

CUBE

CUBE: An Icon of Distinction — Showcasing One-of-a-Kind Architecture, This Singular Project Aims to Be the Pinnacle Landmark in the City.

Elevate Your Investment with a Limited Collection of Exclusive Business-Centric Apartments, Redefining the Cityscape and Offering Exceptional Opportunities for Discerning Investors.



We are Metropol

At Metropol, we specialize in a diverse portfolio of residential and investment projects across Georgia. With four ongoing projects and four upcoming ventures, totaling an expansive 1 million m², Metropol stands as a key player influencing the industry in the region.

Committed to construction excellence and fostering vibrant communities, Metropol is poised to invest over \$200 million in the next three years, reinforcing our dedication to the development sector in Georgia.

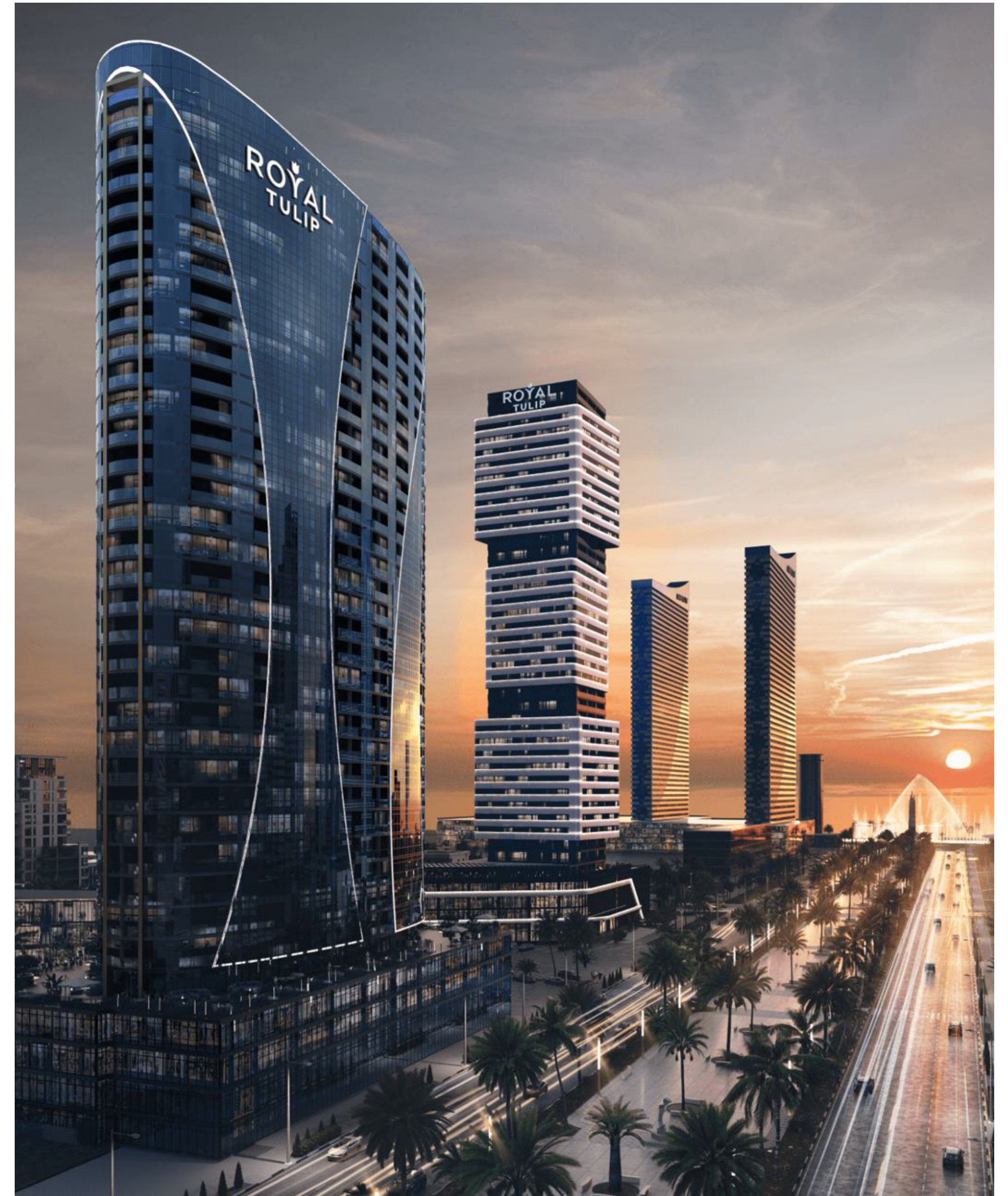
1 million m²

total area of our construction

2000

apartments





As a trailblazer in the industry, Metropol is transforming the real estate landscape in Georgia, establishing new industry benchmarks, and creating lucrative opportunities for investors.



40
countries

1700
hotels

27 000
rooms

ROYAL TULIP

Royal Tulip

The hotel chain was founded in the 1960's, when the first properties opened in the Netherlands.



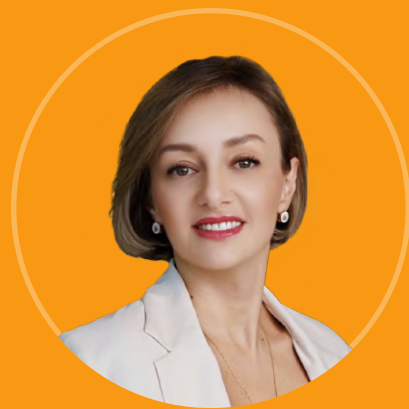
Royal Tulip invites you into a world of world-class luxury, where the warmth of Georgian hospitality creates an immersive and unforgettable experience.

