



**MARSHALL**  
DEVELOPMENT



[www.marshalldev.ge](http://www.marshalldev.ge)

+995 599 400 040



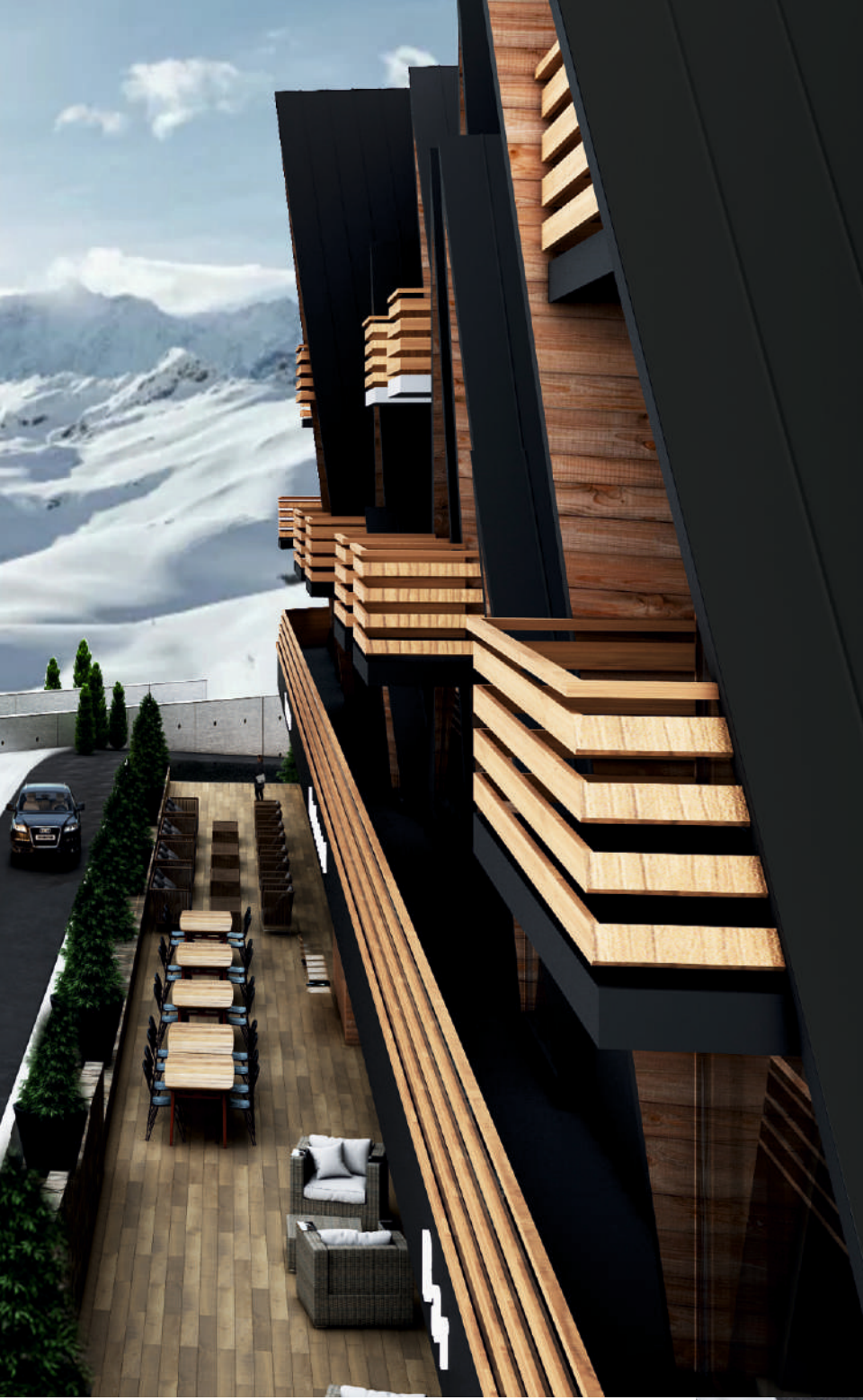
[sales@marshalldevelopment.ge](mailto:sales@marshalldevelopment.ge)



6, H. Aliev Embankment

**BEST AND LOW-RISK  
INVESTMENT OPPORTUNITY AT  
MARSHALL GUDAURI**





## ABOUT US

Development Real Estate company “**Marshall Development**” was founded in 2018.

