

# ARABIAN RANCHES

SEA BREEZE



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SEA BREEZE



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SABAH INVESTMENT GROUP

# 05

## About Arabian Ranches

Arabian Ranches developed by RMS Capital Investment, is a premier residential complex located in the prestigious Sea Breeze area near the Caspian Sea.

The project combines the elegance of Eastern architecture with the beauty of coastal living, offering a unique blend of luxury and tranquility. With its proximity to the sea and its exquisite design inspired by the grandeur of Middle Eastern palaces, Arabian Ranches is designed to be a peaceful retreat from the bustle of urban life.



"We build homes that reflect the harmony of the east and the sea"



08

## About *Project*

Arabian Ranches is a signature project developed by RMS, blending modern living and luxury in Azerbaijan. This unique residential complex represents Azerbaijan's growing prominence on the global stage and offers investors from around the world the chance to be part of the country's expanding real estate sector.

With Arabian Ranches, RMS aims to attract significant foreign investment, symbolizing Azerbaijan's economic rise and potential as a major player in the international market.



## Heritage-Inspired, Contemporary Living

Arabian Ranches is an enchanting fusion of Eastern heritage and contemporary elegance, where each home tells a captivating story. The design reflects the timeless beauty of Middle Eastern architecture, with intricate facades that shimmer against the backdrop of the Caspian Sea's endless horizon.

Here, architecture flows effortlessly with nature, inviting sea breezes and sunlight to weave through every room, seamlessly blending indoor elegance with the beauty of the outdoors.



**EXPERIENCES CRAFTED TO BE  
UNFORGETTABLE**

## Find Your Perfect Home Today

Step into a world of unmatched elegance and comfort with our exclusive selection of units. From stylish studios to spacious 1, 2, and 3-bedroom apartments, luxurious penthouses, and grand townhouses, our project has the perfect home for every lifestyle. Each unit is thoughtfully designed with your needs in mind, offering a blend of sophistication and functionality.



WHERE ELEGANCE BECOMES AN  
ART FORM



THE ART OF LIVING, PERFECTED IN  
EVERY CORNER



# AMENITIES

-  Private balconies/terraces as per unit plan.
-  Central air conditioning
-  Private parking
-  Swimming pool
-  Fitness center/gym
-  Walking and cycling tracks
-  Children's play area
-  Landscaped gardens
-  24/7 security and concierge service
-  Outdoor barbecue area
-  Multi-purpose sports courts

## Privileges



Access to all entertainment in Sea Breeze area



Special discount on all restaurants in Sea Breeze



Free access to the beach



Free access to the pools





## ARABIAN RANCHES

SEA BREEZE

### UNIT TYPES

Arabian Ranches offers a variety of residential options, including elegant three-story townhouses and apartments ranging from studios to three-bedroom units. Each home is designed with modern aesthetics and high-quality finishes, providing comfort and style in a vibrant community.

## St | Type A1

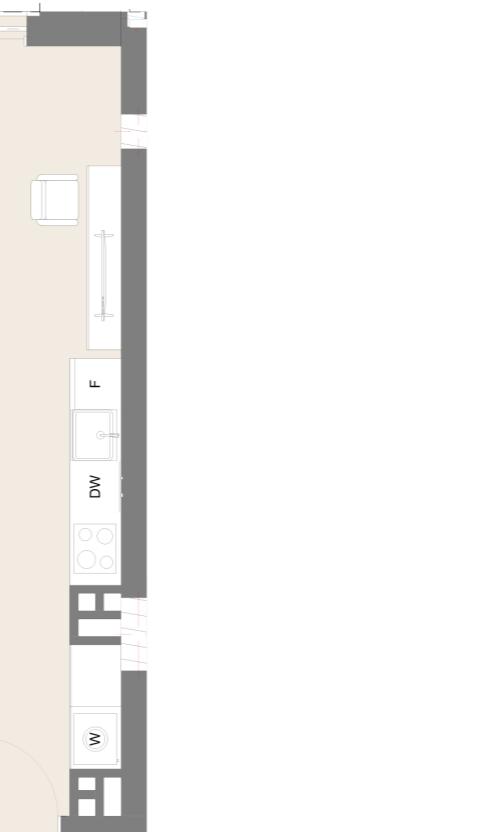
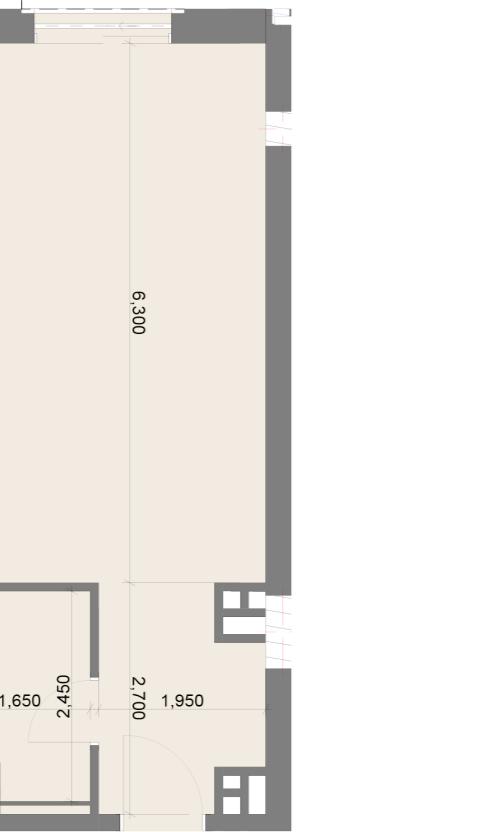
From ground to 9th floor



