



KRTSANISI
RESORT RESIDENCE



TABLE OF CONTENT

Overview

About Our Three Ongoing Projects	1
About VR Krtsanisi Resort Residence	2

Location

The Project is Located in the Most Diplomatic, Safe and Ecologically Clean Area of Tbilisi	3
--	---

Development of VR Krtsanisi Resort Residence

The Total Project Area for the Complex is 20 Ha	4
The Project has 5 Phases	5

Investment Information

Investment Information About VR Krtsanisi Resort Residence	6
--	---

Infrastructure

Where Quality of Infrastructure Meets Exceptional Living	7
--	---

Our Services

Your Comfort is Our Priority	19
------------------------------	----

Our Quality

Highest Quality Materials Used In VR Krtsanisi Resort Residence	21
Our Commitment to Quality	22
Green Frame Condition	23
Quality like no other Energy-efficient Building Materials	24

Investment Information

Payment Terms	25
---------------	----

<i>VR Krtsanisi Resort Residence Apartments</i>	27
---	----

ABOUT OUR PROJECTS



VR SHEKVETILI FOREST-BEACH | BY PARAGRAPH



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 | BY PARAGRAPH,
VR KRTSANISI RESORT RESIDENCE , VR VAKE SKY TOWER

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 5 PHASES

The Distance Between the Blocks 50 m.

THE PROJECT HAS 5 PHASES

The Distance Between the Blocks 50 m.



COMPLETION DATE
December 2025

COMPLETION DATE
February 2025

COMPLETION DATE
March 2027

COMPLETION DATE
April 2025

INVESTMENT INFORMATION

14%
Annual Return (ROI)

Apartments From
51.9 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
- Gym
- Spa & Wellness Center
- Amphitheatre
- School
- Kindergarten
- Hippodrome
- Swimming Pool with a Sandy Beach
- Multifunctional Centre
- Bicycle and Pedestrian Paths
- 70% Recreational Area
- Fine-Dining Restaurants
- Wine Tasting Area and Cellar
- Conference Hall
- Entertainment Area



Mini Golf Court



Amphitheatre



Padel Tennis





Hippodrome



Kids Playgrounds



Recreational Areas in Every Phase of the Complex



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



Indoor Swimming Pool



Spa & Wellness Centre



Gym

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



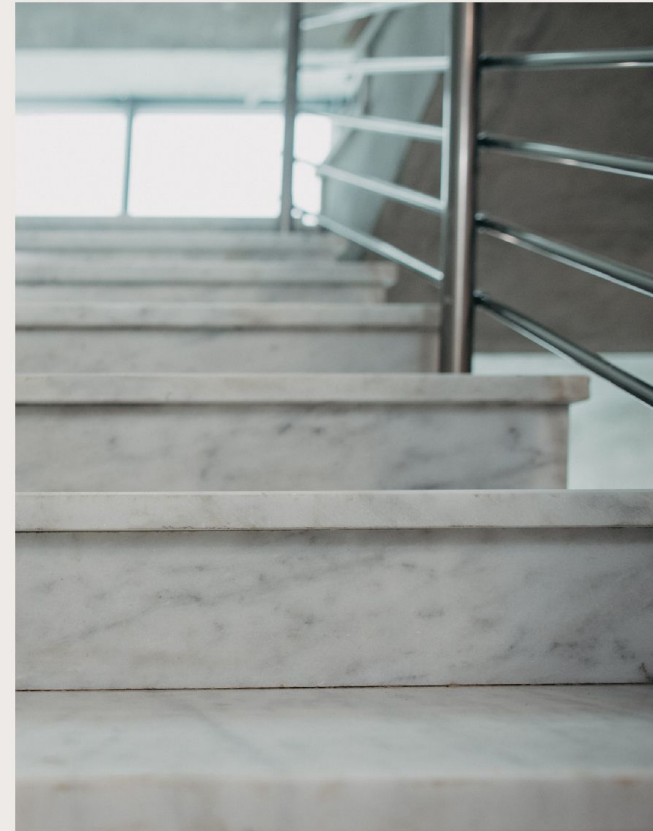
Grocery Services at the Door

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 Schuco 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

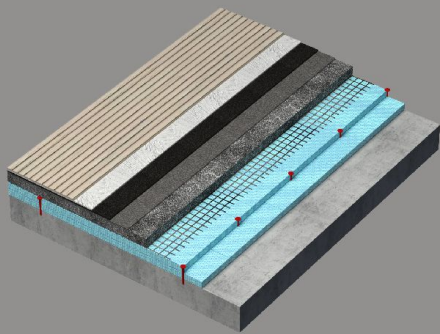


All Apartments Will be Handed Over in Green Frame Condition

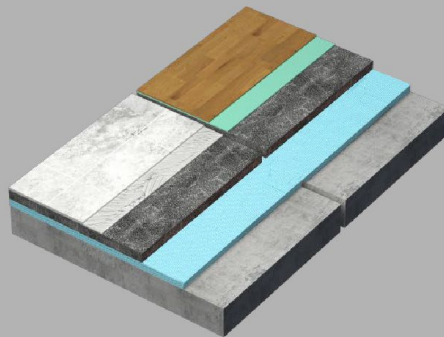
- Finished room dividers
- Plumbing pipe-wiring consumption to the point
- Heating piping (sectional or panel for radiators)
- Electric points
- Internet
- Television
- Intercom
- Stretched floor
- Entrance iron door
- Schuco aluminum doors and windows
- Balcony covered with frost-resistant granite

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 starting at just \$1,500 per month with a 10-year internal installment plan—without the need for income verification or salary confirmation

10 YEAR

INSTALLMENT PLAN

Starting at only

\$1,500
per month!

14%

ROI

Apartments from

51.9
sq.m.

Delivery Condition: Green frame