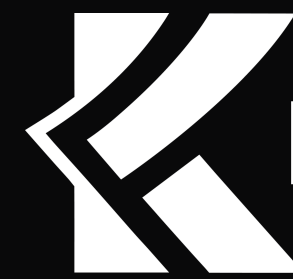




Tonino Lamborghini

TOWER
BATUMI



FK DEVELOPMENT



**ITALIAN ELEGANCE.
ELEVATED.**

TONINO LAMBORGHINI



Tonino Lamborghini nasceu em Cento (Ferrara) em 13 de outubro de 1947 e é o herdeiro da dinastia Lamborghini, uma família conhecida pela criação de um império industrial no campo mecânico e automotivo, entre os anos 50 e 80. Influenciado por sua herança familiar e experiências profissionais em engenharia mecânica e design automotivo, Tonino Lamborghini criou uma marca de estilo de vida que inclui uma ampla gama de produtos e projetos de luxo.

Tonino Lamborghini was born in Cento (Ferrara) on October 13, 1947, and is the heir of the Lamborghini dynasty, a family renowned for the creation of an industrial empire within the mechanical and automotive field, between the '50–80s. Influenced by his family heritage and professional experiences within mechanical engineering and automotive design, Tonino Lamborghini created a lifestyle experience brand that includes a wide range of luxury products and projects.

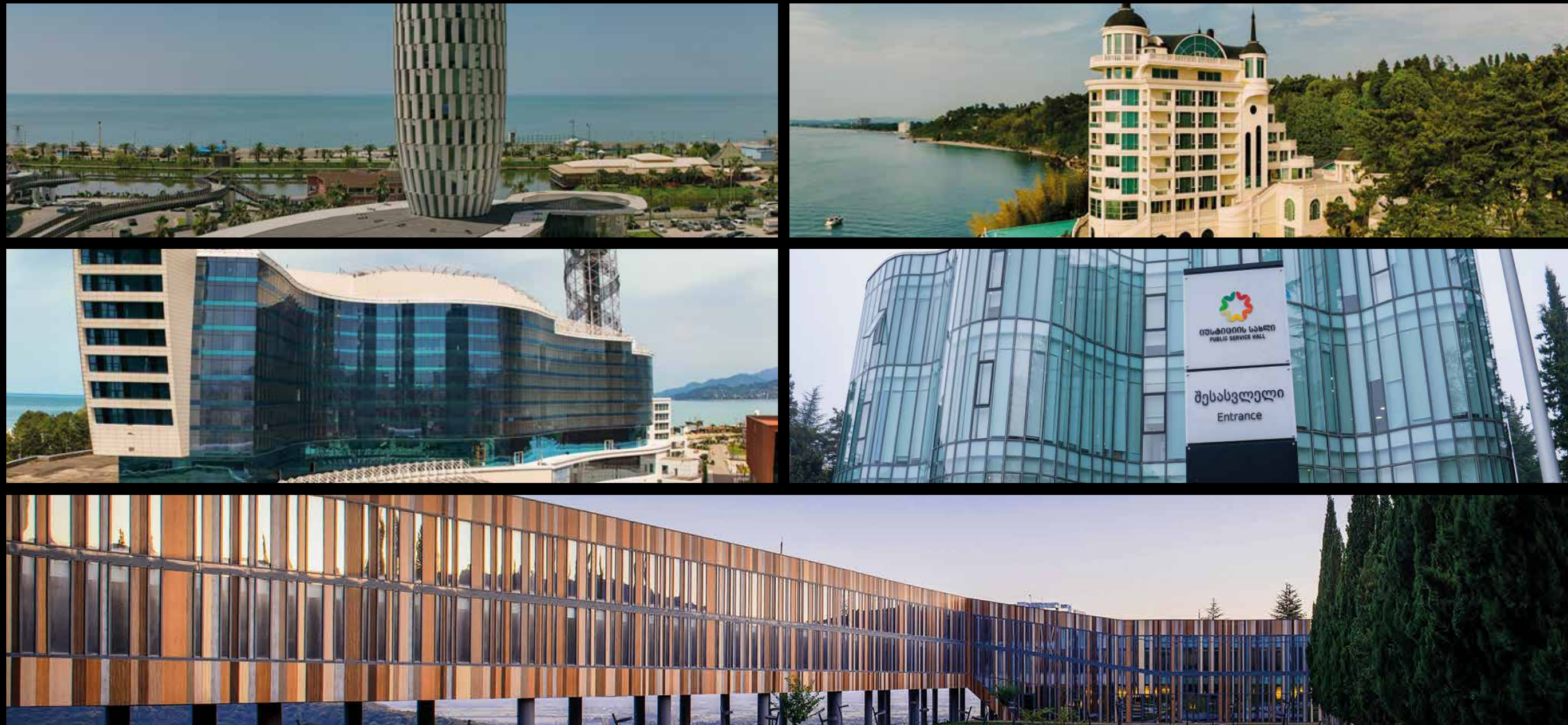
“ Ho sentito il bisogno di affrontare qualcosa che era interamente mio e diverso dal mondo automobilistico. ”

