

A NEW LEVEL OF LUXURY RECREATION

A hotel complex from a global chain
with income of up to 17% annually for owners



WYNDHAM GRAND BATUMI GONIO. VILLAS

Part of Georgia's first and only 5★
All Inclusive and Ultra All Inclusive
hotel complex.

Owning a hotel unit unlocks a world
of exclusive benefits:

-  earn a high annual passive income;
-  owners have access to the entire complex infrastructure (restaurants, spas, pools, medical & wellness center);
-  indulge in personal getaways, spending vacations in your private hotel room;
-  travel the globe and stay for free at premier hotels through RCI and ITC programs.

5

luxury
hotels

2,7ha

infrastructure
area

100+

infrastructure
facilities

2027

hotels delivery
year



WYNDHAM GRAND | FAMILY CLUB
BATUMI GONIO



WYNDHAM GRAND | VILLAS
BATUMI GONIO



WYNDHAM GRAND | AQUA
BATUMI GONIO



WYNDHAM GRAND | RIVIERA
BATUMI GONIO



WYNDHAM GRAND | SKY CASTLE
BATUMI GONIO



An elite investment product attracting business and community leaders from all over the world, including the Middle East, Europe, Israel, Russia, and Ukraine.

While many of our high-profile clients value their privacy, others, like the renowned musician Andrei Makarevich, are open about their decision to invest with us.

WYNDHAM GRAND BATUMI GONIO

A Partnership with global hospitality leaders

			
9300 hotels worldwide	 Forbes Georgia Top 10 brands	1500 hotels under management	4500 hotels
95 countries	10% guaranteed annual income already being paid out annually to all owners	65 years on the market	110 countries
45 years on the market	9 years on the elite real estate market	25 brands under management	50 years on the market
120M loyal guests			

WYNDHAM HOTELS & RESORTS

The largest hospitality empire
in the world.

Over 9300 hotels under 25 brands,
spanning 95 countries on five continents.

Investing in real estate from the global hotel network Wyndham Hotels & Resorts means you become not just an owner of a property with excellent and unique infrastructure, but a co-owner in the world's most successful hospitality business.

\$1,429_B
gross revenue for 2025*

\$ 718_M
EBITDA** for 2025*

* Full financial results for 2025.

** EBITDA (earnings before interest, taxes, depreciation, and amortization) is a company's profit before deducting taxes, loan interest, and amortization.

WYNDHAM GRAND

Of the 9,300 Wyndham hotels worldwide:

There are only 95 Wyndham Grand hotels,
and just 3 of them are All-Inclusive.



Distinctive

Wyndham Grand,
Registry Collection

Upscale

Dolce,
Wyndham

Lifestyle

Dazzler, Esplendor, TRYP,
Wyndham Alltra etc.

Midscale

Ramada, Wyndham Garden,
Wingate, Baymont etc.

**Economy /
Extended Stay**

Echo Suites, Hawthorn,
Days Inn, Microtel etc.

Wyndham Grand Batumi Gonio is the only project in Batumi from the highest-tier brand of the Wyndham Hotels & Resorts network.

For the investor, the project's unique status means:

- Maximum capital security thanks to the global standards and reputation of the hotel network.
- Stable year-round occupancy, driven also by international sales channels and a powerful loyalty program.
- Enhanced profitability due to professional management and a focus on the luxury segment.

CONFIDENCE IN INCOME
AND RELIABILITY

Aimbridge



Archil Partenadze
General Director of
European Village

David Anderson
President of Aimbridge
EMEA division

The world's largest hotel
management company

1500 hotels under
management | 65 years on
the market

Owners of real estate in the Wyndham Grand
Batumi Gonio complex receive stable income
thanks to professional hotel management.

Managed by Aimbridge Hospitality



WYNDHAM GRAND BATUMI GONIO. VILLAS

 WYNDHAM GRAND[®] | VILLAS
BATUMI GONIO

The pinnacle of sophistication and comfort on the Black Sea coast. The complex includes 16 exclusive villas that blend elegance, intimacy, bespoke service, and breathtaking views.

