

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

10 min.
Drive to Kids Club

15 min.
Drive to Dream Fest
Area

15 min.
Drive to Circus

20 min.
Drive to Water Park

20 min.
Drive to SPA and
Wellness Centre

20 min.
Drive to Amburan
Mall

40 min.
Drive to Airport



ARABIAN RANCHES – SEA BREEZE

Arabian Ranches, developed by RSC 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)







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









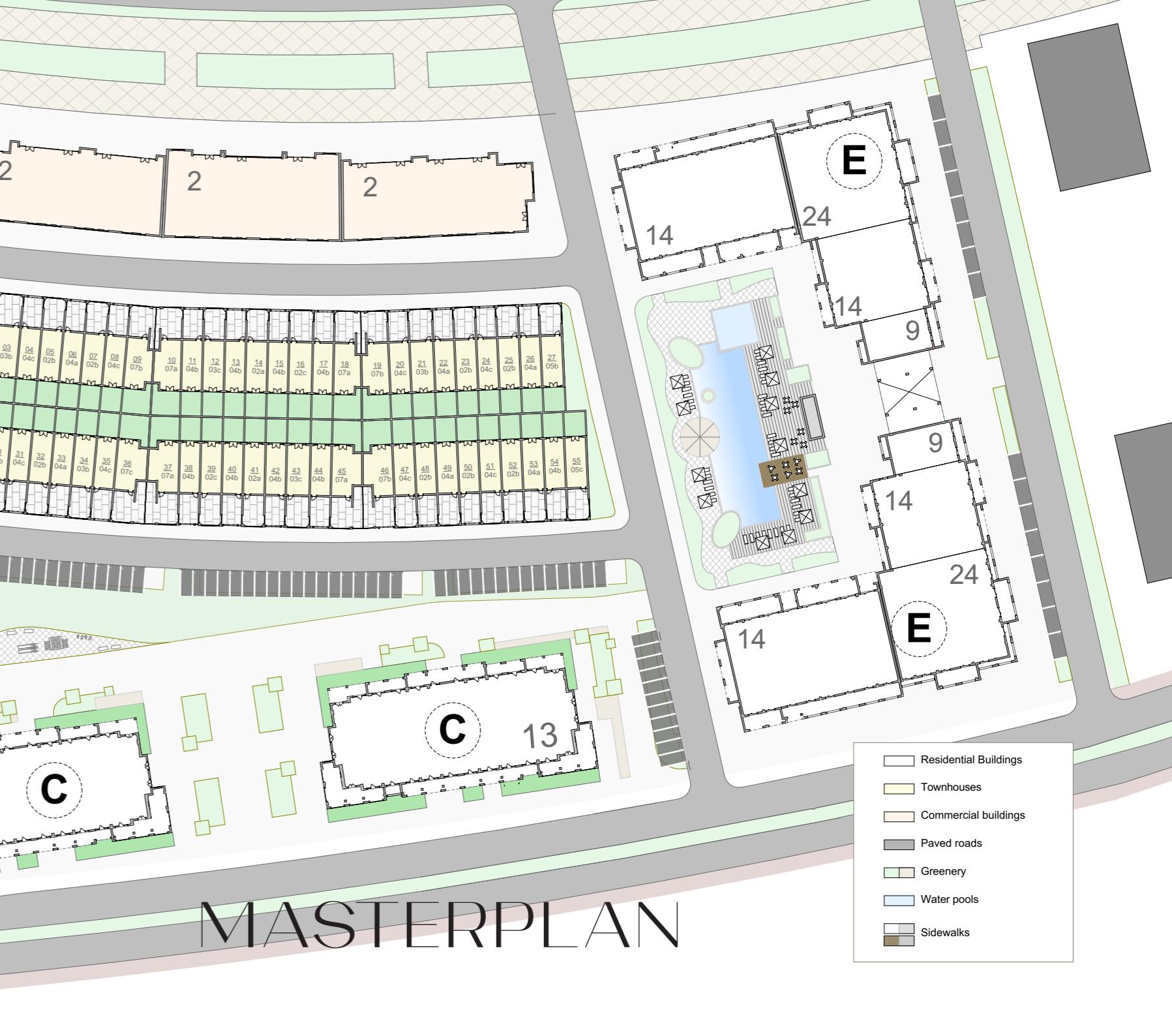
INTERIORS



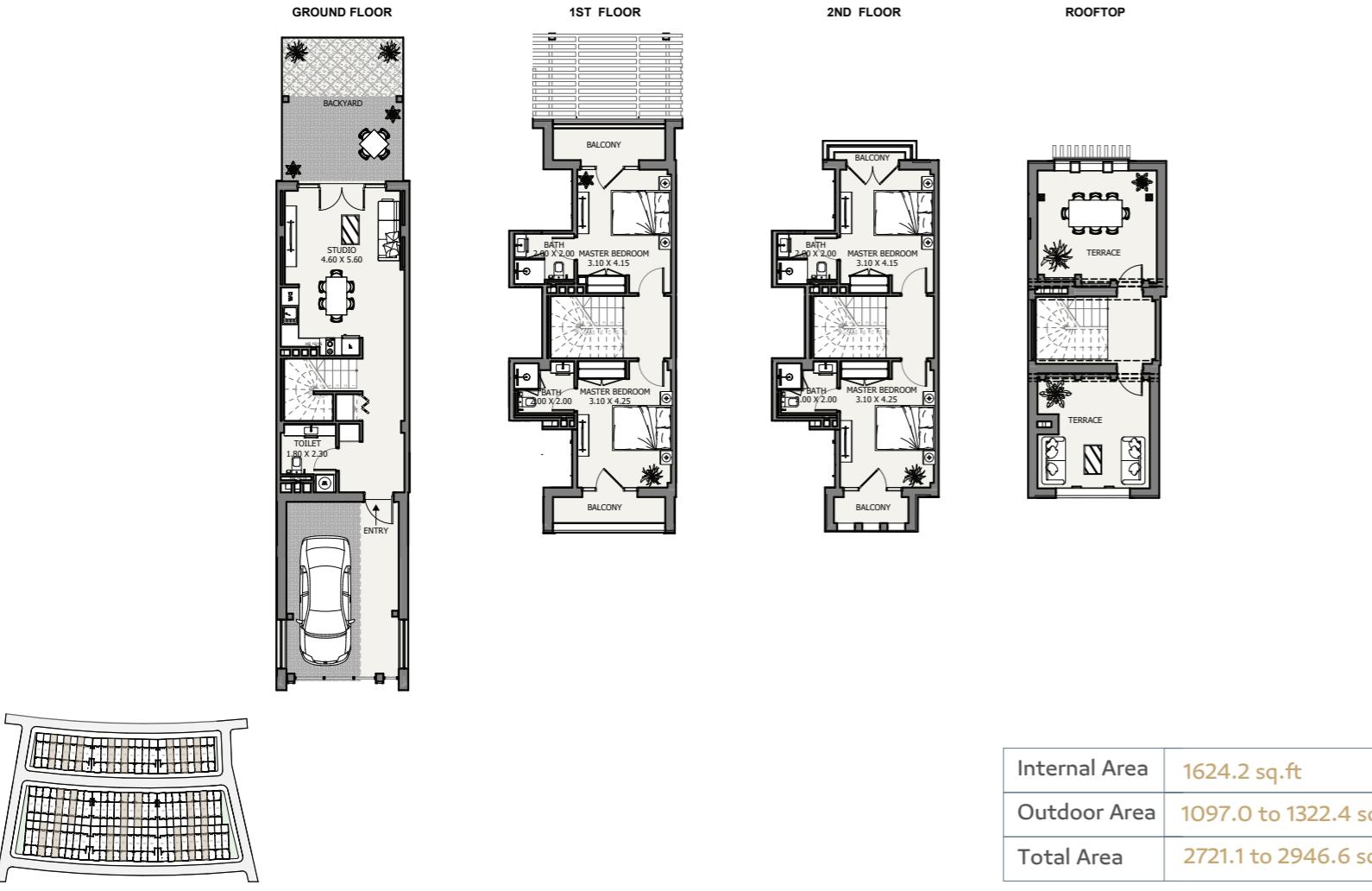
ARABIAN RANCHES SEA BREEZE TOWNHOUSES

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.

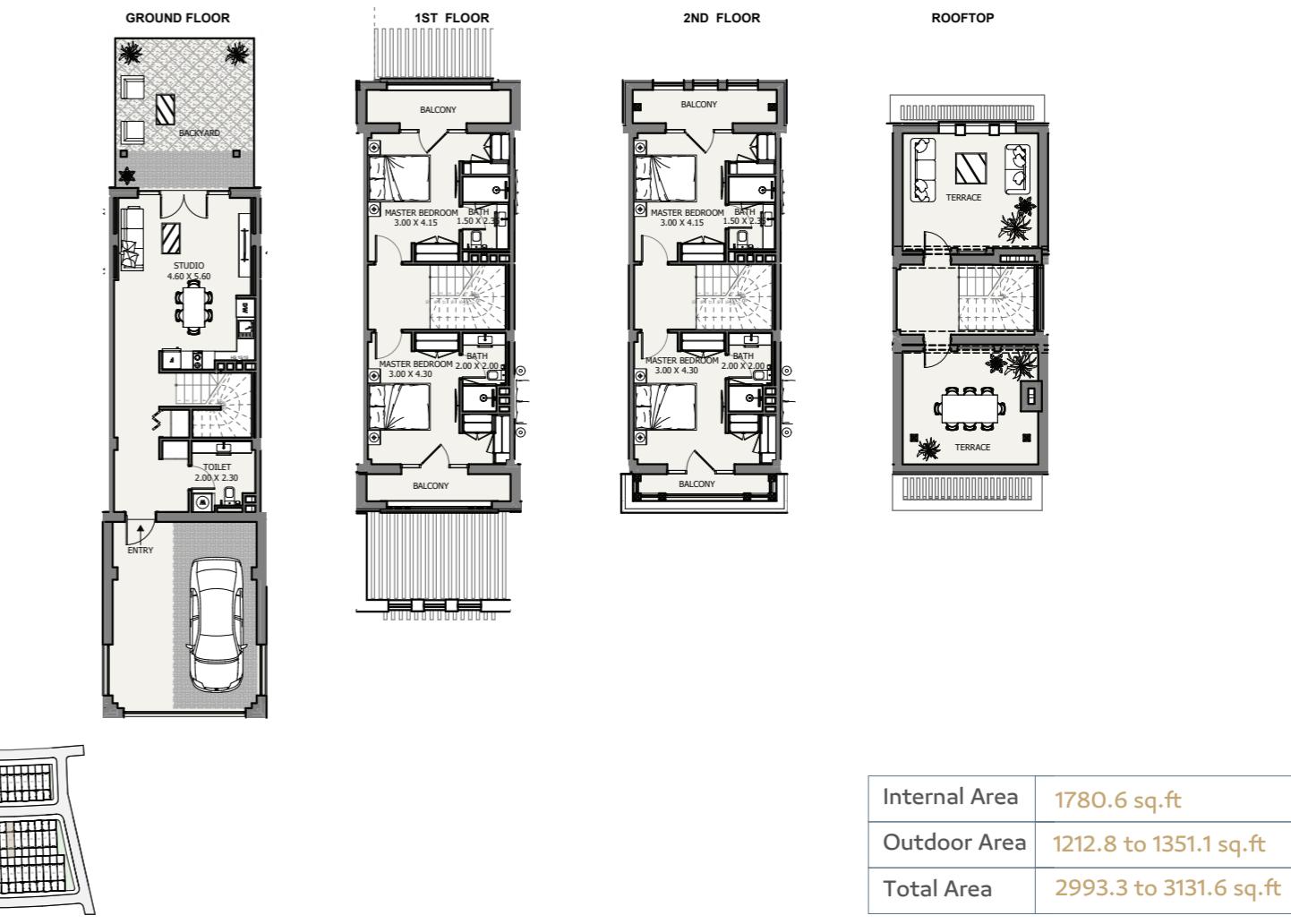
PHASE 1A



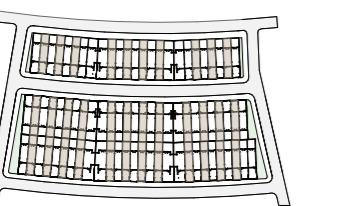
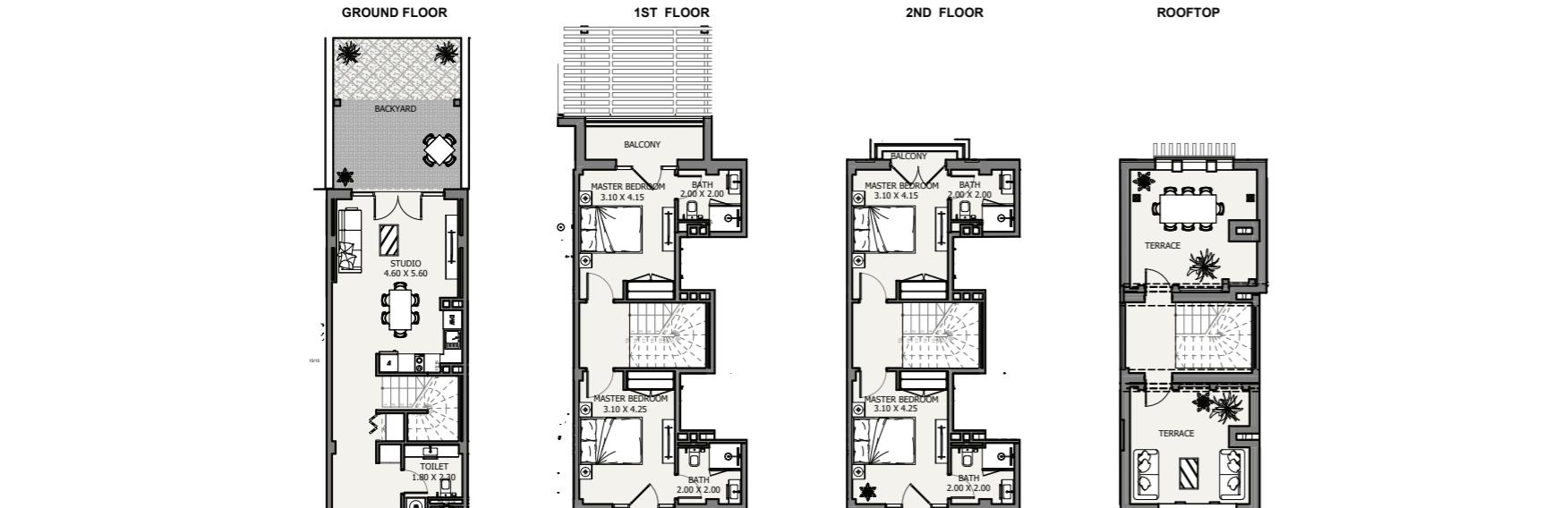
TH | Type 4B - 02



