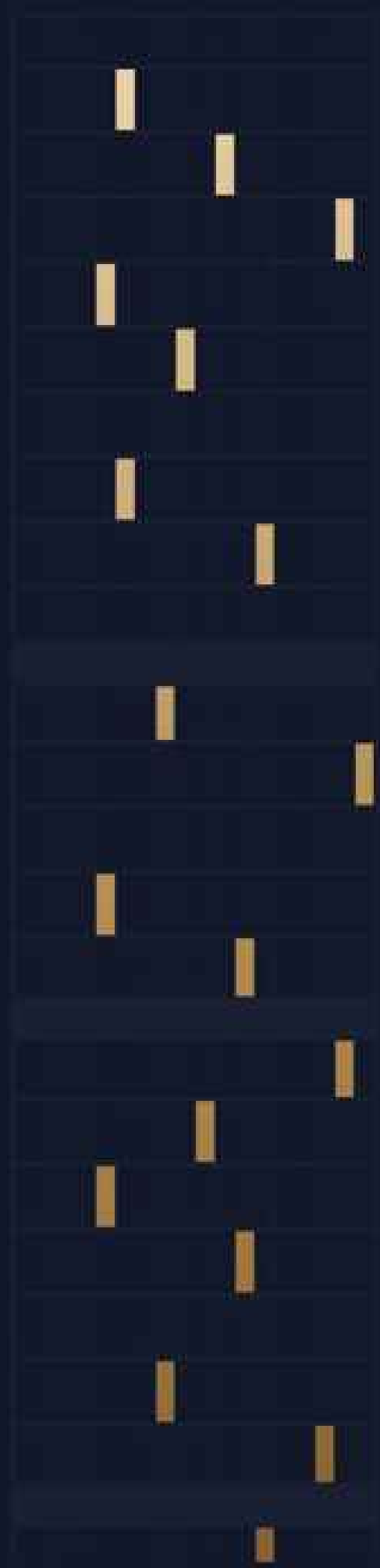




VR | **SKY TOWER**
Fashion Avenue

A professional mixed martial artist, Ilia Topuria, is shown in a boxing ring, looking upwards with a determined expression. He is wearing a red and white striped shirt and black UFC boxing gloves. He is holding two large, ornate UFC championship belts, one in each arm. The background is a blurred crowd of spectators in a large arena.

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

THE FUTURE OF URBAN LIVING

THE SKYSCRAPER THAT CHANGES THE CITY'S SKYLINE

TABLE OF CONTENTS

01

CONCEPT

02

LOCATION

03

INFRASTRUCTURE

04

INVESTMENT POTENTIAL

05

INTERNATIONAL STANDARDS

06

APARTMENTS

07

DESIGN





01.

CONCEPT



01. VR VAKE SKY TOWER

FASHION AVENUE

THE FUTURE OF URBAN LIVING

The skyscraper envisions the creation of a sculptural landmark for the city. One of the project's key advantages is its location: VR VAKE SKY TOWER - FASHION AVENUE is situated in Tbilisi, in the Vake district, at 49 Chavchavadze Street, specifically on the site of the former Sports University. The project is poised to serve as a catalyst for Georgia's economic growth and cultural development.

The building rises 70 stories above ground, attaining a total height of 260 meters, thereby establishing itself as the tallest structure in the capital city. All technical and communication shafts are strategically centralized within the building's core, while diverse functional spaces are systematically arranged around the core along the perimeter.

The primary objective of the VR VAKE SKY TOWER - FASHION AVENUE project is to establish the tower as a focal point of attraction for visitors to the city, generate hundreds of employment opportunities, attract foreign investment, and make a substantial financial contribution to the national economy.

The project is expected to have a profoundly positive impact on the capital by setting new standards for urban development and enhancing the overall quality of residential living.





01. VR VAKE SKY TOWER FASHION AVENUE

THE FUTURE OF URBAN LIVING

The complex features underground parking facilities, 11 elevators, and three stair cores connecting the floors. On the topmost level of the building, at the region's highest point of 260 meters, an infinity pool will be located, offering breathtaking panoramic views.

In addition to its distinctive exterior, the contemporary five-star apartments of VR VAKE SKY TOWER - FASHION AVENUE represent a synthesis of aesthetics, comfort and functionality.

Height: 260 m
Number of Floors: 70
Height: 10 m

VR VAKE SKY TOWER - FASHION AVENUE establishes a new, self-sufficient district in the heart of Tbilisi. Comprising unique infrastructural components, this multifunctional development serves as a central hub for major, large-scale activities, attracting both local and international investors.

The project is situated in prime urban locations, ensuring convenient access to business districts, transportation hubs and entertainment venues. This strategic positioning is particularly advantageous for business professionals who require ease of mobility throughout the city.



01. PROJECT VISUALISATION

THE STORY BEHIND THE NUMBERS

The interior of VR VAKE SKY TOWER - FASHION AVENUE has been designed in accordance with contemporary architectural trends, combining aesthetics, functionality and quality.

Every detail within the building is tailored to maximize comfort and provide a refined visual experience, with a strong emphasis on efficient spatial planning, optimal integration of natural light, and the use of premium-quality materials. Panoramic windows ensure a seamless connection with the surrounding environment, creating a bright and inviting atmosphere.

The interior is dominated by a minimalist style, featuring warm colors, natural textures and contemporary geometric forms. Smart technologies are employed to enhance both the comfort of the living spaces and their energy efficiency.

VR VAKE SKY TOWER - FASHION AVENUE is not merely a residential space - it represents a new standard of living, where every square meter is harmoniously aligned with modernity, nature, and a forward-looking vision.

