



GUDAURI

Gudauri is a rare blend of ancient history, untouched nature, and adventure. It's a place that feels both extraordinary and real.

From peace to excitement, from simplicity to elegance - everything comes together for a unique experience.



Georgia — the gateway to endless opportunities

Georgia is a land of breathtaking natural beauty and rich cultural heritage - a place that captures hearts.

From majestic mountain ranges to warm hospitality, this country offers a unique experience, inviting you to discover, explore, and feel right at home.



Swissôtel Hotels & Resorts is a Swiss luxury hotel brand, part of the Accor Group (with over 5,000 hotels worldwide). Founded in 1980, it is represented in more than 30 countries.

Quality, style, sustainability, and impeccable service are at the core of Swissôtel's philosophy.

- Modern residences with panoramic views and 5-star service
- A project by the architectural bureau OAB (Spain)
- The coziness of an alpine chalet meets next-generation technology

*Europe's
undiscovered
ski gem*





Location

Gudauri — the leading year-round mountain resort of the Caucasus :

- 80 km of ski slopes
- Altitude up to 3,300 m
- 2 hours from Tbilisi
- 2 hours from Vladikavkaz

In winter — skiing, in summer — hiking, paragliding, wellness, and extreme sports activities



This hidden gem of Europe is a haven for ski lovers,
and now, it's ready to tell its story.



swissôtel

HOTEL AND RESIDENCES GUDAURI

Your chance to co-own Georgia's most prestigious mountain project



Petra Group proudly partners with Accor, the world-renowned hotel operator, to develop their second collaborative venture. Nestled in the majestic Caucasus Mountains, Swissôtel Hotel and Residences Gudauri combines Swiss precision and quality with warm Georgian hospitality.

This unique project introduces the iconic Swissôtel brand to Gudauri, one of Georgia's top ski destinations. As part of the prestigious Accor network, Swissôtel Gudauri will set a new benchmark for luxury living—offering exceptional construction standards and unparalleled service shaped by Accor's global expertise.



LUXURY BEYOND ALL EXPECTATIONS

Swissotel Hotel and Residences is thoughtfully designed in every detail.

Apartments feature a fireplace, balcony, and panoramic windows.

Interiors by leading designers, inspired by Alpine aesthetics.

On-site spa, swimming pool, fitness center, restaurants, concierge, and room service.

A deep appreciation for local stories and cultural heritage lies at the heart of our global approach, where refined luxury is the ultimate value.





SWISSÔTEL HOTEL AND RESIDENCES GUDAURI

A Vibrant Addition to a Renowned Ski Resort
for those who thrive on active living, this
destination is a true source of energy : embark
on thrilling hikes, conquer scenic mountain
biking trails, or saddle up for unforgettable
horseback rides.

Here, adventurous spirit meets refined comfort
- the perfect balance between exhilarating
discovery and serene relaxation.





Residences Designed for Living and Investing

Swissôtel Residences Gudauri invites you to become part of this extraordinary project. Each residence combines modern design with warm, mountain-inspired elements, offering breathtaking views and direct access to Gudauri's legendary slopes.

Owners enjoy:

- Professional property management and hassle-free full-service support.
- Access to all premium Swissôtel amenities.
- A reliable investment in a growing resort with high income potential.



Developed by Petra Group, a recognized leader in innovative real estate projects, this development perfectly blends the comforts of home with five-star luxury.



PROJECT INFRASTRUCTURE

- | | |
|---|--|
|  Concierge |  Gym, yoga room |
|  Restaurant |  Wellness center |
|  Lounge area, café and bar |  Indoor swimming pool |
|  Après-ski bar |  Ski storage room |
|  Conference halls |  Ski rental |
|  Kids club |  Underground parking |

SERVICES FOR RESIDENCE

CORE SERVICES

- Residence concierge
- Doormen & valet
- Security
- Clubhouse / residence lounge staff
- Accor ownership benefits program
- Common area maintenance
- Common area housekeeping
- Common area utilities
- Common area “reserve for replacement”
- Wifi internet in residence lounge

“A LA CARTE” SERVICES

- In-residence catering and personal chef
- In-residence sommelier service
- Shopping services and personal assistant
- Dry cleaning & laundry
- Private transportation / limousine services
- In-residence housekeeping (daily, weekly etc.)
- In-residence maintenance
- “While you are away” maintenance package
- Turnkey in-residence maintenance solution for resident’s who frequently reside elsewhere

Enjoy the freedom of your private residence, complemented by exclusive access to wellness-focused amenities. At Swissotel Residences Gudauri, every detail is crafted to enhance your well-being.

