



ARABIAN RANCHES

SEA BREEZE

Reportage.

REPORTAGE GROUP

Reportage Group is one of the largest private international developers with projects in the Middle East and Europe. We are focused and consistent in our objective to provide innovative, modern, and affordable housing solutions that not only offer our investors outstanding value but also provide home buyers a safe place to live in. Our mission is to be amongst the most trusted real estate companies globally by developing and providing homes that are equally elegant and affordable and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.



Building legacies
in UAE and
beyond since 2014

DISCOVER BAKU

A Harmonious Fusion of History and Modernity

Situated on the vibrant shores of the Caspian Sea, Baku is a city where tradition meets innovation. Known for its rich history, stunning architecture, and dynamic culture, Baku is the heart of Azerbaijan and one of the most exciting destinations in the Caucasus region. The city boasts a unique blend of Eastern charm and Western influences, making it an ideal place to live, work, and explore.





Location Features

- | | |
|-------------------------------------|---|
| 10 min.
Drive to Landau School | 20 min.
Drive to Water Park |
| 10 min.
Drive to Kids Club | 20 min.
Drive to SPA and Wellness Centre |
| 15 min.
Drive to Dream Fest Area | 20 min.
Drive to Amburan Mall |
| 15 min.
Drive to Circus | 40 min.
Drive to Airport |



ARABIAN RANCHES – SEA BREEZE

Arabian Ranches, developed by RS Capital Investment, is an exclusive residential community located in the prestigious Sea Breeze Resort near the Caspian Sea. This stunning project harmoniously blends the elegance of Eastern architecture with the serene beauty of coastal living, offering a perfect balance of luxury, tranquility, and modern sophistication. Inspired by the grandeur of Middle Eastern palaces, each residence captures the essence of the sea's natural splendor through intricately designed facades and timeless Eastern architecture. Seamlessly integrating indoor elegance with the surrounding landscape, Arabian Ranches provides a peaceful retreat, where the soothing sea breeze and natural sunlight enhance every space, offering unrivaled beauty just moments away from the vibrant city life.



SYMPHONY OF TWO WORLDS

KEY FEATURES

- Unit Types: Apartments & Townhouses
- Plot Area: **22,075.19 m²**
- Total Units: 372 Apartments | 55 Townhouses

Phase (I A)

- Unit Types: Apartments
- Plot Area: **11,933.79 m²**
- Total Units: 598 Apartments

Phase (I B)





ARABIAN RANCHES
SEA BREEZE



SEAS THE MOMENT
Arabian Ranches, Your Coastal Escape

DISCOVER THE SERENITY OF ARABIAN
RANCHES BY THE CASPIAN SEA





WORLD-CLASS AMENITIES

- Private parking spaces
- Swimming pool
- Fitness center/gym
- Landau School
- Kids Club
- Amburan Mall (Open-air entertainment and shopping mall)
- DreamFest Area (International Music Festival)
- Circus
- Water Park
- SPA and Wellness Center
- Airport proximity

FAMILY-FRIENDLY SPACES

- Kids' play area
- Landscaped gardens
- 7/24 security and concierge service
- Multi-purpose sports courts
- Outdoor barbecue area
- Walking and cycling tracks

UNIT FEATURES

- Private balconies and terraces (per unit plan)
- Central heating and cooling system
- Built-in wardrobes in bedrooms
- Spacious living areas designed for optimal natural light
- Four bedrooms
- Townhouses with three levels of living space, with rooftop terraces, premium finishes



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INTERIORS

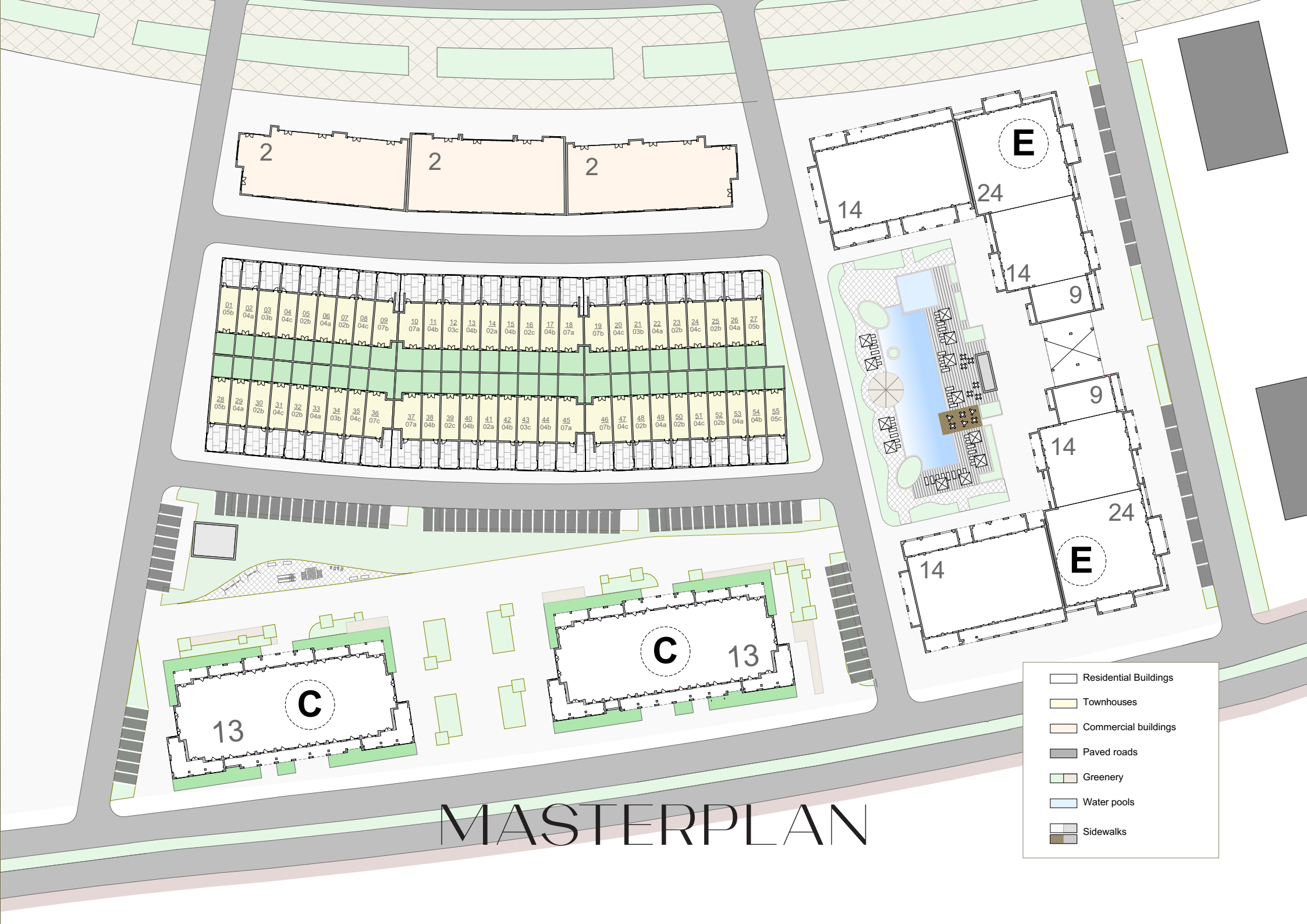


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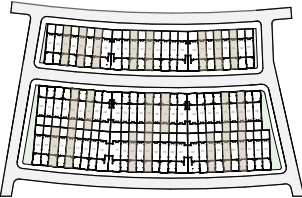
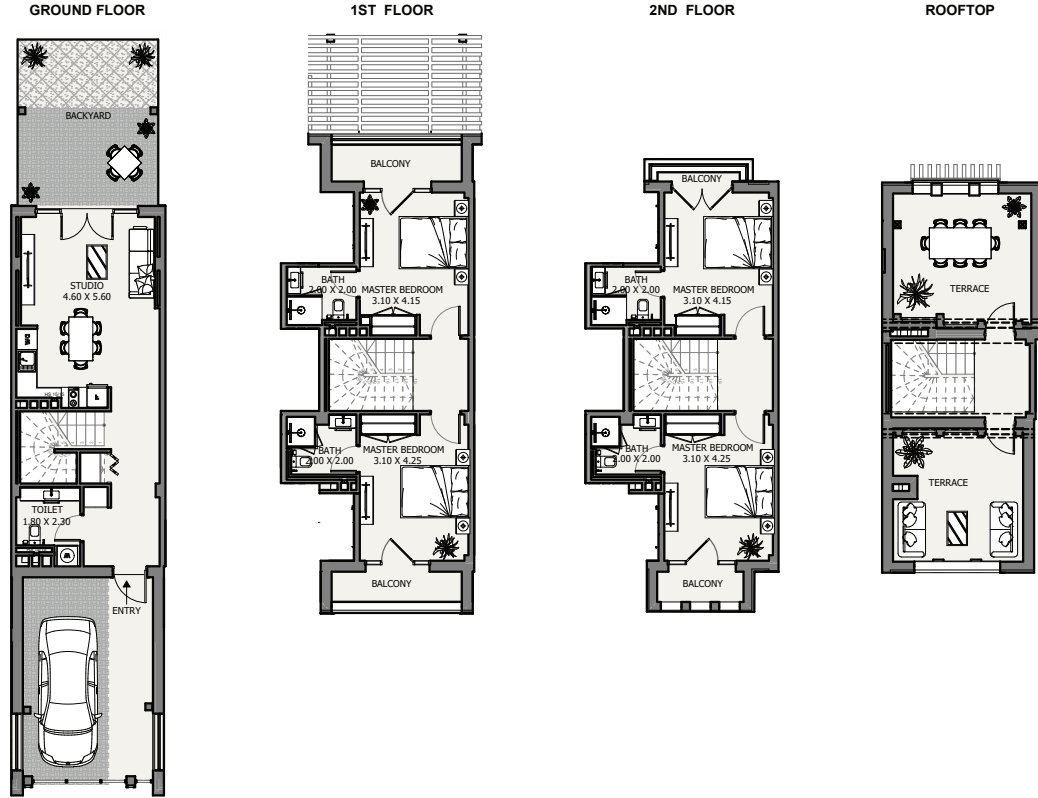
TOWNHOUSES

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

PHASE 1A

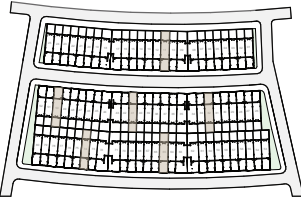
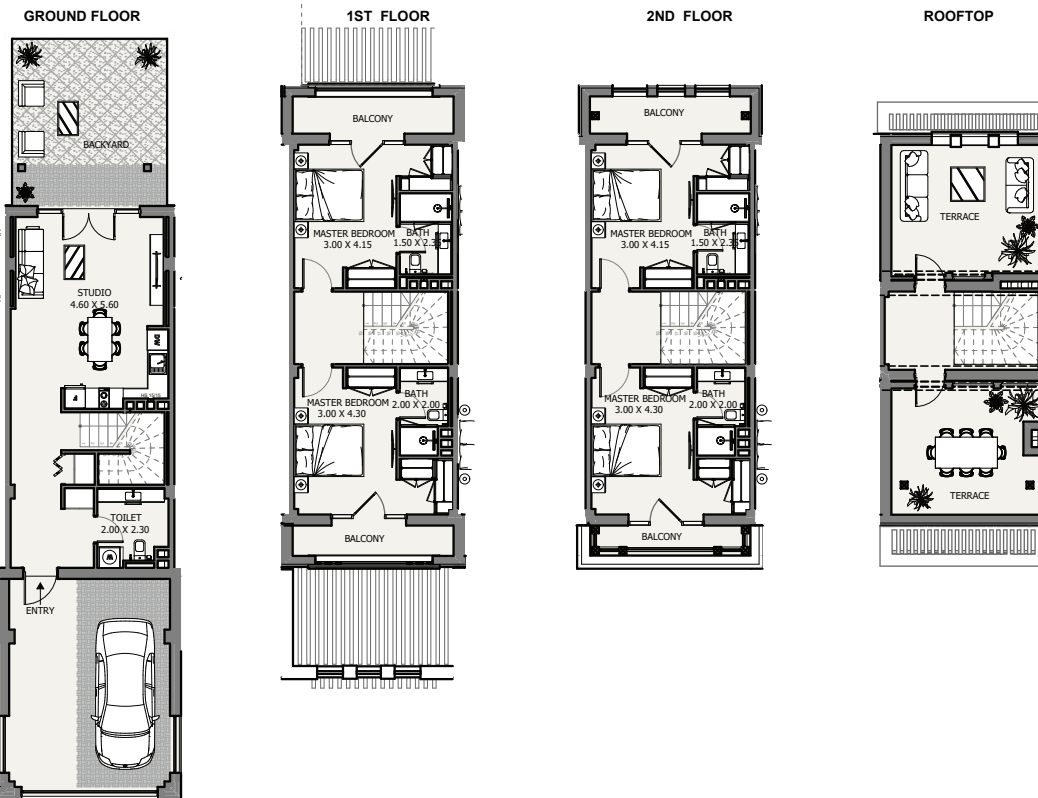


TH | Type 4B - 02



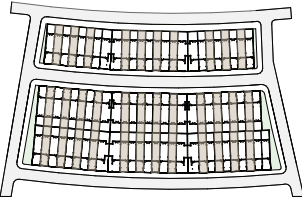
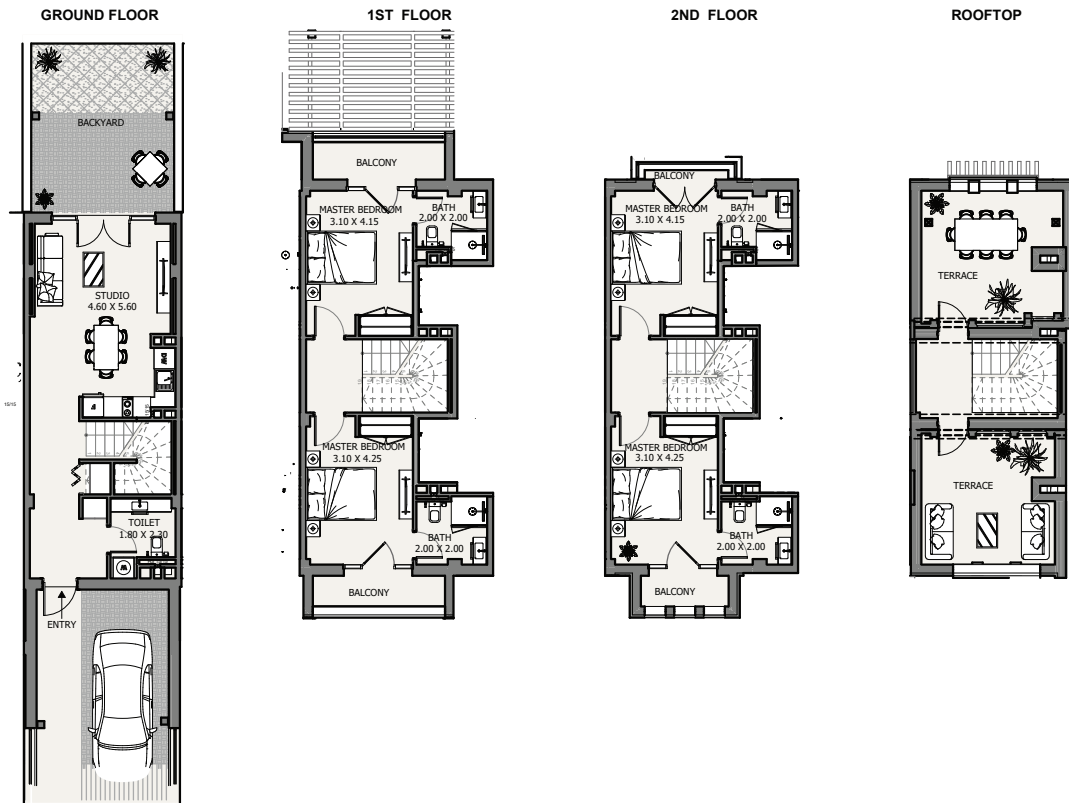
Internal Area	1624.2 sq.ft
Outdoor Area	1097.0 to 1322.4 sq.ft
Total Area	2721.1 to 2946.6 sq.ft

