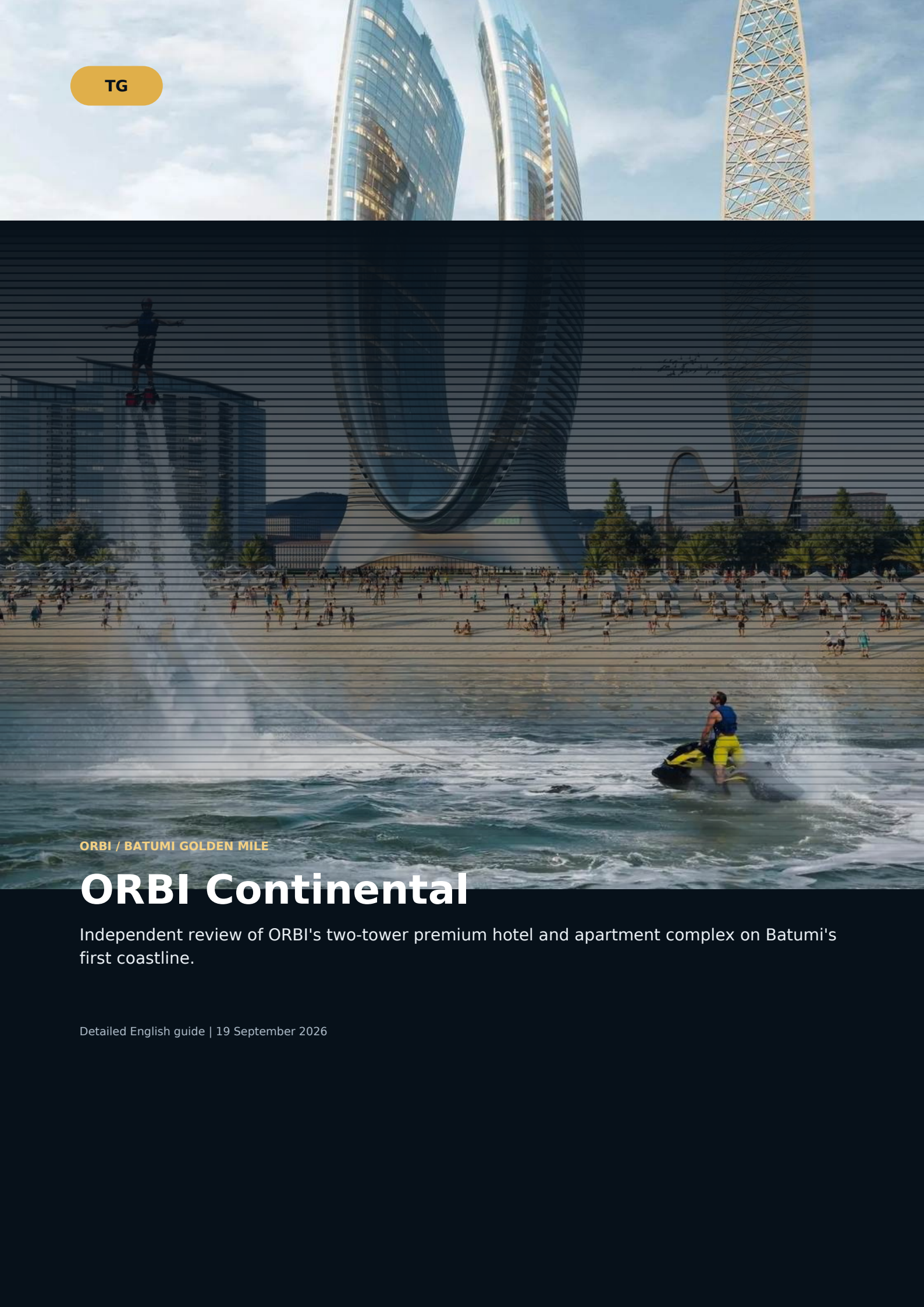




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ORBI / BATUMI GOLDEN MILE

ORBI Continental

Independent review of ORBI's two-tower premium hotel and apartment complex on Batumi's first coastline.

Detailed English guide | 19 September 2026

CONFIRMED SNAPSHOT

Project overview

ORBI Continental is presented by the developer as a premium hotel and apartment complex on Batumi's Black Sea coast, close to Rustaveli Avenue, 6 May Park and Nurigeli Lake. The official page places the project on the city's Golden Mile.

2 towers	1,700	25-60 m²
55 and 37 floors	apartments	published area range

Confirmed concept and programme

- Two towers of 55 and 37 floors with 1,700 apartments in the published concept.
- First-coastline setting near central Batumi attractions and public spaces.
- Hotel, residential, leisure, business and retail functions in one complex.
- The public project page lists apartments from 25 to 60 m².
- Any exact unit, view, floor, usable area and contractual status must be confirmed in writing.



Official architectural render. Final delivery may differ.

