

ONE DEVELOPMENT, BATUMI



ONE.

Technical Passport SPORTCITY | D BLOCK

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Location

New Boulevard,
Batumi

MOUNTAINS

RIVER

AMERCIAL

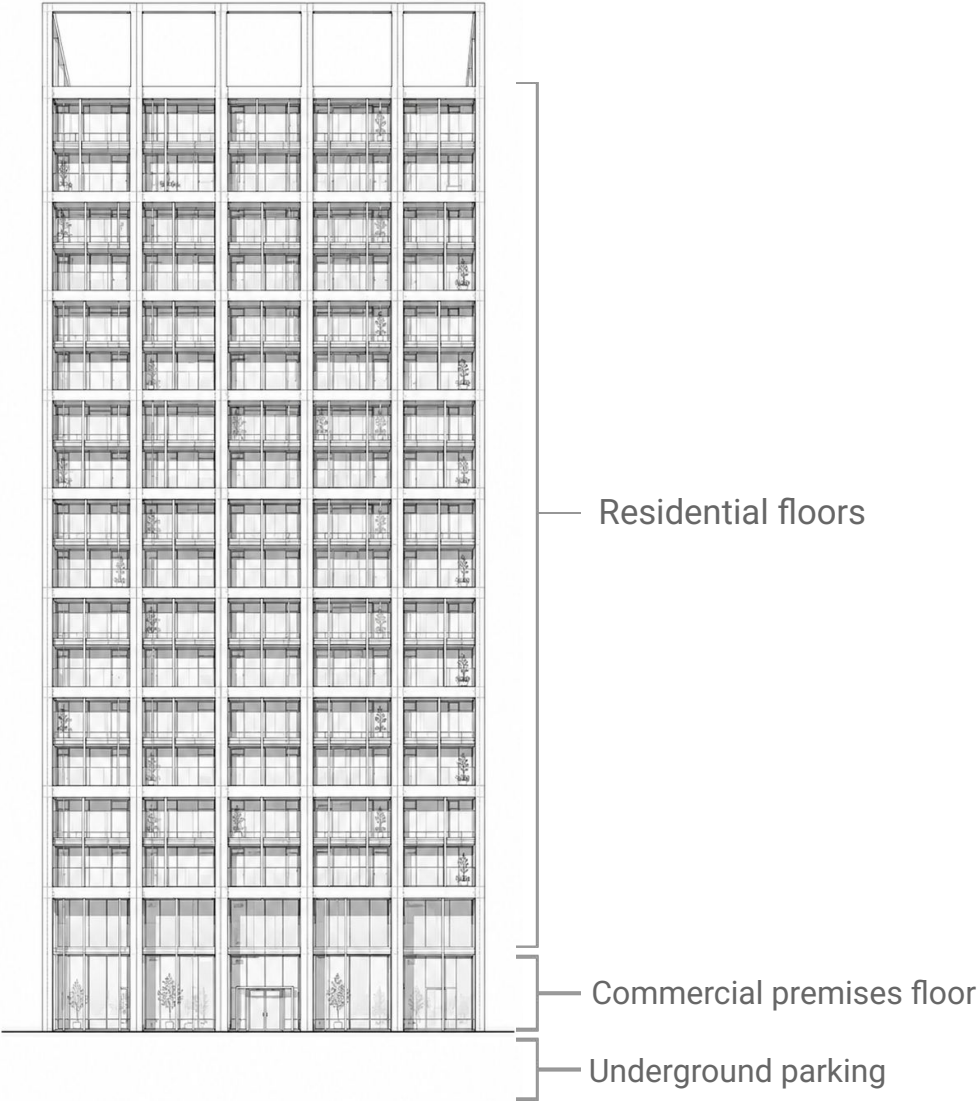
SEA



CITY

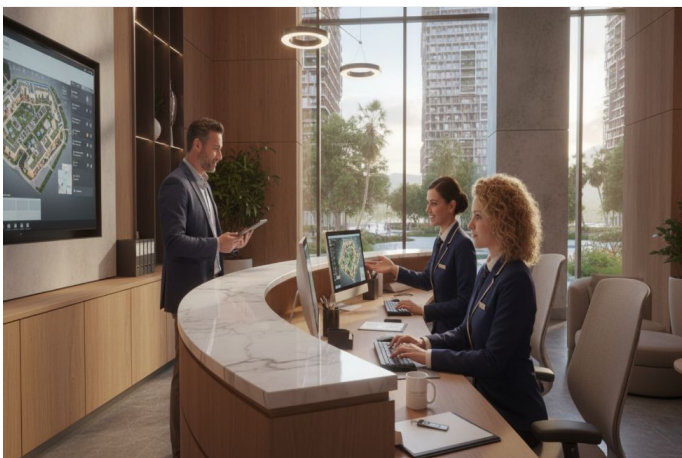
Technical and economic indicators and specifications

Total construction area	22568 m ²
Total units	225
Residential floors	25
Commercial premises floor	1
Underground parking	2
Elevators	4



