

PETRA VILLAS

Your home is your fortress





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Petra Villas are exclusive Byzantine-style villas located within walking distance of the Byzantine Fortress “Petra”.

The area of the complex is framed on one side by the azure sea, on the other - by the mountains of the Shevshet-Meskheti Range.

Petra Villas allows its owners to relax from the urban life and enjoy the picturesque views of the nature (whilst, the city center can be reached in just 20 minutes).

The abundance of dense trees and plants, coupled with a fresh sea breeze, has a beneficial effects on health, which is very important due to the present unfavorable environment in the cities.



Advantages of PETRA VILLAS



Everything for a high standard comfortable life

The complex uses the best design planning solutions. The windows placement is carefully thought out to optimize natural light and ventilation. All villas are equipped with the attributes of luxury housing.



Exceptional location

An exclusive complex is surrounded by a panoramic landscape of the Meskheti-Shevsheti ridge, as well as a beautiful view of the sea and the city. There is the Byzantine fortress within walking distance. The wide gorge is well ventilated, which is important in the subtropics.



Quality and technologies

One of the most important properties of PETRA VILLAS is the quality of building and finishing materials, which ensures a reliable and durable life of construction.



Easy access to the ownership

The great advantage for acquiring a property in Georgia is the absence of tax on real estate. The purchase process is simple and clear, and takes very little time. The homeowner has the right to apply for a residence permit.



Quick payback and steady income

Investments in real estate located in the resort area quickly pay off due to the high demand and value of this type of property for vacation and permanent residence. Feel the spirit of vacation in everyday life!

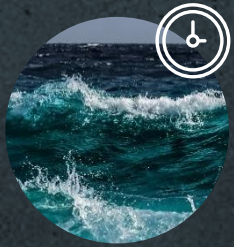


Developer's proven experience

We have been engaged in construction for more than 10 years and successfully implement projects in Georgia and Uzbekistan. Our goal is to create comfortable living conditions in harmony with the nature.

Location and infrastructure

A unique historical place with exceptional logistics, an extraordinary combination of topography and ecology – all this is within close reach of the capital of Adjara – Batumi:



8 minutes
to the beach



20 minutes
to the center of Batumi



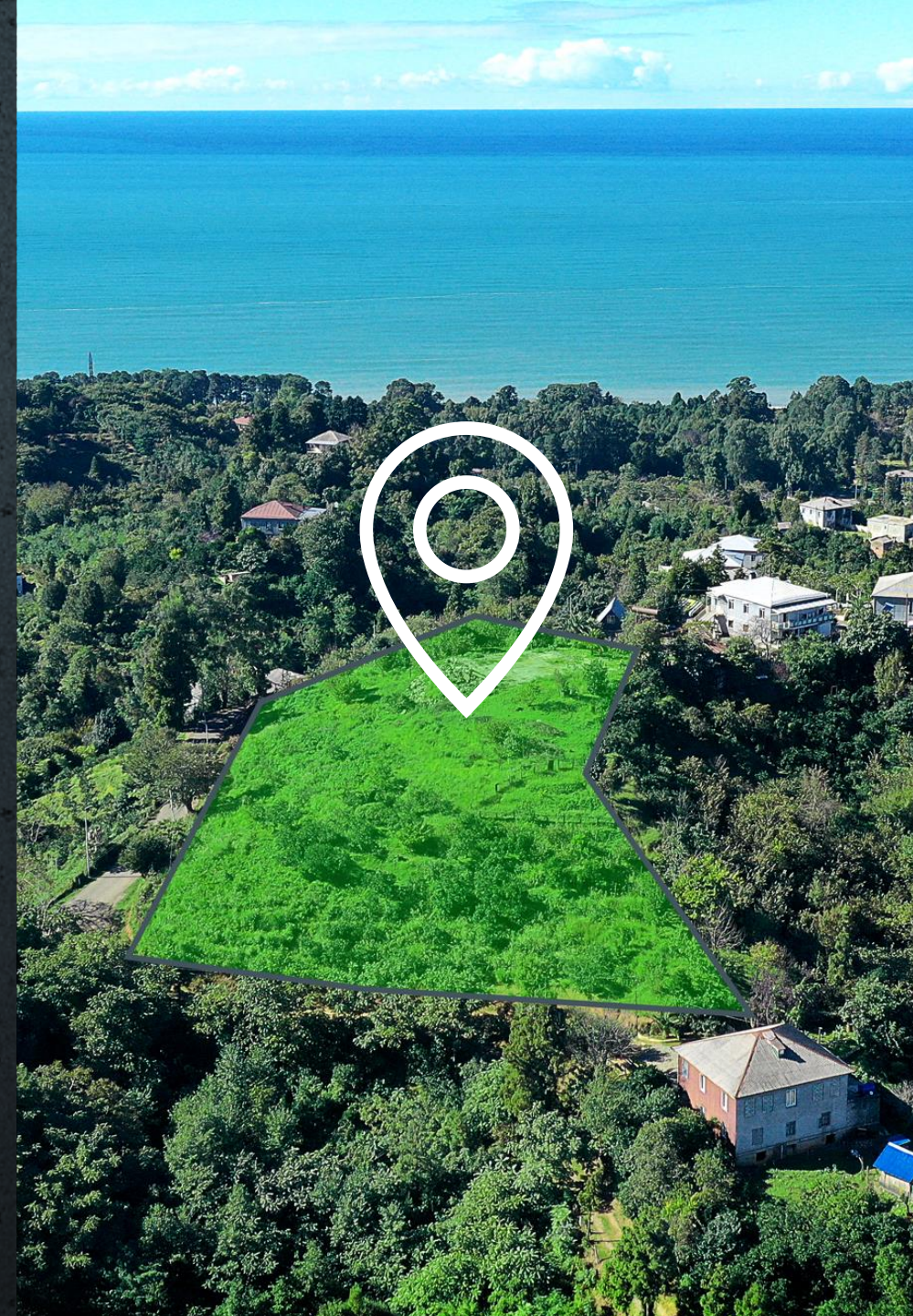
10 minutes
to the supermarket



15 minutes
to the restaurants

Privacy is essential. In this exclusive complex of villas, you can feel a splendid isolation, organically combined with the comforts and luxuries of modern accommodation.

Nearby there are: kindergarten, supermarkets, petrol station, restaurants, schools, hospitals, Mtirala National Park.



Petra Villas – everything is thought out to the smallest detail

Heated infinity pool

Terrace with
barbecue and jacuzzi

Turnkey interior

Equipped gym

Video surveillance and
security



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Management
Company

Reception

Service 24/7

Parking



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Feel the care for you and your loved ones in every detail!





Villa Style



Villa Style

Main features

Area

272 m²

Villa Style is a two-storied villa that includes a spacious terrace equipped with a lounge zone with a barbecue and a jacuzzi. The outdoor terrace offers a stunning view of the sea and the green slopes of the mountains.

Number of villas of this type – 6

Villa Style Layout

3 floor



2 floor



1 floor



272 m²

1 floor

- 1 Kitchen - 33.20 m²
- 2 Bathroom - 3.22 m²
- 2 Bathroom - 4.60 m²
- 3 Bedroom – 18.93 m²
- 4 Entrance hall– 9.93 m²
- 5 Boiler room - 2.70 m²



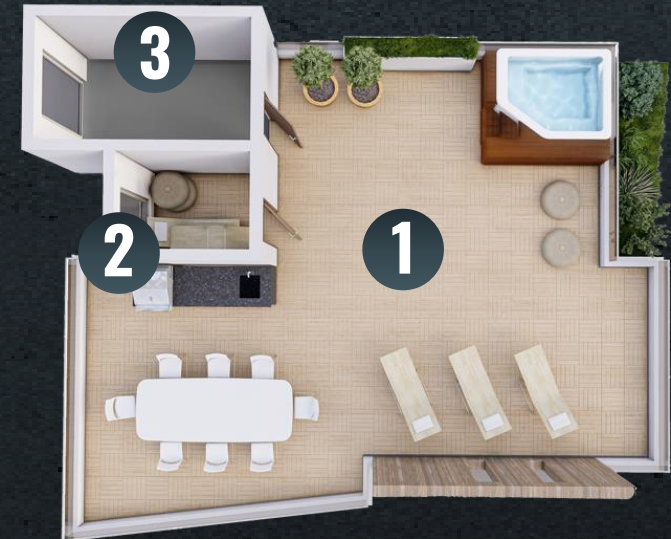
2 floor

- 1 Bedroom - 16.02 m²
- 1 Bedroom - 14.19 m²
- 2 Home-office - 16.65 m²
- 3 Balcony - 5.62 m²
- 4 Corridor - 20.00 m²
- 5 Dressing room- 4.26m²
- 6 Bathroom - 6.30 m²
- 6 Bathroom - 4.06 m²



3 floor

- 1 Terrace - 88.00 m²
- 2 Bathroom - 4.23 m²
- 3 Corridor



Villa Castle



Main features

Area

330 m²

Villa Castle - is a large two-storied castle equipped with a panoramic terrace with 360-degree views. The castle tower is a cozy guest house with the access to an outdoor terrace with a jacuzzi and a barbecue.