Tonino Lamborghini

ABOUT THE DEVELOPER

With over 22 years of expertise in Georgia’s construction and development sector, FK Development stands as one of the most trusted and accomplished names in the industry. Throughout its history, the company has successfully delivered a wide range of high-profile projects across the country — from government institutions to luxury hospitality and iconic public infrastructure.

Driven by innovation, quality, and long-term vision, FK Development combines engineering precision with architectural excellence, ensuring each project contributes meaningfully to the country’s urban and economic growth.



PARTNERS

Global Expertise Behind Every Detail. Backed by world-renowned partners in design, engineering, and finance.

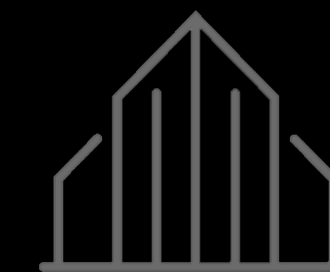
To bring this visionary project to life, FK Development has partnered with some of the most respected global firms — each a leader in their field. From structural innovation to financial modeling, every stage of Ambassadori Island is shaped by expertise that ensures excellence, precision, and trust.



ARUP



Yuksel Proje



Zemin Technic



Cushman & Wakefield



Tomino Lamborghini

TOWER
BATUMI

THE TRUE ESSENCE OF ITALIAN STYLE

An unmistakable heritage
that knows no compromises

Brand Philosophy

A WORLD SYMBOL OF EXCELLENCE AND PRESTIGE

Lamborghini is a world-renowned brand synonymous with quality, exclusivity, and refined design. For decades, it has represented the pinnacle of Italian craftsmanship and innovation — a name that defines luxury and distinction across continents. When envisioning the Batumi Island project, we sought a brand that would embody the same scale of ambition — something truly iconic and unparalleled in the region. Tonino Lamborghini became the natural choice.

Rooted in a strong family legacy, the Tonino Lamborghini brand carries over 40 years of experience in blending design, engineering, and lifestyle into a single philosophy — the Italian Living. It goes beyond material luxury, symbolizing a mindset of elegance, courage, and continuous pursuit of perfection. Today, this partnership brings the essence of Italian sophistication to Georgia — merging global prestige with local innovation, and redefining what it means to live extraordinarily by the Black Sea.