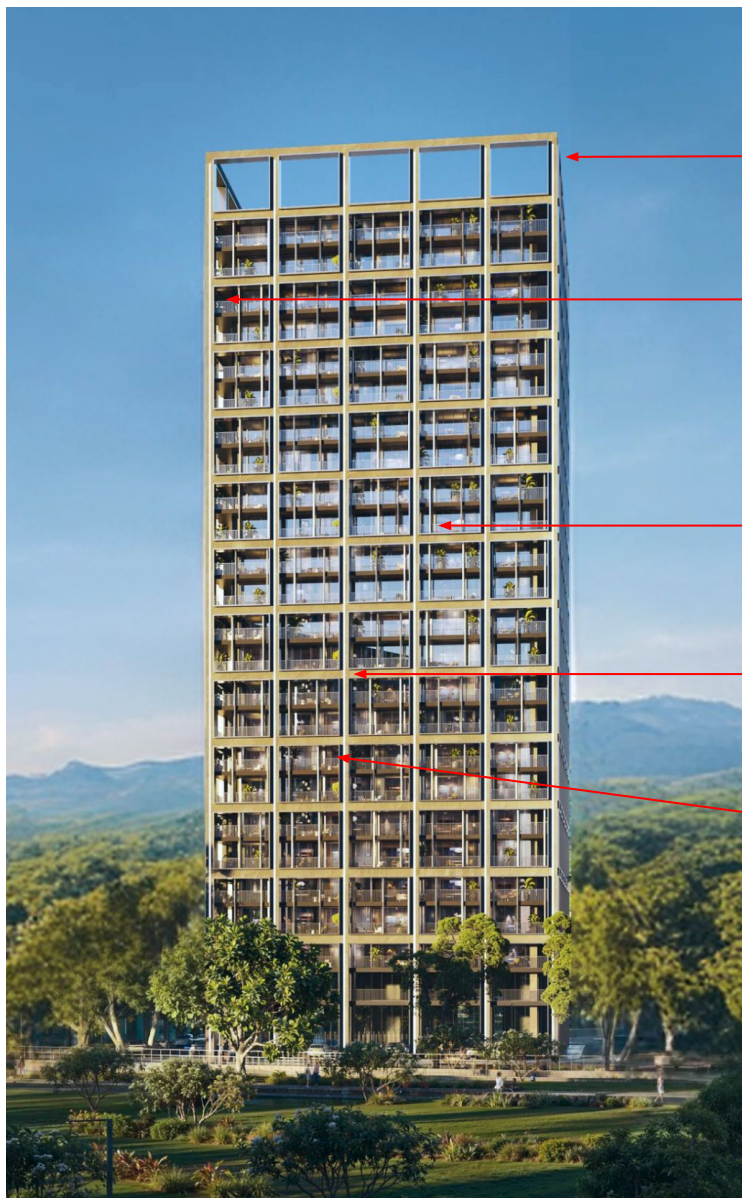
Complex-Wide Infrastructure (Shared Across All Blocks)

- ◆ Indoor swimming pool.
- ◆ Coworking space with a library as an alternative to an office.
- ◆ Restaurant.
- ◆ Gym
- ◆ Sky Bar
- ◆ Children's playground.
- ◆ Padel & Squash Court
- ◆ Decorative garden
- ◆ Amphitheater
- ◆ Fountain
- ◆ Dog Friendly zone
- ◆ Football/Basketball court
- ◆ Bicycle and scooter parking
- ◆ Table Tennis area
- ◆ Picnic Area



Facade and glazing

Facade	Facade made of durable aluminum with composite panels (Alucobond). Composite panel with a patinated metal texture. Composite panel with a concrete texture.
Glazing	Curtain walls with tempered glass. Aluminum curtain wall windows — lightweight, durable, and resistant to deformation. Energy-efficient double-glazed windows that reduce heat loss and lower energy costs. Balcony railings with tempered glass.
Decorative elements	LED lighting channel.



Facade made of durable aluminum with composite panels (Alucobond)

Composite panel with a patinated metal texture

Curtain walls with tempered glass

Energy-efficient double-glazed windows / Aluminum curtain wall windows

Balcony railings with tempered glass

Structural frame and components

Rebar (Reinforcing bar)	High-strength reinforcement steel.
Frame	Monolithic reinforced concrete frame.
Concrete	High-grade concrete (B30–B35)
Interior walls	Interior walls made of block
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

