



LUXURY APARTHOTEL

**BLACK SEA BLUE**

**UPSCALE LIVING**

**STRESS FREE INVESTMENT OPPORTUNITY**

A modern hallway with a white door on the left, a built-in white bench in the center, and a dark door on the right. The walls are light-colored, and the floor is made of wood. A decorative light fixture is mounted on the wall to the right.

# WHAT IS BLACK SEA BLUE APARTHOTEL

COLLECTION OF LUXURY, BOUTIQUE  
APARTMENTS MANAGED JUST LIKE A HOTEL

An aerial photograph of a modern, multi-story building with a distinctive blue and white facade. The building features a swimming pool on its lower levels and a rooftop terrace with colorful umbrellas. The surrounding area includes green spaces, trees, and a road with cars.

# TURN KEY BUSINESS NOT AN APARTMENT

- DEDICATED BREAKFAST RESTAURANT WITH STUNNING VIEWS
- PRIVATE ELEGANT CORRIDOR
- RECEPTION WITH DEDICATED STAFF
- HOUSEKEEPING
- SECURITY 24/7
- ROOM SERVICE 24/7
- PROFESSIONAL HOTEL MANAGEMENT
- IT TECHNOLOGIES
- GLOBAL MARKETING

A modern, minimalist bedroom with a bed, a large window, and a glass-enclosed area. The room features a neutral color palette with beige and brown tones. A large window in the background offers a view of the ocean. The ceiling has recessed lighting, and a white lamp is visible on the right side of the bed.

# WHAT IS AVAILABLE

HIGH END SUITES, MODERN 1 BEDROOM UNITS AND  
1 LUXURY PENTHOUSE

PROJECTED EXCELLENT ROI YEARLY

CONDITION FOR EVERY UNIT: FULLY FURNISHED AND RENT  
READY ACCORDING TO UPSCALE DESIGNS

WISE  
LOCATION  
FOR  
WHAT IT  
IS



THIS PARTICULAR PROPERTY IS 100% ABOUT THE LOCATION. BLACK SEA BLUE LUXURY APARTHOTEL IS LOCATED IN THE RAPIDLY DEVELOPING TOURIST DISTRICT ALONG SHARTAVA STREET, CALLED BY LOCALS "LAS VEGAS IN GEORGIA", AND DEVELOPING BY GEORGIAN GOVERNMENT ORDER, ONLY ONE BLOCK FROM THE BEACH AND ONE BLOCK FROM THE BRAND-NEW EUROPEAN LEAGUE FOOTBALL STADIUM. IT IS SURROUNDED BY 6 INTERNATIONAL CASINOS, AN ART BOULEVARD, SHOPPING CENTERS, TRENDY NIGHT SPOTS, ENTERTAINMENT VENUES, AND A HOST OF RESTAURANTS, BARS, AND CAFES.

THIS IS A VERY EXCLUSIVE INVESTMENT PROPERTY FOR CELEBRITY LIFE STYLE AND MOSTLY FOCUSED, BUT NOT LIMITED TO, HIGH LEVEL CASINO VISITORS.



A modern, well-furnished apartment room. The kitchen features dark grey cabinetry and a white countertop with a built-in oven and a gas cooktop. A dining table with a white top and a marble base is set with plates and glasses. The living area includes a dark green sofa, a light grey armchair, and a dark wood side table with a vase of flowers. A large window with white curtains and dark grey drapes provides natural light. A chandelier with multiple glass spheres hangs from the ceiling. The floor is made of light-colored wood.

# A DREAM APARTHOTEL ROOM

## THE PRICE INCLUDES

- FURNISHED WITH IMPECCABLE TASTE
- TIMELESS TEXTURES
- FINE UTENSILS AND COOKWARE
- LUXORIOUS LINENS, BEDDING AND MATTRESS
- FULL KITCHEN WITH HIGH QUALITY APPLIANCES
- PLUSH TOWELS AND ROBES
- SUPERB HYGIENE ITEMS
- PANORAMIC SEA & MOUNTAIN VIEWS

# LAYOUT



EACH APARTMENT WAS THOUGHTFULLY PLANNED BY A TEAM OF PROFESSIONAL AMERICAN AND EUROPEAN INTERIOR DESIGNERS WHO SPECIALIZE IN LUXURIOUS HOTEL CONCEPTS





**BLACKSEABLUE**  
*upscale suites*

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