



FOREST-BEACH
SHERVETILI

A close-up photograph of Ilia Topuria, a professional mixed martial artist, looking upwards with a determined expression. He is wearing a red and white striped shirt and has a tattoo of a crown with the letter 'T' on his chest. He is holding two large, ornate UFC championship belts. The background is a blurred boxing ring with spectators 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

CREATED FOR LEGENDARY LIVING

Where Nature Meets Luxury

In the heart of Shekvetili region, located between The Black Sea and pine tree forest, a remarkable story unfolds, daring to push the boundaries of innovation and luxury. Our daring vision promises a lifestyle where every sunrise paints a new adventure, and every sunset whispers stories of the past. As a resident of VR Shekvetili Forest-Beach, you are not just acquiring a home; you are becoming a part of a community that values inspiration, celebrates nature, and cherishes every moment in their lives. VR Shekvetili Forest-Beach invites you to write your chapter in this timeless story. Be among the few who have the privilege to call this visionary enclave home.



VR Shekvetili Forest-Beach



Café de Mer
ENERJİZİLİ



Master Plan of the Project



EUROPEAN PROPERTY AWARDS

AWARD WINNER

**MIXED USE
DEVELOPMENT**

VR SHEKVETILI FOREST – BEACH

2024-2025



Capella Mian
SHEKVETILI

VR Shekvetili Forest - Beach

Invest in the 5-Star Resort VR SHEKVETILI FOREST~BEACH

\$600,000,000 – Investment

40 Hectares – Land Area

1,200 Meter Long – Sandy Beach

ROI

14,5%

Payback Period:

7
Years

Apartments from 27 sq.m



VR Shekvetili Forest-Beach



STORYLINE

SHEKVETILI, THE BLACK SEA, GEORGIA

Global Address and Dynamic Destination



This unique land plot area in the village of Shekvetili, stretches between the forest and the sea. This area, according to experts, is ideal for many types of flora and fauna. Shekvetili's main feature is black magnetic sand, the colour of which is due to the presence of magnetite in it. Rest in such a place will be favorable for people with sore joints and diseases of the cardiovascular system. It is good to rest here with children: the entry to the sea is sloping and shallow, there are no big waves and strong winds, and also it is possible to find many shells on the coast. Pine trees grow along the beach, giving the air a special smell, and in the evenings, many people prefer to walk in the eucalyptus park, where there are 35 sculptures of musicians and fountains.



Above from Left: Tsitsinatela Amusement Park, Dendrological Park, Black Sea Arena

WHY SHEKVETILI, GEORGIA?

Why Adjara & Shekvetili?

Premier Destinations for Tourism, Investment and Natural Beauty

- Simplicity and Transparency
- Attractive Tax Environment: Only 5% Tax on Rental Income
- No Ownership Restrictions for Foreign Citizens in Georgia
- Property Registration in Just One Business Day for Only \$60
 - One of the Safest Country
 - Pure Sea Water
- Bichvinta Perennial Pine Forest
- Humid Subtropical and Ionized Air
- Healing Magnetic Sand

Next to Our Project Can be Found

- Paragraph Resort & Spa – 100 m.
 - Black Sea Arena – 1.8 km.
 - Dendrological Park – 2.8 km.
- Tsitsinatela Amusement Park – 5 km.
 - Musicians Park – 1.7 km.
 - Miniature Park – 5.6 km.
- Kobuleti City Centre – 16 km.
- Batumi City Centre – 50 km.
- Batumi International Airport – 54 km.



PARAGRAPH RESORT & SPA SHEKVETILI, AUTOGRAPH COLLECTION

Where Fantasy Became Reality



Discover genuine luxury at the Paragraph Resort & Spa Shekvetili, Autograph Collection, Georgia's most unique 5-star destination. Complete with exceptional amenities and world-class service, this family-friendly resort stands as the only one of its kind in all of Georgia. Bordered by an incredible pine forest on one side and the Black Sea on the other, this extraordinary project creates a fantasy world of pampering and relaxation. The project is also an ideal venue for hosting social events, weddings, and business gatherings in Shekvetili, thanks to an attentive planning team and expert chefs.



About the Paragraph Resort & Spa Shekvetili, Autograph Collection



Paragraph Resort & Spa Shekvetili, Autograph Collection

YOUR KEY TO EXCEPTIONAL LIVING

A Remarkable Partnership with Paragraph Resort & Spa Shekvetili, Autograph Collection



We're dedicated to delivering an extraordinary living experience. To make this promise a reality, we've partnered with the Paragraph Resort & Spa Shekvetili, Autograph Collection, a name synonymous with exceptional hospitality. Due to the partnership, you can get premium quality, five-star experience, and seamless convenience. By choosing VR Shekvetili Forest-Beach, you not only acquire a remarkable home but also unlock a gateway to legendary living, made possible by the exceptional hospitality services offered by Paragraph.



Partnership with Paragraph Resort & Spa Shekvetili, Autograph Collection

THE LEGEND OF IBIZA NOW IN GEORGIA

For the First Time in Georgia, Café del Mar Branded Beach Club



We are proud to introduce an exceptional new chapter: within the framework of the VR Shekvetili Forest-Beach project, an international-standard Beach Club under the Café del Mar Brand will be developed - a space that unites music, aesthetics, and an entirely new culture of seaside leisure.

