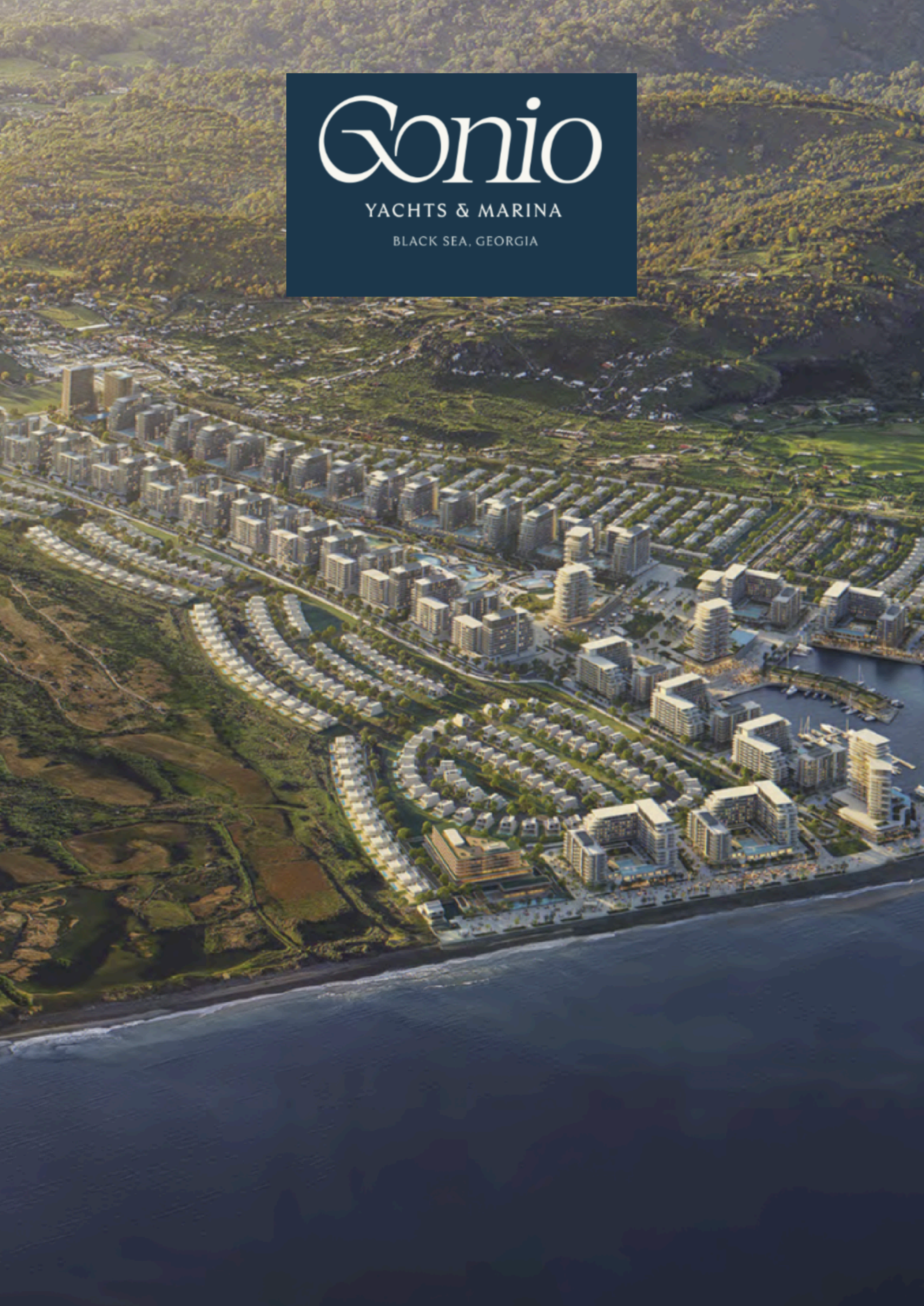


Gonio

YACHTS & MARINA

BLACK SEA, GEORGIA



LOCATION: GONIO, BATUMI

Total Land Area: 200 hectares (excluding an additional 80-hectare bird sanctuary reserve)

Airport Distance: 20 minutes

PROJECT VISION

Gonio Waterfront is envisioned as Batumi's most exclusive seafront destination — a modern, high-end coastal city anchored by a world-class marina, luxury hotels, and an integrated mix of villas, townhouses, and waterfront apartments. The development celebrates Batumi's natural beauty while introducing contemporary, resort-style living inspired by international waterfront standards.

MASTERPLAN OVERVIEW

Total Development Area: 200 hectares + 80-hectare natural reserve

Marina Capacity: 180 berths with an exclusive Yacht Club at its heart.

Hospitality Zone:

- * Two luxury five-star hotels (approx. 200 keys combined).
- * ~800 serviced and branded apartments adjacent to each hotel.

Marina District:

- * Mid-rise G+8 to G+12 marina buildings.
- * Signature residential towers anchoring both ends of the masterplan.

Beachfront Zone:

- * 600 meters of sandy, swimmable beach.
- * Prime beachfront apartments and villas directly fronting the sea.
- * Retail and promenade integrated with F&B and leisure outlets.

PROJECT DETAILS:

Gonio Waterfront centers around the marina and beachfront zone — bringing together hotels, serviced apartments, Waterfront buildings, villas, and townhouses.

The villas are thoughtfully tiered by size and privacy:

- Large villas line the beachfront with uninterrupted sea views.
- Medium and small villas sit further inland with access to landscaped parks.
- Townhouses form their own gated clusters nearby, ensuring privacy and security.

In total, project features approximately 150 villas and 110 townhouses, complemented by 9,300 waterfront apartments positioned around the lagoon, marina, and beach.

Each cluster will enjoy its own clubhouse and amenities, including cafés, sports courts, and community facilities. The area also includes a kindergarden and green open spaces designed for family living.

SIZES:

Villas: Average 360 sqm

Townhouse: Average 220 Sqm

Apartments- averaging 70 sqm

KEY HIGHLIGHTS

- 200-hectare luxury waterfront masterplan
- 180-berth marina with yacht club
- Two 5-star hotels + 800 serviced apartments
- 9,300 waterfront residences (One bedrooms to Three bedrooms)
- 600m sandy, swimmable beachfront
- 20 minutes from Batumi Airport
- Contemporary design, gated villa clusters, and vibrant retail promenade