

MOUNTAIN SKI RESORTS



CUSHMAN &
WAKEFIELD



CONTENTS

Executive summary 04

Kazakhstan 06

Georgia 13

Kyrgyzstan 20

Uzbekistan 26

EXECUTIVE SUMMARY



SNOW, SUN AND FROST ARE THE MAIN COMPONENTS OF A GOOD WINTER HOLIDAY IN THE MOUNTAINS, THE TIME WHEN YOU CAN ENJOY THE VIEW OF SNOW-WHITE LANDSCAPES IN THE FRESH AIR. IN SUCH A PLEASANT WINTER PERIOD, IT IS BETTER NOT TO MISS THE OPPORTUNITY TO ENGAGE IN ACTIVE WINTER RECREATION, THEREBY ACQUIRING EXCELLENT VIVID MEMORIES.

MOUNTAIN SKI RESORT

Skiing remains a constant classic of winter holidays, the advantage is that it is suitable for the whole family, including children. In addition to skiing, you can consider sledding, snowboarding, and ice skating, in general, there is a lot of entertainment for every taste.

The most important thing is that it is accompanied by beautiful sparkling snow, frosty freshness, and beautiful landscapes. If there is a fear of heights or too much speed, then there is already a solution for this, modern ski resorts have safe specially equipped ski slopes for beginners.

A ski resort is a territory equipped for active recreation and sports in a mountainous area, with opportunities for mountain skiing, snowboarding, mountaineering, mountain tourism, and other sports. The infrastructure of the ski resort includes hotels and other places of accommodation for visitors, specially equipped ski slopes for skiing and snowboarding, ski lifts, rental of sports equipment, catering establishments, parking, sometimes even therapeutic and preventive places, facilities for leisure activities such as cinemas, bowling, game centers, etc.

If there is a question about which resort to choose, then in this report we will provide you with data on the most popular of them in the countries of Kazakhstan, Georgia, Uzbekistan, and Kyrgyzstan. On average, the rest time at the ski resort takes from a few days to two weeks, depending on what you have chosen. In addition, you can rent equipment: skis, snowboards, skates if there is an ice rink nearby, and any other sports equipment.



KAZAKHSTAN





Kazakhstan is distinguished by a wide variety of natural landscapes and can offer tourists the most diverse recreation. In particular, at least 10 ski resorts with well-developed infrastructure are located in mountainous areas in the north, west and south of Kazakhstan. Their main advantage is the excellent quality of snow cover, low prices, amazingly beautiful nature, and the absence of workload even in high season.

In the East, tourists from all over the world are attracted by the mysterious Belukha Mountain – the highest peak of Altai and Siberia. The destination offers simple mountain hiking trips, up to hikes of increased complexity with the use of special climbing equipment. The Ridder city area and the Rudny Altai ridge with its picturesque mountains and abundant snow cover are also popular there. already in November, the height of the snow cover reaches half a meter. The mountains in the vicinity of Ust-Kamenogorsk partly resemble the Alps, thanks to the birch and aspen trees observed in the rich vegetation of the region.

Usually, to save time, tourists choose to buy air tickets to one of the country's international airports – Astana or Almaty. From here it is possible to quickly get to the desired point of the country. Domestic airlines are developed and almost every big city has an airport. But most of the ski resorts in Kazakhstan are concentrated near Almaty. In Almaty, one of the popular sports recreation centers is "Shymbulak".

SHYMBULAK

Shymbulak – a popular ski resort located in Kazakhstan, in the former capital – Almaty. The Zailiysky Alatau mountain range, on which Shymbulak is located, creates favorable conditions for winter recreation both from the point of view of interesting terrain and from the point of view of a comfortable weather situation.



SHYMBULAK

LOCATION: ALMATY

TEMPERATURE: -7.8°C ON AVERAGE

8 SKI SLOPES

Technical specifications:

- The tracks are as follows in their complexity: "green", "blue", "red" and "black"
- The total length of the ski slopes is 3,620 meters
- The width of the ski slopes is from 100 to 600 meters
- The height difference is 943 m
- The average slope is 12-28°
- The maximum slope of the slope is 45°



How to get

By car - to the south 13 km along Dostyk Avenue from Al-Farabi Avenue to the Medium base station. Then to the ski complex "Shymbulak" on the gondola road. It is also possible to get there by bus and by cable car.



Hotels nearby

- Shymbulak Resort Hotel - a hotel with rooms of different categories of amenities from "Hostel" to "Super-Suite", there are about 50 rooms in total. There is a reception, luggage storage, a shoe dryer, a Finnish sauna, and a restaurant. It is located at the base station of the resort (2,200 m).
- The S.N.E.G Hotel - a small 6-room hotel with a restaurant. It is located at the transfer station of the resort (2,800 m).
- Tenir Eco-hotel

Climate

The favorable geographical location of the resort creates pleasant weather conditions for the winter holidays. Strong winds in Shymbulak are an extremely rare phenomenon. The warmest weather is in June, August, and July up to 23.5°C. The lowest ambient temperatures are observed in February, December, and January up to -7.8 °C. For lovers of night walks, the indicators range from -13.5 °C to 12.2 °C. Despite such a mild winter, the ski season in Shymbulak starts from the end of November – the beginning of December and lasts until the beginning of April.



Prices

Tariffs on weekdays for adults are 4,000 – 6,000 KZT (9 – 13 USD), for children 1,500 – 3,500 KZT (4 – 9 USD), and for students 2,500 – 4,000 KZT (5 – 9 USD). On weekends, tariffs are higher: for adults 5,000 – 7,000 KZT (10 – 15 USD), for children 4,500 – 6,500 KZT (10 -14 USD).

TABAGAN

Away from the hustle and bustle of the city, surrounded by noble mountains, there is a ski resort, sports and entertainment complex "Tabagan". It is ideal for skiing and competitions.



TABAGAN

LOCATION: ALMATY

NUMBER OF SKI SLOPES: 11

THE LENGTH OF THE SKI SLOPES: 37 KM

Technical specifications:

- Height difference – 500 m
- The height of the resort is 1,150-1,650 m
- The length of the ski slopes is 37 km
- Number of ski slopes – 11: "Green" – 2 trails, "Blue" – 3 trails, "Red" – 4 trails, "Black" – 2 trails
- Number of lifts – 3 (1 chairlift, 2 tow lifts)



How to get

Tabagan is located on the territory of the Talgar district of the Almaty region, near the Ile-Alatau State National Park. The distance from Almaty is 17 km. Its area is 55 hectares. The upper point of the slope is at around 1,650 m above sea level.

