

Anglo-Georgian Alpine Resorts (AGAR) presents an alpine zone 1960 ha of leasehold and 60 ha of freehold lands for your consideration. This is a beautiful property located above the beautiful and gorgeous Dzama Gorge.

### **Key Highlights:**

The property is conveniently located 35 kilometres from Kareli, 25 kilometers from Khashuri, 105 km from Tbilisi and 40 kilometers from E60 Tbilisi-Batumi Highway.

An amazing, unique and rare opportunity to purchase a large acreage alpine mountain land tract located in the Kareli and Khashuri municipalities. This wooded 2000 hectare tract offers beautiful frontage on the Caucasian Mountains, rising to an elevation of over 2100 meters and offers views across of a Shuano Mountain and long ranging uninterrupted views of Dzama Valley and the Caucasus and as far as the eye can see.

The property is accessed by brand new paved and State maintained road and a 6km road on to the property accessible by 4x4 vehicles, that takes you all the way to the top of the mountain. This is a hunting and mountain sports paradise.

The Georgian Government is building a world-class Olympic ski centre and resort adjacent to the site to be completed in 2023.

The site is ideal for a substantial alpine resort for tourism and hospitality businesses, and would also provide an excellent opportunity for agricultural businesses to grow soft fruits and vegetable, root vegetables such as potatoes on a commercial scale, premium honey and grazing and silage pasture land for beef and dairy cattle farming businesses.

The property includes approximately 35 ha of standing timber soft wood trees, ranging from 30 – 300 years old. The standing timber has a cut market value estimated at \$500,000. A forestry survey report is available to confirm the type, age and number of trees present in the woodland area.

The 1960 ha leasehold plots were granted to the company by the Georgian Government in 2006 for 49 years, and have 34 years left to run. There is an opportunity to convert those leases to freehold following the correct administrative and legal procedures currently required by the State.

62% of the shares of AGAR are offered at the attractive price of \$500,000 priced for a quick sale to the right buyer(s) and investors.