

RENAISSANCE

THE FIRST INVESTMENT,
SPORTS-WELLNESS REAL ESTATE IN
THE CAUCASUS



RENAISSANCE BY ALLIANCE

ABOUT PROJECT

Renaissance by Alliance is the region's first sports & wellness investment complex, nestled in the exquisite climatic-balneological resort Kobuleti, **only 30 meters from the sea.**

The project's uniqueness is determined by its innovative wellness concept, international brand's sports & wellness center, upscale tourist segment and more than 25 varied recreational, therapeutic, procedural and sports infrastructural spaces.



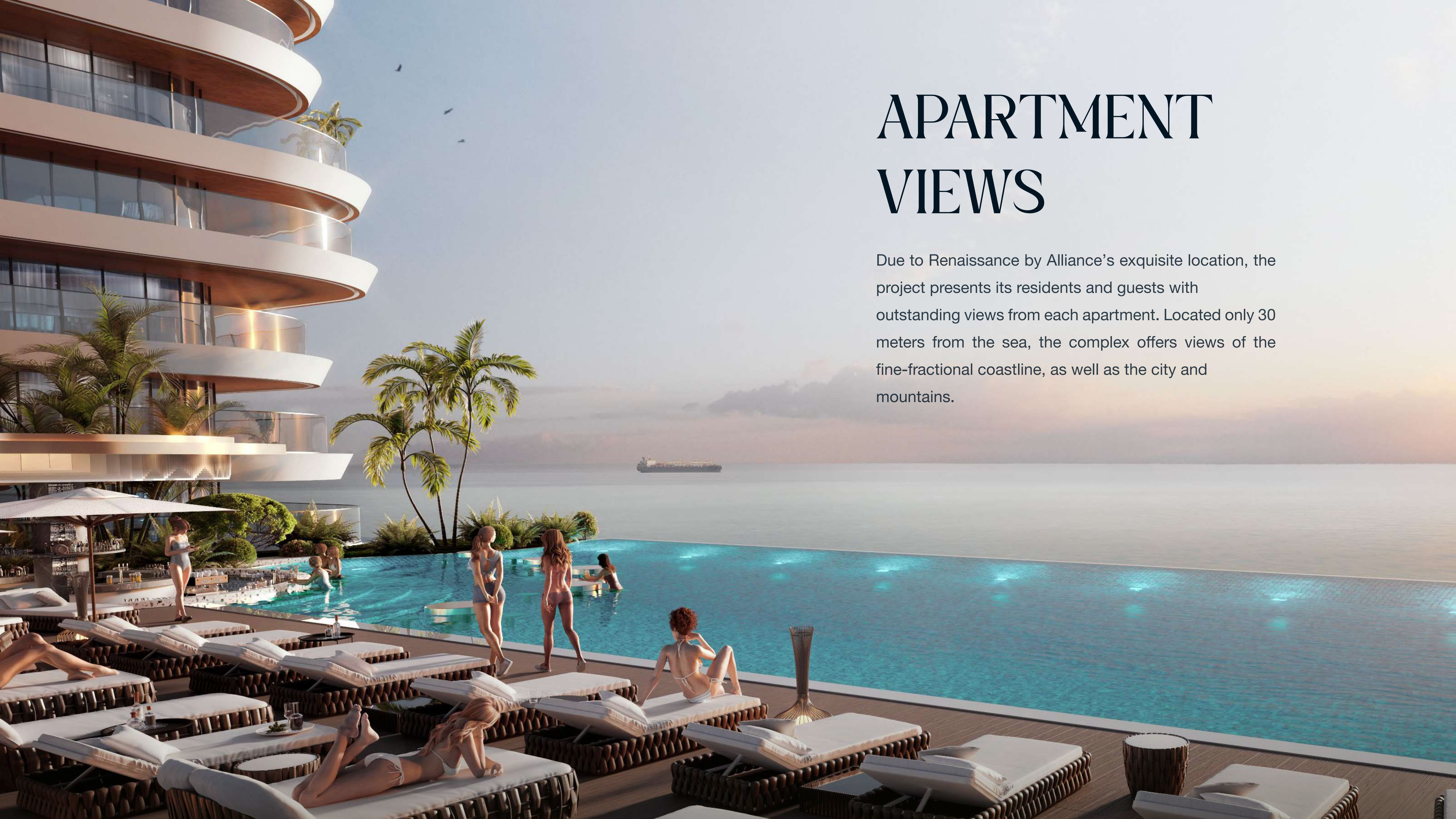


CONCEPT & INFRASTRUCTURE

Renaissance by Alliance is a project of the dynamic wellness concept, creating premier investment opportunities for its investors. The wellness industry has generated \$6.3 trillion in 2023 and its economic contribution will exceed \$9 trillion by 2028.

