



ROGANTINI
D E V E L O P M E N T

**EXCELLENCE
WITHOUT
COMPROMISE**

About Us

Rogantini Group of companies was founded in Switzerland in 1967 by an Italian, Michele Rogantini.

60 YEARS OF EXPERTISE

Today, led by Alessandro Rogantini — the **third generation** of the family.

A leader in the construction, renovation, and management of luxury real estate in Switzerland and across Europe.

Rogantini launches its first-ever project in Georgia — Swiss quality, world-class service, and a one-of-a-kind location on the Black Sea coast.



A stylized, handwritten signature in white ink, likely belonging to Alessandro Rogantini.

Company in Figures

20M

m² of construction

12 825

construction projects
(including reconstructions)

100 000

apartments

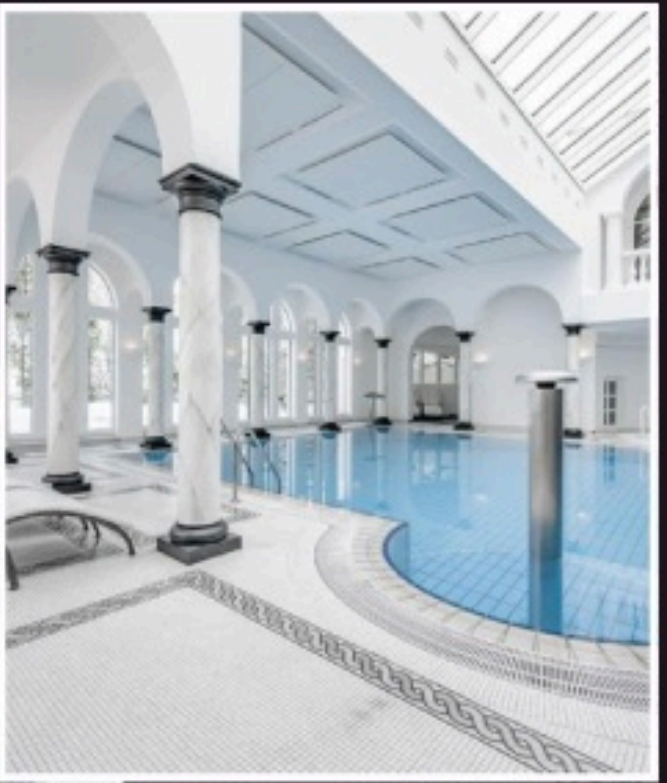
the list of projects can be viewed on the website: rogantinidevelopment.com



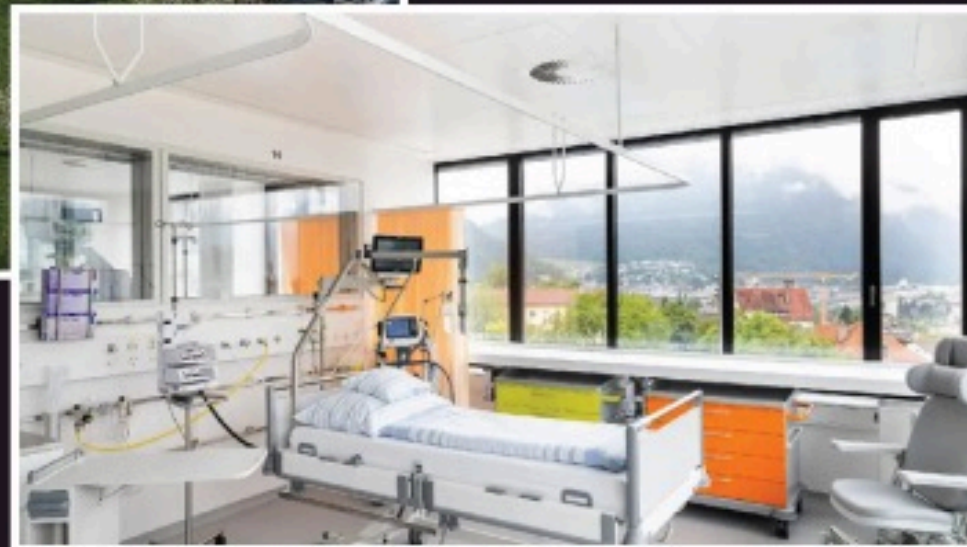
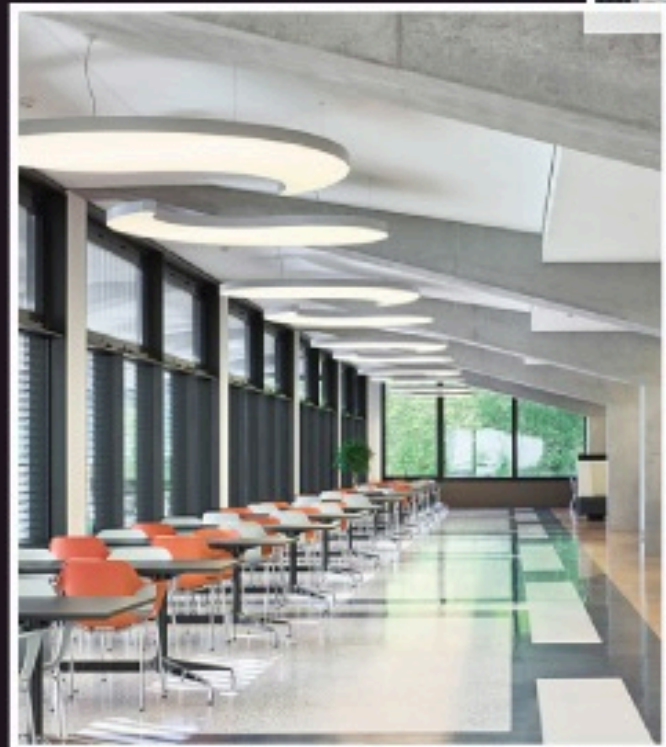
KULM HOTEL | ST. MORITZ



