



LemonGarden
RESIDENCE & SPA



LEMONGARDEN RESIDENCE & SPA

SPACE FOR COZY LIFE, RECREATION
AND EARNINGS

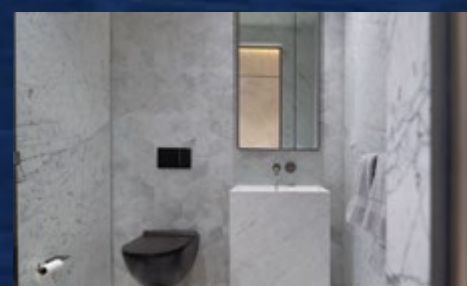




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LemonGarden Residence & Spa is a high standard of construction and services provided.

All construction works were carried out in accordance with the new regulations in the field of construction and fully comply with European standards. The expanded infrastructure of the complex with a set of services makes your life in it easy and comfortable, and your investments attractive.



PROFITABLE REAL ESTATE BY THE SEA

LemonGarden residential complex is located in an ecologically safe area of the Batumi New Boulevard.

It is 400 m away from the sea, within walking distance from shopping and entertainment centers.

The complex includes high-quality apartments, a number of premium services, environmentally friendly area and transport accessibility.







YOUR HEALTHY LIFESTYLE IN THE RESORT CITY

Enjoy the sea and mountain landscapes right from your balcony. At the same time, there is no hustle and bustle from tourists.

Sea, shopping and entertainment centers within walking distance.



APARTMENTS

LAYOUTS AVAILABLE

The complex is thought out to the last detail

- ▶ Layouts of studios with the square from 29 m², sea and mountain views, 2 and 3-room apartments, as well as penthouses.
- ▶ The leading EXCLUSIVE design studio made a unique design of our apartments
- ▶ Detailed plans and designs are available on our website: lemongarden.ge