TH | Type 4B - 03

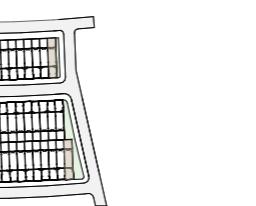
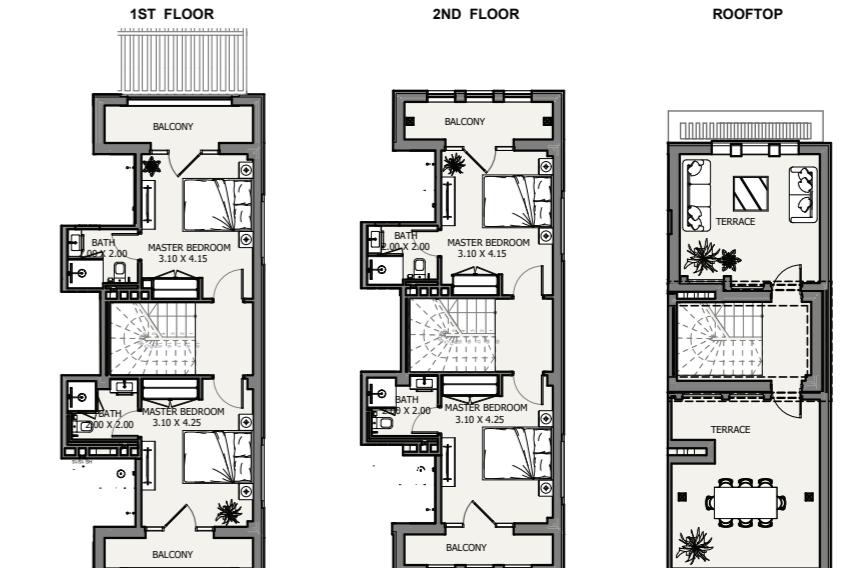


TH | Type 4B - 04



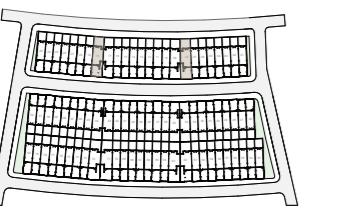
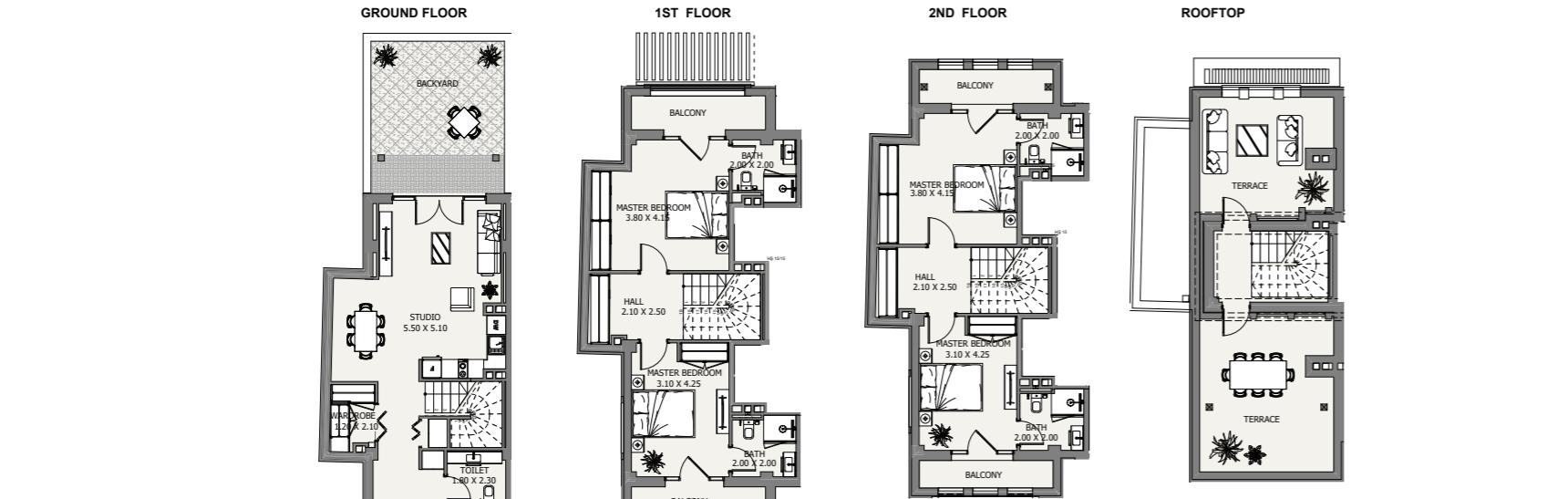
Internal Area	1633.7 sq.ft
Outdoor Area	1107.9 to 1323.5 sq.ft
Total Area	2741.7 to 2957.3 sq.ft

TH | Type 4B - 05



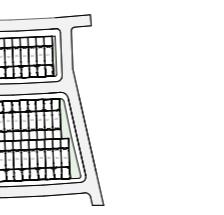
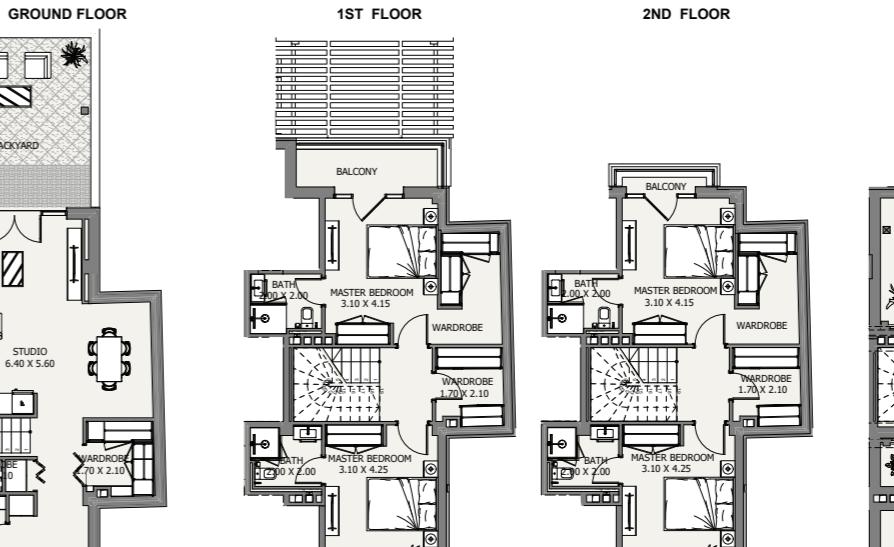
Internal Area	1781.8 sq.ft
Outdoor Area	1127.0 to 1319.5 sq.ft
Total Area	2857.0 to 3047.5 sq.ft

TH | Type 4B - 06



Internal Area	1983.7 sq.ft
Outdoor Area	1339.9 sq.ft
Total Area	3323.6 sq.ft

TH | Type 4B - 07



Internal Area	187.6 to 203.1 sq.ft
Outdoor Area	129.9 to 169.4 sq.ft
Total Area	3206.8 to 3655.8 sq.ft

FACADE TYPES

ARABIAN RANCHES

SEA BREEZE

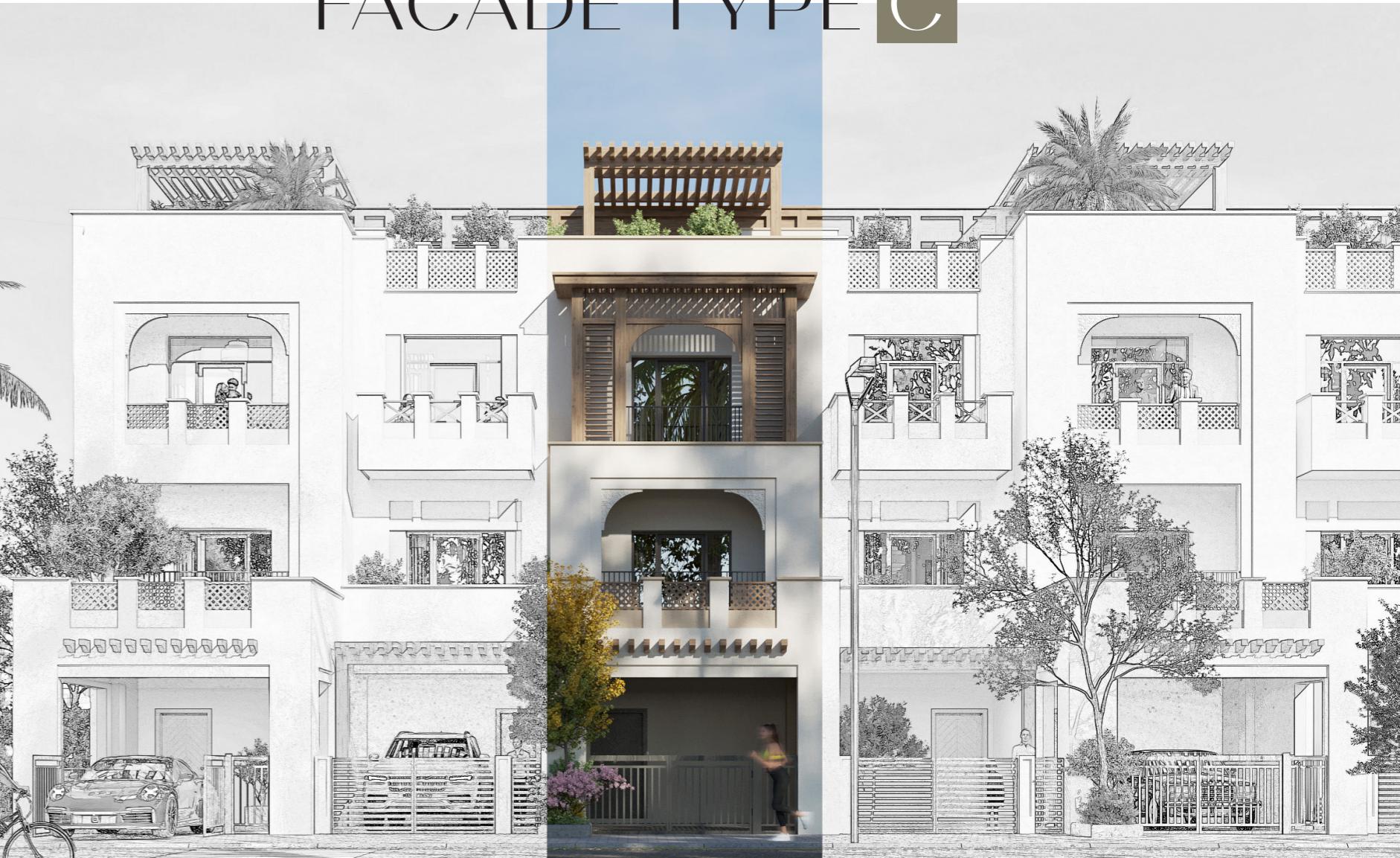
FACADE TYPE A



FACADE TYPE B



FACADE TYPE C



ARABIAN RANCHES
SEA BREEZE

TOWER (C) UNIT TYPES

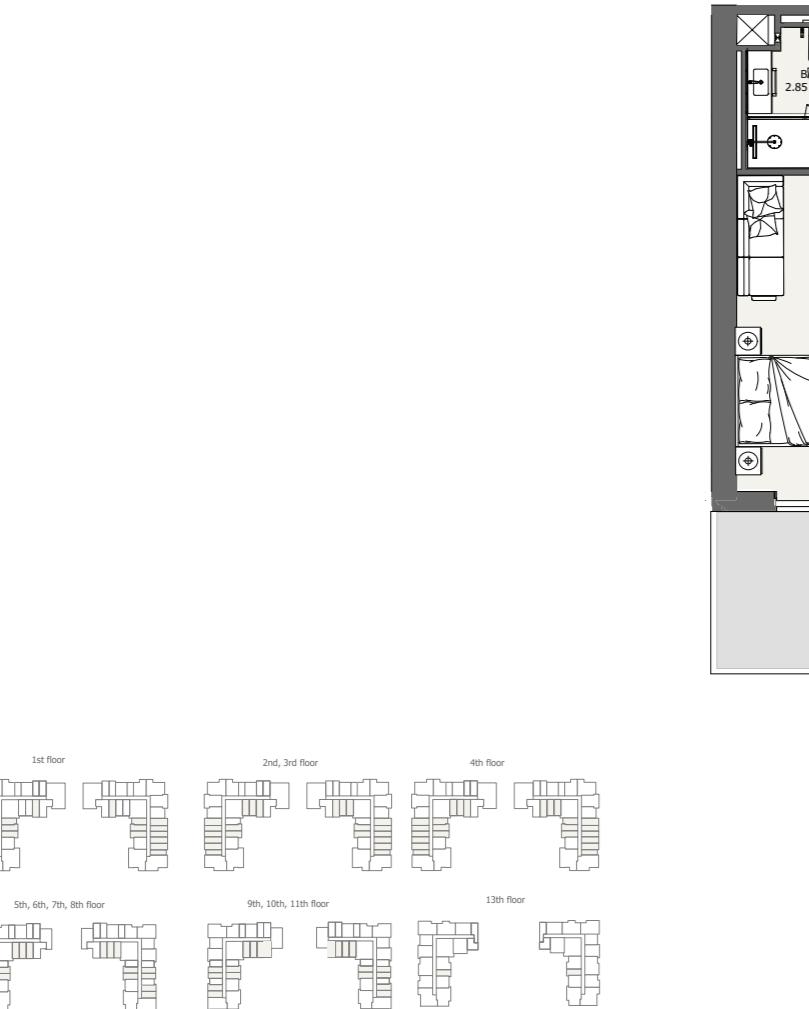
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PHASE 1A