Internal Area	31.25 to 38.36 sq.m
Outdoor Area	2.25 to 13.86 sq.m
Total Area	36.69 to 48.08 sq.m

# St | Type A2

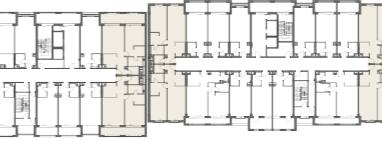
From 3rd ground to 9th floor



Internal Area	32.87 to 41.50 sq.m
Outdoor Area	0 sq.m
Total Area	32.87 to 41.50 sq.m

# 1B | Type A1

From ground to 10th floor



Internal Area	63.21 to 74.86 sq.m
Outdoor Area	5.1 to 21.32 sq.m
Total Area	72.42 to 96.18 sq.m

## 1B | Type A2

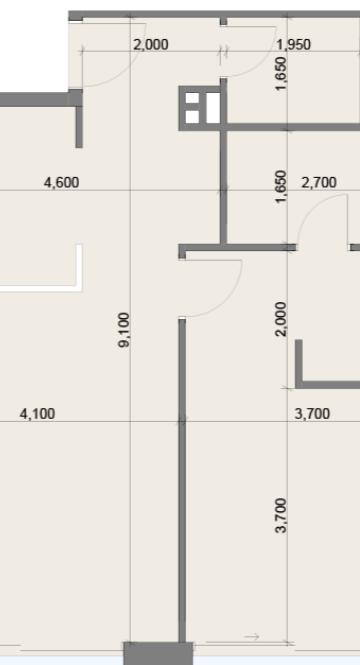
From ground to 8th floor



Internal Area	64.57 to 69.49 sq.m
Outdoor Area	8.86 to 18.04 sq.m
Total Area	76.61 to 84.86 sq.m

