

EMAAR GEORGIA · MAIN PRESENTATION · 2026

Batumi Yachts & Marina

A proposed marina district on the Black Sea, between the mountains and the open water.

WHERE VISION MEETS THE BLACK SEA

Berths, lagoons and a promenade on one coast

The plan weaves a marina, swimming lagoons, a beach and a seafront promenade into a single stretch of shoreline.

BATUMI YACHTS & MARINA



MASTER PLAN

A marina city on the open coast

The source presentation describes a proposed marina district: 9,300+ premium apartments, 150 villas, 110 townhouses, two five-star hotels with 800 branded rooms, 30+ waterfront restaurants - lagoons, a beach and a promenade woven through the plan.

260

hectares between mountains and sea

Water

at the heart of the masterplan

9,300+

premium apartments





MARINA & YACHT CLUB

180 berths on the open sea

A marina and a yacht club at the heart of the plan: the pier is the district's main street, and the water is its main square. Moorings, service and a clubhouse a minute from the residences.

180

berths - marina and yacht club

1st

world-class marina on this coast

12

months of harbour life

A MAN WITH A VISION

“Batumi Waterfront is our vision for a new hub on the Black Sea - a marina and lifestyle destination that attracts affluence while upholding the highest living standards. At its heart is a deep respect for nature, ensuring that growth and prosperity move hand in hand with preservation of the coastline and its environment.”

MOHAMED ALABBAR



THE COASTAL MASTERPLAN

Life shaped by the marina.

Batumi Yachts & Marina brings residences, yacht berths and waterfront promenades into one coastal masterplan. Restaurants, boutiques, hotels and leisure spaces are planned around life by the Black Sea.