*A La Carte Services are optional and subject to additional charges



PETRA GROUP: CREATING THE FUTURE

Swissotel Hotel and Residences Gudauri is brought to life by Petra Group, a company dedicated to creating world-class developments that honor the character and beauty of their locations. Known for delivering exceptional projects across Georgia, Petra Group is setting new benchmarks in luxury and innovation, from the Black Sea coast to the mountains of Gudauri



SWISSÔTEL HOTEL AND
RESIDENCES GUDAURI
Gudauri, Georgia



PETRA SEA RESORT
Tsikhisdziri, Georgia



COMPOSERS
RESORT
Borjomi, Georgia

Become part of an exclusive brand that combines luxury with global reach. Swissôtel offers a sustainable investment model and strong returns, delivering outstanding results, guest loyalty, and high profitability.





GUDAURI

BERLIN

4H

ZURICH

7H

ROME

6H

MOSCOW

3H

GEORGIA

2H

ISTANBUL

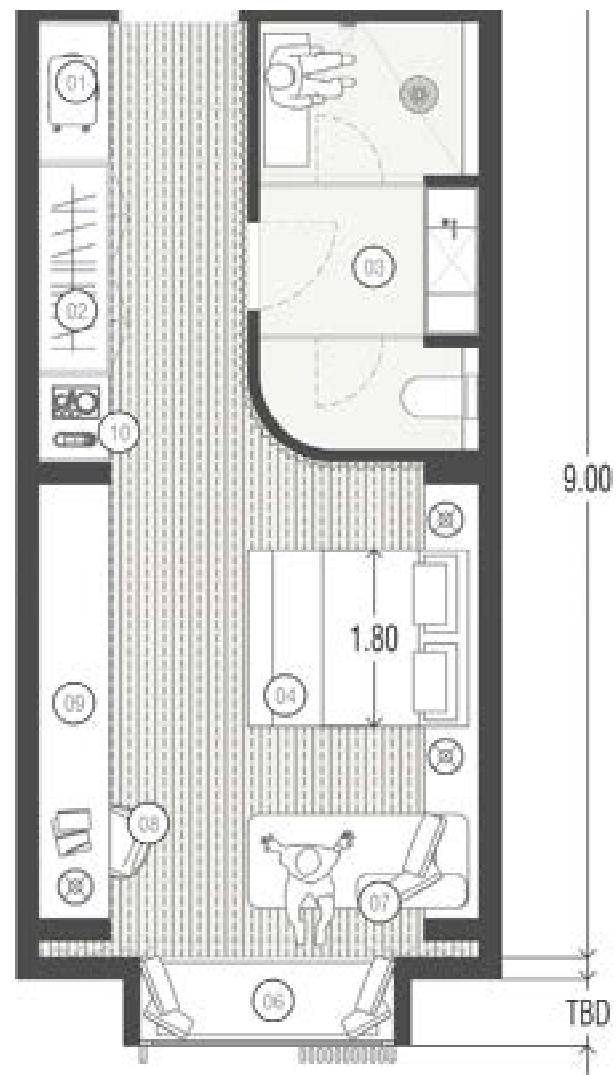
GEORGIA — A COUNTRY FOR INVESTMENT

- 100% ownership rights
- Registration in 1 day
- No property tax
- Residence permit / citizenship upon purchase
- Opening of an international personal account at the time of purchase and returns in USD
- A country with growing tourism and a booming economy
- Returns of 12% — 16% per year
- Remote purchase option
- Full-service management by Accor
- Guaranteed demand in both high and low seasons
- Interest-free installment payments until the construction is completed



