



New Village Villas 2

- ✓ Welcome to our family
- ✓ A unique space for life, leisure, and capital growth
- ✓ Limited availability. Sales have already begun — don't miss your chance to choose a plot!

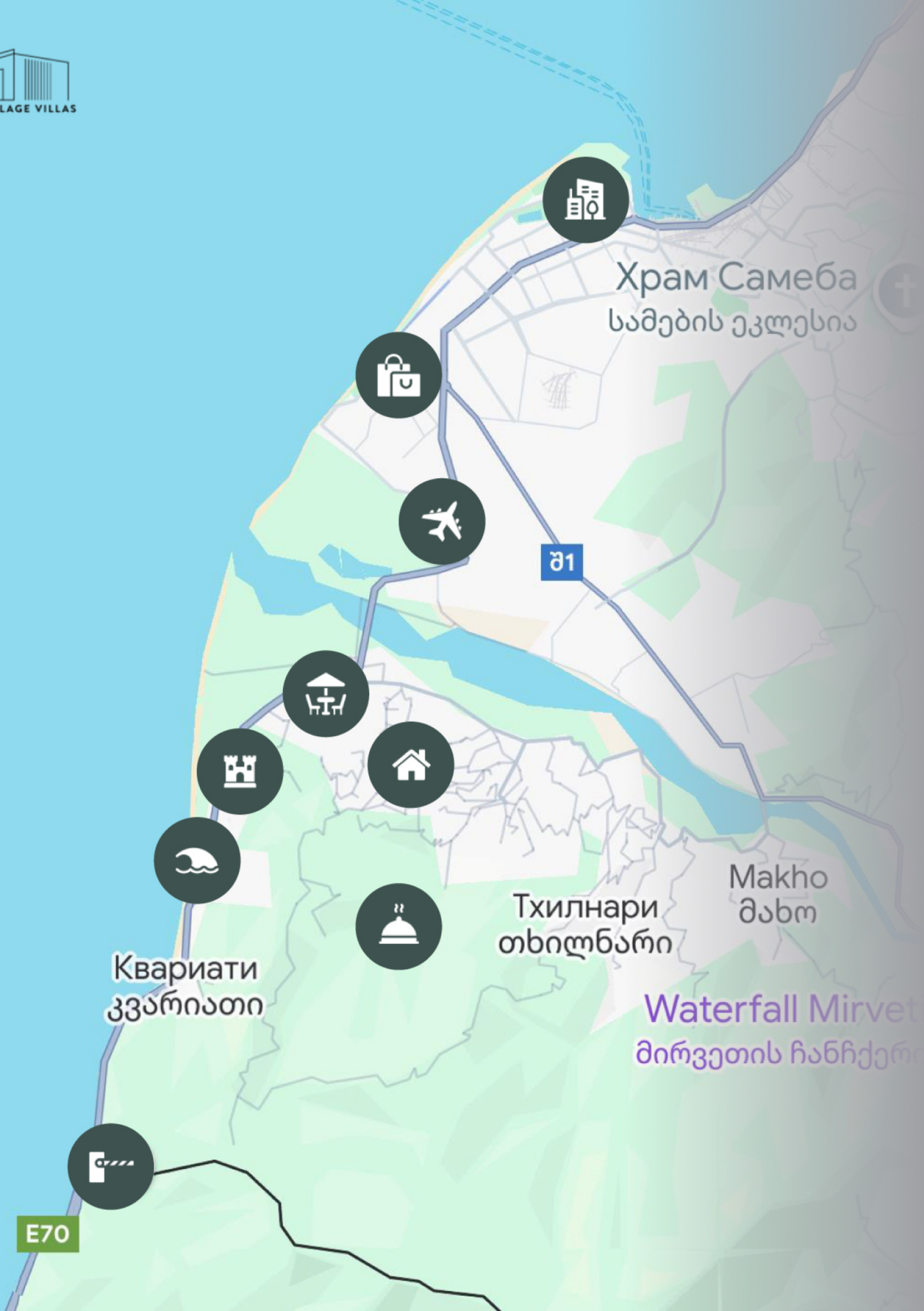


THE DREAM LIFE: WHAT MORE COULD YOU WANT?

Perfect location

Our clients enjoy a pristine, eco-friendly area with privacy, comfort, well-developed infrastructure, and easy access to key destinations:

- Airport **6 km**
- Riverside restaurants **1 km**
- Gonio Fortress **2,6 km**
- Batumi city center **10 km**
- Shopping mall **9 km**
- Turkish border **6 km**
- Beach **2,7 km**
- Grocery stores & cafés **1,3 km**



PRIVACY & SECURITY

Peace of mind is **our priority**



Each villa offers a spacious yard with a private Jacuzzi, BBQ area, and relaxation zone.



Spend warm evenings with your family or friends, surrounded by mimosa trees and breathtaking views of the sea and mountains.



The gated community features 24/7 security for your comfort and safety.

