



LEGENDA

**Modern residential building
for a comfortable life**

ABOUT COMPANY

LLC “Bakuri”

The company was founded in 1996.

The developer has been working in the Batumi real estate market for 28 years.

11 residential real estate projects were implemented: apartment complexes, multi-storey residential buildings, including the architectural dominant on the Square of Europe, as well as villas and townhouses on the coast of Gonio and Chakvi.

Portfolio

*Baratashvili 6, 23
Chavchavadze 4
Gamsakhurdia 42
Agmashenebeli 13*

*Lermontova 76, 105-107
Brktskinvale 86/88
Pushkina 19
Gonio, Andrei Pervozvannogo St., 58a, b*



ABOUT THE PROJECT

Old Batumi

Floors Number of	20
Number of apartments	6 unique layouts
Apartments per floor	8
Ceiling height	3 m
Underground parking	25 seats
Completion of construction	December 2026

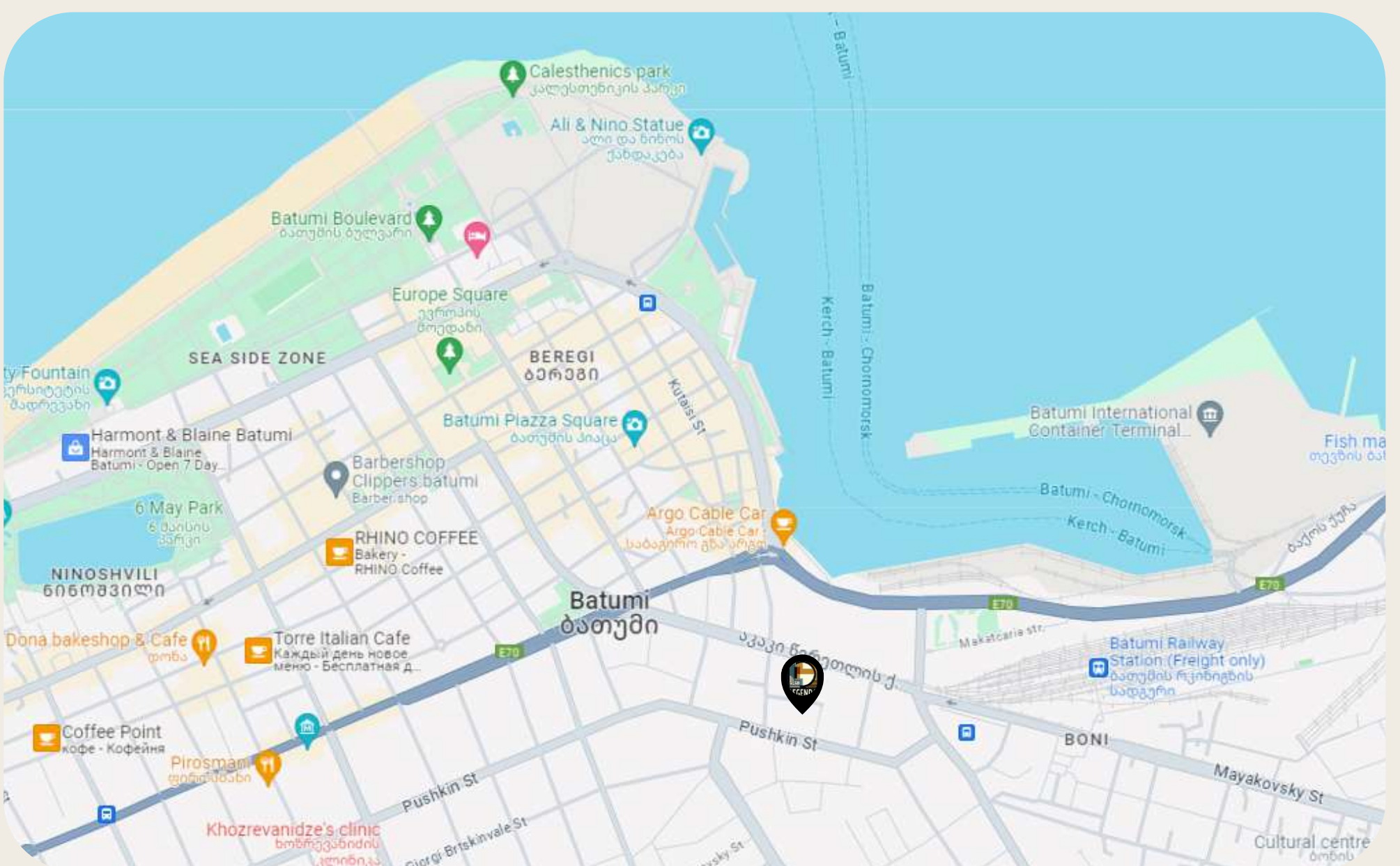


LOCATION

Batumi (Georgia)

The location of the complex in one of the most cozy areas of Batumi - the Old Town - makes it an ideal place to live and relax. The Black Sea Boulevard, food market, schools and other important city facilities are within walking distance.