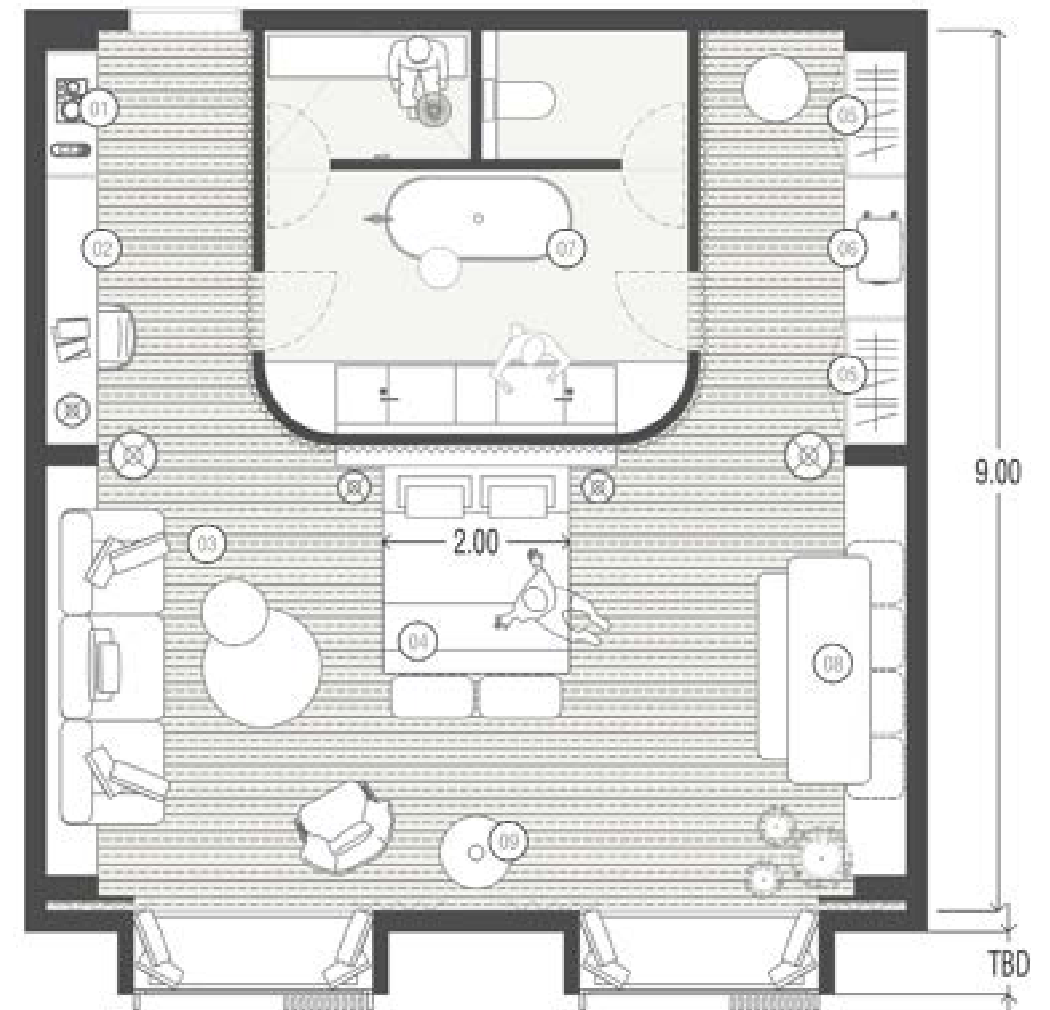


Standart hotel room



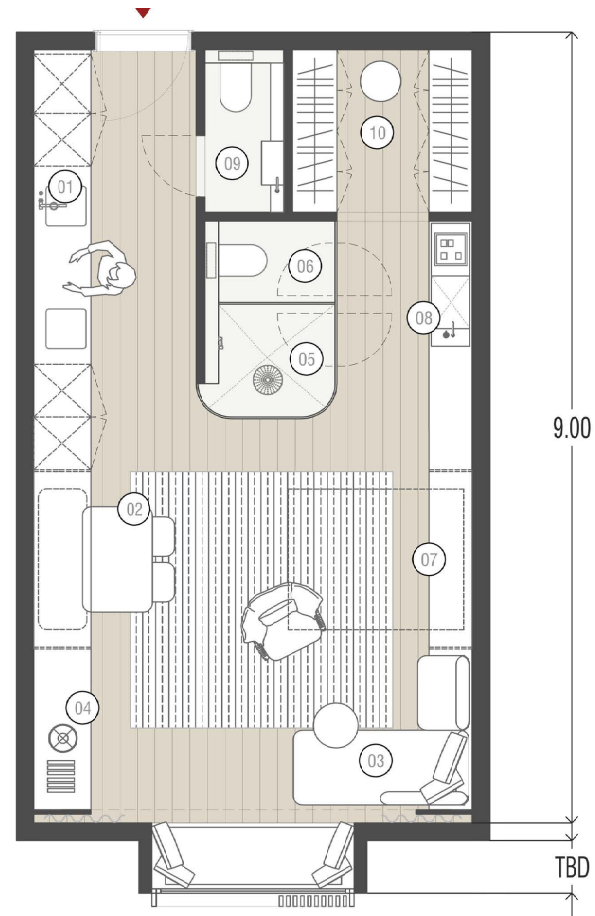
