

SEA BREEZE

R E S O R T

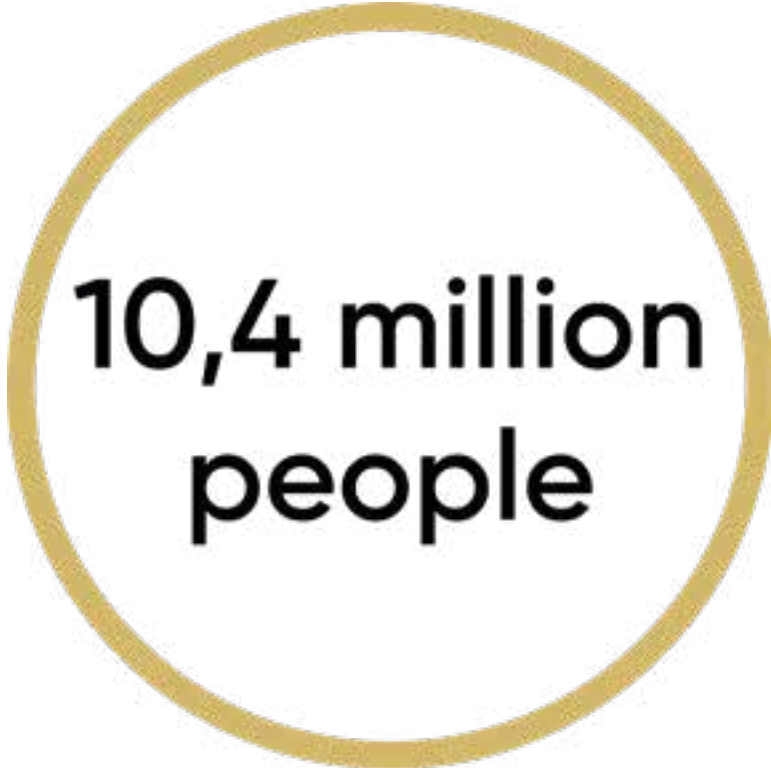
Azerbaijan – the Land of Fire

Azerbaijan is one of the oldest cultural centers in the world. Today, it is a secular republic with a well-developed infrastructure, occupying a leading position in the Caucasus regarding state structure development. The country is steadily progressing and invests a significant portion of its budget in the growth of sports, education, tourism, and transportation sectors.

As an independent state, the Republic of Azerbaijan is a member of various international organizations, including the UN, OSCE, Council of Europe, Organization of Islamic Cooperation, and the CIS, among others. Additionally, it is one of the founding members of the GUAM regional group.



Population



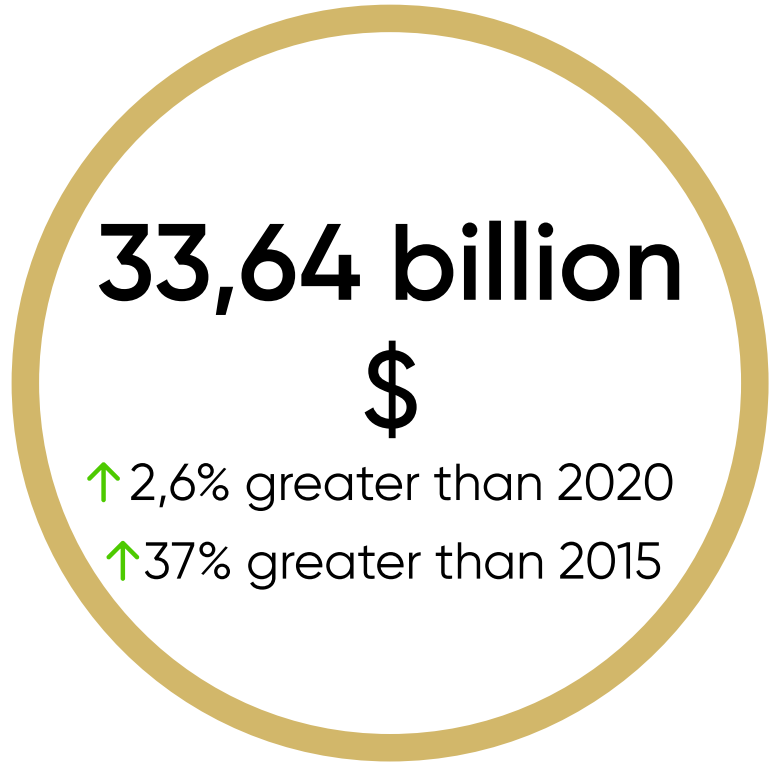
Population



Male to female ratio



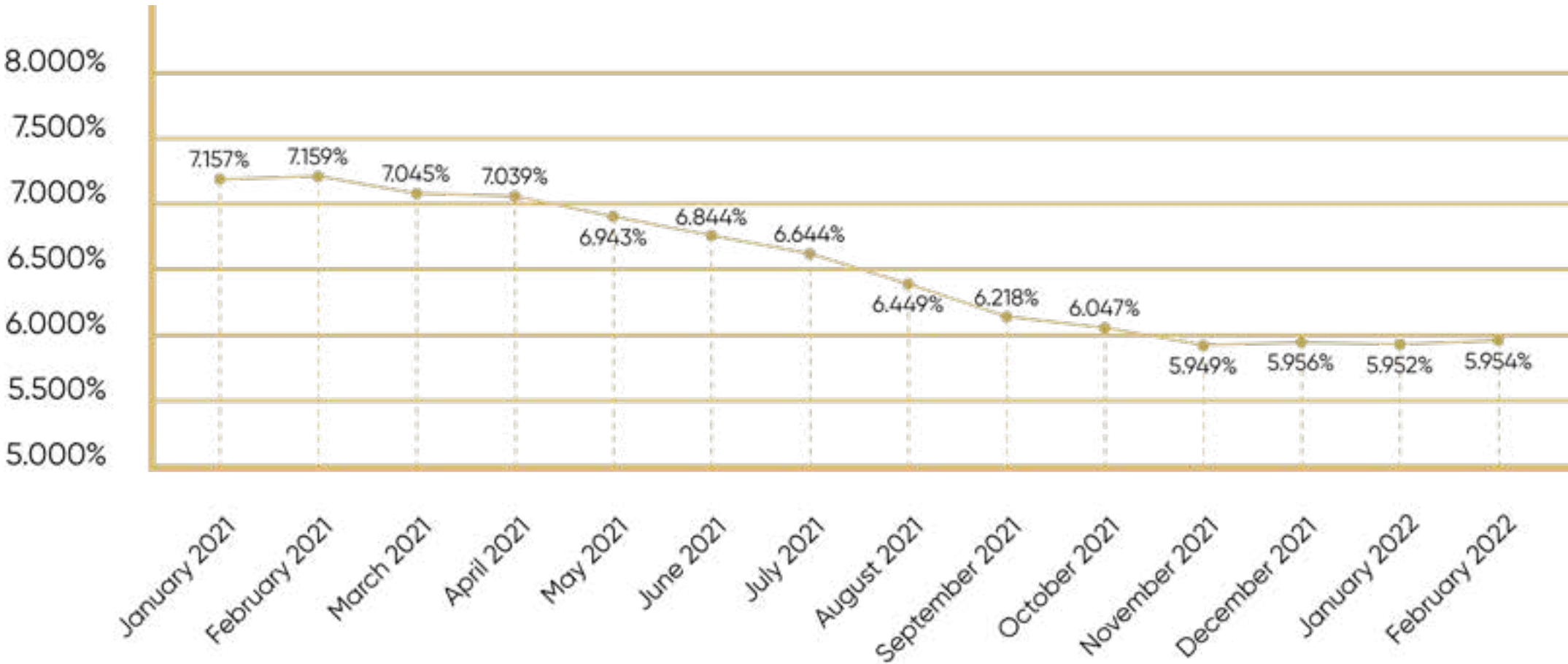
Employment



Population income



Average salary



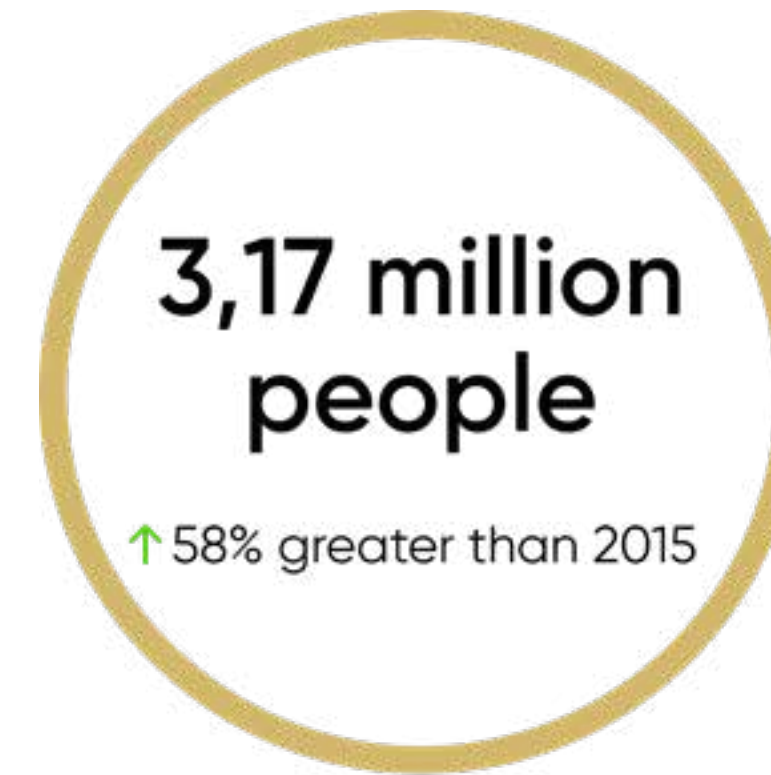
Unemployment rate

Tourism

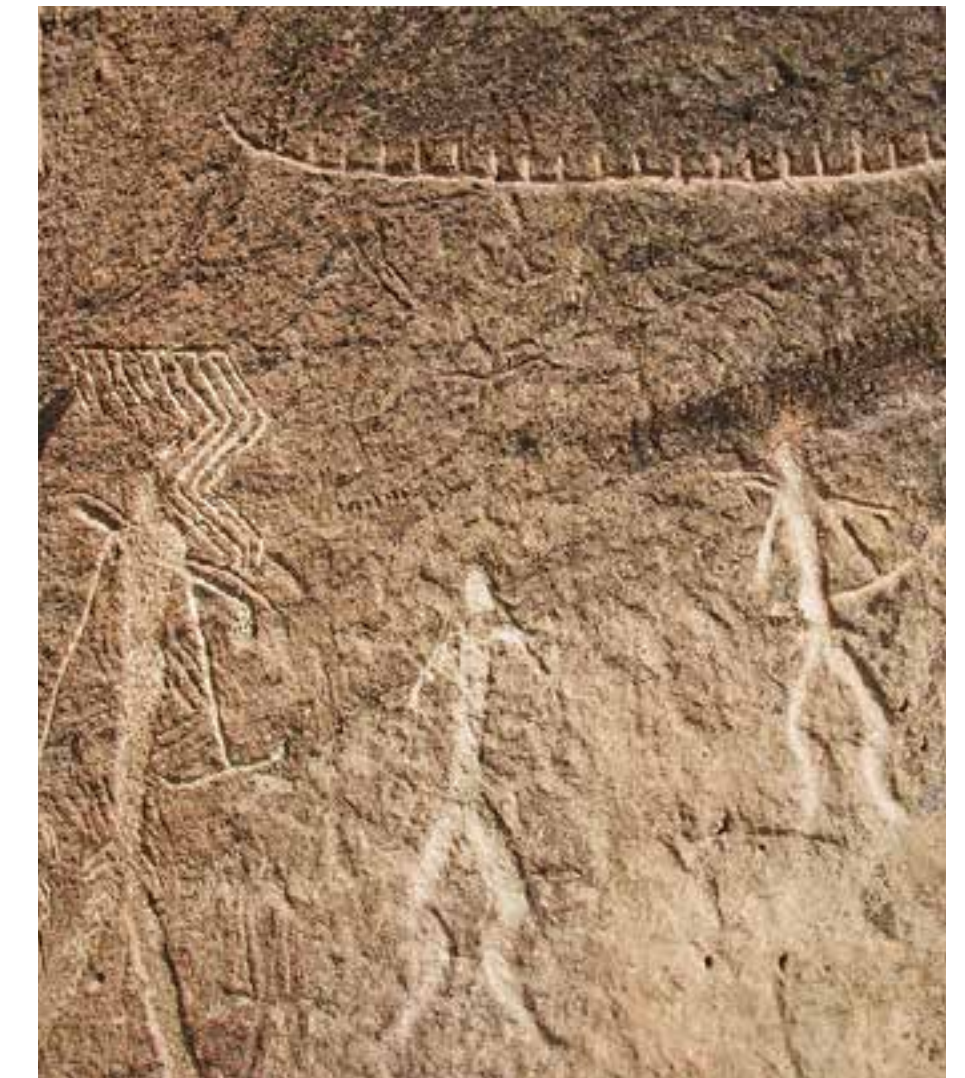
Azerbaijan attracts a significant number of tourists throughout the year. The country boasts representation from nearly all major global hotel brands, including Four Seasons, Sheraton, Hilton, Marriott, and Holiday Inn. Each year, the number of tourists visiting Azerbaijan continues to grow, exceeding 3 million annually.

