



Excellent Plot of land for sale in Manglisi, Georgia



Agent Info

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Listing details

Property for:	Sale
Price:	USD 108,432.92

Location

Country:	Georgia
Posted:	Aug 04, 2026
Description:	Excellent Plot of land for sale in Manglisi, Georgia

Esales Property ID: es5555155

Manglisi,

Georgia

Property Details - Price £80,000 UK Pounds Or Equivalent in Euros or Dollars

Situated in the heart of Georgia's historic mountain resort town, this 700 m2 plot of land offers an extraordinary development opportunity. Located directly adjacent to the popular Manglisi Khedi Hotel, the property enjoys a high-visibility, easily accessible position while being surrounded by the evergreen beauty and crisp alpine air that make Manglisi a beloved escape from the capital.

Key Details & Site Specifications

- * Plot Size: 700 square meters (7,535 sq ft) of prime, versatile terrain.
- * Development Readiness: Ready for construction with flat, clear ground, making site prep



straightforward for immediate ground-breaking.

* **Prime Location:** Situated directly beside the Manglisi Khedi Hotel, benefiting from paved access, existing municipal utility connection points (water, gas, electricity), and surrounding hospitality infrastructure.

* **Zoning & Usage Flexibility:** Ideal for a luxury private villa, a high-yield holiday cottage, a boutique B&B/guest house, or an eco-lodge expansion to capitalize on local tourism traffic.

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Unbeatable Proximity: Beside Manglisi Khedi

The plot's direct adjacency to the Manglisi Khedi Hotel adds immense immediate value. As one of the area's prominent hospitality destinations, the hotel draws steady year-round visitors seeking mountain leisure, outdoor dining, and regional retreats.

Building beside an established hotel provides instant infrastructure advantages, established foot and vehicular traffic, and an elevated neighborhood profile. Whether you build a private residential home that profits from the quiet prestige of the enclave or a commercial venture designed to complement neighboring hospitality services, the location delivers automatic equity.

The Appeal of Manglisi: Georgia's Premier Mountain Haven

Positioned at roughly 1,200 meters above sea level on the southern slopes of the Trialeti Range, Manglisi is renowned for its therapeutic microclimate and dense pine forests. Historically favored as a wellness resort since the 19th century, the town attracts families, hikers, and weekenders year-round.

* **Natural Recreation:** Bordering Algeti National Park, the area is a destination for eco-tourism, mountain biking, trail hiking, and nature lovers exploring nearby ravines and woodland reserves.

* **Rich Heritage:** Home to the 4th-century Manglisi Cathedral, one of Georgia's oldest Christian landmarks, bringing historical and cultural significance to the area.

* **Microclimate & Health:** The unique combination of mountain elevation and coniferous forests makes Manglisi famous across Georgia for clean air and seasonal retreat.

Accessibility & Logistics

Despite its peaceful highland atmosphere, Manglisi remains highly connected to urban centers:

* **Distance to Capital:** Approximately 60 to 65 kilometers (under a 1.5-hour drive) from central Tbilisi via scenic mountain highways.

* **Nearest Airport:** Shota Rustaveli Tbilisi International Airport (TBS) is roughly 65-70 kilometers to the east, making international arrivals straightforward for guest house operations or overseas buyers.

* **Infrastructure:** Excellent access via main paved routes, ensuring easy transport for construction machinery, materials, and future guests.

A High-Yield Investment Opportunity



At 700 m2, the footprint provides ample space to erect a sizeable multi-story structure while maintaining room for landscaped private gardens, off-street parking, an outdoor dining terrace, or a swimming pool. Land values in mountain towns within 90 minutes of Tbilisi continue to appreciate steadily as eco-tourism and domestic travel demand rise.

Whether you are looking to secure a serene family retreat in the pine woods or construct a profitable hospitality property right next to an established hotel brand, this plot is an exceptional canvas.

Contact us today to arrange an on-site visit, request land registry

About the Area

Situated on the southern slopes of the Trialeti Range in eastern Georgia, Manglisi is one of the country's oldest urban-type settlements and historic mountain resorts. Resting at an elevation of roughly 1,200 meters above sea level in the Kvemo Kartli region, it is celebrated for its mild climate, dense pine forests, and invigorating mountain air. Historically a favored retreat for nobility and health-seekers since the 19th century, Manglisi offers a quiet, picturesque escape from the bustle of urban life.

The town's standout historical monument is the Manglisi Cathedral (Manglisinisidi), an ancient Georgian Orthodox center with roots tracing back to the 4th century, making it one of the earliest Christian sites in Georgia. Surrounding the town lies the vast expanse of Algeti National Park, a protected area characterized by dramatic ravines, mixed woodlands, and diverse wildlife. It serves as a haven for outdoor enthusiasts interested in day hikes, eco-tourism, and birdwatching along scenic mountain trails.

Reaching this mountain refuge is convenient for international travelers, with Shota Rustaveli Tbilisi International Airport (TBS) serving as the nearest major airport. Located approximately 65 to 70 kilometers east of Manglisi, the airport is typically a 1- to 1.5-hour drive away via the scenic mountain road connecting Tbilisi to the Kvemo Kartli highlands. Standard taxis, private transfers, and local marshrutkas (minibuses) run frequently between the capital area and Manglisi.

Whether visiting to tour centuries-old ecclesiastical architecture, hike through Algeti's lush pine groves, or experience traditional Georgian hospitality, Manglisi seamlessly pairs rich heritage with accessible natural beauty. Its close proximity to Tbilisi makes it equally appealing as a quick weekend getaway or a relaxing base for exploring the surrounding Trialeti region.

Main Features

- * 700 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Manglisi Georgia fast online.

Tenanted: Yes



Common

Finished sq. ft.:	700 sq m
Lot Size:	700 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.792.773
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