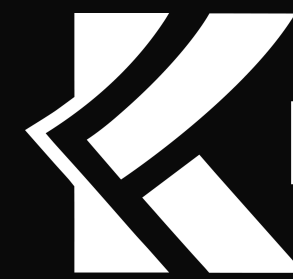




Tonino Lamborghini

TOWER
BATUMI



FK DEVELOPMENT

A dark background with a red hexagonal pattern that tapers towards the center, creating a sense of depth and focus on the text.

CLOSE TO EVERYTHING. FAR FROM ORDINARY

COLLECTION-GRADE REAL ESTATE

ABOUT THE DEVELOPER

With over 22 years of expertise in Georgia's construction and development sector, FK Development stands as one of the most trusted and accomplished names in the industry. Throughout its history, the company has successfully delivered a wide range of high-profile projects across the country — from government institutions to luxury hospitality and iconic public infrastructure.

Driven by innovation, quality, and long-term vision, FK Development combines engineering precision with architectural excellence, ensuring each project contributes meaningfully to the country's urban and economic growth.



PARTNERS

Global Expertise Behind Every Detail. Backed by world-renowned partners in design, engineering, and finance.

To bring this visionary project to life, FK Development has partnered with some of the most respected global firms — each a leader in their field. From structural innovation to financial modeling, every stage of Ambassadori Island is shaped by expertise that ensures excellence, precision, and trust.

ARUP

ARUP

YÜKSEL
PROJE

Yuksel Proje



Zemin Technic



Cushman & Wakefield

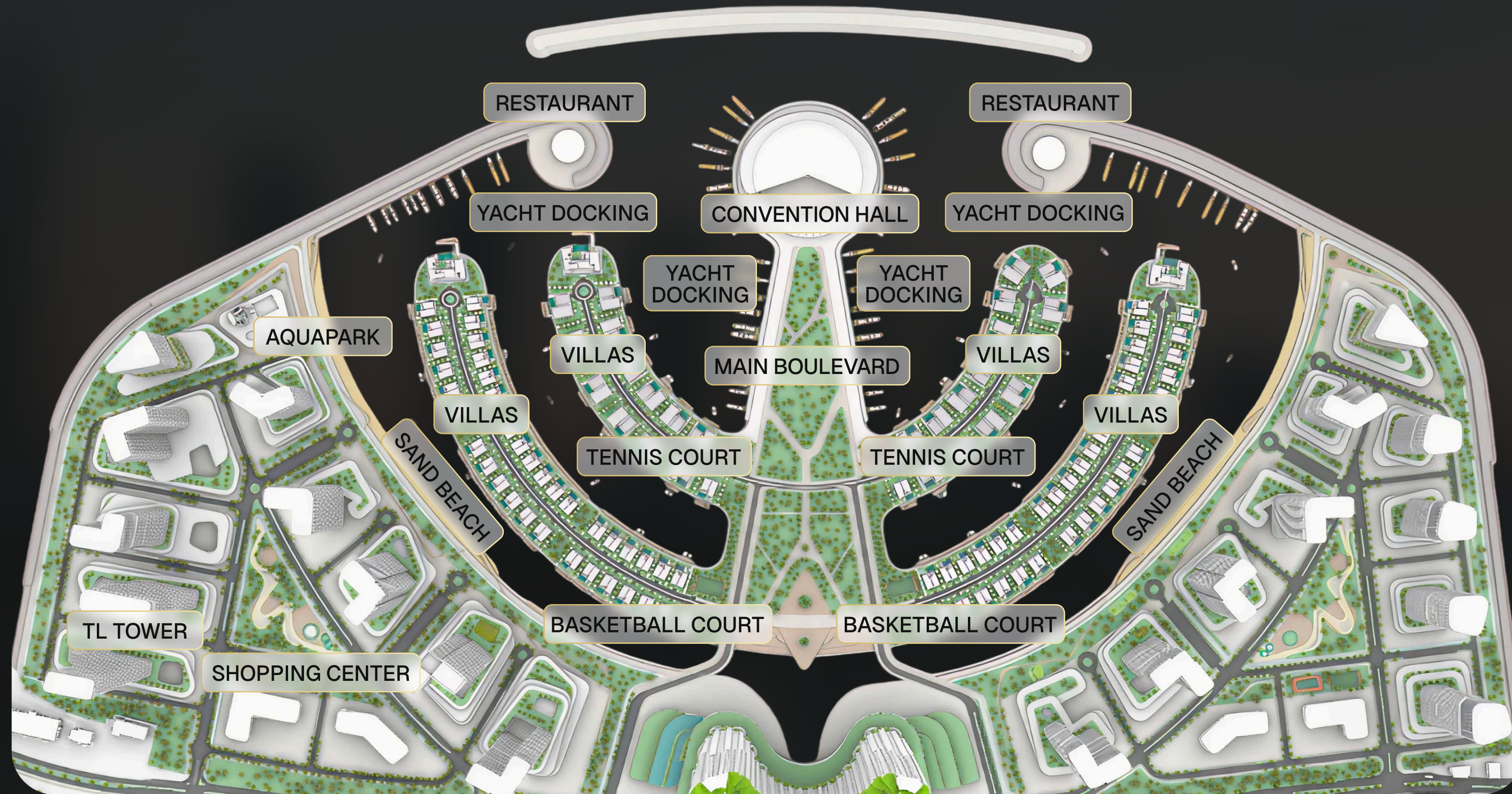
CLOSE TO EVERYTHING. FAR FROM ORDINARY.

