



PETRA  
GROUP

## ABOUT PETRA GROUP

Petra Group is a visionary real estate development company redefining resort living in Georgia. With a mission to create world-class destinations that harmonize luxury, sustainability, and cultural authenticity, Petra Group leads some of the country's most iconic coastal, alpine, and wellness projects. From the Black Sea shores of Tsikhisdziri to the snow-covered peaks of Gudauri and the lush forests of Borjomi, Petra Group curates exceptional lifestyle experiences in Georgia's most desirable locations.

Driven by international partnerships with global brands such as Accor, Pullman, Sofitel, Swissôtel and Valor Hospitality, the company delivers premium residential and hospitality concepts that meet the highest construction and service standards. With a commitment to innovation, investor trust, and long-term value creation, Petra Group is setting a new benchmark in the region - offering not just properties, but legacy assets designed for modern living and smart investing

TSIKHISDZIRI



BORJOMI



GUDAURI



SOFITEL  
LUXURY HOTELS



  
RADISSON  
COLLECTION

VALOR

 pullman  
LIVING  
BATUMI



## PARTNERS

Petra Group collaborates with trusted international partners to ensure high-quality standards and apply innovative approaches in the execution of each project.

*Café del Mar*

MIXD



GOLD ANCHOR



ACCOR

# PETRA SEA RESORT

# TSIKHISDZIRI

Nestled between the Black Sea and lush subtropical hills, Tskhisdziri is one of Georgia's most sought-after seaside locations. Just 15 minutes from Batumi, it offers a rare combination of tranquility, panoramic sea views, and proximity to urban amenities.

Known for its historical significance, clean waters, and mild microclimate, Tskhisdziri is emerging as the new luxury destination on the Georgian Riviera - ideal for those seeking privacy, natural beauty, and strong investment potential.







## PETRA SEA RESORT

The Black Sea's Most Ambitious Coastal Development

Petra Sea Resort is a landmark multi-phase project set on 20 hectares of pristine coastline in Tsikhisdziri, just 15 kilometers from Batumi. Designed as a self-sustaining, luxury beachfront destination, the resort blends residential elegance with 5-star hospitality and a full spectrum of leisure infrastructure - including a private marina, beach club, water park, and 5-star hotels and branded residences including Pullman