Each villa is masterfully designed with an exquisite interior, offering two floors of contemporary living space, a private rooftop terrace, and its own dedicated parking.

16
villas

Private rooftop terrace
for each villa

Recreation area with
swimming pools

All Inclusive
and Ultra All Inclusive

ARCHITECTURE AND FACADE

WYNDHAM GRAND[®] | VILLAS
BATUMI GONIO

Decorative facade
elements



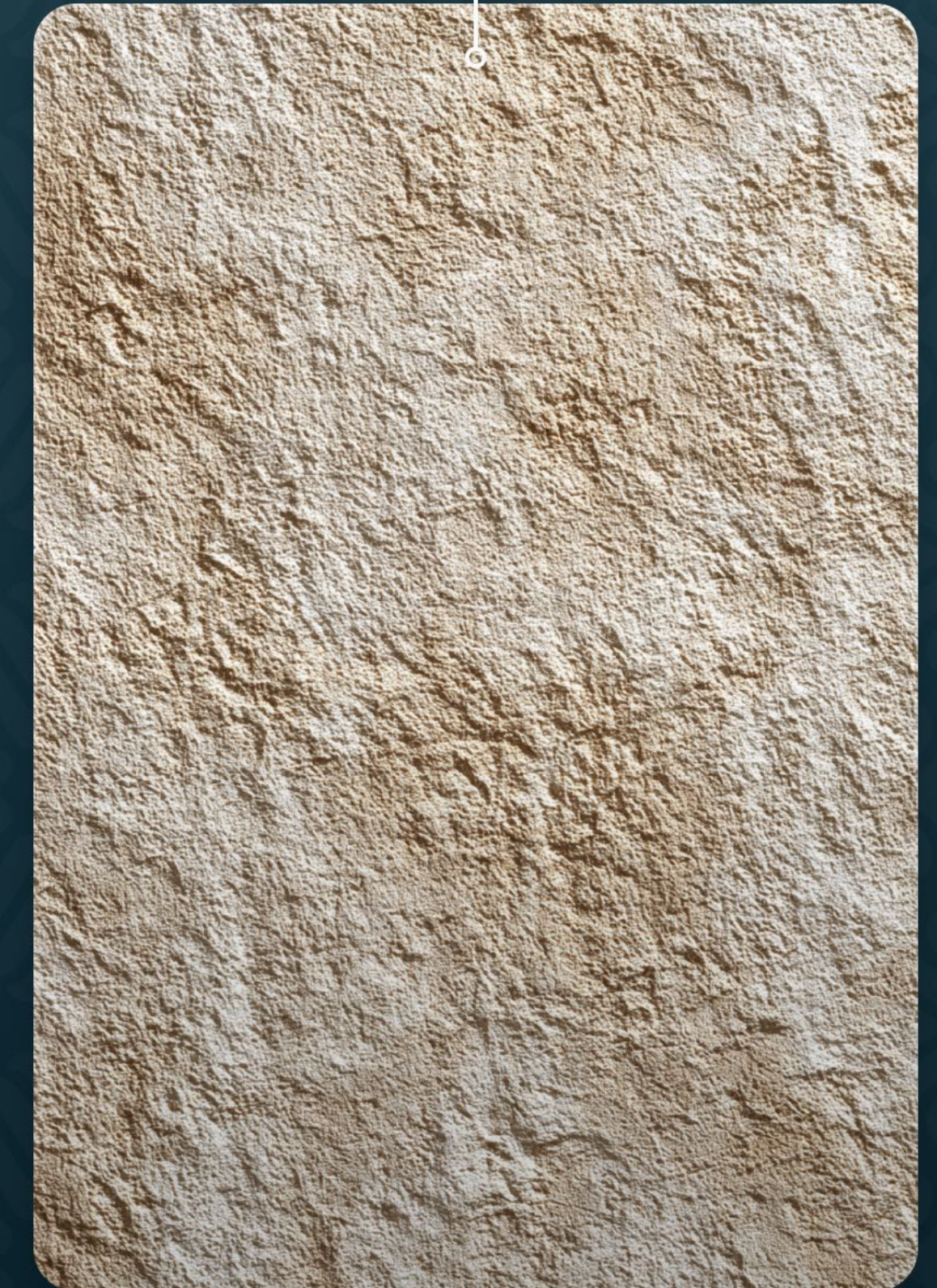
Granite



Natural stone



Decorative
plaster



The complex is designed in a modern neoclassical style, combining the elegance of classical architecture with contemporary resort solutions.

