

HOLLYWOOD
RESORT



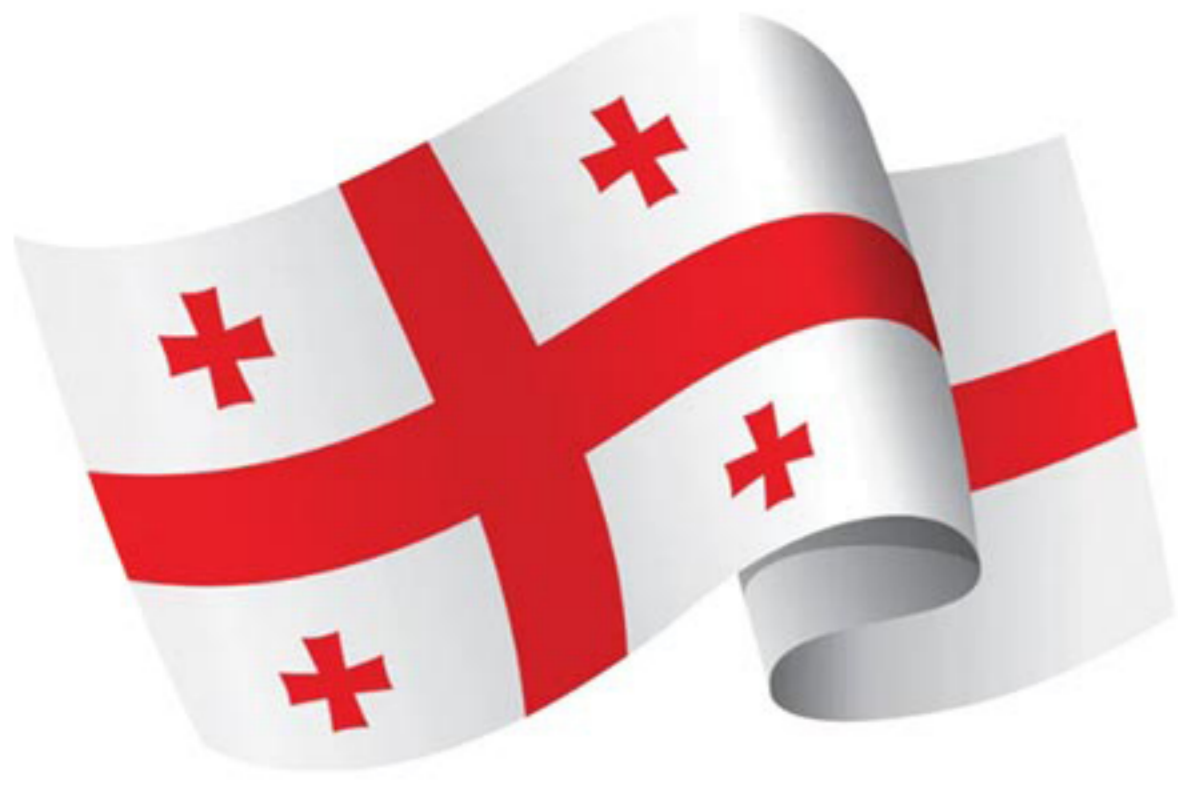
ABOUT GEORGIA:

It is a sovereign state in the South Caucasus region in Eastern Europe, bordered to the west by the Black Sea, to the north by Russia, to the south by Turkey and Armenia, and to the east by Azerbaijan.



GEORGIA





INVESTING IN GEORGIA



Georgia's economy is highly integrated with international markets because it is located between Europe and Asia.

- Real estate investment in Georgia is a dollar investment.
- There is no so-called real estate tax in Georgia or any other expenses other than the price of the property and property registration fees.
- Georgia ranks 7th in the world and first among European and Central Asian countries in terms of ease of doing business for the year 2020.
- Georgia ranks 12th in the world and 6th in Europe in terms of economic freedom.
- Georgia offers a stable work environment, simple and fair taxes, skilled labor, favorable investment opportunities, and cheap prices.





ABOUT US

Swef Land is a real estate development company that includes a wide range of international services related to real estate and regional planning, and this is all done by professionals in the fields of long-term real estate development. The branches of Swef Land Company are present in different countries such as Qatar, Egypt, Saudi Arabia, and its main branch is in Georgia.





KASPI CITY

Hollywood resort is located in Kaspi Municipality in Shida Kartli region, on both sides of the river Mtkvari. Kaspi is bordered by Mtskheta municipality to the east, Gori to the west, Tetrtskaro and Tsalka to the south, Dusheti and Akhagori to the northeast. The municipality is located on the plain of Shida Kartli. In the north, it is surrounded by the southern branches of the Caucasus Range, in the south by the Trialeti Range. The abundance of cultural monuments and the beauty of nature distinguish Kaspi Municipality. The forests, valleys, magnificent views and flowering meadows allow us to plan exciting routes with full of adventure. Many travelers and those who want to relax in nature visit Tskhaveri Waterfall, Noste Waterfall, Village of Gostibe, Tavkavtasa and many other wonderful places. Along with the beautiful nature of Kaspi, there are many important historical-cultural monuments. The Samtavisi Temple, decorated with unique ornaments, and with its harmonious proportions should be noted, also an important monument of Georgian architecture - Kvatakhevi Monastery, a variety of Rkoni monastery complex, Rkoni Fortress, Skhvilo Fortress and other. There is also located one of the most interesting and important archeological monuments- Grakliani Hill, where you can travel in pre-Christian culture of Georgia. There is a museum of local lore in the city of Kaspi. The museum has more than 20,000 exhibits, dating from the Bronze Age to the Medieval Period. There are many resorts distinguished with climate and healing waters (Khovle, Garikula, Gostibe) where you can relax in a pleasant environment.

