



4** Hotel for sale in the centre of Tbilisi**

Price	€ 18'000'000
Country	Georgia
City	Tbilisi
Category	Hotel
Property ID	I-18
Building area, m ²	5200
Yield	8.0 %

Property Info

- Property in operation
- Furnished and equipped
- Share deal
- Asset deal

The total area of the building is not officially published as a single figure in open sources, but it can be estimated based on the number of floors and the size of the room stock:

Room size:

Standard (Double/Twin): about 20 m².

Superior: approx. 24 m².

Suite / Suite with balcony: from 25 m² to 31 m².

Family Room: approx. 43 m².

Hotel infrastructure

The hotel is aimed at tourists and business travelers, offering the following amenities:

1. Food and rest:

The main feature of the hotel is the panoramic rooftop bar overlooking the city. The bar is known for its creative decor.

Restaurant: Breakfast is served here (buffet), and also serves international and Georgian cuisine throughout the day.

Lobby area: a spacious and bright space to relax with free Wi-Fi.

2. Business services:

Business center: open around the clock (24/7).

Conference rooms: There are rooms for meetings and banquets.

3. For families and children:

Children's play area: There is space for children inside the hotel.

Services: Availability of cots (on request) and family rooms.

4. Additional services:

Reception: 24-hour reception.

Transport: paid transfer to the airport and train station.

Facilities for the disabled: the hotel is fully adapted for guests with disabilities (lifts, special toilets, wheelchair access).