The complex will be located in the depths of the block between Tsereteli and Pushkin streets, which ensures silence and privacy for residents and proximity to all city infrastructure.



LOCATION.

INFRASTRUCTURE

5 minutes	Catholic Church
7 minutes	Carrefour
7 minutes	Batumi Plaza Gym Olympic swimming pool - 50 m
8 minutes	There are 8000 Vintage Shop with the largest selection of wines
9 minutes	Synagogue
10 minutes	Mosque
10 minutes	Sea boulevard
11 minutes	Cathedral



- Shops
- Medicine
- Entertainment
- Restaurants
- Fitness equip.
- Educat. heads

ARCHITECTURE. DESIGN

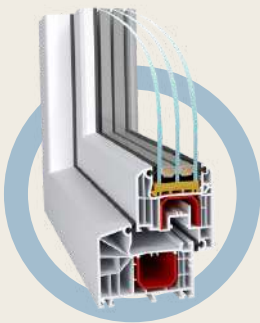
The residential building consists of 19 residential floors, the building is designed in a modern architectural style.

The facades are ventilated, made of Alucobond, durable and resistant to the maritime climate (sun, humidity) and will maintain the unchanged appearance of the house.

Metal-plastic windows guarantee excellent heat and sound insulation.

The complex has gas heating, which will provide residents with a comfortable environment and savings on utilities.

The house will have video surveillance systems and fire safety.



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-  Gas heating
 -  Modern fire safety
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INFRASTRUCTURE