Affiliated with Royal Tulip, our management company provides a comprehensive service for maintaining and renting your apartments, guaranteeing a stable income without the need for your direct involvement.

Experience a reliable and hands-free income stream with us – guaranteed stability without the need for personal involvement. Our commitment to reliability and transparency is backed by international company regulations, ensuring secure transactions.




Real estate investment empowers you to steer your financial future strategically, forging a legacy that transcends generations.




Nino Dolidze
Investment Adviser of Metropol


Investing in Georgia: Benefits and Advantages


 Easy to obtain
a residence permit


 Geographical
accessibility

 No property
tax

 EU candidate
country

 No language
barrier

 20% annual
increase in tourists

 Simple transaction
procedures

 Legendary
hospitality



Batumi is consistently ranked among the Top 5 destinations by the world's most renowned publications



Investors can appreciate visa-free entry and stay in the country for 364 days a year, and the purchase of real estate worth \$100,000 or more opens up the possibility of obtaining a residence permit.

Secure a steady annual income by renting out your apartment

Investors are invited to savor their apartments for up to 60 days annually while the company efficiently manages the remaining time for optimal rental returns. This unique approach provides the luxury of personal stays and assures investors a potential return on investment (ROI) of up to 12%, securing a lucrative and hassle-free investment experience.