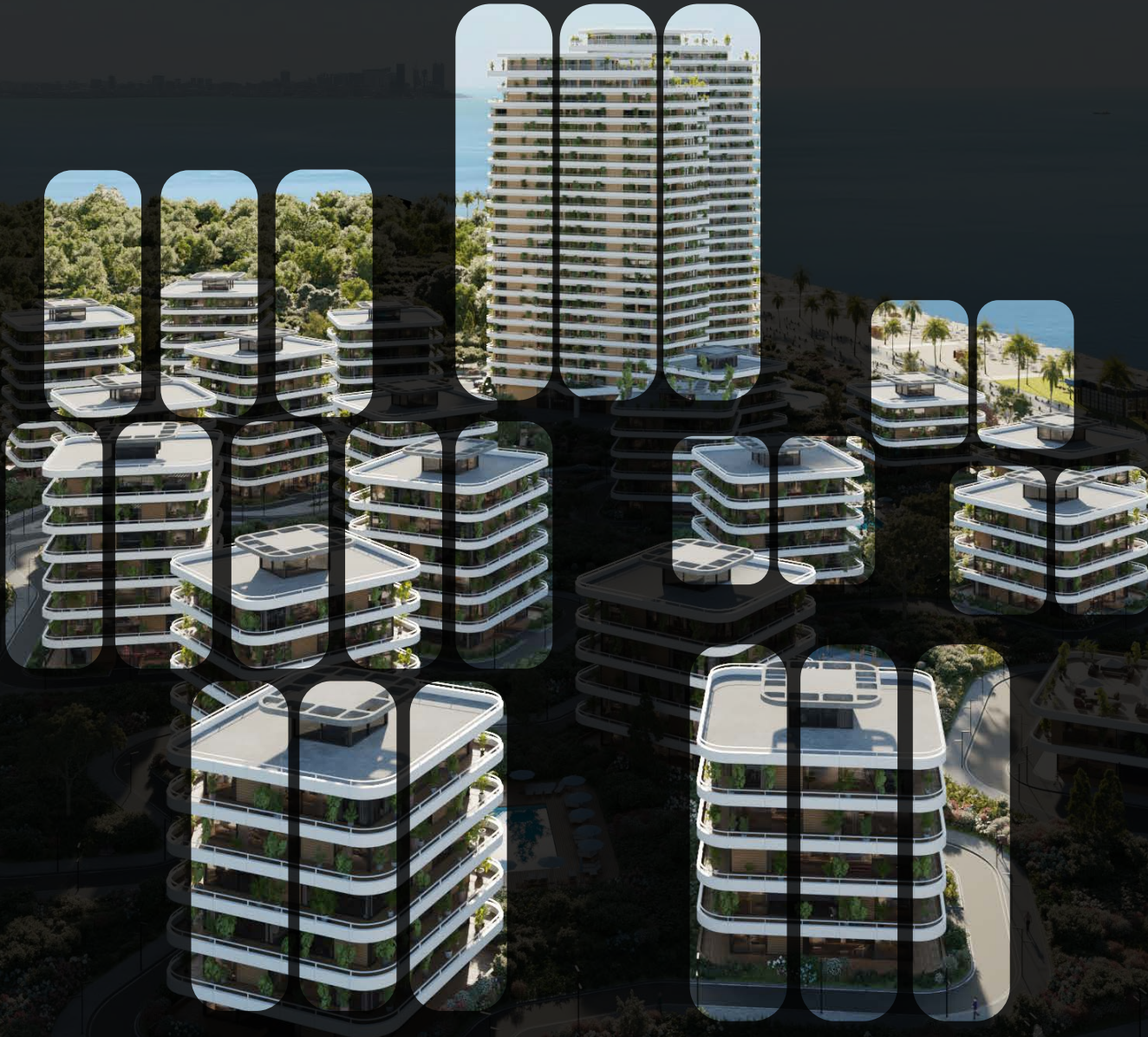
With over 5,000 apartments across 42 buildings, Petra Sea Resort offers a rare opportunity to own a turnkey property in one of the fastest-growing tourism zones in the region. Backed by global partners such as Accor and Valor Hospitality, and developed by Petra Group, this is more than a coastal residence - it's an investment into the future of resort living on the Black Sea





## PROJECT INFORMATION:

- 27 ha - Total Area
- 42 buildings
- 5000 apartments
- 375,000 sqm - Construction Area
- 236,000,000\$ - Total Investment
- 7 years - Total Construction Duration
- 5 phases - Phased Development





- Private Beach
- Sofitel Hotel
- Branded Pullman Residences
- Restaurants and Cafes
- Branded Retail Zones
- Indoor and Outdoor Pools
- Beach Club Cafe Del Mar
- Spa and Fitness Centers
- Water Park
- Outdoor Sports Facilities
- Children's Playgrounds
- Artificial Lake
- Casino Marina



# Amenities



Pullman Living Batumi is the first Pullman-branded residential project on Georgia's Black Sea coast - a landmark collaboration between Accor and Petra Group. Located in the scenic seaside town of Tsikhisdziri, just 15 km from Batumi, the project features two elegant towers with over 400 luxury apartments. Residents and investors enjoy 5-star hotel services, panoramic sea views, exclusive amenities, and access to the global ALL (Accor Live Limitless) program. Designed for both comfortable living and high-return investment, Pullman Living Batumi sets a new standard for upscale coastal real estate in Georgia.



## INFRASTRUCTURE

- Private beach access
- Indoor and outdoor swimming pools with panoramic views
- Full-service spa & wellness center
- State-of-the-art fitness center
- Rooftop leisure areas and infinity pool
- Fine dining restaurants and wine bar
- Concierge and 24/7 reception







## ACCESS TO THE ACCOR ALL LOYALTY PROGRAM BENEFITS

- 20 ha – Total Masterplan Area (Petra Sea Resort)
- 2 towers – Pullman Living & Pullman Residences
- 421 total units – including branded residences & serviced apartments
- 25 floors – Pullman Residences Tower (Block A)
- 23 floors – Pullman Living Tower (Block B)
- 1 global brand – Pullman (Accor's premium lifestyle segment)
- Accor partnership – Part of the ALL Accor Live Limitless portfolio (5,000+ hotels worldwide)
- Construction Status – Completion expected by 2028





swissôtel

HOTEL AND RESIDENCES GUDAURI

# GUDAURI

## The Caucasus' Premier Mountain Escape

Perched high in the Greater Caucasus at 2,200 meters, Gudauri is Georgia's most renowned ski and alpine resort - a year-round destination for adventure, wellness, and breathtaking natural beauty. Just two hours from Tbilisi, it offers 80 km of slopes, world-class skiing, and panoramic views that stretch across untouched mountain ranges.