Visitors are particularly drawn to the country's historical sites, many of which are listed as UNESCO World Heritage Sites. Notable attractions include:

- The Old city of Baku, featuring the Palace of the Shirvanshahs and the Maiden Tower
- The Gobustan cultural landscape, known for its ancient rock paintings
- The historical center of Sheki, home to the Khan's Palace

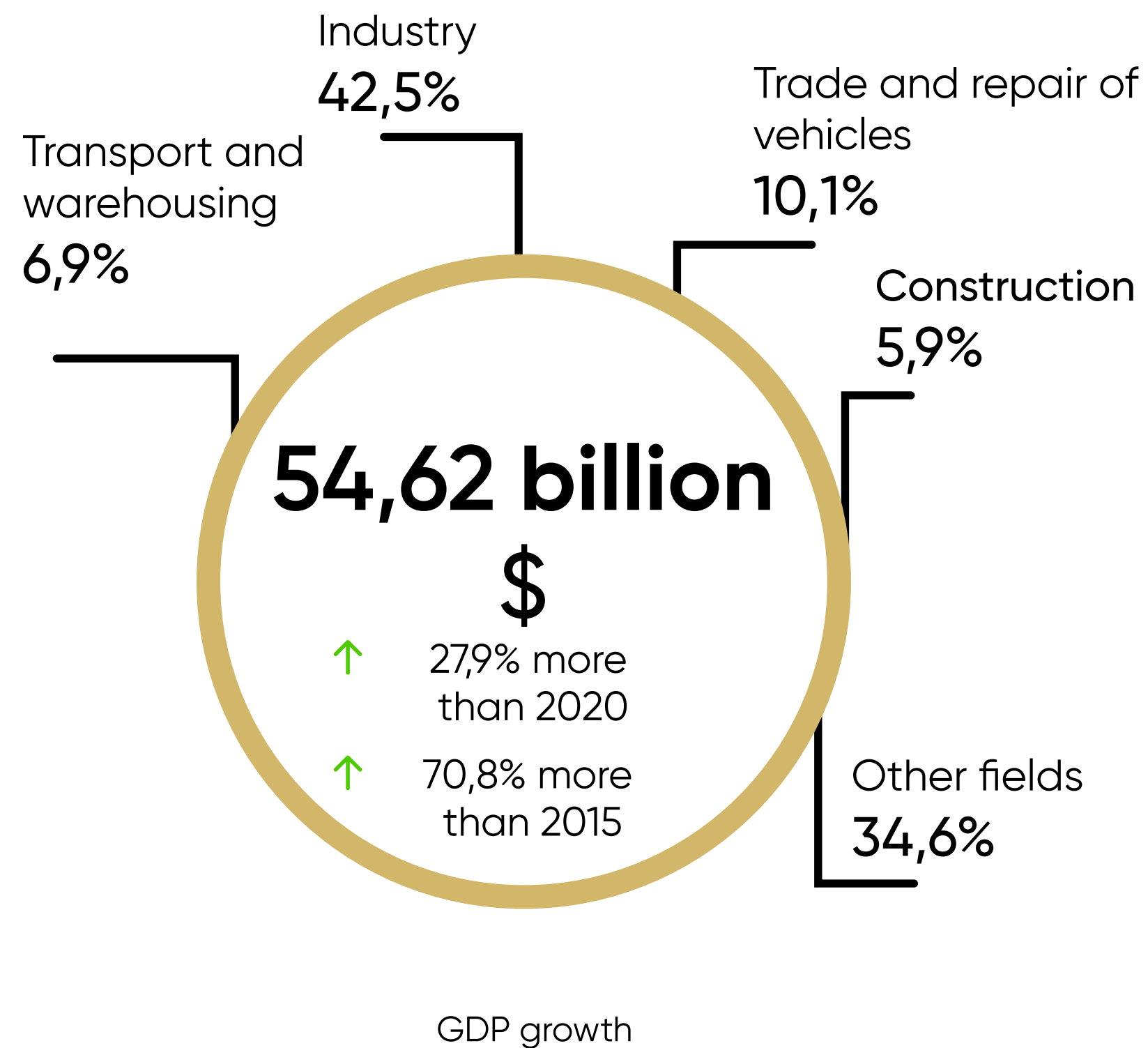


Foreign tourists 2019



Expenditure of foreign tourists for tourism purpose



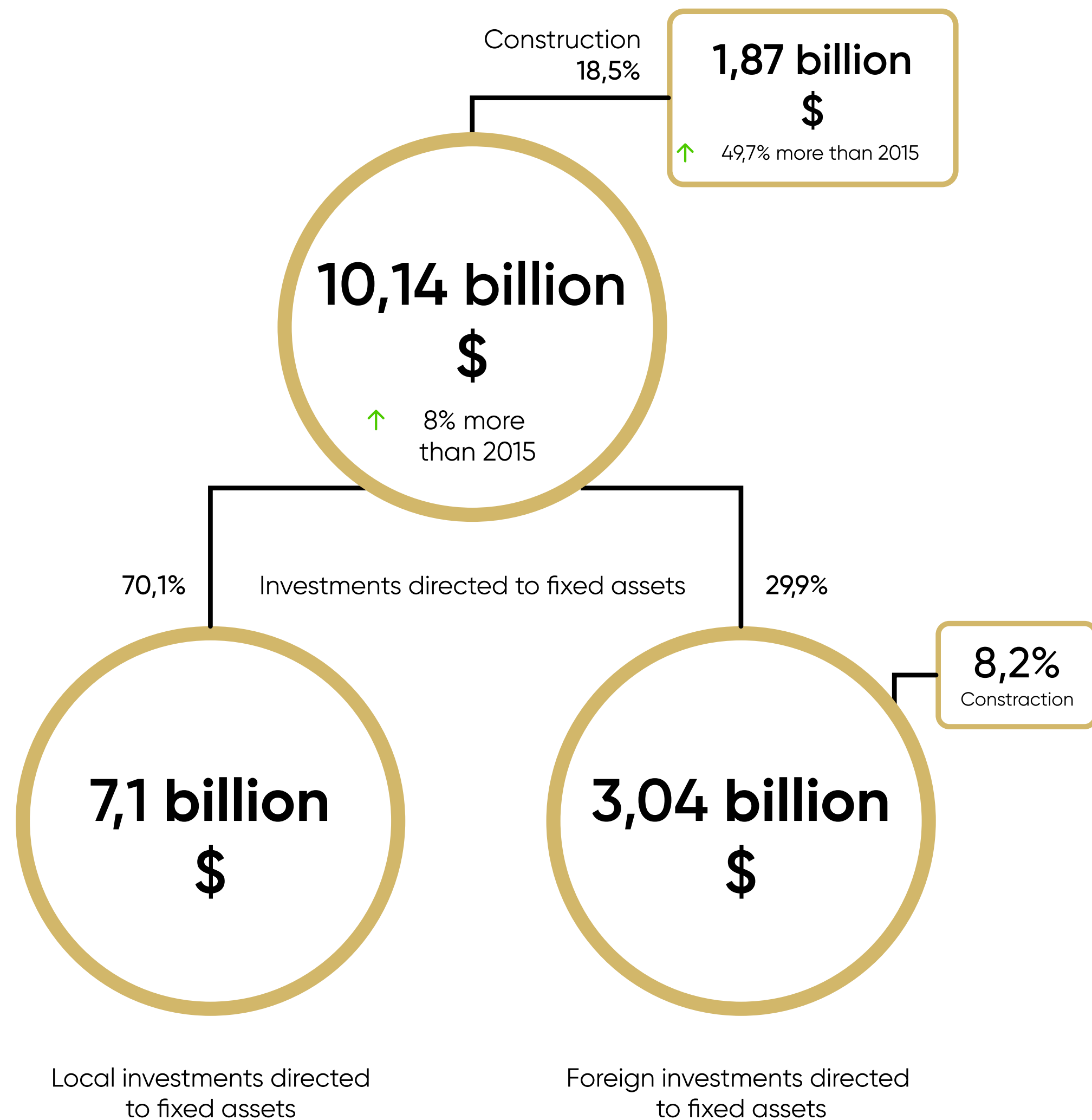


Investments and income

Since 2015, investments in the country's economy have exceeded 100 billion manats, with a majority of this funding coming from foreign sources. The oil sector experienced a growth rate of 1.8%, while the non-oil sector grew by 7.2%. The non-oil sector now accounts for 45% of the country's total annual GDP, with key areas including agriculture, industry, construction, retail, catering, and services.

The largest importers of Azerbaijani non-oil products are Russia, Turkey, Switzerland, Georgia, and several other countries. In 2021, the foreign trade turnover reached \$30.2 billion.

Efforts are currently underway to expand entrepreneurship, enhance its role in the economy, and further improve the business and investment climate in the country.



Global companies

Azerbaijan continues to be highly attractive for investments, with global companies investing in the country.

