

Orbi City

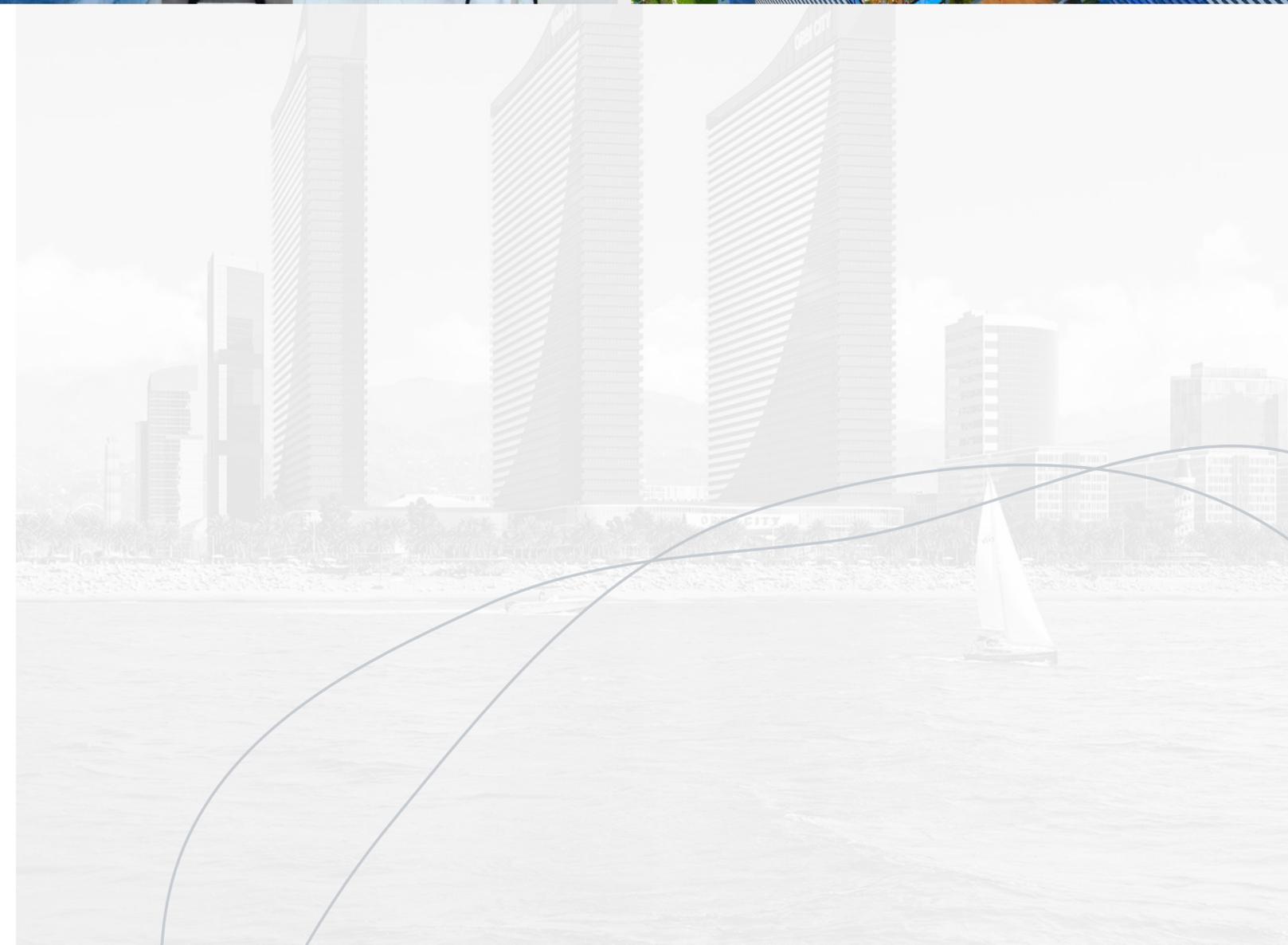
**OWNERSHIP APARTMENTS
ON THE BLACK SEA COAST IN BATUMI**



The largest hotel complex in the world

