

ONE, BATUMI



ONE[®]

Technical Passport

PROJECT DEVELOPER



MANAGEMENT BY

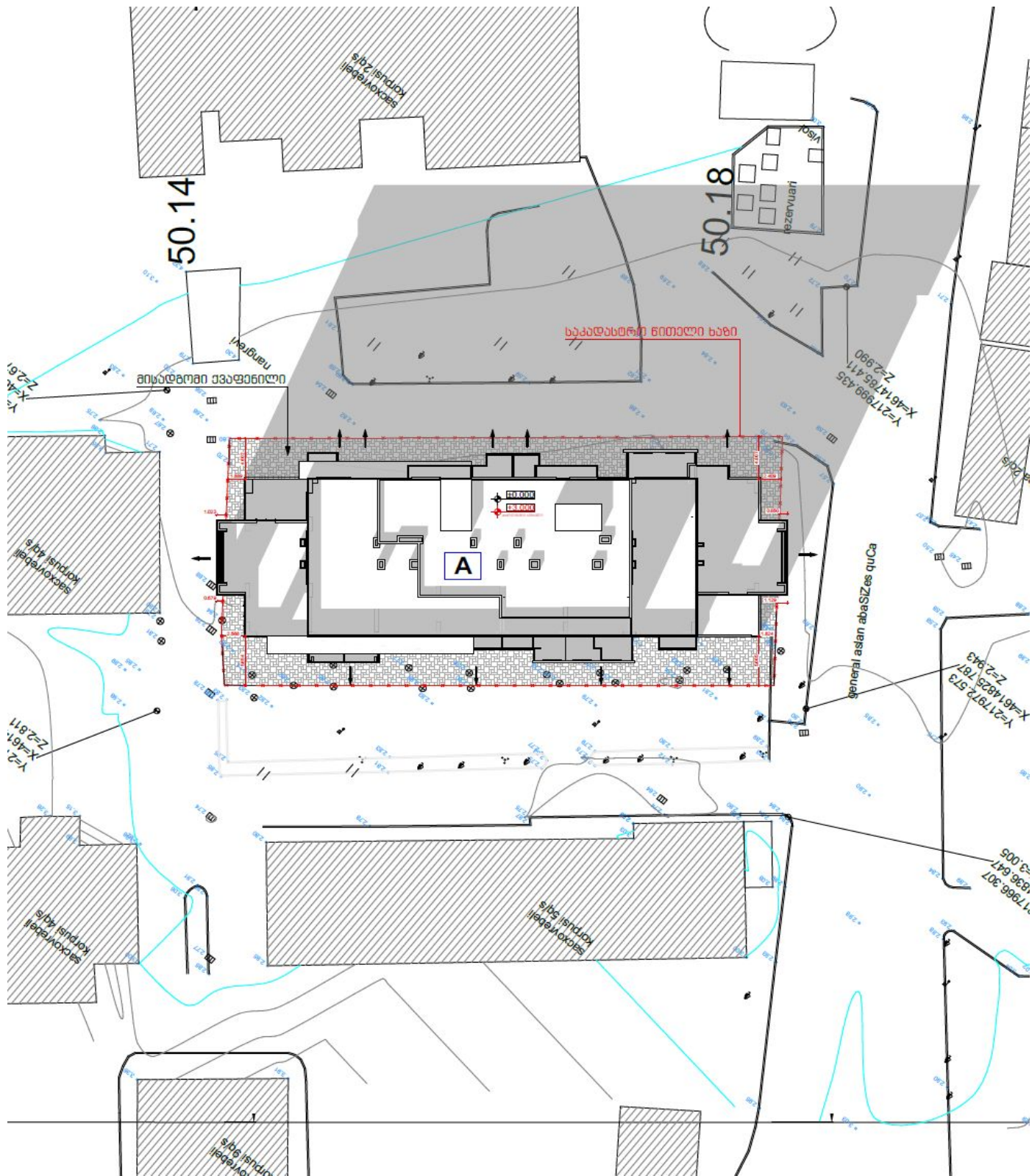


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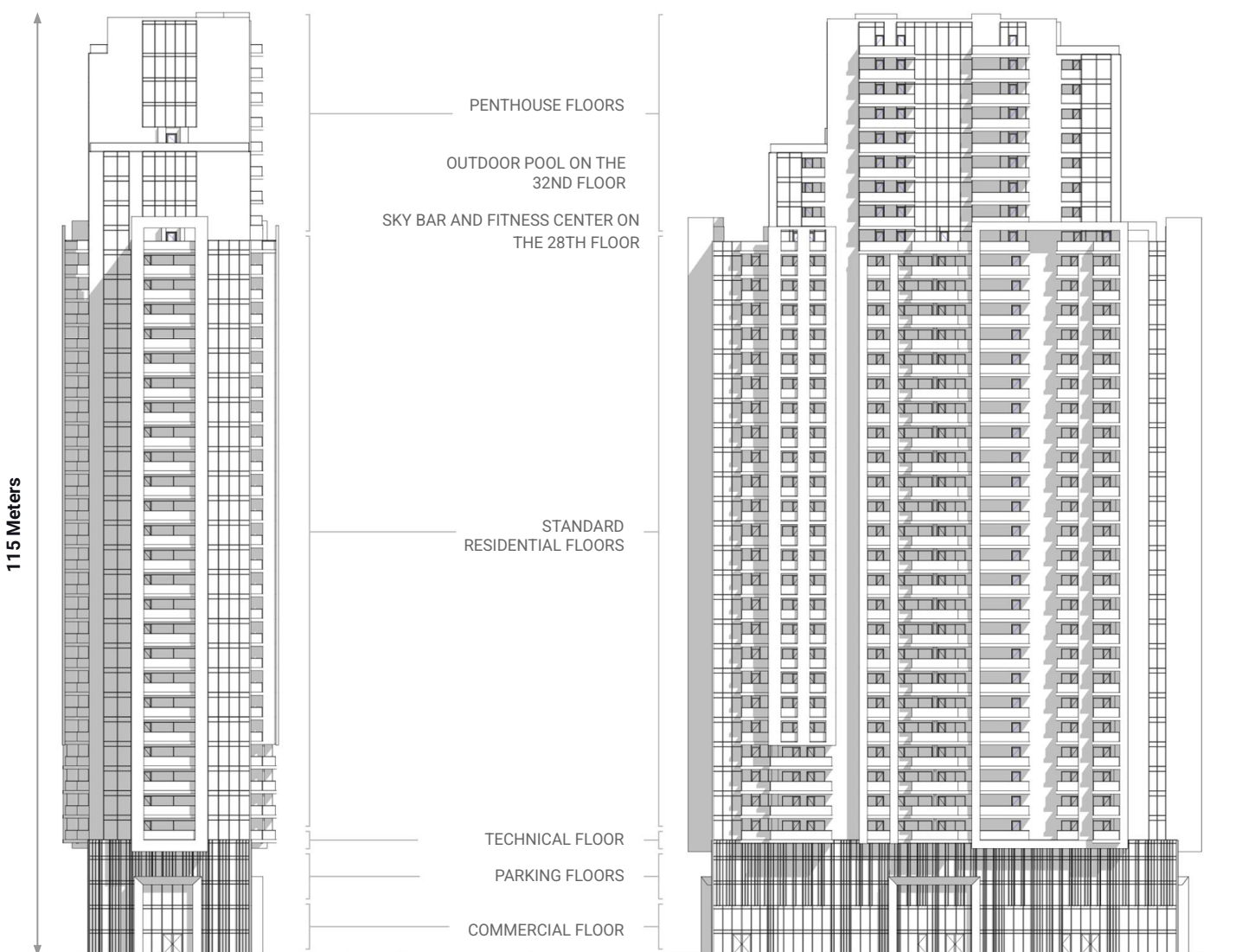
Location