The expressive architecture of the complex creates a new visual landmark on the Black Sea coast and stands out against the modern backdrop of Batumi.

HIGH QUALITY AND RELIABILITY OF CONSTRUCTION

 WYNDHAM GRAND® | VILLAS
BATUMI GONIO



Seismic resistance



Waterproofing
measures



Thermal insulation
measures



Eco-friendly and warm
exterior wall materials



Sound insulation of walls
and partitions



Secure and sound-absorbing
window structures



Modern engineering
systems



Low-voltage systems
and BMS



Comprehensive fire
safety systems



Use of finishing materials
resistant to high humidity



Eco-friendly and modern
interior finishes



150-year guarantee

MASTER PLAN



173,5 M²
total villa area

Rooftop terrace with
panoramic mountain
views and private parking



VILLA 173,5 M²

On the first floor of the villa, you will find a large kitchen and living area, one bedroom, and a bathroom. The upper floor features two more spacious bedrooms. However, the true centerpiece is the stunning rooftop terrace with panoramic mountain views – the perfect place for outdoor relaxation and enjoying the scenery.

Layout

- | | | |
|--|--|---|
|  Living room |  Kitchen area |  Bathroom |
|  Bedroom area |  Balcony |  Terrace |

terrace



2 floor



1 floor



 [3D tour of the villa](#)



VILLA INCLUSIONS



Furniture

Bed
Writing desk
Work chair
Bedside tables
Chest of drawers
Side table
Living room sofa
Terrace furniture
Mirrors
Built-in wardrobe
Dining table and chairs



Equipment

Telephones
Television
Electronic safe
Iron and ironing board
Hair dryer
Electric juicer
Toaster
Kettle
Coffee machine
Cooktop
Refrigerator
Oven
Microwave



Additional items

Provided based on the number of sleeping places

Cups
Glasses
Plates
Cutlery
Bed linens
Bathrobes
Slippers

All villas are equipped to the standards of the international hotel network and are delivered to owners fully furnished and ready for guest occupancy.

ELEGANT AND DURABLE MATERIALS



The interiors are crafted using meticulously selected, wear-resistant materials that combine aesthetics, comfort, and durability. Natural stone, soft textiles, and modern finishing elements create an elegant atmosphere for a resort lifestyle.

WYNDHAM GRAND
BATUMI GONIO

WYNDHAM GRAND | SKY CASTLE
BATUMI GONIO
≈ 300 m

WYNDHAM GRAND | RIVIERA
BATUMI GONIO
≈ 800 m

WYNDHAM GRAND | VILLAS
BATUMI GONIO
≈ 400 m

WYNDHAM GRAND | AQUA
BATUMI GONIO
≈ 250 m

WYNDHAM GRAND | FAMILY CLUB
BATUMI GONIO
≈ 350 m

LOCATION OF THE COMPLEX

The complex is situated in a stunning green park zone with relict subtropical plants.

The impeccably designed grounds will offer exclusive landscaping, breathtaking views of the sea and mountains, private relaxation spots, and dedicated sports and children's playgrounds.