## 1B | Type A3

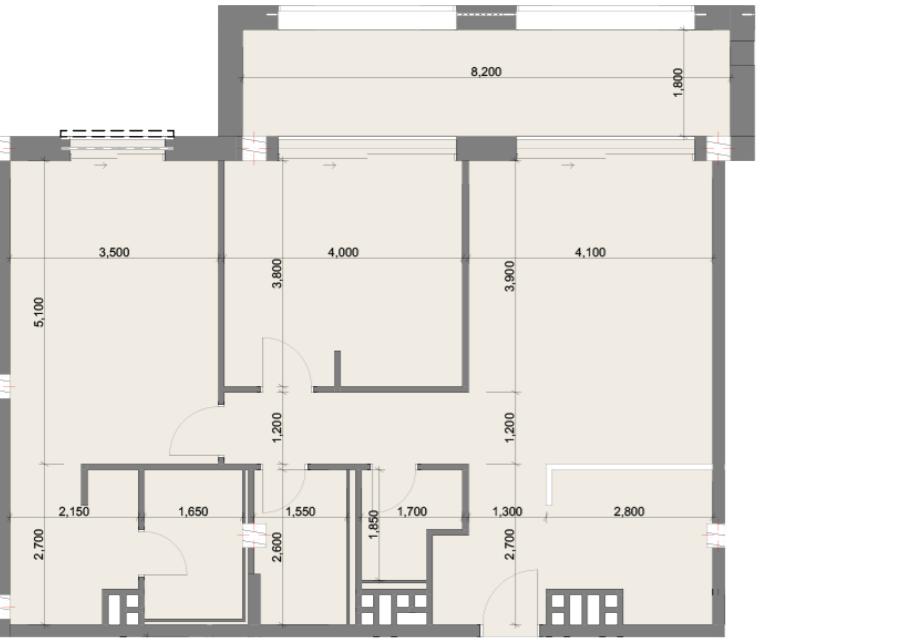
From 2ground to 8th floor



Internal Area	64.78 to 75.70 sq.m
Outdoor Area	0 sq.m
Total Area	64.78 to 75.70 sq.m

## 2B | Type A1

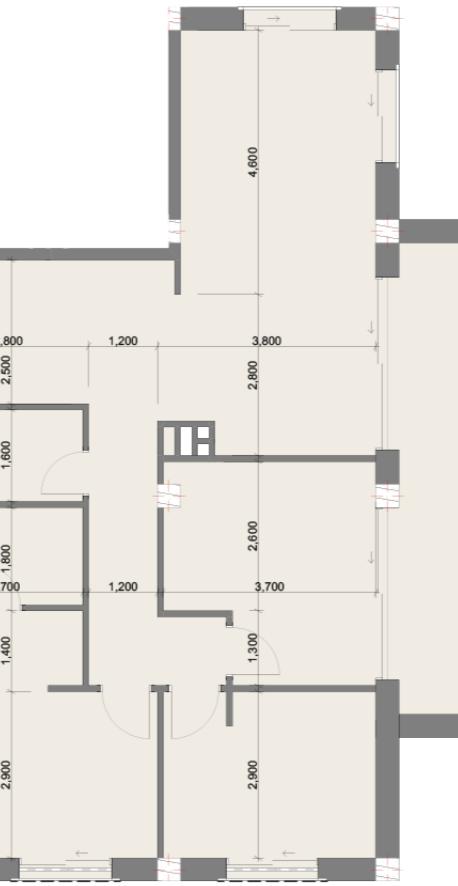
From ground to 9th floor



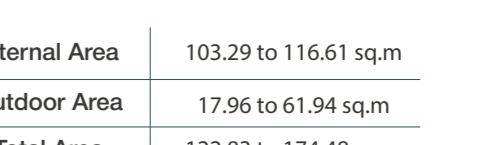
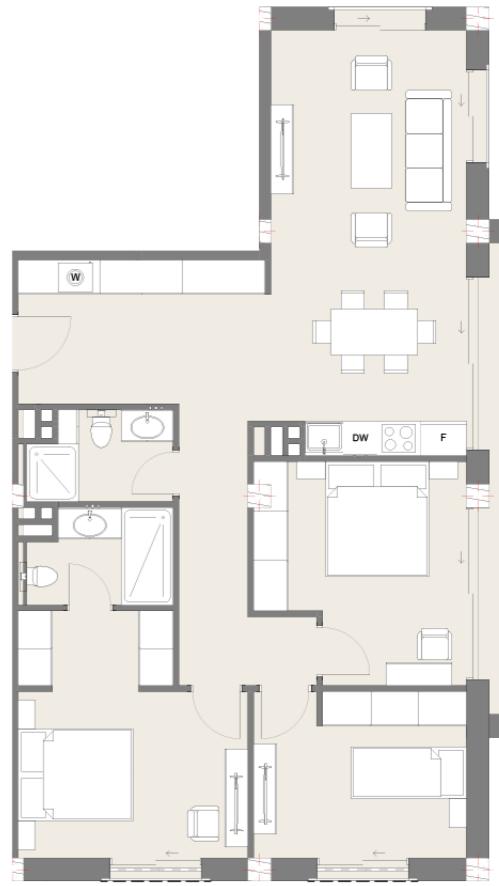
Internal Area	97.85 to 99.53 sq.m
Outdoor Area	10.92 to 63.42 sq.m
Total Area	110.45 to 161.27 sq.m

