



DREAMLAND
OASIS CHAKVI

We build more than homes -
we create complete
communities

ALL IN ONE PLACE

DREAMLAND OASIS - is the first upscale hotel and residential complex of such scale in Georgia.

It spans **10 hectares** of private territory, featuring a fully developed infrastructure that allows guests to enjoy their stay without ever needing to leave the premises.



PERFECT LOCATION



BATUMI INTERNATIONAL AIRPORT
30 minutes



KUTAI SI INTERNATIONAL AIRPORT
90 minutes



CENTRAL RAILWAY STATION
15 minutes



BATUMI CITY CENTER
15 minutes



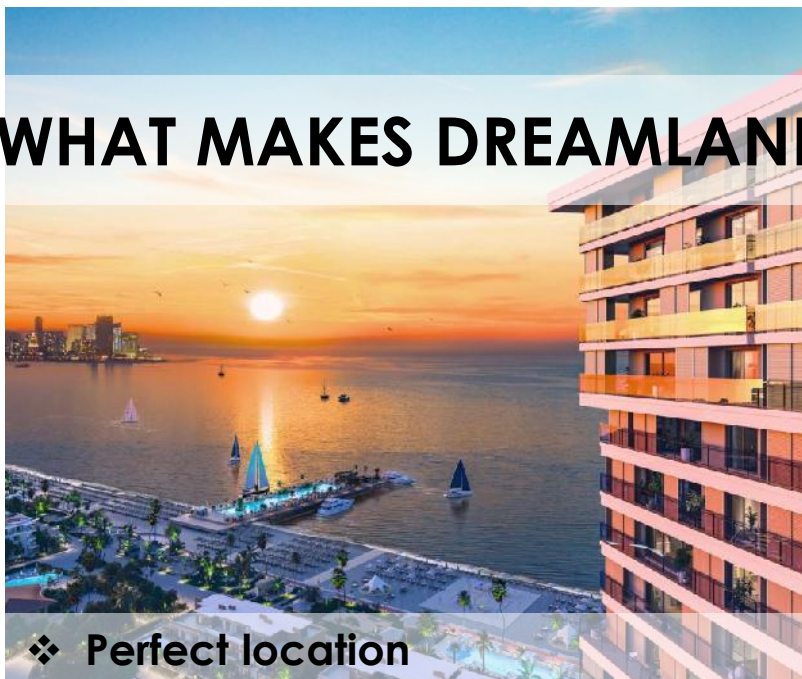
