



KONTI

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KONTI Group

ABKHAZIA

INVESTMENT PROJECTS

ABKHAZIA

"ABKHAZIA" HOTEL COMPLEX / SUKHUMI

"ORIENTAL" BUSINESS CENTER / SUKHUMI

SMETSKOI SPA / GULRIPSH

"ABKHAZIA" HOTEL / GAGRY



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Time for happy findings

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Abkhazia

Abkhazia is a sovereign democratic state located to the north-west of Transcaucasia. It is bordered to the north and west by Russia - Krasnodar region, Adyghe Republic, Karachay-Cherkessia, to the east - with Georgia and to the south is washed by the Black Sea.

Abkhazia covers 8665 square kilometers between the eastern shores of the Black Sea and the Caucasus Mountains and is 170 kilometers long from north- to south-west, and 66 kilometers from south to north with 240 km of coastline border.

Abkhazia has population of about 250000 citizens. The capital of the country is Sukhumi with the population of 80 000 people.

Abkhazia is a presidential republic. The Constitution was ratified by the Supreme Soviet of the republic on November 26, 1994. The country has legislative, executive and judicial branches of power.

Russia and Abkhazia signed a treaty of friendship, cooperation and mutual assistance on September 17, 2008 that laid foundation for a long-term future cooperation between the two countries. The Russian embassy was open in Sukhumi on May 1, 2009. Russia has a land military base in Abkhazia with 3700 military personnel.

Russian ruble is the official currency.

Abkhaz is the official language and the written language is based on the Russian alphabet. Russian language is also

recognized along with the Abkhaz by the State and private institutions.

The republic's industrial sector is not well-developed. Retail trade of agricultural products and tourism are the foundation of the economy. According to the official data from the Ministry of Economic Affairs trade provides over 60% of the country's GDP and tourism - third of all tax proceeds. The budget has been in surplus for the last 5 years.

The energy sector of the country is represented by the Enguri Hydro-Power Plant - the largest Transcaucasia hydropower plant with the total capacity of 1.6 million kilowatts and the unique 272 meter arch dam built in 1977. The price of 1 kwh in Abkhazia is three times less than in Russia.

The republic has abundant supplies of drinking mineral and thermal waters. Sufficiency of water supply is one of the highest in the world.

Abkhazia has spectacular recreation resources - the foundation of the tourist industry.

Automobile is the main mode of transport. The country has a direct railway communication between Moscow and Sukhumi. The main airport is located 25 kilometers away from the capital. It has the best runway characteristics in the Caucasus region with the length of 3.400 meters. The airport is capable of two-way handling of aircrafts with load capacity of up to 125 tons. The airport is operated all the year round.

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Abkhazia

Nature and climate is the main national treasure of the young republic. Abkhazia is stretching along the coastline of the Black Sea and is shielded from the cold winds by the chain of Caucasus Mountains. It is the only place with the mild and warm humid subtropical climate on the territory of the former Soviet Union. The sea, subtropical vegetation, tumultuous rivers and snow-covered mountains make this place especially beautiful.

There are 300 sunny days per year and the swimming season is from May to October.

Contrast-seekers can get within an hour from the seacoast drowning in the greenery of palms and oleanders to the picturesque canyons and distant blossoming alpine meadows described as “eternal spring in the middle of summer” by Fasil Iscander — “the big writer of the small Abkhazia”.

Ripe fruits, tea, tobacco, coniferous forests and all kinds of exotic plants are in abundance. There is not one industrial facility located on the territory of Abkhazia therefore water from any mountain river or waterfall is drinkable.

The Abkhaz people call their country “Apsny”. The word was born in ancient days and means “The Country of Soul”. They believe that the land is chosen by God for its beauty and the people are its trusted custodian.



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“ABKHAZIA” hotel complex / Sukhumi



The contemporary look of Sukhumi – the capital of Abkhazia - is rooted back the end of the 19th beginning of the 20th century. The town was founded and developed similar to the resorts in the south of France.

Sukhumi was declared a free port, which paved the way for its break-neck growth. Russian intellectuals – doctors, teachers, engineers, architects, military officials, industrialists - began to frequent the town building wonderful houses, cottages, villas, planting gardens and parks and actively participating in public life.

Construction of the town had been mainly completed before the World War One. There were many magnificent buildings erected in Modern, Gothic, Eclectic style. Sukhumi has become a multicultural environment: there were Persians selling chestnuts and flavored tea, Turks delivering cold water, Greeks and Armenians merchandizing, Russians teaching and treating people. French scientists and English merchants also used to work there. The city became one of the major health resorts on the Soviet Union.



Victor Erofeev, a renowned Russian writer, used to say the following about Sukhumi: “Of all countries and cities in Caucasus that I’ve seen Abkhazia and Sukhumi are the most European. The environment here is the most comfortable”.

