



KRTSANISI
RESORT RESIDENCE

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ABOUT OUR PROJECTS



VR SHEKVETILI FOREST-BEACH



VR KRTSANISI RESORT RESIDENCE



VR VAKE SKY TOWER

VR HOLDING is a real estate development company, which was one of the first in the Georgian market to introduce the highest standard in the construction industry. The company was founded in 2010 by businessman Noshiko Namoradze and since then successfully implements innovative projects throughout Georgia.

Currently, the company has 3 large-scale ongoing projects:
VR SHEKVETILI FOREST-BEACH ,
VR KRTSANISI RESORT RESIDENCE , VR VAKE SKY TOWER

A full-page background image of Ilia Topuria in a UFC octagon. He is wearing a red and white striped shirt, a Spanish flag sash, and two UFC championship belts. He has a beard and a tattoo on his chest. He is looking upwards with a determined expression. The octagon ropes and a crowd are visible in the background.

ILIA TOPURIA, OFFICIAL BRAND AMBASSADOR OF VR HOLDING

Excellence Without Limits

Ilia Topuria is a Georgian-Spanish professional mixed martial artist (MMA) and UFC World Champion, known for his discipline, determination, and high-level sporting achievements. Through his successful international career, he has become one of the most influential athletes and an inspiration to millions around the world.

As the Official Brand Ambassador of VR Holding, Ilia Topuria represents the values on which the company is built—perseverance, development, strength, and a continuous pursuit of perfection. This partnership brings together a world-class athlete and a modern development brand, with the goal of creating a new standard of living.

ILIA TOPURIA × VR HOLDING

VR KRTSANISI RESORT RESIDENCE

Breathe, Live, Relax

VR KRTSANISI RESORT RESIDENCE - THE PERFECT BLEND OF LUXURY,
MODERN DESIGN, AND EXCEPTIONAL INFRASTRUCTURE

ABOUT

VR Holding is developing the VR Krtsanisi Resort Residence, a modern district featuring premium class residential designs on Grigol Volski Street. As the first resort-type settlement in a diplomatic residence complex, it offers a fresh, eco-friendly environment and a relaxing atmosphere.

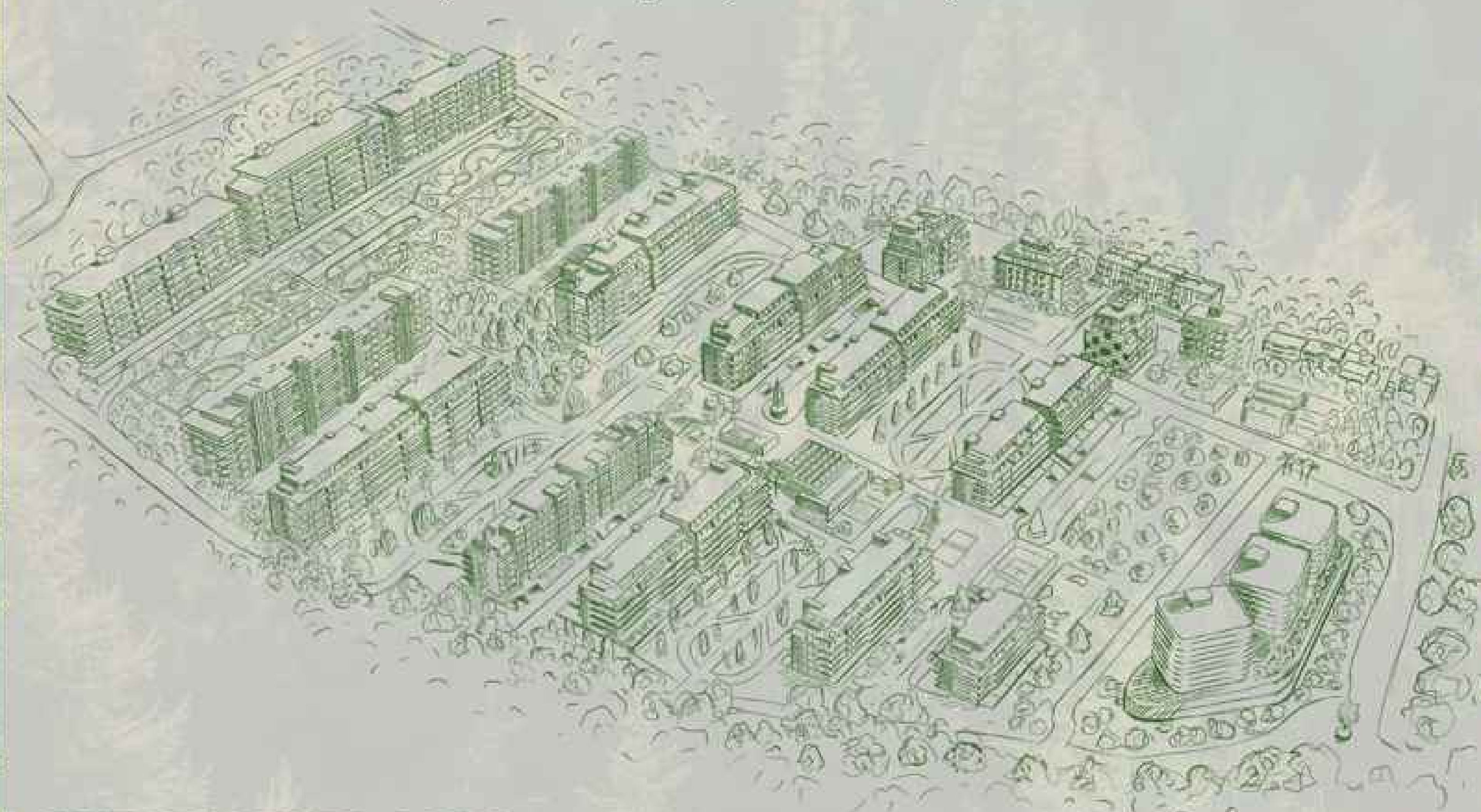
Spanning 20 hectares in the historic Krtsanisi area of Tbilisi, VR Krtsanisi Resort Residence is just 6 km from Freedom Square and 17 km from the airport, with breathtaking panoramic views of the city.

VR Krtsanisi Resort Residence, concept and design were developed by our highly qualified team, offering luxurious living with exceptional landscape design and diverse infrastructure. The project features 70% recreational space, including pools, fitness centers, sports courts, a horse stable, and mini golf. It also includes educational and commercial facilities, such as a hypermarket, cafes, shops, workspaces, and an indoor swimming pool. Our motto is "Breathe, Live, Relax", based on which we offer comfort, safety, the highest quality and ecologically clean environment.

US

LOCATION

*The Project is Located in the Most Diplomatic,
Safe and Ecologically Clean Area of Tbilisi.*



FREEDOM SQUARE - 5.2 KM
OLD TBILISI - 4.1 KM
AIRPORT - 18.4 KM

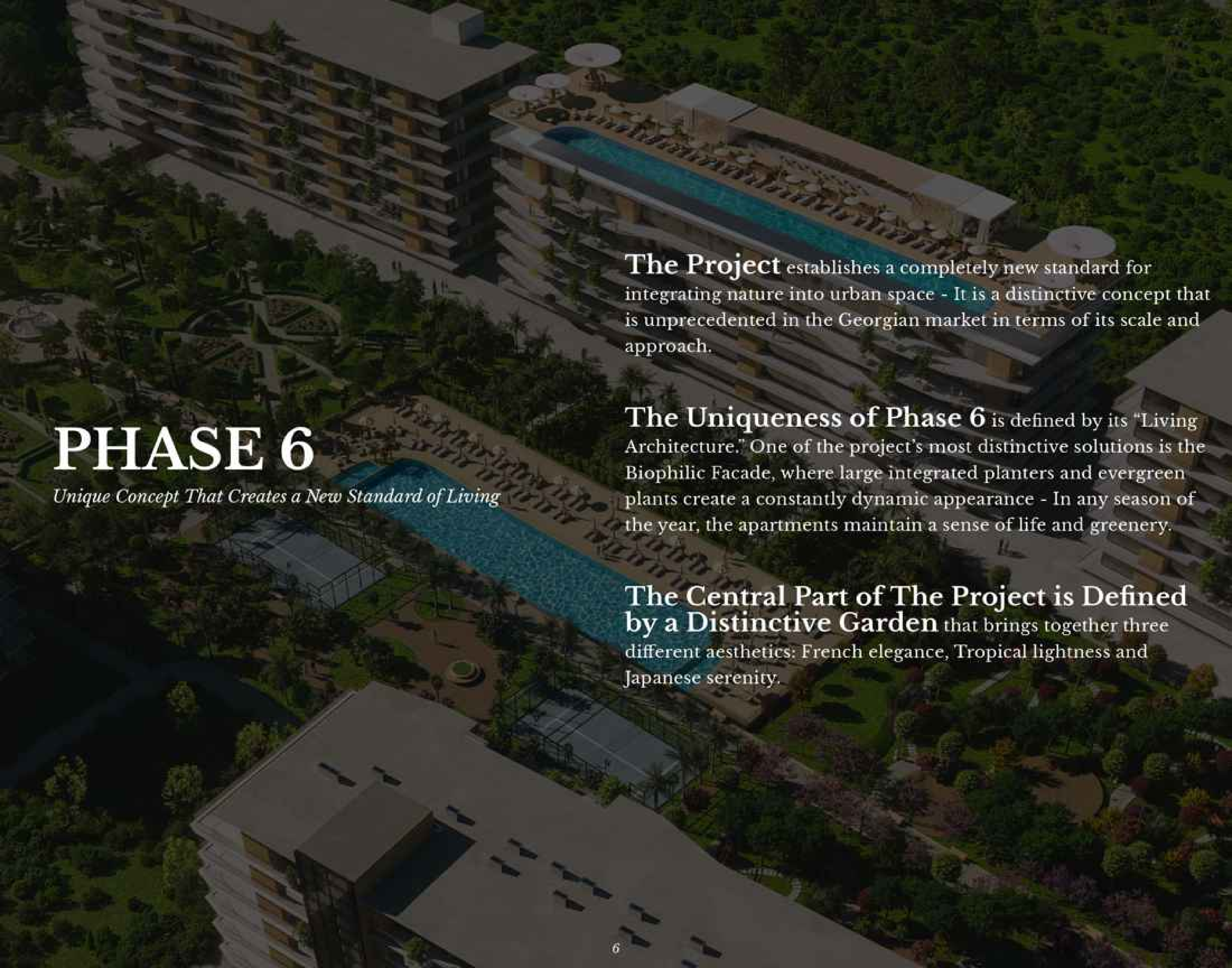
DEVELOPMENT OF VR KRTSANISI RESORT RESIDENCE

The Total Project Area for the Complex is 20 Ha



THE PROJECT HAS 6 PHASES

The Distance Between the Blocks 50 m.

An aerial architectural rendering of a large-scale residential development. The complex features multiple high-rise buildings with balconies and terraces integrated with lush greenery. Two long, rectangular swimming pools are visible, surrounded by landscaped areas with trees and walkways. The overall design emphasizes a connection between urban living and nature.

PHASE 6

Unique Concept That Creates a New Standard of Living

The Project establishes a completely new standard for integrating nature into urban space - It is a distinctive concept that is unprecedented in the Georgian market in terms of its scale and approach.

The Uniqueness of Phase 6 is defined by its "Living Architecture." One of the project's most distinctive solutions is the Biophilic Facade, where large integrated planters and evergreen plants create a constantly dynamic appearance - In any season of the year, the apartments maintain a sense of life and greenery.

The Central Part of The Project is Defined by a Distinctive Garden that brings together three different aesthetics: French elegance, Tropical lightness and Japanese serenity.