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

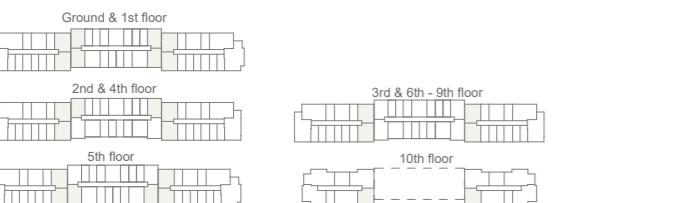
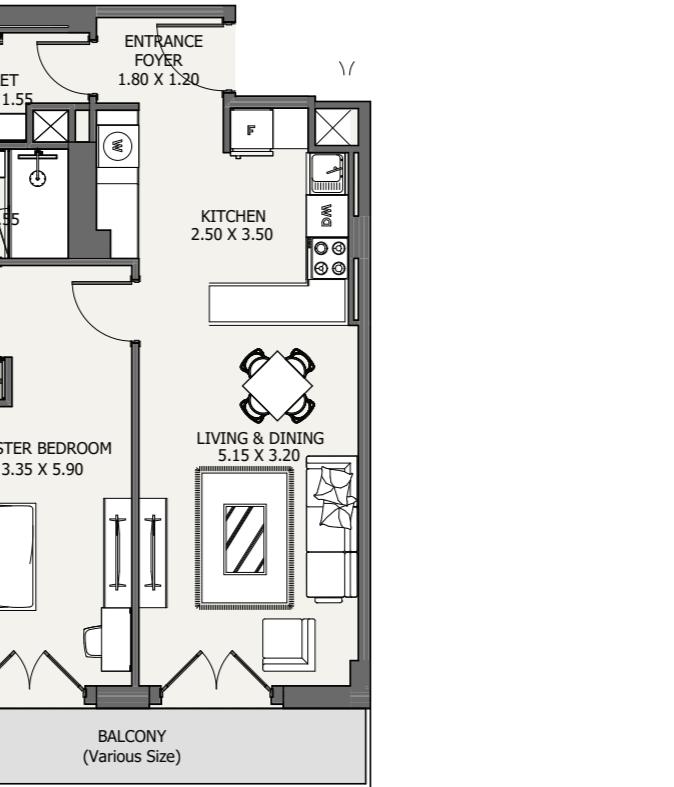
Tower C - From 4th to 9th Floor



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

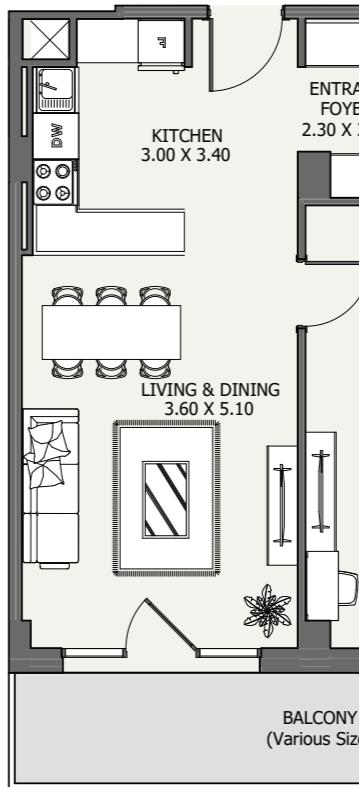
Tower C - From G to 10th Floor



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

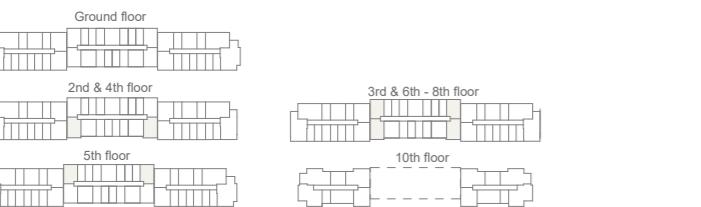
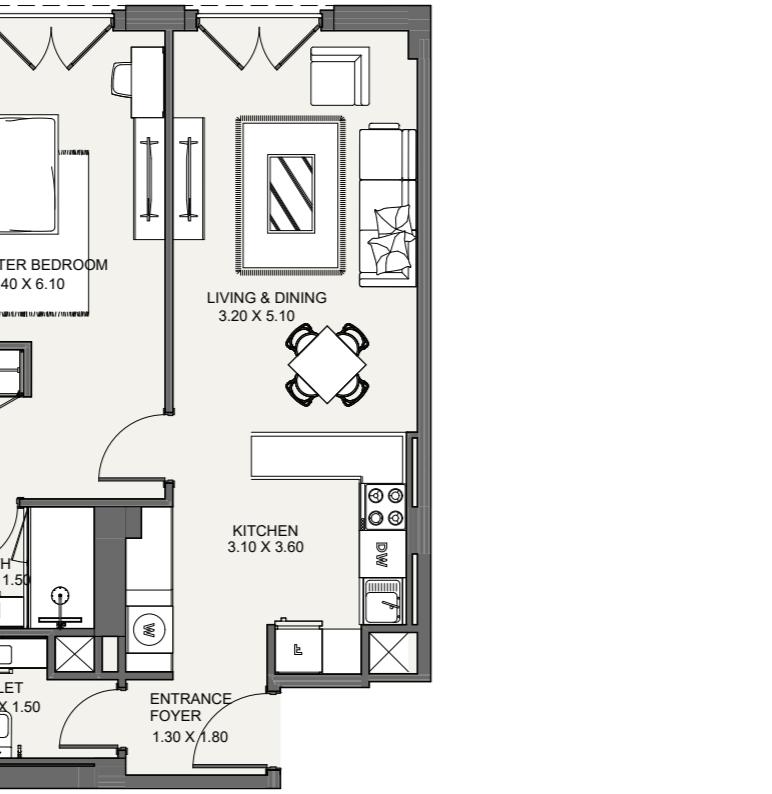
Tower C - From G to 8th Floor



Internal Area	700.4 to 719.4 sq.ft
Outdoor Area	85.0 to 156.4 sq.ft
Total Area	785.8 to 874.8 sq.ft

1B | Type A3

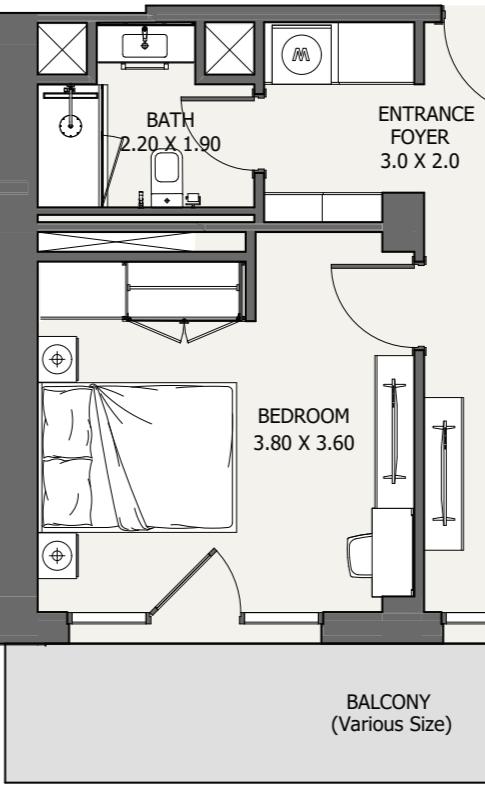
Tower C - From 2nd to 8th Floor



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

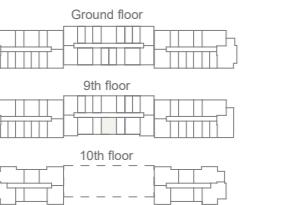
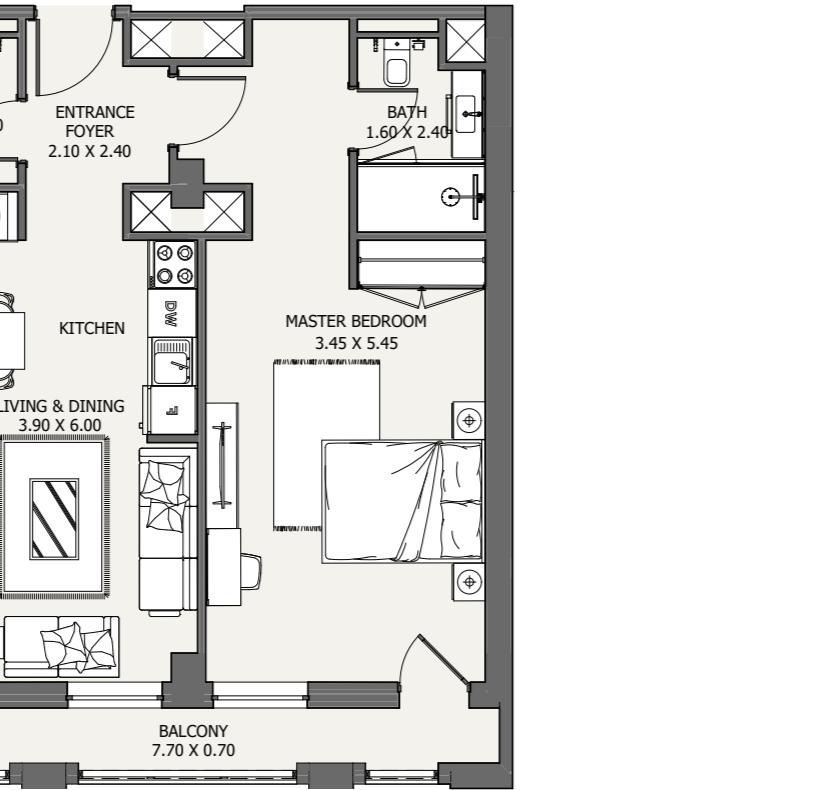
Tower C - 9th Floor



Internal Area	558 to 596 sq.ft
Outdoor Area	27.0 to 280.1 sq.ft
Total Area	579.8 to 809.7 sq.ft