01. VR VAKE SKY TOWER FASHION AVENUE

PROJECT FACTS



DEVELOPER:
VR HOLDING

PROJECT OWNER:
NOSHIKO NAMORADZE

PROJECT NAME:
VR VAKE SKY TOWER
FASHION AVENUE

LOCATION:
VAKE, TBILISI

COMPLETION DATE:
December 2031

FUNCTION LEVEL:

SEGMENT I (FLOORS 1-12)

SEGMENT II (FLOORS 13-24)

SEGMENT III (FLOORS 25-36)

SEGMENT IV (FLOORS 37-54)

MICHELIN-STARRED RESTAURANT
(FLOORS 56-57)

INFINITY POOL (FLOOR 58)

PROPERTY TYPE:
RESIDENTIAL, COMMERCIAL
HYPER-SKYSCRAPER
BUSINESS CENTER

NUMBER OF FLOORS:
+ 70 ABOVE-GROUND FLOORS

NUMBER OF TECHNICAL FLOORS:
6

NUMBER OF RESIDENTIAL FLOORS:
54

NUMBER OF ELEVATORS:
11

CEILING HEIGHT:
10 M

TOTAL NUMBER OF APARTMENTS:
815

BUILDING HEIGHT:
260 M

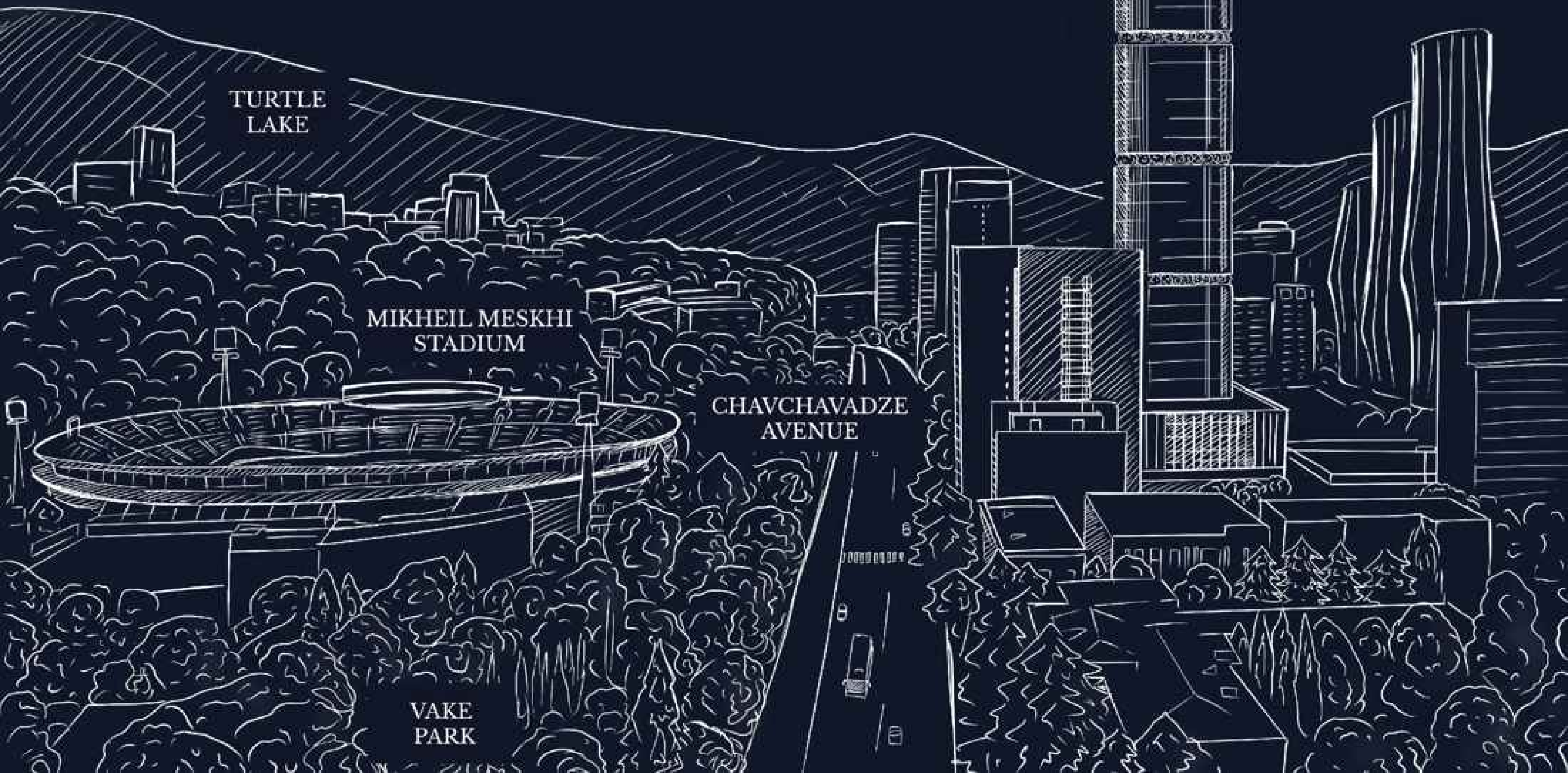
HANDOVER CONDITION:
WITHIN THE PROJECT, EACH
CLIENT IS GIVEN THE OPPORTUNITY
TO CHOOSE THEIR PREFERRED
DELIVERY METHOD.



02.

LOCATION







**CENTRAL
PARK**



**VR
SKY TOWER
VANT**



VAKE PARK



**MIKHEIL MESKHI
STADIUM**

Ilya Chavchavadze Avenue

Abashidze St.

**TBILISI STATE
PHILHARMONIC**



TURTLE LAKE



MTATSMINDA PARK



FREEDOM SQUARE

Rustaveli Avenue

Bagbi St.

Tamarashvili St.

02. SURROUNDINGS AND NEIGHBOURHOOD

VAKE, TBILISI

VR VAKE SKY TOWER - FASHION AVENUE is designed to harmoniously integrate with its prestigious surroundings and enrich the local neighborhood. The tower serves as a focal point of luxury, innovation, and community development.

Enhancing Infrastructure and Accessibility: By widening the surrounding roads, the project improves traffic flow and accessibility, benefiting both residents and visitors. The addition of extensive underground and outdoor parking further alleviates congestion and ensures convenience.