## 3B | Type A1

From ground to 8th floor

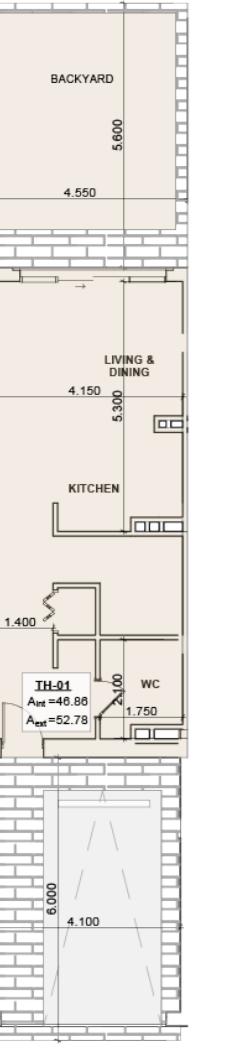


Internal Area	103.29 to 116.61 sq.m
Outdoor Area	17.96 to 61.94 sq.m
Total Area	122.83 to 174.48 sq.m

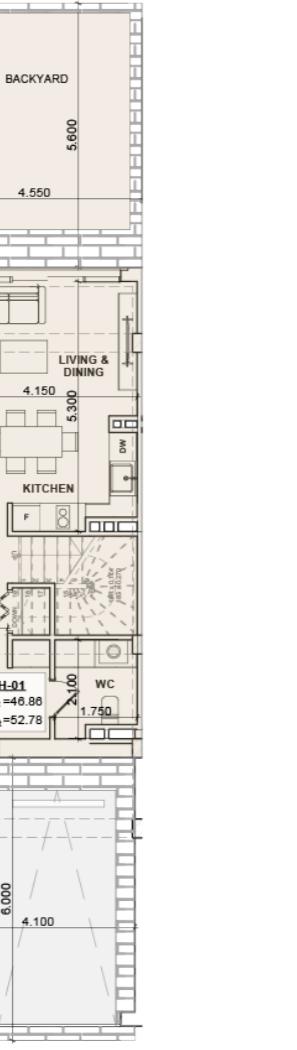


# Townhouse | 01

GROUND FLOOR



1ST FLOOR



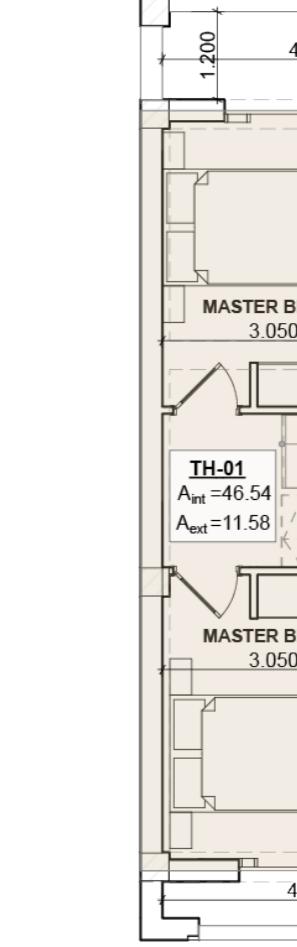
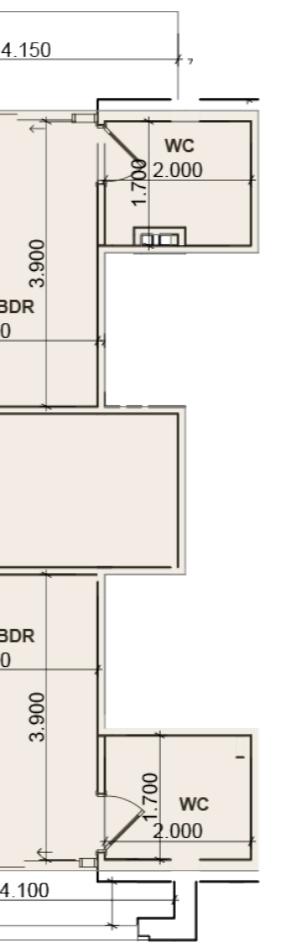
2ND FLOOR



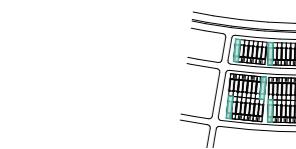
Internal Area	139.94 sq.m
Outdoor Area	76.76 sq.m
Total Area	216.70 sq.m

