



TERRACON

BATUMI

**BECOME PART OF THE
NEW HISTORY OF OLD BATUMI**



ABOUT TERRACON

Thoughtful Architecture for Better Living -
A Home Where Everything Belongs

Terracon is a new brand in Georgia's real estate development market and part of CBS Group a holding company backed by extensive experience and a forward-looking vision.

This connection defines Terracon's core values: stability, reliability, and modern development standards.

CBS Group's portfolio includes major companies such as Telasi, Tbilisi Energy, Cellfie Mobile, Georgian Lottery Company, Tbilisi Minibus, and others.

As a real estate development brand, Terracon aims to create a new residential experience where architecture, functional planning, infrastructure, and everyday comfort come together seamlessly.

Terracon develops projects designed to retain their functional, aesthetic, and investment value over time.

That is why Terracon creates homes where everything belongs.





TERRACON
BATUMI

ABOUT THE PROJECT

A NEW LIVING SPACE IN THE HEART OF OLD BATUMI

Terracon presents a new premium residential and investment project in the heart of Old Batumi, on Vazha-Pshavela Street -one of the city's most distinctive and sought-after locations.

The project brings together all the essential elements of contemporary living: refined architecture, high-quality construction materials, thoughtful and functional design solutions, and everyday comfort.

All of these elements blend harmoniously with the unique historical and cultural character of Old Batumi, preserving the distinctive spirit of the location while meeting the demands of modern living.

Refined common areas and high-standard services create a residential environment where aesthetics, functionality, and everyday comfort come together.



14
FLOORS



120
APARTMENTS



UNDERGROUND
PARKING



LOBBY &
RECEPTION

LOCATION

Terracon Batumi is located in the heart of Old Batumi, on Vazha-Pshavela Street - one of the city's most distinctive and sought-after locations.

The Black Sea coast, Batumi's Old Boulevard, Central Park, Europe Square, Alphabetic Tower, cafés and bars, restaurants, public squares, art and archaeological museums, the cathedral, the synagogue, and the city's main landmarks are all just a few minutes away from the project.

This is a place where you can experience the true character of Batumi - its energy and unique rhythm of life.



EVERYTHING YOU NEED - CLOSE BY

SEA

The Black Sea coast and the sea, part of your everyday life.

BATUMI BOULEVARD

The city's main space for walking, leisure, and relaxation.

HISTORIC STREETS

Old Batumi's distinctive architecture and unique atmosphere.

CAFÉS & RESTAURANTS

The city's most popular destinations are just around the corner.

LANDMARKS

Batumi's major tourist and cultural attractions.

INFRASTRUCTURE

Everything you need for everyday comfort is close at hand.

INVESTMENT

INVESTMENT POTENTIAL

HIGH-DEMAND LOCATION

The historic setting of Old Batumi and the limited supply of new residential developments.

RENTAL POTENTIAL

A sought-after tourist destination with strong potential for both short- and long-term rentals.

DIVERSE APARTMENT SELECTION

Apartments of various sizes offer flexible and diverse investment opportunities.

PREMIUM POSITIONING

Premium services and a prime location provide a strong foundation for the property's long-term value.

MARKET INDICATORS

Premium Property Price	\$ 3,000 – \$ 4,000 + / m²
Average Annual Gross Yield	8 – 10%
Rental Potential	65 – 75%
Average Daily Rate	\$ 80 – 120 + / Night
Return on Investment (ROI)	10 - 12.5 YEARS

PROJECT TECHNICAL SPECIFICATIONS

- **ENERGY EFFICIENCY & SAFETY** - Apartments are designed in accordance with modern energy-efficiency standards and will be equipped with fire safety systems.
- **FAÇADE & GLAZING** - The building façade is finished with modern materials. The glazing features mirror-effect glass with 25% tinting, giving the façade a light and contemporary appearance.
- **WINDOWS & DOORS** - High-quality aluminium profiles with sliding doors and double-glazed energy-efficient glass units, providing enhanced thermal and sound insulation.
- **BALCONIES** - Balconies finished with porcelain stoneware tiles and equipped with individual drainage systems for efficient water runoff.
- **BALCONY RAILINGS** - Tempered laminated glass railings combining safety, durability, and contemporary architectural aesthetics.
- **GAS SUPPLY** - The building is connected to a natural gas supply system.