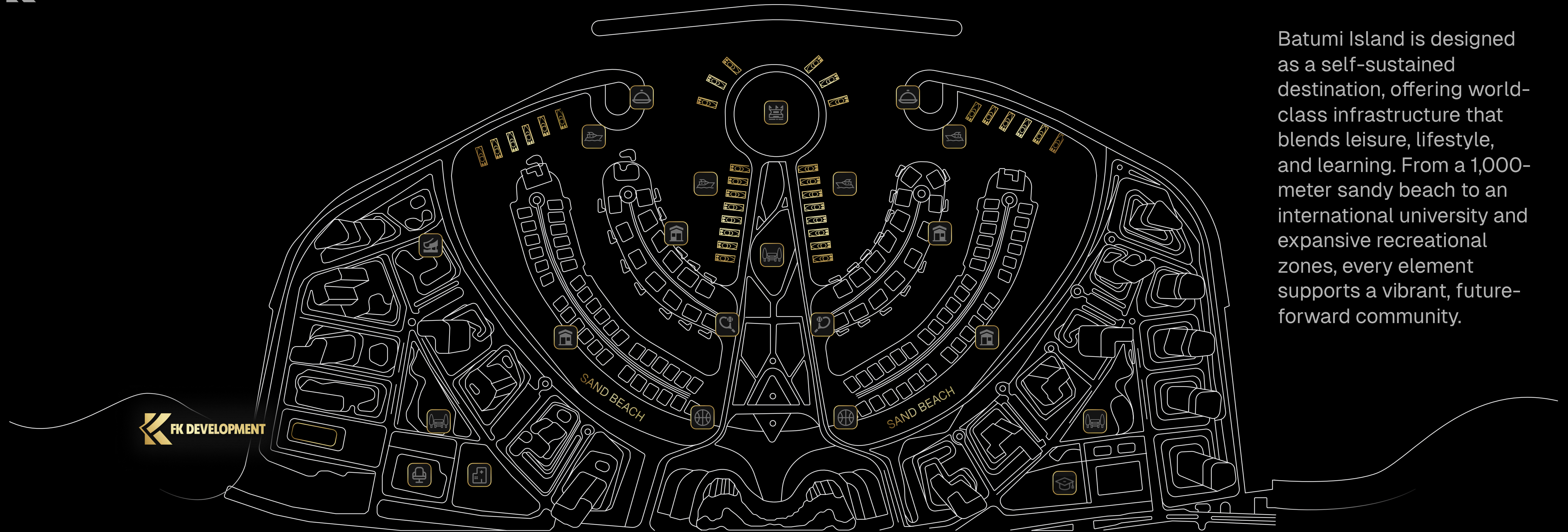
Close to Everything. Far from Ordinary

Project Map





INFRASTRUCTURE



Batumi Island is designed as a self-sustained destination, offering world-class infrastructure that blends leisure, lifestyle, and learning. From a 1,000-meter sandy beach to an international university and expansive recreational zones, every element supports a vibrant, future-forward community.

LEISURE / RECREATION

- Tennis Courts
- Basketball Courts
- Sand Beach
- Aquapark

HOSPITALITY

- Restaurant
- Convention Hall
- Yacht Docking

HEALTHCARE

- Hospital

EDUCATION

- University

REAL ESTATE / RESIDENTIAL

- Villas / Apartments

RETAIL / COMMERCIAL

- Showroom

INFRASTRUCTURE / MAIN ROADS

- Main Boulevard, Parks

CORPORATE / DEVELOPMENT

- FK Development



84 HECTARES OF VISIONARY DEVELOPMENT

The Black Sea's premier investment destination, designed for investors seeking rare and high-impact opportunities.



49% DEDICATED TO GREEN & RECREATIONAL SPACE

Expansive parks, promenades, and open-air leisure zones — designed to balance urban life with nature.



THE FIRST ARTIFICIAL ISLAND IN THE REGION

A rare, iconic asset — creating long-term value through global distinction.



MULTI-FUNCTIONAL URBAN ECOSYSTEM

Residences, hotels, retail, education, wellness, and entertainment — all fueling demand and long-term ROI.



PROJECT SERVICES



MANAGEMENT
SERVICE

FRONT OFFICE &
GUEST SERVICES

HOUSEKEEPING &
MAINTENANCE

FOOD &
BEVERAGE

WELLNESS &
RECREATION

BUSINESS &
EVENTS

SECURITY &
UTILITIES

DIGITAL & SMART
SERVICES

LIFESTYLE &
COMMUNITY

PROJECT INTRODUCTION

A DREAM BUILT ON WATER

A landmark development where **timeless design, elevated living**, and **smart investment potential** converge to create more than just a property — they create a destination.

From architectural elegance to long-term value, this is a place crafted for those who seek beauty, purpose, and return in equal measure.