This is a new lifestyle - The partnership brings the atmosphere of the Mediterranean, the authentic chillout culture experience, world-class DJ sets, and unforgettable sunset sessions set against the backdrop of the Black Sea Coast. Get ready for an unforgettable summer - a destination where sea, forest, and the energy of a world-renowned brand merge, redefining entertainment to a whole new standard.



Partnership with Café del Mar

An abstract, marbled background featuring swirling patterns of deep blue, light blue, and gold. The texture is organic and fluid, resembling liquid or stone. The word "VISION" is overlaid in a large, white, serif font, positioned horizontally across the middle of the image.

VISION

PROJECT INSPIRATION



CONCEPT

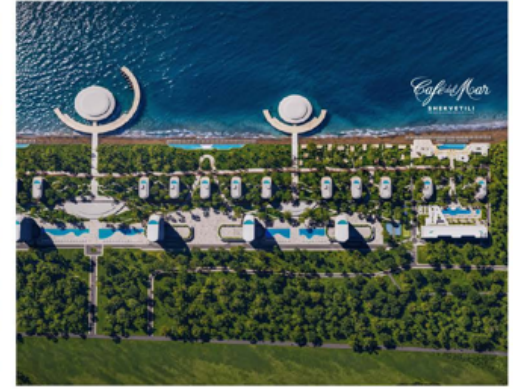


The primary inspiration behind VR Shekvetili Forest-Beach was the unique natural environment of Shekvetili itself - a place where the sea and forest blend together in perfect harmony. The project's concept is inspired by the gentle movement of coastal waves, the organic forms of seashells, the calming colors of the sea, and the natural beauty of the pine forest. Every detail reflects the character of this remarkable location.



VR SHEKVETILI FOREST-BEACH

A Majestic Balance of Luxury and Innovation



Introducing the opportunity of a lifetime – your chance to own a piece of paradise next to the Paragraph Resort & Spa Shekvetili, Autograph Collection. VR Shekvetili Forest-Beach offers a harmonious blend of natural beauty and world-class hospitality.

Our apartments are designed to provide you with the utmost comfort and style, ensuring that every moment spent here is nothing short of extraordinary. Whether you're seeking a permanent residence, a vacation home, or an investment opportunity, VR Shekvetili Forest-Beach offer it all.

The handover condition varies by block: Block A is delivered fully renovated, including furniture and appliances. Blocks B1, B2, C1 and C2 are delivered in Green frame.

However, we also offer renovation options for these units.

The first phase completion date - December, 2027.



