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Member of Pytloun Hotels



memorandum



green resort



green resort

Green Resort is building on the tradition of the successful projects of the L & R Company, creating new opportunities and challenges for successful financial partners. The team is formed of the most successful Czech architects, building managers and businessmen with experience with running hotels and spas.

The objective is to build a resort reflecting the current lifestyle trends, offering a place for holidays and living in clean and diverse countryside, in line with the tourism development strategies of the Georgian government.

CALL FOR SUCCESSFUL INVESTORS

Our prestigious Green Resort project is located in the coastal town of Kobuleti, on the Black Sea, in the western Georgian region of Adjara.

Kobuleti is a traditional Georgian town, popular with tourists looking for a peaceful retreat, nature and the sea. Within a short car drive are the towns of Batumi, nicknamed the “Pearl of the Black Sea”, and Kutaisi. The town boasts a wide selection of cafés and restaurants offering traditional Georgian cuisine. Both towns have an international airport with flights from many European cities. Kobuleti is also accessible by direct train from Tbilisi, and a newly built highway connecting the capital city of Georgia and Batumi. The Kutaisi airport is currently being extended with a new terminal and is expected to serve as the main destination for charter flights from the whole of Europe. The numbers of tourists arriving in Kutaisi have been increasing year by year, and the traffic has more than doubled in the past five years. The Kobuleti region is famous for its exceptional biodiversity and unique original landscape.

Our Green Resort is surrounded by pine groves, original magnetite sand and ionized marine air, which is beneficial for human health.

The Kobuleti region is famous for its exceptional biodiversity and unique original landscape. Its excellent geographical location provides not only easy accessibility from Europe, but also an ideal starting point for exploring the Black Sea coast, relaxing near the beaches, and also for visiting Batumi and its surroundings.

The Green Resort project also includes the construction of a heliport, both for even easier access to the airports and for skiing in the resorts of Gudauri, the Goderdzi Resort and Mestia. The project is a response to the long-term and growing demand for a higher level of services and facilities, especially from clients in Europe, Russia and Asia.



Why is Georgia such a great place to invest right now ?

The minimum bureaucracy with virtually non-existent tax burden makes Georgia an extremely attractive proposition for any investor .

Also – it is worth mentioning there is no property tax and it takes just one hour to register the property in your name . As property owner you can claim residence in Georgia. Tourism is the fastest growing sector of Georgian economy and it will continue doing so as this is one of Georgian government flagship policies . The number of tourists continues growing and is regarded amongst the highest rising in the world . The current annual growth is around 23% .

Safety

Georgia is regarded as one of the safest countries with exceptionally low crime rates, no terrorism nor violent crimes.

Fantastic investment climate - according to Ease of Doing Business Index by The World Bank, Georgia features an impressive 9th place in world ranking.

Hospitality and real estate are the fastest growing segments of Georgian economy. The corruption and the rule of law – based on data from WJP Rule of Law Index in 2017 and 2018 Georgia has ranked 38th amongst 113 countries and the 1st amongst the countries of former Soviet Block .

We believe we have managed to create an exceptional project ready to satisfy the demand for high quality services by ever growing numbers of tourists arriving to Georgia, but also to satisfy the interest of foreign investors eager to capitalise on the current policies of Georgian government designed to attract foreign capital into the country and to turn Georgia into the top destination for foreign investment.

Thanks to the unusually large and uninterrupted building plot on the shores of Black Sea, we were able to design the concept for high quality, environmentally friendly and ultramodern living and leisure as envisioned by top Czech architects.



BOLD ARCHITECTURE

concept design



Hotel spa and Medical

Our mission is to build an outstanding project offering a recreational, residential and commercial zone, and a central luxurious spa hotel. We are building in unspoiled natural landscape within the close proximity of Black Sea, surrounded by mature pine trees, benefiting from unique magnetic composition of local sand and from exceptionally comfortable climate beneficial for human wellbeing. That is why we use local dry wood, bark and various roughly processed materials in the interiors and in the medical spa, wellness and sauna. The natural texture interconnects all the modern and traditional interior spaces. While the wellness and sauna will be very traditional, the Medical Spa will offer a neat space with reference to nature and traditional medicine going back for centuries. The pool walls will be clad with stone, while the bottom, walkways and the overflowing edge will be covered with magnetic sand.



A portrait of Lukáš Pytloun, a man with short brown hair, smiling and wearing a blue blazer over a light blue shirt. He is standing in front of a dark background with a yellow grid pattern.

"be the one,,

operator and co-owner Lukáš Pytloun

The biography of Lukáš Pytloun

Studied textile marketing in Technical University of Liberec followed by postgraduate in business management in the University of Tomáš Baťa of Zlín.

Manages business in tourist and hospitality services continuously since 2003.

His first hospitality business was the Pytloun Pension.

Currently known as Pytloun Wellness Travel Hotel with 2007 addition of first hotel with restaurant – the Pytloun Hotel Restaurant in Liberec. In 2005 followed by the Zelený Háj near Liberec and with the year 2009 addition of four star hotel Pytloun Design Hotel that was between 2012 till 2015 the member of world known brand Best Western with classification Best Western Plus.

By the year 2011 he launched Pytloun City Boutique Hotel in Liberec city centre and in 2014 after the refurbishment of well known hotel Silent in Harrachov he relaunched the hotel under his own brand Pytloun Wellness Hotel Harrachov.

