



INVEST GEORGIA^{UAE}

CALM NEIGHBORHOOD THAT DEFINES STATUS



ICON
PRESTIGE
— LLC, S.O.C —







INVEST GEORGIA ^{UAE}



Located in a district that defines status- away from the city's noise and rush, yet perfectly connected:

Seafront – just 7 minutes



New Boulevard Park – 5 minutes

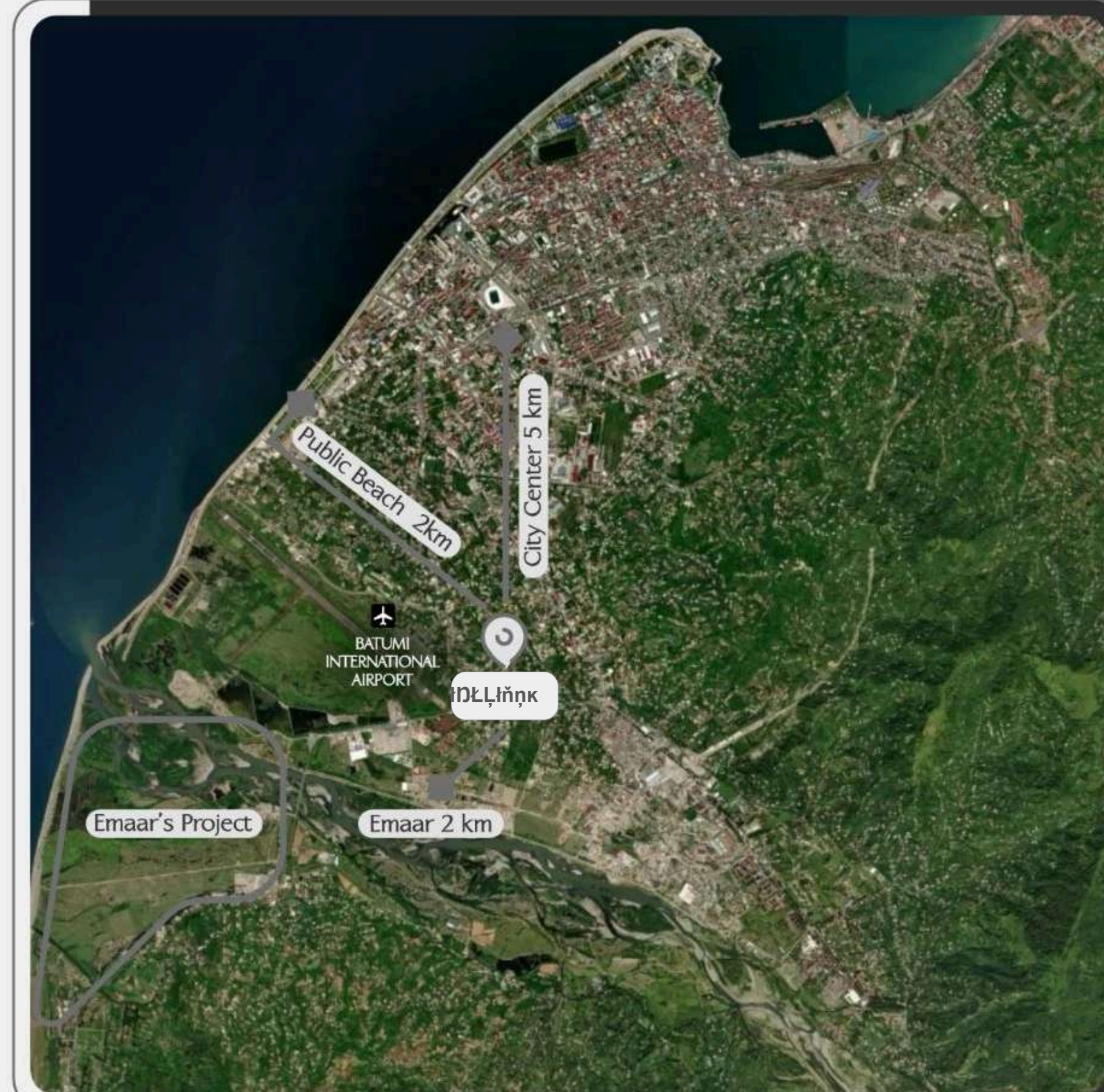


Shopping centers – 5 minutes



Batumi Airport – 3 minutes

PROJECT AREA: 3,580 SQ.M
TOTAL CONSTRUCTION AREA: UP TO 4,000 SQ.M