Commercial areas

Underground Parking

Yard landscaping

Unique apartment
layouts



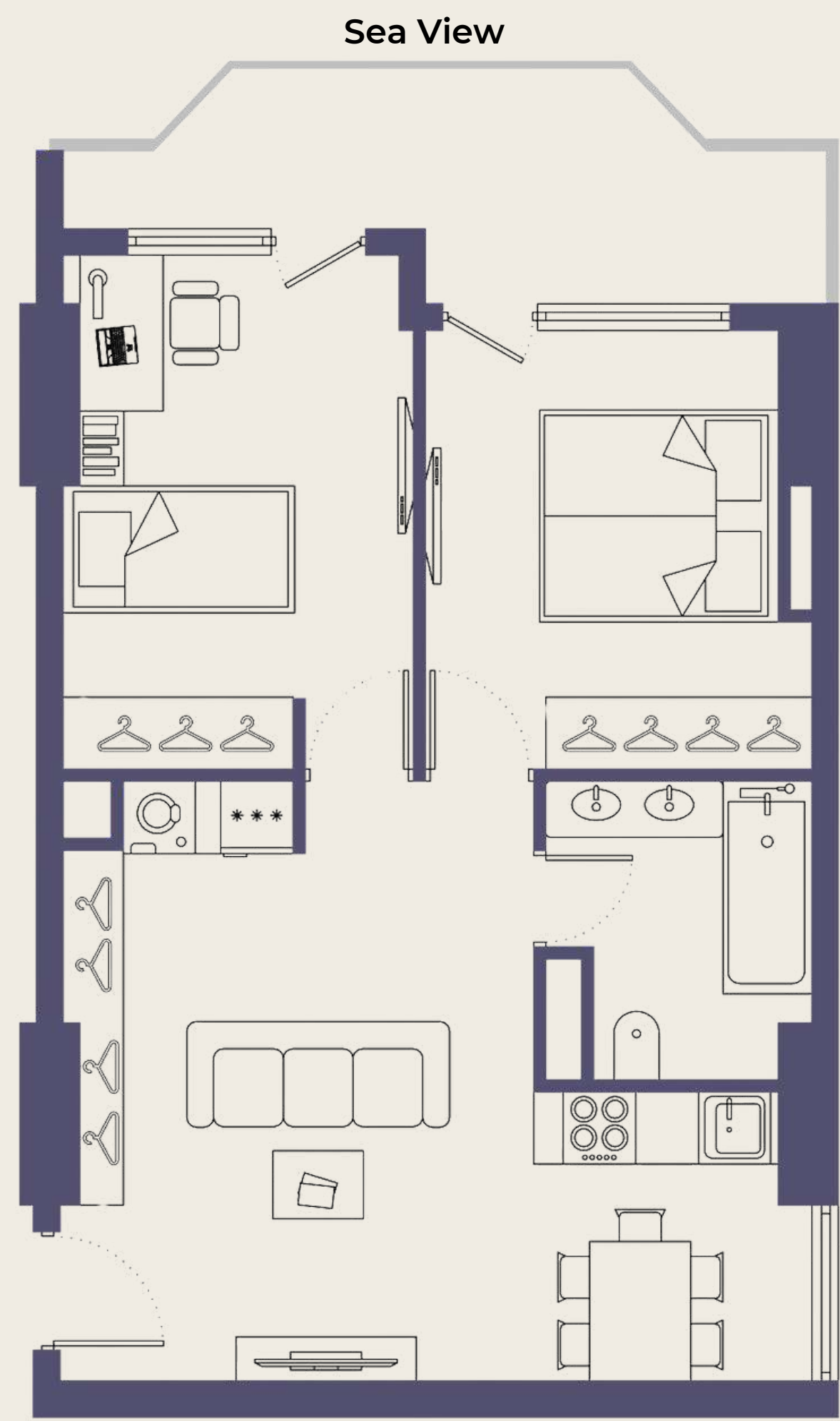


LAYOUTS

Apartment with two bedrooms and one bathroom

Size S — 67.3 m2

- Kitchen-living room with panoramic window
- Large bathroom with the possibility of installing a bath
- Two bedrooms
- Spacious balcony overlooking the sea