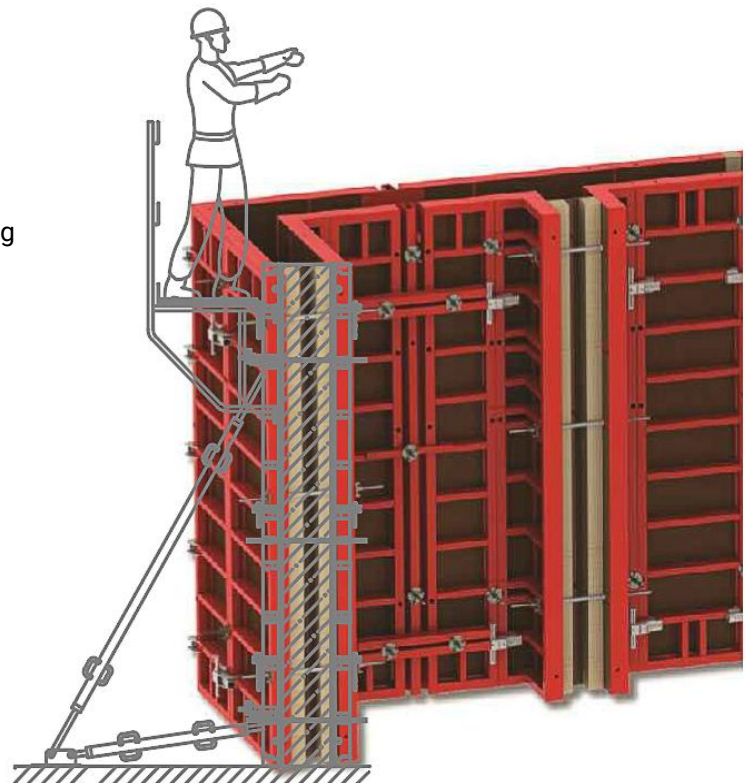
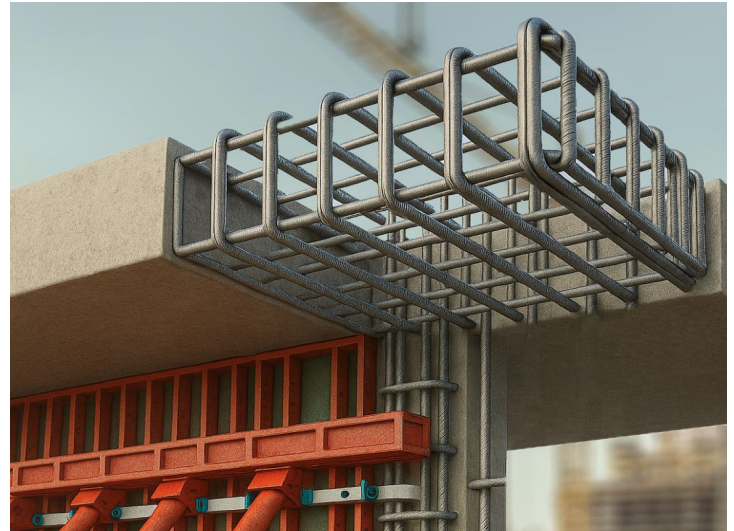
Easy to install and remove, significantly accelerating construction timelines.

◆ 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 apartment are provided by an individual gas boiler installed inside each unit. Temperature can be adjusted independently using a thermostat, allowing residents to control their comfort according to personal preferences. The system provides hot water on demand, ensuring fast delivery to all water outlets. For additional comfort, underfloor heating is installed in the bathrooms. Consumption is measured individually, enabling residents to pay only for their actual usage.

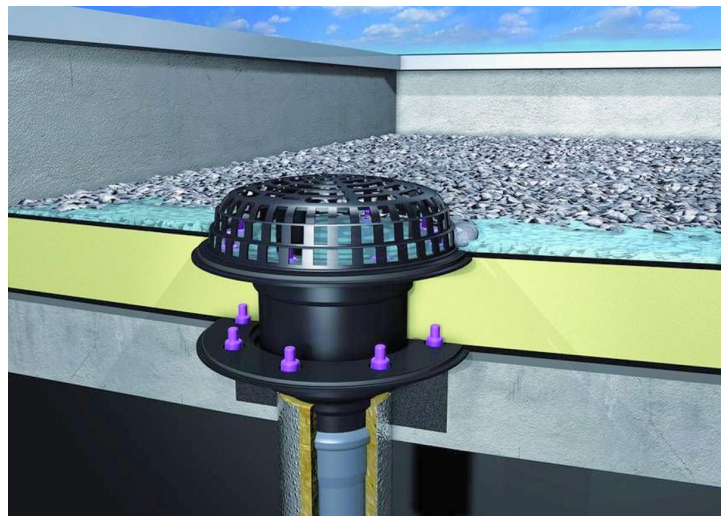
Air conditioning

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.



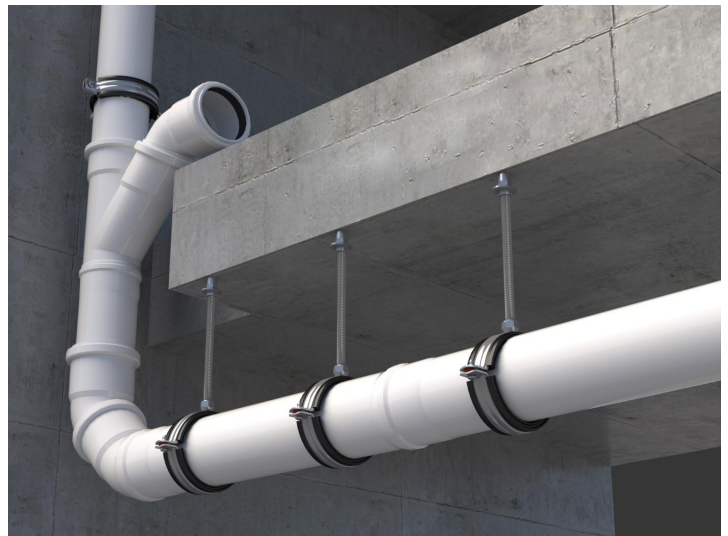
Rainwater drainage system

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.

Premium Elevator System

The project includes the installation of a premium elevator system designed to provide reliable, efficient, and comfortable vertical transportation. The system incorporates advanced technologies and meets modern standards for safety, performance, and user experience.



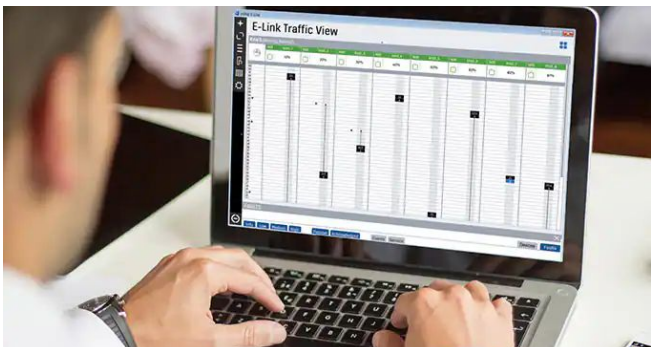
BUILDING ACCESS

A scalable and flexible building access system seamlessly integrated with elevators and automatic doors. The solution combines intuitive user interfaces, system hardware, and access-control software to ensure convenient and secure access throughout the building.



