



HOLDING

ABOUT US

VR HOLDING is a development company founded in 2010 by businessman Noshiko Namoradze. It was one of the first companies to introduce the highest standards in the development industry in the Georgian market. Today, the company implements innovative, high-quality, and modern projects across Georgia.

SAIRME VILLA RESIDENCE

ABOUT

Sairme Villa Residence is located in a prestigious, quiet, and environmentally clean district of Tbilisi, on an elevated site. The complex consists of two 5-story villas — Villa 1 and Villa 2.

Sairme Villa Residence is close to key city and recreational areas:

- 15 minutes by car from Freedom Square
- 23 km from the airport, 30 minutes by car
- In an ecologically clean district of Tbilisi
- In the embassy area (Austria, Poland, Kazakhstan, Council of Europe)
 - Near Gotziashvili Garden (the so-called Red Garden)
 - Near the former hippodrome
 - 7 km from Lisi Lake
 - 7 km from Koo Lake

The surrounding infrastructure is diverse: clinics, schools, kindergartens, restaurants, shopping centers, sports grounds, tennis courts, swimming pools, etc.

PROJECT

INVESTMENT INFORMATION



QUALITY STANDARDS WE PRIORITIZE:

- *Construction carried out using the highest quality cement and rebar with ISO certification*
- *Foundation made of 60 cm monolithic stone-concrete reaching down to the mountain base*
- *Light structures designed for double load*
- *The building is designed for an 8-magnitude earthquake*
- *Walls built from energy-efficient blocks and heat-reflective materials*
- *The structure has waterproofing*
- *Building façade fully finished with natural travertine*
- *Glazed windows made of iso-aluminum and equipped with sliding mechanisms*
- *First floor, stairs, and all corridors finished with marble*
- *Rooms have independent ventilation systems*
- *Buildings have individual central heating systems*
- *Underground floor equipped with underfloor heating*
- *Electrical wiring complies with international standards and is grounded*
- *Highest quality materials used for plumbing*
- *Fire safety ensured; rooms connected to central audio system*
- *Buildings equipped with surveillance cameras and security systems; government protection possible*
- *The complex includes a rooftop swimming pool*

