



BEFORE YOU BOOK A FLIGHT

The Georgia Scouting Guide

How to evaluate Georgia for investment, relocation, or medical & wellness care — before you commit.

Georgia rewards people who do their due diligence in person. Brochure figures, forum threads, and a quick holiday won't tell you what a focused week on the ground will — which neighbourhoods actually suit you, whether the numbers hold up, and who you can trust. This guide is the framework serious investors, relocators, and medical or wellness travellers use to assess Georgia properly. Work through it before you go, and you'll come back with answers instead of more questions.

Why people come to Georgia — and what to evaluate for each

INVESTMENT

Real estate and business entry.
Evaluate: title security, which districts hold value, genuine rental demand, and the true all-in cost of buying and holding — not the asking price.
Confirm the current residency-by-investment threshold, which changed in 2026.

RELOCATION

A base to live part- or full-time.
Evaluate: which city fits your life (Tbilisi, Batumi, Kutaisi, Signaghi), real monthly cost of living, community, and the current entry, visa-free and work-permit rules.

MEDICAL, DENTAL & WELLNESS

Premium care and recovery at a lower cost. Evaluate: the clinics and providers in person, written treatment quotes, aftercare, and wellness options such as the Tskaltubo spa resorts and balneotherapy.



THE DUE-DILIGENCE CHECKLIST

What a proper scouting trip must answer

Tick each once you can answer it with confidence — not from a website, but from the ground.

- **Location & lifestyle**

Spend real time in more than one place. Tbilisi for the capital, culture and the largest expat base; Batumi for the Black Sea coast and property; Kutaisi for budget living and European budget flights; Signaghi for wine country and a slower pace. Which one actually fits your day-to-day?

- **Property & investment**

Never buy on a first look. Confirm how title is verified locally, which districts hold and grow value, and whether rental demand is real or assumed. Get the full carrying cost — taxes, fees, management. Confirm the current residency-by-investment threshold with an attorney.

- **Cost of living, pressure-tested**

Track what you actually spend for a week — groceries, dining, transport, help, utilities. Compare it to the figures you read online. The gap between brochure numbers and reality is exactly what an in-person visit exposes.

- **Healthcare, dental & wellness**

Visit the facilities you'd actually use. Meet providers, tour a clinic, and get written quotes for any procedure. If wellness is part of the plan, see the Tskaltubo spa and balneotherapy options for yourself. Judge cleanliness, equipment and communication.

- **Entry, residency & legal**

Rules change — the 365-day visa-free entry, the 2026 work-permit changes, and the mandatory travel-insurance requirement all carry conditions. Sit down with a local attorney and confirm what applies to your nationality and plans before you rely on anything online.

- **Safety & day-to-day reality**

Get a firsthand feel for how it is to move around, bank, and settle in. Talk to expats who already live there — not just the ones selling something — and ask what surprised them.

Red flags to walk away from

Pressure to buy or pay on the spot · title or ownership that 'a lawyer will sort out later' · prices quoted only in person and never in writing · anyone who discourages you from getting independent local advice. Serious opportunities survive scrutiny — walk from anything that doesn't.



THE SHORTCUT

What a scouting tour does that a solo trip can't

You can do all of the above alone — booking clinics, chasing agents, and hoping the people you meet are straight with you. Or you can arrive to a week already built around your goals, with the introductions, the property viewings, the clinic visits, and the honest local answers arranged in advance. That's the difference between a holiday and a strategic entry point.

On a GLT scouting tour, we arrange:

- Introductions to vetted attorneys, agents, and medical providers — people who've been checked, not found online.
- Property and neighbourhood viewings matched to your budget and goals, across the cities that actually fit you.
- Clinic, hospital and wellness visits with written quotes, if medical, dental or spa care is part of your plan.
- Straight answers on cost of living, residency, insurance and what daily life is really like — from people who live it.

Ready to see Georgia for yourself?

Start with a free discovery call — we'll map your goals and tell you honestly whether a tour is worth it.

[Book your free discovery call →](#)

[Enquire about the next tour →](#)

Planning a full move? Our sister service, Expat Connect Services, handles relocation and concierge once you decide.