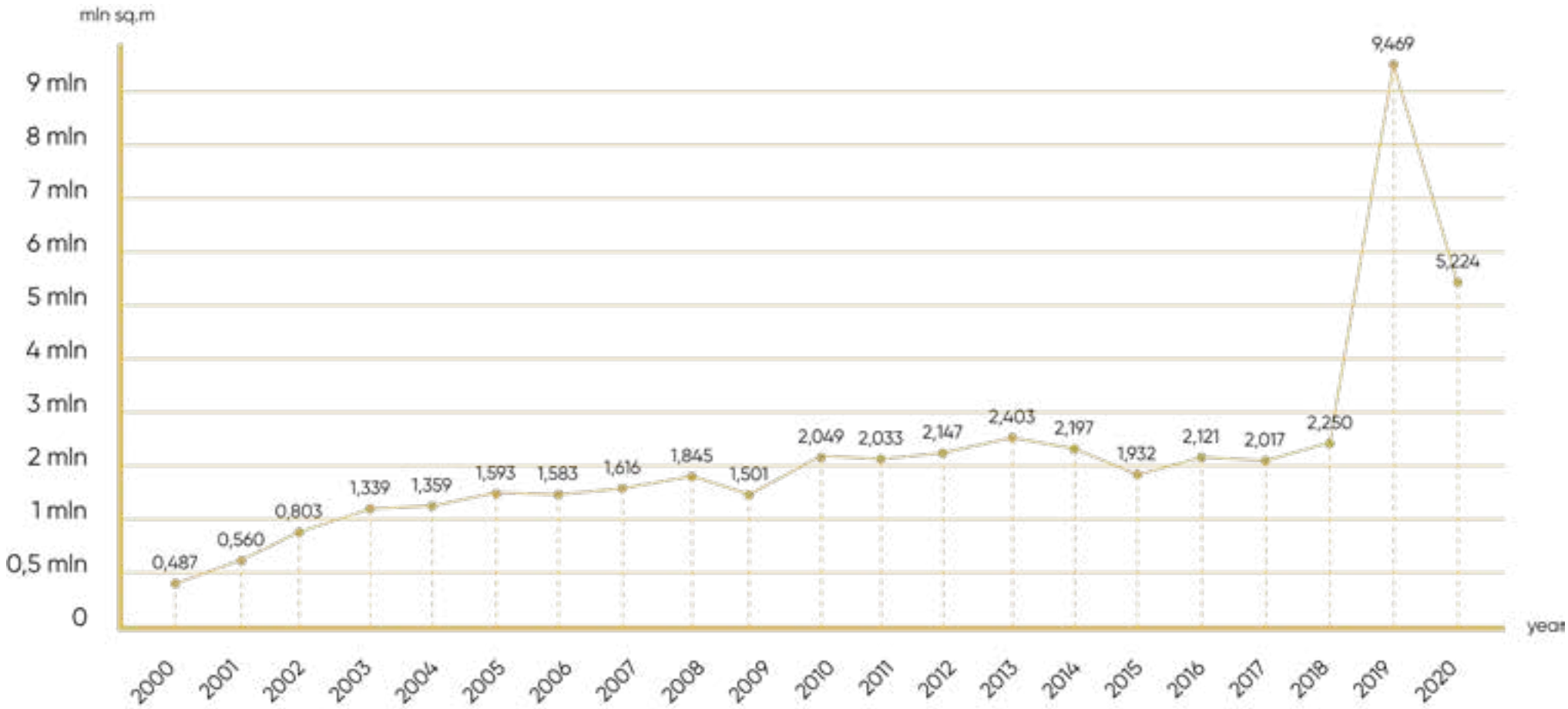


Real Estate

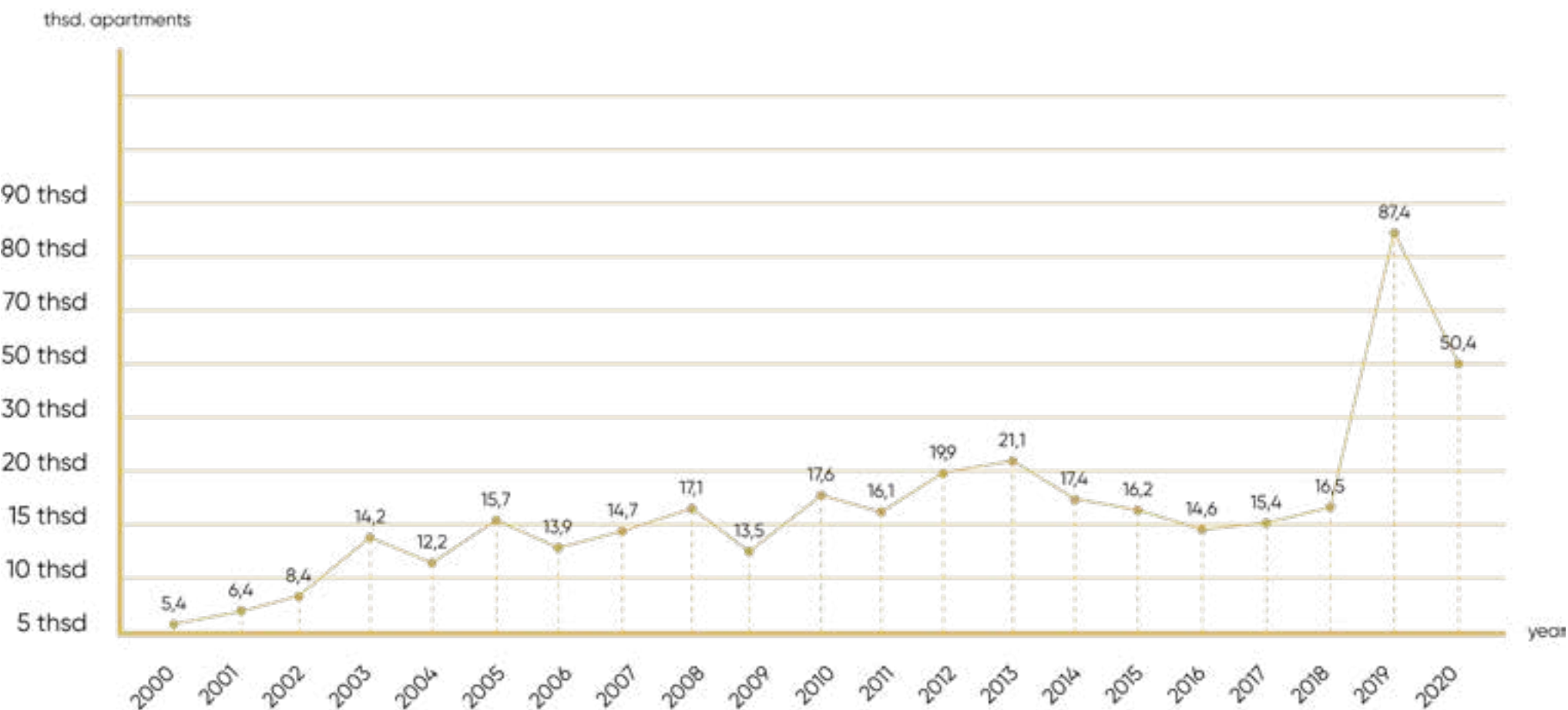
Since the beginning of the 21st century, residential construction in Azerbaijan has seen significant growth.

In 2020, the total area of residential construction reached 5.16 million square kilometers, with 93.3% classified as non-state property.

There are currently 1,901 construction institutions in the country, of which 700 are involved in the construction of residential and non-residential buildings. The total cost of their construction work amounts to 2.11 billion manats.



Dwellings houses submitted into use



Number of dwellings introduced into use



Baku

Baku, the capital of Azerbaijan, is a city that harmoniously blends the dynamics of modern life with the richness of its cultural traditions. Known by various names such as “the city of winds” and “the eastern Paris,” Baku embodies all these characteristics. The city impresses with its contrasts, where contemporary districts and business centers sit side by side with historical quarters, all infused with a unique oriental charm. This captivating blend has increasingly attracted tourists from around the globe.

Popular places to visit in Baku include:

- Old City / Palace of the Shirvanshahs
- Heydar Aliyev Center
- Seaside Boulevard
- Sea Breeze Resort
- Maiden Tower
- Carpet Museum

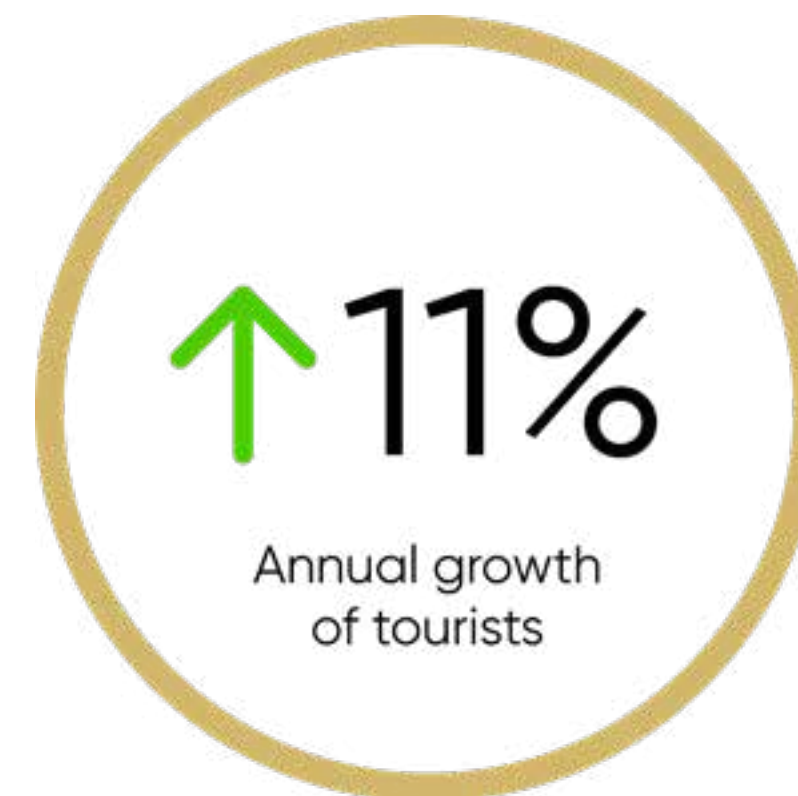
Investment Opportunities in Baku

Baku presents a wide array of investment opportunities across various sectors, with real estate currently standing out as one of the most attractive options. The city is experiencing significant urbanization and an increasing interest from tourists, making real estate investments more appealing than ever.

Real estate prices have been growing annually by up to 15%.

Moreover, due to the rising demand, rental prices are also on the rise, increasing by 4-5% each year. This demand is largely driven by the growth of the tourism sector and the extensive demolition of dilapidated housing, leading more individuals to seek rented accommodations.

Azerbaijan and Baku are committed to the principles of smart urbanism, exemplified by the development of the Sea Breeze Resort.



Benefits of investing in Azerbaijan and real estate in Azerbaijan



Low property and property sale taxes



Global brands of restaurants, hotels, and fashion houses



Ownership for real estate (full private ownership regardless of citizenship)



Azerbaijan provides the right to obtain a residence permit for real estate investment to the amount from USD 59,000 or investment in the country to the amount from USD 284,000.



Tourism Flow Growth



Doing Business

According to the global Doing Business ranking, Azerbaijan is ranked 34th among 191 countries. It also stands third for “Ease of hiring foreign labor” and ninth for “Time to start a business.”



SEA BREEZE

RESORT



The one and only

Sea Breeze Resort is a stunning seaside resort and residential complex located on the Caspian coast. It boasts a mild climate, beautiful sea views, and sandy beaches, complemented by modern premium infrastructure, including:

- Hotels
- Beach Club
- Water Park
- Yacht Pier
- Bars, Restaurants, and Food Courts
- Event Hall
- Shopping and Entertainment Centers
- Spa & Wellness Facilities
- Fitness Rooms
- Sports Grounds
- Spa & Anti-Aging Center
- Kids and Playgrounds
- Schools and Kindergarten
- Art Center
- 24/7 Market
- Rescue Medical Services
- 24-Hour Reception Service



Sea Breeze Location

Sea Breeze Resort is situated along the coast of the Caspian Sea. A new highway, Boyukshor-Pirshagi, has recently opened in Baku, reducing travel time from the airport to Sea Breeze to approximately 30 minutes; with the new highway, the journey now takes only 22 minutes.

Notable attractions nearby include the Ateshgah temple in Baku, which is located 25 km away, and the Heydar Aliyev Center, situated 42 km from the resort.





Sea Breeze City Concept Plan 500+ ha



Sea Breeze today

Sea Breeze was established by Emin Agalarov in 2006 and initially included a hotel, a restaurant, and a small beach area. Currently, the territory spans 500 hectares and features more than 3,000,000 square meters of housing, accommodating over 17,000 residents.

Significant emphasis is placed on landscaping in Sea Breeze. As of now, the area dedicated to landscaping and plantings covers 300 hectares.

