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Schuchmann

Townhouses @ closed gated Eco-community in the heart of Kakheti, in Alazani Valley


ALAZANI VALLEY RESIDENCE

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KAKHETI, GEORGIA

2023

Why Here and Now

- The pandemic has shown us how important it is to spend quality time in nature with family and friends. Proximity to the capital, location in the Alazi valley, fabulous views of the Caucasus Mountain, ecologically clean environment, maintaining a healthy life.
 - At the same time, a high return on investment means that the investment has already been made wisely.
 - Are we artists, entrepreneurs, we have a large or small family, the Schuchmann Alazani Valley Residence project is just for you! Spend any season in your protected and beautiful area of Kakheti in the Alazani Valley, and also get high rental income.
 - A smart investment that brings pleasure to you and your family.
 - Kakheti is the main tourist destination and meeting point of the wine region.
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ALAZANI VALLEY RESIDENCE

Town house- 283 m2 (green carcass)

Completion: 31.12.2023

Non – AG Land: 270 m2

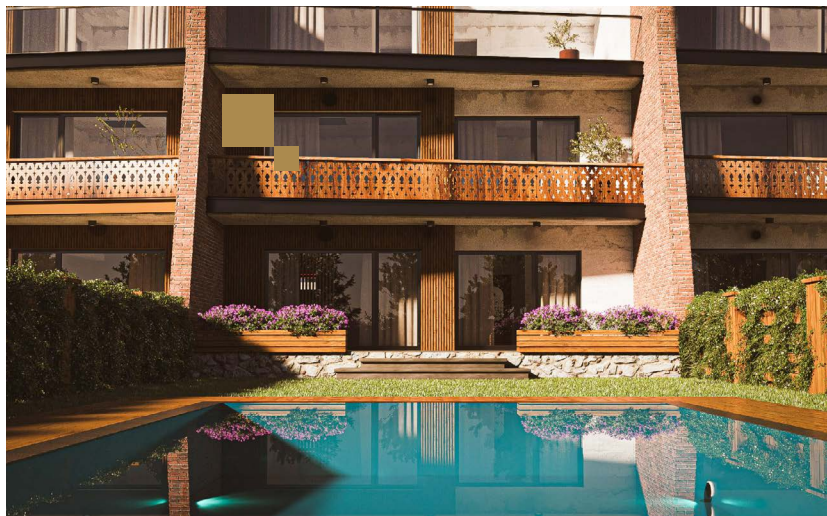
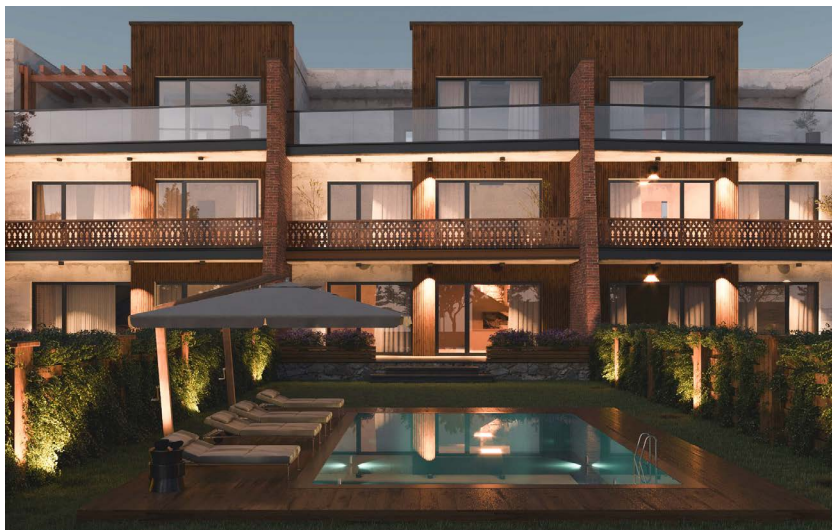
Front Yard: 133 m2 **Back Yard:** 50 m2

ROI: from 11 %

20% booking. 40% while construction.

40% on handover

- Cellar: 59 m2
- 1 floor: 84 m2
- Summer/open space: 24 m2
- 2 floor: 70 m2
- Summer/open space: 11 m2
- 3 rd floor: 70 m2
- Summer/open space: 28 m2

