



# SILK TOWERS

BY KENGO KUMA & ASSOCIATES

2025



# The Vision Behind Silk Towers

Silk Development is proud to introduce Silk Towers—a project that reflects our strong commitment to sustainable and thoughtful design. This isn't just a group of buildings. It's a shared vision, brought to life with the help of the world-famous Japanese architecture studio, Kengo Kuma & Associates.

Every part of Silk Towers was carefully planned to blend naturally with its surroundings. It combines modern design, respect for nature, and a timeless sense of style.

Our goal is for Silk Towers and the entire Batumi Riviera, to become a standout landmark on Batumi's coastline. This is the last available spot in Batumi's most iconic location right in the heart of the old city. Silk Towers is designed with care, beauty, and a deep respect for the environment, making it a truly unique opportunity.

It is with great pleasure that we invite you to be part of this extraordinary journey.

Silk Towers is not just a destination—it is a statement, a lifestyle, and a rare opportunity to be part of a story written in the language of architectural excellence.





## SILK TOWERS

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# About Silk Development

Since 2005, Silk Development has been shaping the future of real estate with its legendary developments that combine international standards and the essence of where it is. With 20 years on the market, it has successfully completed 10 major projects and made over \$1.3 billion in investments.

From world-class architecture to seamless integration with nature, every Silk Development project is a masterclass in quality, innovation, and sustainability. We collaborate with world-class architects and design studios to develop spaces that respect the soul of their place - enhancing lifestyle as well as landscape.

Driven by a passion for excellence, we keep our standards of construction, safety, and environmental stewardship at their highest. For us, every project is not just a building - it's an experience that inspires.







## SILK TOWERS

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# Visionaries Behind Silk Towers

Silk Towers is the result of a global collaboration between industry leaders in architecture, design, engineering, and sustainable development. Each partner brings world-class expertise to shape Batumi's new architectural icon.



## Lead Architect

**Kengo Kuma & Associates (KKAA)**  
*Tokyo / Paris*

Renowned for redefining modern architecture through nature, texture, and place-specific design.

## Façade Engineering

**AKT II**  
*London*

Award-winning engineering firm known for complex façades and structural innovations.

## Landscape Design

**MASU Planning**  
*Copenhagen*

Internationally recognized for human-centered green urban spaces.

## Developer

**Silk Development**  
*Tbilisi*

A leader in transformative real estate since 2005, with over \$1.3B in landmark projects across Georgia.





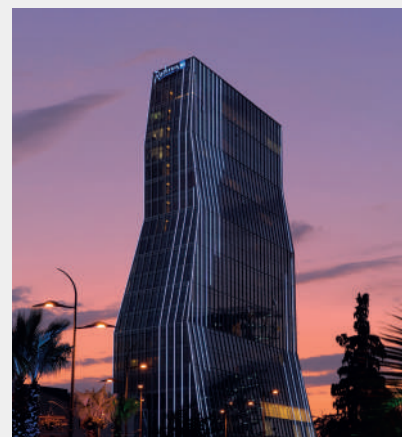
SILK TOWERS  
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# The Landmark Hotels of Silk Real Estate



## Radisson Blu Tbilisi

The hotel has an exceptional location on the main avenue of the city within walking distance to shopping areas, the old city, governmental offices, the Tbilisi Opera House, Rustaveli Theatre, Tbilisi Concert Hall, and other cultural and business points of interest. It is easily accessible from both sides of the river. The hotel was built in 1967 by the Soviet government as the premier luxury hotel in Tbilisi. The hotel was renovated and reopened in 2009.



## Radisson Blu Batumi

An upper upscale hotel on the Black Sea coast, in the heart of the beautiful city of Batumi. Just a minute away from stunning beaches and the Batumi Boulevard, this is the perfect choice for a relaxing getaway. Michele De Lucchi's visionary design for Radisson Blu Batumi showcases the marriage of contemporary elegance and cultural integration. The hotel was opened in 2011.



## Radisson Collection Tsinandali

One of the most exclusive hotels in Georgia, Tsinandali Estate is located in Wine region in the middle of a historic and well-manicured 18-hectare park, which includes the Tsinandali house-museum of Prince Alexander Chavchavadze. Ingo Maurer's masterful interior design, complemented by historical building restoration, creates a captivating blend of past and present at Radisson Collection Tsinandali. The hotel opened in 2019.



## The Telegraph Hotel

Housed in Tbilisi's historic Central Post Office building, The Telegraph Hotel combines 1970s architectural heritage with contemporary design by Neri & Hu. With 239 refined rooms, diverse dining venues, a jazz club, and event spaces, it offers a vibrant hospitality experience. In 2024, it became the region's first member of The Leading Hotels of the World, setting a new benchmark for luxury.



SILK TOWERS  
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# Batumi & Tbilisi. One Name – Casino Iveria



## Casino Iveria Batumi

Located at Radisson Blu Batumi, Casino Iveria Batumi blends modern gaming with 5-star hospitality. With 19 gaming tables, 116 slot machines, a 24/7 fine dining restaurant, and a refined European interior, it offers an unmatched entertainment experience on the Black Sea coast.



## Casino Iveria Tbilisi

In the heart of Tbilisi at Republic Square, Casino Iveria Tbilisi is the capital's ultimate gaming destination. Featuring 22 tables, 159 slot machines, a world-class restaurant with four bars, and international-level service, it sets the benchmark for luxury gaming.





## SILK TOWERS

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# Discover Silk Towers

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INTRODUCING SILK TOWERS

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# Introducing Silk Towers

Nestled between the Black Sea and the historic heart of Batumi, Silk Towers emerges not just as a residential and hospitality marvel, but as the beating heart of culture, creativity, and elegance in the region. Silk Towers is poised to become the epicenter of artistic, cinematic, and creative expression in the Caucasus and beyond.

This iconic 450,000 m<sup>2</sup> development redefines the skyline and spirit of Batumi, bringing together world-class architecture and a bold cultural vision. The complex features an upscale hotel, dynamic event and exhibition spaces, elegant café-restaurants, a world-class casino, boutique retail outlets, a prestigious yacht club, and top-tier sports and wellness amenities, including gyms, pools, a spa, and padel courts.

But Silk Towers is more than a destination, it's a movement, inviting artists, creatives, and visionaries to find a home and a platform in Batumi. A 20,000 m<sup>2</sup> recreation zone offers a inspiring haven overlooking the Boulevard and the Adjara mountains, seamlessly blending nature and culture, leisure and imagination.

With every detail crafted to elevate both lifestyle and creativity, Silk Towers is the start of a new cultural era in Batumi, a true creative hub from across the world, where ideas are born, celebrated, and shared with the world. Every detail of this landmark development has been thoughtfully considered to create a living experience that is both inspiring and enduring.











INTRODUCING SILK TOWERS

## SILK TOWERS

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# Built on Research. Designed for the Future.

Every detail of Silk Towers is backed by world-class research. Extensive bioclimatic studies have shaped the architecture to ensure optimal comfort year-round—minimizing heat exposure, enhancing natural ventilation, and maximizing daylight, all while anticipating future climate conditions. This creates not only a superior living experience but also long-term value through energy efficiency and smart design.

At the same time, a full geotechnical and seismic risk assessment has been conducted by leading international specialists (ZETAŞ). Over 400 meters of subsurface drilling, laboratory tests, and seismic modeling have confirmed the site's safety and stability. A tailored deep foundation system has been engineered to international standards, reinforcing Silk Towers as a low-risk, high-integrity investment.

From the ground up, Silk Towers is more than visionary design—it's a secure, future-ready asset for discerning investors.