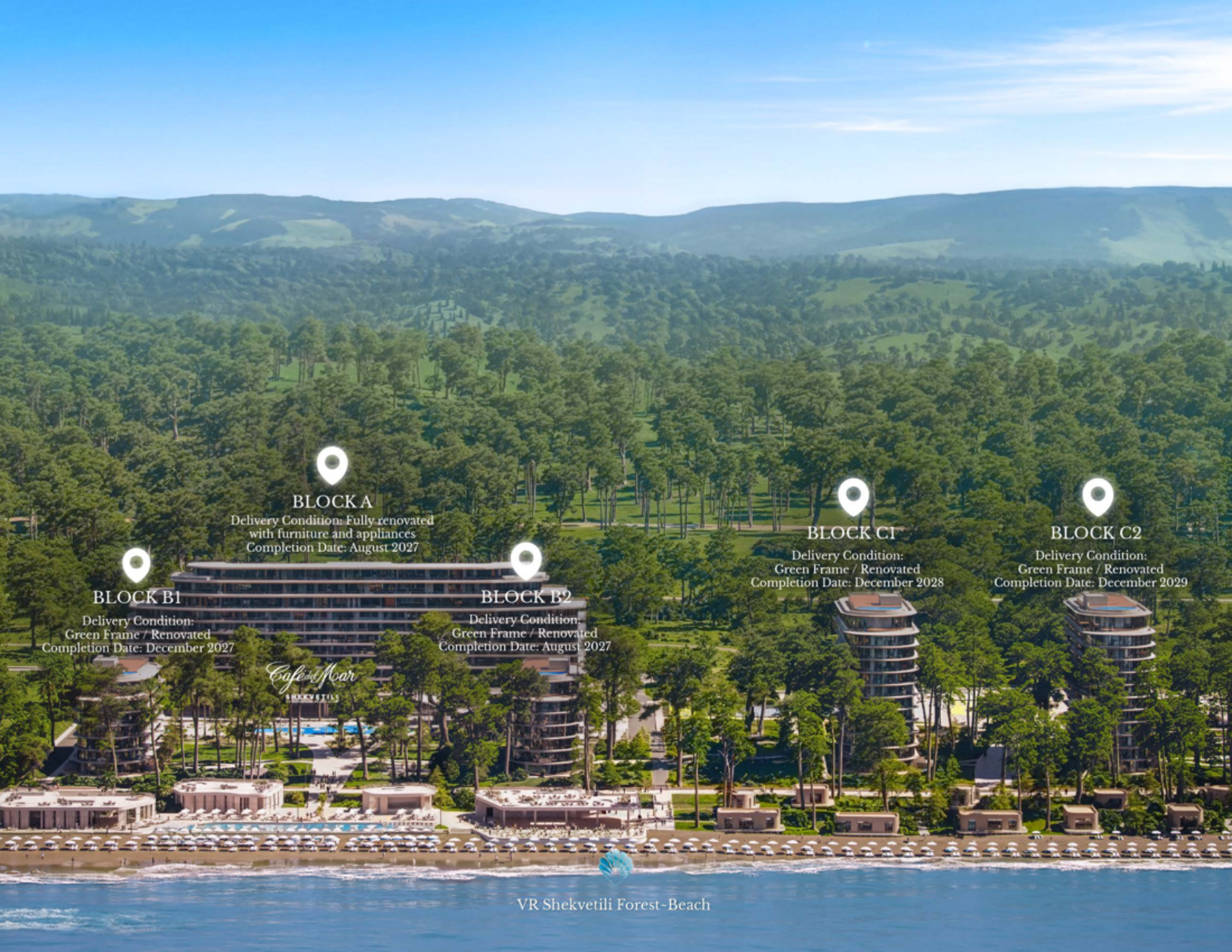
About the VR Shekvetili Forest-Beach



Café de Mer
SHEKVETILI



VR Shekviteli Forest-Beach



BLOCK A

Delivery Condition: Fully renovated
with furniture and appliances
Completion Date: August 2027



