



MULTIFUNCTIONAL BUILDING



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MULTIFUNCTIONAL BUILDING

A New, Unique Project by VR Krtsanisi Resort Residence

ABOUT

A new investment project by VR Krtsanisi Resort Residence

VR Krtsanisi Resort Residence proudly presents a new, unique project – the Multifunctional Building, the first of its kind in Krtsanisi. The Multifunctional Building integrates 5-star hotel-style apartments, a shopping center, and infrastructure for entertainment, sports and recreation in one space.

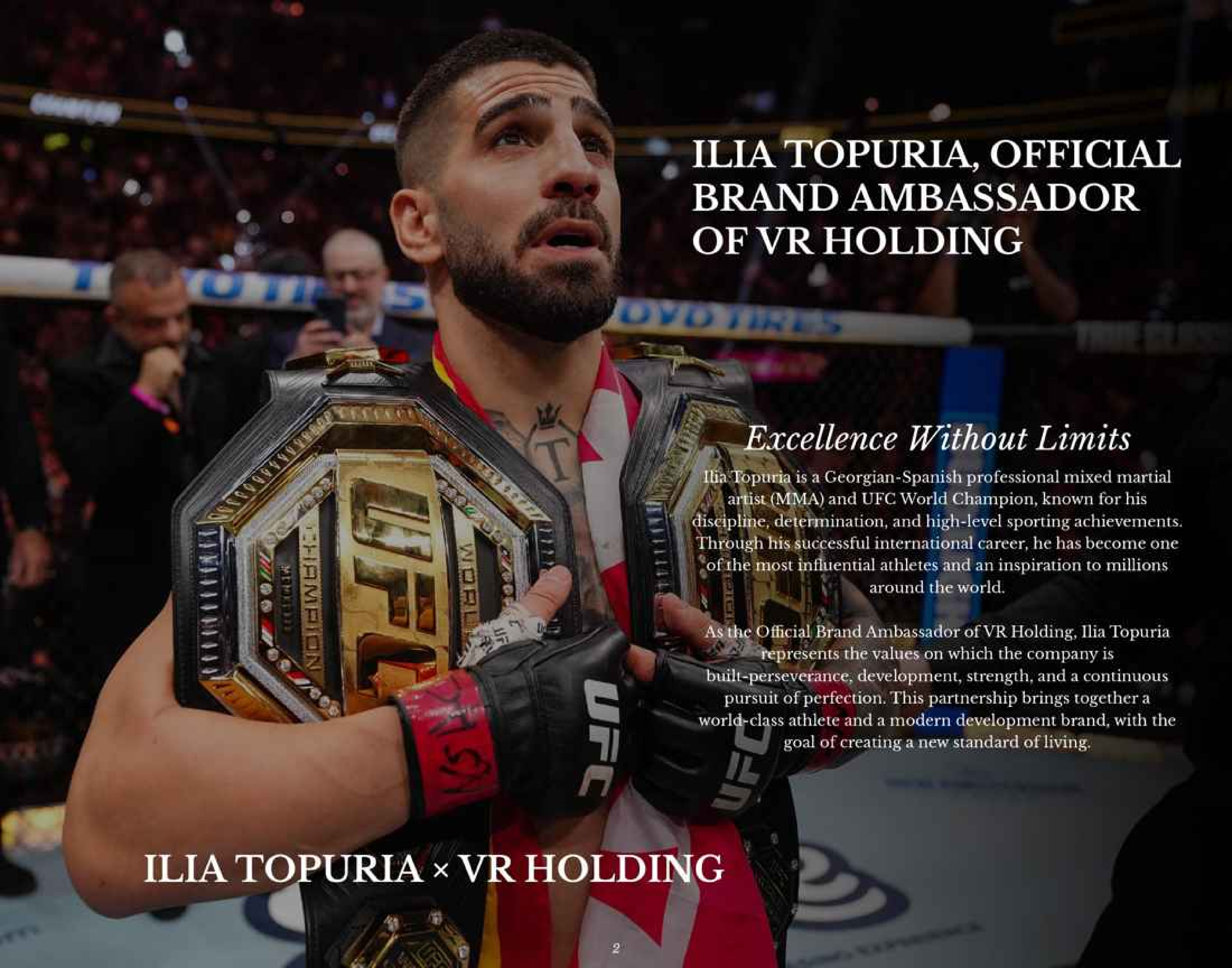
We offer commercial spaces and apartments in a profitable, developing environment where modern architecture, sophisticated design, and high standards converge. For your business, this means not just physical space but also the right audience, strong positioning, and long-term stability.

Multifunctional spaces are flexible and tailored to various types of activities. Here's what you'll find with us: boutiques, aesthetic clinics, hypermarket, cafes, office and entertainment spaces, and more.

We Offer:

- A prestigious location
- High visitor flow from residents and guests alike
- Modern infrastructure

US

A full-page background image of Ilia Topuria in a boxing ring. He is wearing a red and white striped shirt and a Spanish flag sash. He has a beard and is looking upwards with an open mouth. He is holding two large, ornate UFC championship belts, one in each arm. The belts are gold and silver with 'UFC' and 'CHAMPION' visible. In the background, there are blurred figures of people and a 'DVD TIRES' sign.

ILIA TOPURIA, OFFICIAL BRAND AMBASSADOR OF VR HOLDING

Excellence Without Limits

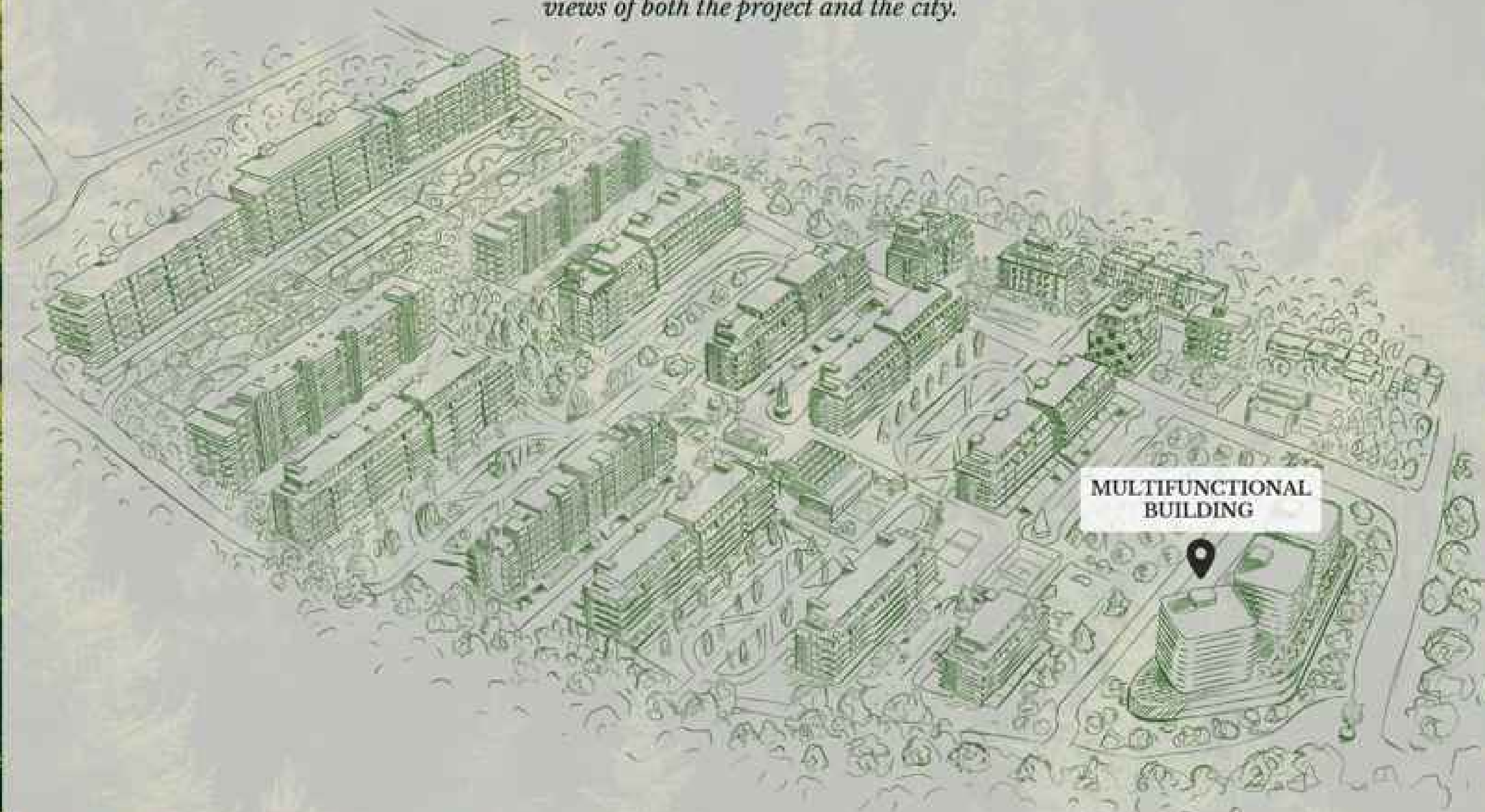
Ilia Topuria is a Georgian-Spanish professional mixed martial artist (MMA) and UFC World Champion, known for his discipline, determination, and high-level sporting achievements. Through his successful international career, he has become one of the most influential athletes and an inspiration to millions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