INVESTMENT INFORMATION

14%
Annual Return (ROI)

Apartments From
50.1 sq.m

15
Years Of Experience

7ha
Recreational Space

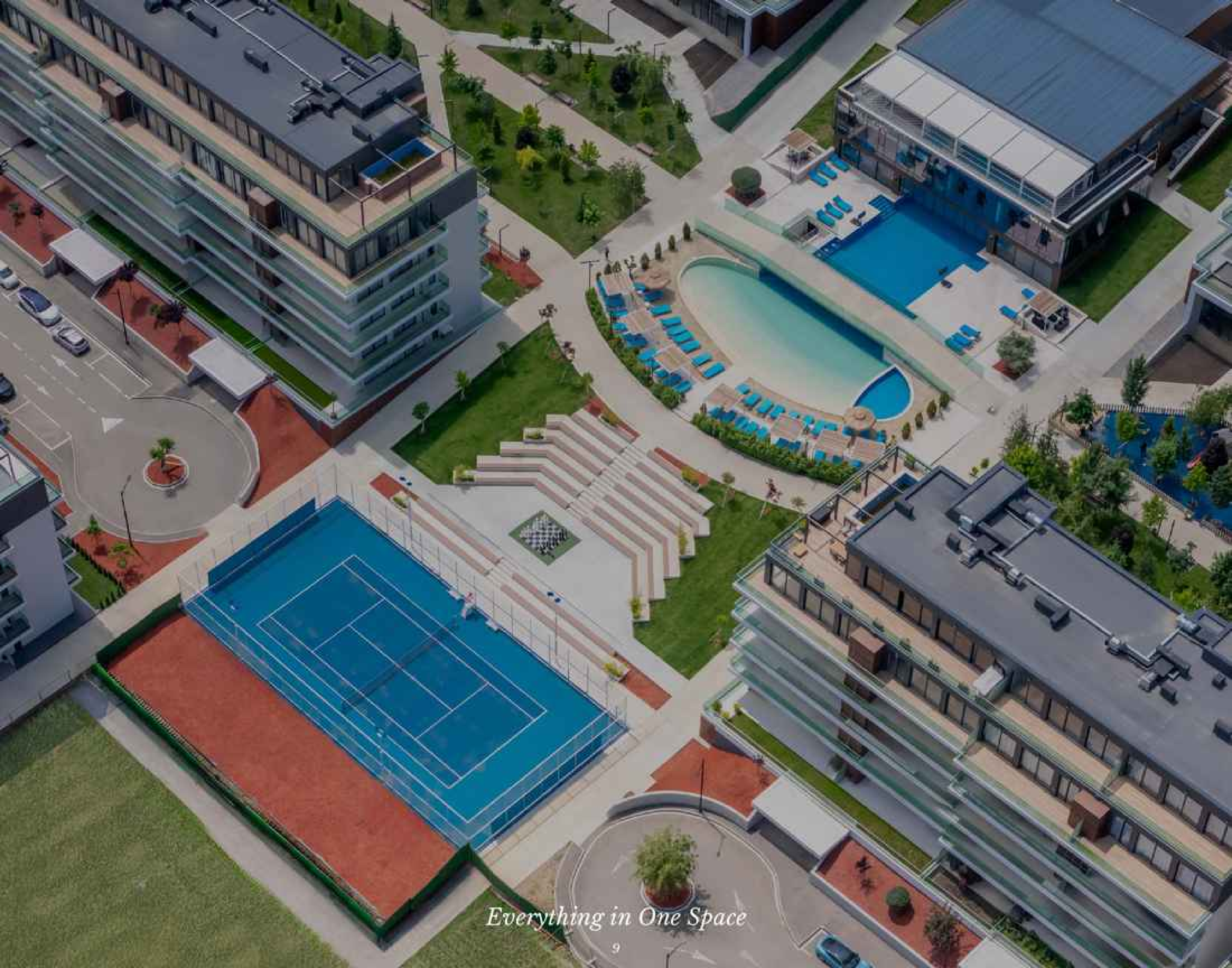


INFRASTRUCTURE

Where Quality of Infrastructure Meets Exceptional Living

VR Krtsanisi Resort Residence offers more than just a place to live – it's a lifestyle. Our residents enjoy an exclusive range of premium amenities and activities, all thoughtfully integrated into the resort. Designed to meet the needs of every age and interest, it's a place where comfort, convenience, and enjoyment come together seamlessly.

- Kids Playgrounds
- Football
- Basketball
- Tennis
- Padel Tennis
- Mini Golf
- Bowling Club
- Entertainment Area
- Gym
- Spa & Wellness Center
- Amphitheatre
- School
- Kindergarten
- Hippodrome
- Swimming Pool with a Sandy Beach
- 80-Meter Infinity Pool
- Pool On The Terrace
- Multifunctional Centre
- Bicycle and Pedestrian Paths
- 70% Recreational Area
- Fine-Dining Restaurants
- Wine Tasting Area and Cellar
- Conference Hall
- French Garden
- Tropical Garden
- Japanese Garden



