

Buyer's guide 2026

Buying an apartment in Batumi

For international buyers: the steps, the costs, the residence permit and what each area costs.

BatumiBuyRent

November 2026

Buyer's guide 2026

At a glance

235,668
residents in the 2024 census, up 54% in ten years (Geostat)

17,478
apartments sold in Batumi in 2025, worth about $1.3 billion (Galt & Taggart)

$1,986
average price per m² of turnkey new-builds, August 2026, up 11% in a year (Galt & Taggart)

$150,000
minimum property value for a residence permit through real estate since 1 March 2026

The market in 2026

Between January and August 2026, 10,883 apartments were sold in Batumi. In August 2026, turnkey new-builds averaged $1,986 per m², up 11.2% in a year (Galt & Taggart).

Inside

1 The purchase, step by step

2 Costs, taxes and the residence permit

3 Prices by area

4 Batumi next to Tbilisi, Antalya and Budva

5 Owning, selling and passing on

6 The districts

7 Living in Batumi

8 Checklist before you buy

The purchase, step by step

Who can buy. Foreigners can buy residential and commercial property in Georgia. The restrictions concern agricultural land, which does not affect city apartments.

1

Check the property

Order an extract from the Public Registry (NAPR). It shows the registered owner and any mortgage or other encumbrance. It costs 20 GEL in one working day, or 13 GEL when ordered online.

2

Open a Georgian bank account early

Payment usually goes through a Georgian bank. Banks may ask questions about the source of funds — Russian citizens in particular — so open the account before you need it.

3

Sign the contract

For a new-build, check the developer's permits and record of past deliveries. For resale, the seller or their representative signs with you.

4

Register the purchase

Ownership exists only once it is registered with the Public Registry, at a Public Service Hall. The fee is 150 GEL for 4 working days, 270 GEL for 1 working day and 350 GEL the same day.

5

Or do it all remotely

A representative can act for you with a notarised power of attorney. If you sign it abroad, it must carry an apostille.

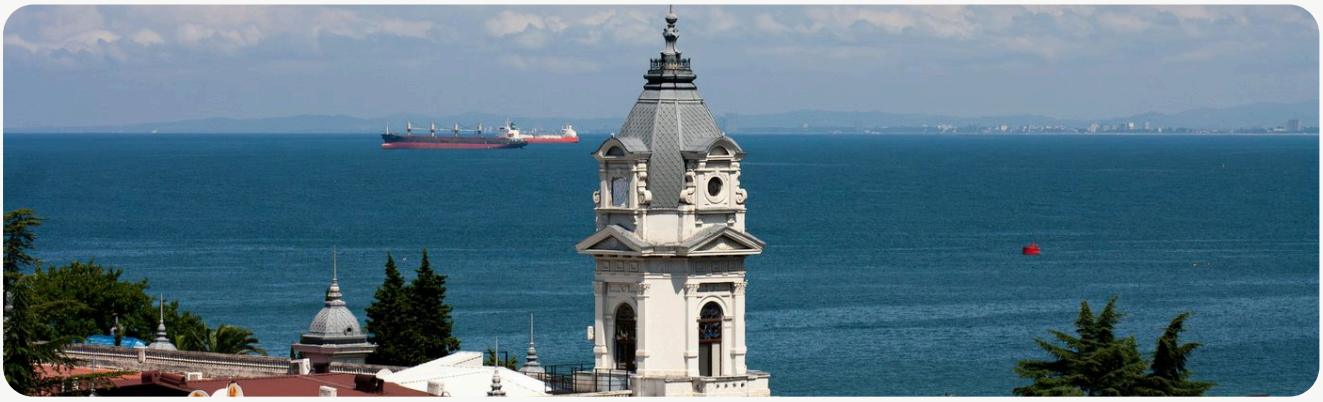
Costs and taxes

Registration (NAPR)	150 / 270 / 350 GEL — 4 days / 1 day / same day
Registry extract	20 GEL (13 GEL online)
Rent of a home for living, by an individual	5% of gross rental income
Profit from selling an apartment, individual	0% after two years of ownership; 5% within two years
Annual property tax	Depends on the household's income — confirm with an accountant