# BATUMI

## HOME OF SILK TOWERS

SILK TOWERS  BY KKA

寿司海と名見都都  
縹満ク千K立つ鶴  
健吾岸つまつ囃言  
大風景よ口縁輪  
琴原寺金よ日細水  
地口江平えわ工千升  
日松光光らるる塔  
月船地ふべび塔  
木船山地ぶべ真塔





BATUMI - HOME OF SILK TOWERS

# SILK TOWERS

BY KENGO KUMA & ASSOCIATES







BATUMI - HOME OF SILK TOWERS

## SILK TOWERS

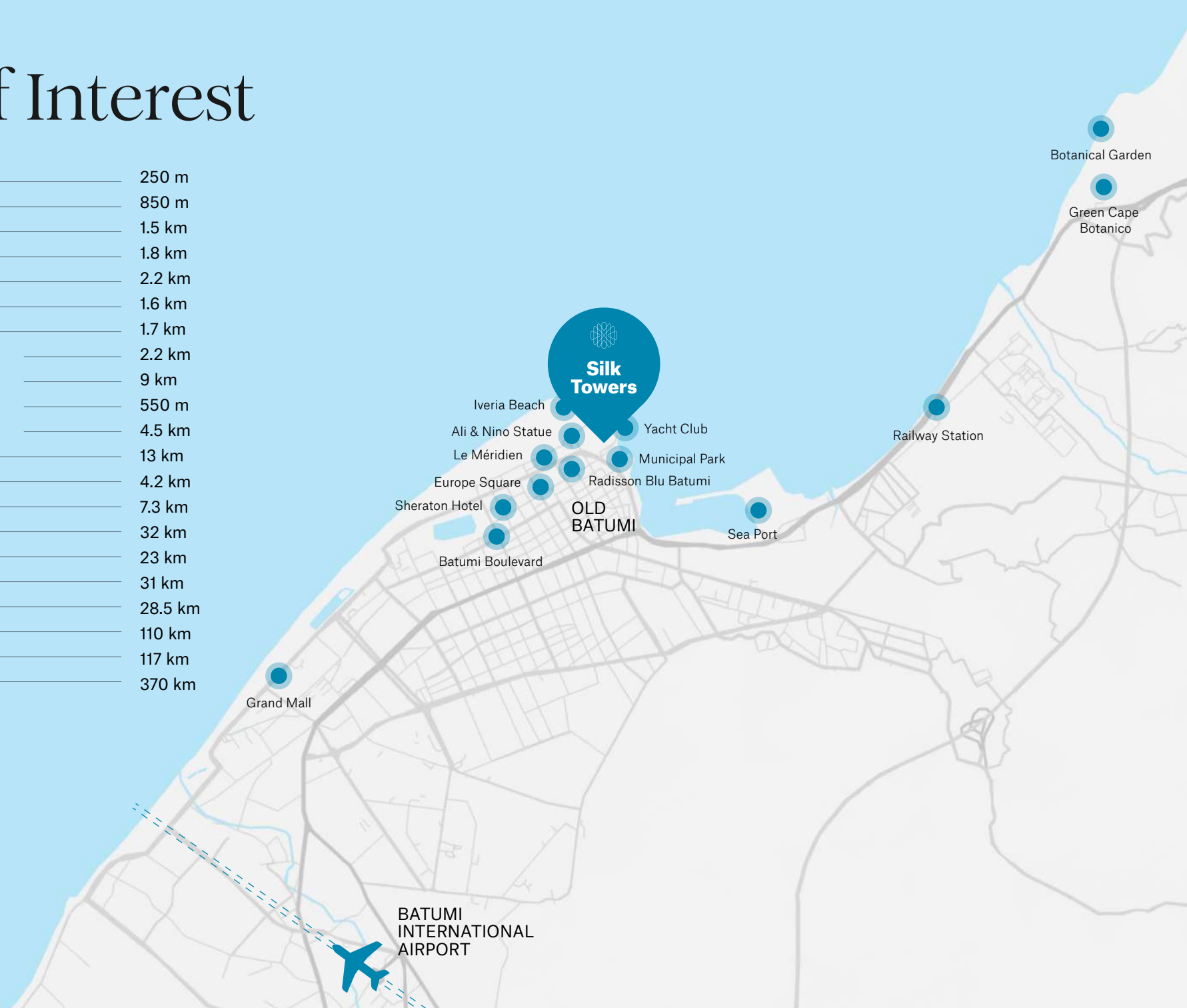
BY KENGO KUMA & ASSOCIATES

This is a truly exceptional location in Batumi—one that naturally draws visitors with its blend of seaside charm and vibrant attractions. It is the last available seafront plot in a prime area that offers it all: just steps from Batumi's most beautiful beach, immediate access to the dynamic nightlife of Old Batumi, lush green parks, and major tourist landmarks. Several prestigious hotels, including our own Radisson Blu, have already established a presence at this key junction where the seaside promenade meets the historic heart of the city—underscoring the unparalleled value and strategic importance of this location.



# Points of Interest

Ali & Nino Statue	250 m
Batumi Boulevard	850 m
Batumi Piazza	1.5 km
Europe Square	1.8 km
Dolphinarium	2.2 km
Batumi Sea Port	1.6 km
6 May Park	1.7 km
Batumi Archaeological Museum	2.2 km
Batumi Botanical Garden	9 km
Miracle Park & Alphabet Tower	550 m
Batumi Central Railway Station	4.5 km
Gonio Fortress	13 km
Grand Mall	4.2 km
Batumi International Airport	7.3 km
Makhuntseti Waterfall	32 km
Petra Fortress	23 km
Kobuleti Beach	31 km
Mtirala National Park	28.5 km
Goderdzi Ski Resort	110 km
Kutaisi International Airport	117 km
Tbilisi (Capital City)	370 km







BATUMI - HOME OF SILK TOWERS

## SILK TOWERS

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### COASTAL PARADISE

Batumi boasts a 21-kilometer coastline with warm Black Sea waters, where temperatures range between 21-29°C. Beyond leisure, the city offers solar therapy and sea-salt baths, making it a rejuvenating retreat. The air is filled with the fragrances of acacia, magnolia, and the sea breeze, enhancing Batumi's unique ambiance.

### GASTRONOMY & CULTURE

Batumi is a culinary hotspot, where visitors can indulge in authentic Georgian cuisine—from khachapuri to khinkali—and explore Georgia's ancient winemaking heritage. The city also thrives as a cultural hub, hosting global music icons like Sting, Maroon 5, and Snoop Dogg, along with festivals such as the Batumi International Art-House Film Festival (BIAFF) and the Black Sea Jazz Festival.

### SEA & ECO TOURISM

Batumi is a paradise for sea tourism, with beautiful beaches, marinas, and water activities. For nature lovers, the nearby Colchic rainforests and wetlands—a UNESCO World Heritage site—provide a sanctuary for rare and endemic species, offering sustainable travel experiences in breathtaking landscapes.







BATUMI - HOME OF SILK TOWERS

## SILK TOWERS

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### GAMBLING TOURISM

Known as "Las Vegas by the Sea," Batumi is home to high-end casinos located in luxury hotels, offering both traditional and modern gaming experiences. The city's dynamic gaming industry continues to attract visitors from around the world.

### MICE & BUSINESS TOURISM

With its modern infrastructure and strategic location, Batumi is a growing center for MICE tourism (Meetings, Incentives, Conferences, and Exhibitions), attracting international business events.

### SKI TOURISM

Batumi is not just a summer getaway—its surrounding highlands are home to Goderdzi Ski Resort (2,350m above sea level), a year-round destination drawing over 20,000 visitors annually.

### SILK TOWERS | BATUMI, GEORGIA

An architectural landmark rising in the heart of Batumi, where luxury living meets breathtaking landscapes.







# DESTINATION

SILK TOWERS  BY KKA

壽司海と名見都都  
縹瀧ク千K立つ鶴  
健吾岸つま口龍言  
大風景よ口縁輪  
琴原寺金よ細水升  
地口江平えわ工千  
日松光光らるる塔  
月船地ふべび直塔  
木船山地ぶべ直塔







Cafe

## Tower 3

- Large-scale casino;
- Three high-end nightclubs
- Signature wineries showcasing Georgian wine culture
- Energy-efficient, fully insulated apartments

Cafe

## Tower 2

- Five-star international hotel;
- Energy-efficient, fully insulated apartments

Water Front

## Tower 1

- Premium residences with panoramic sea views
- Five-star international hotel
- large-scale casino
- 2,000-seat multi-purpose entertainment venue
- Upscale dining, retail, and a vibrant shopping promenade
- Marina and private yacht club
- Indoor and outdoor pools, plus dedicated kids' pools
- Luxury spa, gym
- Energy-efficient, fully insulated apartments

## Building 1

- Five-star international hotel

## Municipal Park

- 2-hectare municipal park designed by MASU Planning

Yacht Club

Six professional padel courts

Mini football pitch





DESTINATION

Poised at the city's finest location, Silk Towers is more than a residential masterpiece — it's a destination. Anchored by Batumi's largest and most luxurious casino, this iconic project brings the energy and glamour of Las Vegas and Macao to the Black Sea.

