
by ONE.
RED
Radisson
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RADISSON HOTEL GROUP

An international and dynamic hotel group.
Ten distinctive brands. More than 1,640 hotels
in operation and under development in EMEA and APAC

RED Radisson

Radisson RED presents a playful twist on conventional hotel stays, injecting new life into hotels through informal services where anything goes, a social scene that's waiting to be shared and bold design.

The brand is built around three pillars:

Bold contemporary design

Community & social connection

Vibrant atmosphere inspired by local culture

HOTEL & SERVICED **APARTMENTS**

PROJECT SPECIFICATIONS

Q4 2029
Completion date

600
Residences

38 380 m²
Total construction area

VERTICAL LIVING

45 stores of high-rise residential, shaped by density, visibility, and urban energy.

EFFICIENT PLANNING

Compact layouts with clear zoning and maximum usable area per floor.

NATURAL LIGHT & VIEWS

Floor to ceiling glazing across sea, city, mountain, and boulevard aspects

INTEGRATED STRUCTURE

Public, service, and residential functions distributed across a clean vertical sequence.

BRAND POWER MATTERS

67% Average annual occupancy for branded hotels

32% Average annual occupancy for non-branded properties

$210 Average daily rental rate

The first branded Residences in central Batumi

Premium Service in line with International Standards

Comprehensive on-site Infrastructure

Occupancy rates and property value growth above market average

WHY BRANDED RESIDENCES ARE THE BEST INVESTMENT?

ACCORDING TO MARKET RESEARCH

Hotel occupancy rates in Batumi are directly proportional to their brand recognition.

Branded hotels like Sheraton, Hilton, Radisson, and Ramada achieve **an average annual occupancy of 67%**, while nonbranded properties report occupancy rates **below 40%.**

ENGINEERING & **STRUCTURAL EXCELLENCE**

Eco-friendly: certified European-quality materials

Earthquake resistance up to **magnitude 8.0**



Aerated Concrete **D500**

Absorbs seismic vibrations

Architectural Design

The tower is organized around a simple structural logic: a monolithic reinforced concrete frame using high-grade B30–B35 concrete, with high-strength reinforcement steel and interior block walls. The structural system supports a slender, consistent tower form - efficient in plan, clear in vertical hierarchy.

