



# CALLIGRAPHY TOWERS

[calligraphy-batumi.com](http://calligraphy-batumi.com)

Carrefour  კარფური



# ABOUT PROJECT

Hilton

**The Calligraphy Towers** is a multifunctional premium class residential complex, located in a new modern resort area of Batumi. The complex consists of 3 buildings blocks A, B and C.

**Location:** 18 Zhiuli Shartava st, "Alley-Heroes, Batumi.

Wide infrastructure of the complex and the international hotel chain **"Hampton by Hilton"** of the **"Hilton worldwide"** chain gives special significance to the project, this concept gives a high status and interest to the complex among vacationers and future owners.

The project Calligraphy Towers will be of interest to everyone who is interested in a guaranteed income. The project has a business model for investment. Now the project is available for those who have dreamt of buying premium class real estate at an affordable price.





**Project Calligraphy Towers consists of 3 building blocks**  
**Blocks A, B and C. Block D** includes infrastructure and commercial real estate.

**A tower**

**B tower**

**C tower**

December, 2024  
35 floors

December, 2023  
45 floors

March, 2026  
40 floors



«**Calligraphy Towers**» — is a residential business asset for you and your loved ones on the Black Sea coast.

### Customer preferences when choosing our complex:

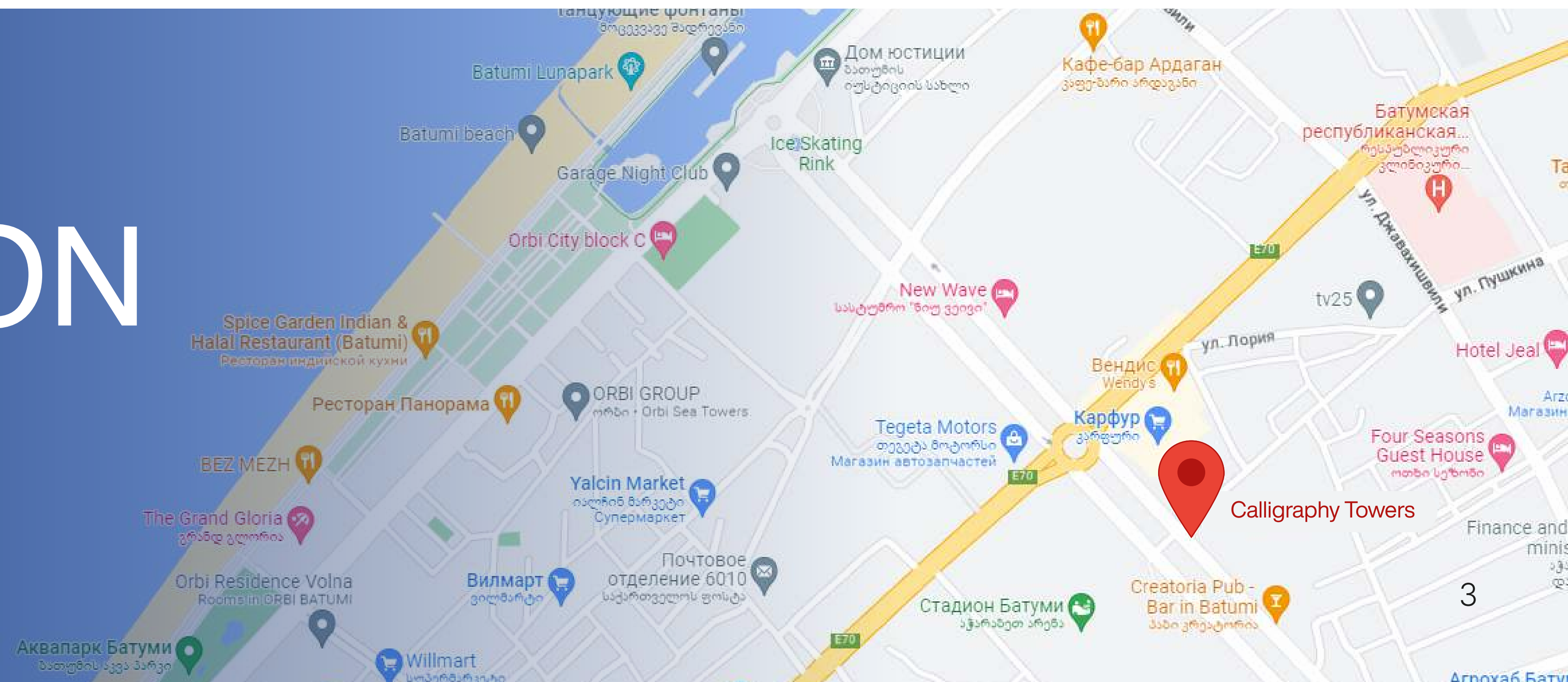
- Efficiency in resolving issues
- High class and affordable price
- Transparency and legal responsibility
- Data Privacy and Confidentiality
- Comfort and high service

