



დანართი №2 - ნასყიდობის საგნის მფლობელობა (თეთრი კარკასი)
(უძრავი ქონების ნასყიდობის ნაშარვ ხელშეკრულება №OT4-01/25)
Appendix №2 - condition of the Building-construction and the Subject of Purchase (White Frame)
(Immovable property sale-purchase preliminary agreement №OT4-01/25)

Batumi

27.05.202

Specification SPORTCITY C BLOCK

1. General Information

Building specifications.	Infrastructure.	Foundation.
33600 m² total construction area	Indoor swimming pool.	
506 apartments. 23 residential floors.	Coworking space with a library as an alternative to an office.	
1 floor of commercial premises.	Restaurant.	
2 floors of underground parking.	Gym	
Autonomous gas boiler room.	Sky Bar	
Concierge service.	Children's playground.	Safety and innovations.
5 elevators.	Padel & Squash Court	Fire protection systems with automatic sensors.
	Decorative garden	
	Amphitheater	
	Fountain	
	Dog Friendly zone	
	Football/Basketball court	
	Bicycle and scooter parking	Modern soundproofing materials that provide silence and comfort
	Table Tennis area	Video surveillance system.
	Picnic Area	24/7 security.
Frame and structural elements.	Facade, glazing, and doors	Warranty service and after-sales support.
High-strength reinforcement steel.	Composite panel with a patinated metal texture.	Warranty on structural works and installed appliances.
Monolithic reinforced concrete frame.	Curtain walls with tempered glass.	Facility management service – a single point of contact for resolving any resident inquiries.
High-grade concrete (B30–B35)	Facade made of durable aluminum with composite panels (Alucobond).	
Interior walls made of block	Aluminum curtain wall windows — lightweight, durable, and resistant to deformation.	
Seismic resistance: minimum 8 points.	Energy-efficient double-glazed windows that reduce heat loss and lower energy costs.	
	Composite panel with a concrete texture.	Apartment types
	LED lighting channel.	1S (studio)
	Balcony railings with tempered glass.	2BR (two-bedroom)
		1BR (one-bedroom)

2. Finishing works

Floors:	Material/Type	Studio	1BR	2BR	Black frame.	White frame.	Final fit-out	Turnkey
All rooms	Concrete slab, without leveling, without screed, without utility installations.							
Living areas.	Semi-dry screed with installed utility systems. Leveling with a self-leveling compound, 2 mm underlay, and laminate flooring of at least class 32 wear resistance with a wood texture.							
Entrance hall, walk-in closet.	Leveling with a self-leveling compound, wear-resistant wood-textured porcelain tile.							
Kitchen.	Semi-dry screed with embedded utility systems. Large-format porcelain stoneware with a non-slip surface, size up to 60x60 cm.							
Bathrooms	Wet screed with embedded plumbing systems. Ceramic tiles with a non-slip surface, size up to 60x60 cm.							
Balcony	Wet screed. Large-format porcelain tile with a non-slip surface, size up to 60x60 cm.							
Walls:	Material/Type	Studio	1BR	2BR	Black frame.	White frame.	Final fit-out	Turnkey
All rooms.	Concrete, block (external walls).							
Living rooms, entrance halls, and walk-in closets.	Dry machine-applied plaster. Putty and wallpaper.							
Bathrooms	Plaster. Wall tiles with accent design in the shower area (matte or glossy finish).							
Balcony	Turnkey, in accordance with the project design. Plaster. Kitchen backsplash 60 cm high made of tiles up to 60x120 cm in size, with putty and wallpaper around the backsplash area.							
Потолки:	Material/Type	Studio	1BR	2BR	Black frame.	White frame.	Final fit-out	Turnkey
Living rooms	Gypsum board (drywall).							
entrance halls	Gypsum board (drywall).							
walk-in closets	Stretch ceilings.							

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