For the ultimate wellness experience, Renaissance by Alliance encompasses the region's exclusive infrastructure - with more than 25 wellness spaces.





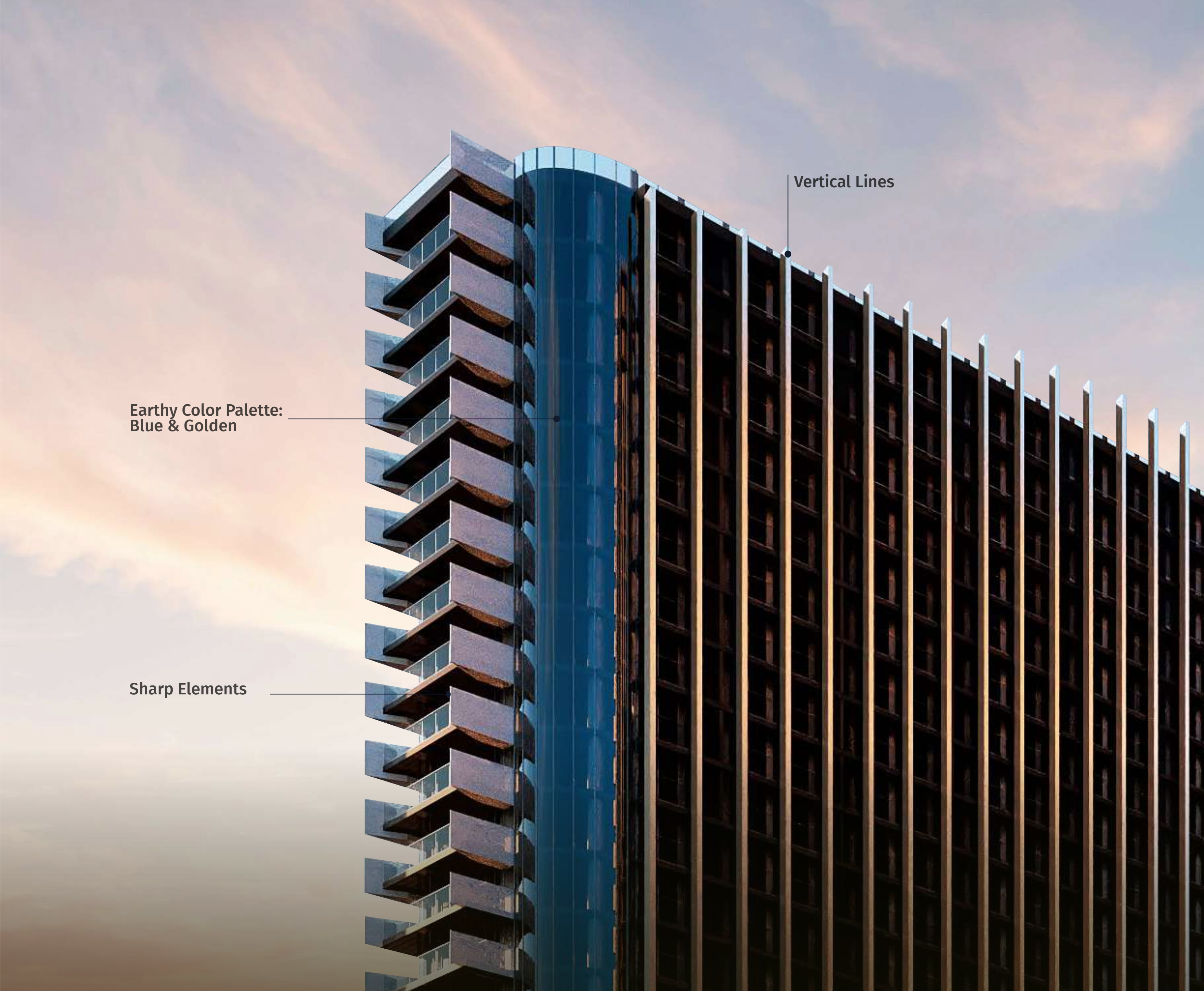
APARTMENT VIEWS

Due to Renaissance by Alliance's exquisite location, the project presents its residents and guests with outstanding views from each apartment. Located only 30 meters from the sea, the complex offers views of the fine-fractional coastline, as well as the city and mountains.

ARCHITECTURE

Architectural accents of Renaissance by Alliance were inspired by the 20th-century famous **Art-Nouveau** movement. By introducing the natural elements - blue, golden tones and vertical lines in the project's design, the complex emphasizes its modern concept and harmony with the environment.

The exterior of Renaissance by Alliance reflects the wellness history of the climatic-balneological resort and each architectural element serves to bring peace and diversity to the complex.



Earthy Color Palette:
Blue & Golden

Sharp Elements

Vertical Lines



10 ADVANTAGES

OF RENAISSANCE BY ALLIANCE

With its inclusive wellness infrastructure, Renaissance by Alliance shapes to be the region’s wellness-investment hub, where each investor will be able to make a savvy investment, while also seeking the value asset appreciation.

Ever-growing wellness investment concept	Premium tourist segment
The project’s historical wellness location	High-yield customer group