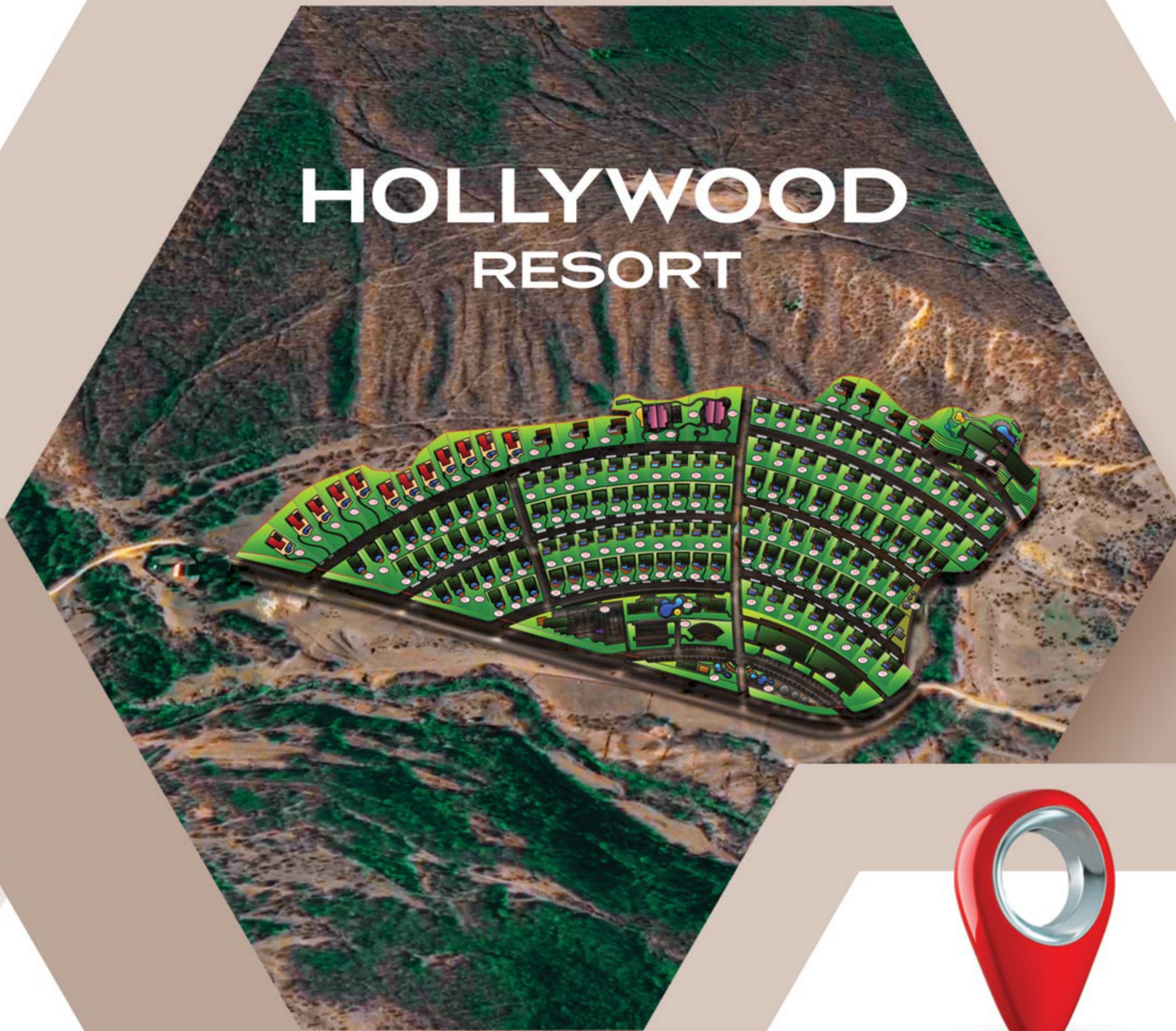


ABOUT THE PROJECT :

Hollywood Resort is the first international resort to have a unique art center in Georgia.

- A huge studio for artistic and cinematic production that's able to host the shooting of international films and series.
- A large Roman theater for artistic and musical performances.
- Car cinema on a large area.
- Academy for training in the arts of acting, photography and directing.
- A five-star hotel to host famous stars, Arabs and foreigners.
- Playgrounds, gardens, walking paths, barbecue areas, swimming pools and children's playgrounds.