Everything in One Space



Multifunctional Building



Mini Golf Court



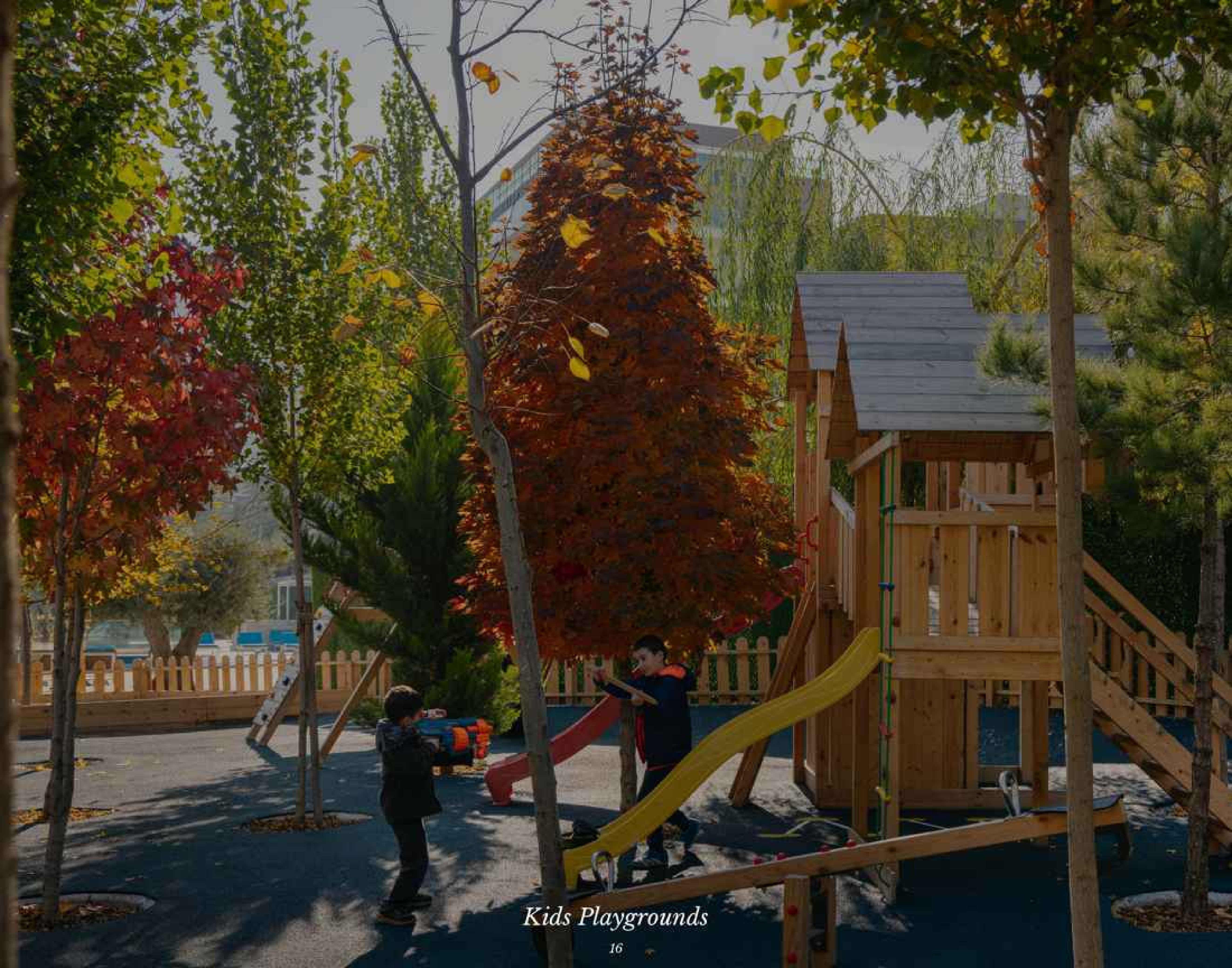
Amphitheatre



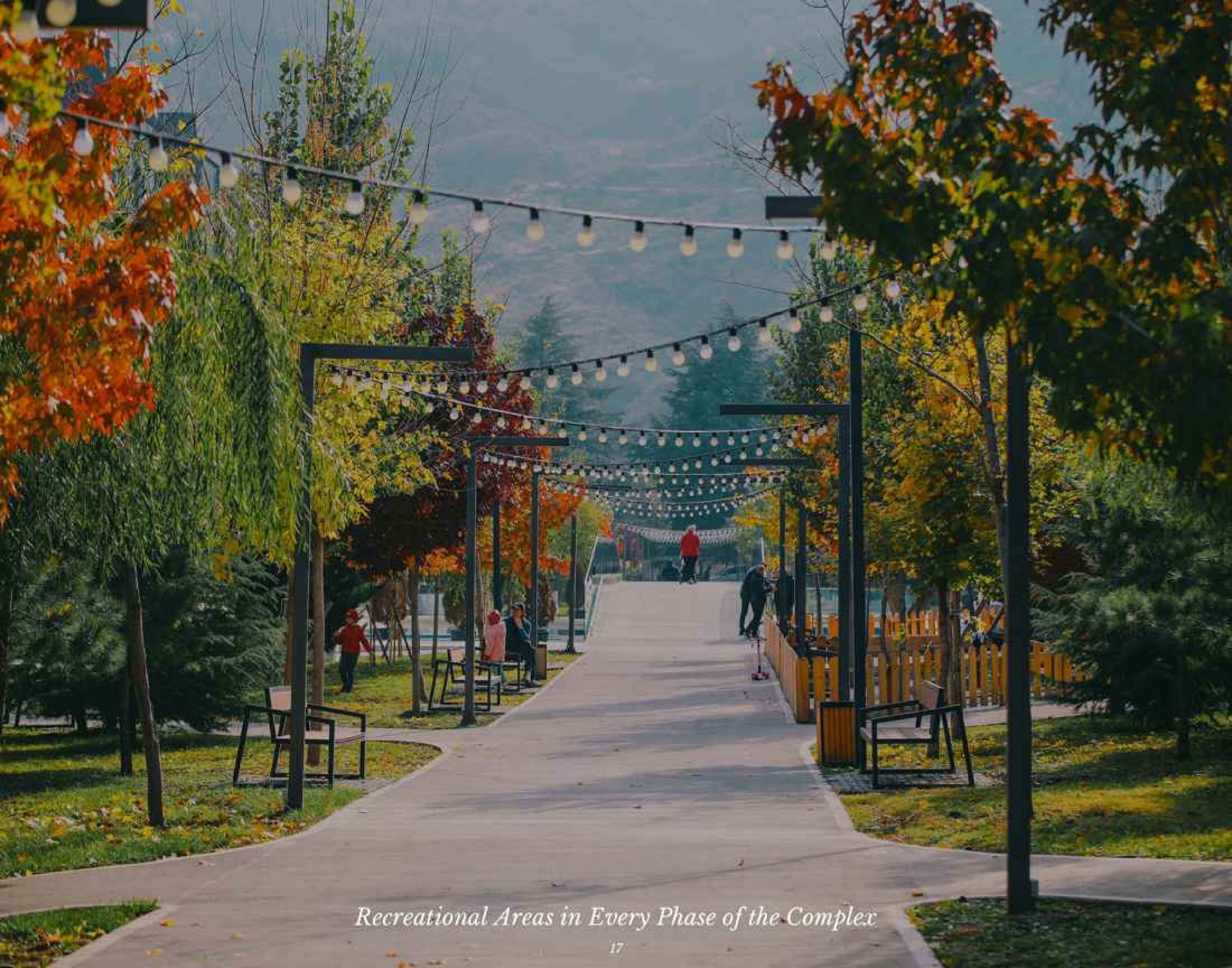
Padel Tennis







Kids Playgrounds



Recreational Areas in Every Phase of the Complex



French Garden



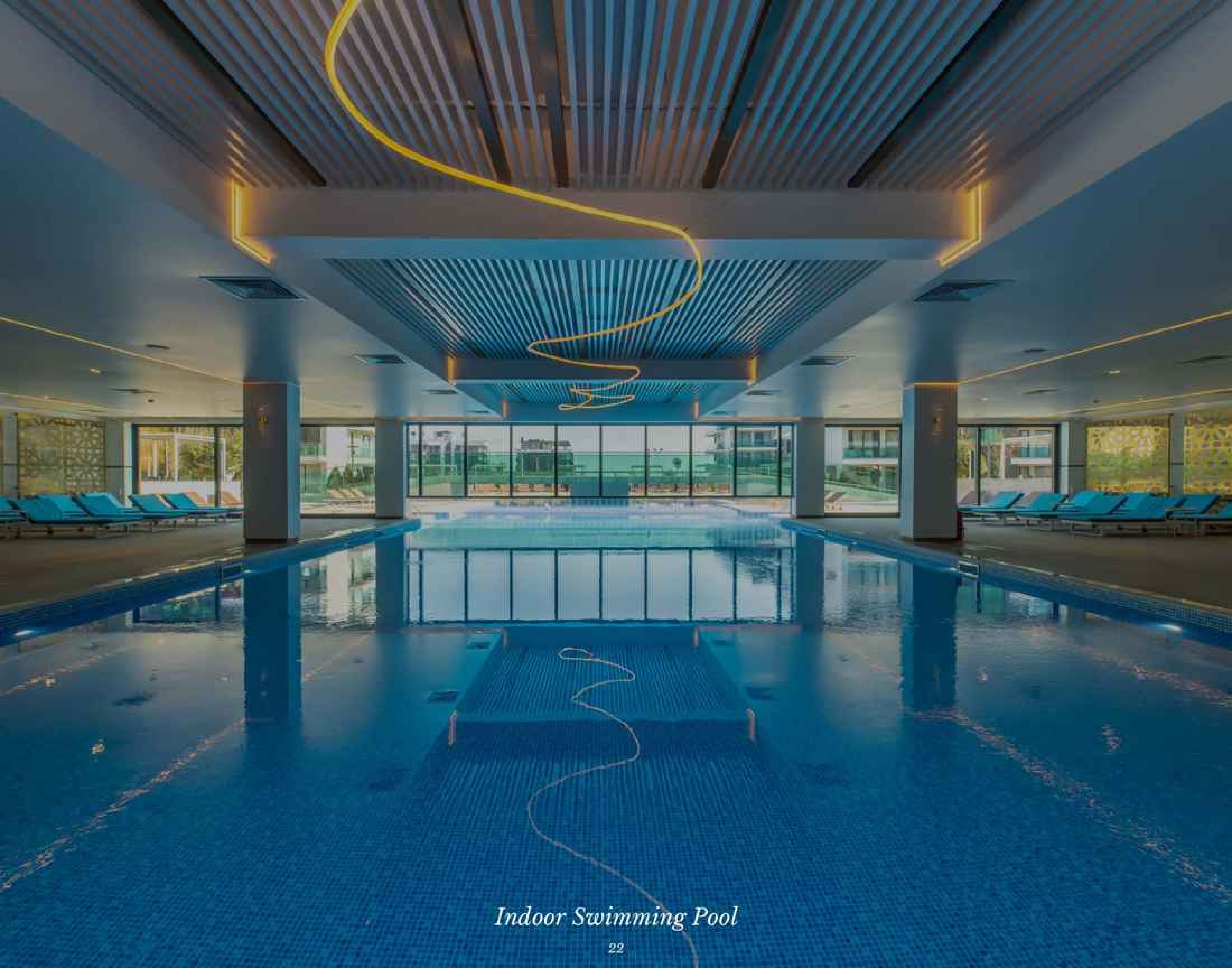
Tropical Garden



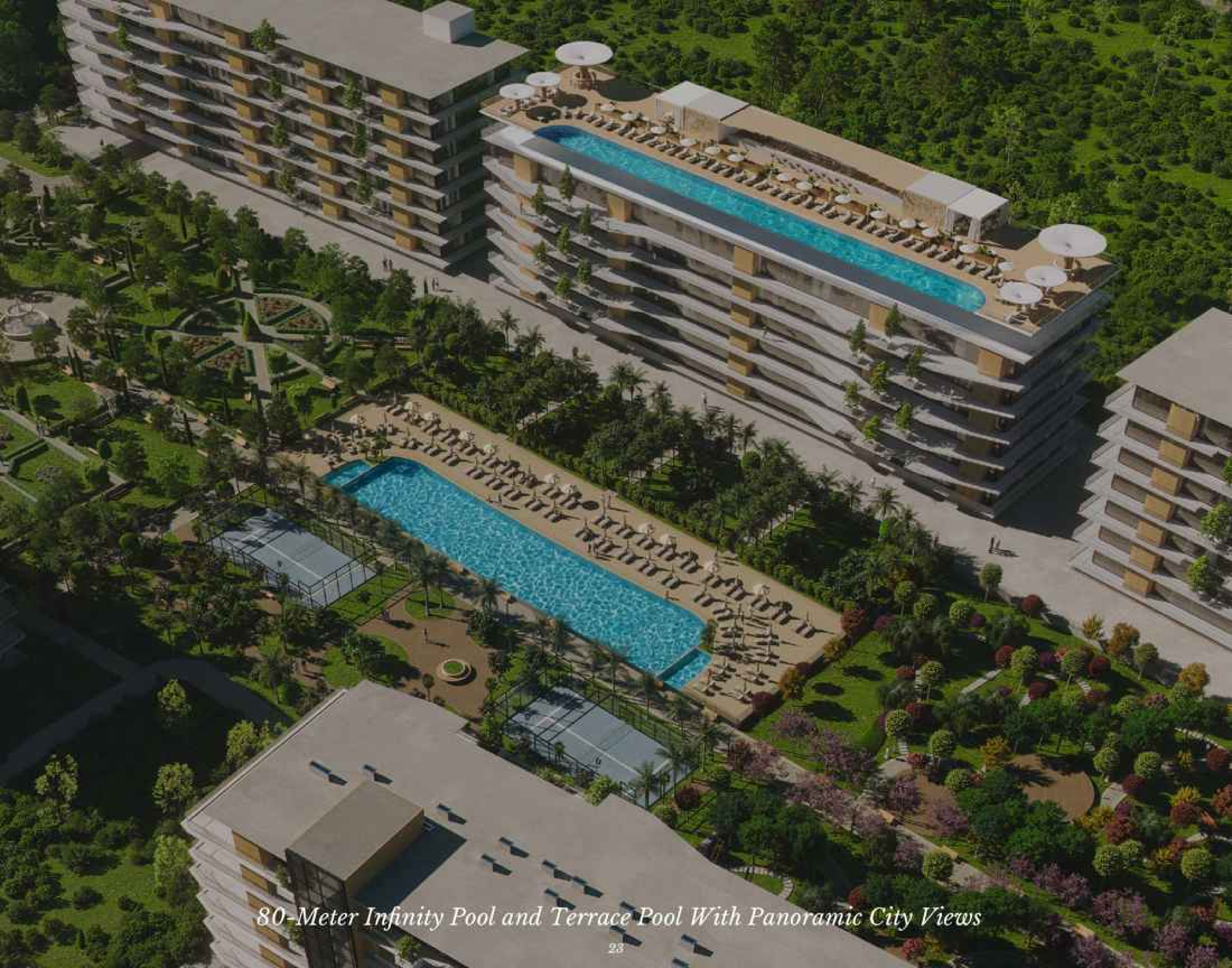
Japanese Garden



45-Meter Pool with a Sandy Beach and Imitation of Sea Waves



Indoor Swimming Pool



80-Meter Infinity Pool and Terrace Pool With Panoramic City Views



Restaurant "Marani"



VR
SPA

Spa & Wellness Centre



Sauna



Gym (Fully Equipped with Technogym Fitness Equipment)

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

OUR QUALITY

Built to endure with the highest quality materials, every detail reflects our commitment to lasting excellence.

HIGHEST QUALITY MATERIALS

Used in VR Krtsanisi Resort Residence



We've meticulously chosen the finest materials for our buildings. Premium Fundermax and Grespania materials grace our facades, ensuring durability and timeless elegance. Italian Marble Flooring in entrance halls and high-quality laminated pile on walls create an opulent welcome. Inside, marble stairs and Stainless Steel Hand Rails add grandeur. Every detail reflects our commitment to quality and luxury.

OUR COMMITMENT TO QUALITY

Attention to Every Detail



In shaping VR Krtsanisi Resort Residence, we've chosen top-tier materials like aluminum doors and windows, exclusive Ukrainian iron doors, and Italian locks for a perfect blend of precision, security, and elegance. Elevate your living experience with KONE and OTIS elevators, ensuring seamless vertical mobility in our exceptional spaces.

GREEN FRAME CONDITION



All Apartments Will be Handed Over in Green Frame Condition

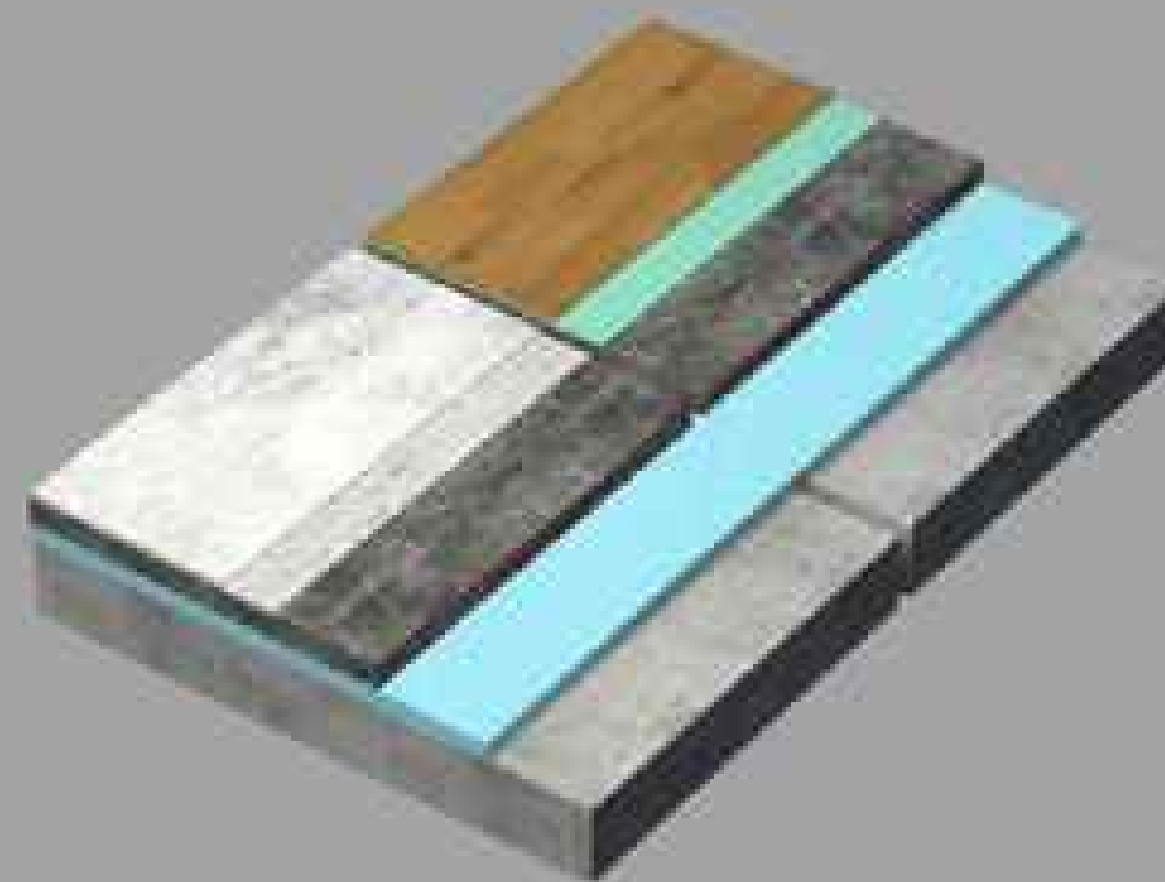
- Finished Room Dividers
- Plumbing Pipe-Wiring Consumption to the Point
- Heating Piping (Sectional or Panel for Radiators)
- Electric Points
- Internet
- Television
- Intercom
- Stretched Floor
- Entrance Iron Door
- Aluminum Doors and Windows
- Balcony Covered with Frost-Resistant Granite

QUALITY LIKE NO OTHER

Energy-Efficient Building Materials



- Monolithic Concrete Wall
- Composite Tile
- Aluminum Bracket



- Stone Wool Insulation
- Exterior Wall Detail
- Stone Wool Thermal

- Insulation - 50 mm
- Detail of Partition Wall
- Ceramic Granite Tile - 10 mm
- Detail of the Roof of the Building
- Glue Cement - 5 mm
- Double Waterproofing
- Stretched Floor - 60 mm
- Reinforcement Mesh
- Double Thermal Insulation (XPS) - 100 mm
- Laminated Parquet - 10 mm
- The Lower Layer of Laminate - 3 mm
- Thermal Insulation - 50 mm
- Monolithic Layer of Concrete - 220 mm

PAYMENT TERMS

VR Krtsanisi Resort Residence offers you a unique opportunity to purchase premium class apartments with a 10-year internal installment plan without the need for income verification or salary confirmation

10 YEAR

INSTALLMENT PLAN

14%

ROI

Apartments From

50.1

sq.m.