# Townhouse | 01

2ND FLOOR

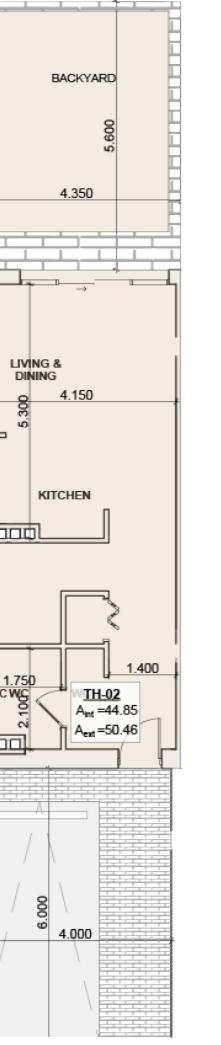


Internal Area	139.94 sq.m
Outdoor Area	76.76 sq.m
Total Area	216.70 sq.m



# Townhouse | 02

GROUND FLOOR



1ST FLOOR



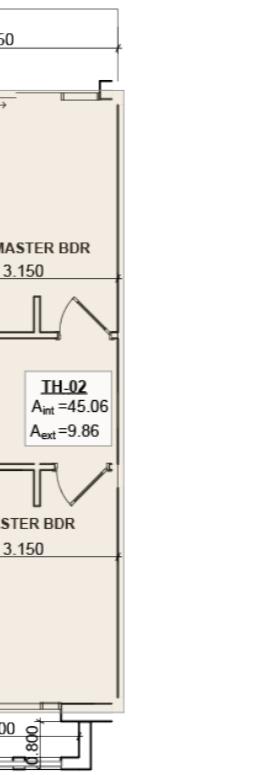
1ST FLOOR



Internal Area	134.97 sq.m
Outdoor Area	70.98 sq.m
Total Area	205.95 sq.m

# Townhouse | 02

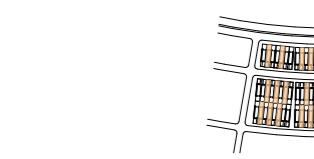
2ND FLOOR



2ND FLOOR



Internal Area	134.9 sq.m
Outdoor Area	70.98 sq.m
Total Area	205.95 sq.m



# Townhouse | 03

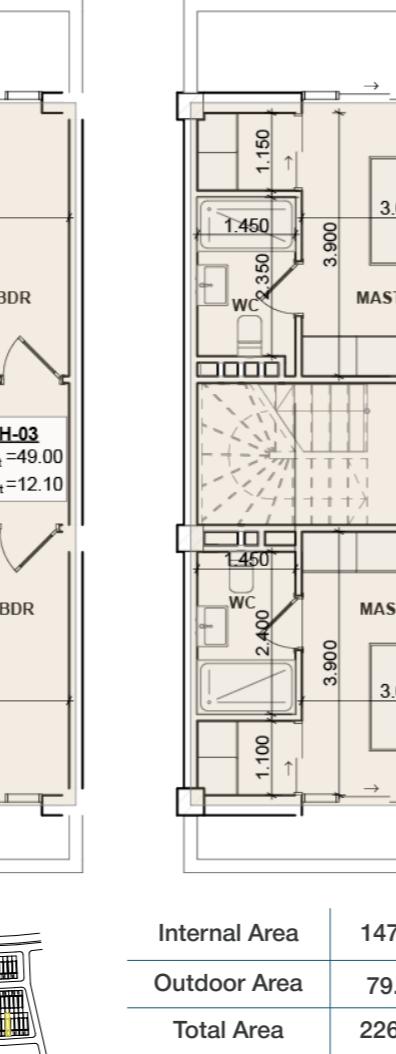
## GROUND FLOOR



**TH-03**

$A_{int} = 49.02$

$A_{ext} = 55.10$



147.04

sq.m

79.68

sq.m

226.72

sq.m

wnhouse | 03

## FLOOR



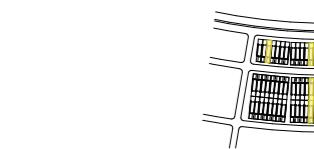
**TH-03**

$A_{int} = 49.00$

$A_{ext} = 12.10$

The diagram shows a rectangular room with various dimensions and fixtures. The overall width is 2.400 and the overall height is 2.400. A central area has a height of 2.350. On the left, there is a WC (water closet) and a sink. On the right, there is a shower area with a height of 1.450. A door opening is indicated at the top right with a height of 1.150.