The apartments are offered with comfortable and thoughtful sizes: **from 28 sq.m. to 150 sq.m. and more.**

### All apartments have several types of finishes:

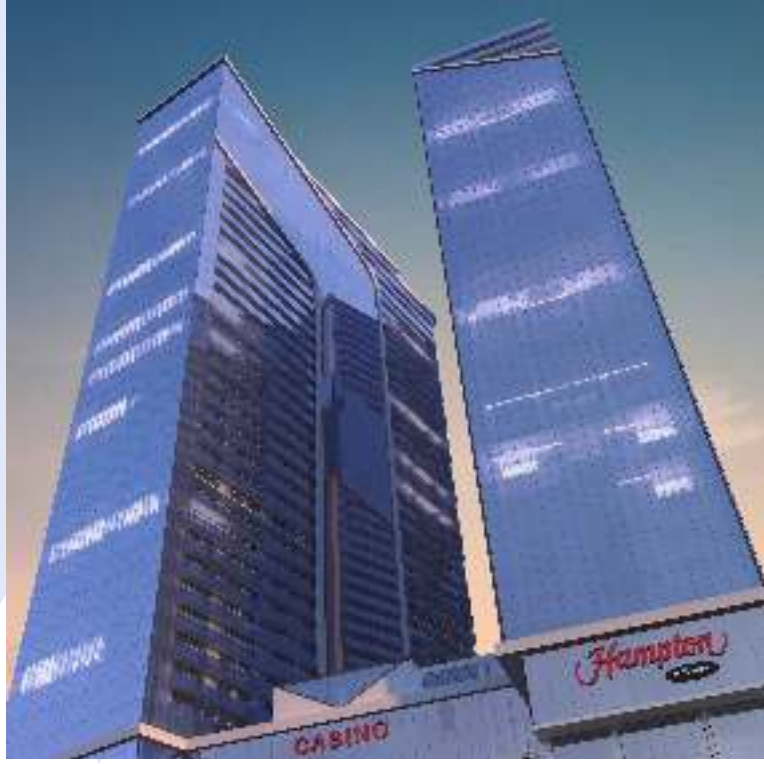
1. White frame
2. Turnkey - with furniture and appliances

# LOCATION





# FACADE GALLERY





# APARTMENT PLANNINGS

Apartment plannings at **A**, **B** and **C** towers



32.2 sq.m.



43.6 sq.m.



58.1 sq.m.



68.9 sq.m.



