

ADVANTAGES OF THE «ALA-TOO RESORT» PROJECT



Strategic location

- Eastern Prissykkulie is an area with unique natural potential and convenient logistics.



Investment attractiveness

- Full package of permits, transparent management (OPEN BOOK principle), state support and individual approach to investors.

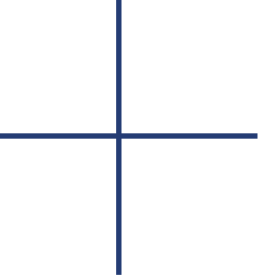
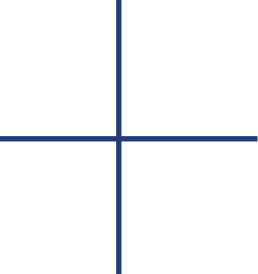
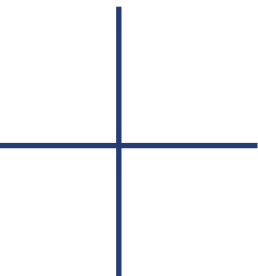


Environmental friendliness and sustainable development

- Implementation of green technologies, minimization of environmental impact, certification according to global standards (LEED, BREEAM).



International level

- The use of advanced technologies, experience of world leaders of ski tourism, compliance with international standards of quality and safety.
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STATE SUPPORT

Construction of engineering infrastructure (water, sewerage, electricity, highway, communications)

- Individual approach to the investor. Preparation of a package of documents, no bureaucracy

Construction of ski infrastructure (ropeway, slopes, service, security)



RESEARCH WORKS

At present, engineering and geological surveys have been completed at 19 locations in Zhyrgalan.

In addition, engineering and geological investigations have been carried out at 30 locations for the construction of the ropeway.

 Zhyrgalan



CONSTRUCTION OF ENGINEERING INFRASTRUCTURE



- Currently, the construction of drinking water supply systems and the design of treatment facilities are underway.
- Design of the highway is being finalized Karakol-Zhyrgalan.
- Preparatory works on construction of power transmission line are in progress.
- Work is also underway to install mobile and high-speed internet connection.