Educational and Recreational Hub: The inclusion of a world-class Sports University within the project not only fulfills planning requirements but also provides a significant community asset. The university, with its state-of-the-art facilities, including a 100x60 football pitch, judo area, and gym, will cater to 1500 students, fostering local talent and promoting a healthy lifestyle.



Economic and Social Impact: VR VAKE SKY TOWER - FASHION AVENUE's comprehensive amenities, including a shopping mall, business center, and recreational spaces, create a vibrant community hub. These facilities attract businesses and visitors, boosting the local economy and providing residents with convenient access to essential services and leisure activities. The business centre and co-working spaces foster innovation and entrepreneurship, creating ample business opportunities for the local community.

Architectural Harmony: The tower's modern design complements the architectural character of the surrounding area, enhancing the visual appeal of the neighborhood. The integration of green spaces and recreational zones not only beautifies the environment but also improves air quality and offers residents serene spots for relaxation.





0.2 THREE PHASES OF PROJECT DEVELOPMENT

PHASE I SPORTS UNIVERSITY

- A Standards-Compliant Building Accommodating over 1 500 Students
- Sambo Hall, Sports Halls, and Open Courts
- Opportunities for Education and Healthy Living

PHASE II INFRASTRUCTURE RENEWAL

- Comprehensive Renovation and Expansion of Existing Facilities
- Creation of Recreational Spaces, Squares, Playgrounds, and Parking Areas



PHASE III VR VAKE SKY TOWER - FASHION AVENUE

- An Innovative, Multifunctional Skyscraper Featuring Contemporary Architecture
- Residential, Commercial and Entertainment Spaces
- Establishment of a New Benchmark for Quality and Affordability within the City

VR VAKE SKY TOWER - FASHION AVENUE is not Merely a Residential Development - it Represents a Dynamic Urban Ecosystem that Integrates Innovative Infrastructure, Business and Residential Spaces within a Single Environment.





03.

INFRASTRUCTURE

0.3 INFRASTRUCTURE

MASTER PLAN



1. Business Center (A Class)

2. Hypermarket

3. Kids Playground

4. Commercial Spaces

5. Lobby and Restaurants

6. Fitness Centers and Spa

7. Indoor and Outdoor Swimming Pools

8. Co-Working Spaces

9-10. Residential & Branded Apartments

11. Michelin-Starred Restaurant

12. The Region's Highest Infinity Pool

13. Leisure and Entertainment Zones

14. Padel Courts

15. Parking



Main Entrance to the Project

VR | SKY TOWER

Fashion Avenue



Valet Parking





Lobby Entrance



Fashion Avenue

FASHION
AVENUE

A Lobby Featuring a Unique Design with a Ceiling Height of 10 Meters.