Residence permit through property

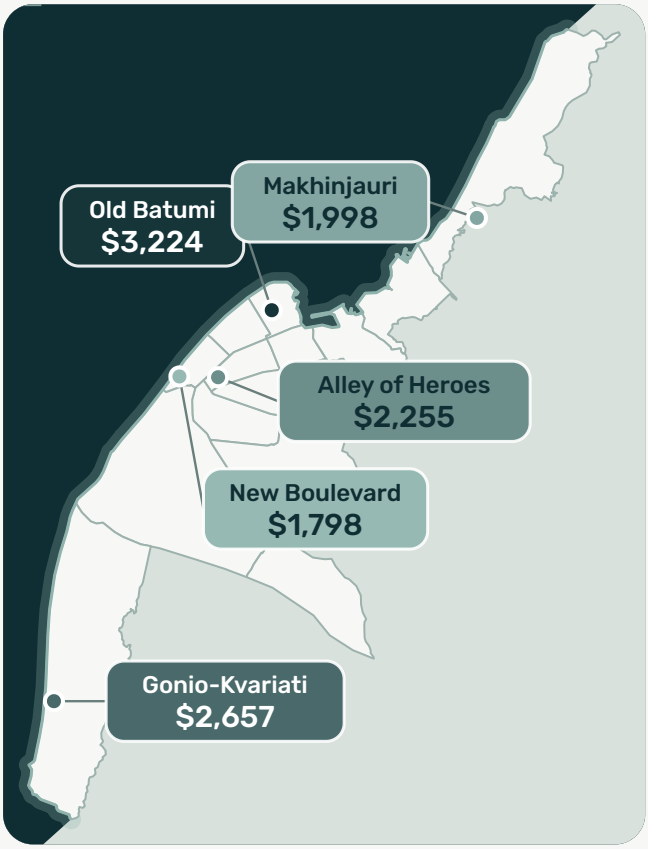
Since 1 March 2026, a foreigner owning property with a market value of at least $150,000 can apply for a one-year residence permit, renewable as long as the property is kept. A licensed appraiser confirms the value. The threshold was $100,000 from 2019.

People who already hold a permit under the old rules can keep renewing it while they keep the property. A separate investor residence permit, from $300,000, gives a five-year permit and a faster route to permanent residence.



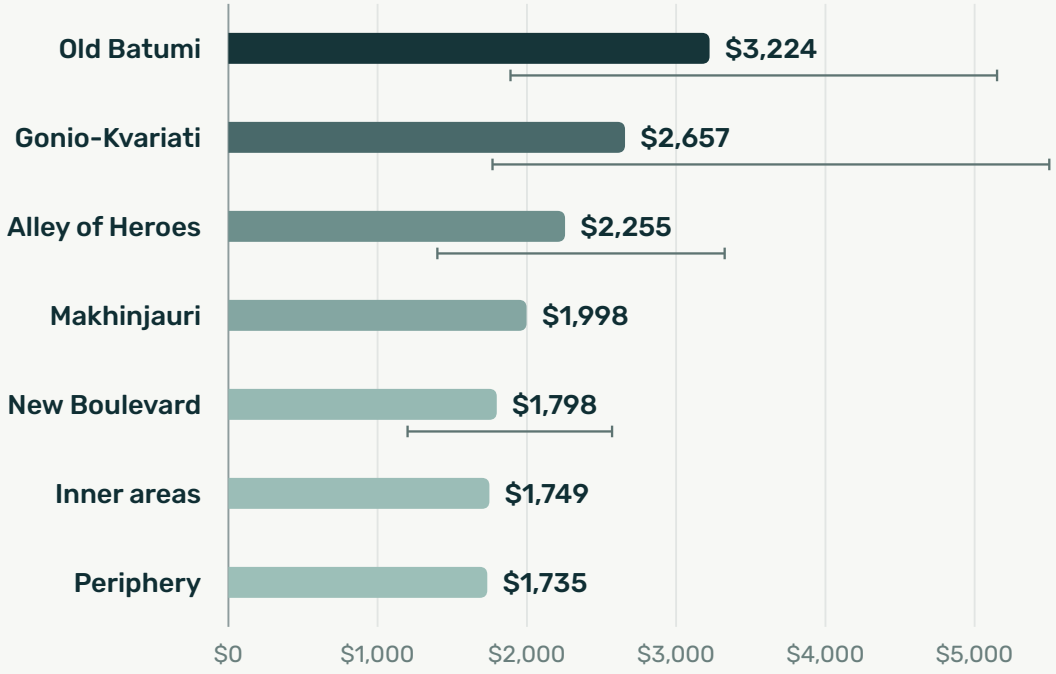
Price per m² by area

New turnkey apartments, weighted average, August 2026



Areas as defined by the analysts Galt & Taggart, which do not follow the official district boundaries. Inner areas and the periphery are not single places, so they appear in the ranking only. Bars show the average; the thin line shows the range of prices where it was published.

Source: Galt & Taggart, Batumi Residential Real Estate 8M 2026 overview, 5 November 2026.