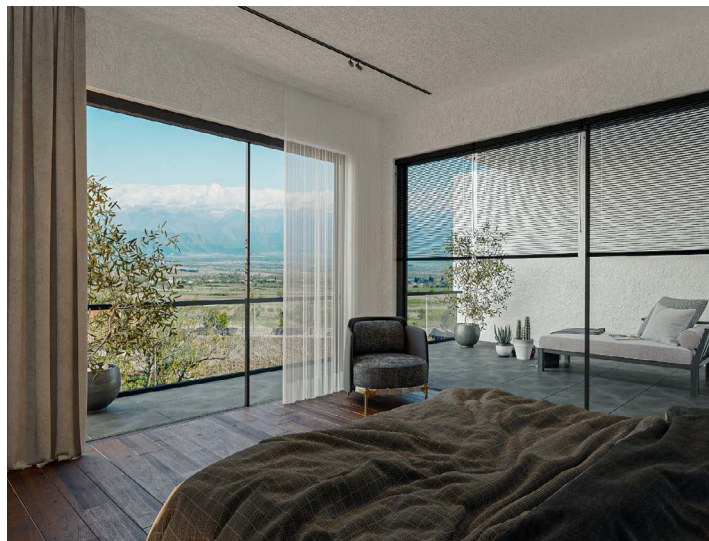


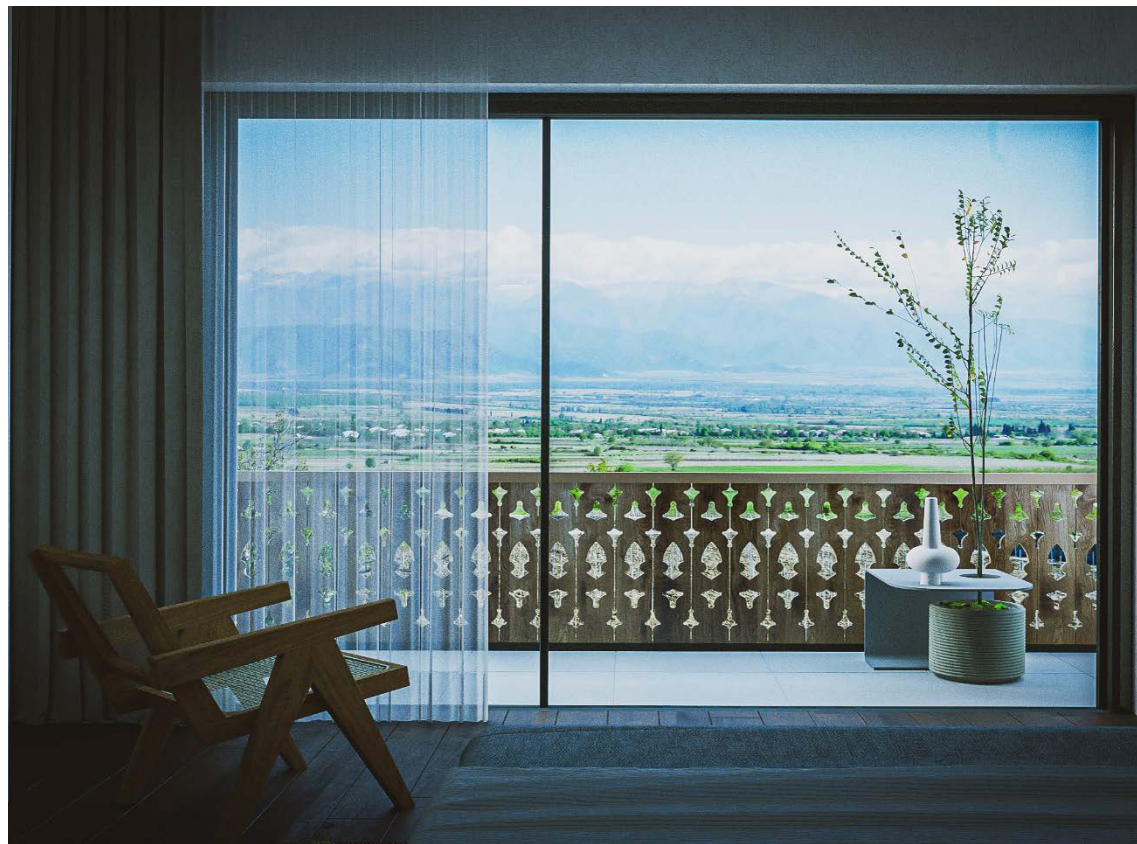
Your private wine cellar And exclusive wines by Schuchmann