FASHION AVENUE

A Lobby Featuring a Unique Design with a Ceiling Height of 10 Meters



Uniquely Designed Lobby Bar



Uniquely Designed Lobby Bar





**FASHION
AVENUE**
Project Main Reception



Class A Business Center



Unique Design Ballroom





Pedestal Terrace and Open-Air Café-Restaurant



Pedestal Terrace and Open-Air Café-Restaurant



Outdoor and Indoor Swimming Pool

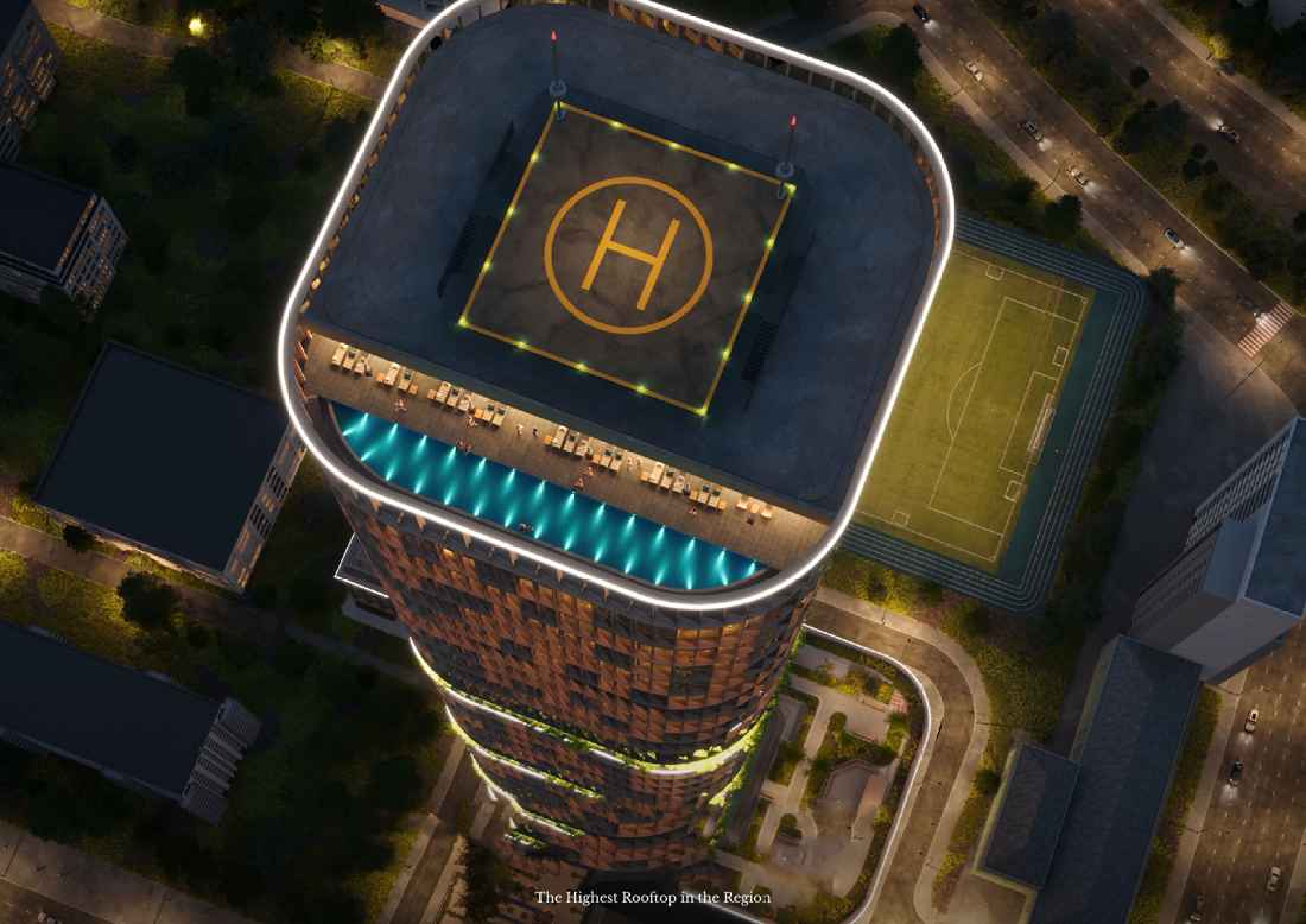


Indoor Swimming Pool





Fitness Center



The Highest Rooftop in the Region



FASHION AVENUE

The Highest Rooftop in the Region



The Region's Highest Infinity Pool with Panoramic Views



Two-Storey Michelin-Starred Restaurant



The View from Your Apartment



Night View from Your Apartment

04.

INVESTMENT POTENTIAL

04. GEORGIA - A REGIONAL INVESTMENT HUB



TBILISI - A GROWING REAL ESTATE MARKET

- High Levels of Migration and Urbanisation
- Increasing Demand in the Premium Segment
 - Strong Interest from Foreign Buyers in Residential and Investment Properties
- Rapid Development of the Aparthotel Sector

GEORGIA'S KEY ADVANTAGES

- Strategic Location between Europe and Asia
- Open and Liberal Economy
- Investor-Friendly Tax Policy Conducive to Foreign Investment
- Positive Assessments from Leading Credit Rating Agencies (Fitch, Moody's)
- One of the Leading Countries in the Region in the Doing Business Index

VAKE – A PREMIUM DISTRICT WITH HIGH DEMAND

- One of the most Prestigious and Stable Neighborhoods in Tbilisi
- Home to Universities, Schools, Parks, Shopping and Community Centers
- Limited Land Availability - Strong Potential for Price Appreciation
- Investing in Vake Equals a Secure and Long-Term Preservation of Capital



WHY VR VAKE SKY TOWER - FASION AVENUE?

- Apart-Hotel Model Providing a Stable and Sustainable Source of Income
- Design, Supervision and Construction in Full Compliance with International Standards
- Premium Facilities, Swimming Pool, Restaurants and Multifunctional Ecosystem
- Prime Location in Tbilisi's Prestigious Vake District
- Strong Potential for Property Value Appreciation
 - High Return on Investment (ROI)
- Access to Convenient Property Management Services
- Reliable Developer Reputation - VR HOLDING

05.

INTERNATIONAL STANDARDS



FASHION AVENUE

The Address of Fashion Brands

VR Vake Sky Tower presents Fashion Avenue - an innovative international concept that unites fashion, design, and architecture into one complete lifestyle experience.

As part of the project, a large-scale collaboration is being implemented - unprecedented in the local market - where internationally renowned fashion and design brands are integrated into the residential environment through an entirely new format.

The complex will feature branded retail spaces, while the lobby and common areas will be designed with exclusive furniture and interior elements inspired by world-famous brands. As a result, a unique environment is created where every detail defines style and sophistication.

It is a destination for those who seek innovation, aesthetics, and global standards within a single space.



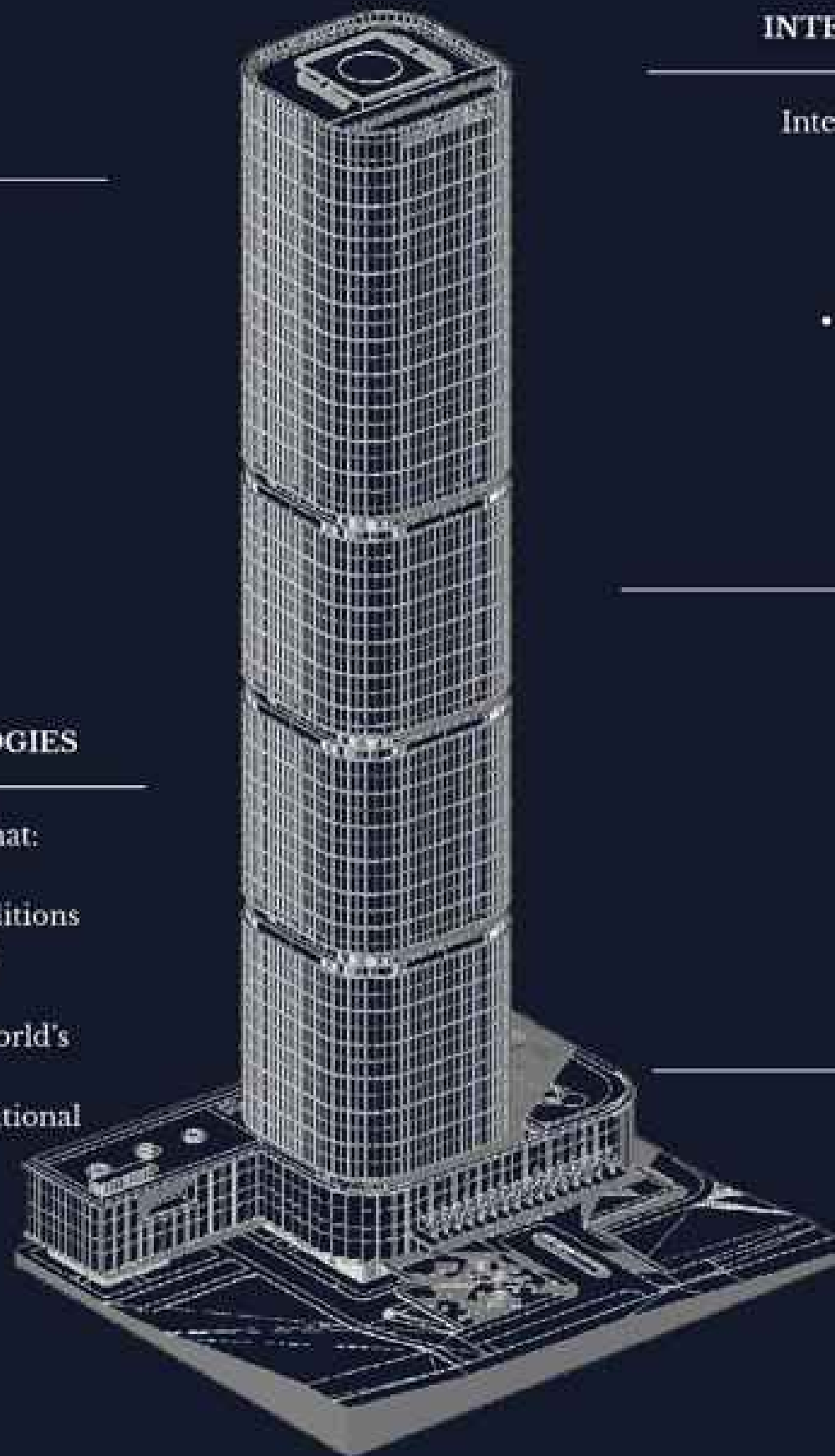
0.5 INTERNATIONAL STANDARDS IN THE HEART OF TBILISI