BLOCK B1

Delivery Condition:
Green Frame / Renovated
Completion Date: December 2027



BLOCK B2

Delivery Condition:
Green Frame / Renovated
Completion Date: August 2027



BLOCK C1

Delivery Condition:
Green Frame / Renovated
Completion Date: December 2028



BLOCK C2

Delivery Condition:
Green Frame / Renovated
Completion Date: December 2029

VR Shekvetili
SHEKVETILI



VR Shekvetili Forest-Beach

BLOCK A



BLOCK B1



Block B1

BLOCK B2



Block B2

BLOCK C1



Block C1

BLOCK C2



Block C2

EXPERIENCE



A LUXURY DEVELOPMENT WITH A PRIVATE BEACH, SPANNING 40 HECTARES

Infrastructure



5-Star Apartments



*Air-Conditioned Relaxation Spaces
by the Pool*



*1,200-Meter Bicycle and
Pedestrian Path*



Sports Fields and Gym



*1,200-Meter-Long Protected,
Well-Equipped, Private Beach*



*Childrens Pool and
Entertainment Spaces*



*Entertainment
and Recreational Spaces*



Casino



*An 80-Meter Pool with
Views of the Black Sea
(Café del Mar)*



Spa and Wellness Centre



Amphitheatre



Conference Hall



Indoor and Outdoor Pools



*1000 sq.m. for Authentic and Traditional
Restaurants from Different Countries*

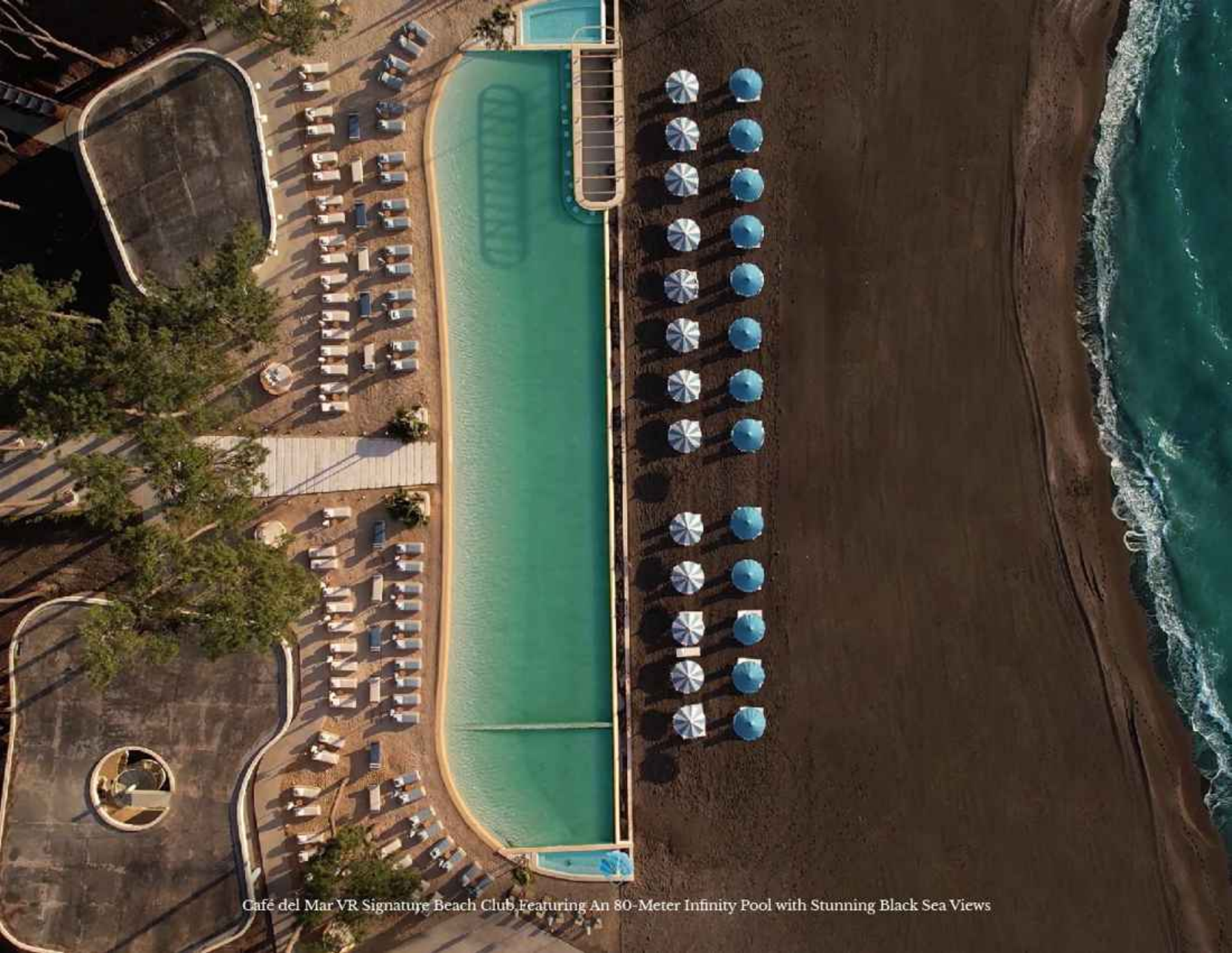


Water Park

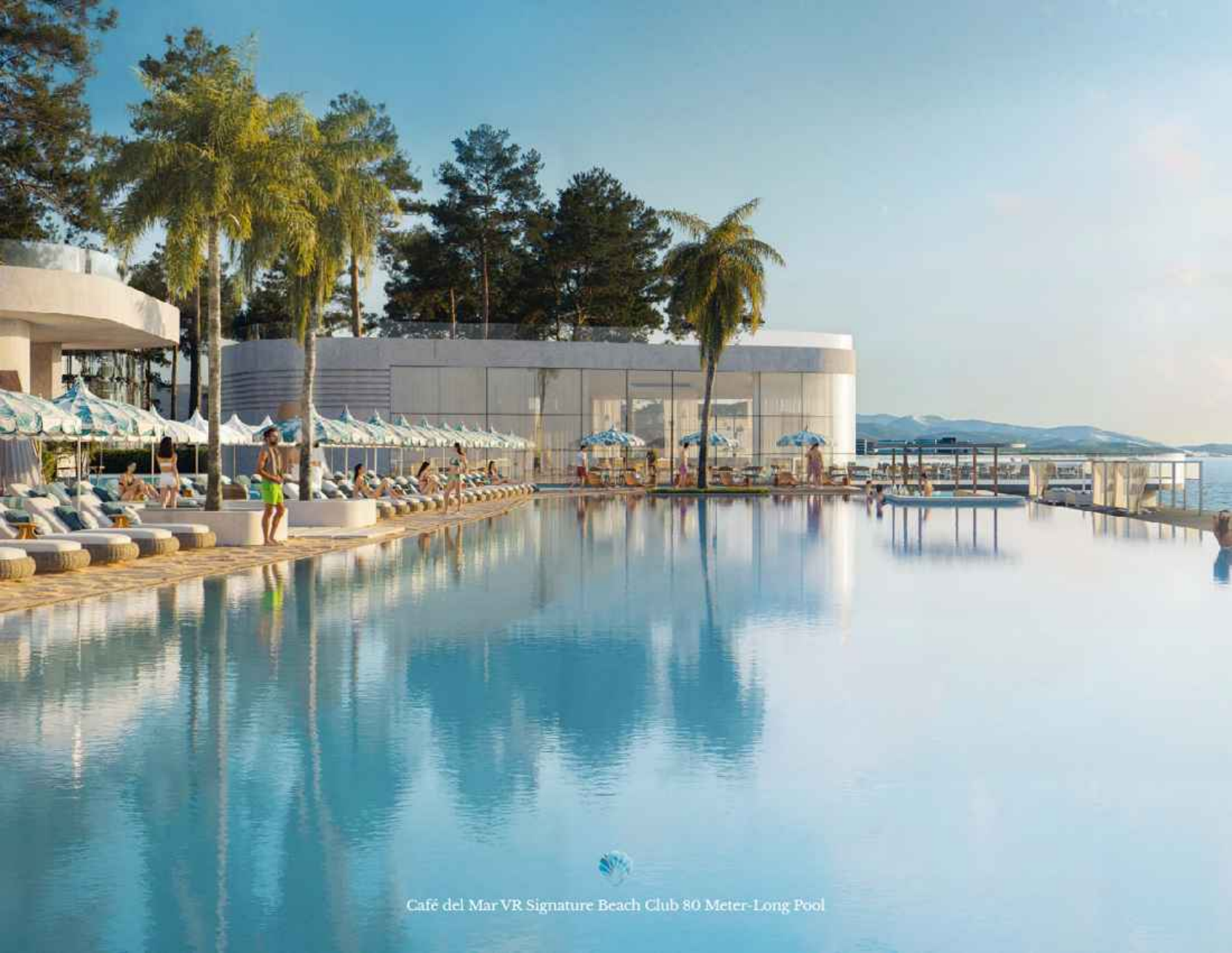


Shopping Mall





Café del Mar VR Signature Beach Club featuring An 80-Meter Infinity Pool with Stunning Black Sea Views



