



**LOFT**  
*TOWERS*





# ABOUT THE COMPANY

## LOFT TOWERS



A real estate development company with an experienced team in development and sales, guided by innovative approaches and a quality-oriented vision. Our vision is built on reliability, modern standards, and long-term perspective. Our goal is to create high-standard projects that contribute to the region's development.

INNOVATION  
QUALITY  
TRUST



# WYNDHAM GARDEN & LOFT TOWERS

## FIRST TIME IN GEORGIA

In partnership with Loft Towers, one of the **world's largest hotel networks** begins operations in Kobuleti.

- **102 hotel rooms under the brand umbrella** – ensuring premium standards and comfort.
- **International standards – increased value** – the partnership enhances both residential and investment potential.
- **Global experience** – Wyndham Garden is present in 90 countries with hundreds of hotels and 84M+ loyal customers.

WORLD-CLASS STANDARDS,  
LOCAL EXCELLENCE





# WHY INVEST IN ADJARA?

- **Strategic location:** Gateway between Europe & Asia with international airport, port, and railway.
- **Growing tourist flow:** millions of visitors annually, high demand in Batumi, Kobuleti, and mountain resorts.
- **Seasonal shortage:** summer peak sees limited hotel rooms and apartments, ensuring guaranteed rental income.
- **Ecology & climate:** subtropical climate, sea, mountains.
- **Property value growth:** stable long-term investment.
- **Simplified property registration:** fast, transparent, and legally secure process.
- **Visa-free entry:** Citizens of 96 countries can enter Georgia without a visa.

PRIME LOCATION,  
MAXIMUM POTENTIAL





# BATUMI – YEAR-ROUND DESTINATION

## LEADING ALL-SEASON DESTINATION



- 25 km from Kobuleti.
- Vibrant, modern, culturally rich city **attracting visitors & investors year-round.**
- **Named World's Leading All-Season Destination 2024 by the World Travel Awards**, confirming its dynamic development and international recognition.

DYNAMIC CITY. ENDLESS OPPORTUNITIES







# KOBULETI

## BLACK SEA'S LAST UNDISCOVERED JEWEL

**Kobuleti is the Black Sea's last undiscovered gem** — combining unspoiled nature, clean beaches, subtropical climate, and rare investment opportunities into one unique coastal lifestyle destination. Just 25 minutes from Batumi, this emerging resort town offers a balanced lifestyle with seaside serenity, fresh air, authentic Georgian hospitality, safe neighborhoods, healthy organic cuisine, and growing modern infrastructure.

**New Opportunities** — Loft Towers drives Kobuleti's modern resort transformation leading the city into a hub of smart, sustainable living and tourism. With new residential and resort-style developments underway, investors have the chance to secure prime real estate below market value, benefiting from rising property prices, rental demand, and long-term growth.