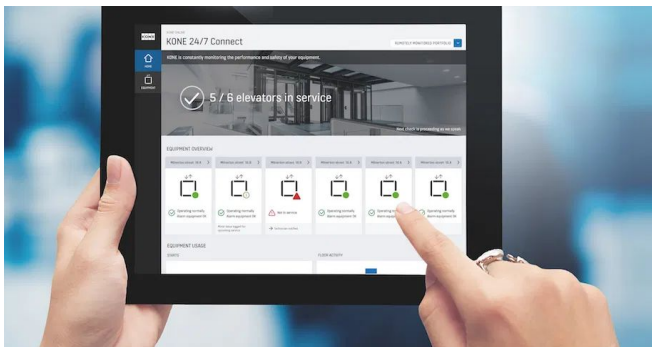
DESTINATION CONTROL SYSTEM

An intelligent destination control system designed to enhance traffic flow, improve operational efficiency, and reduce waiting times by optimizing elevator allocation based on passenger destinations.



MONITORING

A centralized monitoring system provides real-time visibility into elevator and escalator operations, including equipment status, performance metrics, usage analytics, and system availability. The platform supports efficient building management and informed maintenance planning.



DIGITAL ELEVATOR OPERATOR

A digital elevator management system enables automated diagnostics and continuous performance assessment, helping identify potential issues before they affect operation. This proactive approach supports preventive maintenance, enhances reliability, and minimizes downtime.

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.