# APARTMENT PLANNINGS

Apartment plannings at A, B and C towers



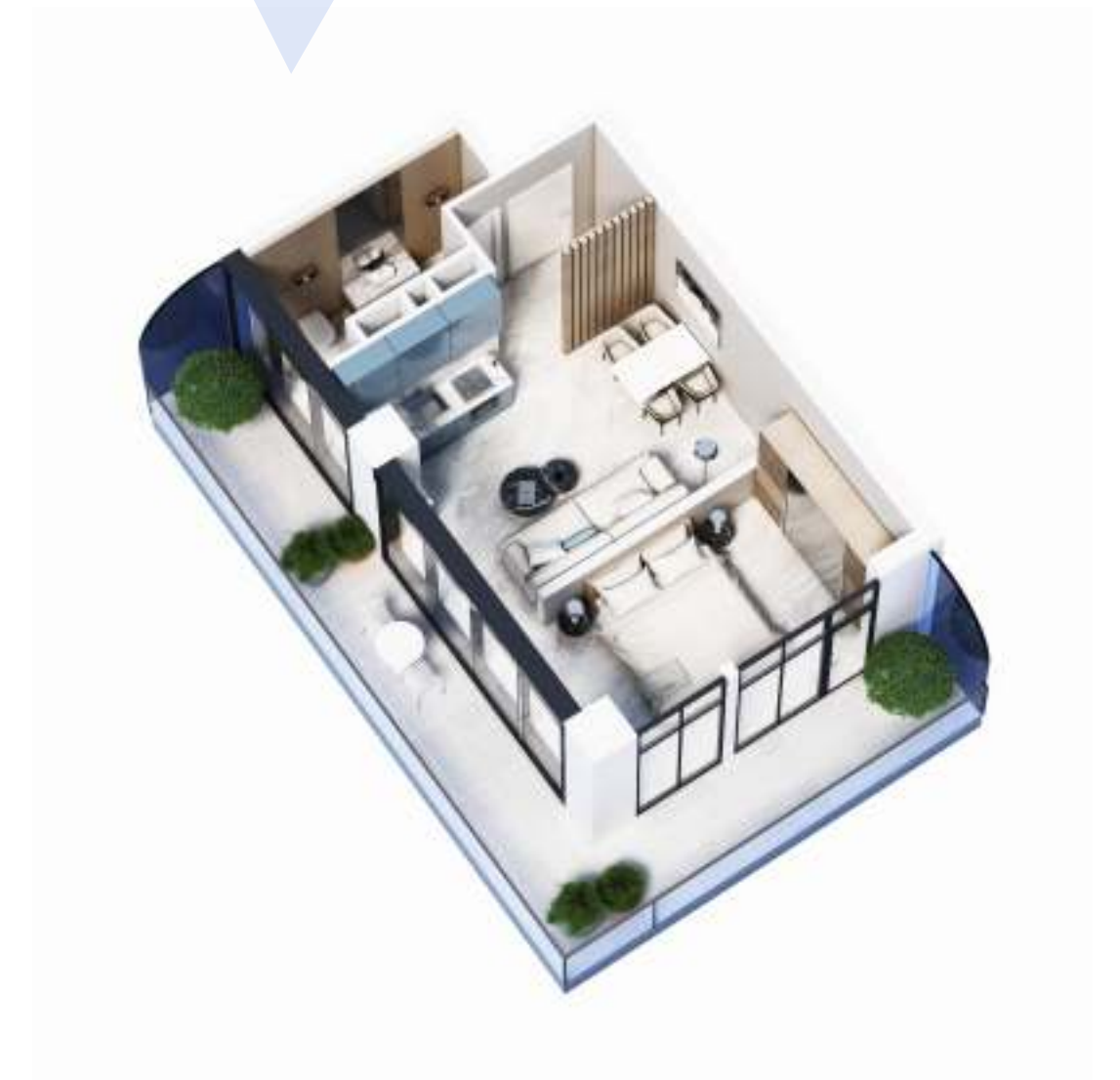
50.1 sq.m.



54.2 sq.m



57.2 sq.m.



41.5 sq.m.



# APARTMENT PLANNINGS

Apartment planings at **A**, **B** and **C** towers



29.1 sq.m.



32.8 sq.m.



50 sq.m.



55 sq.m.



68.2 sq.m.



# GRAND MAISON

“**Grand Maison**” is a construction and investment company founded in 2020 and it has completed projects throughout Georgia.

## Company profile:

- Construction and reconstruction of state roads, tunnels and bridges
- Production and sale of construction materials
- Construction of residential complexes

Over the years, our company has received recommendations and positive feedback from customers.





