



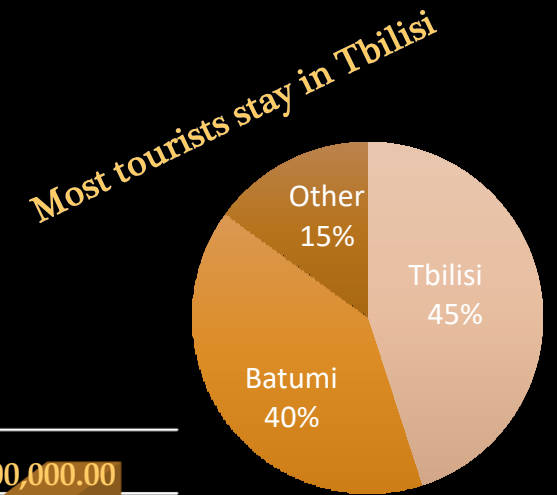
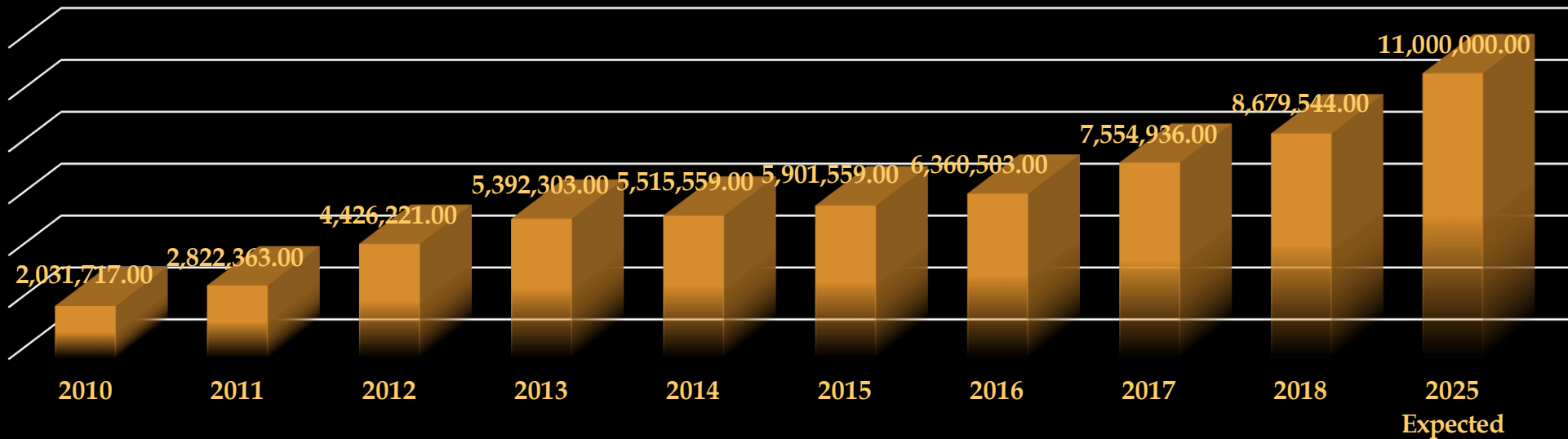
Why visit and invest in Georgia ?!

- One of the most ecologically diverse places in the world.
- Member of UNESCO World Heritage Sites.
- Europe's highest permanent settlement.
- Undiscovered Heli-ski destination.
- Black sea coast.
- Cradle of wine and top culinary destination.



