



GEORGIA. A NEW DAWN.

Wake up in a world of wonder. Georgia's first-ever Pullman Residences comprises a collection of 421 meticulously designed beachfront homes, all with breathtaking sea views, in one of the country's most spectacular settings.

Boasting a delightful and eclectic climate, including some of the region's most stunning coastal areas, Georgia is a country that invites you in, and keeps you close to its heart.



Its heritage of uniquely traditional food and ancient wine speak to a legacy of hospitality, and one that its people are fiercely proud to continue. Its low cost of living yet prospering economy, natural beauty and bustling culture make it an increasingly popular destination for tourists, digital nomads, property investors, and those seeking a low tax regime locale. These benefits also make it an ideal destination for vacation home ownership.

A nighttime photograph of the Batumi skyline. On the left, a tall building under construction is visible with a crane on top. In the center, a large Ferris wheel is brightly lit with red and yellow lights. To its right is a tall, cylindrical tower with a glass facade, illuminated with blue and green lights. The city lights reflect on the calm water in the foreground. The sky is a mix of deep blue and purple hues.

DISCOVER BATUMI

Nestled in the coastal village of Tsikhisdziri, the Pullman Residences at Petra Sea Resort delivers both a wonderful sense of isolation, and easy access to the nearby city of Batumi.

Known as the ‘Pearl of the Black Sea’, this ancient subtropical Georgian city has been welcoming visitors from far and wide for over 2,000 years and it remains Georgia’s premier holiday destination.*

*Awarded “Europe’s Leading Emerging Tourism Destination” by the World Travel Awards.

Located 350 km from the capital Tbilisi, Batumi is easily accessible by air, car, bus and train, and boasts a plentiful mix of scenery, ancient cultural monuments, monasteries, medieval bridges, lakes, attractive squares and lush botanical gardens.

A visit to the area offers stunning sea views as well as access to three National Parks which have all recently been recognised as UNESCO World Natural Heritage sites.

Highly regarded as a health resort, Batumi is also a place where both architecture and art are highly valued.

So much so that Batumi was once known as “Porto Franco” (freeport). A place where 19th century European architecture and Belle Époque-era hotels span out from the city’s waterfront promenade. Today, old town spires and contemporary towers still punctuate the skyline.

Batumi has garnered numerous accolades for its investment appeal, repeatedly earning the title of Best Investment City and securing a top position on Forbes’ prestigious ranking list.*

* Source: bm.ge



GROUND YOUR SENSES IN TSIKHISDZIRI

Drawing visitors from far and wide, the picturesque coastal village of Tsikhisdziri is the ideal place to immerse yourself in local tradition and culture.

A hidden gem located halfway between Batumi and the vibrant tourist town of Kobuleti, Tsikhisdziri is a historic centre of wellness and home to the Pullman Residences at Petra Sea Resort, Batumi.



Renowned for its breathtaking green hills decorated with citrus groves, tea plantations, and bamboo pathways, Tsikhisdziri and its coastline is a place of truly astounding natural beauty.

It too boasts a prominent cultural and historical heritage, with Petra Fortress perched high above it. This military base was once of incredible strategic and economic importance. Today, its remains are blanketed in lush greenery, providing cooling canopies for visitors, away from the summer heat.

Tsikhisdziri is the ideal destination for anyone looking to connect with nature from the comfort of truly premium surroundings. A place to relax by its revitalising sea breeze, on its sun-soaked beach fronts or in its famous, healing salt baths.

All just a stone's throw away from colourful local communities alive with incredible restaurants and marketplaces you won't want to miss.





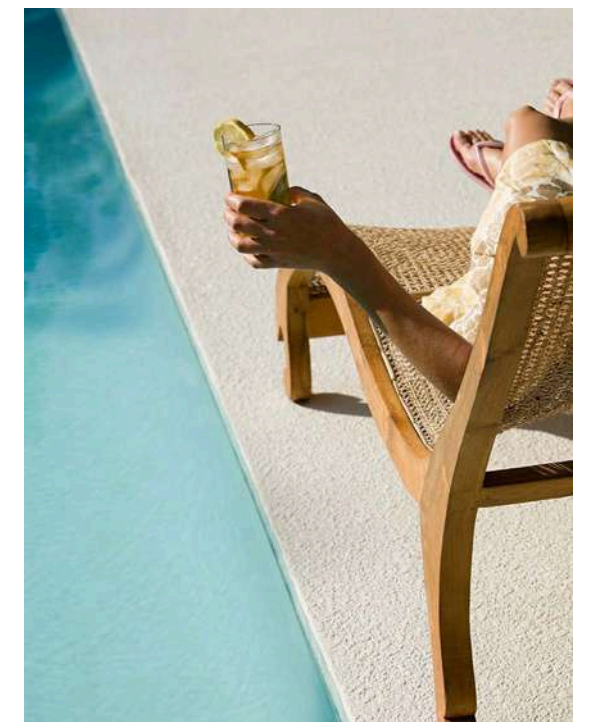
A RESORT AT YOUR FINGERTIPS

Every resident at the Pullman Residences, Batumi enjoys full and unrestricted access to the landmark Petra Sea Resort. A place to explore, discover and indulge yourself.

An upscale seafront residential area surrounded by an oasis of palm trees and lavish flora and fauna offering breathtaking views of the Black Sea.

Located in one of the most popular areas on the Black Sea coast, its beautiful beaches, verdant natural surroundings and spectacular views set the scene for a serene break from life's hustle and bustle.