BOTANICAL GARDEN
15 minutes



MTIRALA NATIONAL PARK
15 minutes



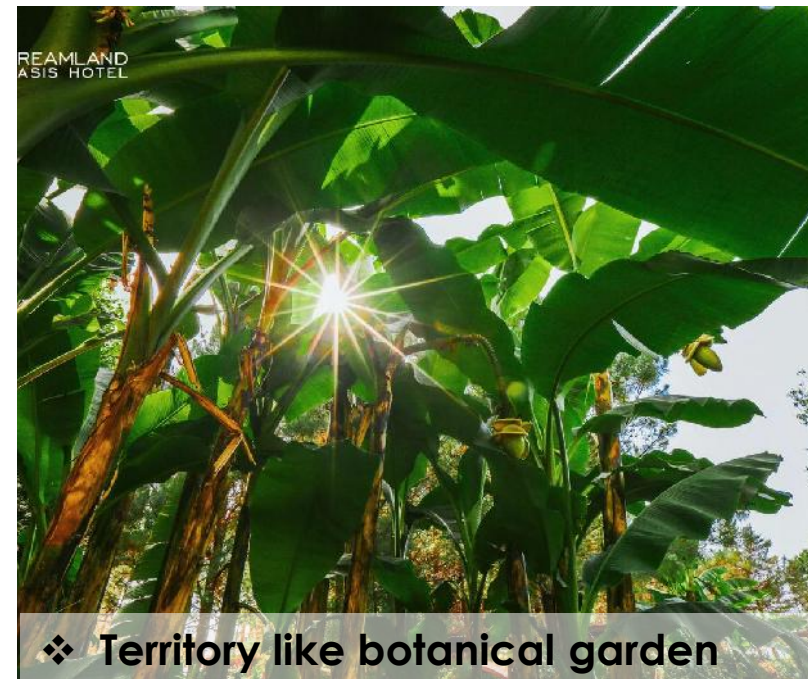
WHAT MAKES DREAMLAND OASIS STAND OUT



❖ Perfect location



❖ The best place for children



❖ Territory like botanical garden



❖ Security

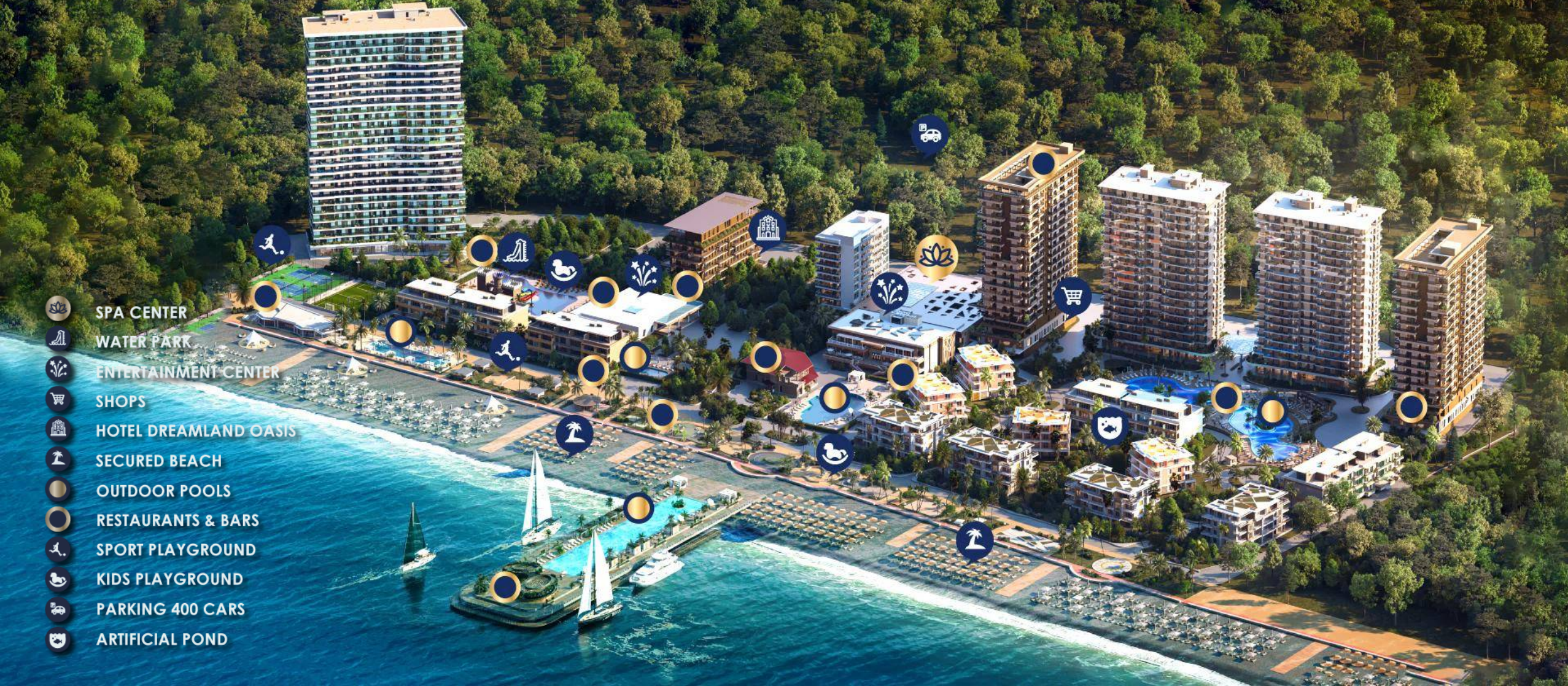


❖ Private guarded beach



❖ Extensive dining infrastructure

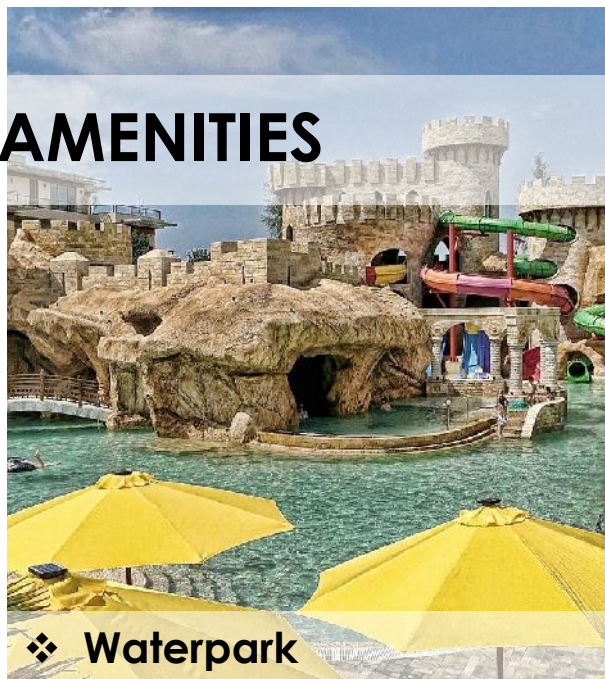
DREAMLAND OASIS INFRASTRUCTURE OPPORTUNITIES



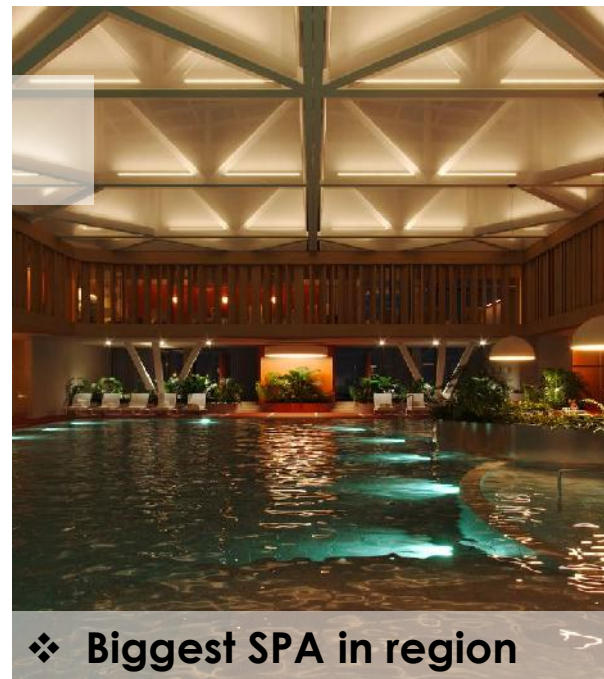
DREAMLAND OASIS AMENITIES



❖ 5 Outdoor pools



❖ Waterpark