Area 33.44 sq.m.

Hotel suite



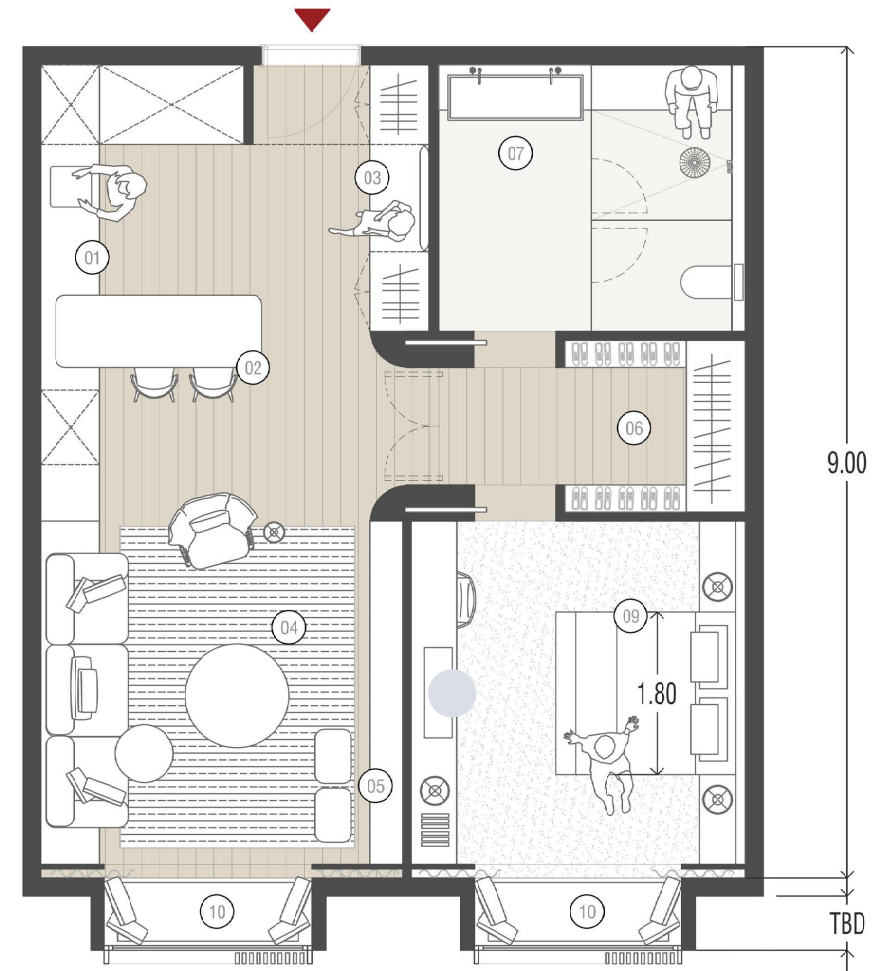
Area 68.64 sq.m.