260 ha

total masterplan area

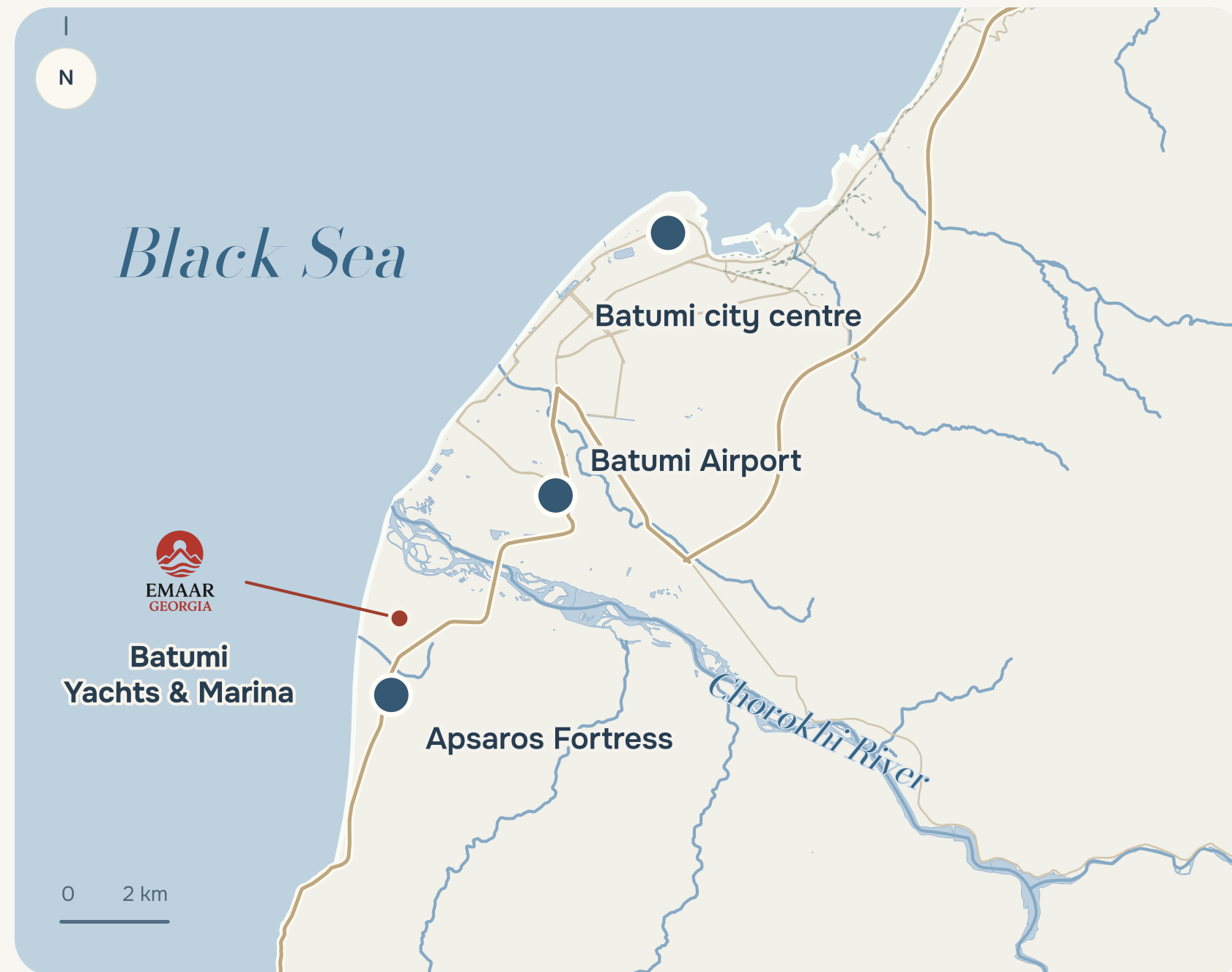
180

marina berths

30+

waterfront restaurants





LOCATION

On the Black Sea

South of the Chorokhi river mouth and north of Apsaros Fortress.

APPROXIMATE TRAVEL TIMES

Batumi centre	≈ 35 min
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Batumi Airport	≈ 22 min
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Apsaros Fortress	≈ 13 min
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Coastal luxury

Coastal luxury redefined: the serene beauty of the Black Sea meets world-class comfort, elegance and timeless charm.

YACHT LIFE PRIVILEGES

The marina is the district's main street

Balconies over the harbour, the clubhouse on the pier, your berth a short walk from the lobby: the rhythms of yacht life are built into everyday living, not reserved for holidays.



THE ICON OF THE BLACK SEA

A new presence on the water

Batumi Yachts & Marina rises as the new landmark of this coast, redefining life by the water.





VIBRANT LIFESTYLE

Relaxed luxury, every day

Mornings begin with salt breezes. Afternoons drift into open horizons. Evenings glow with community and culture. Modern design meets nature's rhythm, creating harmony in every detail.

Promenade

The seafront walk ties the beach, the marina and the residences into one line: the coast's new axis.

SUBTROPICAL CLIMATE

A season that never really closes

Adjara's subtropical shore: mild winters, green mountains over warm water, palms on the promenade. The climate stretches the coast's year far beyond a resort fortnight.





COMFORT LIFESTYLE & EVERYDAY ESSENTIALS

Designed for year-round family living

No resort studios anywhere in the plan: one-to-three-bedroom homes, townhouses and villas with finished interiors, daily infrastructure between the clusters, and the water always at the end of the street.

EVENINGS

Clubhouses and bars over the water

Luxury clubhouses

Residents' clubs by the lagoons: lounges, sport and family spaces as the social floor of each cluster.

Luxury bars

Cocktails over the harbour lights: the evening scene is curated, and it is a walk home.



LUXURY SHOPPING

Boutique retail on the promenade

Boutiques and galleries with a curated tenant mix line the seafront walk: the retail is leased, managed and kept to standard by the master developer.





PREMIUM HOTELS

Two five-star flags, 800 branded rooms

World-class hospitality moments from the residences: hotels raise the service level of the whole district and anchor its year-round life.

Beach-front & sanctuary living

For centuries this coast was a crossroads of trade and culture. Today it is a gateway to modern living: rooted in history while facing the future.

Sea, lagoons and amenities

Swimming lagoons carry the sea deep into the plan: water at the door even when the surf is up.