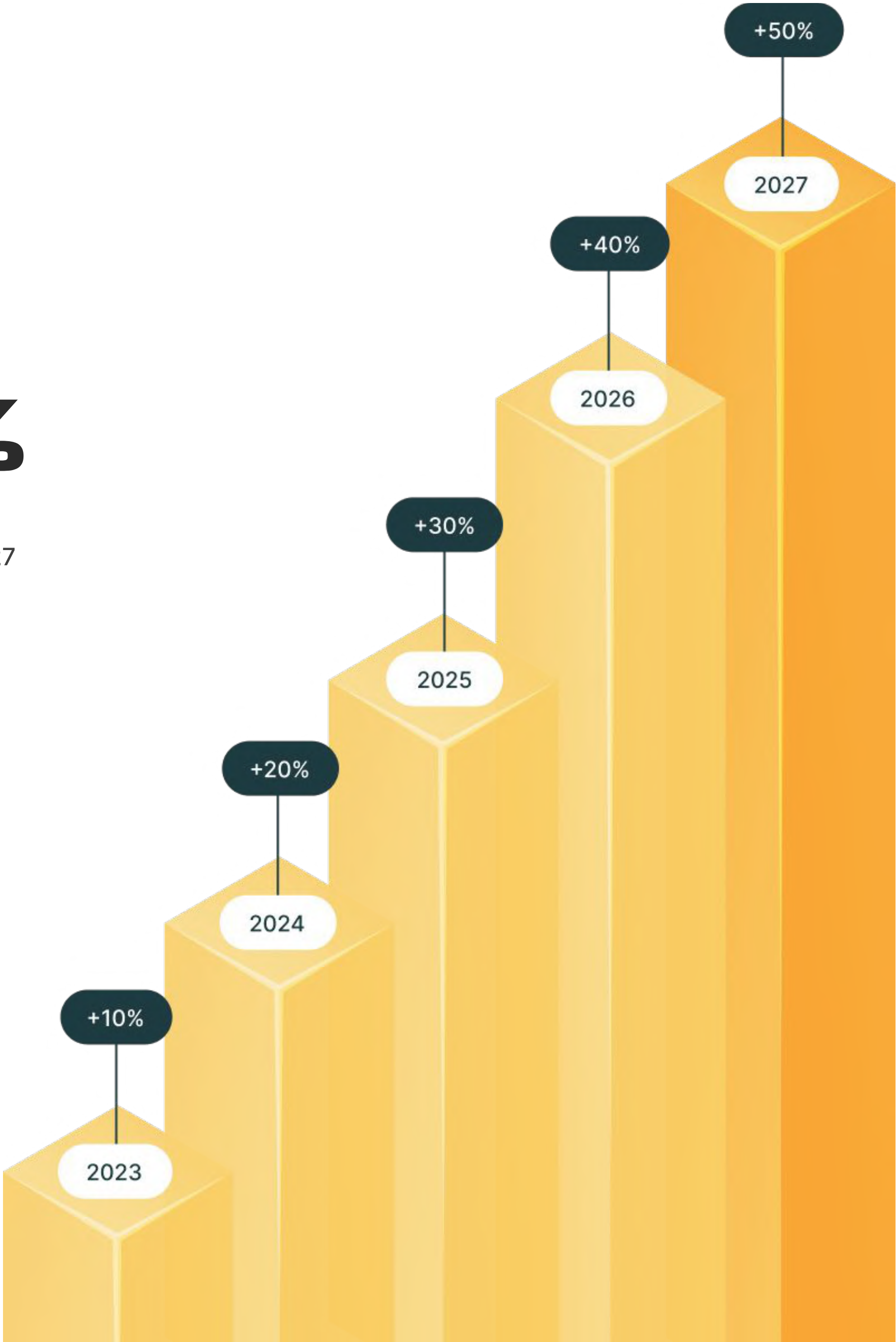
Let your property work for you, providing a reliable source of financial stability.