CLEAN  
BEACHES

UNIQUE  
CLIMATE

BUSINESS  
POTENTIAL



# CLOSE TO NATURE

## WYNDHAM GARDEN KOBULETI

### SPHAGNUM PEATLANDS OF ISPANI

 2 MIN


### PETRA FORTRESS

 19 MIN

### MTIRALA NATIONAL PARK

 50 MIN

### KINTRISHI NATURE RESERVE

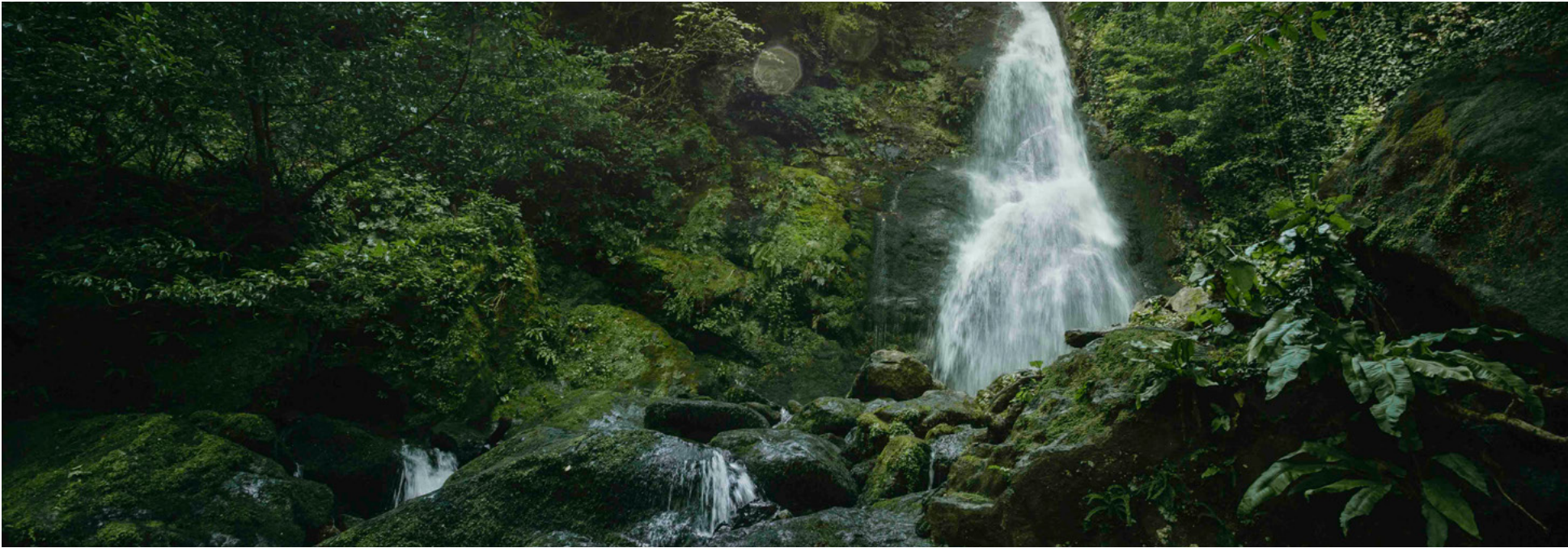
 1 H 20 MIN



Sphagnum peatlands of Ispani



Petra Fortress



Mtirala National Park



Mtirala National Park



Kintrishi Nature Reserve



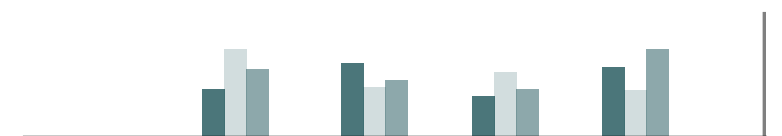
# INVESTMENT ADVANTAGES

## WYNDHAM GARDEN KOBULETI



Investing in **Wyndham Garden Kobuleti By Loft Towers** apartments means more than a beautiful seaside residence. it's a financially sound decision with **long-term benefits**:

- **High rental potential:** limited high-class branded apartments in Kobuleti.
- **Profitable leasing:** up to 10% annual ROI.
- **Easy management:** International hotel operator handles operations, passive income guaranteed.
- **Property value growth:** prime first-line location + global brand.
- **Active year-round:** multifunctional infrastructure enables living or earning income across all seasons.









# ABOUT THE PROJECT

## WYNDHAM GARDEN KOBULETI BY LOFT TOWERS



**Kobuleti's first multifunctional complex** on the **first sea line**, where nature, pine forest, boulevard, and modern lifestyle merge.

The first phase includes the construction of Block B.

**TWO-BLOCK  
COMPLEX**

**BLOCK A  
29 FLOORS**

**BLOCK B  
25 FLOORS**





# KEY FEATURES

- 4★ branded apartments
- First-line seaside location
- Private beach
- 102 hotel rooms + 400 branded apartments
- 23 200 m<sup>2</sup> residential
- 7 000 m<sup>2</sup> commercial
- 3 000 m<sup>2</sup> recreational green area
- Outdoor & indoor pools
- Rooftop restaurant
- Bar
- Fitness & wellness
- Conference hall, other services

LUXURY & COMFORT  
IN EVERY DETAIL









# BRANDED APARTMENTS

APARTMENT TYPES



## YOUR BRANDED APARTMENT BY THE SEA

↑  
CEILING HEIGHT:  
**3m.**

BRANDED SERVICES &  
GUARANTEED QUALITY



STUDIO APARTMENT



1-BEDROOM APARTMENT



2-BEDROOM APARTMENT



# BRANDED APARTMENTS





# WYNDHAM GARDEN KOBULETI

Floors 3–11 will be dedicated to Wyndham hotel rooms, fully finished and move-in ready for customers.