Residential offer and amenities

Apartments	The official page publishes a 25-60 m ² range and describes the units as furnished and equipped.
Wellness	Spa, indoor and outdoor pools and recreation areas are included in the published programme.
Business	Conference and office spaces and an event hall are listed by the developer.
Hospitality	Restaurants, cafés and hotel infrastructure form part of the complex.
Retail and access	A shopping component and parking are shown in the official amenity list.

Status and dated information

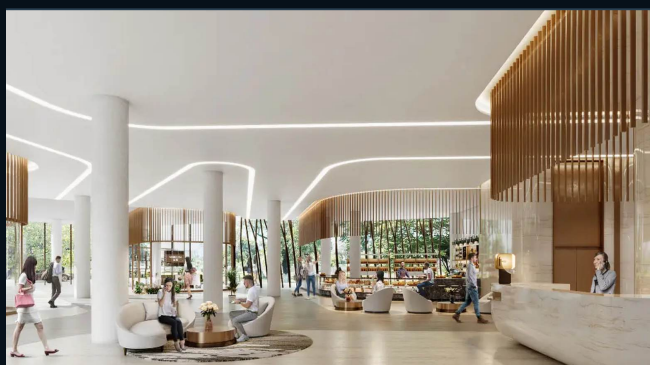
The official ORBI page reviewed on 19 September 2026 presents Continental as a current project. No exact public handover date was relied on in this guide. Availability, price, payment schedule and delivery date must be obtained in a dated written offer for the selected apartment.



Prices, availability and payment terms must be confirmed for the selected unit.

OFFICIAL PROJECT IMAGERY

3D visuals and architectural renders



Official architectural render. Final delivery may differ.

CONFIRMED SNAPSHOT

Completion, fit-out and technical specification

Confirmed means the point is stated in the public official sources reviewed. Not public means it must be obtained in writing for the exact unit before reservation or payment.

Completion / handover date	Not publicly specified No exact public completion or handover date was found in the official pages reviewed. Ask for the date and delay remedies in the signed contract.
Apartment delivery condition	Not publicly specified The official public pages reviewed do not state black frame, white frame, turnkey finish or furnished delivery for every unit. Require a room-by-room specification annex.
Structure and main materials	Confirmed publicly Publicly confirmed at concept level: two towers of 55 and 37 floors. The reviewed page does not publish the complete structural system, facade build-up or unit-by-unit material schedule.
Facade, glazing and insulation	Not publicly specified Exact facade build-up, glazing brand/specification, thermal and acoustic performance were not publicly stated. Request drawings and product schedules.
Utilities, HVAC and MEP	Not publicly specified Exact heating/cooling, ventilation, water, electricity, metering and backup systems were not publicly stated for the selected unit.
Elevators, fire safety and access	Not publicly specified Exact elevator brand/count, fire systems, access control, generator and security specification were not publicly stated.
Furniture and appliances	Confirmed publicly The official project page describes the apartments as fully furnished and equipped. The exact furniture, appliances, brands and replacement rights must still be listed in the sale-contract annex.
Parking and storage	Not publicly specified Parking and storage allocation, ownership/use rights and fees must be confirmed for the selected unit.

Buyer support and added benefits

01	Complimentary tour in Batumi	A complimentary city and project orientation tour is included when a property purchase is completed through Turman Group. Scope, date and eligibility are confirmed in writing before purchase.
02	Fast transfer coordination	We coordinate the documents and registration steps for the fastest practical transfer. Developer, bank, notary and public-registry processing times remain outside our control.
0%	Internal 0% instalment options	Selected units may offer a developer-managed interest-free instalment plan. Deposit, duration, schedule and eligibility must be confirmed in the developer's written offer and sale contract.

The complimentary tour is a Turman Group buyer benefit. Transfer timing and 0% instalments are subject to the selected unit, current written terms and third-party processing.



Official architectural render. Final delivery may differ.

What to request before buying

- Exact unit number, floor, net and gross area, balcony/terrace area, view and orientation.
- Signed completion date, grace period, delay penalty, refund and force-majeure clauses.
- Detailed fit-out schedule: floors, walls, ceilings, doors, sanitaryware, kitchen, lighting and appliances.
- Structural, facade, glazing, waterproofing, acoustic, fire-safety and MEP specifications.
- Full price, payment schedule, currency rule, taxes, registration costs and annual service charge.
- Parking/storage rights, common-area ownership, management agreement and rental restrictions.
- Land title, construction permit, developer entity, bank account and independent legal review.

What Turman Group can arrange

- A clear comparison by budget, intended use and preferred location.
- Current unit availability, written price and payment-plan confirmation from the developer.
- Online or on-site consultation and a prepared list of technical and contract questions.

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TRANSPARENCY

Official sources reviewed

Official ORBI Continental page
orbi.ge

Official ORBI projects directory
orbi.ge

Important notice

This document is an independent information guide, not the developer's official offer and not legal, engineering, tax or financial advice. Project scope, pricing, availability, dates and specifications can change. Before any payment, obtain an updated written offer, the exact unit plan, a technical specification and a signed contract reviewed independently. Architectural renders are illustrative.

TURMAN GROUP

One direct contact for selected projects in Georgia