

KOBULETI BEACH RESORT - BATUMI, ADJARA Gruzínsko

135 000 €



Kraj:	
Okres:	
Obec:	
Ulica:	Kobuleti
Druh:	Developerské projekty
Typ projektu:	Výstavba bytov
Typ:	Predaj
Úžitková plocha:	

PODROBNÉ INFORMÁCIE

Status:	aktívne	Rok výstavby:	2022
Vlastníctvo:	korporácia	Celková plocha:	42.6 m ²
Úžitková plocha:	42.6 m ²	Orientácia:	západ
Zastavaná plocha:	42.6 m ²	Inžinierske siete:	áno
Stav:	novostavba	Voda:	áno
Počet izieb:	1	Elektrika:	áno
Typ výbavy:	kompletne vybavený	Kanalizácia:	áno
Terasa:	áno		

POPIS NEHNUTEĽNOSTI

KOBULETI BEACH RESORT - BATUMI, ADJARA

PREDAJ LUXUSNÝCH PLÁŽOVÝCH APARTMÁNOV HOTELOVÉHO TYPU S ROČNÝM VÝNOSOM Z PRENÁJMU OD 8,1 %. MOŽNOSŤ SPLÁTKOVÉHO KALENDÁRU NA 5 ROKOV s 0% navýšením.

Rezort Magnetic Beach stojí v lokalite Kobuleti, priamo na jednej z najkrajších pláží Gruzínska. Pláž je súkromná, denne servisovaná, piesočnato-kamienková. Čierny piesok tu obsahuje vysoké percento magnetických hornín. Súčasťou rezortu je 25m dlhý plavecký sladkovodný bazén s efektom „infinity pool“. V komplexe môžu klienti využívať aj recepciu, reštauráciu s celodennou prevádzkou, plážový bar a sky bar na streche jednej z budov. Budovy sú postavené podľa prísnych európskych kvalitatívnych štandardov českými a slovenskými inžiniermi a dizajnérmi. Interiéry sú navrhnuté podľa

posledných trendov v štýle feng-shui.

Apartmány sú kompletne vybavené luxusným nábytkom, sanitou a sú plne klimatizované. Apartmány sú orientované na západ a všetky majú nezameniteľný výhľad. Každý z nich má balkón alebo terasu s nábytkom. Pýchou sú nadčasové mramorové obklady kúpeľní, basaltové kuchynské dosky a translucetné kamenné dyhy zdobiace čelá postelí. Všetko je vybudované s ohľadom na životnosť a pohodlie. Vieme, že pre investora nie je dôležitá len rýchla návratnosť investície a zaujímavý výnos, ale tiež dlhodobá bezúdržbovosť zakúpenej nehnuteľnosti a nízke náklady. V apartmánoch a budovách je zaistený celoročný servis. Bonusom pre hostí aj investorov je tiež skutočnosť, že sa jedná o prvý úplne nefajčiarsky rezort v Gruzínsku.

Ide o investičné apartmány hotelového typu, a preto sa investor na prvom mieste zameria na návratnosť investície (ROI) pre vlastníkov apartmánov. Návratnosť je kalkulovaná v rozmedzí 8 až 12 rokov výhradne z príjmov z prenájmu apartmánov. Majiteľ apartmánu ďalej profituje na raste hodnoty nehnuteľnosti v čase. Napríklad za posledných 5 rokov predstavoval nárast cien nehnuteľností v Adžarskej autonómnej republike priemerne 10 až 15 % ročne. O dane a ďalšie formality sa kompletne stará naša servisná organizácia a miestna účtovná kancelária. Dostanete teda už čistý výnos bez starostí. Servis a pravidelná údržba celého komplexu je tiež plne zaistená. V komplexe funguje recepcia, servisný a upratovací personál a zamestnanci reštaurácie. Za tieto služby je účtovaný servisný poplatok, tzv. service fee, ktorý činí 3 USD/m2/mesiac. Každý rok sa vykonáva vyúčtovanie a peniaze sa zasielajú danému investorovi. Rovnako aj náklady na spotrebu elektriny a vody v danom konkrétnom apartmáne a poistenie sú 1x ročne vyúčtované majiteľovi apartmánu.

Alex Maksimčuk

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This is an area that falls under the Ajara Autonomous Republic, which is mainly focused on tourism. The MBR location is significant for its specific microclimate due to its location between the mountain ranges and the sea, as well as the black magnetic sand. During the times of the former Soviet Union, the sanatoriums in the area were among the most renowned and people came here to be treated for polio, musculoskeletal disorders, asthma, heart and circulatory problems. The fame of these sanatoriums faded with the end of the USSR, but cosmonauts and athletes, for example, still know the area well and come here

- The first phase has been completed and involves Buildings D and E. Approval was given on 9/2022*
- The second phase will see the completion of Buildings A, B, C and F, which will include a large, experiential restaurant*
- Investment in the hotel suites in Buildings D and E, which are already in hotel use, is now possible.*
- Building F : start of construction in 5/2021 and anticipated completion in 9/2024.*
- Grand Restaurant : construction to begin in 5/2021 and projected completion in 9/2024.*
- Building F, which houses the front desk, is not currently for sale, even by future reservation.*
- Another hotel complex will be built on the adjacent property of 11,000 m, which will have a minimum of 100 rooms and also a spa, which will contribute to increased traffic to the site*
- The maintenance service of the entire complex and its operation in the form of staff and apartment rentals is fully ensured*
- A 25 m long outdoor freshwater swimming pool is available to guests*
- The resort also has a well-maintained sand and pebble beach*
- An exclusive sky bar experience, Collective, operates on the rooftop of Building E.*
- For a fee, the front desk will organise excursions to the surrounding area as well as transfers to and*

from the airport.