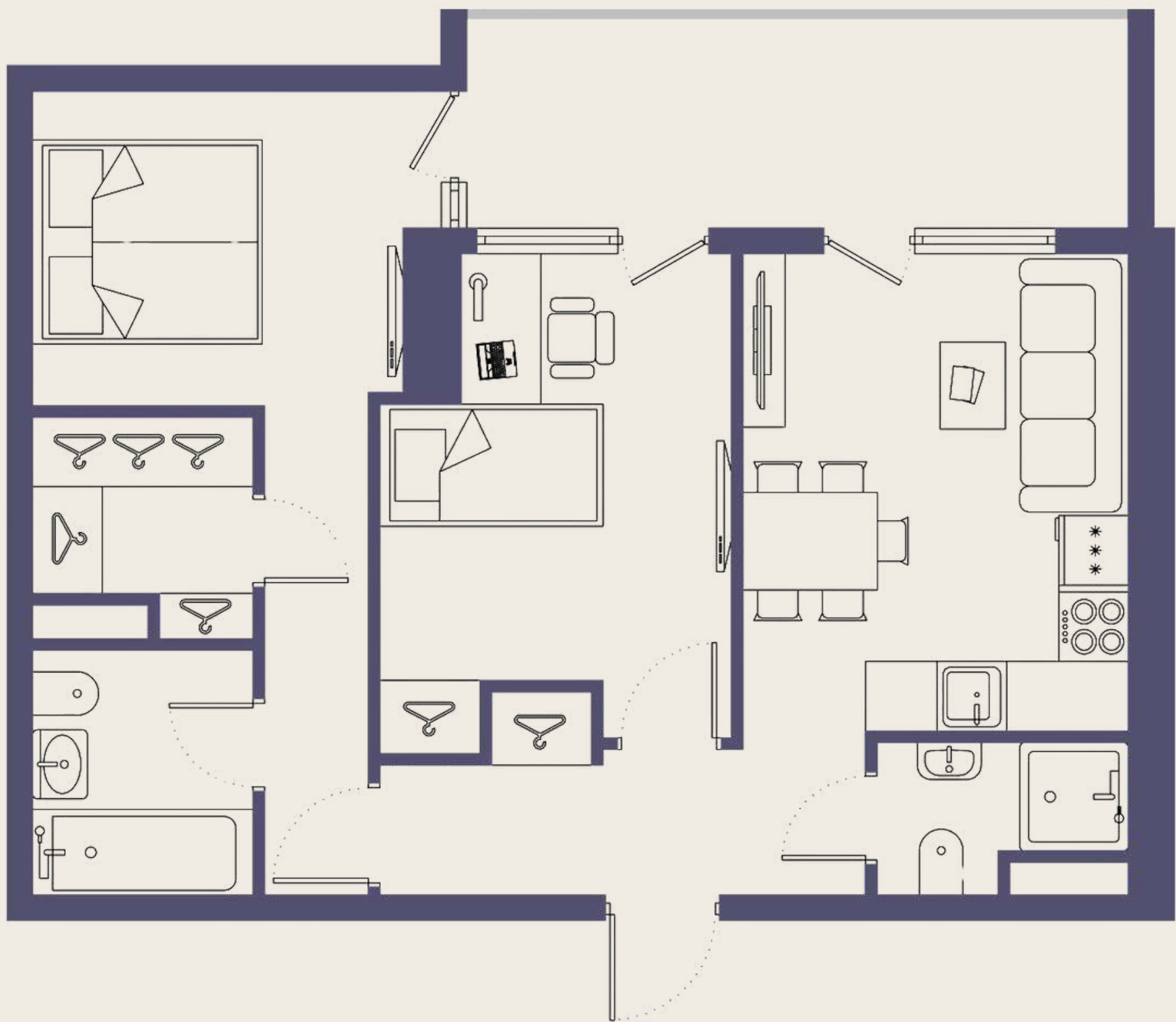
LAYOUTS

Apartment with two bedrooms and two bathrooms

Size S — 69.6 m2

- Kitchen living room with access to a spacious balcony overlooking the mountains
- Bathroom
- Sunny children's room
- Master bedroom with a large bathroom, dressing room and access to the balcony, providing its owners with comfort and privacy**