Tbel Abuseridze 29A, Batumi



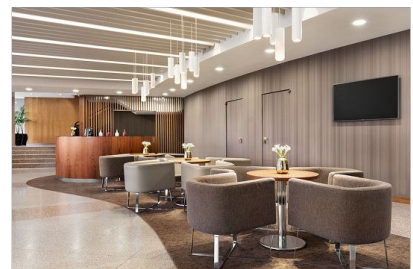
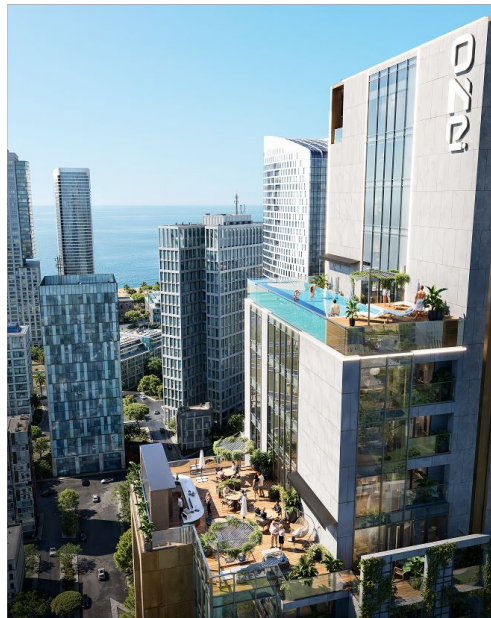
Technical and economic indicators and specifications

Gross construction area	39770 M ²
Total units	483
Studios (31,6 M ² – 45,2 M ²)	282
Apartments 1+1 (53,4 M ² – 67,9 M ²)	135
Apartments 2+1 (58,9 M ² – 63,4 M ²)	14
Apartments 3+1 (109,5 M ² – 120 M ²)	51
Open-plan apartments	1
Residential floors	33
Commercial floors	1 Floor
Parking	2 floors, 45 places
Elevators	4



Infrastructure

- ◆ Sky bar
- ◆ Outdoor Pool
- ◆ Kids' play area
- ◆ Restaurant
- ◆ Gym
- ◆ Concierge service



Facade and glazing

Facade	Made of durable aluminum with wood-effect composite panels. Alucobond.
Glazing	Aluminum curtain wall windows, lightweight, durable, and deformation-resistant. Energy-efficient double-glazed units that reduce heat loss and lower energy costs.
Decorative elements	Window blinds



Architectural composite panel element

Composite panel with concrete texture

LED light strip channel

Balcony railings with tempered glass

Curtain walls with tempered glass

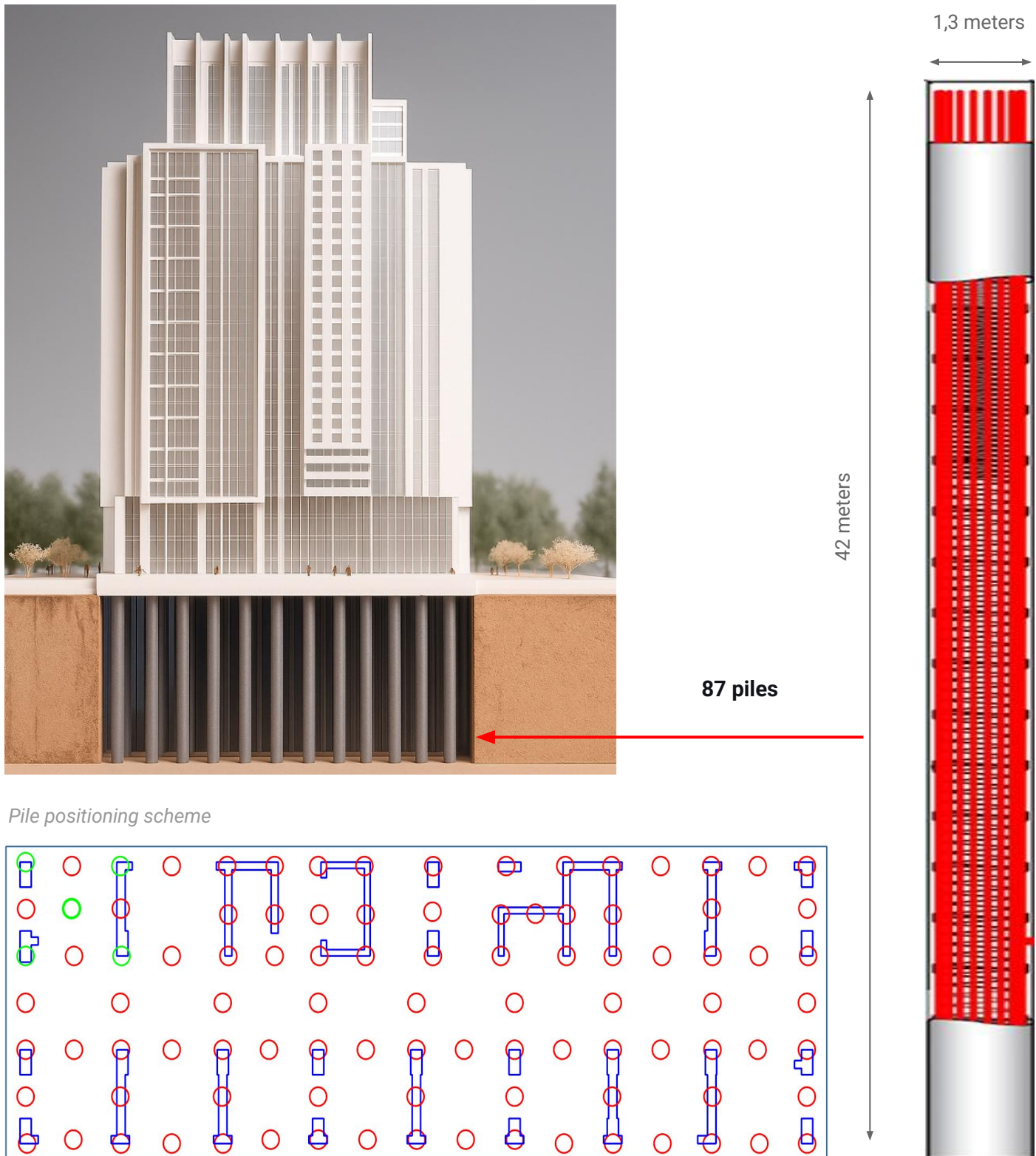
Composite panel with metal texture

Aluminum profiles with wood texture

Foundation

Pile foundation with a depth of 42 meters, providing reliable support even in challenging soil conditions

87 piles, each 42 meters deep, prevent settlement and deformation of the building, ensuring its longevity



Advantages of pile foundation

Piles are critically important in high-rise construction in seismically active areas.