Marina Club - Your Premium Frontline Sea Investment

Marina Club is a premium-class investment complex located on Batumi's New Boulevard, within the prestigious "ELT Quarter."

The project seamlessly combines modern architecture, international construction standards, and multifunctional infrastructure that fully meets the demands of a dynamic modern lifestyle.

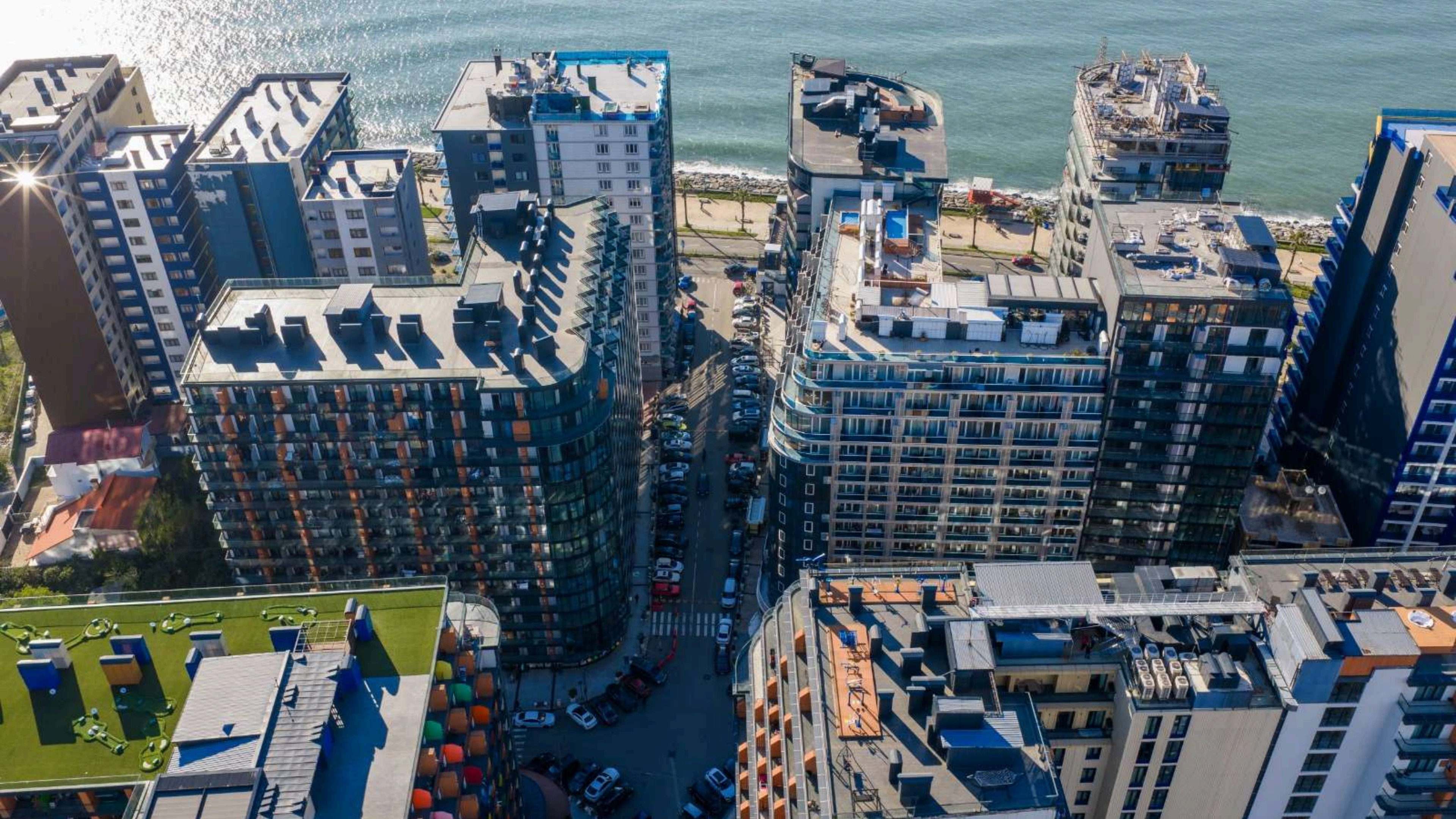
The complex consists of three blocks (one 16-story and two 18-story buildings) interconnected by a common podium.