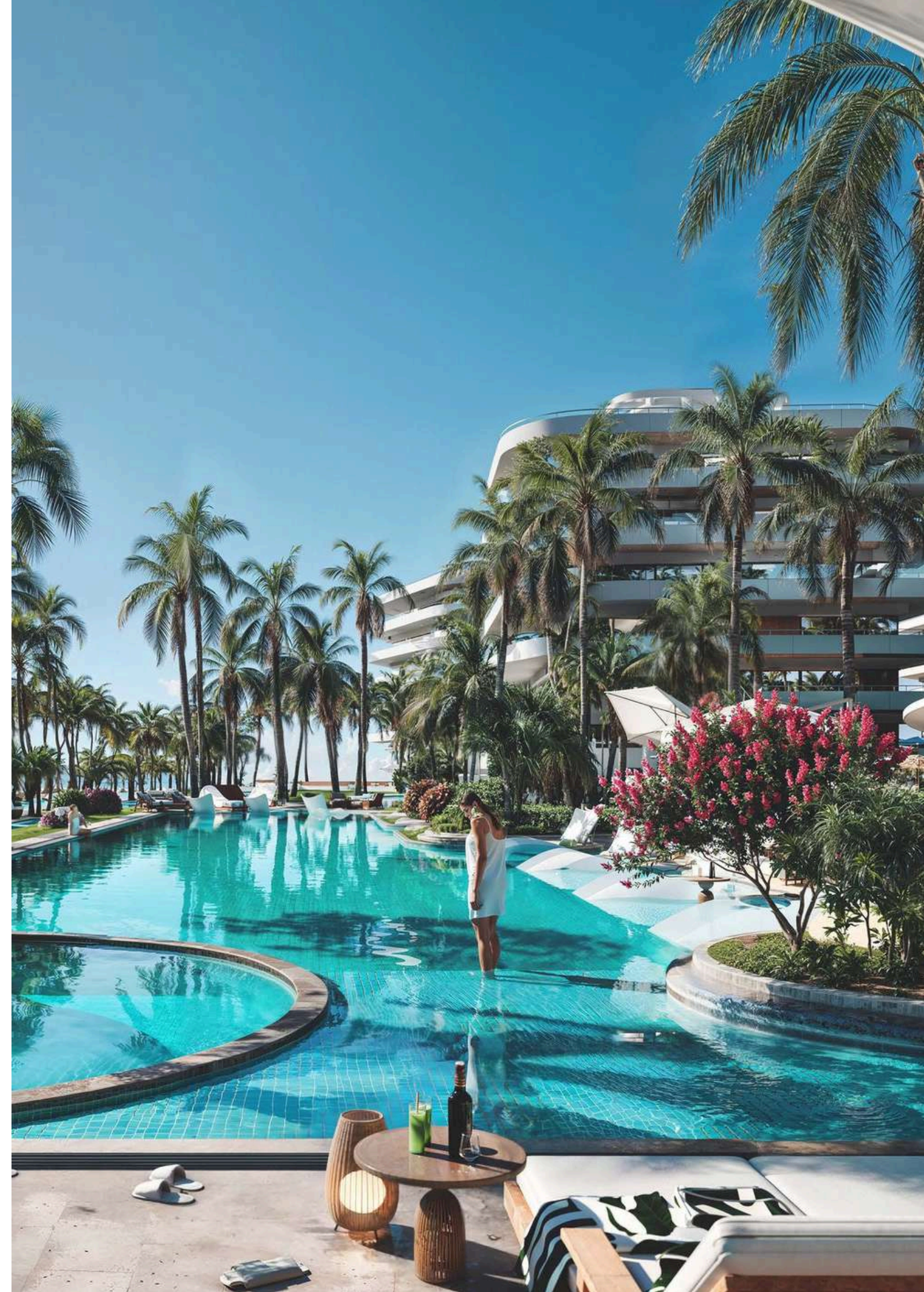
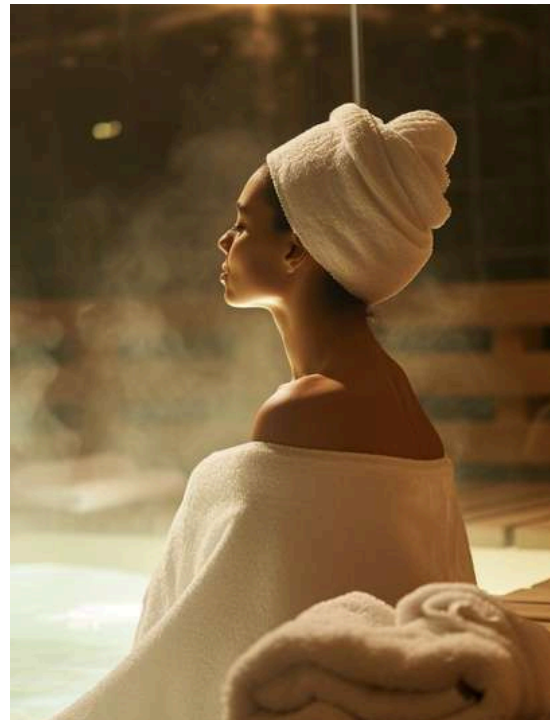
This new development sets elevated standards in luxury living and is the first master-planned, mixed-use development in Georgia.