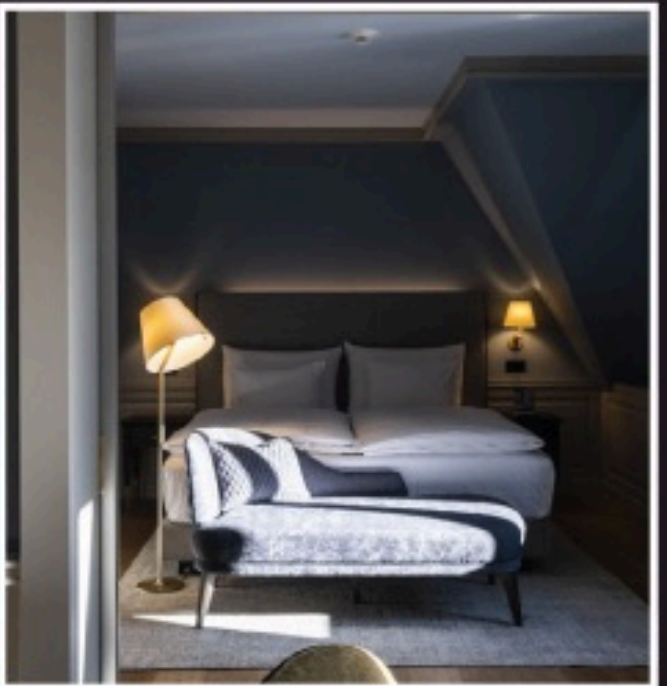
CHASA MONTANA HOTEL
GRAUBÜNDEN



GRAUBÜNDEN CANTONAL
HOSPITAL
CHUR, SWITZERLAND



CRESTA PALACE HOTEL
ST. MORITZ





YOUR INVESTMENT IN THE FUTURE

Swiss-quality real estate unique location in Georgia

Secret location

Unique location: Chakvi — one of the most environmentally clean locations in Georgia. Crystal-clear air (AQI 20) — comparable to the Swiss Alps.

A private area of 1.5 hectares: a 12-story complex with premium infrastructure — parking, electric cars, concierge service, and surveillance. Seclusion and stunning views for your new home.



Mtiral National Park
distance 10 km



Tsikhisdziri
distance 9 km



Botanical Garden
distance 3 km



Batumi City Center
distance 15.2 km



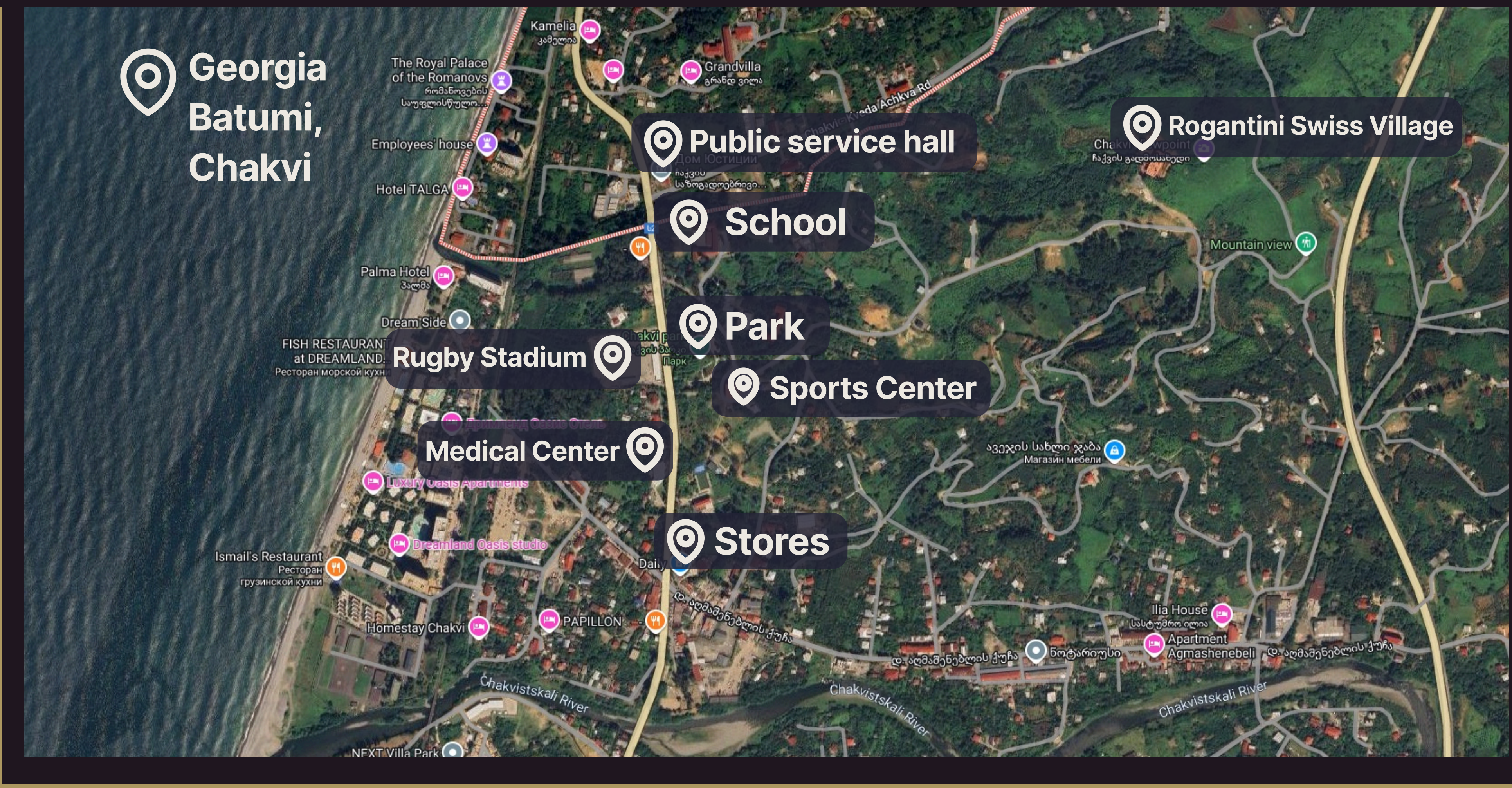
Batumi Airport
distanc 27.3 km



Batumi Railway Station
distanc 14.5 km



Location



Infrastructure video



Nearby cities and transport accessibility



Batumi 15 minutes

A large tourist center with developed infrastructure, restaurants, casinos and cultural events, located just 13 km from Chakvi.



Kobuleti 17 minutes

A popular resort town known for its beaches and national parks is located in close proximity.



Batumi International Airport

Situated 22 km away, it provides convenient connections to international destinations.



Nearby cities and transport accessibility



Goderzi resort

A modern ski resort just 80 km from Chakvi, ideal for winter vacations and skiing.



Mtirala

A national park with unique subtropical nature, waterfalls and trails, just 30 minutes from Rogantini.



Botanical Garden

one of the largest in the world, with rare plants and panoramic views, located just 5 minutes from Rogantini.