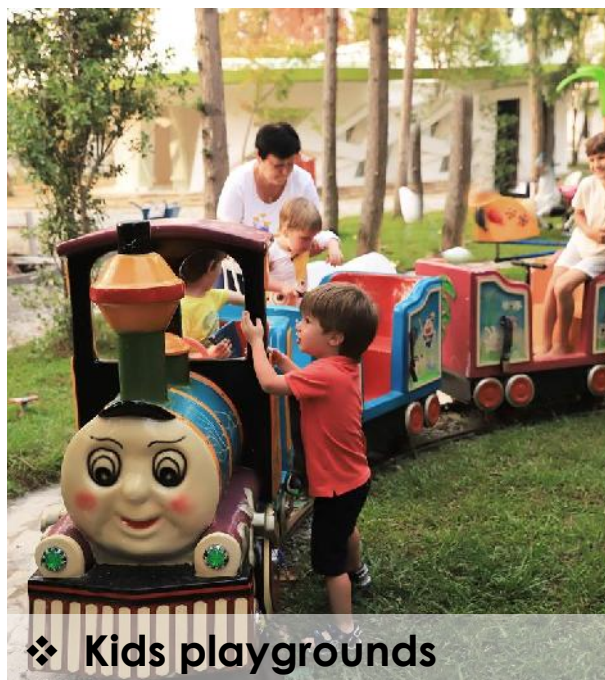
❖ Biggest SPA in region



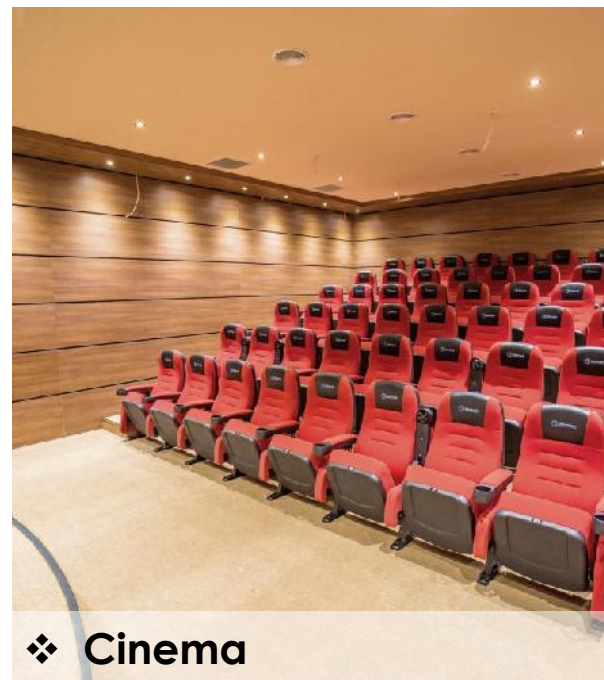
❖ Restaurants & Bars



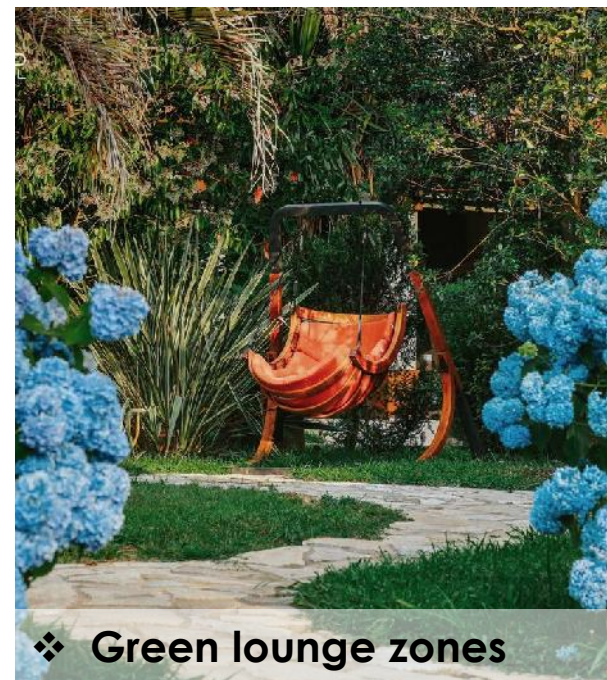
❖ Sport playgrounds



❖ Kids playgrounds



❖ Cinema



❖ Green lounge zones

15
Hotel
more than 50

residential buildings
Dreamland Oasis
infrastructure facilities

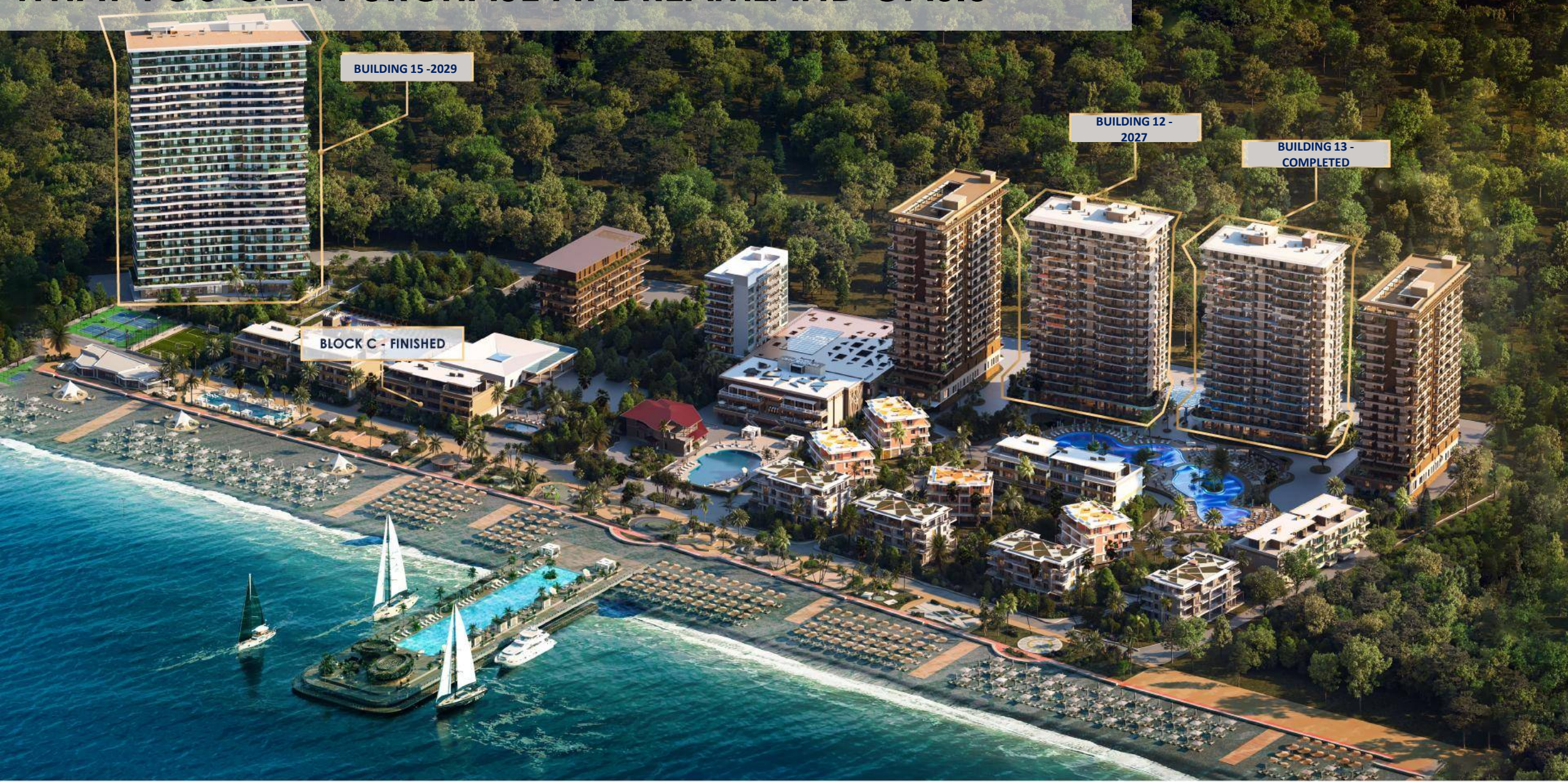
13
2

buildings completed
buildings in the process
of construction

**FULL PROJECT COMPLETION
IN 2029**



WHAT YOU CAN PURCHASE AT DREAMLAND OASIS



BUILDING 15 - 2029

BLOCK C - FINISHED

BUILDING 12 -
2027

BUILDING 13 -
COMPLETED

FUTURE TURN KEY APARTMENTS

- With renovation
 - Furnished
 - Equipped with appliances
 - Fully equipped kitchen
-
- Ceiling height is 2,9 meters after screed.
 - Hot water is supplied by a central gas boiler system.
 - A comprehensive fire protection system throughout the building, with detectors installed in every apartment.
 - Aluminum windows with a 2.5 mm profile thickness, featuring energy-efficient double glazing and a lift-and-slide system.
 - The floor is with laminate cover, with installed electric underfloor heating.
 - No gas in apartment.

