

SEA BREEZE R E S O R T

Azerbaijan – the Land of Fire

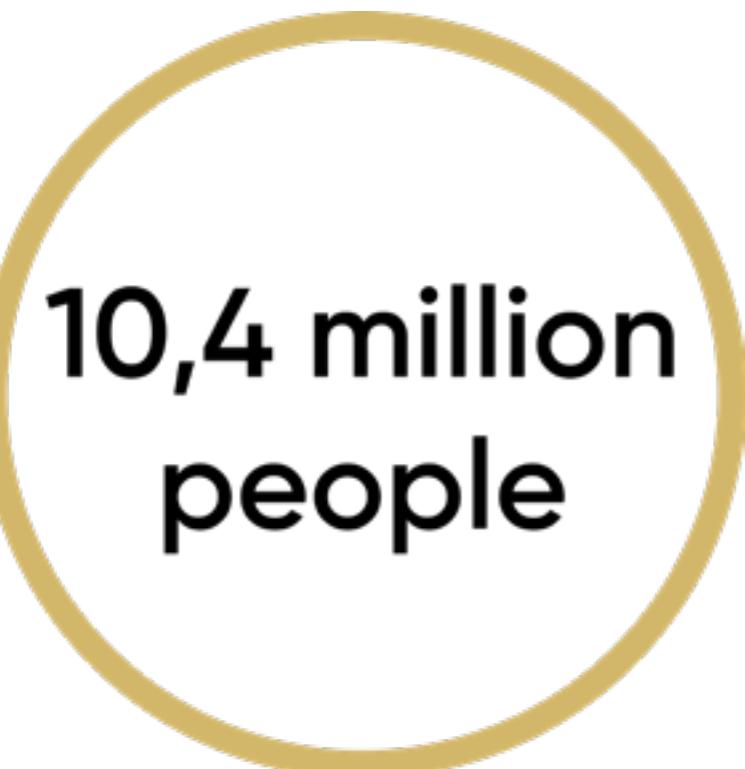
Azerbaijan is one of the oldest centers of civilisation.

Today Azerbaijan is a secular republic with a developed infrastructure, and in terms of the development level of state structures, it occupies a leading position in the Caucasus. The country develops steadily, investing a large part of the budget in the development of sports, education, tourism, and transport.

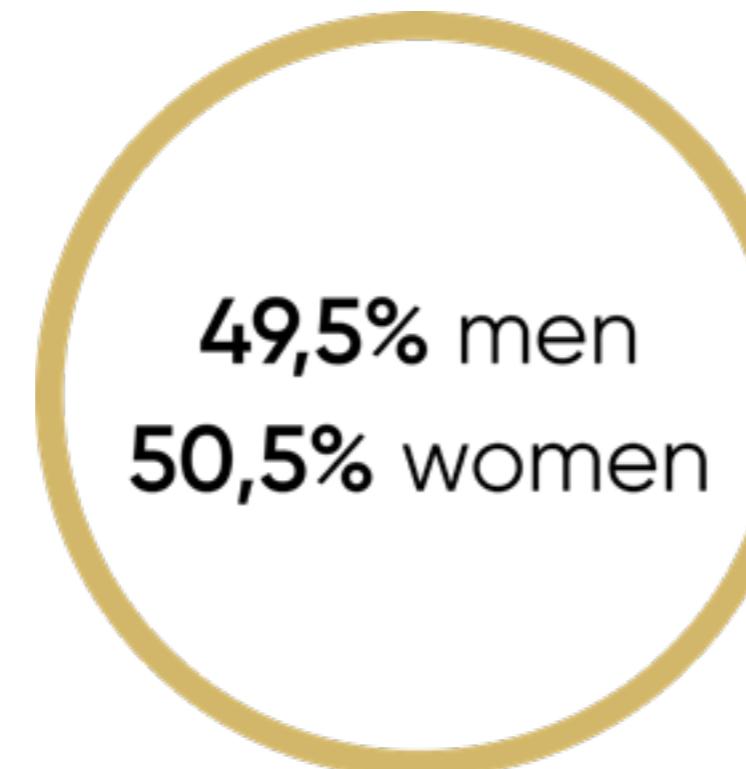
As an independent state, the Republic of Azerbaijan is a member of a number of international organizations, including the UN, the OSCE, the Council of Europe, the Organization of the Islamic Conference, the CIS and many others. Azerbaijan is also one of the founders of the GUAM regional group.



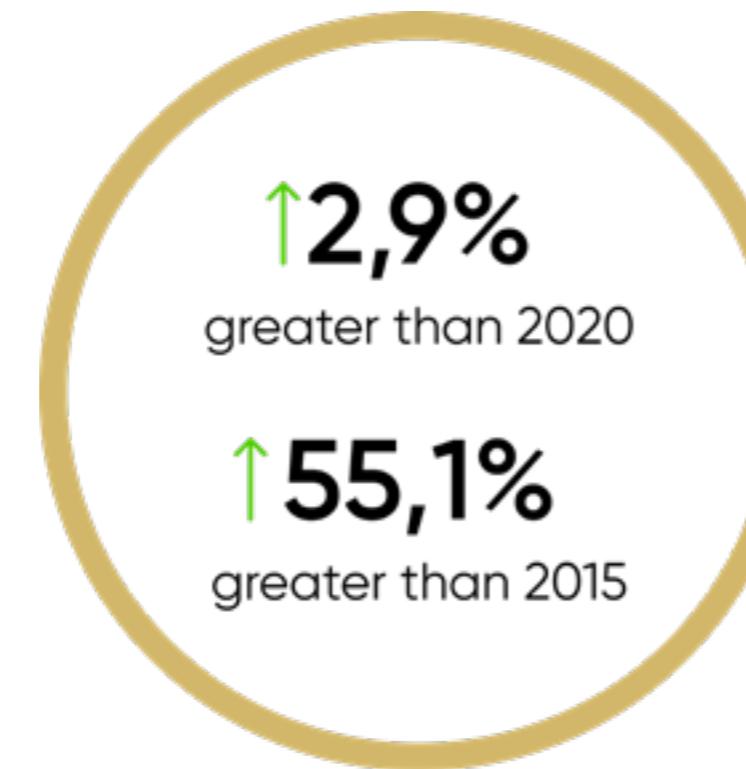
Population



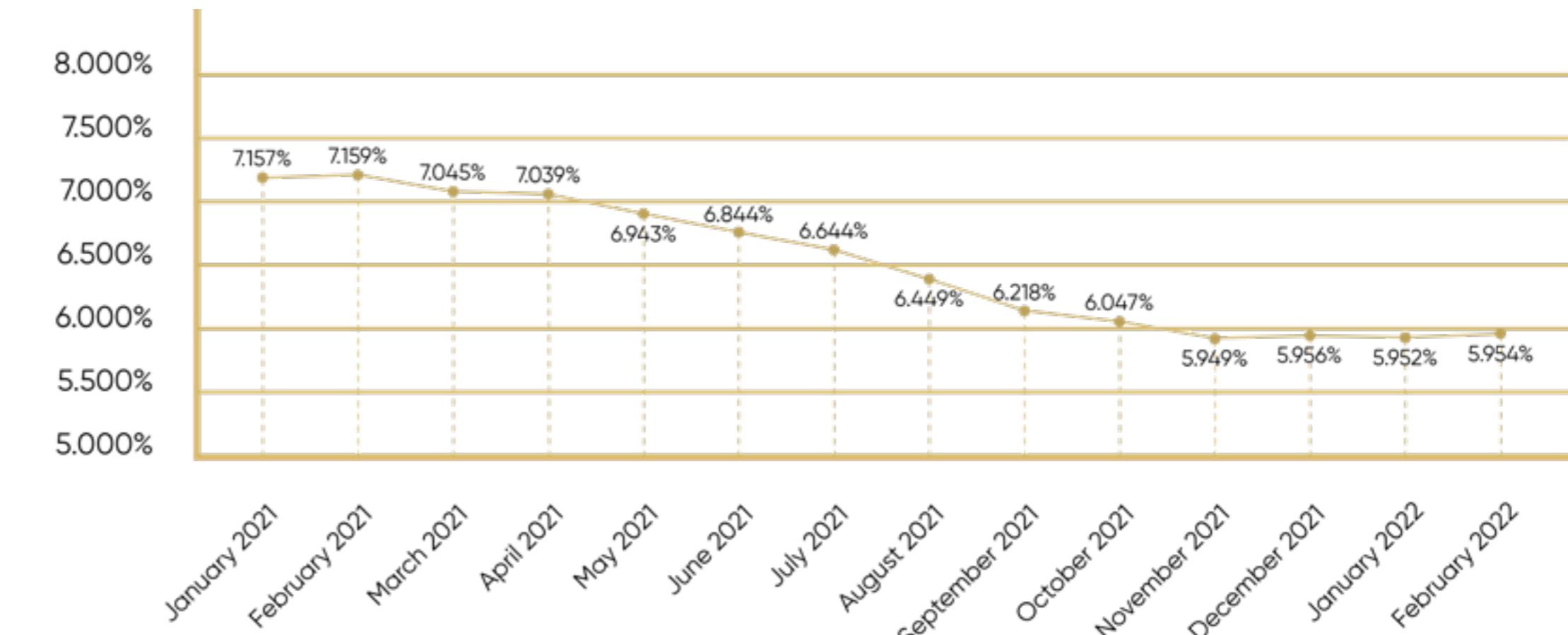
Population



Male to female ratio



Population income



Unemployment rate

Tourism

A huge number of tourists visit Azerbaijan all year round.

Almost all the world's top hotel brands are represented in the country, such as Four Seasons, Sheraton, Hilton, Marriott, Holiday Inn and others.

The flow of tourists to Azerbaijan is increasing every year and is more than 3 million people a year.

Also, tourists like to visit historical sites that are included in the UNESCO World Heritage List:

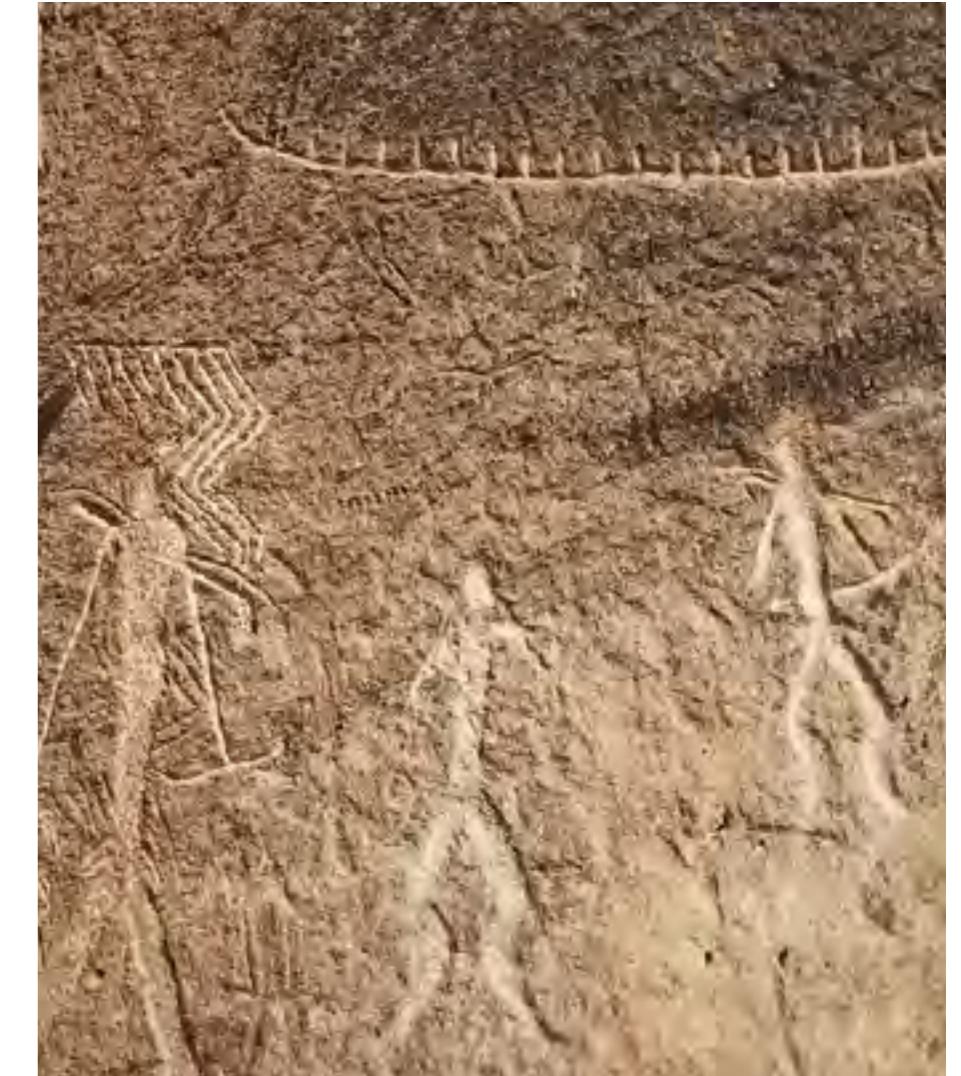
- Walled city of Baku with the Shirvanshah's Palace and the Maiden Tower
- Gobustan Rock Art Cultural Landscape
- The historical center of the Sheki city with the Khan's Palace



