



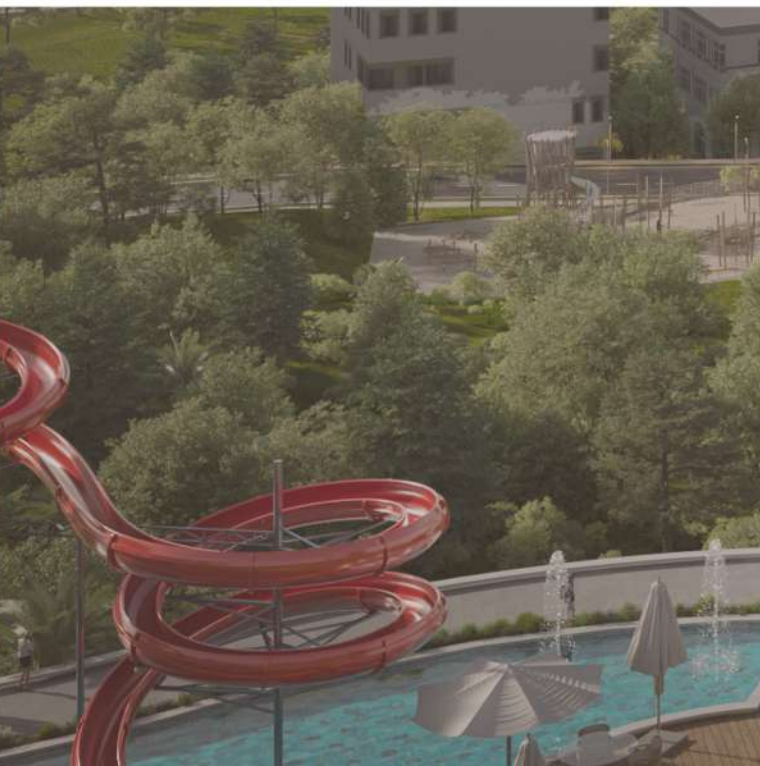
MARDI AQUAPARK wellness resort

FIRST ALL INCLUSIVE HOTEL IN GEORGIA
MANAGED BY ACCOR



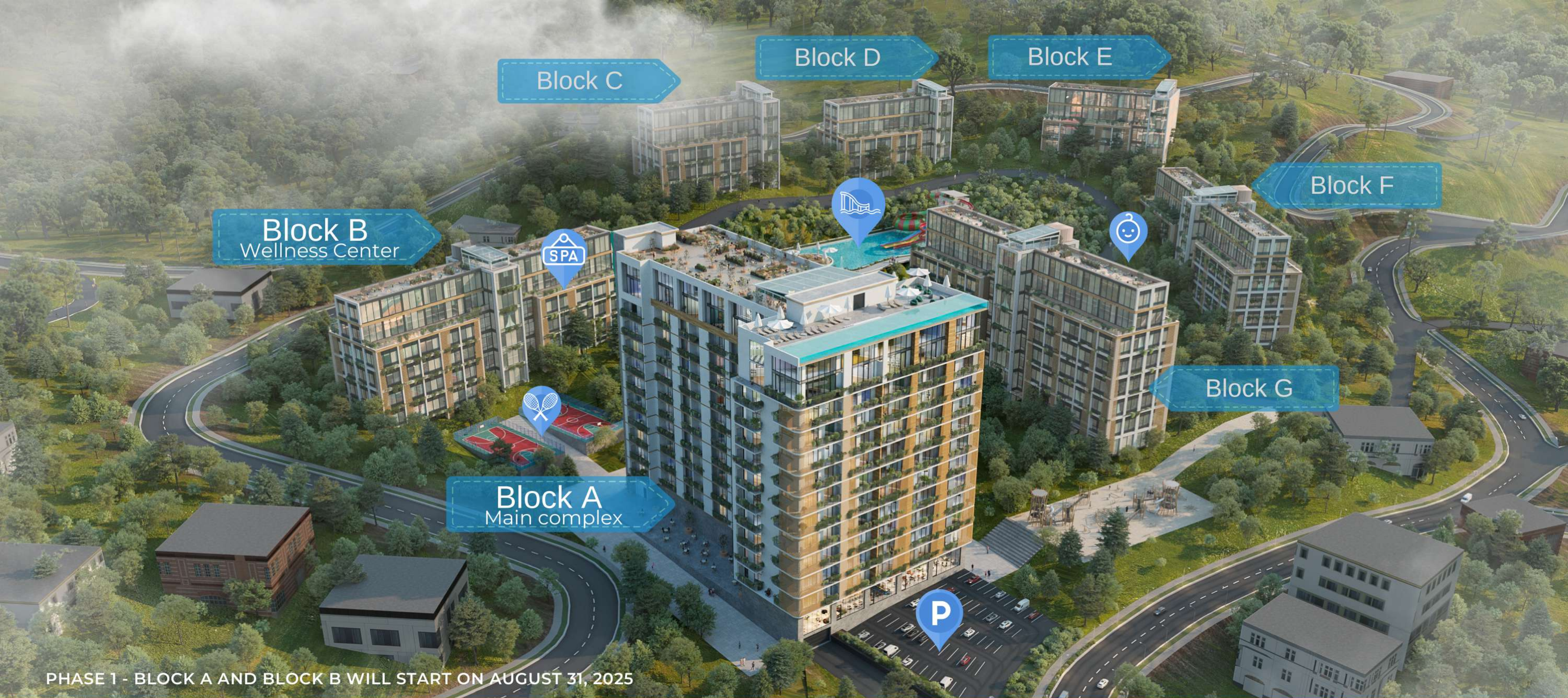


Mardi Aquapark Wellness Resort, the first All-Inclusive hotel in Georgia offers a diverse range of health-improving procedures across four rejuvenation stages, daily shuttles to hot springs, and a private beach. Guests can enjoy outdoor activities like tennis, basketball, jogging, Aquapark, and a children's center. The restaurants offer six wellness-inspired menus. Exceptional service and hospitality provided by Accor.