For investors and residents alike, it presents the perfect blend of alpine charm, dynamic lifestyle, and long-term value in one of Europe's last undiscovered mountain frontiers.





# PETRA SKI RESORT

## Luxury Living in the Heart of the Caucasus

Petra Ski Resort is an exclusive alpine development in Gudauri, featuring the internationally renowned Swissôtel Hotel and Residences. Set against the dramatic backdrop of Georgia's premier mountain resort, the project combines refined Swiss hospitality with the warmth of Georgian nature.

Developed by Petra Group in partnership with Accor, this landmark project offers ski-in/ski-out residences, world-class amenities, and 5-star service - delivering a new level of mountain living for discerning investors and lifestyle seekers.

# LUXURY HOSPITALITY MEETS ALPINE LIVING



# swissôtel

HOTEL AND RESIDENCES GUDAURI

Swissôtel Gudauri is an exclusive alpine destination developed by Petra Group in partnership with Accor, introducing Switzerland's iconic hospitality brand to the heights of the Caucasus .

Located on a 4.5-hectare site in one of Gudauri's most prestigious plots, the project comprises a 180-room hotel, 290 branded residences, and seven luxury villas, all seamlessly





- 13 ha – Total Masterplan Area (Petra Ski Resort)
- 4.5 ha – Swissôtel Development Plot
- 1 hotel – Swissôtel Gudauri (180 rooms)
- 290 branded residences
- 7 luxury villas
- Accor partnership – Swissôtel brand (part of 5,000+ hotels globally)
- Construction Status – Phase 1 launch in 2025



## PROJECT INFORMATION — SWISSÔTEL HOTEL & RESIDENCES GUDAURI



# PREMIUM AMENITIES

- Direct access to ski slopes (ski-in/ski-out)
- Spacious lobby with fireplace lounge
- Panoramic indoor pool and wellness spa
- Sauna, steam room, and relaxation zones
- Fully equipped fitness and yoga studio
- Upscale restaurant and après-ski bar
- Private ski lockers and drying room
- Concierge and 24/7 front desk service
- In-residence housekeeping and maintenance
- Underground heated parking
- Dedicated children's play area
- Business lounge and meeting rooms
- Secure entry and smart-home systems
- Optional turnkey furnishing packages
- Access to ALL – Accor Live Limitless benefits worldwide





# AS INTEREST IN THE COUNTRY CONTINUES TO GROW, NOW IS THE OPTIMAL TIME TO ENTER ITS INVESTMENT MARKET.

- Investing in real estate in Georgia is not only a reliable way to protect your capital but also a great opportunity to significantly grow it.
- Steady market growth, government support, and low costs make the country attractive to both novice and experienced investors.
- Whether you're aiming for rental income, a personal residence, or even obtaining citizenship, Georgian real estate provides diverse and valuable opportunities.





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COMPOSERS RESORT  
BORJOMI



**Spa**

**Radisson Collection**

**Radisson Collection Residences**

Nestled among the peaceful landscapes of Borjomi, Georgia, Composers Resort Borjomi warmly welcomes you to experience a journey of renewal and serenity. Steeped in rich history the former Composers House building, which is now protected a cultural heritage, was once the cherished abode of renowned composers, offering inspiration amidst the beauty of nature.

Whether you seek a tranquil retreat, second home, a romantic getaway, or a wellness-focused journey, our resort promises an unforgettable experience tailored to your desires.

# BORJOMI

Borjomi is a picturesque resort town in central Georgia, renowned for its natural mineral waters – Famous worldwide for its therapeutic properties, scenic landscapes, peaceful pine forests and historic charm. Must visit attraction of Borjomi is the Borjomi-Kharagauli National Park – One of the largest national parks in Georgia, it offers diverse flora and fauna, hiking trails, and stunning views. Its an excellent spot for nature lovers and adventure seekers. The town enjoys a mild climate, making it a year-round destination.