RESEARCH AND PLANNING

- A Comprehensive Technical and Economic Feasibility Study for the Project was Conducted by Cushman & Wakefield Georgia
- The Financial Viability of the Aparthotel Model was Thoroughly Assessed
- Development Recommendations were Presented, Expected to Have a Transformative Impact on the Tbilisi Real Estate Market

INNOVATIVE ARCHITECTURE AND TECHNOLOGIES

- Building Façade - a Double-Ventilated Structure that:
- Reduces Heat Loss and Noise Levels
 - Provides Protection Against Extreme Climatic Conditions
 - Ensures the Building's Energy Efficiency and Environmental Sustainability
 - Designed and Engineered by Werner Sobek, the World's Leading Engineering Company
 - Wind Load Testing Conducted by RWDI, an International Industry Leader



INTERNATIONAL EXPERTISE AND CONSULTANTS

International Consultants were Engaged in the Project Design Across the Following Areas:

- Acoustics and Noise Insulation
- Interior and Façade Lighting
- Swimming Pool Engineering and Design
- Technological Planning of Restaurant Facilities
- Safety and Quality Assurance

QUALITY TESTING AND CONTROL

- Wind Testing was Carried out, Despite not being a Mandatory Local Requirement
- Quality Control is Implemented Through Laboratory Analyses and on-site Construction Supervision Teams

REVITALIZED SPACES

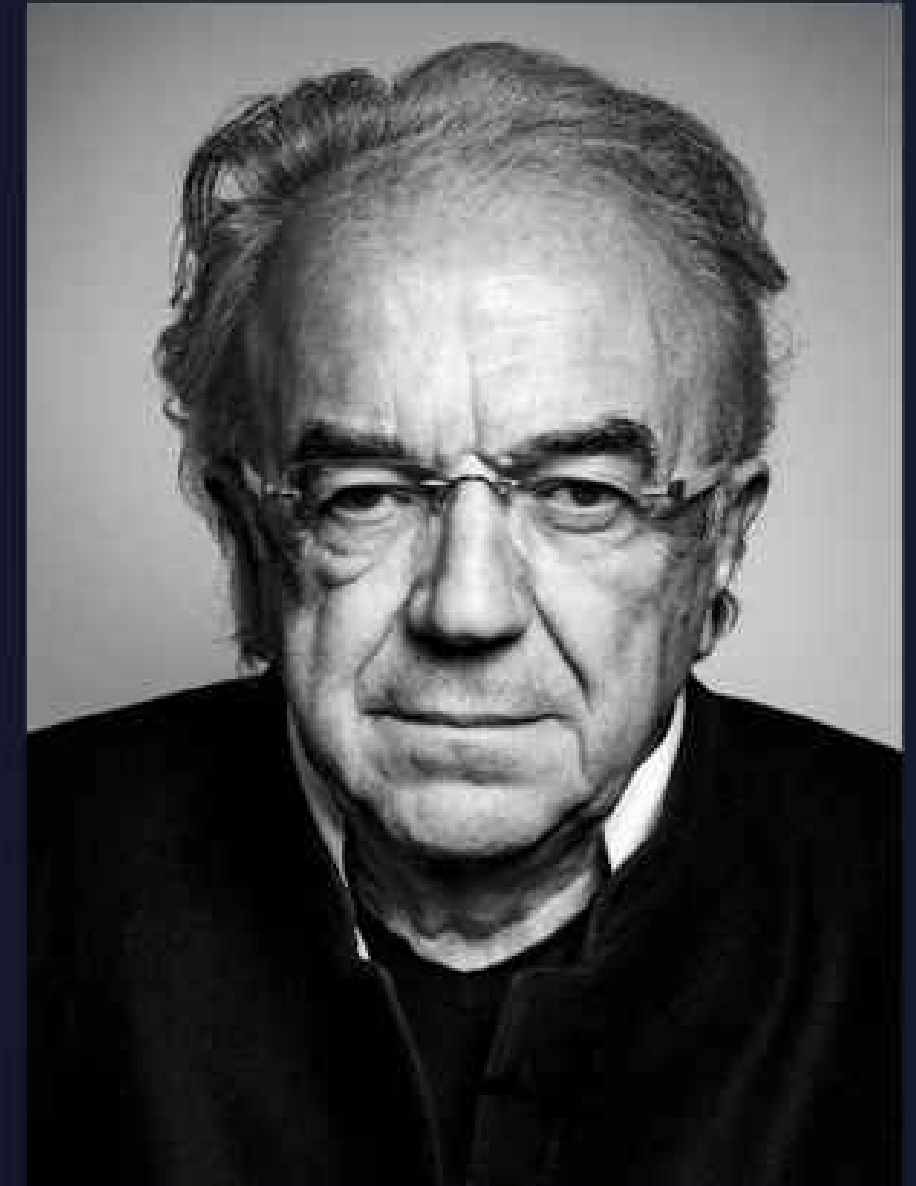
- Roof Terraces are Fully Landscaped
- Enhanced Green Coverage in the City Center