Additional services include:

Professional property management

Technical maintenance

Landscaping and territory cleaning

24/7 guarded entrance

Interior cleaning services

Seasonal beach transfer

Fire safety measures

Client attraction services

Airport shuttle service

Full video surveillance

Property liability coverage during management

Project Concept

- ✓ A residential investment gem in Batumi's fastest-growing area
- ✓ Designed for families who want to feel truly at home
- ✓ Pool and restaurant on site — a community within the complex
- ✓ Front line: townhouses.
Second line: detached homes with private plots



Why Gonio?

- ✓ Unmatched views of the city, sea, Caucasus mountains, and the grand Gonio Marina project
- ✓ Just 6 km from the airport — yet serene and secure

- ✓ Schools, nature, and shops all within reach
- ✓ A booming area with large-scale developments nearby — high liquidity and value growth



Landscaping & Site Plan

- ✓ 10 private villas, each on ~250 m² land plots
- ✓ Each plot includes parking, jacuzzi, terraces, and green partitions
- ✓ Shared zone with pool, restaurant, and lush landscaping
- ✓ Gated territory with 24/7 security



Modern Architecture

- ☑ Minimalist elegance — concrete, glass, and clean lines
- ☑ Light, space, and freedom. A visual harmony that inspires
- ☑ Facades treated with water-repellent coating for durability
- ☑ Solar panels, insulation, and eco-friendly materials



Inside **the Villa**

☑ Total area

161,5 m²

☑ Ground floor

79,61 m²

☑ Second floor

81,90 m²

☑ 2 floors, 3 bedrooms, kitchen, living room,
3 bathrooms

☑ Jacuzzi, parking, terraces —
all included in the price



Move-in ready

- ✓ **Fully finished homes:** designer renovation, stylish furniture, and premium appliances
- ✓ Every house is a high-end, turnkey designer product



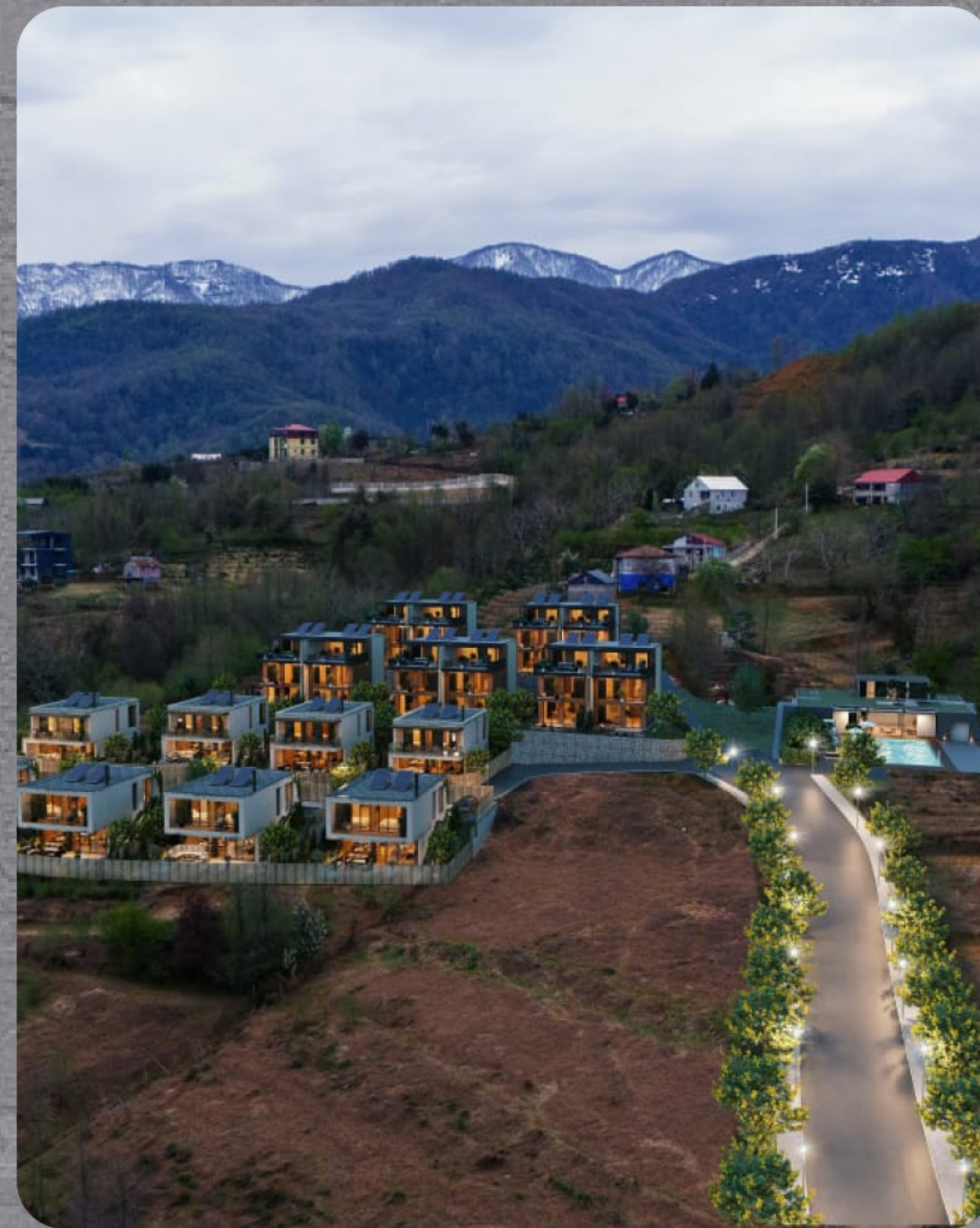
Reliability & Smart Comfort

- ☑ Gas, underfloor heating, air conditioning — comfort all year round
- ☑ Solar panels for energy independence and savings
- ☑ 24/7 security and surveillance — peace of mind for your children
- ☑ Optional smart home system