Delivery Condition: Green Frame

PAYMENT TERMS

We strive to make our projects as affordable as possible for our customers, despite their high quality. That is why we offer payment terms tailored to you. For additional convenience, residents can pay both monthly and quarterly.

Down-Payment

20%

80%

Distributed Before
the Completion of
Construction

FLOOR PLANS



26 - 30 FLOOR PLANS

Apartment N 50	
Residential	90.3 sq.m
Terrace	57.5 sq.m
Total	147.8 sq.m

Apartment N 48	
Residential	44.6 sq.m
Terrace	27.9 sq.m
Total	72.5 sq.m

Apartment N 24	
Residential	44.6 sq.m
Terrace	27.9 sq.m
Total	72.5 sq.m

Apartment N 3	
Residential	44.6 sq.m
Terrace	27.9 sq.m
Total	72.5 sq.m



Apartment N 49	
Residential	99.8 sq.m
Terrace	70.8 sq.m
Total	170.6 sq.m

Apartment N 26	
Residential	88.8 sq.m
Terrace	60.0 sq.m
Total	148.8 sq.m

Apartment N 25	
Residential	99.7 sq.m
Terrace	70.8 sq.m
Total	170.5 sq.m

Apartment N 2	
Residential	77.0 sq.m
Terrace	50.0 sq.m
Total	127.0 sq.m

Apartment N 1	
Residential	112.7 sq.m
Terrace	84.6 sq.m
Total	197.3 sq.m

I Floor / Blocks: 26 - 27 - 28



I Floor / Blocks: 29 - 30

Apartment N 59A	
Residential	44.6 sq.m
Terrace	12.1 sq.m
Total	56.7 sq.m

Apartment N 57	
Residential	44.6 sq.m
Terrace	11.8 sq.m
Total	56.4 sq.m

Apartment N 38	
Residential	44.6 sq.m
Terrace	11.8 sq.m
Total	56.4 sq.m

Apartment N 35	
Residential	44.6 sq.m
Terrace	11.8 sq.m
Total	56.4 sq.m

Apartment N 15	
Residential	44.6 sq.m
Terrace	11.8 sq.m
Total	56.4 sq.m

Apartment N 12	
Residential	45.4 sq.m
Terrace	12.1 sq.m
Total	57.5 sq.m



Apartment N 59	
Residential	50.2 sq.m
Terrace	13.7 sq.m
Total	63.9 sq.m

Apartment N 58	
Residential	99.8 sq.m
Terrace	24.0 sq.m
Total	123.8 sq.m

Apartment N 37	
Residential	77.1 sq.m
Terrace	18.7 sq.m
Total	95.8 sq.m

Apartment N 36	
Residential	76.7 sq.m
Terrace	18.7 sq.m
Total	95.4 sq.m

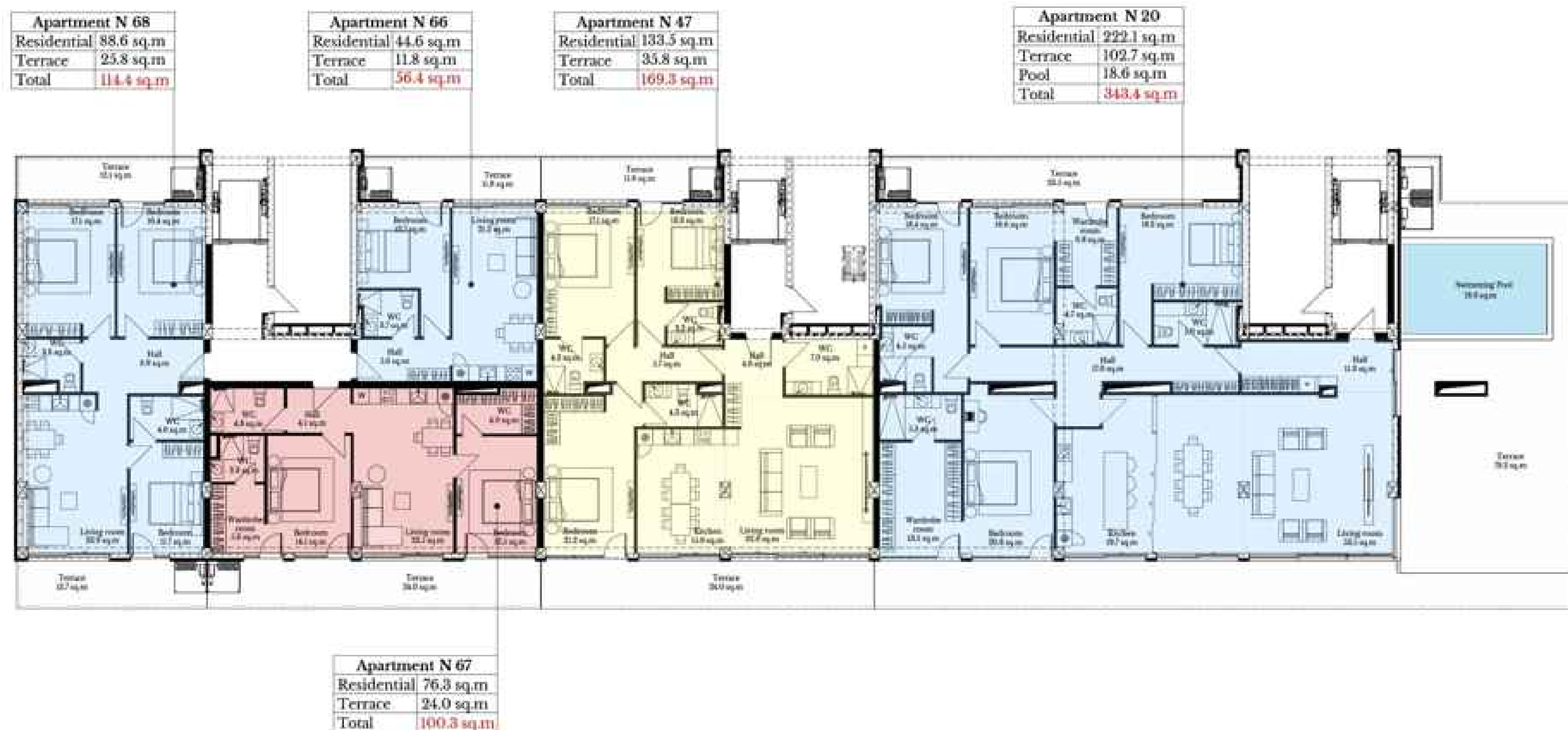
Apartment N 14	
Residential	77.0 sq.m
Terrace	15.7 sq.m
Total	92.7 sq.m