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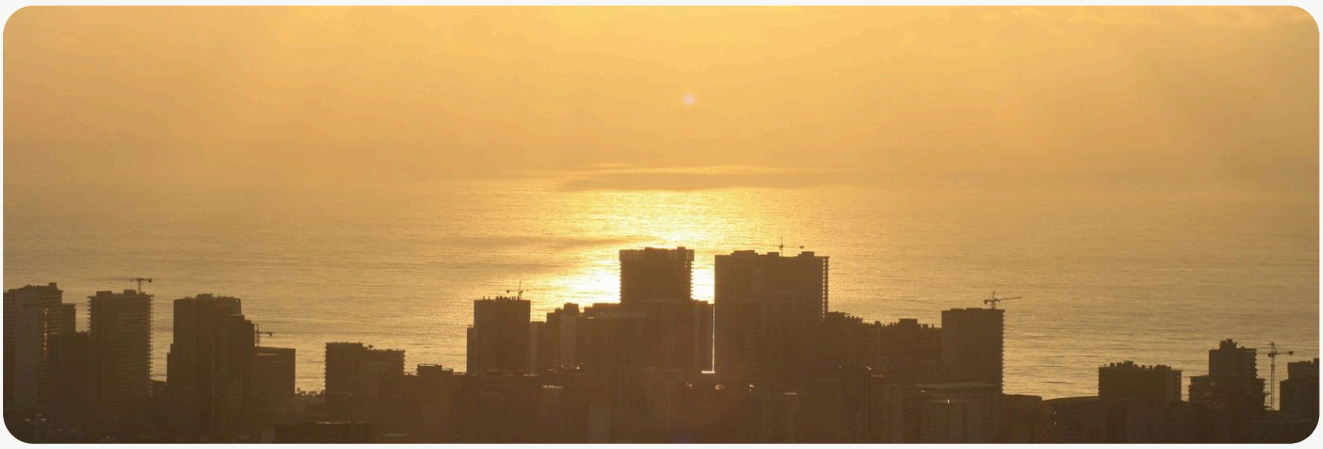
Batumi next to Tbilisi, Antalya and Budva

Four cities that buyers from abroad look at in 2026, side by side on what matters for an investment.

	Batumi Georgia, Black Sea	Tbilisi Georgia, the capital	Antalya Turkey, Mediterranean	Budva Montenegro, Adriatic
Price per m²	$1,986 New turnkey apartments, August 2026	$1,426 New apartments, July 2026	$1,114 All homes, October 2026 (55,064 lira)	$3,956 Apartments for sale, Q3 2026 (€3,581)
Gross rental yield	7.1% June 2026	8.3% August 2026	≈5.9% Rent repays the price in 17 years, May 2026	5.0% Q3 2026
Residence permit through property	$150,000 Since 1 March 2026	$150,000 Same Georgian rule	$200,000 Since October 2023	€150,000 About $165,700, since 17 January 2026
Currency	Lari	Lari	Turkish lira Inflation 29.8% a year in October 2026	Euro

The figures come from different sources and methods: new-build averages for Georgia, valuations for Antalya and asking prices for Budva. Compare the orders of magnitude rather than the exact gaps. Yields are gross, before costs and tax. The Antalya yield is worked out from the payback period (1 ÷ 17). Euro amounts are converted at the National Bank of Georgia rates of 14 November 2026.

Sources: Galt & Taggart, TBC Capital, Endeksa, Emlakjet, Estitor, national residence rules.



Owning, selling and passing on

Is an aparthotel unit taxed like an ordinary apartment?

Not always. Under a Ministry of Finance decision of May 2026, a hotel-type unit that was rented out in the two years before its sale is taxed at 20% on the gain, instead of the 5% or 0% that applies to a residential apartment. Ask how the unit is registered before you buy.

What tax do I pay on rent?

An individual renting out a home for living pays 5% of the gross rent, when no expenses are deducted from that income.

Is there an annual property tax?

Resident individuals pay property tax when their family's income exceeds 40,000 GEL in a calendar year, and it is due by 15 November. If you are not tax resident in Georgia, confirm your case with an accountant.

Can I move my money out of Georgia?