More than 25 sports, therapeutic & recreational spaces	Prospects of the Wellness Real Estate - Wellestate
Architecture inspired by the Art-Nouveau movement	The project’s constant, 4-seasonal occupancy
International brand’s sports-wellness center	Proximity to the sea and diverse recreational locations



RENAISSANCE BY ALLIANCE

WELLNESS FACILITIES

- Mineral Spa
- Finnish and Steam Sauna
- Relaxation Space
- Outdoor Pool
- Infinity Pool
- Aesthetic Centre
- Bath & Exfoliation Spaces
- Yoga Hall





ALLIANCE
RENAISSANCE

YOGA & PILATES ROOM



SWIMMING POOL

ALLIAN
RENAISSA

THERAPEUTIC SPACES

- Thalassotherapy & Halotherapy
- Pelotherapy & Sand Baths
- Reflexology & Hydrotherapy
- Nutritional Procedures
- Emsculpt - Muscle healing therapy
- Acupuncture for adults & children
- Physiotherapy for adolescents & children
- Chiropractic & Osteopathy
- Craniosacral Therapy
- Cognitive-behavioural Therapy
- Cryotherapy & Watsu Therapy
- Aesthetic Therapy
- Aromatherapy
- RED Light Therapy
- Float Therapy
- Post-traumatic Therapy





DIAGNOSTICAL & AESTHETIC PROCEDURES



SPA FACILITIES



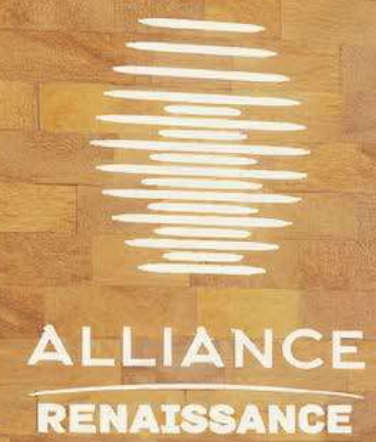

ALLIANCE
RENAISSANCE

SAUNA & COLD THERMAL POOL



CRYOTHERAPY

ALLIANCE
RENAISSANCE



ALLIANCE
RENAISSANCE

HALOTHERAPY



ALLIANCE
RENAISSANCE

Float therapy

FLOAT THERAPY

RENAISSANCE BY ALLIANCE

SPORTS SPACES

- Indoor Surfing
- Jet Skiing
- Indoor Skydiving
- Water Skiing
- Flyboarding
- Flitescooter
- Aqua Aerobics
- Squash Tennis
- Climbing Area
- Fitness Centre
- Pilates Studio
- Aerobics Studio
- Cardio Zone