See it for yourself



Professional renders of
both villa types



Views of the mountains
and community layout



Natural colors, privacy,
and style in every detail



Photos available upon
request or in-person
viewing

SMART INVESTMENT

A home that works for you

With New Village Villas, you're not just buying a home — you're investing in a valuable asset

Average rental yield

Up to 9% annually

Guaranteed rental return

7% annually from rent

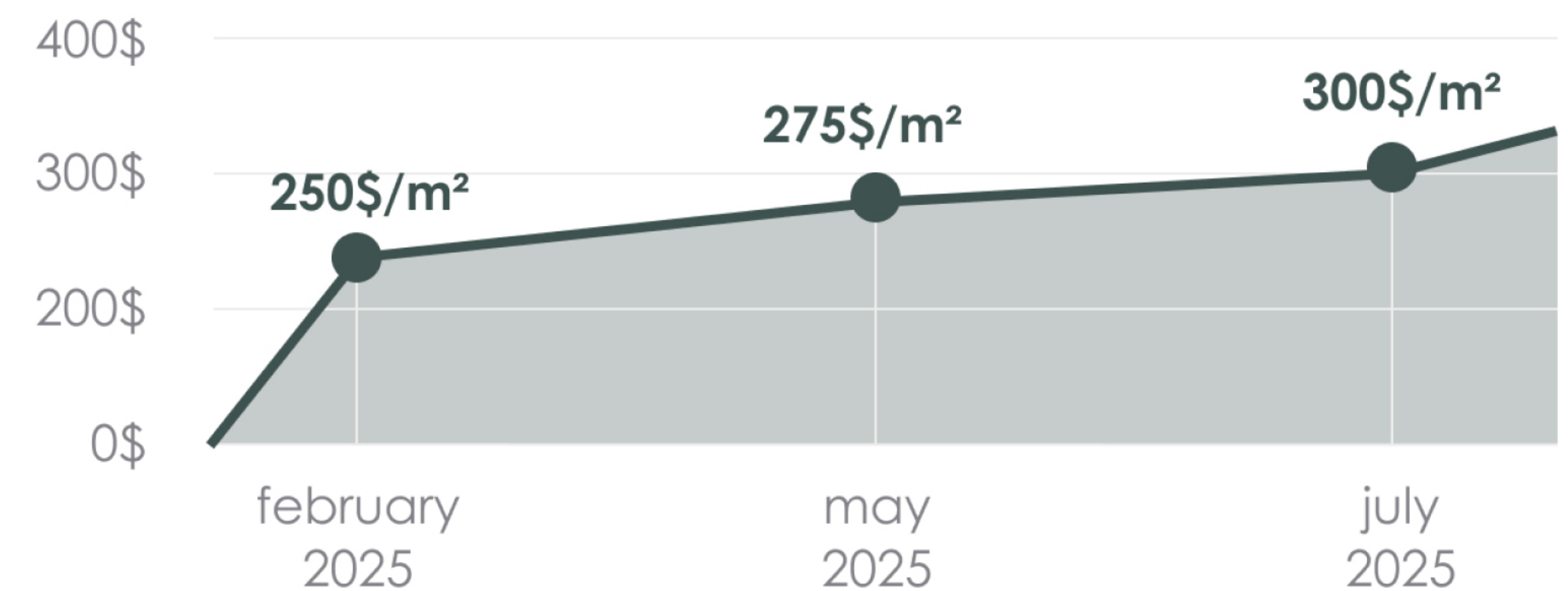
Projected capital growth from launch

+55% by project completion



PRICE PER M²

Full
readiness



Why now?

- ✓ Several homes already sold
- ✓ Price increase schedule confirmed
- ✓ Lock in the best price today
- ✓ Entry from just 20–30%. Installments up to 24 months, interest-free



A modern villa interior featuring a dining area with a wooden table and cane chairs, a kitchen with a blue and white geometric backsplash, and a large blue velvet sofa in the foreground. The space has concrete walls and large windows with white curtains.

Simple & Transparent

Down payment
from 20%

Installments
24 months, 0% interest

Backed by TBC Bank guarantee:
Your home will be completed

Pre-orders now open

Secure your villa today!

New Village **Villas 2**

— your family haven in Batumi

Book a private tour

📍 +995 558 54-15-53

☒ View completed townhouses
(first line)

☒ Tour ongoing construction (second
line)