Pile foundation



✓ Provide stability

Transfer the building load to deep, stable soil layers, reducing the risk of overturning.

✓ Absorb seismic vibrations

Dampen ground motion, minimizing the impact of earthquakes.

✓ Enhance reliability

Reinforce the structure, meeting strict seismic resistance standards up to magnitude 8.

✓ Prevent settlement

Compensate for weak soils, avoiding foundation deformation.

Conventional foundation



✗ May lack stability

In challenging soil conditions, standard foundations may not provide reliable support for high-rise buildings.

✗ Poor vibration damping

During seismic activity, shocks and vibrations are transmitted to the structure with little to no absorption.

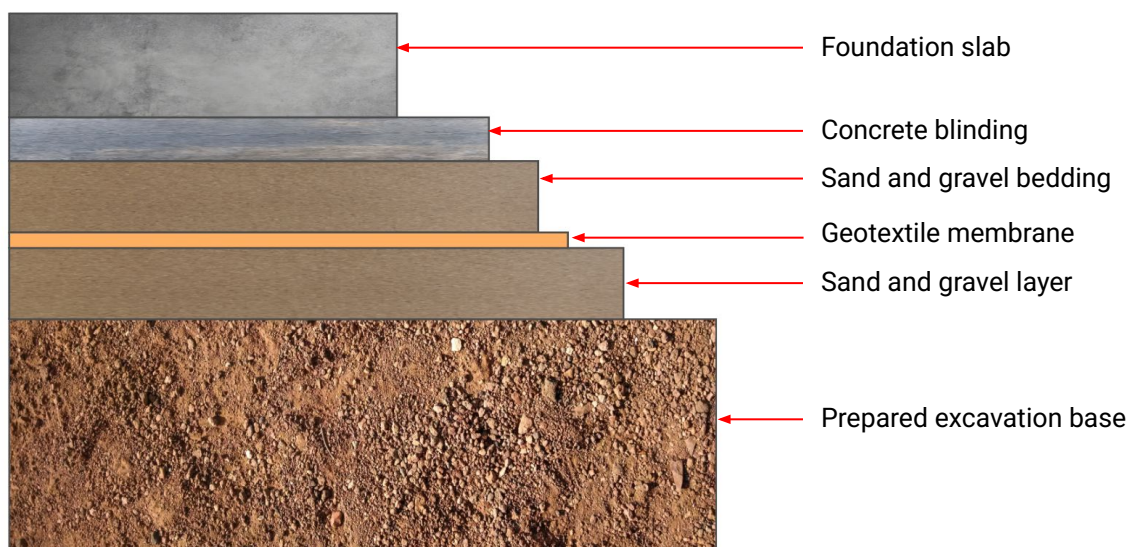
✗ Limited seismic resistance

Without additional reinforcement, it is difficult to achieve a high level of protection against strong earthquakes.

✗ Susceptible to ground deformation

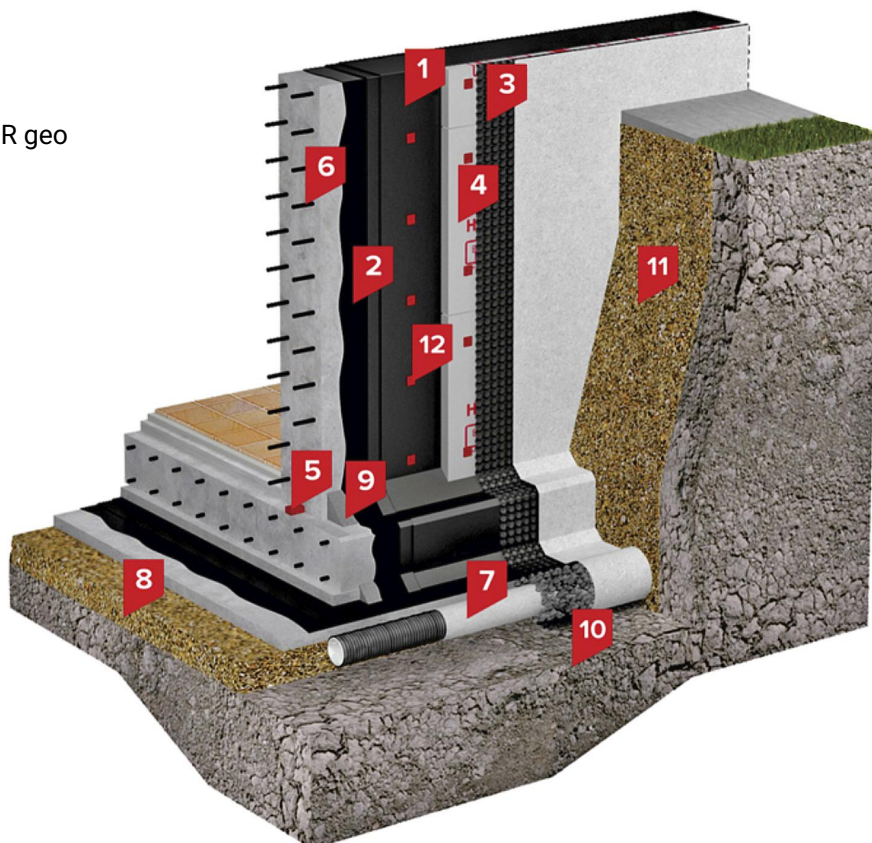
On weak or shifting soils, there is an increased risk of settlement, cracks, and structural distortion.

Foundation layers



Foundation waterproofing system

1. Waterproofing membrane
2. Bitumen primer
3. Structured drainage membrane PLANTER geo
4. Extruded polystyrene (XPS)
5. Expanding sealing cord
6. Foundation wall
7. Drainage pipe
8. Gravel bedding
9. Transition cove (cement-sand mix)
10. Base soil
11. Backfill soil



Structural frame and components

Rebar (Reinforcing bar)	A500C class reinforcement with enhanced strength
Frame	Monolithic reinforced concrete
Concrete	High-grade (B35)
Interior walls	Block size 400x200x200 mm
Seismic resistance	Minimum 8 points (on the Richter scale)

Monolithic structures

Our buildings are engineered with precision and built using high-strength monolithic concrete structures and robust metal formwork, guaranteeing long-term durability and dimensional accuracy.

Metal formwork

Metal formwork offers a range of advantages for casting reinforced concrete, making it a preferred choice in modern construction:

◆ Durability and Reusability

Metal formwork is wear-resistant and can be reused multiple times, unlike timber formwork, which reduces long-term costs.

◆ High Precision

It provides perfectly smooth and even surfaces, maintaining the structural geometry with minimal defects.