Hotel room numbers: 102

Status: Turn Key



## TYPES:

24–30 m<sup>2</sup> - Standard Suite

31–46 m<sup>2</sup> - Deluxe Suite

51–68 m<sup>2</sup> - Suite

70–90 m<sup>2</sup> - Executive Suite

113 m<sup>2</sup> - Presidential Suite





# INFRASTRUCTURE & FUNCTIONAL ZONES





# COMPLETION & INVESTMENT TERMS



Deposit:

0%

Installments:

36 MONTHS

ROI:

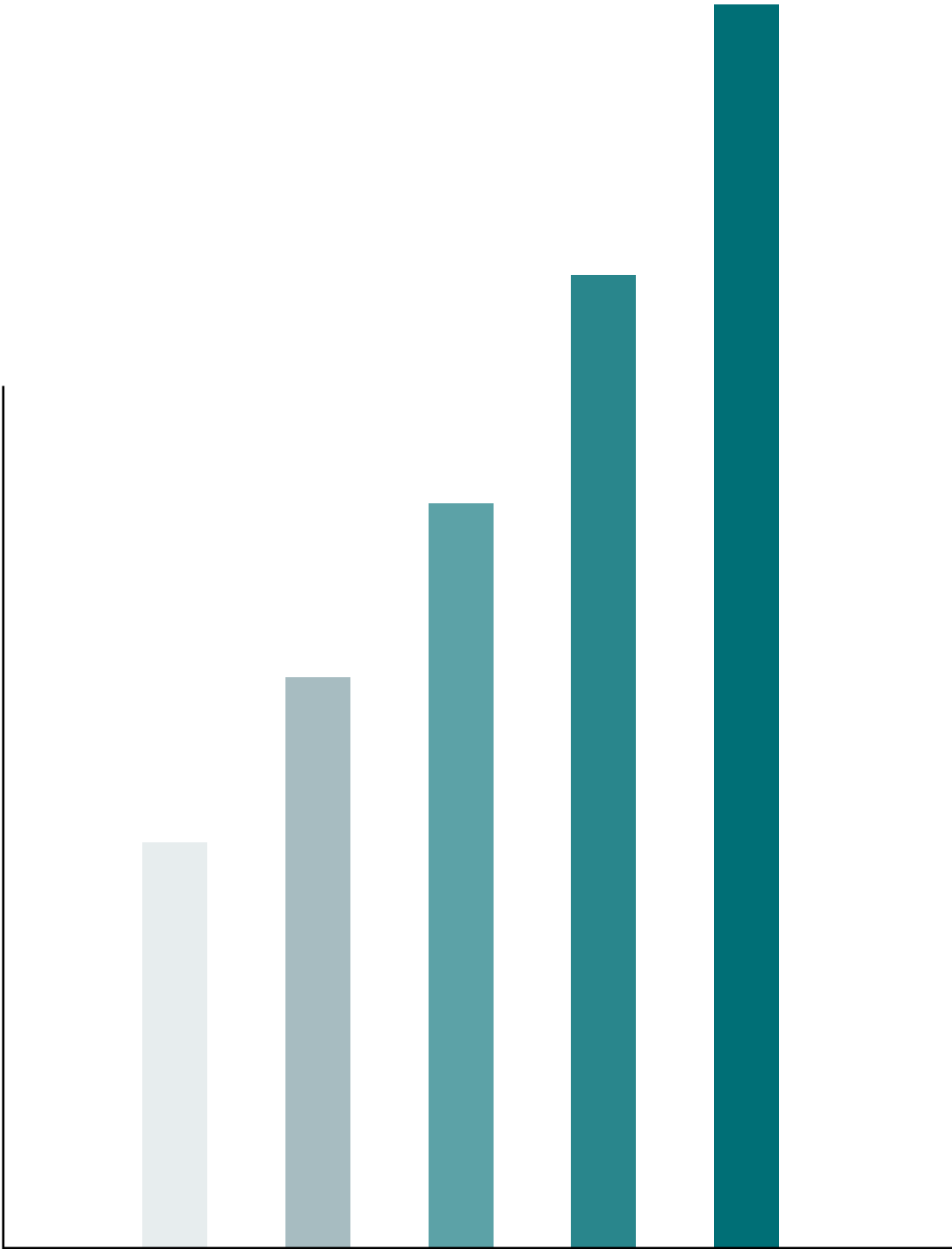
UP TO 10% ANNUALLY

Status:

WHITE FRAME, RENOVATED, TURN KEY

Phase 1 construction:

2025 NOVEMBER | 2029 DECEMBER





SHAPING THE FUTURE WITH  
TRUSTED EXPERTISE  
OUR PARTNERS








# YOUR GATEWAY TO PRIME REAL ESTATE!


## OFFICES:

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