OUR SERVICES

your comfort is our priority



Cleaning Service



Rent



24-hour Security



Gardening Service



Parking



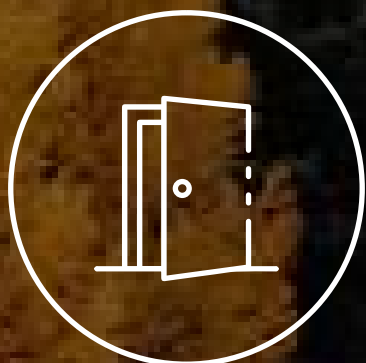
Concierge



Technical Support



Taking Care of Shared Spaces,
Halls, and Elevators



Room Service



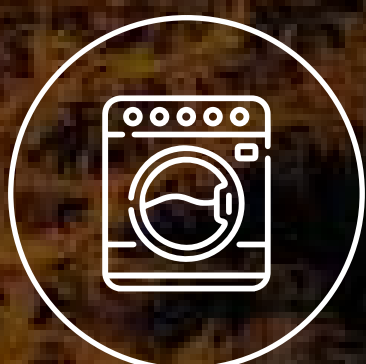
Manager of the Complex



Monitoring of
Water Reservoirs



Fire System Services



Laundry Service



Transportation



Valet Parking



Grocery Services at the Door

EXTERIOR





INTERIOR









VILLA FLOOR PLANS

-1 FLOOR

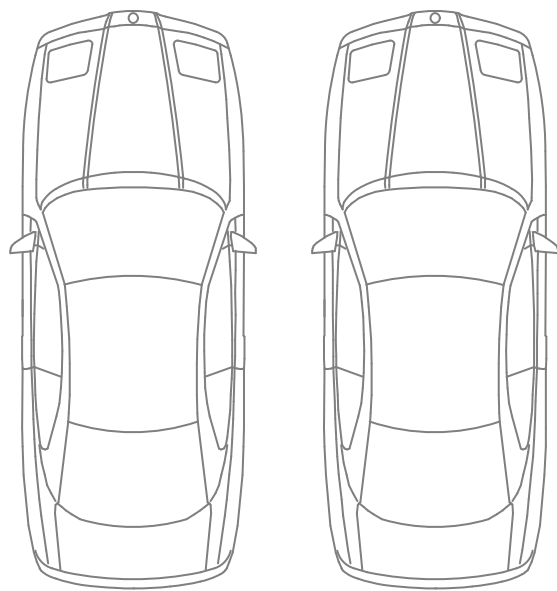
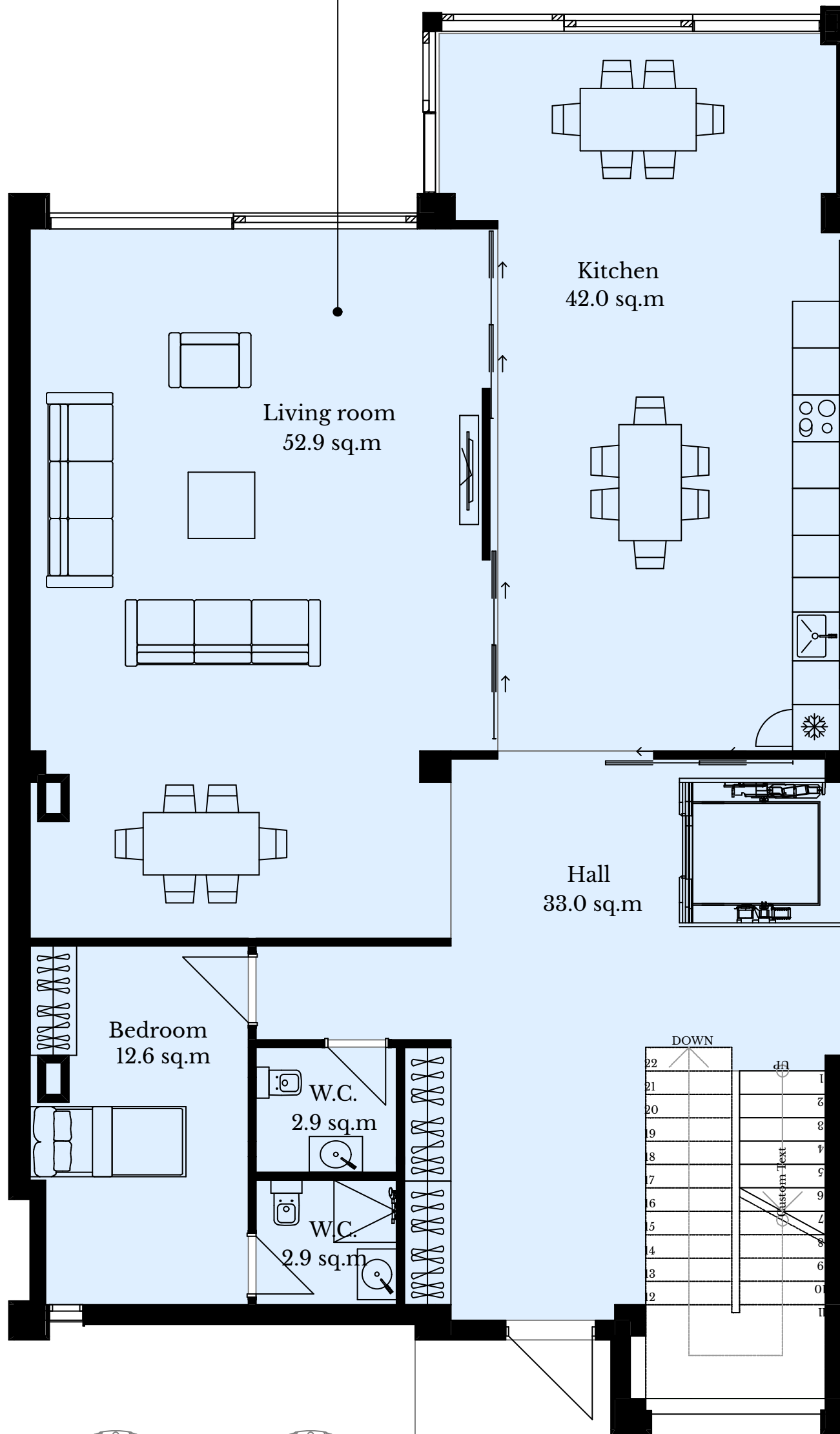
Block "A"	
Residential	155.9 sq.m
Terrace	0.0 sq.m
Total	155.9 sq.m