0.5 DOUBLE-VENTILATED FAÇADE

One of the building's key architectural distinguishing features is the compositional and structural design of its façade. A significant component contributing to the building's coherent and unified character is its double-ventilated façade.

The use of a double-ventilated façade represents an innovative approach for Georgia. It consists of two layers of glass, with the intermediate space functioning as a barrier against extreme temperatures, wind and noise.

For buildings of this scale, such an energy-efficient solution is essential to prevent unnecessary resource consumption. From an aesthetic perspective, the façade's structural design, through its geometry, visually connects the building's base with its upper levels, maintaining the overall architectural coherence. Furthermore, it is noteworthy that the building's rooftops will be fully landscaped, resulting in green surfaces nearly equivalent in size to the project site itself.



WERNER SOBEEK .

Prior to the design of the double-ventilated façade, all necessary studies were conducted, including wind load and climatic analyses performed by the international firm RWDI. The engineering design of the façade itself will be executed by Werner Sobek, the world's leading international engineering company.

06.

APARTMENTS



06. FIVE-STAR APARTMENTS

PREMIUM LIVING

The project will feature VR VAKE SKY TOWER- FASHION AVENUE Apartments, offering five-star accommodations designed for long-term rental. Residents will have access to all the advantages and amenities of the complex.

Types of Apartments:

- Studio Apartments
- One-Bedroom Apartments
- Two-Bedroom Apartments
- Three-Bedroom Apartments
- Four-Bedroom Apartment

Residents of VR VAKE SKY TOWER - FASHION AVENUE Apartments can request services typically found in luxury hotels, including housekeeping, 24-hour security, and technical maintenance.

06. FIVE-STAR APARTMENTS



STUDIO APARTMENTS

Studio-type apartments consist of a single open space that combines the living area, bedroom and kitchen into one room, accompanied by a separate bathroom.

This type of residence is ideal for students or individuals who do not require additional space.

Total Area: 33.2 sq.m

Living Area: 28.7 sq.m

Summer Area: 4.5 sq.m

Apartments from 30 sq.m

06. FIVE-STAR APARTMENTS

ONE-BEDROOM APARTMENTS

We offer one-bedroom apartments comprising a separate bedroom, living room, kitchen and bathroom.

These apartments provide several advantages and are suitable for a variety of residents.

Total Area: 70.8 sq.m

Living Area: 62.5 sq.m

Summer Area: 8.3 sq.m



Apartments from 30 sq.m

06. FIVE-STAR APARTMENTS

TWO-BEDROOM APARTMENTS

Two-bedroom apartments offer greater space and flexibility compared to studio or one-bedroom units.

They are suitable for a variety of residents, including families, couples and individuals who require additional living space.

Total Area: 87.0 sq.m
Living Area: 75.3 sq.m
Summer Area: 11.7 sq.m



Apartments from 30 sq.m

06. FIVE-STAR APARTMENTS



THREE-BEDROOM APARTMENTS

Three-bedroom apartments provide increased space and flexibility compared to studio or one-bedroom units.

They are suitable for a variety of residents, including families, couples and individuals who require additional living space.

Total Area: 128.0 sq.m
Living Area: 114.9 sq.m
Summer Area: 13.1 sq.m

Apartments from 30 sq.m

06. FIVE-STAR APARTMENTS



FOUR-BEDROOM APARTMENTS

Four-bedroom apartments offer even greater space and comfort compared to smaller units. They are ideal for large families, friends living together, or individuals who require additional rooms for work, guests, or leisure.