[A clip of the sights nearby](#)

Rogantini Swiss Village



Project

1.5 he
area

200+
living
spaces

100+
Parking
lots

2-12
Floors

360
sea and
mountain views





Services 24/7



**FREE
TRANSFER
TO THE BEACH**



RECEPTION



**PRIVATE
CONFERENCE HALLS**



**SPA AND
FITNESS**



**SALON
BEAUTY**



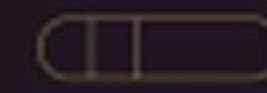
**MEDICAL
ROOM**



**CHILDREN
AREA**



**CONCIERGE-
SERVICE**



**CIGAR
ROOM**



**POKER
ROOM**

Infrastructure



**GROCERY
SHOP**



POOL



**OPEN
MOVIE THEATER**



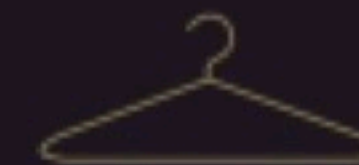
**RESTAURANTS
AND CAFES**



**AREA
BBQ**



PARKS



**SHOPS
CLOTHING**



**CHILDREN
PLAYGROUNDS**



**SPORTS
PLAYGROUNDS**



**STATIONS
CHARGING
ELECTRIC CARS**



**CO - WORKING
SPACE**



**WEDDING
VENUE**

Concrete. Built to last

We use premium-grade materials in construction: specially formulated concrete with additives for durability — its appearance remains unchanged even after 10 years as it did on day one

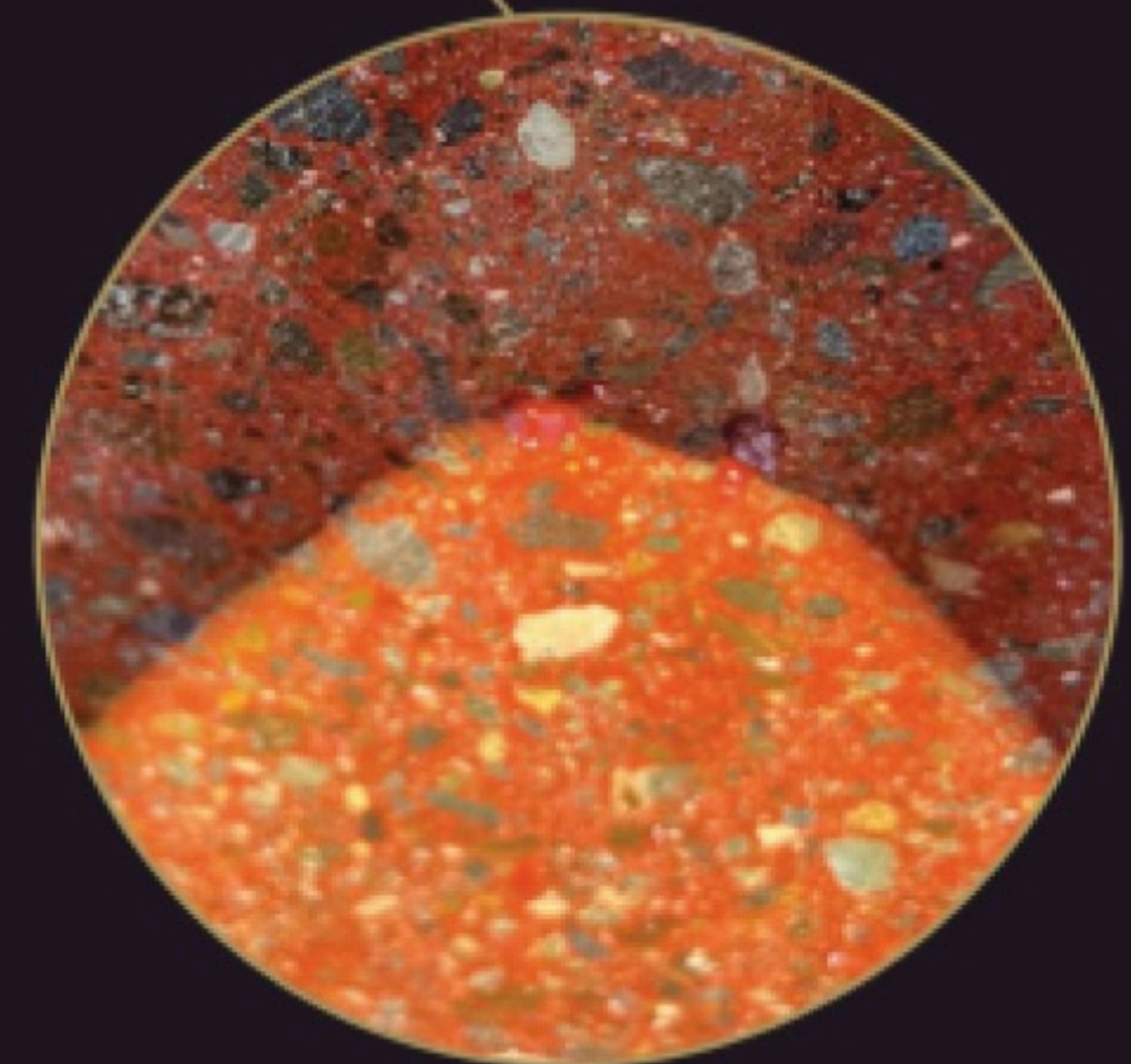
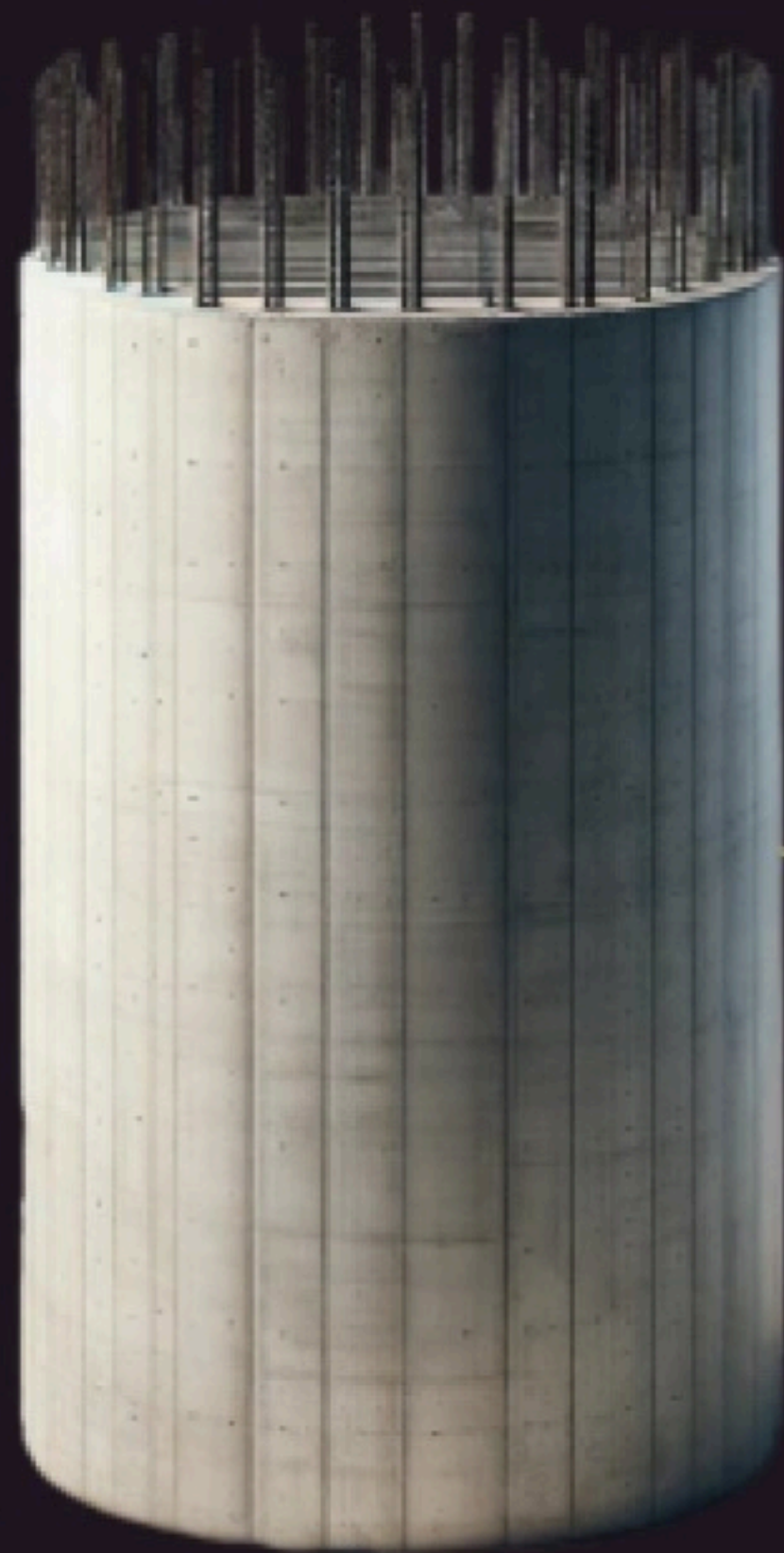
The façade requires no additional coatings, making it highly resistant to fading, cracking, and environmental wear.