It is possible to get there by car from Almaty, moving from the city center along Al-Farabi Avenue, and then along the Talgar highway towards the Bayskiner. The journey will take about 50 minutes. A shuttle service is also available.



Hotels nearby

- There is an opportunity to stay on the territory of the recreation center. All rooms in the cottages are equipped with a bathroom, shower, telephone, satellite TV. The rooms have central heating, hot and cold water, and special climate control is maintained. If desired, it is possible to arrange additional beds in the rooms, both for children and adults. All cottages have Room Service. A hot nutritious breakfast is also included in the room rate.
- There are also hotels nearby: Be Fine, AkTas, Samal Resort, Royal Tulip, DeLuxe Plaza

Climate

The climate of the Tabagan resort is exceptional for skiing – the winter is mild here, and at the same time snowfalls are quite significant. The ski season lasts from mid-December to mid-April. The ski resort has a system of artificial snow formation which allow to increase the ski season by at least 2 months and significantly improve the existing ski slopes. There is a pair-seat cable car and two tow roads. During the ride by cable car, a wonderful view of the surroundings and the Trans-Ili Alatau opens.



Prices

Entrance to the territory of the highway - 500 KZT (1.5 USD). Sleigh rental (small) – 1,000 KZT (2.16 USD). Sleigh rental (large) – 1,500 KZT (3.2 USD). On weekdays, prices for skiing for adults range from 3,000 to 4,000 KZT (6.5 – 8.5 USD), for children from 2,000 to 2,500 KZT (4.5 – 5.5 USD). On weekends tariffs are higher: for adults are 3,500 – 5,000 KZT (9 – 11 USD), and for children from 2,500 – 3,500 KZT (5.5 – 7.5 USD).

AK-BULAK

It is located to the east of Almaty and is considered the second most popular in Kazakhstan. In terms of the number of tourists visiting it, Ak-Bulak is second only to Shymbulak. The downhill slopes here are located on the slopes of the Zailiysky Alatau ridge, and the resort itself has all the infrastructure necessary for comfortable skiing.



AK-BULAK

LOCATION: ALMATY

TEMPERATURE: -7.8°C ON AVERAGE

6 SKI SLOPES

Technical specifications:

- Height difference – 1,050 m
- The height of the resort is 1,650-2,700 m
- Number of ski slopes – 6
- The length of the ski slopes is 10 km
- Number of lifts – 4
- The duration of the season is from December to March



How to get

By car - drive from Almaty along the Talgar highway, past Talgar and Ryskulov. Travel will take over an hour. The ski center is located 54 km from Almaty and 10 km from Talgar. A bus runs here from Almaty, and it is also possible to order a transfer.



Hotels nearby

- The Ak-Bulak Resort Hotel is a modern design made in the European style using high-quality, environmentally friendly materials during the construction of the building. There is also an autonomous heating system and an individual climate control system in the rooms, an electronic lock system. There are cozy bright rooms of three categories "Suite", "Junior Suite" and "Standard", they are equipped with everything necessary for a comfortable stay and a good rest.

Climate

The favorable geographical location of the resort creates pleasant weather conditions for winter holidays. The climate of Ak-bulak is typical for a high-altitude resort. The air temperature rises to +25 ° C in summer and does not fall below -15 ° C in winter. A distinctive feature of the resort, in addition to clean air, are thick fogs that descend from the mountains quite often and lead to a significant decrease in visibility.



Prices

Tariffs for cable cars on weekdays for adults are 1,000 – 1,500 KZT (2.5 – 3.5 USD), for children weekdays are free. On weekends and holidays, the rates for cable cars for adults are 1,500 KZT (3.5 USD), for children 1,200 KZT(3 USD).

ALTAI ALPS

One of the most picturesque places of the Altai mountains is considered to be the tract of the Mountain Ulbinka, here in Eastern Kazakhstan is the recreation center "Altai Alps".



ALTAI ALPS

LOCATION: UST-KAMENOGORSK

TEMPERATURE: -7.8°C ON AVERAGE

12 SKI SLOPES

Technical specifications:

- Height difference – 360 m
- The height of the resort is 620-980 m
- The length of the ski slopes is 15 km
- Number of ski slopes – 12
- Number of lifts – 4
- The duration of the season is from November to April



How to get

It is possible to get to the "Altai Alps" by regular bus or by car along the Ust-Kamenogorsk – Zyryanovsk highway. The resort is located just outside the village of Novaya Ulbinka. There is also a taxi transfer going from the capital of the East Kazakhstan region.



Hotels nearby

- Recreation Center Altai Alps
- Dedeman Oskemen Tavros
- Deluxe Hotel
- City Hotel

Climate

The Altai Mountains are one of the centers of the most severe frosts in Kazakhstan. However, most of the winter here is not so cold. And a big plus for skiers is that there is always winter here at its own time of the year. The thermometer readings range from -12 to -30 °C.



Prices

The cost of 1 lift on the cable car is 700 – 1,000 KZT (1.6 – 2 USD) on average. The cost of 5 cable car lifts at once will cost 3,000 KZT (6.5 USD). Ski-pass ranges from 4,000 – 8,500 KZT (9 – 19 USD) depending on the day of the week and time of day.

ELIKTY

A ski resort located in the north of the country, in the Akmola region. The downhill runs here are perfect for lovers of outdoor activities in the bosom of pristine nature. In Elikty there is a full range of ski slopes – from "green" descents intended for beginners and children, to complex "black" routes with a height difference of 330 meters.



ELIKTY

LOCATION: KOKSHETAU

TEMPERATURE: -7.8°C AND LOWER

3 SKI SLOPES

Technical specifications:

- Height difference – 130 m
- The length of the ski slopes is 5 km
- Number of ski slopes – 3
- Number of lifts – 2
- The duration of the season is from November to April



How to get

The Elikty are located 10 km away from Kokshetau. The travel time from Astana to the ski resort by will take 3.5-4 hours, depending on traffic and weather conditions.



Hotels nearby

- Elikty Park Hotel – the hotel has two types of rooms - for couples, as well as for a company of several people.