Café del Mar VR Signature Beach Club 80 Meter-Long Pool



1,200-Meter Long Private Beach



Yacht Club



Swim-Up Bar



Sports Fields



Fitness Centre, Spa & Wellness



Jaccuzzi at Your Balcony



Padel Tennis



Aquapark, Swimming Pool and Entertaining Spaces





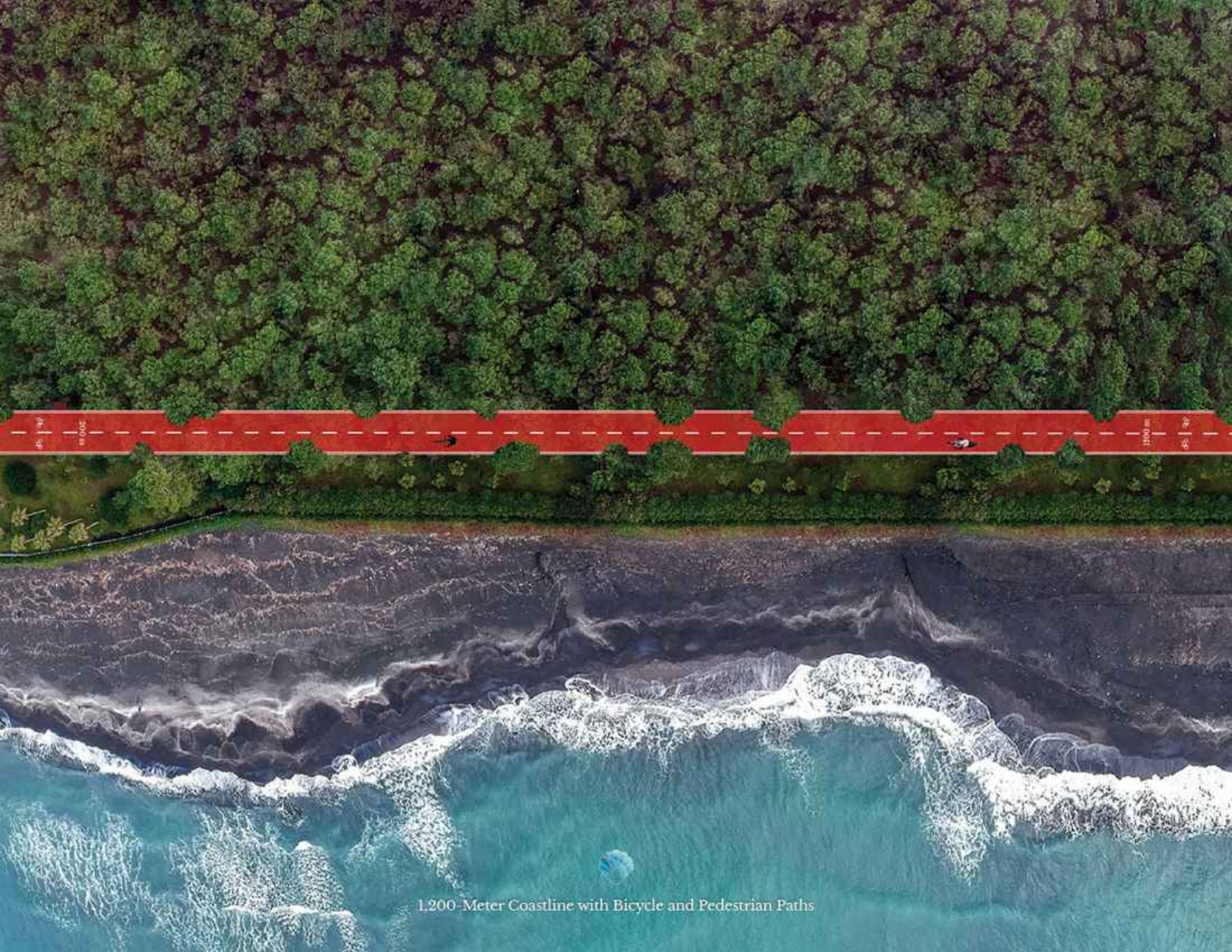
Roads Inside the Project



Café del Mar VR Signature Beach Club Infinity Pool



Recreational Zones



1,200-Meter Coastline with Bicycle and Pedestrian Paths



View from Block B1



APARTMENTS

STUDIO



Total Area - 36.6 sq.m
Living Area - 21.9 sq.m
Summer Area - 14.7 sq.m

Studio apartments consist of one open space that combines the living area, bedroom, and kitchen in one room with a separate bathroom. This type of accommodation is good for students or people who don't need extra space.



ONE-BEDROOM



Total Area - 74.4 sq.m
Living Area - 58.9 sq.m
Summer Area - 15.5 sq.m

We offer one-bedroom apartments consisting of a separate bedroom, living room, kitchen and bathroom. These apartments offer several advantages and are suitable for different types of residents.