TH | Type 4B - 03



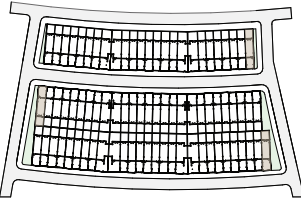
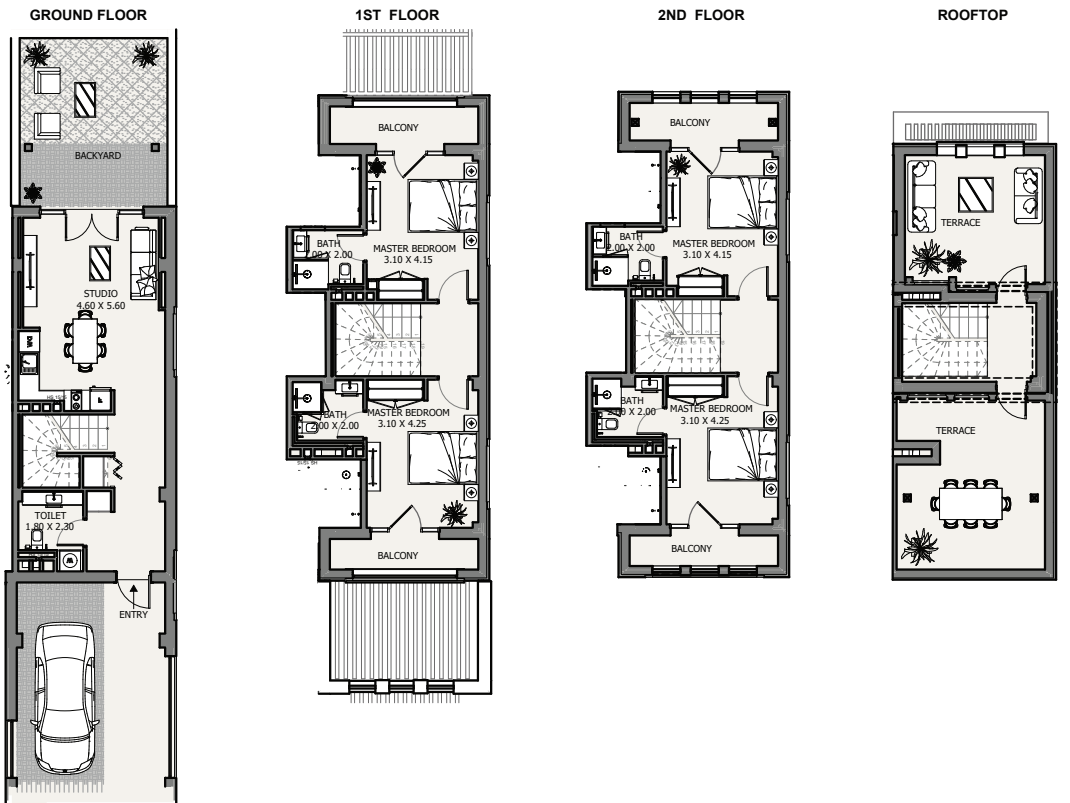
Internal Area	1780.6 sq.ft
Outdoor Area	1212.8 to 1351.1 sq.ft
Total Area	2993.3 to 3131.6 sq.ft

TH | Type 4B - 04



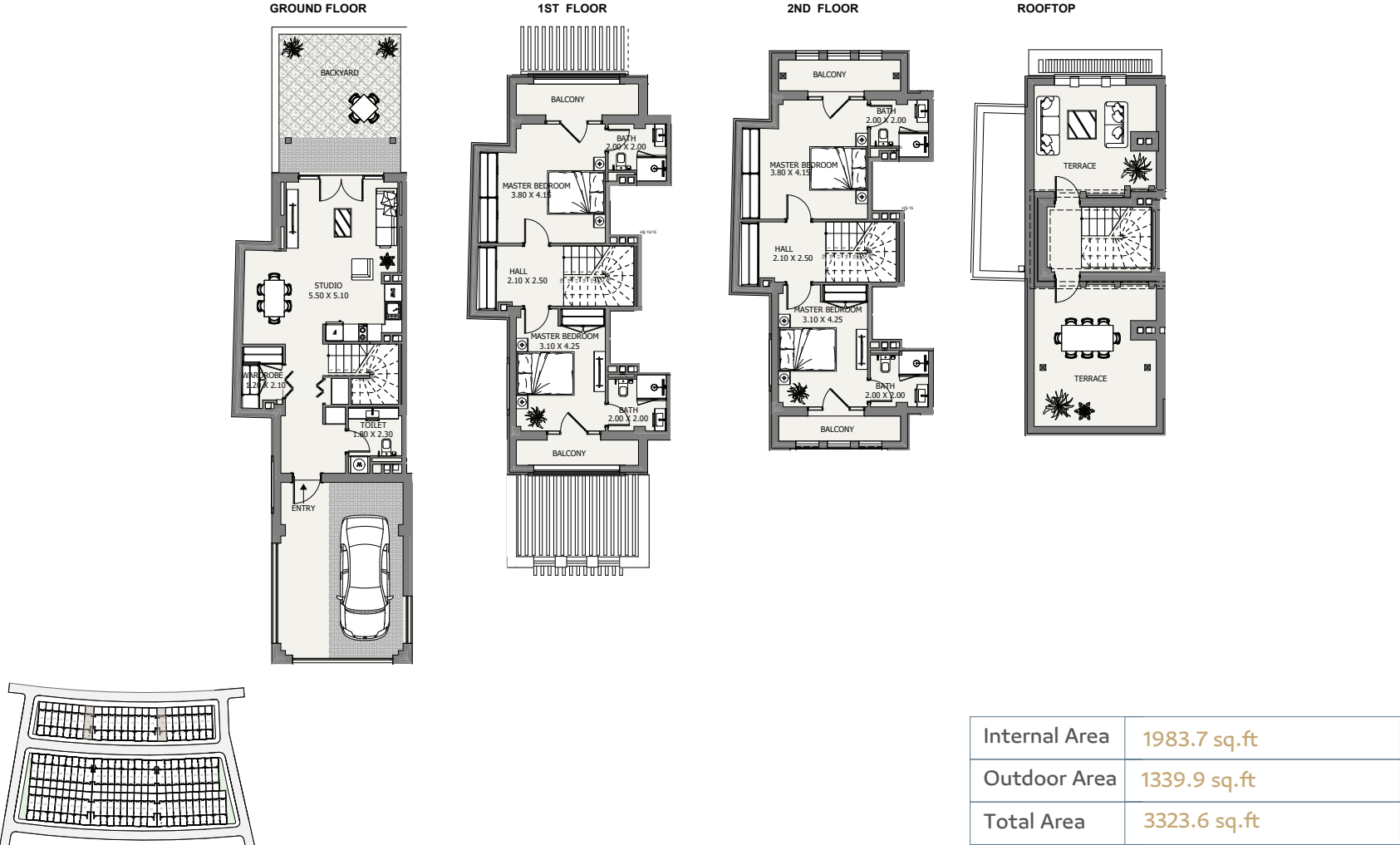
Internal Area	1633.7 sq.ft
Outdoor Area	1107.9 to 1323.5 sq.ft
Total Area	2741.7 to 2957.3 sq.ft

TH | Type 4B - 05

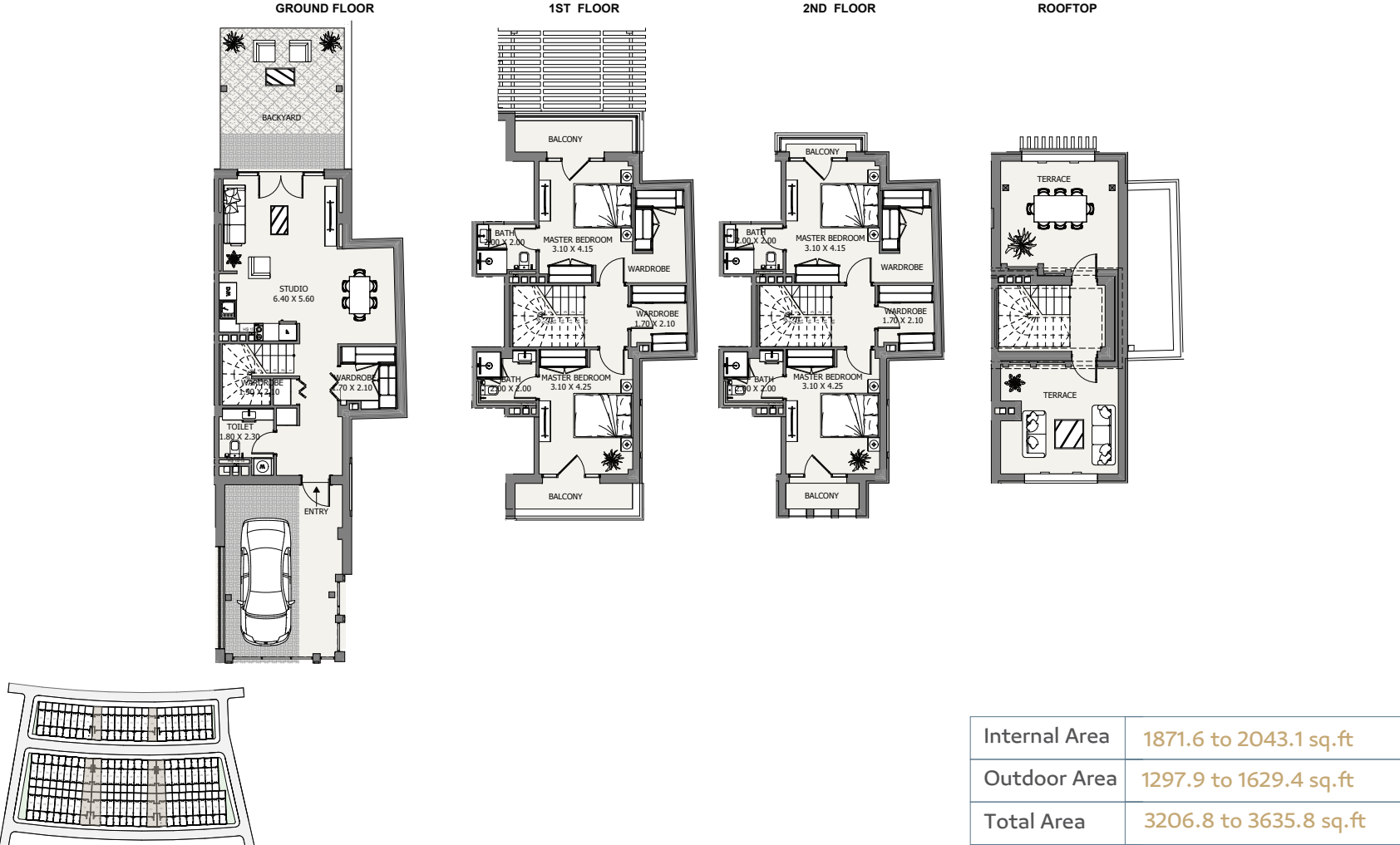


Internal Area	1728.8 sq.ft
Outdoor Area	1127.2to 1319.1 sq.ft
Total Area	2857.0 to 3047.9 sq.ft

TH | Type 4B - 06



TH | Type 4B - 07



ARABIAN RANCHES
SEA BREEZE

FACADE TYPES

FACADE TYPE A



FACADE TYPE B



FACADE TYPE C



ARABIAN RANCHES
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TOWER (C) UNIT TYPES

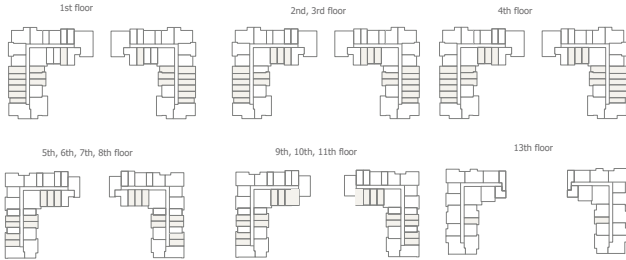
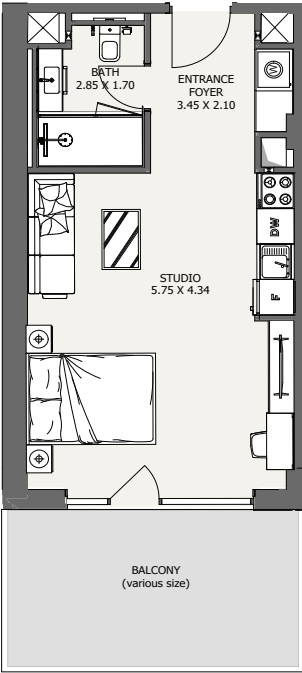
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

PHASE 1A



ST | Type A1

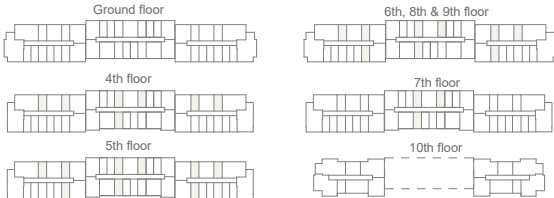
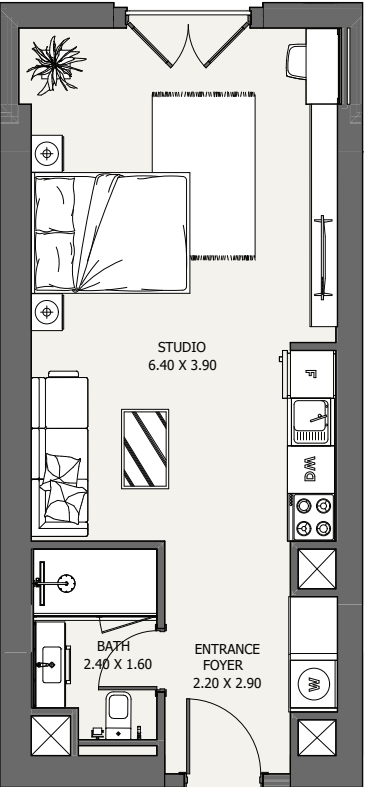
Tower C - From G to 9th Floor



Internal Area	326.7 to 500.4 sq.ft
Outdoor Area	28.1 to 182.1 sq.ft
Total Area	362.6 to 572.2 sq.ft

ST | Type A2

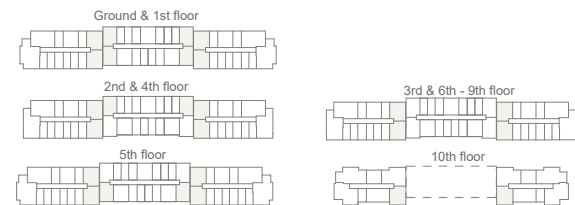
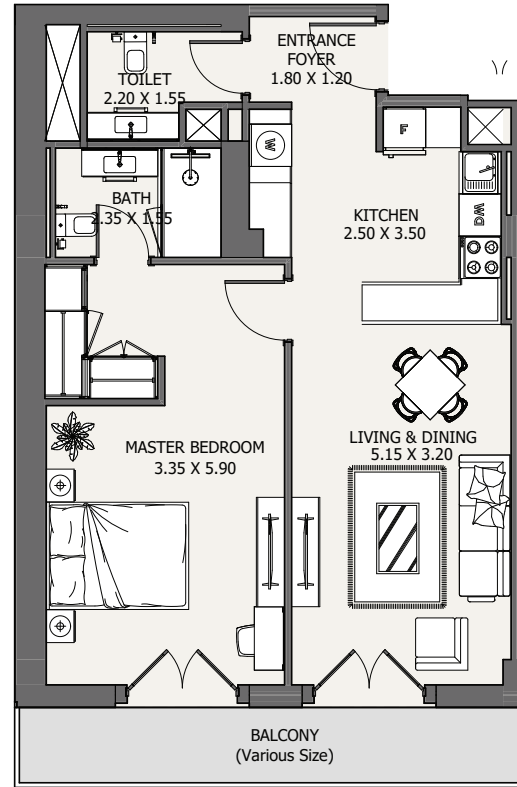
Tower C - From 4th to 9th Floor



