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EAGLE HILLS GEORGIA / GONIO

Gonio Yachts & Marina

Detailed review of a planned 260-hectare marina destination on Batumi's Black Sea coast.

Detailed English guide | 13 September 2026

CONFIRMED SNAPSHOT

Project overview

Gonio Yachts & Marina is a planned Eagle Hills mixed-use waterfront destination in Gonio. A world-class yacht marina anchors a programme of branded residences, luxury and boutique hotels, retail boulevards, parks and leisure spaces.

260 ha	Black Sea	Marina
planned area	Batumi / Gonio	destination anchor

Confirmed concept and programme

- World-class yacht marina and yacht-club lifestyle.
- Branded residences and premium apartments.
- Luxury and boutique hotels, restaurants, bars and retail boulevards.
- Seafront promenade, parks, open green spaces, lagoons and beach-related living.
- Energy-efficient design, responsible coastal management and biodiversity protection are stated principles.



Official architectural render. Final delivery may differ.

Residential offer and amenities

Residences	Branded residences and refined apartments are publicly described; exact unit types, areas and release inventory require a current written offer.
Hospitality	Luxury and boutique hotels, restaurants and bars.
Public realm	Seafront boulevard, retail streets, parks, lagoons and leisure zones.
Marine facilities	World-class yacht marina and yacht-club concept.
Current offer	The official project page invites registration of interest. Exact pricing and payment terms are unit-specific and may change.

Status and dated information

The official Eagle Hills overview dated 21 October 2025 describes the 260-hectare masterplan and planned programme. The official Georgia project page currently presents the concept and invites interest. The public pages reviewed did not state a precise construction completion or unit handover date.



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 at masterplan level: energy-efficient design, responsible coastal management and biodiversity protection. Exact residential structure, concrete grade, facade, waterproofing and interior 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 Gonio Yachts & Marina page
eaglehillsgeorgia.com

Official Georgian-language project page
eaglehillsgeorgia.com

Official Eagle Hills overview, 21 October 2025
eaglehills.com

Official Georgian project brochure
eaglehillsgeorgiacdn.eaglehills.ai

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