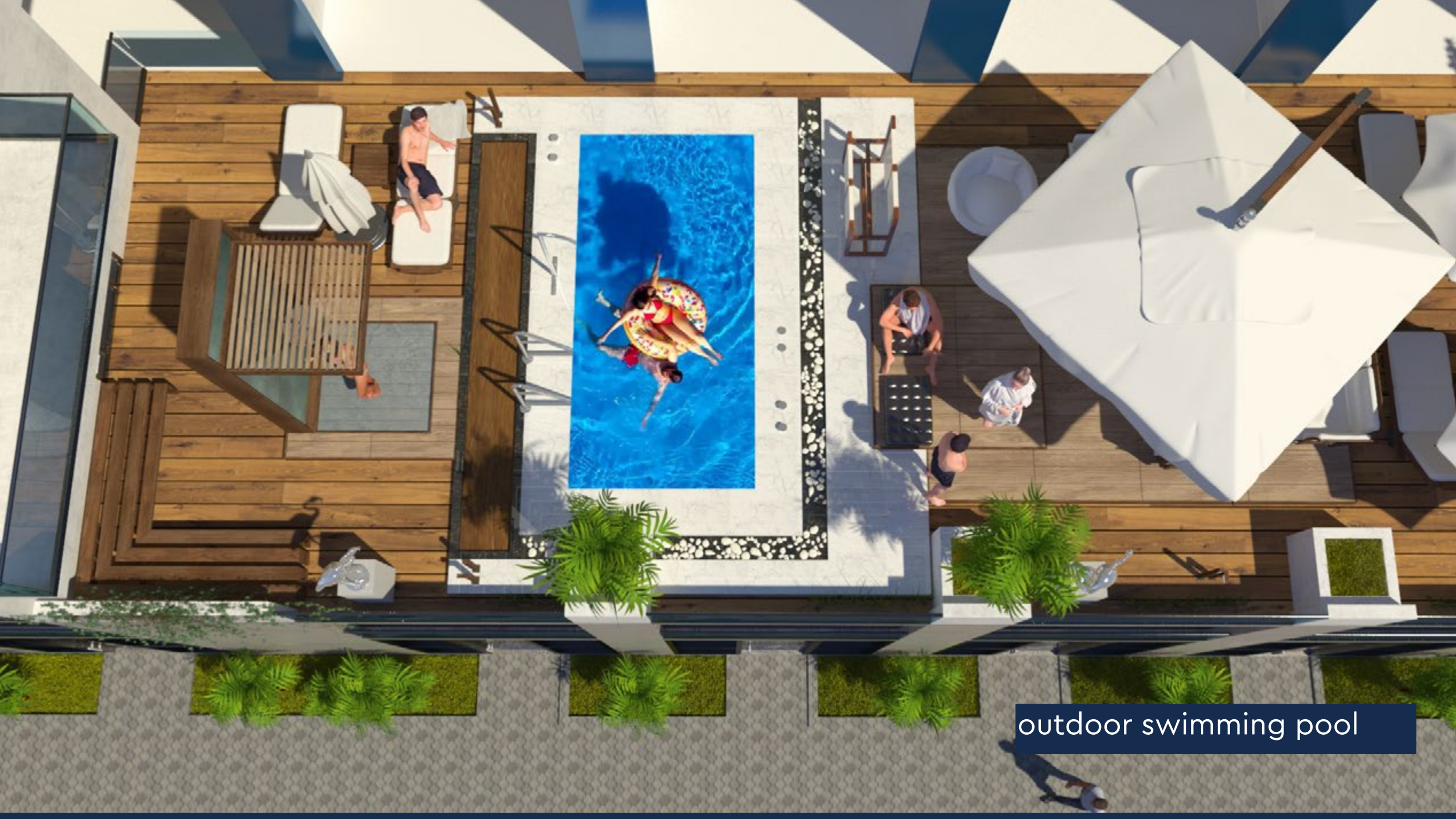




INFRASTRUCTURE

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- ▶ Spa center having outdoor pool and sauna;
- ▶ underground parking;
- ▶ developed park area;
- ▶ gym;
- ▶ boutique hotel;
- ▶ restaurant;
- ▶ veranda with a summer cinema and cafe;
- ▶ lobby with a cafe-bar.