◆ Fast Assembly and Disassembly

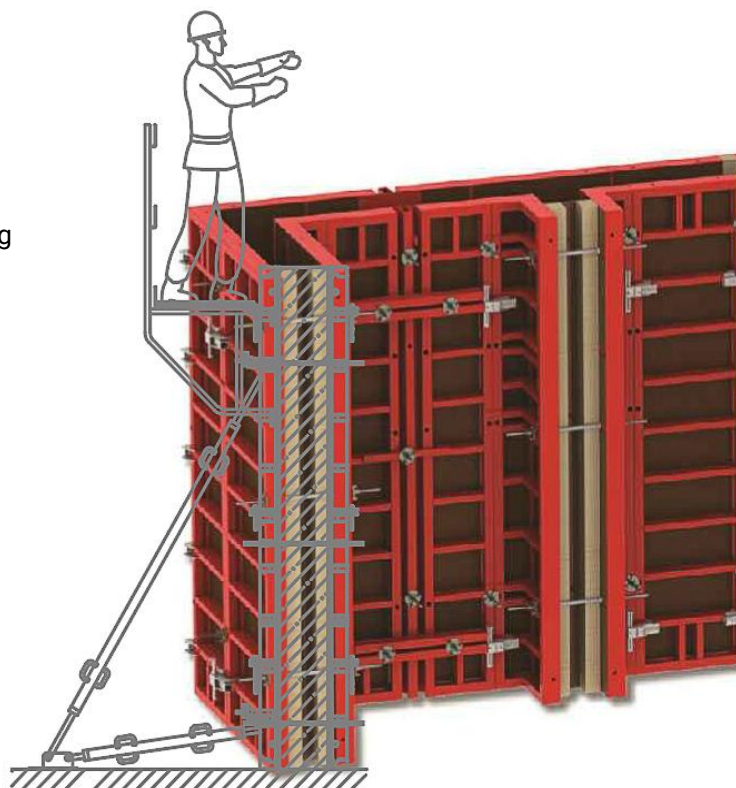
Easy to install and remove, significantly accelerating construction timelines.

◆ Deformation Resistance

Metal formwork does not warp or absorb moisture, eliminating shrinkage or damage risks.

◆ Environmental Sustainability

Its reusability reduces the demand for timber, making the construction process more eco-friendly.



Engineering systems



Power supply

The building's power supply will be organized in accordance with international standards. To ensure uninterrupted electricity for common areas and elevators, a generator will be installed. A distribution panel will be located in the technical room on each floor. All apartment electricity meters will also be placed in these technical rooms. The building's electrical system will be implemented using high-quality cables.



Water Supply

The building will be equipped with a potable water storage tank and a pumping system to ensure a continuous 24/7 water supply. Water quality will be monitored through regular laboratory testing.



Hot water and heating

Hot water and heating for the apartments will be provided by a central gas boiler located on the roof. Temperature control is available via a thermostat installed in each apartment. Thanks to the use of water pumps, hot water reaches the mixers within 3–5 seconds. For additional comfort, underfloor heating is installed in the bathrooms. Consumption is measured using a flat station.

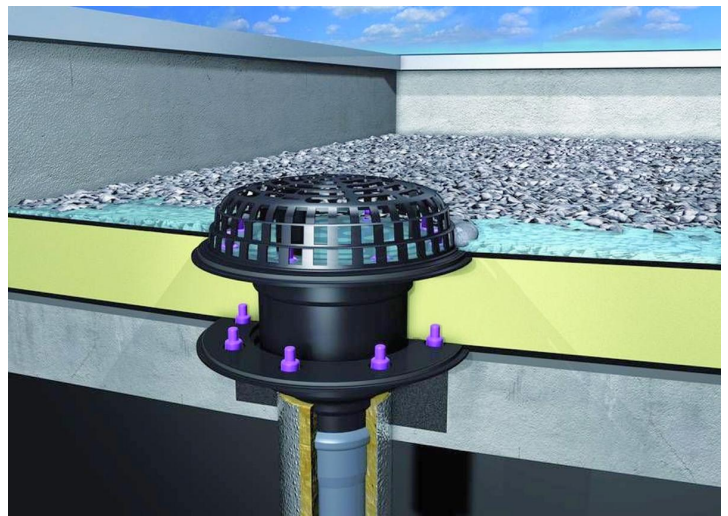
Air conditioning

Cooling of the premises will be provided by split-type air conditioning systems, with capacity selected according to the area of each specific apartment. Each apartment will be equipped with both an indoor and an outdoor unit.



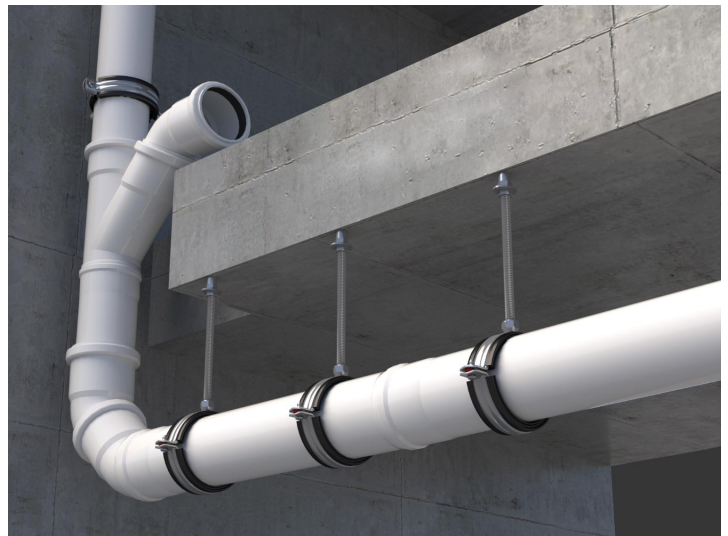
Rainwater drainage system

To remove moisture from the roof, a Pulvia vacuum drainage system by the German company Geberit is planned for installation. It will collect rainwater from the roof and discharge it efficiently, taking into account local climate conditions. Drainage pipes will also be installed on the balconies to collect rainwater entering the balcony drains, as well as condensate discharged through the air conditioning drainage lines.



Sewer system

The sewer system will be implemented according to a standard layout using PVC pipes. The installation of a central wastewater and vent stack will ensure stable and uninterrupted system operation.





Air ventilation system

Isolated ventilation ducts will be provided for kitchens and bathrooms. Mechanical exhaust will be ensured by fans. Backdraft dampers will be installed in both kitchen and bathroom areas.



Fire safety

A 90 m³ fire water tank will be located in the underground section of the building. Fire detection systems will be installed on each floor, in corridors, and residential units. The building will also be equipped with smoke extraction and overpressure systems to ensure maximum safety for residents in case of an emergency.



An automatic sprinkler fire extinguishing system will be installed in common areas and ground floor corridors. Fire-rated doors will be installed in stairwells. The entire fire safety system will be backed up by an emergency power generator.

▲ **The complex is being constructed in accordance with Order No. 449** “On the Approval of Fire Safety Rules in Georgia,” as well as Government Decree No. 41 of January 28, 2016, “On the Approval of Building and Construction Safety Regulations,” and the international fire safety standard NFPA.

The building will be equipped with advanced fire safety systems. A fire water tank will be installed on the technical floor, and fire detection systems will be placed in the corridors and residential units on every floor. Smoke extraction and overpressure systems will also be implemented to ensure maximum resident safety in case of emergency.

An automatic sprinkler fire extinguishing system will be installed in common areas and ground floor corridors. After installation, the fire safety systems will undergo inspection and commissioning by the Emergency Management Service of the Ministry of Internal Affairs. Once the building is operational, the fire safety systems will be tested twice a year.