RESORT AMENITIES

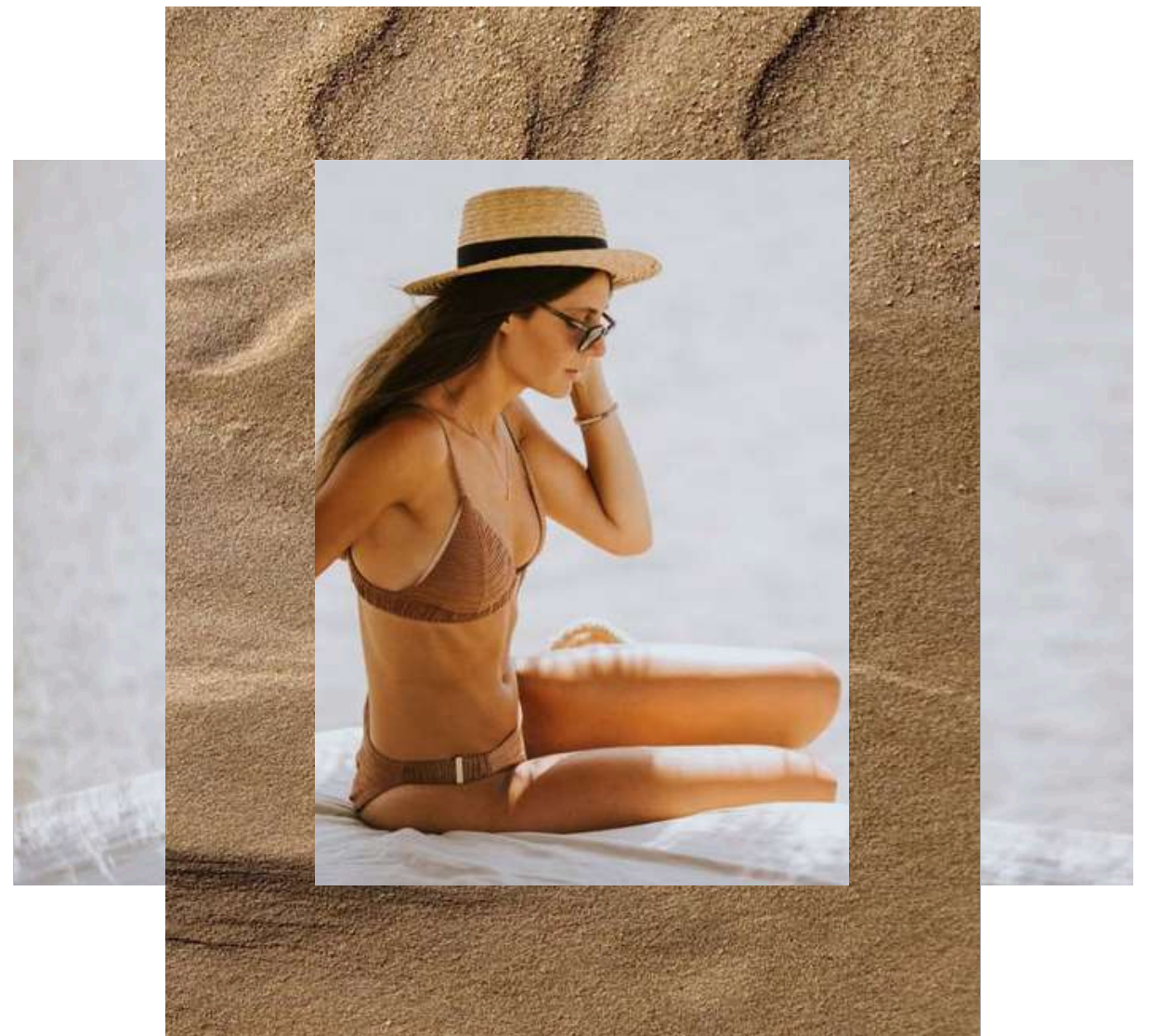
Owners of a Pullman residence will benefit from privileged access to the following resort amenities:

- Private beach
- Yacht club / marina
- Gym
- Spa
- Café / restaurant
- Lounge
- Shopping spots
- Casino
- Outdoor sports facilities
- Indoor and outdoor areas for kids
- Artificial lake
- Indoor and outdoor pools





**IN THIS IDYLIC PLACE, WORRIES AND
STRESS MELT AWAY, REPLACED BY A
SENSE OF PEACE AND TRANQUILLITY.**





THE RESIDENCES

A space at the Pullman Residences, Batumi is a home where sustainable design practices have been used to create inviting communal spaces and first-class amenities. All of which are at your service, around the clock.

Whether at our stunning sun-kissed private beach, or through one of our many à la carte services, including an in-residence chef, sommelier and of course, a 24/7 concierge to tend to your every whim.

The development includes welcoming common areas like plazas, courtyards, and lounges where residents can gather and socialise, mirroring the friendly and hospitable Georgian culture.

Amenities such as swimming pools, wellness centres, and recreational areas are integrated into the design, encouraging a healthy and active lifestyle. These facilities take full advantage of the scenic surroundings, enhancing the overall living experience for residents.



BRINGING THE OUTSIDE IN: RESIDENTIAL INTERIORS

Every element of the resort and residences has been thoughtfully crafted to evoke a sense of endless freedom through open space; offering the finest contemporary luxury living.

Panoramic windows draw the outside in, flooding rooms with natural sunlight; offering stunning views of the sea and landscape. Simultaneously reducing the need for artificial lighting and connecting residents to the beautiful surroundings.

Fresh sea air swirls around expansive balconies and terraces, igniting your senses.

Each residence offers a seamless flow between bedroom, bathroom, kitchen and living space. Opening out onto a balcony for exquisite sea views.

While each room has been designed with a wholly unique sense of purpose and aesthetics at its heart. Beds are pointed at a diagonal, towards the seafront, ensuring you drift off to the setting sun, and wake up to the sunrise, feeling refreshed and energised for each new day.

Each room is also pleasingly customisable. Its open layout not only adds to its sense of spaciousness, it also allows you to shape your own space to suit your individual tastes and preferences.



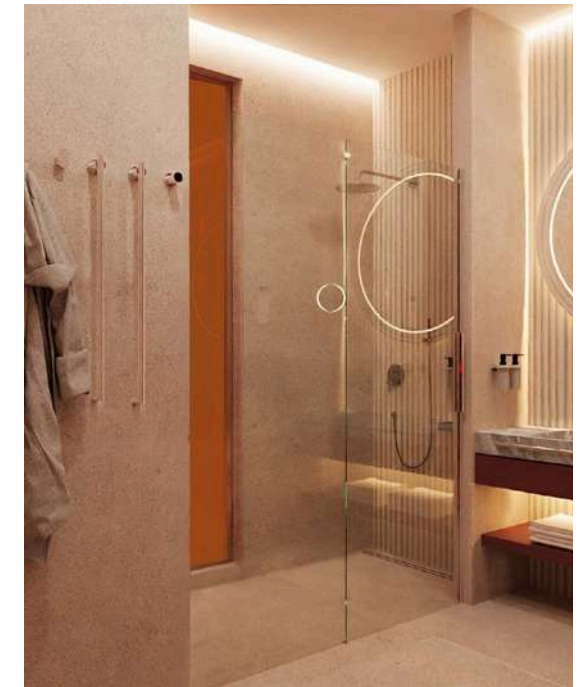
RESIDENTIAL AMENITIES

Owners of Pullman Residences benefit from privileged access to a range of private amenities for their exclusive use:

- Lobby with lounge area, café and bar
- Gym & Yoga
- Spa
- Indoor pool
- Restaurant
- Pool bar
- Kids' Club

As the first Pullman in the region, the residences feature dual towers crafted with distinctive architecture. Divided into two blocks, A&B, there are 421 apartments available.