Project Map












BATUMI ISLAND




LEISURE / RECREATION

-  Tennis Courts
-  Basketball Courts
-  Sand Beach
-  Aquapark


HOSPITALITY

-  Restaurant
-  Convention Hall
-  Yacht Docking


HEALTHCARE

-  Hospital


EDUCATION

-  University


REAL ESTATE / RESIDENTIAL

-  Villas / Apartments


RETAIL / COMMERCIAL

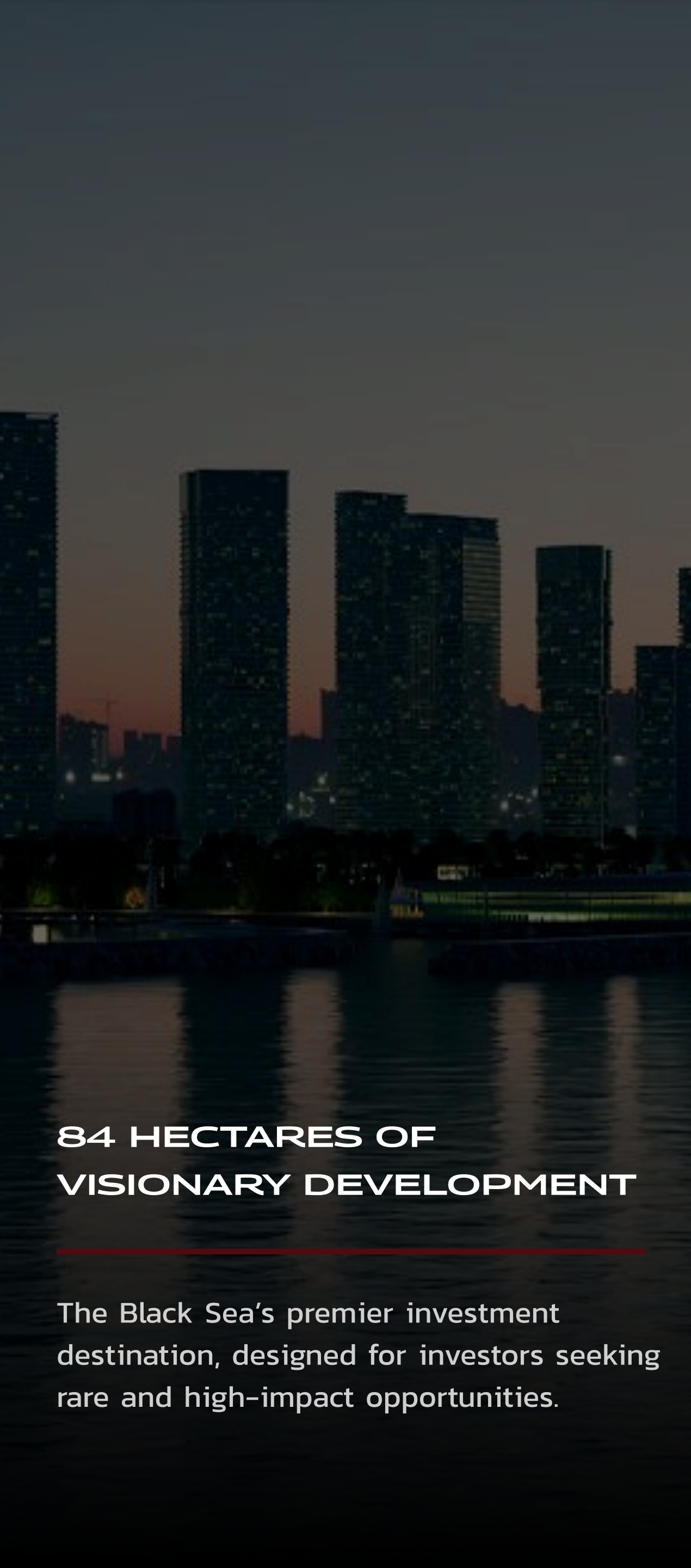
-  Showroom

INFRASTRUCTURE / MAIN ROADS