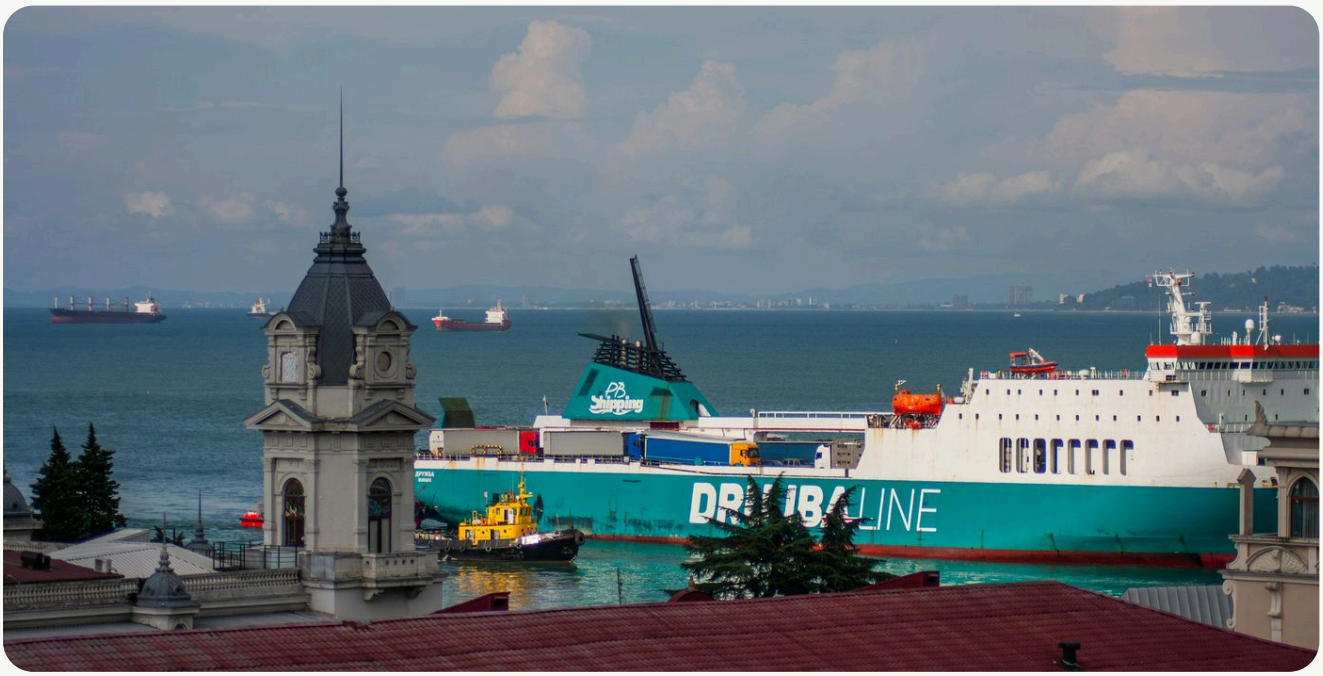
Yes. Georgia has no foreign exchange controls: lari can be converted at the market rate and the money transferred abroad without limit. Taxes due in Georgia must be paid first.

What tax do I pay when I sell?

If you owned the apartment for more than two years, the gain is exempt from income tax, even if you rented it out. If you sell within two years, the gain is taxed at 5%, declared and paid by the 15th of the following month. Aparthotel units can be taxed differently: see the question above.

What happens if I leave the apartment to my family?

Heirs of the first and second line under Georgian law pay no income tax on property they inherit or receive as a gift. Other recipients are exempt up to 150,000 GEL per tax year. Your own country may tax an inheritance too, so check both sides.



The districts

Old Batumi

Historic centre • walkable • premium prices

The historic centre, built up after Batumi joined the Russian Empire in 1878: restored 19th-century streets, Europe Square, the Piazza and the start of the seaside Boulevard. Walkable and lively, and the most expensive part of the market — new-builds averaged about $3,000 per m² at the end of 2025.

Rustaveli

Central • parks • near the sea

The central strip between Old Batumi and the New Boulevard, along the seaside parks. It includes Nuri Lake park and Shota Rustaveli State University. Close to the beach and to the old town at once.

Khimshiashvili

New Boulevard • towers • busiest market

Where the New Boulevard begins: a coastal strip of recent high-rise towers around Ardagani Lake. The New Boulevard area was the busiest market in 2025, with 6,807 apartments sold.

Bagrationi

Residential • inland • everyday life

Two residential districts (I and II) just inland from the centre, mixing Soviet-era blocks and newer mid-rise buildings — everyday streets rather than tourist ones.

Javakhishvili

Residential • calmer

A residential district inland, between Bagrationi and Kakhaberi, further from the beach and generally calmer.

Aghmashenebeli

Residential • inland

An inland residential district south-east of the centre, between Javakhishvili and the airport side of the city.