All apartments offer beautifully designed interiors with spectacular views over the Black Sea. The following pages display the apartment types available. Available from \$190,000 to \$1,160,000 USD.



BLOCK A

196 X PULLMAN RESIDENCES

- 85 x studios
- 78 x 1 bedroom
- 29 x 2 bedrooms
- 4 x 3 bedrooms

Buyers have an option to purchase:

- Fitted apartment (no furnishings)
- Turnkey apartment (fully fitted)

BLOCK B

225 X PULLMAN LIVING APARTMENTS

- 180 x studios
- 45 x 1 bedroom
- Penthouses x 2

These turnkey Residences come fully fitted with the developer's FF&E and OS&E to be rented out.

TWIN

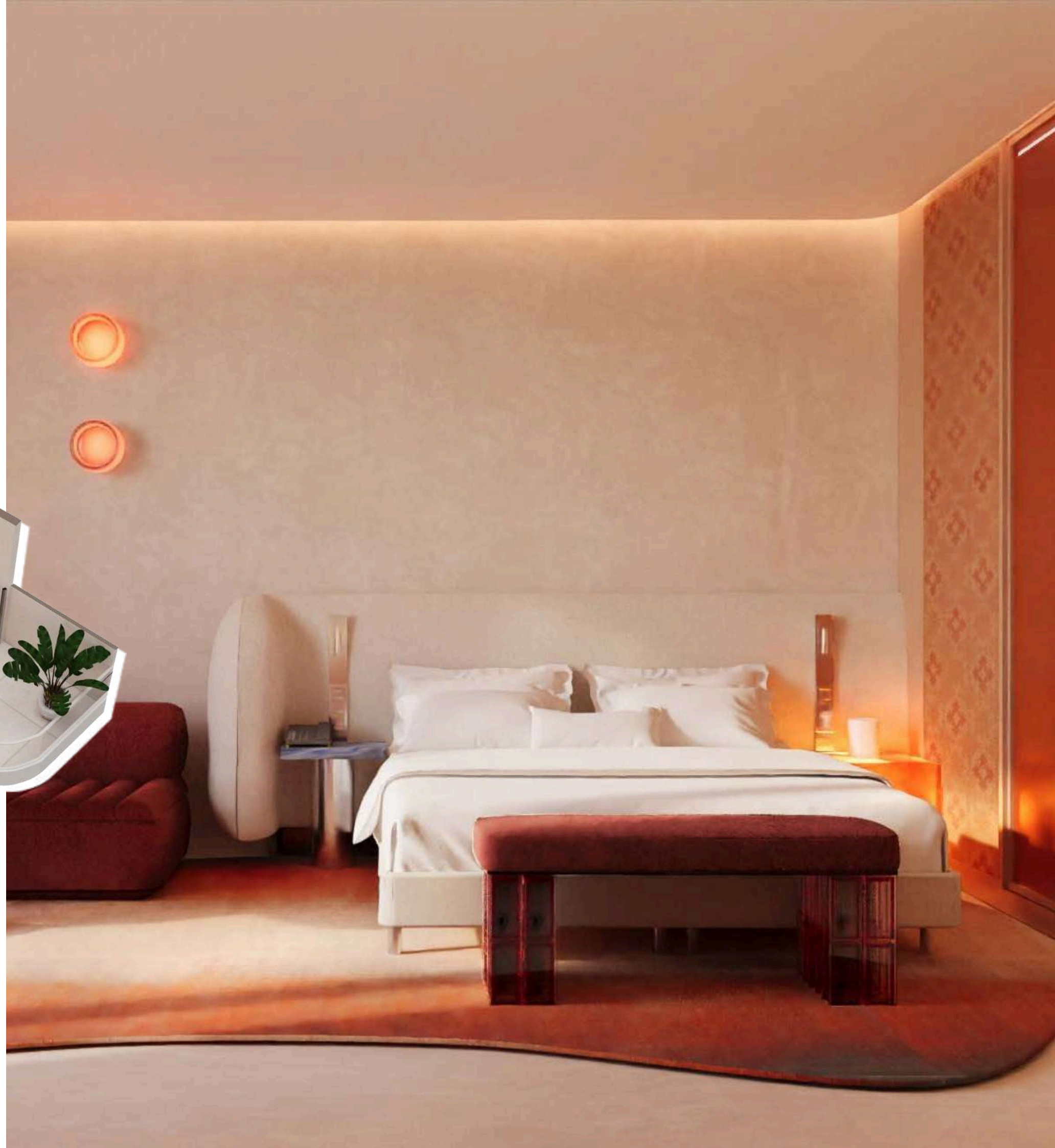
42 sq.m





SANCTUARY
42 sq.m

STUDY
42 sq.m





ONE BEDROOM

65 sq.m

TWO BEDROOM

122 sq.m



RESIDENCES SERVICES INCLUDED*

CORE SERVICES

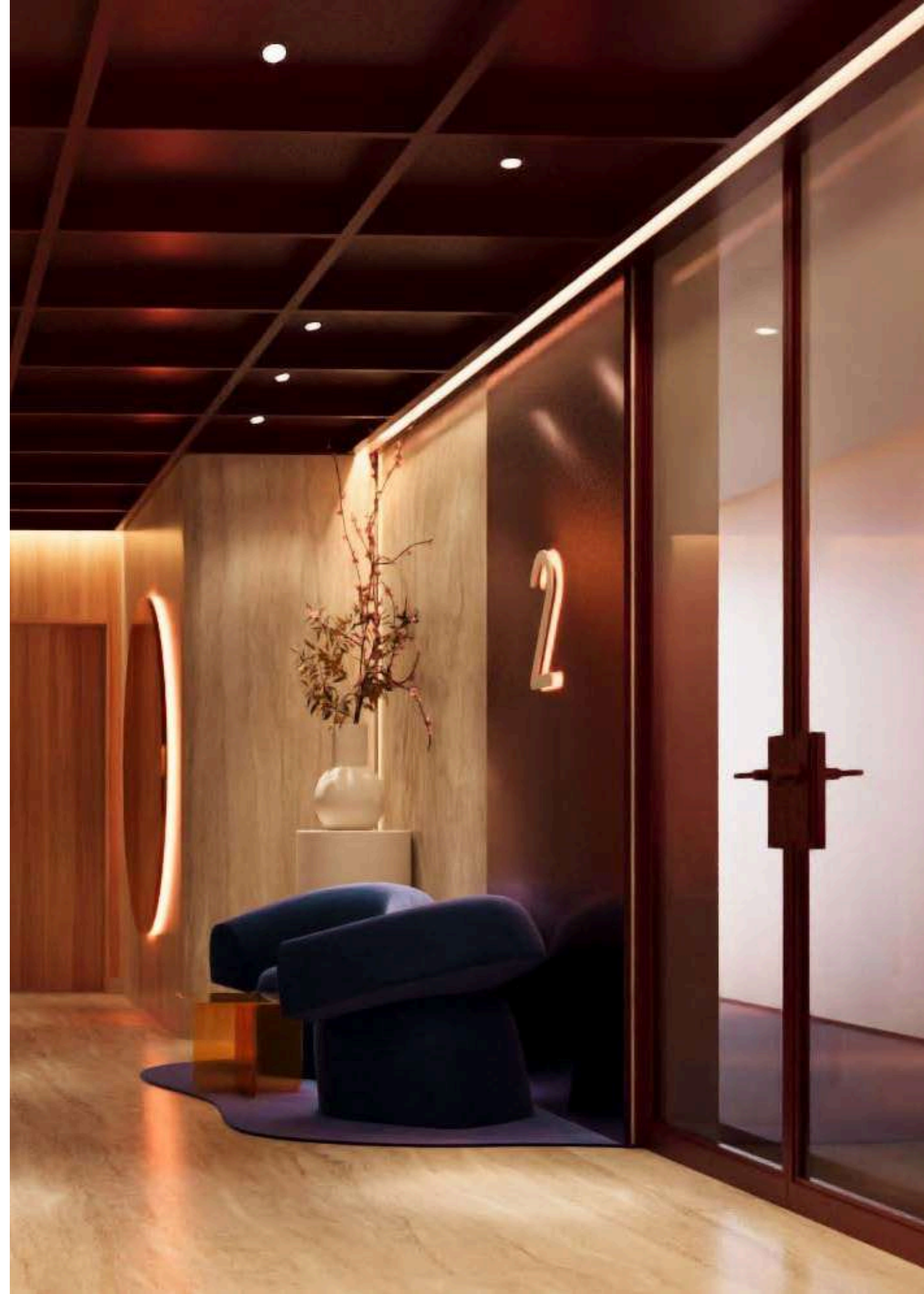
- Residence concierge
- Doormen & valet
- Security
- Owner services
- Clubhouse / residence lounge staff
- Accor ownership benefits program annual fee
- Common area maintenance
- Common area housekeeping
- Common area utilities
- Common area “reserve for replacement”
- Wifi internet in residence lounge
- Property insurance (base building/ common areas)