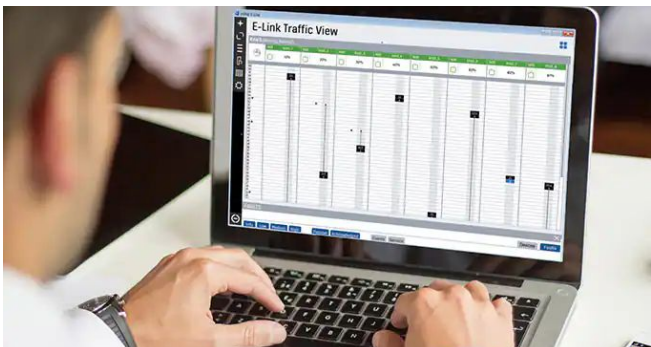
KONE elevators

The project includes the installation of elevators by KONE - one of the global leaders in vertical transportation. KONE solutions are used in cutting-edge architectural developments around the world and are recognized for their reliability, advanced technology, and user comfort.



BUILDING ACCESS

Масштабируемая и гибкая система доступа в здание, которая может быть бесшовно интегрирована с системами лифтов и автоматических дверей. Решение объединяет пользовательские интерфейсы, системное оборудование и программное обеспечение для управления доступом.



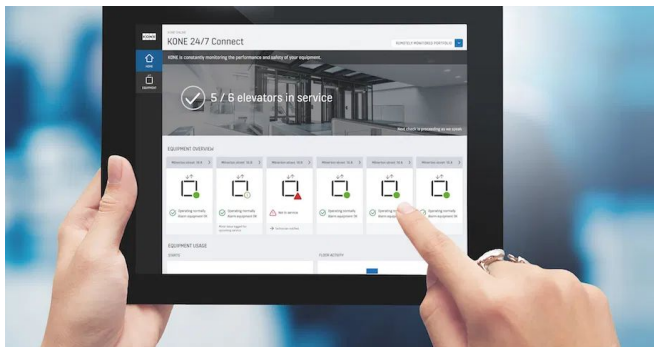
MONITORING

The E-Link monitoring system provides real-time access to elevator and escalator data, delivering information on equipment status, maintenance schedules, ride analysis, as well as performance and availability.



DESTINATION CONTROL SYSTEM

A destination control system designed to improve operational efficiency and user comfort by recognizing target floors and the number of passengers.



DIGITAL ELEVATOR OPERATOR

The KONE Care 24/7 Connect system complies with TRBS 3121 requirements. The digital elevator attendant performs electronic functionality checks of the elevator, as mandated by the Operational Safety Ordinance. As part of regular maintenance, we fully cover all required functional inspections. In addition, the costs for 24/7 Connect can be fully allocated to residents' service charges.

Internal Partition Walls: Structure and Finishing

Description of the Construction

The internal partition walls are made of aerated concrete blocks – a modern material known for its high sound insulation, energy efficiency, and environmental friendliness. The wall thickness is 200 mm, ensuring reliable strength with minimal load on the slabs and providing a comfortable indoor microclimate.