1B | Type A5

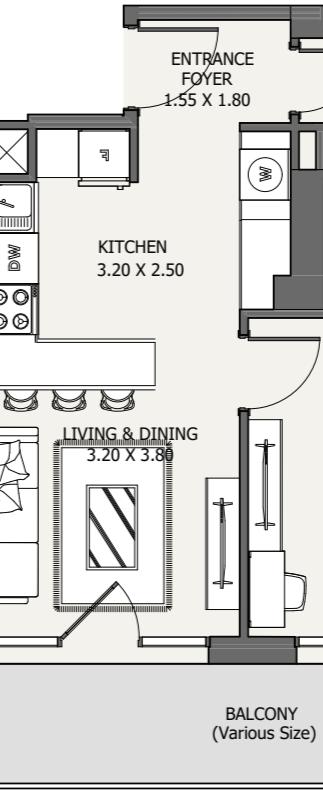
Tower C - 9th Floor



Internal Area	706.1 sq.ft
Outdoor Area	96.81 sq.ft
Total Area	802.9 sq.ft

1B | Type A6

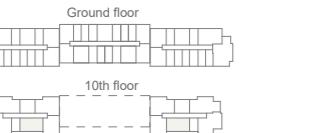
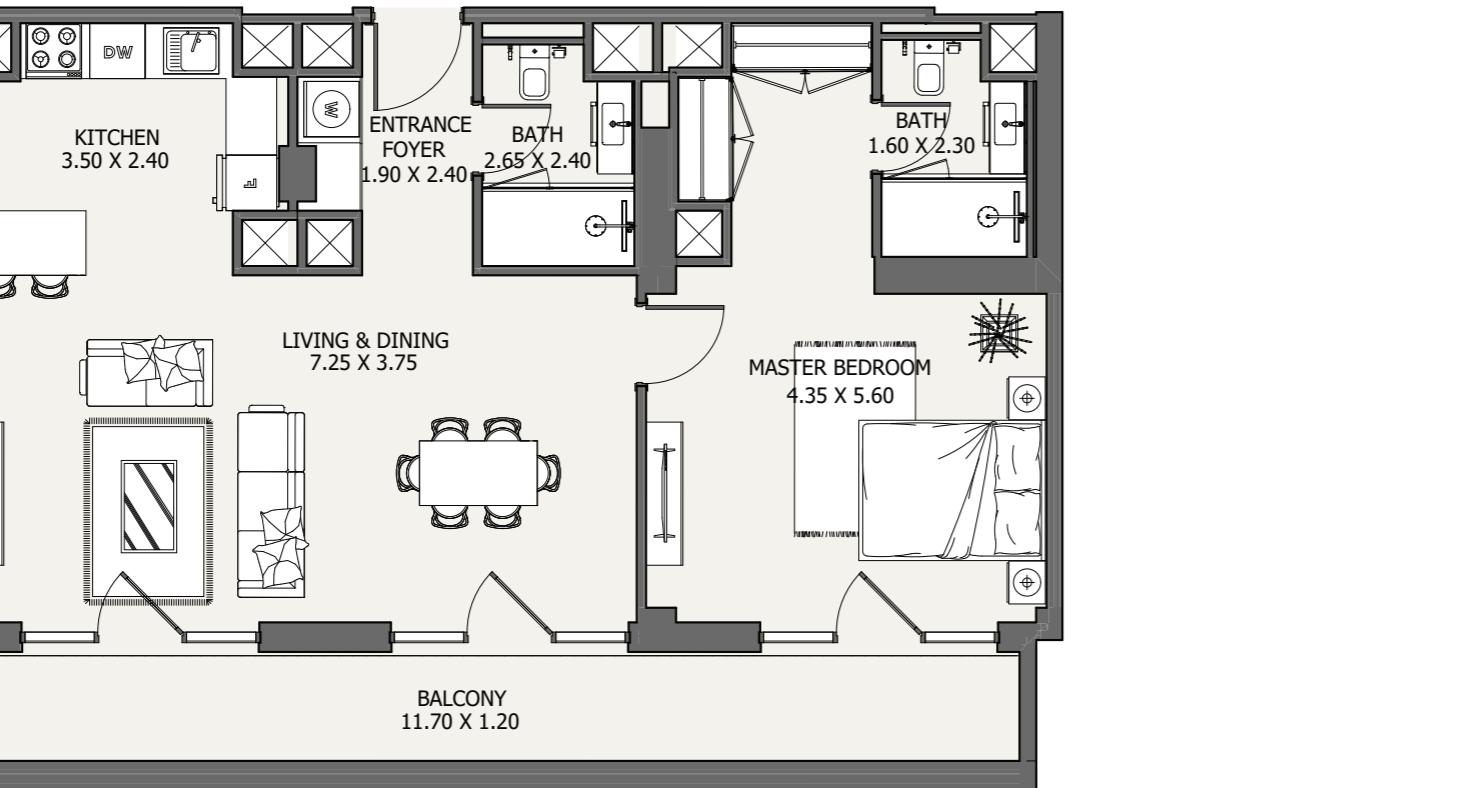
Tower C - 9th Floor



Internal Area	534.9 to 585.5 sq.ft
Outdoor Area	12.23 to 170.3 sq.ft
Total Area	557.1 to 717.8 sq.ft

1B | Type A7

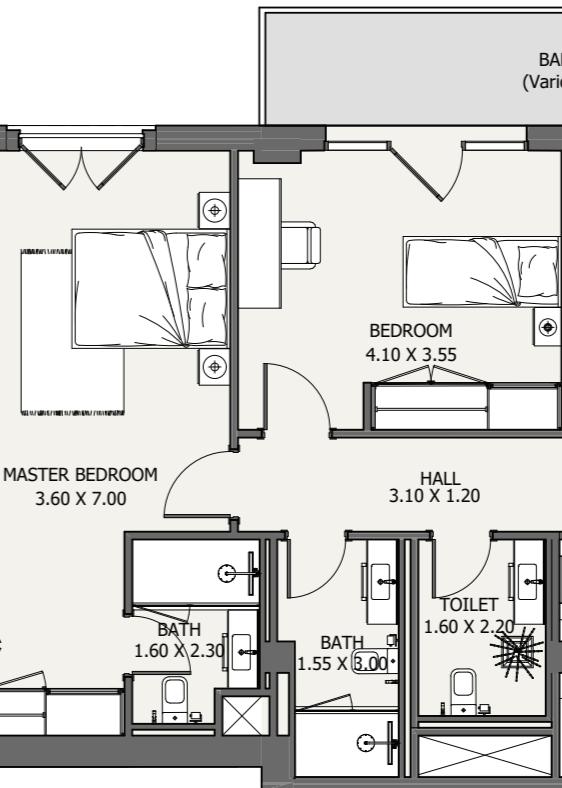
Tower C - 10th Floor



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

2B | Type A1

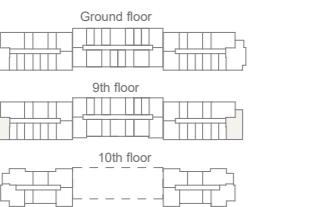
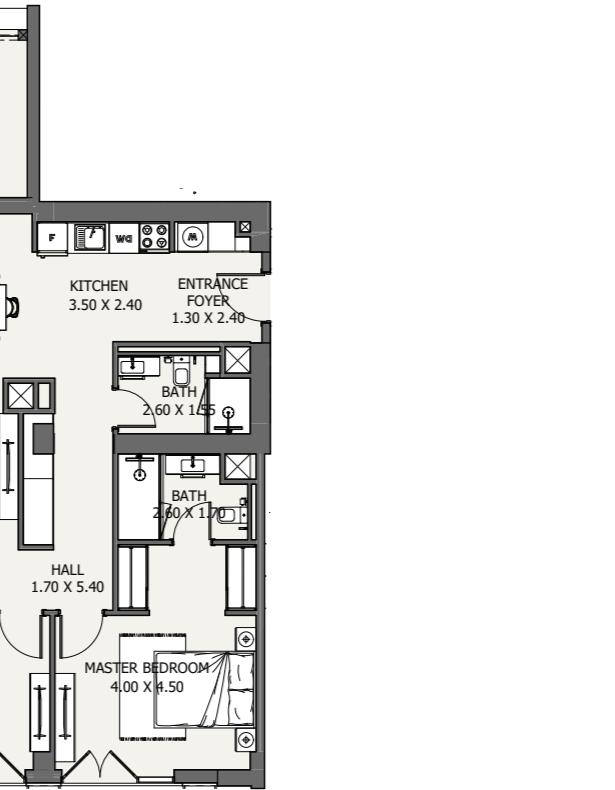
Tower C - From G to 9th Floor



Internal Area	1044.1 to 103.6 sq.ft
Outdoor Area	107.6 to 574.0 sq.ft
Total Area	116.2 to 1618.1 sq.ft

2B | Type A2

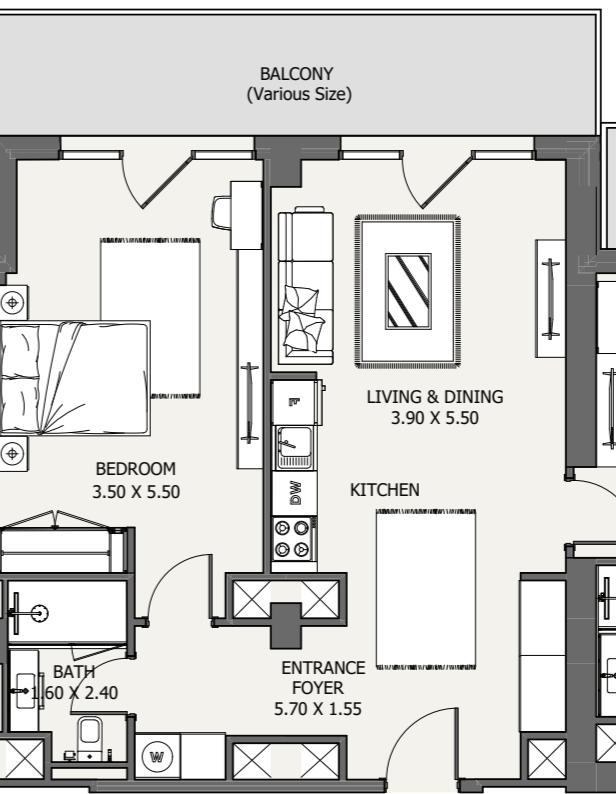
Tower C - 9th Floor



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

2B | Type A3

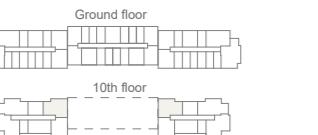
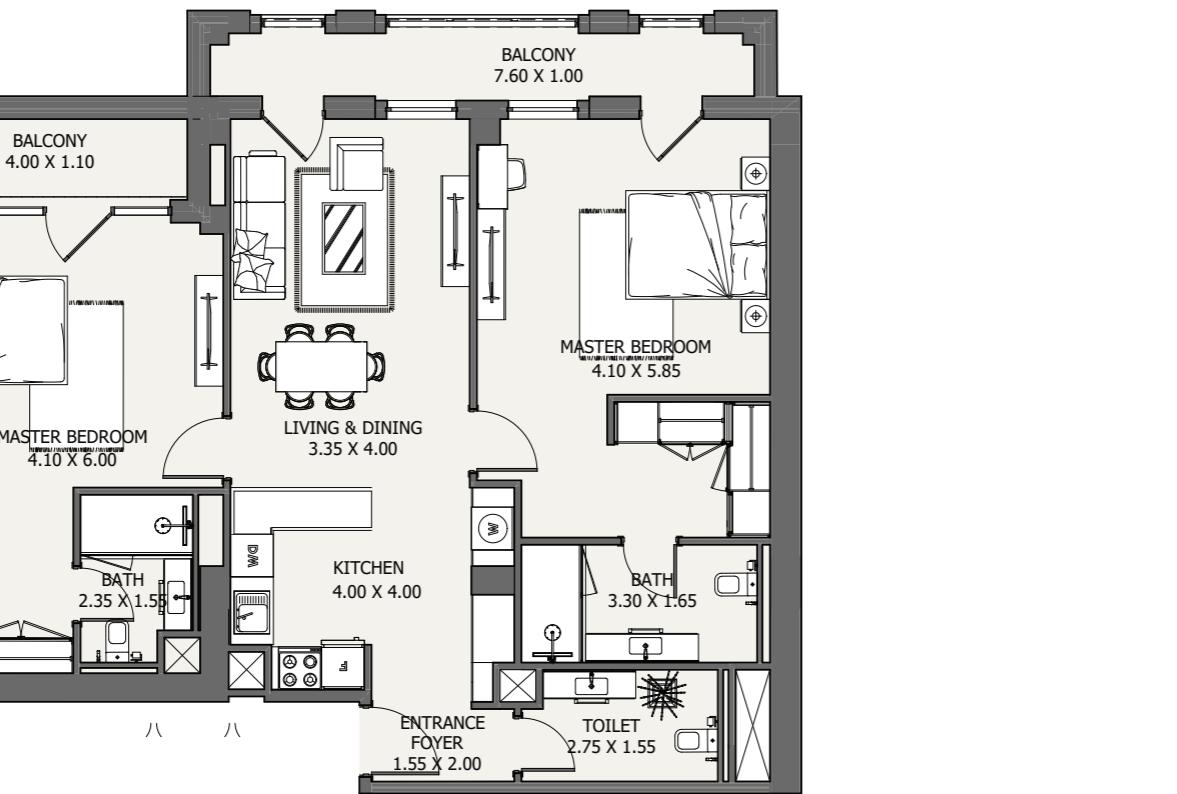
Tower C - 9th Floor



Internal Area	1022.4 to 1036.6 sq.ft
Outdoor Area	255.0 to 256.7 sq.ft
Total Area	1277.4 to 1283.3 sq.ft