500 ha +
Today

17 000 +
Residents

40 +
Real Estate
Projects

10 000 000 +
Trees and
shrubs

7 km +
Beach zone

60 +
Pools

50 +
Restaurants
and bars

7000 +
Employees

3 000 000 m²
Residential and
commercial real
estate

Landscaping

The Sea Breeze area is becoming greener and more picturesque every day

 **SMALL PLANTS**
3,000,000 plants

 **OLIVE TREES**
4,000 trees

 **PALMS**
1,000 species

 **MEDIUM-SIZED TREES**
70,000 trees



Transport optimization

Transition to golf cart transportation services and reduction of the number of cars in the Sea Breeze area



Sports and spiritual development

 MASTER CLASSES FROM FAMOUS ATHLETES

 INTERNATIONAL FESTIVALS OF SPIRITUAL AND PHYSICAL PRACTICES

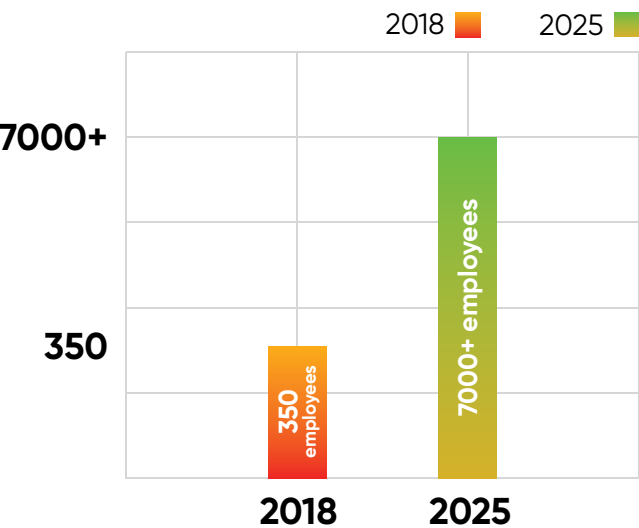
 REHABILITATION PROCEDURES

 SPA



Labor resources

Number of employees in 2018 – 350
Number of employees in 2025 – 7000+



Everything for children

Everything here is thought out for children: from exciting entertainment to high-quality educational institutions. We create a space where every moment brings joy and benefit, ensuring harmonious development and learning



Alternative energy

We install solar panels and strive to significantly increase the share of alternative energy to ensure a sustainable and environmentally friendly future



Coastal area

The coastal zone with a length of more than 7 km is constantly cleaned and improved



Investments in Sea Breeze

Many individuals wish to utilize their property for both personal living and business purposes.

Sea Breeze provides clients and partners with convenient options, including:

- Exclusive services for all residential projects
- Year-round management of housing leases
- Comprehensive care and maintenance services for purchased real estate, ranging from basic housekeeping to customized requests from residents.



↑ 15–35%

Annual growth
in asset value

↑ 8%

Rental income

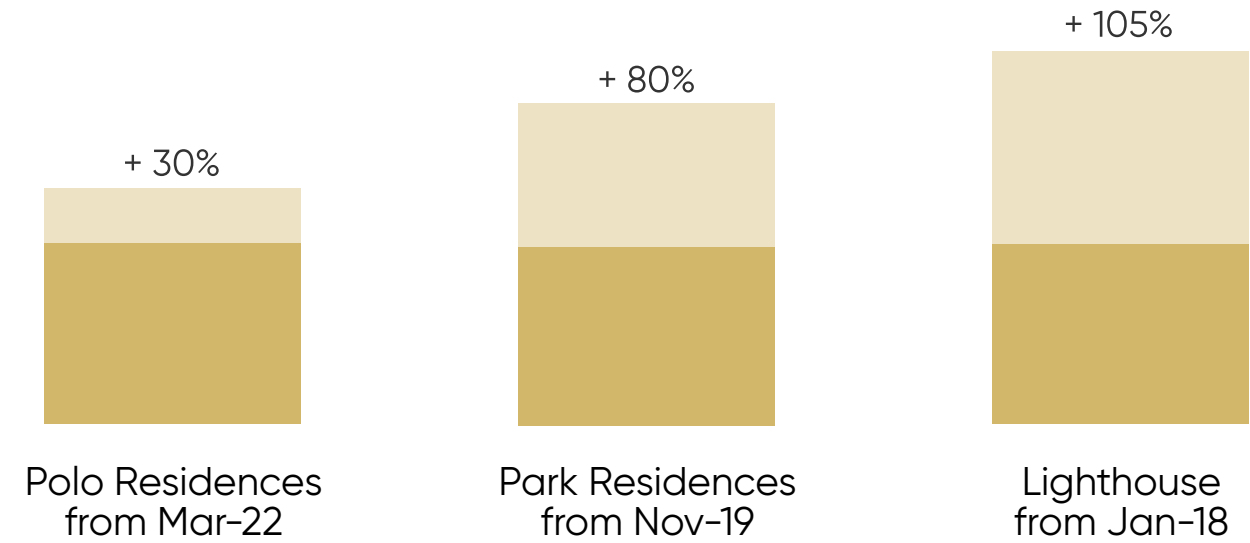
Why investors choose Sea Breeze:

- It is one of the most competitive projects in the CIS market.
- The project has no alternatives in the Azerbaijan market.
- It plays a significant role in the country's tourism sector.
- The planned area exceeds 500 hectares, with rapid construction and land development.
- Special package offers are available for investors, including various development options.
- A wide range of real estate formats is offered, ranging from 40 m² to 1,500 m², including apartments, townhouses, and villas. Options are available both with and without repairs, as well as fully turnkey units.
- The average annual growth in asset value is between 15% and 35%.
- A turnkey rental business model offers passive income with an annual payback of 8%.

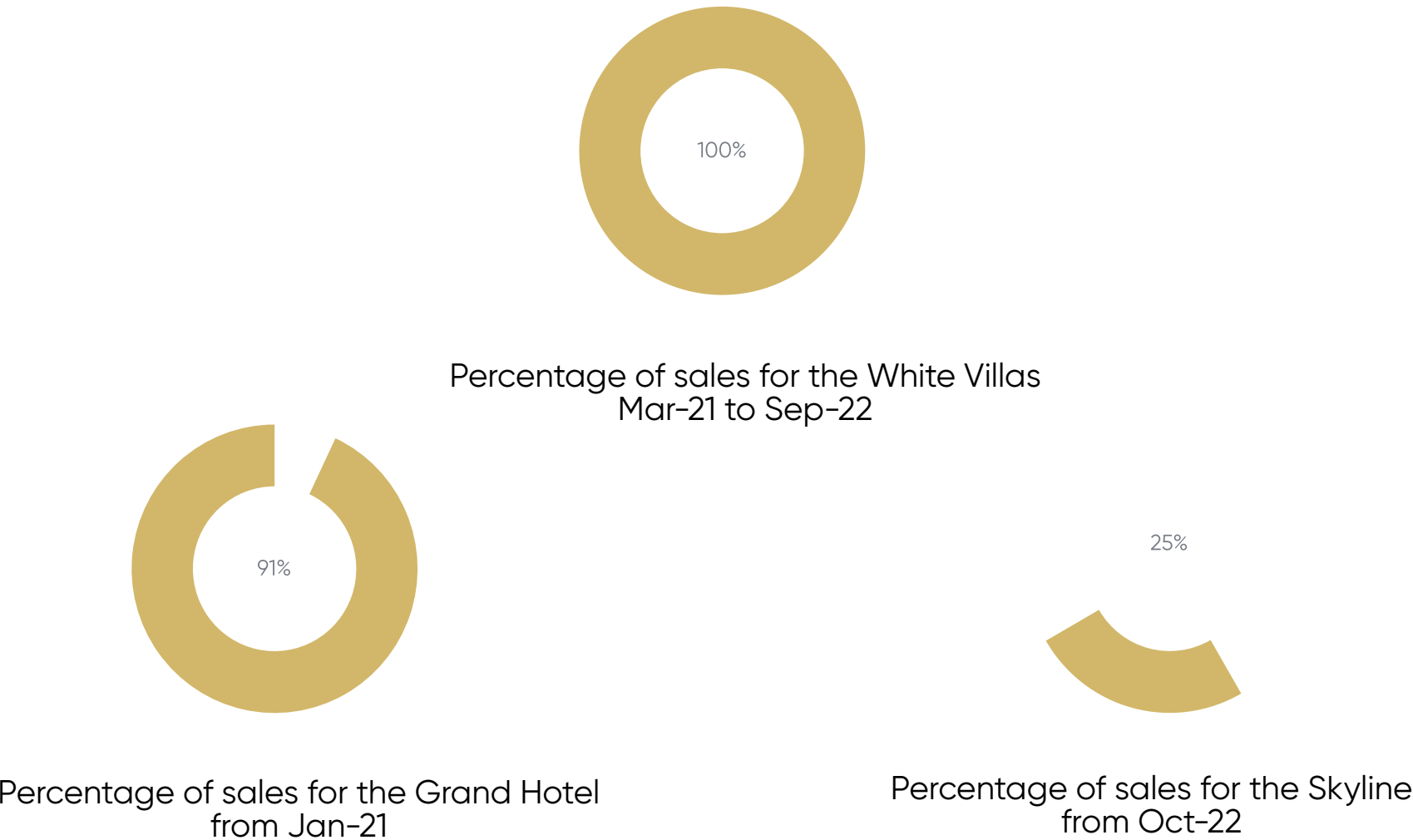
These factors make Sea Breeze one of the most promising projects for both local and foreign investors.

Sea Breeze sets new standards and promotes a high-quality, healthy, and successful lifestyle.

Active price growth from the start of sales

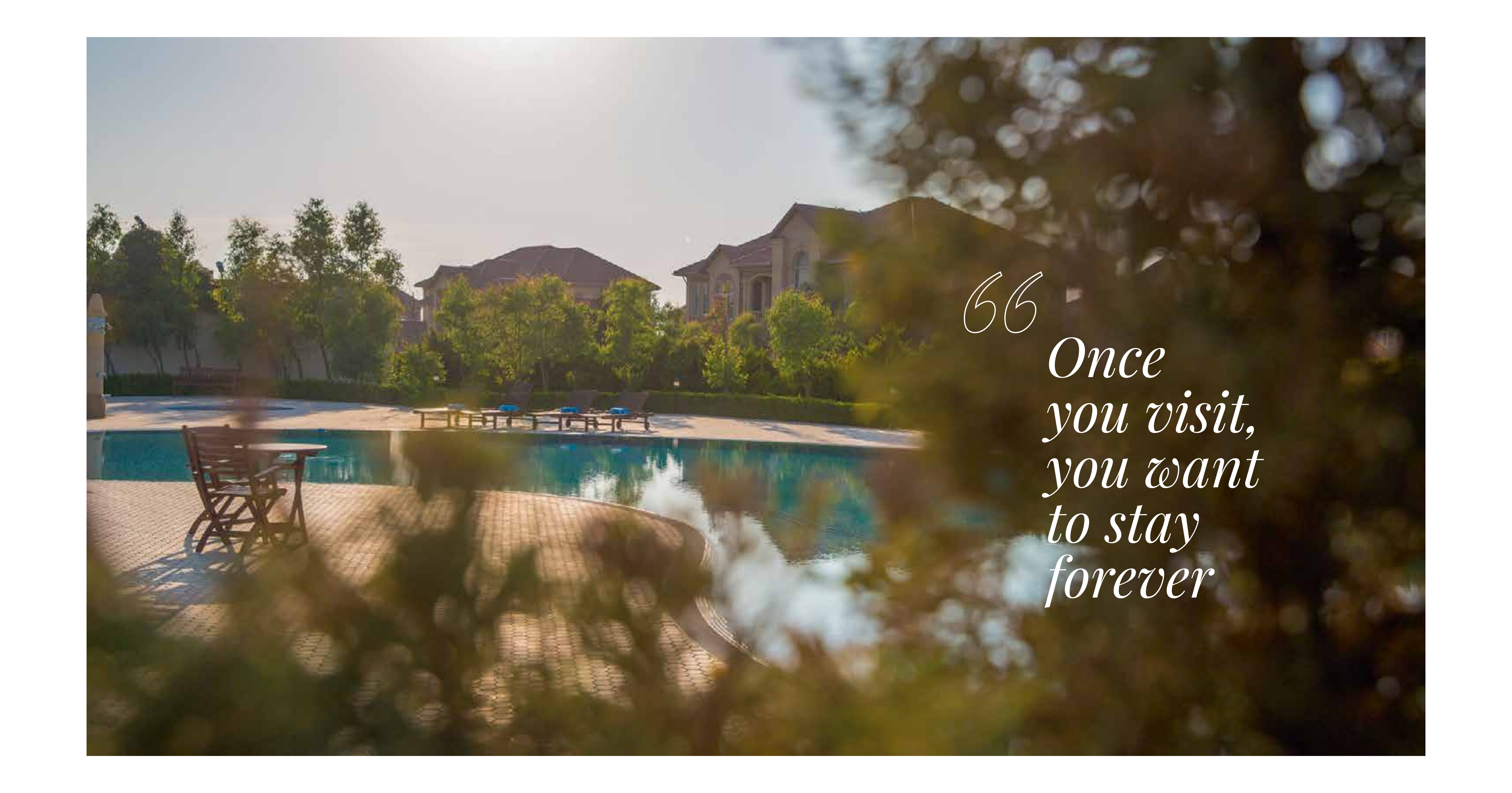


High sales growth rate



Sales Dynamics

The sale prices of Sea Breeze real estate projects increase significantly since construction begins, averaging a growth of 15-35% per year. Given the investment potential, units are often sold closer to completion. In the secondary market, prices are, on average, 70-90% higher than the initial offering. This increase is attributed to a wide range of available options and the successful development of infrastructure and services in the area.

