

BATUMI · NEW BOULEVARD · 25 ADLIA ST.

A new standard of living by the sea

Two 17-storey blocks 300 metres from the New Boulevard beach.
Apartments from 32 m², an outdoor pool on the 10th floor, a private
mini-park and underground parking.

Keys: June 2029

+995 595 88 41 88

avangardbuildings.com

Rendering

ABOUT THE PROJECT

Modern architecture, thoughtful engineering and premium services: 300 metres from the sea.

Avangard Seaside Area sets a new, near-absolute standard for seaside living: a unified concept where every detail is thoughtfully planned in advance. Contemporary architecture, smart engineering, and curated premium services merge into one complete lifestyle experience.

This is not just a residential complex: it is an environment where precision, aesthetics, and functionality are felt in every element.

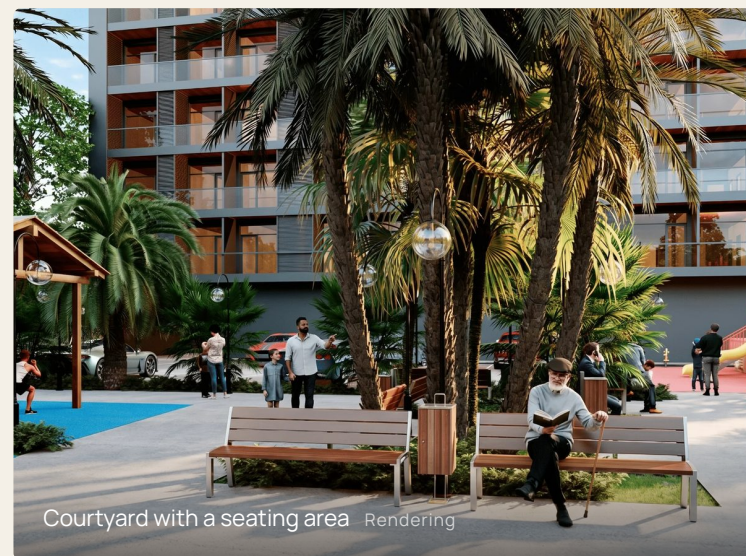
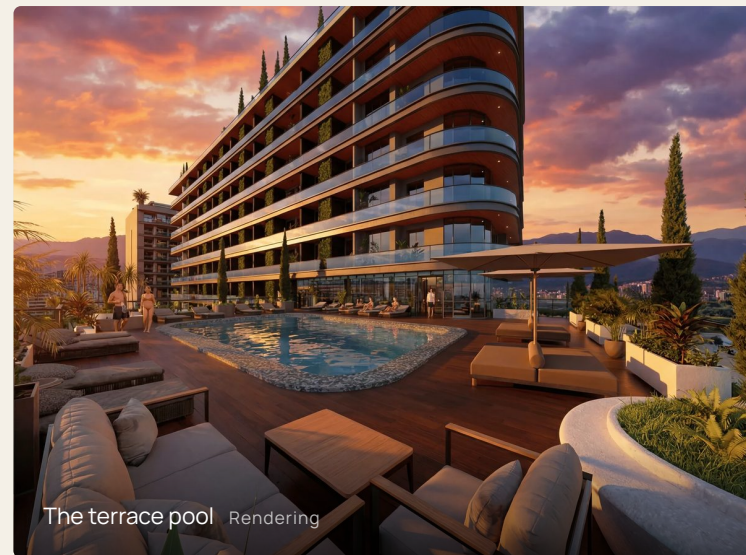
What matters most is that we offer a real, fair price for true premium quality: here you pay for genuine value that only appreciates over time.

Avangard's philosophy is simple:
homes built for life and for a lifetime.



652	17	300	32–102 m ²
APARTMENTS IN TOTAL	FLOORS	METRES TO THE BEACH	APARTMENT SIZES

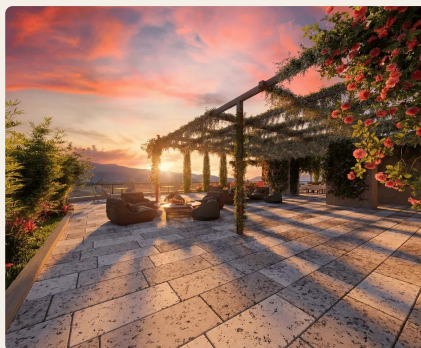
Near to the sea	300 meters to the beach
Green territory	Spacious courtyard with a park
Eco-friendly comfort	Clean air and greenery



What is inside



01 Terrace pool



02 Rooftop terrace



03 Private park



04 Playground



05 Gym



06 Kids room

SHARED SPACES

07 Squash court

08 Golf simulator

09 Chess room

10 Game room

11 Beauty salon

BUILDING SERVICES

01 Apartment cleaning

02 Cleaning of shared areas

03 Laundry and dry cleaning

04 24/7 security and CCTV

05 Plumber and maintenance service

06 Car wash

Some frames are renderings of the project, others are illustrations.

Studios, one- and two-bedroom apartments



Studio
32 – 36.6 m²
AREA



1 bedroom
47.9 – 67.9 m²
AREA



2 bedrooms
77.4 – 102.2 m²
AREA

Renderings are illustrative; areas are per the project.

A geography that wins

Avangard is being built just 300 meters from the sea, next to Batumi's New Boulevard, in a prestigious and rapidly developing location. This is a highly profitable address that is soon set to become the city's new geographic center.

01 Terrace pool

Outdoor pool on the 10th floor

02 Rest Area and Park

Landscaped area of 1500 sq.m.

03 Underground Parking

Secure underground parking, available to residents of the building

04 Commercial Space

The complex includes spaces for commercial use



Georgia, Batumi, 6010, New Boulevard, #25, Adlia Str.

Down payment from 0% and 0% instalments for up to 46 months

from 0 %
DOWN PAYMENT

0 %
INSTALMENTS, INTEREST-FREE

46 months
TERM

PRICES

from 41 055 \$ IN 0 % INSTALLMENTS
from 35 190 \$ WITH 100 % PAYMENT

The price depends on the apartment and floor. Ask a manager for the exact price and availability.

FINISH

Your choice of black, white or green frame. Black frame: the apartment's contour walls, an electrical riser, cold-water and sewage risers, metal-plastic windows and doors with double glazing, an iron entrance door. Green frame is turnkey without soft furniture.

CAN A FOREIGNER BUY AN APARTMENT IN GEORGIA?

Yes, regardless of citizenship. Ownership is registered in the Public Registry of Georgia and guaranteed by the Constitution. Only a foreign passport is needed; registration takes from 1 hour to 4 business days.

CONTACTS

Write to us and we will find your
apartment

+995 595 88 41 88

WhatsApp · avangardbuildings.com

Georgia, Batumi, 6010, New Boulevard, #25, Adlia Str.

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Message us on WhatsApp



Website: apartment finder, 3D tour
and construction cameras



Rendering

Renderings are illustrative; areas are per the project. The calculation is indicative. Ask the manager for the apartment price and the exact payment schedule. Brochure, September 2026.