Construction piling

The piles used in construction reach heights of up to 18 meters. The height of the foundation is 1.40 meters, as opposed to the standard 0.75 meters.

The foundation of the complex ensures seismic resistance of the building in case of earthquakes with a magnitude of up to 8 on the Richter scale.

18 M

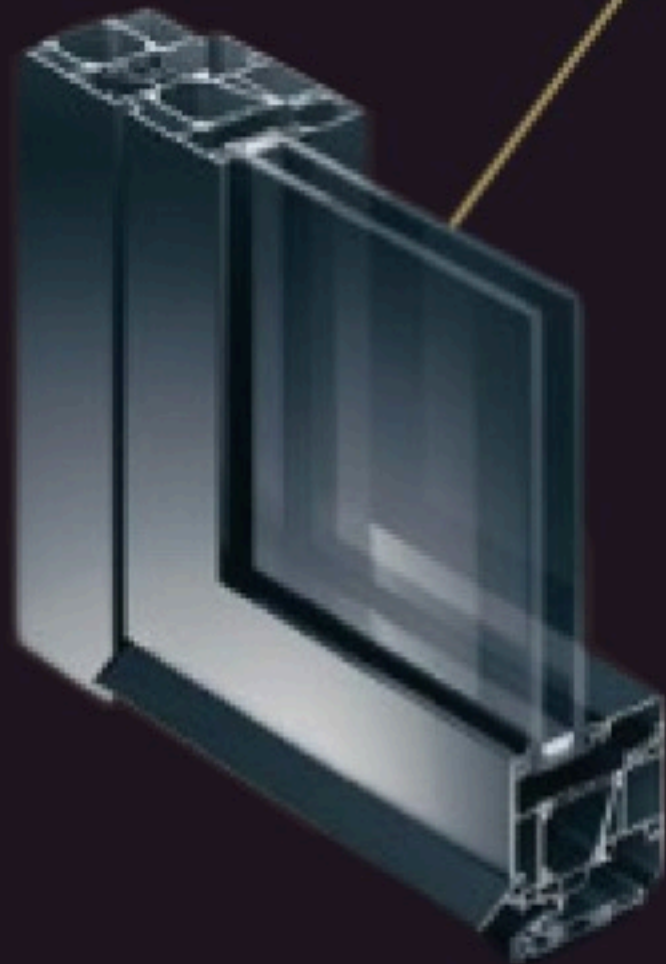


Details

10 years quality warranty on repair work

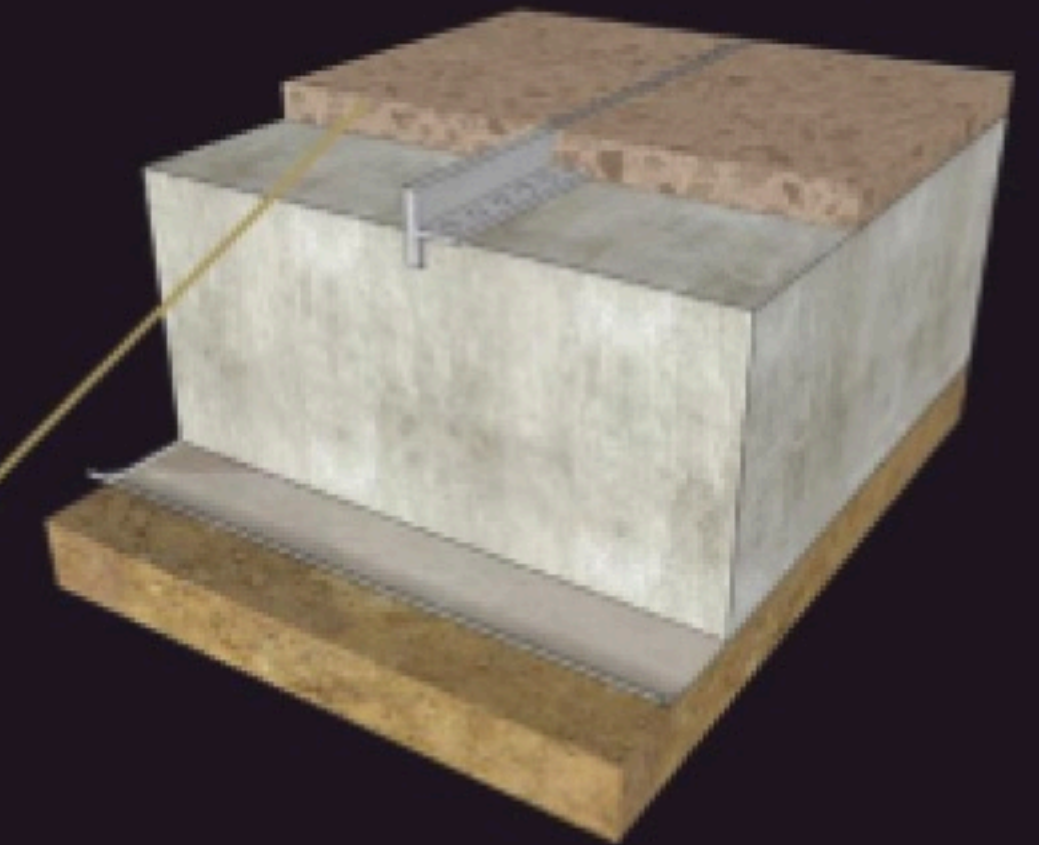
Window system

Energy-saving double glazing with aluminum profile and hardware that allows the windows to open both inward and outward.



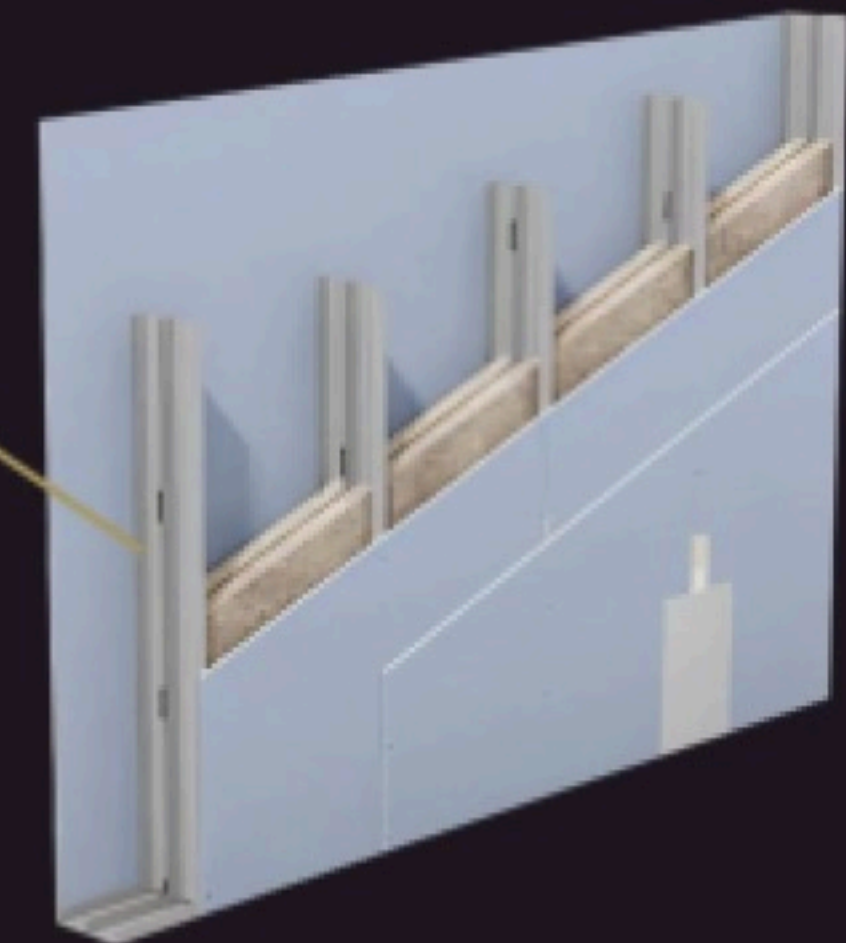
Terrazzo flooring system

The compression force of terrazzo allows the flooring to withstand constant pressure. The high endurance allows the flooring to last for decades with the lowest maintenance.



W115.de - Knauf wall construction

The W115.de double metal wall system consists of two layers of plasterboard on both sides of the metal structure. The frame structure of the system provides the walls with fire resistance and noise insulation up to 75 dB.



Smart Home System



Smart door lock.

Remote control, via app: lock, air conditioning, heating, TV.

Control of lighting channels in the room.



PROJECT ADVANTAGES

- Flexible purchase terms
- Environmentally clean and unique location
- Premium infrastructure
- Exclusivity and privacy on 1.5 hectares
- High income with investor yield 11%
- Project reliability from a **Swiss developer**
- Stable organic property value growth
- Fully furnished apartments with household appliances
- Convenient management for living or renting out
- **Unique blend of nature and luxury**