Private, equipped beach

 **Batumi center**
15 minutes

 **Shopping mall**
10 minutes

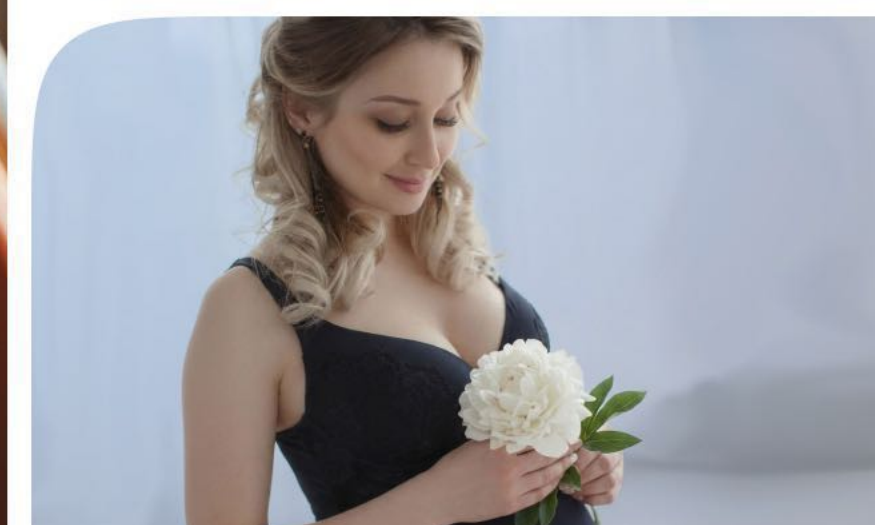