KEY FACTS:

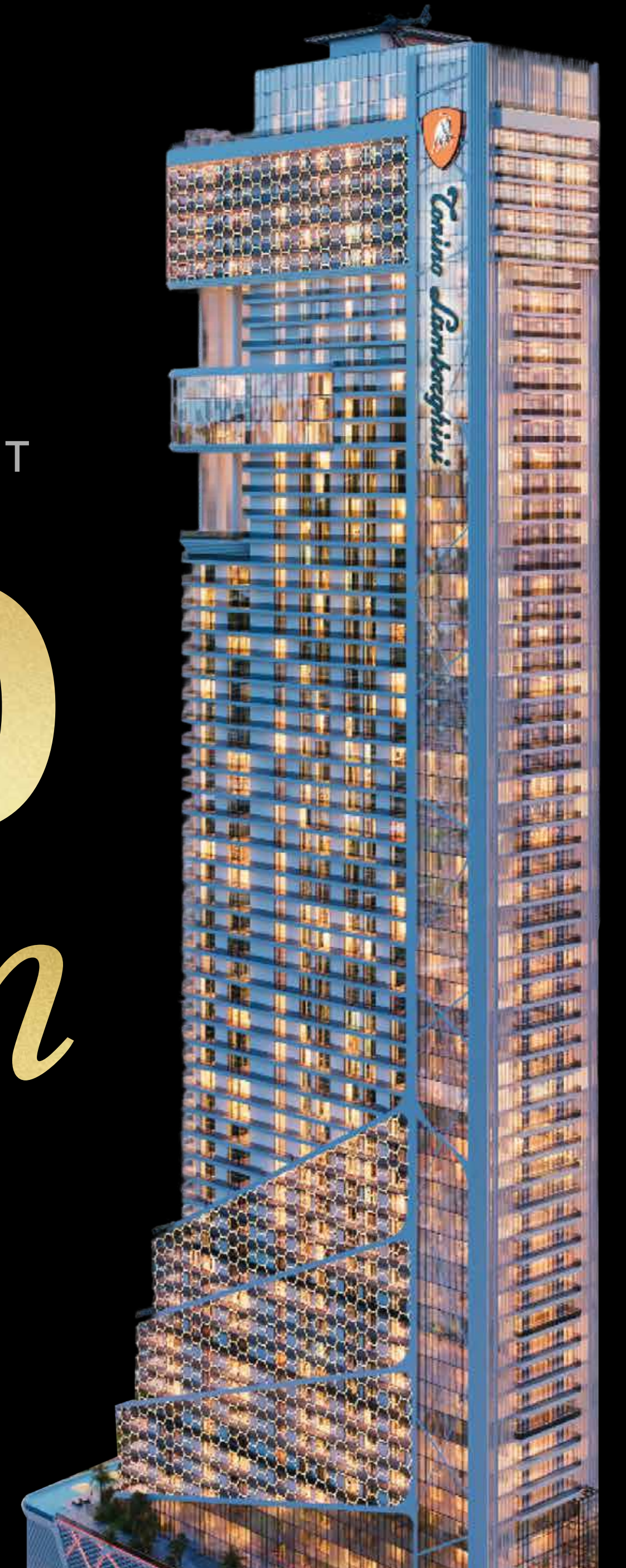
66 FLOORS

105 Hotel Rooms

1,080 Apartments

TOTAL INVESTMENT

260
Million

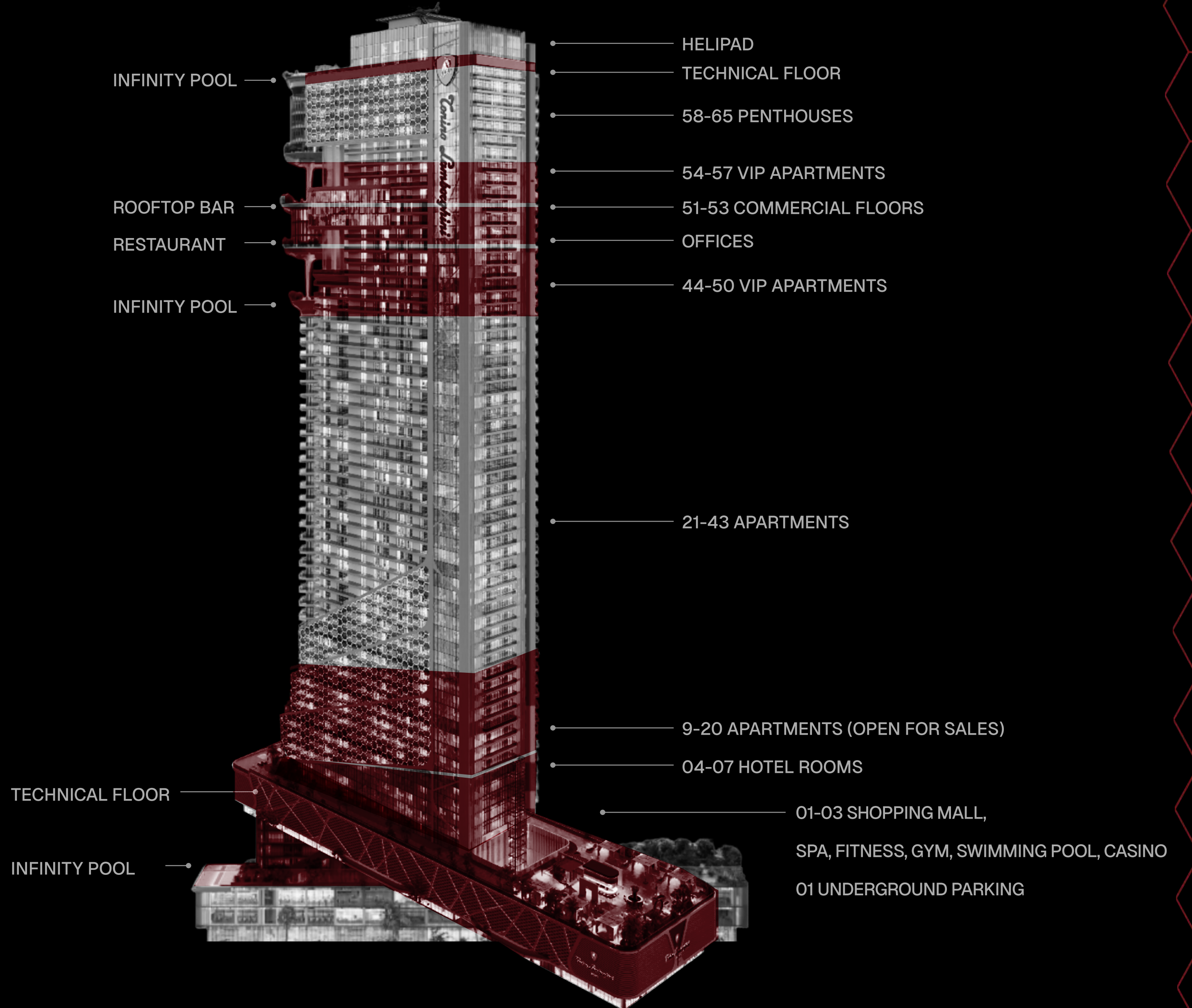


PROJECT INFRASTRUCTURE

Positioned on Georgia's first-ever artificial island off the coast of Batumi, the FK Development represents a bold new chapter in the country's real estate and tourism landscape.

This iconic 66-storey mixed-use tower is set to become a flagship destination, combining world-class design with global hospitality standards. The project will include a branded 105-key hotel and 1,080 premium serviced apartments, offering a flexible mix of short-term stays and extended living options tailored to international and regional markets.

BUILDING PLAN



The image features a dark, almost black, background. In the top-left and bottom-right corners, there is a decorative pattern of red-outlined hexagons, resembling a honeycomb or molecular structure. The hexagons are arranged in a staggered grid and fade out towards the center of the page. In the center, the word "SERVICES" is written in a bold, white, sans-serif font.

SERVICES









Tonino Lamborghini
RESIDENCES







The image features a dark, almost black, background. In the top-left and bottom-right corners, there is a pattern of red lines forming a hexagonal grid, similar to a honeycomb structure. The grid is not perfectly rectangular, following the diagonal edges of the corners. The word "GALLERY" is centered in the middle of the image in a bold, white, sans-serif font.

GALLERY





Torre Sanbortini





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