Floor 1
Floors 2-11
Floor 12

Commercial space
Residential space
Restaurant and lounge area



Floor 3-8



Batumi



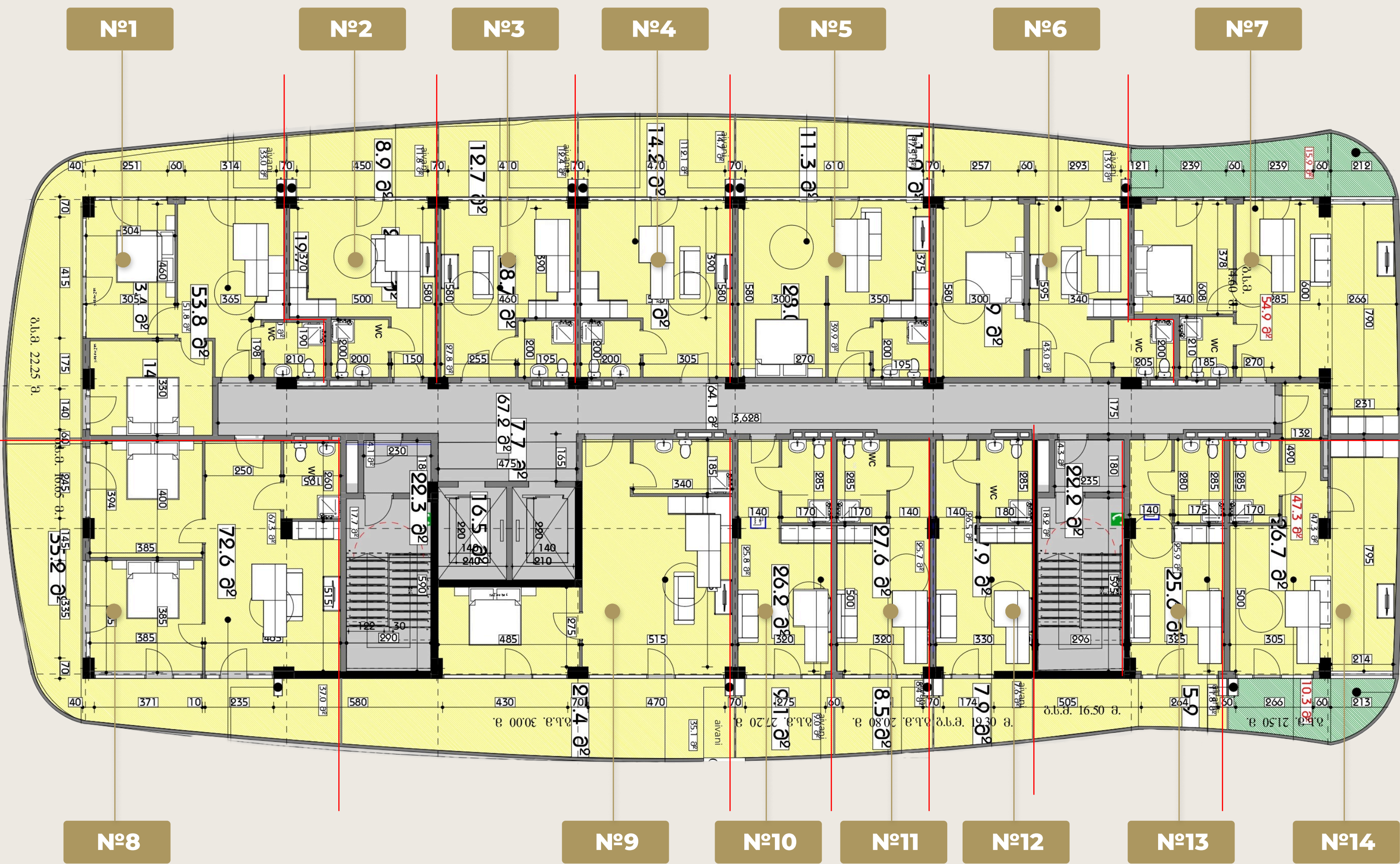
Kobuleti



Sea



Mountains



Layouts

area
number of rooms
delivery condition
price from

from 34.1 m²
studio
turnkey
€ 95 480



Layouts

area from 56.9 m2
number of rooms 1+1
delivery condition turnkey
price from € 159 320

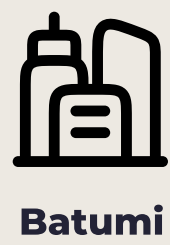


Layouts

area	from 104,3 m2
number of rooms	2+1
delivery condition	turnkey
price from	€ 216 944