Since the ski resort is located near Kokshetau, it is possible to stay in hotels of the city:

- Plaza Hotel
- Kokshetau hotel
- Paradise
- Kokshe Inn
- Dostyk hotel
- Zolotaya Antilopa

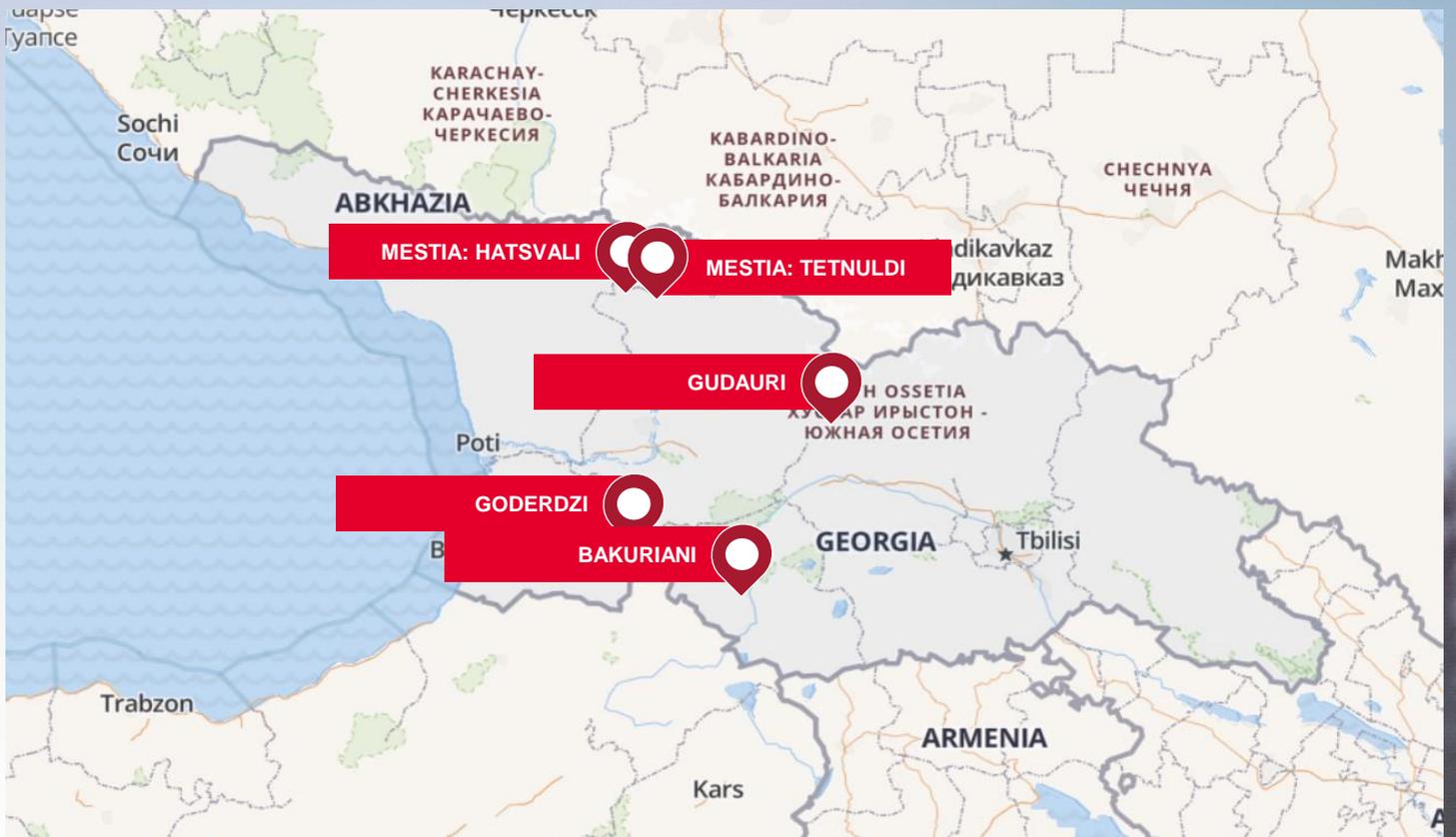


Prices

Ski pass for the day – 9,000 KZT (19.5 USD). Cable car – 4,000-8,000 KZT (8.5 – 18 USD) for the whole day, and 4000 KZT (8.7 USD) for children.

GEORGIA





Winter tourism in Georgia has been gaining higher popularity over time. Especially with cheap flights from Europe and the middle east, Georgian resorts are for anyone looking for an inexpensive ski holiday with a cultural touch. The mountains in Georgia are unique because of the Caucasus mountains and the ridges that participate in prevention of the harsh arctic cyclones in the country. In Georgian ski resorts, altitude starts from 1650 m and maximum elevation is 3250 m above the sea level. Also Georgia hosts the highest peak in Europe - mount Elbrus. Months from November to may are relatively mild, and severe frosts are rare, while snow falls regularly. This leads the mountain sides to be consistently covered with heavy snow, allowing resorts in Georgia to successfully utilize various slopes and runs.

It can be suggested that different climatic and natural features come together to create a great environment for ski destinations in Georgia, which is the reason for a dynamic development of the ski tourism in Georgian winter resorts. The first ski resort in Georgia was already open in the early 1900s, and since then, other ski locations have emerged too.

GUDAURI

Gudauri ski resort in Mtskheta-Mtianeti region of Georgia is Georgia's biggest and most developed ski resort at the altitude of about 2,200m above sea level. It has well-developed infrastructure, as well as the greatest variation in skiing altitude and unlimited possibilities for freeride.



GUDAURI

LOCATION: MTSKHETA-MTIANETI

DISTANCE FROM TBILISI: 121 km

TEMPERATURE: between -20C to +5C in Winter

Technical specifications:

- Height difference – 1,287 m
- The height of the resort is 1,989 - 3,276 m
- The length of the ski tracks is 31 km
- Number of ski trails – 25: beginner route - 13% of the total length, intermediate slope - 56%, and advanced and professional slides - 31% of the total tracks.
- Number of lifts – 14 and 4 moving carpets



How to get

Gudauri is easy to reach by car or a minibus. The distance from Tbilisi is 121 km, which in good traffic conditions takes about 2.5 hours to cover. The road is well-tended in summer and in winter but in extreme weather conditions, reaching Gudauri is only possible with snow chains. The only major downside in terms of accessibility, is the fact that the highway E117 is also used by cargo trucks crossing in and out of Russia through Larsi Border Checkpoint. At times, the trucks cause traffic jams, which may delay a traveler to Gudauri by about half an hour.



Hotels nearby

- Marco Polo Gudauri
- Gudauri Loft
- Gudauri Lodge
- Hotel Carpe Diem
- Best Western Hotel
- Gudauri Inn
- GoodAura
- Gudauri Diamond
- Monte Hotel
- Quadrum Ski and Yoga Resort

Climate

Temperature in Gudauri is between -13C to +5C in Winter. January is the coldest month and February is more moderate. Gudauri does not receive as much snowfall as the Western Caucasus' ski areas as Tetnuldi, Hatsvali, and Goderdzi, but typically the slopes in Gudauri are fully covered from mid-December until mid-April. When natural snow cover is unavailable, snow cannons are used to cover lower ski tracks with a coverlet of snow, to make them viable for skiing.



