



Special Investment Project “Kobuleti Free Tourism Zone”

Ministry of Finance and Economy of Ajara A.R.

2012

What We Offer:



Free Land

Free Hotel Master Plan

No Profit and Property taxes for 15 years

Fully Provided engineering utility networks and corresponding outdoor infrastructure such as **electricity, gas, water and new roads**



Kobuleti - Project Incentives



- **Kobuleti** is a townlet and seaside health resort on Black Sea in western Georgia located in Ajara region
- Average annual temperature is +14.5 C
- The lands that will be handed over to investors are located 120 meters from Black Sea in “Pichvnari” (Pine forest) area a part of the Kolkheti Valley only 3-4 meters above sea level
- Development area of **12 ha** for **30 hotels**
- **“Pichvnari” (Pine Forest) Unique Microclimate**
- Resort Priority-warm and humid climate
- Maximum Therapeutic effect-combination of Thalasso therapy and other medical procedures
- **Investment range 1-2 million USD**



Kobuleti Free Tourism Zone



1. Hotel Building type I
2. Hotel Building type II
3. Hotel Building type III
4. Parking lot
5. Central recreation area
6. Main Entrance
7. Open air sports playgrounds
8. Electric wiring
9. Technical building

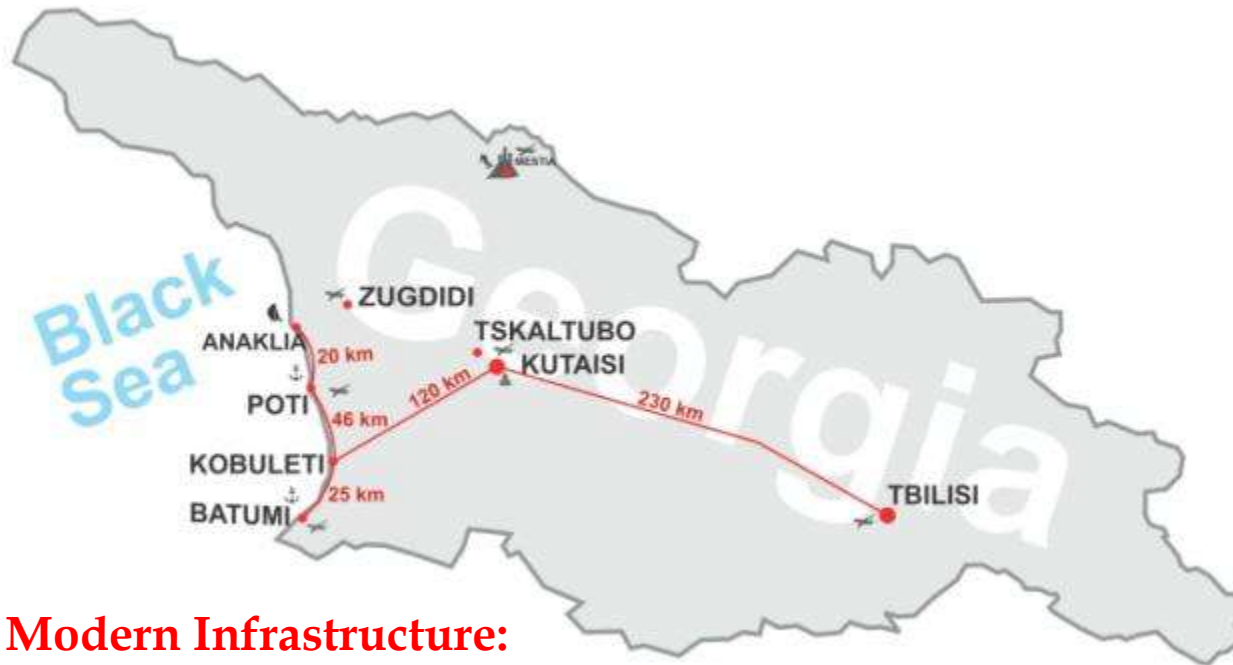
- Highway
- Path
- Planting of Greenery

5-6-7 Number of Floors

- RED Colour - Sold
- Blue Colour - For Sale
- Yellow Colour - Contract negotiation



Kobuleti on the Map of Georgia



Modern Infrastructure:

- Batumi International Airport
- New Poti International Airport by 2012
- New Anaklia - Zugdidi Airport (Local)
- New Highway Batumi-Kobuleti
- New Highway Tbilisi-Kobuleti-Batumi
- New High Speed Railway Tbilisi-Kobuleti