Following the rapid development in Real Estate and Construction industry, customer demand for quality service and safety is growing vigorously.

Our primary goal is to create premium class product in response to evolving and accelerated living rhythm while maintaining high standards of 21st century.



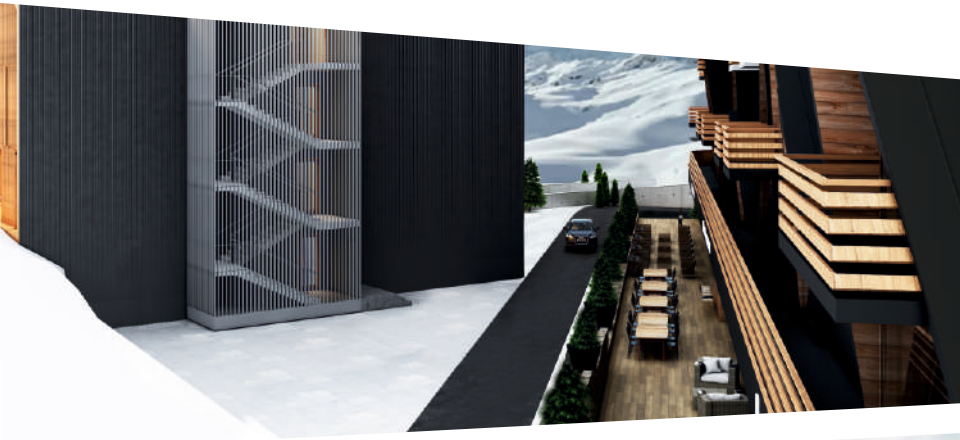




## WHAT WE DO?

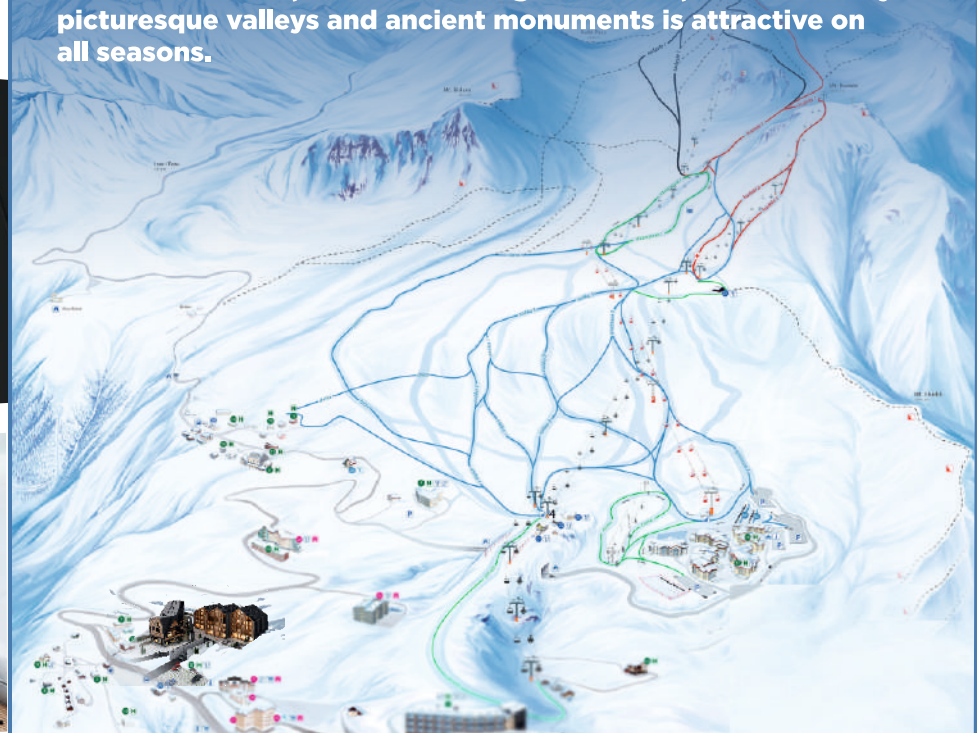
Nowadays **“Marshall Development”** is implementing one of the leading real estate projects in Gudauri Ski Resort. Its location, technical peculiarities of the construction and modern design make the buildings premium class residence, offering maximum comfort for its inhabitants within the territory. **“Marshall Gudauri”** is ideal for both, living and investment purposes.