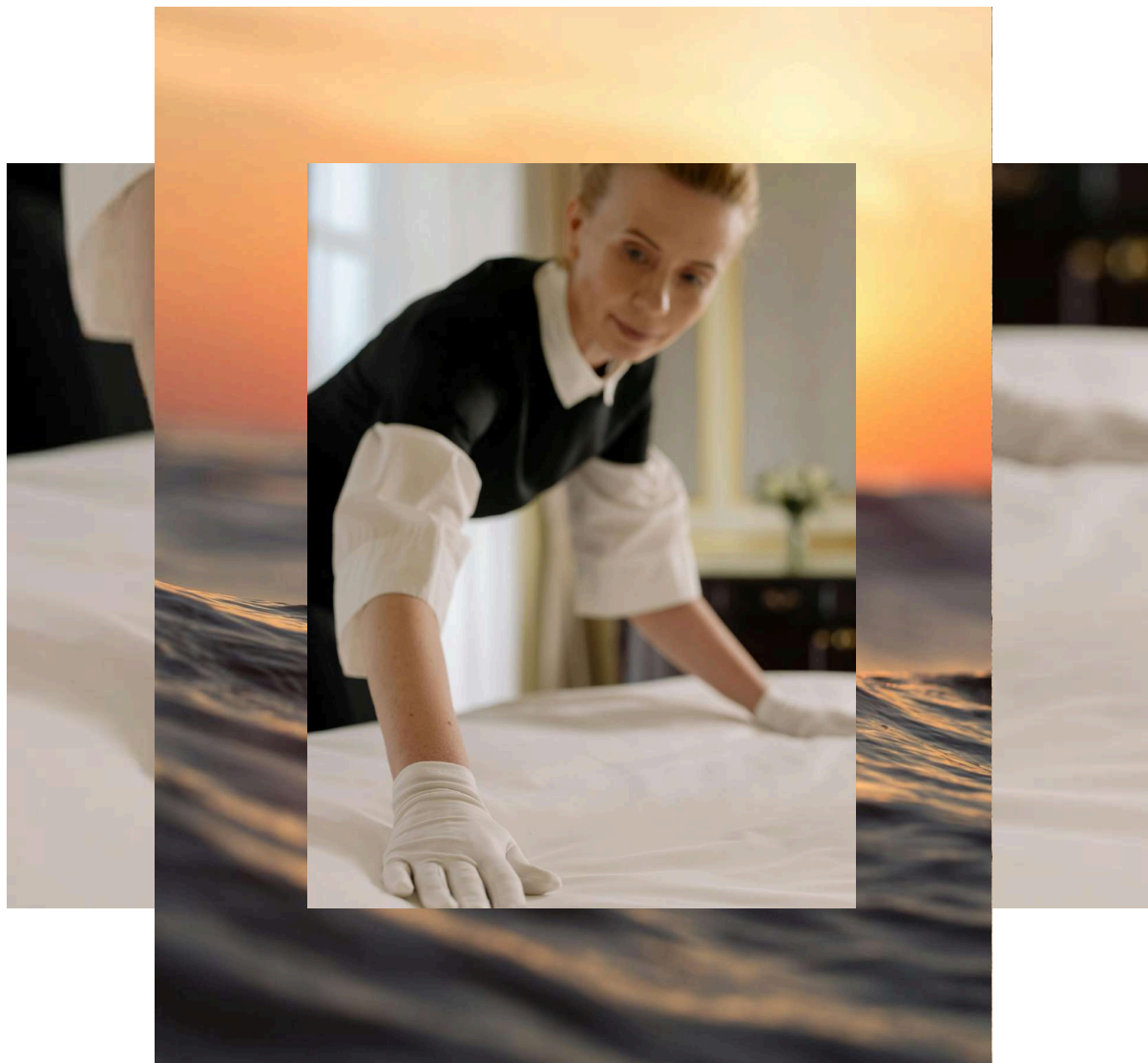


A LA CARTE SERVICES

- In-residence catering and personal chef
- In-residence sommelier service
- Shopping services and personal assistant
- Dry cleaning & laundry
- Private transportation / limousine services
- In-residence housekeeping (daily, weekly etc.)
- In-residence maintenance
- “While you are away” maintenance package
- Turnkey in-residence maintenance solution for resident’s who frequently reside elsewhere

*A La Carte Services are optional and subject to additional charges





PROPERTY MANAGEMENT & RESIDENTIAL SERVICES

Pullman's proven hospitality experience will ensure that management of the hotel, Residences, and leisure facilities are delivered to exceptional standards, as should be expected from a leading hotel brand. After all, over