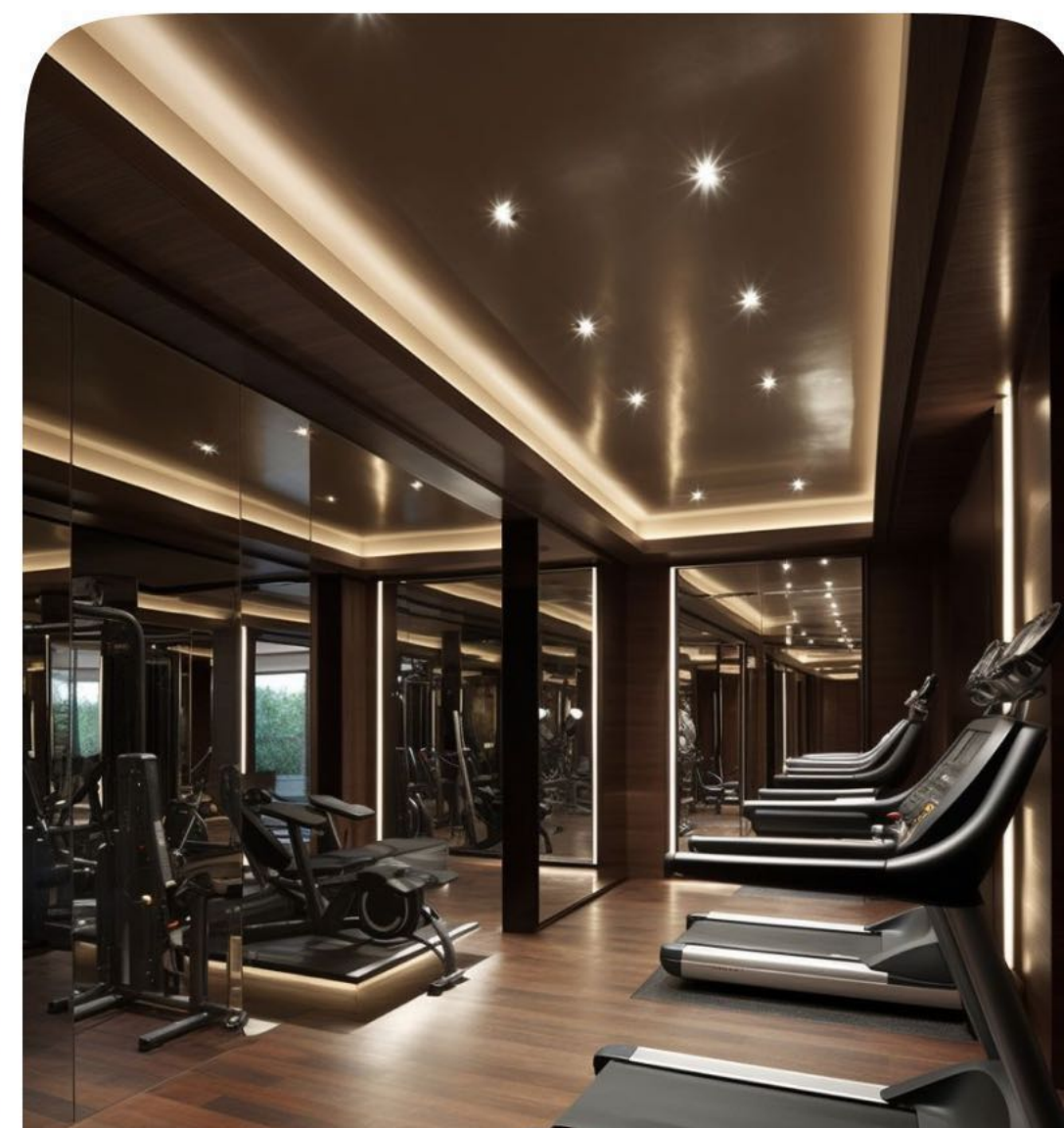
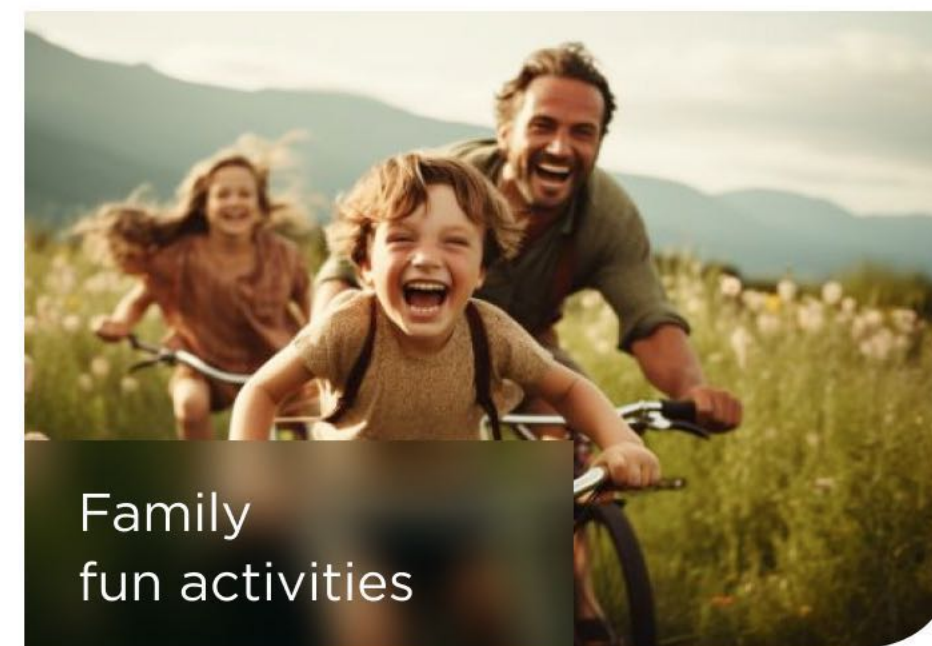
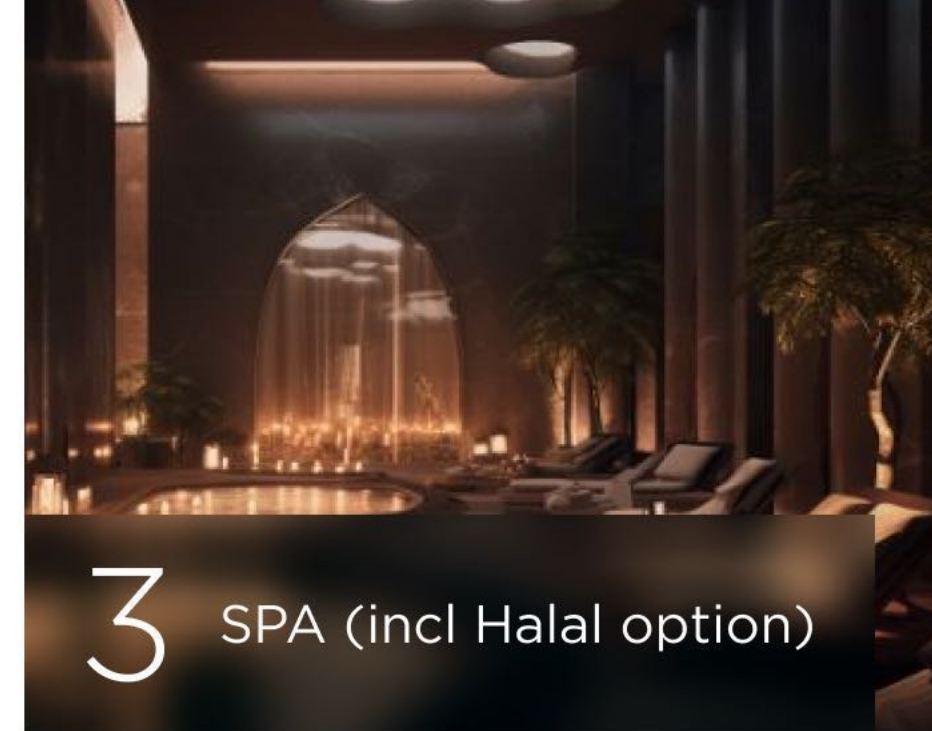
 **Airport**
7 minutes