**3,17 million
people**

↑ 58% greater than 2015

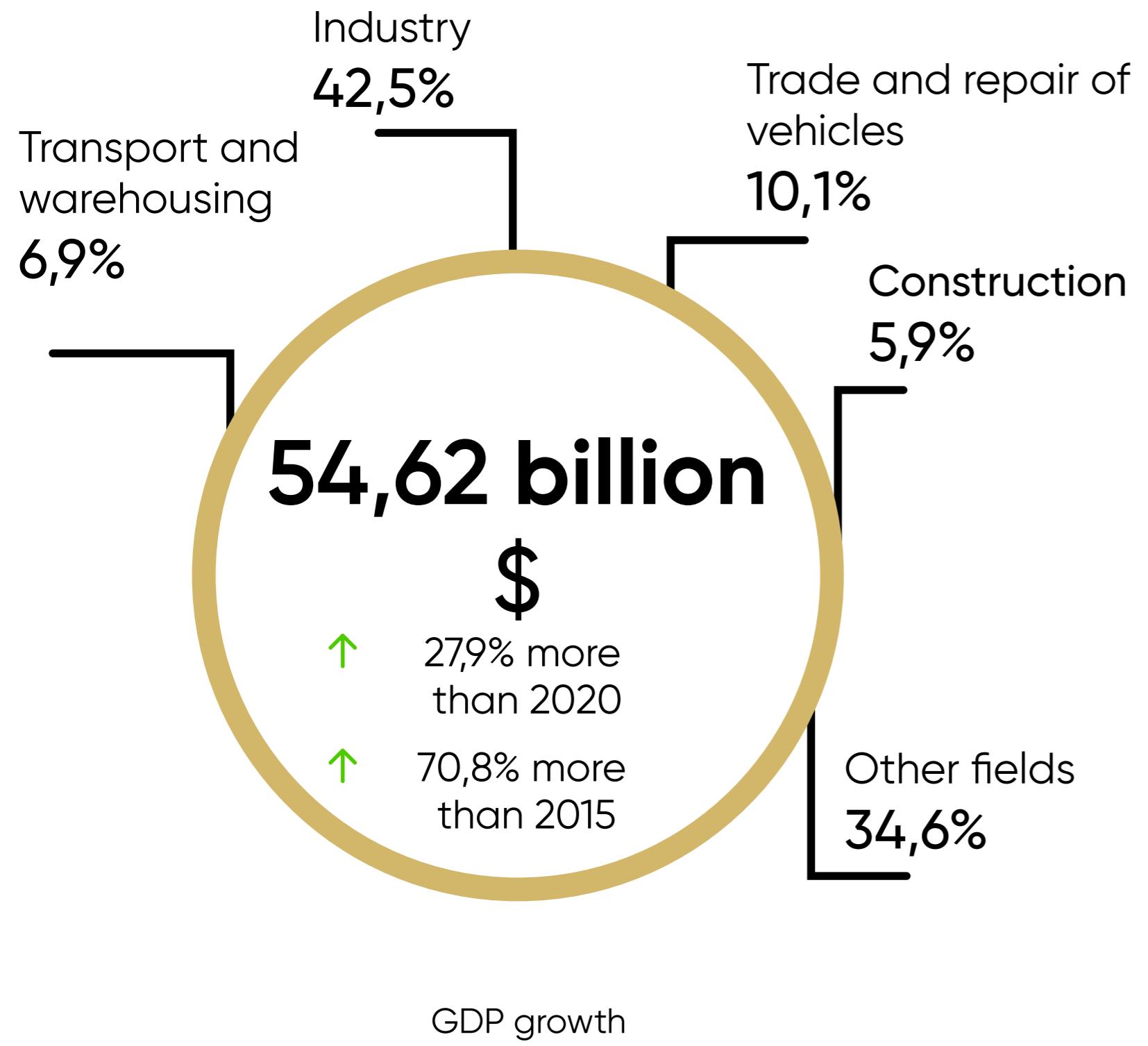
Foreign tourists 2019



**1,75 billion
\$**

↑ 162,4% greater than 2015

Expenditure of foreign tourists for tourism purpose



Investments and profit

Since 2015, investments in the country's economy have amounted to more than 100 billion manats, big part of which is accounted for by foreign investment.

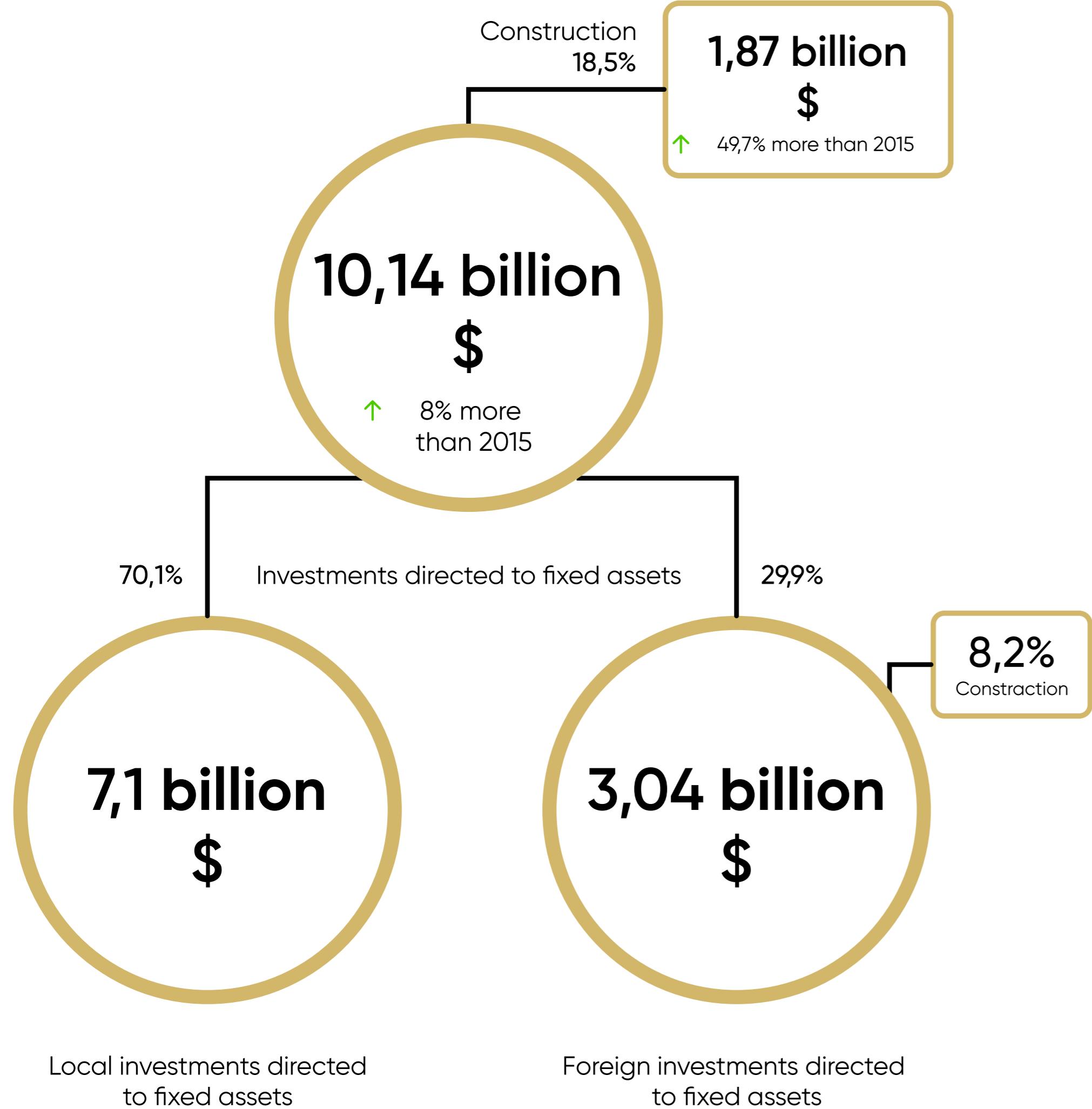
The oil sector grew by 1.8%, while the non-oil sector increased by 7.2%.

The non-oil sector accounts for 45% of the total GDP per year, with the following main fields: 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, foreign trade turnover amounted to 30.2 billion dollars.

Currently, the government takes measures to expand entrepreneurship and increase its role in the economy. Besides, further improvement of the business and investment climate in the country is always in priority.



Global companies

Azerbaijan retains its high investment attractiveness.
Globally known companies invest in the country.



Schlumberger

mace



Deloitte.



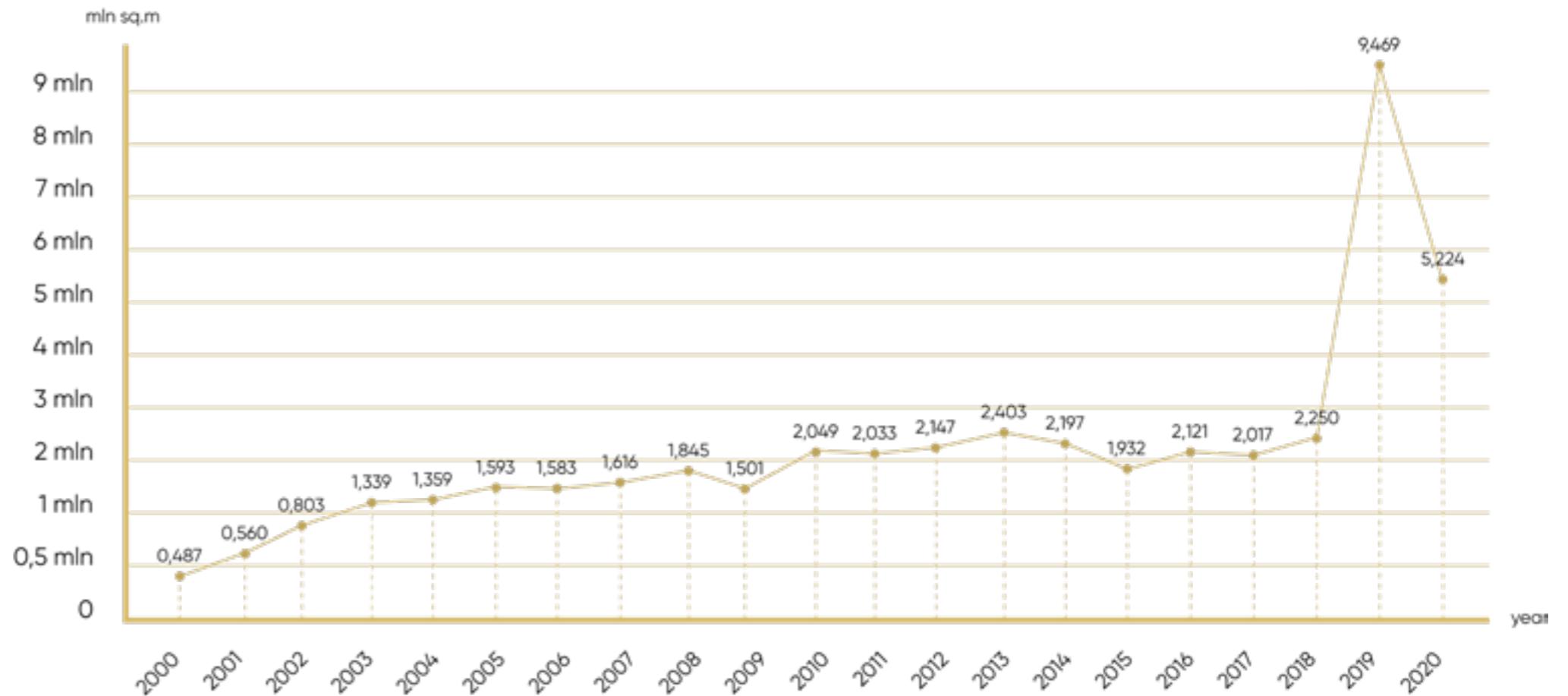
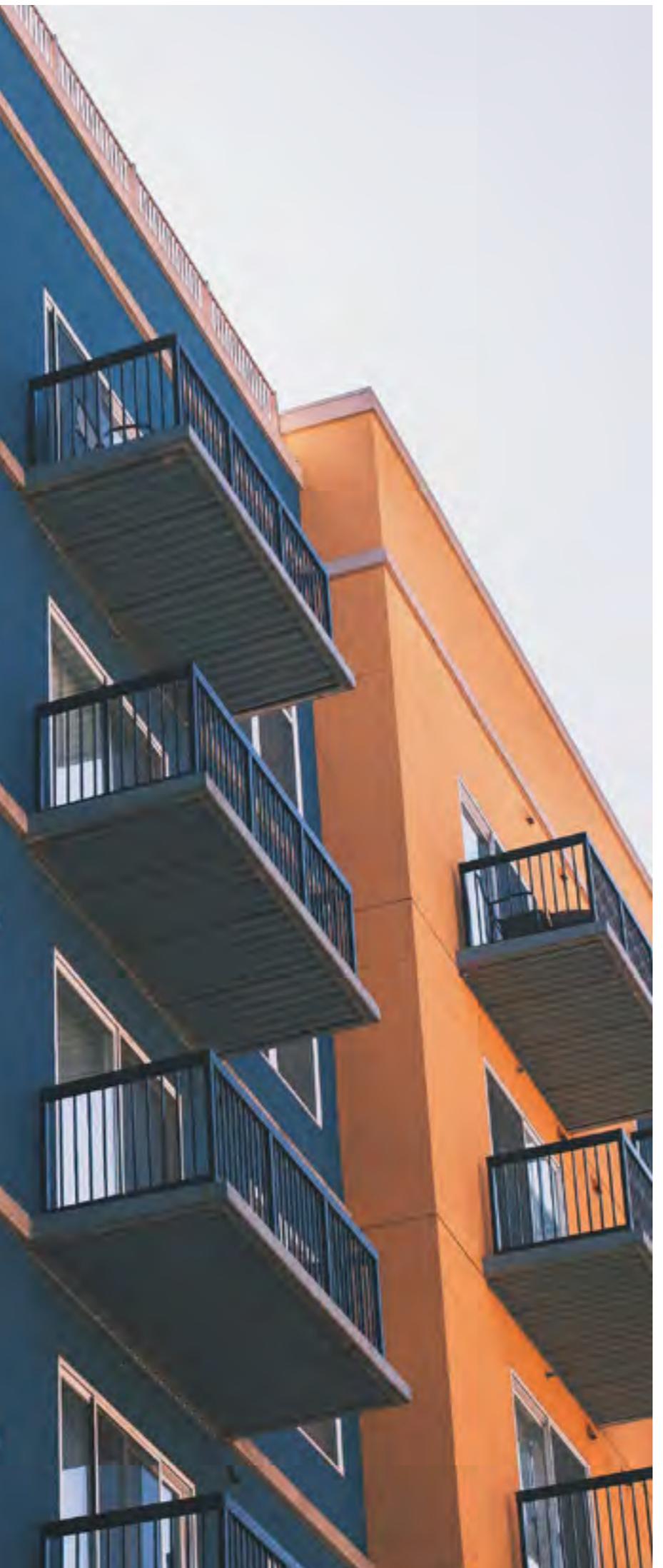
McKinsey & Company

Real Estate

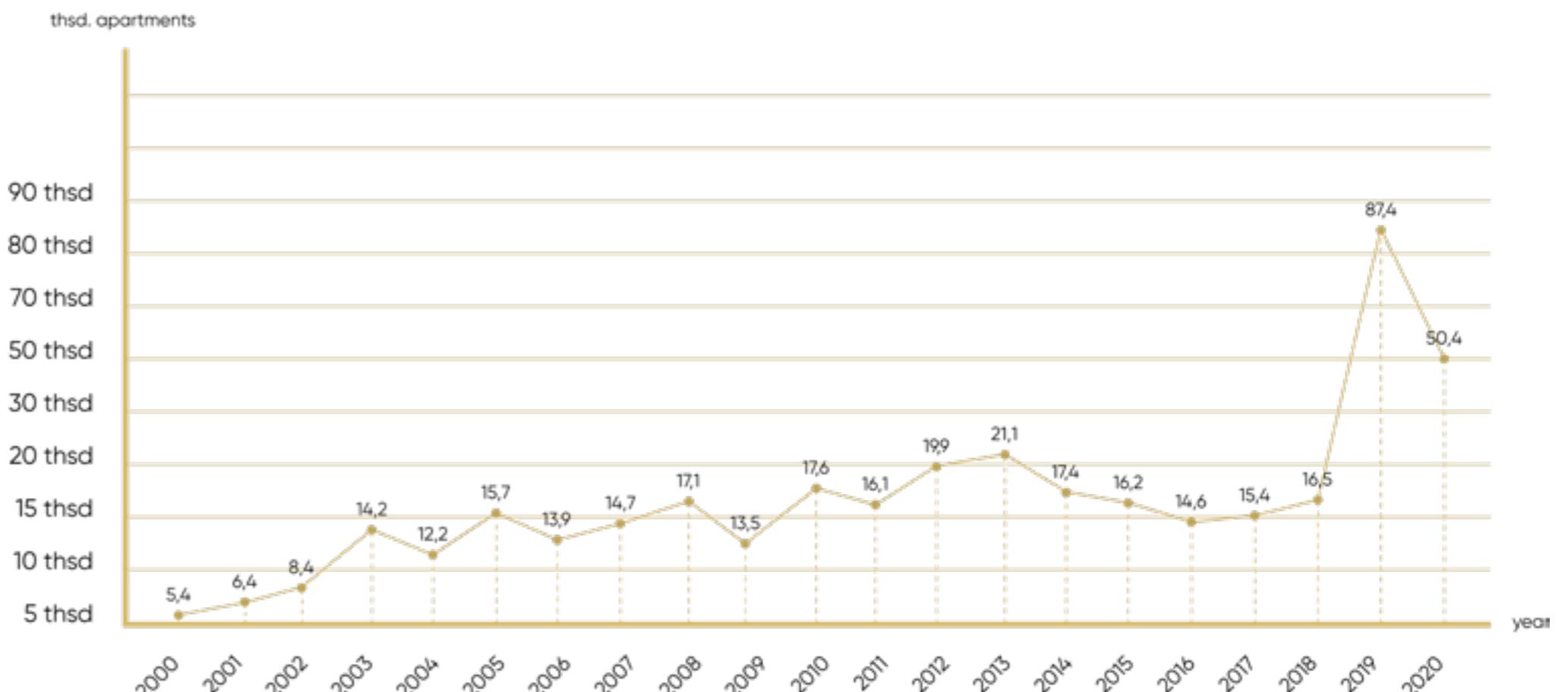
The construction of dwellings in Azerbaijan has increased greatly since the beginning of the 21st century.

