



MULTI MÜLK.
from PROPERTY to PASSPORT!

REAL ESTATE

INVESTMENT OPPORTUNITIES IN

BATUMI, GEORGIA

PRESENTED BY



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CONSULTANCY BEYOND BORDERS!

Overview

Batumi, Georgia, is emerging as a hotspot for real estate investment, particularly for those seeking residency through investment. With its rapidly growing economy, favorable tax regime, and booming tourism industry, Batumi presents excellent short-term and long-term investment opportunities. This presentation will provide a detailed overview of the economic environment, real estate market, tax incentives, residency options, and essential information on healthcare and education.



Georgia's Economic Environment

GDP Growth

Georgia has shown a steady increase in GDP over the years, driven by tourism, real estate, and infrastructure development. In 2023, the GDP growth rate was projected at 5.5%, indicating a healthy and stable economy.

Foreign Direct Investment (FDI)

Georgia has attracted significant FDI in sectors such as real estate, tourism, and renewable energy. FDI grew by 13% in 2022, demonstrating investor confidence.

Ease of Doing Business

Ranked among the top countries globally for ease of doing business, Georgia offers a business-friendly environment with streamlined processes for starting businesses and protecting minority investors.



Real Estate Market Overview

Key Facts & Figures

Growing Real Estate Market

Batumi's real estate market has witnessed significant growth due to the increasing demand for properties, both for residency and tourism purposes.

Emerging Neighborhoods in Batumi

Areas such as the New Boulevard and the coastal regions are attracting attention from investors due to infrastructure developments, high-end hotel projects, and proximity to tourist attractions.

Property Prices

The average price per square meter for apartments in Batumi is affordable compared to other European cities. Prices are expected to rise steadily due to growing demand from international investors.



Average ROI

Short-Term Rentals

Investors in short-term rental properties can expect a healthy return, driven by the steady influx of tourists. Rental yields range between 7% to 9%.

Long-Term Investments

With the continuous development of infrastructure and a steady increase in property value, long-term investors can expect substantial capital appreciation.



Residency by Real Estate Investment

Residency by Real Estate Investment

Short-Term Residency

Investing in real estate in Georgia qualifies investors for temporary residency. The minimum investment threshold is \$100,000, and residency permits are renewable as long as the investment is maintained.

Long-Term Residency and Path to Citizenship

After holding a temporary residency for several years, investors may apply for permanent residency. This can eventually lead to citizenship, offering investors more significant benefits.



Benefits of Georgian Residency

Visa-Free Travel

Georgian residents enjoy visa-free or visa-on-arrival access to more than 100 countries, including the Schengen Zone.

Tax Benefits

Residents benefit from Georgia's competitive tax system, including no wealth, inheritance, or property taxes for residents.



Tax Situation

Flat Tax Rate

Georgia has a simple and transparent tax regime, with a flat 15% income tax rate for individuals and 20% for corporate tax. Real estate rental income is taxed at a reduced rate of 5%.

No Capital Gains Tax

There is no capital gains tax on property sales if the property is held for more than two years.

Incentives for Foreign Investors

Foreign investors enjoy various tax incentives, including VAT exemptions for certain types of real estate investments.



Tourism Industry Growth

Booming Tourism

Batumi, situated on the Black Sea coast, has become a major tourist destination. The city attracted over 1.7 million international tourists in 2023, and tourism accounts for approximately 8.5% of Georgia's GDP.

Post-Pandemic Recovery

Georgia has implemented robust strategies to boost tourism post-pandemic, including hosting international events and festivals that attract visitors from around the world.

Potential for Investors

The growing tourism sector provides a lucrative opportunity for investors to enter the hospitality, short-term rental, and tourism-related real estate markets.



Healthcare and Education

Healthcare

World-Class Medical Facilities

Batumi offers a high standard of healthcare services with modern hospitals and clinics that cater to both locals and expatriates. Healthcare in Georgia is affordable and provides access to a range of medical specialties.