PRICES

Gudauri ski passes are more expensive than those in other ski resorts in Georgia, however as noted earlier, they are not expensive compared to ski destinations in Europe. One ride costs GEL 10 (3.7 USD) for both adult and child; one day pass costs GEL 40 (14 USD) for adult and GEL 25 (9 USD) for a child. Multi-ski prices are the same for all ski resorts in Georgia and stand at GEL 270 (99.3 USD) for adult for 10 days a season, and at GEL 700 (257 USD) of unlimited access all season.

BAKURIANI

Bakuriani is located in Samtskhe-Javakheti region of Georgia. It sits 1,700m above the sea level on the northern parts of Trialeti Range and is the oldest ski destination in the country. The length of the snowy season as well as lack of wind disturbance and also its proximity to the Capital make Bakuriani one of the most popular winter destinations.



BAKURIANI

LOCATION: SAMTSKHE-JAVAKHETI

DISTANCE FROM TBILISI: 185 km

TEMPERATURE: between -10C to -2C in Winter

Technical specifications:

- Height difference – 1447 m
- The height of the resort is 1,255 - 2,702 m
- The length of the ski tracks is 29.1 km
- Number of ski trails – 23
- Number of lifts – 20



How to get

Bakuriani can be reached by cars and minibuses from Tbilisi. The roads are mostly in a good condition, but they get icy during Winter. Additionally, it is possible to take a train from Tbilisi to Borjomi and then travel on “kukushka” small train from Borjomi to Bakuriani.



Hotels nearby

- Auroom Bakuriani Resort
- Bakuriani Inn
- Rooms Hotel Kokhta
- Orbi Palace Hotel
- Boutique Hotel King David
- Crystal Hill Resort
- BM Plaza
- Sapphire Hotel & Spa Bakuriani
- Three Penguins
- Koromebi Bakuriani Resort
- Hotel Hills

Climate

The climate here is mild as Bakuriani is situated in a transition zone between continental and coastal areas. Winters are cold and last 4-5 months with peak seasons being January and February, however winds are not common. It gets warmer during Spring and Summer periods, when temperature can reach + 20C or higher.



Prices

In terms of pricing, Bakuriani ski lifts are priced very reasonably, above Mestia but below Goderdzi and Gudauri. All resorts provide discounts for children on certain types of tickets. In Bakuriani, children get discounted rates for 1 day passes and seasonal tickets. One ride costs 7 GEL (2.6 USD) for both adults and children; multi-ski 1 day pass is 40 GEL (14.7 USD) for adults, and 25 GEL (9.2 USD) for children.

MESTIA: HATSVALI

Mestia is the touristy center of Svaneti. It rises 1,500m above the sea level and is widely considered one of the gemstones of the Georgian alpine tourism. It preserves medieval Georgian traditions and architecture and commands some of the most breathtaking views of the peaks of the western Caucasus. Hatsvali is a ski area in Mestia.



MESTIA: HATSVALI

LOCATION: SVANETI

DISTANCE FROM TBILISI: 470 km

TEMPERATURE: between -13C to -4C in Winter

Technical specifications:

- Height difference – 480 m
- The height of the resort is 1,868 - 2,348 m
- The length of the ski tracks is 5.5 km
- Number of ski trails – 5
- Number of lifts – 4



How to get

Mestia is 450km away from Tbilisi. It can be reached from the capital by a car or airplane since opening the airport named after King Tamar In Mestia in 2010. Regarding Hatsvali slope, it is possible to reach Hatsvali from Mestia via automobile road and a ski lift that accommodates six passengers. However, the chair lifts are not operating in summer and cars will be needed for transportation.



Hotels nearby

- Hotel Grand Ushba
- Hotel VillaMestia
- Suntower Hotel
- Hotel Old House Mestia
- Chalet Mestia
- Hotel Svaneti
- Hotel Hatsvali

Climate

Climate in Mestia is cold and temperate. Precipitation is significant throughout the year and winters are long. The driest month is February with an average of 80mm of precipitation. June is the opposite with 127mm of rain on average. Temperature is highest in August, with highest recorded being 18.7 C. January is the coldest month with an average of -9.7 C recorded temperature. Throughout the year, Mestia gets around 2,384 hours of sunshine in total.



Prices

Prices in Mestia are the lowest of all ski resorts. Certain discounts apply for children. 1 ride costs 7 GEL (2.6 USD) for both adults and children; 1 ride costs 7 GEL (2.6 USD) for both adults and children; 1-day multi-card is 40 GEL (14.7 USD) for adults and 25 GEL (9.2 USD) for children.

MESTIA: TETNULDI

Mestia is the touristy center of Svaneti. Tetnuldi is another ski area in Mestia. Tetnuldi ski area is located 15 km away from Hatsvali ski resort and from Mestia. The development of Tetnuldi started in 2014 and was completed by 2016. Nowadays, in terms of sheet length of pistes, Tetnuldi is one of the largest ski resorts in Georgia.



MESTIA: TETNULDI

LOCATION: SVANETI

DISTANCE FROM TBILISI: 470 km

TEMPERATURE: between -13C to -4C in Winter

Technical specifications:

- Height difference – 895 m
- The height of the resort is 2,265 - 3,160 m
- The length of the ski tracks is 9.5 km
- Number of ski trails – 9
- Number of lifts – 5



How to get

Mestia is 450km away from Tbilisi. It can be reached from the capital by a car or airplane since opening the airport named after King Tamar In Mestia in 2010. Notably, infrastructure is limited in Tetnuldi as in Hatsvali, so visitors typically rely on Mestia for basic provisions. Still, 15km is not a short way to go and roads in Winter are not the safest in Svaneti. Tetnuldi is not an easily accessible ski resort and that might be seriously affecting apparent demand on its trails.



Hotels nearby

- Hotel Grand Ushba
- Hotel VillaMestia
- Suntower Hotel
- Hotel Old House Mestia
- Chalet Mestia
- Hotel Svaneti
- Hotel Tetnuldi

Climate

The winter season in Tetnuldi lasts from December to April, but the place sees most tourists during January and February. It has very long winter season – again in comparison with other Georgian winter resorts. Besides skiers, nature lovers also tend to visit the location for its new and high-quality snow, as well as for views of the Ushba and Tetnuldi peaks.



