KOBULETI BEACH RESORT

NEXT · ARCHI

THE UNION OF TWO DEVELOPMENT COMPANIES

A Landmark Partnership on the Black Sea

NEXT

NEXT is an international developer from Georgia and the country's leading developer of premium seaside resort destinations. With projects across Georgia, Kenya, Spain, and the UAE, the company specializes in creating internationally branded developments that redefine coastal living.

Present across 3 continents and 5 countries, NEXT is backed by investors from around the globe and partners with world-renowned brands - such as Radisson Hotels and Wyndham Hotels & Resorts.

ARCHI

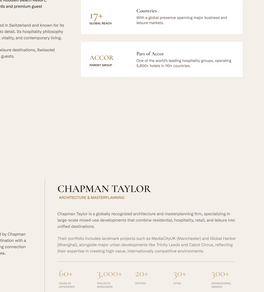
Archi is Georgia's leading real estate developer and the country's benchmark for urban development, creating landmark residential, hospitality, and mixed-use destinations. Through partnerships with globally recognized brands, Archi continues to elevate industry standards. Most recently, the company formed strategic partnerships with BI Group, Central Asia's largest development company.

NEXT · ARCHI

KOBULETI BEACH RESORT

A New Landmark on Georgia's Black Sea Coast

Positioned on one of Georgia's most desirable coastlines, Kobuleti Beach Resort combines contemporary architecture, panoramic sea views, and thoughtfully designed public spaces to create a vibrant destination for living, leisure, and investment.



KEY FACTS

- 3 Interconnected towers
- 38 above-ground floors per tower
- 1 underground level per tower
- 1,800+ residences across the development
- Residential, hospitality & lifestyle components
- Direct beachfront location

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GLOBAL HOSPITALITY BRAND

A Swissotel hotel will operate in one of the three towers at Kobuleti Beach Resort, introducing internationally recognized hospitality standards and premium guest experiences to the development.

Swissotel is a globally recognized hospitality brand founded in Switzerland and known for its commitment to precision, quality, reliability, and attention to detail. Its hospitality philosophy combines refined service with a strong focus on wellness, vitality, and contemporary living.

With a presence across major international business and leisure destinations, Swissotel appeals to discerning global travellers and high-net-worth guests.

40+ PROPERTIES	**Hotels & Resorts** Across key international destinations worldwide.
17+ GLOBAL BRAND	**Countries** With a global presence spanning major business and leisure markets.
ACCOR PARENT GROUP	**Part of Accor** One of the world's leading hospitality groups, operating 5,000+ hotels in 110+ countries.

CHAPMAN TAYLOR

ARCHITECTURE & MASTERPLANNING

NEXT · ARCHI

The masterplan of Kobuleti Beach Resort was developed by Chapman Taylor, shaping the project as a cohesive beachfront destination with a clear architectural identity, efficient planning, and a strong connection between the towers, public spaces, amenities, and the sea.

Chapman Taylor is a globally recognized architecture and masterplanning firm, specializing in large-scale mixed-use developments that combine residential, hospitality, retail, and leisure into unified destinations.

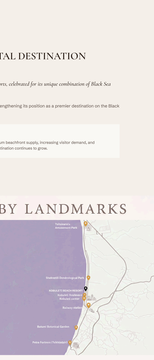
Their portfolio includes landmark projects such as MediaCityUK (Manchester) and Global Harbor (Shanghai), alongside major urban developments like Trinity Leeds and Cabot Circus, reflecting their expertise in creating high-value, internationally competitive environments.

60+	3,000+	20+	30+	300+
YEARS OF EXPERIENCE	PROJECTS WORLDWIDE	OFFICES	CITIES	INTERNATIONAL AWARDS

NEXT · ARCHI

A COLLECTION OF SIGNATURE AMENITIEES

- 01 CASINO - 3,000 SQ. M
- 02 PREMIUM RETAIL COLLECTION
- 03 COMMUNITY LOUNGE
- 04 MEETING & CONFERENCE FACILITIES
- 05 SPA & WELLNESS CENTER - 3,000 SQ. M
- 06 INDOOR & OUTDOOR INFINITY POOLS





NEXT · ARCHI

A COLLECTION OF SIGNATURE AMENITIEES

- 07 INDOOR & OUTDOOR GYMS
- 08 PRIVATE BEACH
- 09 LANDSCAPED TERRACES
- 10 VALET PARKING
- 11 GRAND LOBBY

APARTMENT TYPES

The complex will offer a variety of units

- Studio apartments
- One-bedroom apartments
- Two-bedroom apartments
- Premium penthouses

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KOBULETI BEACH RESORT

KOBULETI – GEORGIA'S EMERGING COASTAL DESTINATION

For more than a century, Kobuleti has been known as one of Georgia's most distinctive seaside resorts, celebrated for its unique combination of Black Sea beaches and pine forests.

Today, the city is rapidly evolving through new tourism, hospitality, and infrastructure investment, strengthening its position as a premier destination on the Black Sea coast.

A MARKET IN ITS EARLY GROWTH STAGE

Unlike mature coastal markets, Kobuleti is still at an early stage of its development cycle. With limited premium beachfront supply, increasing visitor demand, and expanding infrastructure, the market offers significant potential for long-term capital appreciation as the destination continues to grow.

PRIME LOCATION & NEARBY LANDMARKS

Batumi International Airport
Kobuleti Boulevard
Kobuleti Beach Resort
Batumi
Batumi City Center
Batumi Boulevard
Batumi Botanical Garden
Batumi Dancing Fountains
Batumi Alphabet Tower
Batumi Ferris Wheel
Batumi Piazza
Batumi Seaside Boulevard
Batumi Art Deco Boulevard
Batumi Old Town
Batumi Seaside Park
Batumi Sea Side Boulevard
Batumi Seaside Boulevard
Batumi Seaside Boulevard
Batumi Seaside