ACCOR





PHASE 1 - BLOCK A AND BLOCK B WILL START ON AUGUST 31, 2025



5000 SQ.M OF APARTMENTS AND INFRASTRUCTURE AREA
15,000 SQ.M OF LANDSCAPED AREA OF THE WATER PARK

FULL OWNERSHIP

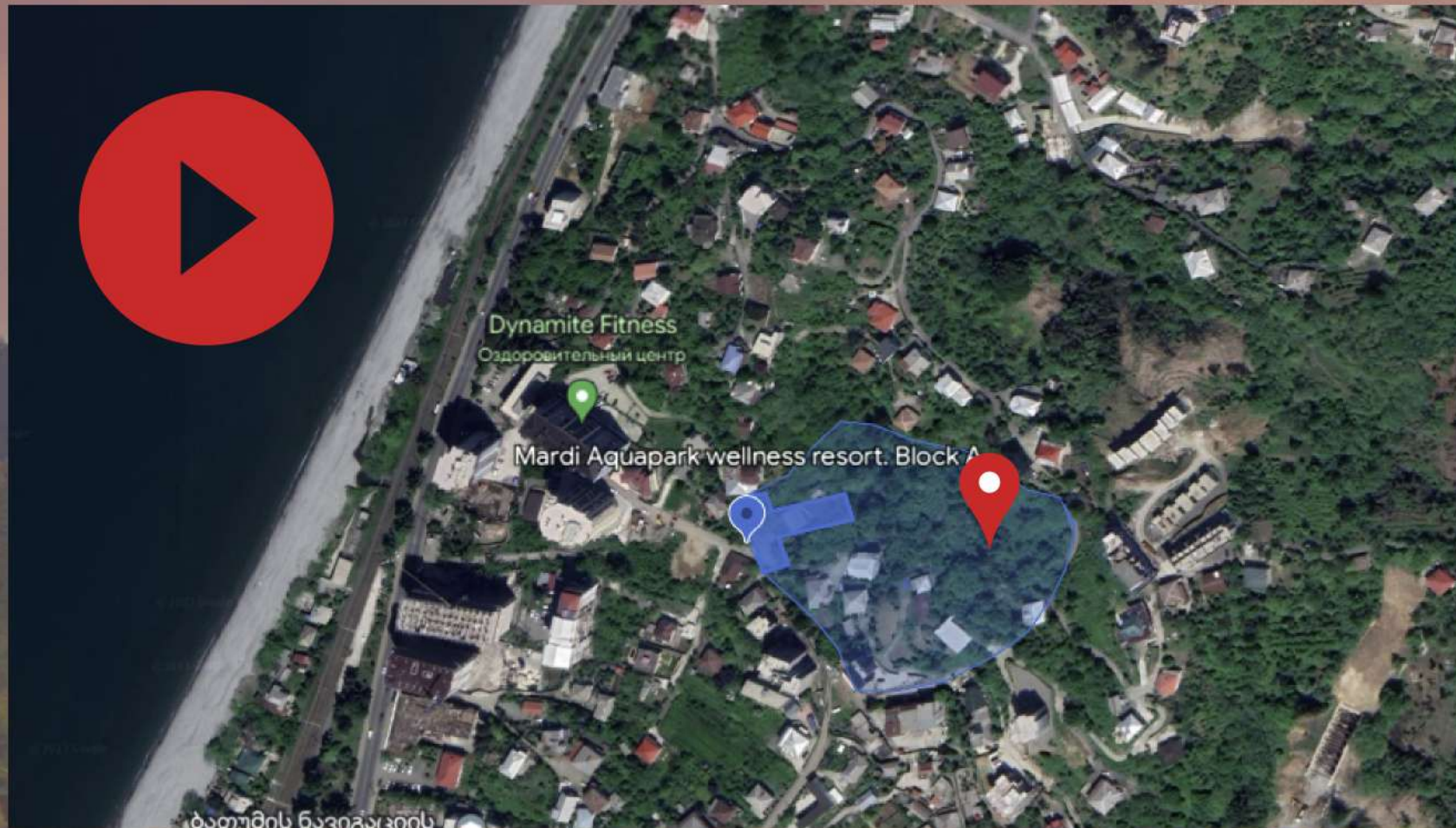
PREMIUM
INFRASTRUCTURE

HIGH INCOME

ALL INCLUSIVE
INCLUDE TAXES



LOCATION



Mardi Aquapark wellness resort, in the heart of Georgia's balneological resort on the Black Sea coast, offers a unique restorative microclimate of mountain air, sea breeze, and greenery. For over a century, Mahindzhauri has been known for its mineral springs and balneotherapy.



5 MINUTES
To the private beach



15 MINUTES
To the city centre



10 MINUTES
To the Hot springs



5 MINUTES
To the Botanical Garden




Wellness Center

Discover the ultimate blend of mental serenity and wellness treatments at Mardi Aquapark Wellness Resort. Nestled in a unique Balneological Resort, this vast wellness complex offers a diverse range of health-improving procedures.



Hot springs are located 5 minutes from our complex.
Shuttles will be available directly from the reception



A photograph of the outdoor pool area at Mardi Aquapark Wellness Resort. The pool is a vibrant blue, and several white, modern lounge cabanas with slatted roofs and built-in seating are arranged along the edge. Lush tropical vegetation, including palm trees, is visible on the left. In the background, a multi-story resort building with balconies is visible under a clear sky.