the past 160 years Pullman has built an enviable global reputation as a brand of choice for countless travellers, celebrities, and dignitaries.

Residence owners can therefore relax in then knowledge that dedicated, professional property management services, operating to Pullman's rigorous high standards, will be on hand to take care of their properties all year round.

In addition, there will be an optional rental program managed by the Pullman Resort, in which owners who are seeking to earn income from their Residences will be able to participate.

RESIDENCE OWNER BENEFITS

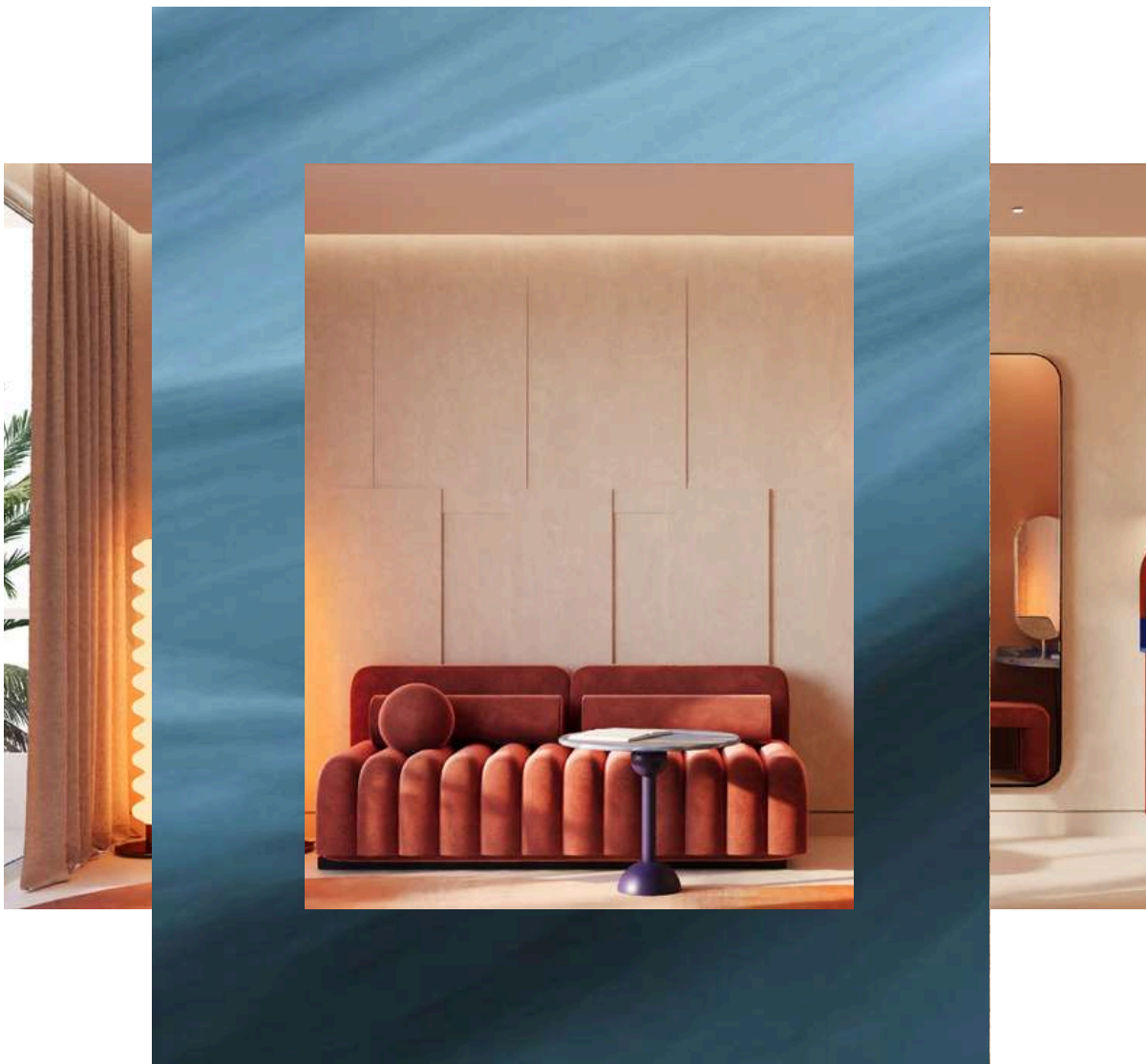
Owners at Pullman Residences Batumi will be eligible to participate in the Accor Owner Benefits Program, rewarding them with VVIP status in Accor hotels around the world.

