



**RED-CO**

REAL ESTATE DEVELOPMENT

**Apart-hotel “Four Seasons Gudauri”**



**Gudauri resort**

While Gudauri is unrivaled in the diversity and challenges of its terrain and **well-developed infrastructure**, it is a **top destination** to unravel your skiing hidden talents.

Gudauri is Georgia's most renowned **site for paragliding**. All instructors are certified and have over 10 years experience.

**In summer**, the resort takes on a whole new life as a fabulous sightseeing destination – with crisp fresh air, superior areas for horse-riding, mountain biking, hiking, bird watching, etc.

Gudauri is heaven for **free riders**, “Mecca” for the lovers of backcountry skiing. Experienced sportsmen may also participate in Heli-skiing programs accompanied by local certified guides.

### **Location**

Gudauri is located on the south-facing plateau of The Greater Caucasus Mountain Range, only one and a half hours drive from Tbilisi.

**The ski season** lasts from December to April.

# Gudauri resort



New Gudauri is a new residential and recreational area of the well-known ski resort Gudauri. The development of the area has started in 2012. Today this new district has become one of the most popular gathering points in the resort mainly due to its infrastructure, which includes:

- New gondola ski lift
- 8 completed and 7 under contraction apart-hotels, Hotel “Radisson Blu Gudauri”
- Several restaurants and cafes
- Supermarkets
- Ski renting facilities
- Ski schools
- Spa center and fitness
- Indoor and outdoor swimming pools
- Pub and Billiard
- Casino
- Ski lifts and other outdoor entertainment facilities for children

# New Gudauri



In May 2016 «RED-CO» has acquired a land plot of 50 hectares in the New Gudauri, where the company will develop a European-level resort zone and invest of 150 mln. US dollars

This stage envisages the construction of 26 buildings – aparthotels, worlds famous brands (Radisson Blu, Sheraton) and the highest level of additional infrastructure.

# New Gudauri



# Location – “Four Seasons Gudauri”



**Location – “Four Seasons Gudauri”**



- 532 apartments from 29 sq.m.
- Comfortable lobby
- Concierge service
- Restaurant and commercial areas
- Indoor pools
- SPA and Fitness center
- Safed underground parking
- 24 hour security
- Ski-depot (price per item 1000\$)
- Underground parking (per place- from 10000\$)

Infrastructure





Our approach includes not only the management of all design processes, financing, construction and arrangement of our projects, but also operating of the network growing of our apart-hotels and complimentary infrastructure.

To make the investment even more profitable, our apartment owners have the opportunity to rent their apartments and become additional income with “Redco Management Company”.

For this reason we offer apartments not only in the "white frame" condition, but also a fully equipped, on the "turnkey" basis, with furniture, appliances and other necessary accessories to start renting out.

# Apart-hotel system



## Terms of Delivery (White frame)

- Construction and repairing works completed
- Façade of the building completed
- Tiled balconies and painted
- Entrance facing and painting completed
- Installed elevator
- Entrance door
- Exterior metal-plastic doors and windows with glass package;
- Inner Partitions finished
- Stretched floor except bathroom
- TV line installed to the point, internet Wi-Fi
- Electricity lines brought in apartment
- Heating pipe installed to the point
- Water pipes brought to the apartment
- Electricity individual meters
- Gas common meter with co-owners

# Terms of delivery



- Terms of delivery- white frame or turn-key
- The submission date - September 2020
- Price 1 sq.m.- from 1400\$ (white frame)
- Signing the real estate pre-purchase agreement
- Contractual payment
- Internal interest-free installment until the project end

PAYMENTS made in Georgia have to be in Georgian national currency – Lari and are concluded via bank transfer or depositing company's account. Payments from outside Georgia need to be made in US dollar, via bank transfer.

# Terms of the acquisition

**Thank you for your attention!**