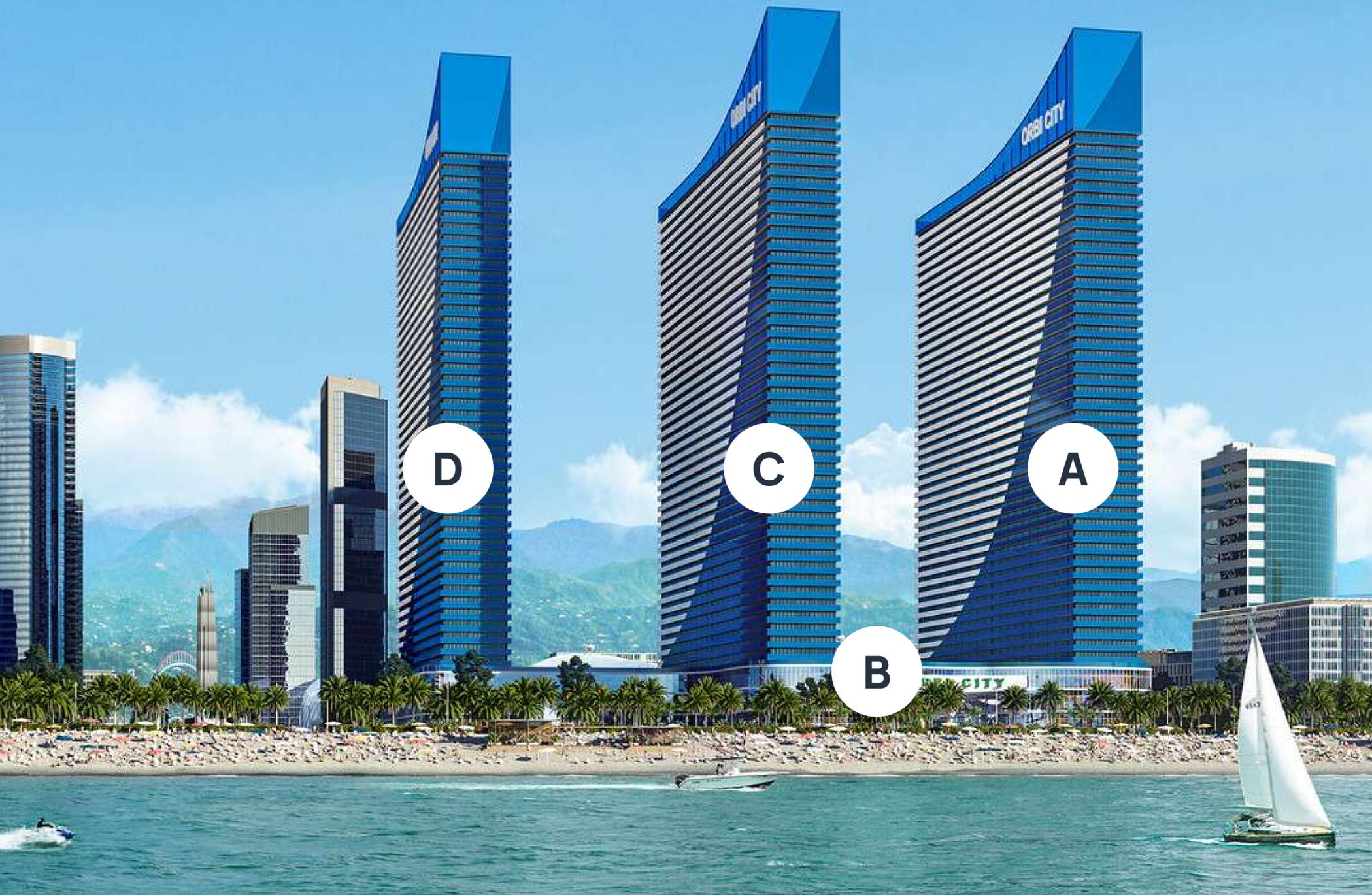
The five-star hotel complex Orbi City is located 50 meters from the Black Sea embankment in the very center of Batumi.