Mountain View

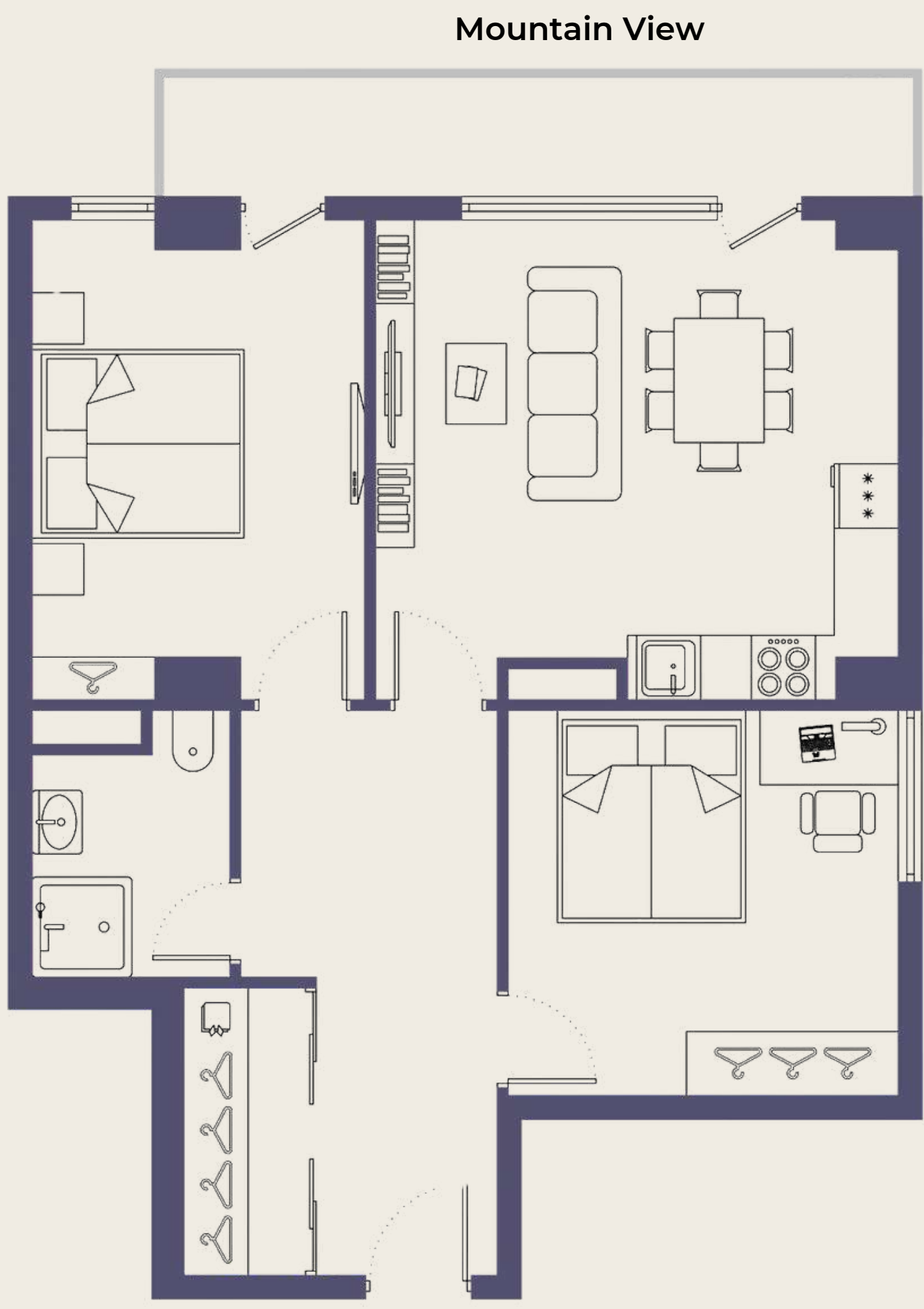


LAYOUTS

Apartment with two bedrooms and one bathroom

Size M — 79.7 m2

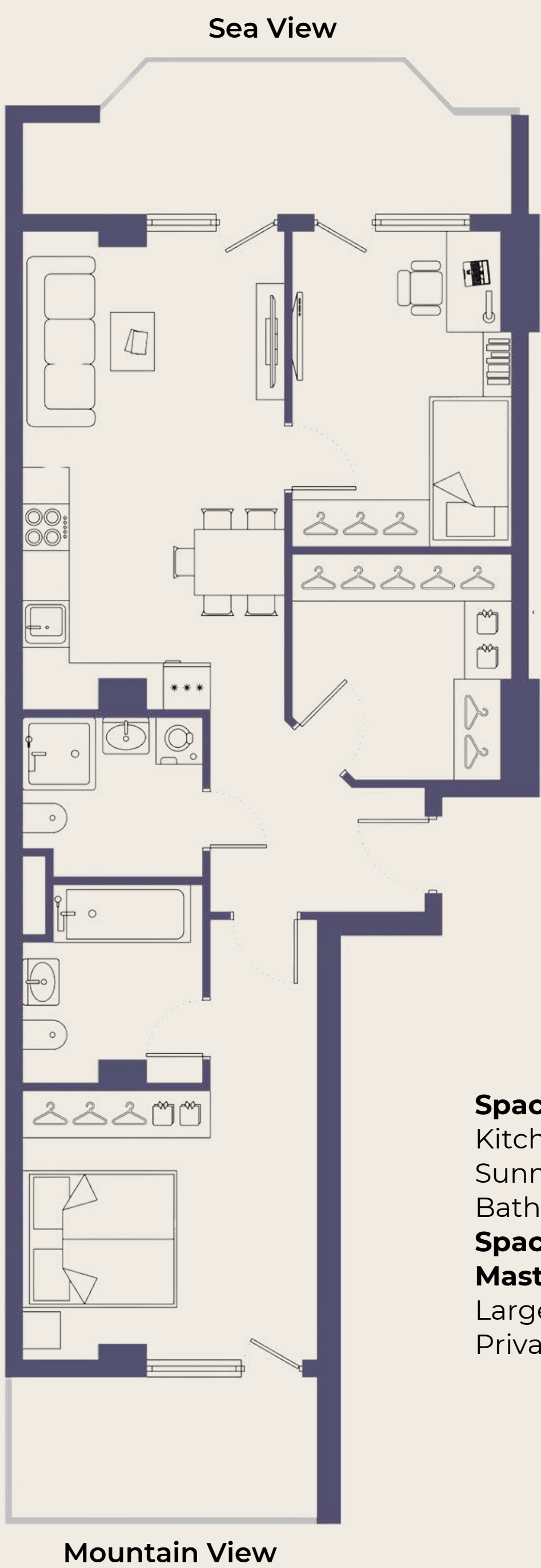
- Entrance hall with a spacious dressing room
- Bedrooms located in different parts of the apartment
- Kitchen-living room with access to a sunny balcony



