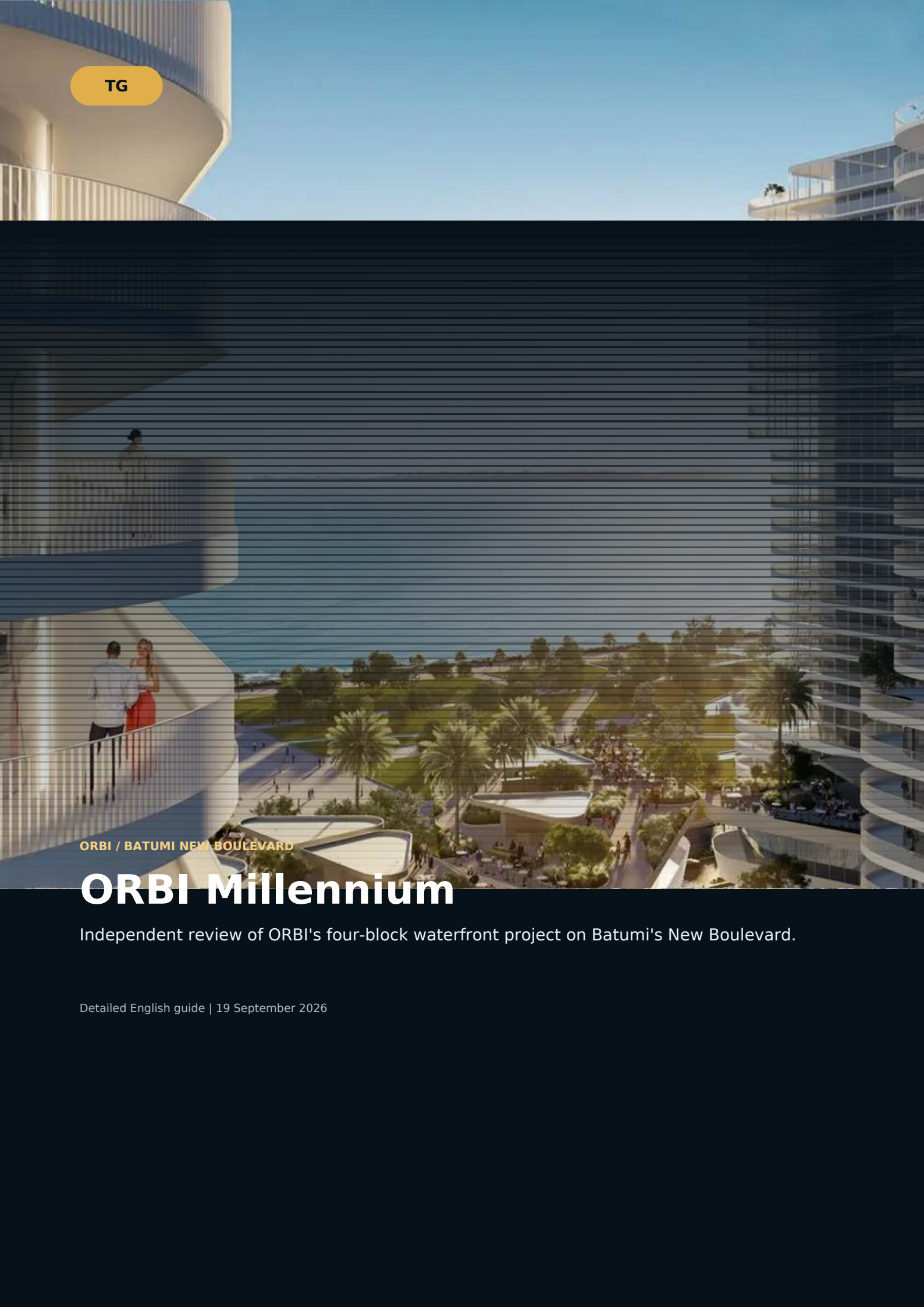




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ORBI / BATUMI NEW BOULEVARD

ORBI Millennium

Independent review of ORBI's four-block waterfront project on Batumi's New Boulevard.

Detailed English guide | 19 September 2026

Project overview

ORBI Millennium is a mixed residential and commercial waterfront development on Batumi's New Boulevard. The official project page credits the architectural concept to Wilkinson Eyre and describes four blocks: three residential and one commercial.

4 blocks	3	1
published masterplan	residential blocks	commercial block

Confirmed concept and programme

- Waterfront setting on Batumi's New Boulevard.
- Four-block composition with three residential blocks and one commercial block.
- Architectural concept credited by the developer to Wilkinson Eyre.
- Residences, hospitality, retail, business and landscaped leisure spaces in one destination.
- The developer describes Millennium as its final project on this waterfront at the construction stage.



Official architectural render. Final delivery may differ.

Residential offer and amenities

Residences	Three residential blocks are part of the official four-block concept; exact unit schedules require a current written offer.
Water and wellness	Indoor and outdoor pools, spa, wellness and fitness spaces are listed.
Food and retail	Cafés, restaurants and retail spaces form part of the published programme.
Business	Business and conference spaces are included in the official description.
Outdoor and access	Landscaped recreation, panoramic terraces, parking, security and concierge service are presented by the developer.

Status and dated information

The official ORBI page reviewed on 19 September 2026 describes Millennium as being at the construction stage. This guide does not rely on an exact public handover date. Confirm the selected block, unit, delivery condition, current construction milestone and contractual date in writing before payment.



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: four blocks, three residential and one commercial. The complete structural system, facade performance and unit-level materials are not specified on the reviewed public page.
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	Not publicly specified No universal furniture or appliance package was publicly confirmed. Treat renders and show apartments as illustrative unless included in the contract.
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 Millennium page
www.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