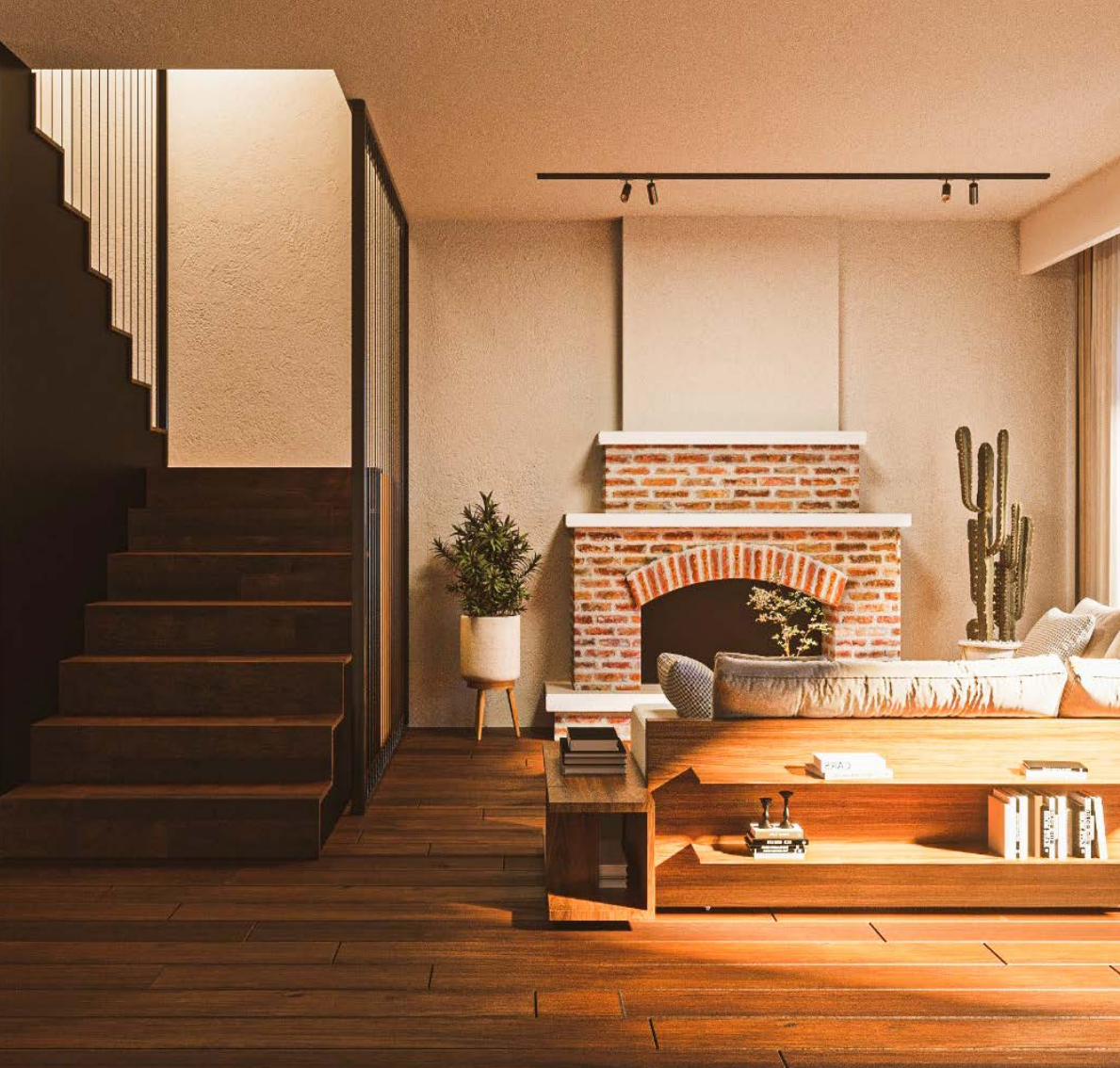












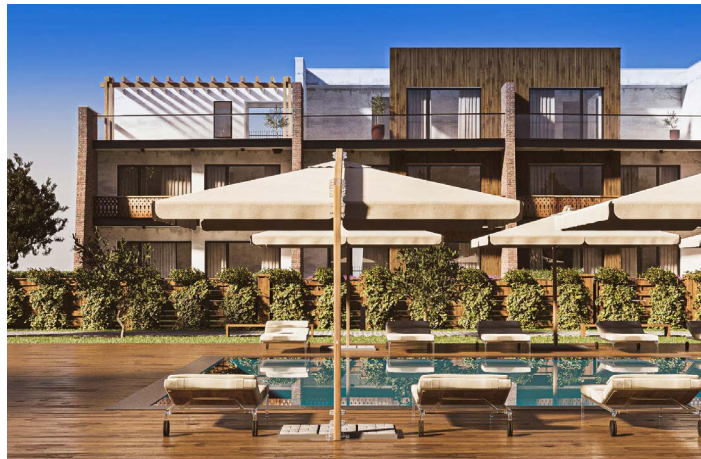














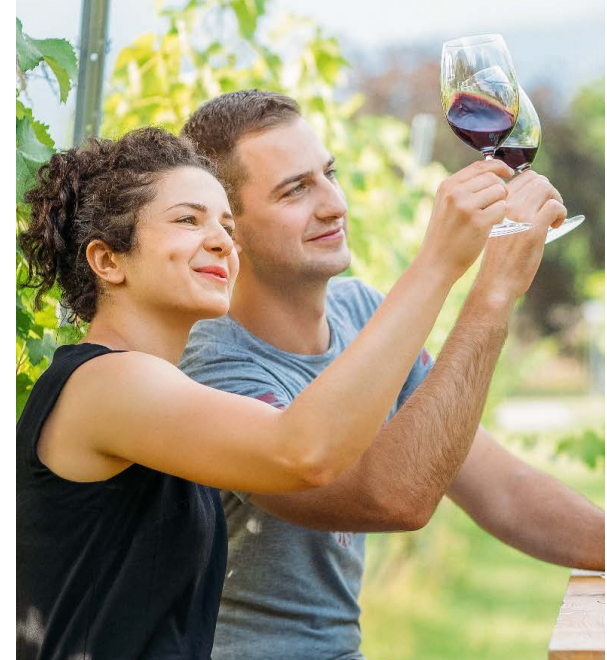


— *Your Garden*



Advantages & Infrastructure

- Worldwide Vacation Exchange Network - Gives the great opportunity to gain the access to more than 3 200 resorts worldwide by exchanging your own apartment
- Georgian vineyards » Own, exclusively produced and labeled Georgian wine with transportation services
- A private wine club at the Schuchmann fine wine factory.
- Vineyard rental at the Schuchmann Chateau Wine Club, 50 nominal bottles annually from 2023
- Outdoor swimming pool
- Garden
- Gym
- Service
- Concierge
- Kitchen and private cook
- Park and garden
- Vineyards
- Technical assistance
- Security24/7
- Parking
- Housekeeping
- 20 % discount and free services at Schuchmann Chateau Villas & SPA