 **Helicopter pad on the territory of the complex**
5 minutes

 **Georgian-Turkish border**
5 minutes

**100+ unique
infrastructure facilities
located on 27 115 m²**

All owners and their guests will enjoy 365 days a year access to the infrastructure, guaranteeing consistently high occupancy rates for the hotel complex.



+ 64 infrastructure
facilities



ON-SITE infrastructure

 **WYNDHAM GRAND** | **VILLAS**
BATUMI GONIO

Comfortable recreation area

Outdoor swimming pool for adults and a separate outdoor children's pool.

Private rooftop terrace

Each villa features its own rooftop terrace with breathtaking mountain views.

Bespoke service

Personalized service designed to ensure exceptional privacy, intimacy, and the highest level of comfort.



FINANCIAL TERMS OF THE PROJECT

Hotel management income options to choose from.

Hotel management income options

Real income

Up to **17%** per year

- calculated based on actual occupancy and rates from the Wyndham Hotels & Resorts network;
- accounts for all owner expenses;
- varies for each suite type;
- high income potential reflecting real market conditions.

A detailed table with income calculations can be requested from a manager.

or

Guaranteed income

11% per year

- available during the construction phase;
- the company, not the investor, bears the risk of declines in tourist flow;
- fixed regardless of market conditions;
- provides stability and minimizes investor risk;
- the profit amount is fixed in the contract and registered with the Ministry of Justice.

The guaranteed income percentage depends on the specific project. Detailed calculations can be requested from a manager.

PURCHASE CONDITIONS

 **WYNDHAM GRAND** | **VILLAS**
BATUMI GONIO

Flexible payment methods

 ₾, \$, €, etc.

 Cryptocurrency

0%
installment

up to **24 months**
installment plan

30%
first installment

Post-sale service

Drafting and support for all
necessary documents.

Registration of the transaction with
the Ministry of Justice.

Assistance in opening a bank account.

Full client support for any
questions that arise.

Advantages of Georgia

0% property tax.

Right to obtain a residence permit.

Simple and fast contract processing.

Option for remote purchase.

FLEXIBLE project exit options

Buy-Back Option

If your plans change, we can buy your property back from you upon request – no doubts or unnecessary questions.

Resale Assistance After Construction

An investor receives not just a real estate asset, but the support of the developer's professional team when exiting the investment. When you decide to resell your hotel suite, the developer will assist in selling the property at the maximum market value, leveraging its expertise, brand reputation, and access to a pool of potential buyers.

This makes the investment more liquid, predictable, and profitable.

over 60

buy-back transactions successfully completed

Resale income

from 30% per year

proven by the experience of our completed projects

The buyback option and assistance in selling to a third party are stipulated in the contract and registered with the Ministry of Justice.

OUR INVESTORS

are already receiving guaranteed income



Ravshan Ibragimov
Invested in Riviera and receives guaranteed income

"I liked the location, the price and quality were just right. The guaranteed income payment was made quickly. I am satisfied with the increase in the project's value."