“Abkhazia” hotel was erected in 1936 and replaced the demolished “Metropolis” and the old “France” hotel built in 1879. “France” was the hotel of choosing of many renowned people, such as the famous Russian writer Anton Chekhov.

The “Abkhazia” hotel project was created in neo-classical soviet style by Yuri Shuko. The complex consisted of several facilities including pool, coffee shop and “Kara-Khasan” bakery. The hotel was considered one of the best in the USSR. It served as the headquarters for the Abkhazia branch of the INTOURIST hotel chain.

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SMETSKOI SPA / GULRIPSH

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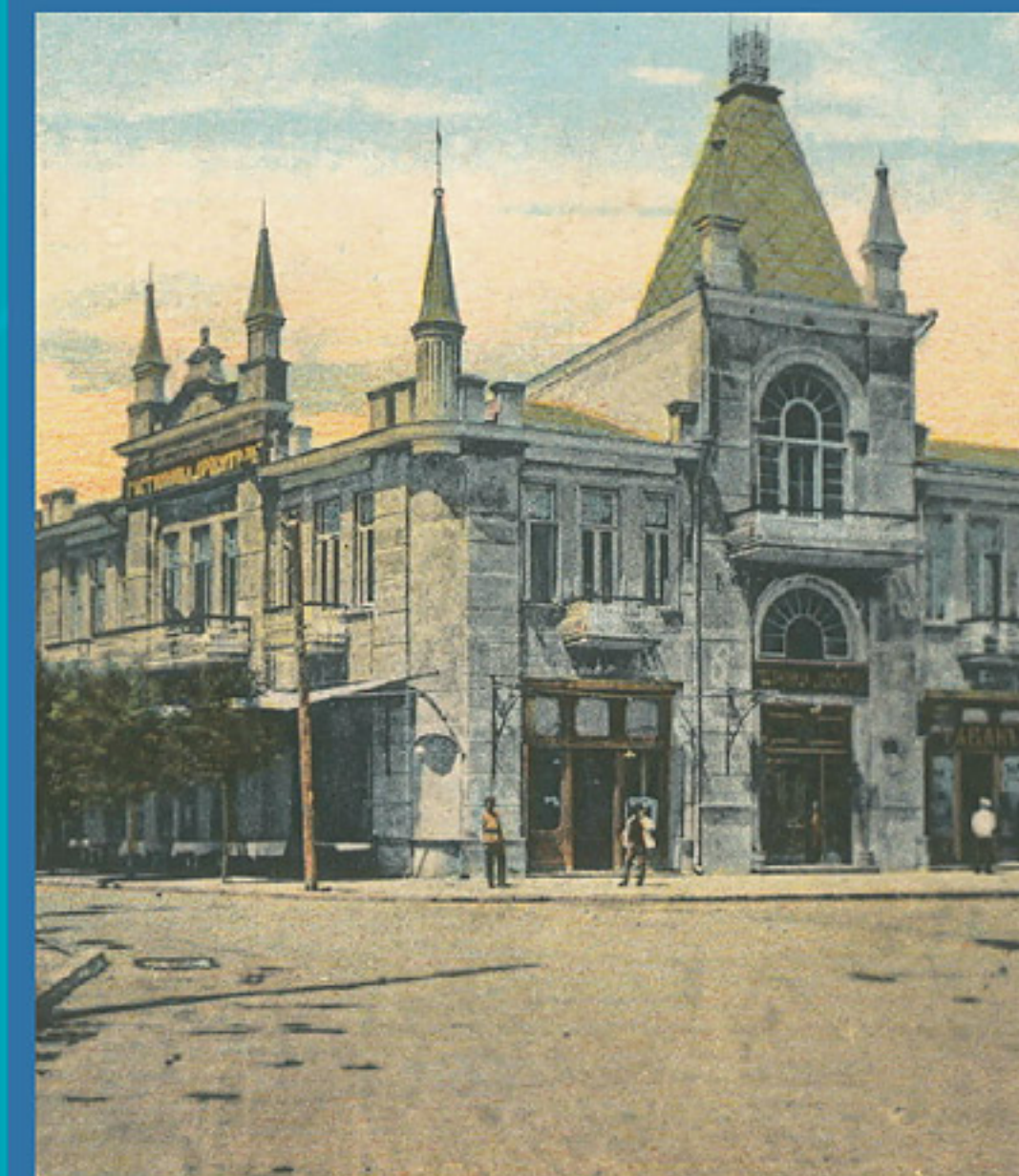


“ABKHAZIA” hotel complex / Sukhumi



- The gross floor area for reconstruction is 7980 sq. m including 159 hotel suites with the land plot area of 14100 sq. m.
- According to project the gross floor area of the complex will be increased to up to 29000 sq. m. with 498 suites.