Block "B"	
Residential	144.7 sq.m
Terrace	0.0 sq.m
Total	144.7 sq.m

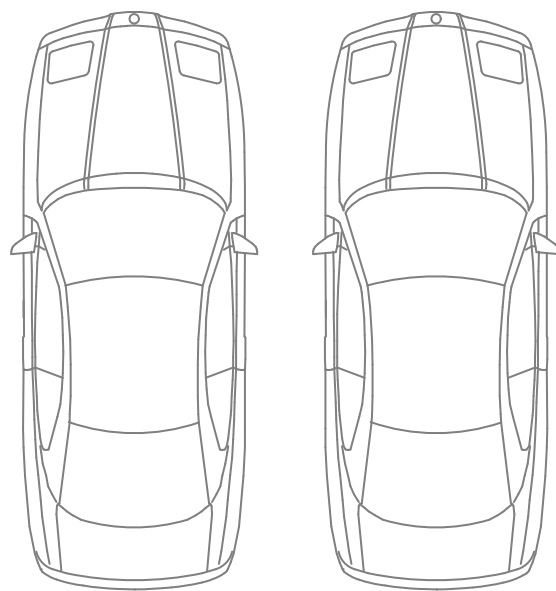
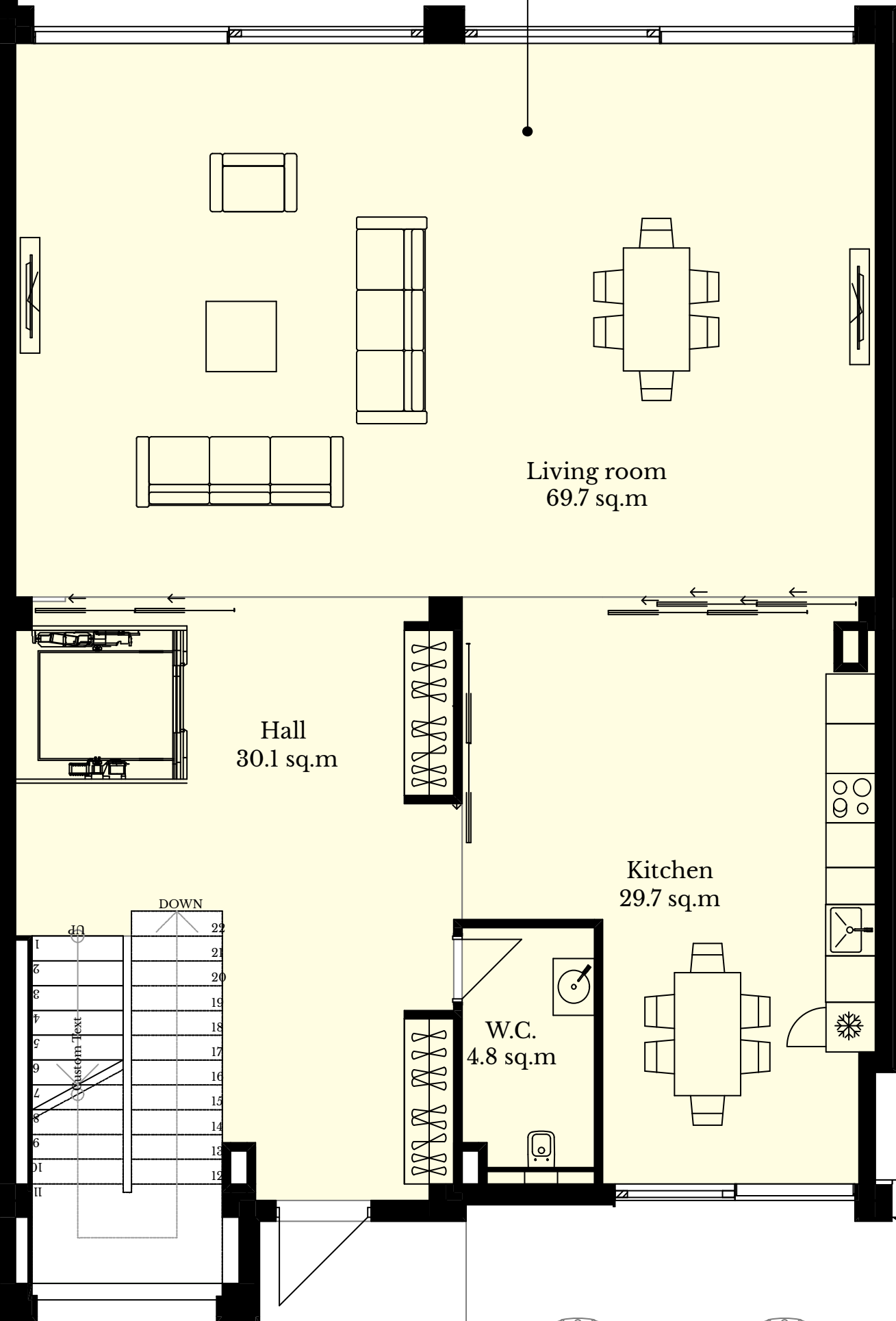