INDOOR SURFING



WALL CLIMBING



ALLIANCE
RENAISSANCE

INDOOR SKYDIVING



GYM

SQUASH



ALLIANCE
RENAISSANCE

SQUASH TENNIS



RENAISSANCE BY ALLIANCE

SOCIAL & GASTRONOMY SPACES

- Restaurant
- Elixir Bar
- Lounge
- Infinite Pool Bar
- Reception Hall
- Conference Hall
- Event Hall
- Lobby



RENAISSANCE BY ALLIANCE

OUTDOOR SPACES

- Children's Entertainment Space
- Jumpstar - Inflatable Water Park
- Recreational Area
- Japanese Gardenia
- Sand Volleyball Court
- Mini-Golf Court
- Private Beach & Boulevard
- Parking



RENAISSANCE BY ALLIANCE

SERVICES

- Maintenance
- Reception
- Concierge
- CCTV
- Security
- Room Service
- Technical Service
- Car Service



A wide-angle photograph of a sunset over the ocean. The sun is a bright, glowing orb on the right side of the horizon, casting a shimmering reflection on the water. The sky is filled with scattered, fluffy clouds that are illuminated from below, giving them a warm, orange-gold hue. On the far left, a small, dark silhouette of a boat is visible on the calm sea. In the center of the image, there is a white rectangular box containing text.

KOBULETI

HISTORICAL WELLNESS LOCATION

Climatic-balneological resort Kobuleti resides closest to the sea, 3-5 meters above sea level and is renowned for its exceptional microclimate.

The regional significance and niche of the resort is determined by its fine-fractional coastline, natural therapeutic potential, unique climate and an opportunity to conduct a holistic lifestyle - shaping it to be an ultimate location for wellness tourism, as well as investment.