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES







DESTINATION

At its core lies a world-class, multi-purpose entertainment venue accommodating 2,000 guests — a stage for international artists and global events. Surrounding this centerpiece is a vibrant ecosystem of indulgence: three artisanal wineries, three exclusive nightclubs, a curated culinary scene of high-end restaurants, and a premium retail gallery.

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES







# RESIDENCES

SILK TOWERS



BY KKA

寿司海と名見都都  
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月船地ふべび塔  
木船山地ぶべ良塔







# Residences

The interiors of the studio apartments embrace a simplistic design philosophy. Each living space features a wooden pallet complementing the exposed concrete structure, fostering a warm and welcoming atmosphere for the residents. Each apartment unit is provided with a balcony, offering a seamless connection between the indoor and outdoor spaces. Generous sliding doors offer clear views and allow for natural light to enter. The strategic placement of the towers avoids overlap, ensuring clear views from every apartment unit. Each balcony is separated by structural concrete columns, providing privacy, shading, and protection from the wind. Lush greenery cascades from the concrete planters, seamlessly integrated within the building's façade. This design ethos transforms each residence into a personal sanctuary, immersed in the natural beauty that surrounds Silk Towers.

Unlike traditional towers, Silk Towers were deliberately shaped to reduce the number of high-rises and enhance the human scale of the site. Strategic massing allows for cross-ventilation, shaded corridors, and social pockets where residents can rest, meet, and connect. Each building is a living response to the rhythms of light, temperature, and people.

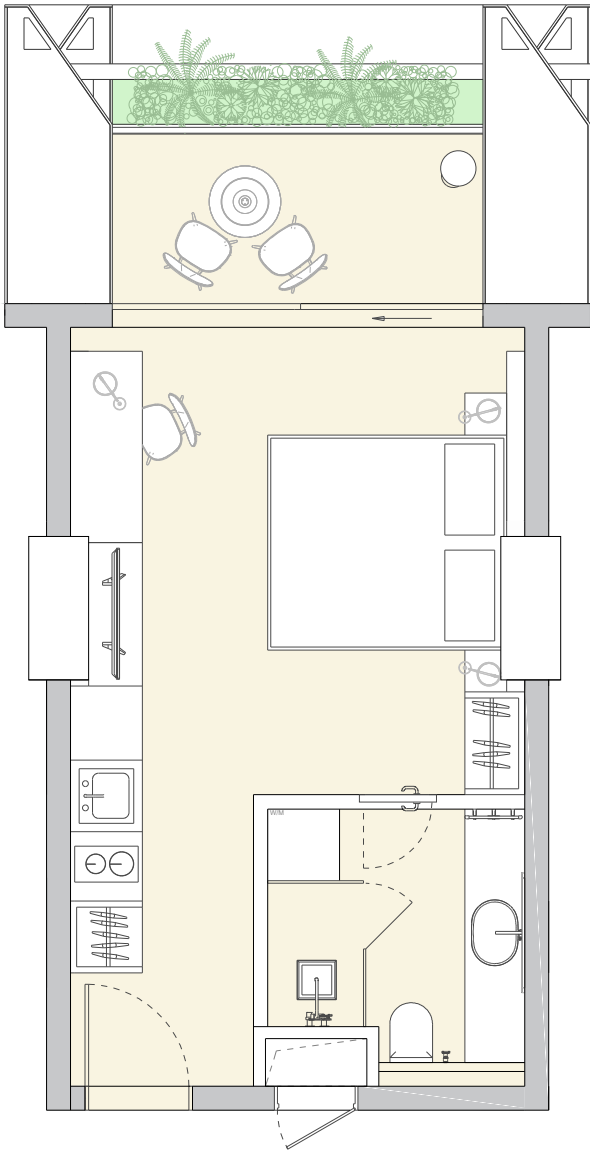




STUDIO

Floors 6-40

SILK TOWERS  
BY KENGO KUMA & ASSOCIATES



The layout of the apartment can be slightly adjusted depending on the floor

INTERNAL AREA	24.4 m <sup>2</sup>
EXTERNAL AREA	4.7 m <sup>2</sup>
TOTAL AREA	29.1 m <sup>2</sup>

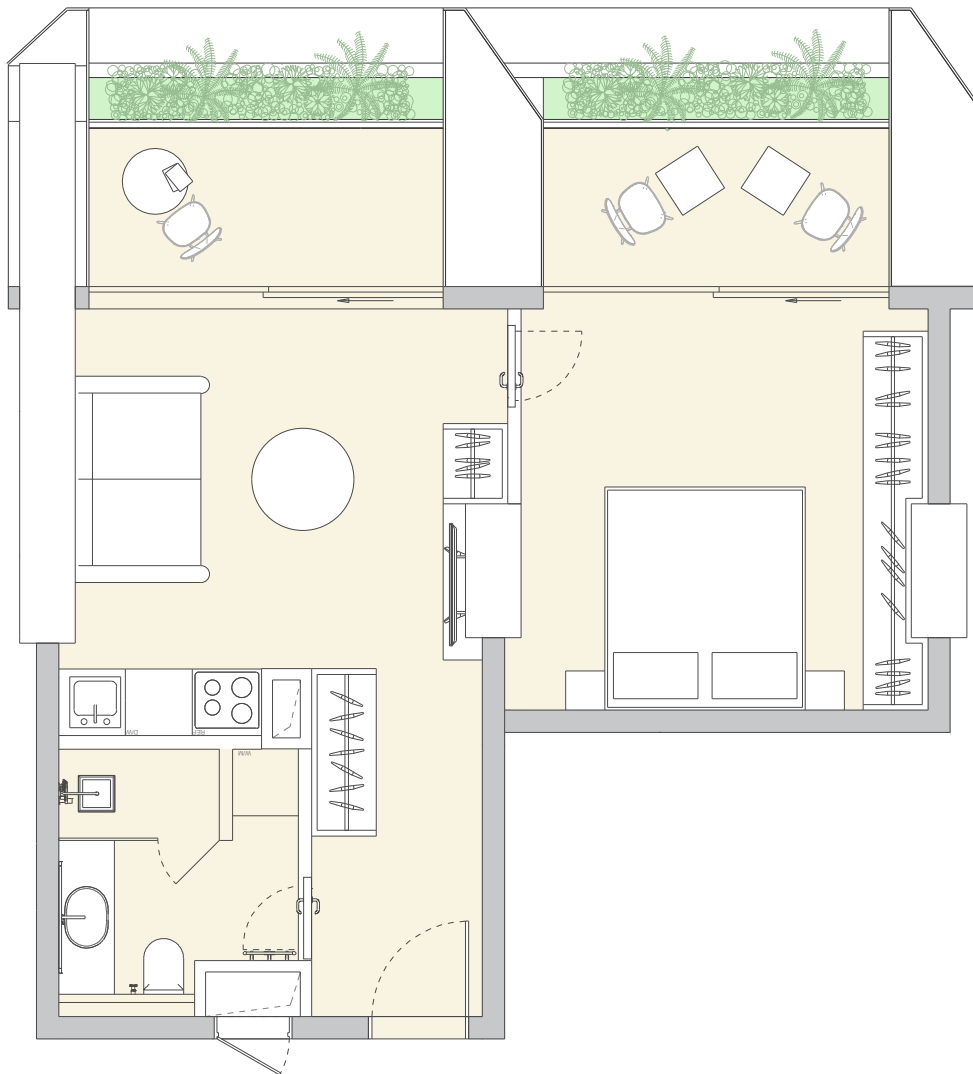




# 1 BEDROOM TYPE A

Floors 6-40

**SILK TOWERS**  
BY KENGO KUMA & ASSOCIATES



*The layout of the apartment can be slightly adjusted depending on the floor*

INTERNAL AREA	38.6 m <sup>2</sup>
EXTERNAL AREA	9.4 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>48 m<sup>2</sup></b>

