



INVESTIN

Colliers

Gated Community District

Saguramo Shankevani

Teaser

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Prepared by: Colliers

For more info visit: investin.ge

Site Analysis

Micro Location



The studied land plot is located in Saguramo, Shankevani.

Cadastral Code: 72.06.18.131.025

This is the most attractive asset in Saguramo. Its picturesque view over 360 degrees is what makes it even more special. There is a Saguramo Strict Nature Reserve to the South, its rich ecosystem is represented with floral diversity and forestry. The Northern part of the land overlooks picturesque views of Caucasus Mountains. The road to the land is fully asphalt paved, making the place easily accessible for potential residents. The land plot is not subject for partition.

Subject area has recently been developed as a summer residence, where development process is still going on. Among the future developments - Botanica Saguramo (in Shankevani) is worth mentioning. Currently, property master plan is under approval process.

Site Analysis

Strategic Places



Functionally, Saguramo is the busiest area of the surrounding. Here you can find several cellars and hotels, including Savemora. Hereby, Saguramo embraces memorial houses of a public figure Ilia Chavchavadze and writer Nodar Dumbadze.

The southern part of the plot borders Tbilisi National Park - involving numerous tourist attractions and recreational trails. Zedazani Monastery is also in the close proximity to the subject site.

Best Use Summerhouses



Plot Size
10.5ha



Land plot performance (500-1500sq.m)

Market Figures

Price growth (2019-2021)

48%

Transaction Volume (2019-2021)

57%

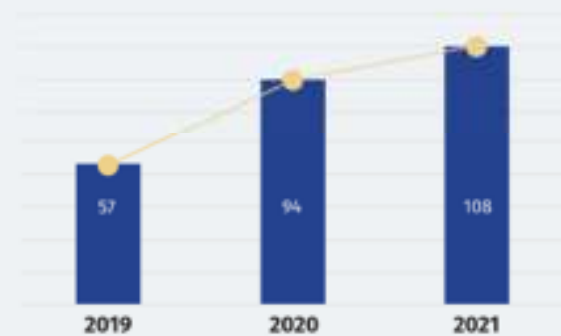
Average price (2021)