Prices

Prices in Mestia are the lowest of all ski resorts. Certain discounts apply for children. 1 ride costs 7 GEL (2.6 USD) for both adults and children; 1-day multi-card is 40 GEL (14.7 USD) for adults and 25 GEL (9.2 USD) for children.

GODERDZI

Goderdzi is a mountain village resort located in Adjara region, south-west part of Georgia. The village is home to one of Georgia's youngest ski resorts, which officially launched in 2015 but had been under planning and construction since 2011.



GODERDZI

LOCATION: ADJARA

DISTANCE FROM TBILISI: 260 km

TEMPERATURE: between -4.2C to -2.4C in Winter

Technical specifications:

- Height difference – 664 m
- The height of the resort is 1,700 and 2,364 m
- The length of the ski tracks is 7.2 km
- Number of ski trails – 4: easy 2%; intermediate 66%; and advanced 31%
- Number of lifts – 4



How to get

Goderdzi can be reached by car from Tbilisi, via Akhaltsikhe and Zarzma, but this road is usually closed in Winter as it crosses high passes that are not maintained regularly and can be hazardous under snowy and freezing conditions. This leaves visitors to travel through Batumi, which for some means driving about six hours to Batumi and then a couple more hours to Goderdzi, making for a large roundabout trip; or a flight to Batumi and then a drive to Goderdzi. Either way, Goderdzi, much like Mestia ski resorts, suffers from lack of accessibility, which likely reflects upon the number of visitors seen here.



Hotels nearby

- Ambassadors Goderdzi Hotel
- Hotel Meteo
- Goderdzi Village
- Hotel David Goderdzi
- Hotel Goderdzi
- Goderdzi Chalet

Climate

Proximity to the Black Sea results in higher annual levels of precipitation than at other ski resorts in Georgia; Winter is longer here as well, stretching from December to late April. Though, the highest number of tourists are seen here in January and February. Climate in Goderdzi is temperate with cold winters. January is the coldest month, but the temperature here still does not drop to the same lows as in for instance Mestia. August is the warmest month with maximum temperature registering at 18,5 C. In terms of winds, Northwestern and Southeastern winds are strongest (28-38km/h) and tend to occur in Winter months.



Prices

In terms of pricing, Goderdzi is positioned above both Mestia and Bakuriani, however, ski passes are not as expensive as those in Gudauri. Rising visitor demand has been reflected in rising ticket sales as well, with Goderdzi quickly catching up to the numbers seen in Mestia. 1 ride costs 5 GEL (1.9 USD) for both adults and children; 1-day multi-card costs 25 GEL (9.2 USD) for adults and 15 GEL (5.5 USD) for children.



KYRGYZSTAN



The ski resorts of Kyrgyzstan attract tourists with relatively low prices and a fairly high quality of trails and service. Due to the wide variety of natural landscapes, the country is ready to offer travelers a diverse vacation. But the most remarkable tourist sites of Kyrgyzstan have rightfully considered ski resorts. The development of this area of active recreation is facilitated by the presence of significant mountain systems: most of the country is occupied by the spurs of the Tien Shan and Pamir. The height of individual peaks exceeds 7 km, and the beauty of the untouched nature of Kyrgyzstan will not leave even the most sophisticated traveler indifferent.

Being a country with a predominance of mountainous terrain, the government has been striving to develop mountain tourism since the 90s. However, for a long time, the amount of investment in the development of mountain tourism and the creation of new resorts did not exceed the required amount contributing to the development of the industry. Nevertheless, there are 17 mountain bases in the country offering mountain tourism services in the period from November 25 to March 25. To date, the main visitors of ski resorts are domestic tourists, which, according to various estimates, is about 95% of the total tourist flow. Nevertheless, the main effort is to attract foreign tourists primarily from neighboring countries, and the further priority is to attract tourist flows from Southeast Asia and in particular China. Special attention is also paid to attracting tourists from Uzbekistan bordering the country.

KARAKOL

Karakol is one of the largest ski resorts in the country. Initially, it was the main base for the training of athletes of the USSR winter sport. The ski base is located near the city of Karakol. At the moment, the base has tracks with a length of 20 km, with different duration and level of complexity.



KARAKOL

LOCATION: SSYK-KUL

TEMPERATURE: AVERAGE -7.8°C

NUMBER OF SKI SLOPES: 5

Technical specifications:

- Height difference - 740 meters
- The height of the resort is 2,300 — 3,040 meters
- The total length of the ski slopes is 20 km
- The number of ski slopes – 5
- The duration of the season is from November to March



How to get

This winter resort is located 430 km from Manas International Airport. The village stands at an altitude of 2.3 km, on the territory of a nature reserve, so it is required to pay a small amount for entry in local currency, soms (KGS). It is also possible to order a transfer at Manas airport, which will take directly to the resort. From Almaty, the distance to Karakol is 378 km, and the journey will take about 5.5 hours.



Hotels nearby

- Luxury Apartments
- Chalet - red house for 8 people
- Chalet - yellow house for 8 people
- Chalet - blue house for 8 people
- Building 1
- Building 2 (there is a restaurant)
- Building 3
- Building 4 - for 6 people

Climate

The Issyk-Kul region has a mild climate – even in January, the average temperature here is kept at -8 °C. At the same time, at the same time, a significant amount of precipitation falls in the surrounding mountains in winter, due to which the thickness of the snow cover can reach two meters.



Prices

Ski-pass 1,000 KGS (12 USD), children's ski-pass 800 KGS (9.5 USD). Excursion ticket 400 KGS (4.5 USD). On weekends, the cost increases by 300 KGS (3.5 USD). There is also a rental of equipment from 700 to 900 KGS (10 USD).

ORLOVKA

The Orlovka Ski Resort is located near the town of Orlovka, 100 km east of Bishkek. Today, the resort center of Orlovka occupies an area of 50 hectares and is an intensively developing winter recreation area. . The base has a well-developed infrastructure with hotels and cafes where corporate parties for companies can be held.



ORLOVKA

LOCATION: BISHKEK

TEMPERATURE: AVERAGE -7.8°C

NUMBER OF SKI SLOPES: 9

Technical specifications:

- The height difference is 560 meters
- The height of the resort is 1.5 km
- The total length of the ski slopes is 13.6 km
- Number of ski slopes – 9
- Number of lifts – 4
- The duration of the season is from November to March



How to get

By car - follow the highway through the cities of Kant and Tokmak, in accordance with road signs to the village of Orlovka.

Orlovka is located 100 kilometers from the capital of Kyrgyzstan. For foreign tourists, a shuttle service is offered from Manas International Airport directly to the ski center.