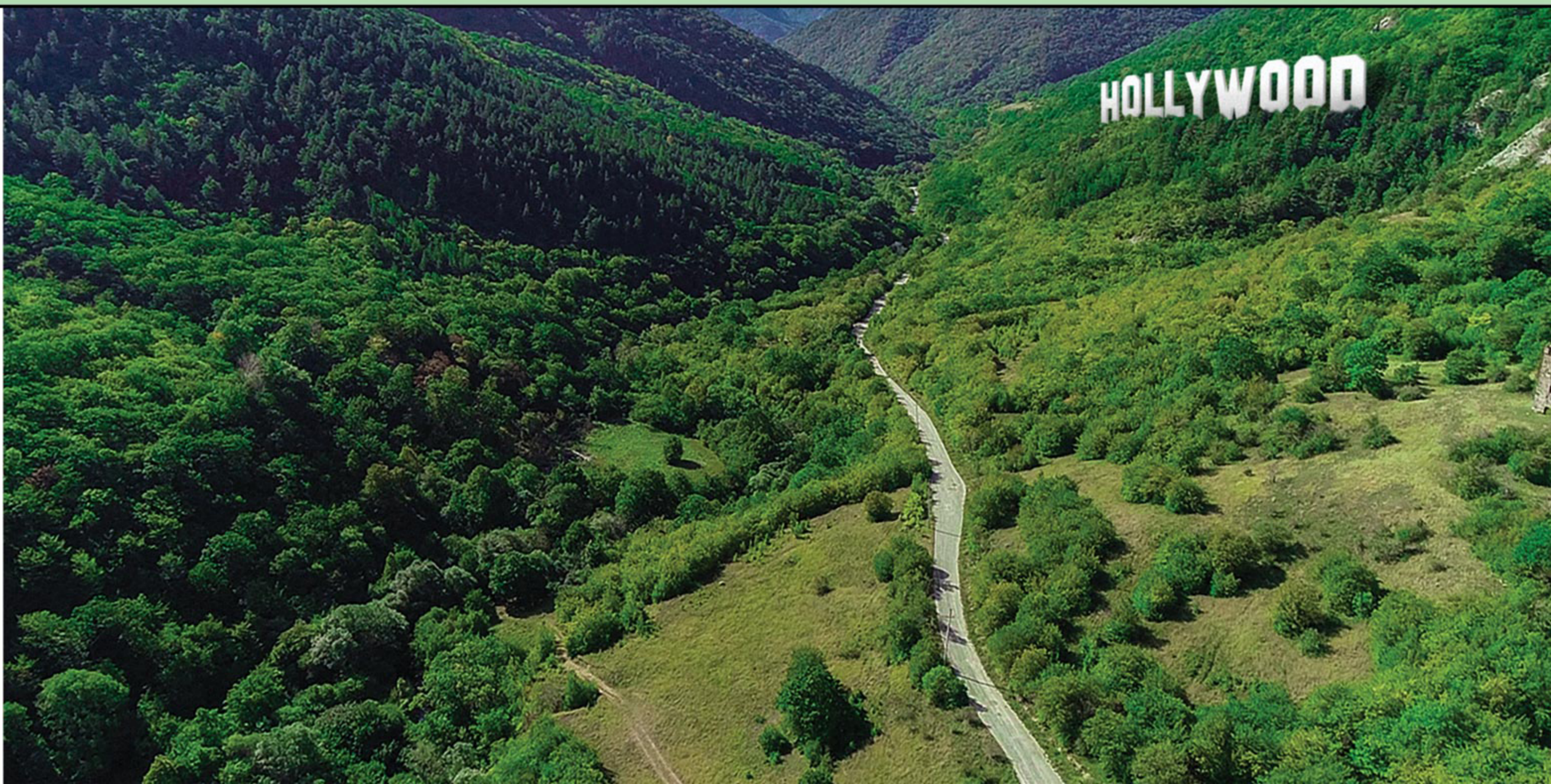
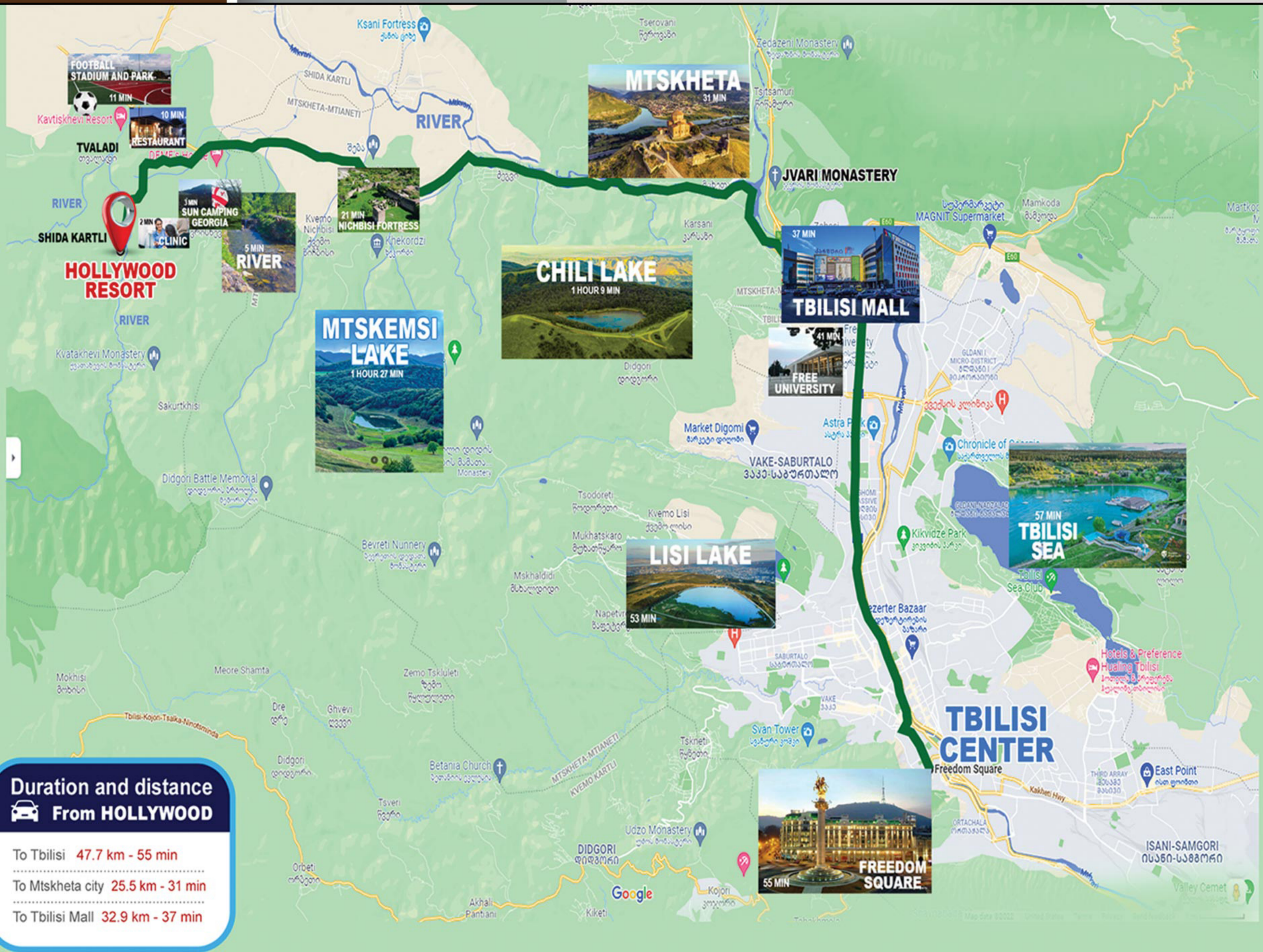