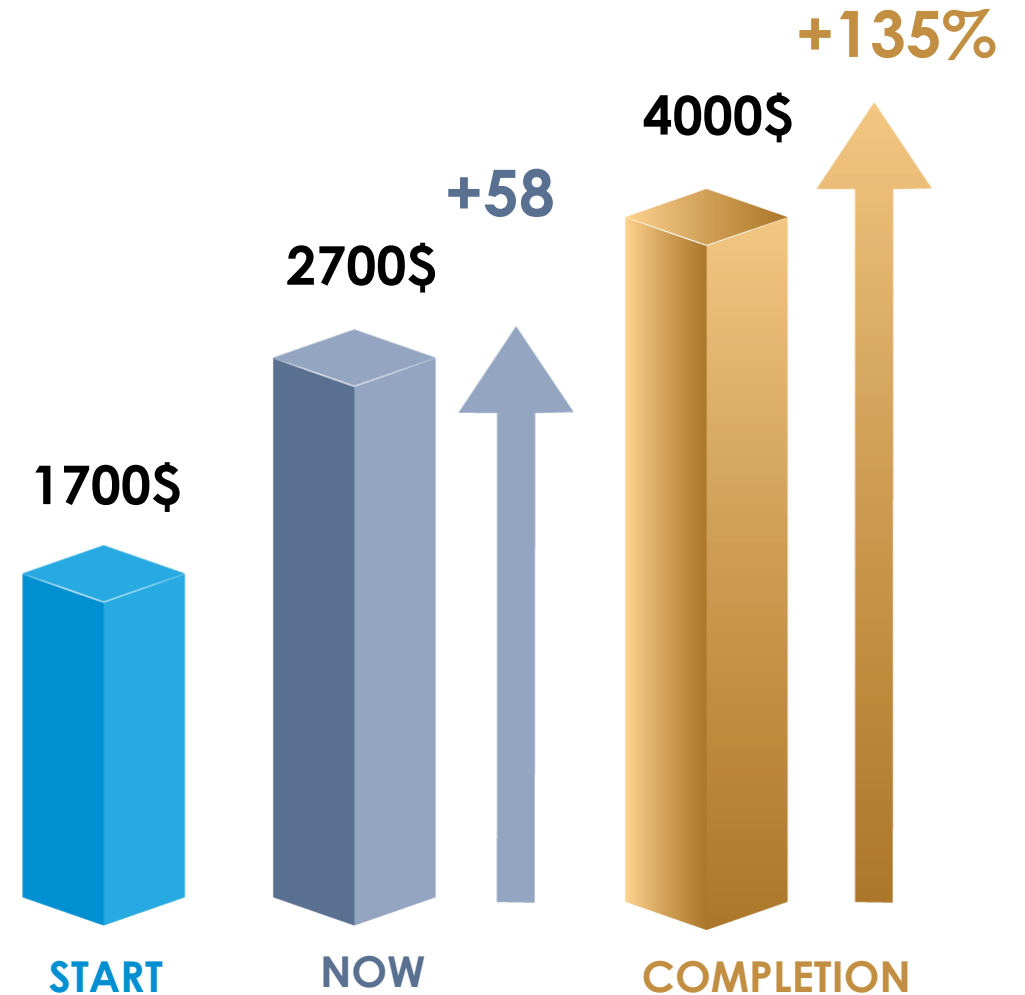
**The interior shown is a rendered concept design that represents the standard the developer aims to achieve. In reality, the color and shape of the furniture may vary.*



CAPITALIZATION OPPORTUNITIES



**PRICE INCREASE OF UP TO 135%
BY THE TIME OF CONSTRUCTION
COMPLETION**



MANAGEMENT COMPANY

Apartments in Dreamland Oasis offer more than just real estate investment—they provide a reliable source of income without your involvement.

By partnering with the Management Company, you can live in your apartment and rent it out when away, while they handle all management and ensure the safety of your property.

INCOME FORMULA

Apartment Price per Night	100%
Corporate Income Tax	-18%
Management Fee	-20%
Owner's Gross Income	67.79%
Owner's Income Tax	-20%
Owner's Net Income	54.23%

RETURN ON INVESTMENT (ROI)

		AV. PRICE PER NIGHT	RENTAL DAYS	INCOME GROSS	VAT 18%	MANAGEMENT FEE 20%	OWNERS' INCOME GROSS	TAX 20%	OWNERS' INCOME NET	ROI
   	STUDIO WITH BEDROOM & KITCHEN, 36m² 120 000\$	152\$	180	24 000\$	3 661\$	4 068\$	16 271\$	3 254\$	13 017\$	11%
	1 BEDROOM 62m² 170 000\$	206\$	180	32 300\$	4 927\$	5 475\$	21 898\$	4 380\$	17 519\$	10%
	2 BEDROOM 70m² 240 000\$	314\$	180	49 900\$	7 612\$	8 458\$	33 831\$	6 766\$	27 064\$	11%
	3 BEDROOM, 130m² 450 000\$	376\$	180	59 650\$	9 099\$	10 110\$	40 441\$	8 088\$	32 353\$	7%