-  Main Boulevard, Parks

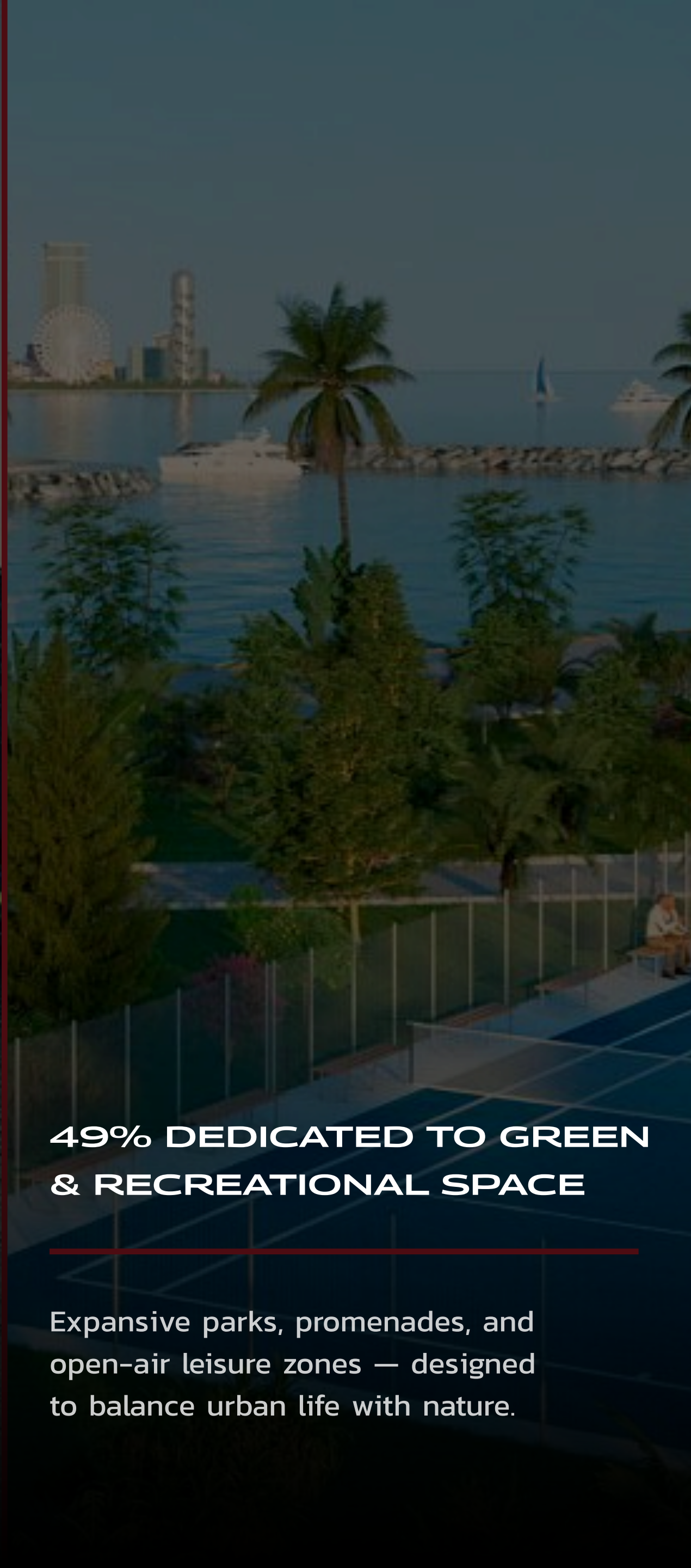
CORPORATE / DEVELOPMENT

-  FK Development



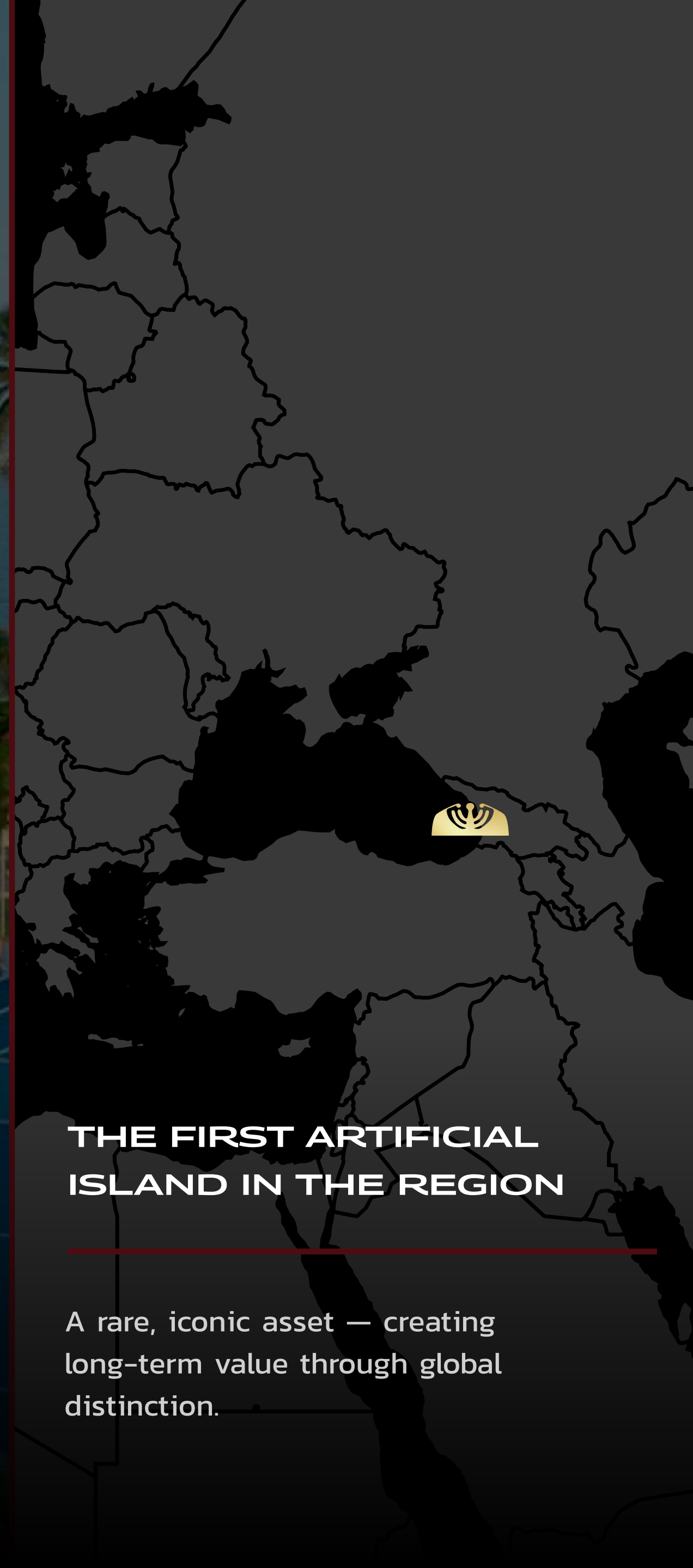
84 HECTARES OF VISIONARY DEVELOPMENT