1 FLOOR

Block "A"	
Residential	149.4 sq.m
Terrace	0.0 sq.m
Total	149.4 sq.m

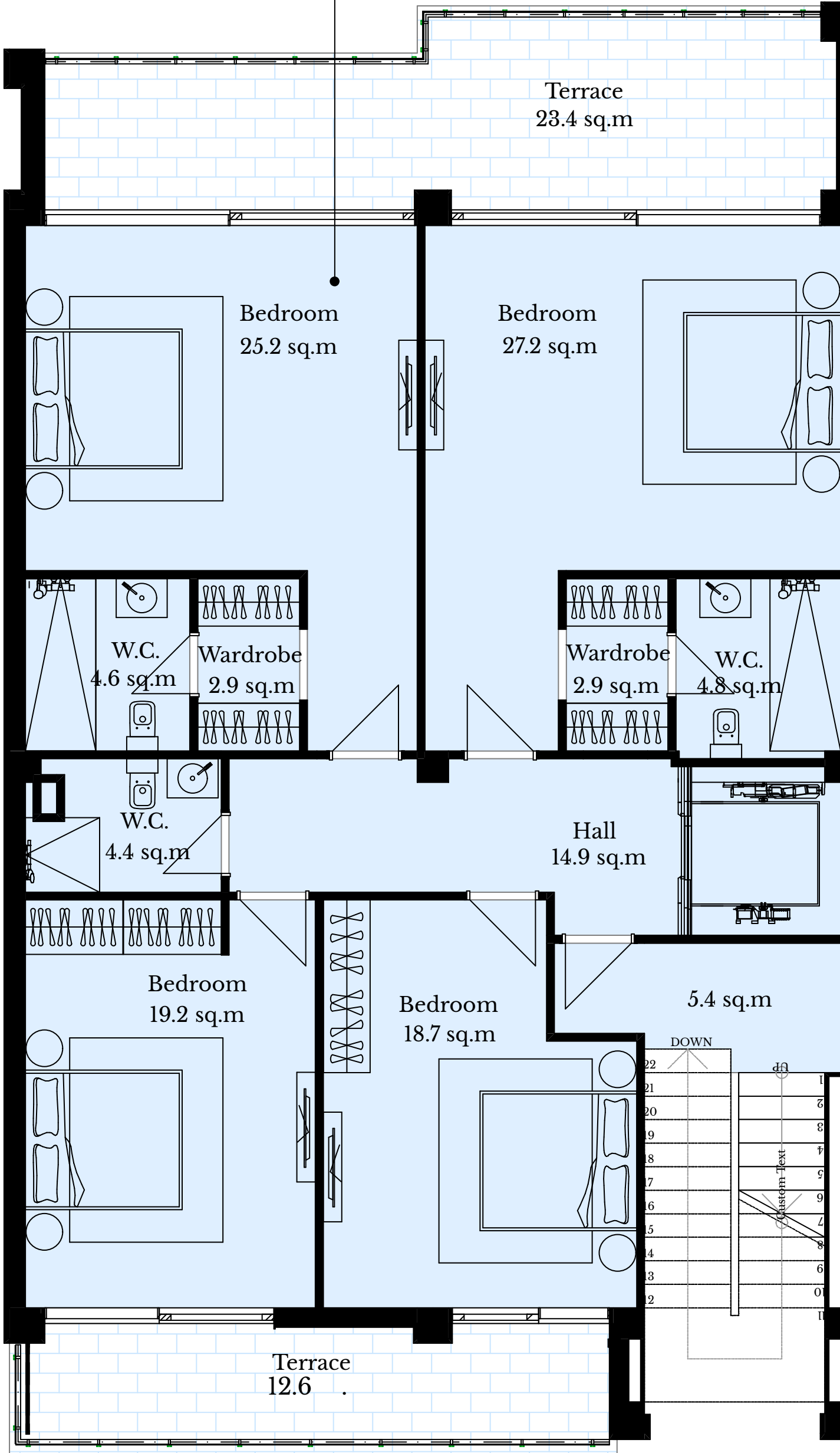


Block "B"	