Apartment N 13	
Residential	77.8 sq.m
Terrace	24.0 sq.m
Total	101.8 sq.m

Typical Floors II-VI / Blocks: 26 - 27 - 28

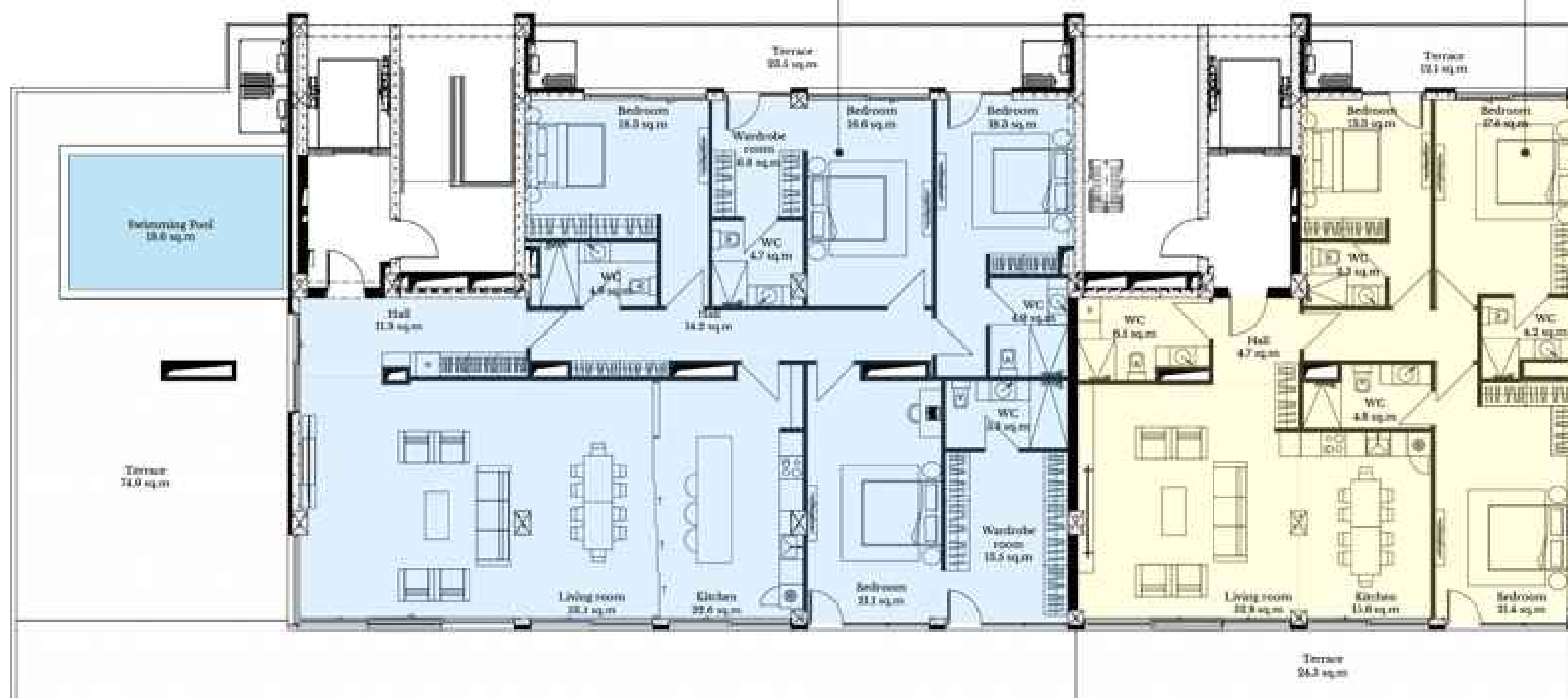


Typical Floors II-VI / Blocks: 29 - 30

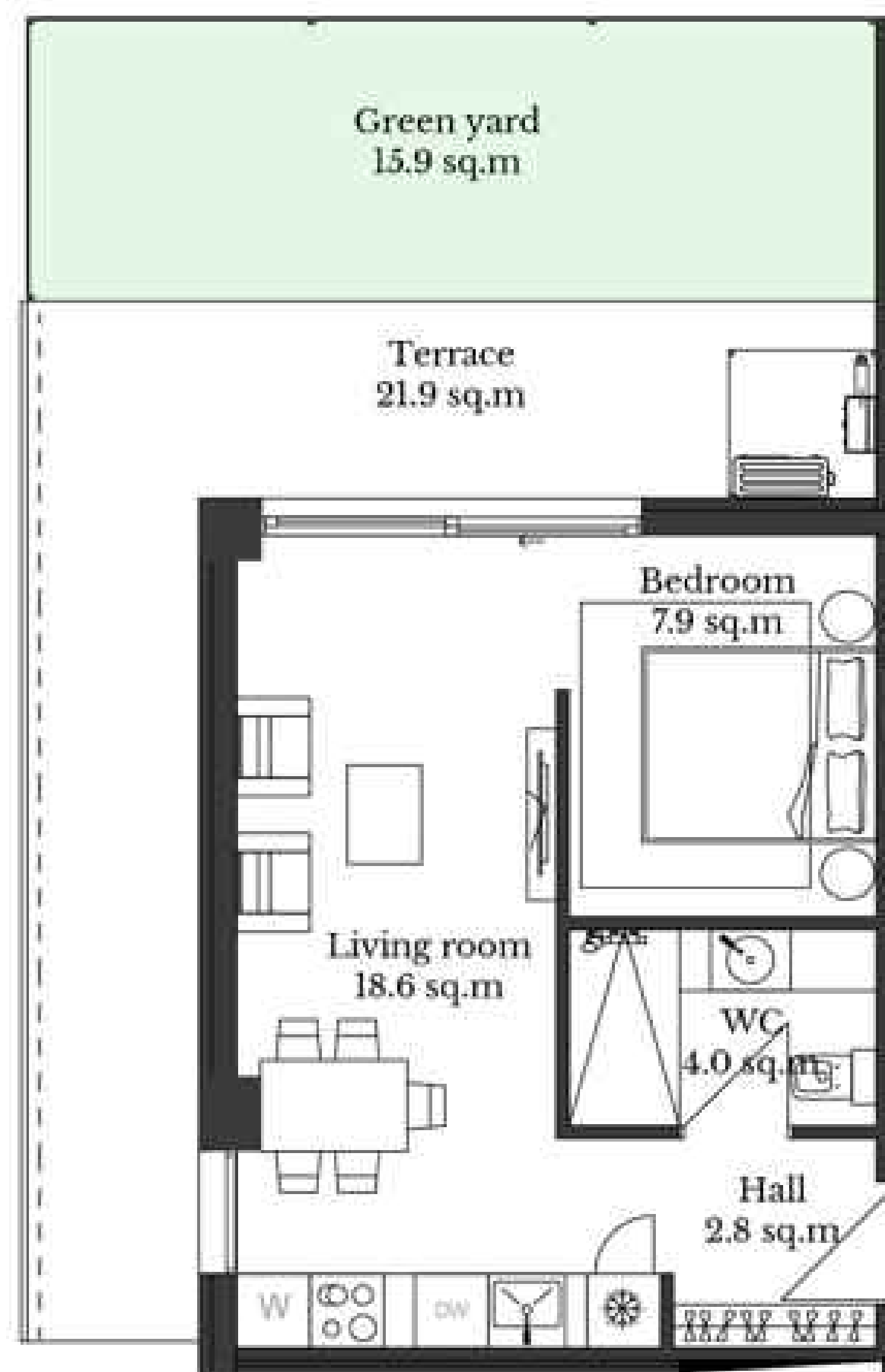


Apartment N 20	
Residential	222.8 sq.m
Terrace	98.4 sq.m
Pool	18.6 sq.m
Total	339.8 sq.m

Apartment N 19	
Residential	134.0 sq.m
Terrace	36.4 sq.m
Total	170.4 sq.m

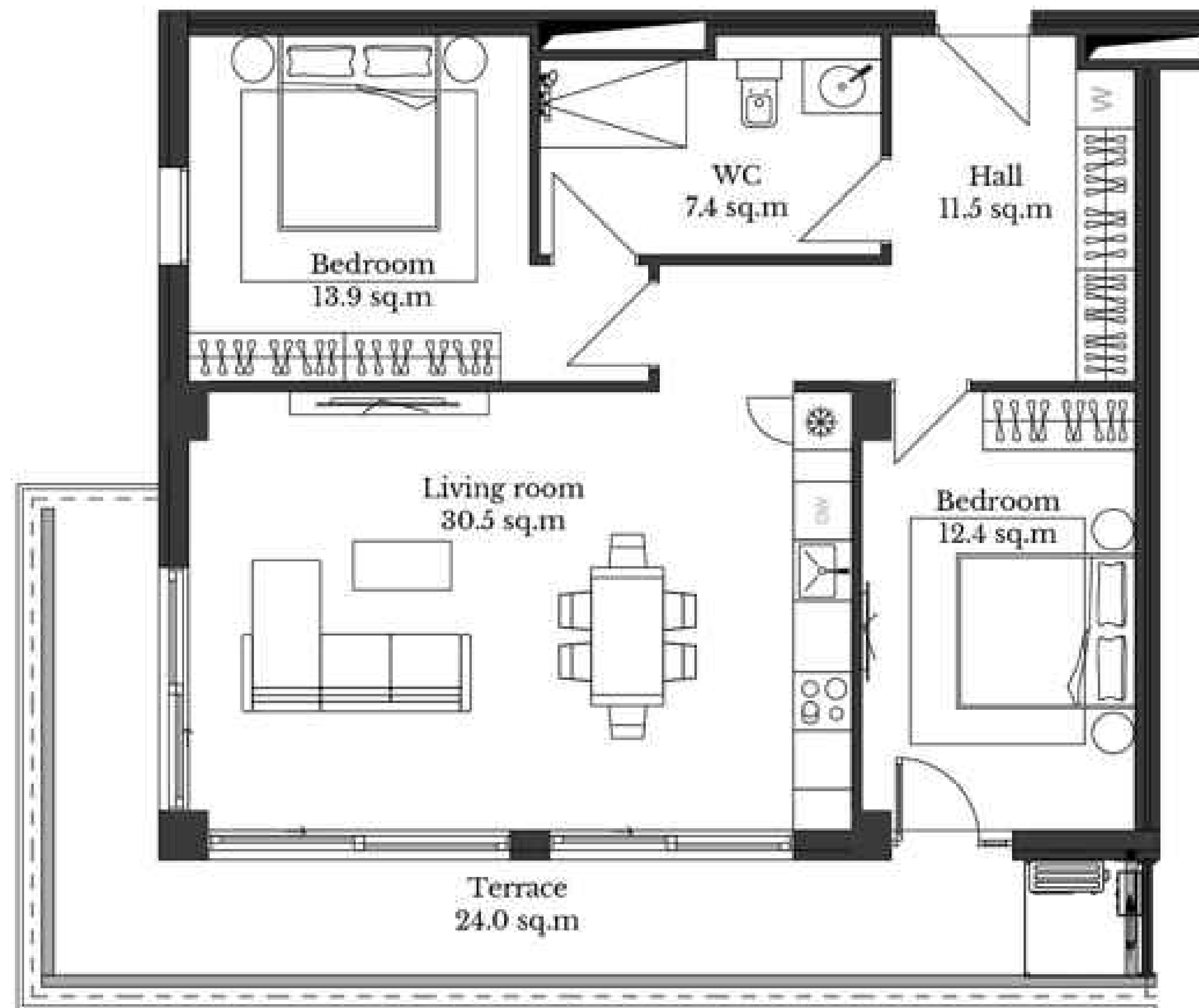


ONE-BEDROOM



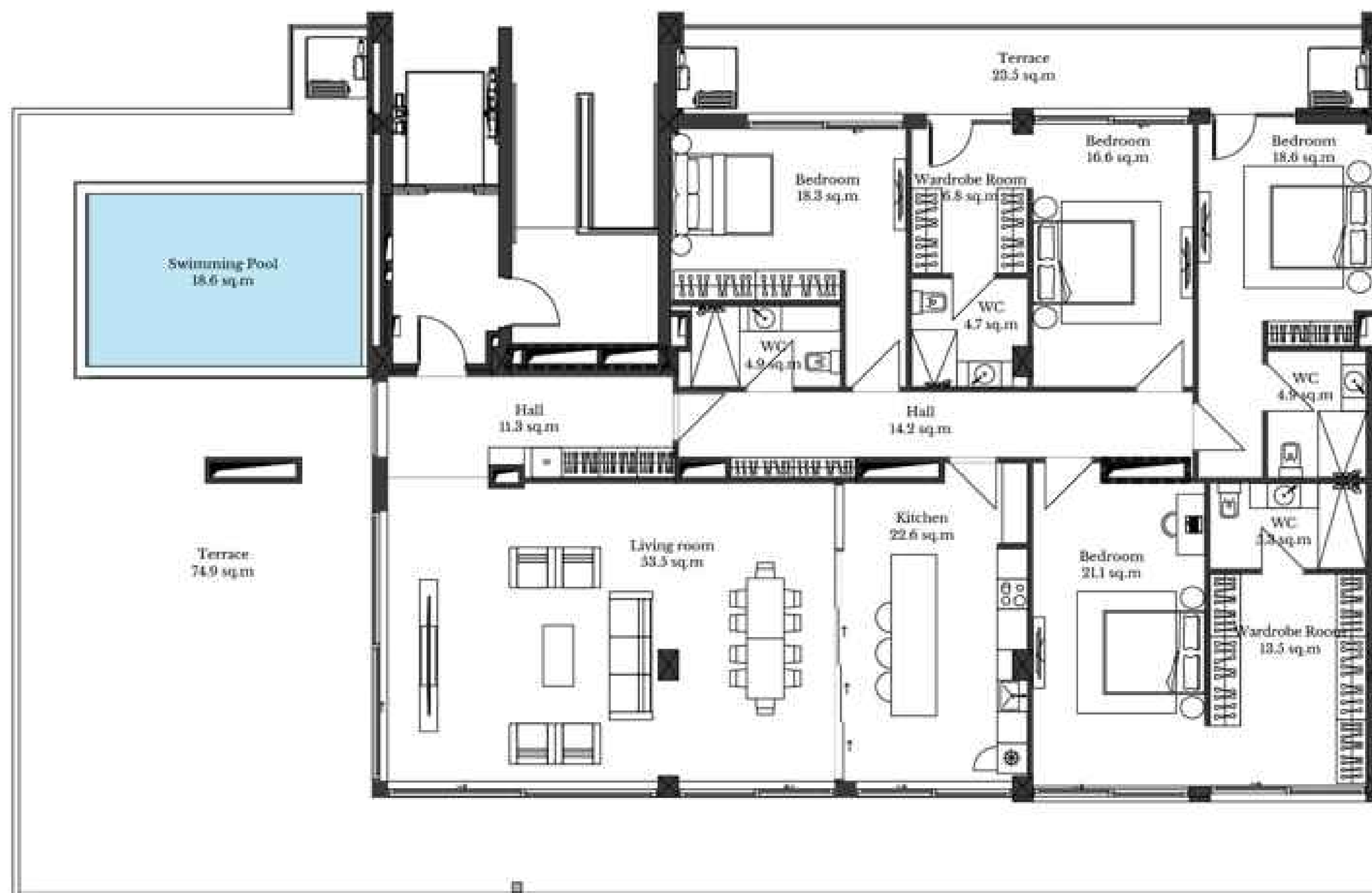
Apartment N 22A	
Residential	34.2 sq.m
Terrace	37.8 sq.m
Total	72.0 sq.m

TWO-BEDROOM



Apartment N 37	
Residential	77.9 sq.m
Terrace	24.0 sq.m
Total	101.8 sq.m

PENTHOUSE



Apartment N 20	
Residential	222.8 sq.m
Terrace	98.4 sq.m
Swimming Pool	18.6 sq.m
Total	339.8 sq.m