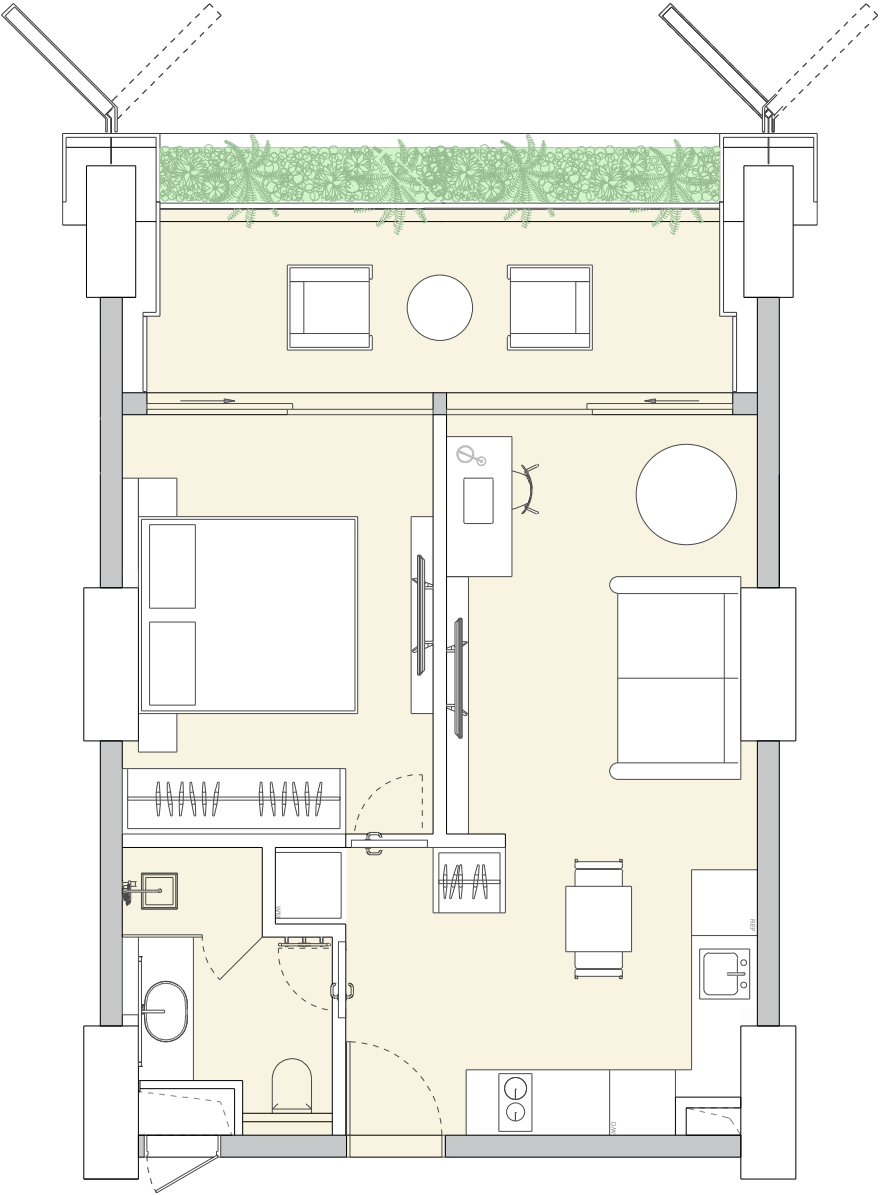




# 1 BEDROOM TYPE B

Floors 6-40

SILK TOWERS  
BY KENGO KUMA & ASSOCIATES



*The layout of the apartment can be slightly adjusted depending on the floor*

INTERNAL AREA	38.6 m <sup>2</sup>
EXTERNAL AREA	8.4 m <sup>2</sup>
TOTAL AREA	47 m <sup>2</sup>

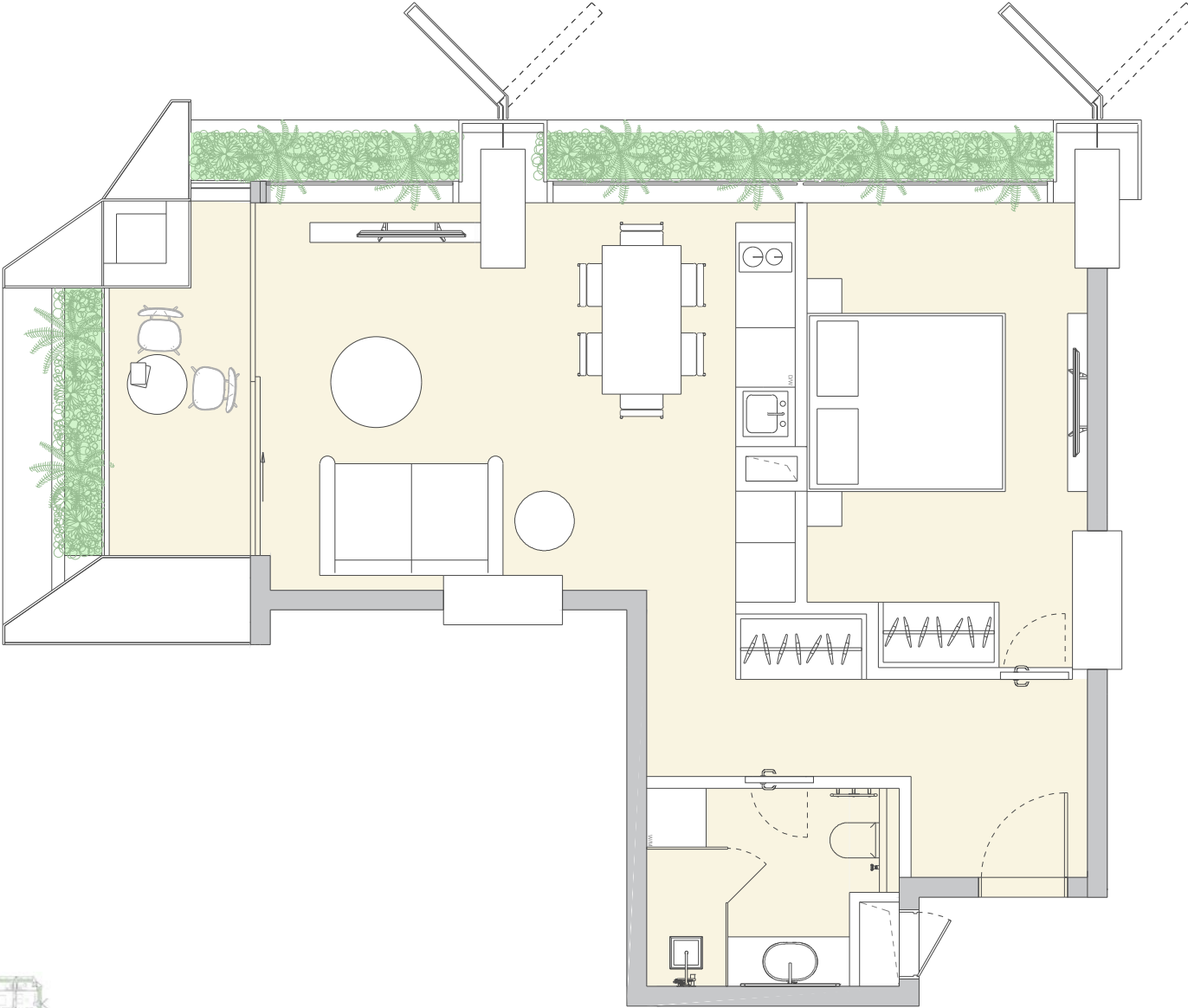




1 BEDROOM  
TYPE CORNER

Floors 6-40

SILK TOWERS  
BY KENGO KUMA & ASSOCIATES



The layout of the apartment can be slightly adjusted depending on the floor

INTERNAL AREA	46 m <sup>2</sup>
EXTERNAL AREA	4.6 m <sup>2</sup>
TOTAL AREA	50.6 m <sup>2</sup>





2 BEDROOM  
TYPE CORNER

Floors 6-40

SILK TOWERS  
BY KENGO KUMA & ASSOCIATES



The layout of the apartment can be slightly adjusted depending on the floor

INTERNAL AREA	62.3 m <sup>2</sup>
EXTERNAL AREA	7.2 m <sup>2</sup>
TOTAL AREA	69.5 m <sup>2</sup>





# LIFESTYLE & AMENITIES

SILK TOWERS



BY KKA

壽司海と名見都都  
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木船山地ふべ真塔







LIFESTYLE & AMENITIES

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# New Municipal Park in Batumi

The new park is a gift from the company to the people of Batumi—designed to be a green, relaxing space for everyone to enjoy. It will feel like Batumi's own version of Central Park.

Another part of the park has open clearings filled with grass and flowers, showing off the natural forest floor. The park will keep many of the trees already growing there and add many new plant species to make the space even more beautiful.