Residential	137.4 sq.m
Terrace	0.0 sq.m
Total	137.4 sq.m

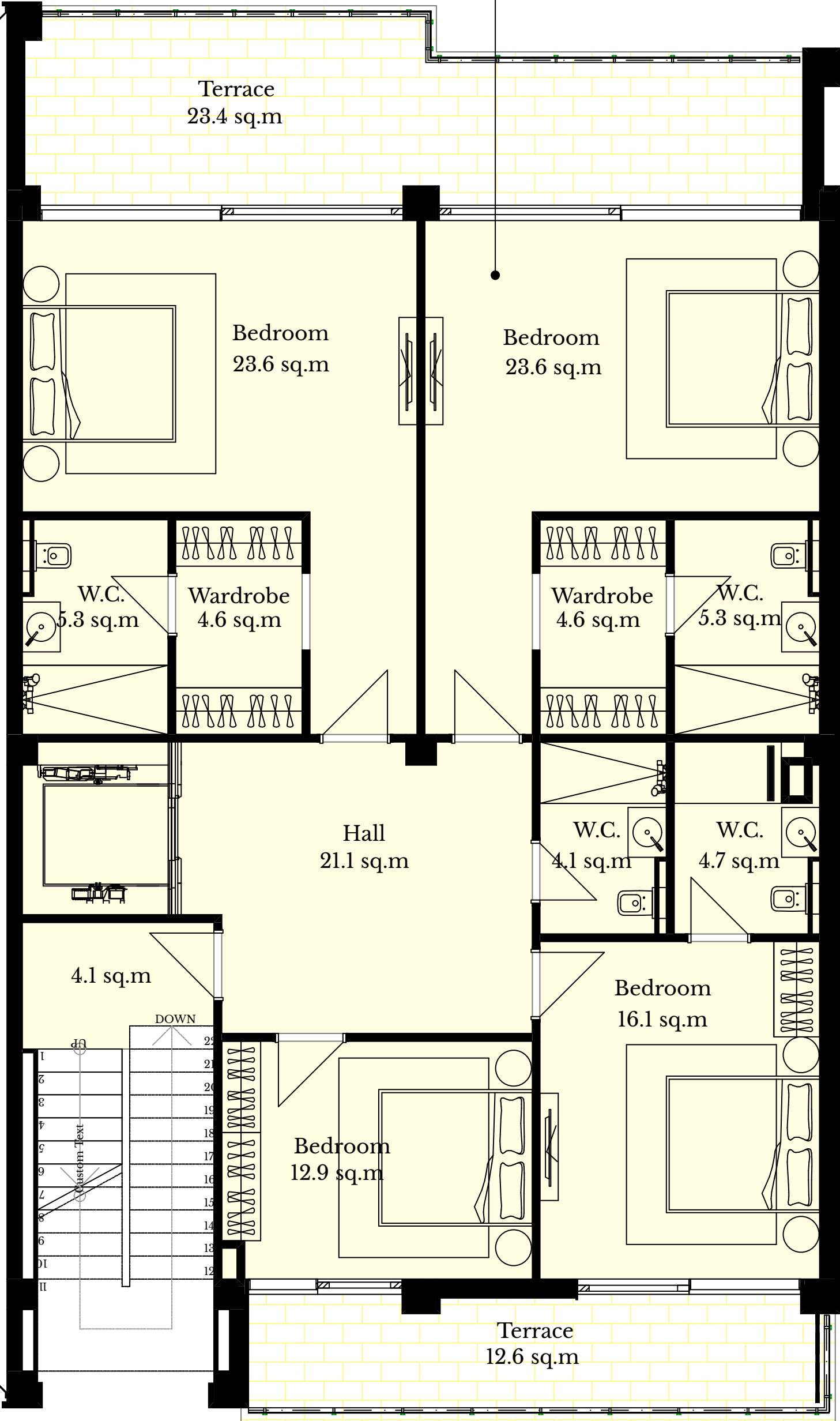


2 FLOOR

Block "A"	
Residential	130.2 sq.m
