



PICTURESQUE VINEYARD

TELAVI, GEORGIA

GEORGIA,

THE CRADLE OF VITICULTURE



- Georgia is considered the cradle of viticulture. It's been around 8,000 years since the first grapes were fermented into wine in huge clay amphorae called qvevri embedded in the ground. A method that is still practiced today and was declared "Intangible Cultural Heritage" by UNESCO in 2013
- Georgian amphora wine has reached cult status in the international wine world.
- Out of 10,000 grape varieties worldwide, 525 come from Georgia, 62 of which are for wine growing.



WINERY IN TELAVI

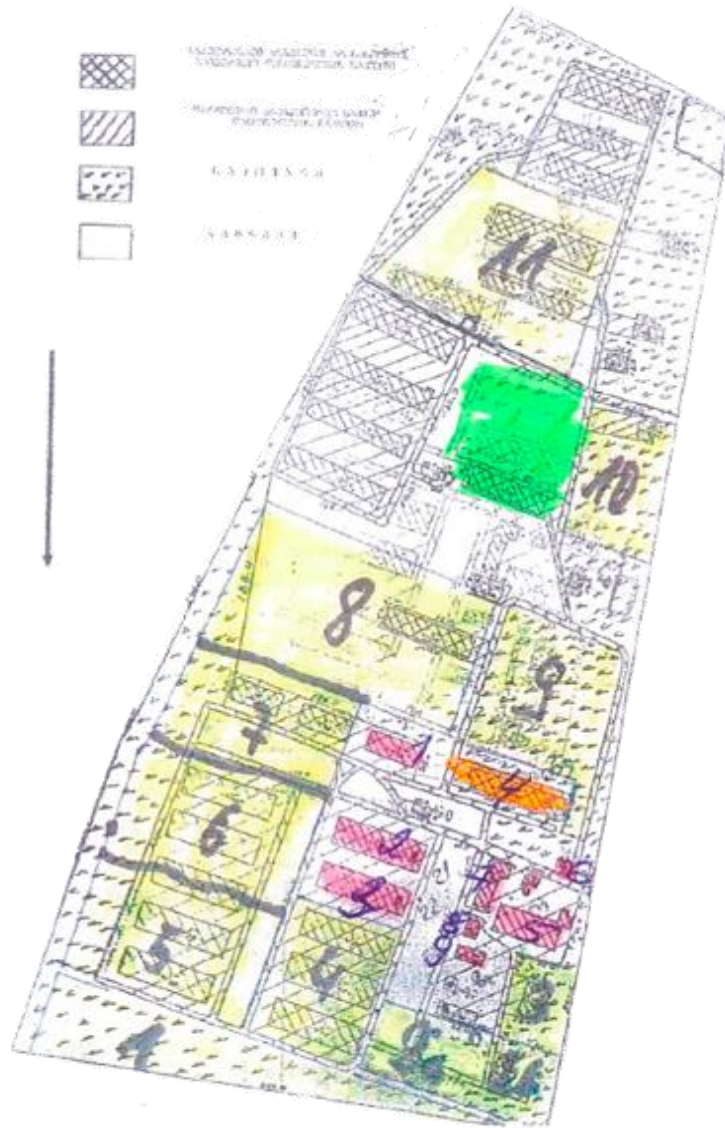
- Since April 2019 own winegrowing
- A total of 21 hectares planned by the end of 2022 (currently approx. 17 hectares)
- Cultivation of the rare and best grape varieties Saperavi, Collection, Mtsvane, Kisi, Khikhvi, Rkatsiteli
- The Vineyard is professionally accompanied by a German viticulture technician Hilarius Pütz from Wiltingen who lives in Georgia



LOCATION OF THE WINERY

www.google.com/maps/@41.9347208,45.4600983,937m/data=!3m1!1e3





MAP OF THE WINERY

Legend:

yellow (1-11)- vine areas

red - building

green - almond trees

grey - free area, viticulture in planning

1- rearing

2+3 - laying houses

4 - hatchery

5 - administration building

6 - sentry box

7 - warehouse

8 - stable

9 - feed plant

THE WINERY

KEY FACTS



- Total area: 37 Hektar
- Area of vineyard: 21.5 Hektar
- Buildings total: 10,280 sqm
 - Of which agricultural buildings: 8,5000 sqm
 - Of which administration building: 530 sqm
 - Other buildings: 1,250 sqm
- Agricultural area: 27 hectares

AREAS PER GRAPE VARIETY & START YEAR OF CULTIVATION



Vineyard	Area (Ha)	variety	Yield from 5th year/kg	Start year of cultivation
I	3.0	Saperavi	42,000	2019
II	0.6	Saperavi	12,600	2020
III	1.9	Rkatsiteli	9,000	2020
IV	1.0	Saperavi	22,400	2020
V	3.5	Mtsvane	34,000	2020
VI	1.5	Kisi	34,000	2020
VII	3.4	Khikhvi	26,000	2021
VIII	1.8	Rkatsiteli	50,000	2021
IX	2.24	Rkatsiteli	32,000	2022
X	1.7	Saperavi	11,900	2022
XI	0.95	Saperavi	28,000	2022
TOTAL	21.5		301,900	

PICTURES OF THE WINERY



View of Telavi



Administration building



Truck scale



Interior of the
administration building



Office space



Poultry production
building

TECHNICAL EQUIPMENT

- Emergency power unit, feed power plant, farm truck
- Egg cross conveyor connecting two poultry houses



AGRICULTURE EQUIPMENT

- Currently still available: Poultry breeding/egg production:
- Stables with a total of approx. 78,000 animals



AGRICULTURAL & TECHNICAL EQUIPMENT



- Laying hens (approx. 78,000 animals) are currently kept on part of the area for egg production
- There are 4 laying hen houses in 2 modern barn buildings (4x 4 rows each - 3 floors, 29 sections)
- Additional capacity for rearing approx. 26,000 chicks in 6 rows - 3 floors - 7 sections
- Egg grading machine MOBA 2000, capacity approx. 15,000 eggs/hour available
- Feed grinder, capacity 6-8 tons/hour

*** The inner life of the stables as well as the animals and all technical equipment are NOT included in the offer price. It can be included if you are interested.

**Offer price for the winery
including administration and
residential buildings as well
as stable buildings:**

3.700.000,00 €

**NOTICE: The inner life of the stables as well as the animals
and all technical equipment are NOT included in the offer
price. It can be included if you are interested.**

Otherwise the stables will be handed over empty.



Allee88

Der Berater für Ihr neues Zuhause

WE ARE HERE FOR YOU!

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