PRIME LOCATION

The Multifunctional Building, an investment and residential complex, is located in Krtsanisi, Tbilisi's most diplomatic, safe, and environmentally clean district, offering stunning panoramic views of both the project and the city.



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

A

B

C

TOTAL AREA: 60,000 SQ.M.

BLOCK A - 9 FLOORS

BLOCK B - 8 FLOORS

BLOCK C - 7 FLOORS

Construction Timeline and Conditions

- Construction of the complex has begun. At this stage, Block A is available for sale, with construction underway and expected completion by December 30, 2028
- Condition: Green framework
- Renovation services (with furniture/appliances): Optional

MULTIFUNCTIONAL BUILDING

INVESTMENT

The Multifunctional Building is an investment product that allows residents to live in the complex while generating stable income from rented apartments, which can cover the property's cost.

VR Signature, an exclusive brand of VR Holding, ensures the rental and management of your apartment through an international partner company.

The Multifunctional Building is built with the same high construction quality as our other projects. For example, apartment owners will enjoy aluminum doors and windows made from premium materials, as well as elevators manufactured by KONE.

Why investors choose Krtsanisi:

- Prestigious location
- Limited land resources leading to increasing property value
- Ecologically clean and tranquil environment
- Exceptional panoramic views of Tbilisi
- Multifunctional development and growing infrastructure

Invest in a 5-star Multifunctional Project

- Guaranteed 20% investment growth
- Guaranteed buyback with a 24.5% premium
- ROI: 14% annually
- Land plot area: 60,000 sq.m

INFORMATION



INTERNAL INFRASTRUCTURE

Where infrastructure quality matches an exceptional lifestyle

The advantage of the Multifunctional Building is the integration of essential and significant facilities in one space, saving time and energy, reducing costs, and simplifying the residents daily lives.

Within the complex, you will find:

- Hypermarkets
- Cafes and Restaurants
- Offices
- Co-Working Spaces
- Banks
- Pharmacy
- Gyms
- Swimming Pools
- Spa and Wellness Center
- Entertainment and Relaxation Spaces
- Aesthetics Center
- Indoor Padel Court