Between the years 2014 and 2015 he successfully acquired fully renovated hotel Imperial in Liberec, currently known as Pytloun Grand Hotel with its heritage going back to early twentieth century.

His latest project is newly opened hotel in Prague under his brand Pytloun Boutique Hotel Prague.

Since 2013, Lukáš is the member of economic committee to advise the city of Liberec.

He is a great believer in open market economy with fair competition and the minimum of regulatory intervention by the state.

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| The total size of the plot (including commercial, spa and private zone) | 191 645 m2 – 19.16 hectares |
| The total of build over area | 76 616 m2 – 7.6 hectares |
| The total percentage of build over area | 0.39 or 39% |
| The total of constructed area | 1 236 616 m3 |
| The number of apartments | 317 |
| The total of accommodation capacity (spa , hotel and apartments) | 1800 |
| The number of parking spaces | 2775 |

The cost of investment

| | |
|---------------------|--------------|
| The commercial area | 3.07 billion |
| The spa area | 3.74 billion |
| The added total | 6.81 billion |





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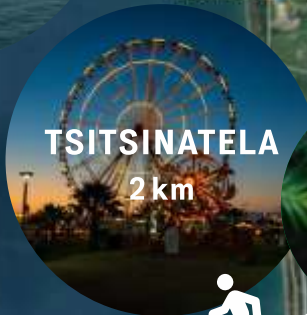




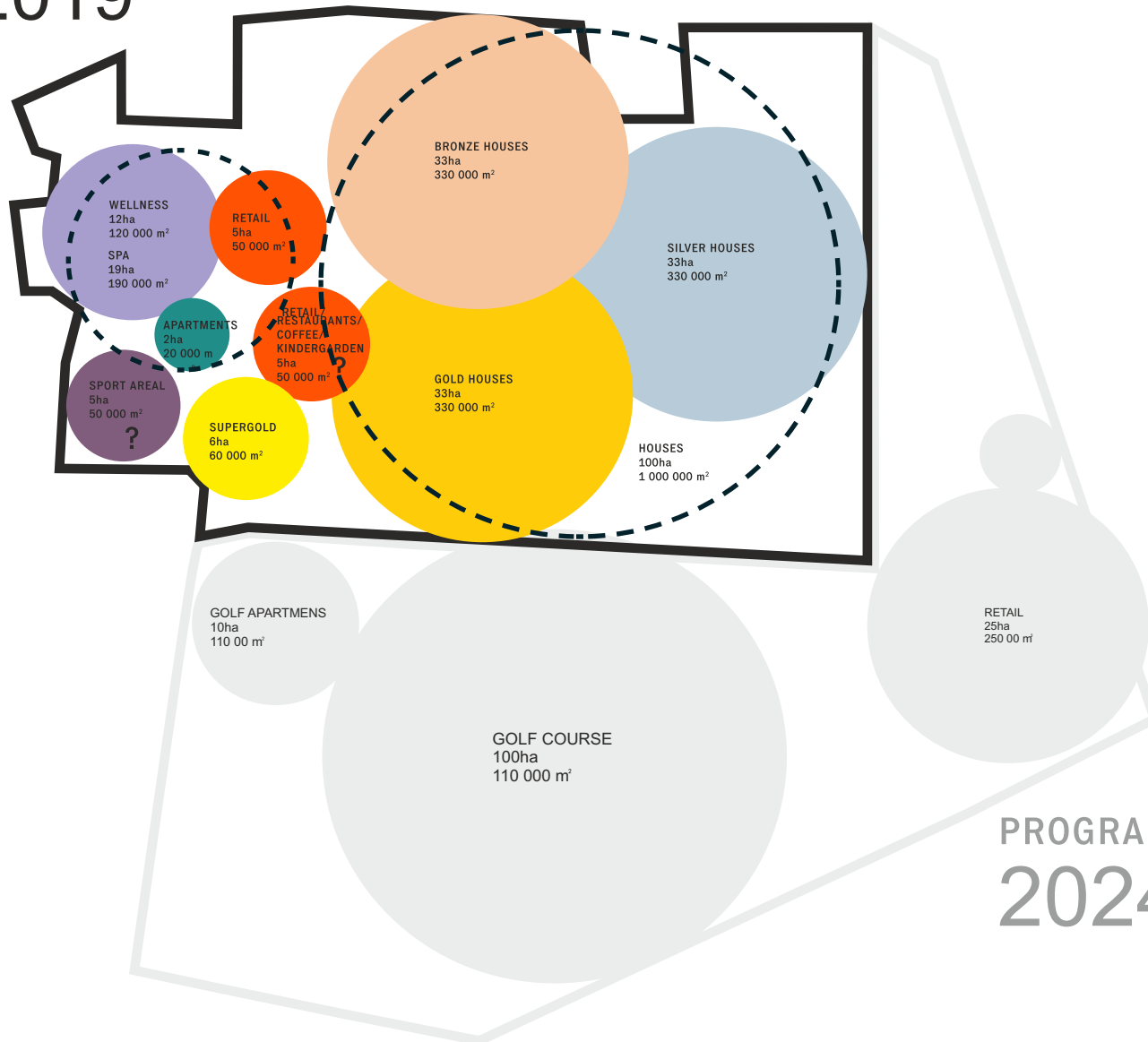


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PLACE THAT OFFERS NEW FRIENDSHIPS AND JOB OPPORTUNITIES



PROGRAM 2019





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