The complex consists of three towers of 55 floors. With a total of over 9,000 apartments, Orbi City is the largest in the world. The complex provides for an extensive infrastructure, including a shopping mall, restaurants, swimming pools, SPA centers, cinemas and much more.



Impressive scale

ORBI CITY CONSISTS OF FOUR BLOCKS



Blocks A, C

Built and in operation

Two towers with 55 floors.

45 floors are occupied by hotel rooms, and the infrastructure part is located on the remaining floors.

Block B

Completed, interior work in progress

The connecting part between blocks A, C, D, and a huge infrastructure: restaurants, cafes, lounge bars, shopping and entertainment areas, branded stores, SPA, swimming pools.

Block D

At the construction stage

The third tower on 55 floors.

Designed according to the example of blocks A and C. At this stage, the tower is under construction. Completion of construction in September 2022.

A project that is being talked about all over the world

1 place

in Europe for security

1 place

in Eastern Europe and Central Asia
based on the rule of law index

0%

property tax

2 place

in Europe for ease of
doing business

2 place

in Europe for the ease of registration
of real estate in the property

20%

annual increase in the number
of tourists

Everything for recreation and entertainment



Restaurants and cafes with varied cuisine



Shopping and entertainment zones



SPA-center - one of the largest in Europe: saunas, hammam, swimming pool, massage services