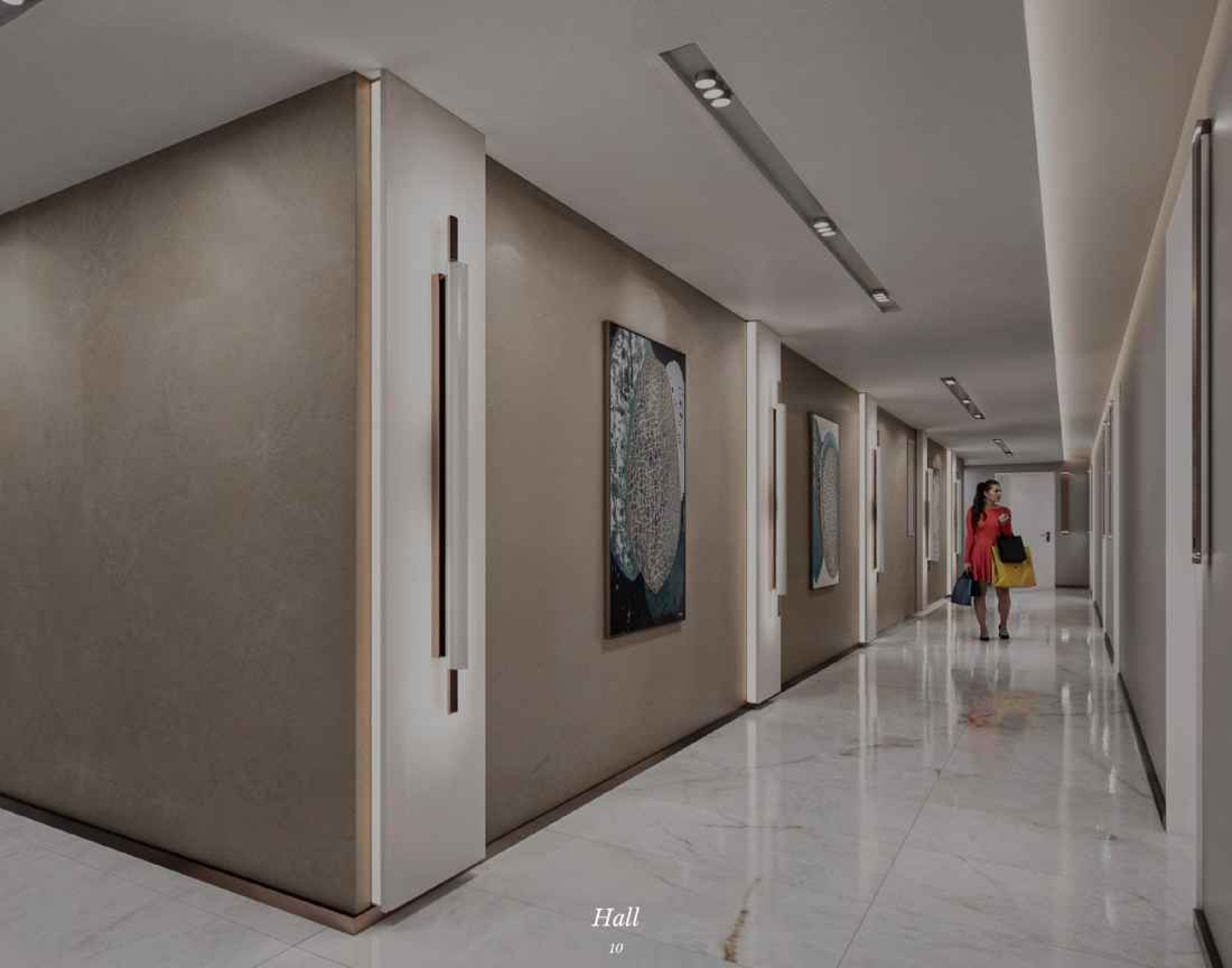
Indoor Swimming Pool



Cafe - Restaurants



Lobby



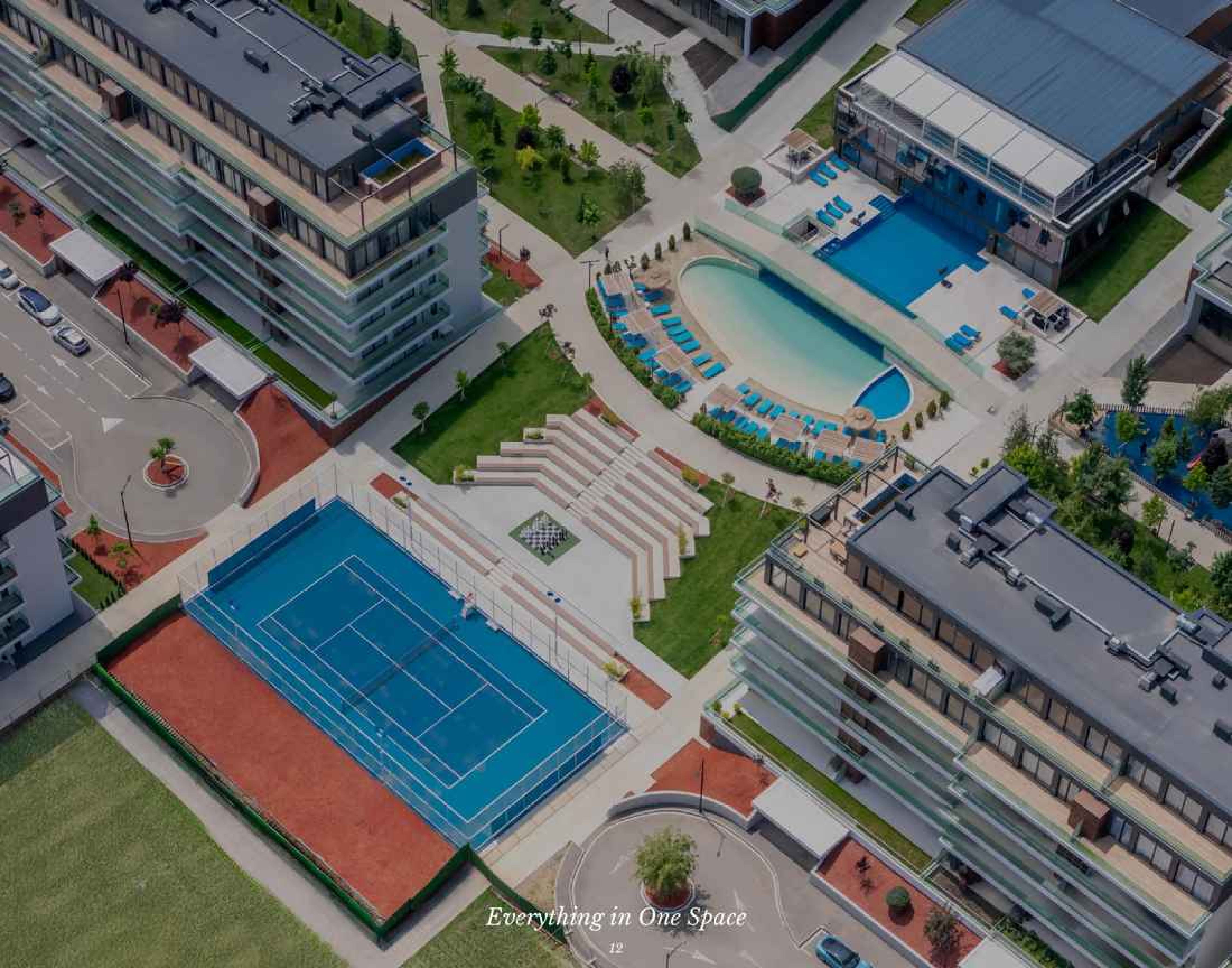
Hall



EXTERNAL INFRASTRUCTURE

Residents of the Multifunctional Complex will enjoy exclusive, premium facilities and activities, all integrated into the complex. The project is tailored to the needs of people of all ages and interests. This is a place where comfort, tranquility, and enjoyment converge.

- Children's Playgrounds
- Football
- Basketball
- Tennis
- Padel
- Mini-Golf
- Bowling Club
- Gym
- Spa Center
- Amphitheater
- School
- Kindergarten
- Hippodrome
- Swimming Pool with Sandy Beach and Imitation of Sea Waves
- 80-Meter Infinity Pool
- Pool On The Terrace
- Multifunctional Center
- Cycling and Walking Paths
- 70% Recreational Area
- Premium Restaurants
- Wine Tasting Space and Cellar
- Conference Hall
- Entertainment Spaces
- French Garden
- Tropical Garden
- Japanese Garden