GLOBAL OWNERSHIP BENEFITS INCLUDE:

- Platinum membership status to ALL (Accor Live Limitless), Accor's acclaimed lifestyle and loyalty programme that provides upgrades, preferential rates, and other benefits at participating Accor hotels around the world*
- Automatic upgrades on arrival across more than 5,500 hotels and Resorts worldwide (subject to availability)*
- VIP reservation desk offering travel planning support across Accor's global network of hotels, Resorts and related hospitality offerings
- 20% off the best available rate worldwide at participating Accor hotels and Resorts

* Eligibility continues for as long as the purchaser owns Accor branded real estate, subject to the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

ADVANTAGES OF EARLY PURCHASE :



LOWER PRICES

In case of Pullman Residences the difference in pricing between a possession-ready property and under-construction property can vary between 100 and 150%.

FLEXIBILITY OF PAYMENTS

In case of a ready property, the buyer has to pay the entire amount at once, in the case of an under-construction property, installment payments are possible.

HIGHER PRICE APPRECIATION RATE

As the construction of a property progresses, its price increases too. Moreover, during this period, the development in the surrounding infrastructure also adds to the value of property.

RENTAL INCOME

With the high demand for rental properties in Batumi, Adjara region, buyers can purchase a property with the intention of renting it out once it is completed. This can provide a steady stream of income as well as a potential long-term investment that can appreciate in value over time.





OUR ENVIRONMENT, OUR HOME

Accor's comprehensive Environmental, Social and Governance (ESG) criteria ensures that every property must comply with a set of mandatory criteria. It comes therefore as no surprise that Pullman Hotels & Resorts takes an active and rigorous role in protecting the environment.



PULLMAN

The Pullman name is linked to the essence of innovation, genius, limitlessness. It's a story of power and glamour. A story that has defined the elite lifestyle and continues to do so.

With over 150 properties around the world, Pullman Hotels & Resorts retains the same youthful spirit today as when it launched over 160 years ago as an innovative and pioneering travel brand, arguably making Pullman the oldest hospitality brand in the world.

Inspired by a passion for art and fitness, Pullman Hotels and Residences employ striking design and state-of-the-art technology to deliver energising and enriching experiences, supported by flexible and intuitive services that enable residents and guests to focus, work, and play. In short, to live their very best lives.





PULLMAN HOTELS & RESORTS

A modern brand for a new generation of global visionaries.

As a world-leading hotel brand renowned for contemporary design and distinctive concepts translated across all touch points, Pullman proudly averages an impressive 200 prestigious industry awards every year.



ACCOR

A world leading hospitality group with over 5,500 properties throughout more than 110 countries, Accor is the largest hospitality company in Europe and, with over 140 operating and pipeline projects, ranks 2nd in the world for Branded Residences.

With decades of experience in providing luxury hospitality services, owners at Pullman Resort & Residences, Batumi can be assured of proven Resort management expertise and exceptional services.

The group's highly acclaimed lifestyle loyalty program ALL (Accor Live Limitless) provides access to a wide range of rewards and experiences.