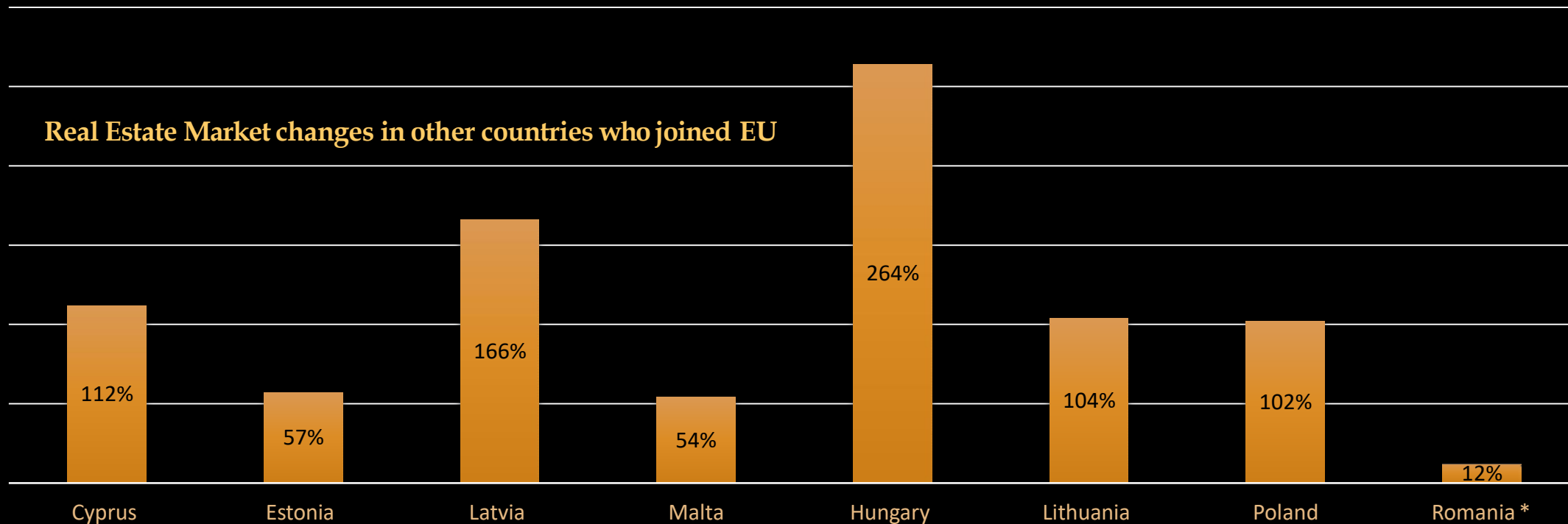
1st Place

- First place in economic reforms and 6-th place in the world with the ease of doing business according to “World bank”.
- Lowest corruption index in the region according to “Transparency international”.
- Ranked as Europe’s one of the safest countries according to “Gullup World Poll”.
- Number of visitors in Georgia grew from 2 million to 8.1 over the recent years.



Source: Statistic Department of Georgia

- From 2000 member of the World Trade Organisation.
- From 2016 Georgia is an EU associated country .
- From 2017 Georgian citizens travel visa free in Schengen.
- Georgia is promised to be next country joining EU.



The average increase 108% in 3 years

* Romania Joined EU in 2007, a year before global financial crisis of 2008

Source: Global Property Guide

Project “Tbilisi Waterfall”



Five star hotel located in old town Tbilisi

- 164Rooms
- 2 restaurants
- 2 Conference Areas
- Swimming Pool
- Club
- 13 500 Sq. M. territory with fountains and chill out zones
- Outside restaurant
- Outside pool
- Parking area
- Guaranteed income

8 characteristics of “Tbilisi Waterfall”:



1. The first and the most important sign of distinguishing features is the Infinity pool located on the 15th floor, which is the analog of the pool in Singapore.
2. And from upper mentioned Infinity pool we have a waterfall that overflows from the 15th to the 12th floor, the waterfall has a width of 13 meters, which makes it widest among artificial waterfalls.
3. High level of sound isolation, partitions are made of fire proof Knauf profiles and covered with fire resistance Knauf tiles, for internal context we used two types of mineral wool, for voice and thermal isolation.
4. For decorative repairs neither paint or wallpapers were used. The materials that we use are only wood, natural stones, marble and Venetian plaster.



5. Facade works are being completed with acoustic glass and natural stone, Travertine, also outer walls are being covered with mineral wool for thermal isolation, which creates additional comfort in the rooms.
6. Lobby it the most important part of the hotel and it should look exceptionally luxurious, so we ordered special flooring for the lobby, which is made of Transparent stone onyx that will be lighted from the bottom.
7. Premium class elevators of "MITSUBISHI", is already ordered.
8. The roof of the building will be decorated with copper.