Internal Area	370.2 to 466.8 sq.ft
Outdoor Area	0 sq.ft
Total Area	370.2 to 466.8 sq.ft

1B | Type A

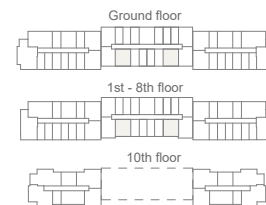
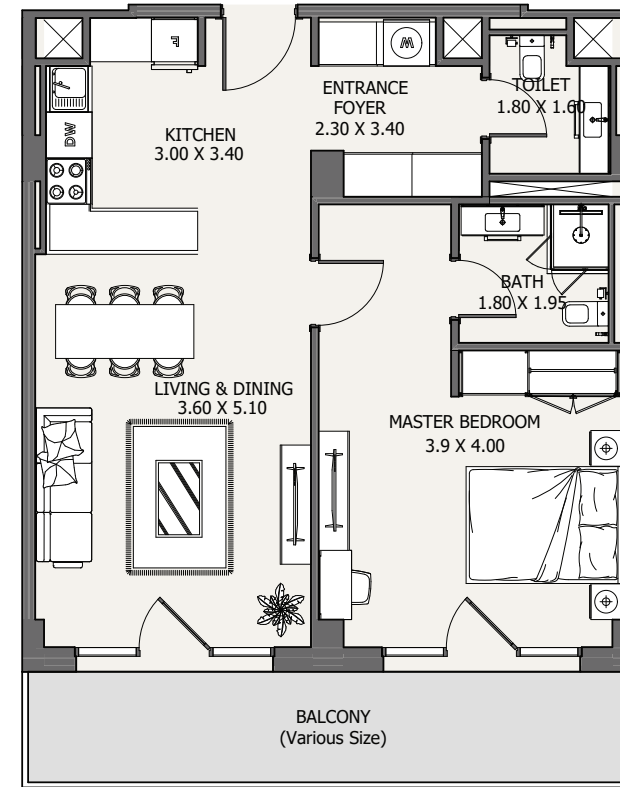
Tower C - From G to 10th Floor



Internal Area	702.9 to 825.3 sq.ft
Outdoor Area	50.5 to 229.7 sq.ft
Total Area	767.0 to 1027.8 sq.ft

1B | Type A2

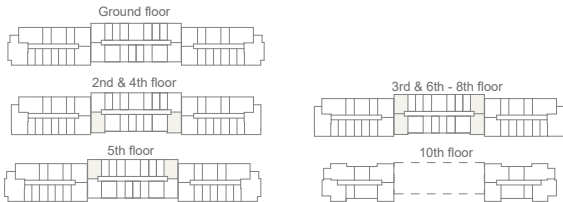
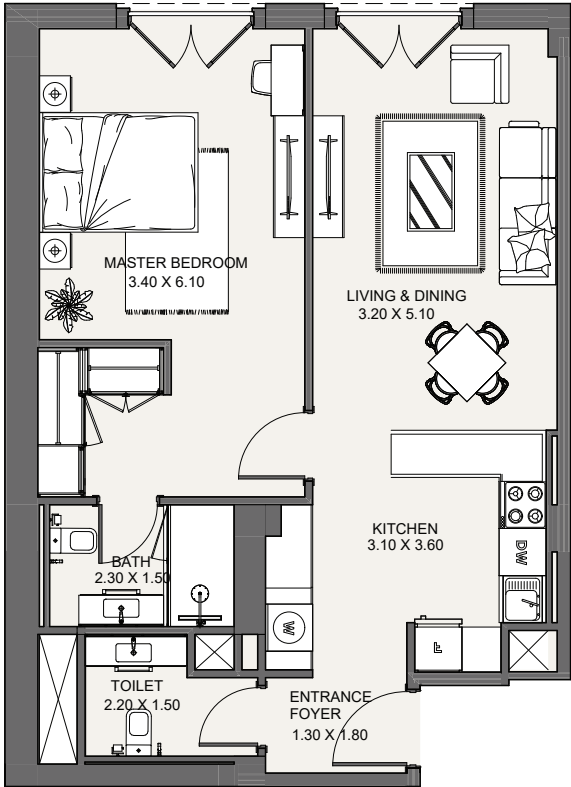
Tower C - From G to 8th Floor



Internal Area	700.4 to 719.4 sq.ft
Outdoor Area	85.0 to 156.4 sq.ft
Total Area	785.8 to 874.5.8 sq.ft

1B | Type A3

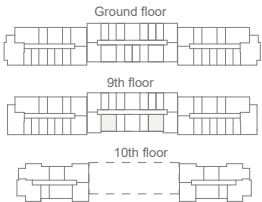
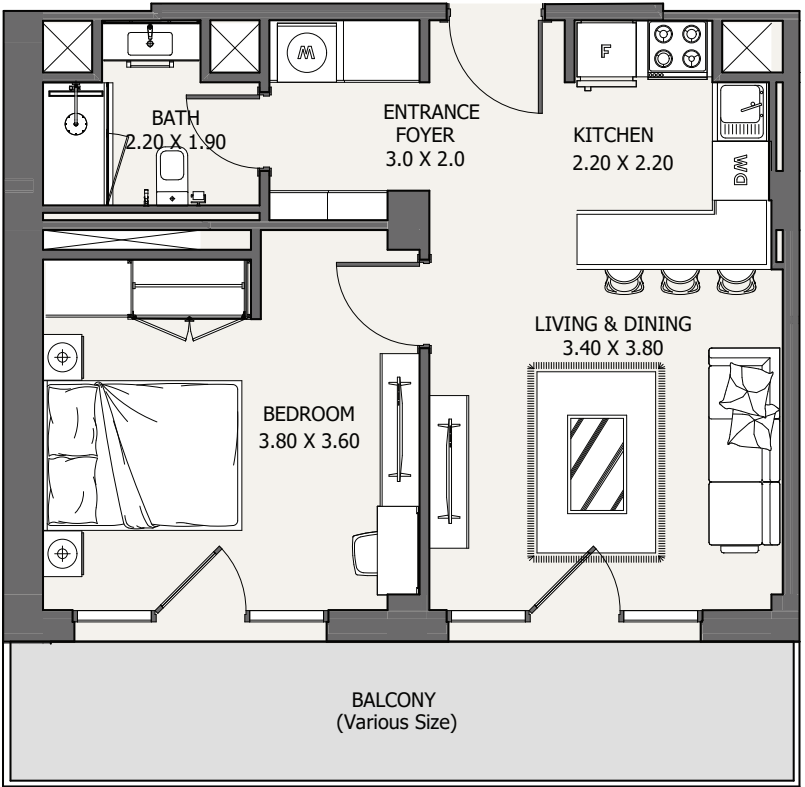
Tower C - From 2nd to 8th Floor



Internal Area	710.3 to 833.0 sq.ft
Outdoor Area	0 sq.ft
Total Area	710.3 to 833.0 sq.ft

1B | Type A4

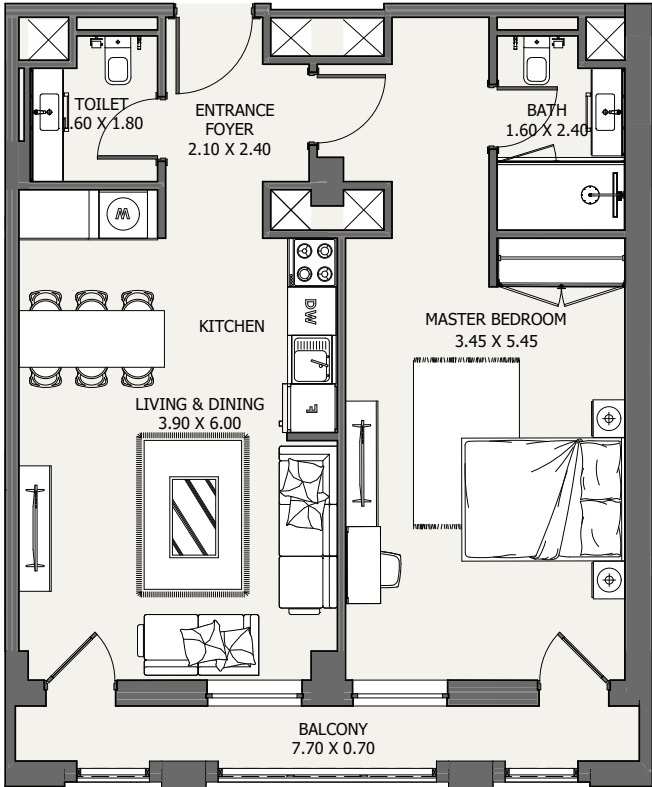
Tower C - 9th Floor



Internal Area	515.8 to 529.6 sq.ft
Outdoor Area	275.0 to 280.1 sq.ft
Total Area	790.8 to 809.7 sq.ft

1B | Type A5

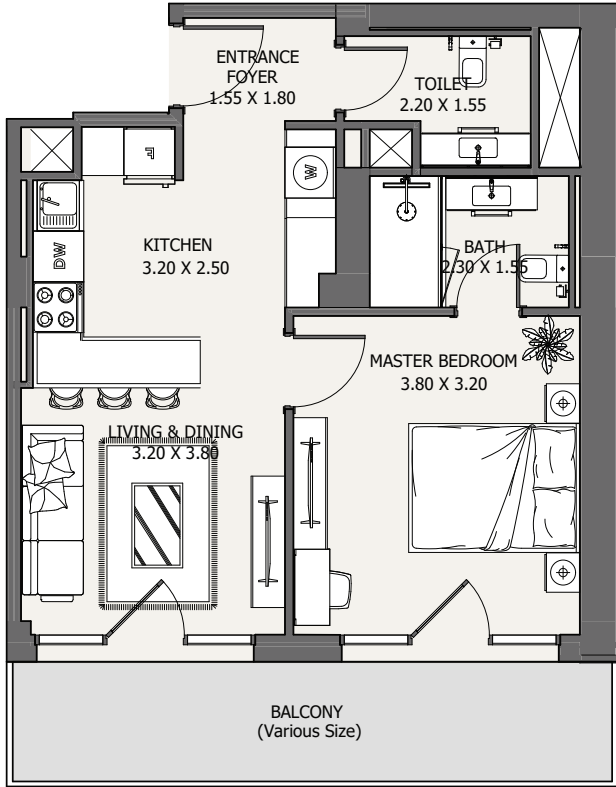
Tower C - 9th Floor



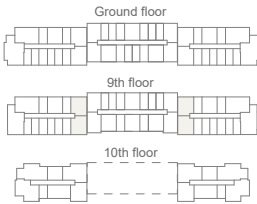
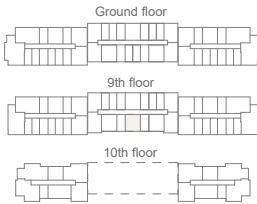
Internal Area	706.1 sq.ft
Outdoor Area	96.8.1 sq.ft
Total Area	802.9 sq.ft

1B | Type A6

Tower C - 9th Floor

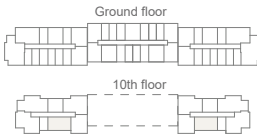
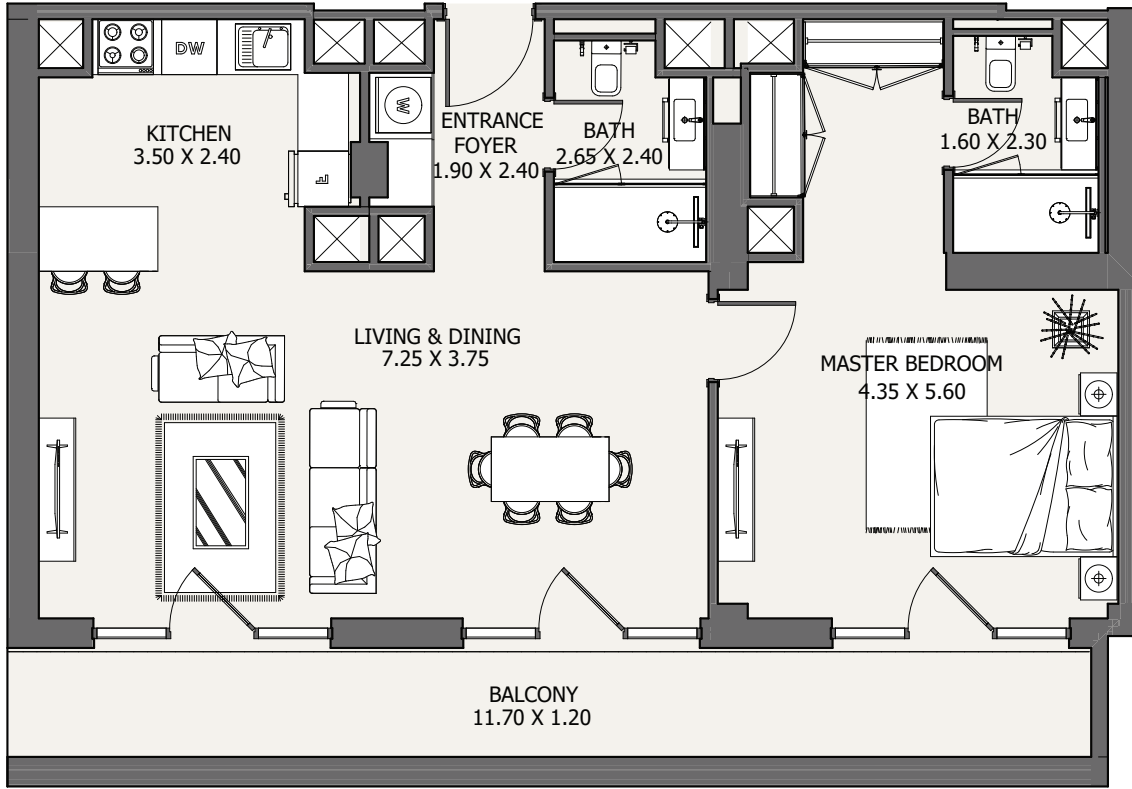


Internal Area	534.9 to 588.5 sq.ft
Outdoor Area	122.3 to 170.3 sq.ft
Total Area	705.1 to 710.7 sq.ft