31 - 35 FLOOR PLANS



I Floor / Blocks: 31 - 32



I Floor / Blocks: 33 - 34 - 35



Typical Floors II-VI / Blocks: 31 - 32

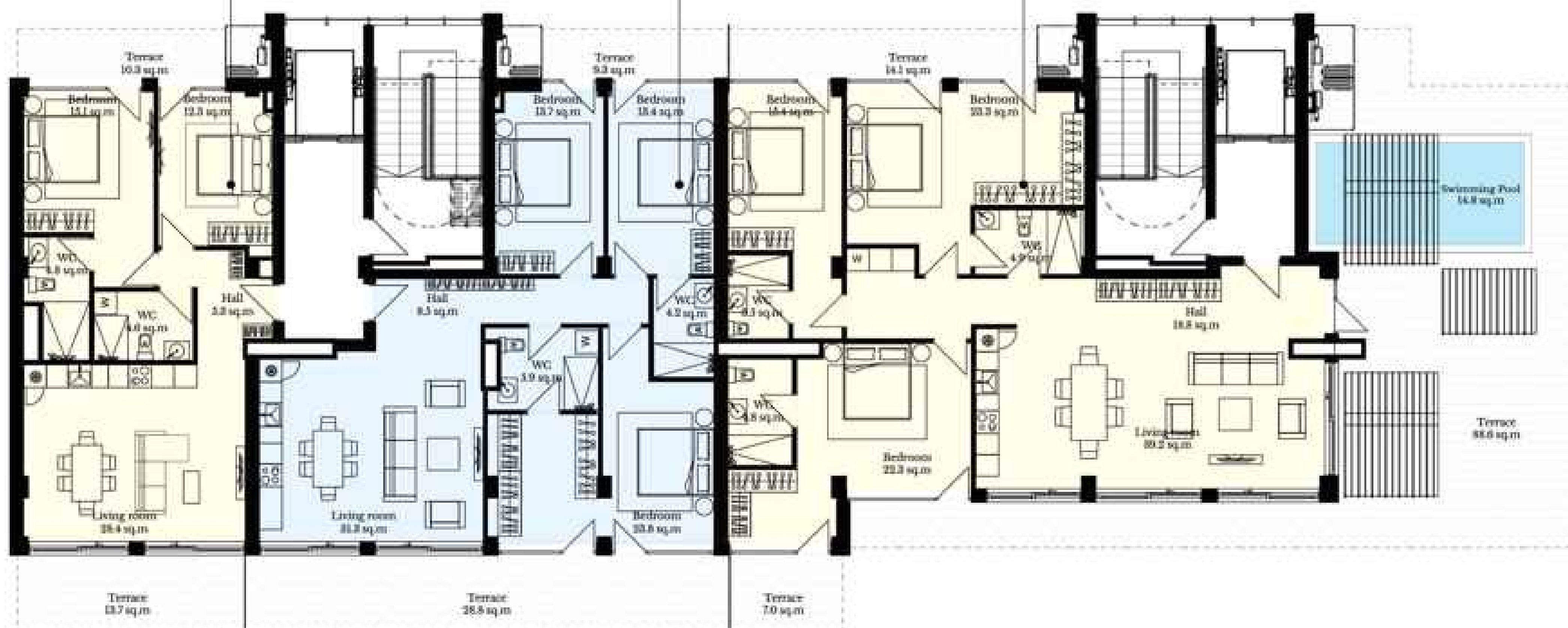


Typical Floors II-VI / Blocks: 33 - 34 - 35

Apartment N 47	
Residential	74.4 sq.m
Terrace	24 sq.m
Total	98.4 sq.m

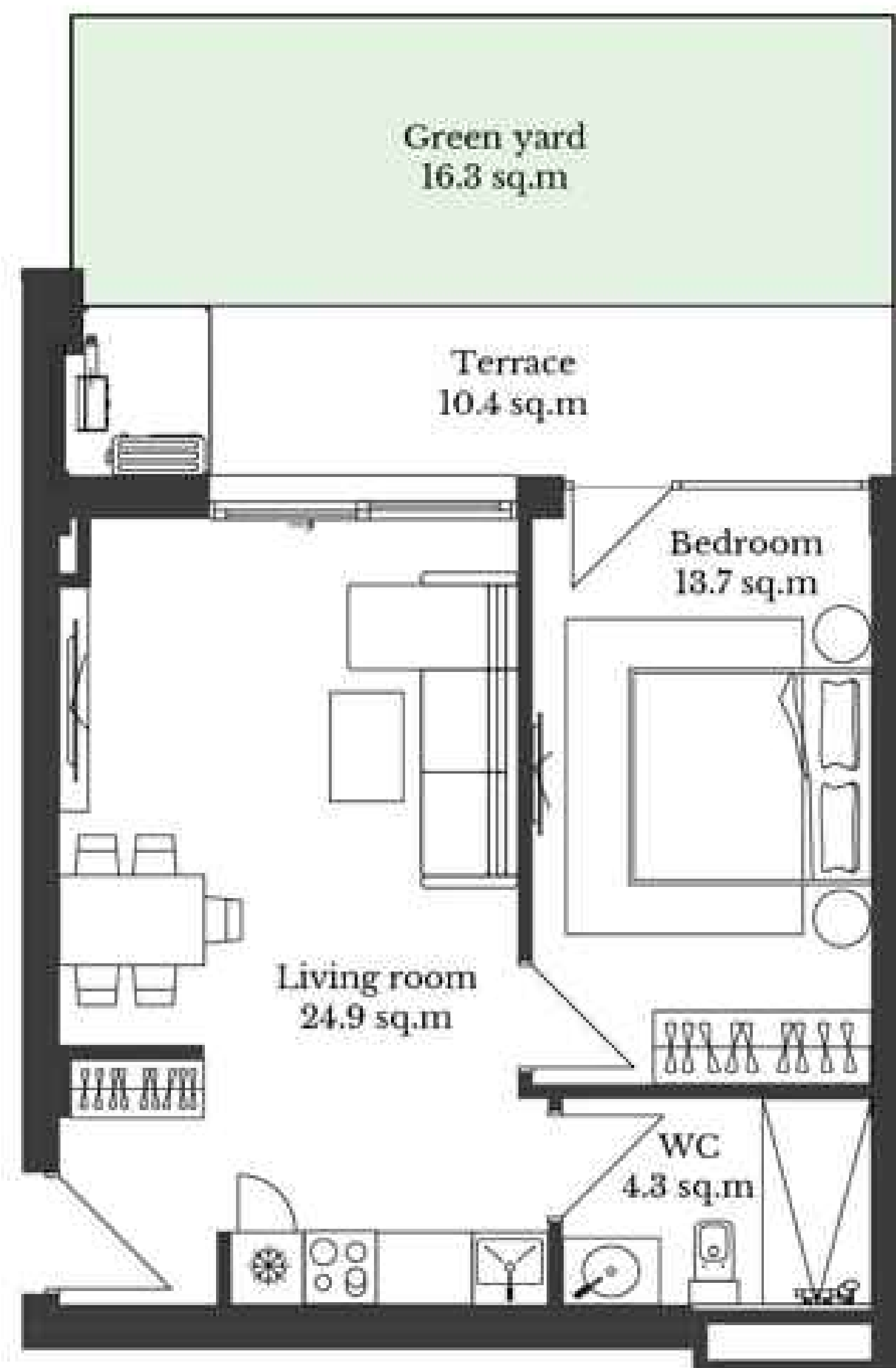
Apartment N 46	
Residential	106.4 sq.m
Terrace	38.1 sq.m
Total	144.5 sq.m

Apartment N 22	
Residential	138.7 sq.m
Terrace	109.7 sq.m
Pool	14.8 sq.m
Total	263.2 sq.m



