

Site Check List		
Location	Site name and plot numbers	Chokhatauri, Kostava Street 13 Former National Guard Territory Cadastral code: 28.01.23.041
	Town / Commune	Chokhatauri/Chokhatauri Municipality
	Region	Guria
	Link to My Maps	https://rb.gy/9k5m9p
Area of property	Max. Area available (as one piece) [ha]	4.5424 Ha.
	The shape of the site	Iregular
	Possibility for expansion (short description)	Expansion possible Adjacent to the land plot is located state-owned 1.2 ha. of non-agricultural land
Property information	Approx. land price [GEL/m²] including 18% VAT	30 GEL/m ²
	Owner(s)	State property
	Zoning	Manufacturing and other industrials, warehousing, tourism and entertainment, residential, hotel, medical services
	Terms of acquisition	Sale Perpetual usufruct Lease
Land specification	Soil class with area [ha]	Nonagricultural 4.5424 ha
	Differences in land level [m]	None
	Building height limit [m]	K2-h12 meters. If necessary the limit may be increased to 25 meters by the City Council decision
	Building coverage [%]	K1=0.7%
	Present usage	Not in use
	Were geological research done? (Y/N)	No
	Risk of flooding or land slide (Y/N)	No

	Underground obstacles (Y/N)	No
	Ground and overhead obstacles (Y/N)	No
	Buildings / other constructions on site (Y/N)	No
Transport links	Access road to the plot (type and width of access road)	Road of national importance E692
	Nearest motorway / national road [km]	Road of national importance E692 – 0 km. Highway of international importance - E-60 – 20 km.
	Sea and river ports located up to 200 km	Poti (70 km) - sea port Batumi (80 km) - sea port
	Railway line [km]	In Sajavaxo - 20 km.
	Railway siding [km]	In Sajavakho – 20 km
	Nearest international airport [km]	Kutaisi International Airport – 35 km. Batumi International Airport – 80 km. Tbilisi International Airport – 300 km.
	Nearest province capital / city [km]	Ozurgeti – 25 km.
Existing infrastructure	Electricity (Y/N)	yes
	Connection point (distance from boundary) [m]	At the border of the land plot
	Voltage [kV]	1500 kW
	Available capacity [MW]	1.5 MW
	Gas (Y/N)	Yes
	Connection point (distance from boundary) [m]	At the border of the land plot
	Calorific value [MJ/Nm ³]	2.5 barrel – pressure 3 5.06 MJ/Nm ³ -calorific value
	Pipe diameter [mm]	300 mm
	Available capacity [Nm ³ /h]	127 Nm ³ /h

	Water supply (Y/N)	Yes Part of the municipal water supply system runs adjacent to the land plot, which can be used for manufacturing as well as social purposes.
	Connection point (distance from boundary) [m]	At the border of the land plot
	Available capacity [m³/24h]	1000 m ³ /24h Pipe diameter – 200 mm
	Sewage discharge (Y/N)	No
	Connection point (distance from boundary) [m]	150 m
	Available capacity [m³/24h]	10 m ³ /24h
	Treatment plant (Y/N)	No
	Internet infrastructure / telephone (Y/N)	Yes
	Connection point (distance from boundary) [m]	At the border of the land plot
Comments	Chokhatauri is one of the distinctive part of the Guria region. 65% of its territory is mountainous. Near Chokhatauri, there are railway stations, seaports, and airports. In the municipality, there are several important enterprises that operate in sectors like, mineral and fresh water, fruit processing, timber manufacturing, and hydropower generation. Last year, private sector constructed one hydropower plant and this year two new hydropower plants will be built. In recent years, there have been growth and development of traditional agricultural fields, such as Hazelnut farming, tea producing, beekeeping, viticulture of endemic varieties etc. The growth was due to international and governmental projects supporting sustainable rural development. In terms of tourism, the municipality has a growing potential enabled by long-established healing and recreational resorts, such as Bakhmaro and Nabeghlavi. The municipality is also rich with various historical and cultural monuments and tourist sites.	
Offer prepared by	Anton Berdzenishvili Leading Specialist at the Investment Environment Development Unit of Chokhatauri Municipality City Hall Mob. +995 599 097 728 Email. gegaber@gmail.com Languages – Georgian, English, Russian	
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Updated offer	15/11/2023	