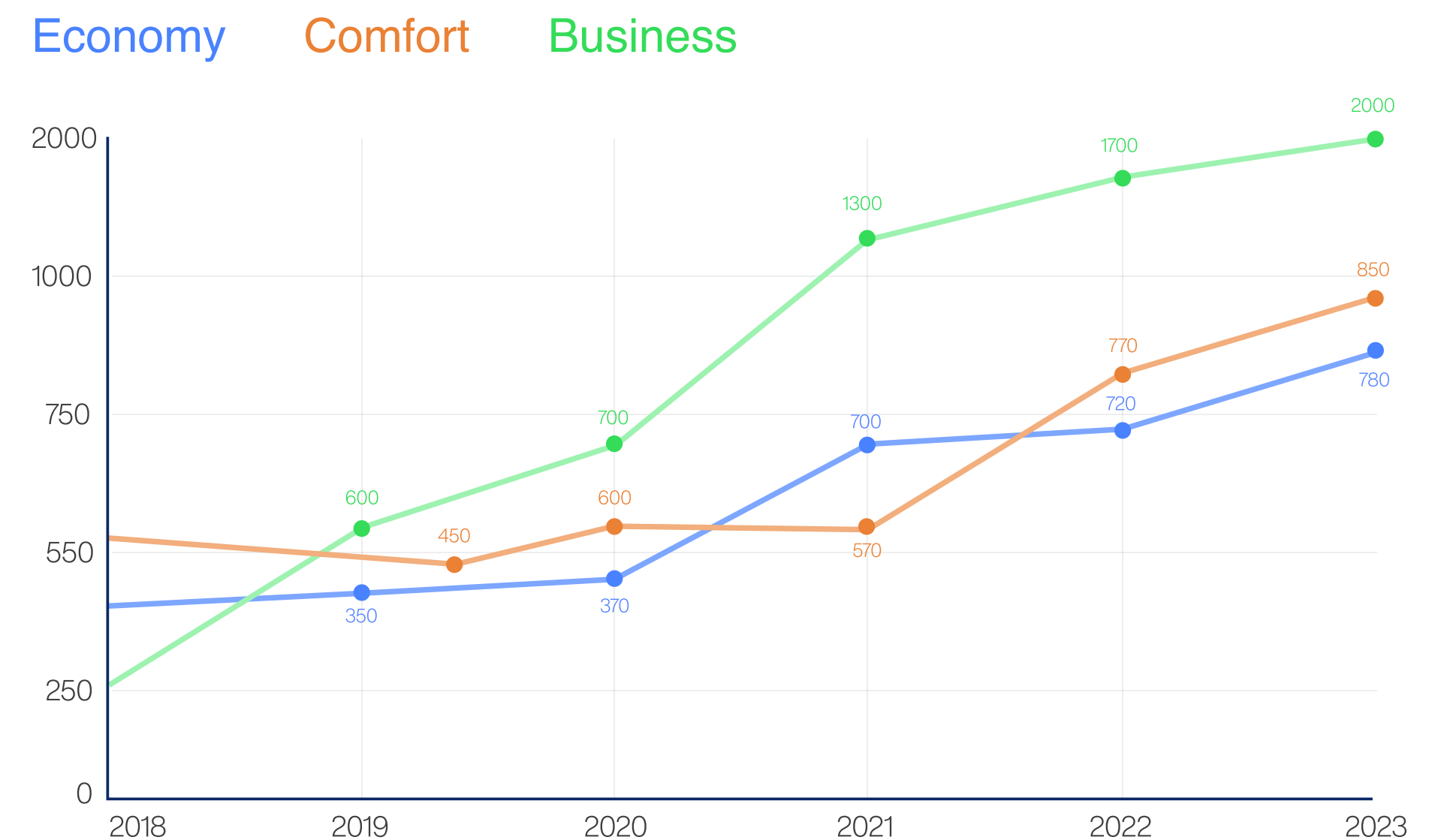
# INVESTMENTS AT CALLIGRAPHY TOWERS

The cost of real estate in Batumi is volatile from year to year. For 4 years since 2019, the pace of construction in Batumi **has increased by 1.5 times** compared to 2013-2018. A high percentage of demand has formed several classes of building - economy, comfort, business, **where 80% of the market** is occupied by economy and comfort class. Prices for a studio apartment in the economy segment **for 35 sq.m apartment were \$13-15,000**, depending on the distance from the sea, location, area and developer.

In the Economy segment, the cost of **sq.m. \$600- \$900**  
In the Premium segment, the cost of **sq.m. \$1600-\$2200**

Trends and demand for the premium segment are getting higher, but the number of proposals is less due to lack of construction space, this situation will continue to grow which will make prices higher for real estate in Batumi.