A large 20,000 m<sup>2</sup> recreation zone will include padel courts, a sports field, playgrounds for kids, quiet rest areas, and walking and cycling paths. It will connect naturally to Batumi Boulevard, making it easy to reach from all directions.

This park adds real value to the Silk Towers project, giving future residents a beautiful, lively, and green place right outside their door.







LIFESTYLE & AMENITIES

# SILK TOWERS

BY KENGO KUMA & ASSOCIATES





The park’s design is being developed by the Danish company MASU Planning, known for creating thoughtful, people-friendly green spaces around the world.

At the heart of the park is a botanical garden, inspired by the famous Batumi Botanical Gardens. This area is protected from the wind and filled with a variety of colorful plants, trees, and flowers. On the eastern side, the plants blend with the coastal landscape, while the western side becomes greener and more forest-like. Small, quiet spots around the edges offer peaceful places to sit and relax.



# MASU PLANNING



Along the main walkway, tall bushes and ferns create a green wall that blocks noise and wind, making the park feel calm and private. There’s also a Steppes area with tall grasses and big open lawns, perfect for sunbathing, relaxing, or enjoying time with family and friends.







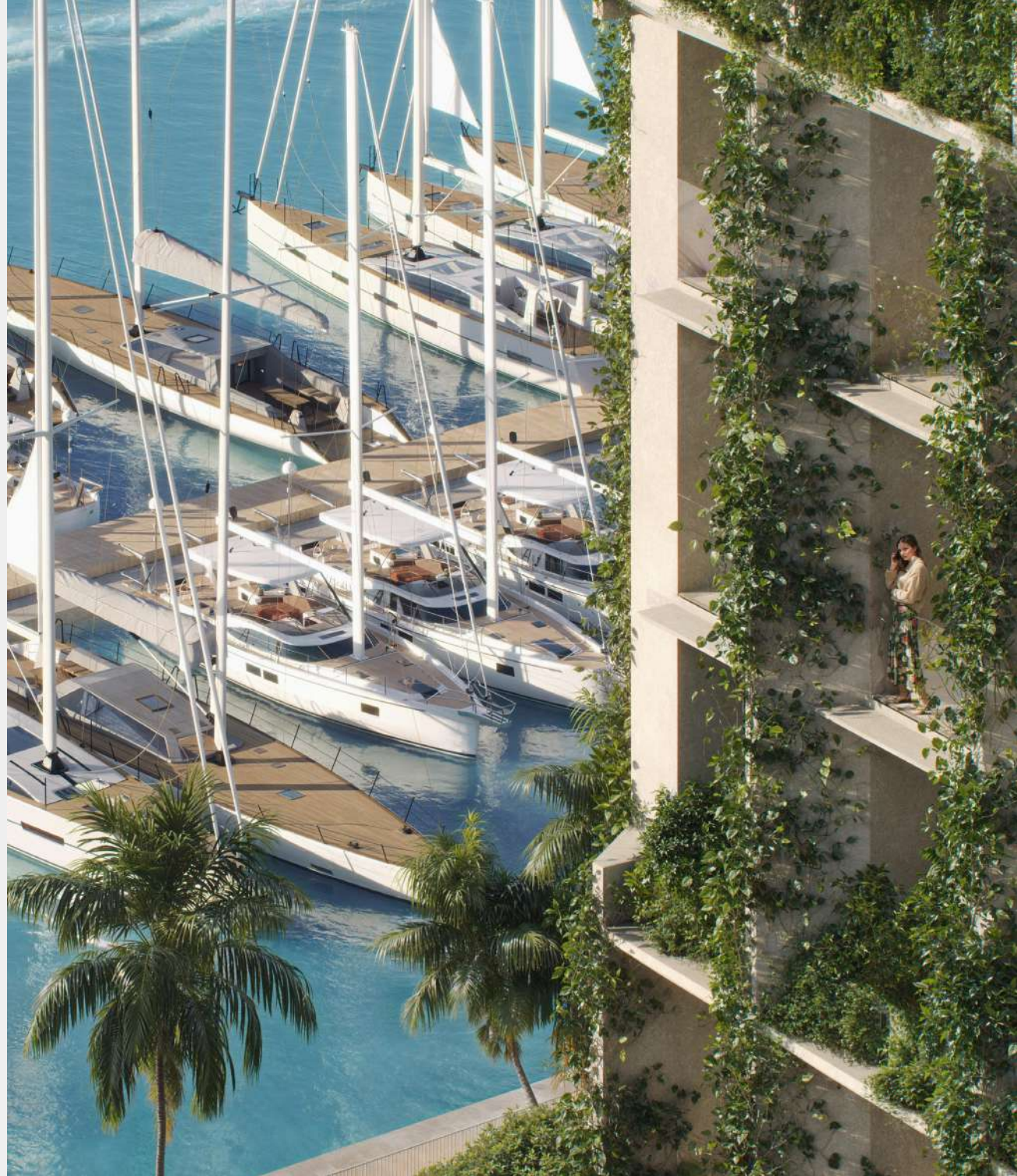
LIFESTYLE & AMENITIES

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# Yacht Club

The Silk Towers complex includes a yacht club with a marina and an administration building featuring concierge services and security. The club provides a convenient and well-managed environment for yacht owners, offering controlled access and essential support for a seamless yachting experience.