In 2020, it amounted to 5.16 mln sqm, 93.3% of which is non-state property.

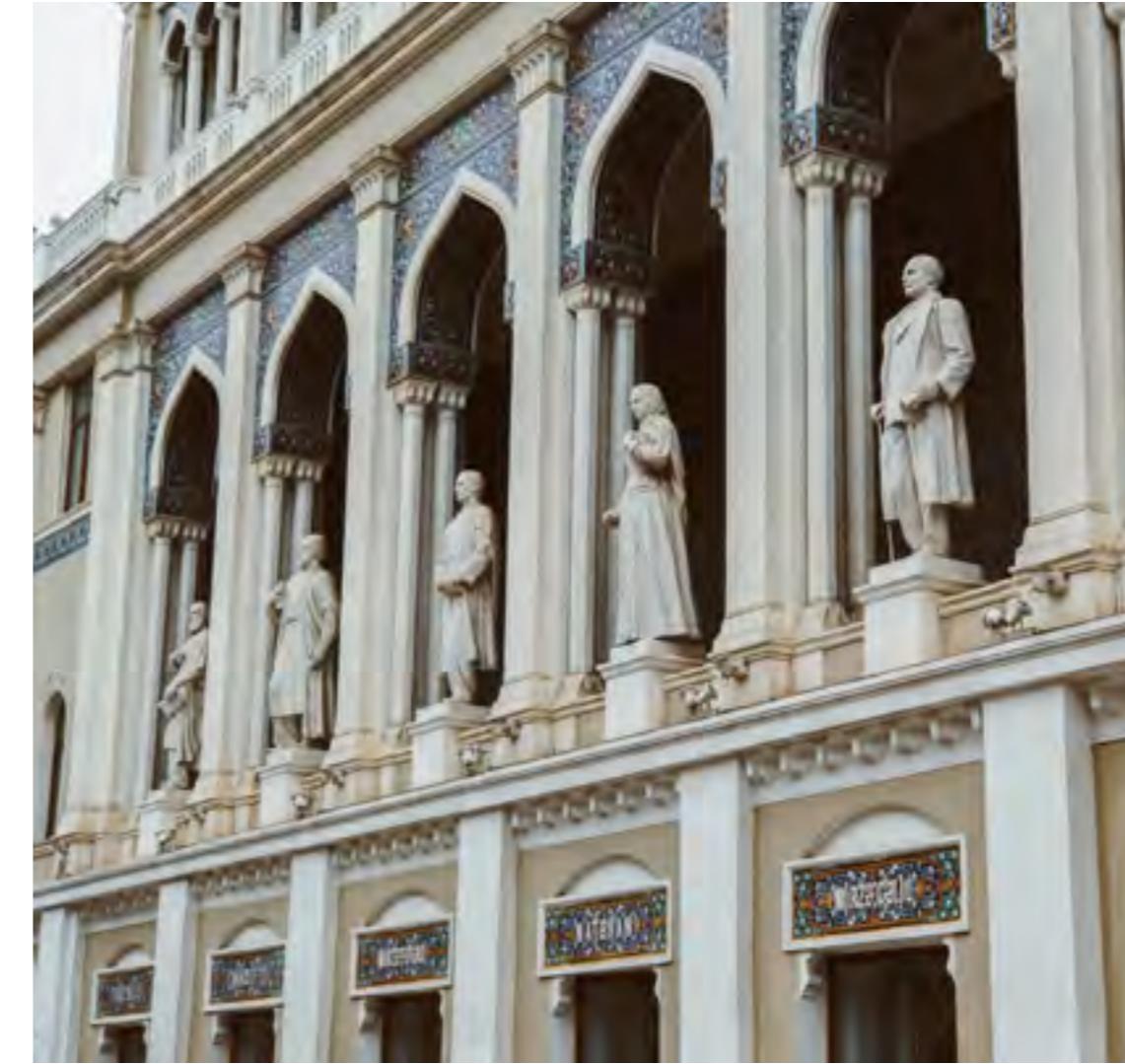
There are 1901 construction enterprises in total, 700 of them are engaged in residential and non-residential buildings, and their value of construction work is \$2,11 bln.



Dwellings houses submitted into use



Number of dwellings introduced into use



Baku

Baku is the capital of Azerbaijan, a city that combines the dynamics of modern life and the traditions of a rich culture. Everyone calls this city differently: the city of winds», «Eastern Paris» – and all these titles are indeed relevant. Baku fascinates with its contrasts. Here the newest districts and business centers are interspersed with historical quarters, and all this is imbued with a unique oriental flavour. Thanks to this unique ambience, Baku is increasingly becoming an object of active interest for tourists from all over the world.

Popular places in Baku:

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

Prospects and opportunities

Baku opens up a wide range of investment opportunities for investors in different spheres. One of the most attractive areas at the moment is real estate. Due to the fast urbanization and increased tourist interest, real estate investment has never been so lucrative.

The annual growth in real estate prices is up to 15%

Also, due to increased demand, the price of renting real estate is growing. There are some significant reasons leading to high demand, such as the development of tourism and the massive demolition of dilapidated accommodation (as a result, many people began to rent apartments).

The annual increase in rental prices is 4-5%

Azerbaijan and Baku generally adhere to the concept of smart urbanism. A clear example of this concept is the Sea Breeze Resort and Residential Complex.



Benefits of investing in Azerbaijan and real estate in Azerbaijan



Low property and property sale taxes



Global brands of restaurants, hotels, and fashion houses



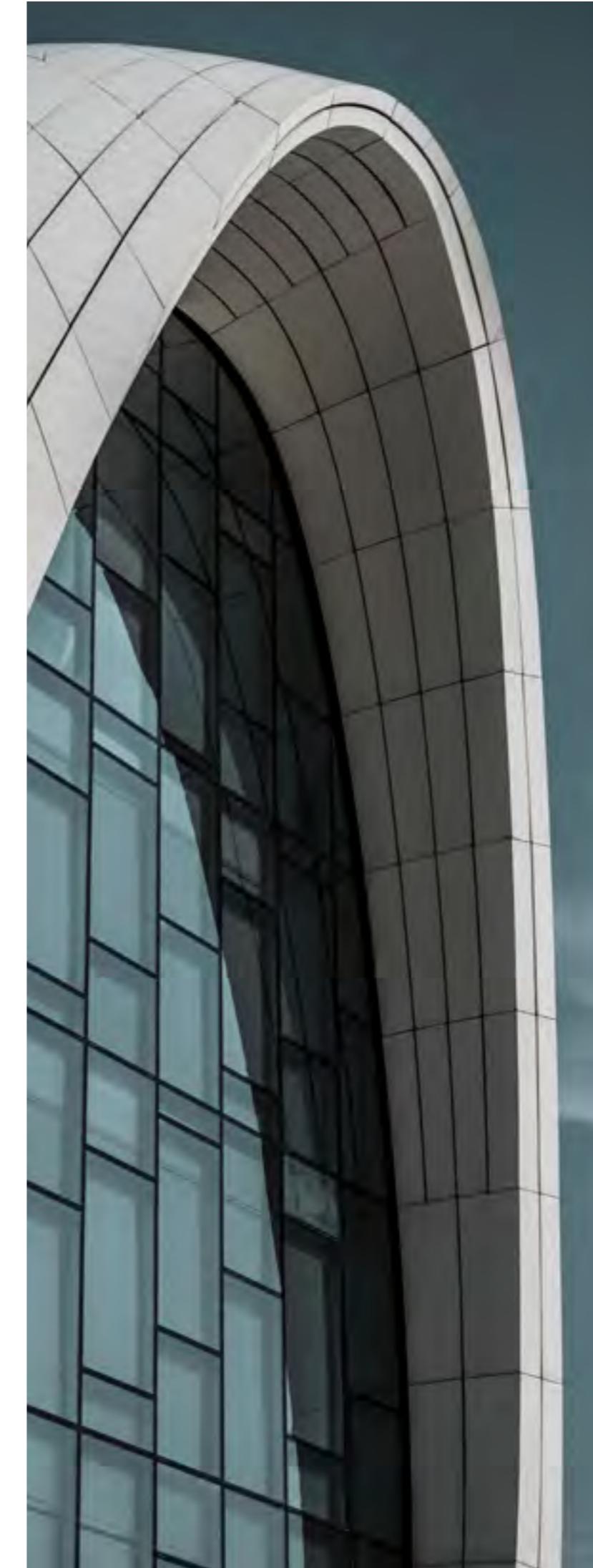
Ownership for real estate (full private ownership regardless of citizenship)



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 results of the world ranking Doing Business, Azerbaijan ranks 34th among 191 countries. Azerbaijan also ranked third in terms of Ease of Hiring Foreign Labor and ninth in terms of Time to Start a Business.





SEA BREEZE

R E S O R T

The one and only

Sea Breeze Resort is a stunning seaside resort and a residential complex on the Caspian coast. The mild climate, sea and sandy beaches are complemented by modern premium-class infrastructure:

- Hotels
- Beach Club
- Water park
- Pier for yachts
- Bars, restaurants and food courts
- Event Hall
- Shopping and entertainment complexes
- SPA & Wellness centers
- Fitness centers
- Sports fields
- Kids' zones and Children's playgrounds
- School and kindergarten
- Art center
- 24/7 market
- Rescue and medical services
- 24-hour reception service

And all this is just a 30-minute drive from the centre of Baku!



Location Sea Breeze

Sea Breeze Resort is a residential and resort complex situated along the picturesque Caspian Sea coastline. The city center of Baku is in 22 minutes, while Heydar Aliyev International Airport can be reached in just 20 minutes.

Among the notable attractions in the vicinity, the revered Ateshgah Fire Temple is located 25 kilometers away, while the prominent Heydar Aliyev Cultural Center is situated at a distance of 42 kilometers.

Furthermore, an innovative thoroughfare, known as the Boyukshor-Pirshagi highway, is presently under construction, which will soon provide expedited access to Sea Breeze Resort, reducing travel time to a mere 23 minutes.



Sea Breeze City Concept Plan 500+ ha





Sea Breeze today

Sea Breeze has been founded by Emin Agalarov in 2010 and consisted of a hotel, a restaurant and a small beach zone. Today, the territory consists of 500 hectares, more than 2 000,000 m² of housing, the complex has more than 12,000 residents.

500 ha +
Today

12 000 +
Residents

25 +
Real Estate Projects

150 ha +
Landscaping

6.5 km +
Beach zone

60 +
Pools

50 +
Restaurants and bars

350 +
Service staff

2 000 000 m²
Living space

Investment in Sea Breeze

Many people would like to use their property both for living and for business.

Sea Breeze provides convenient conditions for customers and partners:

- Exclusive services for all residential projects
- Year-round management for the delivery of accommodation
- Services to take care and maintain purchased property – from simple housekeeping to individual requests of tenants



↑15-35%

Annual growth
in asset value

↑8%

Rental income

Why investors choose Sea Breeze:

- One of the most competitive in the CIS market
- The project has no alternatives in the Azerbaijani market
- Significant role in the tourism sector of the country
- The planned area is more than 500 hectares, rapid construction and improvement of the territory
- A wide range of housing formats from 40 m² to 1500 m²: apartments, townhouses, villas, cottages; there are options without and with renovation, and even turnkey
- Special package offers for investors, including development options
- The average annual growth in the value of assets is 15 - 35%
- Turnkey rental business – passive income with a payback from 8% per year