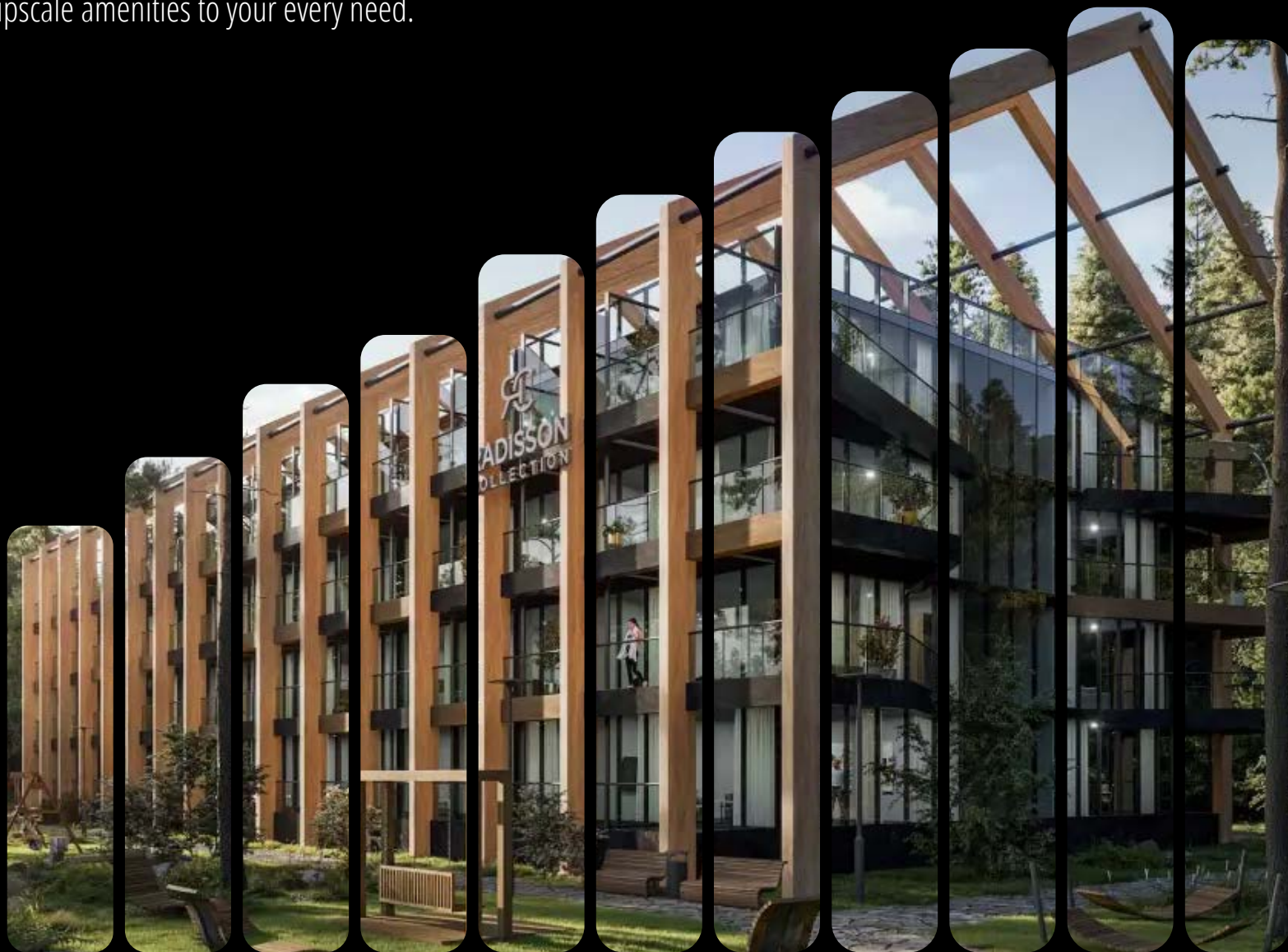


birdwatching, or just soaking in the serenity of the unspoiled wilderness.  
Borjomi is located in only 2 hours drive from both Tbilisi and Kutaisi International Airports.