WORLD-CLASS AMENITIES & **PREMIUM HOTEL SERVICES**

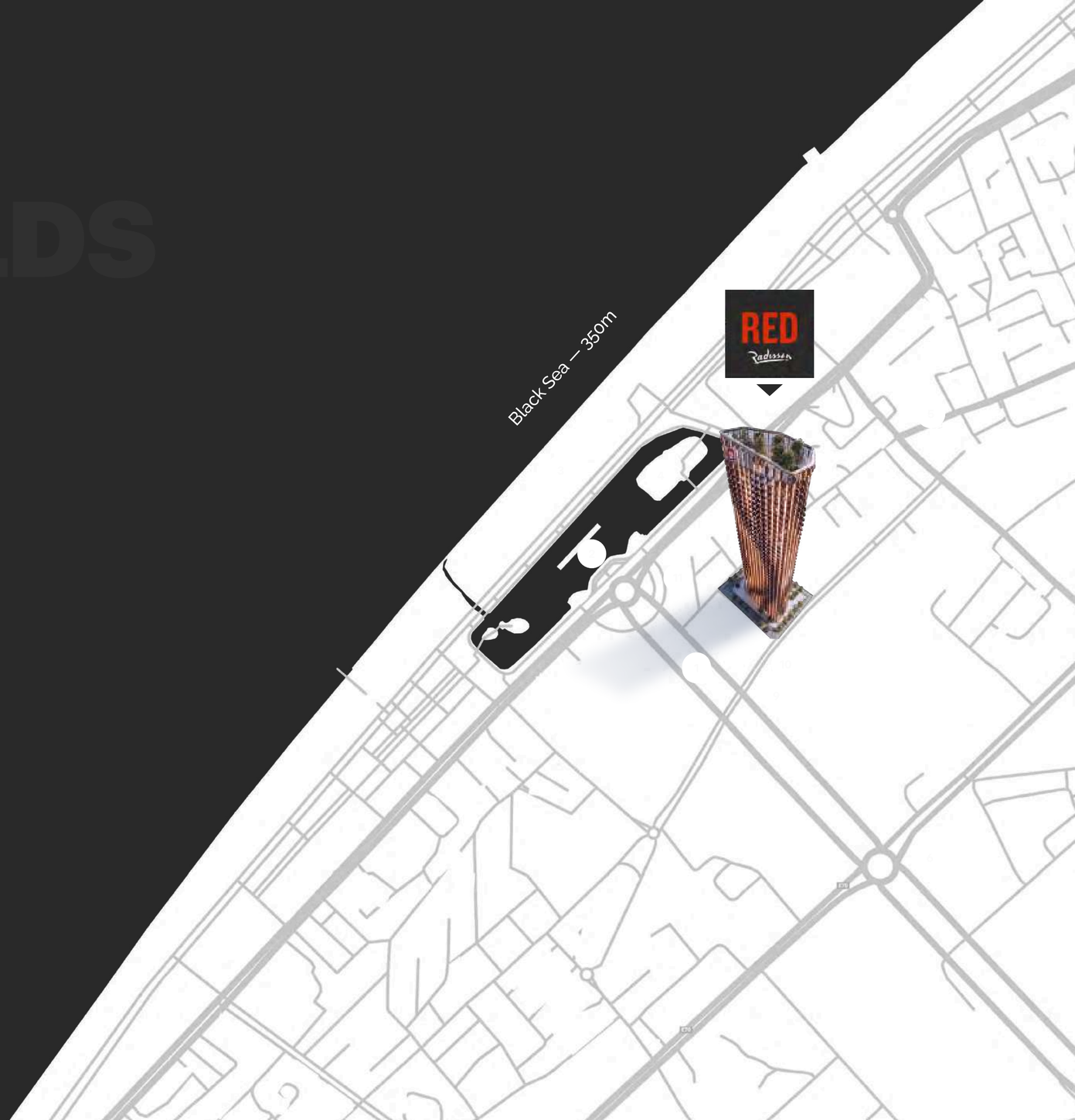
AMENITIES

1. Restaurant
2. Cafe
3. Bar
4. Spa Complex
5. Pool
6. Gym
7. Conference Rooms
8. Car Elevator

WHERE THE FUTURE UNFOLDS

Walking distances

N°	OBJECT	METERS	MIN
1	Alley of Heroes	220	2
2	Dancing Fountains	300	4
3	Seafront & Beach	356	5
4	Restaurants & Cafes	300	4
5	Batumi Mall	420	5
6	Black Sea Mall & Carrefour	630	8
7	Adjarabet Arena	800	10
8	Grand Mall	1200	15
9	Casinos	230	2
10	Supermarkets	170	2
11	House of Justice	280	3
12	Dolphinarium and Aquarium	1100	15



SITE **LAYOUT**

The building is organized vertically by function. Lower levels accommodate commercial spaces, hotel infrastructure, and public amenities. Residential floors above are planned for privacy, efficiency, and view orientation — 600 residences distributed across the tower's upper floors, each with access to the full amenity offer below.