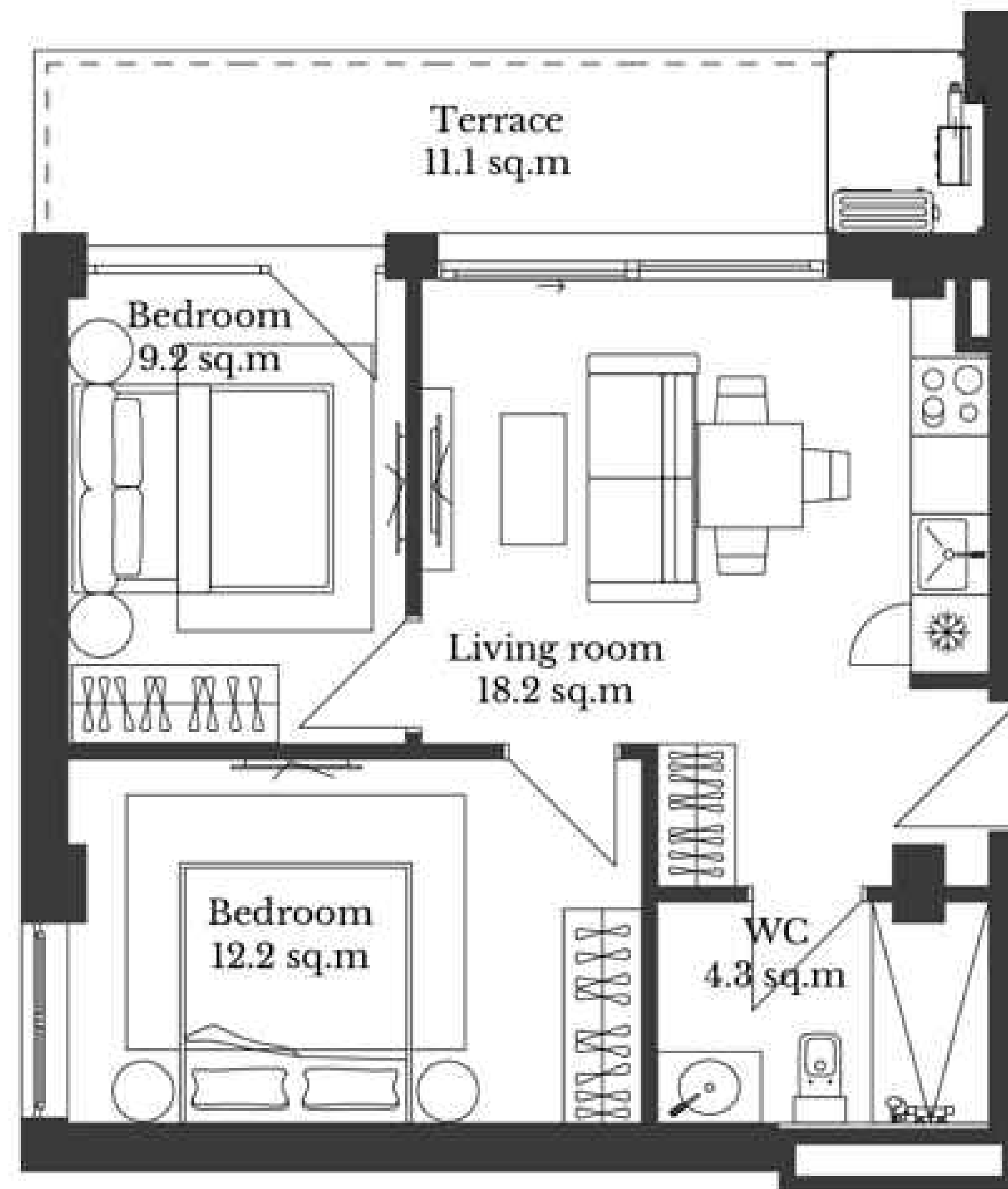


ONE-BEDROOM



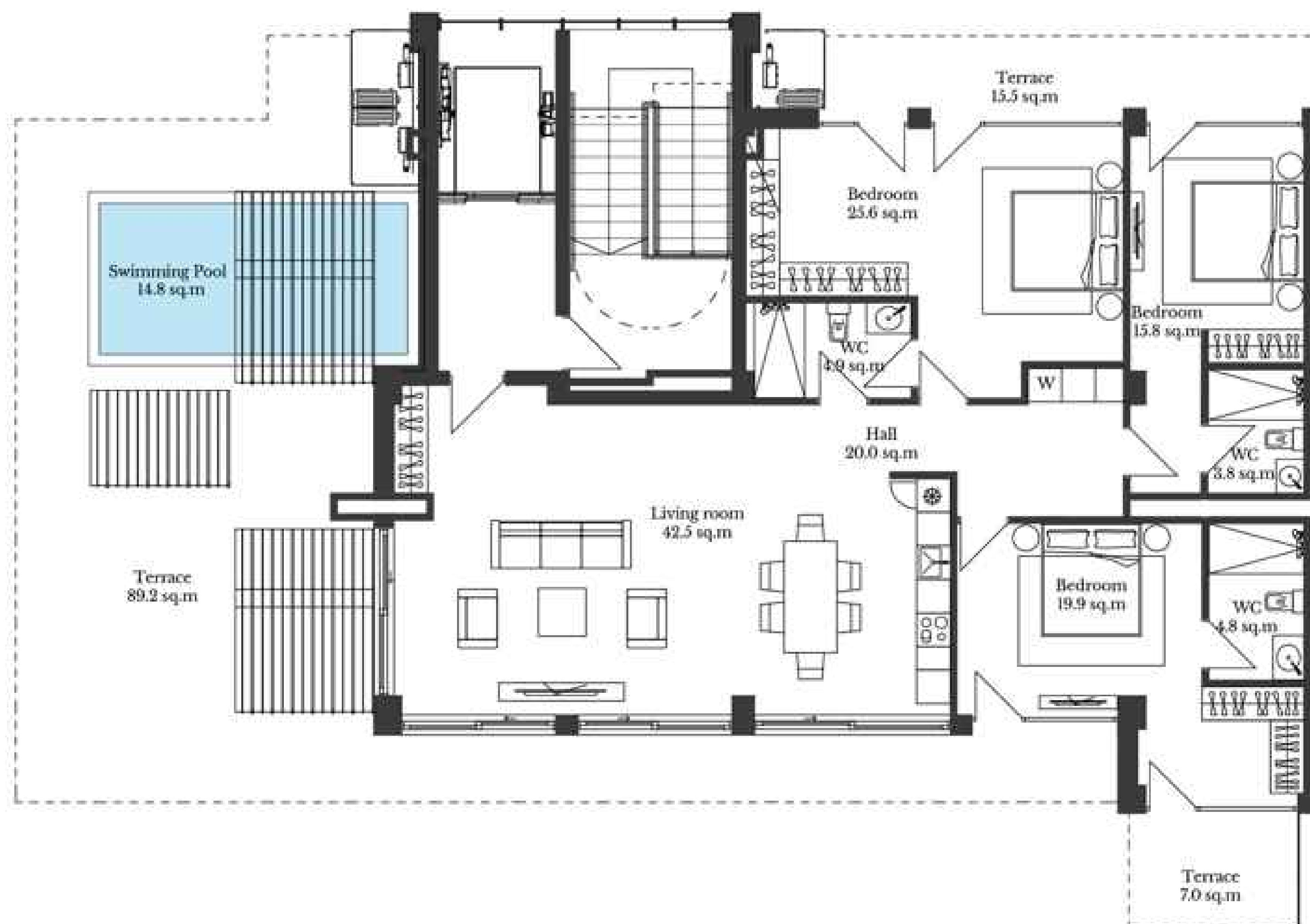
Apartment N 51	
Residential	44.7 sq.m
Terrace	26.7 sq.m
Total	71.4 sq.m

TWO-BEDROOM



Apartment N 65	
Residential	46.8 sq.m
Terrace	11.1 sq.m
Total	57.9 sq.m

PENTHOUSE



Apartment N 72	
Residential	143.9 sq.m
Terrace	111.7 sq.m
Swimming Pool	14.8 sq.m
Total	270.4 sq.m

36 - 39 FLOOR PLANS



I Floor / Blocks: 36 - 37 - 38 - 39



Typical Floors II & IV / Blocks: 36 - 37 - 38 - 39

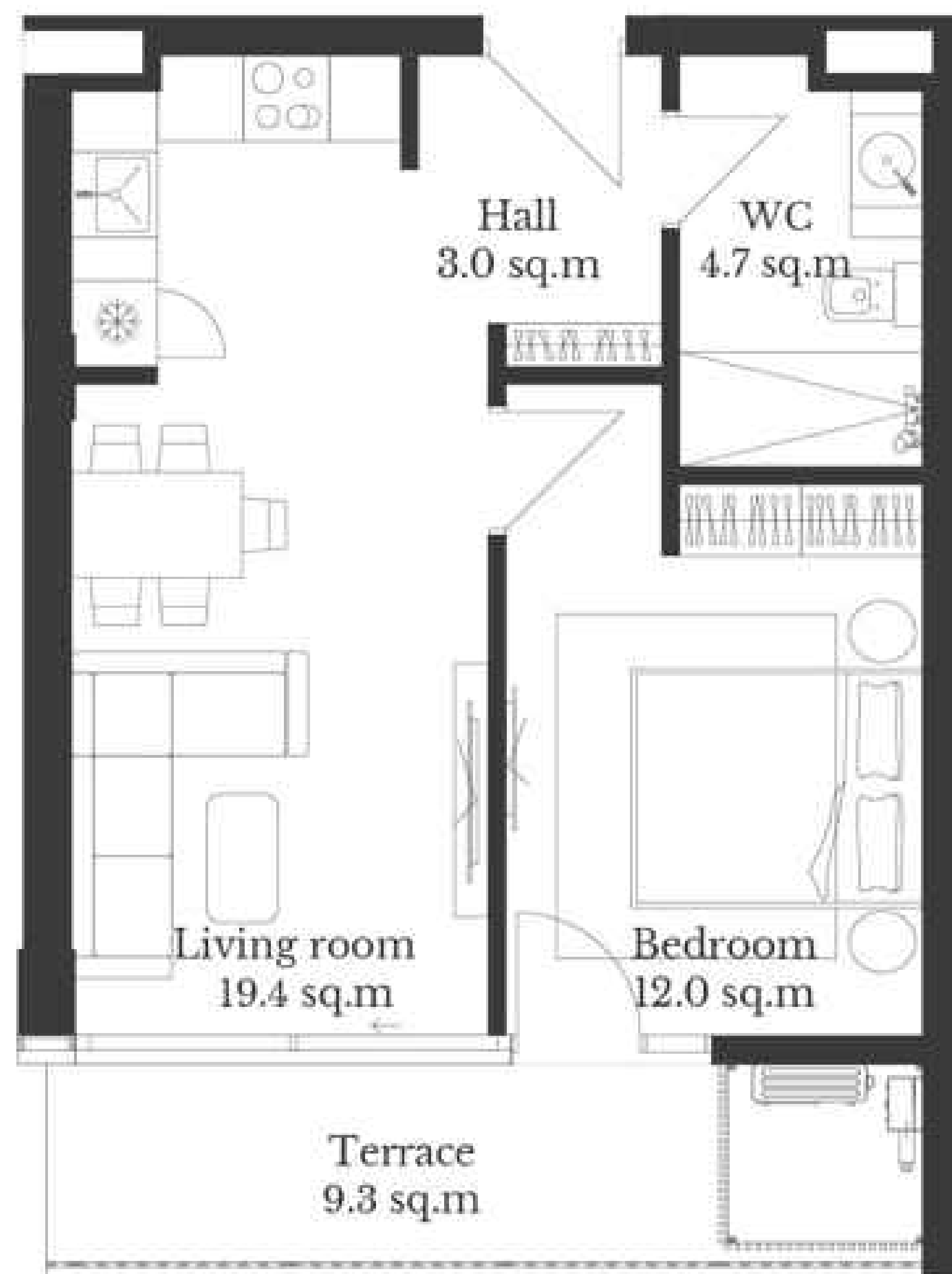


VI Floor / Blocks: 36 - 37 - 38 - 39



VII Floor / Blocks: 36 - 37 - 38 - 39

ONE-BEDROOM



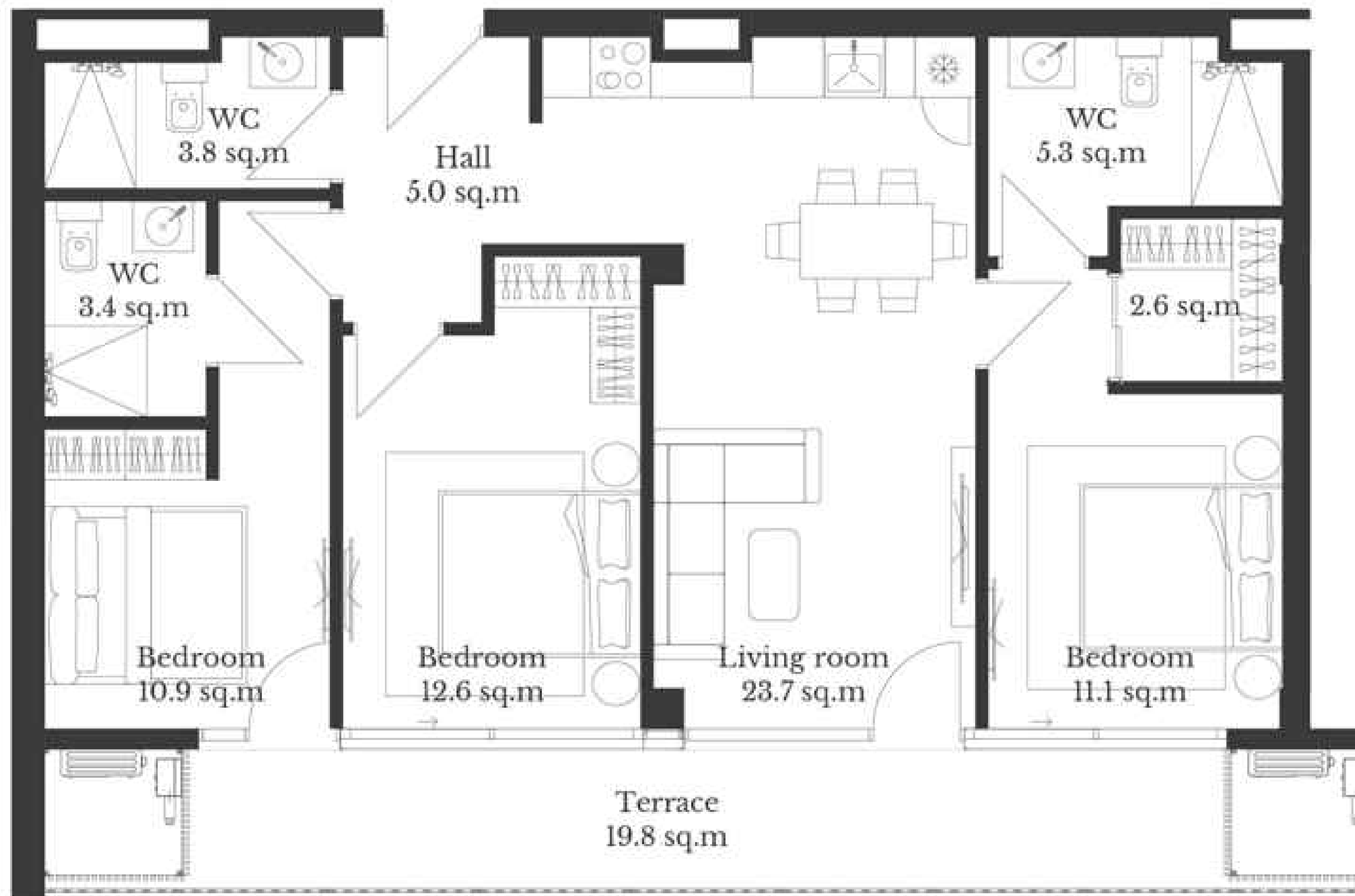
Apartment N 90	
Residential	41.6 sq.m
Terrace	9.3 sq.m
Total	50.9 sq.m