1B | Type A7

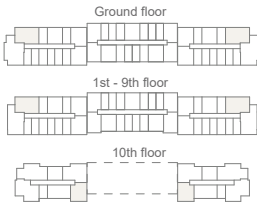
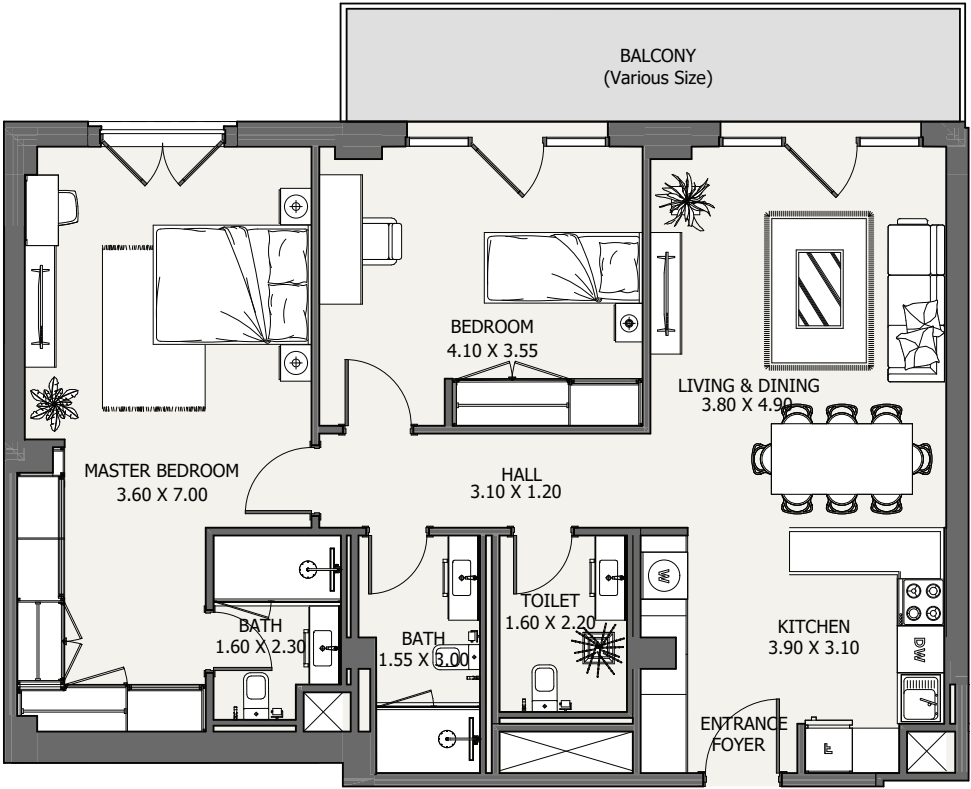
Tower C - 10th Floor



Internal Area	1203.60 sq.ft
Outdoor Area	353.5 sq.ft
Total Area	1557.1 sq.ft

2B | Type A1

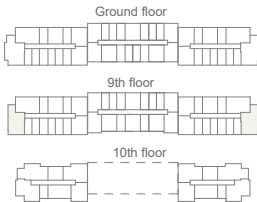
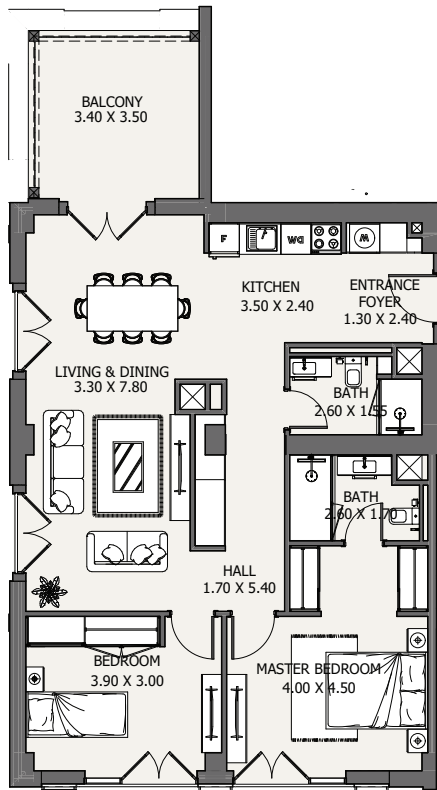
Tower C - From G to 9th Floor



Internal Area	1044.1 to 1053.6 sq.ft
Outdoor Area	107.6 to 574.0 sq.ft
Total Area	1161.2 to 1618.1 sq.ft

2B | Type A2

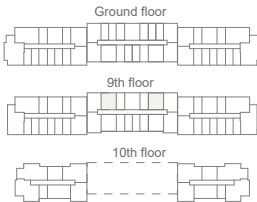
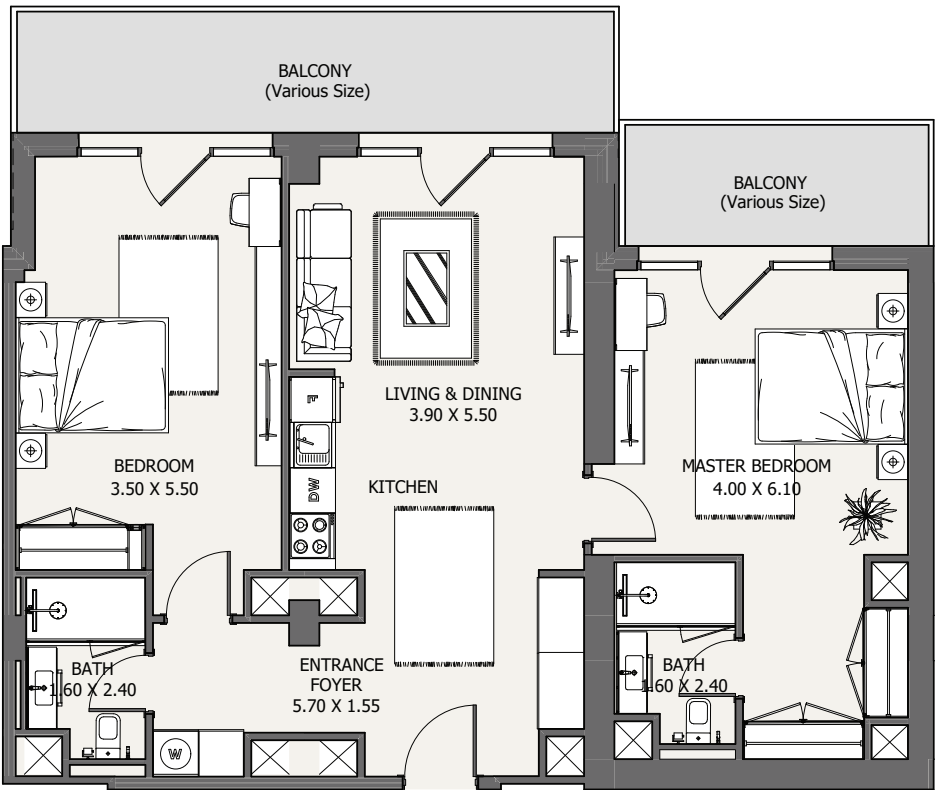
Tower C - 9th Floor



Internal Area	1010.3 sq.ft
Outdoor Area	157.5 sq.ft
Total Area	1167.8 sq.ft

2B | Type A3

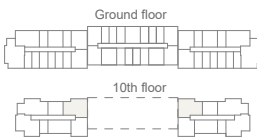
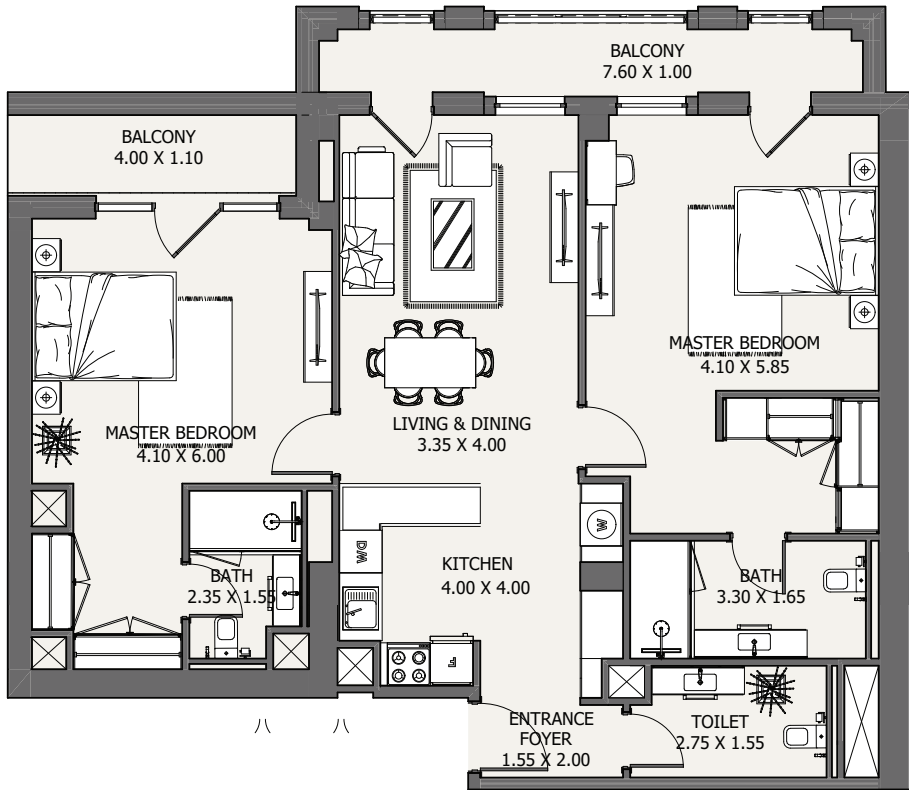
Tower C - 9th Floor



Internal Area	1022.4 to 1053.6 sq.ft
Outdoor Area	255.0 to 256.7 sq.ft
Total Area	1277.4 to 1285.3 sq.ft

2B | Type A4

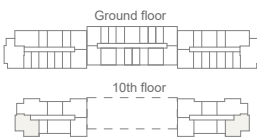
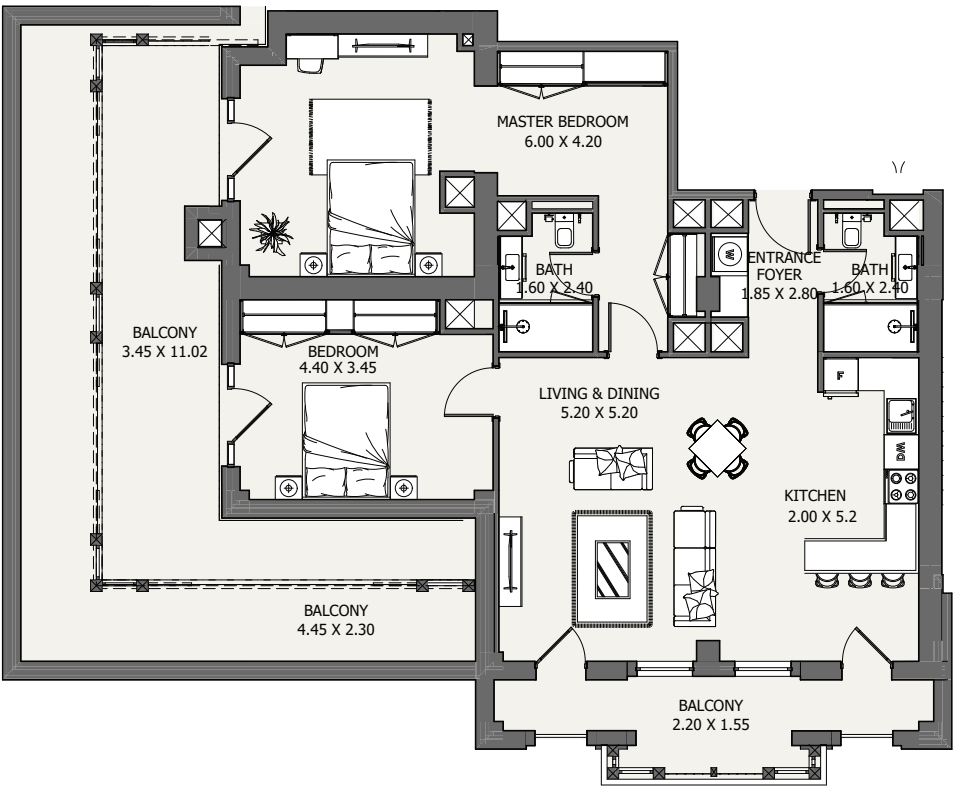
Tower C - 10th Floor



Internal Area	11126.4 sq.ft
Outdoor Area	178.5 sq.ft
Total Area	1304.9 sq.ft

2B | Type A5

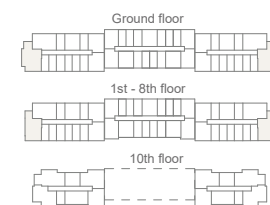
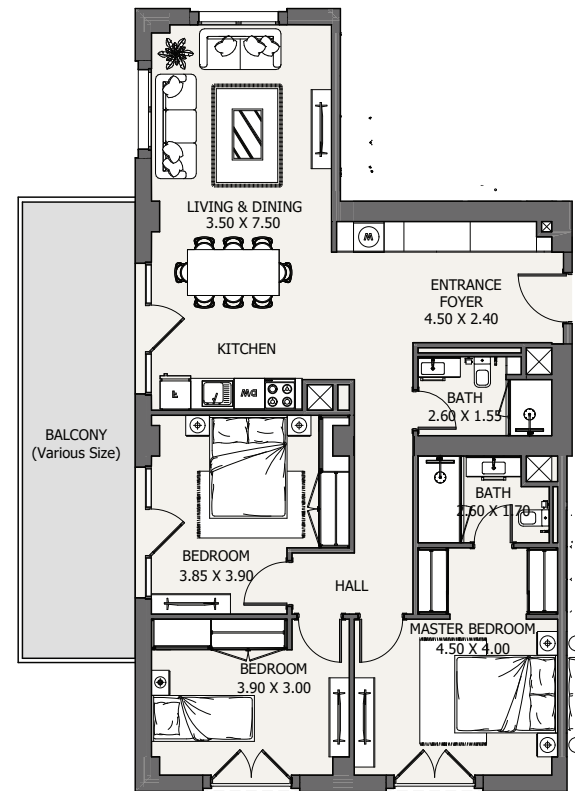
Tower C - 10th Floor



Internal Area	1164.9 sq.ft
Outdoor Area	758.1 sq.ft
Total Area	1923.0 sq.ft

3B | Type A1

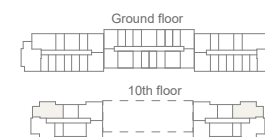
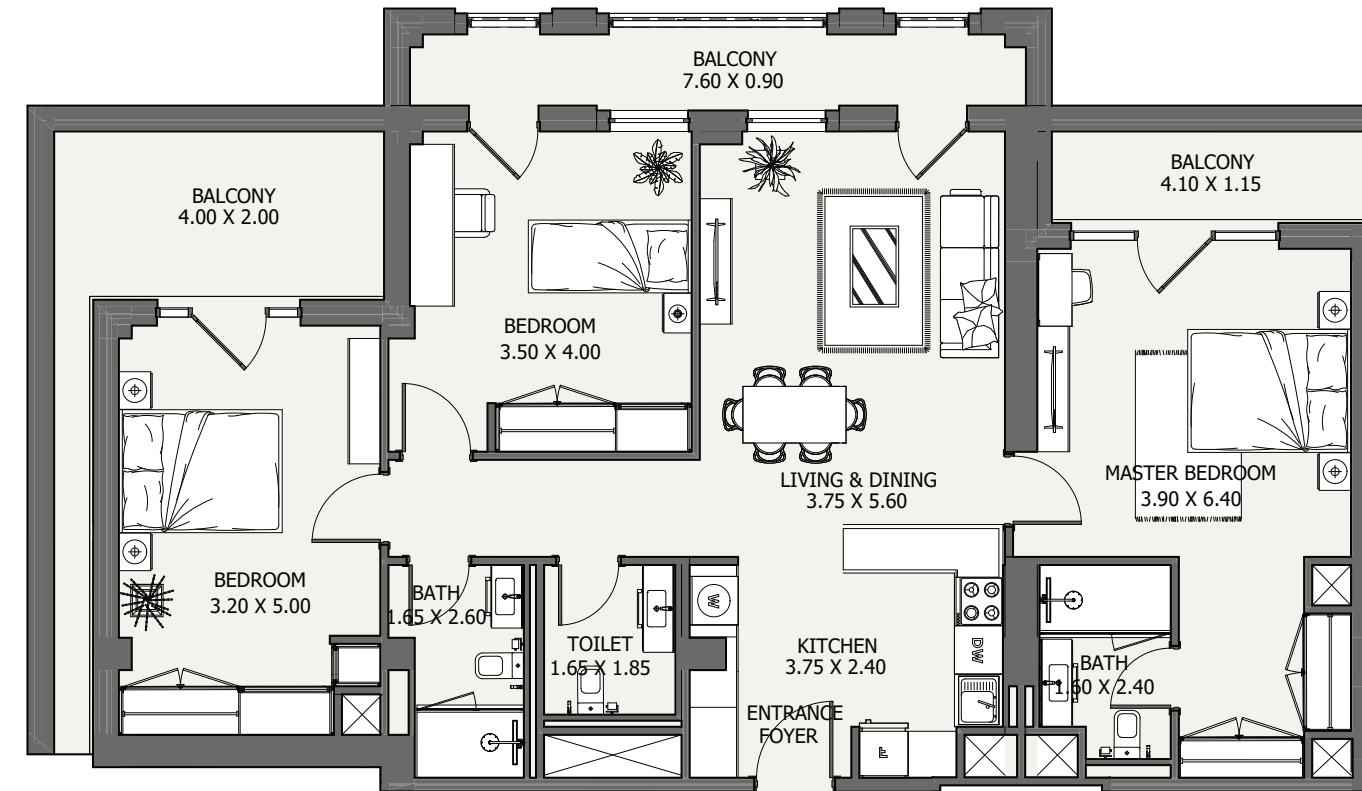
Tower C - From G to 8th Floor