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

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

Active price growth from the start of sales

+ 30%

Polo Residences
from Mar-22

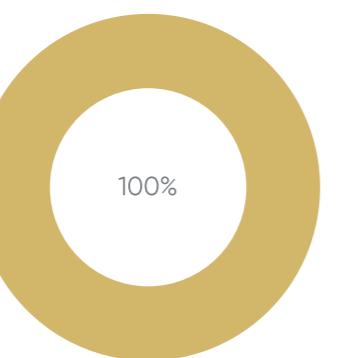
+ 80%

Park Residences
from Nov-19

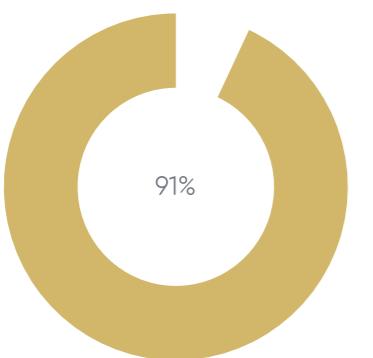
+ 105%

Lighthouse
from Jan-18

High sales growth rate



Percentage of sales for the White Villas
Mar-21 to Sep-22



Percentage of sales for the Grand Hotel
from Jan-21

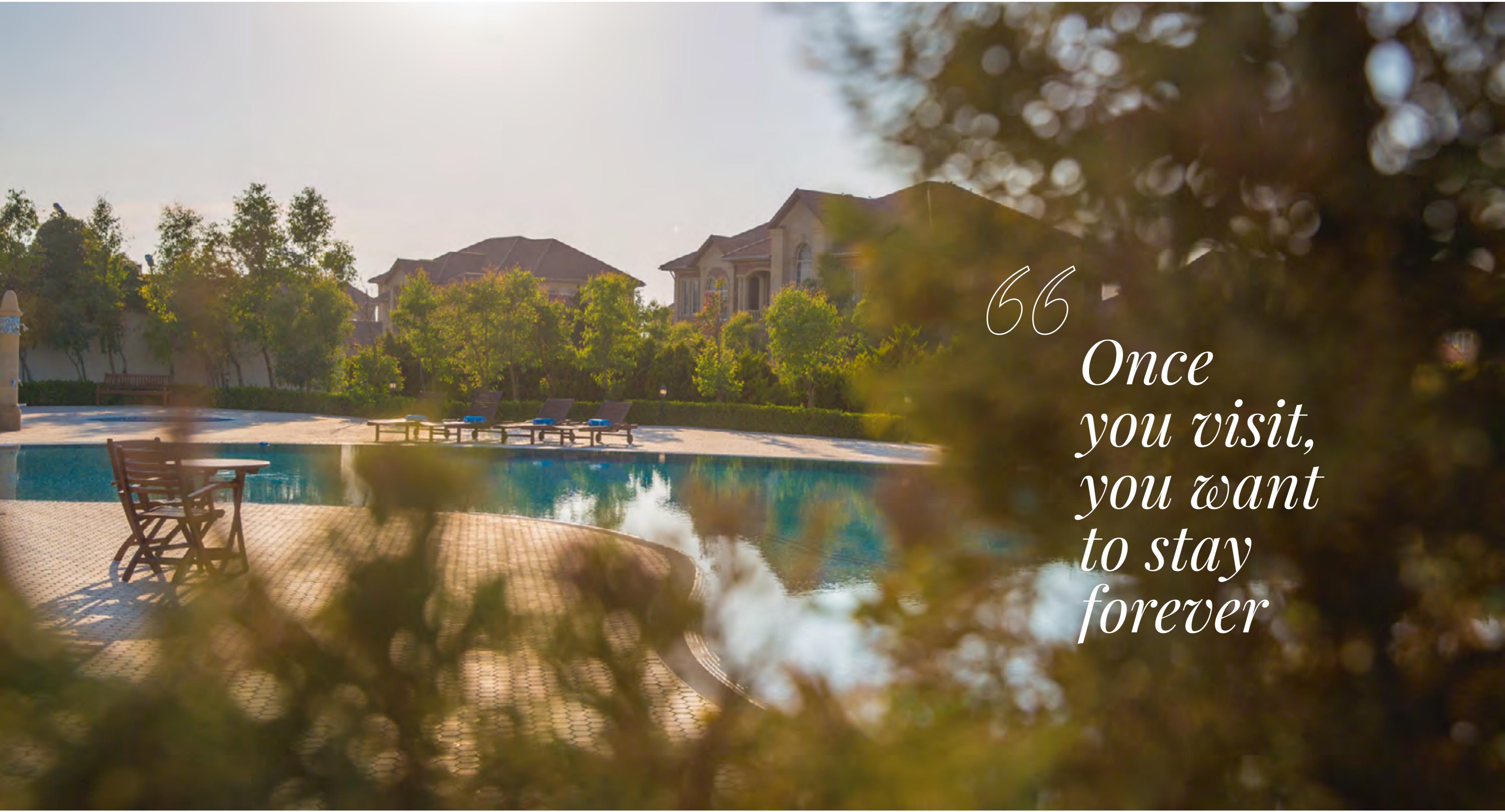
25%

Percentage of sales for the Skyline
from Oct-22



Sales Dynamics

The sale price of Sea Breeze Real Estate Projects has increased significantly since the start of construction, by 15-35% on average per year. Given the return on investment, the project is already happening sold closer to completion. And in the secondary market, prices are higher by 70-90% than the original ones. This figure is due to the extensive offer for various requests, and is also the result of the successful development of infrastructure and services.

A photograph of a swimming pool area during sunset. In the foreground, a paved walkway leads towards the pool, with a small wooden table and two chairs on the left. Several lounge chairs are lined up along the edge of the pool. In the background, there's a large, two-story villa surrounded by lush greenery and trees. The sky is clear with a few wispy clouds. A large, out-of-focus tree branch with white flowers is in the upper right corner, partially obscuring the text.

66
*Once
you visit,
you want
to stay
forever*

Unforgettable holidays by the sea

Sea Breeze Beach Club is a private Beach Club for residents and guests of the Sea Breeze Resort. More than 5 km of the coastal area, where one can find everything for the best holidays at sea: sandy beach, many pools, water activities, comfortable sun loungers, first-class restaurants and bars, as well as food courts on the beach.

Enjoy excellent dishes of Azerbaijani and European cuisine at the Shore House restaurant, sea delicacies and the best signature cocktails at Rose Bar Beach, see off the sunsets to the sound of the waves at Fish Box!

Sea Breeze residents have absolutely free access to the Beach Club, which lets them enjoy all facilities in the resort without any restrictions.

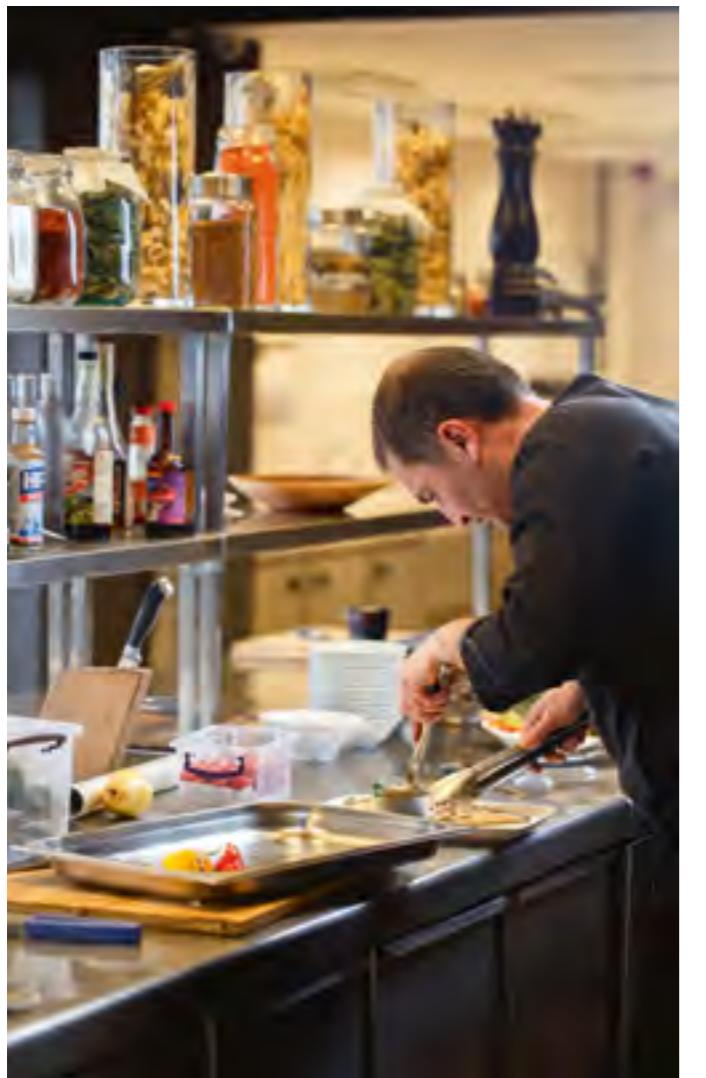
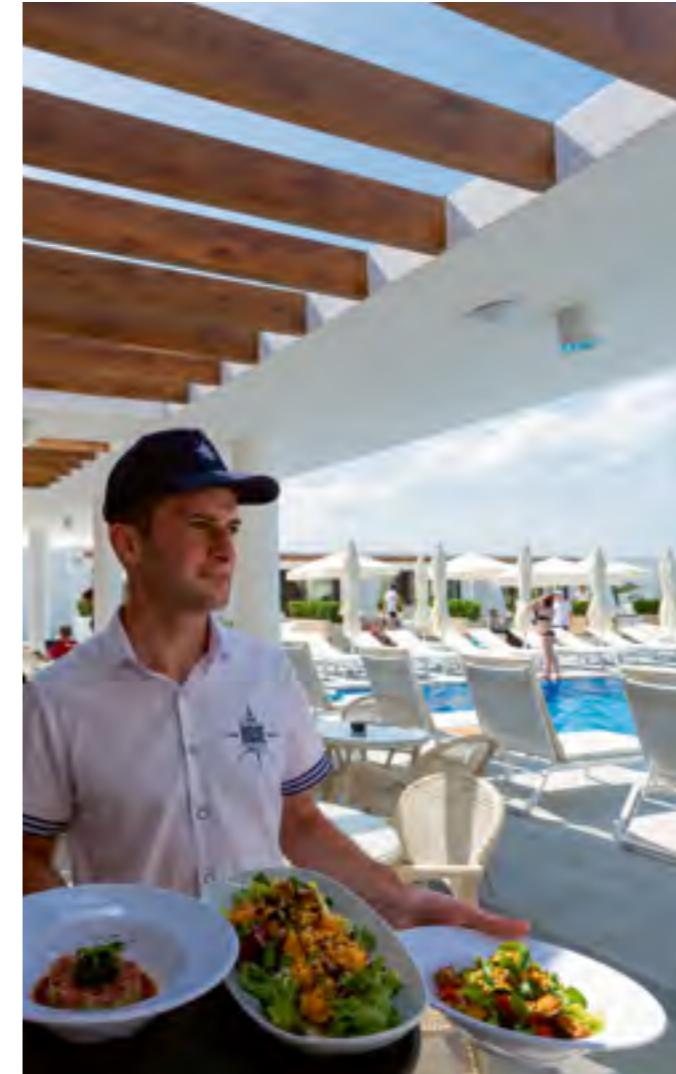


Restaurants by Emin Agalarov

Restaurants by Emin Agalarov are more than 55 projects in Moscow, St. Petersburg and Azerbaijan. The restaurants are built on the same principles: an interesting concept, transforming space, varied cuisine, excellent service and sustainable development.

There are such groups of Restaurants by Emin Agalarov on the territory of Sea Breeze as Rose Bar, Fish Box, Shore House, Beerbasha, and УДРДИ МАКСА.

Enjoy excellent dishes of Azerbaijani and European cuisine at the Shore House Restaurant, sea delicacies and the best author's cocktails at the Beach, and see off the sunsets to the accompaniment of the waves at the Fish Box!

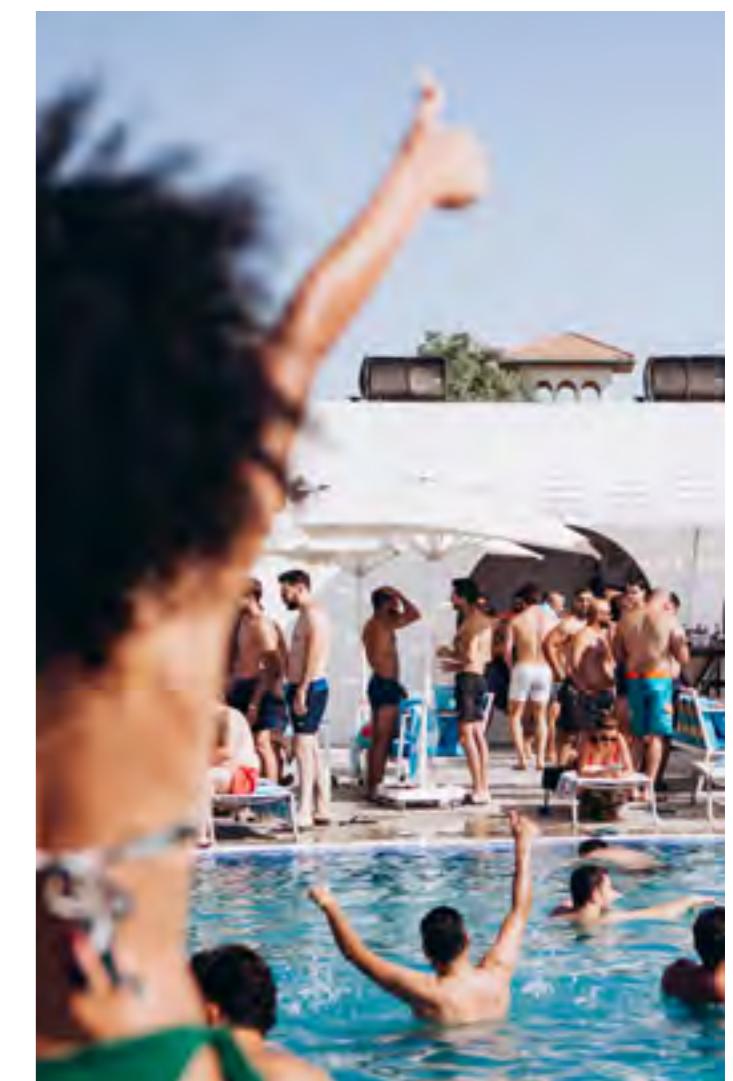
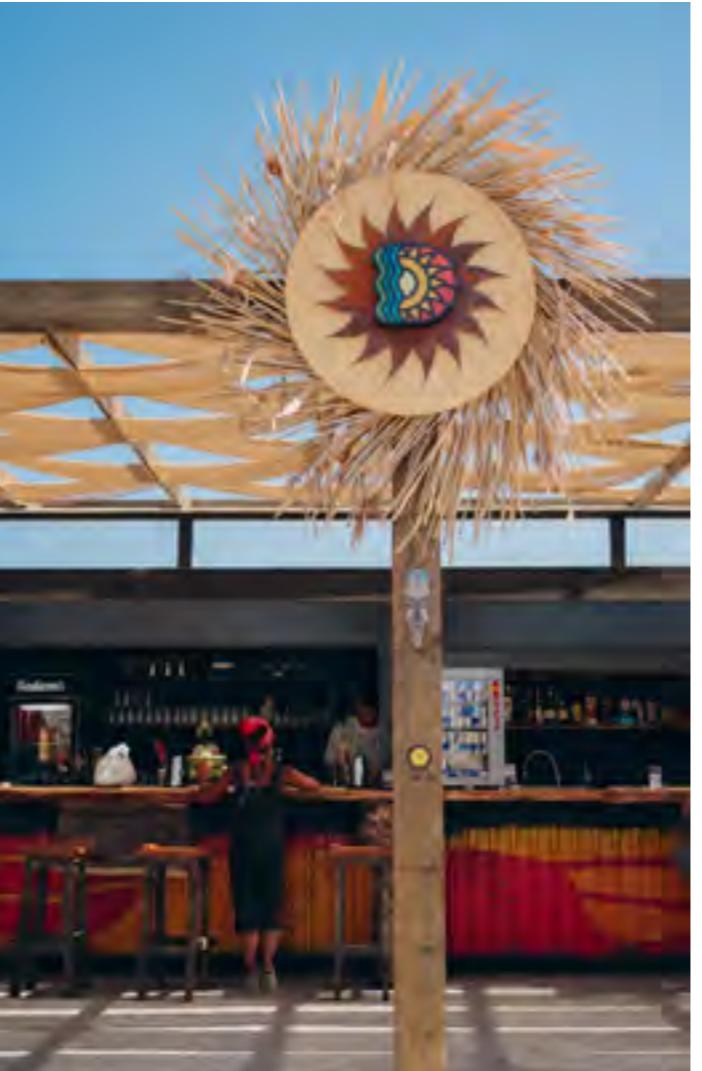


Bars and Clubs on the Beach

Sea Breeze is a place for conscious people who know the values of life, and at the same time are ready to restart and relax.