HOW TO BUY APARTMENT UNDER CONSTRUCTION

**0% INSTALLMENT PLAN FROM
DEVELOPER**

**20% DOWNPAYMENT & FLEXIBLE
PAYMENT PLAN TILL THE END OF
CONSTRUCTION**

**EXECUTION OF PRELIMINARY SALES
AGREEMENT AT THE HOUSE OF
JUSTICE AFTER RECEIVING A 20%
DOWN PAYMENT**

HOW TO BUY READY APARTMENT

**40% DOWNPAYMENT & BANK
MORTGAGE LOAN**

**EXECUTION OF PRIMARY SALES
AGREEMENT AT THE HOUSE OF
JUSTICE AFTER RECEIVING BANK
CONFIRMATION**





DREAMLAND OASIS CHAKVI

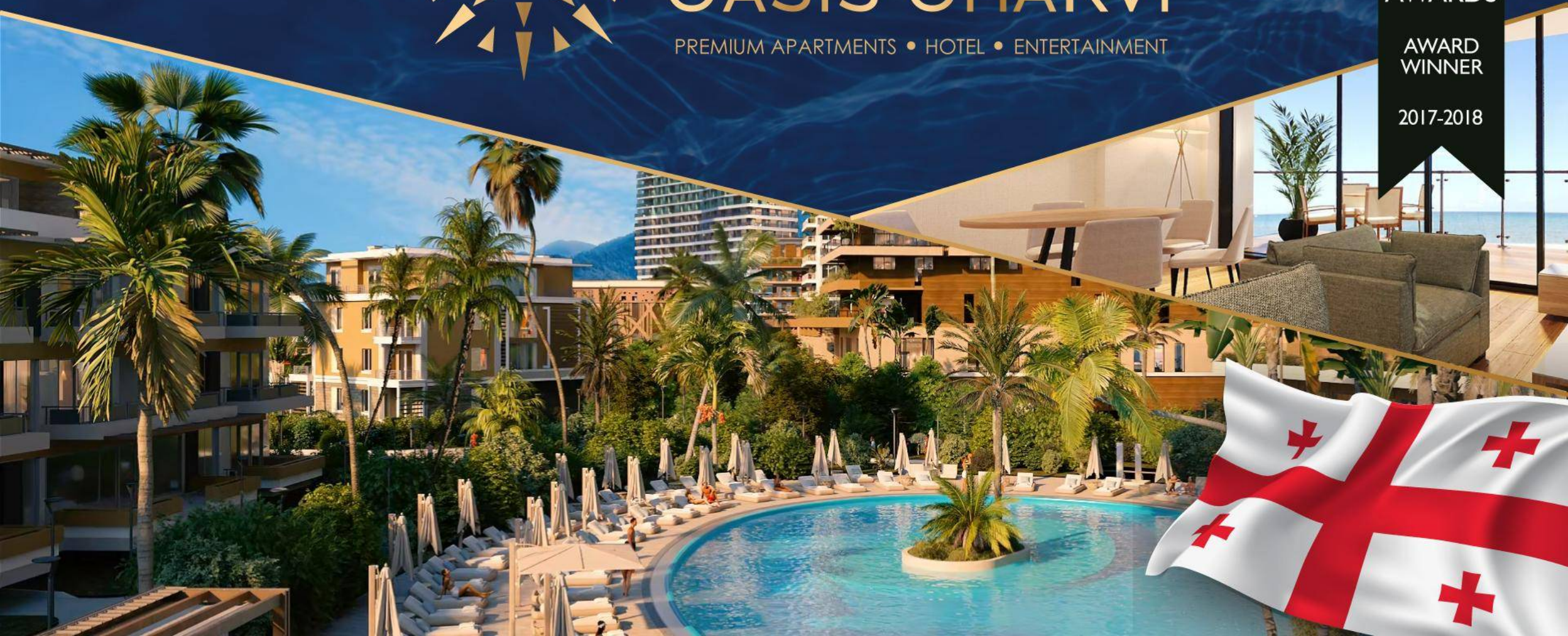
PREMIUM APARTMENTS • HOTEL • ENTERTAINMENT



EUROPEAN
PROPERTY
AWARDS

AWARD
WINNER

2017-2018



ABOUT ADJARA



TOTAL AREA 2.900 km²

POPULATION 337.000

AVERAGE AIR t° +14.5 °C

AVERAGE SEA WATER t° +16.5 °C

COASTLINE LENGTH 57 km



BOTANICAL GARDEN



MTIRALA

CASINO



WHY TO INVEST IN GEORGIA, ADJARA

**STRATEGIC
GEOGRAPHIC
LOCATION**



**BUSINESS-
FRIENDLY
ENVIRONMENT**



**LIBERAL
LEGISLATION &
LOW TAXES**



**TOURISM
BOOM**



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**TOURISM
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ALL IN ONE PLACE



DREAMLAND OASIS - s the first upscale hotel and residential complex of such scale in Georgia.