Lounge bars

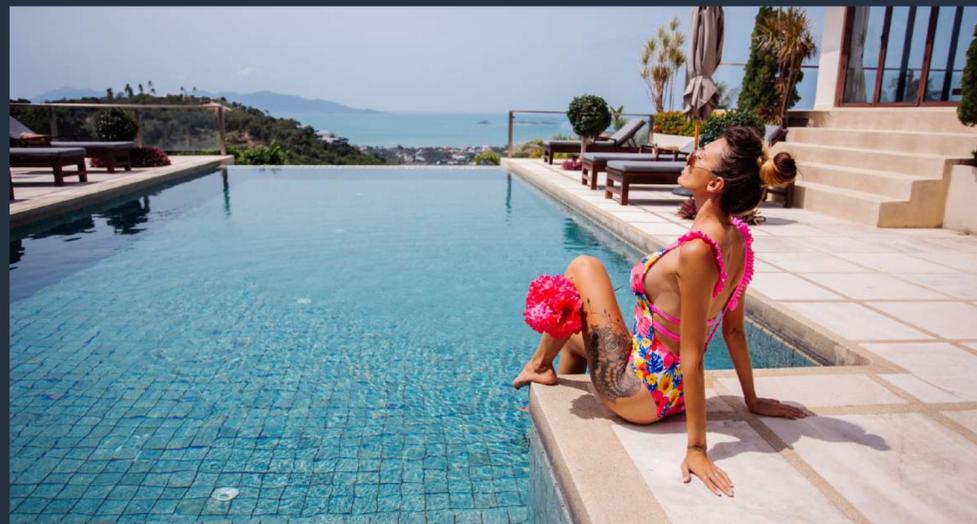


Brand stores



Children's playgrounds

Everything for recreation and entertainment



Indoor and outdoor pools



Modern fitness center



The conference hall is one of the largest in Europe



Cinema and concert hall



Open terraces overlooking the sea



Green areas

Stylish design

ORBI CITY OUTSIDE AND INSIDE





PREMIUM APARTMENTS

with spectacular views

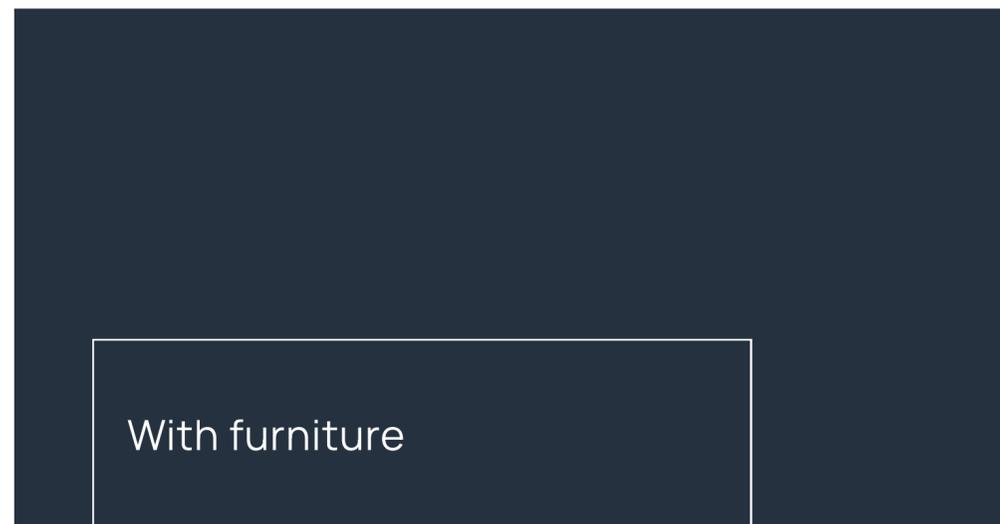


Rooms in full ownership

FOR RENTING, RESELLING AND LIVING



With designer renovation



With furniture



With technique

Studios

FROM 24 TO 33 M²

1. Main zone:

- Double bed with orthopedic mattress, bedding sets, pillows, blankets, bedside tables
- Dining table with 4 chairs
- Air conditioner
- TV
- Internet modem
- Wardrobe with mirror and shelving unit
- Curtains

2. Kitchen area:

- Fridge
- Electric stove
- Kitchen sink with faucet
- Electric kettle

3. Bathroom:

- Shower room with glass partition
- Water heater
- Sink with faucet
- Bathroom mirror
- Hair dryer
- Toilet

4. Balcony



Apartments

WITH ONE BEDROOM FROM 43 TO 45 M²

1. Main zone:

- Sofa
- Cupboard
- TV
- Dining table with 4 chairs
- Air conditioner

2. Bedroom:

- Double bed with orthopedic mattress, bedding sets, pillows, blankets, bedside tables
- Air conditioner
- TV
- Internet modem
- Curtains
- Cupboard

3. Kitchen area:

- Refrigerator
- Electric stove
- microwave oven
- Electric kettle
- Kitchen sink with faucet

4. Bathroom:

- Shower room with glass partition
- Water heater
- Sink with faucet
- Bathroom mirror
- Hair dryer
- Toilet

5. Enlarged balcony



Apartments

WITH TWO BEDROOMS FROM 54 TO 78 M²

1. Main zone:

- Sofa
- Cupboard
- TV
- Dining table with 4 chairs
- Air conditioner

2. Bedrooms:

- 2 Double beds with orthopedic mattress, bedding sets, pillows, blankets, bedside tables
- 2 Air conditioners
- 2 TVs
- 1 Internet modem (in one)
- Curtains
- 2 cabinets

3. Kitchen area:

- Fridge
- Electric stove / microwave
- Electric kettle
- Kitchen sink with faucet

4. Bathroom:

- Shower room with glass partition
- Water heater
- Sink with faucet
- Bathroom mirror
- Hair dryer
- Toilet