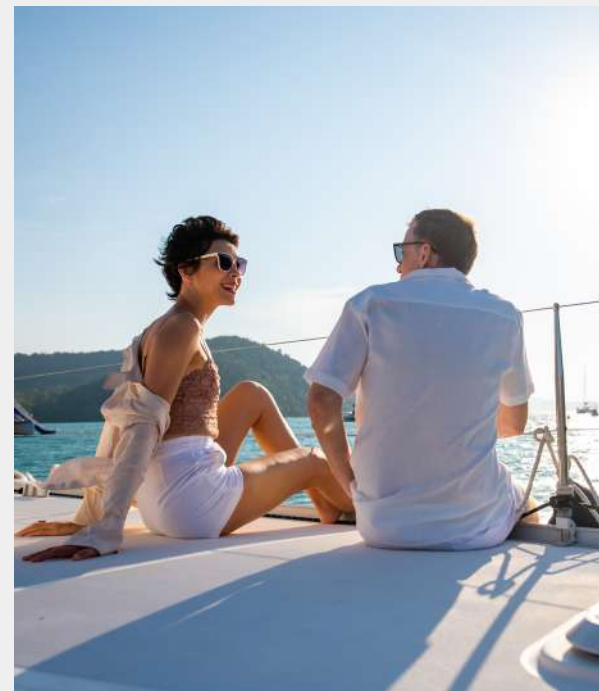






# YACHT CLUB

LIFESTYLE & AMENITIES

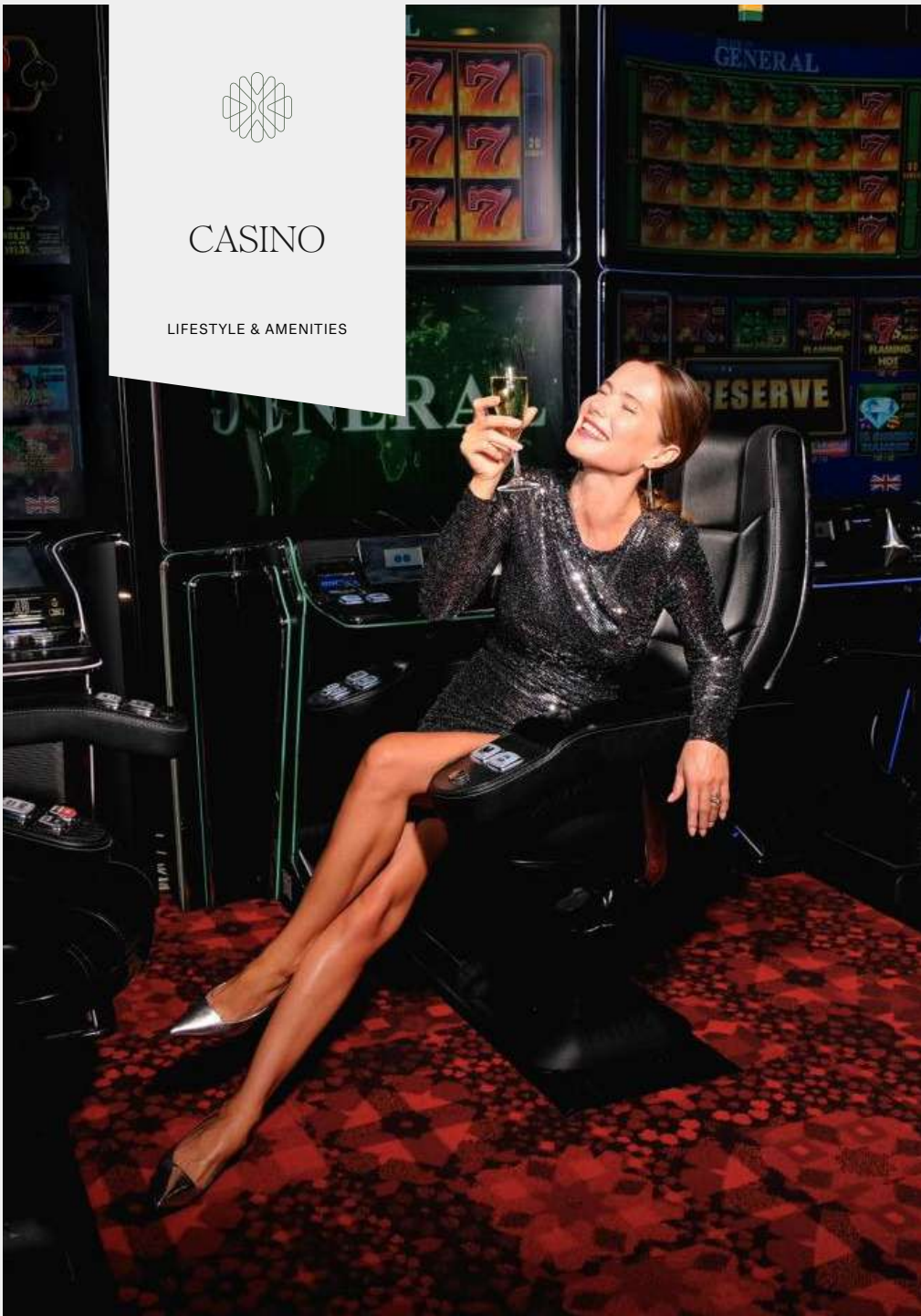






# CASINO

LIFESTYLE & AMENITIES







LIFESTYLE & AMENITIES

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# Silk Towers Lifestyle Features

Beyond the exceptional amenities that will set Silk Towers apart from anything currently on the market—and firmly establish it as a destination for international travelers—we are creating a rich array of features designed to elevate the guest experience. These include multiple swimming pools, padel courts, state-of-the-art spa and fitness centers, a variety of cafes and restaurants, a children's playground, dedicated bicycle trails and much more.