The uniqueness of the Castle Villas is that they are specially designed in such a way that, if necessary, each floor can function independently, having a separate entrance.

Number of villas of this type – 4



Villa Castle

Villa Castle Layout



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1 floor

1 Kitchen - 45.68 m²

2 Bathroom - 4.38 m²

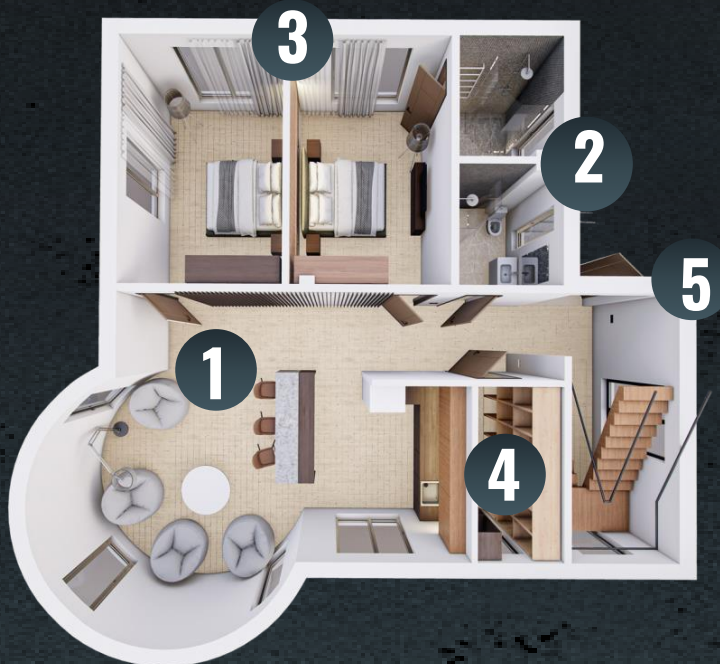
2 Bathroom - 4.38 m²

3 Bedroom - 14.00 m²

3 Bedroom - 14.00 m²

4 Closet - 5.20 m²

5 Staircase - 4.45 m²



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2 floor

1 Home-office - 22.13 m²

2 Bedroom - 14.38 m²

3 Bedroom - 10.77 m²

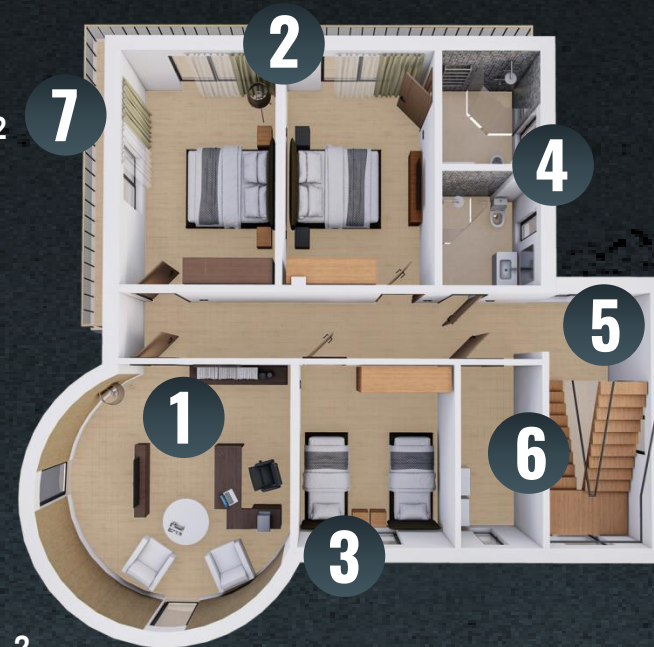
4 Bathroom - 4.38 m²

4 Bathroom - 4.38 m²

5 Corridor - 10.00 m²

6 Dressing room - 5.66 m²

7 Balcony



3 floor

1 Bedroom - 10.77 m²

2 Bathroom - 4.23 m²

3 Corridor - 10.00 m²

4 Terrace - 85.20 m²



Turnkey Interiors

The complex Petra Villas is equipped with everything needed:

- ✓ Interior items
- ✓ Modern household appliances
- ✓ Top quality furniture
- ✓ Lounge zone
- ✓ Jacuzzi and barbecue
- ✓ Heated infinity pool

Just enjoy your life!