A photograph of a swimming pool area. In the foreground, a large, dark, out-of-focus tree trunk and branches frame the right side of the image. The pool is in the middle ground, with a curved, paved deck area. On the left side of the pool, there is a small wooden table and two chairs. Further back, there are several lounge chairs with blue towels on them. In the background, there are two large, light-colored houses with dark roofs, surrounded by green trees and bushes. The sky is clear and blue. The overall atmosphere is peaceful and inviting.

“
*Once
you visit,
you want
to stay
forever*

Unforgettable Seaside Vacation

The Sea Breeze Beach Club is a private facility available to residents and guests of the Sea Breeze Resort. This stunning location spans over 7 km of coastline and offers everything you need for the perfect seaside getaway. Enjoy a sandy beach, a variety of swimming pools, exciting water activities, comfortable sun loungers, and top-notch restaurants and bars, along with convenient food courts right on the beach.

For residents of Sea Breeze, access to the beach club is completely free, allowing you to take full advantage of all the resort amenities without any restrictions.





Restaurants by Emin Agalarov

Emin Agalarov's restaurant group includes more than 60 establishments in Moscow, St. Petersburg, and Baku. Each restaurant follows a consistent philosophy: offering unique concepts, transformative spaces, diverse cuisines, exceptional service, and a commitment to sustainable development.

At Sea Breeze, you can find several of Emin Agalarov's restaurants, including Rose Bar, Fish Box, Shore House, Beach Club, and Bosfor.

Indulge in exquisite dishes of Azerbaijani and European cuisine at Shore House, savor seafood delicacies and enjoy signature cocktails at Beach Club, and watch the sunset accompanied by the sound of waves at Fish Box!



Bars and Clubs on the Beach

Sea Breeze stands as a destination for those who are mindful, appreciating the fundamental values of life while seeking rejuvenation and relaxation.

Picture a sunny summer day softened by a gentle breeze, complemented by the distinctive sea air of the Caspian Sea. This idyllic setting is further enhanced by a myriad of bars and restaurants that pulse with vibrant music—a quintessential recipe for an exceptional holiday in Sea Breeze.

As the sun begins to set, the atmosphere transforms, beckoning visitors to the most dynamic and exhilarating beach parties. Esteemed beach clubs such as Nikki Beach, Maize Beach, and Roberto Beach Club become the epicenters of excitement, offering unforgettable experiences by the sea. In this environment, guests can immerse themselves in the lively ambiance and create memories that will last a lifetime.



Food Courts and Delivery Service

Just a couple of minutes from the beach and pools, you will discover the Food Court. This open-air area is designed to cater to diverse tastes, featuring a variety of cafes, bars, and restaurants in a fast-food format. For those seeking a hearty snack, options include kebabs, deniers, and burgers. If you prefer a full lunch, indulge in fresh pasta accompanied by seafood. For gatherings with friends, refreshing cocktails and delectable desserts are readily available.

To enhance your experience, ample tables are provided in the food court for your convenience.

However, if you wish to savor a delicious dinner at Sea Breeze without venturing out, you need not worry. The Sea Breeze Delivery service allows you to enjoy your favorite dishes from our cafes and restaurants right where you are. Whether you are at your apartment or lounging on the beach, our couriers will ensure your order is delivered promptly to your desired location.





Everything for your youth and beauty

Sea Breeze Resort serves as a prime destination for those who prioritize sports and a healthy lifestyle. Nestled in an area celebrated for its pristine sea air, the resort features multiple swimming pools and state-of-the-art fitness rooms, ensuring maximum efficiency in training.

Guests can take advantage of a variety of outdoor sports facilities, including a tennis court, a basketball court, and a football field, all designed to cater to sports enthusiasts of all levels.

Additionally, the Sea Breeze Anti-Aging Center located within the resort provides a comprehensive range of professional procedures aimed at rejuvenating the body and enhancing longevity. Services offered include advanced hardware and injection cosmetology, vitamin-infused droppers, placental treatments, aesthetic procedures for both the face and body, and manual therapy. This center is dedicated to promoting health and beauty seamlessly.

Experience the convergence of fitness and wellness at Sea Breeze Resort, where every detail is tailored to your youthful vitality.



Enjoy the Ease of Being at Sea Breeze Resort

Residents of Sea Breeze Resort benefit from a 24-hour reception service designed to provide a comprehensive range of amenities, including security, landscape maintenance, catering, and cleaning services. Our goal is to ensure that you and your family members feel as comfortable and cared for as possible at any hour of the day.

When you choose Sea Breeze, you are selecting an establishment committed to quality and lifestyle. Our attentive staff is dedicated to alleviating any worries you may have, allowing you to fully immerse yourself in the comforts we offer.

At Sea Breeze, we prioritize the enjoyment and growth of our young residents. Our open children's area features swings, slides, and trampolines, while a secure enclosed play area ensures parents can leave their children in the hands of our responsible team, who will provide attentive supervision. Every child will discover activities that cater to their interests, leaving parents free to unwind.

For those looking to learn swimming, our children's pool is an excellent starting point. Additionally, visitors can experience the thrill of our water park and amusement park, perfect for family bonding. Children at Sea Breeze will find endless entertainment options, including virtual reality games, table football, and table tennis.

Moreover, the progressive LANDAU School is located within the resort, offering educational opportunities tailored for harmonious child development.

At Sea Breeze, we have thoughtfully created an environment conducive to the all-around growth of children.



Life in Bright Colors

Every summer, the Sea Breeze Resort hosts international music festivals such as DREAM Fest, and solo concerts featuring stars like Jony, Emin, Zivert, and many others. During these festivals, Sea Breeze becomes the epicenter of musical and social life for several days. The events showcase top artists, large-scale productions created specifically for the festivals, glamorous fashion shows on the red carpet, lively parties, and film premieres, attracting tens of thousands of spectators and millions of TV viewers.

The festivals feature a mix of local, Russian, and international performers who are the headliners of the music season. The multi-hour concert programs are enhanced by original choreography, spectacular light and video shows, powerful sound systems, and vibrant decorations.

It's an endless stream of unforgettable experiences!





Comfort in everything

For many years, Sea Breeze has been closely associated with luxurious summer holidays and a beach club for both Baku residents and visitors. However, Sea Breeze has expanded its reach and is now recognized as a residential resort town. It is no longer just a resort area; it has become an elite community with modern infrastructure, home to several thousand residents who value a high quality of life.

Here, you will find everything you need for a comfortable year-round stay, including a medical center, shopping and entertainment complexes, LANDAU school, and a Kids Club that provides attentive care for your children. There are also bars and restaurants to suit every taste, many of which offer delivery services, as well as a 24/7 market. Additionally, there's an Anti-Aging center that offers various cosmetology procedures and an Event Hall that hosts a range of activities and events, ensuring that life is always lively.

All of this is located next to the sea, surrounded by lush greenery and trees, creating an atmosphere of tranquility and fresh air. Work, study, relax, and have fun in Sea Breeze!





Green Sea Breeze

In an idealistic harmony, various trees and plants coexist, including spruce, palm, pine, olive, cypress, lavender, eucalyptus, juniper, rosemary, cineraria, silver, serrated and narrow-leaved lavender, caraway, gaura, chamomile, miscanthus, elymus, washingtonia, date palm, boxwood, trachycarpus, tamarisk, and many others. So far, 10 million shrubs and trees have been planted in the area, all of which are known for their high oxygen emission coefficients and rapid growth rates. For example, the eucalyptus tree also possesses disinfectant and antiseptic properties.

The greening process is ongoing, with plants continuously being imported to the Sea Breeze area from Turkey, Spain, and Germany.



A Dream Come True

Living at Sea Breeze Resort means enjoying the fresh sea breeze and witnessing stunning sunrises and sunsets along the shore, all while experiencing complete comfort away from the hustle and bustle of city life.

Here, work-life balance transforms from a beautiful concept into a way of living.

Don't miss the opportunity to become part of Sea Breeze Resort, where you'll find a wide selection of private real estate options, from townhouses and apartments to villas and residences, including custom-made properties.

If you're interested, you can also rent out your property at Sea Breeze Resort. Our management company will handle all the details for you.



Event Hall

Event Hall is the perfect venue for your most important occasions, including luxurious weddings, lavish anniversaries, large-scale conferences, and top-notch concerts.

This spacious 1,300 sq. m. tent, located right by the seashore, can be tailored to meet various needs. It comes equipped with professional lighting and sound systems, a functional stage, air conditioning, heating, and wind protection.

The hall can comfortably accommodate up to 500 guests for a banquet and up to 1,000 guests for a buffet. Its stunning, festive white interior serves as an ideal blank canvas for any style of decoration.

We are here to help you choose and implement a complete decor concept from start to finish.



Fisher Island

Fisher Island is a large shopping and entertainment complex that features supermarkets, bars and restaurants, boutiques from world-renowned brands, and a cinema. Residents of the metropolis will find everything they need within walking distance in the Sea Breeze area.



Nikki Beach

Nikki Beach is an open-air venue and world-famous beach club featuring the iconic all-white decor. The project is strategically expanding around the world without losing its core message: a holiday at the complex is a true celebration of life. Nikki Beach theme parties have become legendary. Every year at the beginning of the season, the amazing “White Party” is held on the beach, and at the end of the summer – the final “Red Party”.

You can visit Nikki Beach in Miami Beach, Florida, USA; Saint-Tropez, France; Saint-Barth, Caribbean; Marbella, Spain; Koh Samui, Thailand; Mallorca, Spain; Ibiza, Spain; Porto Heli, Greece; Monte Carlo, Monaco; Dubai, United Arab Emirates; Bodrum, Turkey; Barbados, Costa Smeralda, Versilia, Italy.

Nikki Beach can also be visited in Baku on the shores of the Caspian Sea – this unique opportunity is provided by the resort city Sea Breeze Resort.



Nobu Hotel and Restaurant

The international brand Nobu Hotel and Restaurant was founded by renowned Japanese chef Nobu Matsuhisa, American actor Robert De Niro, and producer Meir Teper. Currently, the chain has 17 hotels around the world. The first property under this brand is set to open in Sea Breeze.