Our team is committed to developing one of the most successful multi-functional residential complex in Georgia’s most eminent ski resort. In the coming year, we intend to accomplish two huge projects in Capital Tbilisi.



## ABOUT GUDAURI

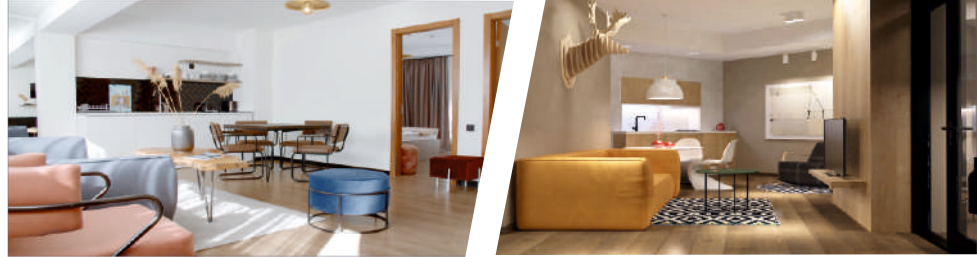
Gudauri is one of the leading and most investment-friendly resorts in Georgia, distinguished by the abundance of tourists and the transit movements throughout the year. It is one of the most eminent, largest and highest ski resorts in the region. Gudauri is located only in 120km from Tbilisi Airport (2 hours) and ski lovers can find there 64km sloped, 15 lifts (area is situated between the elevations of 1993m to 3276m) and amazing landscapes that enables them to spend unforgettable vacation in Caucasus Mountains. Another benefit of the resort is that its distance from Stepantsminda is only 23km. It is another breathtaking destination in north- Eastern Georgia, that tourists rarely neglect to visit while traveling to Georgia. Gudauri Ski Resort is rapidly developing, offering to its visitors and residents to stay in various fancy apart or 5 star Hotels, try an amazing worldwide known Georgian Cuisine, get the maximum entertainment on the slopes, enjoying skiing, cross-country trails, cat skiing, heliski, paragliding and many other winter activities. The slopes are best for free-riders and are considered to be avalanche-safe. Nowadays Investing in Gudauri is the most rational decision, as it guarantees highest ROI to potential clients. Ski Resort, with its amazing mountains, surrounded by picturesque valleys and ancient monuments is attractive on all seasons.





# WHY MARSHALL GUDAURI

- **LOCATION** – Project is located in a heart of the resort, which highly supports rental demand throughout the year.
- **FACILITIES** – Residents of Marshall Gudauri Project can find all required facilities (restaurant, cafes, supermarket, pharmacy, swimming pool and etc ) within a territory.
- **RENTAL SERVICE** – Marshall cooperates with one of the leading rental companies in Georgia. We offer highest quality and lowest commission (15%) for provided services in the resort.
- **MAINTENANCE** – we guarantee high quality maintenance service for Marshall Residents.
- **SKI IN CONCEPT** – Location enables residents to ski in directly to the project and access Ski Depot without any effort.
- **PARKING SPACE** – Project has 80 underground and 35 open parking units among and in the buildings.
- 200 apartments delivered fully renovated, in case of request we offer furnished options as well.
- Marshall Gudauri offers competitive prices (from 1300\$ to 1500\$) to its potential clients.
- Higher ROI (5-7years), IRR and yeild outcomes comparing to other resorts.



**BUYING AN APARTMENT TO RENT OUT CAN BE  
A HIGHLY PROFITABLE  
REAL ESTATE INVESTMENT STRATEGY.  
RENTING OUT AN APARTMENT OFFERS  
DEPENDABLE RENTAL INCOME AS APARTMENT  
VACANCY RATES ARE EXTREMELY LOW AND  
DEMAND IS CONSISTENTLY HIGH.**