A sunny summer day, a light breeze, the inimitable sea air of the Caspian Sea and a large number of bars and restaurants with stirring music – that's the whole recipe for a great vacation in Sea Breeze.

With the onset of sunset, you will be immersed in the most noisy and driving parties by the sea in such beach clubs as Dzhen, Maize, RA, Little Tulum and Cielo.



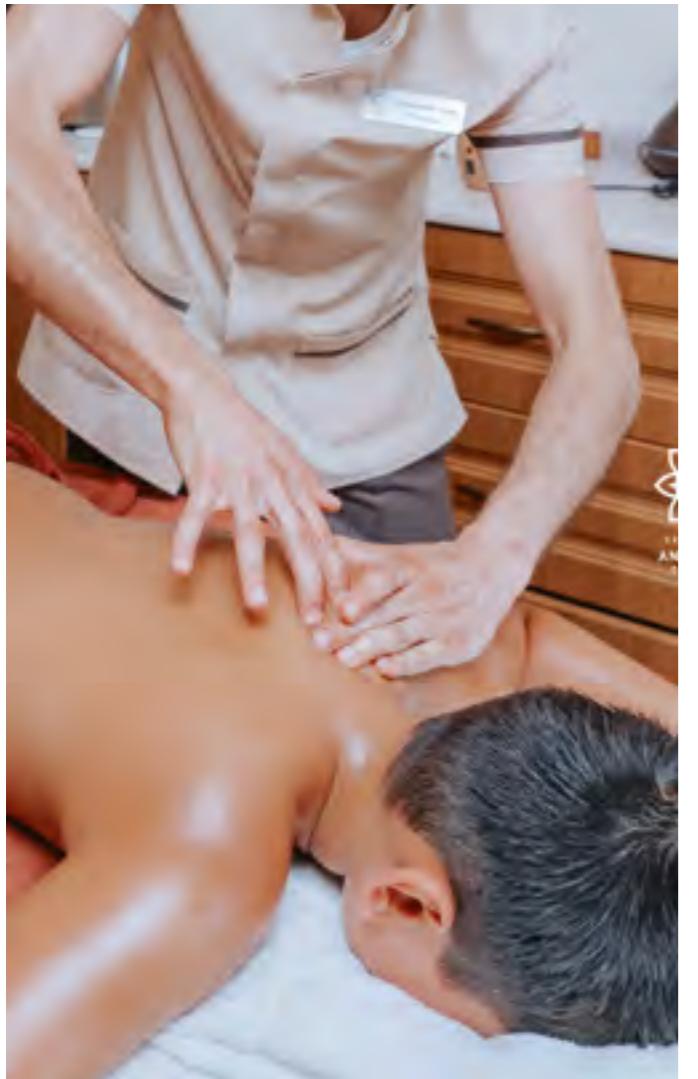
Food Courts and Delivery Service

You will find the Food Court just a couple of minutes from the beach and pools. This is an open-air platform, where cafes, bars and restaurants for every taste are gathered in the format of quick service. A kebab, doner or burger is suitable for a hearty snack. Choose pasta with fresh seafood for a full meal. Get refreshing cocktails or desserts to meet friends.

And for your convenience, tables are placed at the Food Court.

Also, to have a delicious dinner at the Sea Breeze, you don't have to go somewhere. And to have a hearty lunch, you don't need to interrupt your vacation on the beach. The Sea Breeze Delivery allows enjoying your favorite dishes from cafes and restaurants anywhere at the Sea Breeze: couriers will bring the order to your apartment or straight to your chaise longue.



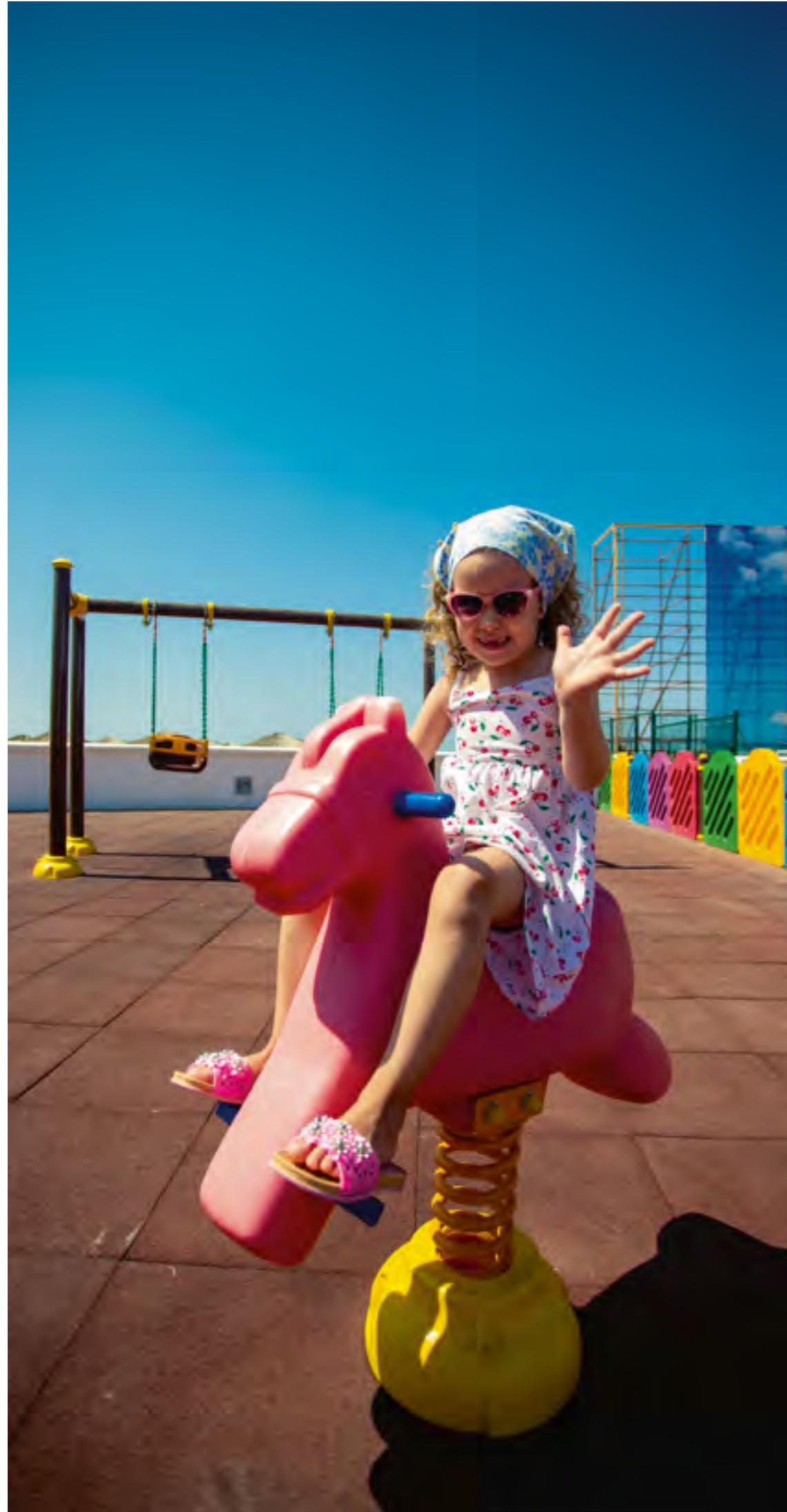


Everything for your youth and beauty

Sea Breeze Resort is ideal for sports and healthy lifestyle lovers.

This resort with the purest sea air has several pools and fitness rooms with the most modern equipment for maximum training efficiency. You can also always use the outdoor sports fields: tennis and basketball courts, a football ground.

In addition, the residents and guests can visit the Sea Breeze Anti-Aging Center without leaving the complex. Among many services offered in the Center, there are professional rejuvenation and longevity prolongation procedures, including hardware and injection cosmetology, droppers with vitamins and placental preparations, aesthetic procedures for the face and body, manual therapy.



Enjoying the ease of being

The Sea Breeze Resort residents have access to a 24-hour reception, which includes a wide range of services – from security and landscape care to catering and cleaning. All that can make you and your family members feel as comfortable as possible at any time of the day.

By choosing Sea Breeze, you choose quality and lifestyle. And our attentive staff will take care of your needs. It's comfortable with us.

There are all conditions in Sea Breeze for children to have fun, play, communicate and develop – an outdoor children's playground with swings, slides and trampolines; and an indoor kids zone where parents can be sure that our team will look after their children. Each child will find something entertaining and engaging, while parents will be able to take their time.

There is also a children's pool where your kids can learn to swim. A petting zoo where children can touch the fascinating world of animals will welcome guests soon. In addition, Sea Breeze offers virtual reality games, air hockey, football, tennis, and much more!

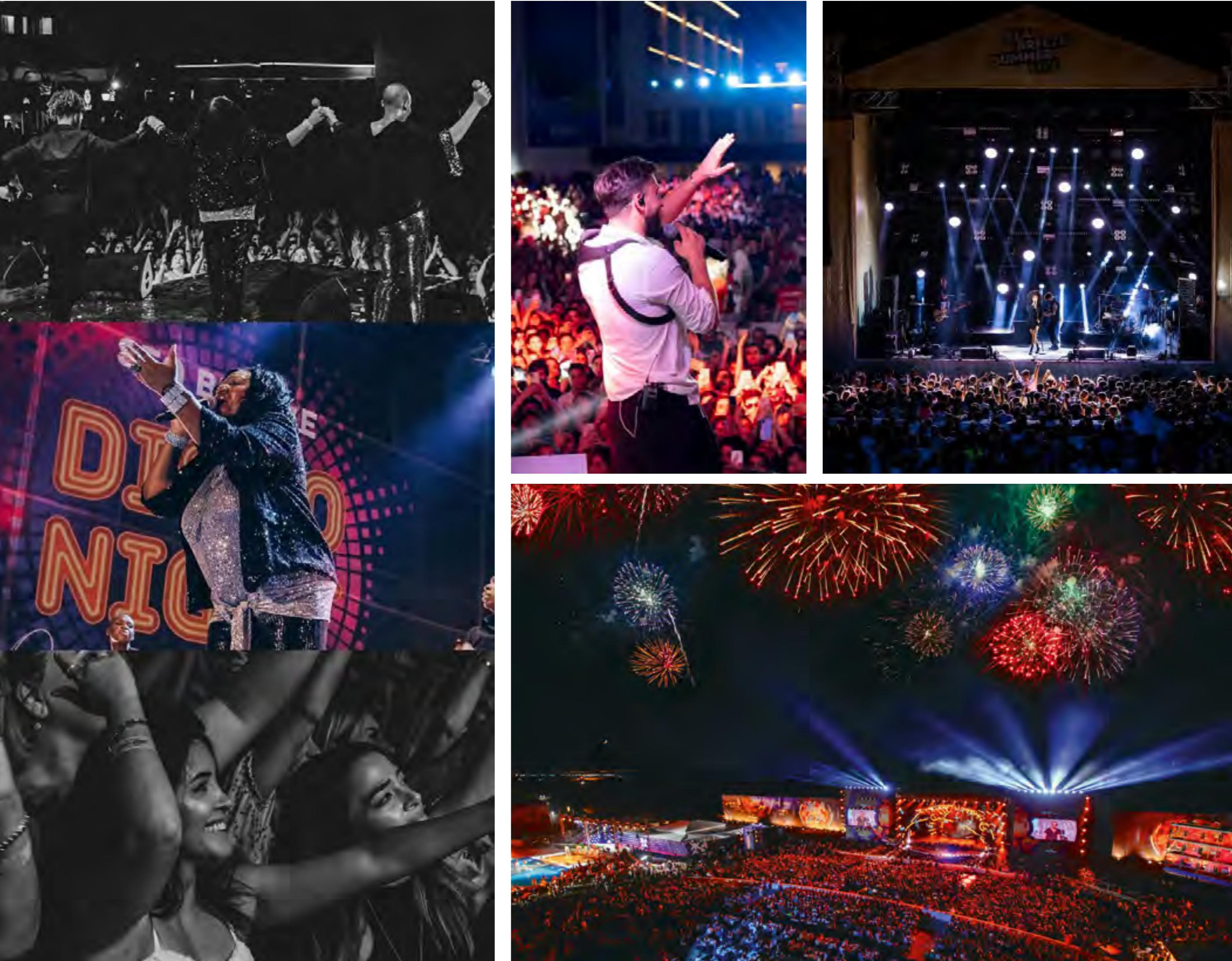
Furthermore, children also can go to the Landau School on the territory of Sea Breeze.

All in all, we have everything for the balanced growth of your child.

Life in Bright Colors

Every summer, the Sea Breeze Resort hosts international music festivals and solo concerts Dream Fest, Disco Night, Jony, Emin, Zivert, etc. During international music festivals, for several days Sea Breeze becomes the center of musical and social life: the best artists, large-scale productions created especially for festivals, star defiles on the red carpet, parties and film premieres, as well as tens of thousands of spectators and millions of TV viewers.

The festivals are attended by local, Russian and foreign performers, the headliners of the musical season. The many-hour concert program is accompanied by original choreographic performances, light and video shows, powerful sound and bright scenery. An endless stream of impressions!



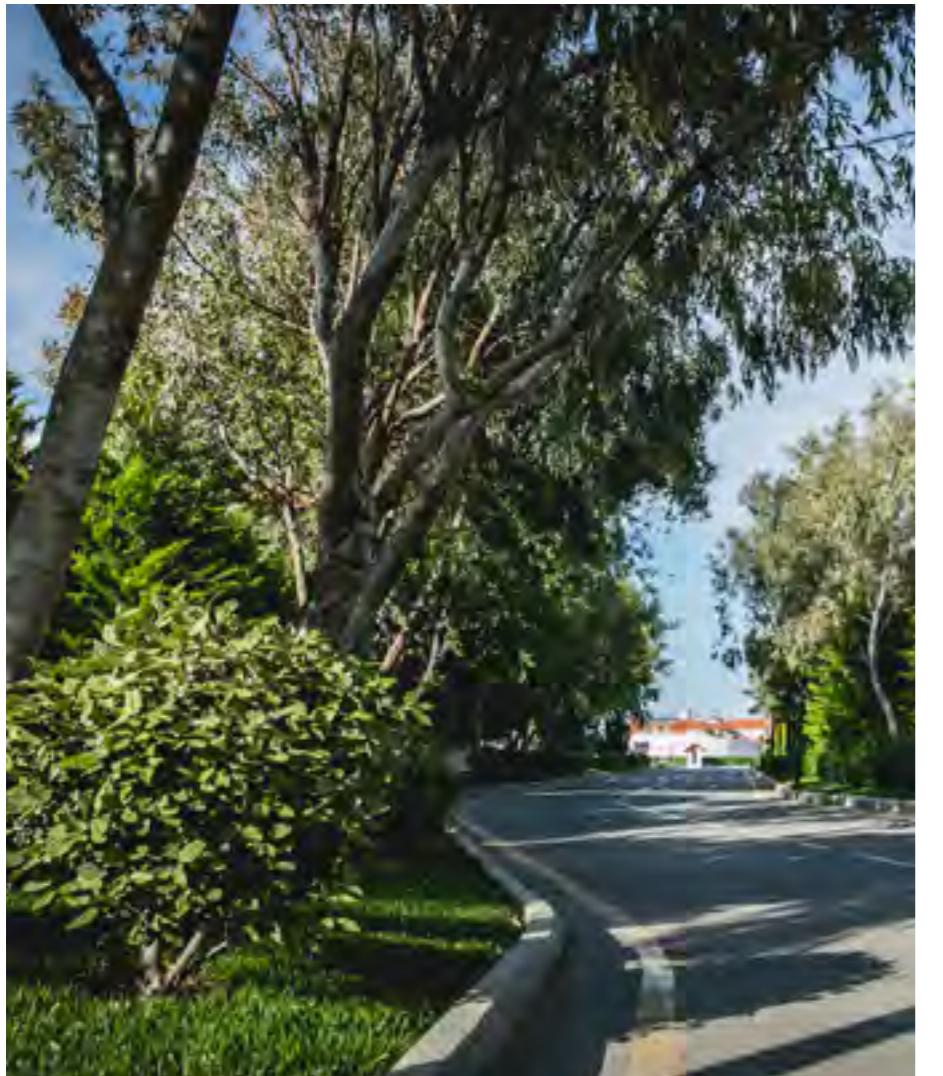


Comfort in everything

For many years, Sea Breeze has been strongly associated among Baku residents and city guests with luxurious summer vacation and a beach club. However, Sea Breeze continues to expand its boundaries and is now known as a residential complex. Nowadays, it is not just a resort but an elite town with modern infrastructure, which is already home to several thousand residents who appreciate the high quality of life.