The diagram shows a rectangular room with various dimensions and fixtures. The overall width is 2.400 and the overall height is 2.400. A central area has a height of 2.350. On the left, there is a WC area with a height of 1.450. On the right, there is a shower area with a height of 1.150. A small table or fixture is located in the center of the room.



Interr

Total Area 147.04 sq.m

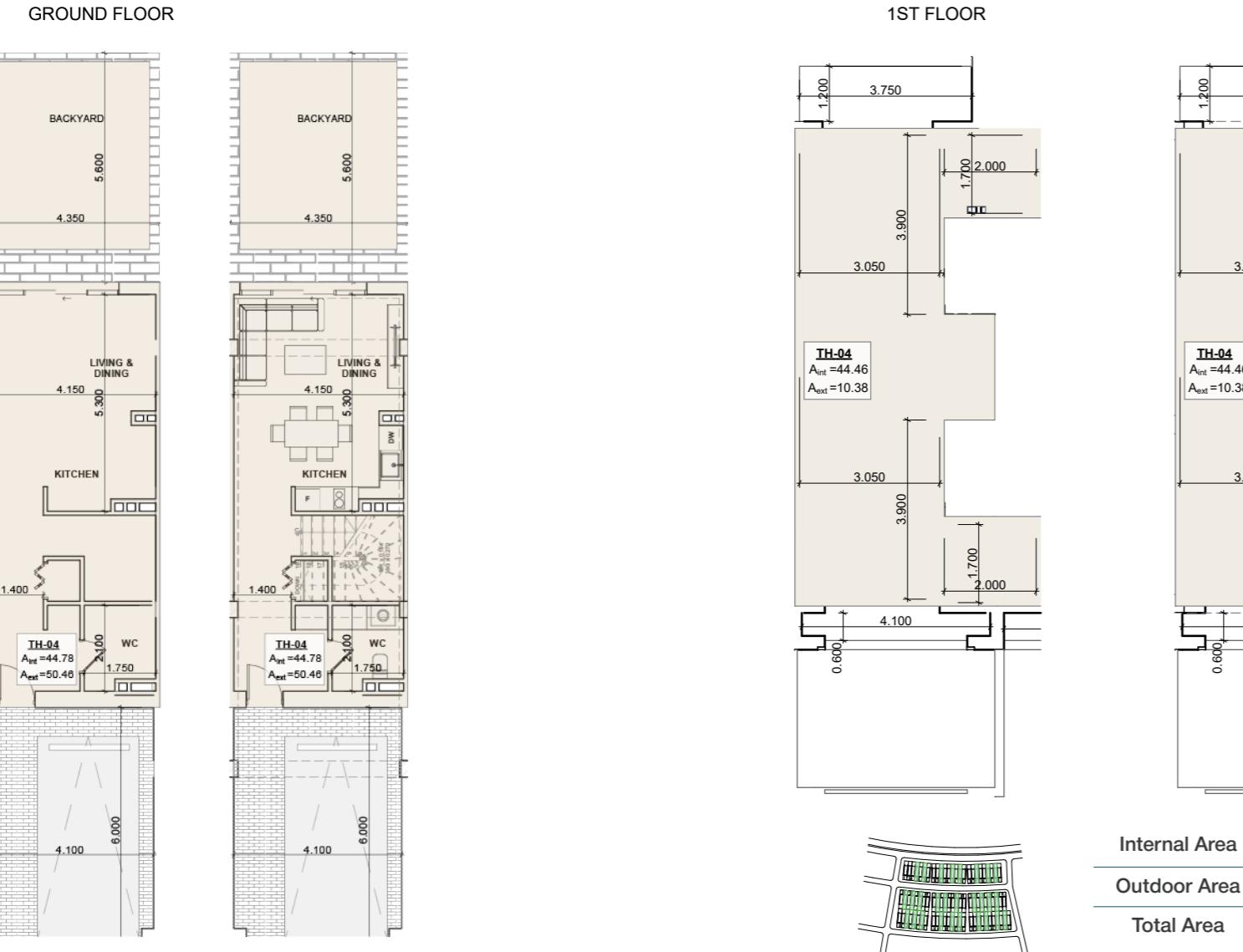
Outdo

Plot Area 79.68 sq.m

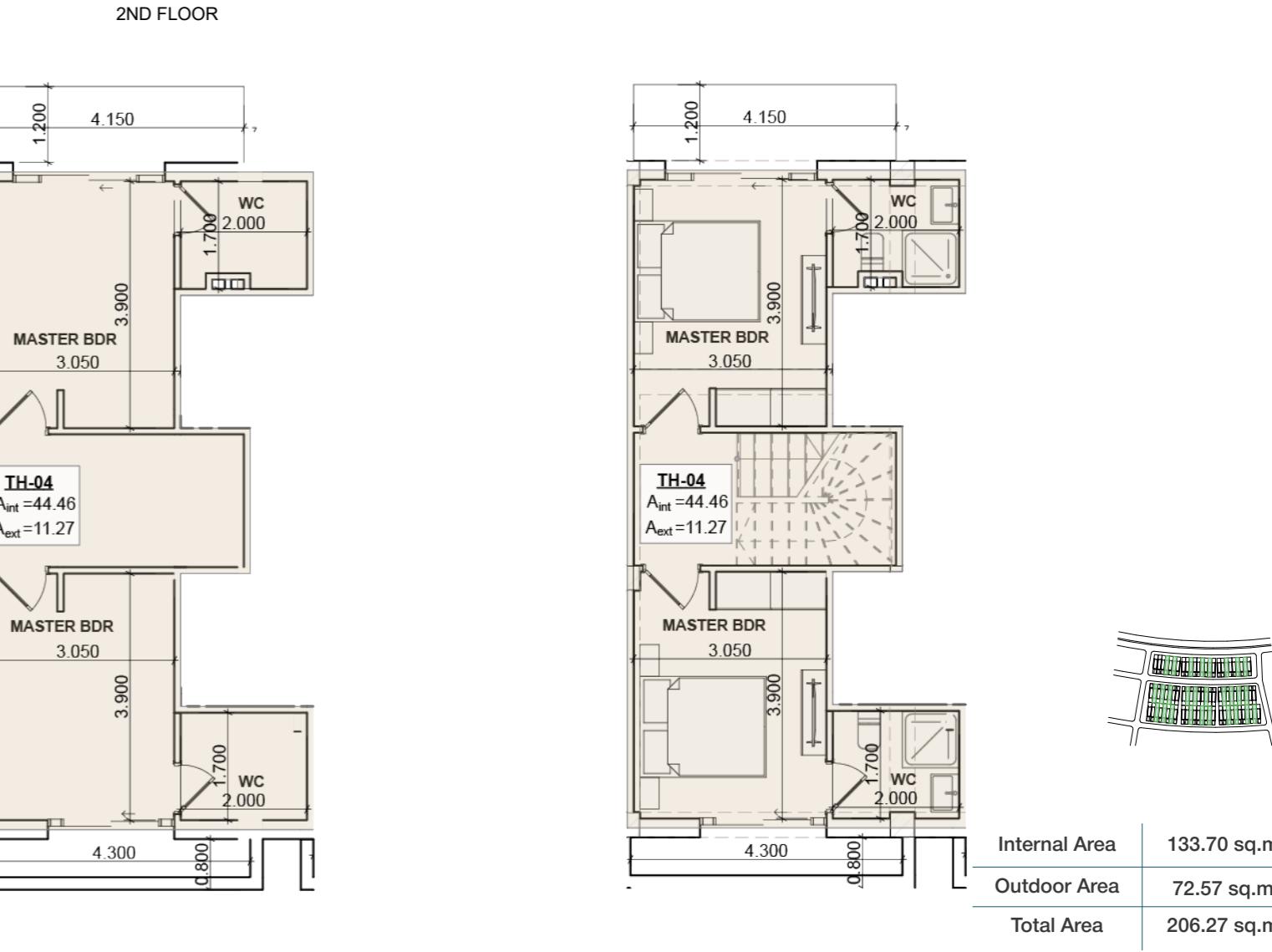
Total

I Area 226.72 sq.m

# Townhouse | 04

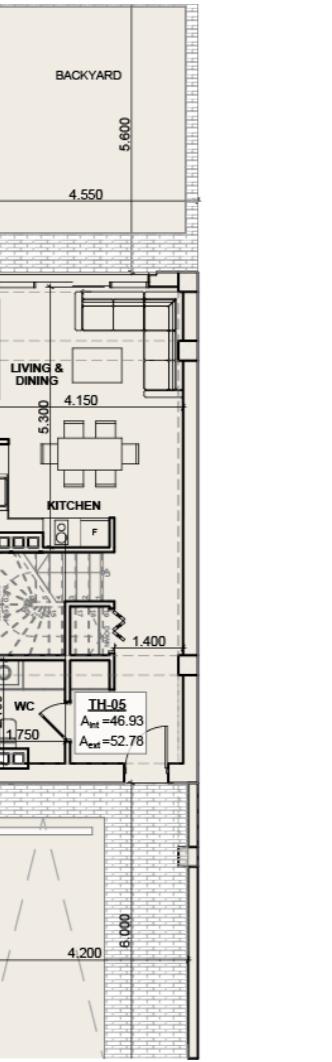


Townhouse | 04

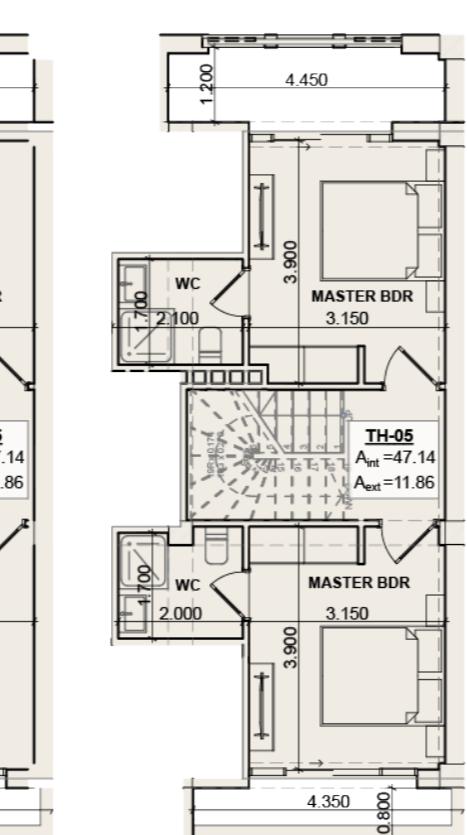


# Townhouse | 05

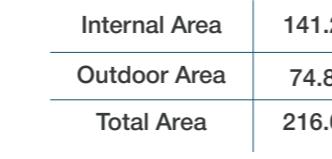