143,927
m²

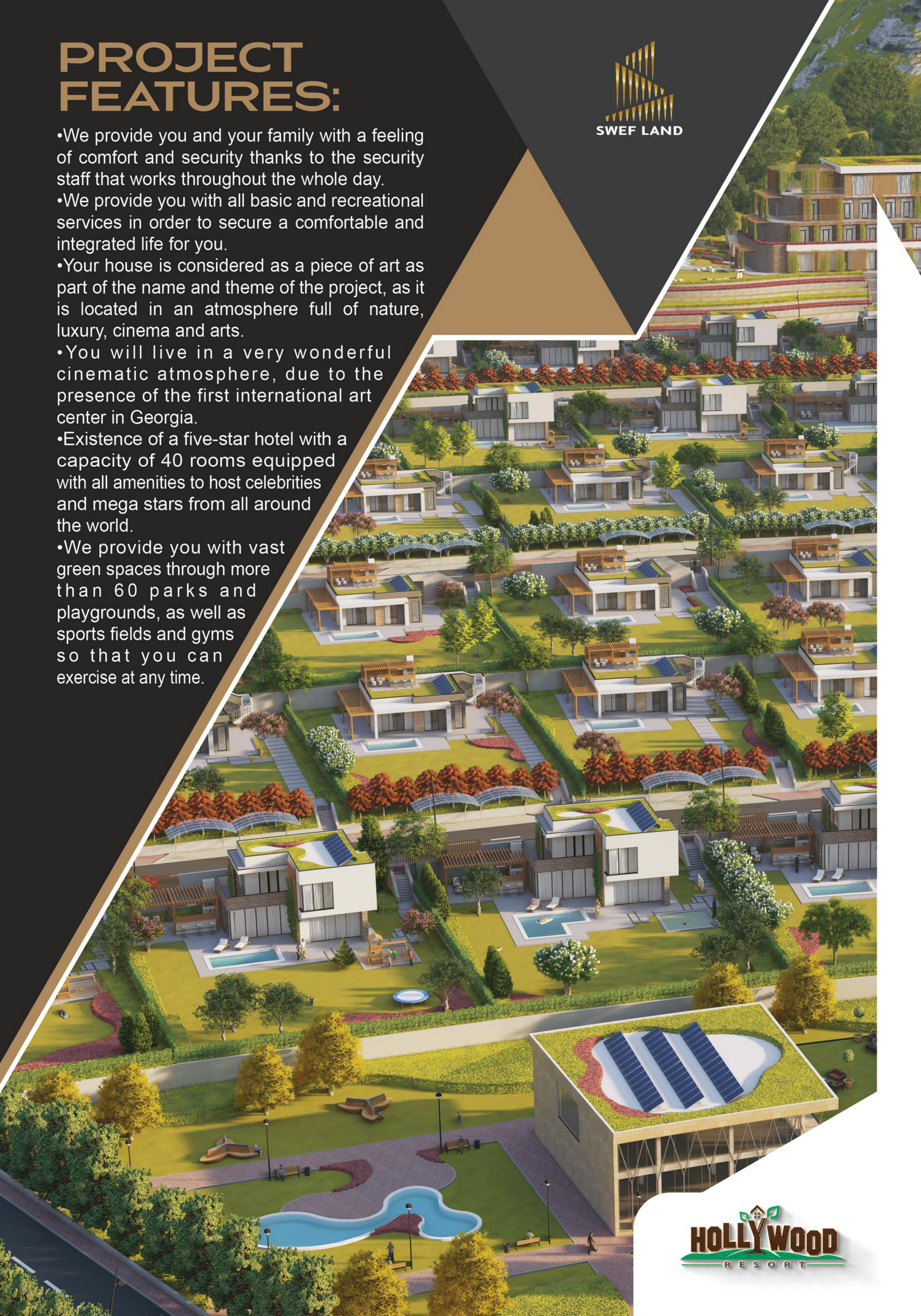
ABOUT THE PROJECT:

- A huge area of up to 143,927 thousand meters.
- Different types of villas in terms of space and design at reasonable prices for everyone.
- Full panoramic view of all villas.



PROJECT FEATURES:

- We provide you and your family with a feeling of comfort and security thanks to the security staff that works throughout the whole day.
- We provide you with all basic and recreational services in order to secure a comfortable and integrated life for you.
- Your house is considered as a piece of art as part of the name and theme of the project, as it is located in an atmosphere full of nature, luxury, cinema and arts.
- You will live in a very wonderful cinematic atmosphere, due to the presence of the first international art center in Georgia.
- Existence of a five-star hotel with a capacity of 40 rooms equipped with all amenities to host celebrities and mega stars from all around the world.
- We provide you with vast green spaces through more than 60 parks and playgrounds, as well as sports fields and gyms so that you can exercise at any time.



PROJECT FEATURES:

- We provide you with an area full of the most luxurious restaurants and cafes so that you can enjoy your time inside the resort.
- Large areas for children so that they can play in safely.
- Large theatres and halls equipped at the highest level for holding various parties.
- For the first time in Hollywood resort, you will be able to watch all the latest movies inside your car through the drive-in cinema.
- We provided you and your family with huge brands in order to do your shopping inside the resort.
- Golf lovers will enjoy exclusive transportation to and from the resort's golf areas.
- We provide you with administrative units at the highest level in the largest and most luxurious investment project in Georgia.