Watch the full interview



Valery Pugach
Invested in Aqua and receives guaranteed income

"The process of paying guaranteed income is very simple and transparent. You are the company that is needed for passive income."

Watch the full interview



Ivan Petrikey
Invested in Aqua and receives guaranteed income

"A fairly high rate of return in currency. The payment was made promptly and without any complaints. I liked the location."

Watch the full interview



Alexander Gritsyuk
Invested in Aqua and receives guaranteed income

"I liked the project, the location and the manager's support. All the conditions for guaranteed income were met, and the payment was made in a couple of days!"

Watch the full interview



Sergey Glodev
Invested in Riviera and receives guaranteed income

"The decisive factors for me were remote registration and the presence of a management company. The guaranteed income conditions were fully met. Payment was received within 24 hours."

Watch the full interview



Andrey Frantsuz
Invested in Family Club and receives guaranteed income

"The guaranteed income payments are made without delays, and all terms have been met. We're glad we chose your company!"

Watch the full interview



Alexander Komerzel
Invested in Grand Life and receives guaranteed income

"I invested in the project to ensure a decent retirement for myself. The guaranteed income payouts arrived very quickly. I recommend your projects to many people."

Watch the full interview



Anyuta Arutyunyan
Invested in Grand Life and receives guaranteed income

"I considered several countries — the conditions here are the best. I'm already receiving guaranteed income during construction, and the rate is better than any bank offers."

Watch the full interview



Ekaterina Malashina
Invested in Family Club and receives guaranteed income

"I liked the format that combines stable income, capital growth, and zero time spent on management from my side. All payout terms were fully met."

Watch the full interview

ელექტრონული გამავალი გადარიცხვა

Electronic Outgoing Transfer

თარიღი/Date: 30/12/2025

დოკუმენტის ნომერი/Document No: 31191346795

სს "საქართველოს ბანკი"/JSC "Bank of Georgia"

კონფიდენციალური/Confidential

დაბეჭდილია ინტერნეტ ბანკიდან/Printed from Internet Banking

გადამხდელის დასახელება
Originator

მზ. ეუროპიან ვილაჯი-აქვა

გადამხდელის ID/Originator ID

445668279

გადამხდელის ანგარიში/Originator Account

გადამხდელის ბანკი/Originator Bank

საქართველოს ბანკი

ბანკის კოდი/Bank Code

BAGAGE22

საკომისიო და ხარჯები/Charges

OUR / გადარიცხვა ხორციელდება მხოლოდ გამგზავნის ბარჯით, მიმღები სრულად მიიღებს გადარიცხულ თანხას. /Only the sender is charged the transaction fee. The receiver will collect the amount transferred

გადარიცხვის თანხა და ვალუტა
Transfer amount and currency

10910.16 USD

თანხა სიტყვებით/Amount in words

ათი ათას ცხრაას ათი აშშ დოლარი 16 ცენტი

საკომისიოს ანგარიში/Fee Account

თანხა და ვალუტა/Amount and currency

35 USD

მიმღების დასახელება/Beneficiary

მიმღების ანგარიში/Beneficiary Account

მიმღების ბანკი/Recipient Bank

ბანკის კოდი/Bank Code

REVODEB2XXX

შუამავალი ბანკი/Intermediary Bank

შუამავალი ბანკის კოდი/Intermediary Bank Code

მიმღების რეგისტრაციის ქვეყანა/Registration Country of the Recipient

GERMANY

მიმღების ფაქტიური საქმიანობის მისამართი/Country of Actual Activity of the Recipient

გადახდის საფუძველი/Transfer details

According to the agreement: N 487 31.01.2025 Guaranteed income

დამატებითი ინფორმაცია/Additional information

ბანკში შემოსვლის თარიღი/received by the bank

30/12/2025

გატარებულია ბანკის მიერ/Implemented by the Bank

ხელმოწერა/Signature:

მგამი:

ხელმძღვანელის ხელმოწერა/Director Signature:

მთ. ბუღალტერის ხელმოწერა/Chief Accountant Signature:

ბეჭედი:

 Watch client reviews on our website and see the reliability for yourself.