Aquapark

The Aquapark, situated close to the seashore, promises a fun-filled experience for everyone. Covering an area of 9,900 m², it offers the ideal setting for relaxation and entertainment. Whether you're part of a small group or a larger gathering of friends, you'll have the chance to enjoy water activities and create unforgettable memories during your visit!



Luna Park

We created Luna Park to ensure you can enjoy fun-filled moments with your family and experience a surge of positive emotions! This destination features a variety of attractions, including children's carousels, family rides, and thrill-seeking options. Enjoy our Ferris wheel, carousels, slides, and a designated recreation area equipped with tables for relaxation. We prioritize the comfort and convenience of our guests, so we've made parking available right at the entrance to Luna Park.



Caspi Mayr

Nestled within the stunning landscape of the Sea Breeze Resort, the Caspi Mayr Holistic Well-Being Center stands as the first luxury Austrian medical resort in Azerbaijan, renowned for its implementation of F.X. Mayr-Medicine. This center offers customized medical care tailored to meet the exclusive needs of its clients, providing an unparalleled level of service in a serene environment.

At the forefront of the center's offerings is the Retreat Beach Resort by Caspi Mayr, which features a dedicated beach recreation area. Here, guests can engage in personalized and holistic programs designed to enhance health and overall well-being. The services provided adhere to European standards, focusing on essential aspects such as body cleansing, rejuvenation, stress relief, anti-aging care, and weight loss, all curated to support a transformative health journey.

The overarching mission of Caspi Mayr is to create an oasis of tranquility for both residents and visitors of the Sea Breeze Resort, ensuring every detail fosters a secluded beach holiday that prioritizes health and complete relaxation. Located amid the picturesque beauty of the Caspian coast, the center's environmentally friendly practices amplify the effectiveness of its wellness programs, establishing a perfect harmony between luxury and nature.



Crocus Fitness

Sport is a catalyst for improvement, productivity, and success. To support your journey toward peak fitness and stress relief, the Crocus Fitness sports complex located within Sea Breeze offers a comprehensive gym experience. Our facility is equipped with essential apparatus for cardio, strength, and functional training, including options for crossfit enthusiasts.

At Crocus Fitness, you can choose to train independently or under the guidance of our certified trainers, who possess a wealth of expertise—including national and world champions, as well as international instructors. This diversity in training leadership ensures that all fitness levels are accommodated and nurtured.

Following your workout, immerse yourself in our refreshing outdoor or indoor pool for a well-deserved cooldown. To enhance your visit, we invite you to explore our SPA zone, where relaxation and rejuvenation await, providing a perfect conclusion to your athletic endeavors.



Medical and Business center

At Sea Breeze, you can find the essential medical care you need without leaving the territory. Our team of qualified doctors is equipped with the latest professional equipment to ensure you receive the highest standard of healthcare. We are dedicated to helping you maintain your health and well-being.

In addition, the second building of the complex will be dedicated to a comprehensive business center, providing facilities and services to support your professional needs.



LANDAU School

LANDAU School is a prestigious private secondary institution that adheres to British educational standards, widely acknowledged as among the finest worldwide. The school conducts classes in English, utilizing the Cambridge Assessment International Education and Pearson Edexcel programs, which include IGCSE, AS-Level, and A-Level curricula accompanied by the relevant examinations.

Upon graduation, students are awarded two certificates: a national certificate and an international one. The combination of proficient English skills and an internationally recognized certificate significantly enhances students' prospects for higher education not only in Azerbaijan but also abroad. The emphasis on English instruction further contributes to the development of children's cognitive abilities, preparing them for a globalized educational landscape.



Art Center 9Senses

The Art Center 9Senses is poised to become a focal point for art enthusiasts and creators alike.

This innovative space offers an immersive experience inviting visitors to explore the interconnected realms of music, literature, and painting.

At 9Senses, participants can also take an active role through a variety of master classes and interactive events. The futuristic architecture of the center inspires and stimulates creative thinking.



LANDAU Kindergarten

LANDAU Kindergarten is dedicated to providing a nurturing environment for children aged 3-4. We understand the importance of a holistic approach to early childhood education, which includes not only a full and healthy diet but also comprehensive care, opportunities for daytime sleep, and a structured schedule from Monday to Friday.

What sets LANDAU Kindergarten apart is our meticulously designed program that emphasizes educational enrichment through intellectual games and structured classes. All instruction is conducted in English, ensuring that children not only engage in play but also develop their language skills in a supportive environment.



Dream Hotel

Dream Hotel stands as a distinguished apart-hotel on the serene Caspian coast, catering to discerning guests who seek a tranquil and measured holiday experience. With a limited number of rooms, the establishment offers a sense of privacy that is often absent in the bustling environments of large cities.

Each room at Dream Hotel is thoughtfully designed to provide spacious and cozy accommodations, adorned with modern decor that harmoniously combines comfort and elegance. Every guestroom features a private terrace, offering an exceptional vantage point to witness breathtaking sunrises and sunsets. These moments are not just picturesque; they create lasting impressions that enrich the overall experience of your stay.

In choosing Dream Hotel, you opt for a retreat that prioritizes relaxation and serenity, making it an ideal destination for those wishing to escape the chaos of everyday life.





“Your home is
where your
heart is

Completed and under construction projects

Caspian Dream Liner

Caspian Dream Liner is the first project built on an artificial island in the country. The complex will have swimming pools on the deck and bow sections.

This is a unique architectural structure, by which Sea Breeze will definitely be on the world tourism map!

- Number of floors: 11
- Number of apartments: 226
- Area: from 50 to 838 sq.m
- Delivery condition: turnkey (with furniture and appliance)
- Parking: underground and ground
- Swimming pools
- 24/7 Reception service



Caspian Dream Liner



Caspian Dream Liner



Skyline

Skyline is designed to be noticed. Its architecture is mesmerizing curves, its interiors a tactile delight and a sense of space flexibility.

The apart-hotel has the private infrastructure and sea view terraces.

- Number of floors: 7
- Number of apartments: 293
- Area: from 45 to 446 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Swimming pool and minibar
- Restaurants and conference hall
- Boutiques
- 24/7 Reception service