BLACK SEA

SHEKVETILI

15 min

KOBULETI

25 min

18 min

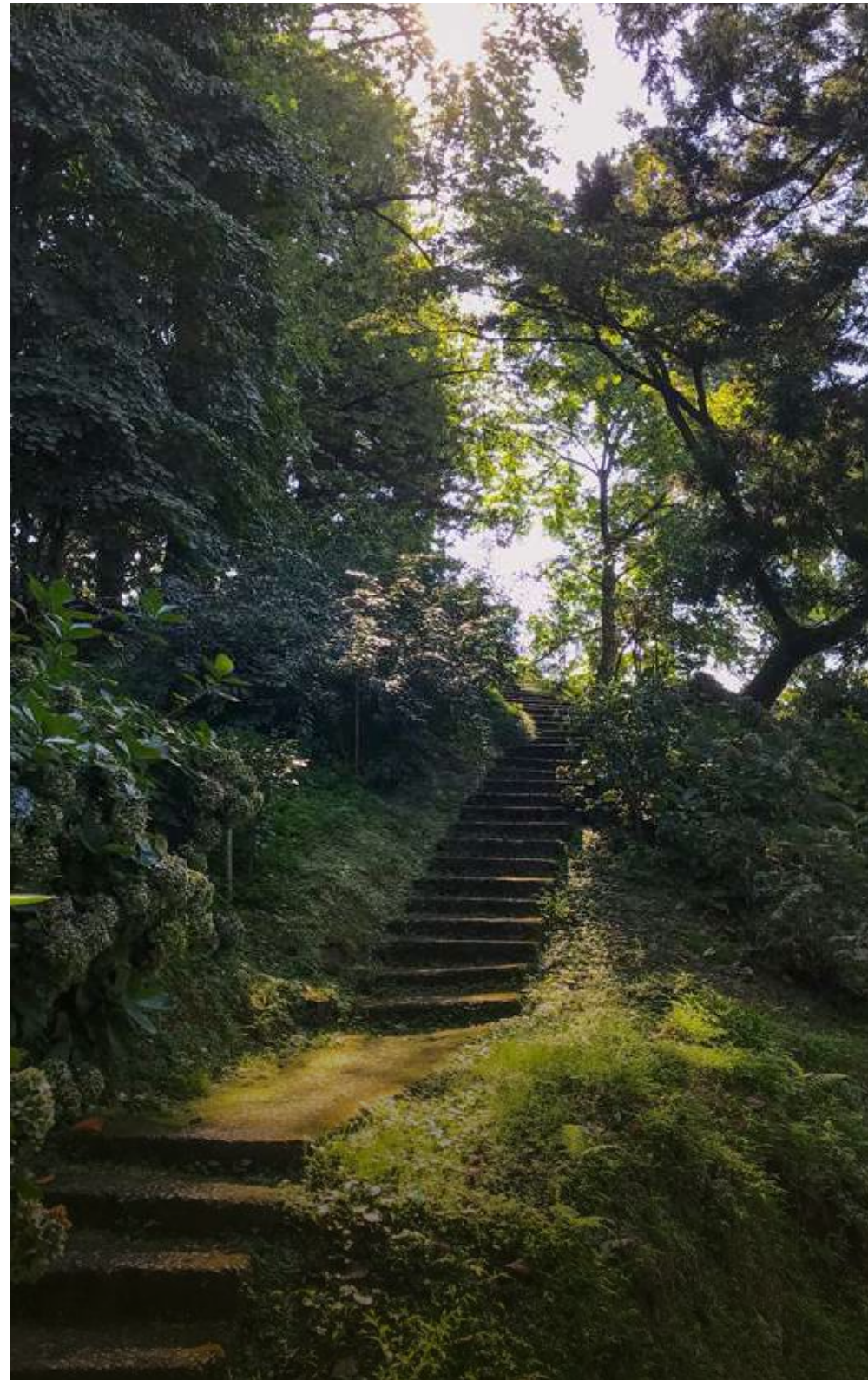
60 min

BOTANICAL
GARDEN

KINTRISHI
NATIONAL PARK

BATUMI

SURROUNDING AREAS



BOTANICAL GARDEN (18 MIN DRIVE)

The largest botanical garden in the region, encompassing a collection of 5 000 plant varieties.

PETRA FORTRESS (10 MIN DRIVE)

Historical fortress-city, which was established in the 6th century and is a part of Kobuleti Municipality.



TSIKHISDZIRI (10 MIN DRIVE)

Known for its sublime landscapes, the resort unites cozy cafe-bars, restaurants and a picturesque coastline.

MUSICIANS PARK (15 MIN DRIVE)

A unique tourist hotspot, hosting 35 famous Georgian and global artist sculptures.



KINTRISHI NATURE RESERVE
(60 MIN DRIVE)
One of the most visited locations in Georgia,
unifying endemic flora-fauna and tourist routes.



BLACK SEA ARENA (15 MIN DRIVE)
The biggest entertainment venue in Georgia, that
has hosted such world-famous artists as Elton
John, Scorpions etc.

DENDROLOGICAL PARK
(18 MIN DRIVE)
One of the most famous tourist attractions,
which includes gardens and exotic flower plants
dotted throughout 60 hectares.



TSITSINATELA PARK (15 MIN DRIVE)
One of the largest amusement parks in the
region with 36 types of modern attractions.

SURROUNDING AREAS

INVESTMENT ATTRACTIVENESS

STRATEGIC LOCATION & LIBERAL POLICIES

Getaway between Europe and Asia

Access to leading global markets (EU, Middle East, Central Asia)

