

Georgia  
*New Gudauri*





## WHY INVEST IN GEORGIA



Real estate in Georgia is more affordable compared to other countries



Registering your property in Public Service Hall is very simple - property registration takes only 15 minutes



There are no restrictions on ownership of real estate property for foreigners. Owners of real estate in Georgia do not pay property taxes (Non-residents)



Georgia ranks as the 16th most secure country in the world



Citizens/residents of Georgia are eligible to visa-free travel to 98 countries



In the last 5 years number of international visitors increased by 21%



Georgia has high occupancy rate, as the number of tourists is increasing every year. Thus, the owners of the residence can generate additional income throughout the year





WHO  
WE  
ARE



Founded in 2012



Redco's portfolio includes:

- Apart-hotels
- Residential buildings
- Hotels
- Infrastructure



Rental service of purchased apartments



4 locations in Georgia:

- Batumi
- Tbilisi
- Gudauri
- Bakuriani



GUDAURI

- Located on the southern slopes of the
- Greater Caucasus Mountain Range
- 120 km away from Tbilisi
- Height - 2196 KM
- Lowest ski lift - 2000M
- Highest ski lift - 3258M
- 70KM of ski trails
- Ski season from December to April



WINTER &  
SUMMER  
ACTIVITIES

- Skiing
  - Snowboarding
  - Paragliding
  - Heliskiing
  - Freeriding
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- Hiking
  - Mountaineering
  - Fishing
  - Rafting
  - Off-road tours
  - Horse riding
  - Climbing trips to the famous Mount Kazbek



New region in Gudauri built by Redco



Right next to Gondola ski lift

26

26 projects in total including:

- Residential buildings
- International hotel
- Ski depots
- Restaurants, cafes and bars
- Supermarket
- Pharmacy
- Spa & fitness center
- Casino Gudauri
- Bogner boutique



# FINISHED PROJECTS

- GUDAURI BLOCKS 1, 2, 3, 4.
- GUDAURI "LOFTS 1 and 2."
- GUDAURI—"SUITS"
- GUDAURI—"ATRIUM"
- GUDAURI—"ALPIC"
- GUDAURI—"NEO"
- GUDAURI—"TWINS"
- GUDAURI BLOCKS F1, F2, F3, F4.



- 5-star international hotel brand
- 156 Hotel rooms
- Ski-in /Ski-out
- Ski-depot
- Spa & Fitness Center
- Restaurant
- Underground parking
- Concierge service
- 24/7 security service

The project will be completed by the end of 2025





NEO

- Aparthotel “Neo”
- 203 apartments
- Minimum area: 30.0 sq.m
- Ski-in /Ski-out
- Ski-depot
- SPA
- Underground parking
- Concierge service
- 24/7 security service
- Price per sq. m: from 2000 \$ (white frame)
- The project is complete



FOUR  
SEASONS  
GUDAURI

- 4 Aparthotels “F1, F2, F3, F4
- 550 apartments
- Minimum area : 29.0 sq.m
- Ski-in /Ski-out
- Ski-depot
- Restaurant
- Underground parking
- Concierge service
- 24/7 security service
- Spa and fitness center
- Indoor pool
- Price per sq. m: from 1400 \$(white frame)

The project is complete



- Aparthotel “Alpic”
  - 102 apartments
  - Minimum area: 30.0 sq.m
  - Ski-in /Ski-out
  - Ski-depot
  - Spa
  - Café
  - Underground parking
  - Concierge service
  - 24/7 security service
  - Price per sq. m: 1700 \$(white frame)
- The project is complete



TWINS

- Aparthotel “Twins”
  - 276 apartments
  - Minimum area: 30.0 sq.m
  - Ski-in /Ski-out
  - Ski-depot
  - Restaurant
  - Underground parking
  - Concierge service
  - 24/7 security service
  - Price per sq. m: from 1200\$ (white frame)
- The project is complete



- New Aparthotel “Alpenhill”
- 260 apartments
- Minimum area: 25 sq.m
- Ski-in /Ski-out
- Restaurant
- Underground parking
- Concierge service
- 24/7 security service
- Price per sq. m: from 800\$ (white frame) (presale)
- The project will be finished in the end of 2024

## **MANAGEMENT**

The company RED-CO Management Group is responsible for provision of development and maintenance of the premises, as well as hotel management. The management objective is to ensure the following:

- Increased profitability of renting out the property.
- Increased value of the property itself.

## **PROPERTY MANAGEMENT**

You get to choose who manages your apartment for you. The RED-CO Management Group offers standard hotel management and rental of your apartment under the NEW GUDAURI RESORT RESIDENCES & SPA brand, which guarantees quality and stable income for the apartment owners. The services on offer include a central booking system, room cleaning and service, a nanny service, as well as numerous commercial services that exist at the resort. Guests staying in the apartments under our management also enjoy discounts in various restaurants, cafes, bars, spas etc.). The average daily rent for a one-room apartment in winter season is 140-170\$.

RED-CO Management Group carries out marketing hospitality services, which includes efforts to attract tourists to Gudauri and offer them maximum comfort and best services.



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