LAYOUTS

Apartment with two bedrooms and two bathrooms

Size XL — 96.2 m2

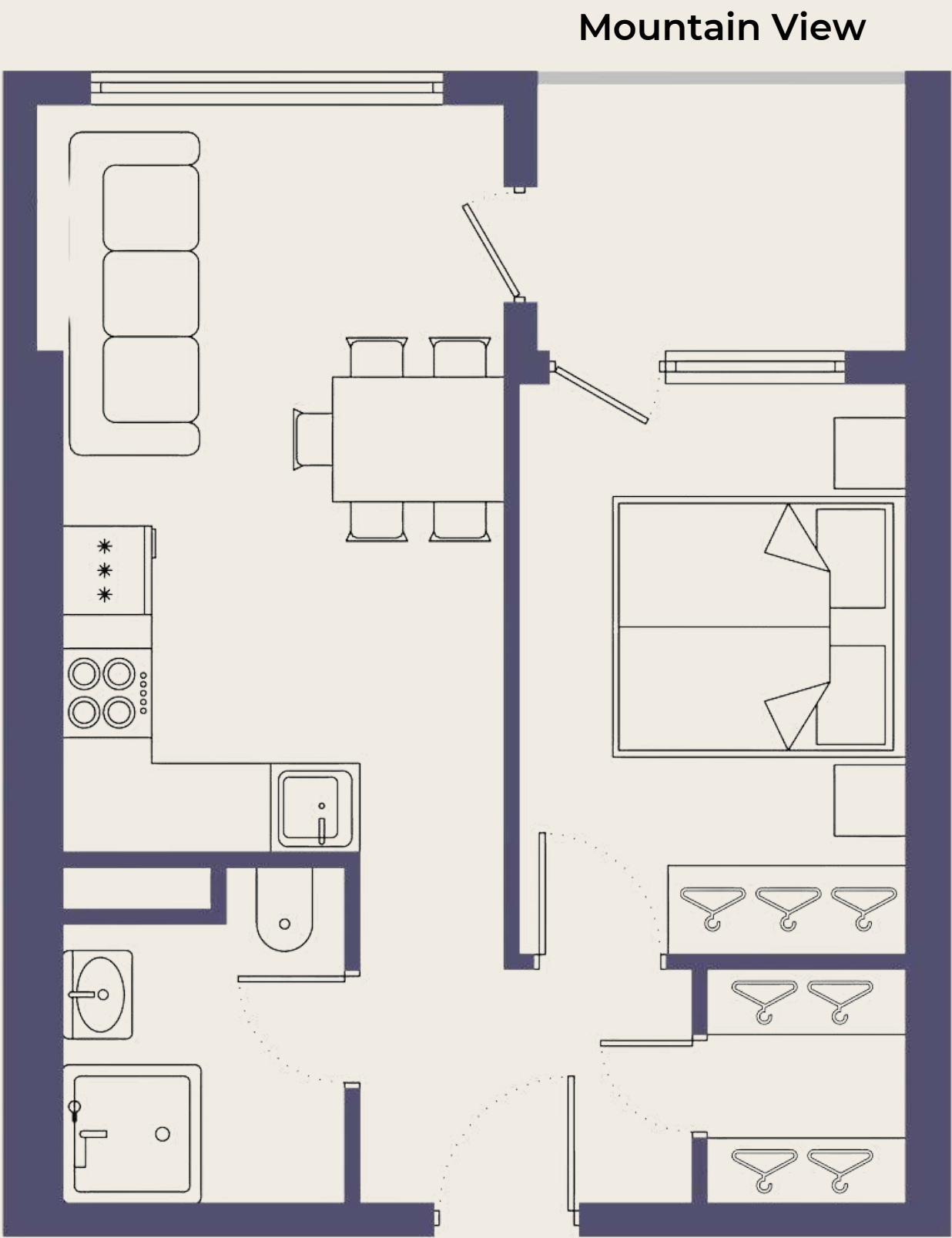


Spacious apartment on two sides
Kitchen-living room with terrace
Sunny children's room
Bathroom
Spacious wardrobe
Master bedroom
Large bathroom
Private balcony