12%

ROI of Cube apartments

>50%

growth in the value of Cube apartments by the completion of construction in 2027



332

apartments

80

hotel rooms

100

parking places

42

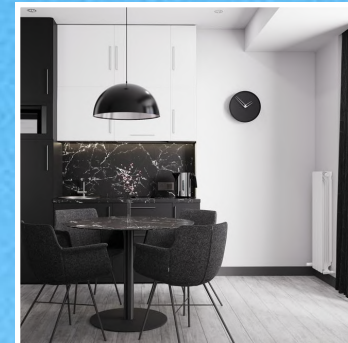
floors

2027

end of construction



PANORAMIC
TERRACE

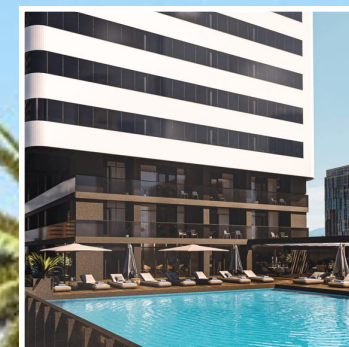


37 FLOORS
OF INVESTMENT
APARTMENTS

FIRST FLOOR —
RECEPTION AND
LOBBY



HOTEL
INFRASTRUCTURE
BY ROYAL TULIP





Exceptional Locations for Inspired Living

Everything was created here for recreation and living at the highest level. Royal Tulip Hotels redefine real estate by offering luxurious accommodations in unusual places, ensuring a unique and inspiring living experience.

Elegant Comforts and Luxurious Amenities.

Experience the epitome of luxury with Royal Tulip Hotels. Our properties provide the highest quality services, elegant amenities, and personalized services, promising an unparalleled level of comfort for residents seeking a sophisticated lifestyle.

International Standards, Local Charms.

At Royal Tulip Hotels, discover a seamless blend of international standards harmonizing with local tastes. Real estate offerings promise an inspiring holiday experience, where extraordinary locations converge with the pinnacle of service excellence for a truly remarkable living experience.



ROYAL TULIP





Experience the synergy of business and leisure at the Cube Project, tailored for MICE (Meetings, Incentives, Conferences, and Exhibitions) tourism. Elevate your stay with state-of-the-art Conference Halls and unwind in the refined atmosphere of our Library Lounge. Your perfect blend of work and relaxation awaits in this distinctive MICE-friendly getaway.

ROYAL TULIP

The investment project encompasses a luxurious collection of residences, offering a range from studios to one-bedroom apartments. Each unit is equipped with exceptional amenities designed to seamlessly blend work and leisure, providing a distinguished living experience.