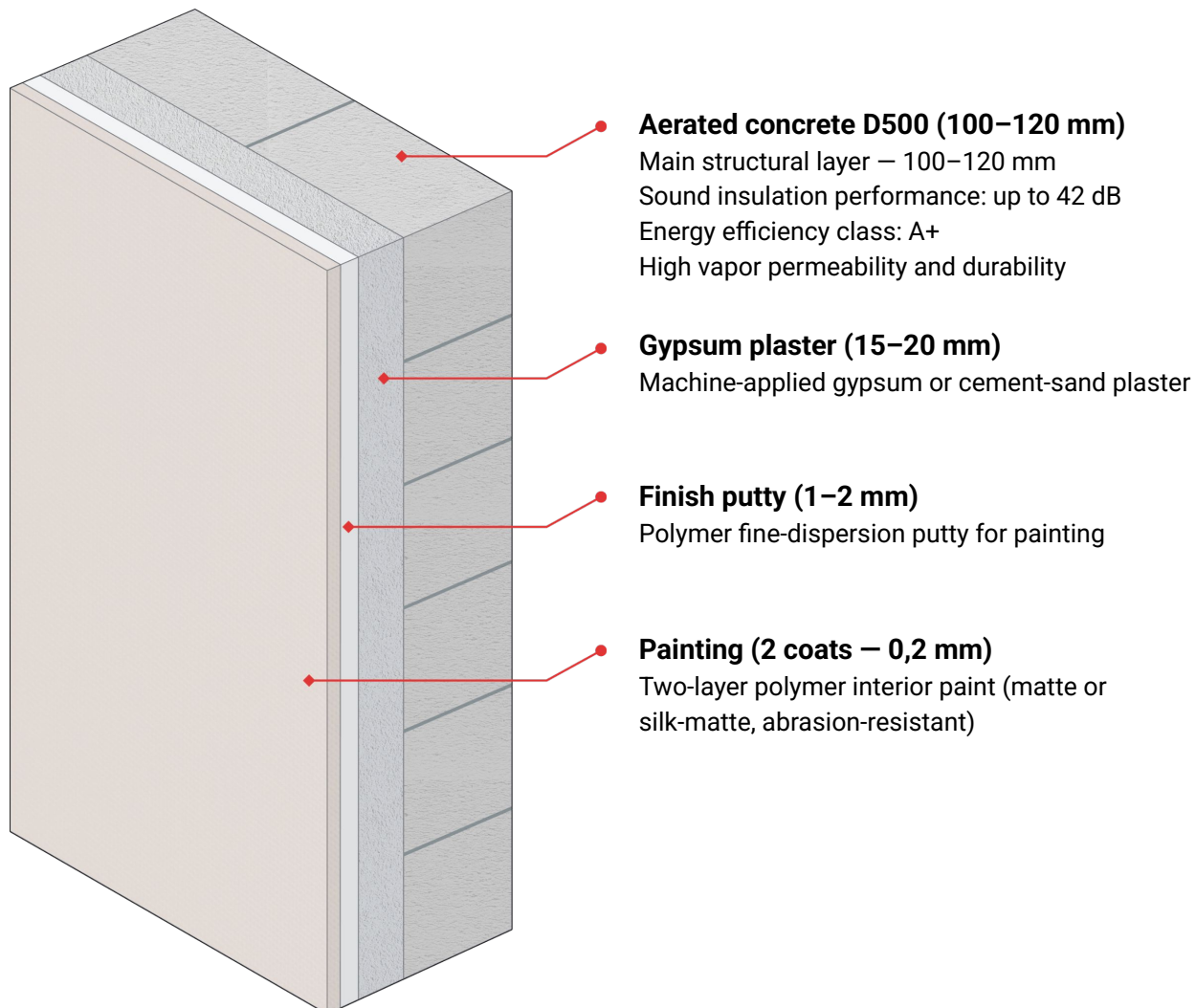
Technical and Operational Advantages

Sound insulation: comfort and privacy between rooms

Smooth geometry: ideal surfaces for final finishing

Eco-friendly: certified European-quality materials

Energy efficiency: heat retention and optimal indoor climate



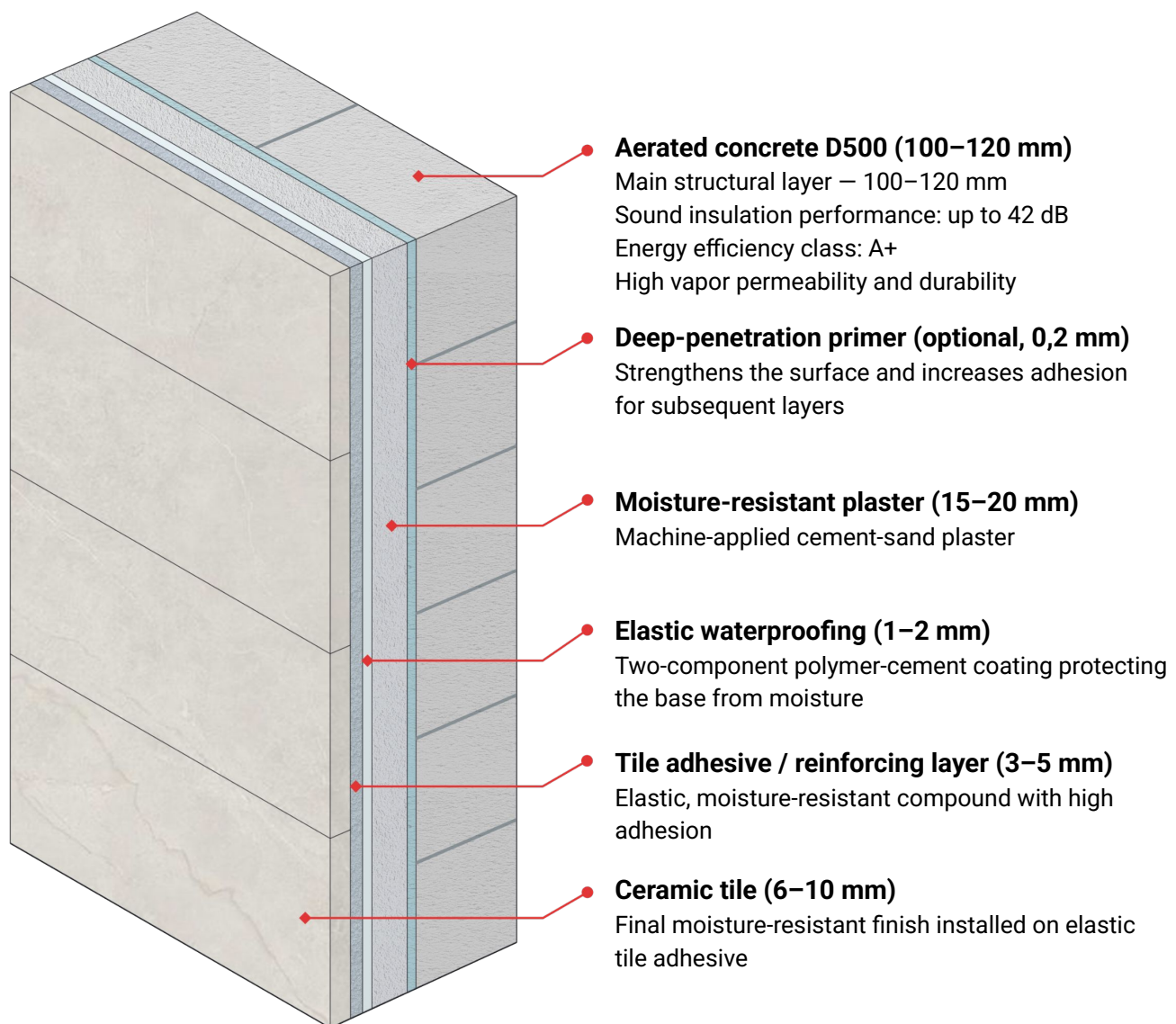
Wet-Area Walls

Construction Description

The walls in wet areas are made of D500 aerated concrete blocks with a thickness of 200 mm, featuring additional moisture protection and waterproofing layers. The structure ensures durability, excellent adhesion for tile installation, and reliable protection against moisture.

Technical and Operational Advantages

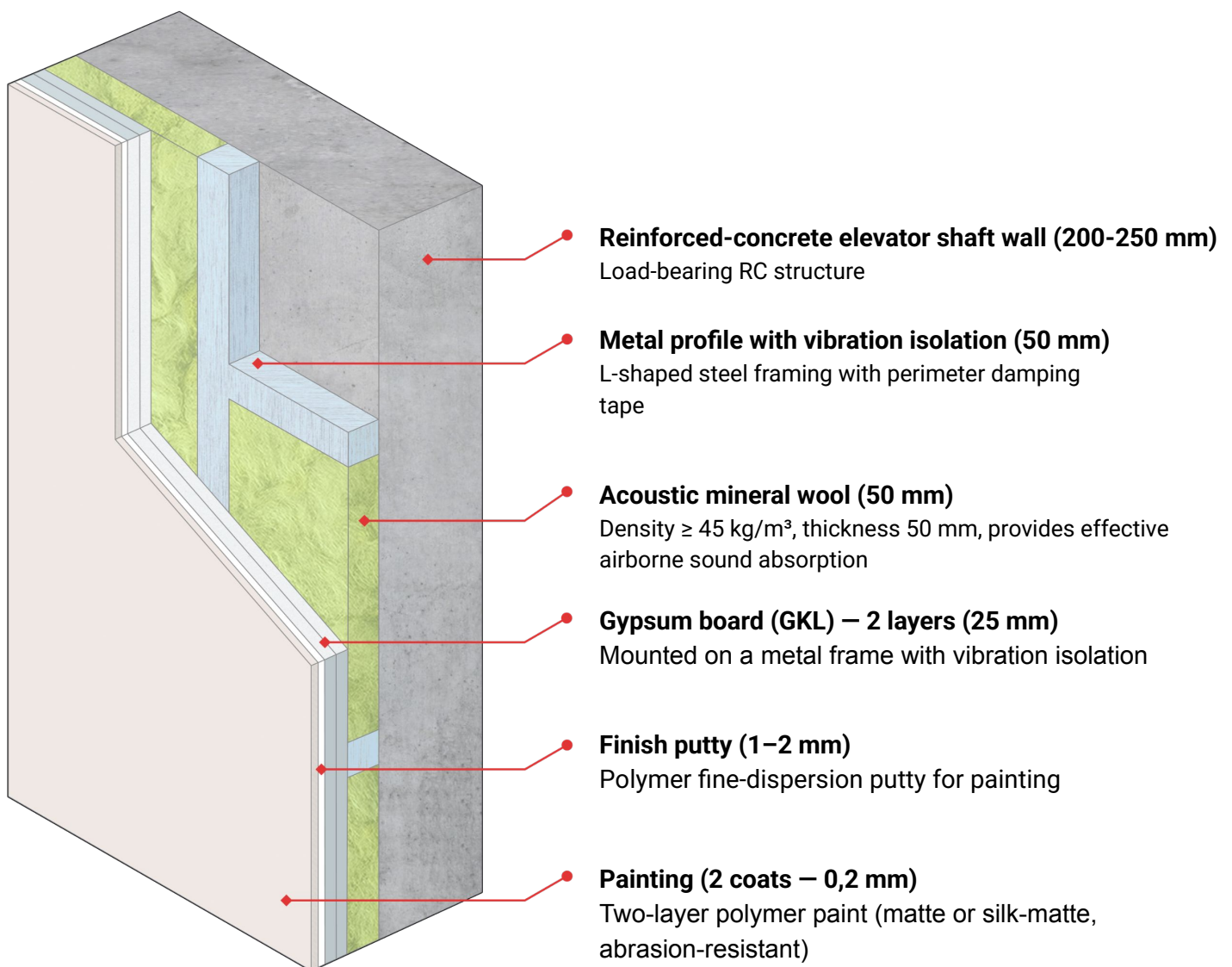
- Enhanced moisture resistance and waterproofing
- Optimal sound insulation between rooms
- High adhesion for ceramic tile finishes
- Durability and resistance to temperature fluctuations
- Use of eco-friendly certified materials