It spans **10 hectares** of private territory, featuring a fully developed infrastructure that allows guests to enjoy their stay without ever needing to leave the premises.



UNIQUENESS

The main advantage of the complex is its 90% completed infrastructure and 12 buildings that are already operational.

**WE BUILD NOT JUST HOMES, BUT
COMPLETE INFRASTRUCTURE!**



WELL-DEVELOPED INFRASTRUCTURE



- ❖ Perfect location
- ❖ The best place for children
- ❖ Mini botanical garden on the premises
- ❖ Security
- ❖ Private guarded beach
- ❖ Extensive dining infrastructure



WELL-DEVELOPED INFRASTRUCTURE

DREAMLAND OASIS offers something for everyone—adults and children alike—with cinemas, game halls, pools, a water park, sports courts, playgrounds, restaurants, bars, and a comfortable, fully equipped beach.





INFRASTRUCTURE OF DREAMLAND OASIS

-  SPA CENTER
-  WATER PARK
-  ENTERTAINMENT CENTER
-  SHOPS
-  HOTEL DREAMLAND OASIS
-  SECURED BEACH
-  OUTDOOR POOLS
-  RESTAURANTS & BARS
-  SPORT PLAYGROUND
-  KIDS PLAYGROUND
-  PARKING 400 CARS
-  ARTIFICIAL POND





The complex is 1 km from Batumi Botanical Garden and near Mtirala National Park.

- ❖ 15 minutes from Batumi city center.
- ❖ 30 minutes from Batumi Airport.
- ❖ 1.5 hours from Kutaisi Airport (soon under 1 hour).





THE BEST PLACE FOR CHILDREN

Children's playgrounds, water and amusement parks, a kids' pool, educational animation, mini disco, and a developmental playroom, with professional animators active in summer.





PRIVATE BOTANICAL GARDEN

70% of the territory features hand-planted decorative plants like pines, Japanese cherry blossoms, maples, and tropical flowers, surrounded by a eucalyptus hedge, enjoy nature year-round.





SAFETY

Your safety is our priority!

DREAMLAND OASIS ensures 24/7 security with professional guards, video surveillance, access control, and trained beach staff.





GUARDED BEACH

The complex features a guarded, clean 500-meter coastline and landscaped boulevard, with safety ensured by qualified lifeguards.





FOOD AND BEVERAGE INFRASTRUCTURE

DREAMLAND OASIS offers **15 DINING VENUES** with European, Georgian, Italian, and buffet options, all made from fresh local ingredients. Seafood and German restaurants are coming soon.



WHAT YOU CAN PURCHASE AT DREAMLAND OASIS

BUILDING 15 - 2029

BUILDING 12 -
2027

BUILDING 13 -
COMPLETED

BLOCK C - FINISHED



INTERIOR DESIGN



INTERIOR DESIGN

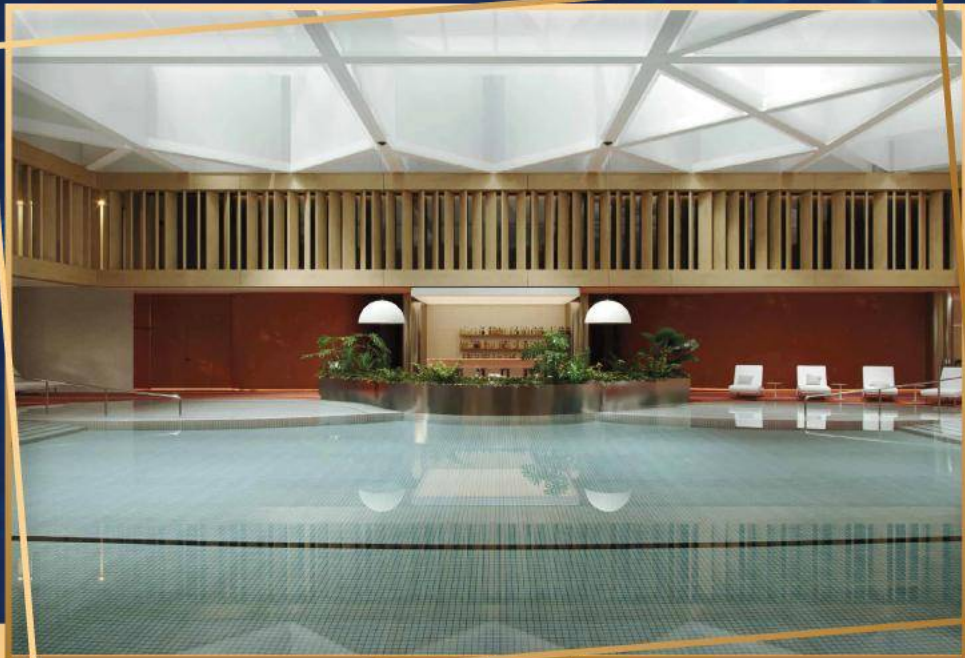


INTERIOR DESIGN



Starting in 2027, the complex will operate year-round thanks to:

- ❖ **The largest SPA center in Georgia** with unique wellness services and balneological tourism.
- ❖ **A new casino** attracting more tourists.