Apartments



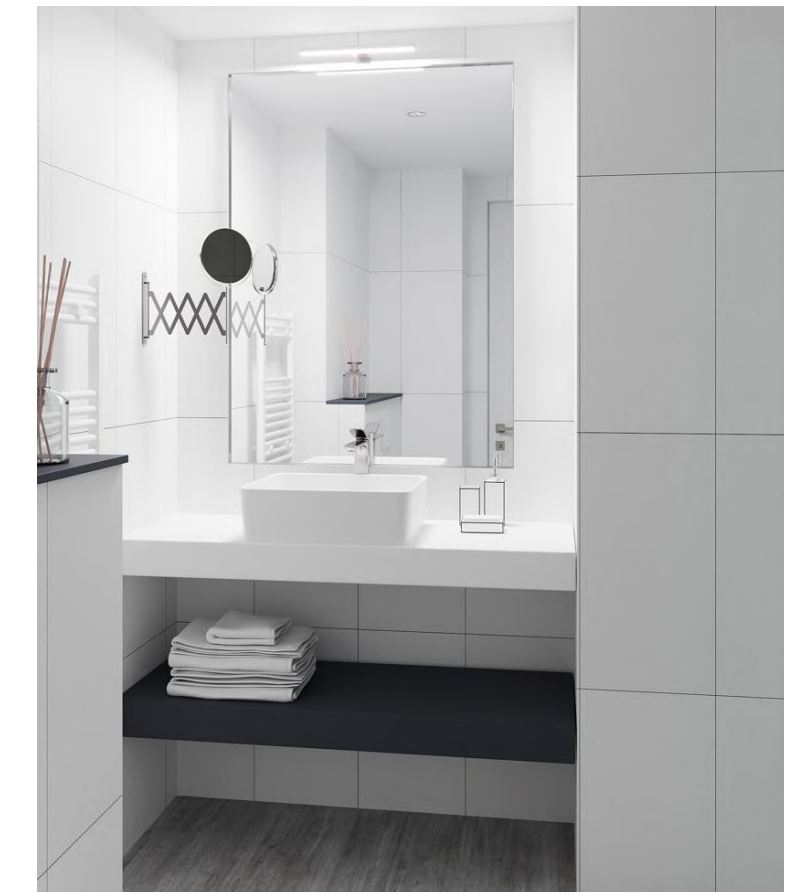


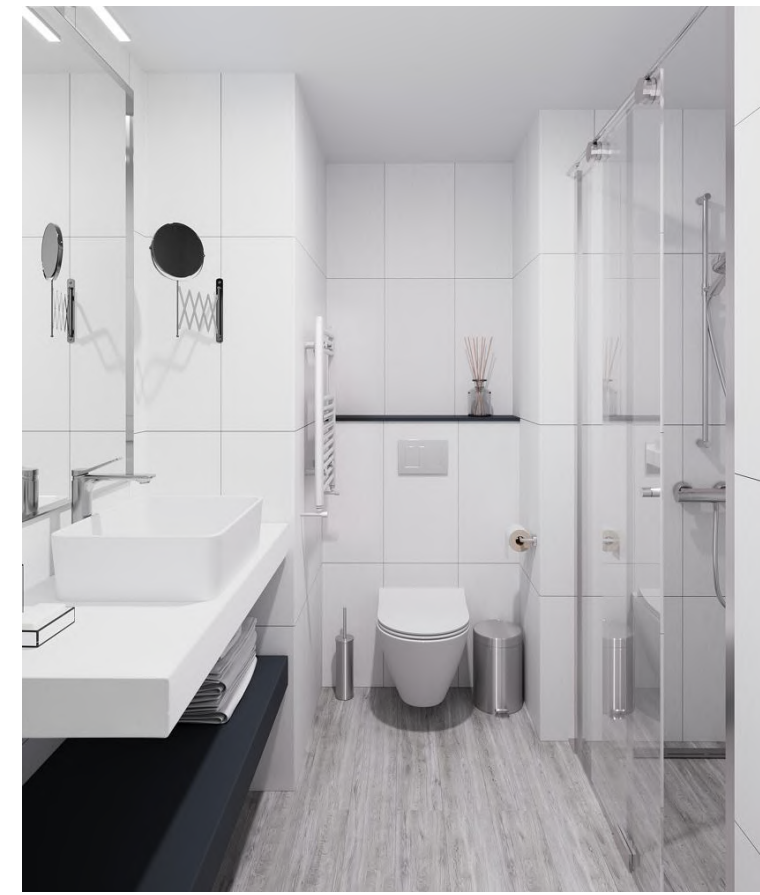
Studio apartments

Total Area — from 32,9 m²

Monthly Payment — from \$950

Annualized rental yield — \$15 750





1-bedroom apartments

Total Area — from 61,7 m²

Monthly Payment — from \$1529

Annualized rental yield — \$15 750

Location

Cube presents the perfect combination of luxury, style, and elegance, offering breathtaking views of the city on one side and the boundless horizon of the Black Sea on the other.

With its central location in the heart of the city and convenient accessibility to the sea and key infrastructure facilities, Cube is poised to be in demand year-round.



Batumi, Georgia, is a captivating tapestry of beauty and inspiration



Batumi, Georgia, a coastal gem on the Black Sea, seamlessly weaves together modernity and tradition. From the vibrant streets with unique architecture to the serene waterfront, it's a symphony of colors and cultures.

Explore the charming Old Town, wander the innovative Batumi Boulevard, and experience the city's captivating blend of history and beauty.

3 million

tourists visited Batumi in 2023

\$4 billion

received Georgia in 2023 from tourism revenue income



CUWEBE



Stay connected with us through your preferred messengers as we navigate investment opportunities together.

Visit our welcoming office in the heart of Batumi, located at 7 J. Shartava Avenue.

Your path to prosperous investments begins here.

