



## Commercial Building For Redevelopment For Sale In Signaghi Region of



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 507,508.28

### Location

Country: Georgia  
Address: University Street  
ZIP code: 4216  
Posted: Jul 28, 2023

### Description:

Commercial Building For Redevelopment For Sale In Signaghi Region of Georgia

Esales Property ID: es5553607

### Property Location

University Street  
Tsnori  
Kakheti  
4216  
Georgia

### Property Details

With its glorious natural beauty, excellent climate, welcoming culture, delicious cuisine and excellent standards of living, Georgia is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent



part of the world.

The property is located in the Signagi Region of Georgia. The distance of the property from Tbilisi is 110 kms and from the beautiful hill town of Signagi only 7 kms.

This historical building is constructed on an elevated plot of land measuring 2.5 acres. The building was inaugurated by the former President of the Soviet Union – Mikhail Gorbachev in 1975 and was used as an office space till 1991. The magnificent Soviet structure stands as a striking reminder of the nation's history and is a testament to its construction excellence and distinctive design elements that still hold meaning today. The outstanding feature of this building is a huge handmade mural depicting a Kakhnetian family preparing for a feast after finishing the grape harvest; a truly unique insight into the rich Georgian culture.

This building is located amidst a picturesque landscape of open areas and pine trees. It boasts of gorgeous vistas over the lush Alazani Valley and snowcapped Caucasus Mountains, with freshly paved asphalt roads surrounding the property on two sides. This property is nestled close to two popular destinations. Those who wish to explore spirituality can head over to Saint Ninos Monastery, just 3kms away, while those looking for a walking tour or savor sumptuous Georgian food should visit the beautiful town of Signagi. This walled city situated on a hill top, is famous for its breathtaking views, cobblestone roads and cozy cafes and restaurants.

The two storey building stands atop a solid and robust foundation with the possibility to add more floors at the top. The property, according to the intended usage, requires full cosmetic repairs and furnishing from the inside.

## ABOUT THE AREA

Tsnori is a town in Georgia's Kakheti region. It is located in the Alazani Valley near the town Signaghi and has a population of 4,815. Archaeological digs at Tsnori have revealed clusters of kurgans which contain the most elaborate burial mounds among the Early Bronze Age kurgan cultures of South Caucasia. In Tsnori, the summers are hot, dry, and mostly clear and the winters are long, very cold, snowy, and partly cloudy. Over the course of the year, the temperature typically varies from -0°C to 32°C and is rarely below -4°C or above 37°C.

Georgia, a country at the intersection of Europe and Asia, is a former Soviet republic that's home to Caucasus Mountain villages and Black Sea beaches. It's famous for Vardzia, a sprawling cave monastery dating to the 12th century, and the ancient wine-growing region Kakheti. The capital, Tbilisi, is known for the diverse architecture and mazelike, cobblestone streets of its old town.

Nothing tells you more about the spirit and culture of a country than its cuisine. Georgian national dishes are amongst the best in the world for their diversity and taste. Each historical province of the country has its own distinct culinary tradition that was refining for centuries. Especially distinguished and unique are Imeretian, Megrelian and Kakhnetian cuisines. While meat plays an important part in Georgian cuisine, very close attention is also paid to the locally produced vegetables, fruit and greens. Traditional dishes made of their accurate combination first attract you, then astonish you and eventually it all ends with gastronomic shock.



The secret of this taste is Georgian soil: natural extension of a fertile, mineral-rich landscape fed by the pure waters of the Caucasus Mountains. It seems that the nature harmoniously lives in products, that are being used to create unique, delicious, and organic Georgian dishes. Hectares of vineyards, Rtveli (Georgian harvesting) accompanied with polyphonic singing and clay vessels (Kvevri) full of wine – this is Georgia. Wine is everything here – everyone loves it. Every family will treat you with their own wine with great pleasure and pride. Vineyard is a sacred place for Georgians and winemaking – our beloved tradition. Country with population around 3.5 million, yearly produces approximately 150 million liters of wine. Georgia has 8000 years of unbroken tradition of winemaking, which is proved by multiple archeological excavations and historical facts. The modern world recognized Georgia as the homeland of wine. According to one version, English word – wine derived from Georgian 'ghvino'.

You are about to discover a country of diverse culture, rich history and unique artifacts. Georgia is home to the first human outside of Africa who settled down here about 2 million years ago. Georgia is an ancient country at the crossroads of the Eastern and Western civilizations, where the European and Asian way of life and traditions merge for thousands of years. Indeed this country has a lot of amazing things to show you and tell you!

## MAiN FEATURES:

- 1414m<sup>2</sup> of living space
- 10000m<sup>2</sup> land plot further room to develop
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Georgia
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com if developed into a hotel

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### **Common**

Finished sq. ft.: 10000 sq m

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: [https://www.youtube.com/embed/pb7Dy2cWHj0?v=version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/pb7Dy2cWHj0?v=version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

### **Contact information**

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