

Corner one-bedroom 1713

61.4 m² · Sea · Floor 17

PRICE

$122,186

Price per m²: $1,990

-34% **You save $63,795 (34%)**

Closest available unit from the developer: 2713, floor 27. The same area at the developer's price: $185,981.

AREA	BALCONY	FLOOR
61.4 m²	19.7 m²	17

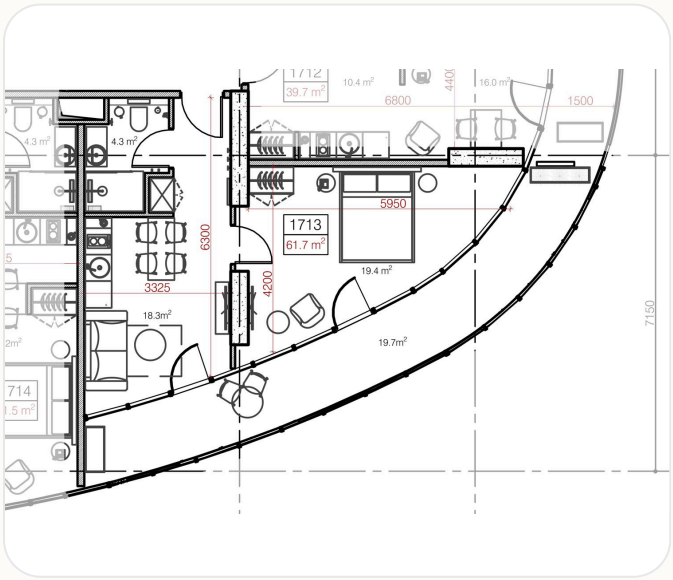
WINDOWS FACE	BUILDING COMPLETION	FINISH
N · Sea	December 2027 · under the contract	Premium, per contract

Premium finish included. Area is total, balcony included.

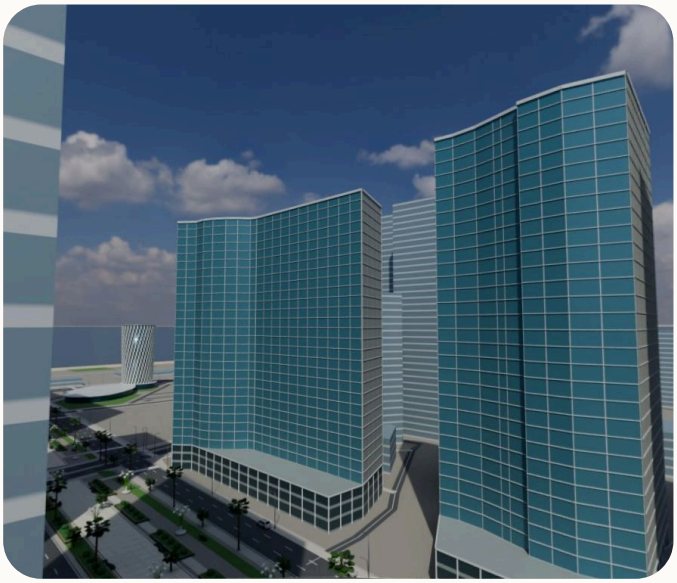
Plan · 1713



WITH DESIGN

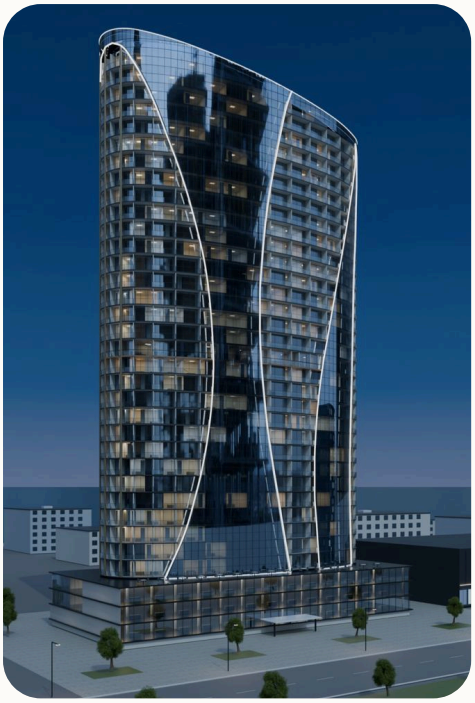


DRAWING



WINDOW VIEW · N · SEA

Top view with the Cube design: finish and kitchen per contract; furniture and curtains are an example layout. Schematic 3D render based on the developer's drawing, not a photo. Materials, furniture and lighting are indicative. The finish is as per contract.



The Oval by Metropol building

A 34-storey tower on Heroes Alley in Batumi, on Zhiuli Shartava Avenue. It combines 25 floors of apartments with a five-star Royal Tulip hotel, part of Louvre Hotels Group. Why it matters to you: hotel services and a management company under the same roof, so your apartment can be rented out without you running it.

34 floors	**523** apartments	**100** Royal Tulip hotel rooms
100 parking spaces	**300 m** to the sea	**December 2027** building completion

Panoramic terrace · Outdoor pool · Fitness room · Restaurant and café · Spa · Wine bar · Cinema room · Reception and lobby

How the deal works

You buy by assignment. An assignment means you take over the seller's place in the contract with the developer. Your rights are the same as if you had bought from the developer directly.

1. **Choose**
   Pick a unit and message the seller or your agent. Ask anything — we reply quickly.
2. **Reserve**
   You can reserve the apartment with a deposit agreement. The deposit amount and term are agreed with the seller.
3. **Pay**
   The payment schedule and method are agreed with the seller.
4. **Assignment**
   The contract is signed by three parties — the buyer, the seller and the developer — at the developer's office.
5. **Title and completion**
   Once paid, the apartment is registered in your name in Georgia's Public Registry as future property. Building completion: December 2027.

Sold by a private seller who holds the contract with the developer for the whole of floor 17.

The seller is not the developer or Metropol's sales team. The names Oval by Metropol and Royal Tulip are used only to describe the building.

Developer prices are from the official price list of 23.09.2026. Seller prices are as of 24.09.2026.

Images are schematic 3D renders, not photographs. The actual view, materials and colours may differ.