



Studio For Sale In STEPS Batumi Hotel & Suites Batumi Georgia



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 48,232.28

Location

Country:	Georgia
State/Region/Province:	Ajaria
City:	Batumi
ZIP code:	6000
Posted:	Aug 29, 2026
Description:	Studio For Sale In STEPS Batumi Hotel & Suites Batumi Georgia

Esales Property ID: es5555197

2B Grigol Lortkipanidze St, Batumi 6000, Georgia

This premium studio apartment is located in the modern Steps complex in Batumi, Georgia. Designed with a functional layout that maximizes space and natural light, the unit sits within a high-end residential project situated near the New Boulevard and just steps from the Black Sea coastline. Built to meet international hotel-style standards, the property represents an exceptional hands-off asset tailored for high-yield passive income.

Unit Features & Amenities The studio comes fully equipped with modern appliances and essentials for guest turnkeys:

- * Living Comforts: Air conditioning unit, flat-screen TV, iron, and hairdryer.
- * Kitchen & Dining: Refrigerator, electric cooker, extractor hood, electric kettle, and a complete cutlery set.
- * Bathroom & Laundry: Walk-in shower, sink, toilet, washing machine, and tumble dryer.



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Complex Infrastructure The Steps complex is designed to offer a world-class resort environment, featuring amenities tailored for both leisure and business guests:

- * On-site outdoor and indoor swimming pools
- * Dedicated Spa center and fully equipped Fitness center
- * On-site cafes and fine dining restaurants
- * Modern Business center and co-working facilities
- * 24/7 high-level safety, gated security, and concierge service
- * Close proximity to local green hubs, including access to the regional Botanical Garden

Investment Structure & Leaseback Model This property operates strictly under an exclusive leaseback program managed directly by a professional hotel operator. Under this agreement, personal use of the apartment is not permitted; instead, the unit functions continuously within the resort's operational pool to generate rental returns each year. Professional hotel management handles guest acquisition, daily upkeep, maintenance, and booking administration.

Located in one of Batumi's most rapidly expanding districts, the combination of high rental demand along the New Boulevard and hands-off operational management creates a solid investment potential with passive capital growth.

ABOUT THE AREA

Batumi is a vibrant coastal city located in the southwestern region of Georgia along the shore of the Black Sea. As the capital of the Autonomous Republic of Adjara, it serves as Georgia's primary sea trade hub and a top resort destination. The city seamlessly blends rich regional history with modern architectural ambition, featuring a mild subtropical climate that draws visitors year-round for coastal relaxation and mountain exploration.

The skyline of modern Batumi is defined by striking futuristic architecture standing alongside historic charm. Futuristic skyscrapers, lavish international hotels, and quirky designs like the Alphabet Tower contrast with the restored 19th-century facade of Old Batumi. The city center radiates outward from Europe Square and Piazza Square, which host lively cafes, public performances, and European-inspired architectural details.

A centerpiece of the city is the Batumi Boulevard, a lush promenade stretching over 7 kilometers along the coastline. Decorated with palm trees, seaside parks, bike paths, and kinetic art sculptures like the iconic 'Ali and Nino,' the boulevard serves as the heart of social life. Beyond the shoreline, visitors explore nearby natural attractions like the extensive Batumi Botanical Garden perched over the cliffside cliffs of the Green Cape.

The nearest airport serving the city is Alexander Kartveli Batumi International Airport (BUS). Located just about 4 to 8 kilometers south of the city center, it sits directly along the right bank of the Chorokhi



River. The short drive into downtown Batumi takes approximately 10 to 20 minutes by municipal bus (#10) or local taxi.

MAIN FEATURES:

- * 25m2 of living space
- * 1 Bedrooms
- * 1 Bathrooms
- * Stunning Views
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Georgia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Common

Finished sq. ft.: 25 sq m
Lot Size: 25 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T3512/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5555197