Here you will find all the conditions for full-fledged year-round living: a medical center, shopping and entertainment complexes, the Landau school and the Kids Club, where our staff will look after your children, bars and restaurants for every taste that also offer delivery, a 24/7 shop, the Anti-Aging center with cosmetic procedures, Event Hall for various kinds of events, where life is always in full swing.

And these all are next to the sea, surrounded by greenery and trees, pleasant countryside ambience and fresh air. Work, study, relax and have fun at Sea Breeze!



Green Sea Breeze

Fir and palm trees, pines and olive trees, cypresses and lavender, eucalyptus, juniper, rosemary, cineraria, silver, jagged and narrow-leaved lavender, cumin, gaura, chamomile, miscanthus, elymus, juniper, washingtonia, date palm, boxwood, trachycarpus, tamarix and other plants adjoin here in idealistic harmony. Landing of about 30,000 trees is planned on the territory - all of them have a high ratio of oxygen release and a fast growth rate, and the Eucalyptus tree, for example, also has disinfectant and antiseptic properties.

Plants are also imported to the territory of Sea Breeze from Turkey, Spain and Germany. It is planned to organize the nursery on the territory soon, where more than 50,000 plants will be planted in.

SEA BREEZE MALL



ART CENTER



EVENT HALL
SEA BREEZE



CROCUS FITNESS

Dreams come true

Living at the Sea Breeze Resort means breathing in the fresh sea breeze, meeting sunrises and sunsets on the shore, living in complete comfort away from the hustle and bustle of the big city.

Here Work-Life balance turns from a beautiful phrase into a way of life.

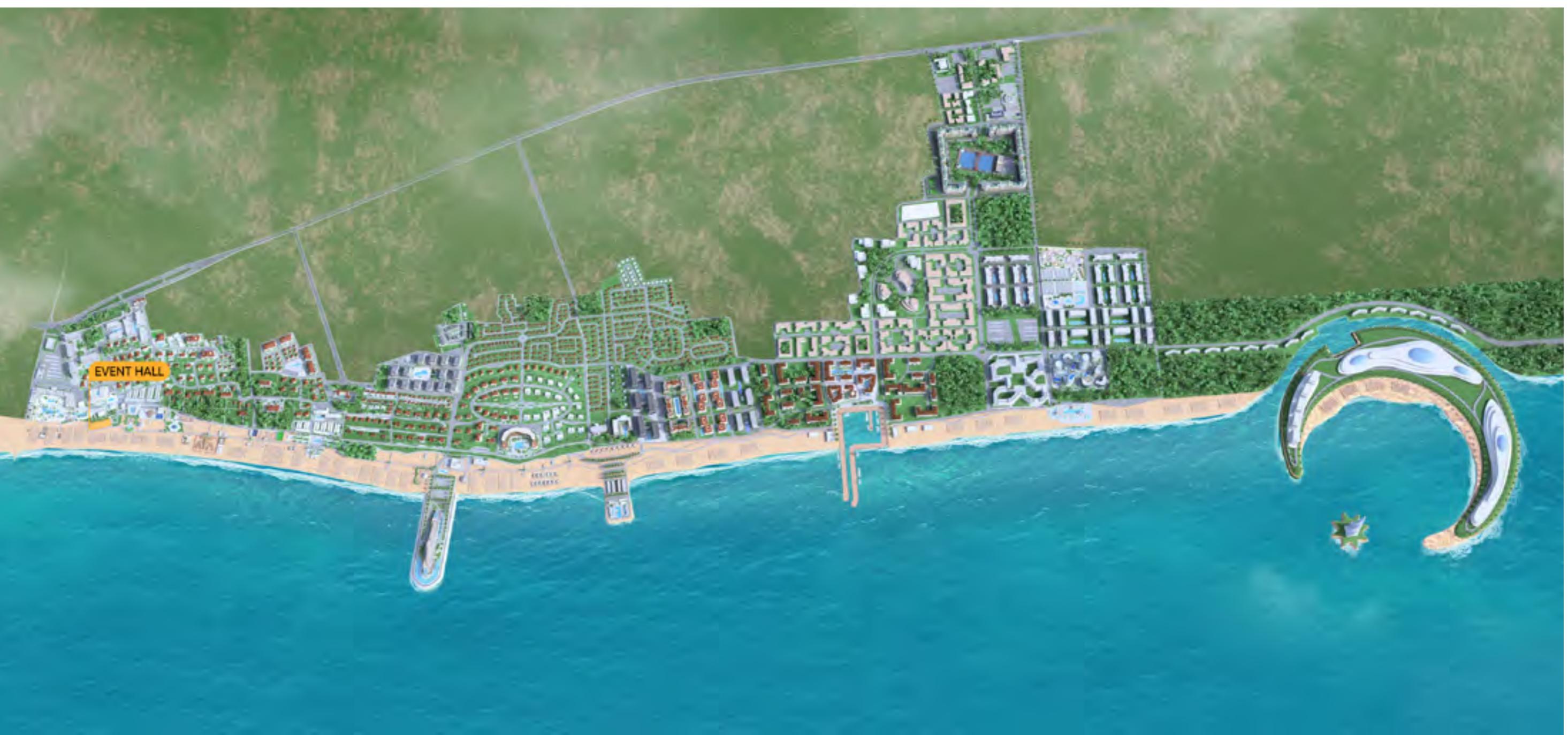
Don't miss the opportunity to be a part of Sea Breeze until there is a large selection of private real estate, from townhouses and apartments to villas and residences, including custom projects.

If you wish, you can always rent out your property in the Sea Breeze Resort – our management company will take care of all this.



Event Hall

Event Hall is a space for the most important events: luxurious weddings, magnificent anniversaries, large-scale conferences and the best concerts. A tent with an area of 1,300 square meters on the very seashore is ready to adapt to any task, being equipped with professional lighting and sound equipment, a functional stage, air conditioning, heating and wind protection systems. It will comfortably accommodate up to 500 guests for a banquet and up to 800 for a buffet table. The mesmerizing solemn whiteness presents the perfect blank canvas for decorating a room in any style. We will be happy to help you choose and implement a decor concept from A to Z.



Fisher Island

Fisher Island is a large shopping and entertainment complex that includes supermarkets, bars and restaurants, boutiques of branded clothing, shoes and a cinema.

Anything a metropolitan used to might be found within walking distance on the territory of the Sea Breeze Resort.



Nikki Beach

Nikki Beach is an open-air venue that is known for being one of the first beach clubs to bring its signature all-white décor. It is expanding strategically around the world without losing its core message of celebrating life. Nikki Beach theme parties have become legendary. Every year, at the beginning of the season, an amazing White Party is held on the beach, and final Red Party in late summer.

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

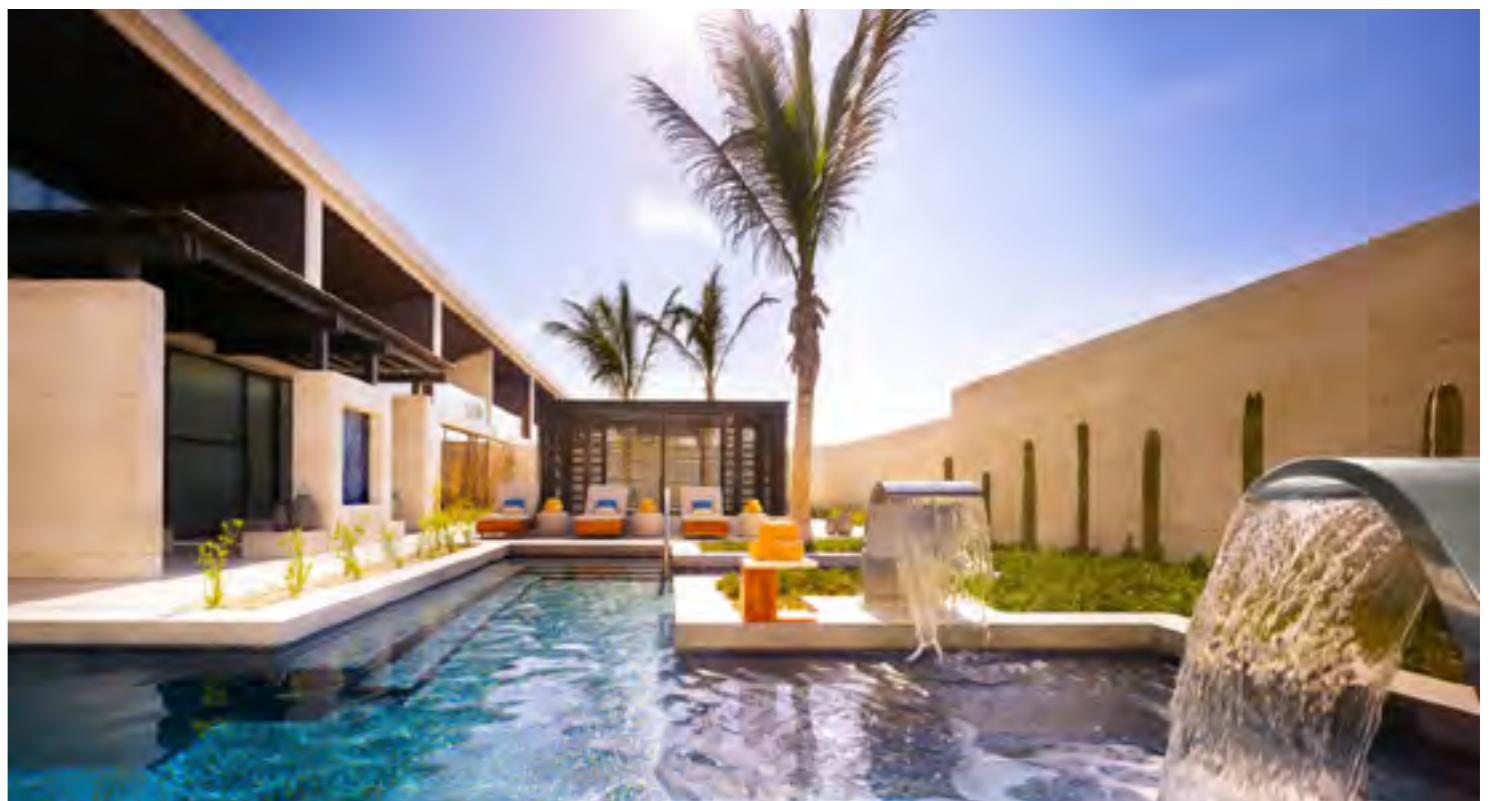
In 2024, Nikki Beach can also be visited in Baku on the shores of the Caspian Sea and only at the Sea Breeze Resort.



Nobu Hotel and Restaurant

International brand Nobu Hotel & Restaurant was founded by Japan's most influential chef Nobu Matsuhisa, American actor Robert De Niro and producer Meir Teper. Currently, the network has 17 hotels around the world.

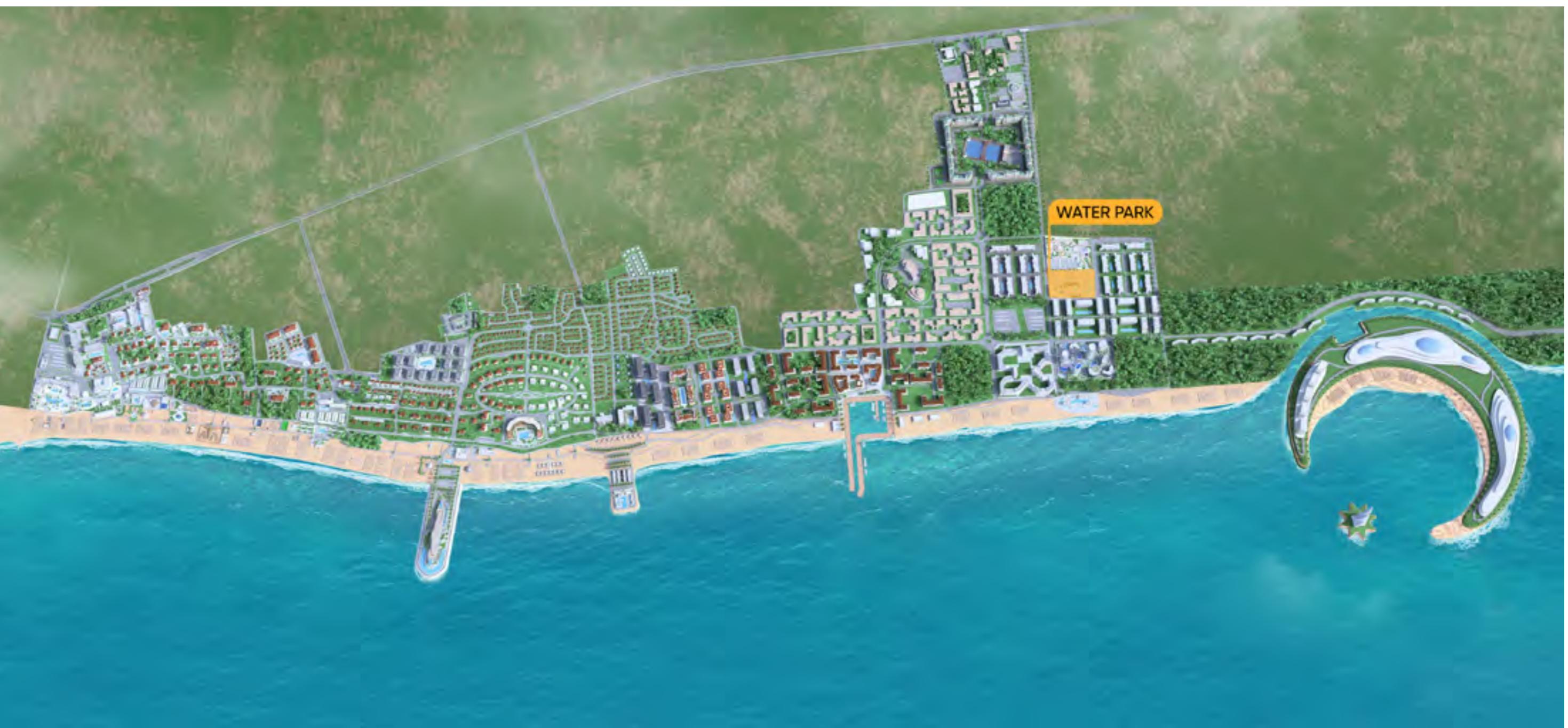
The opening of the brand's first facility in Sea Breeze is planned.