Acoustic Protection of Walls Adjacent to Elevator Shafts

Technical and operational advantages

- Effective insulation of airborne and structure-borne noise (up to $R_w = 60-65$ dB)
- Increased comfort and privacy in residential units
- High vibration resistance with minimal sound transmission through the structure
- Materials certified to European standards
- Compatible with various finishing systems



Air Conditioning System: Split Units

System Description

The apartments are equipped with modern split-systems that provide individual climate control in each zone. The system consists of an indoor unit installed inside the living space and an outdoor unit placed on the balcony in a designated area.

Equipment Construction and Placement

Indoor Unit

Mounted on an interior wall that does not adjoin a window, ensuring even distribution of cooled or heated air. A concealed refrigerant line and power cable are provided, integrated into the wall during rough construction works.



Outdoor Unit

Located on the balcony inside a decorative ventilated enclosure that ensures:

- Aesthetic integration with the façade
- Free air circulation for optimal system performance
- Easy access for maintenance and inspection

The enclosure is made of aluminum profile and perforated panels resistant to corrosion and weather conditions.



Technical and Operational Advantages

- Individual temperature control in every apartment
- Energy-efficient inverter technology
- Quiet operation and seamless integration into the interior
- Safe and concealed placement of the outdoor unit
- Durability and easy maintenance

Waterproofing: application zones and materials

Description of works

Waterproofing is carried out to protect building structures from moisture penetration, prevent corrosion, mold formation, and deterioration of finishing materials. Modern elastic cement-polymer and bitumen-polymer compounds are used, ensuring full sealing of all wet areas, balconies, terraces, and window connection details.

Application zones



Bathrooms and Restrooms

- Floor areas under ceramic tile, including showers and sanitary equipment zones
- Lower wall sections up to 200 mm (up to 1800 mm in shower areas)
- Floor-to-wall junctions, pipe inlets, and floor drains



Kitchens

- Floor areas around the sink, dishwasher, and washing machine
- Wall junctions in the sink area and along pipelines



Balconies and Terraces

- Cementitious waterproofing under tiles or decorative finishes
- Junctions of floor-to-wall, parapets, and drainage elements

Window Zones:

- Sealing the junction between the window frame and wall/balcony slab using waterproofing mastic and vapor-permeable expanding tape (PSUL)
- Bonding the window-to-façade connections with butyl-rubber or EPDM tapes
- Protection of external window sills and glazing junctions



Technical Rooms

- Pump rooms, laundry rooms, pool machine rooms
- Areas where engineering communications pass through walls and slabs



Swimming Pool and SPA Area

- Reinforced concrete pool basin — two-layer elastic cement-polymer waterproofing
- Hammam, sauna, shower rooms, and SPA areas

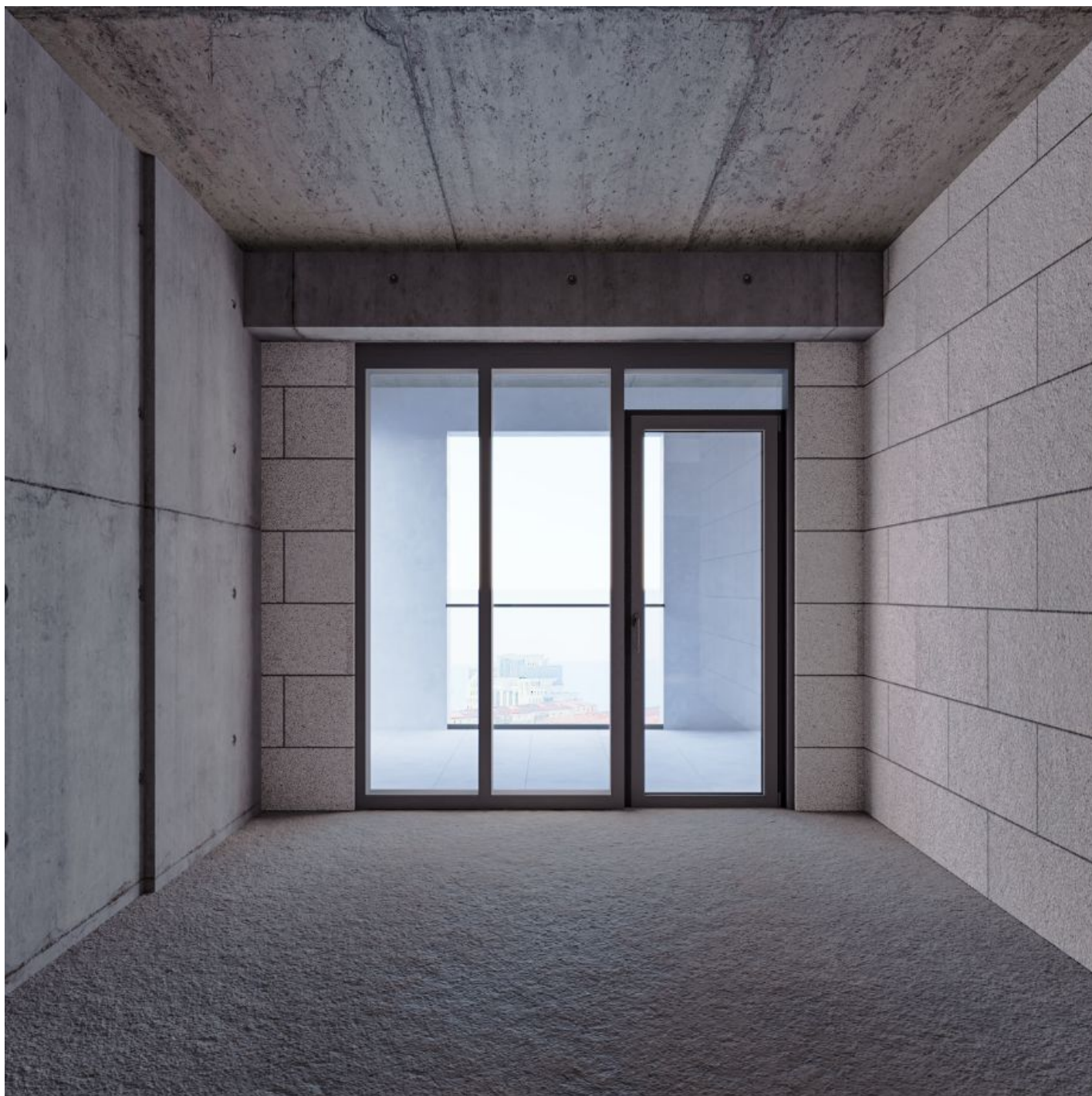
Materials and technology

- **Type of coating:** Cement-polymer waterproofing (e.g., Ceresit CR 65 / Mapei Mapelastic / Knauf Flächendicht)
- **Layer thickness:** 2–3 mm applied in two layers, with reinforcing fiberglass mesh in corners
- **Sealing accessories:** Waterproofing tapes, collars, and corner elements in junction zones
- **Leak test:** Mandatory water test before tile installation