KONE ELEVATOR - FINNISH BRAND

The project features a modern KONE elevator system designed to ensure a high standard of everyday comfort and safety.

-  Air circulation and purification system
-  Backup power supply
-  Optimized operation and reduced waiting time
-  Video monitoring system
-  Low noise level
-  Direct access to the underground parking

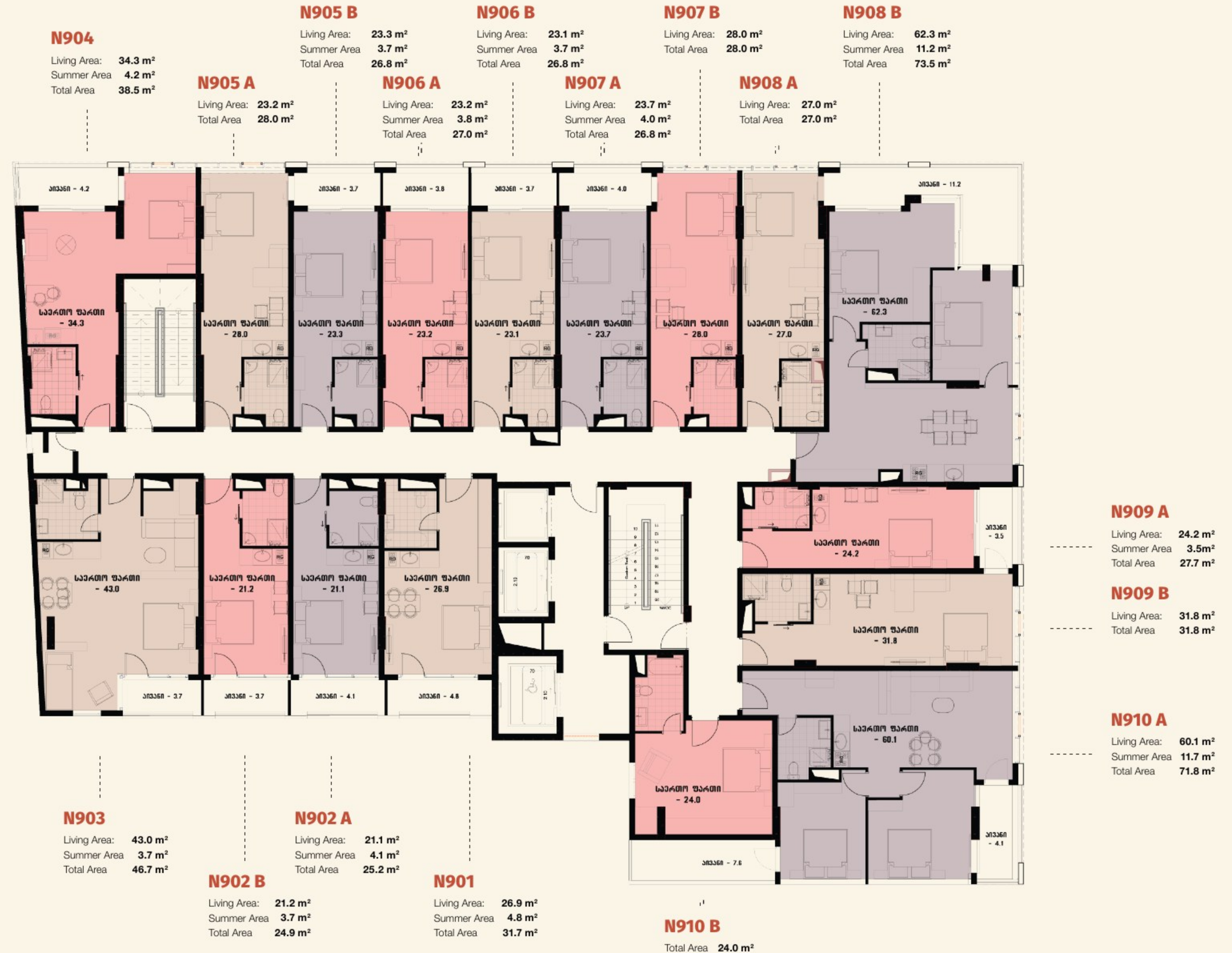


