PROPERTY OWNERSHIP. A NEW RESIDENCE OPTION.

GEORGIA

Your next chapter,
in the heart of the Caucasus.

Two property-based routes. One coordinated journey with Westbridge.



TBILISI | OLD TOWN & BRIDGE OF PEACE

Property residence at a glance

ONE-YEAR PROPERTY RESIDENCE

USD 150,000+

Approx. EUR 134,230

Renewable annually while qualifying ownership and other conditions continue.

FIVE-YEAR INVESTMENT RESIDENCE

USD 300,000+

Approx. EUR 268,460

Potential application for indefinite residence after five years of qualifying ownership.

Strict thresholds: the accredited market valuation must be **above** USD 150,000 or USD 300,000, equivalent in GEL. Non-agricultural property only. The euro figures are reference conversions, not legal thresholds. [1,2,8]

Georgian residence is separate from EU/Schengen rights. Ownership alone does not guarantee approval.

Photos: GeoO / CC BY-SA 4.0 (Tbilisi, 2019) · cropped

THE PROPERTY MARKET

Two cities. Distinct opportunities.

Capital-city living and Black Sea investment, supported by an international buyer base.





TBILISI

A capital-city option for urban living and long-term rental strategies.

42,388
apartments sold in 2025

EUR 3.13bn
2025 sales value (USD 3.5bn)

BATUMI

A Black Sea option for lifestyle ownership and tourism-led rentals.

17,478
apartments sold in 2025

EUR 1.16bn
2025 sales value (USD 1.3bn)

8.6%
Tbilisi reported gross yield, Dec 2025

7.4%
Batumi reported gross yield, 2025

Galt & Taggart benchmarks [6,7]. Tbilisi uses typical 50-60 m² new apartments; Batumi reflects short-stay rental economics. Different methods: not directly comparable. Gross yields precede costs and tax, and are not promised returns.

International capital and buyers

Eagle Hills (UAE) announced USD 6.5bn (approx. EUR 5.82bn) of planned development in Tbilisi Waterfront and Gonio Yachts & Marina. **Hualing Group (China)** developed Tbilisi Sea New City, a 420-hectare mixed-use project. These are market examples, not Westbridge partners. [9,10]

In Galt & Taggart's Batumi developer survey, foreign buyers represented **52%** of 2025 sales. Leading groups included Israel and the EU (13% each), and Ukraine/Russia/Belarus combined (11%). Survey sample: 30+ projects, about 40% of the primary market; not all Georgian sales. [7]

Potential, with discipline: G&T; identifies urbanisation and smaller households as Tbilisi demand drivers. New supply, seasonal occupancy, resale liquidity and FX exposure can reduce returns. Rising Batumi supply has already compressed yields. [6,7]

Photos: GeoO / CC BY-SA 4.0 (Tbilisi, 2019) · herr.eichhorn / CC BY-SA 2.0 (Batumi, 2015) · cropped

ELIGIBILITY & PROCESSING

Your route from purchase to permit.

Investor requirements

Registered ownership

Own qualifying non-agricultural property with an accredited valuation above the route's USD threshold. Keep qualifying ownership. [2]

Correct entry basis

Be lawfully present. The one-year route has restrictions for category C visas and entry based only on another country's visa/residence permit. Check before purchase. [1]

Identity and documents

Passport, lawful-stay evidence, title, valuation, photo and application. Foreign documents may need certified Georgian translation and apostille/legalisation. [1,5]

Additional five-year requirement

A reference from a government member or three Georgian citizens authorised to represent Georgian businesses. [1]

Family eligibility

Spouse and eligible children can apply with relationship evidence and the main holder's permit; age/dependency conditions vary by route. [1]

Funding and purchase checks

Prepare bank/source-of-funds evidence as requested. Independent local counsel checks title and contracts; an off-plan reservation is not qualifying registered ownership.

Six coordinated stages

01 **Assess & plan**

Eligibility, family, entry basis and engagement scope.

2-5 working days*

02 **Select & check**

Property selection, title review, contract and payment safeguards.

1-2 weeks*

03 **Buy & register**

Complete the purchase and register title.

Same day / 1 / 4 working days [3]

04 **Value & prepare**

Accredited valuation and complete residence documents.

