



# Makhinjauri Mixed-Use Development

A panoramic hillside opportunity in Batumi, Georgia – institutional-grade acquisition at a discounted entry point across 42,000 sqm of gross buildable area.

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## Project Overview

# Makhinjauri, Batumi, Georgia

The site is located in Makhinjauri, a hillside district situated **11 km north of Batumi city centre** and approximately **500 m from main highway**. The elevated terrain delivers unobstructed panoramic views across the Black Sea and the city skyline – a key commercial differentiator for residential pricing.

The land parcel totals **21,125 sqm** with confirmed commercial zoning status. The sloped topography necessitates terraced architectural treatment, which, when executed correctly, maximises view exposure across all three residential blocks and creates a distinctive resort-style identity.

21,125 sqm

Total land area

11 km

From Batumi centre

500 m

From main highway





Location Context

# Batumi: A Maturing Resort & Investment Market

Batumi has established itself as the primary resort and investment destination on Georgia's Black Sea coast, attracting both domestic buyers and international capital from the CIS, Middle East, and Eastern Europe. Makhinjauri's hillside position above the city offers a compelling premium proposition – elevated views at a price point that still represents significant upside relative to prime Batumi addresses.

Regulatory Framework

# Zoning & Development Parameters

The site benefits from a generous regulatory envelope, permitting a large-scale mixed-use scheme at medium-to-high density. The parameters below define the outer limits of buildable capacity and have been applied conservatively in the financial model.



## K1 – Site Coverage

**0.5** – Maximum footprint as a proportion of the land area. Applied to the terraced masterplan to distribute massing across the slope.



## K2 – Floor Area Ratio

**Up to 2.0** – Total gross floor area permitted relative to land. This is the primary driver of the 42,250 sqm gross buildable figure.



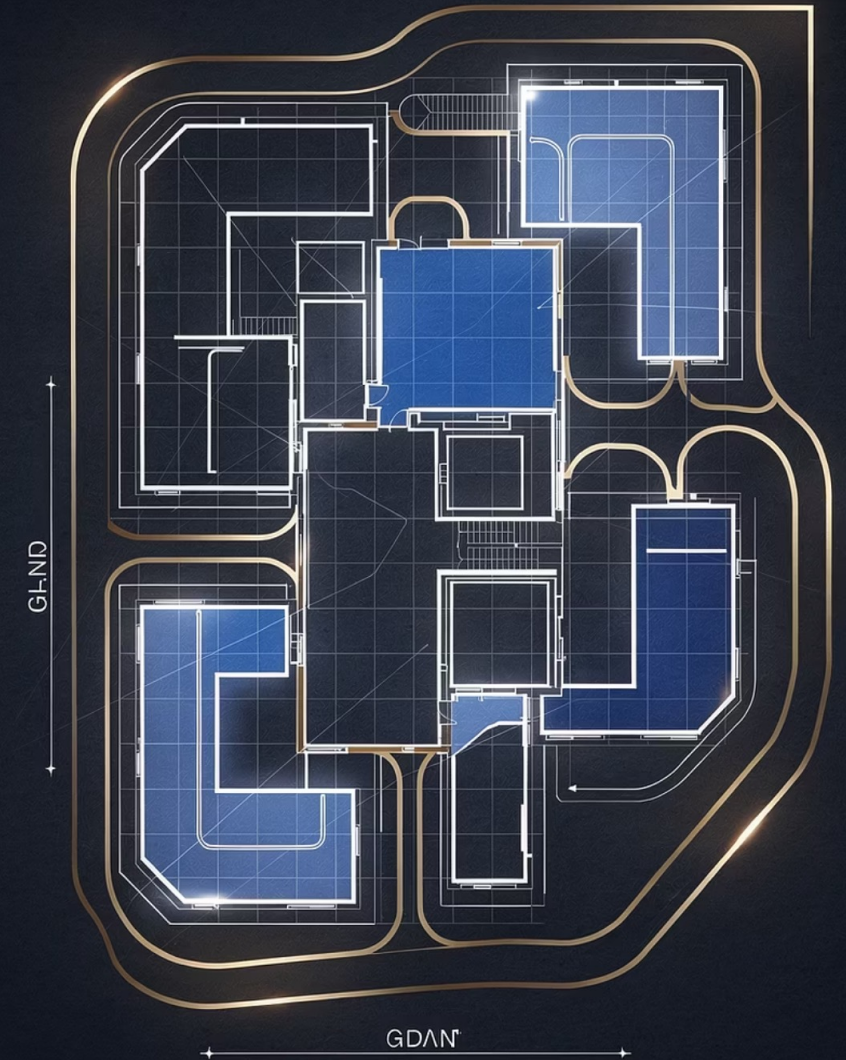
## K3 – Green Space Ratio

**0.3** – Landscaped and open-space allocation. Supports the wellness and resort positioning of the scheme.



## Height Limit

**8 floors / 26 metres** – Maximum permissible height. Terraced design distributes this across the slope to avoid massing conflicts.



Development Concept

# Mixed-Use Terraced Hillside Scheme



## Residential Programme

Three residential blocks (A, B, C) are arranged in a terraced formation across the slope, each positioned to maximise unobstructed sea views. The programme comprises **506 apartments**, with 80–85% configured as studios averaging **35–37 sqm** – sized and priced to appeal to short-term rental operators, second-home buyers, and resort investors.

506

Total residential units across Blocks A, B, C

35–37 sqm

Average unit size (studio-dominant product)

80–85%

Studio proportion of residential mix

## Commercial & Amenity Programme

The scheme is anchored by a **wellness and rehabilitation centre** – a differentiating amenity in the Batumi market that supports both a premium residential price point and a branded rental management model. Supporting uses include a full-service restaurant (150–200 covers), outdoor pool, and structured parking.

- Wellness / rehabilitation centre/hotel
- Restaurant – 150 to 200 seats
- Outdoor pool with panoramic sea views
- Structured on-site parking
- Terraced landscaping and resort amenities

Development Scale

## Key Development Metrics

42,250

Gross Buildable Area

Total sqm permitted under K2 = 2.0 zoning envelope

33,500

Net Usable Area (sqm)

Sellable residential and commercial area after common areas and structure

21,125

Land Area (sqm)

Commercial status; sloped terrain with panoramic exposure

506

Residential Units

Across three blocks; studio-dominant configuration

The scheme's density and scale place it firmly in the institutional development category for the Batumi market. The ratio of net usable to gross buildable area (~79%) reflects a disciplined planning approach and conservative underwriting of sellable inventory.