Internal Area	1149.3 to 1342.3 sq.ft
Outdoor Area	174.4 to 660.0 sq.ft
Total Area	1341.6 to 1912 sq.ft

3B | Type A2

Tower C - 10th Floor



Internal Area	1203.6 sq.ft
Outdoor Area	353.5 sq.ft
Total Area	1557.1 sq.ft

ARABIAN RANCHES
SEA BREEZE

TOWER (E) UNIT TYPES

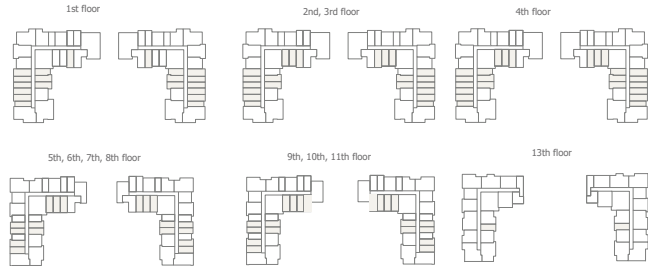
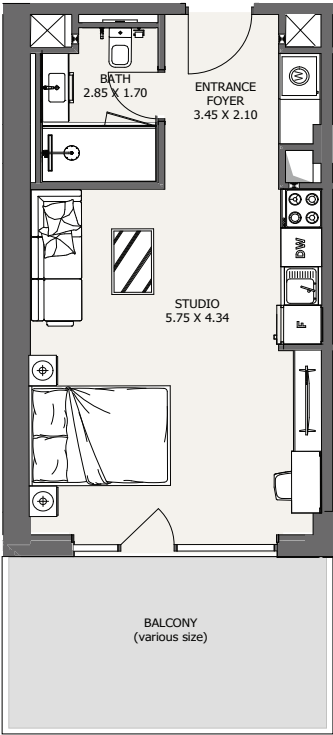
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PHASE IB



ST | Type A1

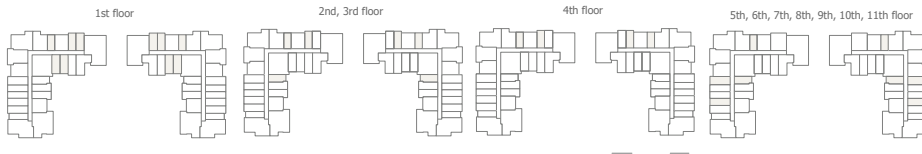
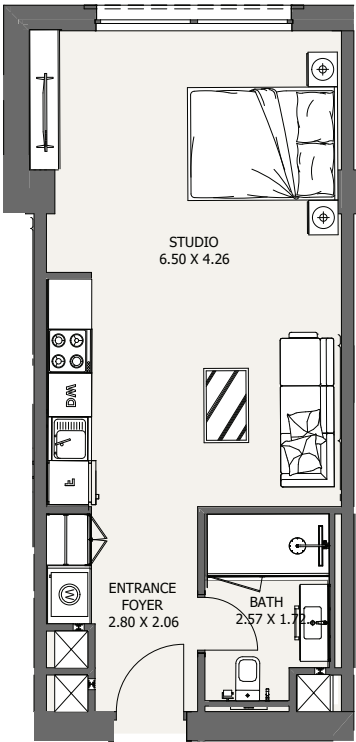
Tower E - From G to 9th Floor



Internal Area	326.7 to 500.4 sq.ft
Outdoor Area	28.1 to 182.1 sq.ft
Total Area	362.6 to 572.6 sq.ft

ST | Type A2

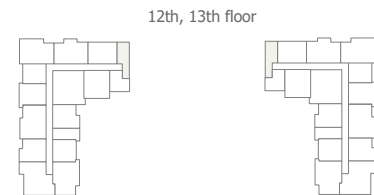
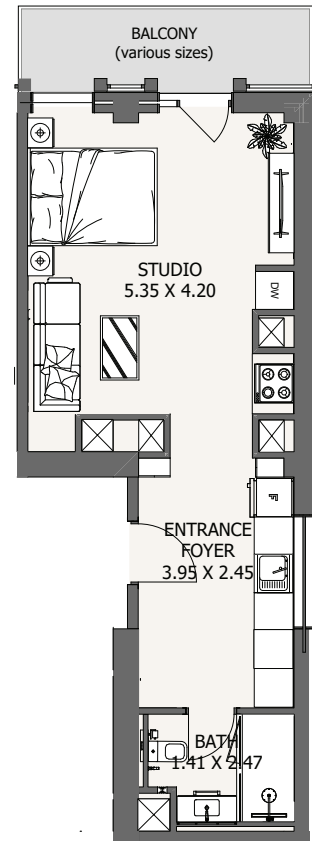
Tower E - From G to 9th Floor



Internal Area	373.5 to 502.6 sq.ft
Outdoor Area	0 sq.ft
Total Area	373.5 to 502.6 sq.ft

ST | Type A3

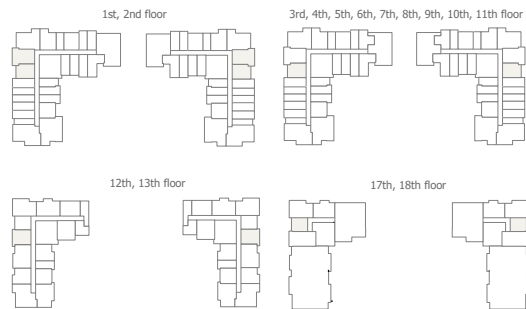
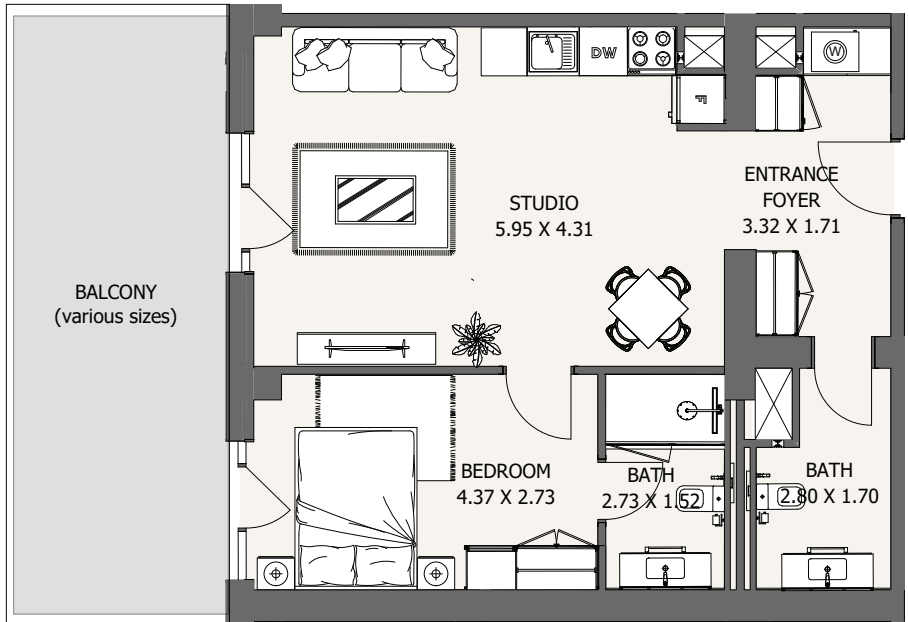
Tower E - From G to 9th Floor



Internal Area	468.6 to 473.8 sq.ft
Outdoor Area	71.5 to 447.5 sq.ft
Total Area	545.3 to 916 sq.ft

1B | Type A1

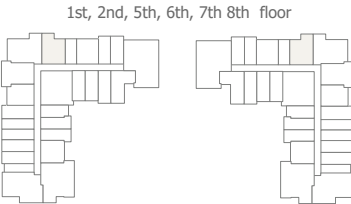
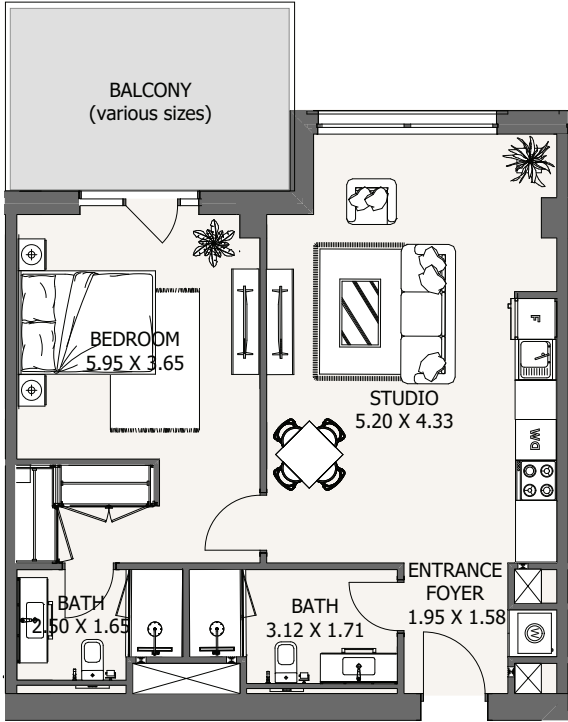
Tower E - From G to 9th Floor



Internal Area	665.2 to 724.1 sq.ft
Outdoor Area	59.2 to 316.9 sq.ft
Total Area	724.4 to 986.5 sq.ft

1B | Type A2

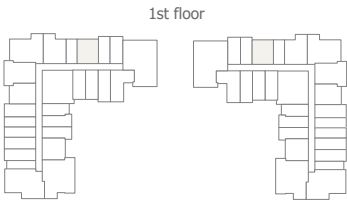
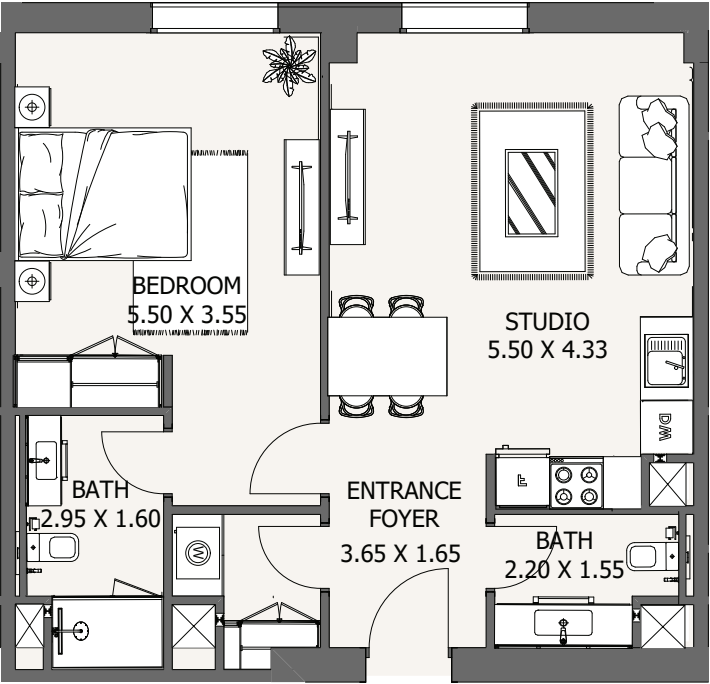
Tower E - From G to 9th Floor



Internal Area	661.8 to 734.4 sq.ft
Outdoor Area	59.4 to 149.7 sq.ft
Total Area	721.2 to 877.3 sq.ft

1B | Type A3

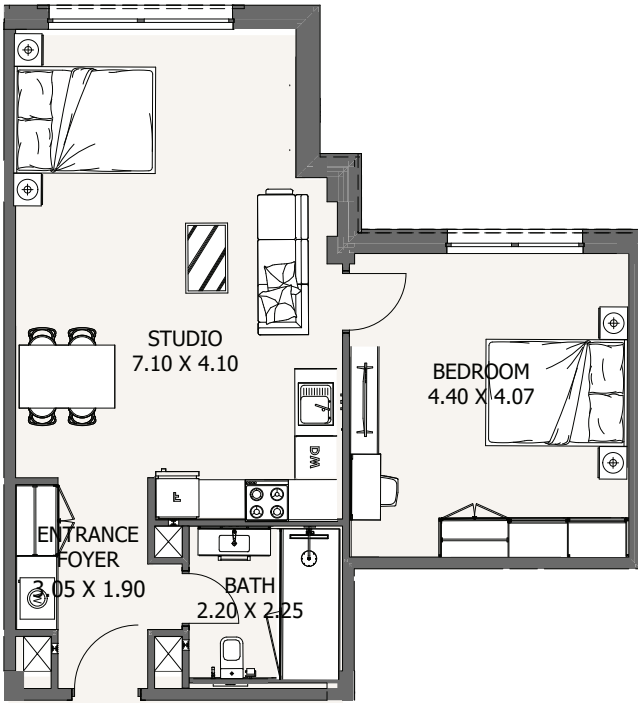
Tower E - From G to 9th Floor



Internal Area	666.6 to 666.6 sq.ft
Outdoor Area	0 sq.ft
Total Area	666.6 to 666.6 sq.ft

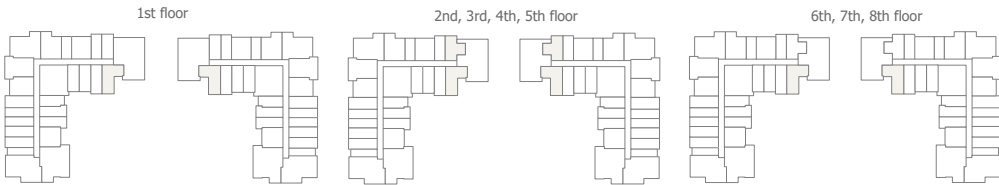
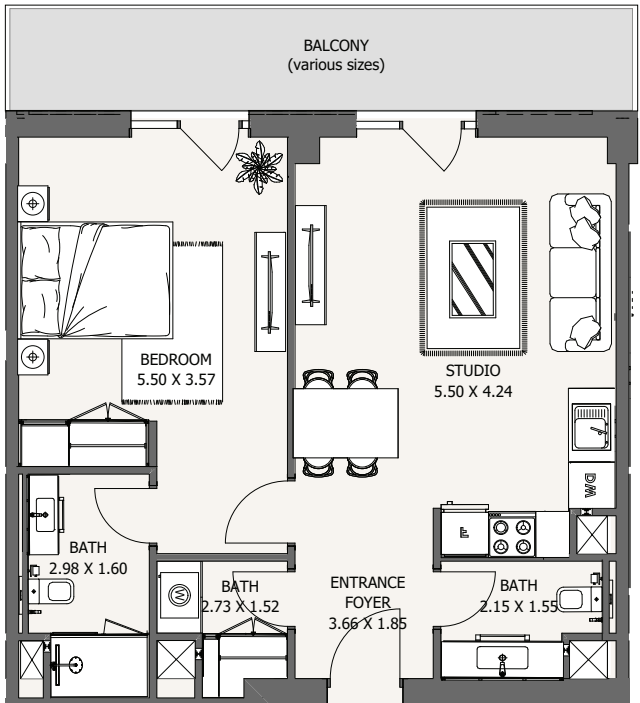
1B | Type A4