- The owner of the apartment can use the apartment during the off-peak season, which is from June to September, only for the costs that are strictly necessary for the operation of the apartment.

1) The owner of the apartment has contracted and receives 90% of the rent (10% is used for costs outside the service fee).

- Electricity, water and gas consumption costs are billed to the apartment owner once a year.

- A fee of 3 USD/m²/month (service fee) is charged once a year to cover the cost of maintenance of the common areas - garden, internet, cleanliness of the complex, beach cleaning, pool service and cleanliness, ...and staff salaries

- A comprehensive insurance fee of USD 240/apartment is also charged once a year

- Every year the service organization will make a billing and send the money to the investor.

- Taxes and other formalities with the authorities are also taken care of by the service organization in cooperation with our local accounting office.

2) The ownership of the apartment is registered in the National Court Register, including the share of the land on which the property is located.

3) The hotel has been granted the status of a "Tourist Enterprise", which brings many advantages and one of them is that the owners of the apartments, the tax liability is reduced from 20% to 5%

The return on investment in the apartments is calculated between 8-12 years.

These are investment apartments, hotel type, so in the first place we focused on the ROI (Return On Investments), which is calculated between 8-12 years, exclusively on the income from the rental of these apartments. Thus, we do not take into account the growth in the value of the property over time. Over the last 5 years, the increase in property prices in the Autonomous Republic of Ajara has been about 10-15% year-on-year.

There are only 129 apartments available in buildings D and E, some of which are already sold, others are already pre-booked, so if interested, it is always necessary to consult the specific apartments available.

The operation of the complex is the responsibility of people with extensive experience and TOP management fluent in English, Georgian and Russian.

This is a unique investment opportunity in the area. There are almost no building plots left in the area and so it will no longer be possible to buy apartments in such close proximity to the sea as the MBR complex offers.

In building D all apartments are 2-bed apartments with possible extra bed

In building E the outermost apartments are 2-bed apartments with extra bed, the others are 2-bed apartments

Batumi is 30 km from the resort

Tours of the surrounding area are provided - mountains, sights, attractions, pilgrimage and adventure sites.

Terms of payment and contracting

1) Purchase contract for the apartment (within 14 days of signing, payment of 100% of the purchase price to the account of the Georgian company. Subsequently in the land registry the apartment will be transferred to the new owner)

2) Management contract

3) Service contract

4) Statement of the owner of the apartment

The quality of construction and furnishings is very high even compared to the usual European standard

1) Marble and travertine tiles in common areas and apartments

2) Basalt worktops on kitchen counters

3) Luxury carpets woven to order to MBR design

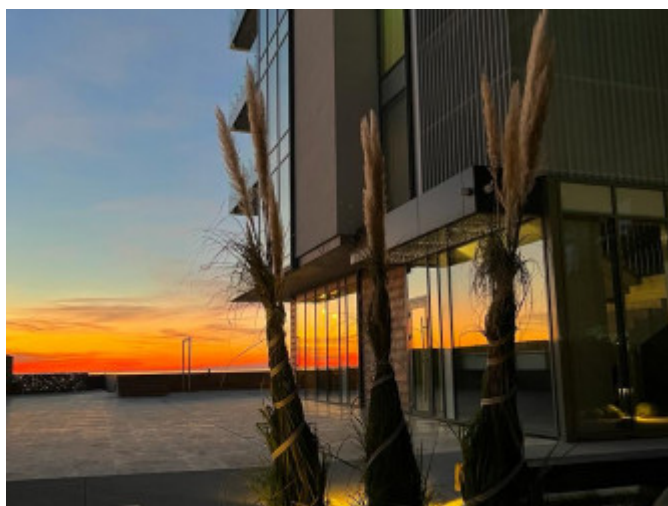
- 4) Bed linen, towels, pillows and duvets - selected with an emphasis on quality of *****hotel standard
- 5) Beds and mattresses made to measure in the Czech Republic - king size
- 6) Bathroom taps from Germany and Italy - Grohe and Paffoni
- 7) Kitchen faucets and sink - Monarch luxury range by Alveus - Slovenia
- 8) Enamel shower tray, stainless steel super flat Kaldewei- Germany
- 9) Window profiles are aluminium 6 chamber with interrupted thermal bridge and high soundproofing, also manufactured according to the requirement of our designers and building supervision in EU
- 10) Superior insulation of the building envelope

For those interested, we organize a trip to Georgia every month. You will see the apartments, the whole complex, the surrounding area and also take a look at Batumi.

If you have any questions, please contact us at any time.

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