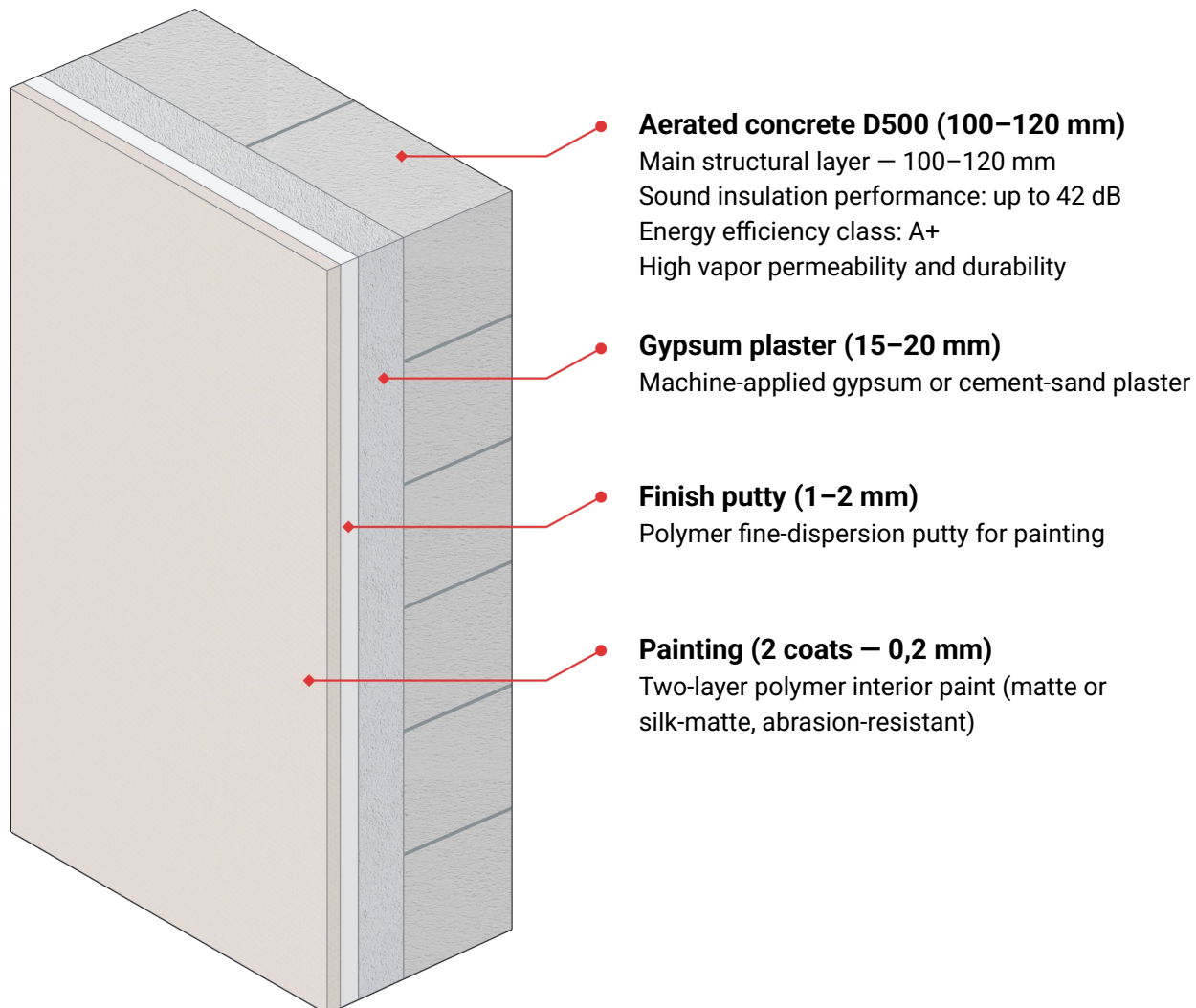
Technical and Operational Advantages

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



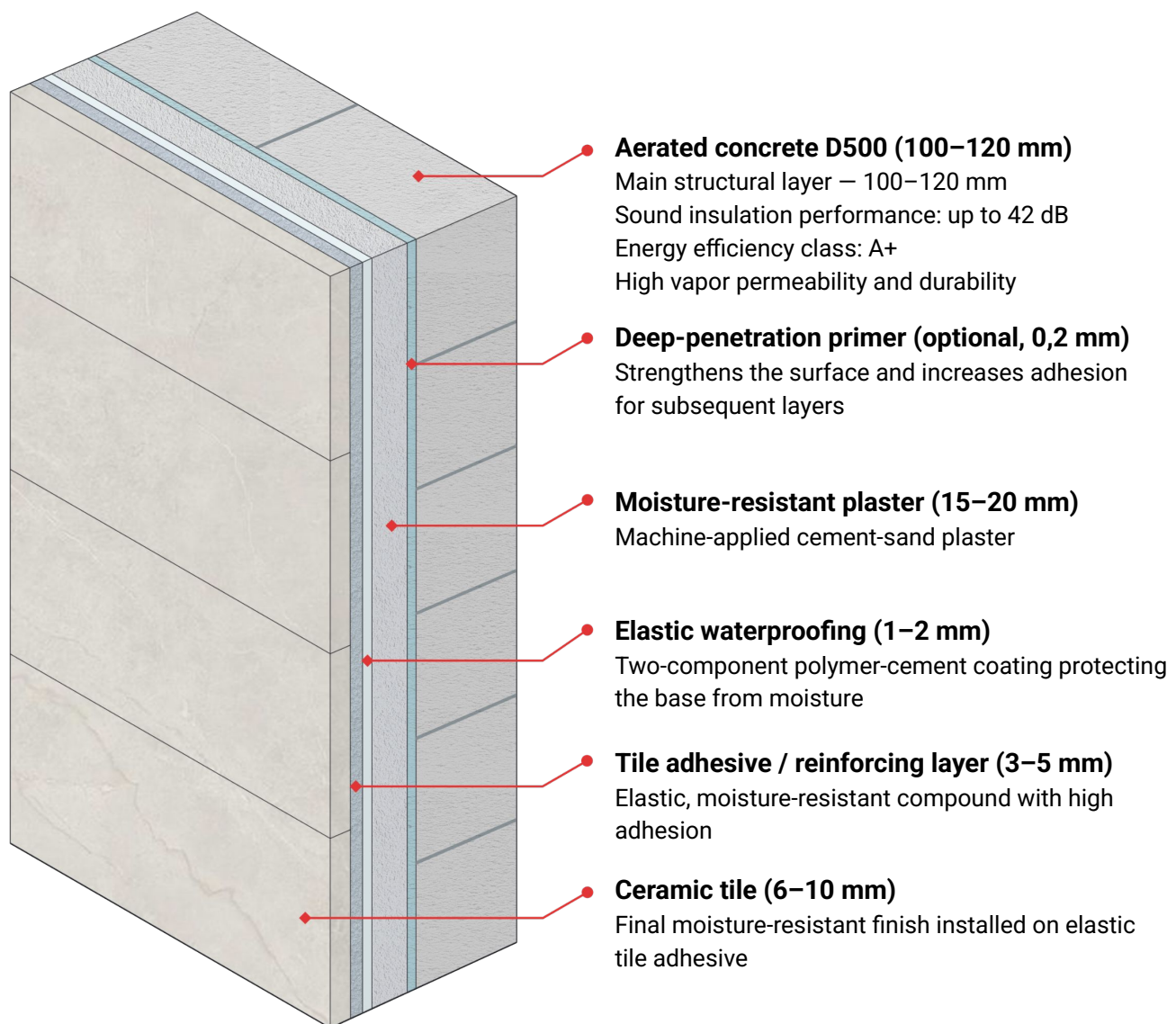
Wet-Area Walls

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