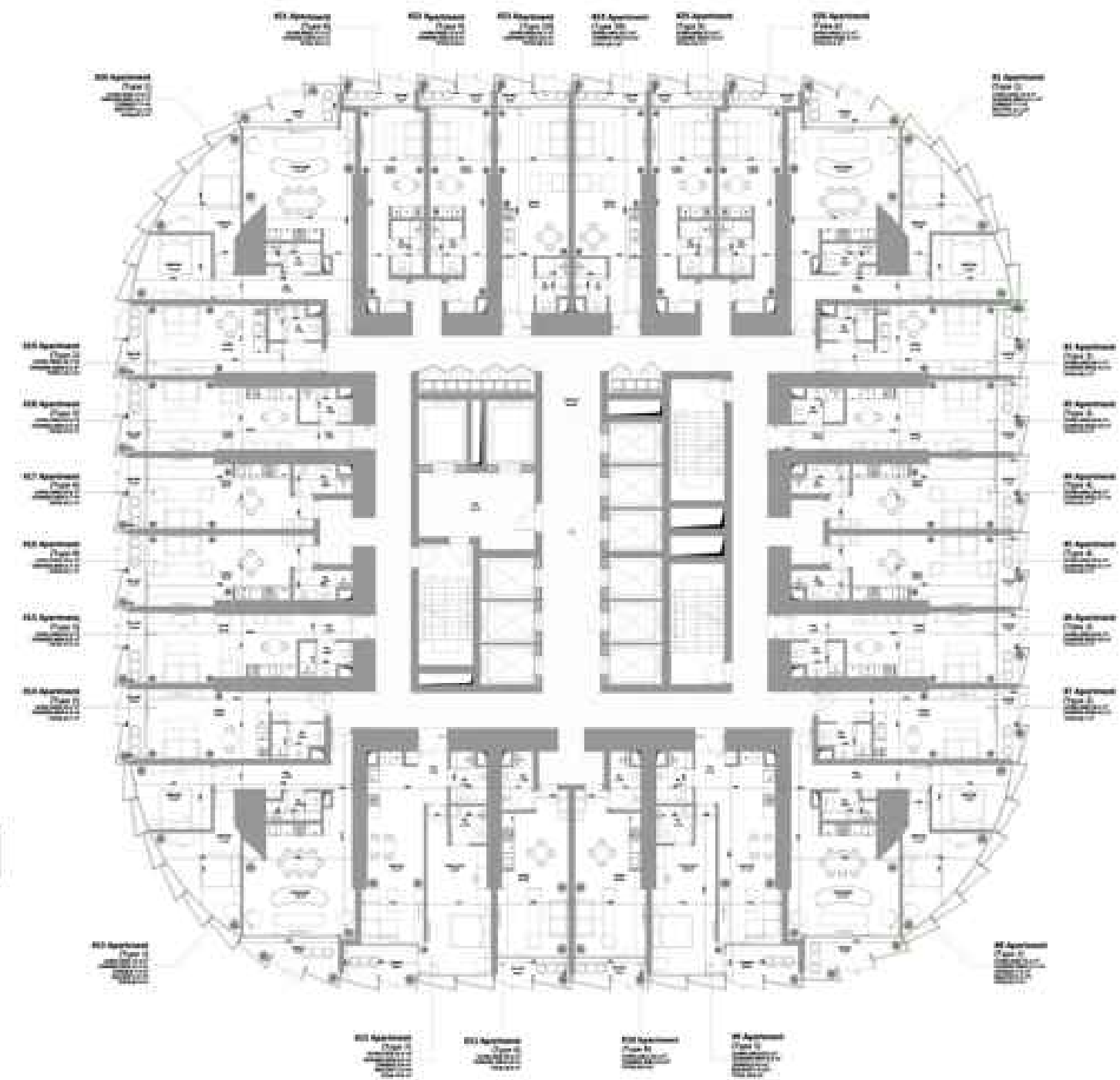
These apartments stand out for their versatility and the high standard of living they provide.

