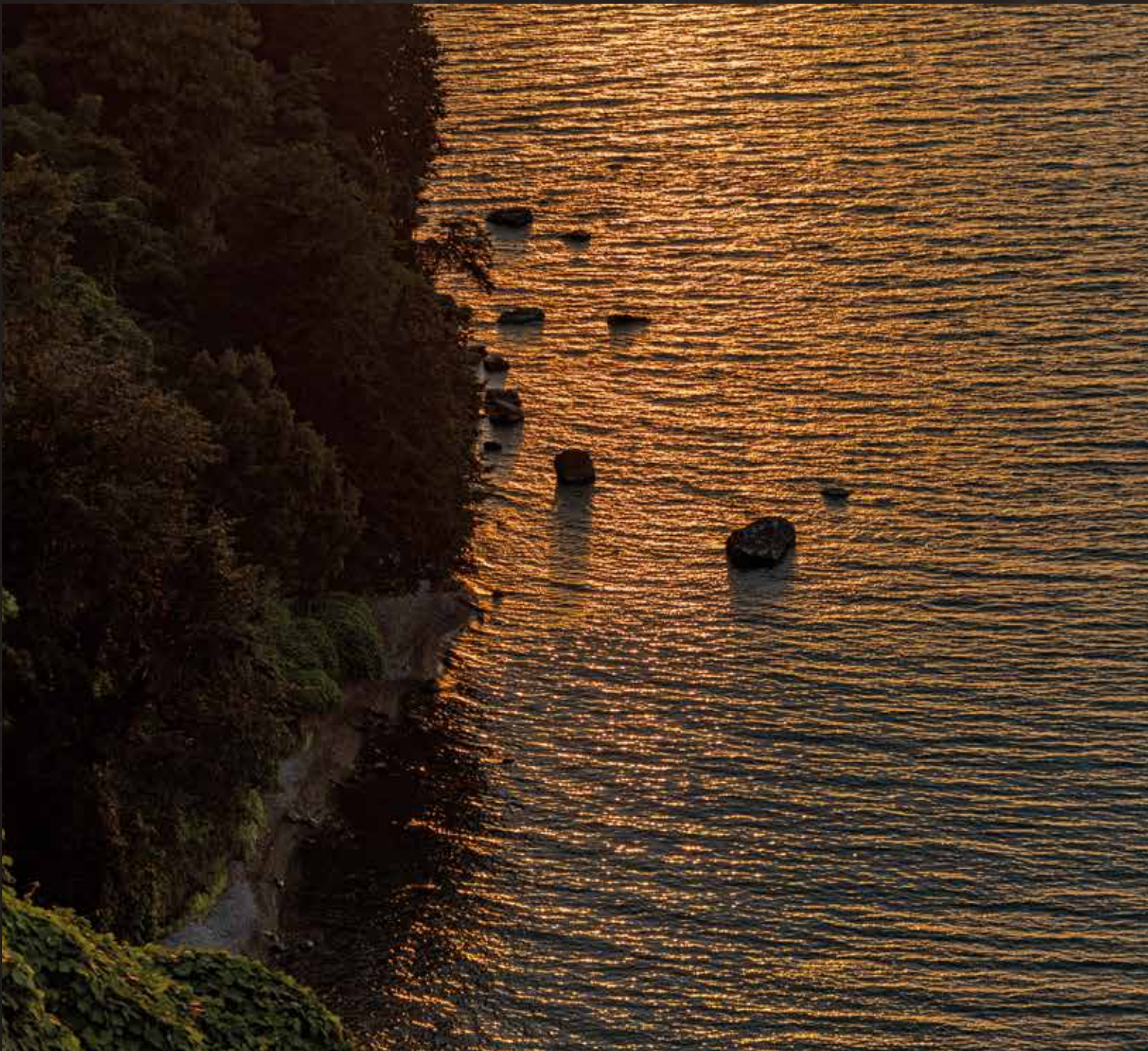
The complex of iVillas has a unique location in subtropical area of Batumi near to Botanical Garden, which is located in 500 meters from iVillas. Botanical garden is allocated on the height of 220 meters from the sea level. In 2023, Batumi Botanical Garden won in nominee for the Europe's leading botanical garden.