Investment proposal

The coastal regions of Georgia offer significant investment opportunities for those looking to benefit from a growing tourism industry and favorable investment climate.



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The management company will provide quality service on favorable terms for the owner:

60% Owner income

40% The share of the management company, including expenses (utility payments, cleaning, maintenance, booking and support services, advertising and marketing)

By acquiring a villa as an investment, you can use the services of our management company



Based on financial indicators, on average, the cost of renting out-of-town real estate in Georgia increases by 10% per year:

Period	Total income	Profit
09/2025-09/2026	88 730\$	53 238\$
09/2026-09/2027	97 603\$	58 561\$
09/2027-09/2028	107 363\$	64 419\$
09/2028-09/2029	118 099\$	70 852\$
09/2029-09/2030	129 909\$	77 945\$
09/2030-09/2031	142 900\$	85 739\$
09/2031-09/2032	157 190\$	94 314\$
09/2032-09/2033	172 909\$	103 745\$
Overall:	1 014 703\$	608 819\$

The average profit over 8 years from renting a villa – \$76,102
The payback period – 7.8 years
The annual percentage of profit – 12.8%

Villa Castle

Calculation of investment attractiveness



Villa Style

Calculation of investment attractiveness



The statistics of financial indicators show that the rental of suburban real estate in Georgia tends to grow by 10% annually:

Period	Total income	Profit
09/2025-09/2026	82 160\$	49 296\$
09/2026-09/2027	90 376\$	54 225\$
09/2027-09/2028	99 413\$	59 647\$
09/2028-09/2029	109 354\$	65 612\$
09/2029-09/2030	120 290\$	72 174\$
09/2030-09/2031	132 319\$	79 391\$
09/2031-09/2032	145 550\$	87 330\$
09/2032-09/2033	160 105\$	96 063\$
Overall:	939 567\$	563 738\$

The average profit over 8 years from renting a villa – \$70,467

The payback period – 7.2 years

The annual percentage of profit – 13.8%

Schedule of construction works

April - May 2023



Groundwork and foundation

June - December 2023



Monolithic frame work along
the perimeter

January 2024 - September 2024



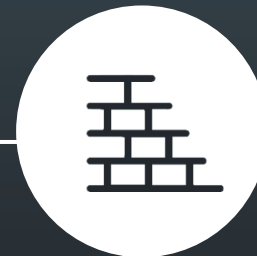
Monolithic frame works up
to "Black Frame" stage

October - January 2025



Finishing work up to the
"White frame" stage

February - August 2025



Interior decoration and
landscaping

September 2025



Turnkey delivery



A little more about Georgia

Georgia is located at the crossroads of Europe and Asia. The country has long been known for its history, breathtaking scenery and warm hospitality. In recent years, the country has been recognized as an excellent investment option, especially in the maritime region of Batumi, Adjara.

At the end of December 2019, Forbes magazine included Batumi in the list of the best European cities with a favorable investment climate.



Unlike many countries in the world, there is no real estate tax in Georgia.



There are no restrictions in Georgia on the purchase of real estate by foreigners



The entry into agreement and registration of ownership with the Ministry of Justice takes only an hour and costs about ~ \$50



The ownership of real estate in Georgia worth from \$100,000 makes it possible to obtain a residence permit.

The terms and conditions of the purchase



Prepayment 30%



Installment for 36 months

There is an opportunity to to obtain a mortgage loan with a comfortable payment schedule up to 10 years.

Individual terms of payment are negotiated privately with the company's managers.



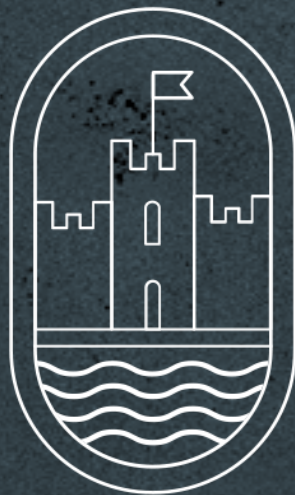
Our construction experience in Georgia and Uzbekistan



GEUZ International is a development company with extensive experience in Uzbekistan and Georgia.

The main principle of the company is the quality of construction and maximum comfort for the future owners.





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