



**KOBULETI FREE
TOURISM ZONE**



TOURISM TRENDS IN AJARA

- ▶ Developing tourism, a highly promising sector, is one of the biggest priorities of the Government of Ajara
- ▶ 32% of total investments belonged to the tourism sector in 2016
- ▶ 85% of Ajara is covered with mountains with highest points reaching up to 3 000 m
- ▶ The area is distinguished by spectacular forests and alpine landscapes of diverse flora and fauna
- ▶ A year round nature-based tourism: back-packing, fishing, horse-riding, hunting, hiking, canoeing, skiing
- ▶ Liberal visa policy/international air, rail way, sea and road connections

KOBULETI FREE TOURISM ZONE - LOCATION

- ▶ Kobuleti: a popular seaside health resort in Ajara
- ▶ Location: 25 km from Batumi and 335 km from Tbilisi (Capital of Georgia)
- ▶ Average temperature during the tourist season: +25 °C
- ▶ Coastline length: 24 km
- ▶ Area of the Free Tourism Zone: 12 ha (140 meters from the sea coast)

WHAT WE OFFER

- ▶ Free Land (0.2 ha)
- ▶ No Profit and Property Taxes until 2026
- ▶ Free Construction Permit
- ▶ Free Hotel Master Plan (42, 52, and 60 rooms)
- ▶ Fully Provided Engineering Utility Networks and corresponding external infrastructure such as electricity, gas, water and new roads
- ▶ Construction/Repair of access roads
- ▶ The Project offers construction of different types of hotels

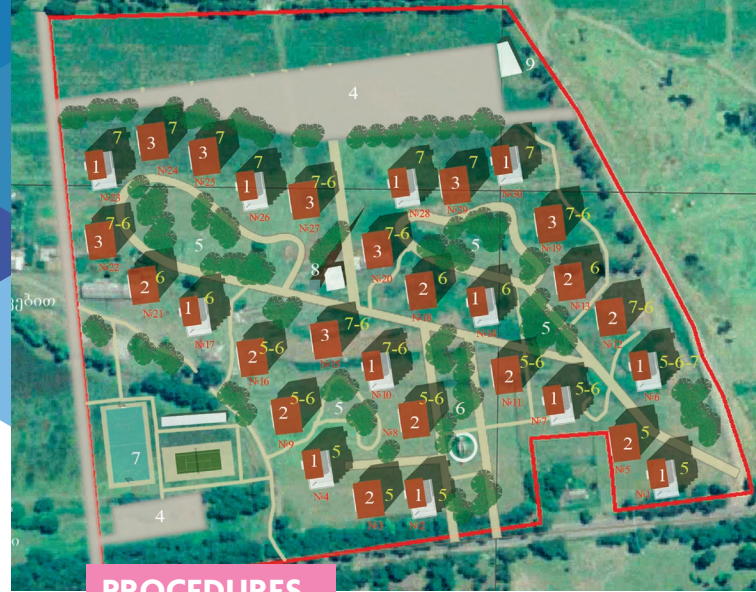


TYPE – No. 1

5 Floor Hotel	6 Floor Hotel	7 Floor Hotel
Number of Rooms-36	Number of Rooms-48	Number of Rooms-60
Number of Beds-75	Number of Beds-100	Number of Beds-125
Building area-3080.2 m ²	Building area-3625.5 m ²	Building area-4169.4 m ²
Terrace-280.52 m ²	Terrace-280.52 m ²	Terrace-280.52 m ²
Balcony-179.29 m ²	Balcony-233.82 m ²	Balcony-287.78 m ²
Basement-511.9 m ²	Basement-511.9 m ²	Basement-511.9 m ²
Remark: basement is optional	Remark: basement is optional	Remark: basement is optional

TYPE – No. 2

5 Floor Hotel	6 Floor Hotel
Number of Rooms-33	Number of Rooms-44
Number of Beds-72	Number of Beds-96
Building area-2975.4 m ²	Building area-3485.1 m ²
Terrace-326.20 m ²	Terrace-326.20 m ²
Balcony-197.63 m ²	Balcony-260.87 m ²
Basement-482.9 m ²	Basement-482.9 m ²
Remark: basement is optional	Remark: basement is optional



PROCEDURES

INVESTING IN KOBULETI FREE TOURISM ZONE INVOLVES THE FOLLOWING PROCEDURES:

- I – An investor applies to the Ministry of Finance and Economy of Ajara Autonomous Republic or the Free Tourism Zone Development Committee. The application must include:
 - Selected land plot in Kobuleti Free Tourism Zone
 - Amount of investment
 - Construction commencement date
 - Zero point construction timeframe
 - Black frame construction timeframe
 - Hotel commissioning date

TYPE – No. 3

6 Floor Hotel	7 Floor Hotel
Number of Rooms-44	Number of Rooms-55
Number of Beds-100	Number of Beds-125
Building area-3708.5 m ²	Building area-4235.9 m ²
Terrace-166.66 m ²	Terrace-166.66 m ²
Balcony -257.5 m ²	Balcony-315.2 m ²
Basement-508.0 m ²	Basement-508.0 m ²
Remark: basement is optional	Remark: basement is optional



- II – The Committee considers the application and in case of positive decision, the Government of Ajara will conduct privatization of the land plot
- III – The aforementioned procedures are finalized by signing an agreement between the Government of Ajara and the investor

INVESTOR MUST:

- ▶ Register a separate entrepreneurial entity in line with the Georgian legislation, which will carry out activities foreseen by the Law on Supporting and Development of Free Tourism Zones (construction and operation of hotels, renting out hotel rooms, operation of a hotel's catering facilities, spa centres, recreation/fitness centres, pools, aqua parks, sports areas and conference halls).
- ▶ Apply to the Ministry and provide information on the amount of investments for constructing hotel
- ▶ Invest at least GEL 1 million per hotel
- ▶ Construct middle or/and high class hotel(s) according to the terms and conditions
- ▶ Conduct the hotel operation according to the criteria set by the Ministry
- ▶ Provide a bank guarantee of at least 10% of the investment amount for the period exceeding the construction timeframe. The bond will be submitted to the committee formed by the Government of Georgia in case of the project approval



CURRENT PROJECT

Aieti LTD - Type №2 (5 Floor Hotel)



The background is a complex geometric pattern composed of numerous triangles of various sizes. The color palette is primarily shades of blue, ranging from light sky blue to deep navy blue, with some triangles in shades of purple and magenta. The triangles are arranged in a way that creates a sense of depth and movement, with some pointing towards the center and others pointing outwards.

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