CONSTRUCTION OF MOUNTAIN INFRASTRUCTURE



Construction of a cable car is underway

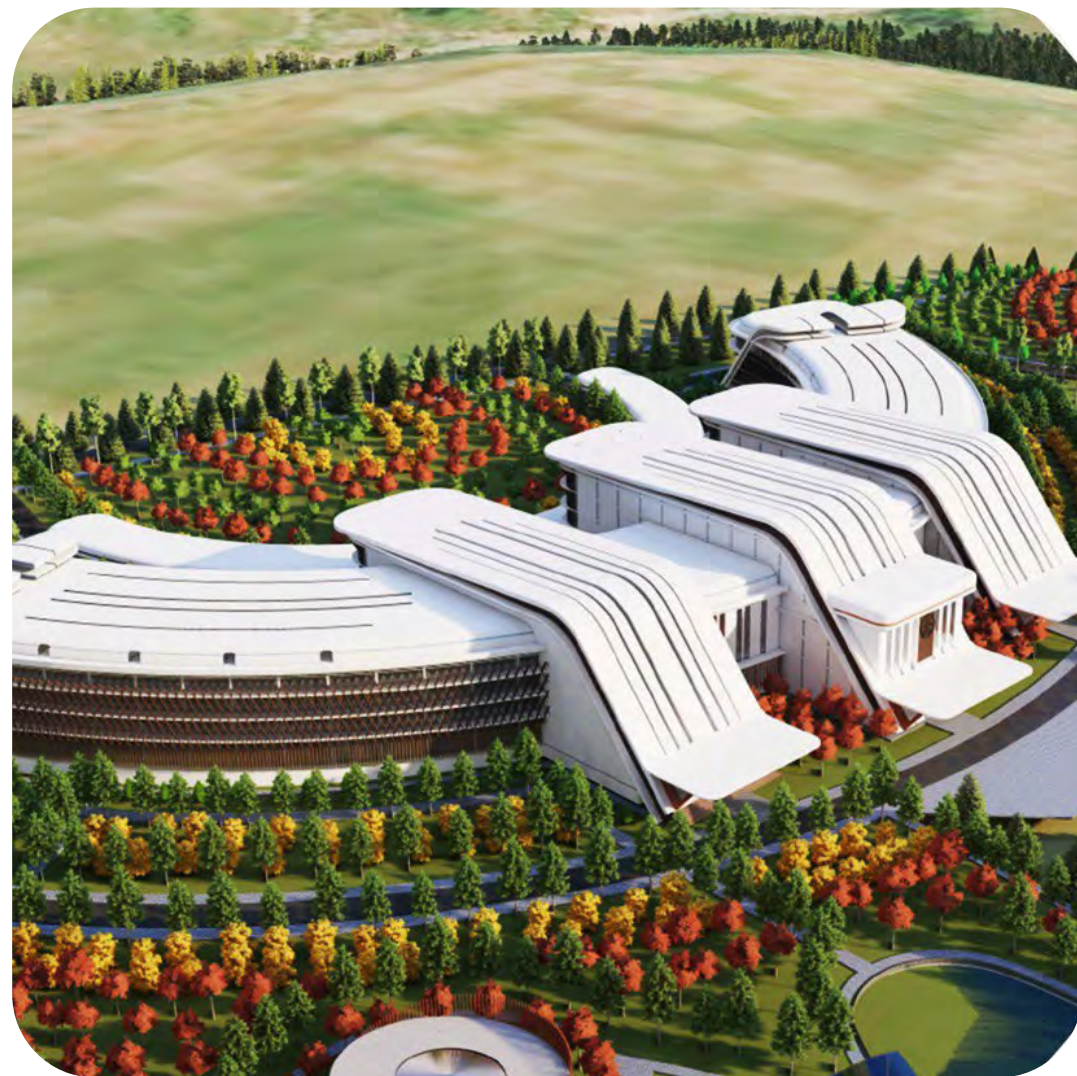
Design of ski slopes is in progress

Design of artificial snowmaking systems

Design of artificial reservoirs

Design of restaurants, cafes, and food courts

LIST OF FACILITIES PRESENTED FOR AUCTION



Three, four and five-star hotels



Apartments and VIP cottages



Ethno village, restaurants, cafes, and other commercial facilities



Total construction area:

133 842 m².

The area of the town is 58 hectares

The first stage of the auction for the sale of land plots in Jyrgalan took place from July 15 to 18, 2025. As a result of the auction, more than 14 facilities were sold.

The second stage of the auction is planned for early March 2026, where more than 35 facilities will be put up for sale.

For detailed information, please visit the official websites:

<https://auctionetp.gov.kg>

<https://alatooresort.kg>



Lot No. 1 – Main Hotel 5*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 15,660 m²
Land Plot ID (Master Plan): 2-01-19-0005-0124
Auction Start: 15 July 2025, 10:00
Starting Price:
336,690,000 KGS
Bid Security Deposit:
33,669,000 KGS



Lot No. 2 – Hotel 4*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 2,355 m²
Land Plot ID (Master Plan): 2-01-19-0005-0119
Auction Start: 15 July 2025, 10:30
Starting Price:
40,035,000 KGS
Bid Security Deposit:
4,003,500 KGS



Lot No. 3 – Hotel 4*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 1,393 m²
Land Plot ID (Master Plan): 2-01-19-0005-0095
Auction Start: 16 July 2025, 10:00
Starting Price:
23,681,000 KGS
Bid Security Deposit:
2,368,100 KGS



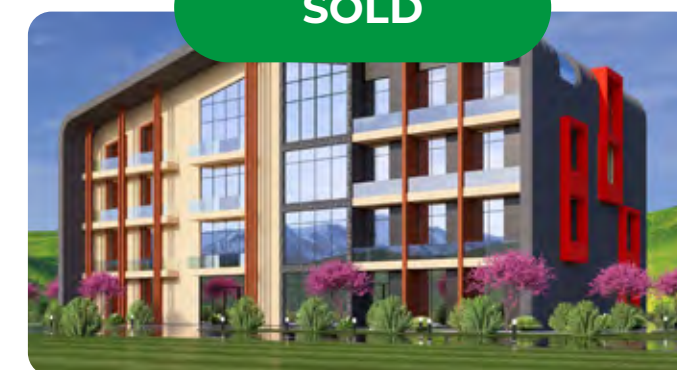
Lot No. 34 – Hotel 5*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 400 m²
Land Plot ID (Master Plan): 2-01-19-0005-0125
Auction Start: 15 July 2025, 15:00
Starting Price:
6,800,000 KGS
Bid Security Deposit:
680,000 KGS



Lot No. 35 – Hotel 5*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 400 m²
Land Plot ID (Master Plan): 2-01-19-0005-0136
Auction Start: 16 July 2025, 14:30
Starting Price:
6,800,000 KGS
Bid Security Deposit:
680,000 KGS



Lot No. 36 – Hotel 5*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 800 m²
Land Plot ID (Master Plan): 2-01-19-0005-0137
Auction Start: 17 July 2025, 13:30
Starting Price:
13,600,000 KGS
Bid Security Deposit:
1,360,000 KGS



Lot No. 40 – Hotel 5*

Location: Issyk-Kul Region, Ak-Suu District, Khan-Teniri Rural District, Jyrgalan village
Area: 216 m²
Land Plot ID (Master Plan): 2-01-19-0005-0131
Auction Start: 17 July 2025, 14:00
Starting Price:
3,067,200 KGS
Bid Security Deposit:
306,720 KGS

ABOUT THE CLUSTER

“Today, the economic well-being of the republic is largely ensured by Issyk-Kul and the Kumtor gold deposit, and the ‘Three Peaks’ project must become their worthy successor.

Construction projects in the area of Tamchy airport are considered the third ‘Kumtor’, while the development of the Kyzyl-Ompol deposit is regarded as the fourth.

These projects are capable of bringing billions of dollars to the country, and the ‘Three Peaks’ resort is only the first step in this direction.”

President of the Kyrgyz Republic
Sadyr Japarov





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Thank you
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