Boni-Gorodoki

Bus terminal • dense • lower prices

East of the centre, around Batumi's main bus terminal: dense residential housing. Peripheral areas like this are where Batumi's lower prices are found — below $1,500 per m² for some new-builds.

Tamari

Railway station • residential

In the north-east, around Batumi-Central railway station: residential and practical for the train to Kutaisi airport and Tbilisi.

Airport

Seafront • near the airport

The southern coastal strip towards Batumi International Airport, where the seafront continues beyond the New Boulevard.

Kakhaberi

Residential • away from the sea

A large district in the south-east, inland and further from the sea, mainly residential.

Gonio-Kvariati

Beaches • holiday homes • near Turkey

The southern seaside villages inside the city limits: beaches, holiday homes and Gonio Fortress, a Roman-era fortress. The Sarpi crossing into Turkey lies just south of Kvariati.

Green Cape

Botanical Garden • hills • quiet

Mtsvane Kontskhi, on green hills above the sea at the northern edge of the city, home to the Batumi Botanical Garden. Quiet and leafy, a drive from the centre.

Industrial district

Industry • logistics

Mainly industrial and logistics land in the south-east, with few residential options.

Living in Batumi

A city that grew by half in ten years

The 2024 census counted 235,668 people in Batumi, 54% more than in 2014 — the fastest growth of any Georgian municipality. Adjara, the region around it, grew by 20.7% while most regions lost residents (Geostat).

Batumi has been reshaped since 2010 by modern high-rises and the restoration of its 19th-century old town. It is the capital of the Autonomous Republic of Adjara and one of Georgia's main ports.

Climate

Batumi has a humid subtropical climate: mild winters without much snow, warm and humid summers. The average temperature is about 7°C in January and 23°C in August, and the sea reaches about 25°C in July and August.

It is one of the rainiest places in the region, with roughly 2,500 mm of rain a year, because the nearby mountains catch the humid air coming off the sea. Autumn is the wettest season; May is usually among the driest months.

Getting there and around

Batumi International Airport, on the southern edge of the city, had 31 scheduled routes to 26 destinations in 13 countries in June 2026. Regular flights to Tbilisi resumed on 25 June 2026.

Kutaisi airport, with more low-cost flights to Europe, is about 2.5–3 hours by road; the train from Kutaisi Airport station takes about 1.5–2 hours. Tbilisi is 350 km away: about 5 hours on the modern Stadler train, which stops only at Kutaisi Airport, Ureki and Kobuleti.

To the south, the Sarpi crossing into Turkey lies just past Kvariati.

Schools and university

International schooling is more limited than in Tbilisi. Directories list three international schools in Batumi. American International School Progress teaches in English and Georgian, with Russian and German also taught, for around 400 pupils. Batumi British International School follows a Cambridge curriculum for younger children, and a European School campus offers IB and Cambridge programmes.

Across Georgia, 54 schools teach in Russian, either entirely or in a Russian-language section, and the recent growth has come almost only in Tbilisi and Batumi. Higher education is led by Batumi Shota Rustaveli State University.

Checklist before you buy

- [ ] Order a Public Registry extract: it shows the owner and any mortgage or encumbrance.
- [ ] For a new-build, check the developer's permits and its record of delivered projects.
- [ ] Open a Georgian bank account early and be ready to show where your funds come from.
- [ ] If you cannot travel, sign a notarised power of attorney; abroad, it needs an apostille.
- [ ] Register the purchase with the Public Registry: ownership exists only once it is registered.
- [ ] For a residence permit, the market value must reach $150,000, confirmed by a licensed appraiser.
- [ ] Plan for taxes: 5% of gross rent for an individual; the property tax depends on household income.
- [ ] For an aparthotel unit, ask how it is registered: a hotel-type unit rented in the two years before its sale is taxed at 20% on the gain.
- [ ] Confirm your own case with a lawyer or accountant in Georgia.

The full guide, with the interactive map and ten years of economic data:

batumibuyrent.com/guide/

Questions? Write to us in English, Russian or Hebrew. contact@batumibuyrent.com

Main sources

Galt & Taggart — Batumi Residential Real Estate, 8M 2026 overview (5 Nov 2026) (internationalinvestment.biz)
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National Agency of Public Registry — fees (napr.gov.ge)
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Endeksa, Estitor, TBC Capital — other cities (homesoverseas.ru, estitor.com, internationalinvestment.biz)

This guide is general information, not legal or tax advice. Rules and fees change: confirm your case with a lawyer or accountant in Georgia. Photos: Alexander Gluschenko / Unsplash. District boundaries: OpenStreetMap contributors (ODbL).