The infrastructure of Marina Club includes a 24/7 reception with security and video monitoring, a panoramic terrace with a pool, cafes and restaurants, a landscaped courtyard, children's areas, underground parking, and commercial facilities.

The complex's frontline sea location next to the New Boulevard makes Marina Club not only a comfortable living space but also an ideal opportunity for a high-yield and stable investment.















OVAL
BY **METROPOL**

Own a property in Batumi Georgia

12%
ROI OPPORTUNITY

Studio, 1 & 2BR
Apartments
100 % Freehold
ownership

15/20/65
PAYMENT PLAN

Q4 2027
COMPLETION

\$115K
STARTING PRICE



CUBE
BY **METROPOL**

Investment Deal in Batumi Georgia

Starting from
\$154K

12%
ROI POTENTIAL

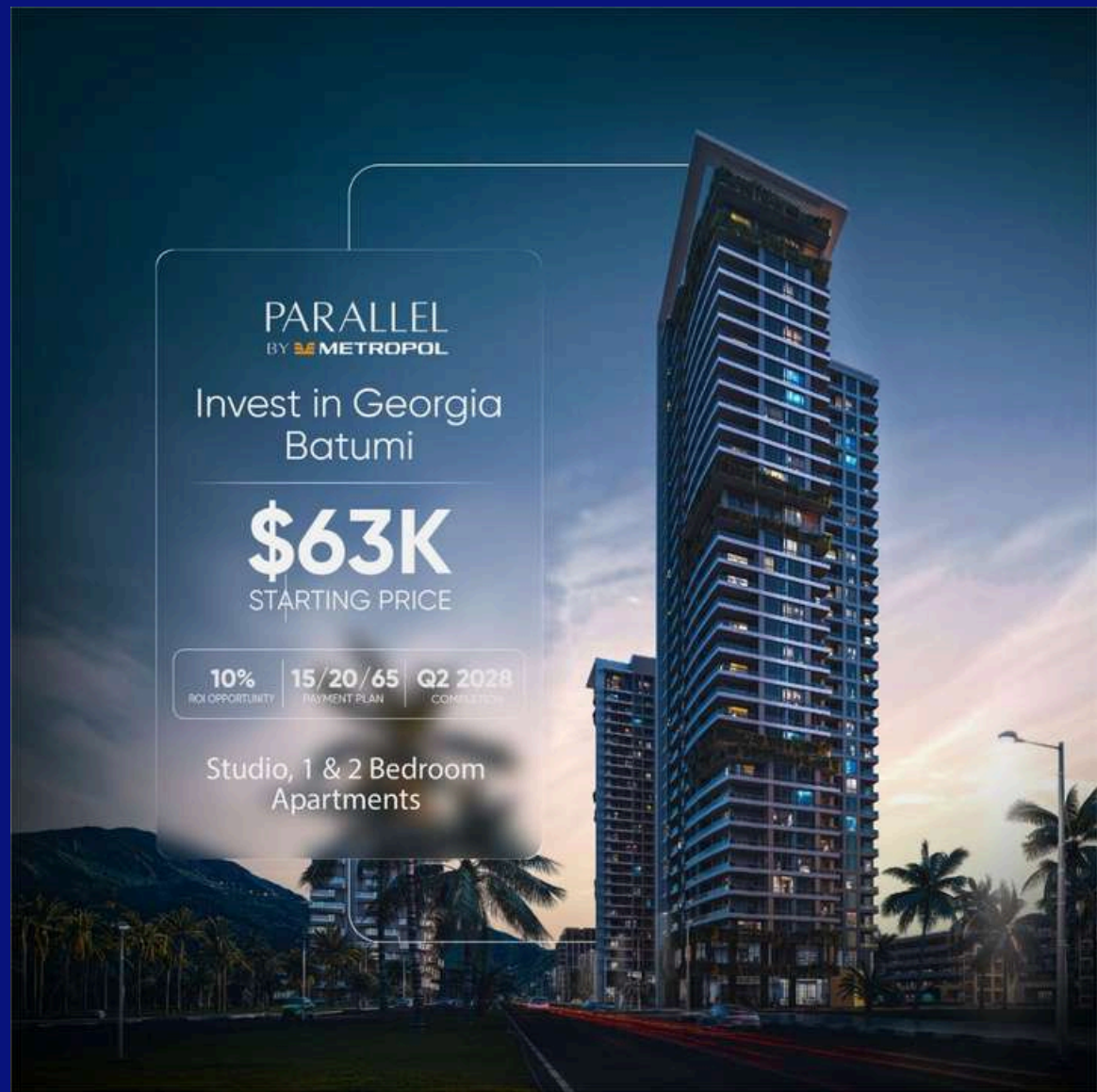
15/65/20
FLEXIBLE PAYMENT PLAN

Q4 2027
EXPECTED COMPLETION

STUDIO 1,2, BR
APARTMENTS

Prime city Location
in Batumi

Affordable entry prices
100 % Freehold ownership



PARALLEL
BY **METROPOL**

Invest in Georgia Batumi

\$63K
STARTING PRICE

10%
ROI OPPORTUNITY

15/20/65
PAYMENT PLAN

Q2 2028
COMPLETION

Studio, 1 & 2 Bedroom