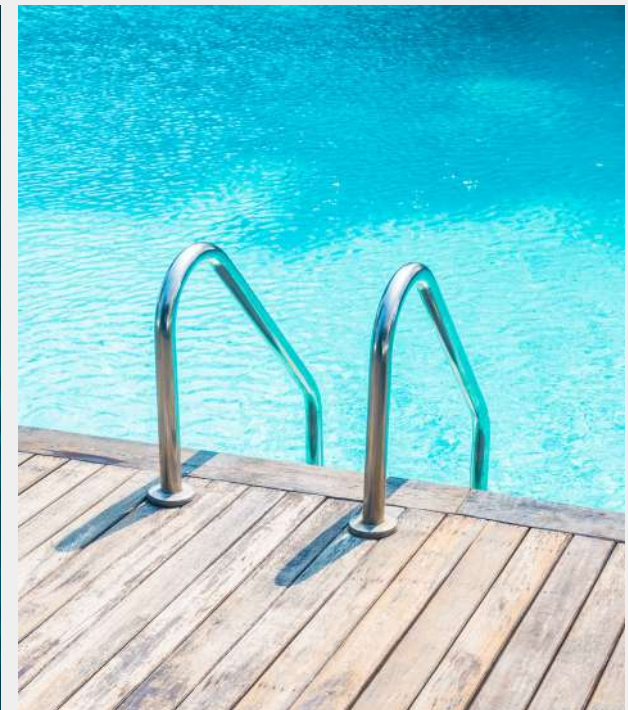






# SWIMMING POOLS

LIFESTYLE & AMENITIES

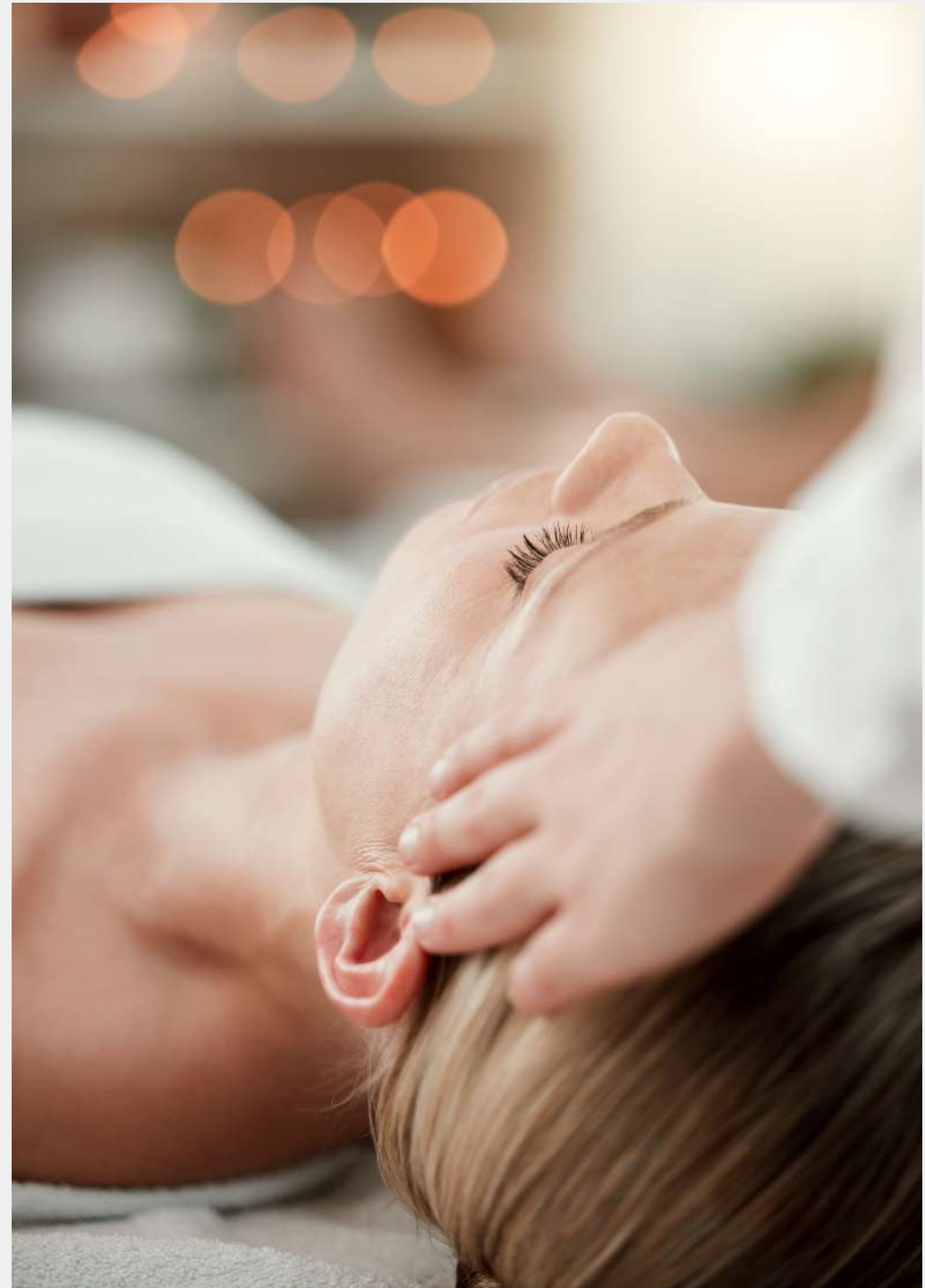






SPA

LIFESTYLE & AMENITIES







# CAFÉ- RESTAURANTS

LIFESTYLE & AMENITIES

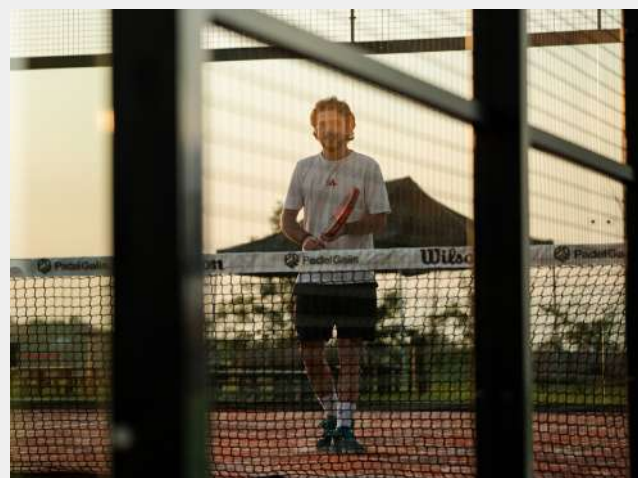
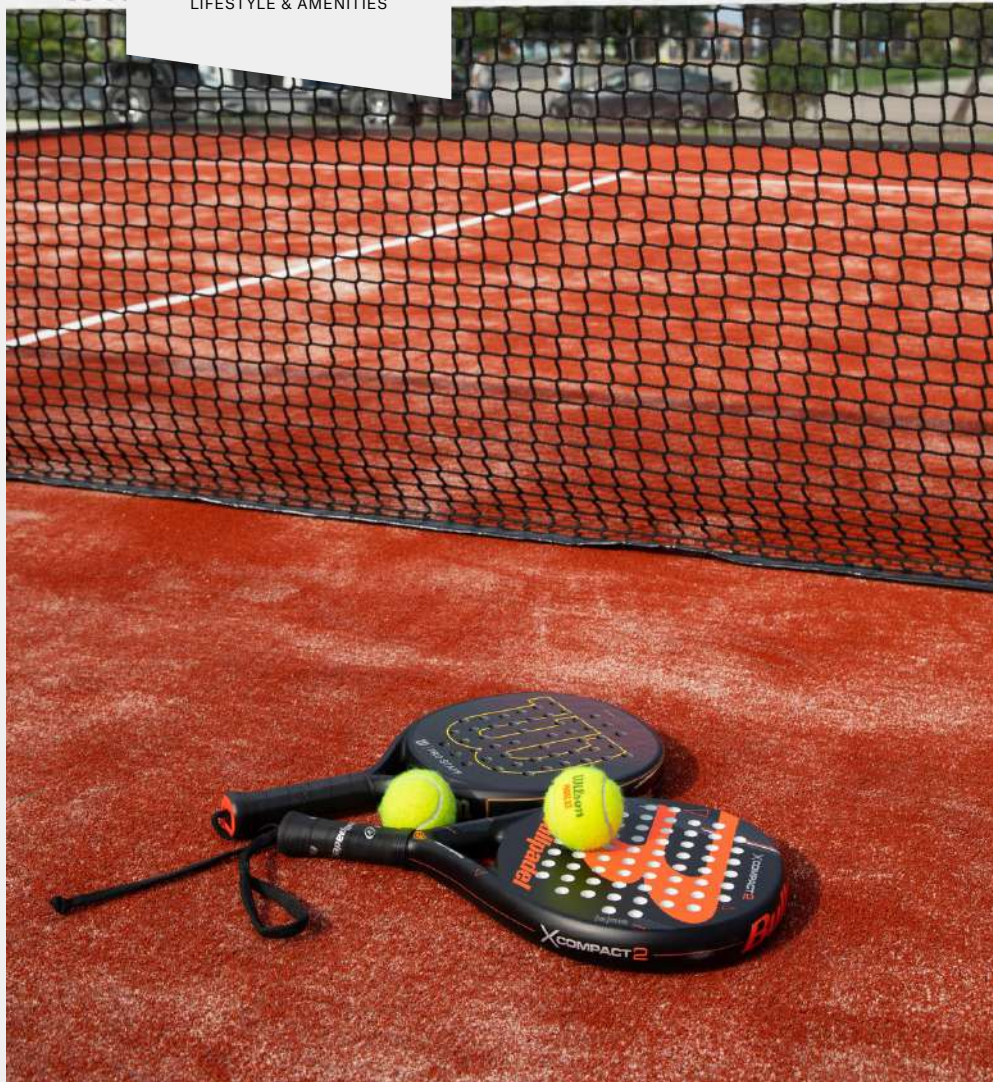






# PADEL COURTS

LIFESTYLE & AMENITIES

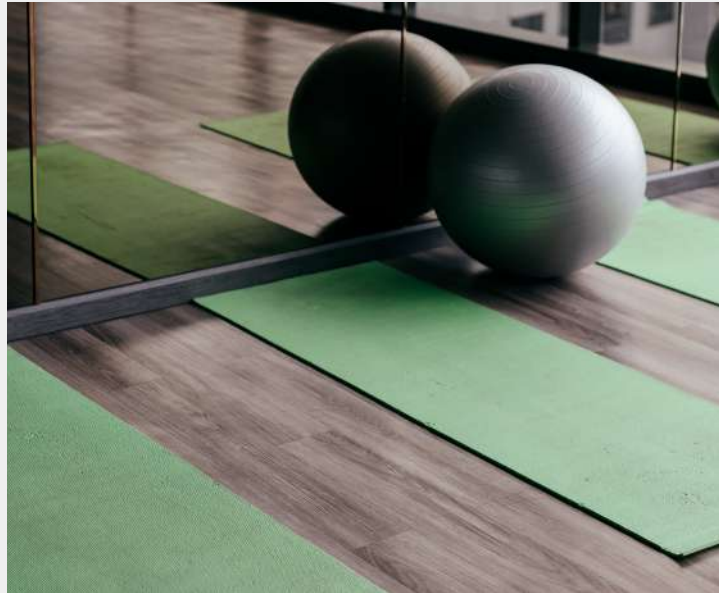






# FITNESS CENTRE

LIFESTYLE & AMENITIES







CHILDREN'S  
PLAYGROUNDS  
DEDICATED BICYCLE  
TRAILS  
LIFESTYLE & AMENITIES







LIFESTYLE & AMENITIES

# SILK TOWERS

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LIFESTYLE & AMENITIES

# SILK TOWERS

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# SUSTAINABILITY & MATERIALS

SILK TOWERS



BY KKAA

寿司海と名見都都  
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SUSTAINABILITY & MATERIALS

## SILK TOWERS

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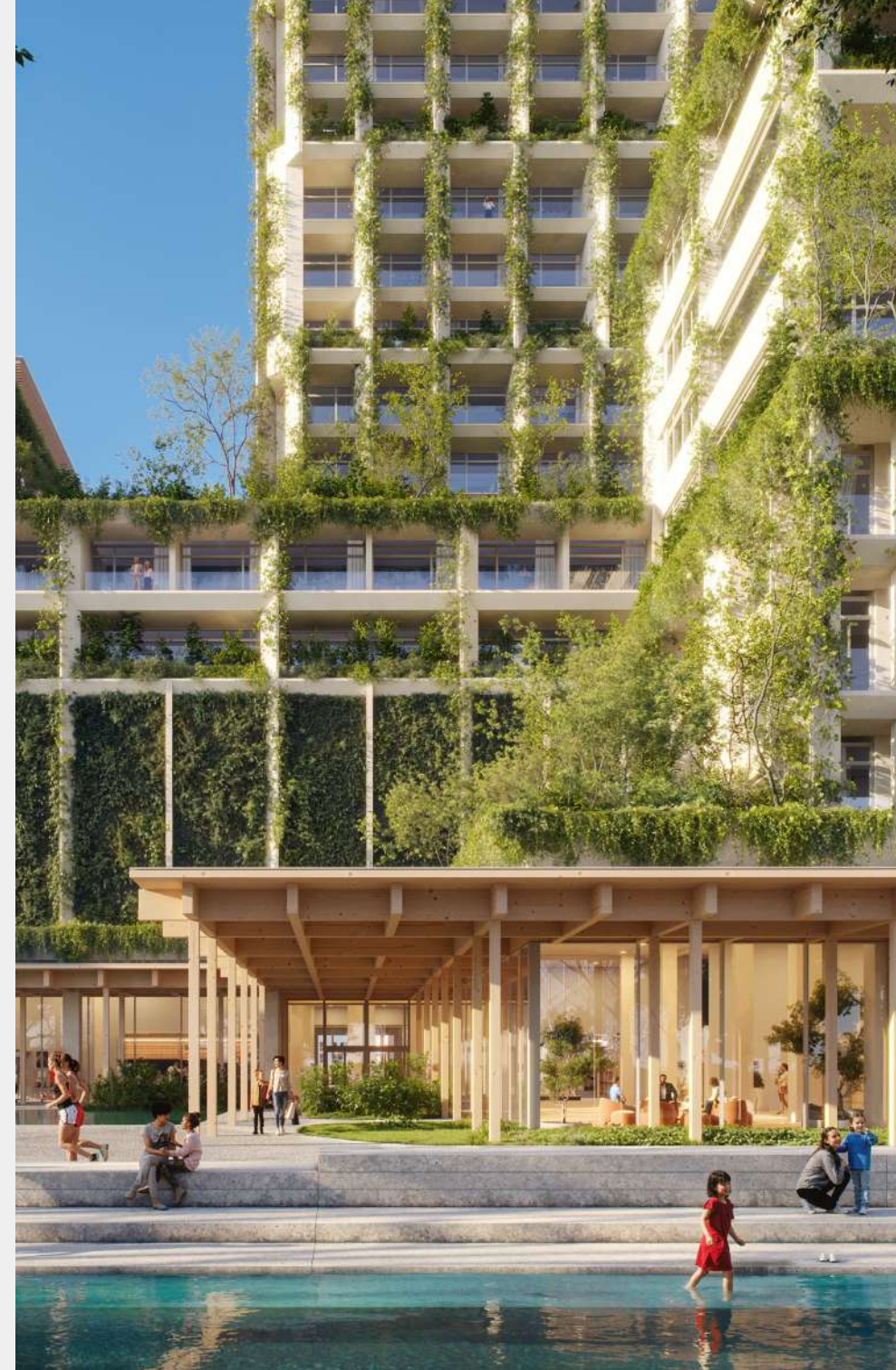
# Bioclimatic Comfort & Human-Centered Design