Investment site – Map

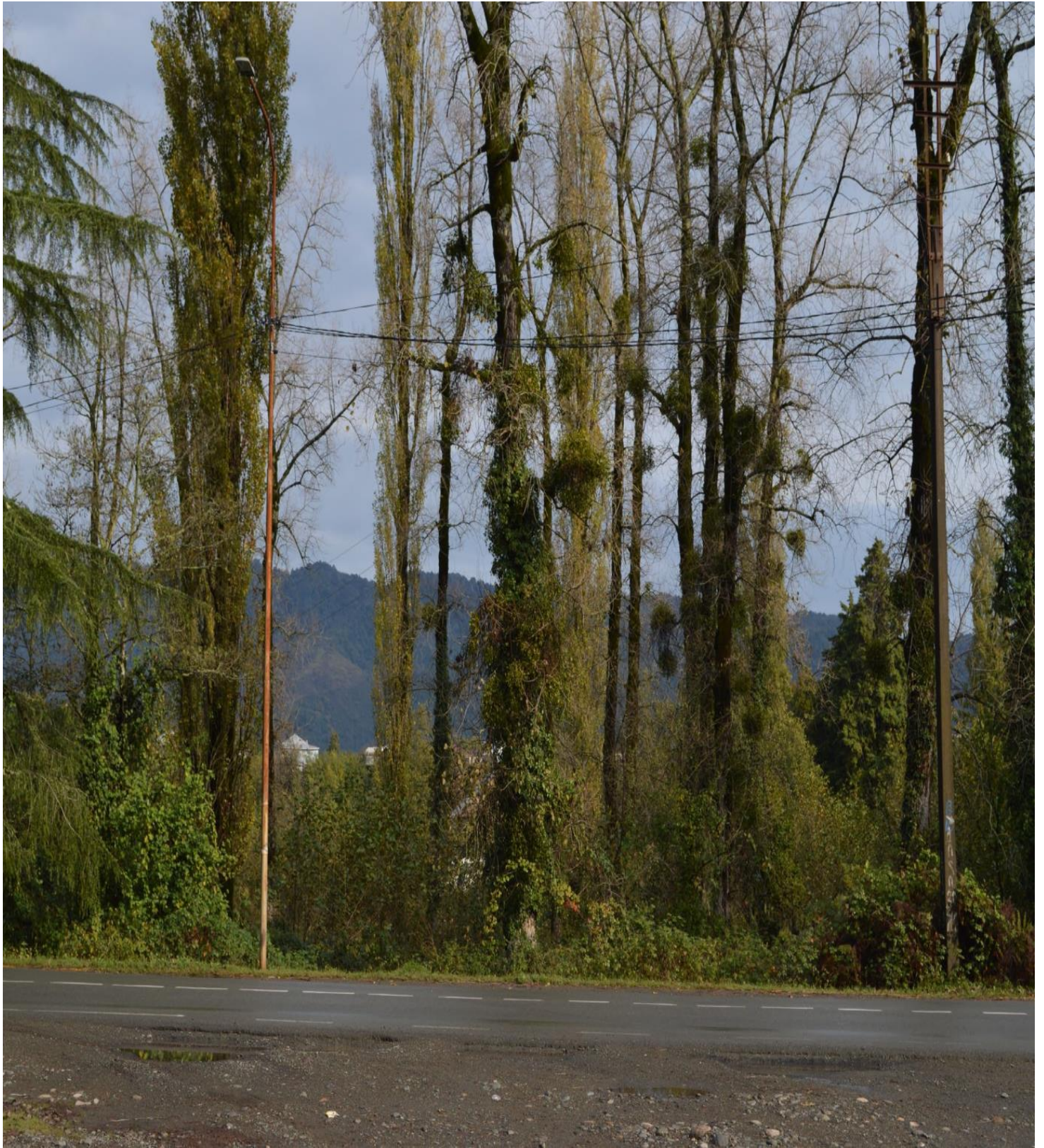


Investment site – Photos









Investment proposal is prepared by Investment Environment Development Unit of Chokhatauri Municipality City Hall

Functions of the Unit

- Preparation of documentation needed to compile investment projects with the participation of the municipality
- Preparation of proposals for the promotion of private investments in the municipality
- Preparation of proposals to attract private investment in implementation of municipal projects
- Capacity analysis for development of investment environment in the municipality
- Development of proposals, conclusions and recommendations on the issues of planning investments for economic development, cooperation with investors, preparation of relevant investment programs and projects
- Managing relations with investors, Municipal Development Fund and Donor organizations;
- Prepare information on the investment potential of the municipality, offer investment locations and inform about possible regulations
- Assistance to the investor in the administrative procedure required at the municipal and regional level
- Assist in finding a suitable location, partners and suppliers based on investor expectations
- Offer investment aftercare
- Introduce entrepreneurship development state programs to the municipality population and provide support in project preparation

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