Apartments

KEY INVESTMENT PROJECTS IN BATUMI

Prime location, Strong growth

Black Sea



BATUMI PROJECT PORTFOLIO



1.Cube By Metropol

Starting Price: \$154,000

Type: Studio,1& 2 BR Apartments

Payment Plan: 15% Down / 65% Construction / 20% Handover

Size: from 51 m²

ROI: 12%

Completion: Q4 2027



2.Oval Metropol

Starting Price: \$115,000

Type: Studio,1& 2 BR Apartments

Payment Plan: 15% Booking / 10% Construction / 75% Handover

Size: from 36 m²

ROI: 12%

Completion: Q4 2027



3.Parallel Metropol

Starting Price: \$63,000

Type: Studio,1& 2 BR Apartments

Payment Plan: 15% Down / 20% Construction / 65% Handover

Size: from 32 m²

ROI: 10%

Completion: Q2 2028



4. Marina Club by ELT Group

Starting Price: \$80,100

Type: 1,2BR Apartments

Size: from 49.10 m²

ROI: 14%

Status: Completed



5. Green Gardens by ELT Group

Starting Price: \$280,000

Type: Villas

Size: from 218m²

ROI: 10%

Status: Completed



6. Oxy by ELT Group

Starting Price: \$43,000

Type: 1,2BR Apartments

Size: from 30.08 m²

Payment Plan: 20% down payment 80% installment 36 month

ROI: 10%

Handover: Dec 2028