Terrace	36.0 sq.m
Total	166.2 sq.m



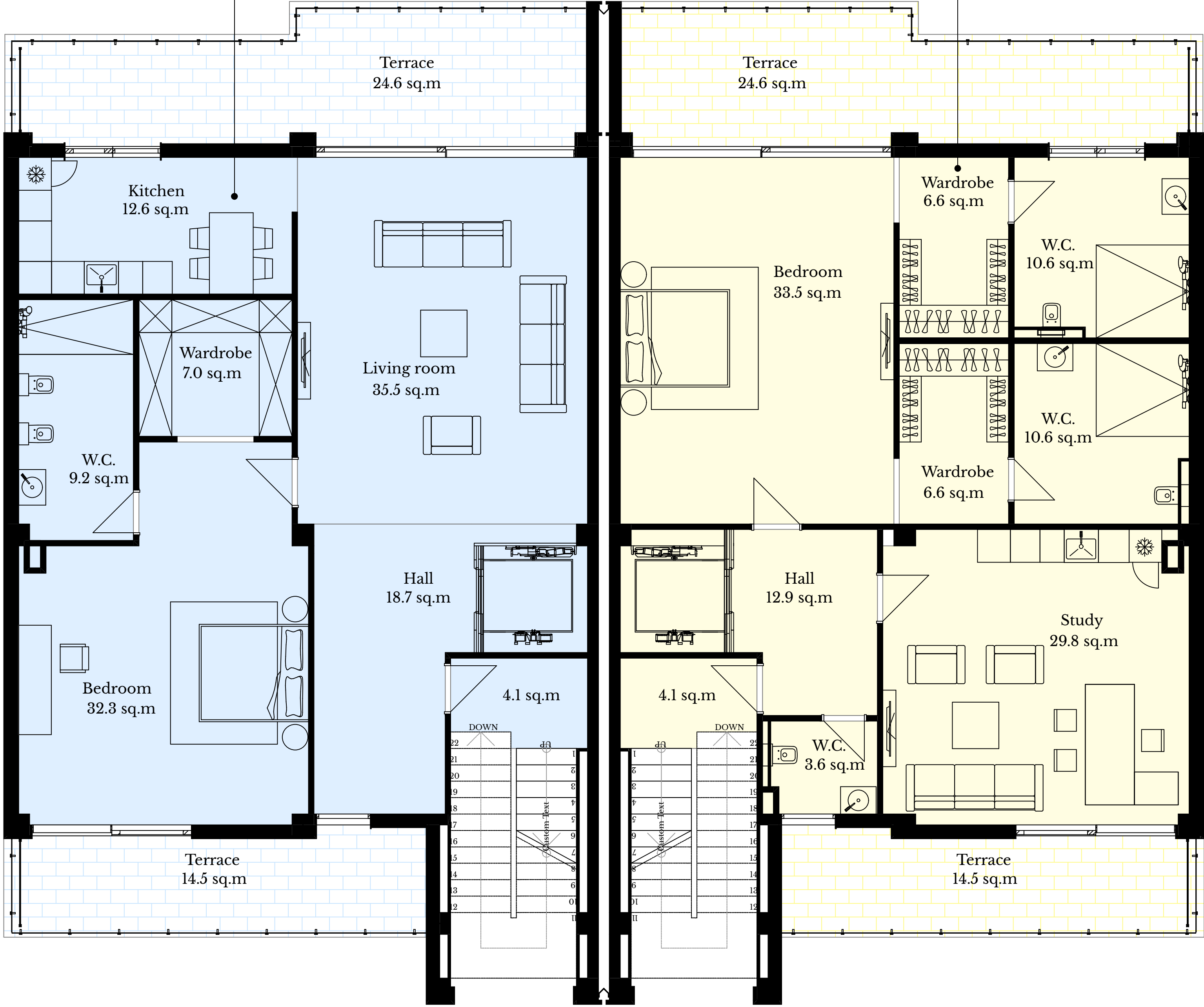
Block "B"	
Residential	130.0 sq.m
Terrace	36.0 sq.m
Total	166.0 sq.m