outdoor swimming pool



Spa center services



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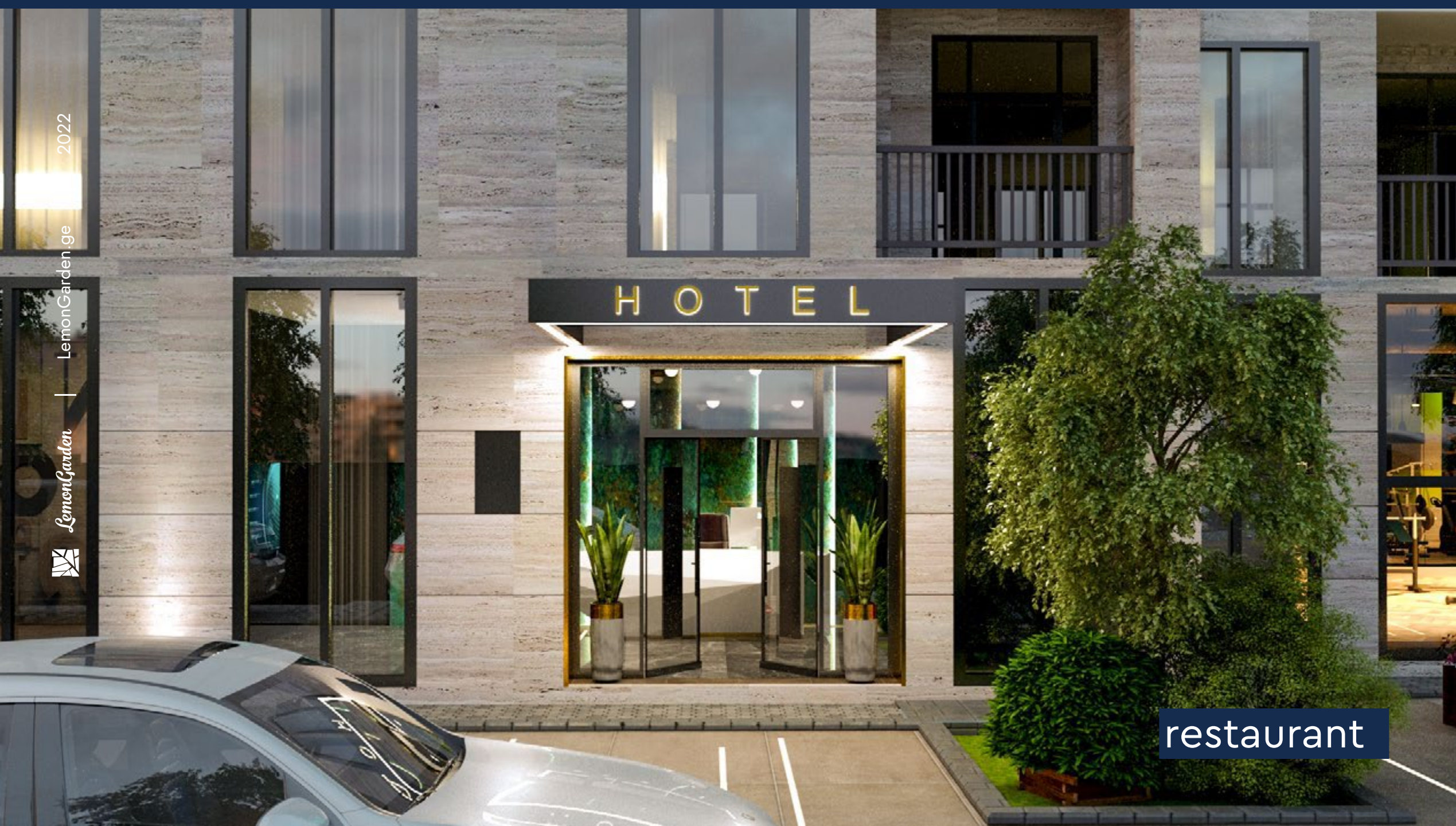
gym



