GREEN RESORT
KOBULETI, GEORGIA (GE)
CHYBIK+KRISTOF ARCHITECTS & URBAN DESIGNERS

MASTERPLAN
Urban design concept
Masterplan design responds to an existing territory and its specific characteristics. The area is located in
close neighborhood of the sea, followed by the linear urban layout of Kobuleti. A development of this area
is expected in the near future. Moreover, the area is located in a beautiful countryside adjacent to a nature
park and mountains in the distance. There are several rivers which flow through the territory, bringing
water from the mountains into the sea and several artificially created channels which drain the site.

The proposal is based on the contrast of an urbanized part and a green part. On the border of those two
parts there is a hotel which forms a gateway to the green resort. The area is divided into several units with
a different grid each, originating from the directions of the drainage channels. The main public space and
public buildings such as restaurants, cafes, tennis courts, kindergartens, etc. are located between the
grid, along the river flow, creating linear, green arteries of the area. The lake at the confluence of the rivers
naturally forms the heart of the green resort.

Conception of water areas and streams, proposal of water management in the area
To maintain the character of the place and the water management, we do not change the flow of existing
rivers flowing through the territory. We complement the Ochkhhamuri and Shavi-Gele rivers with two
existing channels by expanding and strengthening their banks. There are two ways to supply water to the
channels: by connecting to the Ochkhhamuri River in the south or to the Choloki River in the north, using a
pumped-storage. In the area where Ochkhhamuri River intersects with the highway, it is necessary to create
a water tank to control the watercourse levels. The reservoir should also serve to prevent potential floods
in the area. The central lake is separated from the rivers to prevent sedimentation and slowing them down.
This system of watercourses can be supplemented by a net of channels with different hierarchies, which
enable the water transport from villa’s site to the sea.

Concept of greenery
Working with vegetation is essential to the commercial success of a green resort brand, hence it is
emphasized at all levels of the design - from a large scale of the masterplan to a detailed scale of the
private villa gardens.
The concept is based on a well thought-out hierarchy of green areas and related maintenance.
Vegetation is used adequately for each site in a large area. In the urbanized part (closer to the sea)
predominate typical urban elements - alleys, green roofs, climbing plants, flower beds and lawns.

In linear parks, designed along existing watercourses and canals, intensively maintained areas (large
residential areas near sports areas and major public buildings) alternate with more extensive areas (closer
to nature). Private areas (in villages and villa gardens themselves) will be maintained at the highest level.
The climatic conditions at the site are very favorable (high rainfall, year-round temperatures above
freezing) for the cultivation of rich local flora and for the introduction of exotic plants. Therefore, we
assume the use of thousands of different plant species (woody plants, herbs and grasses, bulbous and
tuberous and ferns) that cover the green resort with fresh, flowering, fragrant, colorful and fruiting plants.
The prime aim of using plants is to create a paradise on earth - a green resort without compromise. The
rich variety of vegetation species allows to create various atmospheres in different parts of the resort.
For instance, we can distinguish individual villages: semi-public spaces (driveways) will be covered
with one plant species, always specified for just one village. There will be villages of pine, eucalyptus,
jacaranda, plum, poplar, date palm, oak, fig-palm, cedar, carob, casuarina, cypress, olive, coconut, banana,
peach, acacia, plum, poplar, date palm, oak, fig-palm, cedar, carob, casuarina, cypress, olive, coconut, banana,

Traffic solutions
The plot is intersected by the main road, which connects the road from Kobuleti leading parallel to the sea
border with the motorway located on the east of the area. The main road leads from the Kobuleti Road
to the hotel’s axis, creating a promenade that leads directly to the beach. It continues along the flow of
rivers to the highway, where a new exit is needed. The territory is also connected with secondary roads,
which form a circle and from which the individual roads of separate villages continue to branch out. The
width of the main road is 10m, of the secondary 6m and of the bicycle and pedestrian paths at least 3m.
Considering the existing terrain, it is necessary to make a gravel embankment at a height of 1.2 m. The
drainage of the road will be located along the adjacent green area.