Water Park

Located near the seashore, Water Park will undoubtedly give you a lot of pleasure.

Water Park with an area of 9,900 m² offers the perfect relaxation and entertainment for everyone: groups of friends young and old can have fun in our water entertainment area and keep an unforgettable experience of traveling for life!



Luna Park

We're building a luna park so you may have fun with your family and get a boost of happy emotions!

A variety of children's carousels, family rides, and attractions for children will be exhibited here, including a ferris wheel, carousels, slides, and a recreation area with tables. We also value your time and comfort, therefore we've set up a parking area just at the entrance to Luna Park.

So, are you ready to enter the cosmic atmosphere and create a memorable experience?



Caspi Mayr

The first luxury Austrian medical resort in Azerbaijan, F.X Mayr-Medicine – CaspiMayr Holistic Wellness Center, is located on the territory of the Sea Breeze Resort city. The center offers personalized medical care and exclusive conditions for clients.

The Center's beach recreation area, Retreat Beach Resort by CaspiMayr, presents personalized and holistic programs for health and well-being. These are exclusive services of the European level, focused on cleansing the body, rejuvenation, stress relief, anti-aging care and weight loss.

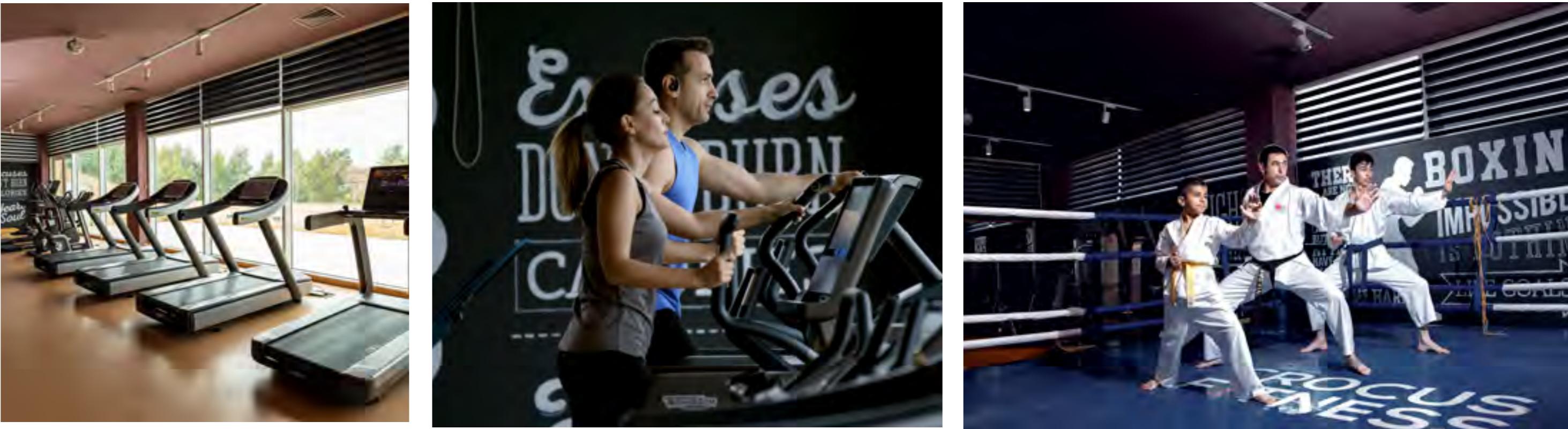
The main mission of CaspiMayr is to provide residents and guests of Sea Beeze with all the conditions for a secluded beach holiday that promotes healing and complete relaxation. Among the picturesque beauty of the Caspian coast, environmentally friendly practices become especially effective.



Crocus Fitness

Sport makes us better, more efficient and more successful. Crocus Fitness sports complex on the territory of Sea Breeze is ready to help you with keeping yourself fit and relieving stress. This full-fledged gym offers you main types of equipment for cardio, strength and functional training, crossfit. Work out on your own or with certified trainers, including national and world champions and international instructors.

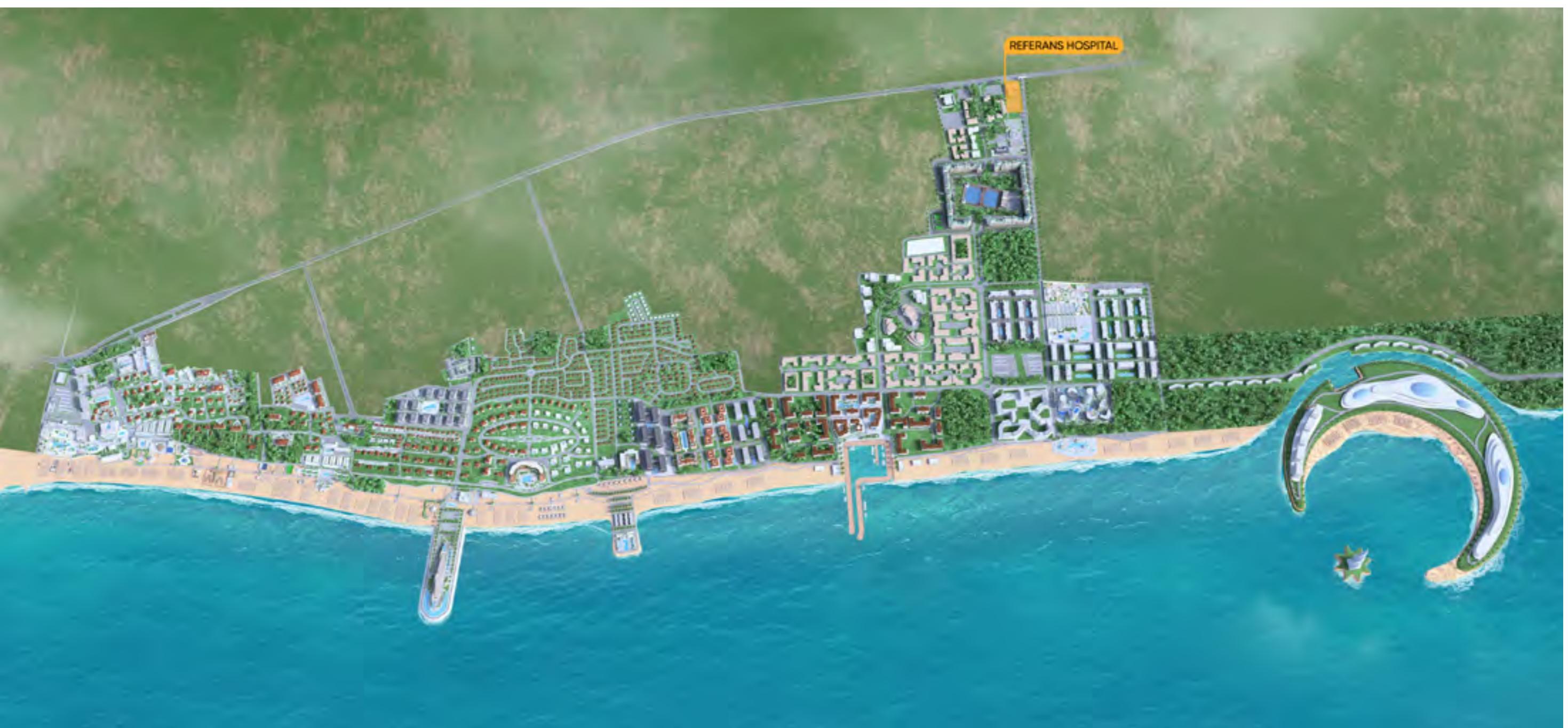
After a workout, you may take a dip in the cool outdoor or indoor pool and relax. For a finishing touch visit the SPA-zone, enjoy and have wonderful emotions.



Medical and Business center

You don't have to leave Sea Breeze to get the medical care required. Qualified doctors who will work on the latest professional equipment will help you to stay healthy and maintain good health.

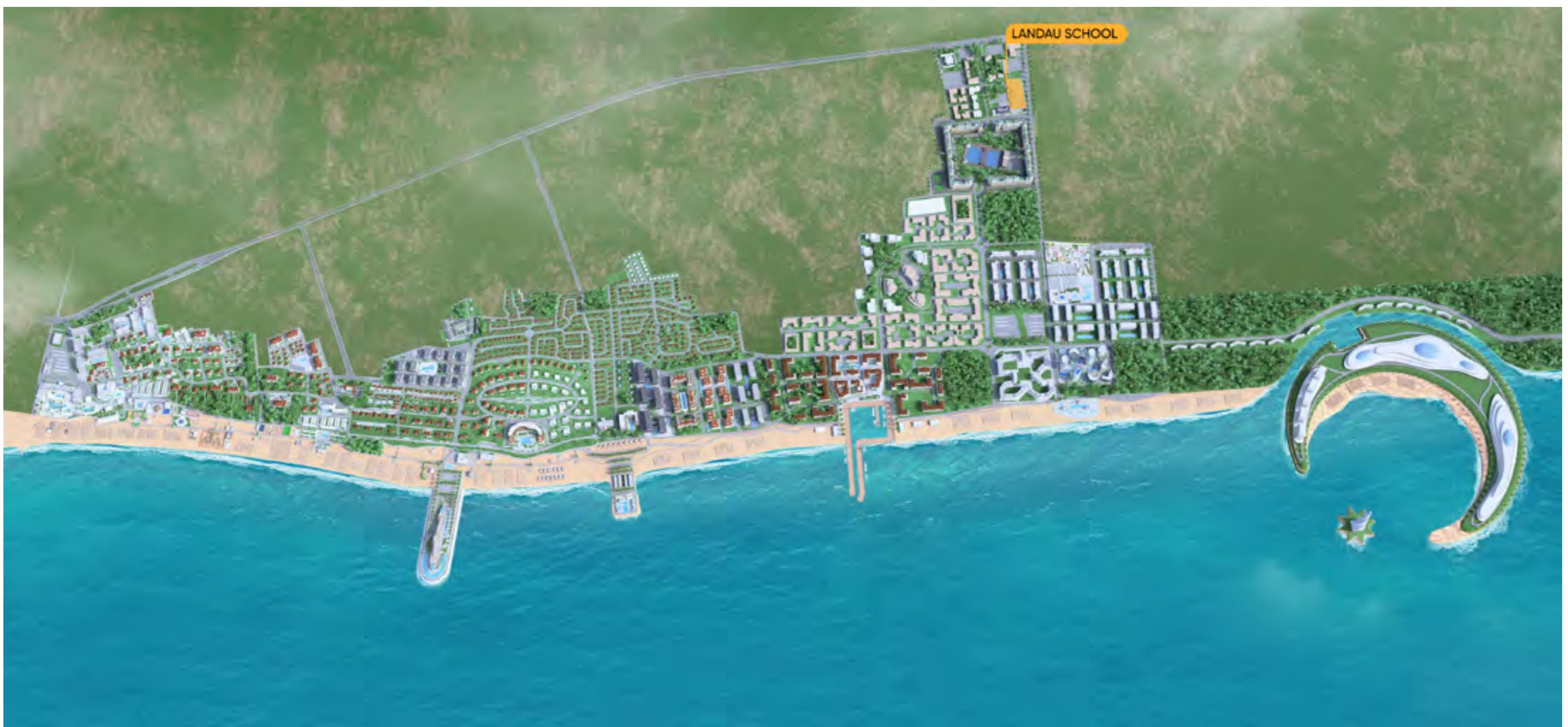
Business Center will be located In the second building of the complex.



Landau School

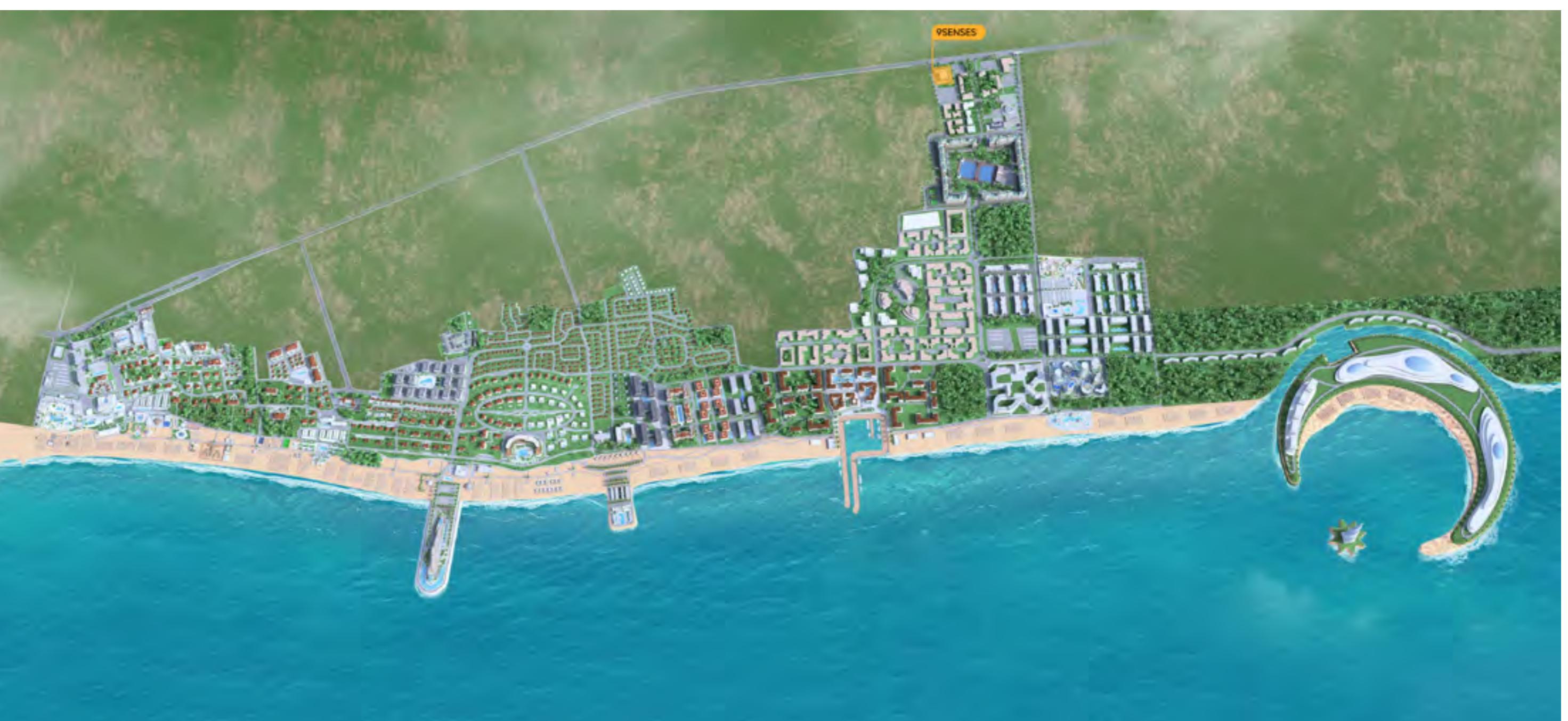
The private secondary school LANDAU School successfully applies British educational standards, which are recognized as one of the best in the world. Classes are held in English under the Cambridge, Edexcel Pearson, IGCSE and A-Level programs with the corresponding exams. Upon graduation, students receive 2 certificates: national and international. Together with an excellent English, certificate of international standard opens up opportunities for further education not only in Azerbaijan, but also in other countries.