Types of finishes

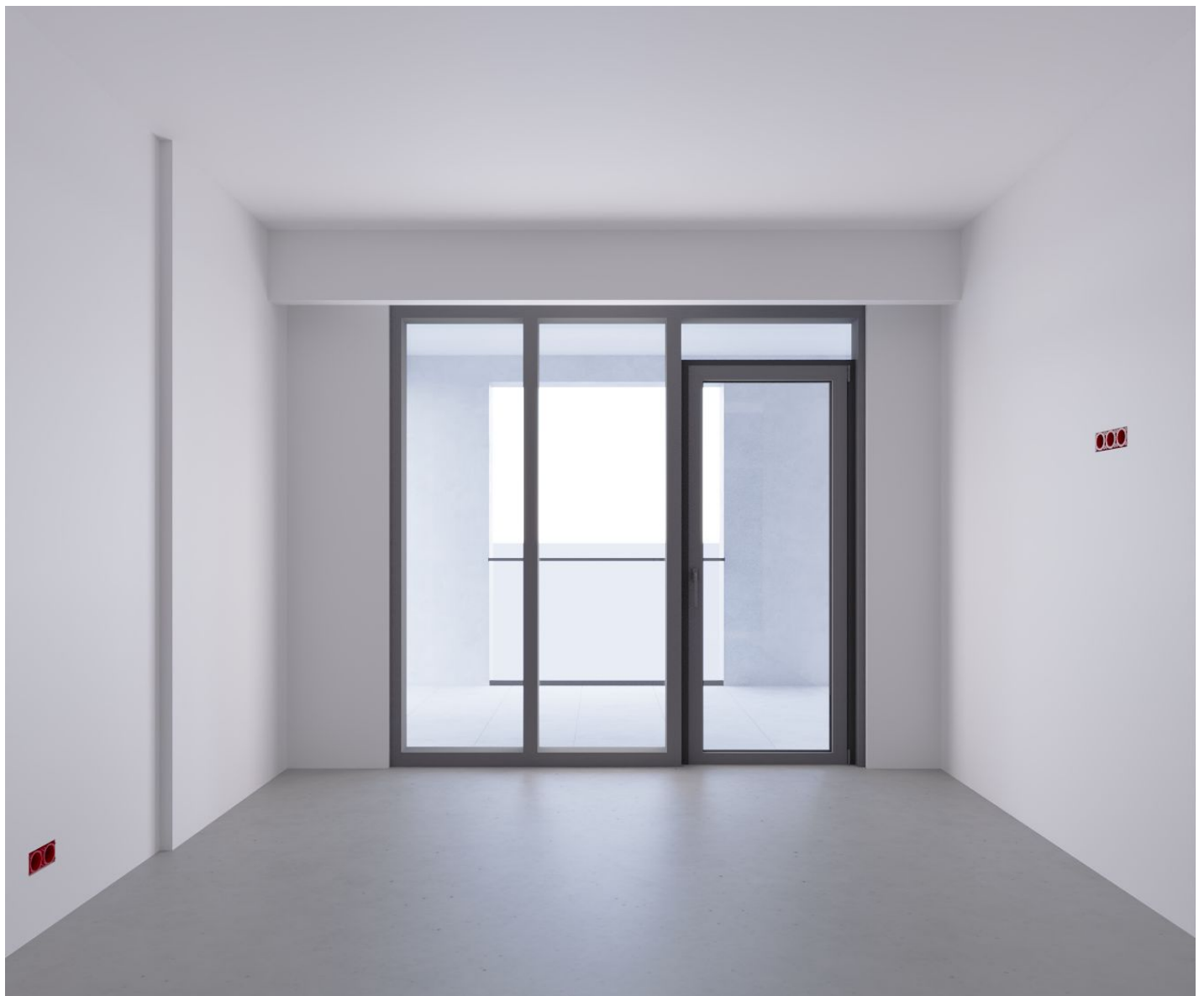
Black frame (without finishes)

All rooms	Front door, internal dividing walls between apartments
Балкон	Floor screed, floor drain, tiling, ceiling finish, balcony ceiling lighting



White frame finish

Entrance Door	Installed.
Electricity	Meter connected, internal wiring completed, electrical fittings and lighting installed.
Water Suply	Water meter installed, internal plumbing system completed, sanitary accessories mounted.
Heating	Pipes routed to key points, underfloor heating system installed, water meter and heating boiler installed.
Sewerage	Internal Sewage system completed.
Floor	Final floor screed completed, ready for flooring installation.
Walls	Treated with pre-finish coating
Ceiling	Prepared for painting in living areas, stretch ceiling installed in wet zones
Balcony	Finishing works completed.



Final finish (Ready to move in)

Entrance Door	Installed
Electricity	Meter connected, internal wiring completed, electrical fittings and lighting installed.
Water Suply	Water meter installed, internal plumbing system completed, sanitary accessories mounted.
Heating	Pipes routed to key points, underfloor heating system installed, water meter and heating boiler installed.
Sewerage	Internal sewage system completed.
Floor	32-class laminate flooring laid; porcelain tiles installed in entrance and wet areas.
Walls	Finished in accordance with the design project.
Ceiling	Prepared for painting in living areas, stretch ceiling installed in wet zones.
Interior Doors	Installed with trim.
Balcony	Finishing works completed.
Bathroom Finish and Fittings	Walls finished with porcelain tiles as per specification and design project.



Fully finished interior (Turnkey)

Entrance Door	Installed.
Electricity	Meter connected, internal wiring completed, electrical fittings and lighting installed.
Water Supply	Water meter installed, internal plumbing system completed, sanitary accessories mounted.
Heating	Pipes routed to key points, underfloor heating system installed, water meter and heating boiler installed.
Sewerage	Internal sewage system completed.
Floor	32-class laminate installed in entrance areas; porcelain tiles in wet zones.
Wall	Finished according to the design project.
Ceiling	Paint-ready in living areas; stretch ceiling in wet zones.
Interior Doors	Installed with trims.
Balcony	Finishing works completed.
Bathroom Finishes and Fixtures	Completed according to the specification and design project.
Furniture	Assembled and installed according to the specification and design project.
Household Appliances	Installed according to the specification and design project.
Accessories and Textiles	Installed according to the specification and design project.





Construction Work Schedule

Mar '25 Apr '25 May '25 Jun '25 Jul '25 Aug '25 Sep '25 Oct '25 Nov '25 Dec '25 Jan '26 Feb '26 Mar '26 Apr '26 May '26 Jun '26 Jul '26 Aug '26 Sep '26 Oct '26 Nov '26 Dec '26 Jan '27 Feb '27 Mar '27 Apr '27 May '27 Jun '27 Jul '27 Aug '27 Sep '27 Oct '27 Nov '27 Dec '27