At Mardi Aquapark Wellness Resort, guests can discover their own tranquil oasis for swimming, meditation, and yoga, or indulge in a plethora of outdoor activities such as tennis and basketball courts, jogging tracks, an Aquapark zone, and a children's center.

The six wellness-inspired types of menus offered at the restaurants will tantalize your taste buds.



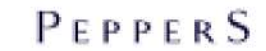
ALL-INCLUSIVE INFRASTRUCTURE

- Welcoming area
- 3 restaurants
- 2 bars
- Fitness center
- Swimming pool
- Spa
- Meeting room
- Tennis court
- Waterpark
- Kid's area
- Quiet scent garden
- BBQ area





ALL OF OUR COMPANY'S
PROJECTS ARE BUILT IN
PARTNERSHIP WITH THE
INTERNATIONAL HOTEL
OPERATOR **ACCOR**. NOW
WE ARE DISCUSSING WHICH
OF THEIR BRANDS WILL
MANAGE **MARDI AQUAPARK
WELLNESS RESORT**



The image shows a modern hotel lobby with a large wooden bookshelf on the left, a central seating area with green and red armchairs and a round table, and a wall with a textured, metallic finish in the background. The Mercure Hotels logo is visible in the top left corner.

MERCURE
HOTELS

2nd largest global
player with 904 hotels
across 59 countries

A highly considered brand in its segment
with +40% of conversion from awareness
to consideration.



THANKS TO AN ONGOING COOPERATION
WITH THE INTERNATIONAL HOTEL OPERATOR
ACCOR, WE PLAN TO ATTRACT ONE OF THEIR
BRANDS. AT THE MOMENT WE ARE
NEGOTIATING THE MERCURY BRAND.

Locally inspired hotels

Every Mercure hotel is a portal to a destination. From the moment our guests cross the threshold of a Mercure hotel, they are immersed in the atmosphere of their destination.