3-7 working days*

05 **File & decide**

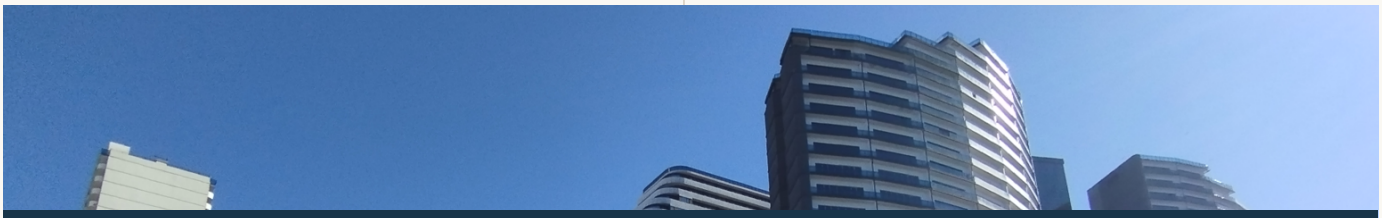
Submit the application; handle further requests.

10 / 20 / 30 calendar days [1]

06 **Card & handover**

Complete card formalities after approval.

Same day to 10 working days [4]



BATUMI | CONTEMPORARY RESIDENTIAL ARCHITECTURE (2026)

Allow approximately 4-8 weeks for a straightforward main-applicant case after property selection. *Planning estimates, not guaranteed deadlines. Visa/bank checks, missing documents and subsequent family stages can add time. Obtain the residence card within one month of the permit. [2]

Photo: Erez.Gt / CC BY 4.0 (Batumi, 2026) · cropped; destination image, not a property offer

COSTS IN EUR & WESTBRIDGE SERVICES

A clear budget. A local team.

Indicative costs for one applicant and one property. Fees remain subject to written engagement and applicable VAT. Property capital is additional.

Westbridge professional fees	EUR
Main applicant: one-year / five-year route	3,500 / 5,000
Additional spouse / minor child	1,000 / 500
Annual renewal assistance: one-year route	750

External costs - budget separately	Approx. EUR
Purchase legal support (GEL 2,000-3,500 allowance)	690-1,210
Accredited valuation (GEL 300-500 allowance)	103-173
Ownership registration: 4 days / 1 day / same day	52 / 93 / 121
Permit decision: 30 / 20 / 10 calendar days, per person	103 / 155 / 207
Card: 10 / 5 / 3 / 2 working days / same day, per person	21 / 28 / 34 / 41 / 52
Photos / signature confirmation, if needed	2 / 2
Separate registry extract: 1 day / same day	7 / 26

Illustrative subtotal beyond property: one-year route **EUR 4,470-5,060**; five-year route **EUR 5,970-6,560**. Includes Westbridge, legal/valuation allowances and standard registration, permit, card and photos. Before applicable VAT and the variable items below.

Variable/additional: certified translations, apostilles/legalisation, POA/notary, visas/application centres, banking/FX, travel, buyer brokerage if agreed, furnishing and technical inspections. Quote individually. Ongoing: maintenance, building/management fees, insurance and applicable property/rental taxes. Renewal state fees and future indefinite-residence work are extra.

What Westbridge coordinates

Residence strategy and eligibility; document review; independent Georgian legal and valuation providers; purchase/application milestones; family applications; card handover and renewal planning. Bank account and transfer assistance can be scoped separately; bank acceptance is not guaranteed.

FX basis [8]: NBG rates effective 7 Nov 2026: EUR 1 = GEL 2.8998; USD 1 = GEL 2.5949. EUR values rounded. Official fees are payable in GEL; thresholds remain in USD equivalent. Legal and valuation prices are estimates, not government tariffs.

LET'S PLAN YOUR NEXT CHAPTER

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Meet Dr. Robert KASZÓ, LL.M. at ETOUCE Dubai · 17-18 Nov 2026

WESTBRIDGE CONSULTING
LAW - INVESTMENTS - RELOCATION

[1-2] Residence rules / law
[3-4] Registry / cards
[5] Document rules
[6] Tbilisi 2025, G&T;
[7] Batumi 2025, G&T;
[8] NBG exchange rates
[9] Eagle Hills announcement
[10] Hualing project

Information as at 8 Nov 2026. Approval, rent and appreciation are not guaranteed. Full sources and image licences attached.