Real estate price growth statistics in Georgia  
by segments





# INVESTMENTS AT CALLIGRAPHY TOWERS

**Project Calligraphy towers** is an affordable investment with an entrance **from \$30,000**.

According to brokers involved in the sales of real estate in Georgia, price of the premium class residential real estate in Batumi **increases by 10-15% annually**.

For economy and comfort class it is **by 4-6%**.

The main reason for this growth is the location of objects, the class of the object, the management company, the distance from the city and the sea, infrastructure, restrictions due to the lack of new locations and solvent developers.



If you decide to buy a property for a rental purposes, you can do it in several ways:

1. “On your own” in this case you are responsible of renting the apartment and finding the guests.
2. Cooperation with management company

By purchasing apartments from us, the owners receive **100% guarantee of immutability**.





# COOPERATION CONDITIONS:

The amount from the lease will be distributed between the apartment owner and the management company, from which **60% goes to the owner and 40% to the management company.**

The management company is responsible and includes all costs associated with the rental:

- Customer search
- Advertisement
- Communication with customers
- Utility bills
- Cleaning



# TYPES OF FINISHES

## White frame Block B and C



White frame condition includes:

- Installed entrance door
- Double-glazed windows and a door to the balcony
- Wiring of the central heating system
- Electricity and water meters
- Cement floor (except bathroom)
- Waterproofed balcony
- Balcony covered with ceramic tiles
- Laid central sewage system
- Water and sewerage wiring for the kitchen
- Electrical draft, project
- Internet line



# TYPES OF FINISHES

## Turnkey Block A

- Floor in the rooms: combined, ceramic tiles and laminate flooring, skirting board around the perimeter
- Walls in the rooms - painted with non-woven wallpaper
- Floor and walls in the bathroom - ceramic tiles
- Ceiling - combined plasterboard and stretch
- Interior doors
- Fine electrical (sockets, switches, ceiling lights, wall sconce) according to the project
- Smart home
- Bathroom - toilet, sink, shower stall, faucets, heated towel rail, bathroom accessories, mirror, exhaust fan
- Sectional heating radiators according to the project
- Complete kitchen, countertop, cabinet, sink, faucet
- Cookware set
- Household appliances
- TV in every room, refrigerator, microwave, electric stove and extractor hood in the kitchen, washing machine
- Bedroom (or area) - double bed, orthopedic mattress, bedside tables, two or three-leaf wardrobe (according to the project)
- Bed linen set, two pillows, duvet, bath towels
- Common room (or area) double sofa, dining table, two chair
- Accessories - Balcony - table, 2 chairs - Combined curtains (tulle and thick fabric)