High FDI statistics & transit hub

Visa-free regime with 99 countries

Liberal property ownership policy for foreigners

BUSINESS-FRIENDLY ENVIRONMENT

7th place in the world for ease of doing business

3rd the least tax-burdened country in the world

Less than 1% property tax

0% tax on capital gain if the real estate is sold after 2 years of ownership

1-day property registration procedure

GROWING ECONOMY & TOURISM

Strong GDP growth rates with an annual increase of 8-10%

Tourism and hospitality sector of international standards

19 Free Trade Agreements (FTAs)

Record number of international visits – 9.36 million travelers in 2019

Diversified infrastructure and tourism destinations

ABOUT ALLIANCE

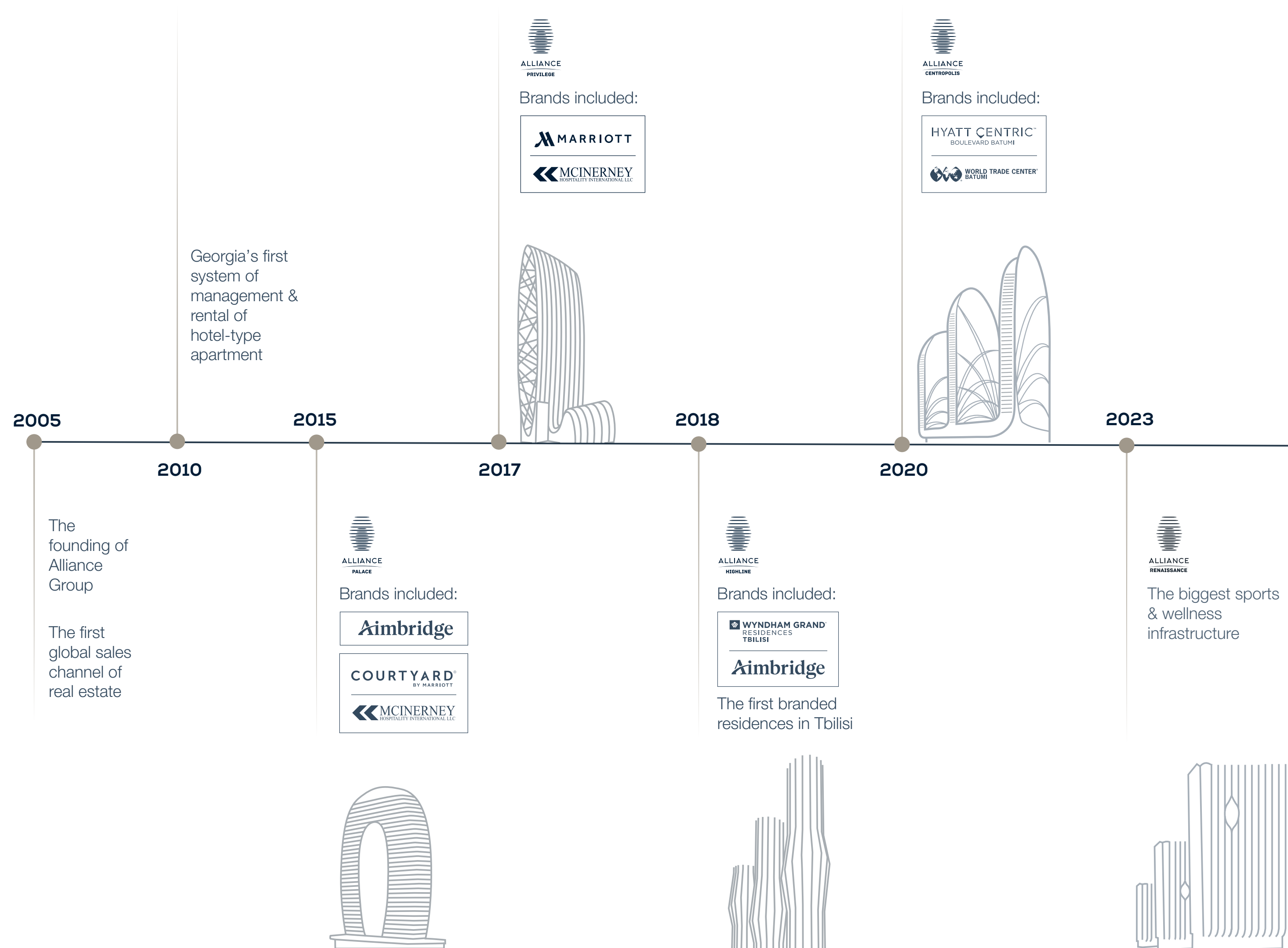
Alliance Group is the first Georgian construction-development company to collaborate with global brands in creating a business model for "hotel-type multifunctional complexes" featuring unique architecture and design, making a significant mark in the hospitality sector.

Total Investment value

1 505 000 000 \$

Total construction area

2 232 000 M²



LARGE-SCALE PROJECTS BY ALLIANCE



Alliance Palace
BATUMI



Alliance Privilege
BATUMI



Alliance Highline
TBILISI



Alliance Centropolis
BATUMI