2B | Type A4

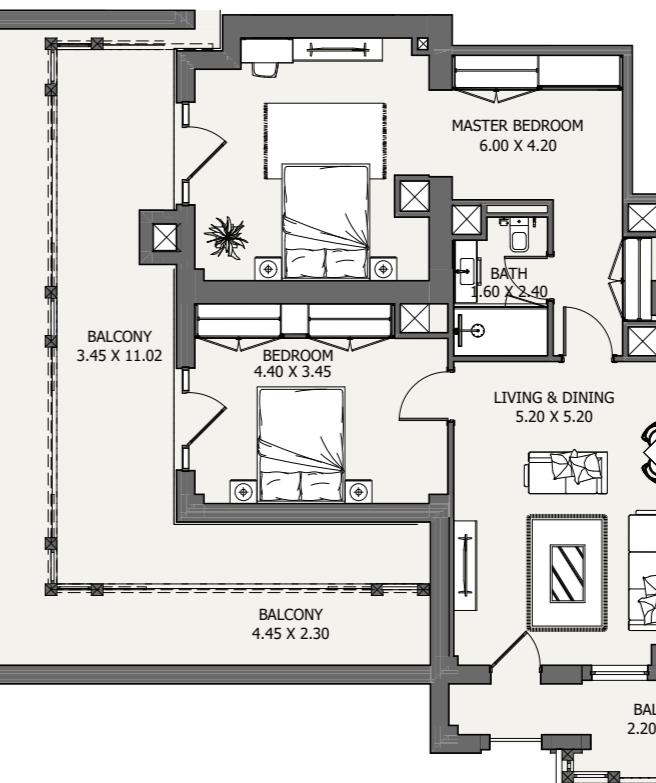
Tower C - 10th Floor



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

2B | Type A5

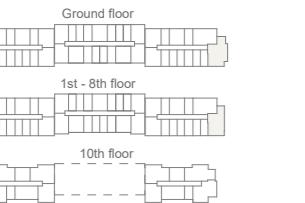
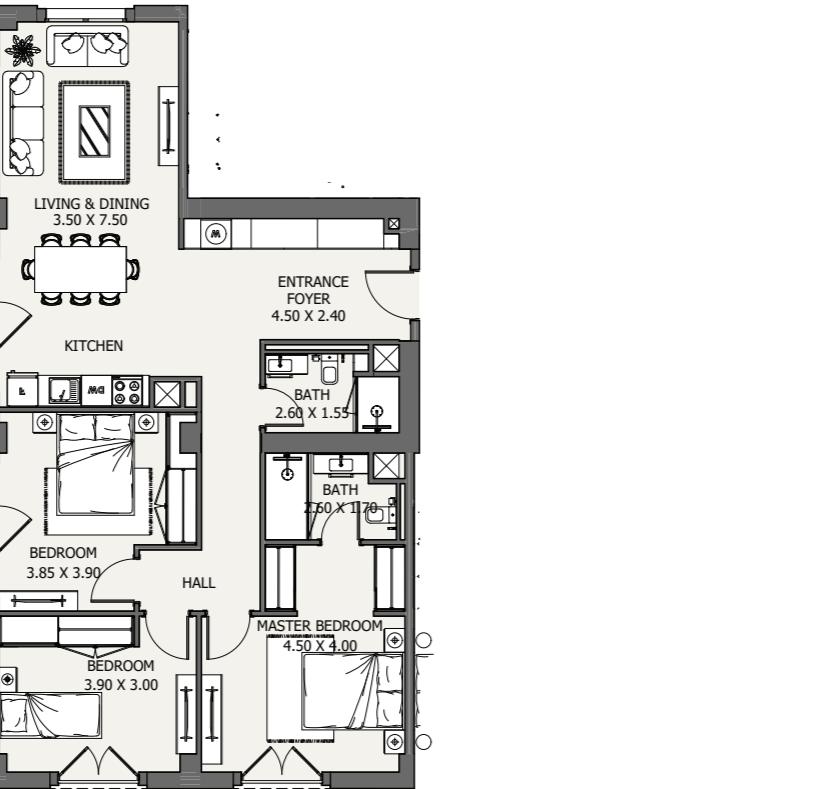
Tower C - 10th Floor



Internal Area	114.9 sq.ft
Outdoor Area	75.81 sq.ft
Total Area	192.0 sq.ft

3B | Type A1

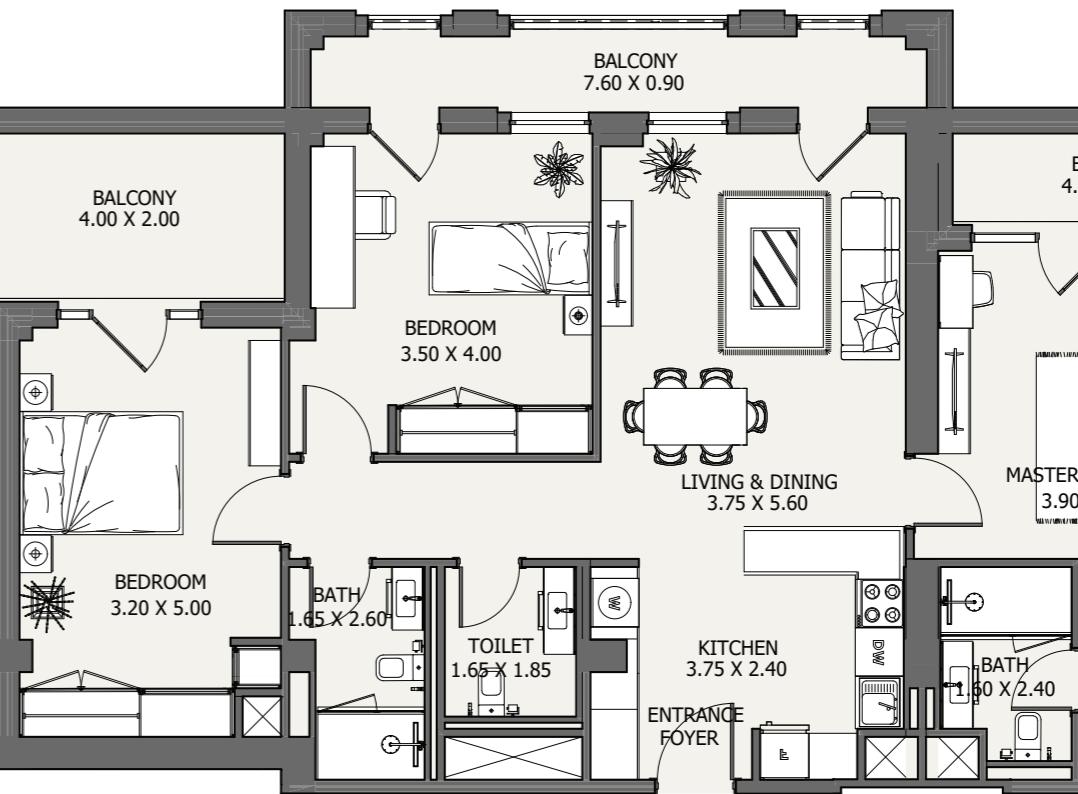
Tower C - From G to 8th Floor



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

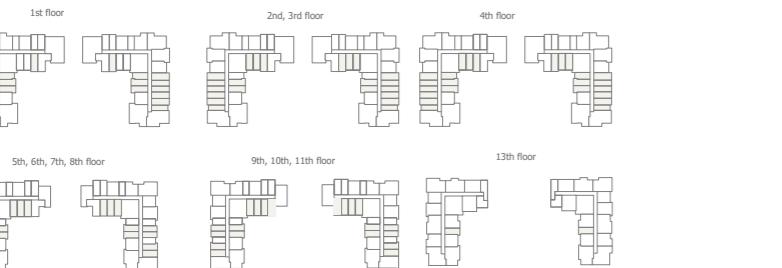
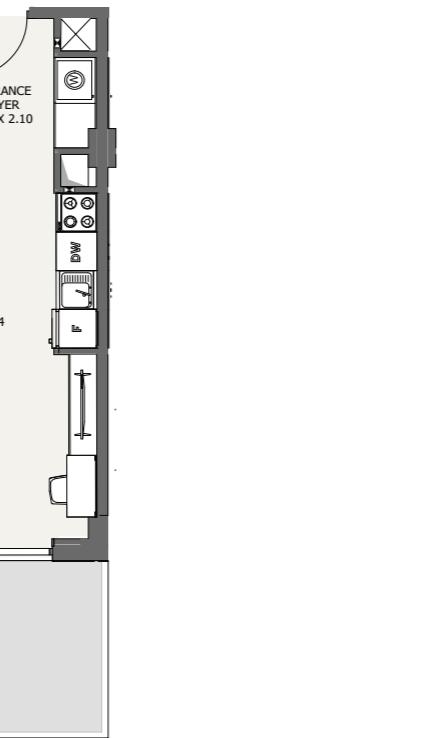
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PHASE 1B



ST | Type A1

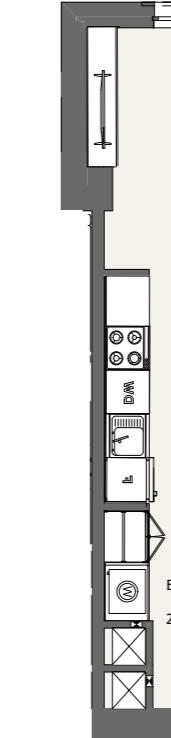
Tower E - From G to 9th Floor



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

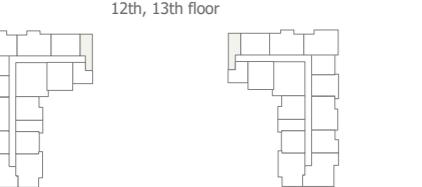
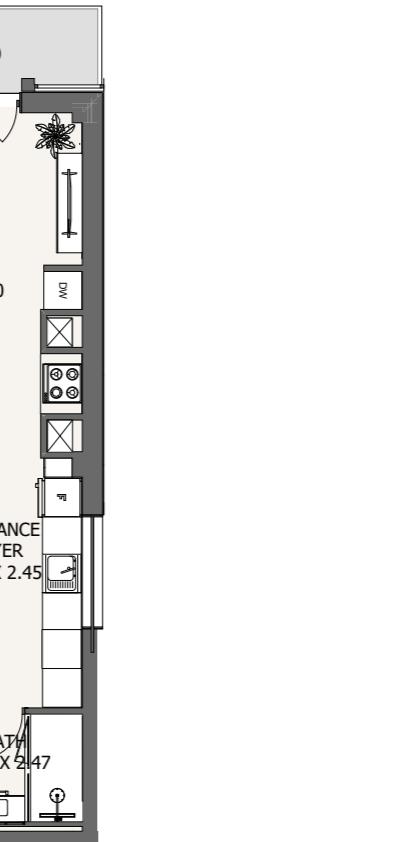
Tower E - From G to 9th Floor



Internal Area	37.5 to 50.26 sq.ft
Outdoor Area	0 sq.ft
Total Area	37.5 to 50.26 sq.ft

ST | Type A3

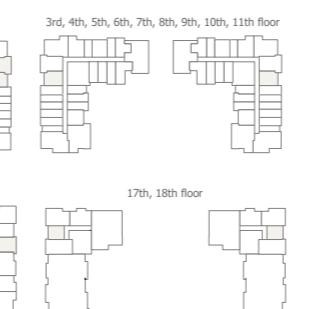
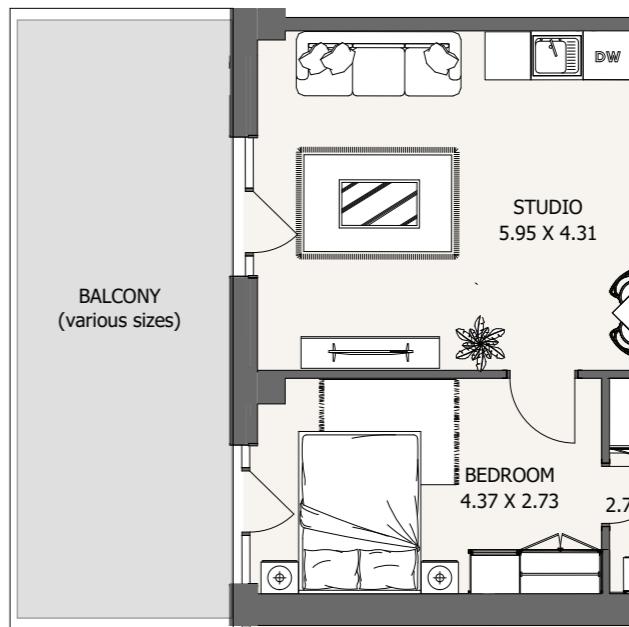
Tower E - From G to 9th Floor



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

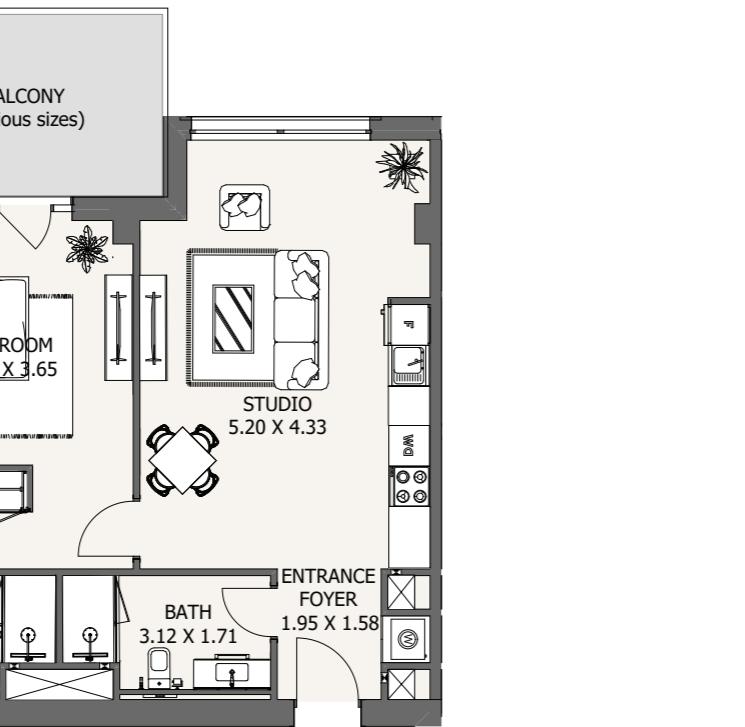
Tower E - From G to 9th Floor



Internal Area	65.1 to 74.1 sq.ft
Outdoor Area	59.2 to 316.5 sq.ft
Total Area	724.4 to 965.5 sq.ft

1B | Type A2

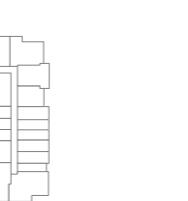
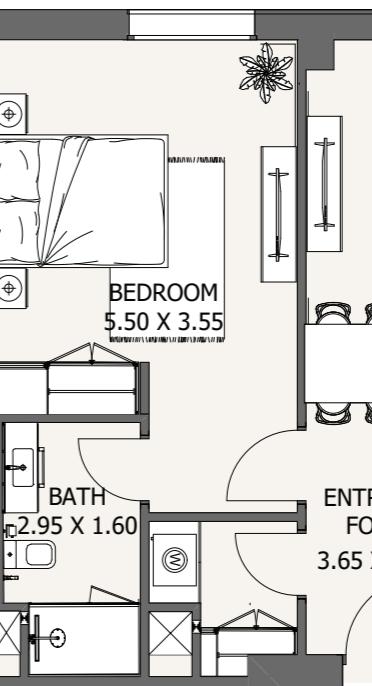
Tower E - From G to 9th Floor



