

<b>Site Check List</b>		
<b>Location</b>	Site name and plot numbers	Sport Complex with Swimming Pool 51 Dumbadze Street 28.01.22.266
	Town / Commune	Chokhatauri/Chokhatauri Municipality
	Region	Guria
	Link to My Maps	<a href="https://rb.gy/403lp4">https://rb.gy/403lp4</a>
<b>Area of property</b>	Max. area available (as one piece) [ha]	0.5828 ha
	Possibility for expansion (short description)	Expansion is not possible
<b>Property information</b>	Approx. land price [GEL/m <sup>2</sup> ] including 18% VAT	30 GEL/m <sup>2</sup>
	Owner(s)	Chokhatauri Municipality
	Zoning	Close to the central football stadium and a gym that gives the property potential of forming a comprehensive sports complex
	Terms of acquisition	Sale Perpetual usufruct Lease
<b>Land specification</b>	Soil class with area [ha]	Nonagricultural 0.5828 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)	Yes There is an unfinished two-story building built in the 1980s, which should have been intended for the accommodation of guests of the sports complex, with a total area of 1,994 sq.m. and a built-up area of 1,752.10 sq.m.; There is also an unfinished swimming pool with a total area of 573 sq.m The building and swimming pool are partially amortized and depreciated, but suitable for rehabilitation and reconstruction N1 total area 1994 sq.m.; Built-up area area 1752.10 sq.m.; Flooring 2 N2 total area 573 sq.m; Built-up area 573 sq.m.
Transport links	Access road to the plot (type and width of access road)	Road of local importance Asphalt road Width – 9 m.
	Nearest motorway / national road [km]	Road of national importance E692 – 0.2 km Highway of international importance - E-60 – 20 km.
	Sea ports	Poti (70 km) - sea port Batumi (80 km) - sea port
	Railway line [km]	Yes Sajavaxo - 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.
	Electricity (Y/N)	Yes
Existing infrastructure	▪ Connection point (distance from boundary) [m]	Connected
	▪ Voltage [kV]	1500 kW
	▪ Available capacity [MW]	1.5 MW
	Gas (Y/N)	No
	▪ Connection point (distance from boundary) [m]	At the border of the plot

	<ul style="list-style-type: none"> <li>▪ <b>Calorific value [MJ/Nm<sup>3</sup>]</b></li> </ul>	2.5 barrel – pressure 35.06 MJ/Nm <sup>3</sup> -calorific value
	<ul style="list-style-type: none"> <li>▪ <b>Pipe diameter [mm]</b></li> </ul>	300 mm
	<ul style="list-style-type: none"> <li>▪ <b>Available capacity [Nm<sup>3</sup>/h]</b></li> </ul>	127 Nm <sup>3</sup> /h
	<b>Water supply (Y/N)</b>	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
	<ul style="list-style-type: none"> <li>▪ <b>Connection point (distance from boundary) [m]</b></li> </ul>	Connected
	<ul style="list-style-type: none"> <li>▪ <b>Available capacity [m<sup>3</sup>/24h]</b></li> </ul>	1000 m <sup>3</sup> /24h Pipe diameter – 200 mm
	<b>Sewage discharge (Y/N)</b>	No
	<ul style="list-style-type: none"> <li>▪ <b>Connection point (distance from boundary) [m]</b></li> </ul>	200 m
	<ul style="list-style-type: none"> <li>▪ <b>Available capacity [m<sup>3</sup>/24h]</b></li> </ul>	10 m <sup>3</sup> /24h
	<b>Treatment plant (Y/N)</b>	No
	<b>Irrigation system(Y/N and distance from the boundary m)</b>	No
	<b>Internet infrastructure / telephone (Y/N)</b>	No
	<ul style="list-style-type: none"> <li>▪ <b>Connection point (distance from boundary) [m]</b></li> </ul>	At the border of the plot
<b>Comments</b>	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. Three new hydroelectric plants have been built by the private sector in the last few years. 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.	
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<b>Updated offer</b>	15/11/2023	

## Map of the Site

Sport Complex (pool) – 51 Dumbadze Street, Chokhatauri



- 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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