LAYOUTS

One bedroom apartment

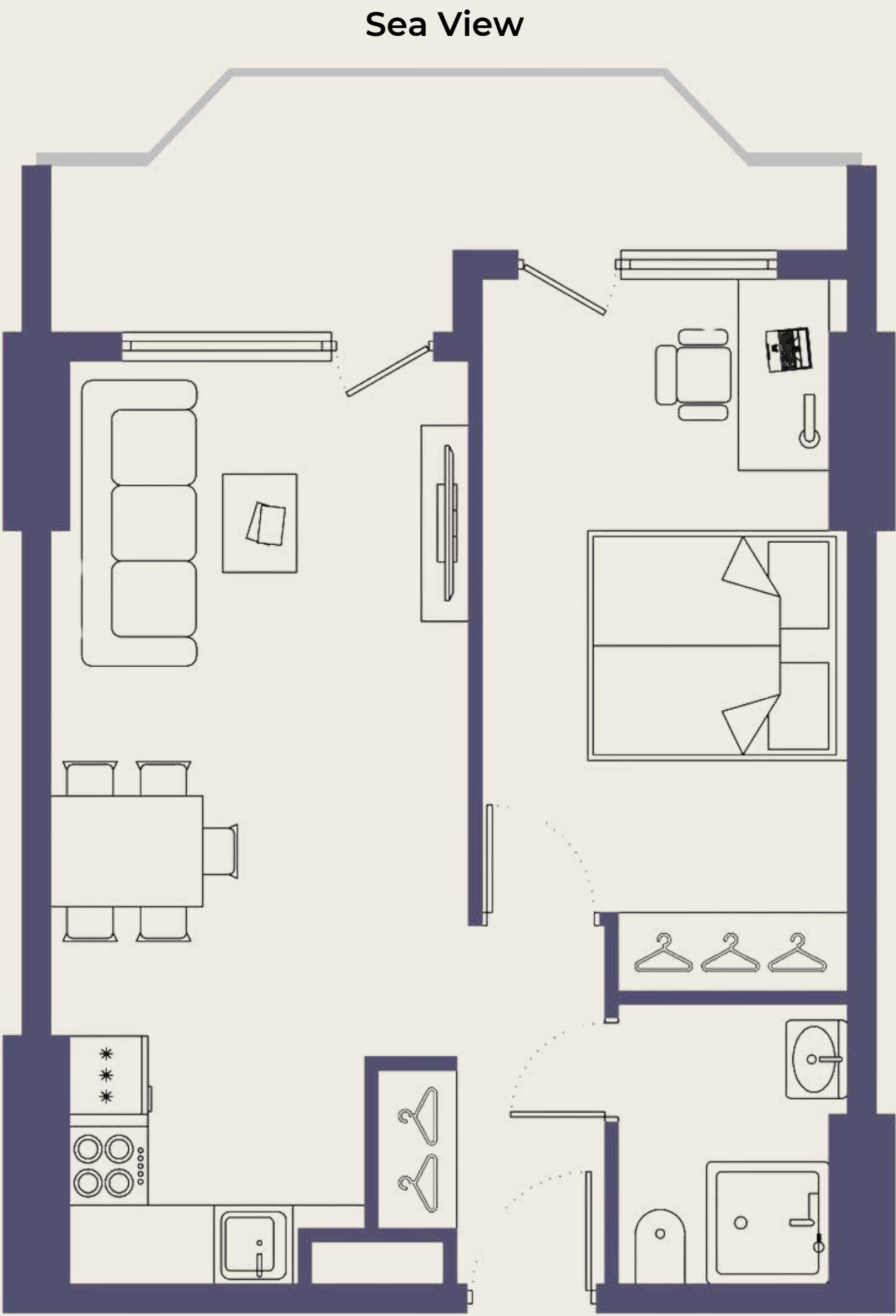
Size S — 43.3 m2



- Functional kitchen-living room
- Bedroom
- Exit to the balcony from both rooms
- Wardrobe**
- Large bathroom

LAYOUTS

One bedroom apartment
Size M — 55.1 m2



Functional hallway
Large kitchen-living room
Balcony with sea view
Spacious bedroom

LAYOUTS

Apartments in the Legenda residential complex are ideal for families. They are designed taking into account modern requirements for comfort and functionality.

Thoughtful layouts ensure maximum use of space while creating a cozy and spacious living environment.



FINISHING

Black box

The apartments are offered with a black box finish, giving owners a unique opportunity to independently create the interior of their dreams.

Black frame includes:

- Entrance door to the apartment
- Vertical risers for water and sewerage
- Vertical racks for electrical wiring and ventilation shafts
- In accordance with the project, the balcony is finished and tiled
- Metal-plastic doors and windows with double-glazed windows
- Floor: concrete screed

PARKING LOT

The project includes underground parking for 25 parking spaces.

You can go down to the parking lot by elevator directly from your floor.



PAYMENT PLAN

Instalment plan

Down payment 30%

Interest-free internal instalment
for 36 months

Discount

with 100% one-time payment

INVESTMENTS

The Legenda residential complex is not only a comfortable place to live, but also a profitable investment opportunity, given the growing interest in real estate in the Old Town area of Batumi.

Projected increase in value
square meter to the end
construction in 2026

at 50%



BATUMI

Batumi is a rapidly developing resort located on the Black Sea coast.

The city is located between the picturesque mountains of Adjara and the Black Sea, which provides a comfortable climate in summer and the opportunity to enjoy winter sports in winter.

Batumi is not only a resort holiday, but also a gastronomic adventure. Restaurants in the city offer visitors the full variety of Georgian cuisine, and wine shops will tell you not only about local grape varieties and methods of wine production, but also treat you to the best harvests.

In the vicinity of Batumi you can find unique natural reserves:

Botanical Garden

Mtirala

Kintrishi

Waterfalls

beaches with famous magnetic black sands in Shekviteli and Ureki



“Legenda” is more than just a residential complex

This is where modern lifestyle meets coziness and comfort, creating the perfect space for your home.