Hotels nearby

- The Orlovka ski resort offers accommodation in comfortable 2- and 3-bed rooms equipped with a bathroom and toilet. All rooms are equipped with satellite TV, heating - underfloor heating.
- Cottage
- Hotel 1
- Hotel 2
- Econom Hotel
- Private mansion
- Chalet House

There are also several private apartments available

Climate

The climate in Orlovka is quite mild, mountainous. In July, the temperature rises to +25 ° C, in winter it drops to -9 ° C. Precipitation is moderate. Skiing in the resort is possible from December to March.



Prices

Ski-pass from 900 to 1,200 KGS (10 – 14 USD). One-time subscription 200 KGS (2.5 USD). For night skiing there are three ski slopes "Enthusiast", "Crest", "Pioneer". The cost of rental on night-lit ski slopes is from 800 to 1,200 KGS (9.5 – 14 USD).

TOO-ASHUU

Too-Ashuu is a mountain pass on the southern slope of which the ski base of the same name is located. In addition to descent services, the base of Ashuu offers an ice rink, as well as extreme Heli Skiing, when visitors are taken to the unequipped slopes by helicopter.



TOO-ASHUU

LOCATION: BISHKEK

TEMPERATURE: AVERAGE – 9 °C

NUMBER OF SKI SLOPES: 3

Technical specifications:

- Height difference – 750 meters
- The height of the resort is 3,000 meters
- The total length of the ski slopes is 8.4 km
- Number of ski slopes – 3
- Number of lifts – 5
- The duration of the season is from November to April



How to get

Too-Ashuu is located about 130 km from Bishkek, near the highway leading to Osh, the second largest city in Kyrgyzstan. It is possible to get there by the Bishkek-Osh intercity bus, by taxi, or by ordering a transfer from Manas International Airport.



Hotels nearby

- 2-8 bed cottages
- Trailers

Climate

The climate in this area is significantly colder than in Karakol. There is a natural snow cover with a height of at least one and a half meters for six months. During the ski season, which lasts from October to April, the average air temperature is -9 °C.



Prices

The cost of one-time subscriptions is from 600 to 800 KGS (6 – 9.5 USD). One-time descent on the ski slope 200 KGS (2.5 USD). One-time rental by cable car 200 KGS (2.5 USD).

AK-TYUZ

Ak-Tyuz is a comparative new base, which began its activity in 2019. The base is located 140 km from Bishkek in the Kichi-Kemin Valley. and has an Austrian cable car and a land cable car.



AK-TYUZ

LOCATION: ISSYK-KUL

TEMPERATURE: AVERAGE – 9 °C

NUMBER OF SKI SLOPES: 4

Technical specifications:

- The height difference is 625 meters
- The height of the resort is 2,500 meters
- The total length of the ski slopes is 5 km
- Number of ski slopes – 4
- Ski lifts – 2
- The duration of the season is from November to March



How to get

Ak-Tyuz is located 145 km from Bishkek Manas International Airport. It is possible to get there by car or order a transfer from the international airport.



Hotels nearby

- Guest House CBT Chon Kerim
- Red Village Hotel
- KF Guest House

Climate

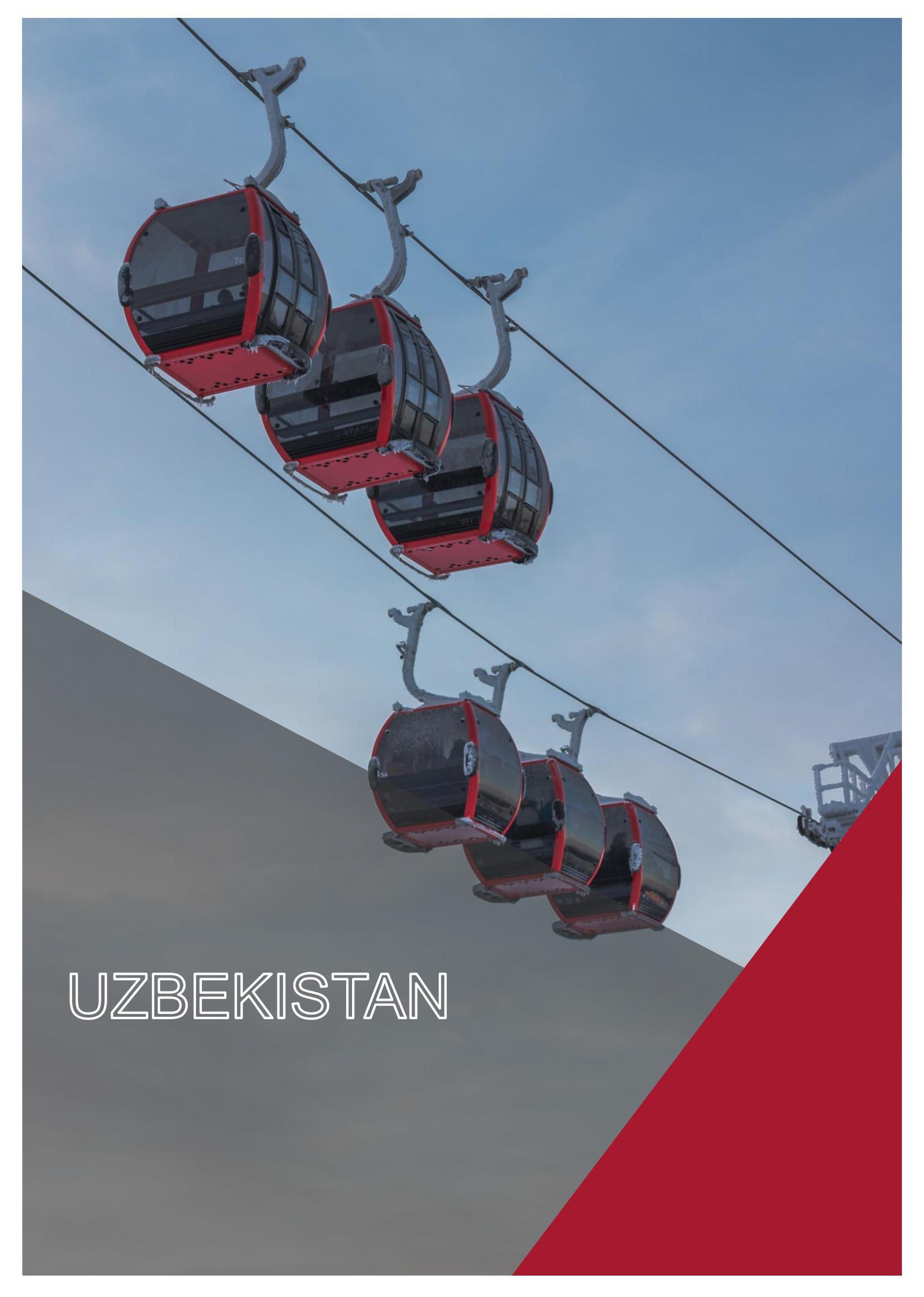
The climate in this area is significantly colder than in Karakol. There is a natural snow cover with a height of at least one and a half meters for six months. During the ski season, which lasts from October to April, the average air temperature is -9 ° C.