The Black Sea's premier investment destination, designed for investors seeking rare and high-impact opportunities.



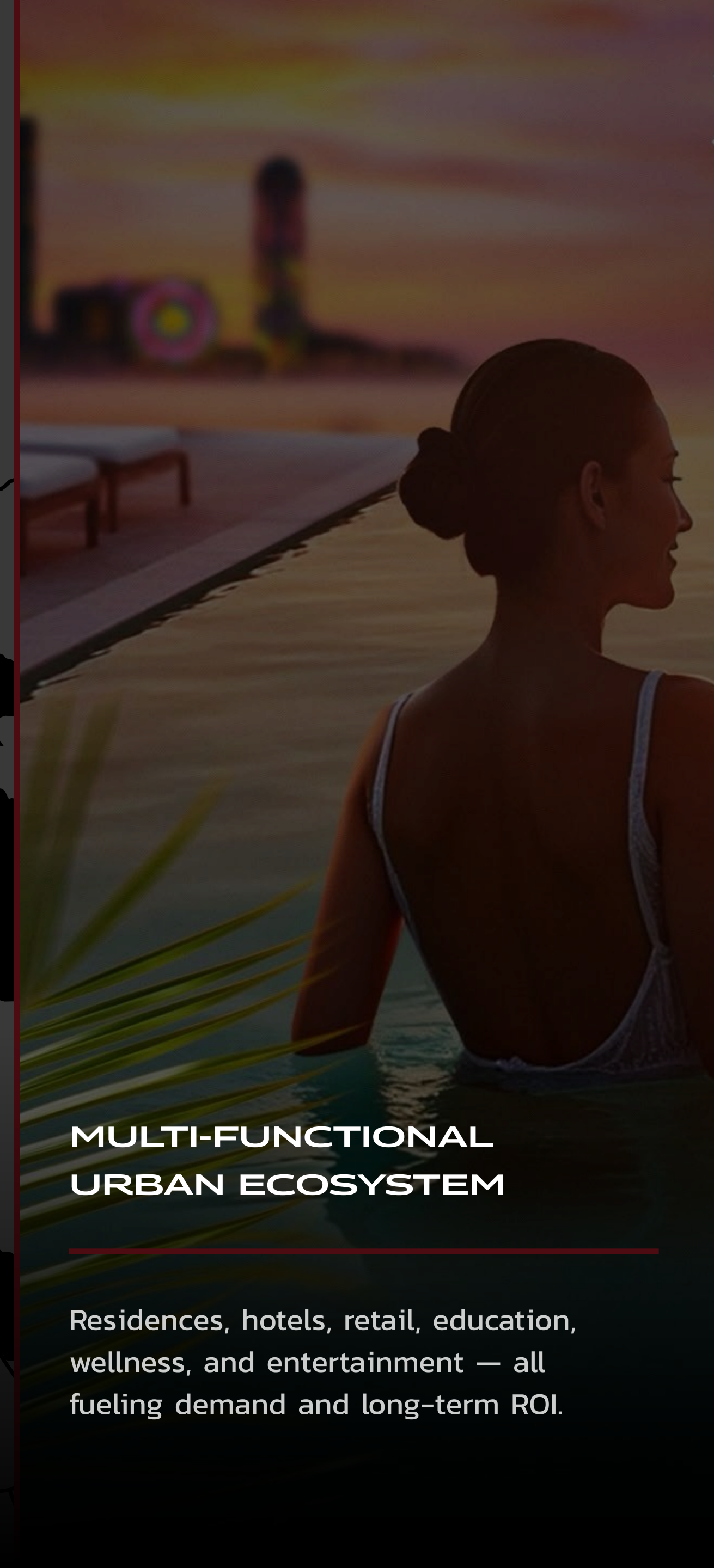
49% DEDICATED TO GREEN & RECREATIONAL SPACE