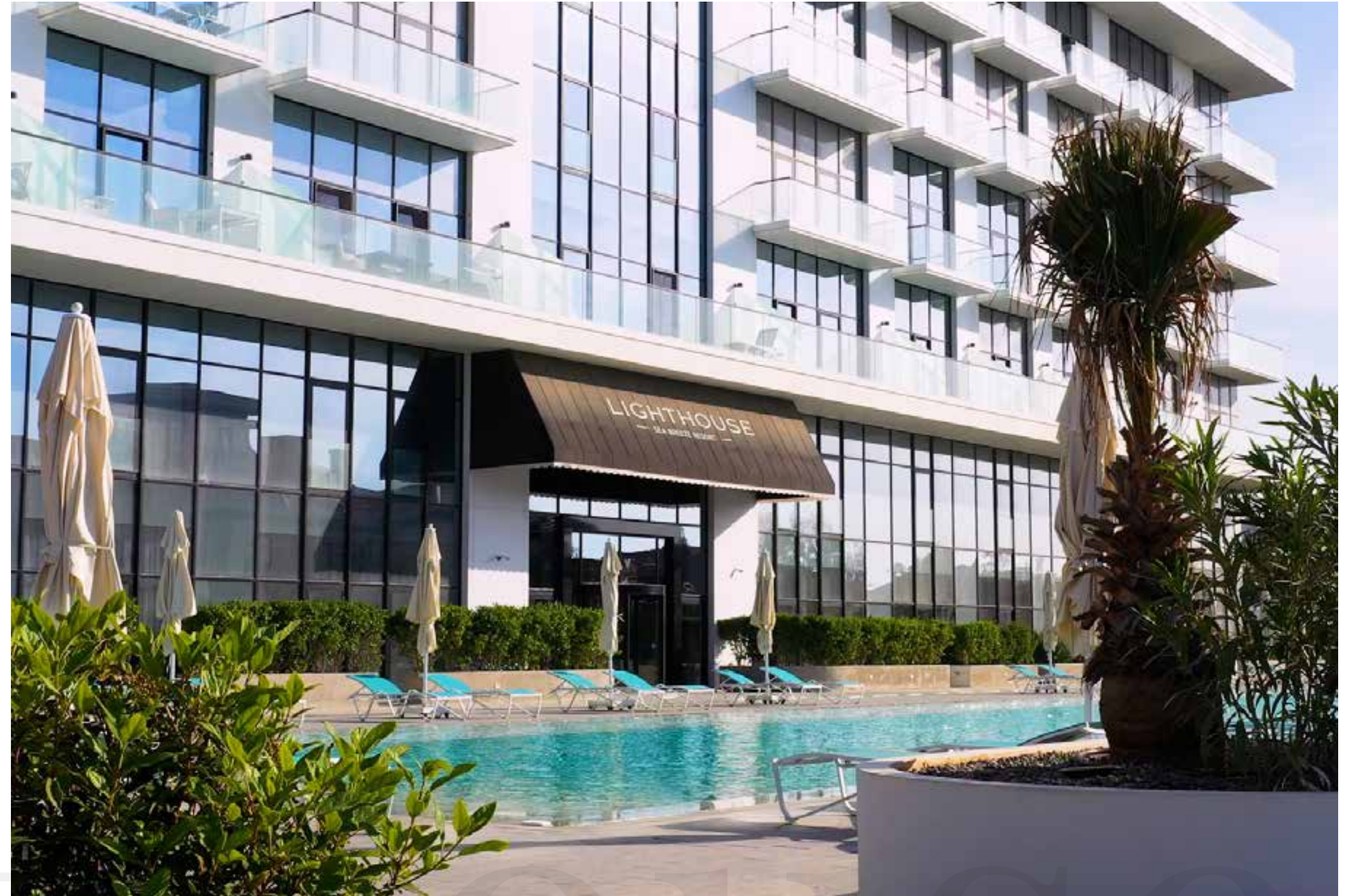


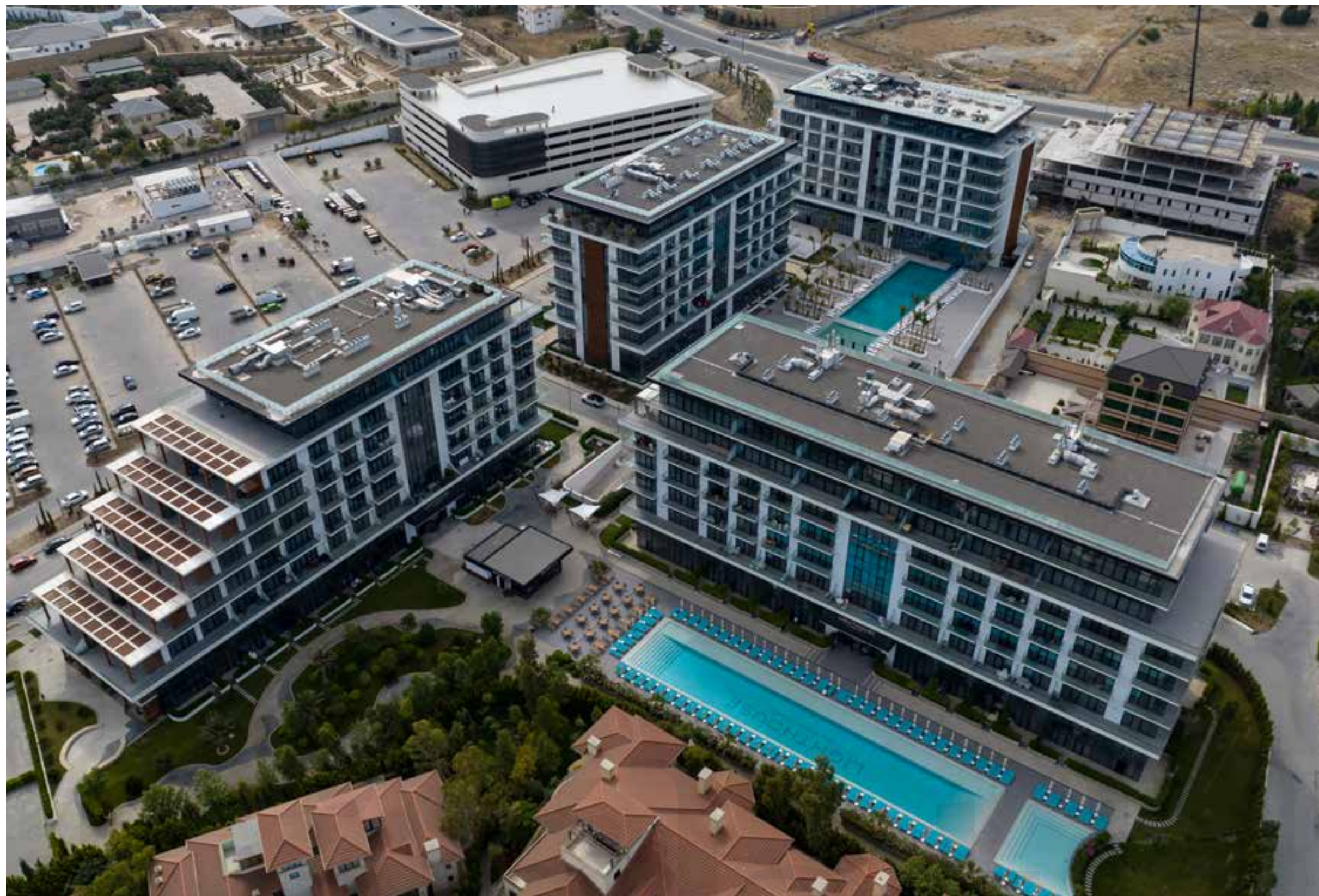


Lighthouse

The residential complex consists of four 8-storey buildings. Lighthouse is a house where you want to return as soon as possible to enjoy peace and tranquillity after a hard day's work. Sit on your private terrace and enjoy the astonishing view of the blue sea.

- Number of floors: 8
- Number of apartments: 399 apartments, 27 penthouses
- Area: from 40 to 735 sq.m
- Delivery condition: with renovation (installed sanitary facilities included)
- Parking: underground and ground
- Outdoor pools and minibars
- Kids playground
- 24/7 Reception service
- Fitness and SPA-centre





Light House



Lighthouse 2

Lighthouse Residence 2 is a premium residential complex consisting of surrounded by a developed infrastructure.

The Lighthouse 2 residence is an ideal example of combining the urbanism and dynamics of architectural forms, and mirrored facades highlight the complex and draw attention

- Number of floors: 8
- Number of apartments:
2010 apartments, 16 penthouses
- Area: from 40 to 383 sq.m
- Delivery condition:
First option:
with renovation
Second option:
black box
- Parking: underground and ground
- Outdoor pools and minibars
- Kids playground
- 24/7 Reception service
- Fitness and SPA-centre





Park Residences

Park Residences with five 4-storey buildings is the perfect canvas for realizing your design ideas. The project offers unfurnished apartments of various sizes: from compact studios – for creative and direct, to large quadratures – for connoisseurs of open and free space.

- Number of floors: 4
- Number of apartments: 298
- Area: from 51 to 160 sq.m
- Delivery condition: black box
- Parking: underground
- Mini park
- 2 private pools
- Gym
- A cafe



Park Residences



Park Residences 2

The residential complex of the new level Park Residence 2 is created in the best traditions combining European style and modern elements.

- Storeys: 7
- Number of apartments: 1260
- Apartments area: from 56 to 160 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Luna park
- 4 private pools
- Water park



Park Residences



Park Residences



Park Residences 3

New level residential complex Park Residences 3 is designed in the best traditions, combining European style and modern elements. A wide variety of layouts and delivery with a rough finish contributes to the implementation of your individual design ideas.

- Storeys: 9
- Number of apartments: 1620
- Apartments area: from 57 to 158 sq.m
- Delivery condition: black box
- Parking: underground and ground
- Luna park
- Water park
- 4 private pools



Park Residences





Polo Residences

Architecture, location and landscaping – every detail in Polo Residences is carefully thought out and harmonizes with others. Buildings with panoramic views of the landscaped area, eco-friendly walking paths, a large swimming pool – everything you need to feel this harmony.

- Number of floors: 5 / 6 / 7
- Number of apartments: 900
- Area: from 53 to 219 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Private swimming pool
- Bicycle and walking paths
- Kids playground

Polo Residences





Woodville

Woodville is townhouses and apartments in a green corner of Sea Breeze Resort.

The complex consists of 57 buildings. Each apartment (1/2/3 bedrooms) has its own parking place near the house and a terrace or balcony. The architecture of the project, atypical for the sea coast, attracts with style, comfort and a special fabulous atmosphere.

- Number of units: 46
- Number of apartments: 102
- Area: from 95 to 193 sq.m
- Delivery condition:
First option: with renovation
Second option: black box
- Parking: private ground
- Kids playground
- Sports ground
- Security zone
- Fountain

woodville



Palazzo Del Mare

Palazzo Del Mare represents a magnificent Italian style palace. A restaurant took up a ground floor, whilst the rest space is allocated for cozy apartments. Tall palm trees line up around the perimeter of Palazzo Del Mare providing cool shade in hot summers.

- Number of floors: 8
- Number of apartments: 939
- Area: from 49 to 197 sq.m
- Delivery condition:
Building 1: with renovation
Buildings 2,3,4: black box
- Parking: underground and ground
- Outdoor private pools
- 24/7 Reception service



Palazzo Del Mare





Marina Village

Marina Village – a place inspired by the sea. This grandiose complex includes a yacht harbor and a town with residential and commercial real estate.

- Number of floors: 4/6
- Number of apartments: 1010
- Area: from 38 to 479 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Pier for yachts
- Pool
- Stunning view to the Caspian sea

MARINA VILLAGE





Prime Residence

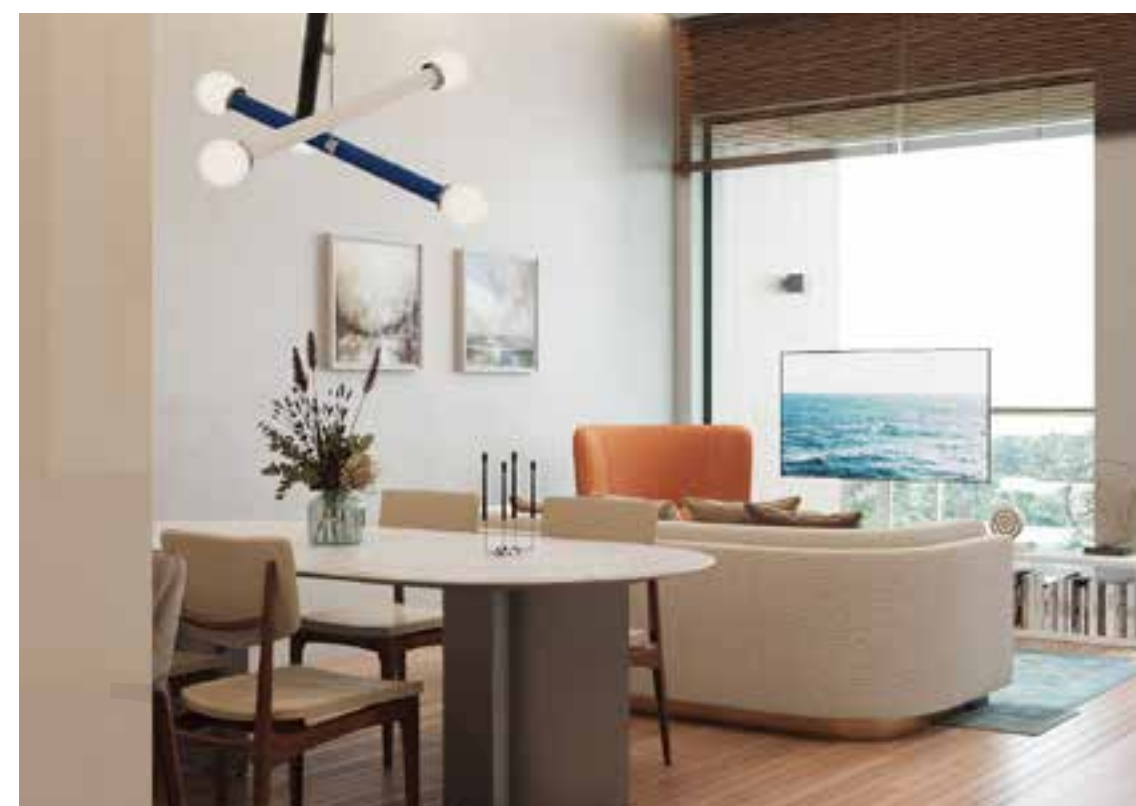
Prime Residence is a new project on the first coastline of Sea Breeze. The residential complex consists of six buildings in which apartments of various sizes are designed. It provides all the conditions for a long-term and comfortable stay. A small swimming pool is adjacent to the first two buildings, and a larger composite one adjoins to the others.

There are special places for ground parking. There is a playground for the project's little residents, and the sea and warm sand are just a stone's throw away!

- Number of floors: 7
- Number of apartments: 858
- Area: from 42 to 213 sq.m
- Delivery condition:
Building 1, 2: with renovation
Building 3, 4, 5, 6: black box
- Parking: underground and ground
- Swimming pools
- 24/7 Reception service

PRIME RESIDENCES





Palm Beach

Palm Beach is a new project on the territory of the Sea Breeze resort town. From the 6 buildings located on the first coastline, an indescribable view of the sea opens. In the courtyard of the complex there is a swimming pool, a recreation area, parking, as well as a mini bar.

- Number of floors: 7
- Number of apartments: 681
- Area: from 62 to 486 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Swimming pool
- 24/7 Reception service

Palm Beach



The Grand

The project combines all the best: location on the first coastline, a vast area with swimming pools and comfortable places for recreation, shopping zones, etc. A fashionable project like no other!

- Number of floors: 5 + penthouses
- Number of apartments: 224 apartments, 3 penthouses
- Area: from 40 to 500 sq.m
- Delivery condition: with renovation
- Parking: underground and ground
- Swimming pool and minibar
- Restaurants and conference hall
- Boutiques
- Fitness and SPA-center
- 24/7 Reception service



The Grand



The Grand





White Residences

It is a four-storey apart-hotel located just a couple of minutes from the beach. The spacious studio and single rooms have all the necessary furniture and appliances. A large swimming pool is adjacent to the building, where it is pleasant to plunge into on a hot day or sunbathe nearby. And on the ground floor, there is a cosy cafe where you can always have delicious home-style meals.