Types of Apartments - I Phase

TWO-BEDROOM

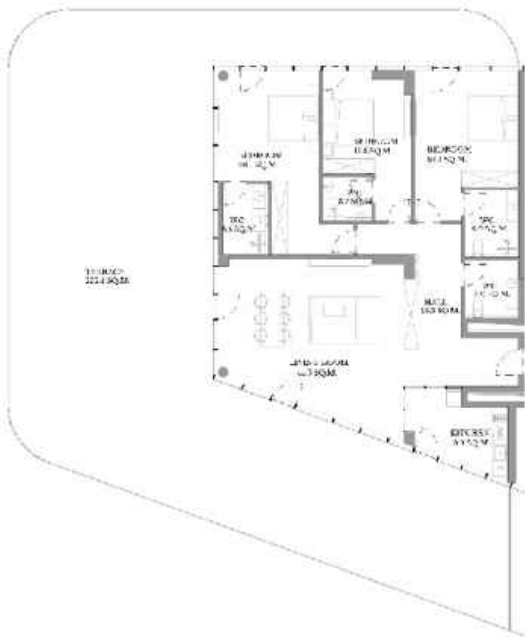


Two-bedroom apartments offer more space and flexibility than studio or one-bedroom apartments. Suitable for a variety of residents, including families, couples and individuals needing extra space.

Total Area - 98.1 sq.m
Living Area - 67.8 sq.m
Summer Area - 30.3 sq.m



PENTHOUSE



Total Area - 385.8 sq.m
Living Area - 163.4 sq.m
Summer Area - 222.4 sq.m

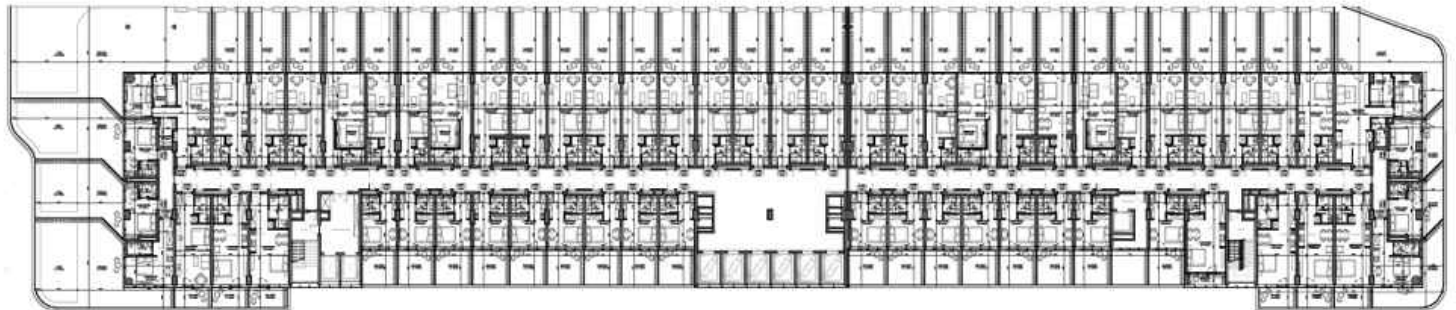


We offer Three-Bedroom of various sizes that have different kinds of advantages. Three-Bedroom Penthouses are located on the top floor of a residential building. Penthouses are known for their exclusivity, amazing views and premium features. The apartments will be in turn-key condition.