# BLOCK A

Hilton

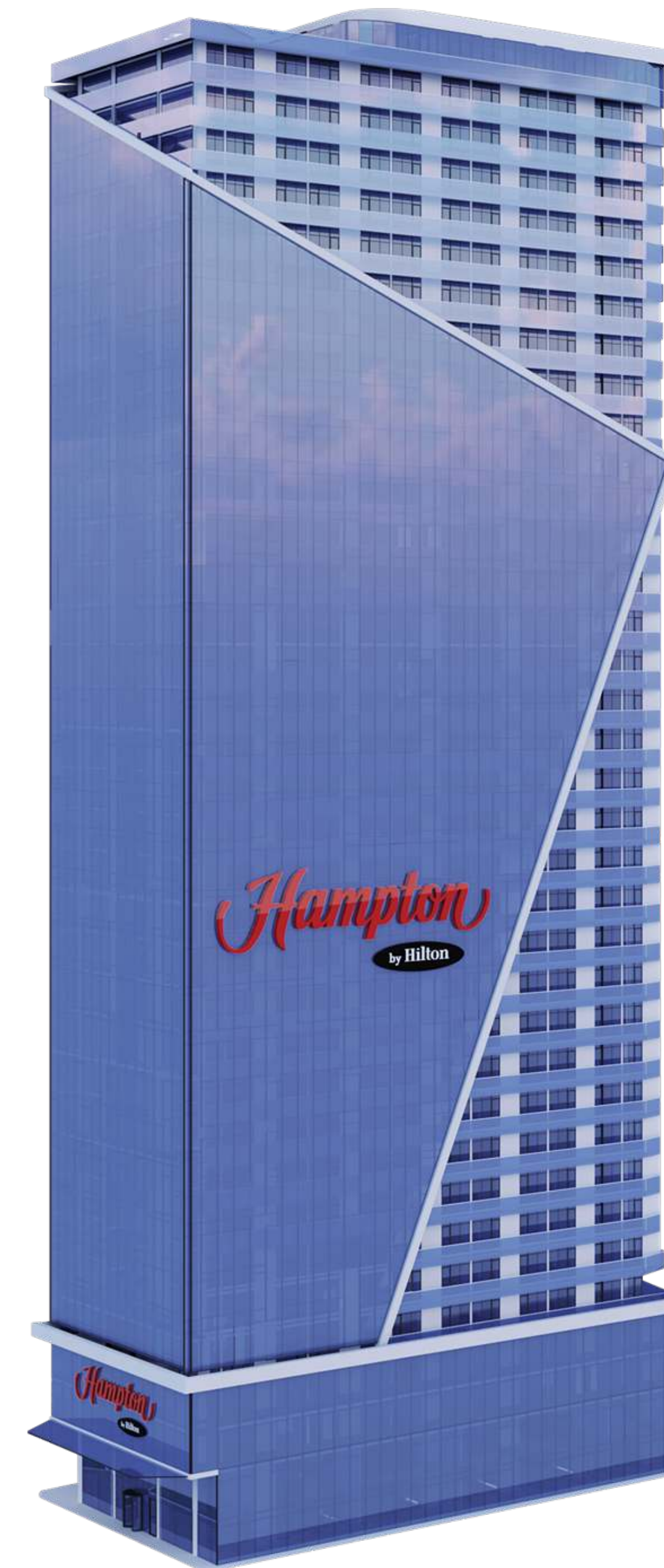
Block A consists of **35 floors**.

Completion date **December, 2024**.

**In the Block A**, from the 1st to 10th floor, will be located **hotel Hampton by Hilton** of international hotel chain **Hilton Worldwide**.

## What it means for you?

- You have the opportunity to buy an apartment and work under the brand Hilton.
- A hotel franchise helps to find customers, which ensures a continuous flow of guests.





# APARTMENT PLANNINGS BLOCK A





# BLOCK B

Block B consists of **45 floors**.

Completion date **December, 2023**.

Apartments located in the block B will please football and sunset lovers. Block B is located opposite of the central stadium, at 90 meters.

**Apartments in block B** are sold with two types of finishes.

- White Frame
- Turnkey





# APARTMENT PLANNINGS BLOCK B





# BLOCK C

Block C consists of **40 floors**.

Completion date **May, 2026**.

At the block C are located residential apartments.

**Apartments in block C** are sold with two types of finishes.

- White Frame
- Turnkey





# APARTMENT PLANNINGS BLOCK C





# INFRASTRUCTURE OF BLOCK D

The complex has multifunctional infrastructure, and has a wide selection of recreational and entertainment options.