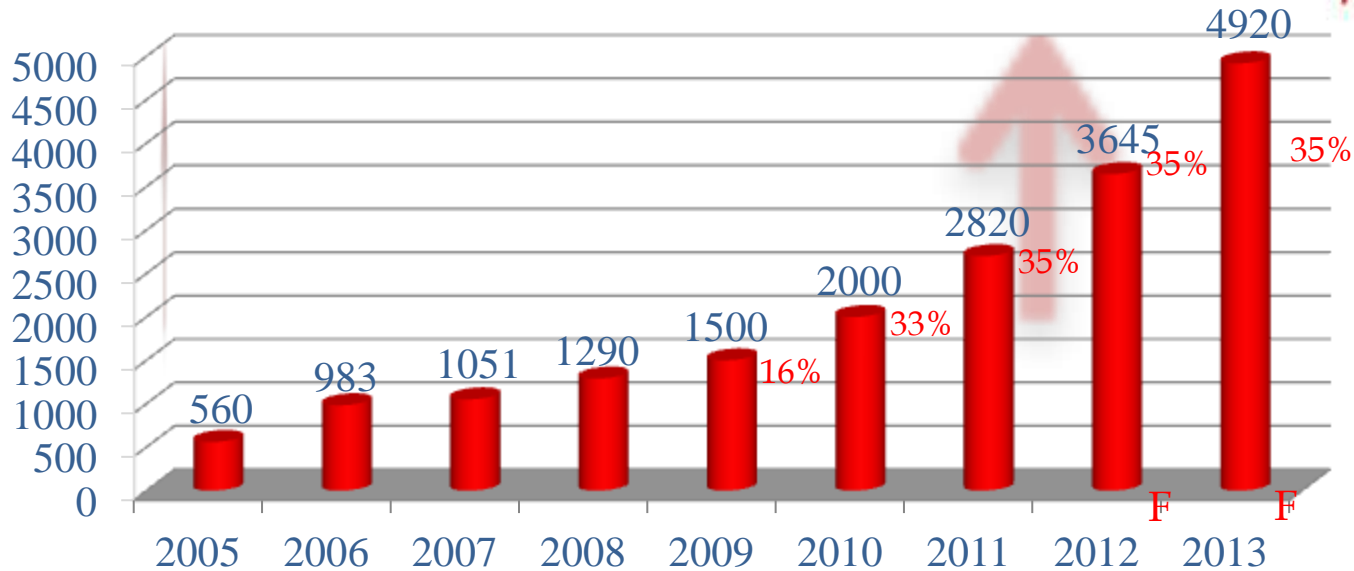
Easy Access:

- Tbilisi - 335 km - Capital of Georgia
- Batumi- 25 km- Resort and Entertainment Centre
- Kutaisi - 120 km
- Poti - 46 km - Biggest Port (FIZ)

Tourism Trends in Georgia



In Thousands



- Government Policy towards Tourism Development
- Creation of an elite annual winter resort in Mestia
- Free Tourism Zone in Kobuleti
- Development of Spa Cities around Georgia
- Anticipated annual tourist growth of 37% in the next 3-5 years
- 12,000 Historical and Cultural monuments
- 103 Resorts and 182 Resort Areas
- 8 National Parks
- 2400 Springs of Mineral Waters
- Curative Climate