Everything in One Space



Mini Golf Court



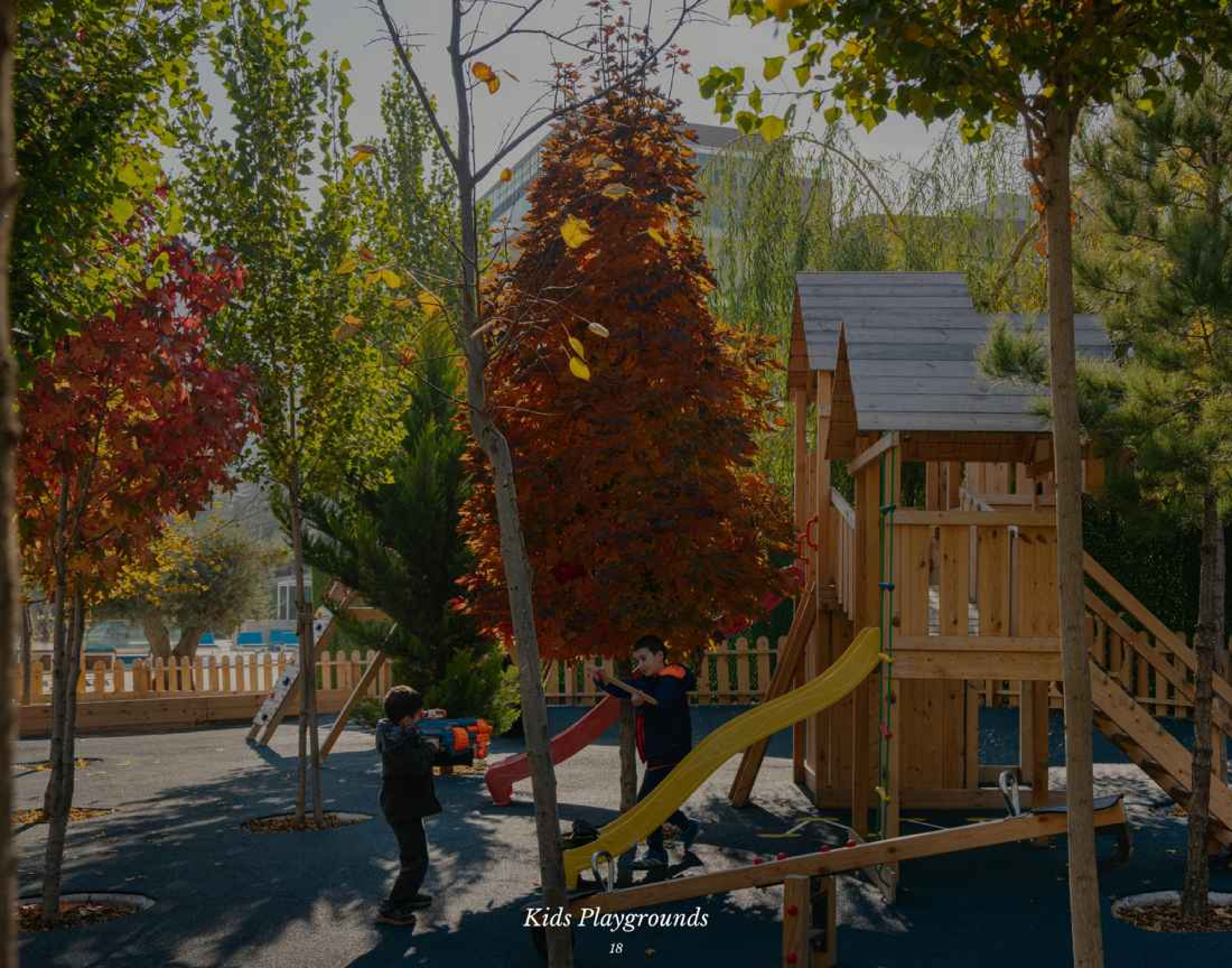
Amphitheatre



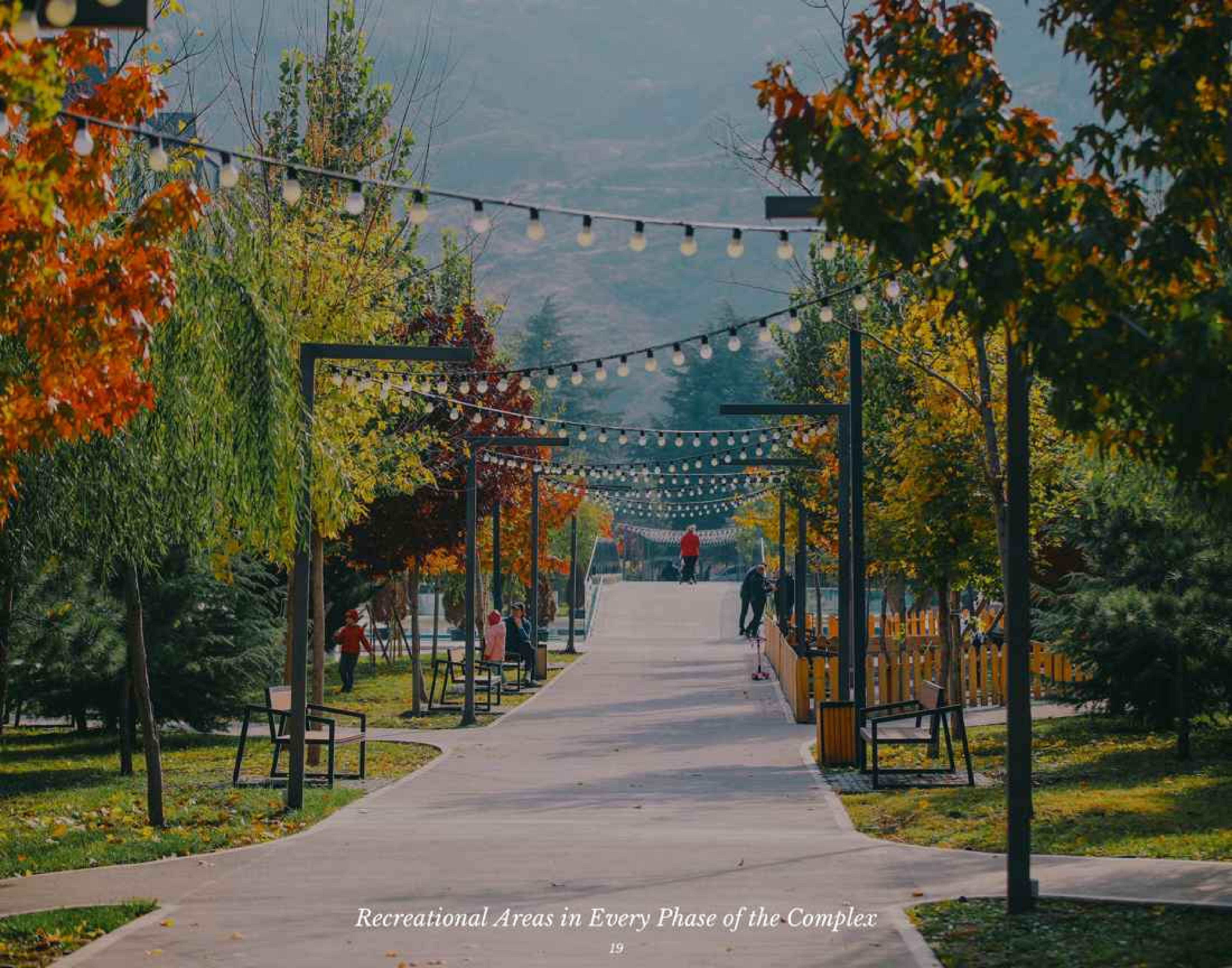
Padel Tennis







Kids Playgrounds



Recreational Areas in Every Phase of the Complex



French Garden



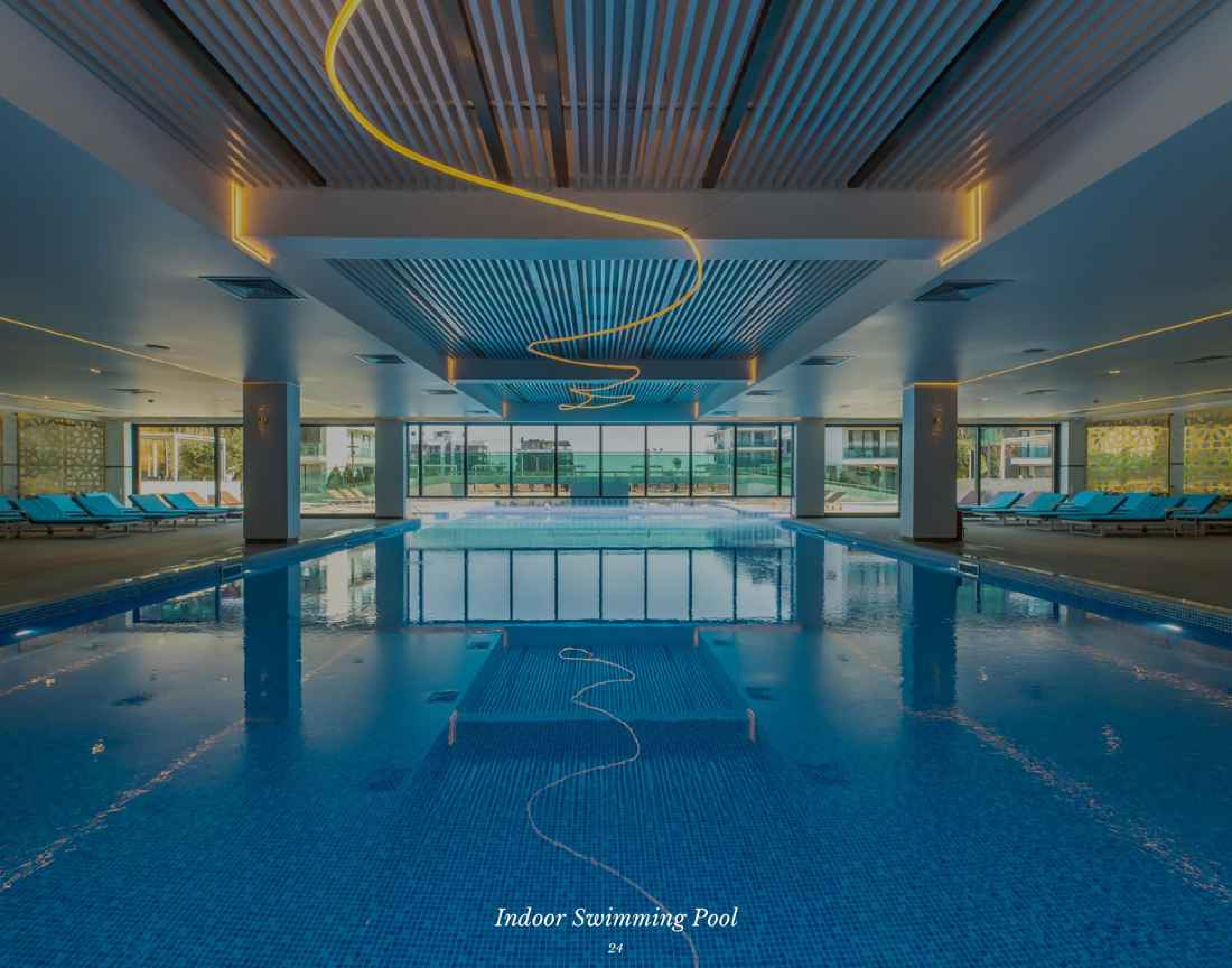
Tropical Garden



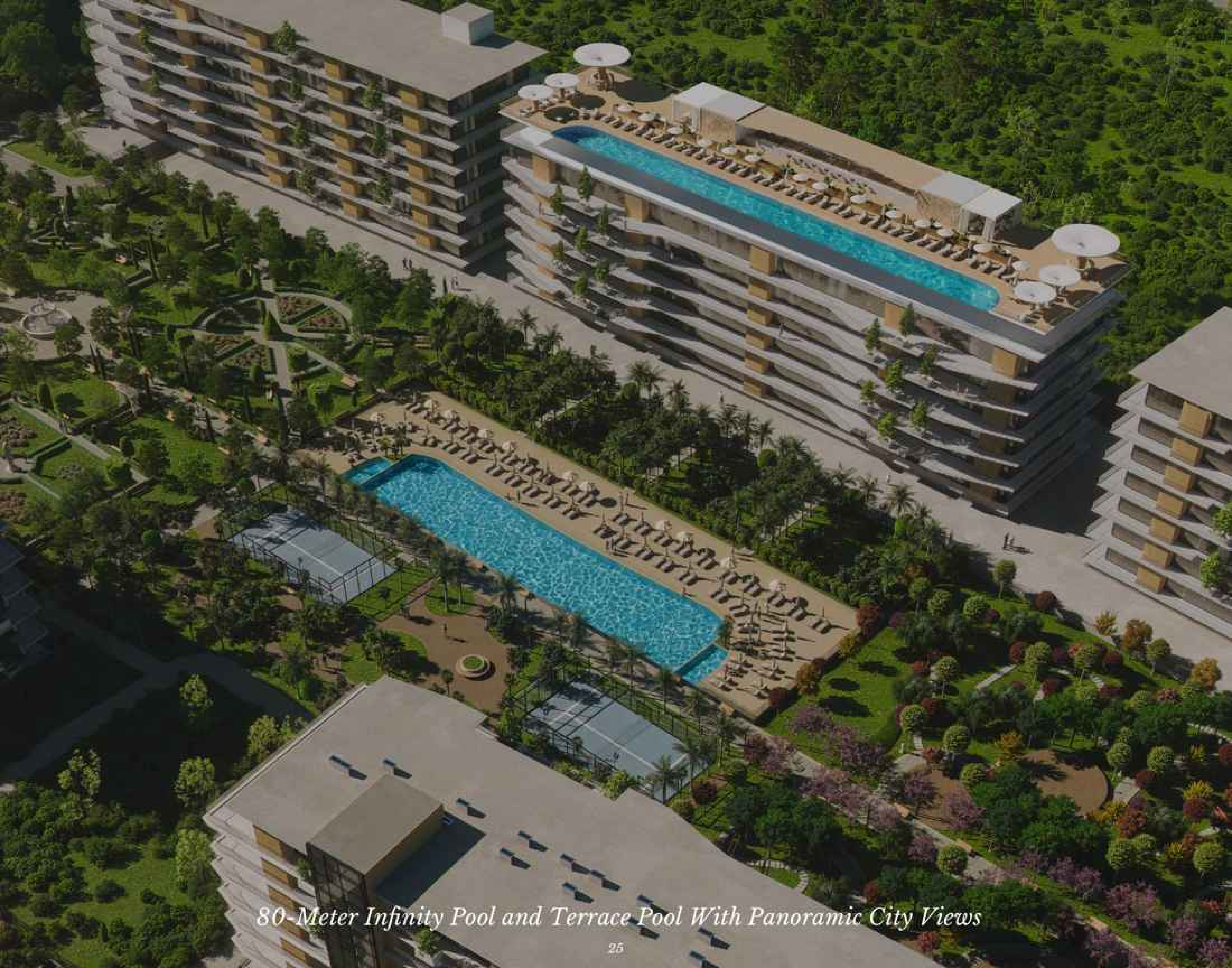
Japanese Garden



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



HOTEL-STANDARD SERVICES

VR SIGNATURE

Managed by International Company

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

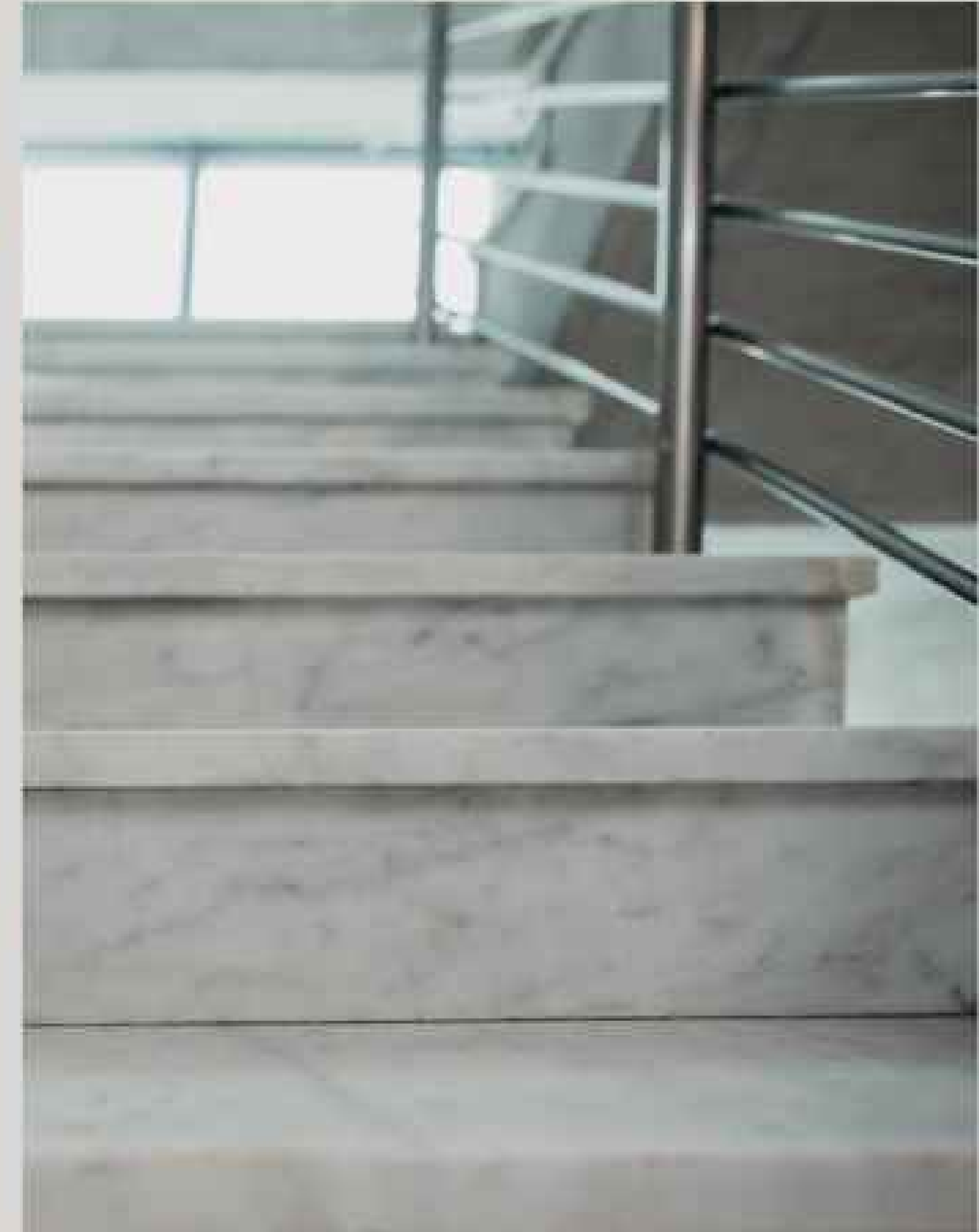


Grocery Services at the Door

OUR QUALITY

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

HIGHEST QUALITY MATERIALS



For the Multifunctional Building, we meticulously selected the best materials. Premium-quality Fundermax and Grespania adorn our facades, ensuring durability and timeless elegance. Shared spaces feature Italian marble flooring and high-quality laminated tiles. Internal marble staircases and stainless steel railings further enhance these spaces. Every detail emphasizes our commitment to quality.

OUR COMMITMENT TO QUALITY

Attention to Every Detail



We have chosen the highest-quality materials, Aluminum doors and windows, exclusive Ukrainian-made iron doors, and Italian locks, seamlessly blending design, safety, and sophistication. Additionally, the project features KONE and OTIS elevators for vertical mobility.



