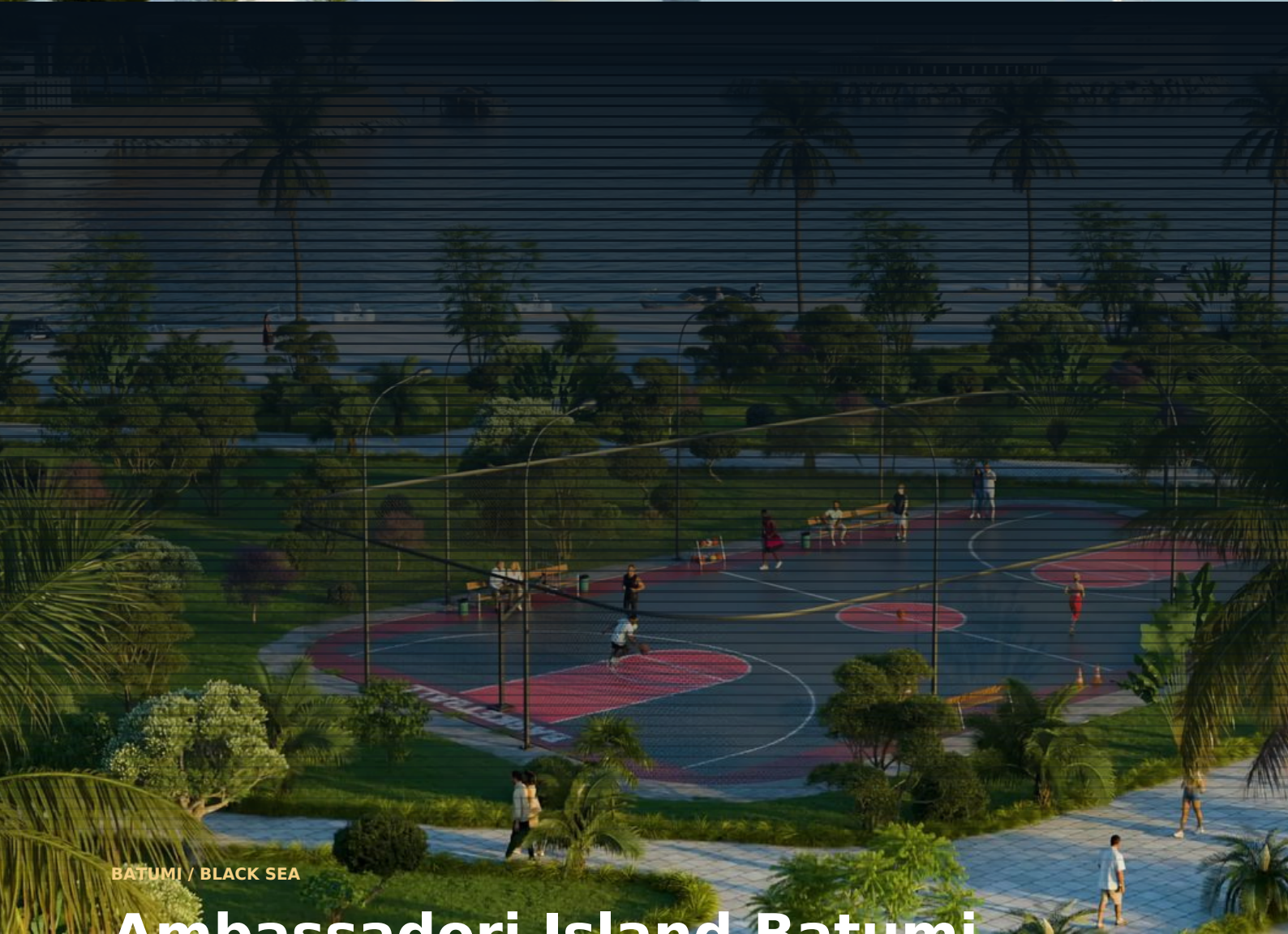




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BATUMI / BLACK SEA

Ambassadori Island Batumi

Detailed review of an 84-hectare artificial-island and peninsula development on Batumi's Black Sea coast.

Detailed English guide | 13 September 2026

CONFIRMED SNAPSHOT

Project overview

Ambassadori Island Batumi is a large-scale development under construction on Batumi's Black Sea coast. The official concept combines residential, hospitality, retail, work, education and recreation. The first residential skyscraper is presented as a 58-storey building.

84 ha	49%	58 floors
project area	parks and recreation	first tower

Confirmed concept and programme

- Two artificial peninsulas and one artificial island.
- Apartments, apart-hotels, hotels, villas, retail and work spaces.
- Artificial beaches, a seafront boulevard, sport and recreation areas and a yacht club.
- Sustainable planning with green transport, energy-efficient buildings, walking and cycling routes.
- Official partners named by the developer: ARUP, SHoP Architects, Yüksel Proje and Colliers.



Official architectural render. Final delivery may differ.

Residential offer and amenities

Studio	37.10 to 44.95 m ² on the official apartment page.
1 bedroom	53.45 to 72.55 m ² .
2 bedrooms	108.4 m ² or 109.10 m ² .
First tower	Workspaces, residential and commercial services, rooftop helipad, restaurants, breakfast areas, relaxation and wellness facilities.
Island systems	Green mobility, walking/cycling links, landscaped areas and coastal protection are part of the official concept.

Status and dated information

The official 15 July 2026 update states that 48 hectares of reclaimed land had been commissioned and reclamation had extended 500 metres into the Black Sea. The June-July 2026 construction update says the third floor in Zone A was nearing completion and foundation piling continued in Zone B.



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: foundation piling and an above-ground structural frame are in progress. Specially engineered concrete Xblocks are planned for coastal protection. The tower's exact structural system and material schedule were not published in the pages reviewed.
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 project page
islandambassadori.com

Official project and partners page
islandambassadori.com

Official apartment types and areas
islandambassadori.com

Official construction progress
islandambassadori.com

Official 15 July 2026 progress update
islandambassadori.com

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