\$63

Weighted average price



Number of transactions

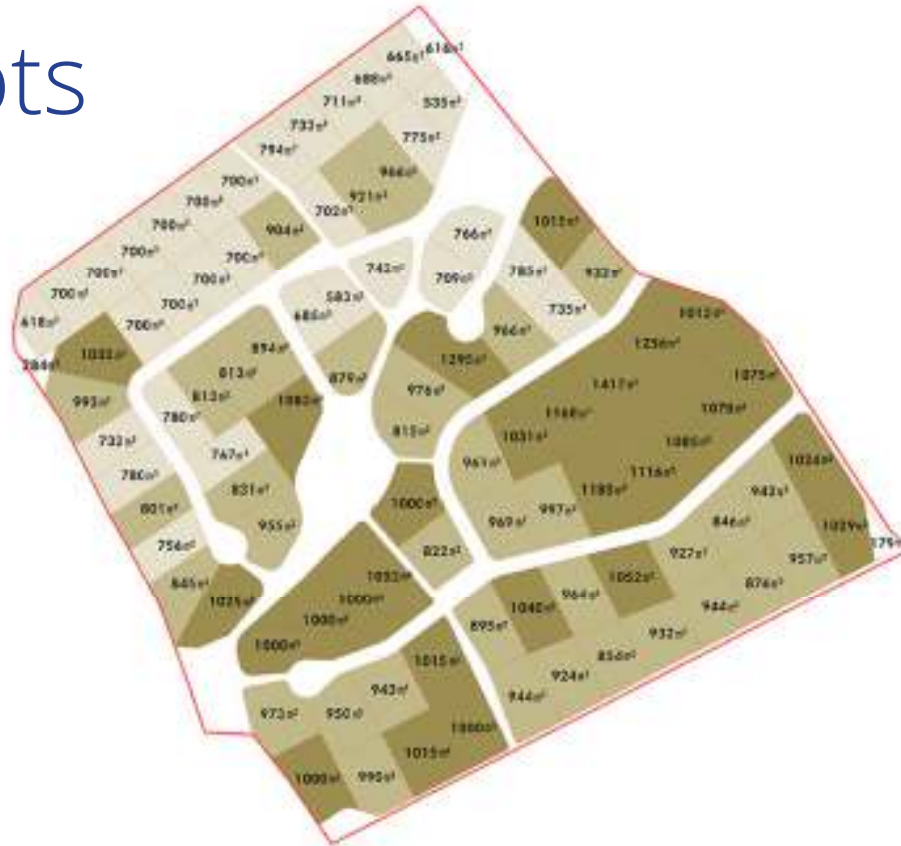


Masterplan Concept Development Vision

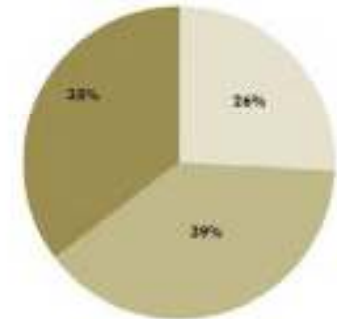


- Roads
- - Footpaths
- Parking lots

Allocation of Land Plots

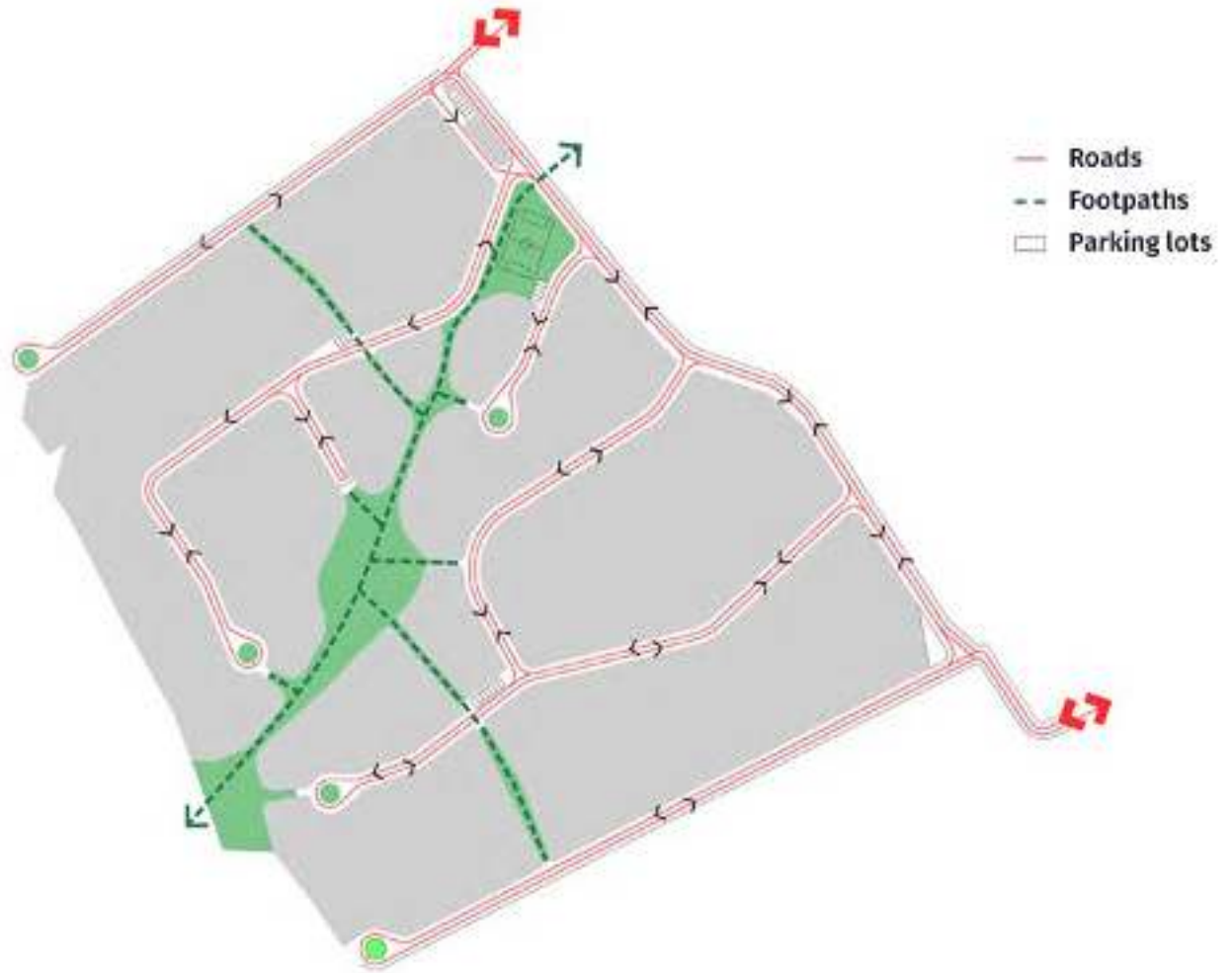


- < 800 m²
31 LAND PLOT (22041 m²)
- 800-1000 m²
31 LAND PLOT (32915 m²)
- > 1000 m²
28 LAND PLOT (30103 m²)



Transport Scheme

Development Vision



At a Glance Global View

Colliers is the fastest-growing publicly listed global real estate services and investment management company, with 2018 corporate revenues of \$3.3 billion.

\$3.5B

Revenue

2B

Sf managed

\$129B

Transaction Value

68

Countries

438

Offices

18,000+

Employees

**Based on 2018 results*