PURCHASE HOTEL SUITES IN GEORGIA

and travel around the world for free



**The World's
Leading Room
Exchange Network**

By becoming an owner of a hotel suite in our complex, you will have the opportunity to exchange your vacation time for stays in the most luxurious hotels worldwide.

- 110 countries.
- Hotel stays, as well as access to cruises, yacht charters, car rentals, and an array of other services.
- Up to 60% off at 600,000 hotels worldwide.
- Program valid for 40 years from the completion of construction.

4500 hotels worldwide | **50** years on the market

ITC

**The program offers an introduction
to the Wyndham Hotels & Resorts
hotel chain**

As part of this program, clients can enjoy complimentary stays at hotels within the international Wyndham Hotels & Resorts hotel chain, worldwide.

- Up to 9 days per year.
- 80 countries.
- Luxury vacations in the hotels of the world chain Wyndham Hotels & Resorts.
- Validity period: From the moment of purchase until April 30, 2027.



The list of hotels is available upon request from your personal manager.

5 STEPS TO YOUR FREE VACATION WITH THE ITC PROGRAM

- I Acquire a suite in any of the 5 hotels in the complex.
- II Contact your personal ITC program manager.
- III Choose your hotel, dates, and number of days. Hotels are available in over 80 countries worldwide (request the full list from your manager).
- IV The manager books your suite and sends you all the necessary documents.
- V You travel and enjoy premium services.



Our investors are already using the vacation program.
See their travel reviews on our website.

DESIGN AND CONSTRUCTION FOCUSED ON INVESTOR INCOME

WYNDHAM GRAND | VILLAS
BATUMI GONIO

The complex's entire infrastructure is integrated from the initial design stage: all key zones – from restaurants and spas to service and technical areas – are planned in advance. This creates a cohesive, efficiently operating model that complies with international hotel standards, eliminating the need for future modifications.

Functional zoning and the separation of guest and staff flows ensure high-quality service and operational efficiency, which directly impacts stable occupancy and the growth of income for suite owners.



View the detailed technical plan
of the infrastructure

VIDEO OF THE WYNDHAM GRAND BATUMI GONIO HOTEL COMPLEX



ADVANTAGES OF Wyndham Grand Batumi Gonio

1 Well-designed concept

The first and currently only 5★ all-Inclusive luxury resort in Georgia. The project is designed for year-round family vacations – a niche with high demand but a shortage of supply in the country. All factors to attract guests have been considered: Kosher options for Israeli tourists, Halal for Arab guests, infrastructure for families with children, a medical clinic for winter wellness, and much more.

2 Extensive infrastructure

The largest infrastructure in Georgia: over 100 facilities across 27,115 m². 12 restaurants and bars, 7 swimming pools, 3 spas, 2 fitness centers, 7 children's playgrounds, meeting rooms, and more ensure year-round occupancy.

3 High income

Profitability is driven by professional management, high occupancy rates, and a lack of competitors in the luxury & all-inclusive segment. Your investment is protected by a contractually guaranteed income and a buy-back option, with all obligations registered with the Ministry of Justice.

4 Hotel operational systems

The hotel functions as a single, integrated mechanism where services, infrastructure, and staff operate in perfect harmony. This approach, built to meet the standards of international tour operators, ensures process predictability and maximum occupancy.

5 Professional management

Management is provided by Aimbridge Hospitality, a global leader with 65 years of expertise and a portfolio of over 1,500 hotels. The company is responsible for maintaining standards, ensuring profitability, and providing transparent reporting, while its global marketing efforts support high occupancy.

6 Global analytics

The analytics system of Wyndham Hotels & Resorts is based on 45 years of experience across 9,300 hotels in 95 countries. This allows for precise forecasting of occupancy and seasonality, as well as the development of highly effective marketing strategies.

7 Powerful client base

The Wyndham Rewards loyalty program unites 120 million of the network's loyal guests, providing a stable flow of tourists without additional acquisition costs.

8 Brand recognition

Wyndham Hotels & Resorts is the largest hotel network in the world. Wyndham Grand is its most prestigious brand, with only 95 hotels out of 9,300+ worldwide. This brand recognition enhances buyer trust and increases the investment value.