In winter, it is a paradise for skiers and snowboarders. And snowmobile rides through the winter forest will add positive emotions and unforgettable impressions. In the summer, ski resort gives a unique opportunity to make dizzying trips along mountain roads in jeeps, feel like a real horseman, conquering mountain peaks on horseback or make exciting hikes along the best tourist routes.

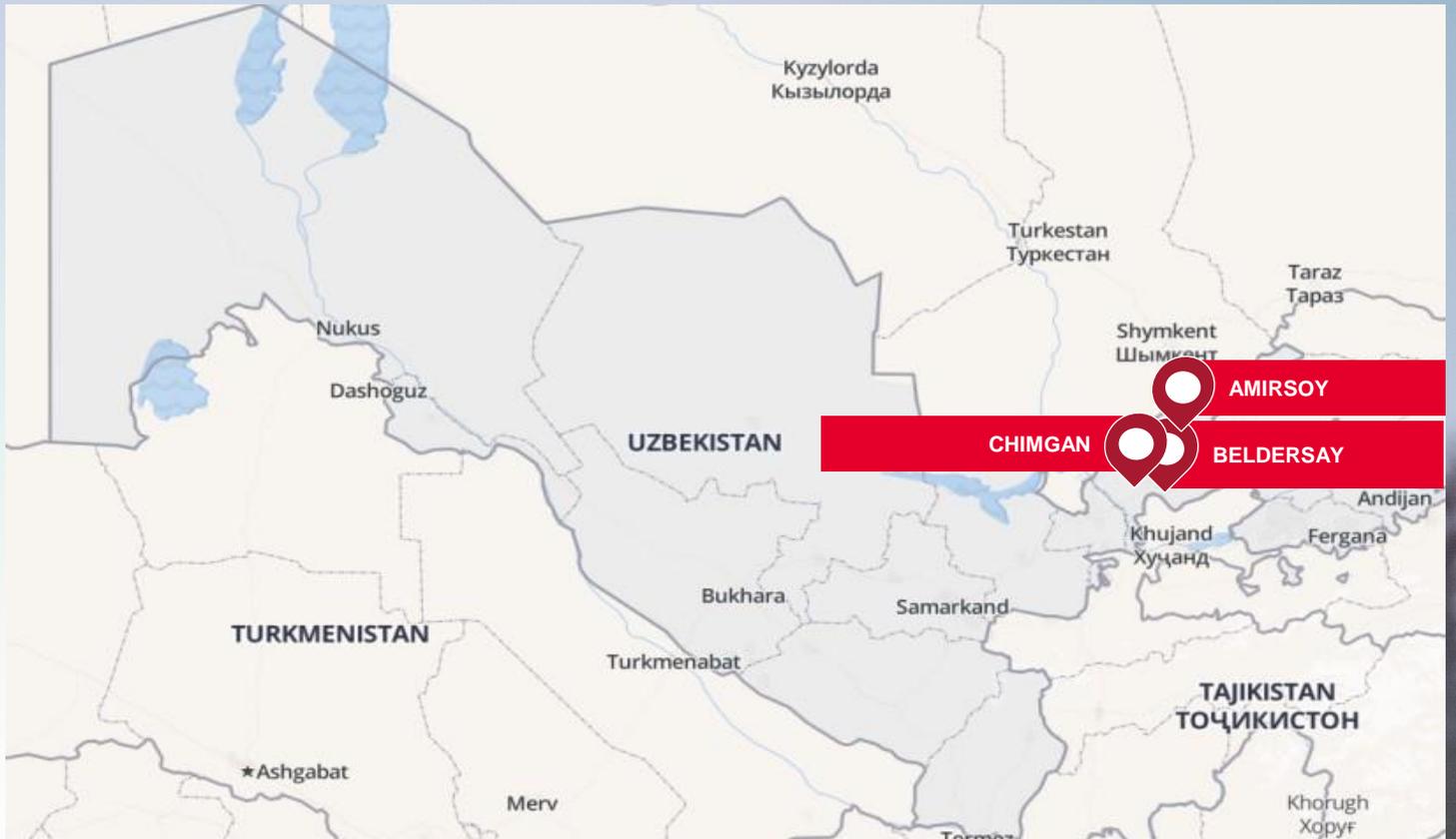


Prices

The ticket price is 1,000 KGS (12 USD) per 1 adult



UZBEKISTAN



In winter, visitors can go to Uzbekistan not only for oriental flavor, local gastronomy, and fruits. There are also equipped ski resorts in the country, offering ski slopes of all levels of complexity.

Winter in Uzbekistan can be different: both warm, when temperature indicators reach 20°C, and very cold, with frosts and a drop in the thermometer scale to -25°C. But a snowy winter is very rare – if snow falls, it melts quickly.

Ski holidays with skiing and snowboarding can be enjoyed in the Chimgan Mountains. The trails on the Chimgan are comfortable, they are more suitable for beginners and for honing techniques from experienced athletes. But on the slopes of Beldersay it can be difficult even for professional skiers. The pride of Uzbekistan is the new Amirsoy resort, which was opened in 2019 near Tashkent. On its territory there is everything needed for a good rest: a park hotel with direct access to the highways, shops, restaurants of national and European cuisine. Tourist police work at the resort all season and medical assistance is available.

AMIRSOY

The Amirsoy Resort Mountain Resort is located on an area of 900 hectares in one of the most beautiful and picturesque places of the capital region, on the spurs of the Chatkal ridge of the western part of the Tien Shan Mountains, just 65 kilometers from Tashkent.



AMIRSOY

LOCATION: TASHKENT

TEMPERATURE: AVERAGE – 9 °C

NUMBER OF SKI SLOPES: 10

Technical specifications:

- Height difference – 660 meters
- The height of the resort is 2,290 meters
- The total length of the ski slopes is 15 km
- Number of ski slopes – 10
- Number of lifts – 7
- The duration of the season is from November to April



How to get

The resort is located on the northern slopes of Mount Maygashkan, 65 km from Tashkent.