Floor 9-11



Batumi



Kobuleti



Sea



Mountains

Nº1

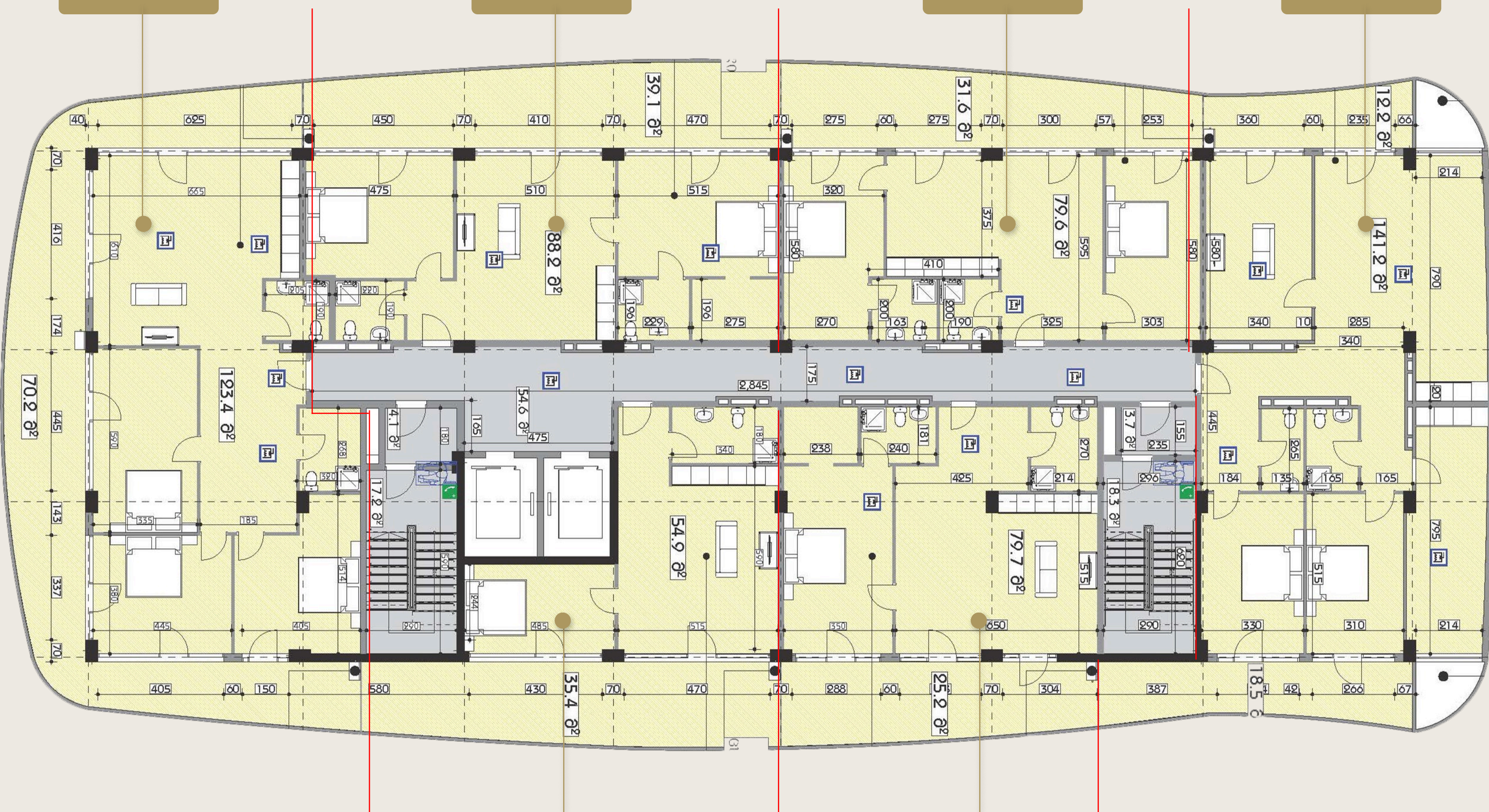
Nº2

Nº3

Nº4

Nº5

Nº6



Layouts

area
number of rooms
delivery condition
price from

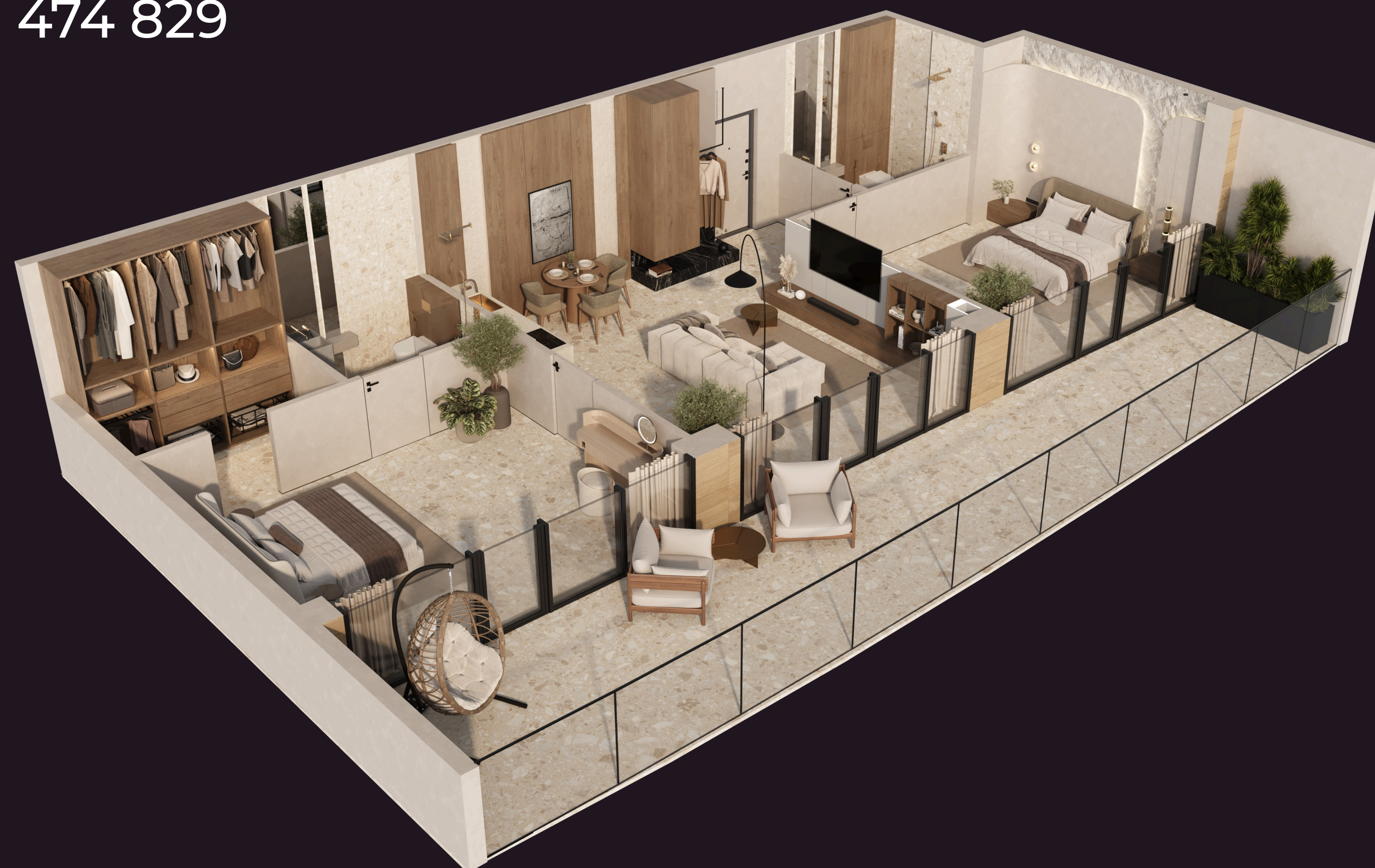
from 193,6 m2
Penthouse
turnkey
€ 722 128