## All amenities at one place:

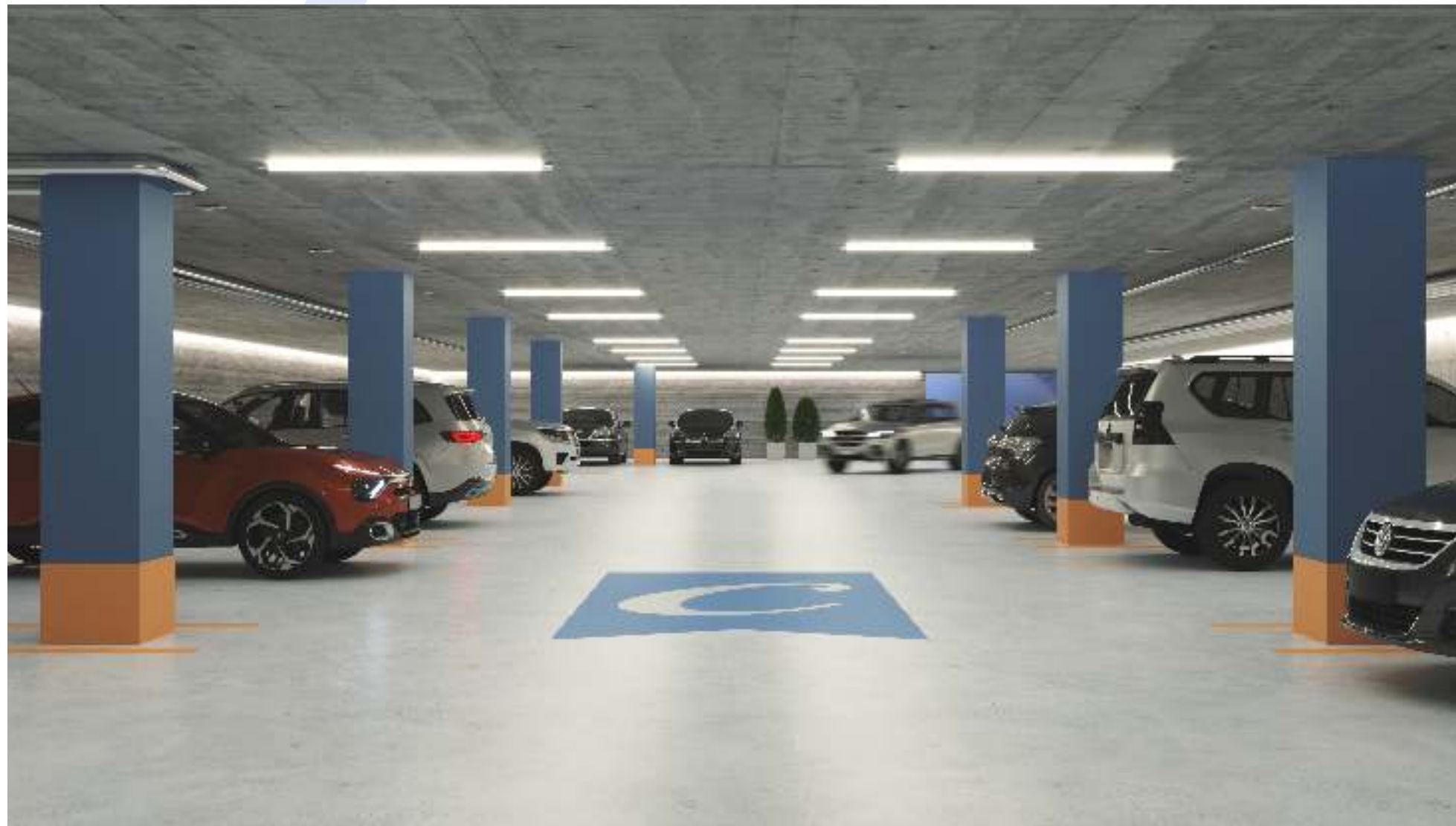
- Cinema
- Calligraphy cinema
- Piano & Lounge Bar with live music
- Coworking area
- Restaurant
- Conference room
- Inside swimming pool
- Spa center
- Children playground area
- Separate area and sun loungers at the beach
- Gym
- Over 300 parking spaces
- Casino
- Public terraces
- Golf Car services

# БЛОК Д





# INFRASTRUCTURE









# SERVICES

At Calligraphy towers you will get following services:

- Security
- Concierge
- Video Surveillance and Registration Services
- Cleaning of common areas
- Maintenance (lights, elevators, trees)
- Facade cleaning
- Informing guests





# О БАТУМИ

- **9 millions tourists** visit Georgia, annually
- **0% property** purchase tax
- **5-9% annual growth** of the real estate price



## Advantages

Georgia is competitor of Spain, Greece and Bulgaria.

- \$450 000 000 investment annually
- Low purchase price. Average price per sq.m. \$600
- High interest of Batumi among tourists from Europe and Asia
- Unique nature
- Protected areas
- Traditional cuisine
- Hospitability



# CONTACT

Location: 18 Zhiuli Shartava st, "Alley-Heroes, Batumi.



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Whats App

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