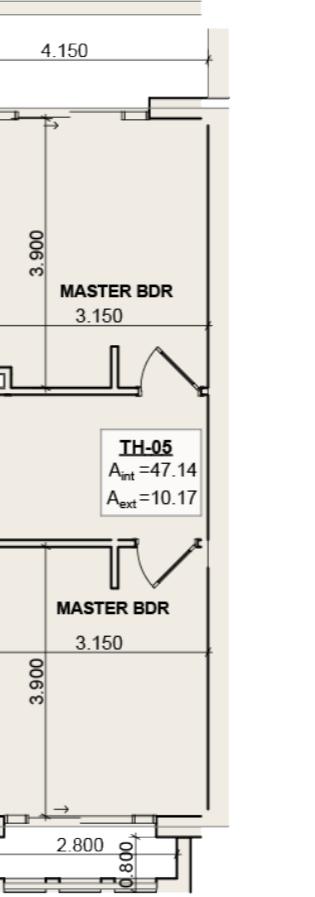
GROUND FLOOR



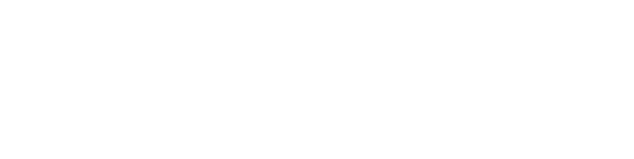
1ST FLOOR



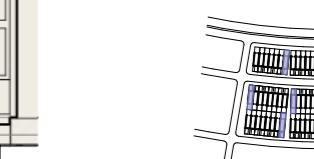
2ND FLOOR



Internal Area	141.21 sq.m
Outdoor Area	74.81 sq.m
Total Area	216.02 sq.m



Internal Area	141. sq.m
Outdoor Area	74.81 sq.m
Total Area	216.02 sq.m





MASTER PLAN