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

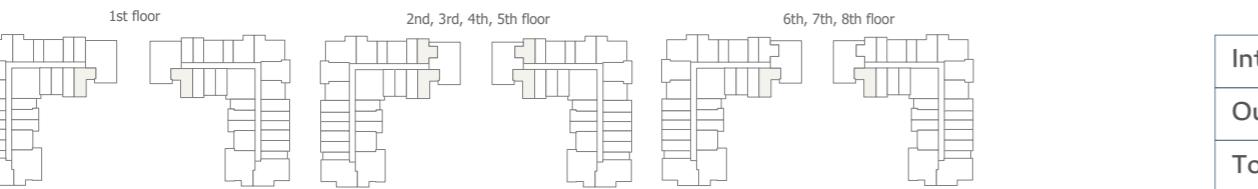
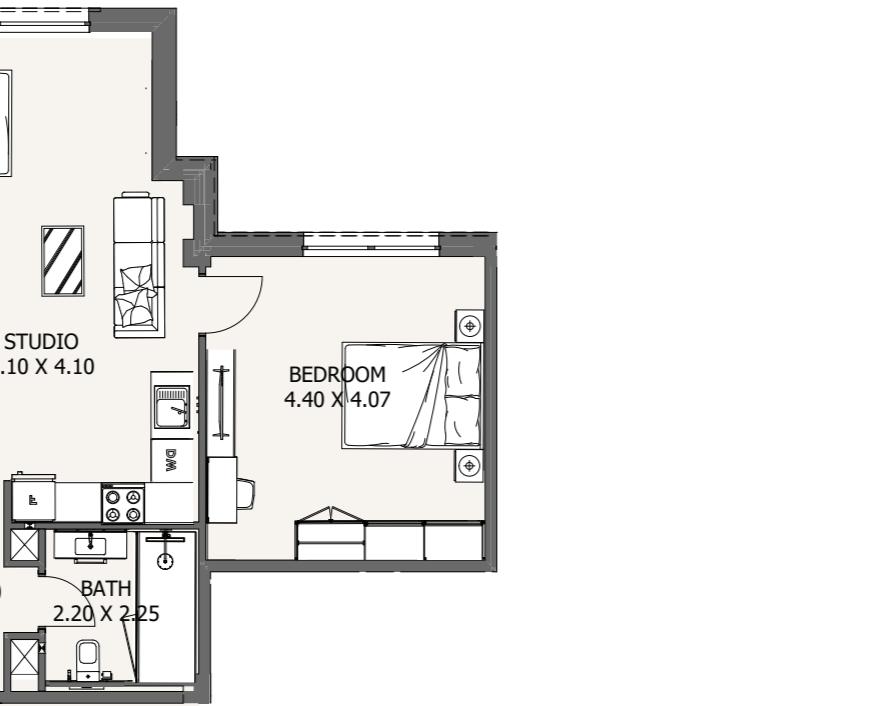
Tower E - From G to 9th Floor



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

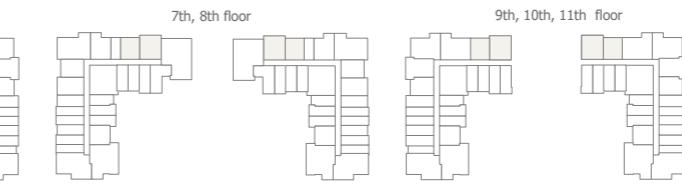
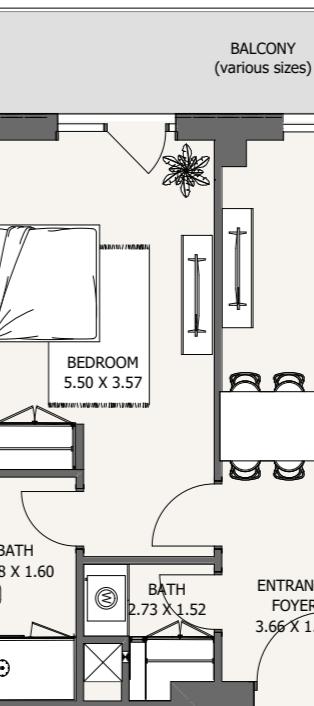
Tower E - From G to 9th Floor



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

1B | Type A5

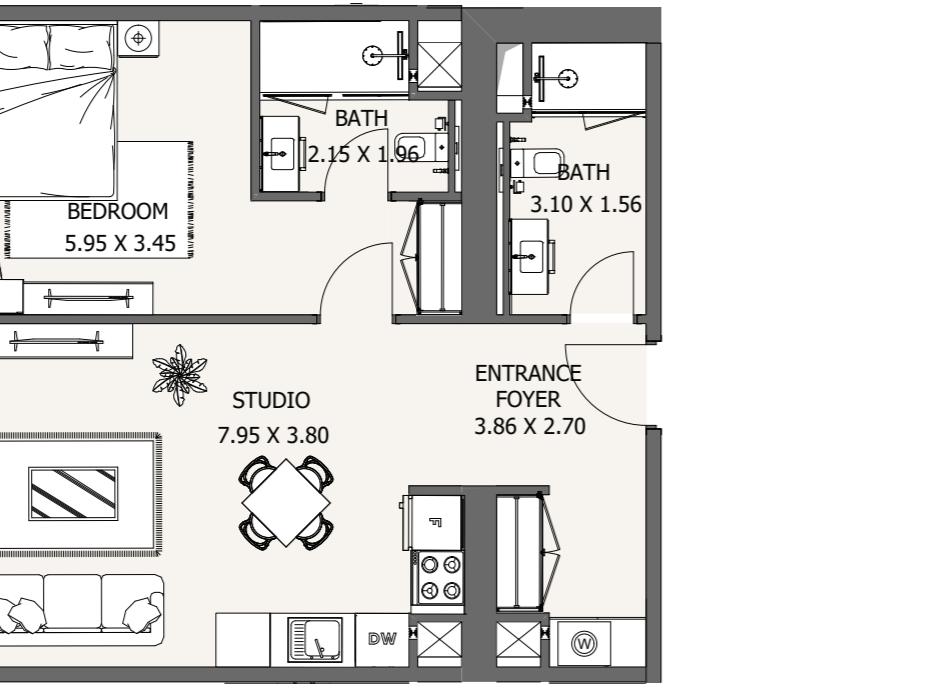
Tower E - From G to 9th Floor



Internal Area	653 to 75.9 sq.ft
Outdoor Area	6.4 to 11.2 sq.ft
Total Area	72.8 to 868.3 sq.ft

1B | Type A6

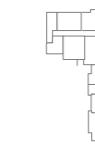
Tower E - From G to 9th Floor



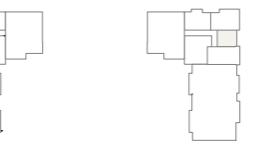
3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th floor



12th, 13th floor



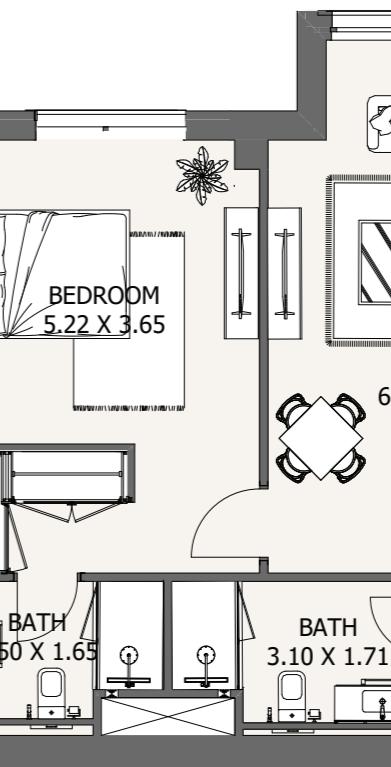
17th, 18th floor



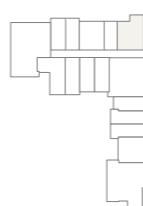
Internal Area	663.7 to 677.8 sq.ft
Outdoor Area	0 sq.ft
Total Area	663.7 to 677.8 sq.ft

1B | Type A7

Tower E - From G to 9th Floor



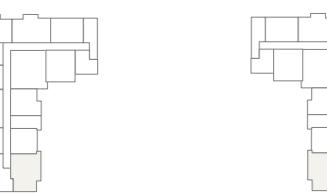
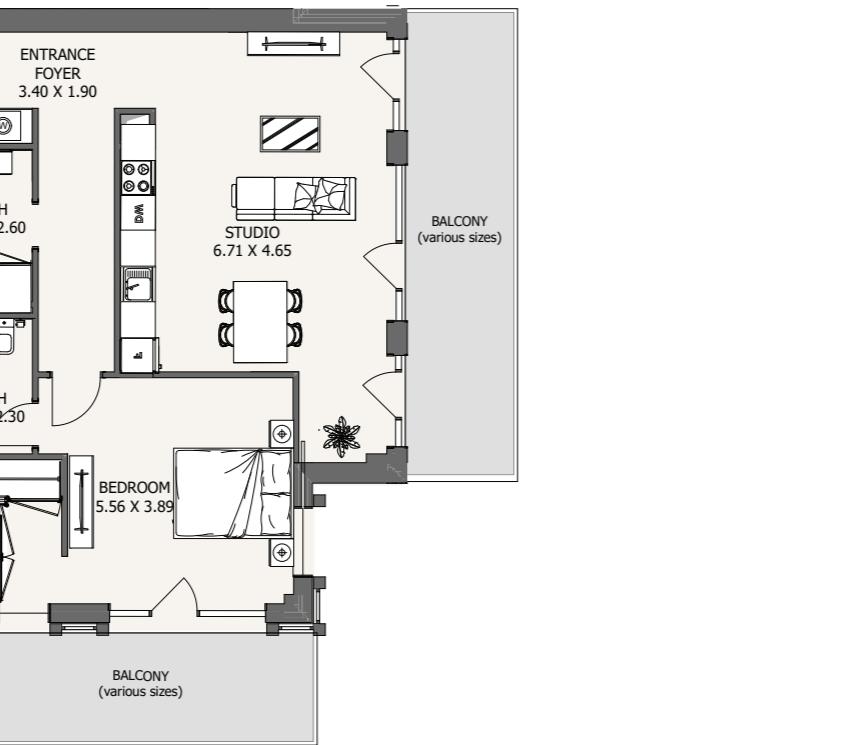
3rd, 4th floor



Internal Area	738.6 to 783.6 sq.ft
Outdoor Area	0 sq.ft
Total Area	738.6 to 783.6 sq.ft

1B | Type A8

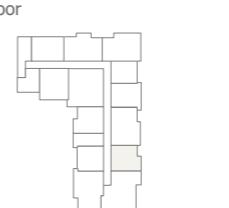
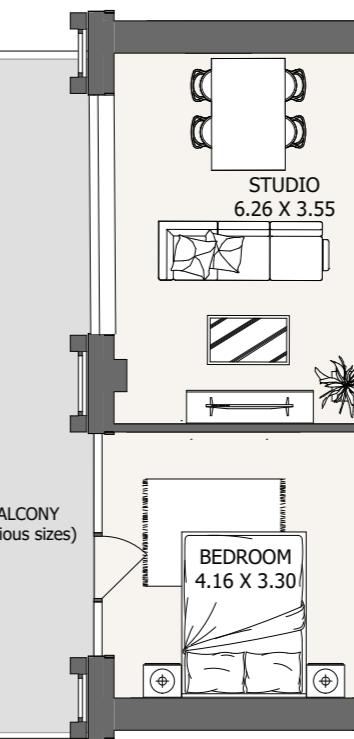
Tower E - From G to 9th Floor



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

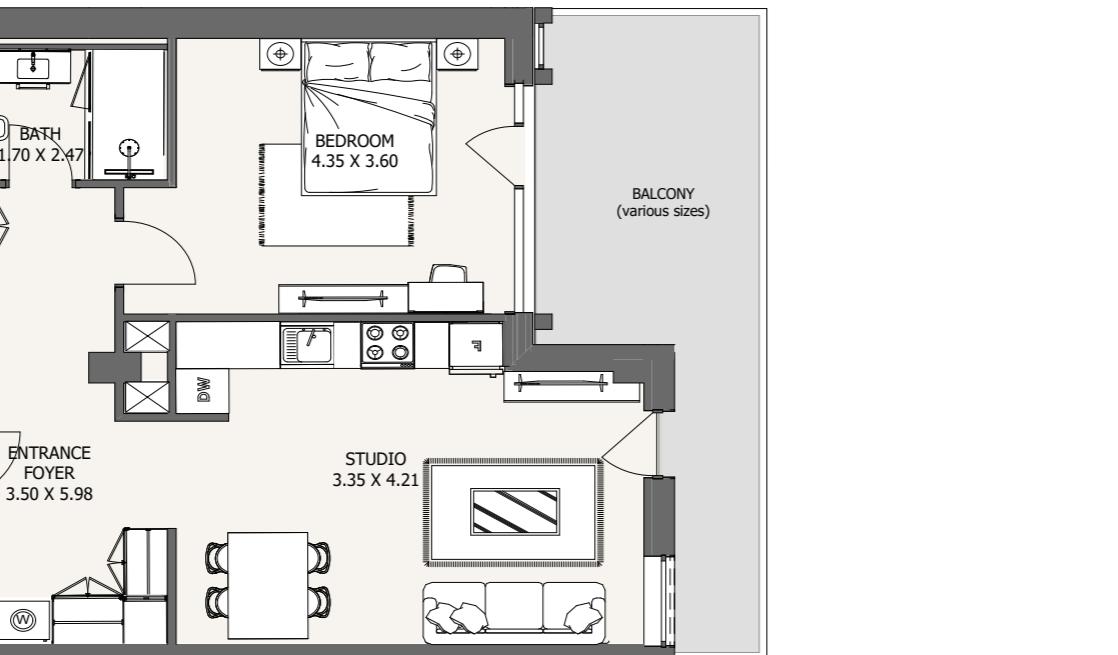
Tower E - From G to 9th Floor



Internal Area	562 to 582 sq.ft
Outdoor Area	6.3 to 212.5 sq.ft
Total Area	646 to 797.4 sq.ft