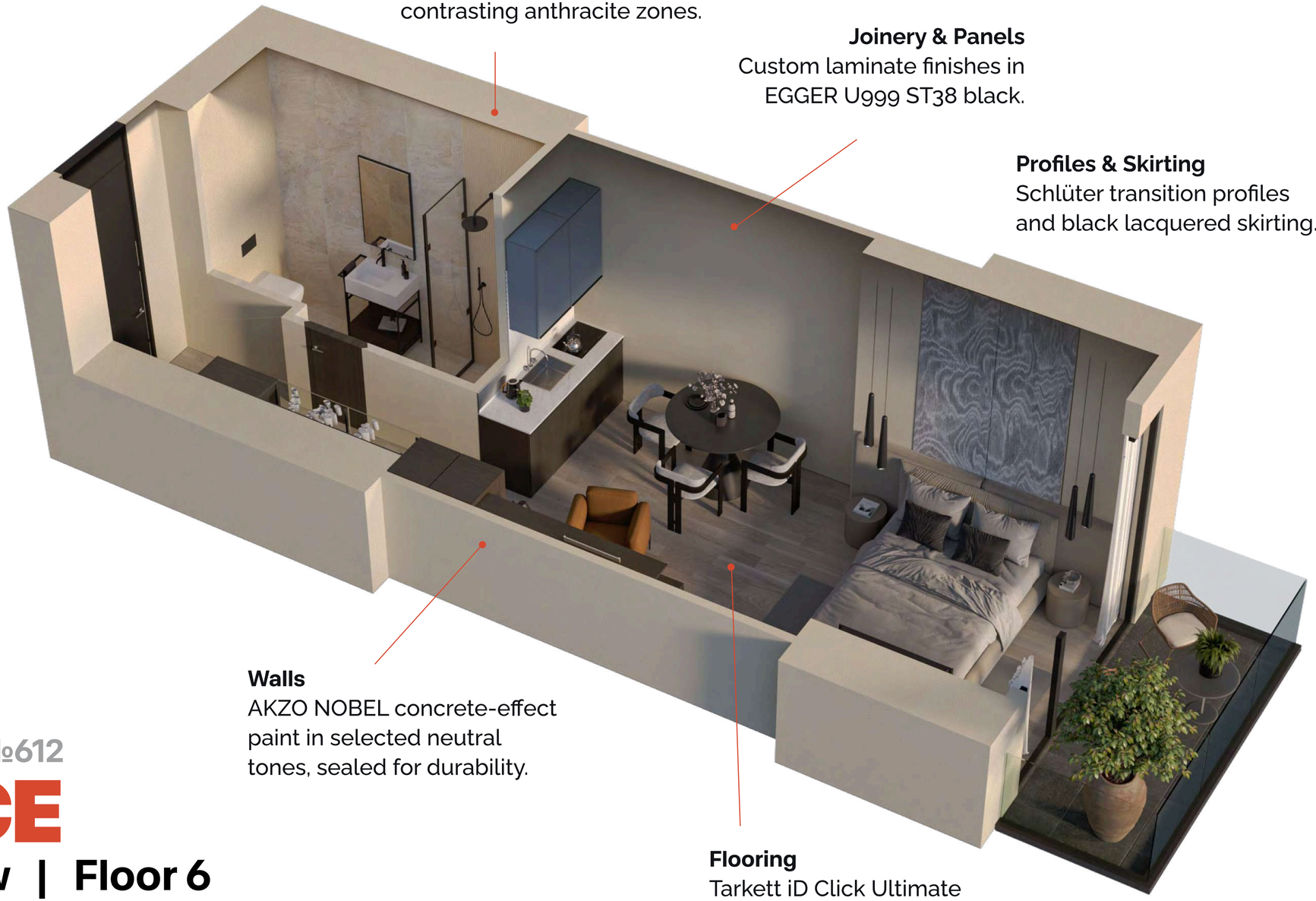
RESIDENTIAL
FLOOR PLAN



Ceilings
AKZO NOBEL white finish with contrasting anthracite zones.

Joinery & Panels
Custom laminate finishes in EGGER U999 ST38 black.

Profiles & Skirting
Schlüter transition profiles and black lacquered skirting.



Walls
AKZO NOBEL concrete-effect paint in selected neutral tones, sealed for durability.

Flooring
Tarkett iD Click Ultimate 55, light warm oak.

FULLY FURNISHED

STUDIO RESIDENCE №612

37.7 sq.m | Sea View | Floor 6



MANAGED
TO PERFECTION

Professional property management ensuring effortless ownership and exceptional service.

Full-service maintenance, 24/7 support, and proactive care - so you can focus on living, not managing.

MAINTENANCE COSTS

Maintenance Costs — $1 per sqm

MAINTENANCE

cleaning of common areas

1. elevator maintenance
2. upkeep of water and heating systems
3. waste removal
4. security (video surveillance and access control)
5. lighting and maintenance in the gated area

Utilities

Charged based on individual meters according to Batumi's city-wide rates:

Average utilities cost per month

(Electricity, natural gas, water)

Flat Type	Utility Costs
Studio	$35
1-Bedroom	$50
2-Bedroom	$70


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