Tower E - From G to 9th Floor

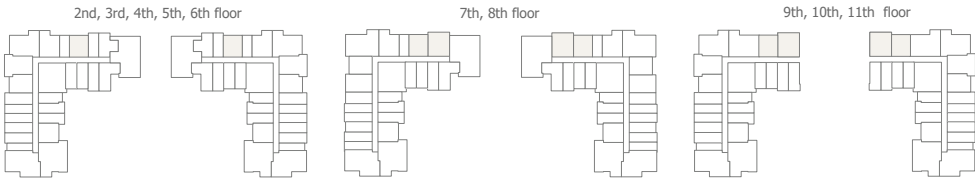


1B | Type A5

Tower E - From G to 9th Floor



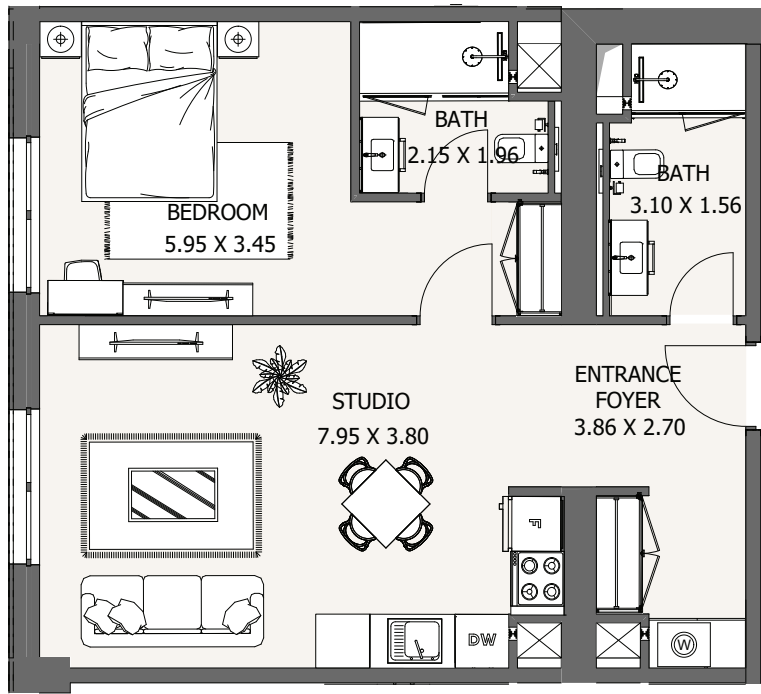
Internal Area	683.9 to 720.3 sq.ft
Outdoor Area	0 to 102 sq.ft
Total Area	709.6 to 808.4 sq.ft



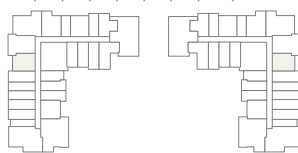
Internal Area	665.3 to 757.9 sq.ft
Outdoor Area	62.4 to 116.2 sq.ft
Total Area	727.8 to 868.3 sq.ft

1B | Type A6

Tower E - From G to 9th Floor



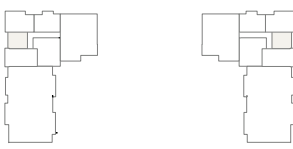
3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th floor



12th, 13th floor



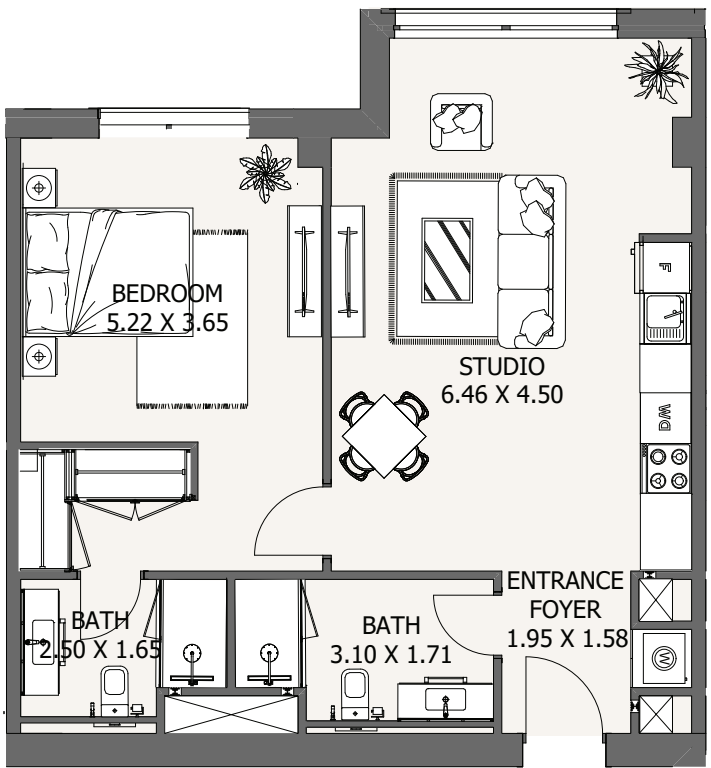
17th, 18th floor



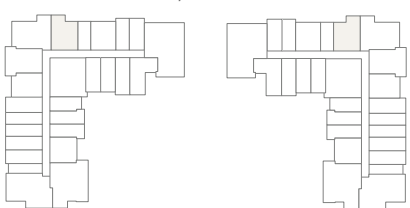
Internal Area	663.7 to 677.8 sq.ft
Outdoor Area	0 sq.ft
Total Area	663.7 to 677.8 sq.ft

1B | Type A7

Tower E - From G to 9th Floor



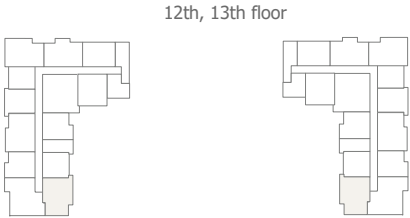
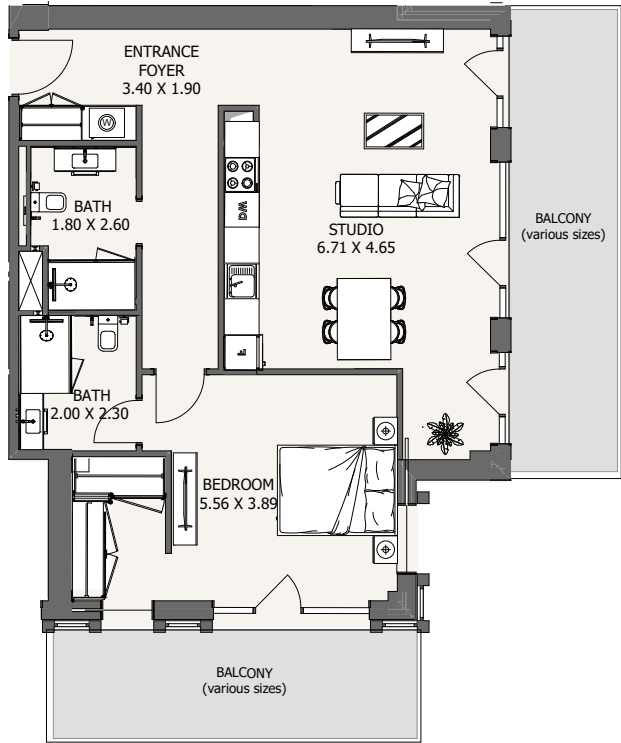
3rd, 4th floor



Internal Area	738.6 to 738.6 sq.ft
Outdoor Area	0 sq.ft
Total Area	738.6 to 738.6 sq.ft

1B | Type A8

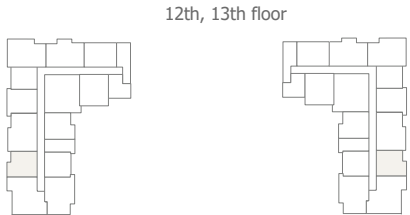
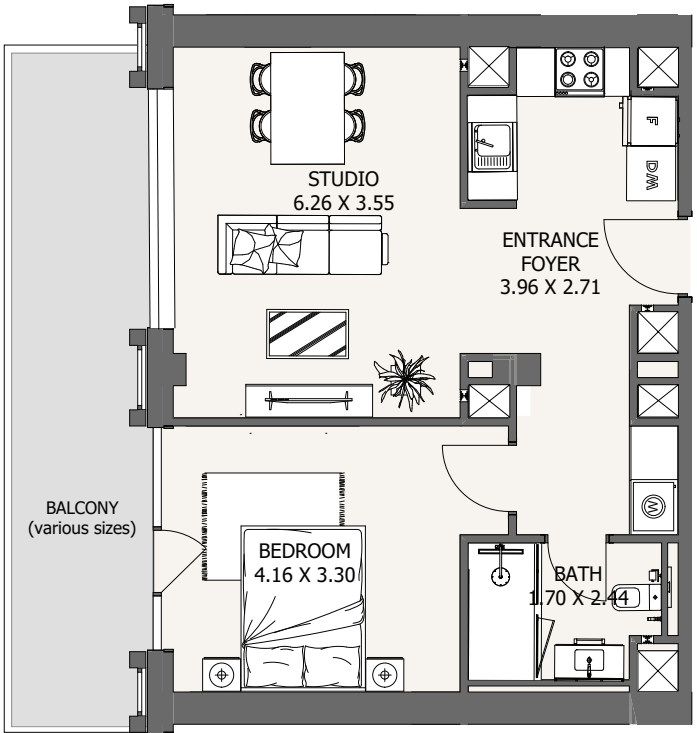
Tower E - From G to 9th Floor



Internal Area	848.6 to 870.9 sq.ft
Outdoor Area	142.8 to 309.1 sq.ft
Total Area	991.5 to 1180 sq.ft

1B | Type A9

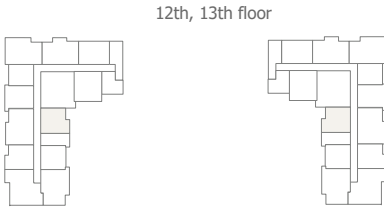
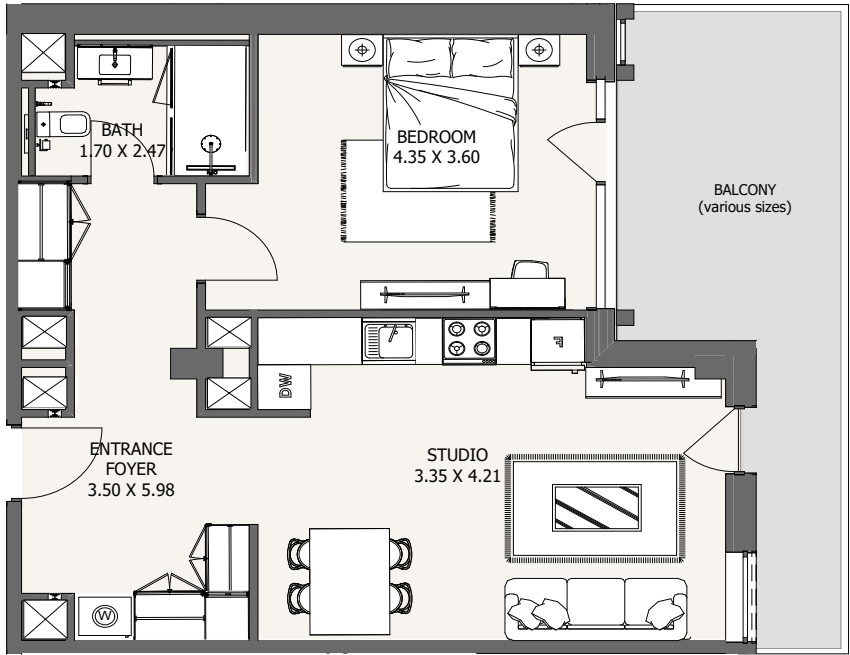
Tower E - From G to 9th Floor



Internal Area	586.2 to 588.2 sq.ft
Outdoor Area	66.3 to 211.2 sq.ft
Total Area	654.6 to 797.4 sq.ft

1B | Type A10

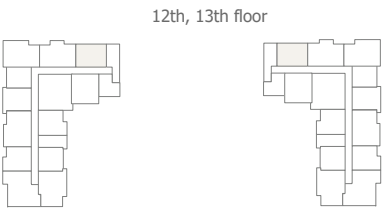
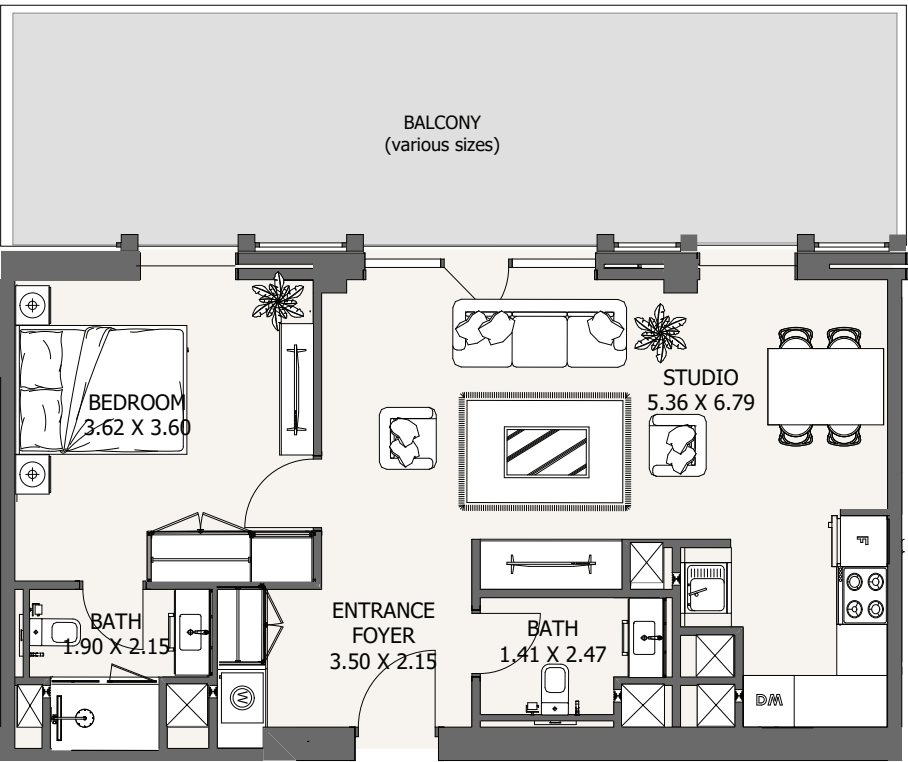
Tower E - From G to 9th Floor



Internal Area	670.6 to 678.2 sq.ft
Outdoor Area	88.6 to 130.6 sq.ft
Total Area	759.9 to 808.8 sq.ft