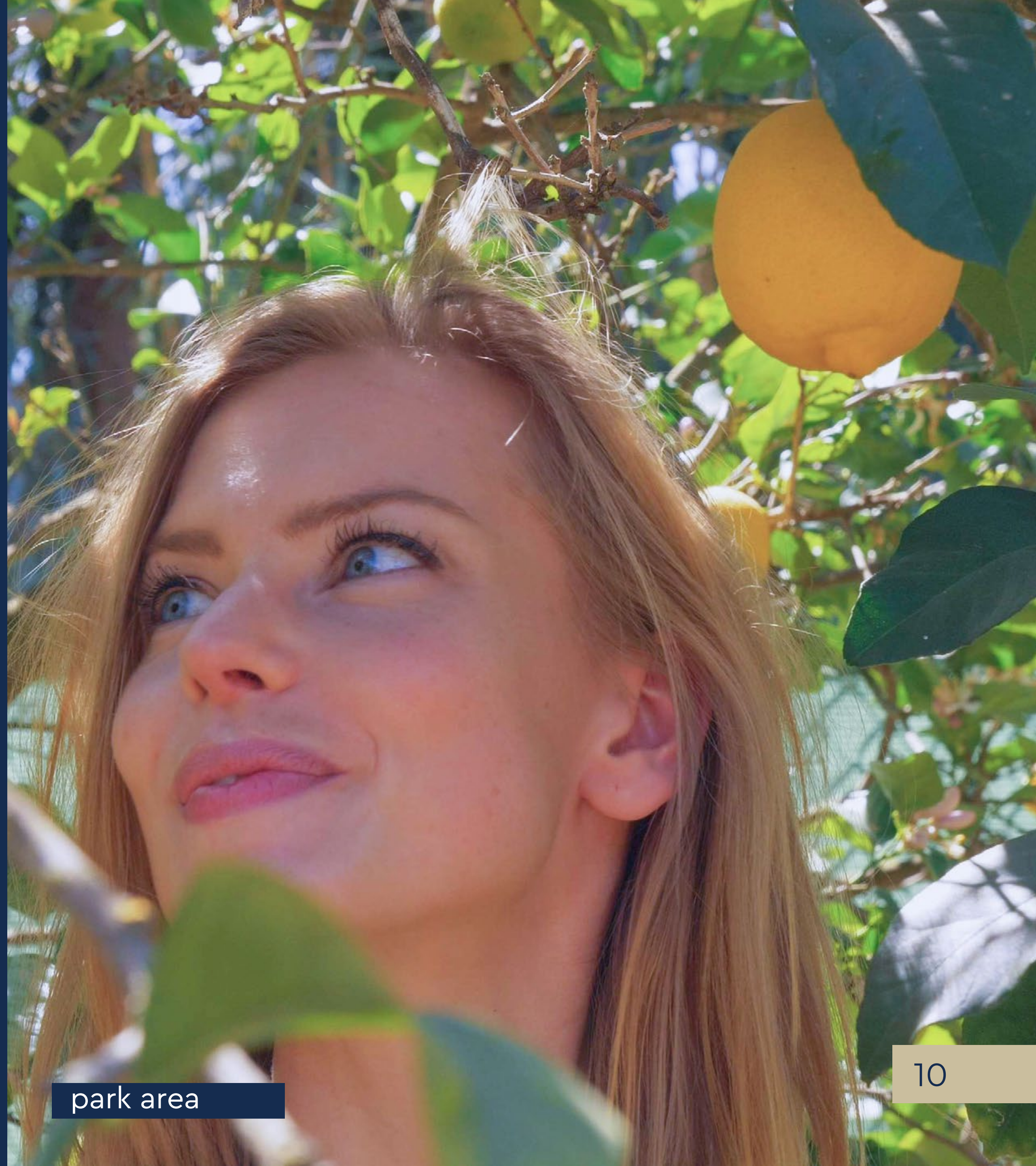
sauna



underground parking



restaurant



park area

PROFITABLE INVESTMENT

IN REAL ESTATE OF THE HIGHEST QUALITY

0-30%

**FIRST
INSTALLMENT**

36

**MONTHS OF
INTEREST-FREE
INTERNAL
INSTALLMENTS**

8%

**GUARANTEED
INCOME FROM THE
MANAGEMENT
COMPANY**

SYNCHRONIZATION OF APARTMENT RENTAL WEBSITES

- ▶ Online management of your apartments in your personal account: payment of utilities, income report, withdrawal of earned funds, sources of customer attraction, online synchronisation with more than 150 rental websites;
- ▶ High workload due to online rental as well as cooperation with travelling partners;
- ▶ Get a guaranteed passive income of 8%. We will do all the work for you.

КВ.





ADVANTAGES OF THE COMPLEX

HIGH QUALITY

High quality of construction works and materials. Compliance with EU international quality standards and new construction regulations in Georgia from 2019.

LOCATION AND INFRASTRUCTURE

Located in an ecologically clean area of the New Boulevard, 400 meters from the sea. Retail outlets, cafes, public school within walking distance.

OUR OWN SMALL PARK

Private park area of 2000 sq. m. with a playground, growing lemons and beautiful places to relax.

ADVANTAGES OF THE COMPLEX

PRIVATE PARKING

Underground parking with an area of about 2,000 sq. m.

SPA AND GYM

SPA center with outdoor pool, sauna and gym. Everything for a healthy and pleasant pastime.

SAFETY AND CONVENIENCE

24-hour administrative service with video surveillance and security system.





2022
LemonGarden.ge
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WHY WILL EXACTLY YOUR APARTMENTS BE RENTED OUT AND CREATE INCOME FOR YOU?

- ▶ transparent, controlled online queue system using the principles of international hotel networks right in your mobile phone;
- ▶ monthly reports on workload and profitability;
- ▶ low service fee;
- ▶ more than 120 travel partners, more than 150 rental websites connected via a synchronizer, our own Internet platform for renting apartments in the residence;
- ▶ the infrastructure of the complex allows you to feel as comfortable as possible;
- ▶ exclusive solutions for tourists with children.