Concept of sanitary and electrical installations
Water supply network
The water supply point will be the place on the border of the plot in the area of the future promenade
connecting Green Resort and Kobuleti. Pipe DN 300 leads to a hotel and a spa, where the highest demand
is expected. A water park, the hotel, the spa and a medical facilities are therefore connected to the DN300
water main. In the area of housing and other functions, the DN150 water supply network is arranged along
roads. From the perimeter, the pipes run to individual residential units.

Sewerage.
Waste water is discharged into a treatment plant through the DN 600 sewer, along the spa and the hotel
there is a DN 500 sewer, into which DN 300 sewers are connected. In residential and sports areas located
over the river, the main DN 400 sewer runs along the central ring roads. Other DN 300 collecting branches
run into the villages. The question remains about the efficiency of the treatment plant and the quality of its
technology.

Electricity
The electric power distribution will run parallel to the internal ring roads. It will supple the transformer
station system, from which electricity will be carried to individual consumers. A total of seven locations of
the transformer substations was designed in accordance with the basic calculations and estimates.
Two separate transformers with a capacity of 1x1000 kVA will be placed in the residential area. One will
be located in the urban zone along the promenade to Kobuleti. The most important clients will be the hotel
complex, the water park, the SPA and the medical facilities. Current project involves 2x1000kVA for the
water park, 1x 1000kVA for the hotel, 2x1000kVA for the SPA and 1x630kVA for the medical facilities.
Their final number and location depends on the owner and operator of the facility.

It would be optimal to conduct the distribution by a local distributor.
MASTERPLAN

KOBULETI BEACH

NATURE RESERVE KOBULETI

MOUNTAINS

NATURE RESERVE KINTRISHI
# PROGRAM

## PUBLIC AREA

### WELLNESS
- SPAs

### HOTEL
- Tennis
- Golf

### SPORT AREA
- COFFEE
- RESTAURANTS

## URBAN PART

### APARTMENTS
- Retail
- Coffee

## GREEN AREA

### VILLAGES
- Villas

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### Area

<table>
<thead>
<tr>
<th>TENNIS COURTS</th>
<th>28 577 m²</th>
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<tbody>
<tr>
<td>PLAYGROUNDS</td>
<td>14 989 m²</td>
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<tr>
<td>GOLF COURSE</td>
<td>29 229 m²</td>
</tr>
<tr>
<td>FUTURE GOLF COURSE</td>
<td>1 040 820 m²</td>
</tr>
<tr>
<td>GOLF BASE</td>
<td>570 m²</td>
</tr>
<tr>
<td>BOAT RENTAL</td>
<td>100 m²</td>
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<tr>
<td>MUSEUM</td>
<td>749 m²</td>
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<tr>
<td>KINDERGARTEN</td>
<td>1 410 m²</td>
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<tr>
<td>SWIMMING POOLS</td>
<td>1 640 m²</td>
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<tr>
<td>RESTAURANT</td>
<td>580 m²</td>
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<tr>
<td>GLASS HOUSES</td>
<td>290 m²</td>
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<tr>
<td>COFFEE</td>
<td>955 m²</td>
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<tr>
<td>BEACH</td>
<td>795 m²</td>
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<tr>
<td>APARTMENTS</td>
<td>47 283 m²</td>
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<tr>
<td>RETAILS</td>
<td>71 358 m²</td>
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<tr>
<td>GALLERY OF TRASH</td>
<td>3 442 m²</td>
</tr>
<tr>
<td>CONCERT HALL</td>
<td>2 620 m²</td>
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<tr>
<td>PARKING HOUSE</td>
<td>3040 m²</td>
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<tr>
<td>HELIPORTS</td>
<td>7 677 m²</td>
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<tr>
<td>PARKING</td>
<td>42 560 m²</td>
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<tr>
<td>MINI BREWERY</td>
<td>1 000 m²</td>
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<tr>
<td>GAS STATION</td>
<td>20 000 m²</td>
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<tr>
<td>TESLA SUPERCHARGER</td>
<td>500×</td>
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<tr>
<td>BIKE STATIONS and CHARGERS</td>
<td>50×</td>
</tr>
<tr>
<td>SMART CITE 500 USB IN URBAN FURNITURE</td>
<td></td>
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</table>
MASTERPLAN
KOBULETI CENTER
MASTERPLAN
GROWING OF THE URBANISM

