



SIMPONIA

# The Gemstone of Batumi Botanical Garden

*At Simponia, the idyllic vision  
becomes a reality.*

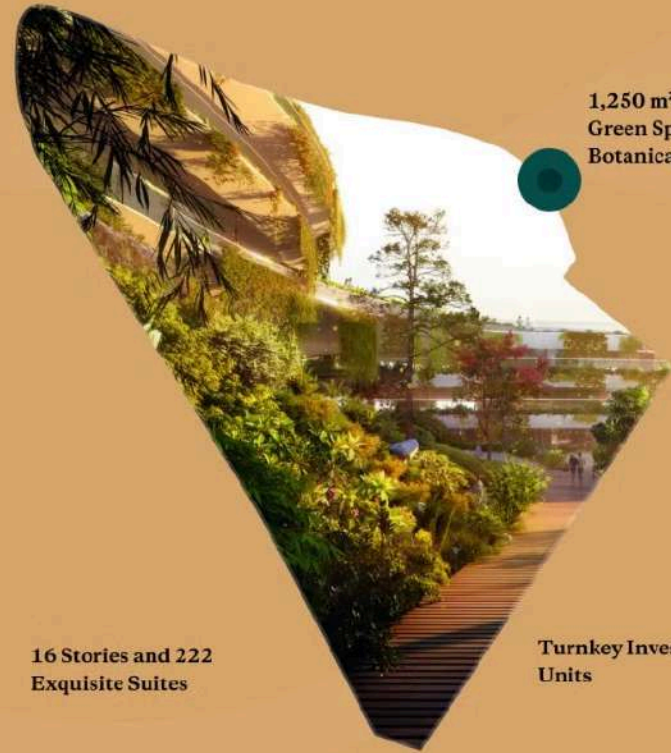
*Immerse yourself in the tranquility of nature,  
while enjoying the unparalleled comfort and sophistication of your new home.*



# Elevate Your Living Experience

SIMPONIA

HOTEL DETAILS



1,250 m<sup>2</sup> of Private  
Green Spaces within the  
Botanical Garden

16 Stories and 222  
Exquisite Suites

Turnkey Investment  
Units

# Luxury at Simponia

Unparalleled comfort and sophistication in a tranquil setting.

## Luxury Apartments

Elegantly designed studios (from \$1,950), one & two-bedroom apartments (30m<sup>2</sup> - 76m<sup>2</sup>).

## Prime Location

Overlooking the Batumi Botanical Garden; blends urban convenience with natural beauty.

## Exceptional Amenities

Sunlit rooms, private balconies, gourmet dining, 24/7 concierge, rooftop pool, secure parking.

## Your Batumi Oasis

Near the city center & Green Cape beach. Flexible payment options available. Contact us!





# SIMPONIA

NATURE AT YOUR DOORSTEP



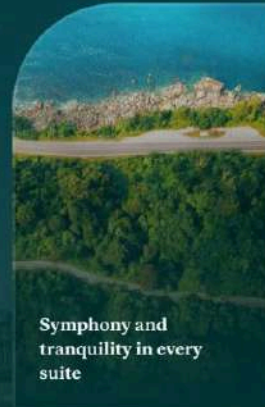
**5-Minute Walk to Green  
Cape's pristine beaches**



**Botanical Garden Views  
from every window**



**Architecture that blends  
with the nature**



**Symphony and  
tranquility in every  
suite**



**Lush green balconies  
and expansive glass that  
bring the outdoors into  
your living space**



# Embrace Green Cape's Serenity

## Coastal Tranquility

Unwind in Simponia's serene coastal retreat, enjoying ocean breezes and rhythmic waves.



## Seamless Convenience

Enjoy Green Cape's tranquility and Batumi's vibrancy. The city center is a short drive, and the airport is nearby. Explore beaches, the botanical garden at your doorsteps nearby city life.





# Enter the exclusive realm of Simponia



## Exclusive Aparthotel

Simponia is an exclusive aparthotel development nestled within Batumi's prestigious Green Cape, combining luxurious living with the serene beauty of the Batumi Botanical Garden and the stunning Black Sea coastline.



## Prime Location

Enjoy breathtaking views of the Batumi Botanical Garden and the Black Sea coastline from your refined apartment.



## Designed for Discerning Guests

Simponia is designed for discerning individuals seeking tranquility, exclusivity, and elegance.



# Architectural Brilliance at Simponia



## Italian-Inspired Design

Simponia's architecture uniquely blends Italian elegance and Georgian heritage.