Studio



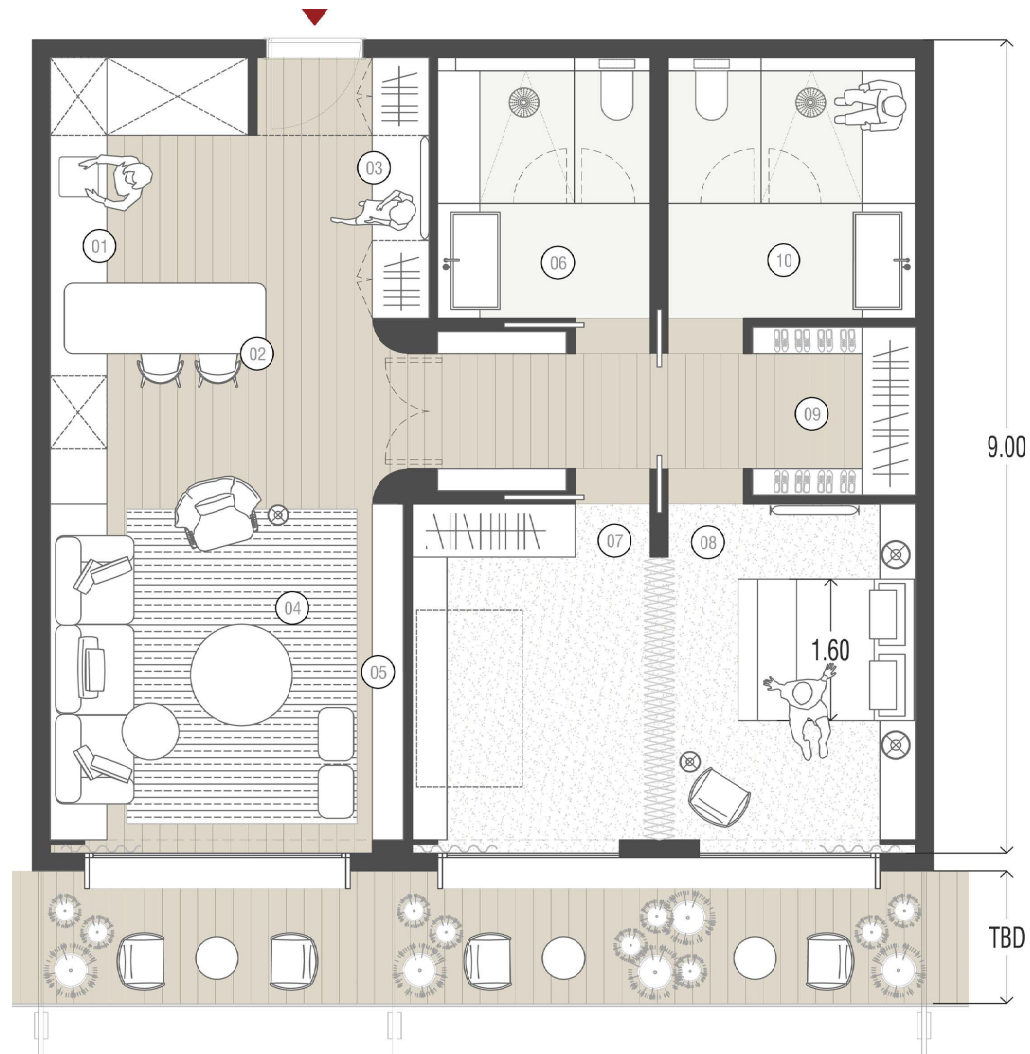
Area 42.24 sq.m.