FLOOR PLAN OF BLOCK A

Sea View



Forest View



Apartments From - 34 sq.m

FLOOR PLAN OF BLOCK A

Sea View



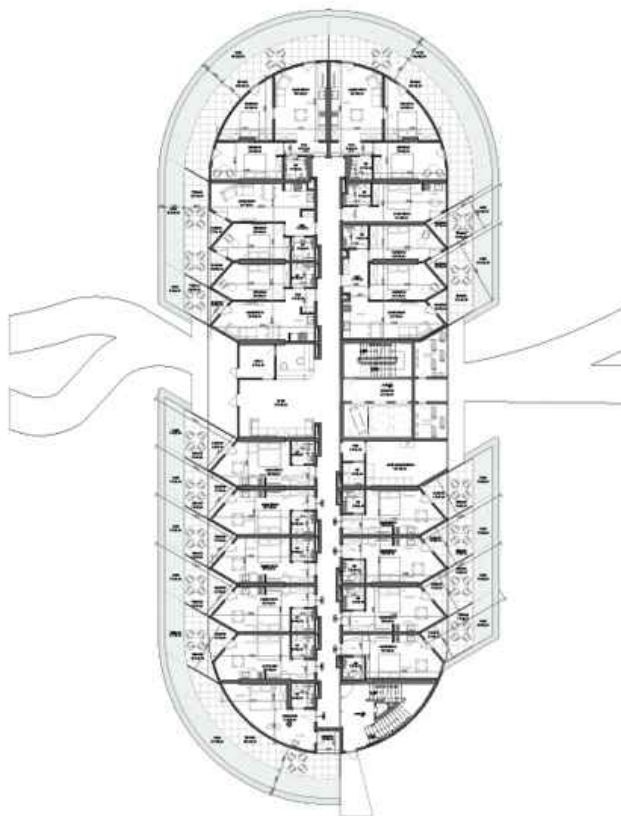
Forest View



Apartments From - 34 sq.m

FLOOR PLAN OF BLOCK B1

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

Block A & Forest View



Apartments From - 27 sq.m

FLOOR PLAN OF BLOCK B1

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

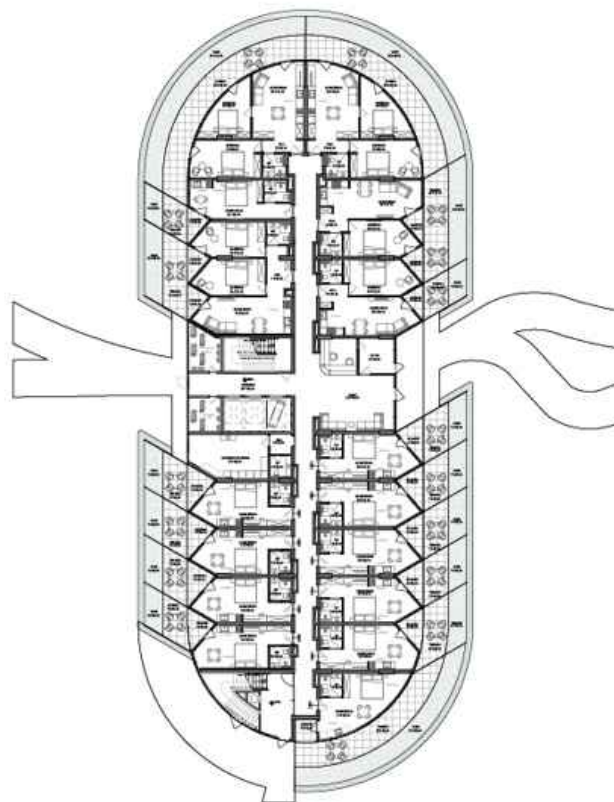
Block A & Forest View



Apartments From - 27 sq.m

FLOOR PLAN OF BLOCK B2

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

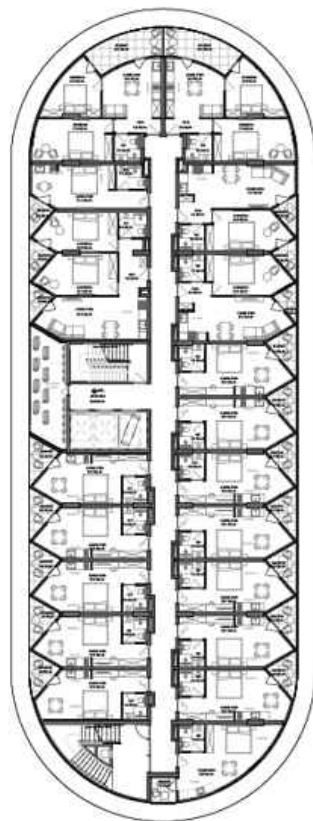
Block A & Forest View



Apartments From - 30 sq.m

FLOOR PLAN OF BLOCK B2

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

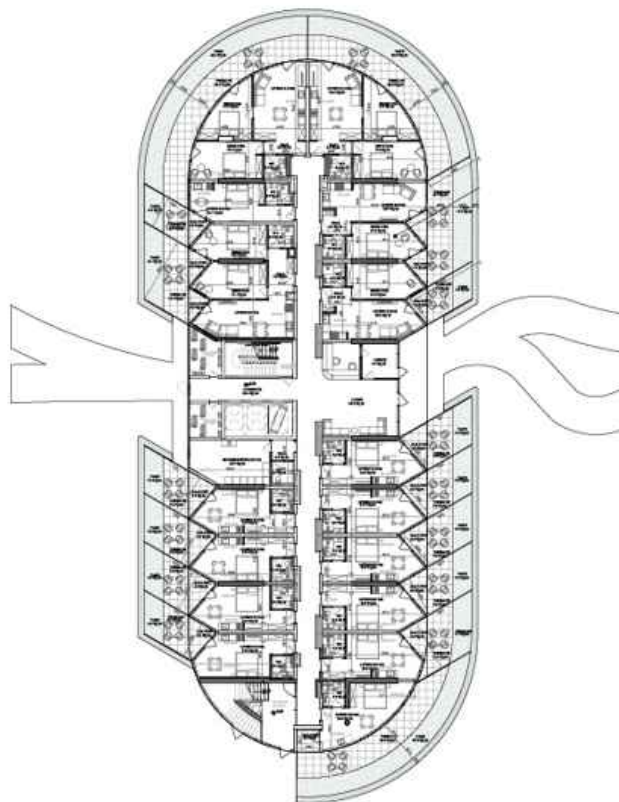
Block A & Forest View



Apartments From - 30 sq.m

FLOOR PLAN OF BLOCK C1

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

Block A & Forest View



Apartments From - 27 sq.m

FLOOR PLAN OF BLOCK C1

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

Block A & Forest View



Apartments From - 27 sq.m

FLOOR PLAN OF BLOCK C2

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

Block A & Forest View



Apartments From - 27 sq.m

FLOOR PLAN OF BLOCK C2

Sea View



*Sea & Batumi
View*

*Sea & Paragraph Resort
& Spa Shekvetili
View*

Block A & Forest View