- Number of floors: 4
- Number of apartments: 100
- Area: from 54 to 261 sq.m
- Parking: ground
- Swimming pool
- A cafe
- 24/7 Reception service

White Residences



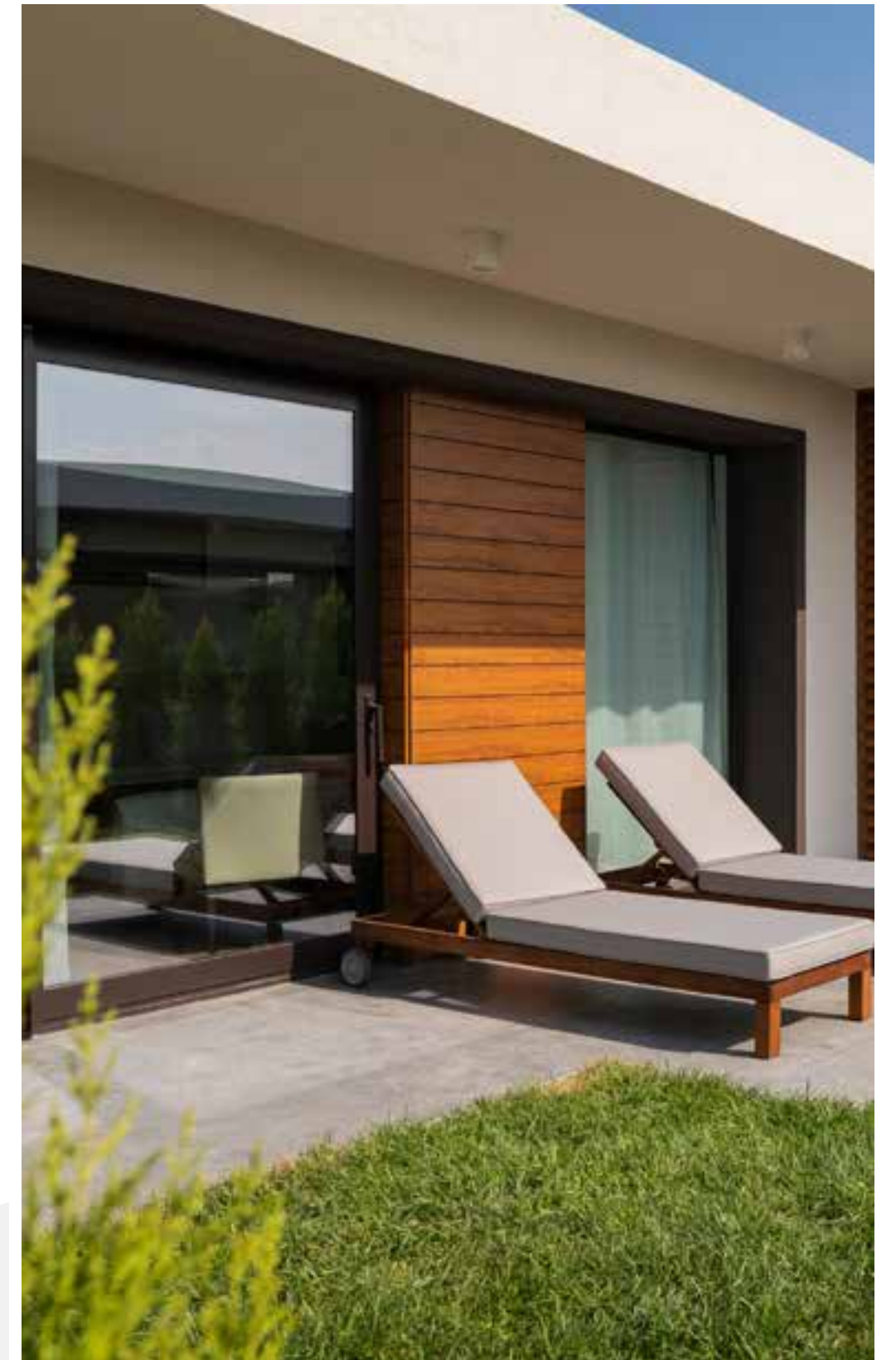


White Villas

One-storey villas at the very shore of the sea – where even the sound of the waves is heard. Each villa is designed in high-tech style for those who appreciate the discreet luxury of modern design.

- Number of floors: 1
- Number of villas: 85+85
- Area: from 53 to 79 sq.m
- Delivery condition: turnkey (with furniture and appliances)
- Parking: ground
- Own adjacent plot for each villa
- 24/7 Reception service
- First-line to the sea

white villas



white villas



Palazzo

Along with modern comforts and all required conditions, these small apartment buildings partially have the majestic spirit of the classic Florentine palazzos.

As per the authors, the architecture of the buildings ideally matches the surrounding space and the style of the territory, without violating its integrity. The undoubted advantage is the closed courtyard with a barbecue area and a pleasant landscape design that will delight residents all year round!

- Number of floors: 2 / 3 / 4
- Number of apartments: from 16 to 42
- Area: from 64 to 190 sq.m
- Delivery condition: black box
- Parking: underground and ground
- Private yard with landscape design
- BBQ area





Full



Gardens Residences

Gardens Residences apartments are for those who prefer comfort and simplicity. These cozy four- and five-story apartments are located on the first coast-line and have personal access to the beach.

Due to the floor-to-ceiling windows, natural light freely gets into the apartments. And personal balconies and patios allow you to enjoy the fresh sea air even without leaving your home.

- Number of floors: 4-5
- Number of apartments: 528
- Area: 57 to 168 sq.m
- Delivery condition:
Building 1, 2: with renovation
Building 3, 4, 5, 6: black box
- Parking: underground and ground
- Kids playground
- Swimming pool
- 24/7 Reception service



GARDENS RESIDENCES



Sky Park

The Sky Park apartment complex consists of four 24-storey high-tech buildings, reminiscent of the busy business districts of the world's megacities.

One of the main advantages of the complex is the fantastic views of the Caspian Sea. In the evenings, the modern quarter will be illuminated with thousands of lights, creating a special atmosphere on the coast.

- Number of floors: 24
- Number of apartments: 182
- Area: 55 to 177 sq.m
- Delivery condition:
First option:
with renovation
Second option:
black box
- Parking: underground and ground
- 24/7 Reception service





Private villas

Sea Breeze Villas are the perfect choice for those who value privacy, comfort and elegance!

- Number of floors: 2 / 3
- Number of apartments: 135
- Area: from 599 to 1204 sq.m
- Delivery condition: black box
- Parking: possibility to build a garage
- Each villa has a fenced green area from 7 to 30 acres
- Private pool at some villas

PRIVATE VILLAS



PRIVATE VILLAS



Villas

Cosy houses in a small private area for those who also love privacy, but do not consider large villas.

- Number of floors: 2
- Number of villas: 81
- Area: 230 to 290 sq.m
- Delivery condition: turnkey (with furniture and appliance)
- Parking: ground
- Each cottage has a fenced green area of 4.5-6.5 acres
- Possibility to build a private, small pool





Upcoming projects

Miami Residence

Miami Residence is other major Sea Breeze project based on the city within a city concept. Everything is thought out to the smallest detail here, because this is not just a residential complex, but a place where people can not only live and relax, but also work.

On the territory of this town there are residential apartments with swimming pools, business zones, a supermarket, cafes and bars, as well as entertainment centers and studios.

All objects are united by a network of asphalt roads and sidewalks, which are designed so that it is convenient and safe to move around.

To ensure road safety, traffic lights are installed and pedestrian crossings are marked on the streets.

There is simply no better place for the confluence of nature and modern man!



Miami Residence

Five Stones

Five Stones – is a new project by Sea Breeze Resort, located on a unique crescent-shaped artificial peninsula on the coast of the Caspian Sea.

Five Stones – is a complex of modern urban buildings located on the territory of an artificial sand island in the middle of the Caspian Sea, which gives it a special authenticity.

The project was implemented in accordance with all the canons of modern trends, both inside and outside. Five buildings of the project are located right on the seashore and have direct access to the beach. In addition to access to the sea, the territory has a private pool where you can relax in the shade of tropical palm trees.

Five Stones – is a project for modern people who value style and comfort.



Five Stones

Blue Waters

Blue Waters is a unique project that combines luxury and nature. In the center of the complex there is an artificial lake and a bridge spanning it.

This bridge became a symbol of unity with nature as well as an architectural ornament for the complex. The green courtyard of the complex provides areas for active recreation and sports. The complex's green courtyard has facilities for active recreation and sports. Clean air and magnificent views await you here, surrounded by gorgeous nature.



Blue Waters

Venetian Harbour

Venetian Harbour is a retail and residential complex located on the first coastline in Sea Breeze. The complex will feature a shopping center that will house boutiques of premium global brands.

Venetian Harbour will become a concentration of services, shopping and services for Sea Breeze residents and a place of attraction for the business community. It will be a pleasure to shop here, work on a laptop in coworking areas and meet friends in restaurants.

The architectural dominant of the complex will be a tower with panoramic views of the Caspian coast. Along the perimeter there is a beach with sun loungers and umbrellas. The complex will be an excellent choice for active residents who want to be in the epicenter of resort and city life.



Venetian Harbour

Harbour Residence

Harbour Residence is a premier complex of apart-hotels situated in the most picturesque area of Sea Breeze. This exquisite destination is located near one of the coast's main attractions, the Star of Baku, the tallest building in Azerbaijan. The architectural design of Harbour Residence captures the essence of the world's most stylish port cities, creating a unique and sophisticated atmosphere.

The complex offers a comprehensive infrastructure for its residents, featuring a large swimming pool, diverse cafes, and restaurants. From the windows of the apartments, residents can enjoy breathtaking views of the sea and the innovative cityscape of the future.



Harbour Residence

Park Lane

Park Lane is a new apartment complex just a few minutes from the Caspian Sea, consisting of four buildings. Everything necessary for comfortable living in the resort city of Sea Breeze has been thoughtfully planned here. The complex will feature a large swimming pool, a sports center, and a convenient parking area. Beautiful palm trees will be planted around the perimeter, and walking areas will be arranged for the convenience of residents. A school, kindergarten, amusement park, and water park are all within walking distance.



Park Lane

YES Apartments

YES Apartments is an esteemed apart-hotel part of an international network, dedicated to providing a comfortable urban lifestyle through innovative solutions. Situated just minutes from the Caspian Sea, the complex boasts a futuristic design across two buildings. With thoughtfully designed layouts and ready-made options, it stands as an ideal choice for those interested in developing a rental business in the vibrant Sea Breeze area.

The property will feature a large swimming pool and a modern sports complex, complemented by ample parking facilities. Lush palm trees will enhance the surroundings, creating a serene atmosphere, while designated walking areas will ensure convenience for all residents. As we move forward with this development, we are committed to maintaining the highest standards in hospitality and living experience.



Arabian Ranches

Arabian Ranches stands as a premier residential complex, boasting elegant oriental architecture nestled along the stunning shores of the Caspian Sea. This project seamlessly integrates traditional eastern aesthetics with contemporary design, creating a distinctive lifestyle for its future residents.

The development offers a diverse selection of real estate options, catering to various preferences and needs. Choices range from modern studios to spacious three-room apartments, as well as charming three-story townhouses featuring four bedrooms, all designed with meticulous attention to detail.

This ambitious project is brought to fruition through a collaborative effort with esteemed partners from Turkey, the UAE, and Azerbaijan. It serves a dual purpose: to elevate the allure of Azerbaijan's maritime beauty and to highlight its strategic importance on the global stage.



Arabian Ranches

Halfmoon

Halfmoon is an innovative artificial island spanning 50 hectares, uniquely designed in the shape of a crescent and surrounded by the Caspian Sea.

This ambitious project aims to develop cutting-edge real estate complexes that cater to diverse needs, including residential living, luxury recreation, and hosting large-scale events. It also presents lucrative investment opportunities.

At the heart of the peninsula will stand the iconic Star of Baku tower, soaring over 300 meters into the sky. This complex will feature upscale apartments, world-class hotels, and the expansive Dream Arena, which will serve as a premier venue for festivals and concerts.



Halfmoon

Park Residences 4

Park Residences 4 represents an esteemed continuation of the highly regarded Park Residences project, cherished by its residents. This residential complex masterfully blends modern European minimalism with a serene atmosphere, perfectly situated along the picturesque sea coast.

Offering a diverse selection of layouts and apartments of various sizes, Park Residences 4 caters to both those seeking a personal residence and investors looking for rental opportunities.

The complex features a well-maintained territory enhanced by thoughtful landscape design, a spacious swimming pool, and dedicated infrastructure that ensures comfort and convenience for all residents.



Park Residences 4

66

*And this
is just the
beginning*



Be a part of Sea Breeze —
and Sea Breeze will become
a part of You!

Nardaran settlement, Baku, Azerbaijan
Moscow, Kutuzov avenue 1/7

www.seabreeze.az

+7 800 101 03 39

☎ 840