ON THE DISTANCE FROM THE COMPLEX:

BOTANICAL GARDEN

Distance - 500 m
Duration - 3 Minutes



CITY CENTER

Distance - 5 km
Duration - 10 Minutes



AIRPORT

Distance - 15 km
Duration - 25 Minutes



PAYMENT TERMS

The project will be completed in May 2025.

- 15% Down payment
- Internal interest-free installment plan for 24 months

Take advantage of payment terms tailored to you !



BRANDS



EEGER

The furniture of the complex is equipped with high-quality Austrian MDF.

Guardian – frosted glass package



VITRA

Bathroom, kitchen
Plumbing

Geu – aluminum metal mechanism



FUNDERMAX

HPL panel - an innovative, durable and eco-friendly product for façade of buildings.

Company of Alumet implements the installation of the façade

BRANDS



LORENZO LINE

Aluminum profile glass package with energy-efficient and sound insulation protection

Daikin - air conditioner



CERAMIC GRANITE

Kitchen & Balcony floor

Laminate - Bedroom floor



BOSCH

Kitchen & bathroom equipment

Samsung - TV-air conditioning

STRATEGICALLY IMPORTANT COUNTRY OF THE WORLD

A crossroads between two continents is that what makes Georgia's strategic location special on the world map, creating priceless opportunities for import and export, international business, foreign business investment, etc.

Georgia is a transit corridor with diverse sea and land routes; bordered from four sides by: the Black Sea on the west, Russia on the north, Turkey and Armenia on the south, while Azerbaijan on the east.

The World Bank Group publishes an annual report on the ease of doing business in many countries of the world. Georgia is always on the leading positions in the global ranking. In our country, Adjara is a region that often attracts the attention of foreign investors due to its geographical area, natural environmental conditions and strategic location.



BATUMI CITY IS A TOURISM CENTER OF GEORGIA

For the fourth time in a row, the titleholder of "Europe's fastest growing tourist destination"

- Located on the Black Sea coast
- Surrounded by mountains and green nature
- Seaside city with a mild subtropical climate
- The average annual temperature +14 °C
- New and old architectural buildings
- Seaside Boulevard
- Entertainment and gambling



This is what makes Batumi attractive for tourists from different countries of the world.

Batumi's growing tourism potential is confirmed by the fact that leading 5-star hotels of world brands such as: Radisson, Hilton, Sheraton, and Wyndham are already actively operating in the city.

Radisson

Hilton

SHERATON

Le
MERIDIEN

BENEFITS FOR YOUR FUTURE INVESTMENT

Batumi city chose tourism as the main direction of development, which increased the number of people willing to buy real estate. The rate of tourist arrivals in Batumi increases by 20% every year, so why is Ajara an attractive place for investment:

4 SEASON DESTINATION

6 MONTHS OF HIGH SEASON

270 SUNNY DAYS IN A YEAR

VISA FREE ENTRY FOR 74 COUNTRIES

PROPERTY TAX FREE

LOW LIVING COSTS

RENTAL YIELD FROM 15%

HIGH SAFETY RATE

A LOT OF SIGHTSEEING PLACES

EMERGING TOURISM INDUSTRY

LEADING CITY ON REAL ESTATE MARKET

JB CARD


- Beneficial key to exclusive privileges and service providers.


“JB Card” offers to owners of property discounts and special benefits for the future projects, as well.

Limited access to benefits only for villas owners, who can take all service advantages from the property management.



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The logo features a large, stylized, gold-colored 'JB' monogram. Below the monogram, the word 'DEVELOPMENT' is written in a smaller, gold-colored, sans-serif, all-caps font. The background of the slide is a dark gray with a faint, white line-art architectural drawing of a modern building with two human figures standing on a platform in the foreground.