FLOOR PLAN

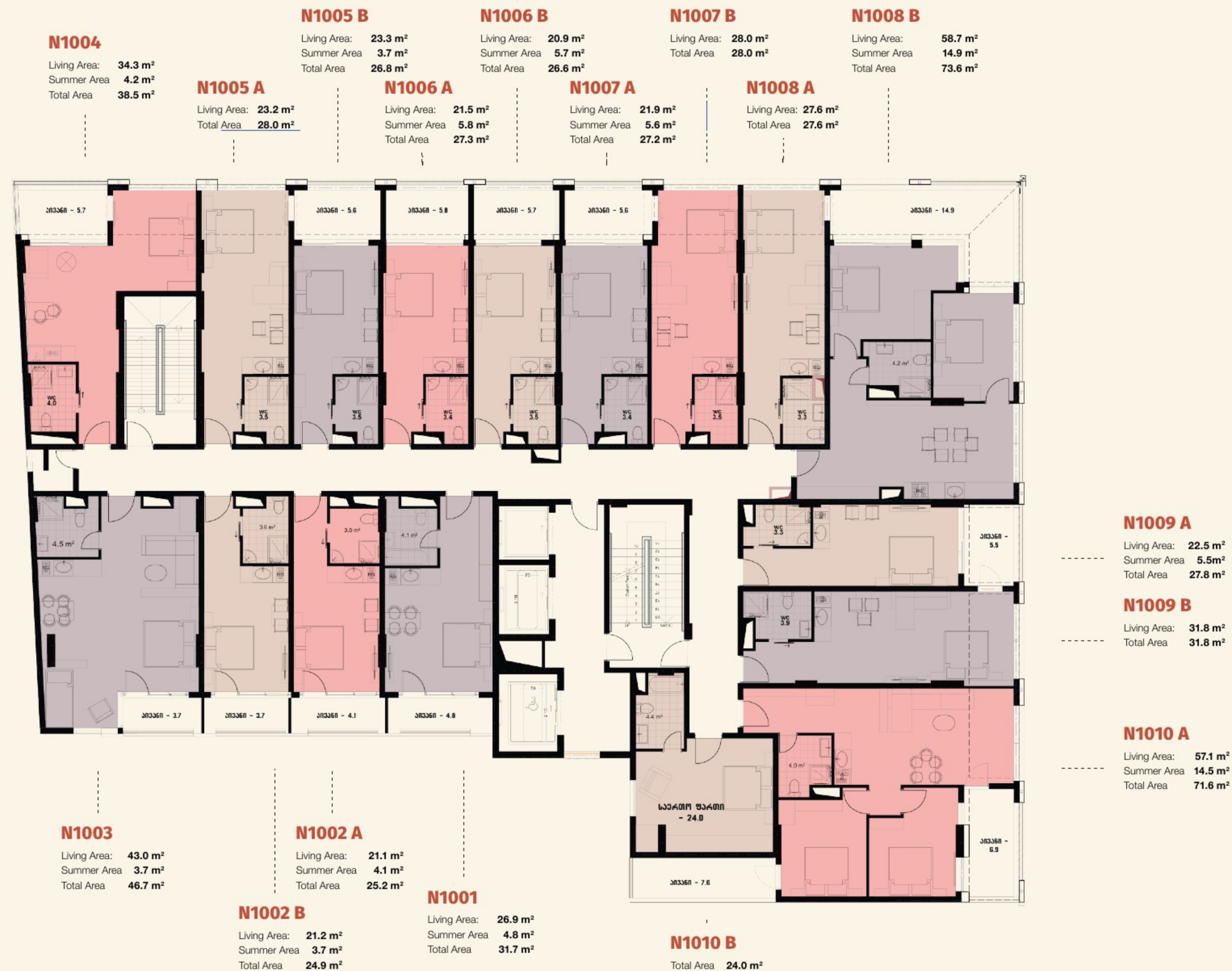


IX FLOOR

FLOOR PLAN

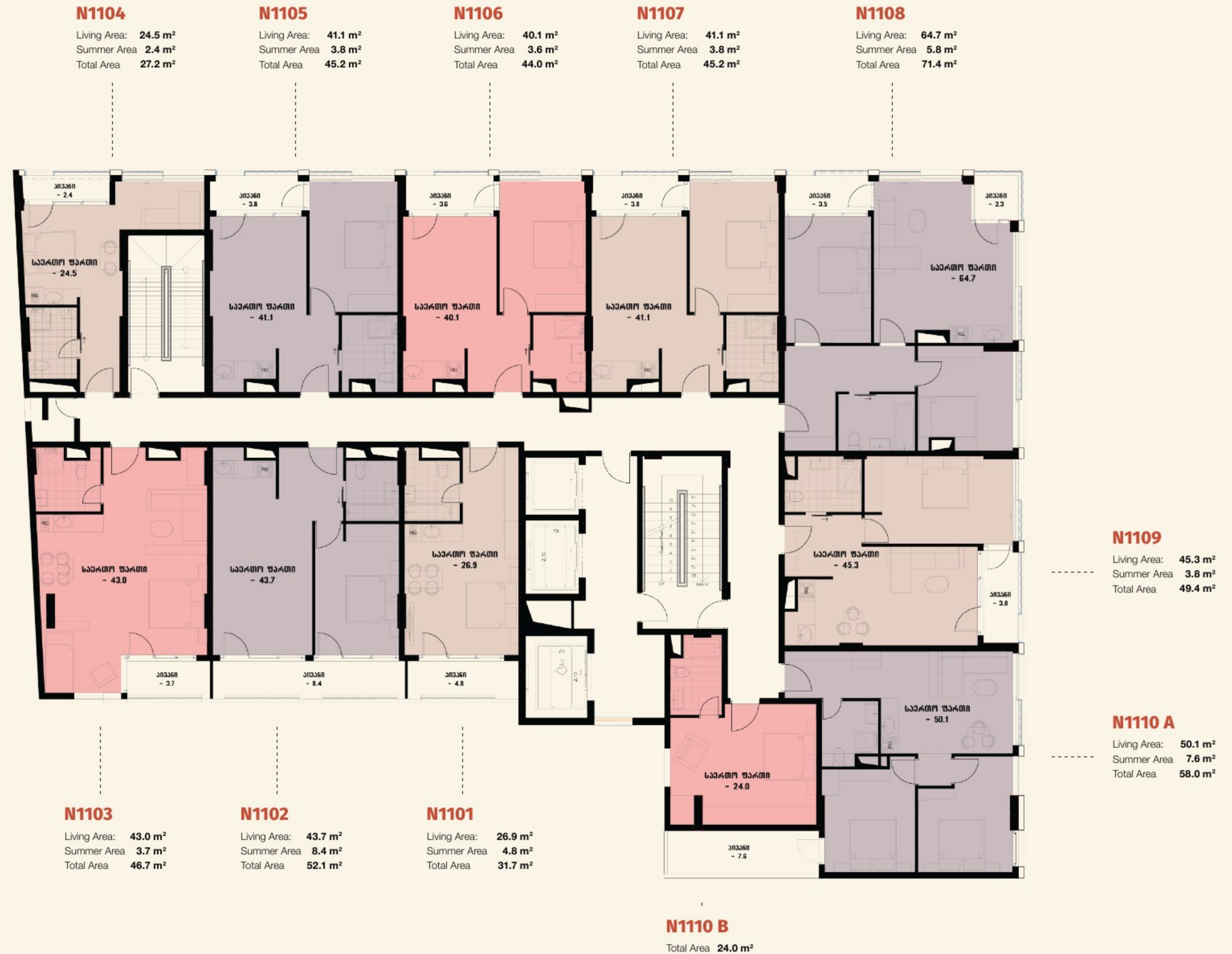


FLOOR PLAN



XI - XIV FLOORS

FLOOR PLAN



APARTMENT LAYOUTS

STUDIO



APARTMENT LAYOUTS

1 BEDROOM APARTMENT



38.5 m²

SUMMER AREA: 4.2 m²

LIVING AREA: 34.3 m²



46.7 m²

SUMMER AREA: 3.7 m²

LIVING AREA: 43.0 m²



61.0 m²

SUMMER AREA: 3.8 m²

LIVING AREA: 57.3 m²

APARTMENT LAYOUTS

2 BEDROOMS APARTMENT



58.0 m²

SUMMER AREA: 7.9 m²

LIVING AREA: 50.1 m²



71.4 m²

SUMMER AREA: 6.7 m²

LIVING AREA: 64.7 m²



105.8 m²

SUMMER AREA: 11.2 m²

LIVING AREA: 94.6 m²

APARTMENT LAYOUTS

3 BEDROOMS APARTMENT

101.9 m²

SUMMER AREA: 12.6 m²

LIVING AREA: 89.3 m²







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