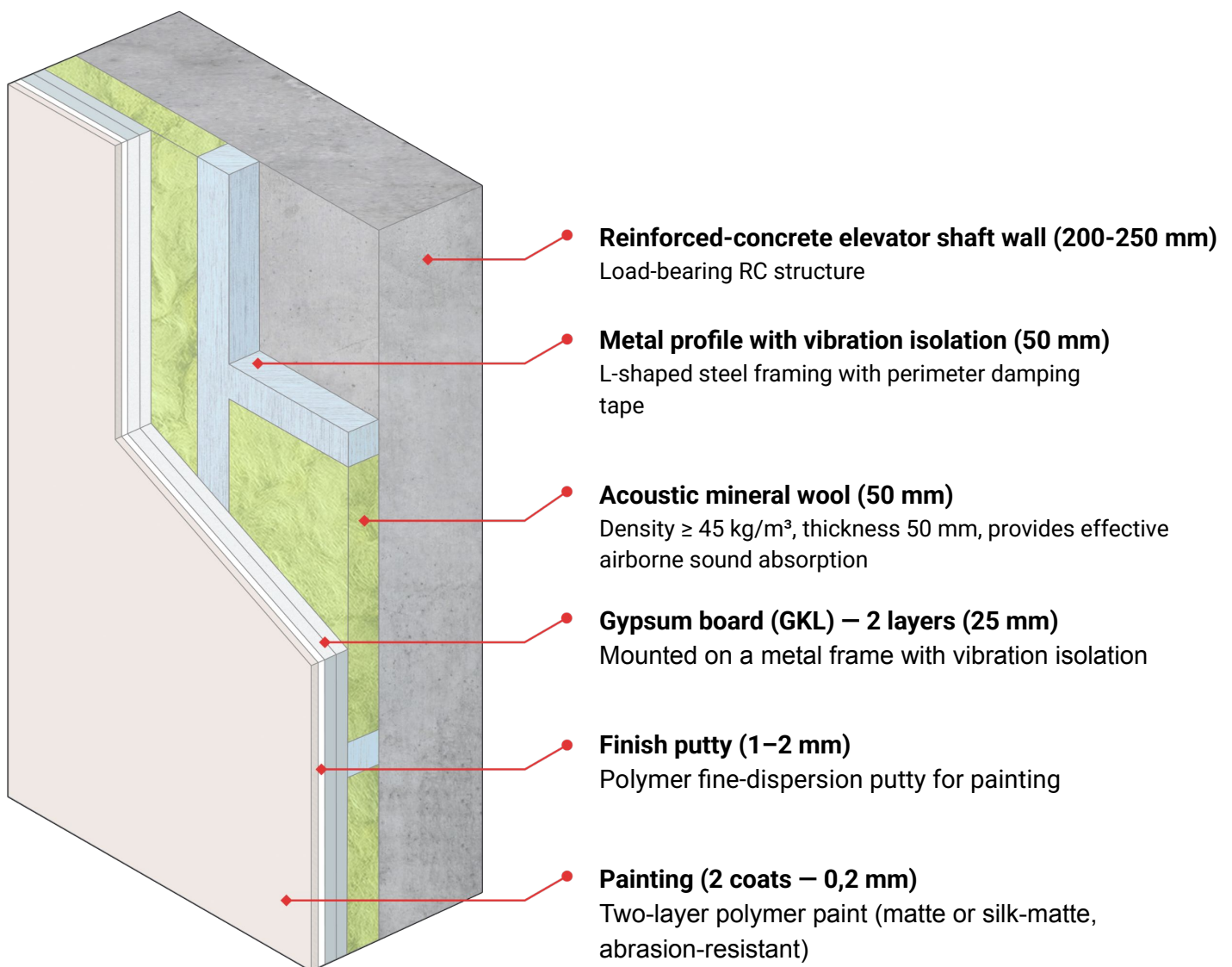
- Enhanced moisture resistance and waterproofing
- Optimal sound insulation between rooms
- High adhesion for ceramic tile finishes
- Durability and resistance to temperature fluctuations
- Use of eco-friendly certified materials