Total Area: 158.6 sq.m
Living Area: 142.0 sq.m
Summer Area: 16.6 sq.m

Apartments from 30 sq.m

06. 1-4 FLOORS PLAN SEGMENT I

The Floor Plans in the Project are Typical

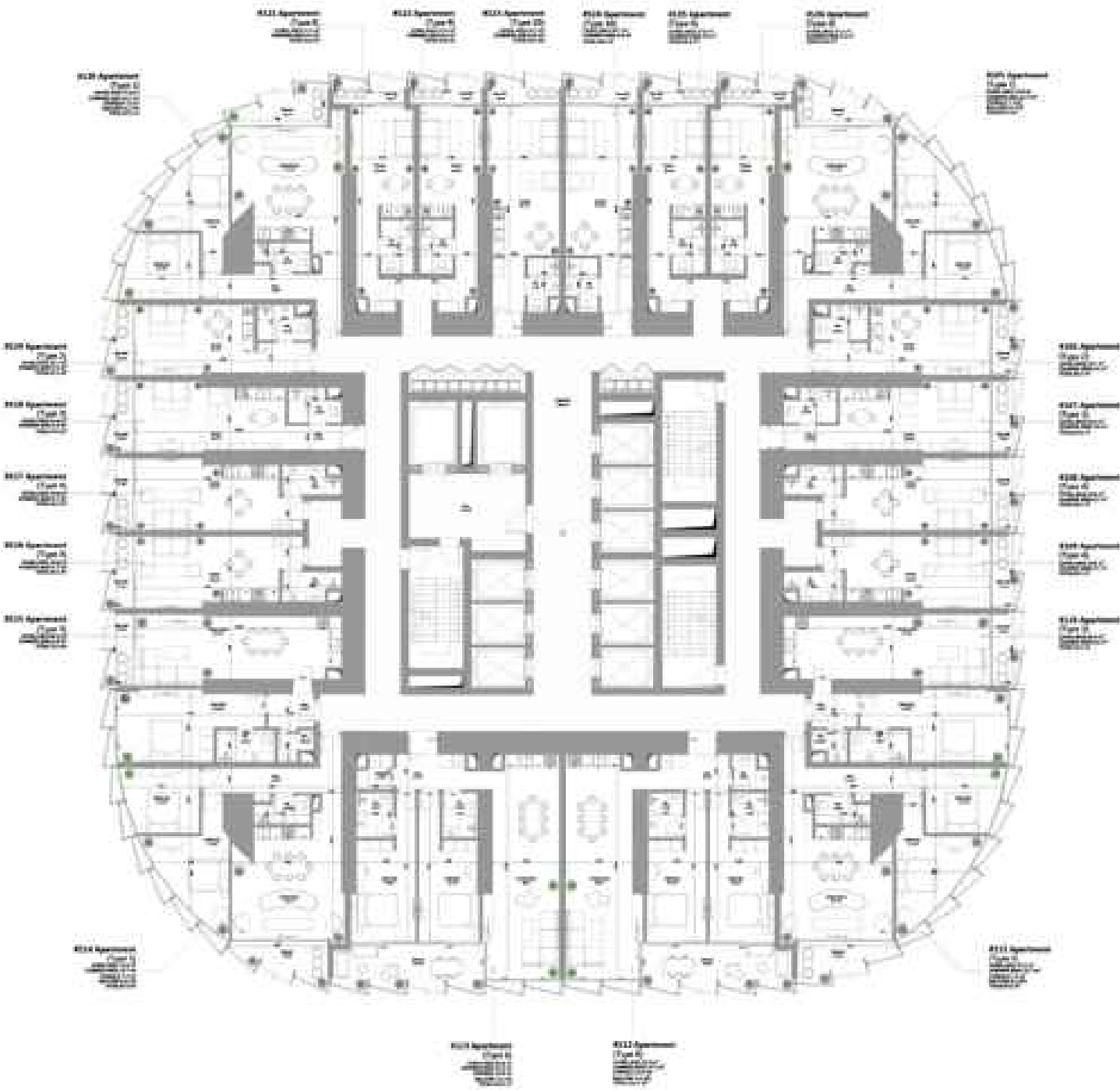


Apartments from 30 sq.m

06. 5-11 FLOOR PLAN

SEGMENT I

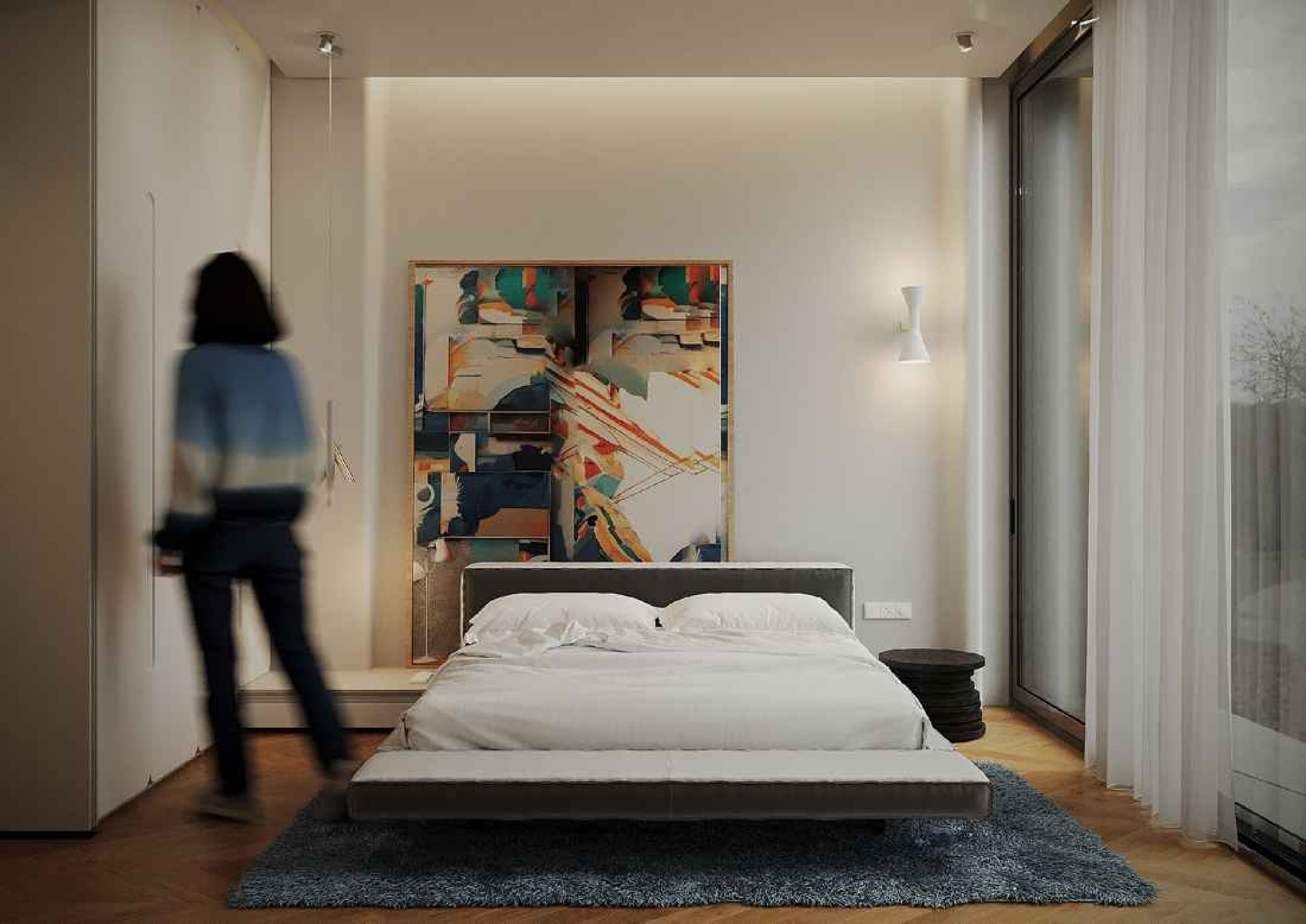
The Floor Plans in the Project are Typical



Apartments from 30 sq.m

07.
DESIGN





















VR VAKE SKY TOWER - FASHION AVENUE

Signature Living Above the City

VR Holding proudly presents the country's new architectural icon – VR Vake Sky Tower - Fashion Avenue, a project that will set a completely new standard of living in Tbilisi's most prestigious district, Vake.

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

The project was developed in collaboration with local architects and international engineering and consulting firms, ensuring the highest quality and compliance with global standards.

VR Vake Sky Tower - Fashion Avenue features ultra-modern, multifunctional infrastructure, including an infinity pool at the region's highest point (260 m) and Michelin-Starred restaurants, making the complex a world-class destination.

Invest and Become Part of the Country's Most Important Project.

SERVICES



- 24-Hour Security
- Reception Services
- Service Provision
- Parking Facilities
- Concierge Services
- Technical Support
- Fee-Based Service
- Industrial Services
- Transportation Services
- Valet Parking and Attendant Services
- Cleaning

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.

30%

Down Payment

70%

Until Construction
is Completed

Or **10 YEAR**

Internal Installments
(25% Lower Compared to a Mortgage Loan)







+995 599 26 11 11

+995 322 50 11 11

Sales@vr.ge

WWW.VR.GE

N37/39 M. Kostava str., Tbilisi, Georgia