Investment Apartments are Delivered in Green Framework Condition

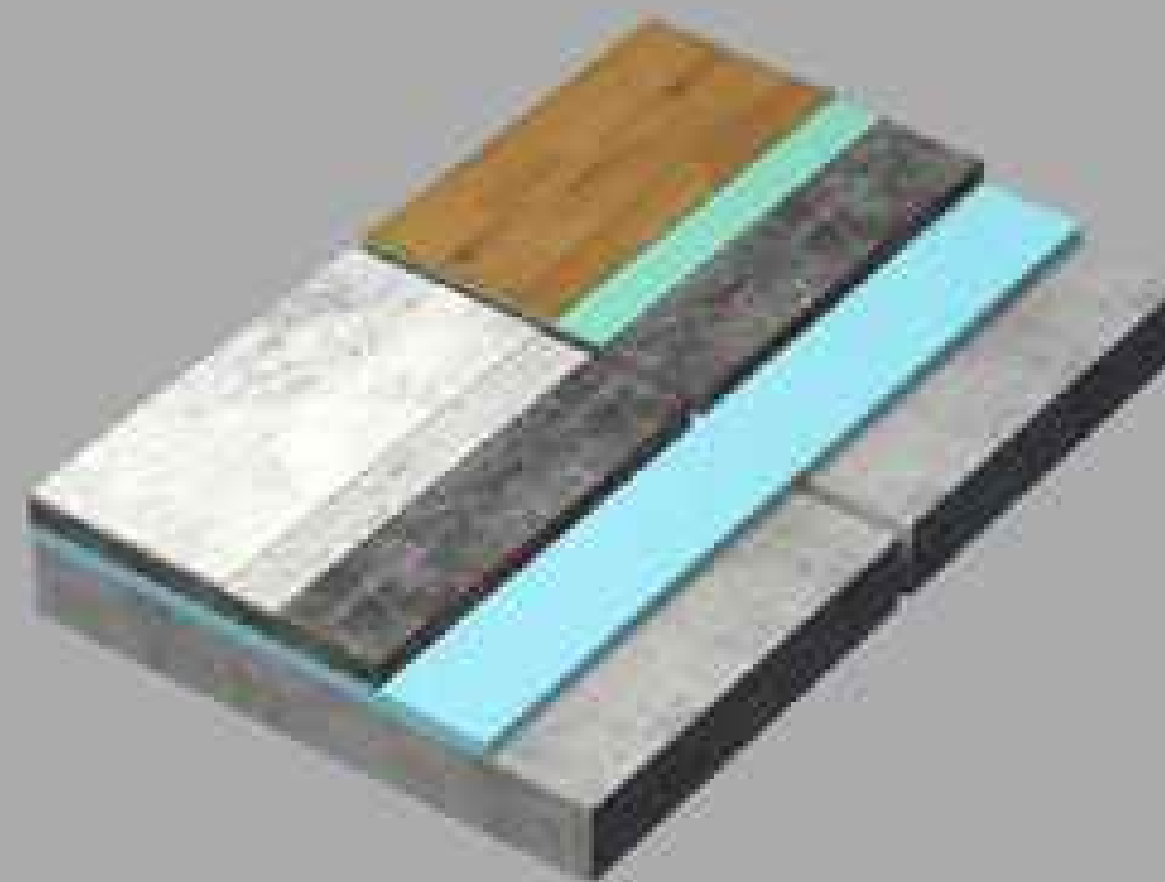
- Completed Partitions
- Sewage Pipes Installed at Connection Points
- Heating Pipes (for Sectional or Panel Radiators)
- Electrical Wiring Points
- Internet
- Television
- Intercom
- Screeded Flooring
- Iron Door
- Aluminum Doors and Windows
- Frost-Resistant Granite-Tiled Balcony
- Centralized Heating and Cooling System

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

Multifunctional Building 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

32.6

sq.m.

2028

Completion Date

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

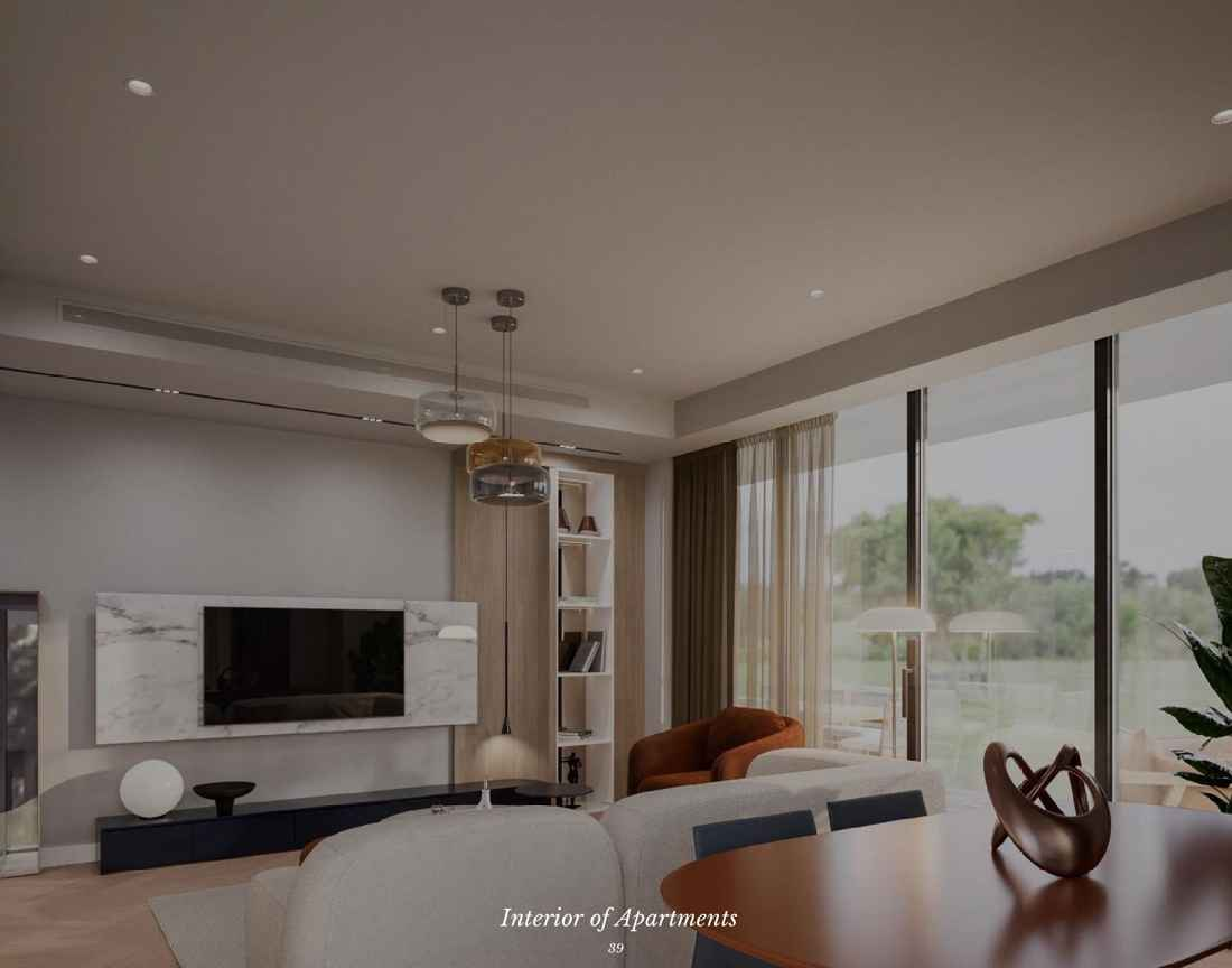
20%

80%

Distributed Before
the Completion of
Construction

Apartments Design and Floor Plans





Interior of Apartments



Interior of Apartments



Interior of Apartments



Interior of Apartments



Interior of Apartments

RESIDENTIAL LEVEL 03 BLOCK A

APARTMENT 12 (TYPE 1+0_D)

AREA NAME	sq.m.
LIVING AREA	34.32
SUMMER AREA	33.13
TERRACE	25.70
TERRACE	9.43
TOTAL AREA	99.47

APARTMENT 11 (TYPE 2+1_A)

AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	82.95
TERRACE	42.76
TERRACE	40.18
TOTAL AREA	157.71

APARTMENT 10 (TYPE 1+0_A)