OSCAR VILLA



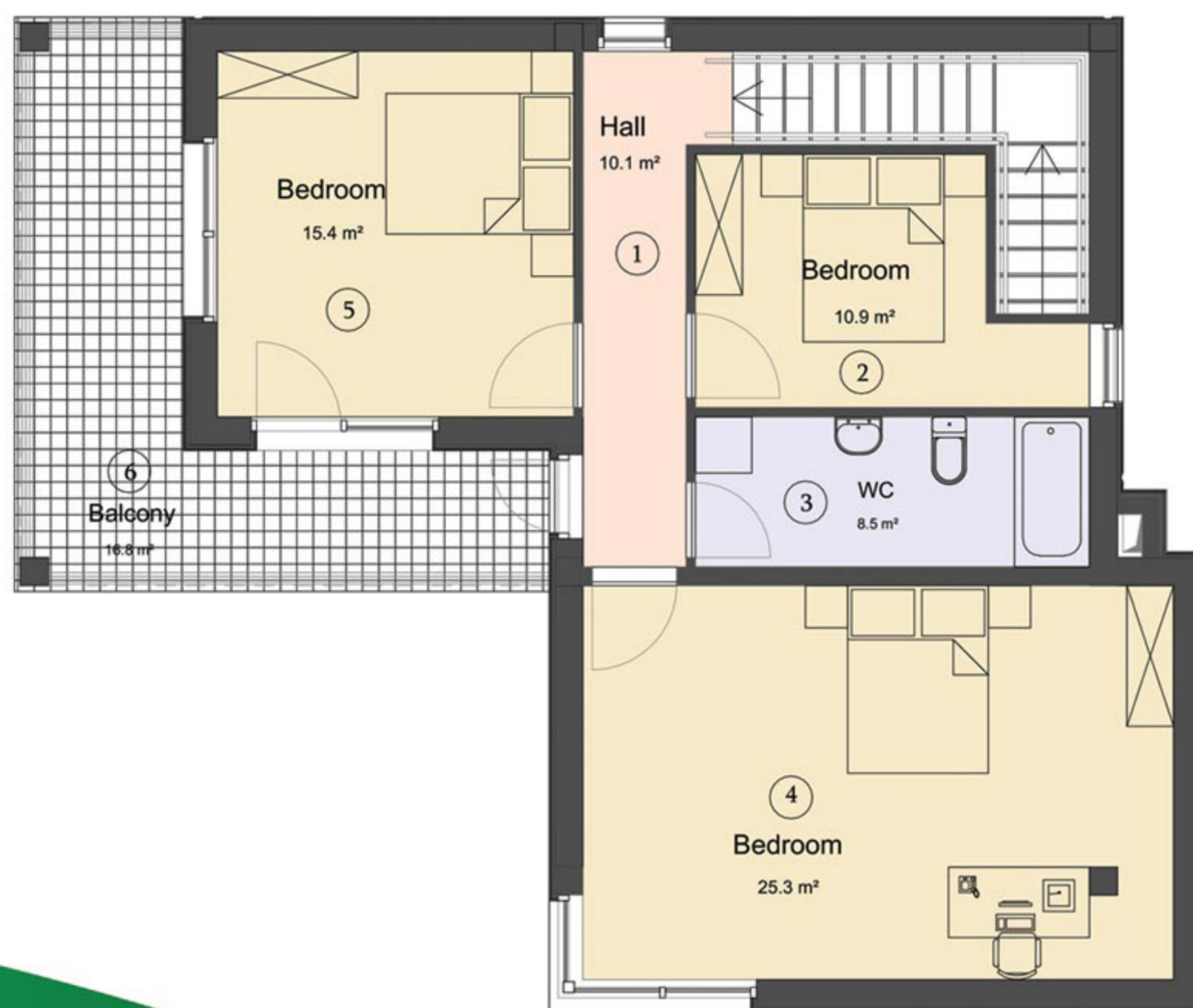
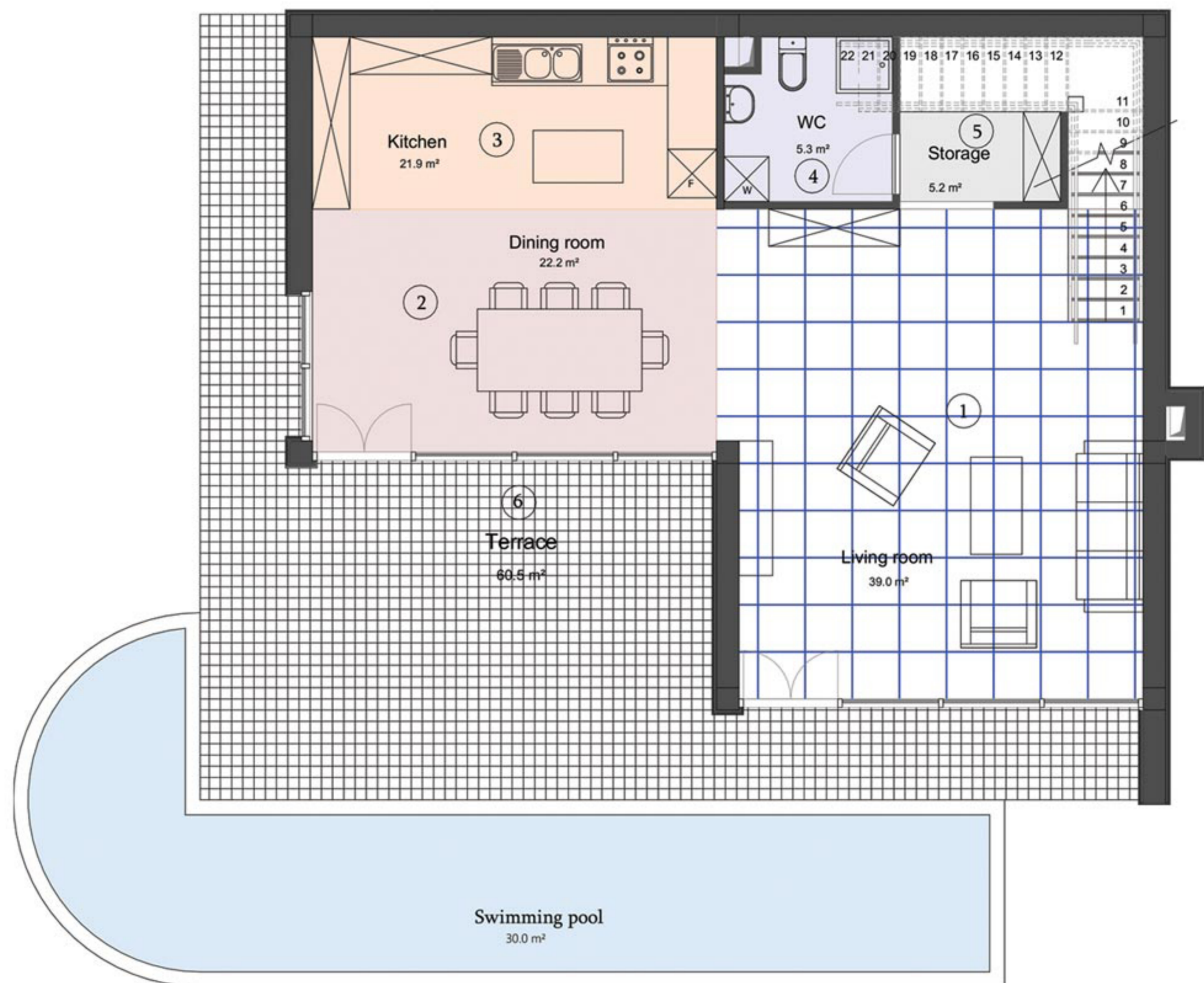
Beyond compare villa style, great space, excellent design, and affordable price.