5. Enlarged balcony



GEORGIA IS A SAFE COUNTRY

with ideal business conditions

1 place

in Europe for security

1 place

in Eastern Europe and Central Asia based
on the rule of law index

0%

property tax

2 place

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in Europe for the ease of registration
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20%

annual increase in the
number of tourists

Tourism boom in Georgia

GEORGIA IS AN IDEAL PLACE FOR ANY KIND OF TOURISM



MARITIME TOURISM



GASTRONOMIC TOURISM



HEALTH TOURISM



SKI TOURISM



ECOTOURISM



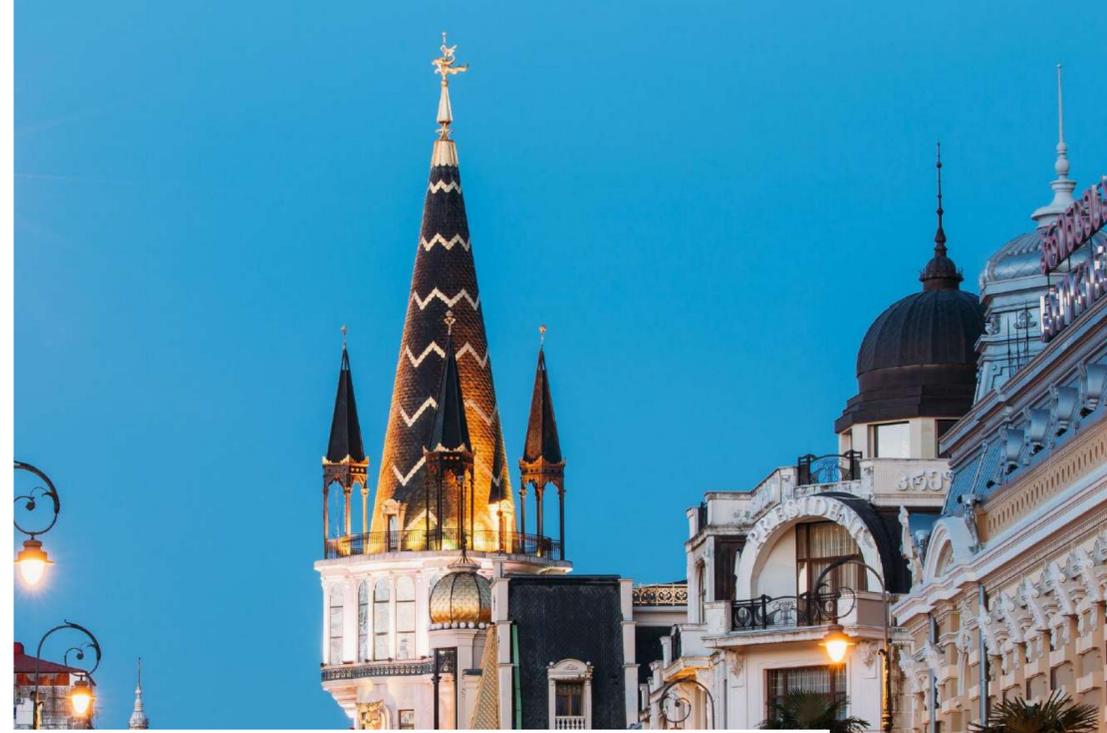
GAMBLING TOURISM



SPORTS TOURISM



BUSINESS TOURISM



Batumi is a new tourist trend



CITY FOR YEAR-ROUND TOURISM

and new Dubai



280 sunny days a year



mild subtropical climate



Visa-free regime for 93 countries



No property tax for foreigners



Average flight 2.5 hours



Registration of real estate in 1 hour

WHY INVEST IN ORBI CITY *really beneficial?*

SALE

The growth in the cost of apartments is from 8% to 16% per year. On average, over the past year, our investors can boast a 30% return on resale. By the beginning of 2024, a 2-fold increase in cost compared to 2020 prices is predicted.

RENT

The yield from renting reaches 10% per annum, which brings our renters from \$2,000 to \$8,000 per year. The amount of profit depends on the area of the apartments, types and many other factors. Our team will help you choose the most profitable apartments and calculate their profitability before buying.





Invest in real estate

WITH A RELIABLE PARTNER

ManCo is a management company with 10 years of experience in real estate.