It is possible to get there by a car: drive in the direction of Tashkent - Gazalkent, then, turning to Galvasay, towards Chimgan and Beldersay to the sign "Amirsoy Resort".



Hotels nearby

- Le Chalet by Amirsoy

Climate

The climate in this area is significantly colder than in In winter, especially in the first month of winter, it is known for sharp temperature changes. The bright sun shines during the day, the air warms up to plus 12 ° C, and at night it cools down to -1 ° C and below. January is recognized as the coldest month of the year. The lowest temperature values, according to meteorological observations, fall on the first days of January.



Prices

Ski-pass cost 40,000 – 140,000 UZS (3.5 – 12.5 USD) for adults, and from 20,000 to 70,000 UZS (2 – 6 USD) for children and seniors. Bike-pass from 120,000 to 150,000 UZS (13 USD). Paid and free parking is also available.

CHIMGAN

Chimgan and Beldersay are mountain ranges that are parts of the Tashkent Viloyat. Its maximum height is 3,300 m. The mountain is located 80 km from the capital of Uzbekistan – Tashkent.



CHIMGAN

LOCATION: TASHKENT

TEMPERATURE: AVERAGE – 9 °C

NUMBER OF SKI SLOPES: 10

Technical specifications:

- Height difference – 400 meters
- The height of the resort is 3,300 meters
- The total length of the ski slopes is 2 km

Several trails of various categories are equipped for descent on the slopes of Chimgan: novice skiers; amateurs, more experienced skiers; for professionals; and also, separately to the athletes of the Uzbek national team.



How to get

The distance from Tashkent to the ski resort is 118 km. It is possible to get there by a car or a regular bus. The trip time is 1 hour and 50 minutes.



Hotels nearby

- On the territory of the Chimgan resort complex, cafes, bars, entertainment venues are available to tourists. The hotel "Liner" is equipped with 100 comfortable rooms of different categories and capacity. Alternatively, tourists stay at the hotel "Archazor", in the cottages "Sky Village".

Chimgan - the famous ski resort of Uzbekistan began to develop in the 1980s and soon gained universal popularity not only among the locals, but also outside Uzbekistan. At the height of the season, more than ten thousand experienced athletes and novice amateurs gather at the resort.

Climate

The air temperature is usually not very low (within 10 - 15°C) and moderate precipitation. Sunny weather at the resort happens much more often than wind and cloud cover. Experienced skiers note that the snow on the slopes of Chimgan has a flat structure, does not stick to the skis, so the trails are not inferior to those in Sochi and New Zealand. Due to the mild climate, this area has become a favorite place for family holidays with young children.



Prices

There is no skipass system, every lift is charged separately. Chimgan prices: one lift on a chairlift – about 11,000 – 22 500 UZS (1 - 2 USD), one lift on a tow lift for pedestrians – about 11 000 UZS (1 USD).

BELDERSAY

Chimgan and Beldersay are mountain ranges that are parts of the Tashkent Viloyat. Its maximum height is 3,300 m. The mountain is located 80 km from the capital of Uzbekistan – Tashkent.



BELDERSAY

LOCATION - TASHKENT

TEMPERATURE – AVERAGE – 9 °C

HEIGHT DIFFERENCE – 760 METERS

Technical specifications:

- Height difference – 760 meters
- The height of the resort is 3,300 meters
- The total length of the ski slopes is 2,3 km
- Number of lifts – 2



How to get

The distance from Tashkent to the ski resort is 118 km. It is possible to get there by a car or a regular bus. The trip time is 1 hour and 50 minutes.



Hotels nearby

- Comfortable rooms of the Baldersay Hotel are provided for guests to stay at the resort, besides vacationers can stay in cozy cottages, wooden houses on the highest points of the mountain or in a sports complex.

Beldersay tract is another popular ski resort in Uzbekistan. It is 4 km from Chimgan. Beldersay is more suitable for sophisticated skiers, as the slopes are harder and longer, and the height difference is 760 meters.

Climate

The air temperature is usually not very low (within 10 - 15°C) and moderate precipitation. Sunny weather at the resort happens much more often than wind and cloud cover. Snow cover on mountain slopes lasts longer than in Chimgan. Even when the air temperature rises above zero, the snow on the slopes does not melt. The best month for skiing is February.



Prices

There is no ski pass system here, a separate fee is charged for each ascent. In Beldersay, a chairlift costs about 22 500 UZS (2 USD).

AUTHORS

SEMYON YURCHENKO

Partner
Cushman & Wakefield Kazakhstan

Office: +7 (727) 334 44 00
Mobile: +7 (701) 951 15 24

semyon.yurchenko@cushwake.kz



TEKLA IASHAGASHVILI

Head of Development Advisory
Department
Cushman & Wakefield Georgia

Office: +995 (0) 32 247 48 49

tekla.iashagashvili@cushwake.ge



ADELIYA BOLYSBEK

Analyst
Cushman & Wakefield Kazakhstan

Office: +7 (727) 334 44 00
Mobile: +7 (771) 574 35 42

adeliya.bolysbek@cushwake.kz



DALEL MUSSINA

Consultant
Cushman & Wakefield Kazakhstan

Office: +7 (727) 334 44 00
Mobile: +7 (777) 026 63 95

dalel.mussina@cushwake.kz



ALI KASSYMGUZHIN

Consultant
Cushman & Wakefield Kazakhstan

Office: +7 (727) 334 44 00
Mobile: +7 (702) 276 64 99

ali.kassymguzhin@cushwake.kz



CHINGIZ MUSSIN

Consultant
Cushman & Wakefield Kazakhstan

Office: +7 (727) 334 44 00
Mobile: +7 (701) 221 07 46

chingiz.mussin@cushwake.kz



This report has been produced by Veritas Brown LLC for use by those with an interest in commercial property solely for information purposes. It is not intended to be a complete description of the markets or developments to which it refers. The report uses information obtained from public sources which Veritas Brown LLC believe to be reliable, but we have not verified such information and cannot guarantee that it is accurate and complete. No warranty or representation, express or implied, is made as to the accuracy or completeness of any of the information contained herein and Veritas Brown LLC shall not be liable to any reader of this report or any third party in any way whatsoever. All expressions of opinion are subject to change. Our prior written consent is required before this report can be reproduced in whole or in part.

Copyright © 2022 Veritas Brown LLC. All rights reserved.

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Copyright © 2022 Veritas Valuations LLC, Veritas Brown LLC (Kazakhstan), Veritas Brown LLC (Georgia). All rights reserved.

About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and approximately 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.

To learn more, visit www.cushmanwakefield.com.