Layouts

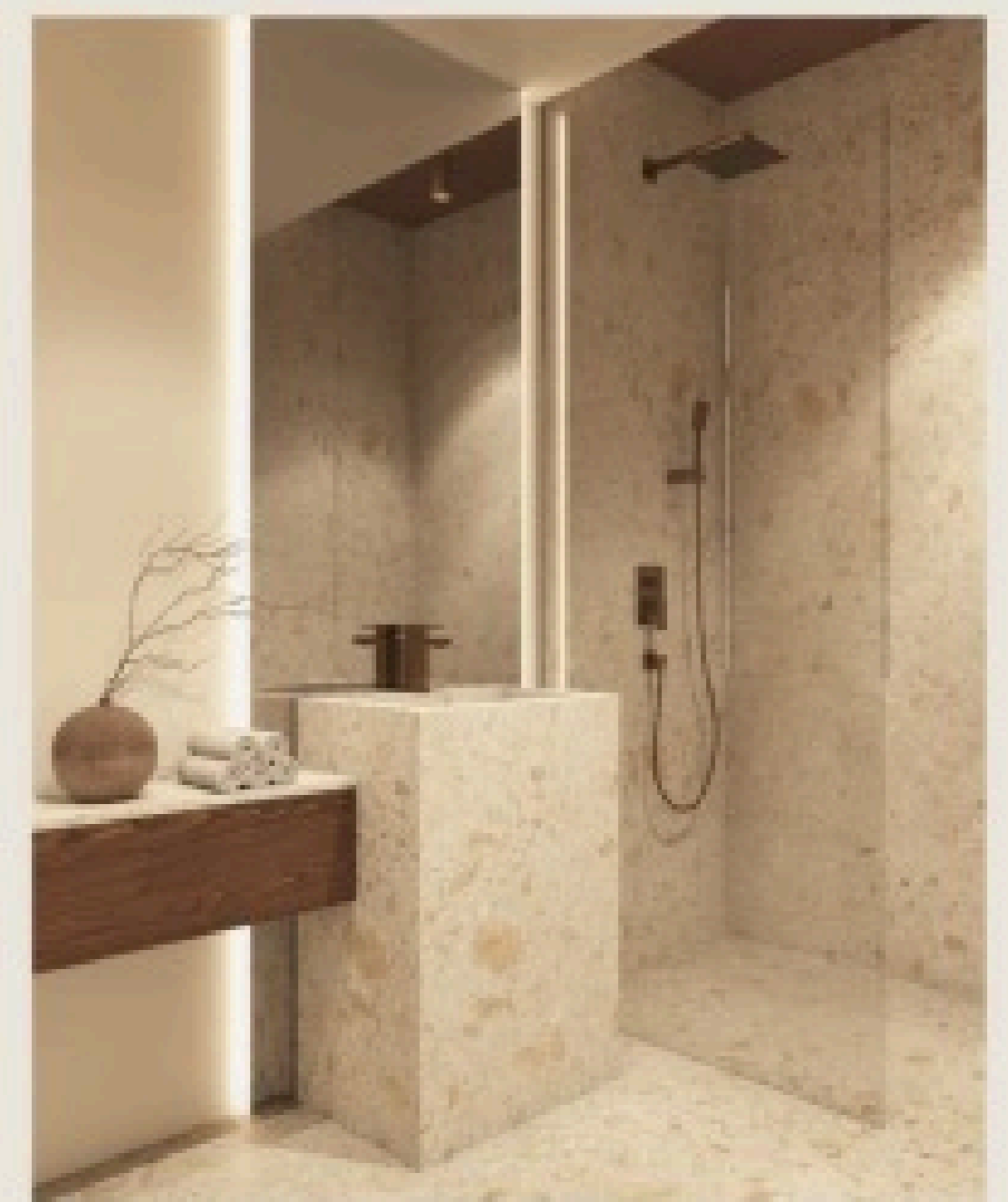
area
number of rooms
delivery condition
price from

from 127,3 m2
Penthouse
turnkey
€ 474 829



Repair and design

Rogantini Swiss Village interiors combine functionality in the use of space with aesthetics in composition, style and decorative materials.





3D Tour



Link 3d tour



Process construction

- 2024 ● Foundation work
- 2025 ● Monolithic frame works
- 2026 ● Finishing works
- 2027 ● Project delivery

Terms of payment

10%

Down payment

From

€ 2,080

per square meter

20%

Final payments



Project

Rogantini has established its management company, Rogantini concierge service, to ensure that our clients receive the highest level of service.

Rogantini concierge service offers its clients the complete management of the properties acquired in Rogantini Swiss Village.

Our clients can manage their property themselves or delegate the management to our team of specialists.



VIP-concierge service

Rogantini Development has established a concierge service company in Georgia. Which provides services on complex customer service - from everyday errands to organization of exclusive events and casino-tours. Our team of professionals is always ready to help you with any task.

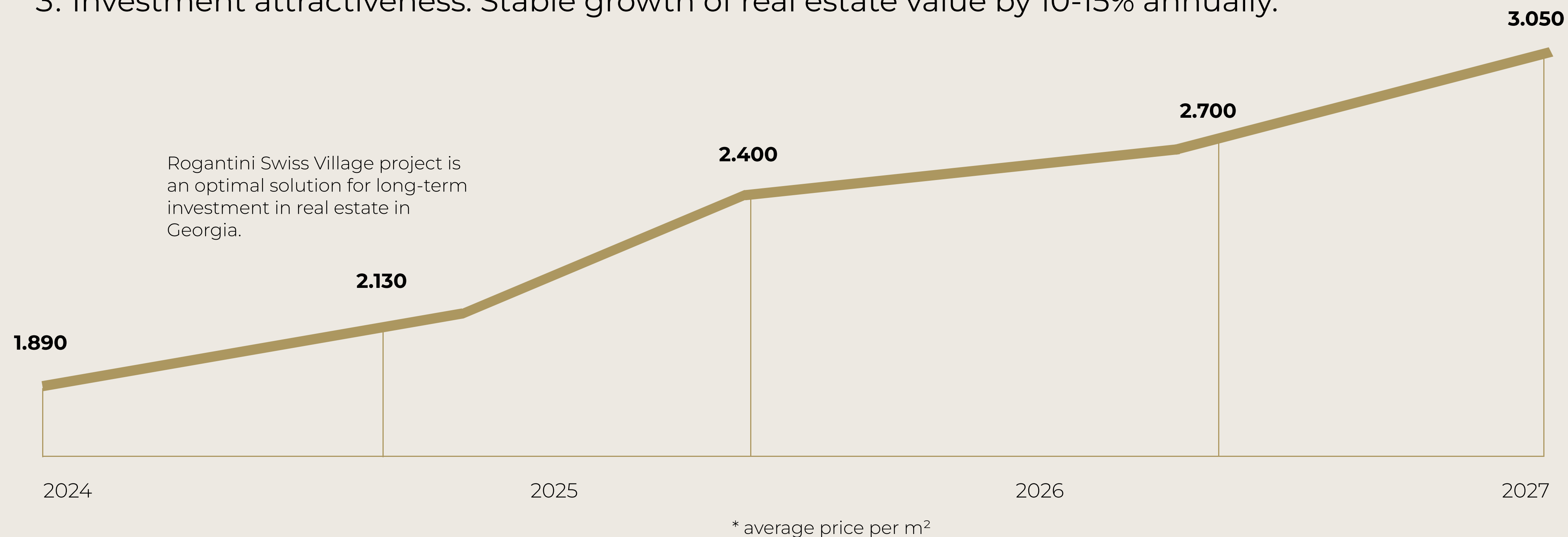
- **We work all over Georgia**

- Years of experience of our team
- We do what others can't
- We are trusted by clients and partners



Capitalization

1. Strategic location: Batumi is a rapidly developing resort city with a growing demand for elite real estate.
2. Swiss quality: The complex combines European standards of construction and unique design.
3. Investment attractiveness: Stable growth of real estate value by 10-15% annually.





ROGANTINI
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Contacts

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rogantinidevelopment.com



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rogantinidevelopment.com