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

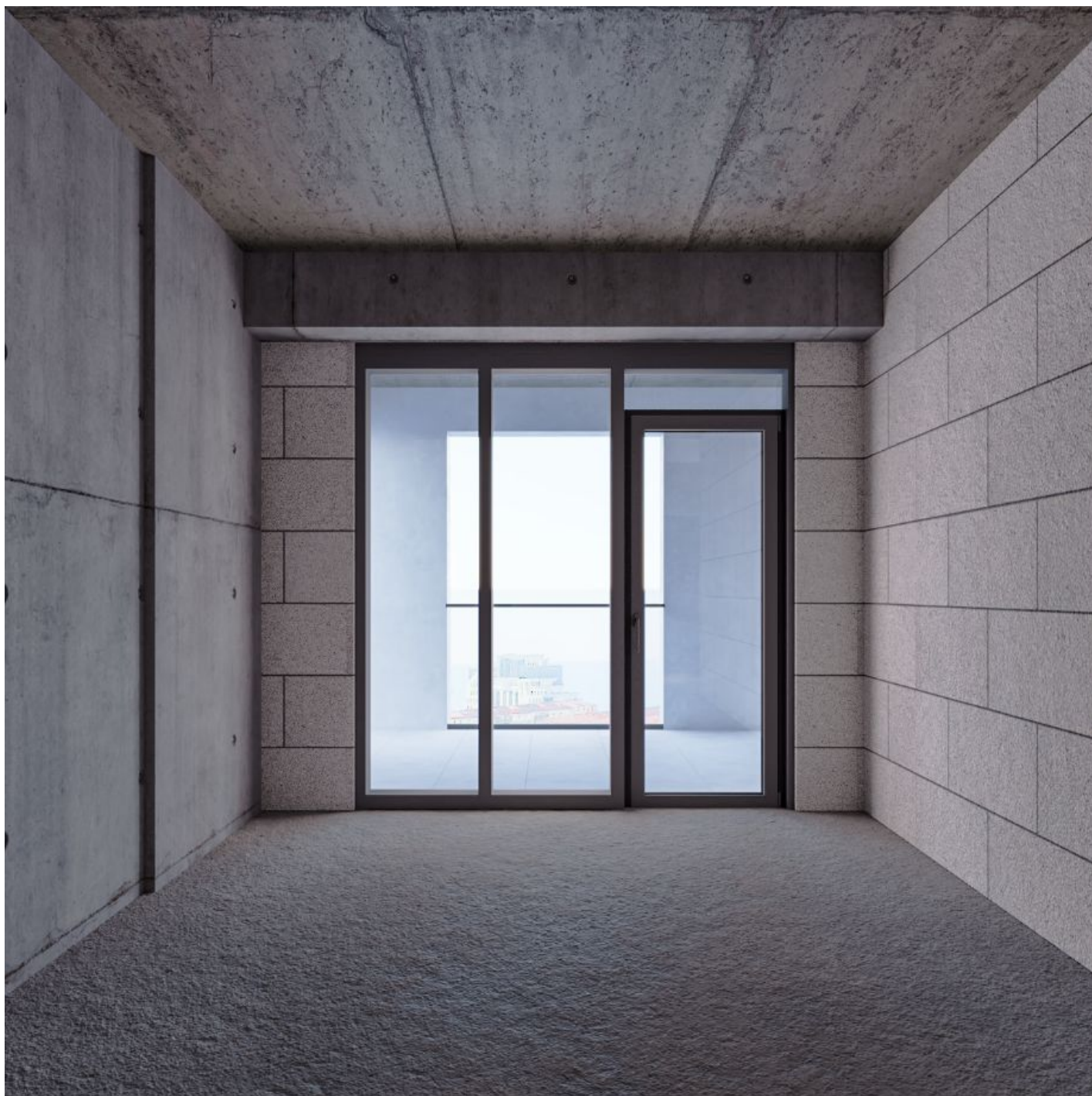
Materials and technology

- **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

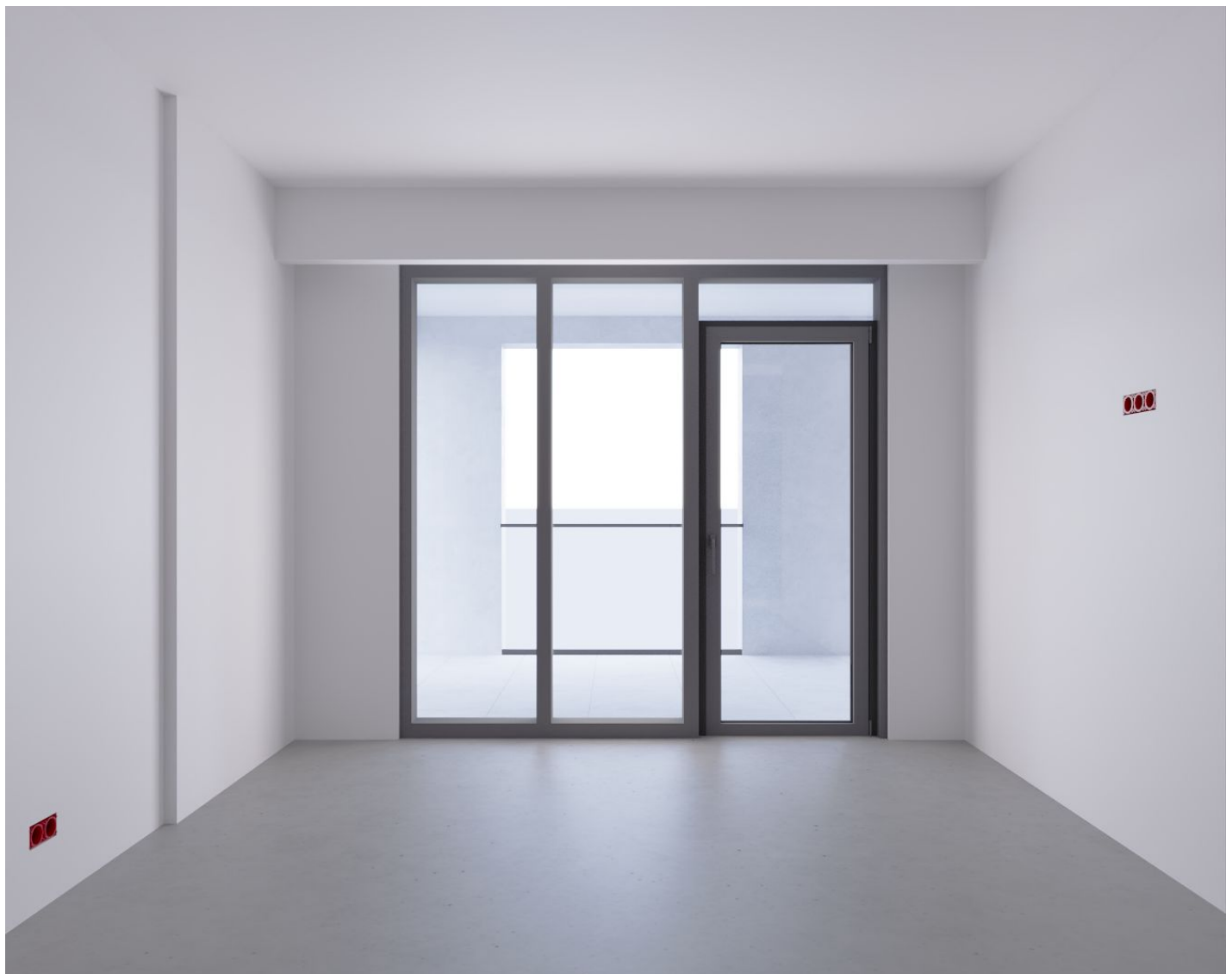
Black frame

All rooms	Concrete slab without leveling, screed, or utility installations.
Walls	Concrete, block (external walls).
Balcony	Wet screed and large-format porcelain tile with a non-slip surface. Finished in accordance with the project design.