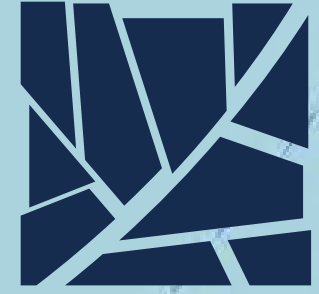


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≡ SEA VIEW

TYPICAL FLOOR PLAN



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Complex is connected to the park, sea, New Boulevard and embankment.

Sales Office:
Georgia, Batumi, 6010, Zgvispiris str. #12
lemongarden.ge



TECHNICAL SPECIFICATIONS

- ▶ completion of construction in December 2024;;
- ▶ aerated facade;;
- ▶ KONE and Mitsubishi high-speed elevators;
- ▶ REHAU 70 stained glass windows;
- ▶ frame-monolithic type of project.

WHY IS GEORGIA A RIGHT COUNTRY FOR INVESTMENTS?

- ▶ Geographical proximity. Average flight takes 2.5 hours.
- ▶ No language barrier.
- ▶ Documents in Russian and English.
- ▶ Visa-free regime for Russia, Ukraine and Belarus and 91 other countries.
- ▶ There is no property tax. Even for foreign citizens.
- ▶ Simplified procedure for real estate registration. Registration of property in just 1 hour.
- ▶ It is easy to obtain a residence permit.
- ▶ When buying property from \$ 100,000.
- ▶ The safest country in Europe. Georgia is in the TOP 10 for security in the world.
- ▶ Tourist boom.
- ▶ +20% annual increase in tourists.
- ▶ Mild sunny climate. 280 sunny days a year.
- ▶ The purest ecology: water and air.
- ▶ Warm sea: from 24 degrees all high season.
- ▶ World-famous wine and delicious cuisine.
- ▶ Low prices for living, recreation and entertainment.
- ▶ Hospitality.
- ▶ A city where you are loved and always heartily waited for.





THE BEST FOR HEALTH AND WELL BEING OF YOUR FAMILY

The climate in Batumi can be described by long summers, warm mellow autumn, dry cool spring and mild rainy winter.

Since the city is located in a subtropical zone, snow is very rare in Batumi. In summer, people are attracted to this place by foamy waves of the Black Sea, picturesque tides, gentle and warm healing sea water rich in salt and iodine.

Here we can find a lot of exotic trees, including kiwis, tangerines, oranges, and even the mysterious feijoa. However, there are also chestnuts and nuts trees that are more familiar to a resident of the middle climatic zone.

BATUMI SIGHTS

"BLACK SEA SINGAPORE"

Martvili Canyon is one of the most memorable places that you can visit in Batumi. Take a boat ride through a deep turquoise canyon, see many beautiful cascading waterfalls, take lots of pictures on convenient observation platforms. Be sure to also visit the Prometheus Cave with bizarre stalactites and stalagmites, admiring them in multi-colored iridescent lights. Here you will find underground lakes that have never seen the sun. The vivid impressions of the tour will also be complemented by fantastic panoramic views of the mountains.



Approximately 9 km from the famous and beloved by all tourists Georgian resort of Batumi, there is a fantastic place that can be called the main attraction of Adjara for sure. Magnificent flora from all around the earth is beautifully and harmoniously mixed on the slopes of a huge park. Here you can easily lose track of time and spend the whole day admiring the incredible views from the tops of the botanical garden or cooling off after a long walk in the clear waters of the Black Sea near the northern entrance.



Batumi has become one of the most dynamically developing cities, the hallmark of Georgia. For tourists, there has been built a panoramic big wheel with 8 capsules on the 27th floor of the skyscraper, from which you can admire other Batumi sights. There is no such wheel anywhere in the world. In the Batumi "Park of Wonders" rises the "Alphabet Tower", built in 2012 according to the plan of Al Berto Domingo Cabo, a Spanish architect. The tower looks like a DNA fragment with nucleotides enlarged many times, and the latter are thirty-three letters of the Georgian alphabet.





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