NEW POTENTIAL CENTER

KOBULETI CENTER
MASTERPLAN
GREEN PUBLIC SPACES
MASTERPLAN
RIVERS

CHOLOKI RIVER

SHAVI GELE RIVER

OCHKHAMURI RIVER

PUBLIC CANAL

SECONDARY CANAL

MAIN CANAL

CONNECTION?
MASTERPLAN
SECTION

URBAN PART
HOTEL
PUBLIC PARK
LAKE
PUBLIC PARK
VILLAGE
VILLAGE
VILLAGE
VILLAGE

1:5000
MASTERPLAN
STAGING

1. STAGE
0 - INFRASTRUCTURE

2. STAGE
SPORT

3. STAGE
URBAN

4. STAGE
GOLF

1:10,000
**MASTERPLAN**

PUBLIC / PRIVATE

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>PUBLIC</td>
<td>27%</td>
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<tr>
<td>PRIVATE</td>
<td>73%</td>
</tr>
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</table>

**MASTERPLAN**

1 913 126m²  100%

1 : 10 000
MASTERPLAN

NUMBERS

INFRASTRUCTURE

ROADS: 67,298 M²
PARKING: 42,560 M²
HELIPADS: 7,677 M²
PUBLIC GREEN AREA: 309,162 M²
RIVERS AND CANALS: 166,418 M²

COMMERCIAL BUILDINGS

RETAILS: 71,358 M²
HOTEL: 28,710 M²

RESIDENTIAL BUILDINGS

SUPER GOLD VILLAS: 17x
GOLD VILLAS: 30x
SILVER VILLAS: 85x
BRONZE VILLAS: 171x
APARTMENTS: 47,283 M²

SPORTS

TENNIS: 28,577 M²
PLAYGROUNDS: 14,989 M²
GOLF COURSE: 29,229 M²
FUTURE GOLF COURSE: 1,040,820 M²

VOLUME

RETAILS: 321,111 M³
PARKING: 177,840 M³
APARTMENTS: 567,396 M³
SUPER GOLD VILLAS: 34,680 M³
GOLD VILLAS: 61,200 M³
SILVER VILLAS: 138,550 M³
BRONZE VILLAS: 160,740 M³
MASTERPLAN DETAIL - PUBLIC SPACE
SITE PLAN

SITE PLAN

1:1900
MASTERPLAN DETAIL - PUBLIC SPACE

BIRD'S EYE VIEW PERSPECTIVE
MASTERPLAN DETAIL - PUBLIC SPACE
SECTION

1 : 750
MASTERPLAN DETAIL - PUBLIC SPACE

VISUALISATION
MASTERPLAN DETAIL - VILLAGE

DIAGRAM

TO CENTRAL LAKE

MAIN ROAD

NEW ARTIFICIAL RIVER

SECONDARY CANAL

MAIN CANAL

VILLAGE ROAD
MASTERPLAN DETAIL - VILLAGE
BIRD'S EYE VIEW PERSPECTIVE
MASTERPLAN DETAIL - VILLAGE
VISUALISATION
MASTERPLAN DETAIL - URBAN PART
SITE PLAN
MASTERPLAN DETAIL - URBAN PART
VISUALISATION
MASTERPLAN
BIRD’S EYE VIEW PERSPECTIVE
Project:
GREEN RESORT - KUBULETI, GEORGIA (GE)

Client:
GOLF RESORT LLC
KRTSANISI I
TBILISI
GEORGIA
ID: 404559036

Main Architect:
CHYBIK+KRISTOF ARCHITECTS & URBAN DESIGNERS
Ing. arch. Ondřej Chybík, MAS ETH, Ing. arch. Michal Krištof

Team Leader:
Ing. arch. Ivo Stejskal

Team:
Arch. Francisco Javier Gomariz Moreno, Arch. Antonio Seghini, Arch. Elżbieta Siwiec

Landscape architect:
Ing. et Ing. arch. Tomáš Babka