“ORIENTAL” business center / Sukhumi



In 1908 a two-storied Neo-Gothic-style building was erected on the corner of Mikhailovskaya embankment and Kolubyanskaya Street — one of the most picturesque city places. Two of the most distinguished Greek families of Sukhumi — Charaidi and Marieti — sponsored construction.

The luxurious “Oriental” hotel was opened on the second floor of the building. The first floor accommodated a first-class restaurant, large draper’s, tobacco shop, print shop, photo studio and the first Sukhumi “Renaissance” movie theater.

“ORIENTAL” BUSINESS CENTER / SUKHUMI

SMETSKOI SPA / GULRIPSH

“ABKHAZIA” HOTEL / GAGRY

Sukhumi

“ORIENTAL” business center / Sukhumi



- The gross floor area of the building (without attic) is 3262 sq. m.
- The second floor can accommodate 26 hotel suites.
- Excellent location and building layout allows to convert the building into a modern business center and increase the usable floor area by including the attic.
- The project promises to be highly successful due to a virtually non-existent alternative premises complying with the up-to-date commercial real estate requirements.

SMETSKOI SPA / Gulripsh



In the end of the XIX – beginning of the XX century the first medical and health facilities called spas started to appear on the Abkhazia coastline (formerly called Russian Riviera). Nicolai N. Smetskoi pioneered in constructing health facilities on the Black Sea coastline.

In 1899 he and his wife found themselves in a small but exceptionally located town of Sukhumi with its beautiful vistas, combination of mountain and sea climate and decided to settle in. Rapid development of the Russian Riviera and its recognition by the International Medical Congress as an outstanding resort for climatic treatment of patients with pulmonary tuberculosis moved Smetskoi to the idea of creating health facilities.

The first spa called Gulripsh 1 was built by Smetskoi in 1902. The Gulripsh 2 built in 1913 became the gem of the Russian Riviera and was duly renamed after Vladimir Lenin after the Soviet revolution. The spa is located 12 km to the south-east from Sukhumi in the Gulripsh village.



SMETSKOI SPA / Gulripsh



- The spa is located 12 km to the south-east of Sukhumi in Gulripsh village.
- The size of the land plot area is 106500 sq. m.
- The spa complex includes 2 three and four- storeyed buildings with the gross floor area of 3 360 and 5 530 sq. m. respectively, 508 sq. m. dining room and a 230 sq. m. two- storeyed club.
- The hotel premises also include warehouse facilities and two residential houses built the fifties.



“ABKHAZIA” HOTEL / Gagry



Gagry can be rightfully considered the first health resort on the territory of the former Russian Empire. Its history began 100 years ago when the special government commission examined the Black Sea coastline and declared Gagry the Russian Nice. It is not surprising: its average annual temperature of 15-17 °C is absolutely equal to the French Riviera. The swimming season opens in May and closes in November. The sea water temperature is usually between 27 to 29 °C.

The Czar's decree of January 9, 1901 granted seven million rubles from the state's treasury for the development of the resort and in 1903 it was officially opened. The town underwent rapid development and the resort gained the status of a nation-wide resort. All palaces, spas and hotels were nationalized.

The famous colonnade and embankment were built after the war in the 1950s. The New Gagry flourished in the 1970s and 1980s — numerous hotels and spas were built here including the Abkhazia holiday hotel. Located a few steps away from the embankment, well-equipped and surrounded by numerous restaurants and coffee houses, the hotel quickly gain popularity among tourists. The hotel suites offer a wonderful view of the New Gagry, mountains and Pitsunda cape.



“ABKHAZIA” HOTEL / Gagry



- The gross project area after reconstruction will amount to 16 032 sq. m., 234 15-20 sq. m. hotel suites.
- The infrastructure can be further developed by building additional facilities on the surrounding area of 22 000 sq. m.
- A comfortable three-star hotel will be erected according to the reconstruction project.

KONTI Group



KONTI Group began its operation in 1992 with implementation of a large-scale development project in Moscow. The Group introduced to the market and was actively involved in some of the largest construction and development projects in Russia:

- The Moscow shelter renovation program
- The New Moscow Ring high-rise construction program
- The special development program in the Central Federal District of Russia

The Group portfolio also includes such projects as development of a luxury housing estate in the picturesque old Moscow, construction of the unique Edelweiss and Continental high-rise housing complexes, implementation of several development projects in the Moscow region and other regions of Russia and former Soviet republics.

KONTI Group today is a diversified investment holding implementing development projects in Moscow, Moscow region, Krasnodar region, Abkhazia, Saint-Petersburg and conducting industrial development in Krasnodar, Krasnoyarsk and Tula regions.

By 2009 the Group's investment portfolio was estimated at 7 to 8 sq. m. of residential, commercial and industrial real estate.