All construction area: 265 m²
All building area: 208.3 m²
1 Floor area: 124.6 m²

Explication

- 1. Living room 34.9 m²
- 2. Dining room 17.7 m²
- 3. Kitchen 12.5 m²
- 4. WC 5.3 m²
- 5. Storage room 2.8 m²
- 6. Terrace 45.2 m²
- 7. Staircase 6.2 m²
- 8. Swimming pool 30.0 m²
- 9. Parking Area 43.9 m²



All construction area: 265 m²
All building area: 208.3 m²
2 Floor area: 83.7 m²

Explication

- 1. Hall 7.0 m²
- 2. Bedroom 10.0 m²
- 3. WC 7.4 m²
- 4. Bedroom 27.4 m²
- 5. Bedroom 15.0 m²
- 6. Balcony 16.9 m²

OSCAR VILLA

PLATEAU VILLA



Villas with a large area and a stunning design in the theme of a cinematic plateau, because you are already the star of the villa and you deserve to live this distinctive cinematic atmosphere.

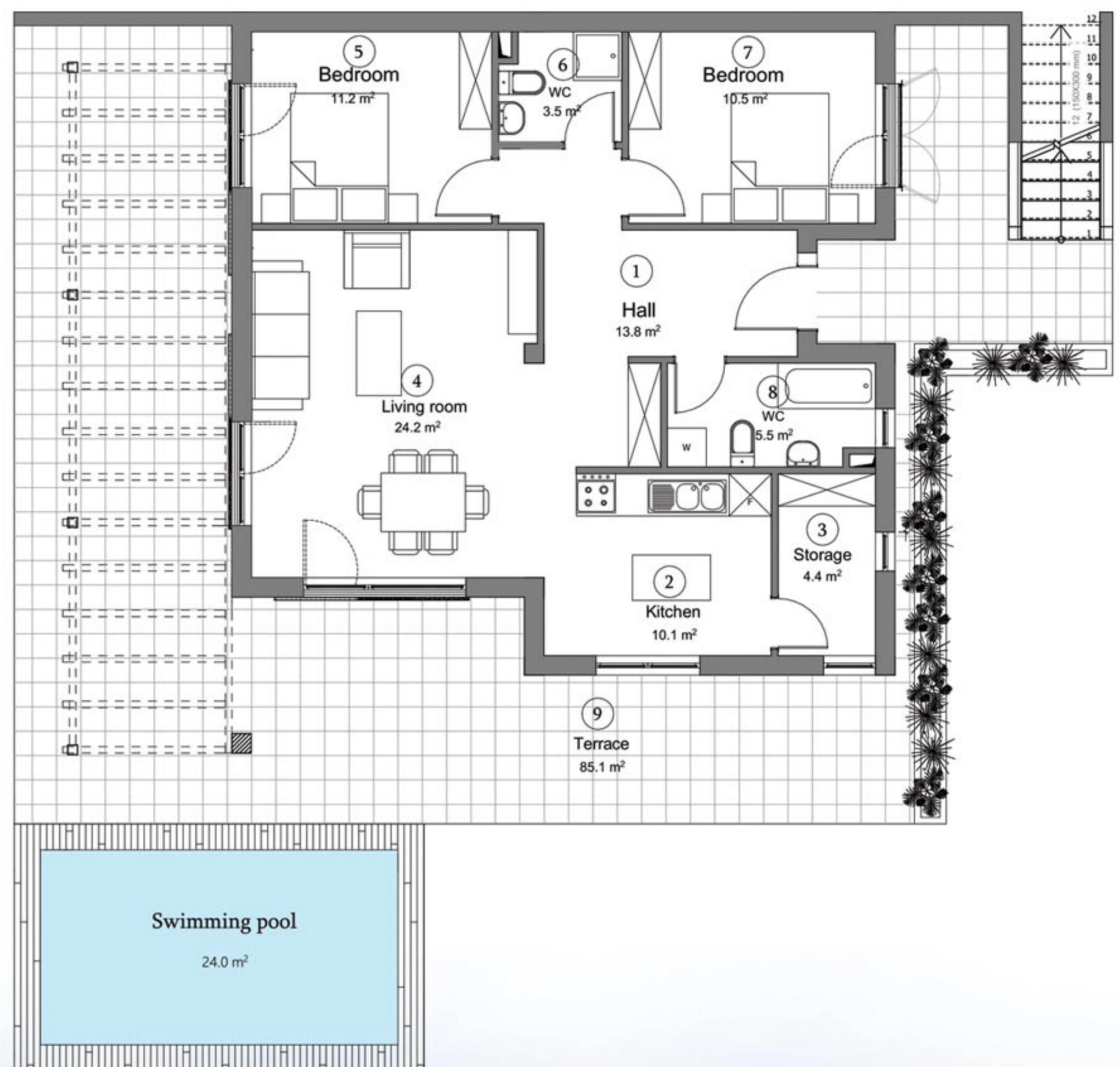


PLATEAU VILLA

All construction area: 207 m²
All building area: 169.3 m²

Explication

- Hall 13,8 m²
- Kitchen 10,1 m²
- storage 4,4 m²
- Living room 24,2 m²
- Bedroom 11,2 m²
- WC 3,5 m²
- Bedroom 11,5 m²
- WC 5,5 m²
- Terrace 85,1 m²
- Swimming pool 24 m²
- Parking Area 19.9 m²



The first delivery is in
Dec 2022
and construction
has already begun on
the project's ground.