1 Bedroom Apartment



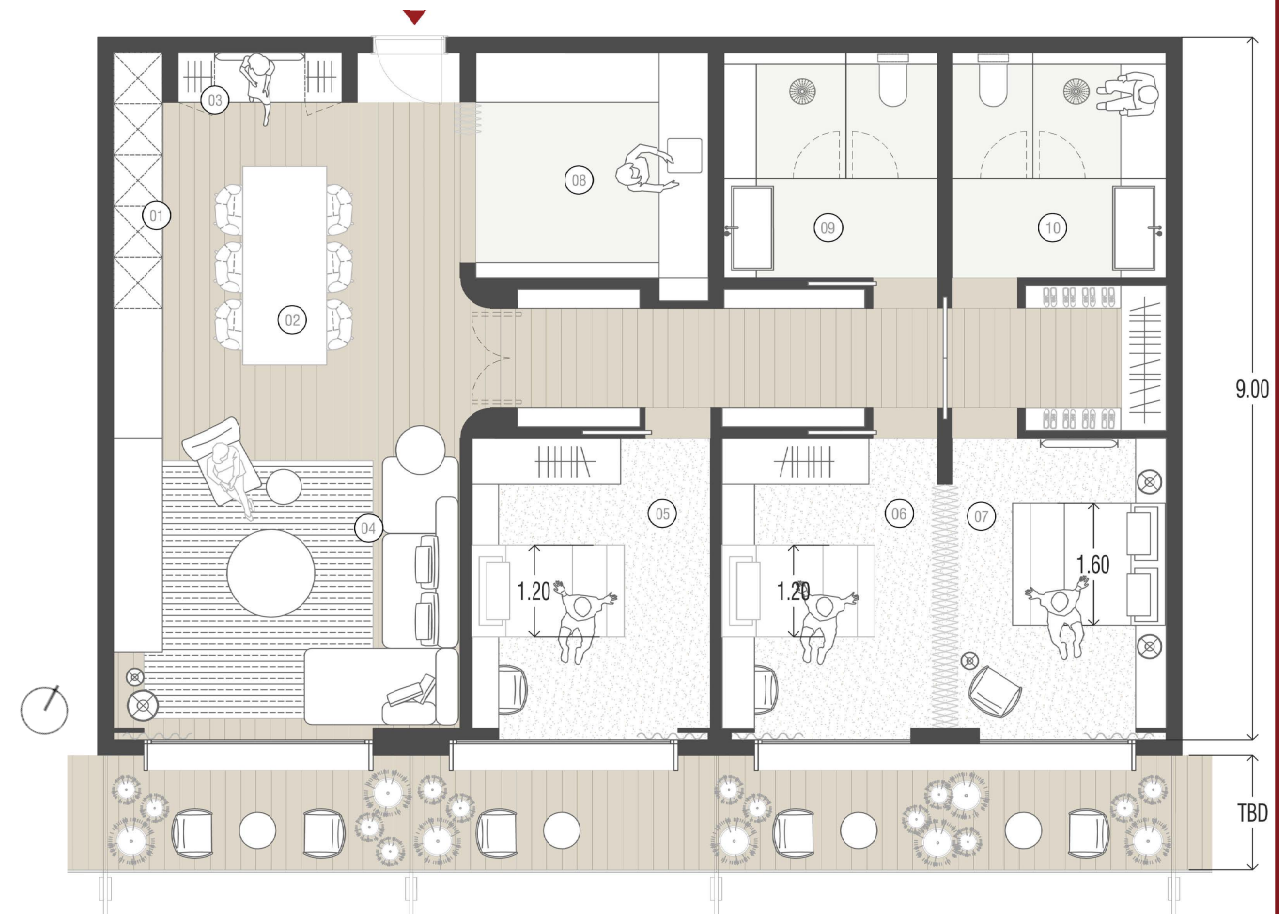
Area 72 sq.m.

2 Bedroom Apartment



Area 90 sq.m.
Terrace 15 sq.m.

3 Bedroom Apartment



Area 126 sq.m.
Terrace 22 sq.m.

An aerial photograph of a snowy mountain slope. Numerous skiers are scattered across the terrain, appearing as small, colorful figures against the white snow. Their shadows are cast long and dark on the snow, indicating a low sun position. The word "Gallery" is written in a large, stylized, dark red font across the center of the image.

Gallery















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