Everything from the decorative design with a passion for local Food and beverage discoveries will be rooted in the unique features of Georgia.

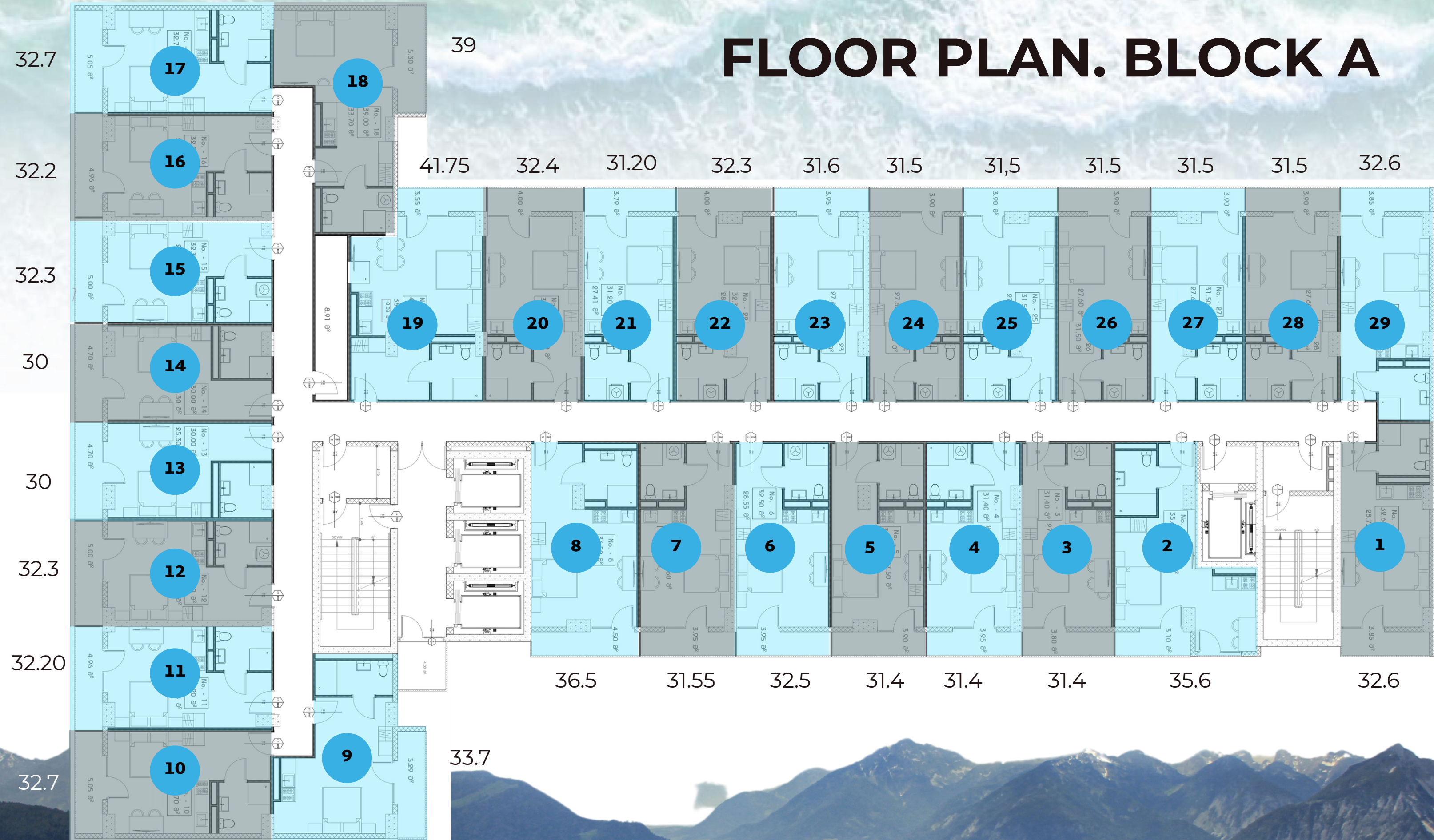
We can reignite the enjoyment of discovering authentic F&B, responsible, and truly local.



GUEST JOURNEY – GUEST ROOMS ELEGANT, WARM AND WELCOMING

The decoration and furnishing reflect the hotel's local inspiration, in full coherence with overall hotel design.

FLOOR PLAN. BLOCK A





MARDI AQUA PARK

resort & residence