White frame

Entrance Door	Installed.
Electricity	Internal electrical cabling completed, outlet boxes mounted.
Water Supply	Pipes routed to the installation points for sanitary fixtures and household appliances.
Heating	Pipes for heat carrier supply installed.
Sewerage	Drainage connections routed to installation points.
Floor	Semi-dry screed with embedded utility systems in living areas and kitchen. Wet screed in bathrooms and balconies. Large-format porcelain tile with a non-slip surface on balconies.
Walls	Dry machine-applied plaster in living rooms, entrance halls, and walk-in closets. Bathrooms finished in accordance with the project design.
Ceiling	Concrete ceiling surface prepared for further finishing works.
Balcony	Wet screed and large-format porcelain tile with a non-slip surface.
Ventilation and Air Conditioning	Provision for air conditioner installation.



Final fit-out

Entrance Door	Installed
Electricity	Sockets, switches, and lighting fixtures installed in all rooms.
Water Supply	Sanitary fixtures installed, including bathroom and kitchen sinks, toilet, shower cabin, and faucets.
Heating	Heating radiators installed. Optional electric underfloor heating.
Sewerage	Internal sewerage system completed.
Floor	Laminate flooring with wood texture and minimum class 32 wear resistance installed in living areas. Wear-resistant wood-textured porcelain tile installed in entrance halls and walk-in closets. Large-format porcelain stoneware with a non-slip surface installed in kitchens. Ceramic tiles with a non-slip surface installed in bathrooms.
Walls	Putty and wallpaper finish in living rooms, entrance halls, and walk-in closets. Wall tiles with accent design in shower areas (matte or glossy finish). Kitchen backsplash finished with tiles, with wallpaper and putty around the backsplash area.
Ceiling	Gypsum board ceilings in living rooms and entrance halls. Stretch ceilings in bathrooms and walk-in closets.
Interior Doors	Eco-veneer interior doors with enhanced sound insulation
Balcony	Turnkey balcony finish in accordance with the project design.
Ventilation and Air Conditioning	Provision for air conditioner installation. Air conditioner piping (line set) installed.
Bathroom Equipment	Wall-hung toilet with concealed cistern installation system. Sanitary porcelain sink. Walk-in shower according to the project design. Electric heated towel rail. Integrated exhaust fan. Backlit mirrors, mirror wall sconces, and recessed ceiling spotlights installed.
Kitchen Equipment	Kitchen cabinetry made of laminated moisture-resistant board with high-quality hardware. Built-in oven, two-burner cooktop, refrigerator, and integrated range hood installed. Work surface lighting and kitchen accessories included.
Lighting	Recessed ceiling spotlights and wall sconces installed in living areas, bedrooms, entrance halls, bathrooms, and balconies. Decorative wall sconces installed in living rooms and bedrooms.

Final fit-out



Turnkey

Entrance Door	Installed.
Electricity	Lighting fixtures installed throughout the apartment
Water Supply	Bathroom and kitchen sanitary fixtures installed. Washing machine installed and connected.
Heating	Heating radiators installed. Optional electric underfloor heating in bathrooms.
Sewerage	Internal sewerage and plumbing systems completed.
Floor	Laminate flooring with wood texture and minimum class 32 wear resistance installed in living areas. Wear-resistant wood-textured porcelain tile installed in entrance halls and walk-in closets. Large-format porcelain stoneware with a non-slip surface installed in kitchens. Ceramic tiles with a non-slip surface installed in bathrooms.
Wall	Putty and wallpaper finish in living rooms, entrance halls, and walk-in closets. Wall tiles with accent design in shower areas. Kitchen backsplash finished with tiles, with wallpaper and putty around the backsplash area.
Ceiling	Gypsum board ceilings in living rooms, kitchens, and entrance halls. Stretch ceilings in bathrooms and walk-in closets.
Interior Doors	Eco-veneer interior doors with enhanced sound insulation.
Balcony	Turnkey balcony finish in accordance with the project design.
Ventilation and Air Conditioning	Provision for air conditioner installation. Air conditioner piping (line set) installed. Ducted air conditioner with a single indoor unit and two outlets serving the living room and bedroom, integrated above the ceiling.
Bathroom Equipment	Wall-hung toilet with concealed cistern installation system. Sanitary porcelain sink. Walk-in shower according to the project design. Electric heated towel rail. Integrated exhaust fan. Backlit mirror, towel hooks, toilet paper holder, toilet brush holder, soap holders, shower shelf, and recessed ceiling spotlights installed.
Kitchen Equipment	Kitchen cabinetry made of laminated moisture-resistant board with high-quality hardware. Built-in oven, two-burner cooktop, refrigerator, and integrated range hood installed. Dining table and chairs included. Work surface lighting and kitchen accessories included.
Entrance Hall	Built-in wardrobe for clothing and shoes installed. Recessed ceiling spotlights installed.
Living Area Furniture and Equipment	43" Smart TV and TV stand installed. Two-seater fold-out sofa and coffee table included. Framed artwork installed. Set of sheer curtains and drapes installed.
Bedroom Furniture and Equipment	Queen-size bed 160x200 cm installed. Bedside table, four-door wardrobe, desk or vanity table, chair, and mirror included. Set of sheer curtains and drapes installed. Decorative and recessed lighting installed.
Balcony Furniture	Outdoor dining table and outdoor chairs included. Recessed terrace spotlights installed.

Turnkey



After-sales service and warranty maintenance

Warranty for construction works and household appliances
The facility management team serves as the central contact for resolving any resident issues.