# INFRASTRUCTURE

Modern luxury meets timeless elegance! At Composers Resort Borjomi we seamlessly blend the allure of the past with contemporary comfort, offering an array of upscale amenities to your every need.

- 🌲 10 hectares of coniferous forest
- 🏨 Upscale branded hotel
- 🏠 Branded Residences
- 🍽️ Restaurant and Café
- 🧘‍♀️ Holistic wellness center
- 🏊‍♀️ Indoor and outdoor pools
- 🏋️‍♀️ Fitness center
- 🎾 Tennis court
- 🎵 Concert hall
- 👶 Kids club and playground







## RESORT MANAGEMENT



Facility management of the Composers Resort Borjomi will be provided by Valor Hospitality Partners. Valor Hospitality Partners is one of the leading global third-party hotel management companies, headquartered in USA.

With 100+ hotels and resorts in its portfolio across the Americas, UK, Africa, Middle East, CIS and South-East Asia, Valor Hospitality Partners is now rapidly expanding further within the Middle East, CIS and Indian Ocean regions.





# RADISSON COLLECTION BORJOMI



Featuring 65 rooms, the upscale branded hotel will embrace the history of The Composers House and the interior design will bring modern elements into each space while allowing the historical heritage to be the highlight of the hotel.

The square-shaped building constructed in the 1980s in the style of Soviet Modernism will include elegant rooms and suites.

The historical concert hall of the Composers House will host major music events of the region.

  
**RADISSON**  
COLLECTION



# Holistic Wellness Center



Surrender to the serenity of our holistic spa, where healing traditions of Borjomi mineral springs harmonize with modern therapies to rejuvenate the mind, body, and spirit. From invigorating massages to holistic wellness programs, our expert therapists curate experiences tailored to your wellness journey.

Whether you're a guest staying at our luxurious hotel or is an owner of a residence within resort, our Wellness Holistic Spa offers a multitude of benefits tailored to enhance your experience.

Let our skilled therapists pamper you with personalized treatments designed to melt away stress and revitalize your senses, ensuring a truly unforgettable stay at Composers Resort.

# Benefits of purchasing wellness residences

Your physical environment has an impact on your health and wellbeing. Lush green surroundings mean improved health and wellbeing.

Be surrounded by like-minded community, which values healthy lifestyle.

Popularity and worth of Wellness Residences is expected to move in an upward direction with rising health consciousness and the growing wellness economy.

Wellness themed residential communities enjoy a host of amenities which are aimed at boosting one's wellness. From physical, mental to sensory, these amenities stimulate various aspects of our body and nervous system, thus enhancing our overall health and wellness.



Immerse yourself in luxury with our exclusive residential accommodations, designed to provide a haven of tranquility, wellbeing and sophistication.



**RADISSON**  
COLLECTION  
**BORJOMI**

# SERVICES

**Our residences offer a lifestyle experience that goes beyond your imagination.**

## **Basic Services of Composers Resort Residences include:**

- Concierge
- Security & CCTV
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area WIFI

## **A La Carte Services\* of Composers Resort Residences include:**

- In-residence catering, personal chef
- In-residence massage treatment
- Private fitness instruction
- Dry cleaning & laundry
- In-residence housekeeping
- In-residence maintenance
- Room management





## EASY TO BUY:

- Chose the apartment
- Sign pre-purchase agreement
- Pay advance payment
- Sign purchase agreement
- Pay final payment
- Register as the owner of the apartments in the Public Registry of Georgia