At Silk Towers, sustainability is not just a material choice—it's embedded in the way the buildings breathe, shade, and shape the environment.

From the earliest concept phase, we worked with urban planners, landscape architects (MASU Planning), and bioclimatic experts to shape a development that respects both climate and comfort.

- Terrace Usability: Wind and solar analyses guided the massing of towers and balconies, reducing heat gain while preserving open views and airflow.
- Window Optimization: Window-to-wall ratios were refined from 80% to 60% and eventually to 40%, minimizing overheating and maximizing livability.
- Microclimate Integration: The shapes of the towers were specifically modeled to reduce urban heat zones and ensure pleasant microclimates year-round.

This is architecture that responds to rising global temperatures with long-term comfort built in—offering future residents not just a home, but a climate-conscious living experience.







SUSTAINABILITY & MATERIALS

# SILK TOWERS

BY KENGO KUMA & ASSOCIATES

Our commitment to a singular architectural material expression originates from a thorough exploration of available materials in the area and a desire to enhance local craftsmanship. Throughout history, the country has invested in numerous cement and concrete factories that have evolved and grown in scale and technology. Opting for concrete as the primary material, therefore, aligns with an understanding of the local techniques readily available in the market and commonly employed by contractors in the region. Consequently, the project will support activating regional concrete suppliers and bolster the local economy. However, our intention is to challenge these conventional processes by aiming for a responsible approach throughout its production. The focus on sustainable concrete use involves incorporating Supplementary Cementitious Materials (SCMs), Recycled Aggregates and Admixtures. This project also prioritizes waste reduction, with strategies aimed at minimizing waste generation and reducing reliance of landfills.







SUSTAINABILITY & MATERIALS

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# Resilient Infrastructure and Efficient Use of Resources

We are providing a well-designed and flexible concrete skeleton that offers adaptability to evolving needs and requirements. The tower's rectangular shape and the arrangement of the cores in the central area contribute to a regular grid arrangement for the rest of the floor plan, which optimizes on-site efficiency and mitigates unforeseen challenges. Also, supported by thorough engineering studies - we aim to provide the most optimized quantity of concrete and dimensioning, to emphasise efficiency in resources.

## Textured Finish

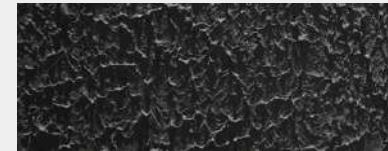
The exposed concrete pillars are both structural and the finish in the project. This creates a sense of duality and balance – a textured aggregate surface revealing the true nature of concrete, juxtaposed with a porous, tactile, ornamental surface to enhance the local craftsmanship. This draws attention to the details, revealing the beauty of the structure, in its true form. The choice of a mineral textured façade, echoing the roughness of natural materials, also engages in a seamless dialogue with the vegetation. This interplay between vegetation and minerals, a transformation metamorphosis takes place, revealing the structure's evolution into a mountainous surface.



**A** Front Edge  
HAMMERED TEXTURE

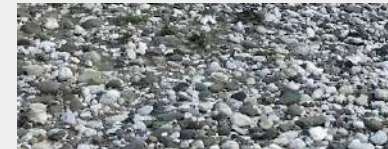


**B** Side Flat Surface  
WASHED CONCRETE AGGREGATE

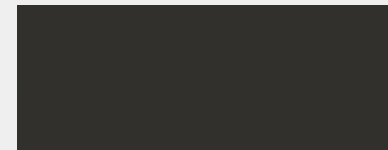


**C** Intermediate Balcony  
TEXTURED PLASTER

### PALETTE REFERENCE



**A+B** Mixed Palette  
COLOR PALETTE REFERENCE



**C** Palette Reference  
UMBRA GREY - RAL7022



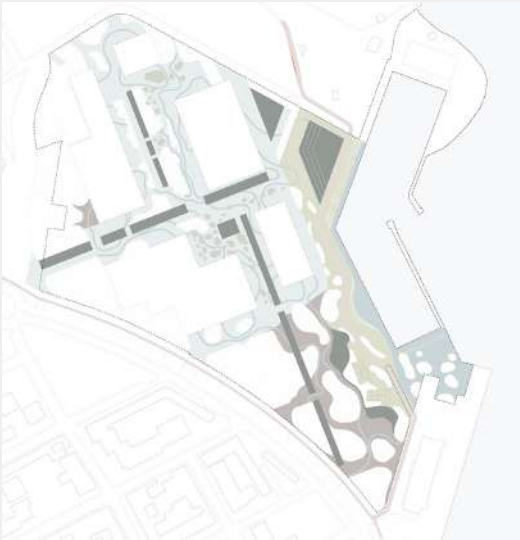
Pavement materials help to underline the hierarchy of the spaces as well as to create well-being and unique atmospheres for the outdoor areas. The landscape and the architecture materials create a continuous and complementing material palette. Pavement patterns with material variations in scale, materials and tactility enhance the landscape's visual appeal and functionality.

## Harmony in Scale

The use of large-scale natural stone in connection to the facade and the main pedestrian areas create a sense of grandeur and timelessness. A break-down in scale in shape of gravel or small scale pavement in connection to the stay and vegetation areas, serve as a transition between built environment and the natural elements, providing a space for relaxation and contemplation.



Variations in tactility and scale emphasize use and hierarchy



Surface material hierarchy in the area



Hard material / large scale near the facades.



Transition to smaller paving



Soft surfaces in connectio to the vegetation areas



Water elements

## Water Elements

Permeable surfaces such as gravel or grass pavers can be used to allow water to infiltrate the ground, promoting healthy plant growth and preventing water runoff.

Water features are an integral part of landscape design, and a continuation of the materiality of the neighbourhood. Local beach stone material are used and visible in cast concrete surfaces both in water features and generally in the area.

Variations created by the finishing of the material create a robust and resilient material palette. The careful selection and placement of materials enhance the overall design, while also considering the practical needs of the users.





SUSTAINABILITY & MATERIALS

## SILK TOWERS

BY KENGO KUMA & ASSOCIATES

# Façade Engineering of Silk Towers

This is not a standard glass tower. The façades, co-designed with AKTII and KKAA, are rooted in nature and local materiality.

Their solid forms absorb and reflect the light like stone, and are designed to age beautifully, not remain sterile. The use of textured concrete and green elements forms a living skin—cooling the environment and blending built and natural elements into a continuous, evolving expression.

For the Silk Tower project, our company is collaborating with the architectural company KKAA and the facade engineering company AKTII. They have developed the facade, which is inspired by the environment of Batumi and its surroundings.







# SILK TOWERS

BY KENGO KUMA & ASSOCIATES

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