- Georgian restaurant
- Swimming pools- free
- Wine SPA
- Mini Golf-
- Gym
- Laundry
- Wine boutique
- Wine Bar
- Play zone



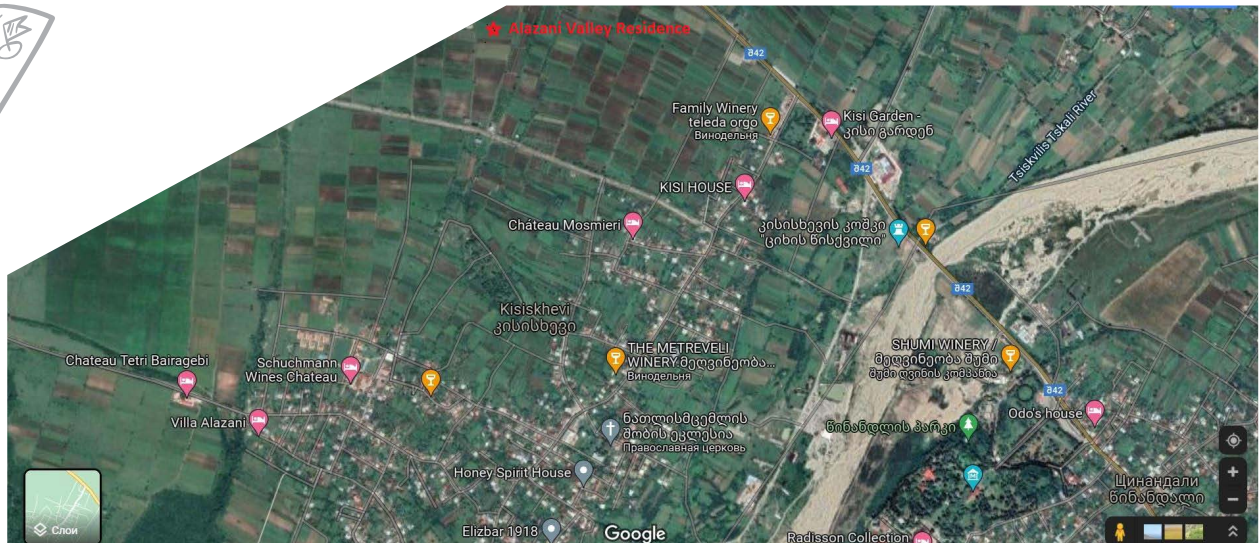
↔ Distance from Schuchmann Château - *800 m*

↔ to Telavi - *5 km*

↔ to Tsinandali - *3,6 km*

↔ to main road - *500 m*

↔ to Tbilisi International Airport - *88 km*



Owners and living benefits

- Serviced town houses
- Quality life style and wine
- Eco village with big history & culture
- High return on investment (in case of rental)
- Bio products
- Short distance to Tbilisi and Telavi
- Closed and secured complex
- Access to Schuchmann Wines Château Villas& SPA services (5 minutes walk, 600m)
- Magnificent views on Alazani valley and Caucasus Mountain







Schuchmann Group
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