Apartments From - 27 sq.m



INTERIOR

INTERIOR

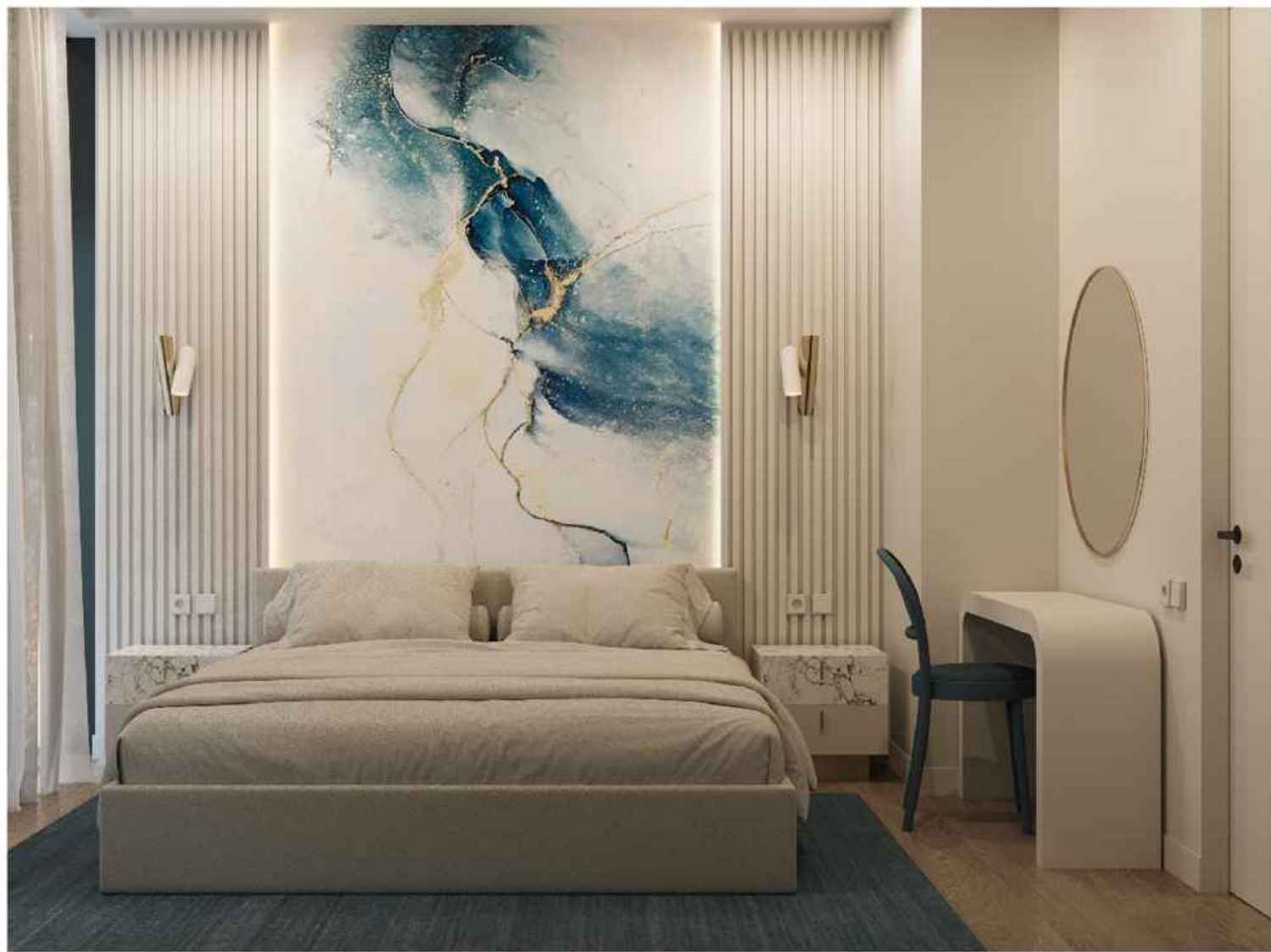
Perfect Blend of Comfort and Style



Step into the world of VR Shekviteli Forest-Beach, where every interior element is carefully crafted to offer the perfect blend of comfort and style. High-end materials and contemporary design elements create an inviting atmosphere that effortlessly blends with the surrounding beauty of nature.



Interior











SERVICES

- *Complex Monitoring of Water Reservoirs* •
- *Fire System Services* •
- *Cleaning Service* •
- *24-Hour Security* •
- *Gardening Service* •
- *Parking* •
- *Concierge* •
- *Technical Support* •
- *Taking Care of Shared Spaces* •
- *Laundry Service* •
- *Transportation* •
- *Valet Parking* •
- *Grocery Services at the Door* •

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.

BLOCK

A

20%

Down-Payment

10%

*Until Construction
is Completed*

70%

*After the Construction
is Completed*

BLOCK

B1, B2

30%

Down-Payment

70%

*Before the Construction
is Completed
(within +1 Year)*

STANDARD PAYMENT

Terms for All Blocks

20%

Down-Payment

80%

*Until Construction
is Completed*

Or **10 YEAR**

*Internal Installments
(25% lower compared
to a mortgage loan)*





Eğilim
SHEKRETİN





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SHEKVETILI

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