AREA NAME	sq.m.
LIVING AREA	32.9
SUMMER AREA	9.43
TOTAL AREA	42.35

APARTMENT 9 (TYPE 1+0_B)

AREA NAME	sq.m.
LIVING AREA	32.4
SUMMER AREA	9.43
TOTAL AREA	42.83

APARTMENT 8 (TYPE 1+0_B)

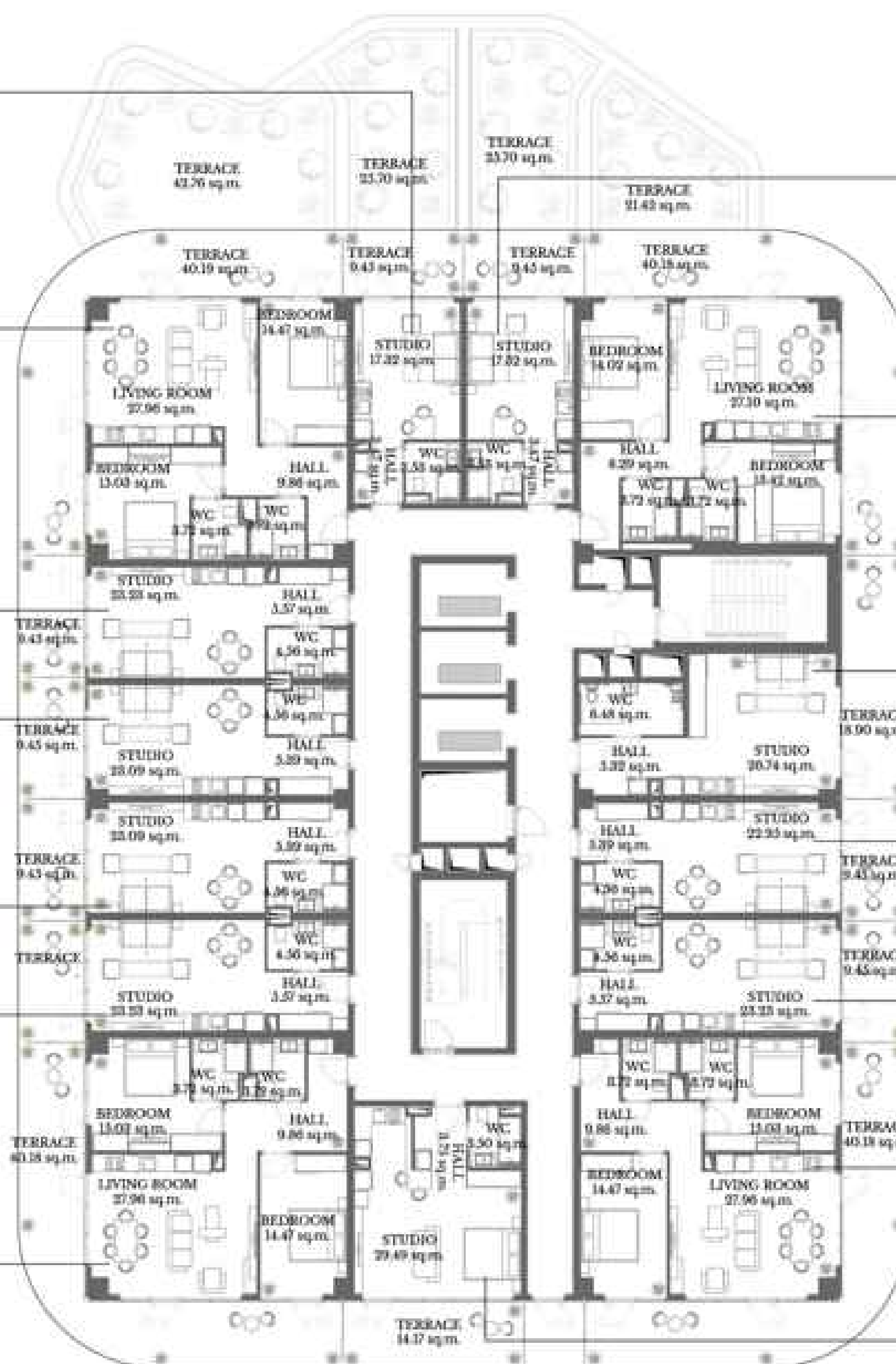
AREA NAME	sq.m.
LIVING AREA	32.04
SUMMER AREA	9.43
TOTAL AREA	42.49

APARTMENT 7 (TYPE 1+0_A)

AREA NAME	sq.m.
LIVING AREA	32.36
SUMMER AREA	9.43
TOTAL AREA	42.81

APARTMENT 6 (TYPE 2+1_A)

AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	40.18
TOTAL AREA	114.94



APARTMENT 13 (TYPE 1+0_D)

AREA NAME	sq.m.
LIVING AREA	34.32
SUMMER AREA	33.13
TERRACE	25.70
TERRACE	9.43
TOTAL AREA	99.47

APARTMENT 14 (TYPE 2+1_B)

AREA NAME	sq.m.
LIVING AREA	70.27
SUMMER AREA	61.60
TERRACE	21.42
TERRACE	40.18
TOTAL AREA	191.87

APARTMENT 1 (TYPE 1+0_F)

AREA NAME	sq.m.
LIVING AREA	40.34
SUMMER AREA	18.90
TOTAL AREA	59.44

APARTMENT 2 (TYPE 1+0_B)

AREA NAME	sq.m.
LIVING AREA	32.90
SUMMER AREA	9.43
TOTAL AREA	42.35

APARTMENT 3 (TYPE 1+0_A)

AREA NAME	sq.m.
LIVING AREA	32.36
SUMMER AREA	9.43
TOTAL AREA	42.81

APARTMENT 4 (TYPE 2+1_A)

AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	40.18
TOTAL AREA	114.94

APARTMENT 5 (TYPE 1+0_G)

AREA NAME	sq.m.
LIVING AREA	36.74
SUMMER AREA	14.17
TOTAL AREA	50.91

RESIDENTIAL LEVEL 04 BLOCK A

APARTMENT 27 (TYPE 1+0_D)

AREA NAME	sq.m.
LIVING AREA	24.22
SUMMER AREA	9.43
TOTAL AREA	33.77

APARTMENT 26 (TYPE 2+1_A)

AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	40.18
TOTAL AREA	114.94

APARTMENT 25 (TYPE 1+0_A)

AREA NAME	sq.m.
LIVING AREA	33.9
SUMMER AREA	9.43
TOTAL AREA	43.33

APARTMENT 24 (TYPE 1+0_B)

AREA NAME	sq.m.
LIVING AREA	33.4
SUMMER AREA	9.43
TOTAL AREA	42.83

APARTMENT 23 (TYPE 1+0_B)

AREA NAME	sq.m.
LIVING AREA	33.04
SUMMER AREA	9.43
TOTAL AREA	42.49

APARTMENT 22 (TYPE 1+0_A)