3 FLOOR

Block "A"	
Residential	119.4 sq.m
Terrace	39.1 sq.m
Total	158.5 sq.m

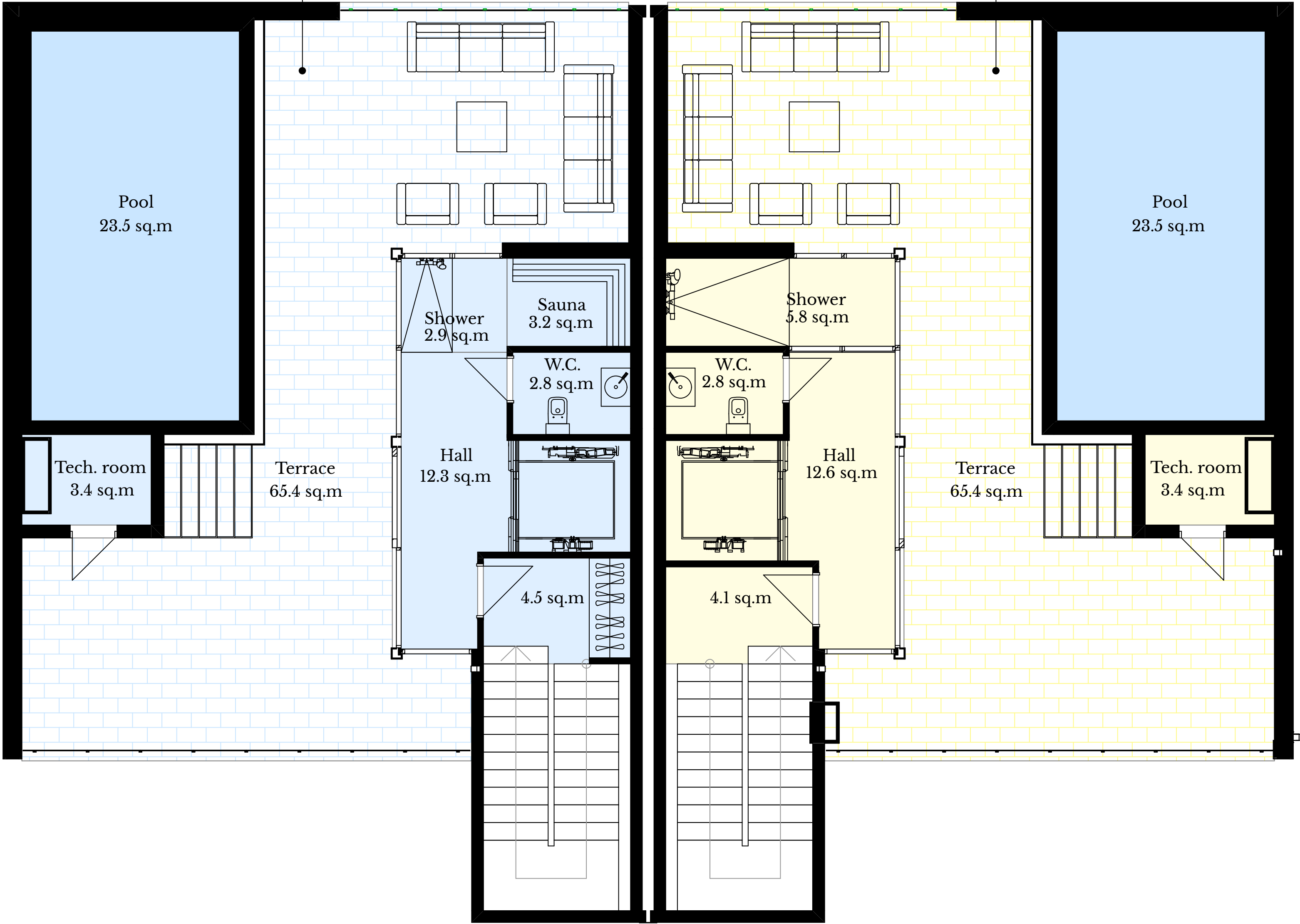
Block "B"	
Residential	118.3 sq.m
Terrace	39.1 sq.m
Total	157.4 sq.m



4 FLOOR

Block "A"	
Residential	29.1 sq.m
Terrace	65.4 sq.m
Pool	23.5 sq.m
Total	118.0 sq.m

Block "B"	
Residential	28.7 sq.m
Terrace	65.4 sq.m
Pool	23.5 sq.m
Total	117.6 sq.m





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