DREAMLAND
OASIS CHAKVI

❖ **A 400-seat conference hall** for business events and forums.

COMPLEX DEVELOPMENT STRATEGY

❖ **A new pier with a 300-seat pool,** elegant restaurant, and Batumi–Dreamland Oasis water taxi service as key infrastructure highlights.

MICE





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SERVICES AND MANAGEMENT



Property owners at **DREAMLAND OASIS** enjoy year-round access to the territory, free facilities (including pools), and up to 50% discounts on paid services.



If needed, **DREAMLAND OASIS HOTEL** can provide the following services for apartment owners: cleaning, linen and towel change, laundry, airport transfer, room service, and more.



Investing in **DREAMLAND OASIS**, you can sign an agreement with the Management Company, which will take over the management and operation of your apartment, while ensuring its safety.



THE LARGEST SPA CENTER IN GEORGIA

The opening of a new SPA center at **DREAMLAND OASIS**, which will combine all existing SPA models from around the world, is planned for 2026. From that moment on, the complex will rightfully be able to offer its services year-round (not only during the season).

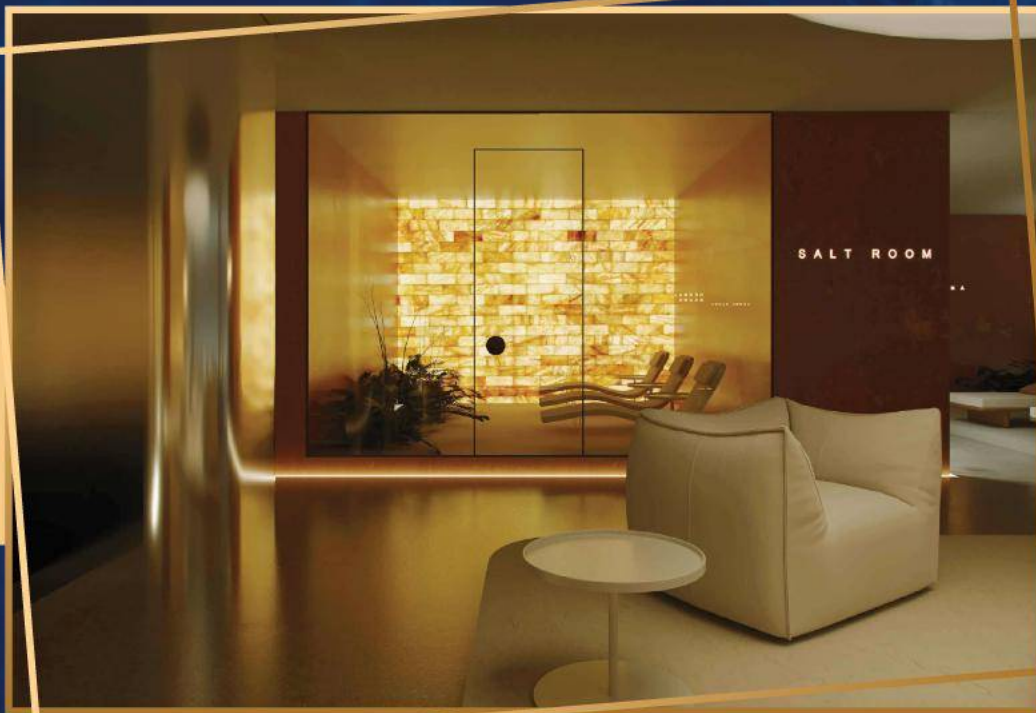
- ❖ POOLS
- ❖ SPA
- ❖ BATHS AND SAUNAS
- ❖ GYM
- ❖ SPORTS HALLS
- ❖ RELAXATION AREAS





FULL RANGE OF SERVICES OF THE NEW SPA CENTER

- ❖ **WELLNESS** - pool, saunas by the pool, cascading waterfalls, dousing showers, high-pressure showers
- ❖ **FITNESS** - gym, aqua trainers, group programs.
- ❖ **SPA Center**





FULL RANGE OF SERVICES OF THE NEW SPA CENTER

- ❖ **HEALTH** - magnetic sands, aroma saunas, herbal sauna, salt room, seawater pools,
- ❖ **TALLASO** - seawater pools, freshwater pools, dousing showers, cascading waterfalls, contrast baths, high-pressure showers, aqua trainers



WELCOME TO



DREAMLAND
OASIS CHAKVI



Gruzja
dlaCiebie.pl

Nieruchomości w Gruzji