Expansive parks, promenades, and open-air leisure zones — designed to balance urban life with nature.



THE FIRST ARTIFICIAL ISLAND IN THE REGION

A rare, iconic asset — creating long-term value through global distinction.



MULTI-FUNCTIONAL URBAN ECOSYSTEM

Residences, hotels, retail, education, wellness, and entertainment — all fueling demand and long-term ROI.



Tonino Lamborghini

TOWER
BATUMI

ITALIAN ELEGANCE. ELEVATED



PROJECT SERVICES

MANAGEMENT
SERVICE

FRONT OFFICE & GUEST
SERVICES

HOUSEKEEPING &
MAINTENANCE

FOOD &
BEVERAGE

WELLNESS &
RECREATION

BUSINESS &
EVENTS

SECURITY &
UTILITIES

DIGITAL & SMART
SERVICES

LIFESTYLE &
COMMUNITY

PROJECT INTRODUCTION

A DREAM BUILT ON WATER

A landmark development where **timeless design, elevated living,** and **smart investment potential** converge to create more than just a property — they create a destination.

From architectural elegance to long-term value, this is a place crafted for those who seek beauty, purpose, and return in equal measure.

KEY FACTS:

66 FLOORS

105 Hotel Rooms

1,080 Apartments

TOTAL INVESTMENT

260
MILLION

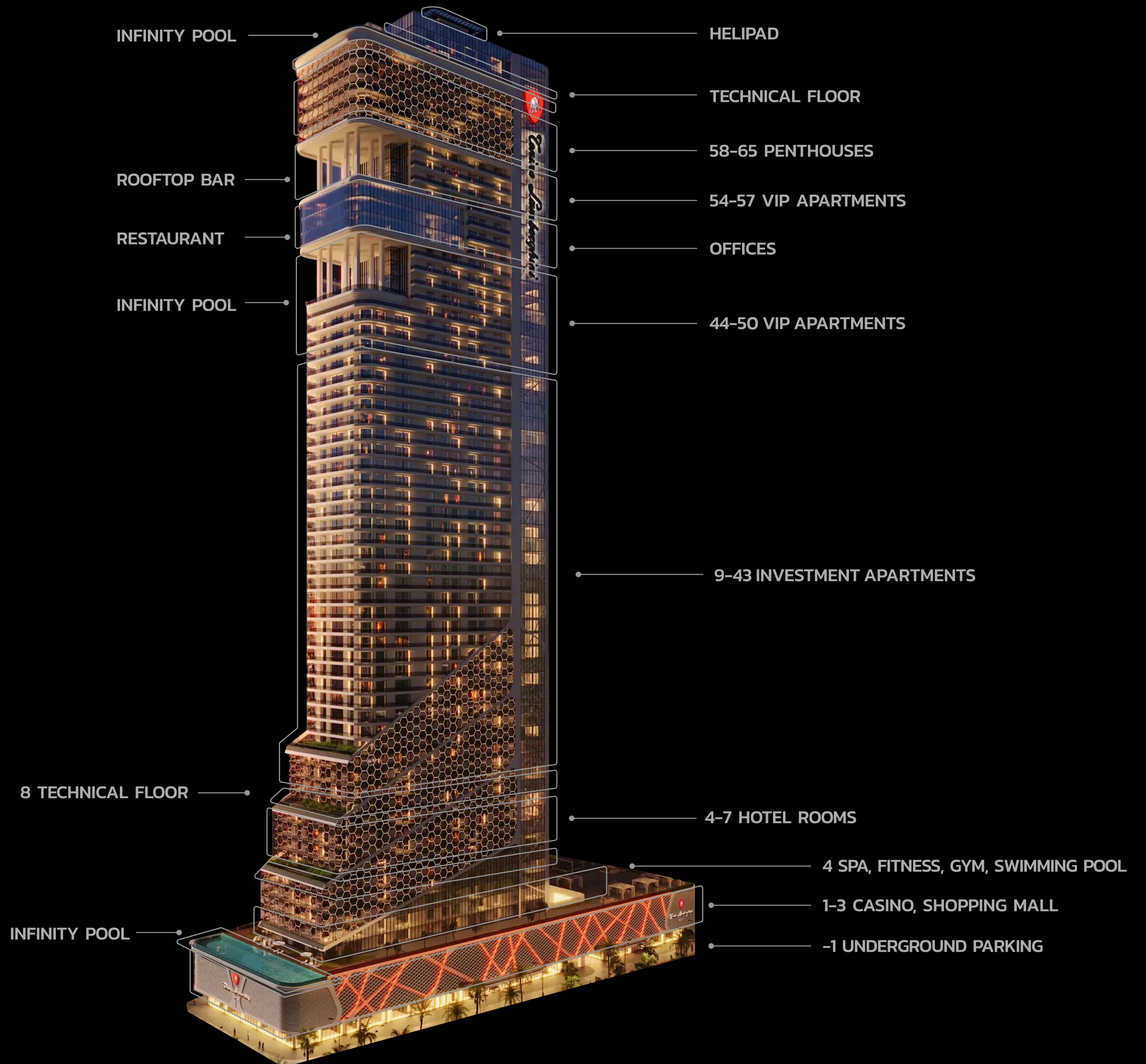


PROJECT INFRASTRUCTURE

Positioned on Georgia's first-ever artificial island off the coast of Batumi, the FK Development represents a bold new chapter in the country's real estate and tourism landscape.