1B | Type A10

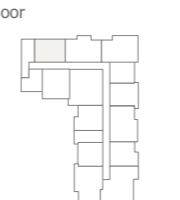
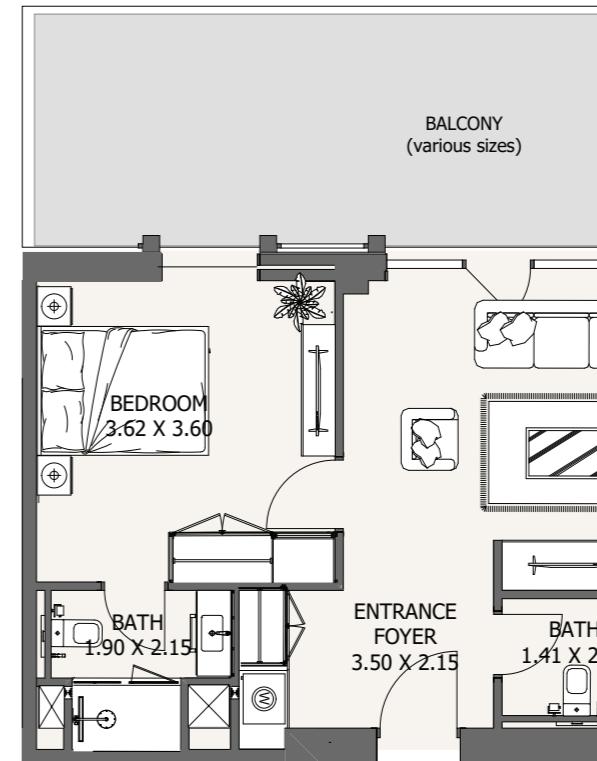
Tower E - From G to 9th Floor



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

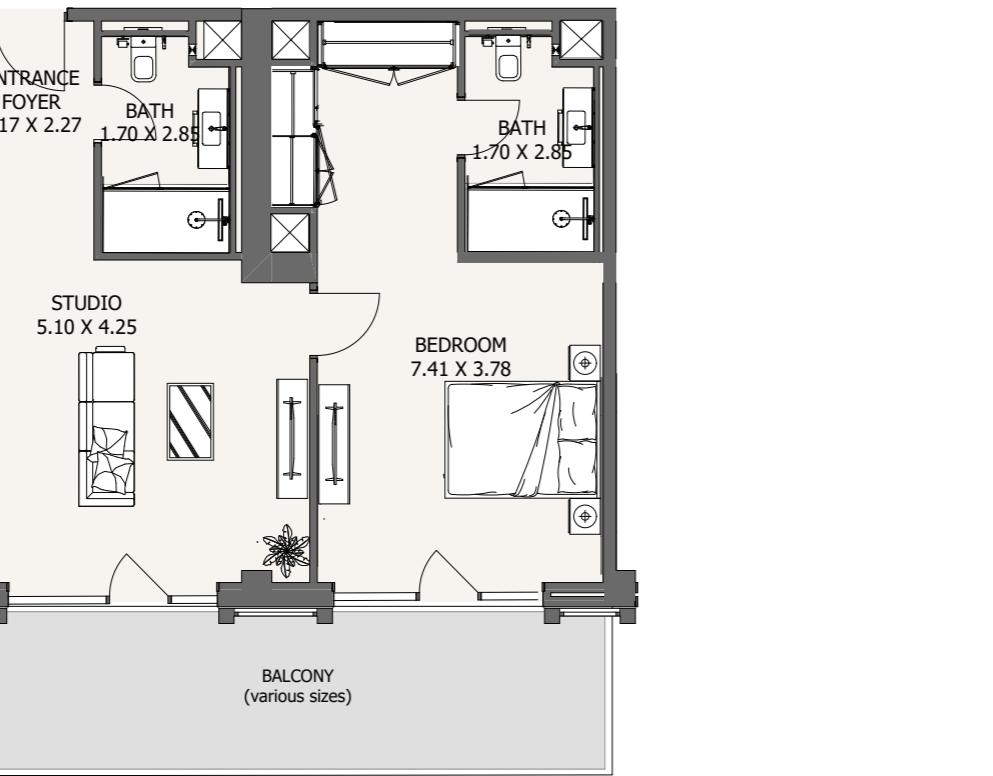
Tower E - From G to 9th Floor



Internal Area	659.4 to 678.2 sq.ft
Outdoor Area	2.4 to 25.9 sq.ft
Total Area	681.8 to 901.1 sq.ft

1B | Type A12

Lower E - From G to 9th Floor



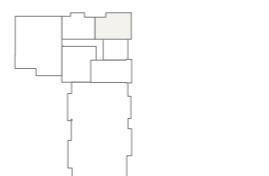
12th, 13th floor



6.6 sq.ft

| Type A13

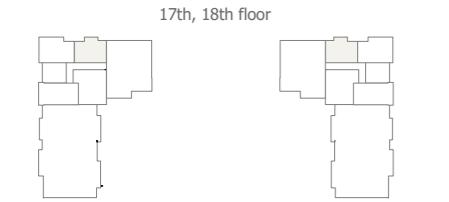
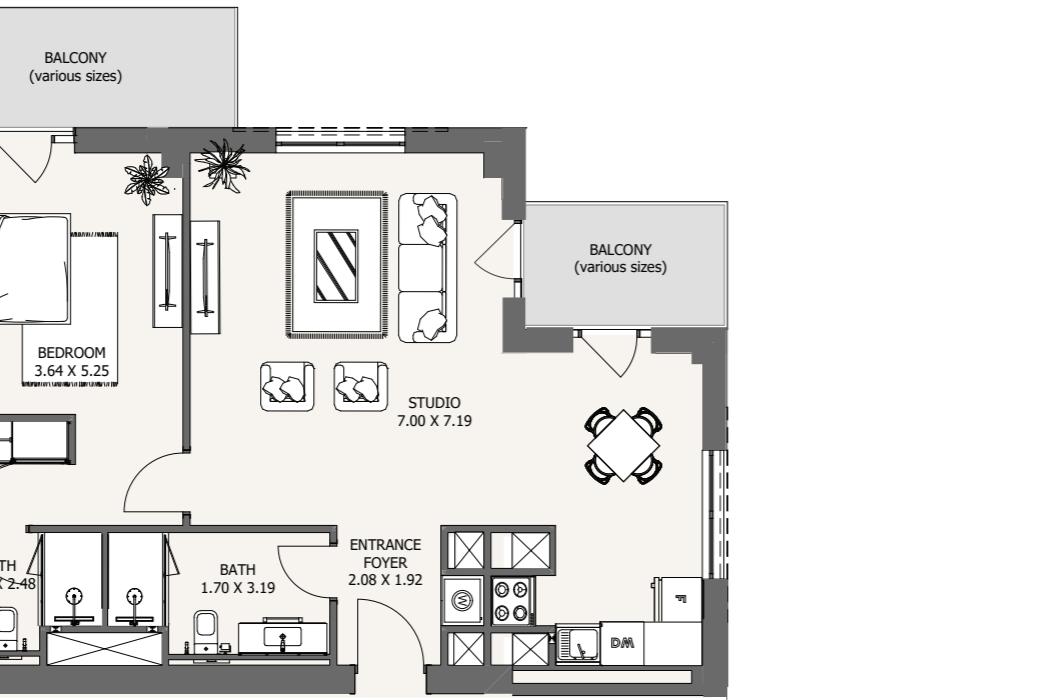
- From G to 9th Floor



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

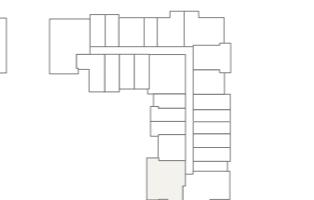
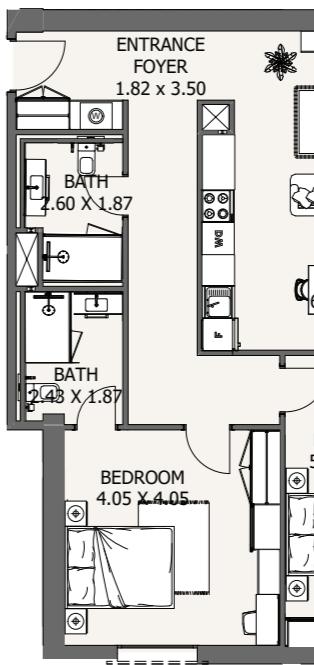
Tower E - From G to 9th Floor



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

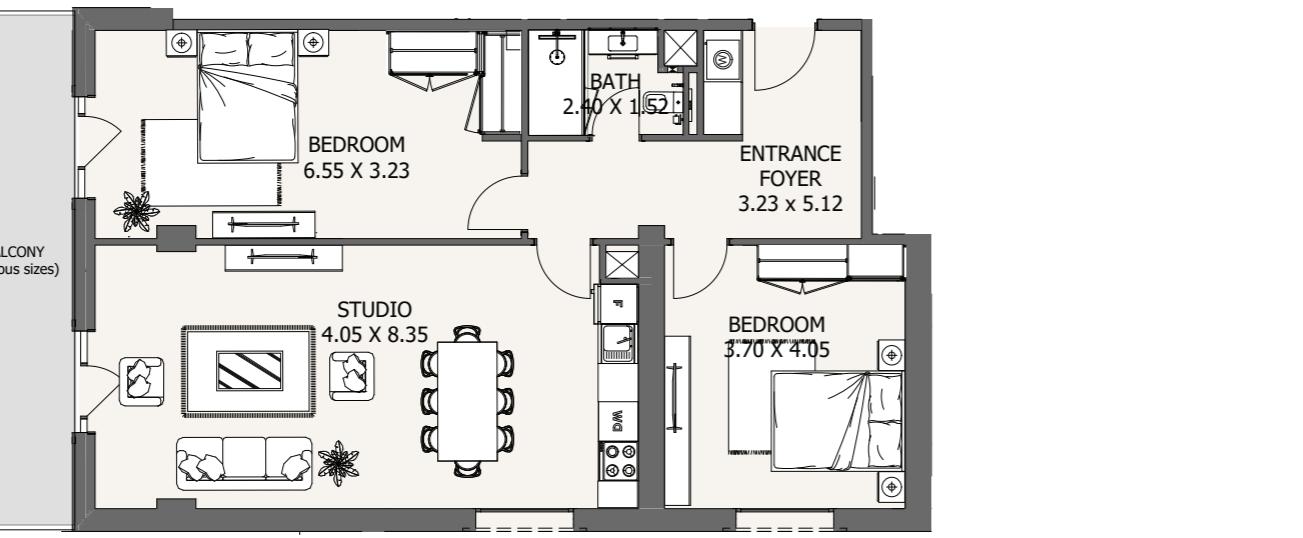
Tower C - From G to 9th Floor



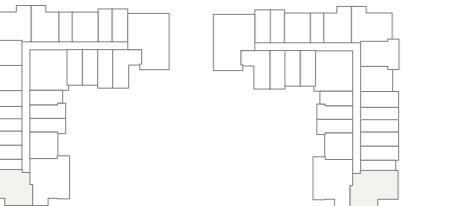
Internal Area	106.8 to 106.8 sq.ft
Outdoor Area	10.6 to 67.6 sq.ft
Total Area	113.1 to 174.4 sq.ft

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



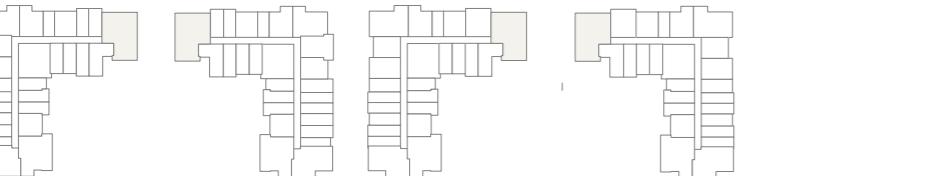
Internal Area	97.5 to 116.7 sq.ft
Outdoor Area	18.4 to 36.2 sq.ft
Total Area	114.7 to 127.9 sq.ft