We help our clients to purchase apartments and earn money by selling or renting them out. At the moment, we offer for purchase more than 100 premium rooms, renovated, furnished and equipped. All rooms are ready for occupancy.

Due to the fact that we offer secondary real estate, you can get new apartments at a price 30% cheaper than the developer.



We provide excellent conditions

FOR THE PURCHASE AND MANAGEMENT OF REAL ESTATE

1 WHEN BUYING A PROPERTY, THERE ARE NO ADDITIONAL AGENCY FEES

The cost of the apartment, which is stated on the website, remains relevant at the stage of purchase.

2 LEGAL SUPPORT BY PROFESSIONAL LAWYERS

Our experienced lawyers will execute the transaction in accordance with the legislation of Georgia.

3 THE COST OF APARTMENTS IS LOWER THAN THAT OF THE DEVELOPER

We sell secondary real estate and form a price offer that is more attractive than that of the developer.

4 CONVENIENCE AND EASE OF EXECUTION OF THE TRANSACTION

The term for registration of real estate in Georgia is a matter of hours. Only a passport is required.

5 WE HELP TO ARRANGE THE PURCHASE OF REAL ESTATE THROUGH A MORTGAGE IN A BANK

Registration of a mortgage loan, regardless of citizenship according to the international passport.

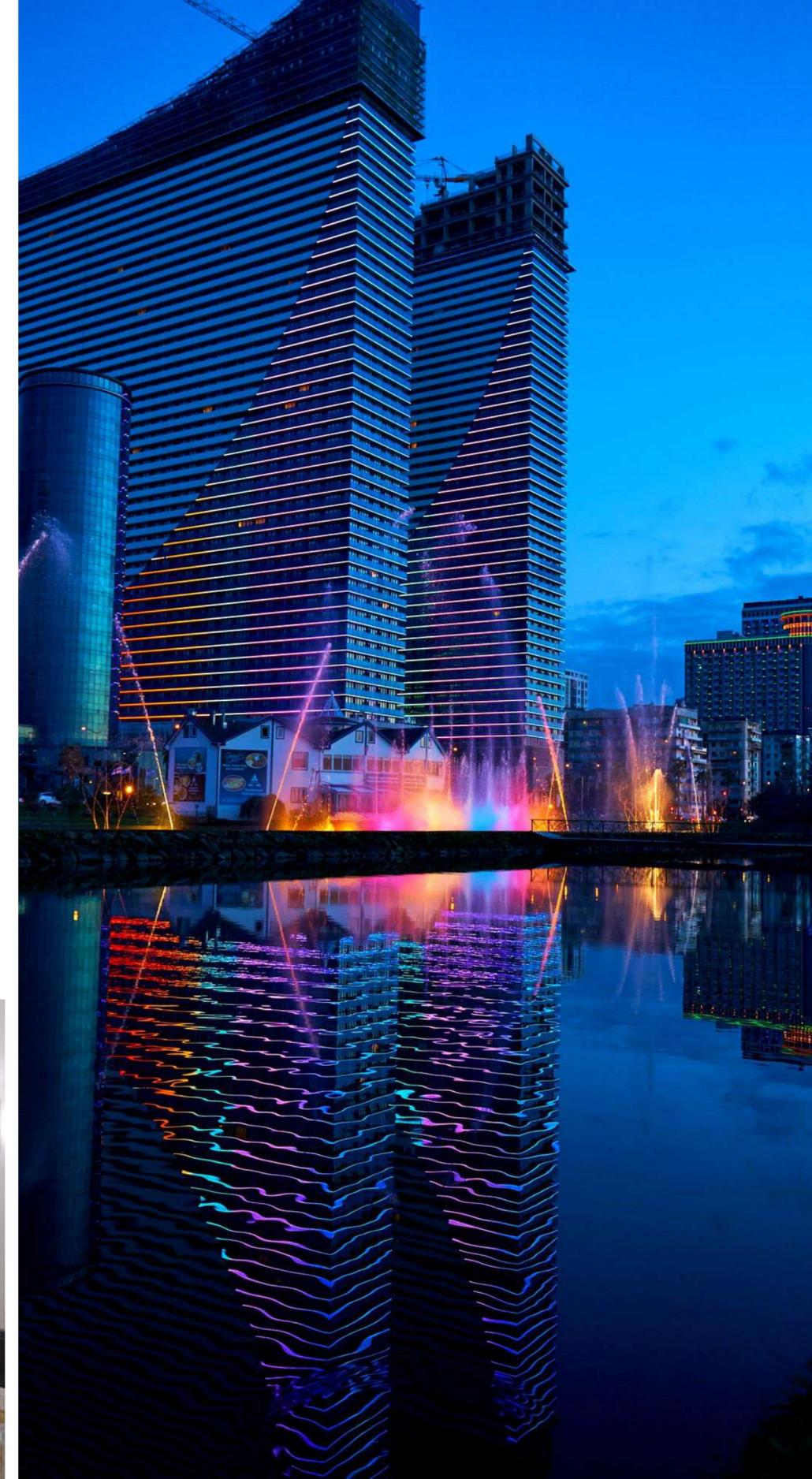
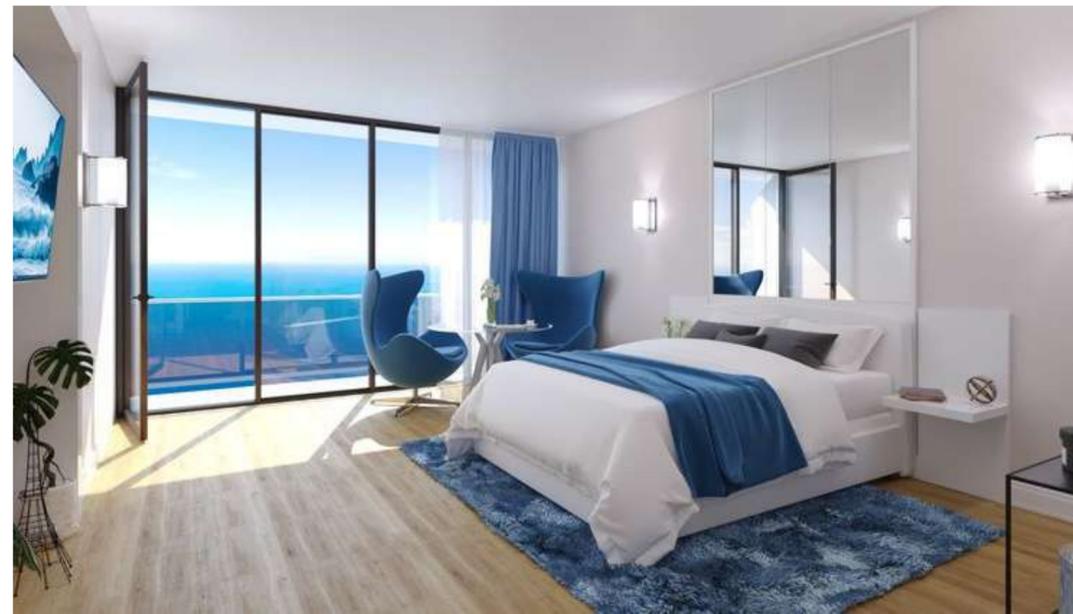
6 TRANSPARENT PROPERTY MANAGEMENT SCHEME

You can manage your property from anywhere in the world online using a convenient personal account.

Get a stable income from renting apartments

We remove all the hassle of management from you and provide 100% control of each check-in and the safety of the apartments. All you have to do is track profitability from anywhere in the world.

- We find clients
- We pay expenses
- We service apartments
- We provide transparent reporting



Contacts

WE WILL SELECT THE MOST PROFITABLE APARTMENTS FOR YOU,
HELP WITH THE PURCHASE AND FURTHER PROPERTY
MANAGEMENT.

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ManCo