## Sustainable and Eco-Conscious

Simponia prioritizes eco-friendly materials and energy efficiency for a healthier, sustainable lifestyle.



# Tailored Budget Solutions

Custom packages to fit your needs.



## Turnkey Residences

Move-in ready, fully furnished. From \$58,500



## Studio Apartments

Modern finishes. From \$51,000



## 1-Bedroom Apartments

Modern finishes, spacious. From \$59,500



## Renovation Financing

Finance your dream home upgrades.



## Green Frame Design

Flexible finishing options.

From \$51,000

\$1700/sq. m



## 222 Hotel Rooms

- 178 Studios
- 44 One-Bedrooms
- Flexible Ownership



# Unparalleled Luxury at Green Cape

Experience luxury living: expansive green spaces, infinity pool, gourmet restaurants, and high-end shopping.



Rooftop Pool  
Relax and unwind



Recreation Zone  
Private garden access



Convenience  
Secure parking, on-site services



Service & Security  
24/7 security and concierge



# ROI per Apartment



\$58,500

Fully Renovated

30 m<sup>2</sup> Studio Apartment

Projected Annual Rental Income:  
\$7,020 (12%)



\$87,750

Fully Renovated

45 m<sup>2</sup> 1-Bedroom Apartment

Projected Annual Rental Income:  
\$10,530 (12%)



\$144,300

74 m<sup>2</sup> 1-Bedroom Apartment  
(Premium View)

Projected Annual Rental Income:  
\$17,316 (12%)

Apartment ROI is calculated as 12% of the investment amount, based on conservative market analysis and projected rental income. Simponia's prime location ensures high occupancy rates and strong rental demand.



# Why Simponia?



## Exclusive Garden Access

Guaranteed views & direct access to nature.  
Limited residences for ultimate privacy.



## Harmonious Green Design

Panoramic views & rounded terraces. Limited development for enhanced serenity.



## Luxury Amenities

High-end finishes, infinity pool, gourmet restaurant, 24/7 security.



## Exceptional Investment

Up to 12% ROI. Strong returns, even with low occupancy. Limited availability!



# Investing in Batumi's Growth: A Simponia Perspective

1

## Batumi's Tourism Boom

Batumi's tourism soared 12% in 2023 (2M+ visitors), with 20% annual growth projected through 2027.

2

## Batumi's Booming Economy

Tourism fuels Batumi's economic growth, creating a prime real estate market.

3

## Green Cape: Luxury Redefined

Green Cape offers luxury residences and world-class amenities.

4

## Simponia: An Exclusive Opportunity

Limited availability makes Simponia a highly sought-after investment.



# Secure and Profitable Investment

12%

ROI

Annual return.

\$58,500

Studio Cost

Example investment.

\$7,020

Annual Income

Guaranteed yearly income.

\$585

Monthly Income

Guaranteed monthly income.

12% ROI

Simponia offers guaranteed monthly income and strong returns, ensuring financial security.



# Your Secure Investment



## Annual Returns

Guaranteed returns up to 12% annually.



## Ownership Benefits

Share in project income; benefit from property success.



## Hassle-Free Management

Seamless, transparent management by our dedicated team.



# Hassle-Free Ownership Experience



## Comprehensive Services

Our team handles all ownership aspects for a worry-free experience.



## Maximized Occupancy

Strategic marketing ensures high occupancy and strong rental income.



## Transparent Reporting

Regular reports keep you informed about your property's performance.



# Building Your Future Home

1

Groundbreaking

Q1 2024

2

Structure Complete

Q4 2025

3

Finishing

Q2 2026

4

Completion

Q1 2027

Your dream home is built with precision and on schedule. Our team ensures high standards throughout construction, meticulously managing every stage.



# Experience Simponia



Your Gateway to Luxury and Investment

Imagine waking up to the serene symphony of nature in Batumi's prestigious Green Cape. Simponia offers more than just a luxurious residence; it's an opportunity to elevate your lifestyle and secure a profitable investment



# Simponia: Your Gateway to Luxury and Investment

Secure a piece of Batumi's booming real estate market with Simponia, offering guaranteed annual returns of up to 12%, translating to a substantial monthly income stream.

Your investment in Simponia is not just about financial returns; it's about securing a luxurious lifestyle in a thriving location.

## Get in Touch

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Facebook: [Simponia - Aparthotel in Batumi Botanical Garden](#)