We do better than promise



***The mock up room is ready and open for visiting**

We manage hotel and Guarantee the income

Standard Room 38 SQ.M

Room Rate – 120 USD excl. VAT

Occupancy – 50%

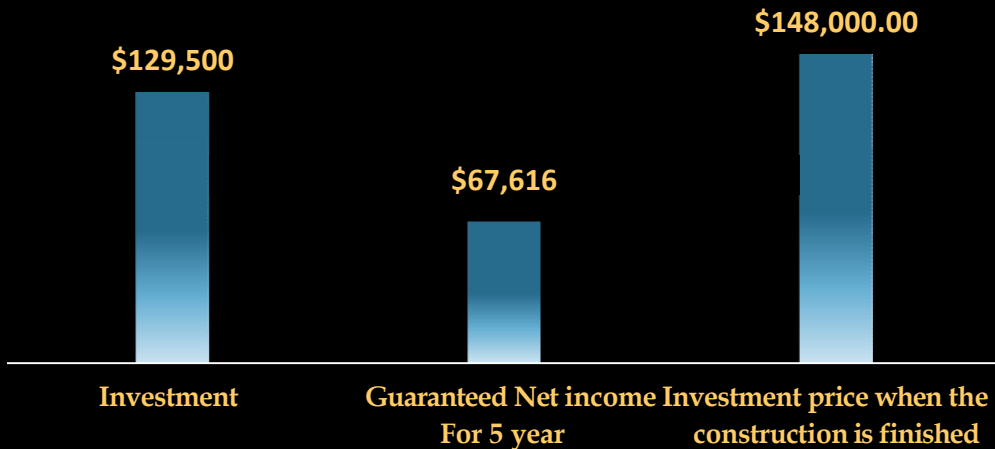
Yearly Income – 21 652 USD

Shares – 35% hotel, 65% Investor

Net Profit after income tax 5% -13 370 USD

Investments in hotel room – 131 000 USD (3000 USD per sq. m)

Guaranteed ROI – 10%



Suite Room 62 SQ.M

Room Rate – 220 USD excl. VAT

Occupancy – 50%

Yearly Income – 40 150 USD

Shares – 35% hotel, 65% Investor

Net Profit after income tax 5% -19 100 USD

Investments in hotel room – 220 000 USD (3000 USD per sq.m)

Guaranteed ROI – 11%

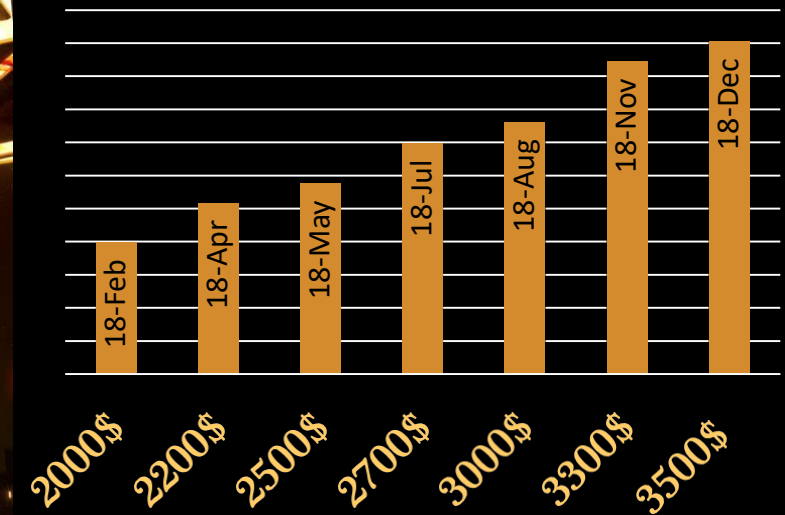


Flexible payment plan

- 50% - Down payment
- 50% - divided by the monthly payment until the opening



Average selling price trendline for "Tbilisi Waterfall"



Thank you for attention!

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