Medical Tourism

The country's healthcare system is also attracting medical tourists, further boosting demand for both residential and commercial real estate.

Education

High-Quality Education

Georgia boasts several international schools and universities, especially in cities like Tbilisi and Batumi. The growing number of expatriates has led to the expansion of English-medium schools, attracting families seeking a high standard of education.



Digital Nomads & Remote Work

Digital Nomad Programs

Georgia has embraced the trend of remote work by offering visa-free entry for digital nomads and remote workers. This has led to an increase in demand for co-working spaces and rental apartments, making it an attractive market for investors.

Conclusion

Batumi, Georgia, offers compelling real estate investment opportunities, with its booming tourism, favorable tax incentives, and strategic location on the Black Sea coast. Whether for short-term rentals or long-term property investments, investors can benefit from Georgia's growing economy, stable real estate market, and the added advantage of obtaining residency or citizenship through real estate investments.



A-Z Services Offered by Multi Mulk Consultancy

A

Airline Ticket Booking: Assistance with booking flights for property visits or relocation.

B

Bank Account Opening: Guidance in opening a bank account for investment and transactional purposes.

C

Comprehensive Residency Support: Expert assistance in obtaining various types of Indonesian visas and residence permits, including the Second Home Visa.

D

Document Preparation and Translation: Help with preparing, translating, and notarizing necessary documents.

E

Education and Schooling: Assistance in finding suitable schools and educational institutions for clients' children.

F

Financial Planning and Tax Advisory: Providing expert guidance on managing investments, tax obligations, and financial planning in Indonesia to optimize returns and compliance with local laws.



G

Government Project Investments: Access to and information about investing in government-approved real estate projects.

H

Hotel/Accommodation Arrangements: Booking and arranging accommodation for clients during their stay in Turkey.

I

Investment Consultancy: Tailored advice on the best real estate investments to meet clients' financial goals.

J

Judicial Support: Legal assistance and support through every step of the property purchase and citizenship process.

K

Knowledge Sharing: Providing clients with up-to-date market insights and data from reliable sources.

L

Legal Services: Comprehensive legal support for all real estate transactions and citizenship applications.

M

Market Analysis: Detailed analysis of the Bali real estate market to inform investment decisions.

N

Negotiation Assistance: Expert help in negotiating property prices and terms of sale.



O

Off-Plan Property Investments: Opportunities to invest in properties under development for potentially higher returns.

P

Pick and Drop: Transportation services for clients from the airport to their accommodation and property sites.

Q

Quality Assurance: Ensuring that all properties meet high standards of quality and legality.

R

Residency Permits: Assistance with obtaining temporary residency permits as part of the citizenship process.

S

Settlement Services: Helping clients settle into their new homes, including utilities setup and community orientation.

T

Transfer of Title Deed: Managing the legal transfer of property ownership.

U

Understanding Policies: Keeping clients informed about relevant real estate policies and regulations.

V

Visa Guide: Comprehensive guidance on visa requirements and application processes for Bali Indonesia.



W

Welcome Orientation: Providing a warm welcome and orientation to new residents, helping them adapt to life in Bali.

X

eXpandable Services: Offering customizable services to meet unique client needs.

Y

Yield Maximization: Strategies to maximize returns on real estate investments.

Z

Zero Hassle Experience: Ensuring a smooth, stress-free process from initial consultation to final settlement.

Multi Mulk Consultancy is dedicated to providing a full spectrum of services to ensure clients have a seamless and successful journey towards property investment in Bali.



About Multi Mulk Consultancy

Multi Mulk Consultancy, led by CEO Sajid Ali Haider, provides expert guidance and personalized consultancy services for real estate investments across the globe, including Turkey, Dubai, North Cyprus, Bali, and Georgia. We pride ourselves on offering "Consultancy Beyond Borders" and are committed to helping our clients achieve their investment goals with confidence.





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