ABOUT CONSTRUCTION



The project is 20-25 minutes away from
the largest mall in Tbilisi, Georgia.

HOLLYWOOD

The
unit price
starts from
225,000
USD

35%

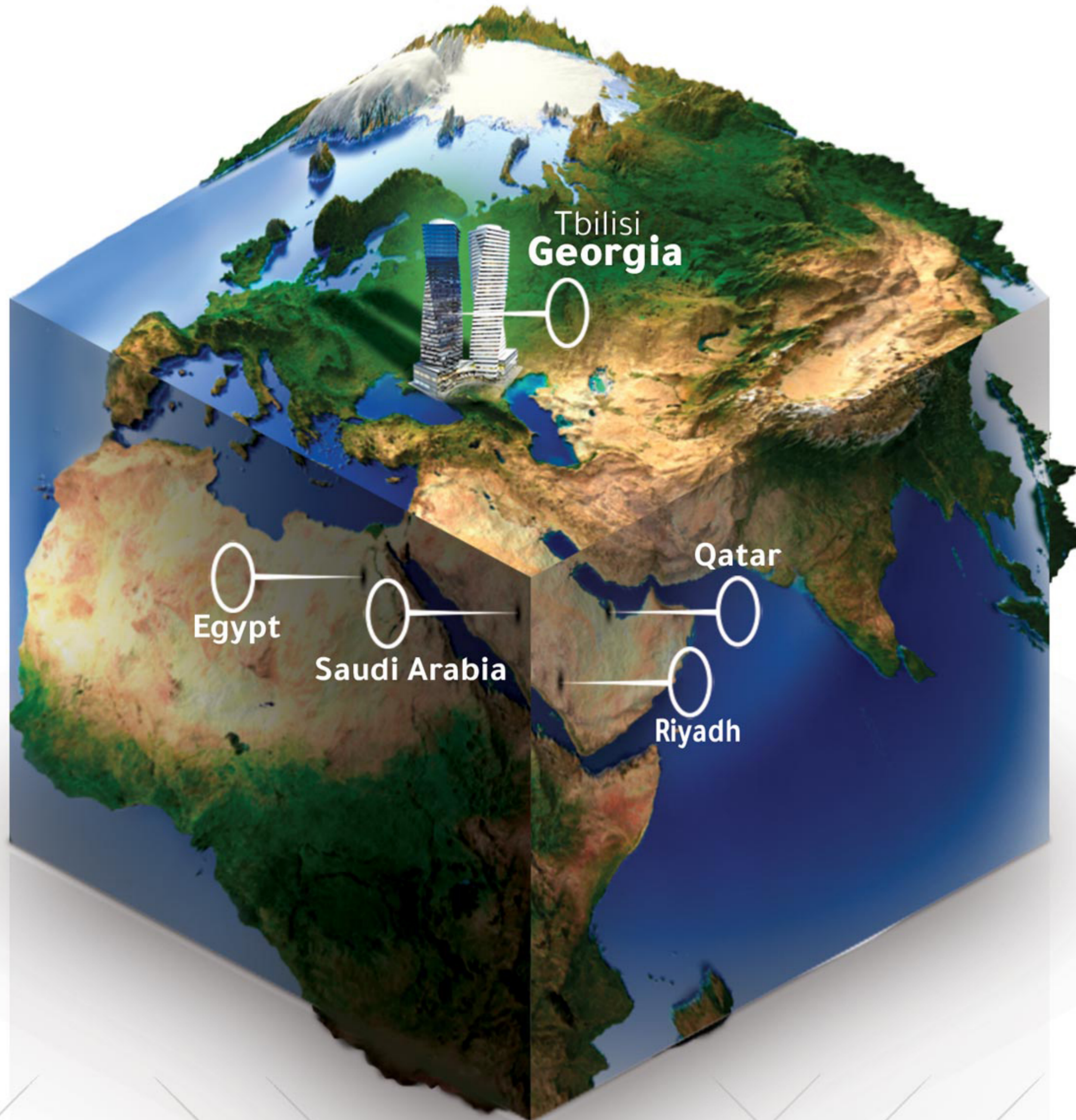
down payment and installments
up to 24 months.

25%

down payment and installments
up to 18 months.

The project is a scale model of
Hollywood studios in America.





Our Branches

- Axis Towers 37 Ilia Chavchavadze Avenue, Tbilisi, Georgia
- Riyadh King Fahd Alqada Business Center First Floor
- Jeddah Althalia Bin Homran Center
- Al Khobar Pepsi st no 28 ,3rd floor
- Egypt Cairo , Dokki Mohi Eldin Abo Elezz st no 144
- Qatar el Doha el wasil twin tower



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