1B | Type A11

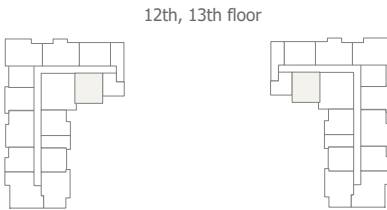
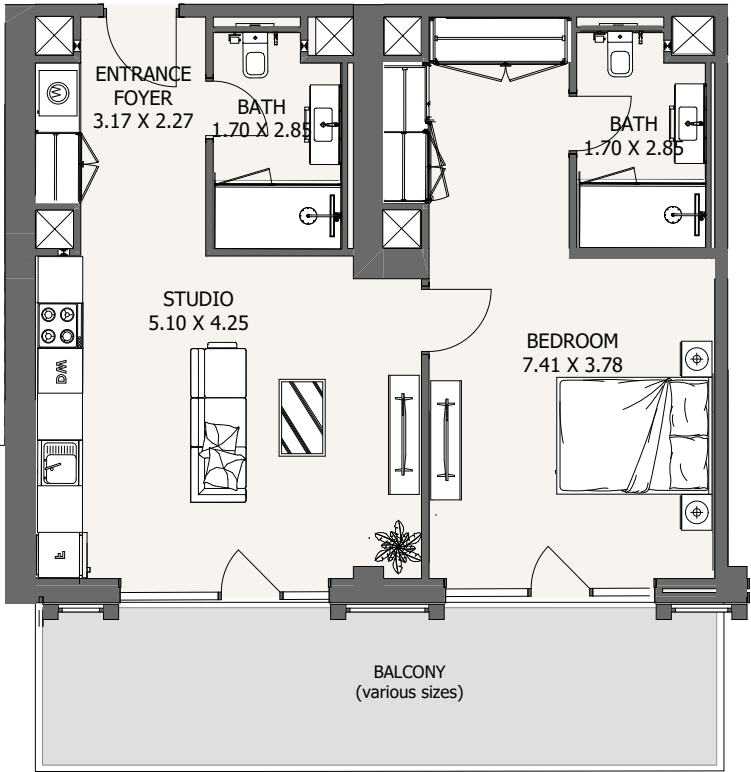
Tower E - From G to 9th Floor



Internal Area	659.4 to 678.2 sq.ft
Outdoor Area	22.4 to 251.9 sq.ft
Total Area	681.8 to 930.1 sq.ft

1B | Type A12

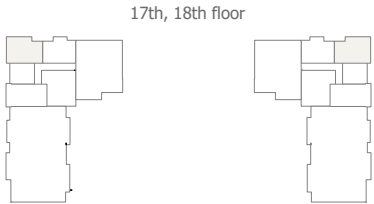
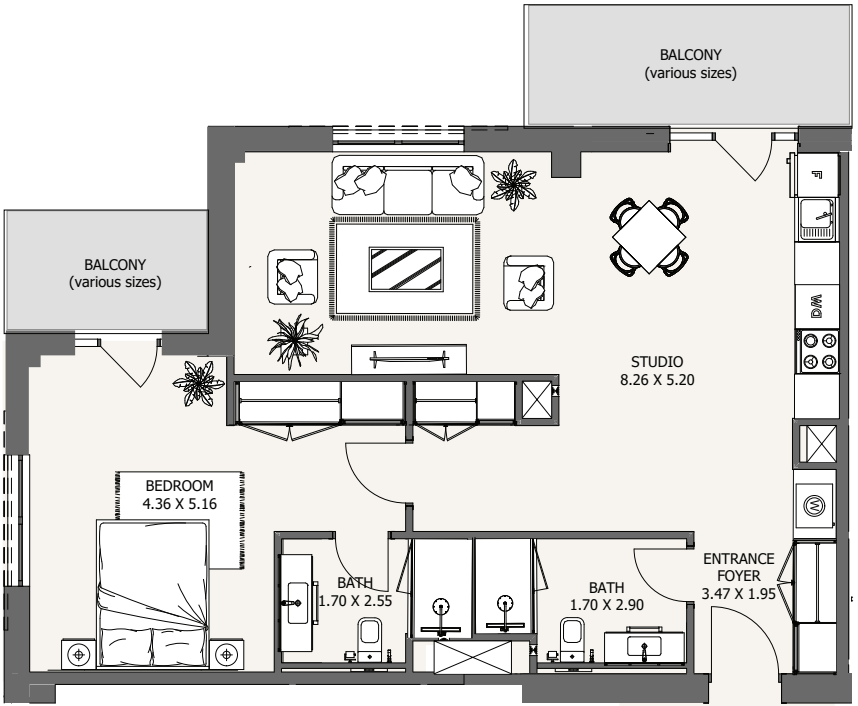
Tower E - From G to 9th Floor



Internal Area	666.6 to 666.6 sq.ft
Outdoor Area	0 sq.ft
Total Area	666.6 to 666.6 sq.ft

1B | Type A13

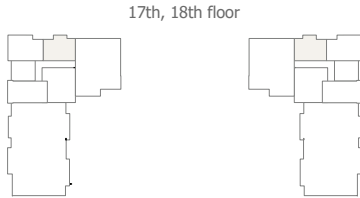
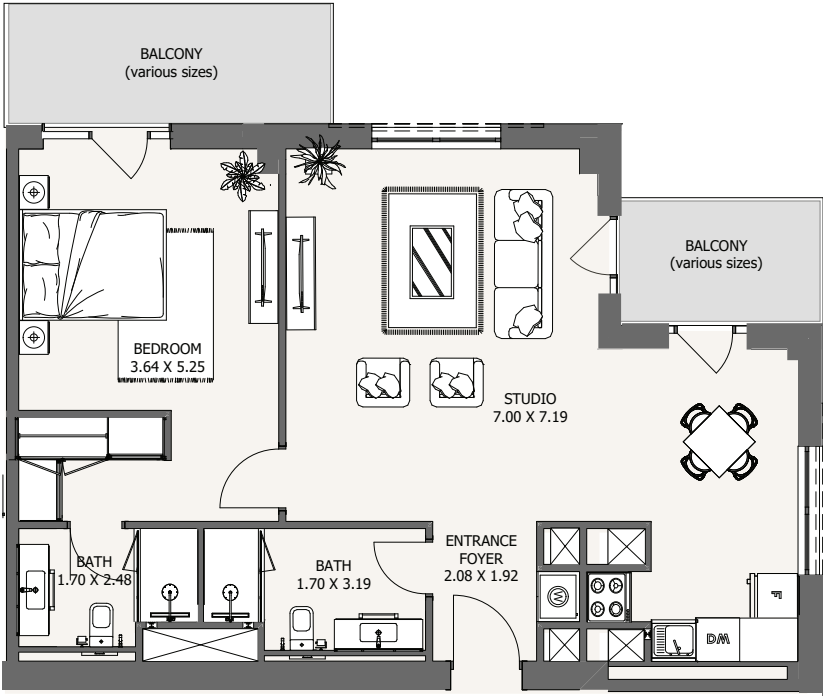
Tower E - From G to 9th Floor



Internal Area	831.5 to 843.5 sq.ft
Outdoor Area	38.8 to 113.3 sq.ft
Total Area	870.3 to 956.8 sq.ft

1B | Type A14

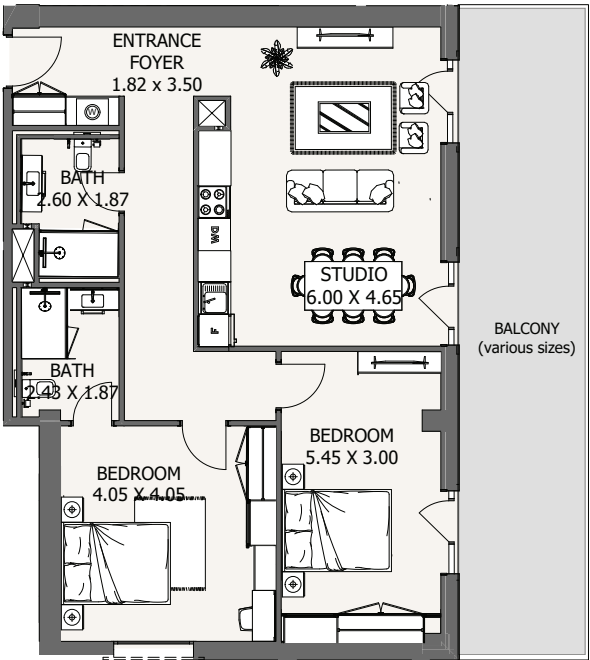
Tower E - From G to 9th Floor



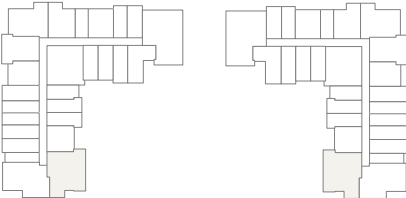
Internal Area	838.9 to 848.6 sq.ft
Outdoor Area	36.6 to 111.4 sq.ft
Total Area	875.5 to 960 sq.ft

2B | Type A1

Tower C - From G to 9th Floor



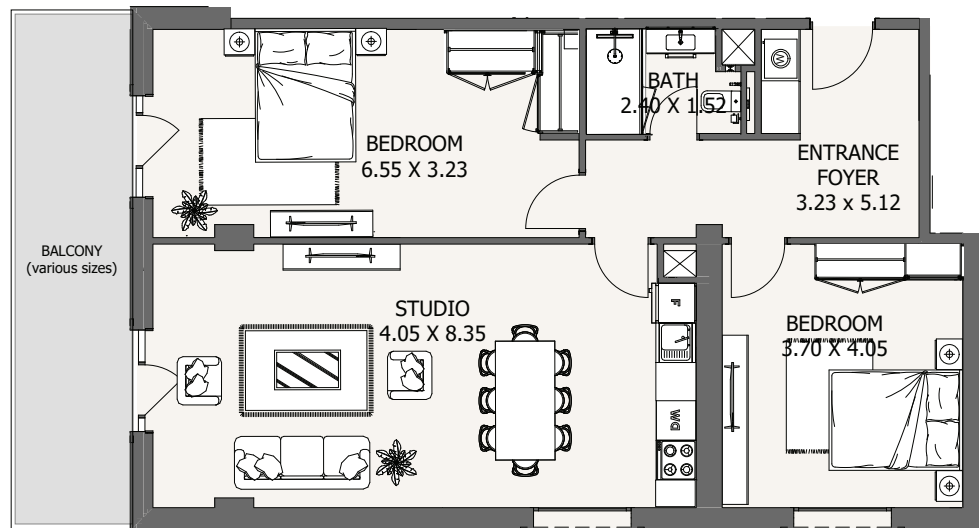
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th floor



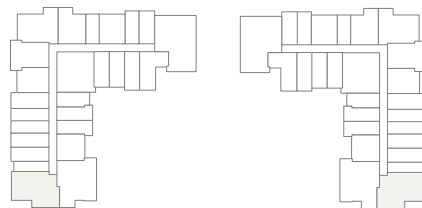
Internal Area	1060.8 to 1060.8 sq.ft
Outdoor Area	120.6 to 617.6 sq.ft
Total Area	1181.3 to 1678.4 sq.ft

2B | Type A2

Tower C - 9th Floor



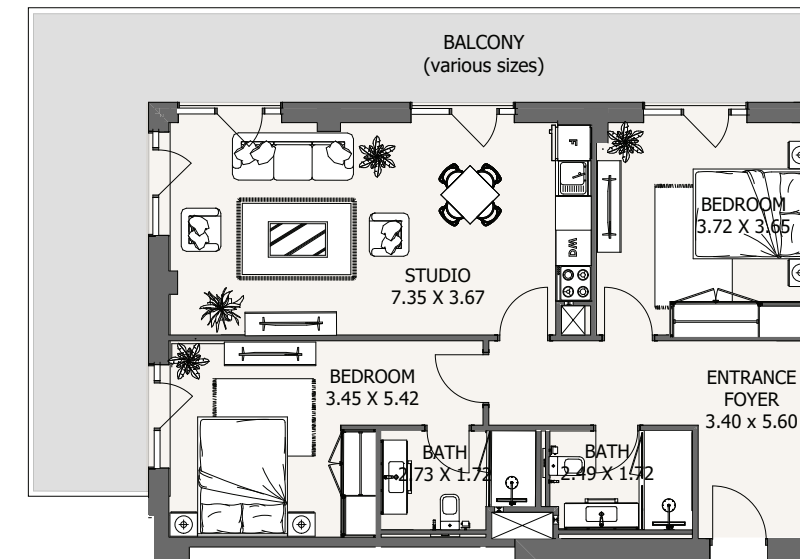
1st, 2nd, 3rd, 4th, 5th floor



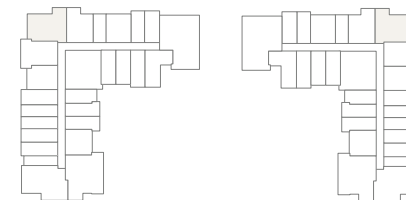
Internal Area	936.5 to 1038.4 sq.ft
Outdoor Area	176.3 to 300.9 sq.ft
Total Area	1214.7 to 1238.5 sq.ft

2B | Type A3

Tower E - From G to 9th Floor



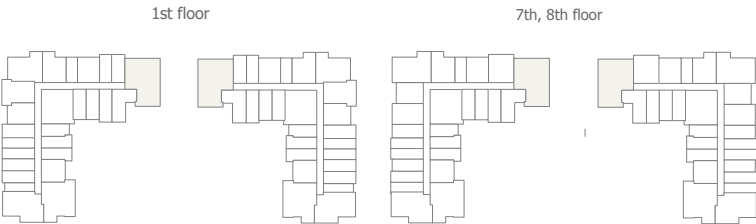
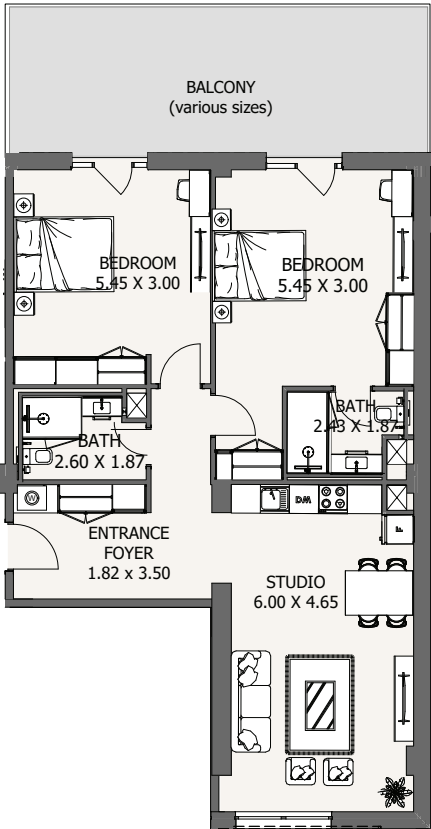
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th,
10th, 11th, 12th, 13th, 14th, 15th, 16th floor



Internal Area	917.5 to 1016.7 sq.ft
Outdoor Area	118.4 to 361.2 sq.ft
Total Area	1047.7 to 1279.6 sq.ft

2B | Type A4

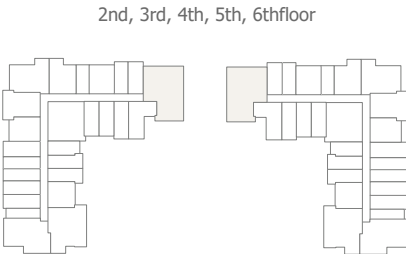
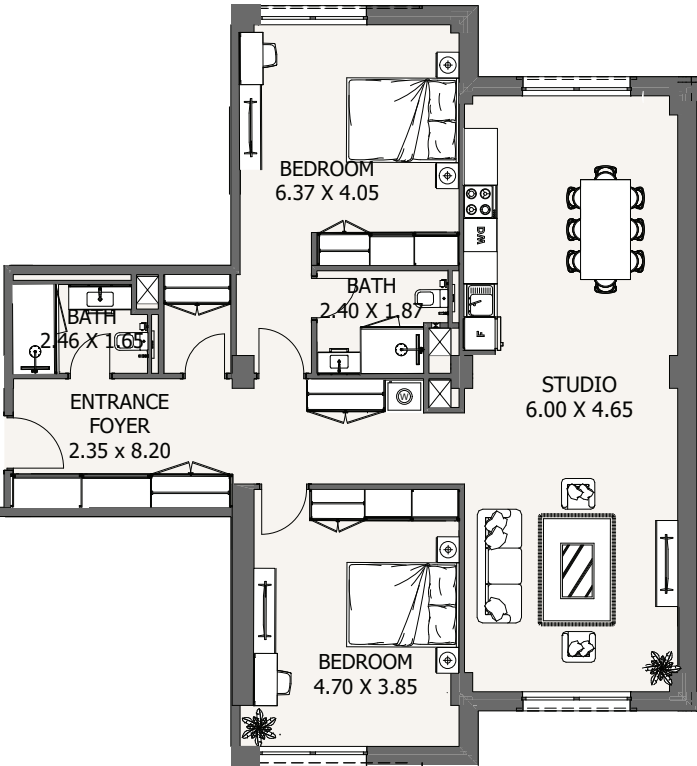
Tower E - From G to 9th Floor