2B | Type A4

Tower E - From G to 9th Floor



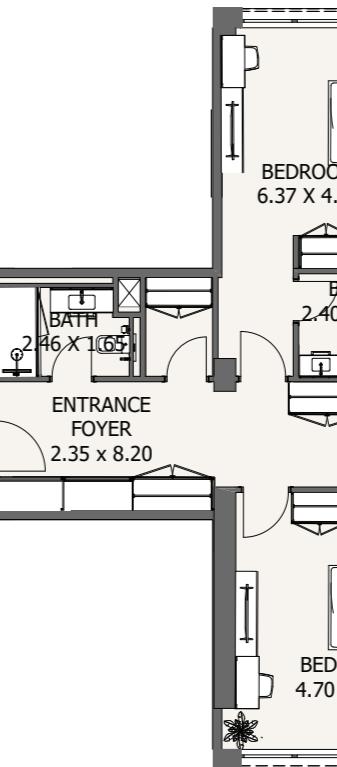
1st floor



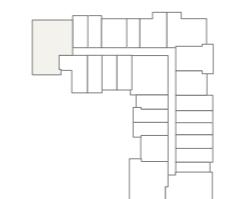
7th, 8th floor

2B | Type A5

Tower E - From G to 9th Floor



2nd, 3rd, 4th, 5th, 6th floor

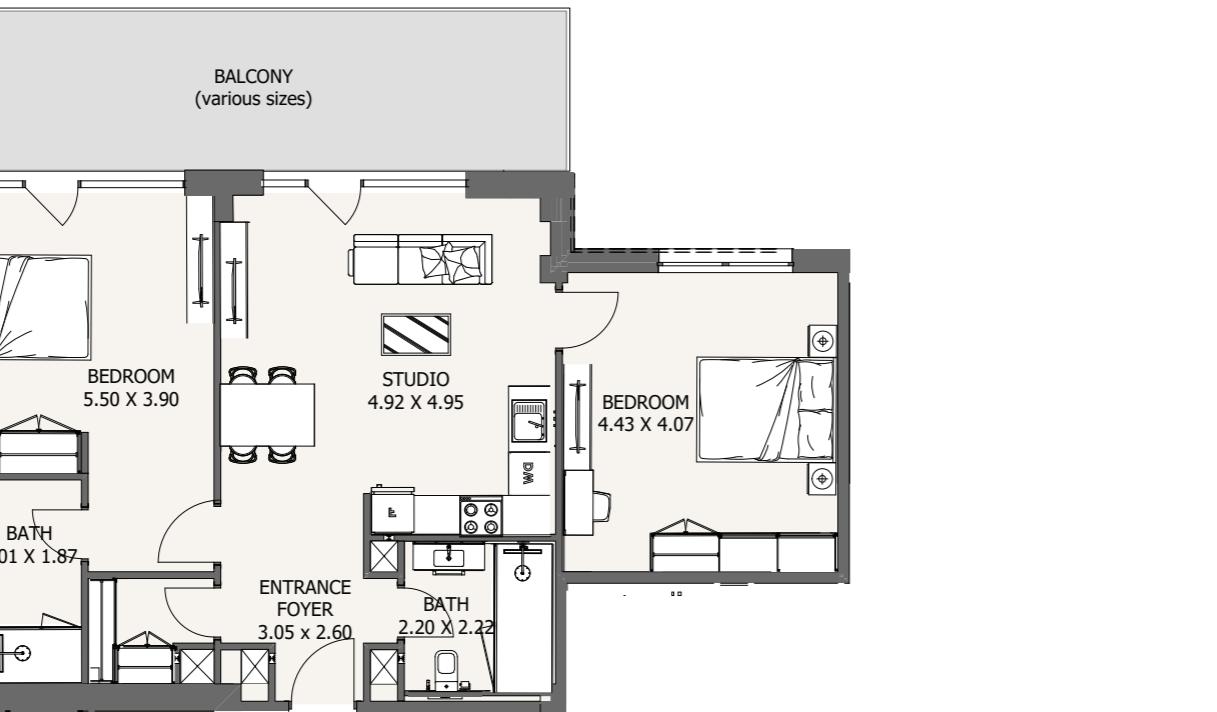


Internal Area	974.7 to 1045.1 sq.ft
Outdoor Area	69 to 258 sq.ft
Total Area	1043.9 to 1303.1 sq.ft

Internal Area	123.1 to 137.1 sq.ft
Outdoor Area	10.1 to 41.8 sq.ft
Total Area	133.1 to 178.8 sq.ft

2B | Type A6

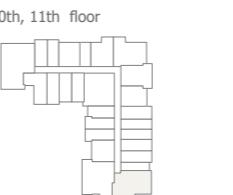
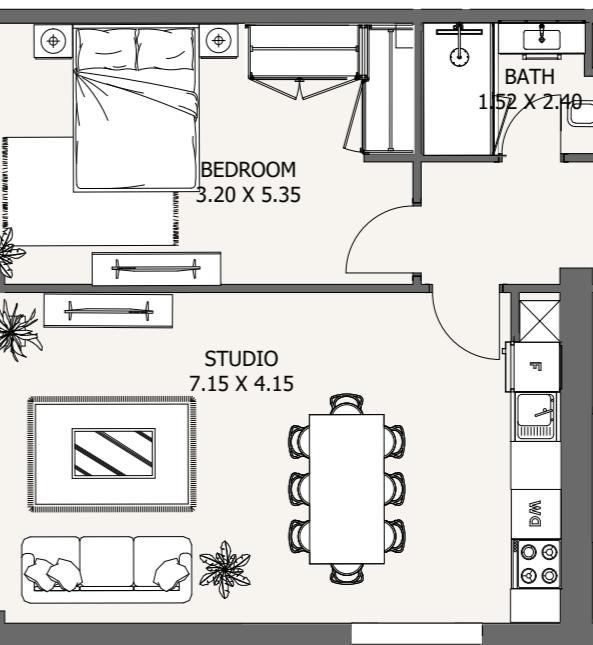
Tower E - From G to 9th Floor



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

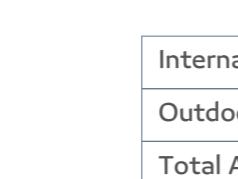
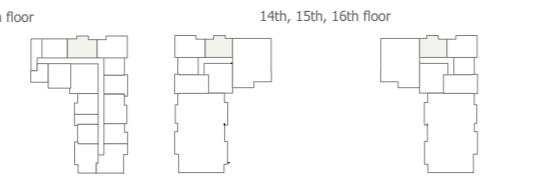
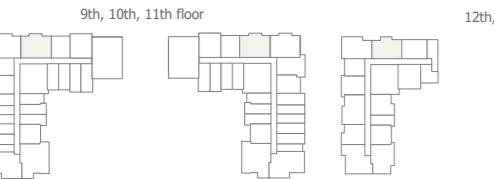
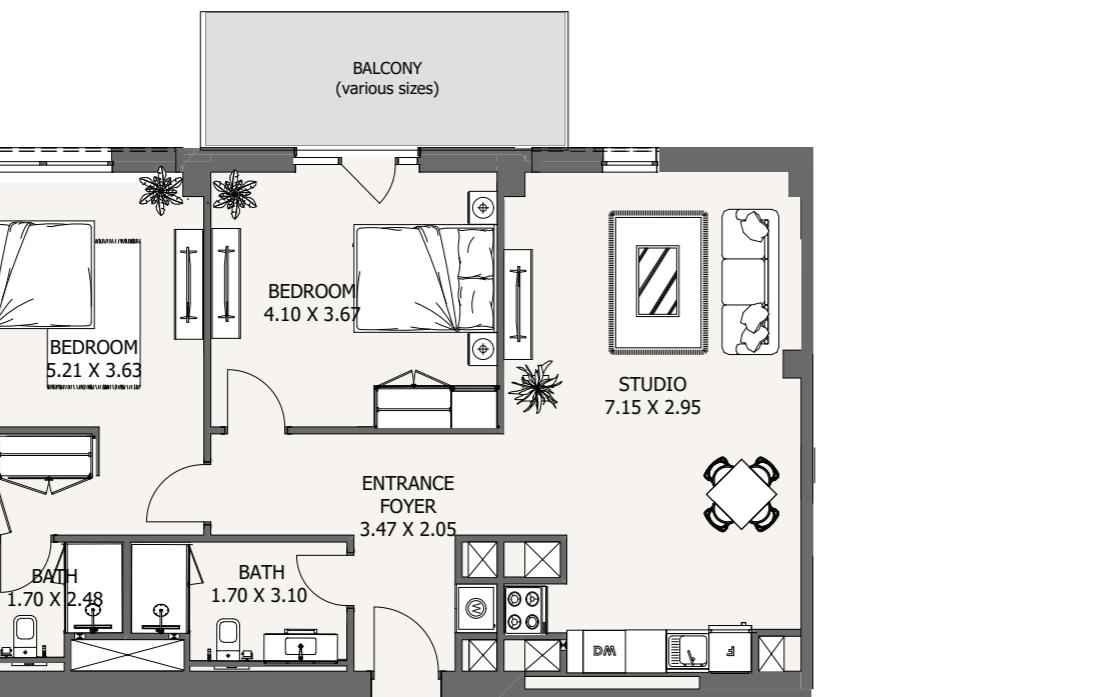
Tower E - From G to 9th Floor



Internal Area	93.7 to 93.5 sq.ft
Outdoor Area	0 sq.ft
Total Area	93.7 to 93.5 sq.ft

2B | Type A8

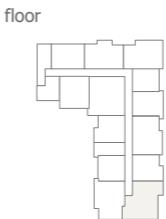
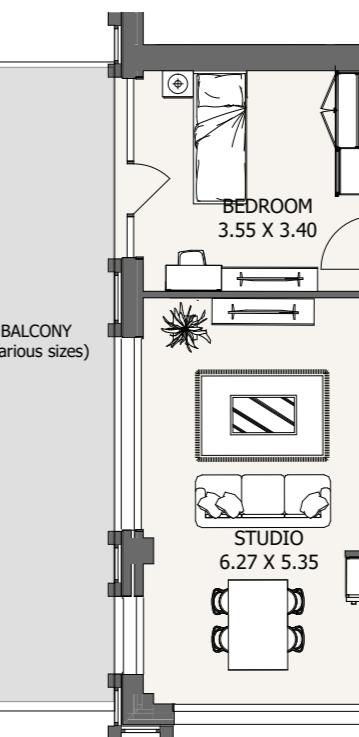
Tower E - From G to 9th Floor



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

2B | Type A9

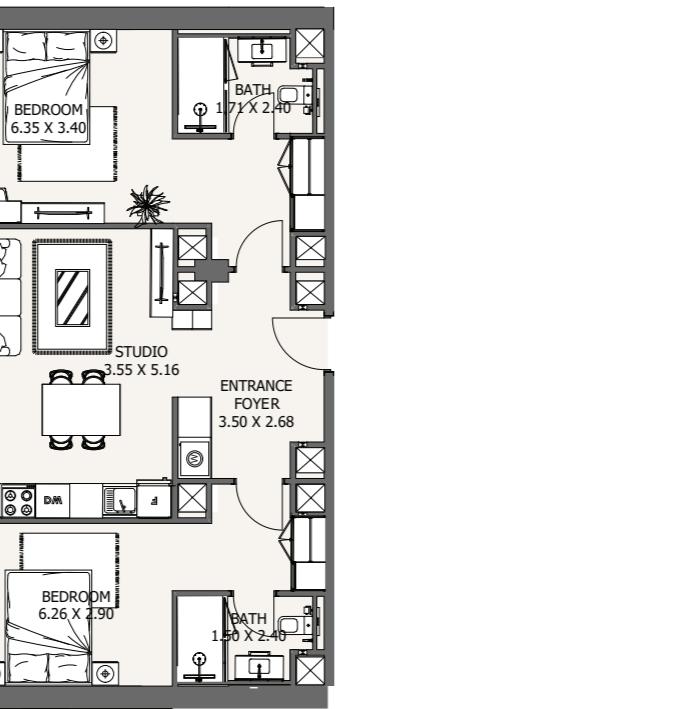
Tower E - From G to 9th Floor



Internal Area	866.2 to 882.8 sq.ft
Outdoor Area	66.3 to 212 sq.ft
Total Area	934.6 to 974.4 sq.ft

2B | Type A10

Tower E - From G to 9th Floor



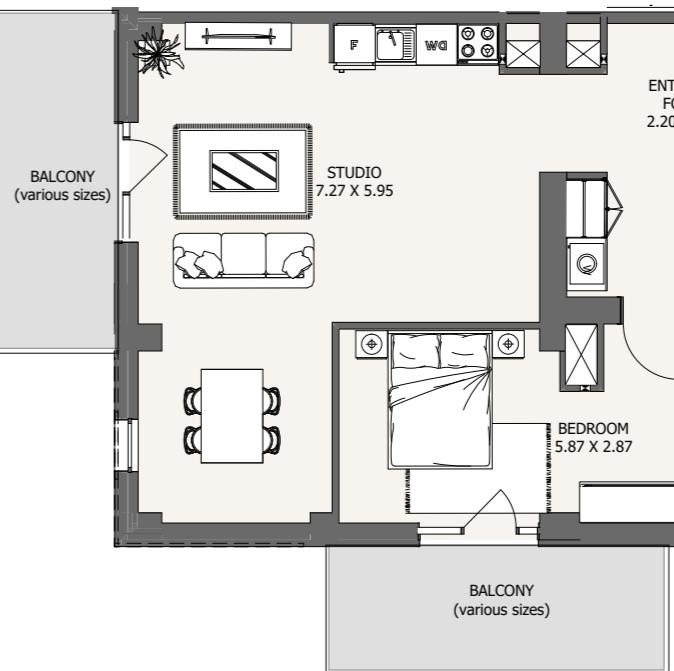
12th, 13th floor



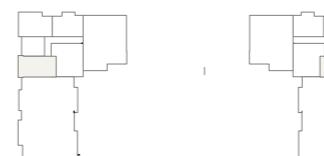
Internal Area	858.6 to 862.2 sq.ft
Outdoor Area	46.2 to 238.3 sq.ft
Total Area	908.4 to 1097 sq.ft

2B | Type A11

Tower E - From G to 9th Floor



12th, 13th floor



Internal Area	999.5 to 1089.4 sq.ft
Outdoor Area	51.2 to 150 sq.ft
Total Area	1074.7 to 1159.3 sq.ft

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