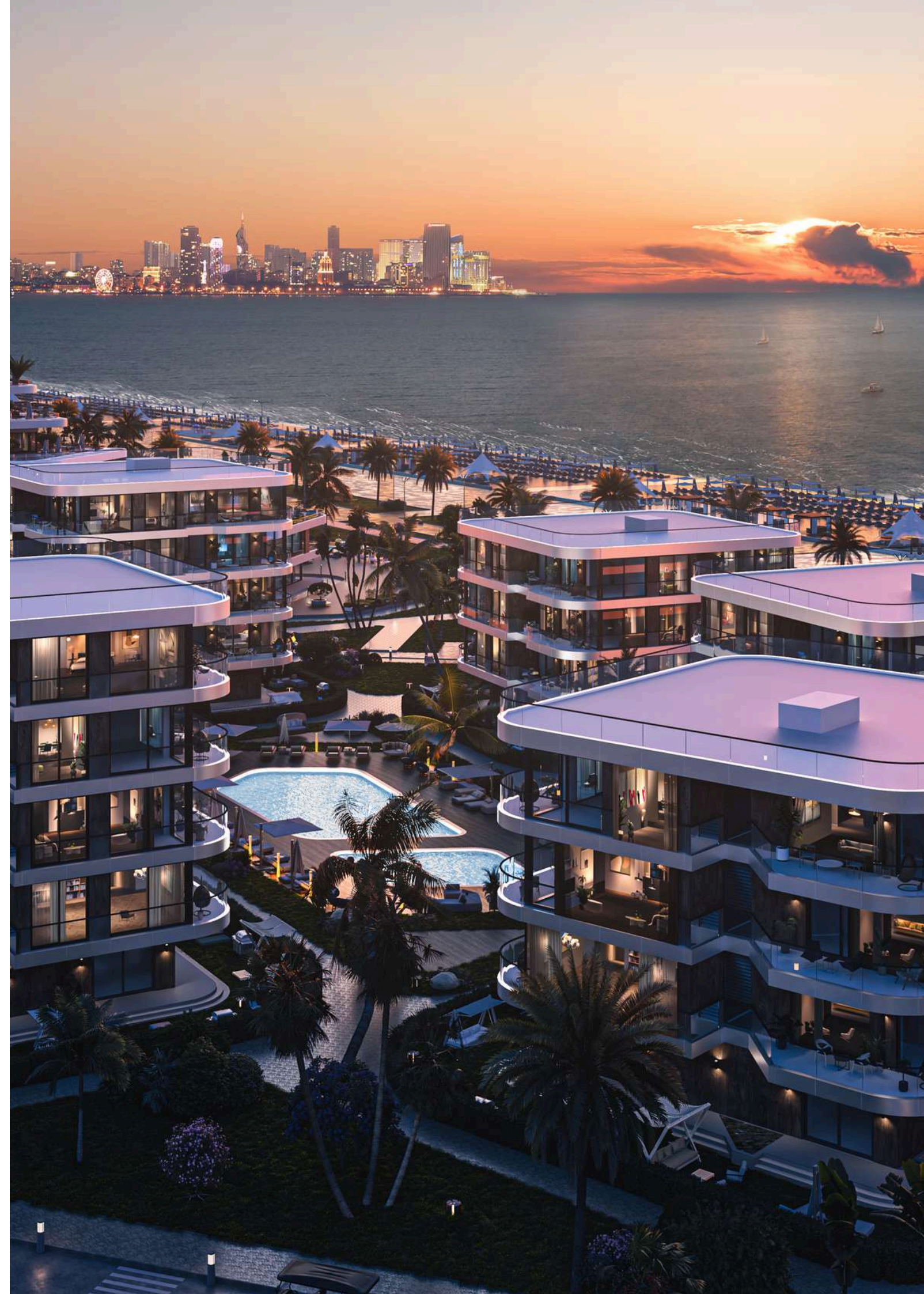
PETRA GROUP

Dedicated to creating world-class destinations that blend luxury, comfort, and innovative design, Petra Group is one of the largest development companies in Georgia.

Founded with a vision to transform the hospitality landscape in Georgia, Petra Group is committed to excellence in resort development.

As the flagship project, Petra Sea Resort exemplifies dedication to quality and innovation. The Petra Group not only brings extensive experience in large-scale resort development to the table but commitment to high standards, innovative design, and a focus on creating sustainable developments for all to enjoy.

PETRA
GROUP

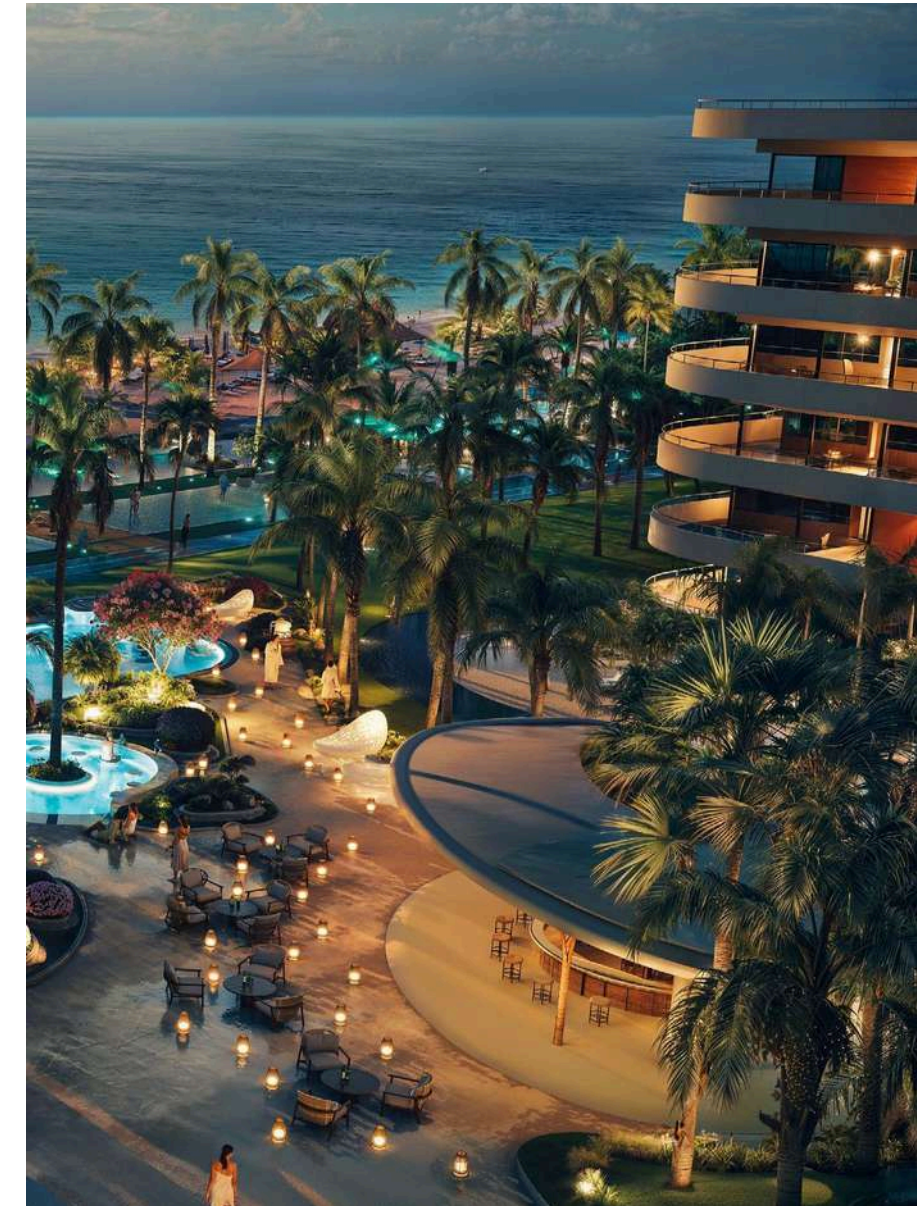


YOUR GEORGIA

Georgia is a destination that moves in concert with nature's gentle flow. A place where you can disappear into premium surroundings, stunning private beaches, vibrant wide open spaces and 24/7 dedicated service from Pullman, one of the world's leading hospitality providers.

This is your chance to own a home in a place that will continue to enchant and evolve for generations to come.

Welcome to the Pullman Residences, Batumi.



This presentation is prepared to provide parties with a general overview only of the benefits of being a property owner at Pullman Residences, Petra Sea Resort, Batumi; it is for marketing purposes only and must be read in conjunction with the contract and disclosure statements for the purchase of a residence at Pullman Resort & Residences, Petra Sea Resort, Batumi. Any buyer of a residence must not rely on the information in this Presentation and must refer to the Contract Documents as they include important additional information and details about matters referred to in this Presentation. If there is an inconsistency and / or difference between the Contract Documents and this Presentation, then the Contract Documents take precedence.

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