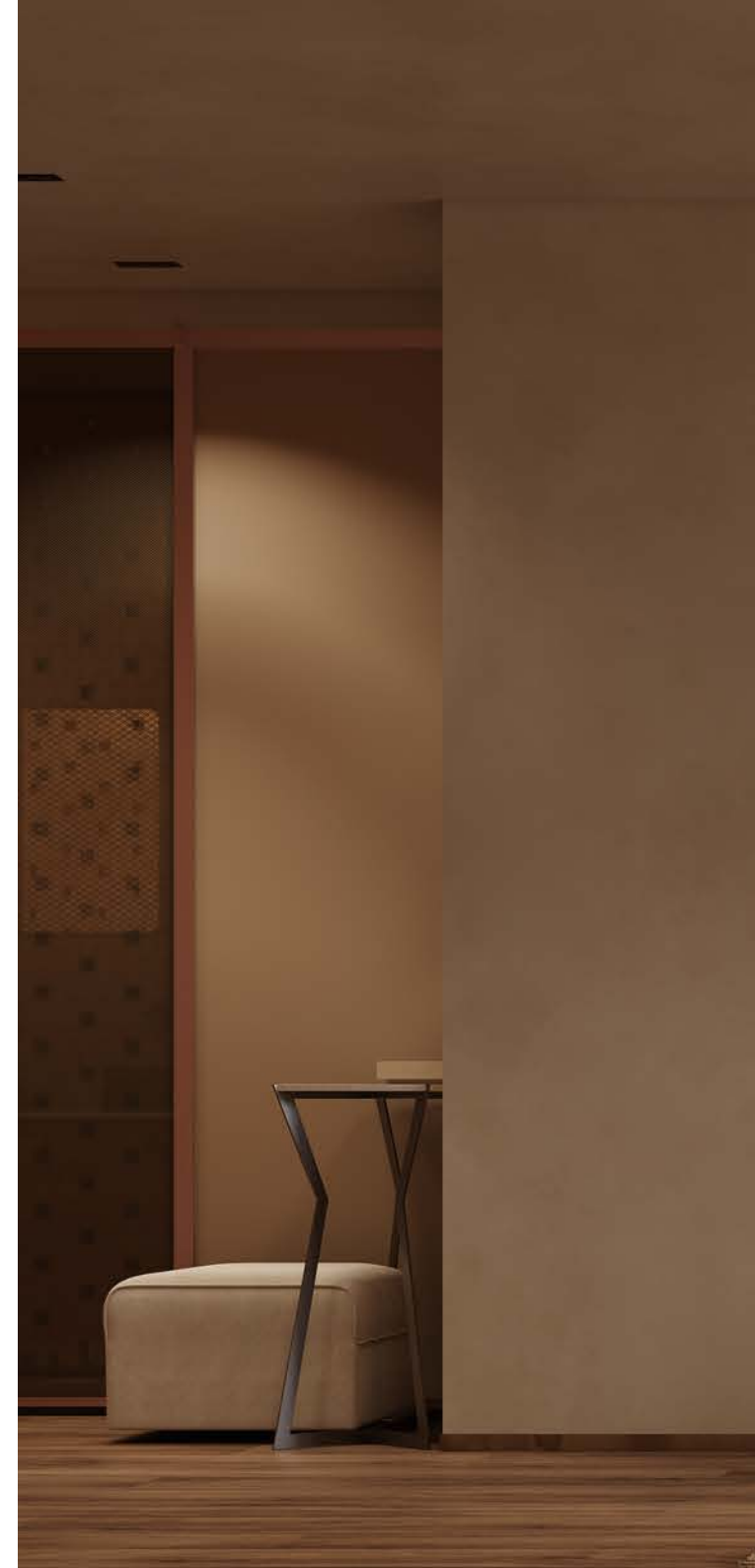
## Payment terms:

- 10% advance payment
- 24 months installment
- Special discount on single payment
- Simplified mortgage loan

# ADVANTAGES OF PURCHASE ON A EARLY STAGE

- Investing on the construction stage is a great opportunity for those looking to purchase a new home or generate rental income
- Lower Prices in case of Petra Sea Resort the difference in pricing between a possession-ready property and under-construction property can vary between 100 and 150%.
- Higher Price Appreciation Rate  
As the construction of a property progresses, its price increases too. Moreover, during this period, the development in the surrounding infrastructure also adds to the value of a property.
- Flexibility of Payments  
If in case of a ready property, the buyer has to pay the entire amount at once, in the case of an under-construction property, installment payments are possible.
- New Construction  
When the construction of an under-construction property completes, you move into a brand-new home with no maintenance problems.
- Rental income  
With the high demand for rental properties in Batumi, Adjara region, buyers can purchase a property with the intention of renting it out once it is completed. This can provide a steady stream of income as well as a potential long-term investment that can appreciate in value over time.

**Property value increase by  
100–150%**



At Composers Resort Borjomi we believe that true luxury encompasses not only opulent surroundings but also nourishment of body & soul. Our holistic approach to wellness ensures that every aspect of your stay is designed to promote balance, rejuvenation, and inner harmony.