SMART CITY & TECH

Seamless, sustainable urban living

Digital infrastructure

Connected homes and services across the district

Sustainable energy

Efficient buildings designed for a mild coast

Future-focused mobility

Walkable streets first, cars second

Managed services

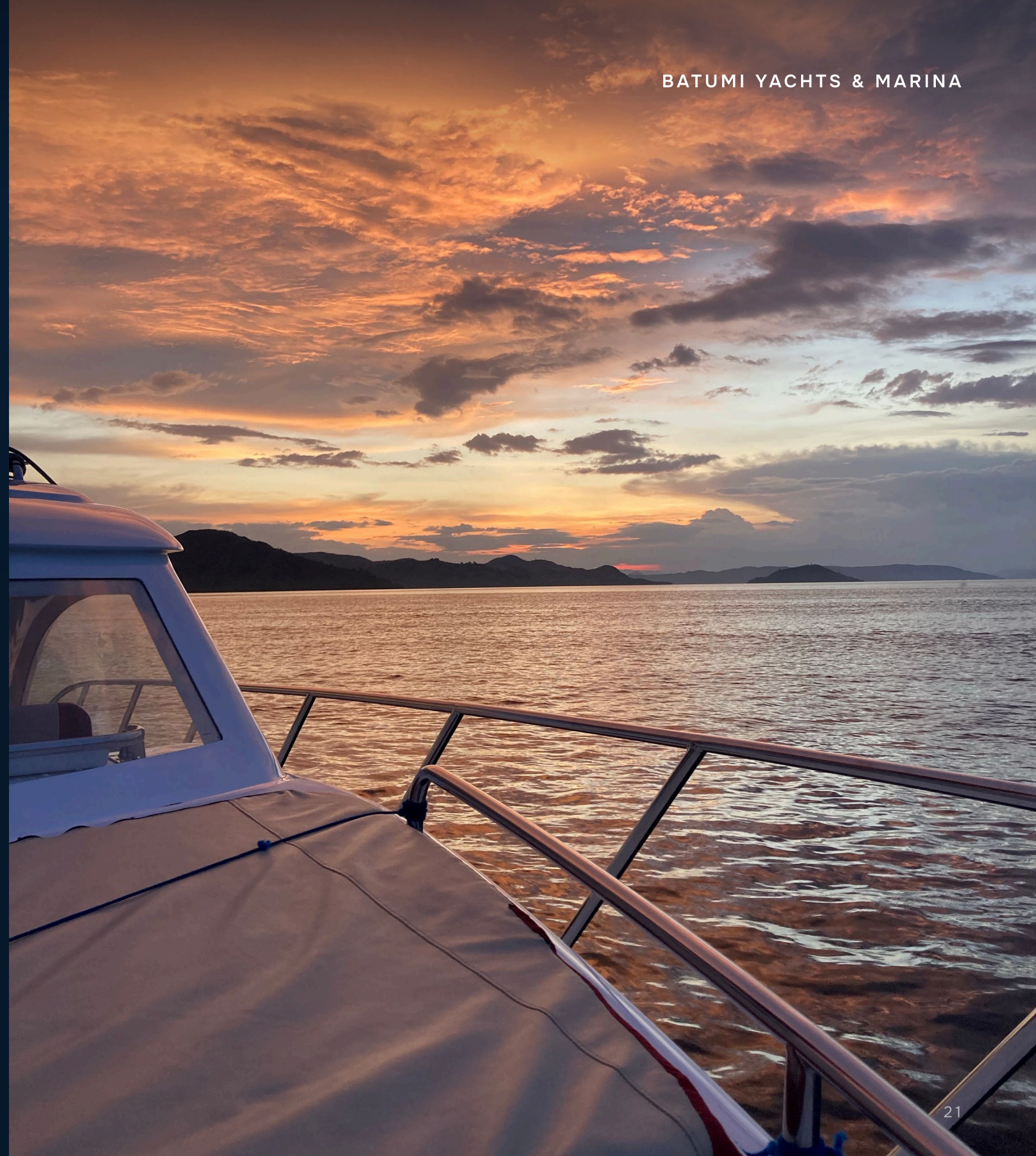
One operator for the whole district's daily life



WATERFRONT SERENITY

Sunset on the water

An evening on deck, with the open sea and the coastal landscape beyond.



Wellness & spa

Decks over the lagoon, spa floors above the water: recovery is part of the address.

A SETTING LIKE NOWHERE ELSE

Between the delta and the open sea

Villas stand where the river delta meets the coast:
herons over the reeds, mountains behind the rooflines,
the surf at the end of the lane.

BATUMI YACHTS & MARINA



ACTIVE COAST

Sport and childhood built in

Sport

Courts, pools and the sea itself: training weather most of the year.

Social & children's infrastructure

Schools, playgrounds and family spaces inside the plan: the district works for children first.



PEACE OF MIND

Built to last, safe by design

Sustainability

Careful coastline management, efficient buildings and preserved green mass along the delta.

Security

Managed access and calm streets: everyday safety as a baseline, not a feature.



Nature reserve

The Chorokhi delta keeps its wild residents: herons and storks over the reeds remain part of the address.

IN ONE VIEW

Batumi Yachts & Marina in one view

Yacht club

A clubhouse and 180 berths

Luxury residentials

Apartments, townhouses and villas

Premium hotels

Two five-star flags, branded rooms

Restaurants & bars

30+ waterfront venues

Beachfront living

Residences at the sand

Waterfront promenade

The coast's new axis

Exclusive amenities

Clubhouses, sport and family spaces

Luxury shopping

Boutique retail, curated tenant mix

Lagoons

Swimming water inside the plan

World-class marina

The first on this coast



+995 593 589 724

WhatsApp

Telegram

Viber

Botim



Project visualisations are indicative. Lifestyle photos are references, not views of the development. Map settings and travel times are approximate.