Internal Area	974.7 to 1045.1 sq.ft
Outdoor Area	69 to 258 sq.ft
Total Area	1043.9 to 1303.1 sq.ft

2B | Type A5

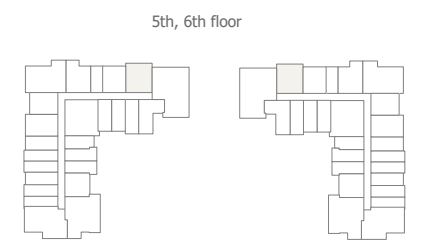
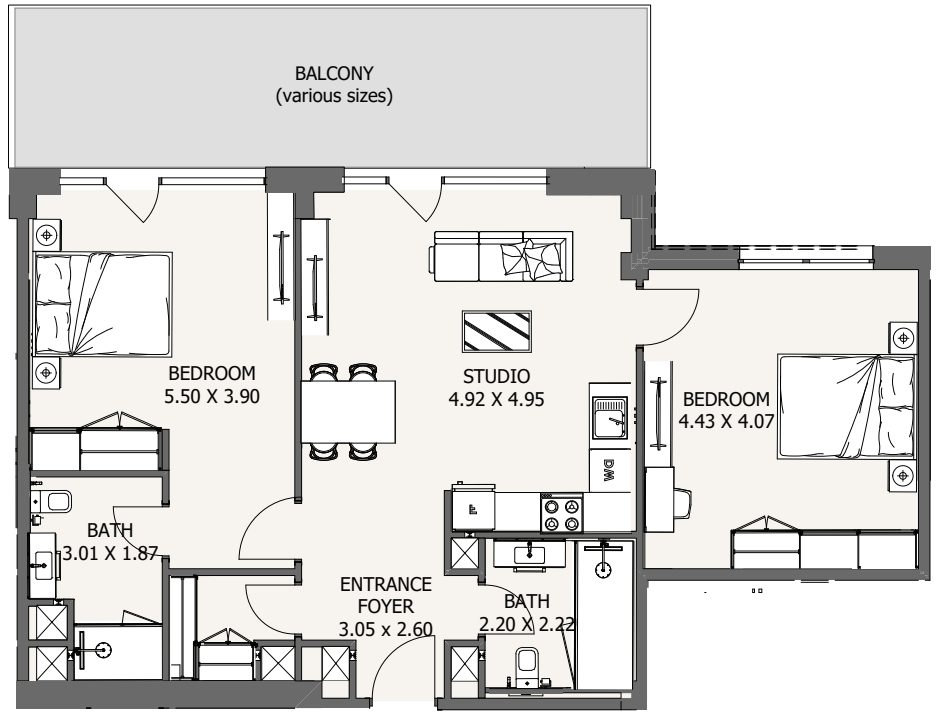
Tower E - From G to 9th Floor



Internal Area	1213.1 to 1317.1 sq.ft
Outdoor Area	105.1 to 411.8 sq.ft
Total Area	1318.1 to 1728.8 sq.ft

2B | Type A6

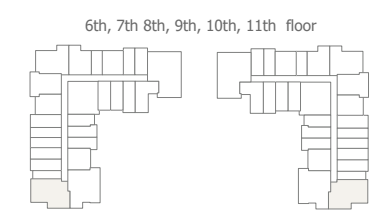
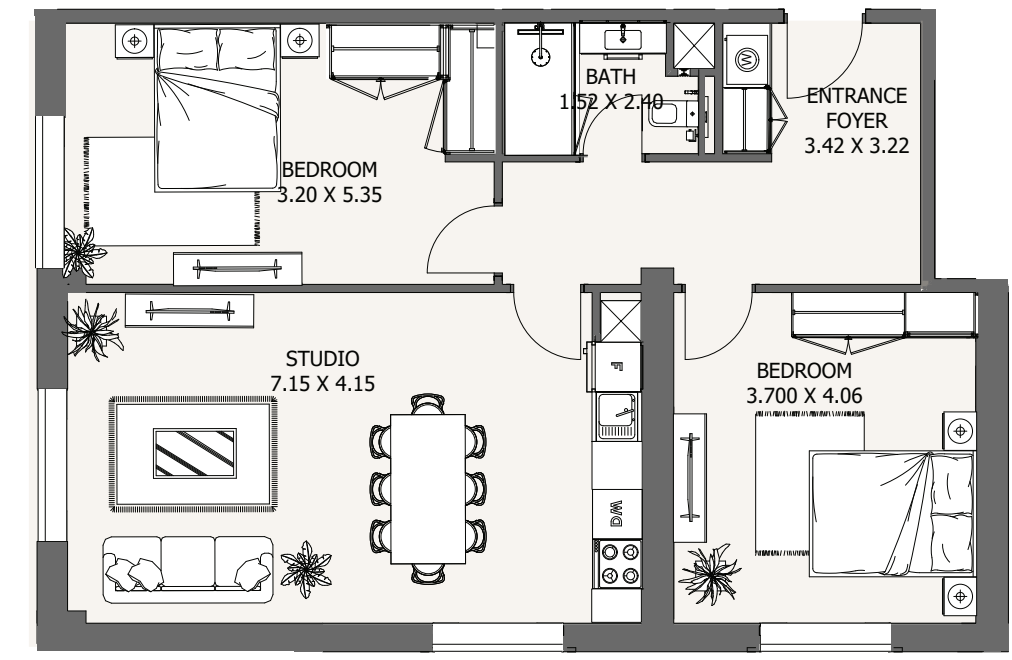
Tower E - From G to 9th Floor



Internal Area	964 to 964 sq.ft
Outdoor Area	116.3 to 116.3 sq.ft
Total Area	1018.3 to 1080.3 sq.ft

2B | Type A7

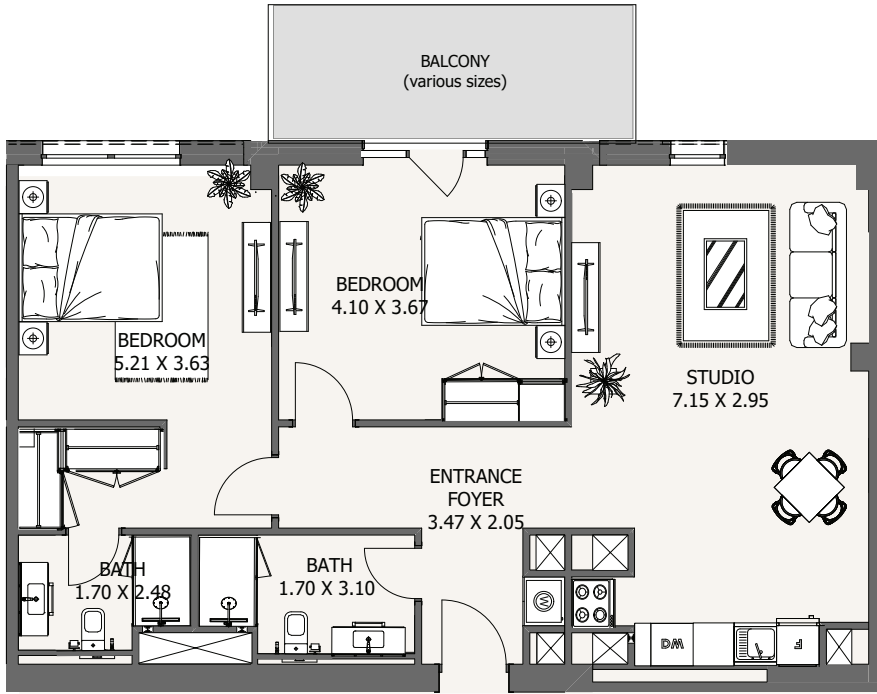
Tower E - From G to 9th Floor



Internal Area	937.5 to 937.5 sq.ft
Outdoor Area	0 sq.ft
Total Area	937.5 to 937.5 sq.ft

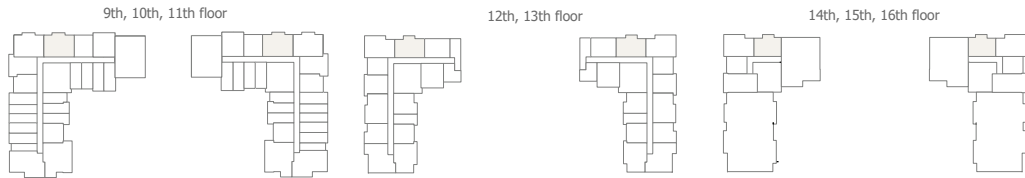
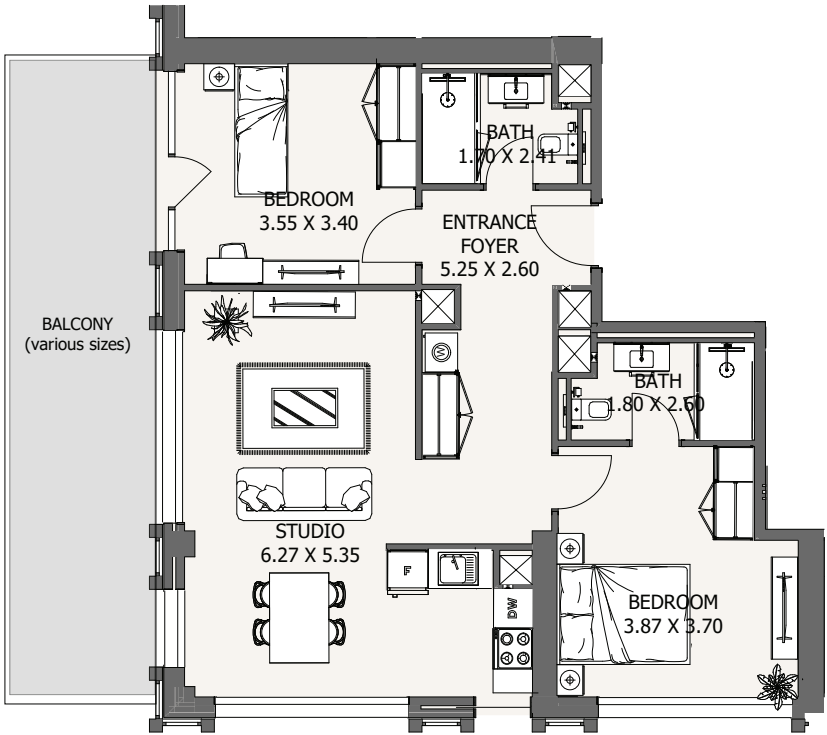
2B | Type A8

Tower E - From G to 9th Floor

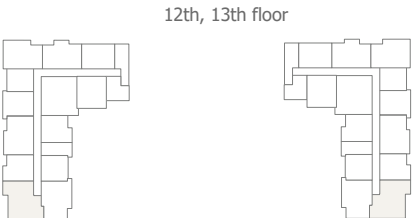


2B | Type A9

Tower E - From G to 9th Floor



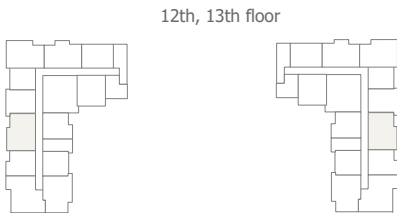
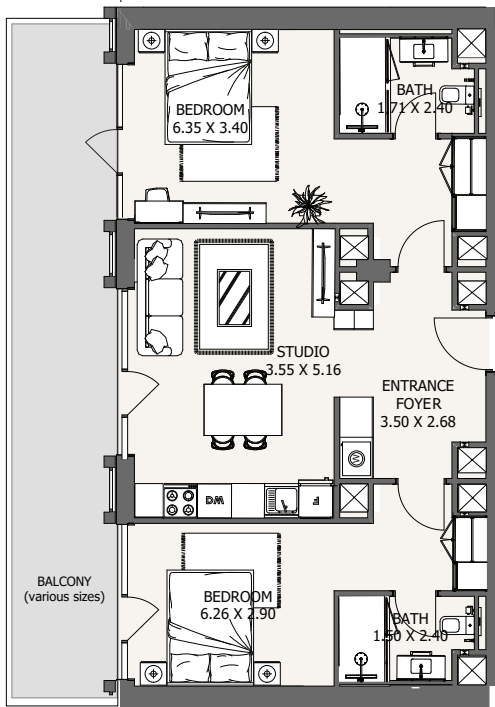
Internal Area	933.6 to 1028.8 sq.ft
Outdoor Area	59.2 to 106.6 sq.ft
Total Area	992.7 to 1134.3 sq.ft



Internal Area	586.2 to 588.2 sq.ft
Outdoor Area	66.3 to 211.2 sq.ft
Total Area	654.6 to 797.4 sq.ft

2B | Type A10

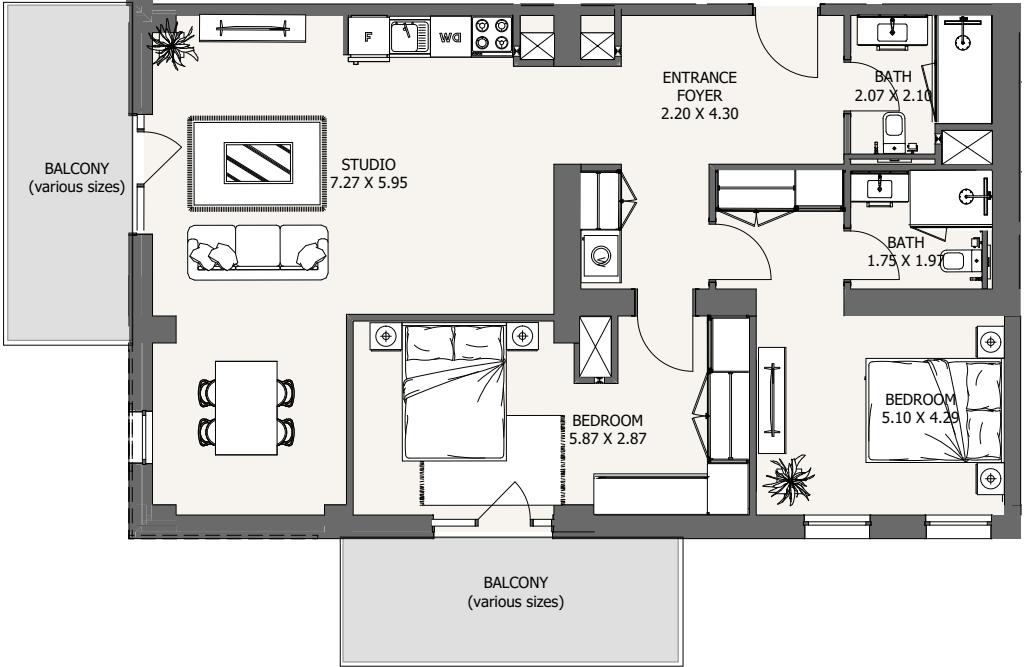
Tower E - From G to 9th Floor



Internal Area	858.6 to 862.2 sq.ft
Outdoor Area	46.2 to 238.3 sq.ft
Total Area	908.4 to 1097 sq.ft

2B | Type A11

Tower E - From G to 9th Floor



Internal Area	999.5 to 1089.4 sq.ft
Outdoor Area	59.2 to 150 sq.ft
Total Area	1074.9 to 1159.3 sq.ft

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