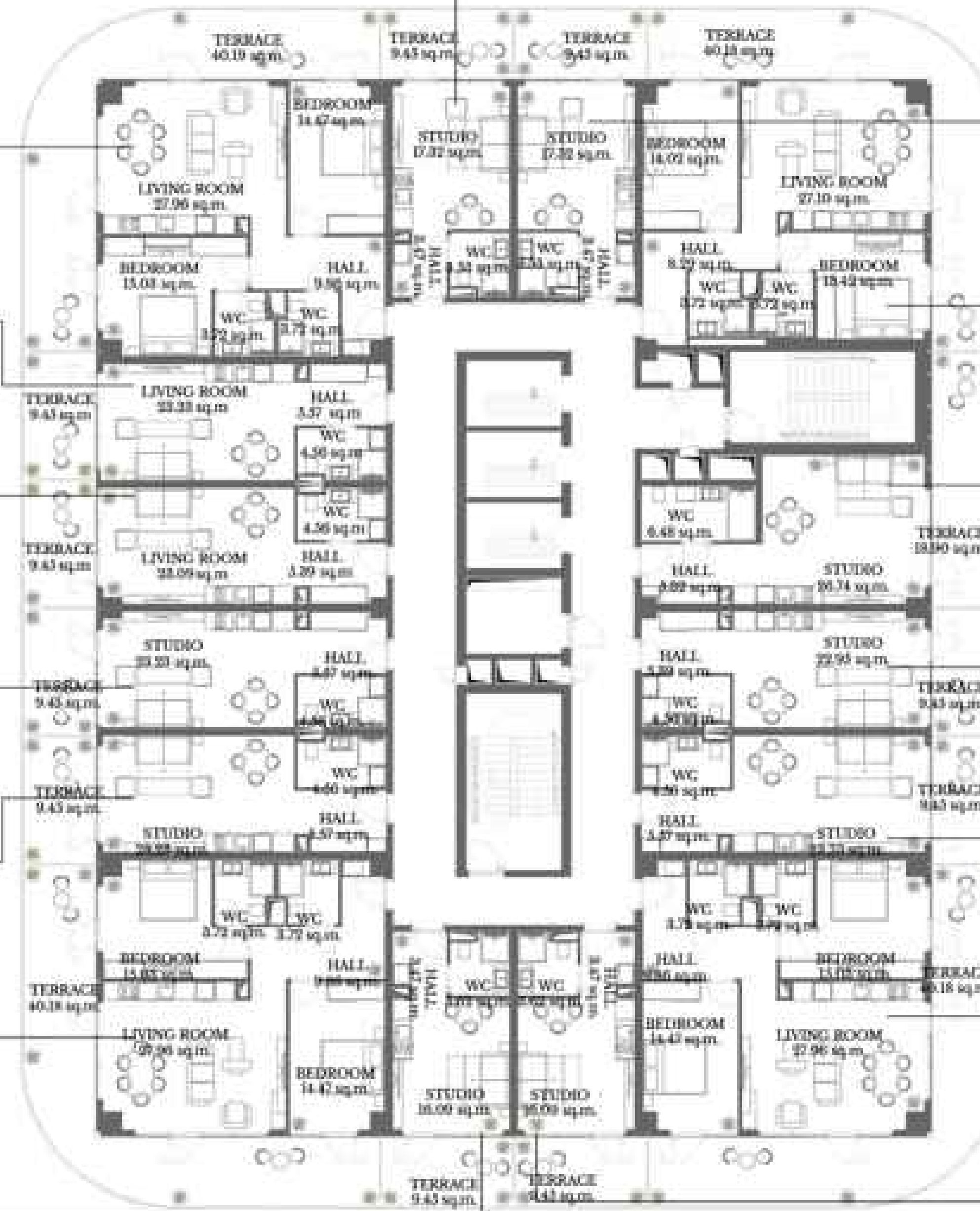
AREA NAME	sq.m.
LIVING AREA	33.38
SUMMER AREA	9.43
TOTAL AREA	42.81

APARTMENT 21 (TYPE 2+1_A)

AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	40.18
TOTAL AREA	114.94

APARTMENT 20 (TYPE 1+0_E)

AREA NAME	sq.m.
LIVING AREA	33.18
SUMMER AREA	9.43
TOTAL AREA	42.63



APARTMENT 28 (TYPE 1+0_D)

AREA NAME	sq.m.
LIVING AREA	24.22
SUMMER AREA	9.43
TOTAL AREA	33.77

APARTMENT 29 (TYPE 2+1_B)

AREA NAME	sq.m.
LIVING AREA	70.27
SUMMER AREA	40.18
TOTAL AREA	110.45

APARTMENT 15 (TYPE 1+0_F)

AREA NAME	sq.m.
LIVING AREA	40.34
SUMMER AREA	18.90
TOTAL AREA	59.24

APARTMENT 16 (TYPE 1+0_B)

AREA NAME	sq.m.
LIVING AREA	22.90
SUMMER AREA	9.43
TOTAL AREA	42.33

APARTMENT 17 (TYPE 1+0_A)

AREA NAME	sq.m.
LIVING AREA	33.38
SUMMER AREA	9.43
TOTAL AREA	42.81

APARTMENT 18 (TYPE 2+1_A)

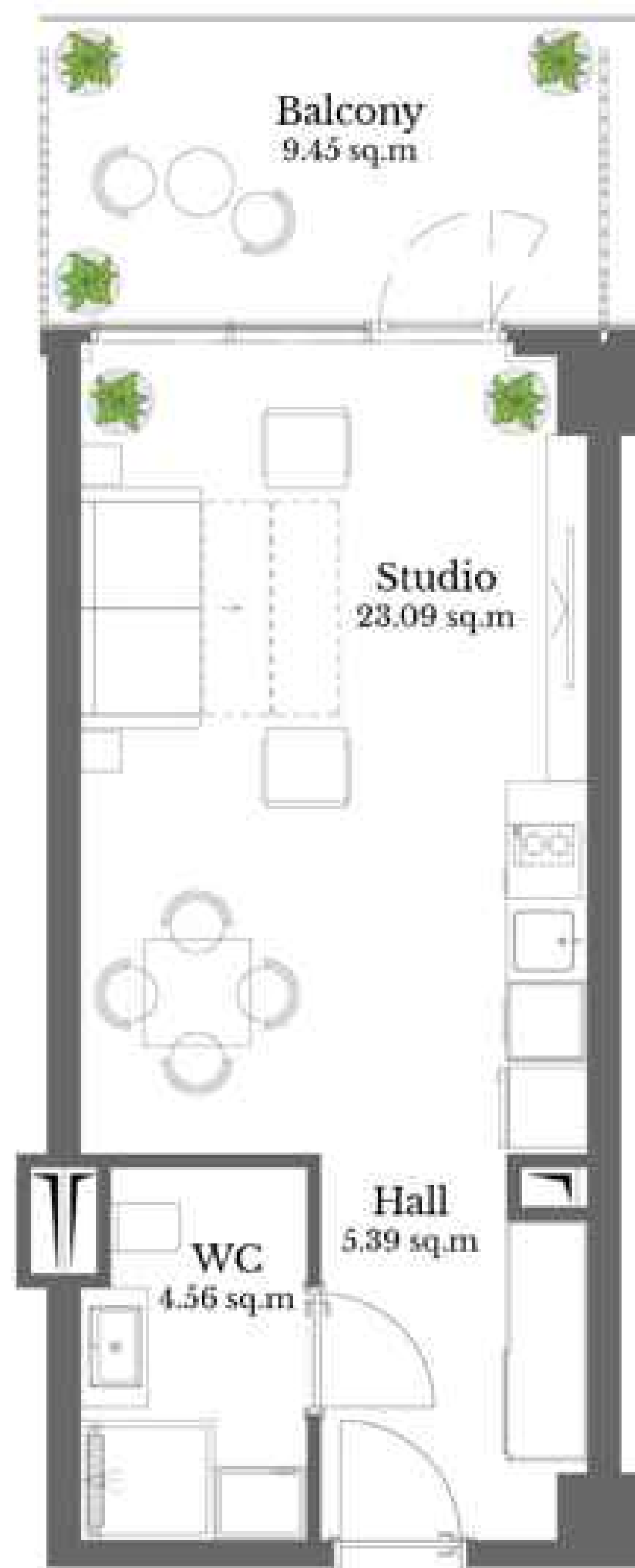
AREA NAME	sq.m.
LIVING AREA	74.76
SUMMER AREA	40.18
TOTAL AREA	114.94

APARTMENT 19 (TYPE 1+0_E)

AREA NAME	sq.m.
LIVING AREA	33.18
SUMMER AREA	9.43
TOTAL AREA	42.63

Level 04 - Level 11 Floors With Identical Floor Plan

STUDIO



APARTMENT N 8	
Living Area	33.35 sq.m
Terrace	9.45 sq.m
Total	42.8 sq.m

TWO-BEDROOM



APARTMENT N 26	
Living Area	77.55 sq.m
Terrace	40.19 sq.m
Total	117.74 sq.m



KRTSANISI

RESORT RESIDENCE

+995 599 26 11 11

+995 322 50 11 11

Sales@vr.ge

WWW.VR.GE

WWW.VRKRTSANISI.COM

N7 Grigol Volski Street, Tbilisi, Georgia

N37/39 Merab Kostava Street, Tbilisi, Georgia