Tourism Trends in Ajara

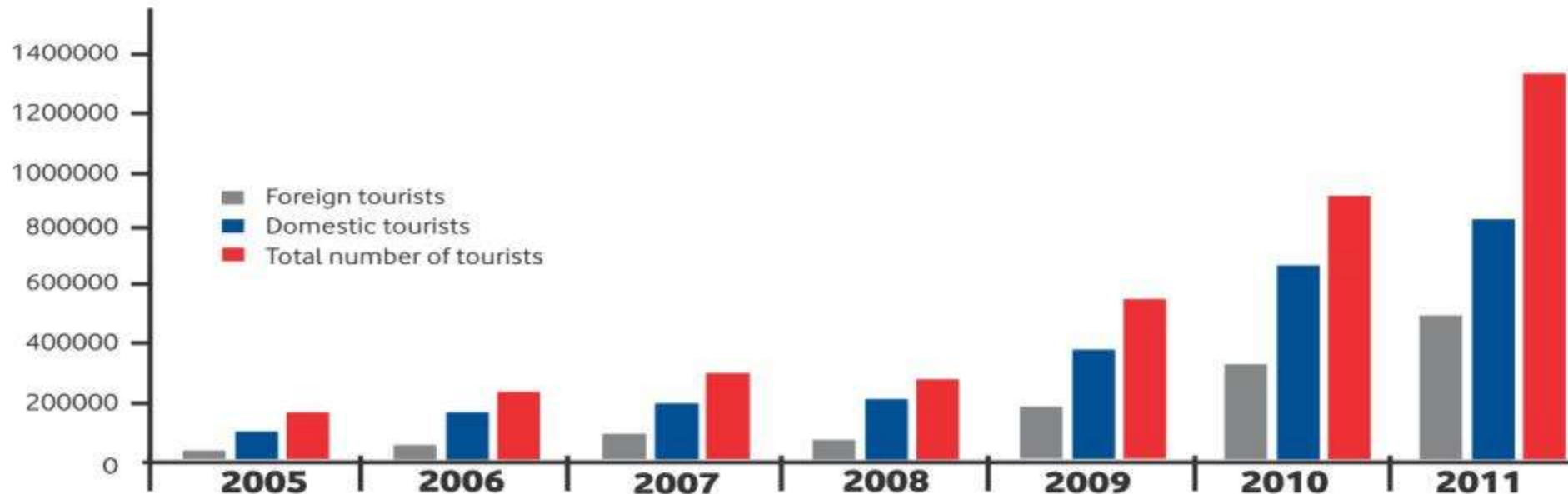


- Tourism is a priority sector in Ajara with its high potential (43% of total investments)
- Diversity of natural resources allow wide varieties of tourism activities all year round
- Intensive promotion of the region as all year round tourist destination
- No license fee for opening of casinos in hotels with more than 100 rooms
- No license for operating a company in tourism field
- No Visa for citizens of more than 70 countries
- International air, sea, road and railway connections
- Diverse Cultural Mix, Exquisite Cuisine and Great Hospitality

Tourism Trends in Ajara



Number of Tourists in Ajara (2005-2011)



Turkey 39.6%



Azerbaijan 14.9 %



Israel 3.4%



Armenia 34.3 %



Iran 5.3%



Ukraine 2.5%

As of September 2011, Ajara celebrated visit of 1 millionth tourist!!!

Kobuleti Free Tourism Zone



Type #1 Hotels Construction Orientation Budget



Approximate Calculation:
5, 6, 7 Floor Hotels

5 Floor Hotel

✓ 1.3 million GEL

6 Floor Hotel

✓ 1.5 million GEL

7 Floor Hotel

✓ 1.7 million GEL

Kobuleti Hotels – Type #1



ARCHITECTURAL CONCEPT:

5, 6, 7 Floor Hotels

5 Floor Hotel

- Building Size – 3080.2 sq.m
 - ✓ Terrace – 280.52 sq.m
 - ✓ Balcony – 179.29 sq.m
 - ✓ Basement – 511.9 sq.m
- Number of Rooms – 36
- Number of Beds – 75

6 Floor Hotel

- Building Size – 3625.5 sq.m
 - ✓ Terrace – 280.52 sq.m
 - ✓ Balcony – 233.82 sq.m
 - ✓ Basement – 511.9 sq.m
- Number of Rooms – 48
- Number of Beds – 100

7 Floor Hotel

- Building Size – 4169.4 sq.m
 - ✓ Terrace – 280.52 sq.m
 - ✓ Balcony – 287.78 sq.m
 - ✓ Basement – 511.9 sq.m
- Number of Rooms – 60
- Number of Beds – 125



Kobuleti Hotels - Type #2



ARCHITECTURAL CONCEPT:
5, 6, Floor Hotels

5 Floor Hotel

- Building Size - 2975.4 sq.m
 - ✓ Terrace - 326.20 sq.m
 - ✓ Balcony - 197.63 sq.m
 - ✓ Basement - 482.9 sq.m
- Number of Rooms - 33
- Number of Beds - 72

6 Floor Hotel

- Building Size - 3485.1 sq.m
 - ✓ Terrace - 326.20 sq.m
 - ✓ Balcony - 260.87 sq.m
 - ✓ Basement - 482.9 sq.m
- Number of Rooms - 44
- Number of Beds - 96

Kobuleti Hotels - Type #3



ARCHITECTURAL CONCEPT:

6, 7, Floor Hotels

6 Floor Hotel

- Building Size - 3708.5 sq.m
 - ✓ Terrace - 166.66 sq.m
 - ✓ Balcony - 257.5 sq.m
 - ✓ Basement - 508.0 sq.m
- Number of Rooms - 44
- Number of Beds - 100

7 Floor Hotel

- Building Size - 4235.9 sq.m
 - ✓ Terrace - 166.66 sq.m
 - ✓ Balcony - 315.2 sq.m
 - ✓ Basement - 508.0 sq.m
- Number of Rooms - 55
- Number of Beds - 125



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