This iconic 66-storey mixed-use tower is set to become a flagship destination, combining world-class design with global hospitality standards. The project will include a branded 105-key hotel and 1,080 premium serviced apartments, offering a flexible mix of short-term stays and extended living options tailored to international and regional markets.

BUILDING PLAN





APARTMENTS

Apartment *Types*

	<u>TYPE</u>	<u>AREA</u>
	STUDIO	38–49 m ²
	1-Bedroom	65–70 m ²
	2-Bedroom	75–120 m ²
	Penthouse / Premium Line	200 m ²

STUDIO APARTMENT



STUDIO APARTMENT



ONE BEDROOM APARTMENT



ONE BEDROOM APARTMENT



TWO BEDROOM APARTMENT



TWO BEDROOM APARTMENT





EPM

**ELEVATED
PROPERTY
MANAGEMENT**



IN PARTNERSHIP
WITH



Tonino Lamborghini

Consolidated Property
Service and Maintenance

Complex PR &
Marketing

Consolidated Administrative
& Legal Support

Integrated property
Security and Safety

Property technical
support and Management

Booking & Reservations
Management



SERVICES

CASINO

INTERNATIONAL



SHOPPING MALL

15 000 M²



FOOD AND BEVERAGE



FITNESS



Tonino Lamborghini

TOWER
BATUMI

RESTAURANT



SMART HOME





GALLERY







Casino Sanremo









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