TWO-BEDROOM



Apartment N 94	
Residential	71.7 sq.m
Terrace	17.4 sq.m
Total	89.1 sq.m

THREE-BEDROOM



Apartment N 76	
Residential	84.3 sq.m
Terrace	19.8 sq.m
Total	104.1 sq.m

40 - 43 FLOOR PLANS



I Floor / Blocks: 40 - 41 - 42 - 43



Typical Floors II & IV / Blocks: 40 - 41 - 42 - 43

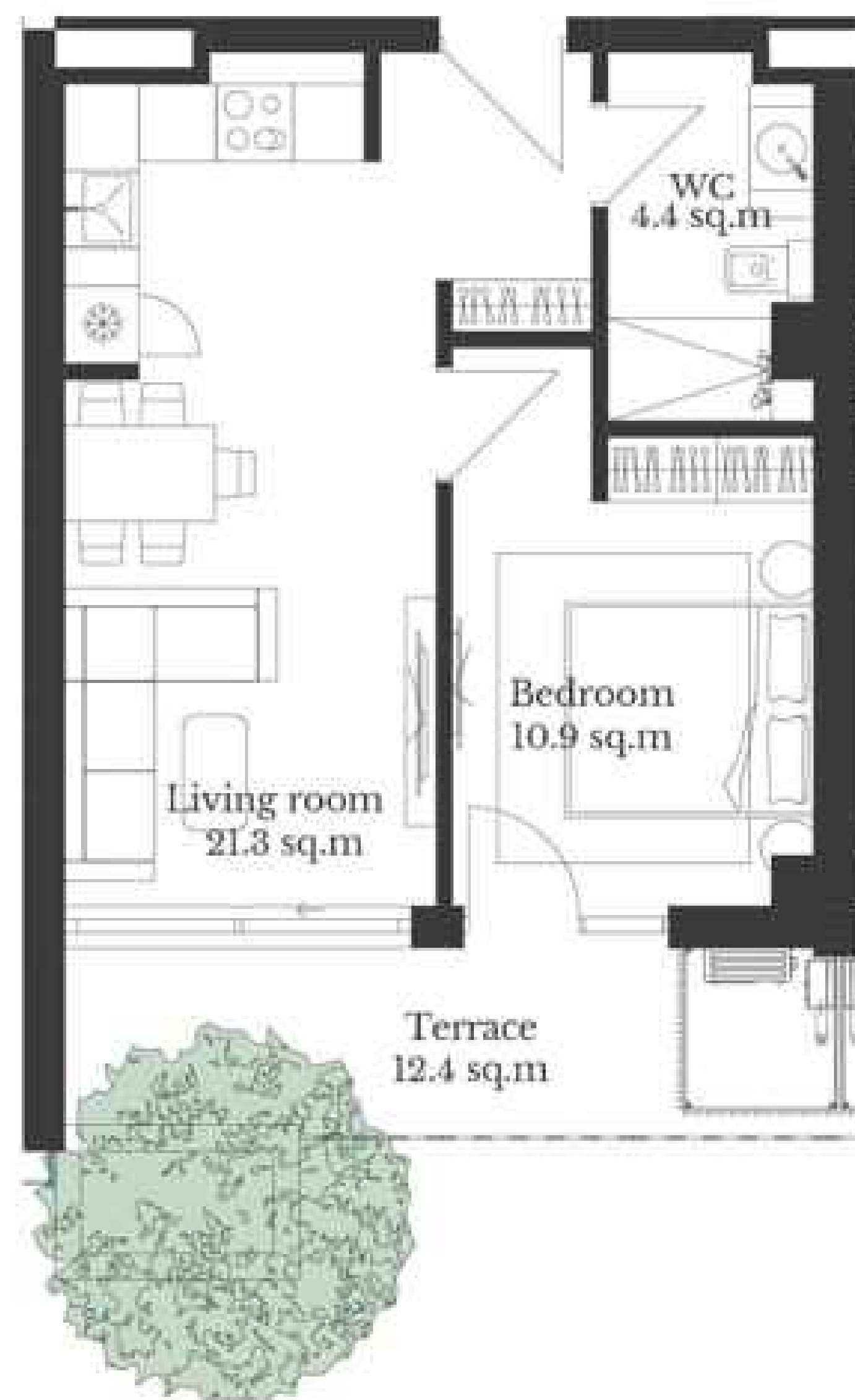


Typical Floors III & V / Blocks: 40 - 41 - 42 - 43



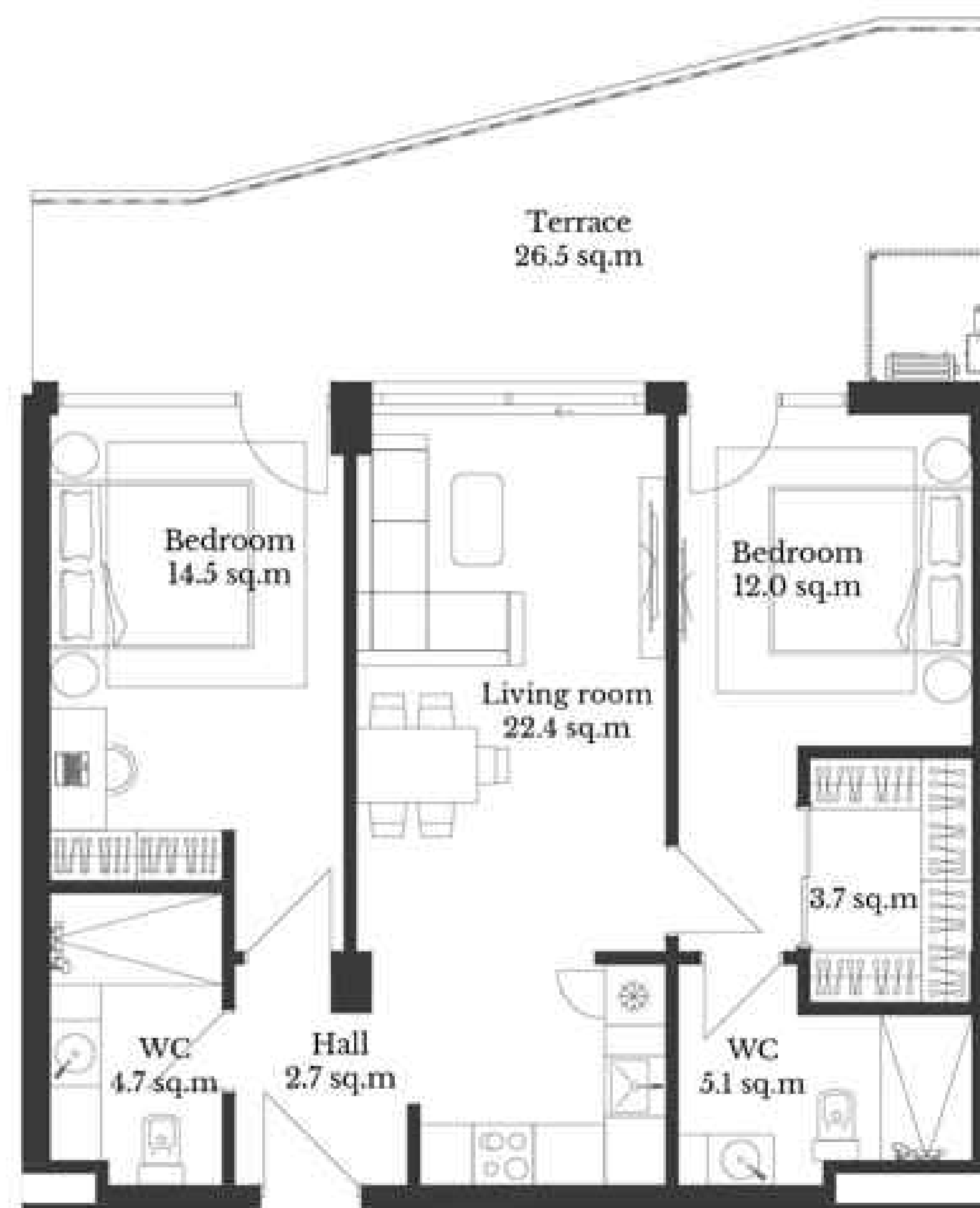
VII Floor / Blocks: 40 - 41 - 42 - 43

ONE-BEDROOM



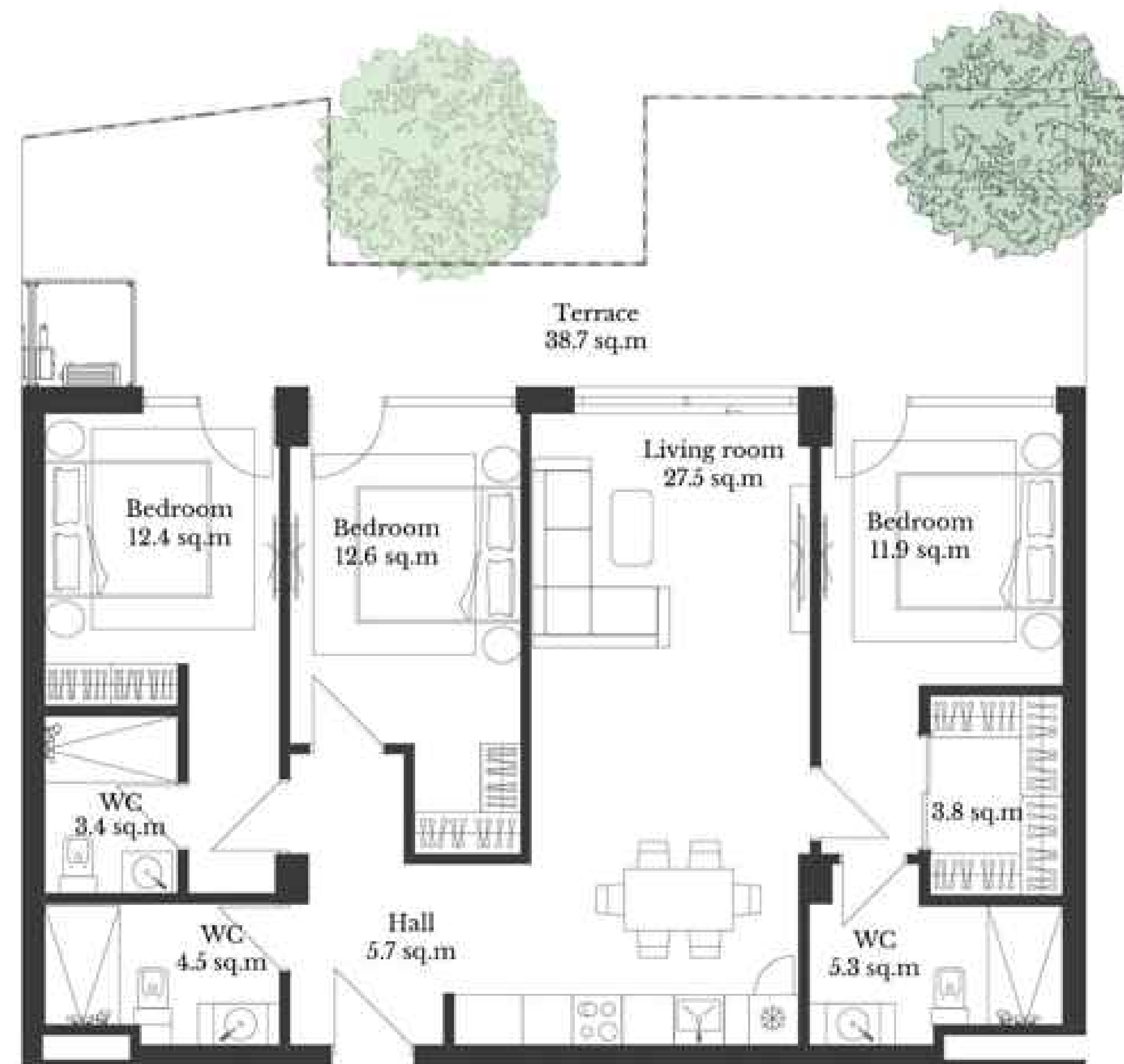
Apartment N 28	
Residential	40.2 sq.m
Terrace	12.4 sq.m
Total	52.6 sq.m

TWO-BEDROOM



Apartment N 51	
Residential	69.8 sq.m
Terrace	26.5 sq.m
Total	96.3 sq.m

THREE-BEDROOM



Apartment N 160	
Residential	93.5 sq.m
Terrace	38.7 sq.m
Total	132.2 sq.m



KRTSANISI

RESORT RESIDENCE

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