The LANDAU School building in Sea Breeze is surrounded by greenery. On the territory you would find an area for active games and convenient parking.



Art Center 9Senses

The art center will become a place of attraction for all those who are not indifferent to art. Here, children can not only plunge into the world of music, literature and painting – they will take the first steps in these directions. And the futuristic architecture of the building will inspire and give fresh ideas.



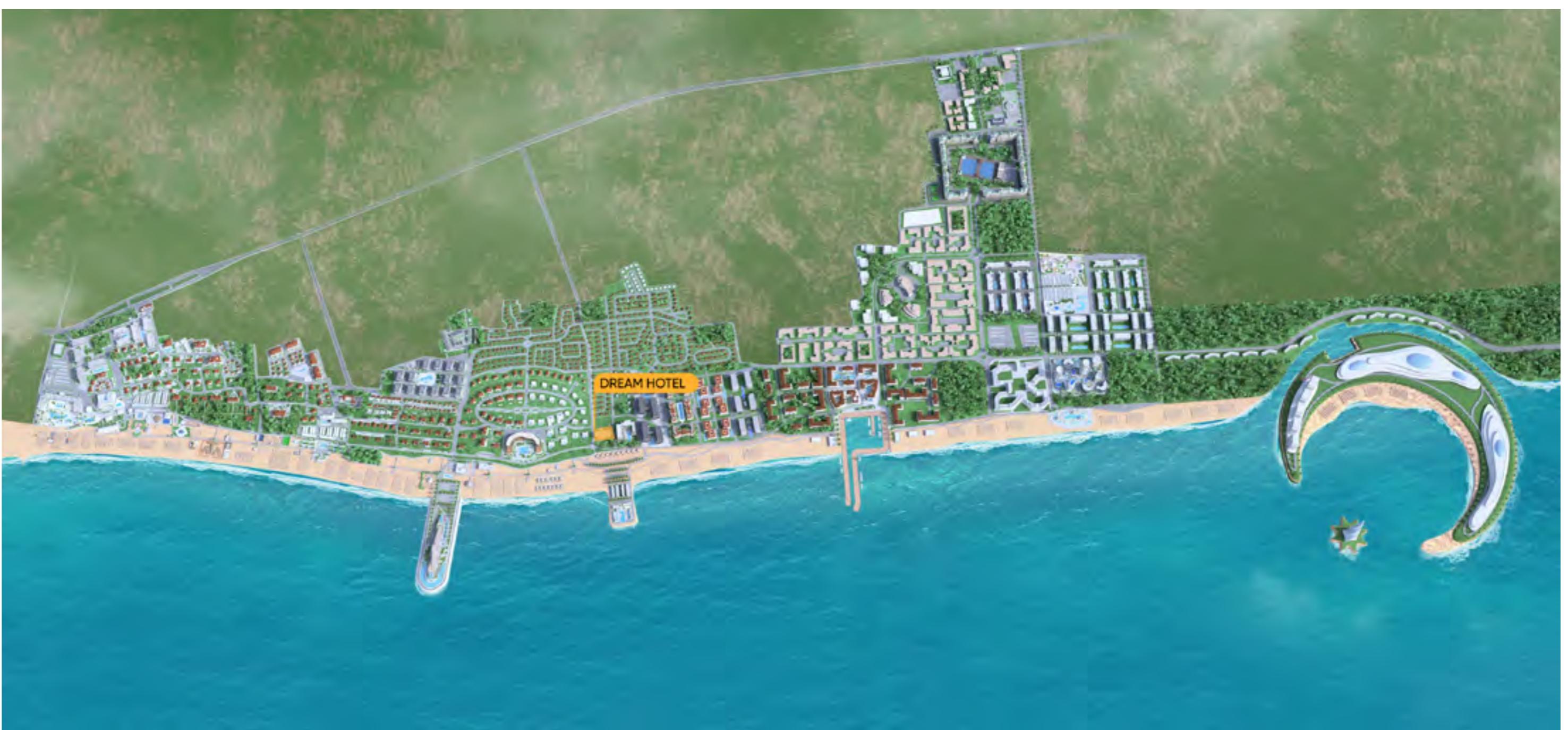
Kindergarten

Kindergarten LANDAU Kindergarten accepts children 3-4 years old. As in a regular kindergarten, children are provided with wholesome healthy meals, care, daytime sleep and visitation from Monday to Friday. However, LANDAU Kindergarten is distinguished by a well-thought-out program of classes and intellectual games, and all training is conducted in English.



Dream Hotel

Dream Hotel is an apart-hotel on the Caspian coast, the choice of those who prefer a measured, quiet vacation. A small number of rooms in the project give privacy, which is so lacking for residents of large cities. All rooms have terraces where you can enjoy sunrises and sunsets, generating one-of-a-kind memories for a lifetime. Each room of the apart-hotel, spacious and cozy rooms, designed in a modern style, is an art of combining comfort and elegance.





66 Your home is
where your
heart is

Completed and
under construction
projects

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







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 735 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





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
- Access to the Sea Breeze Sports Complex







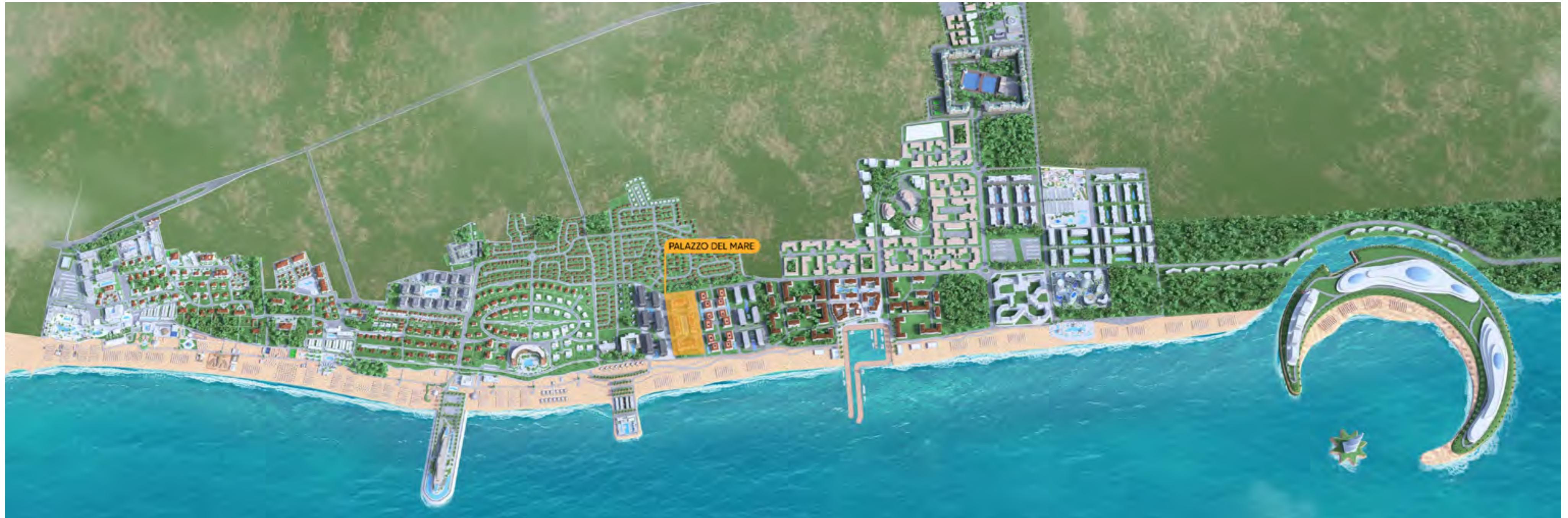
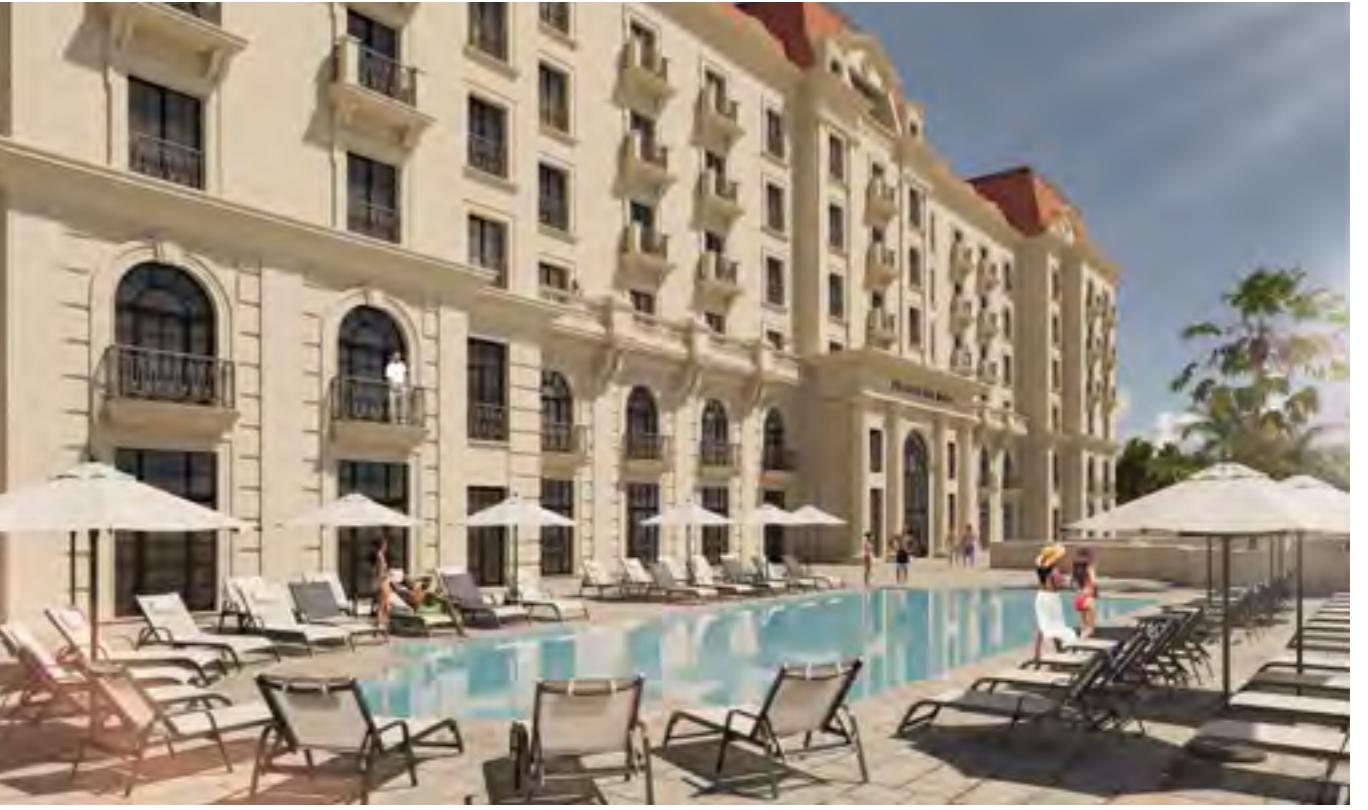
Palazzo Del Mare

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: 7
- Number of apartments: 508
- 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



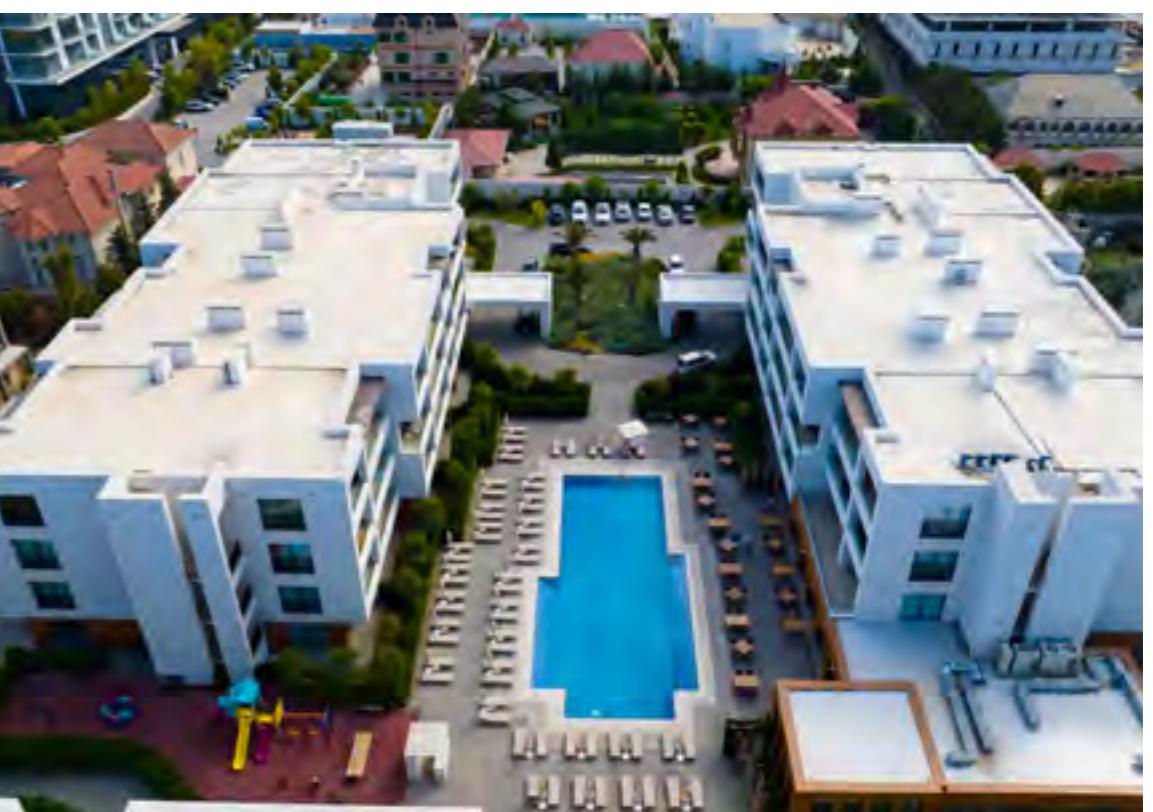
Palazzo Del Mare



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



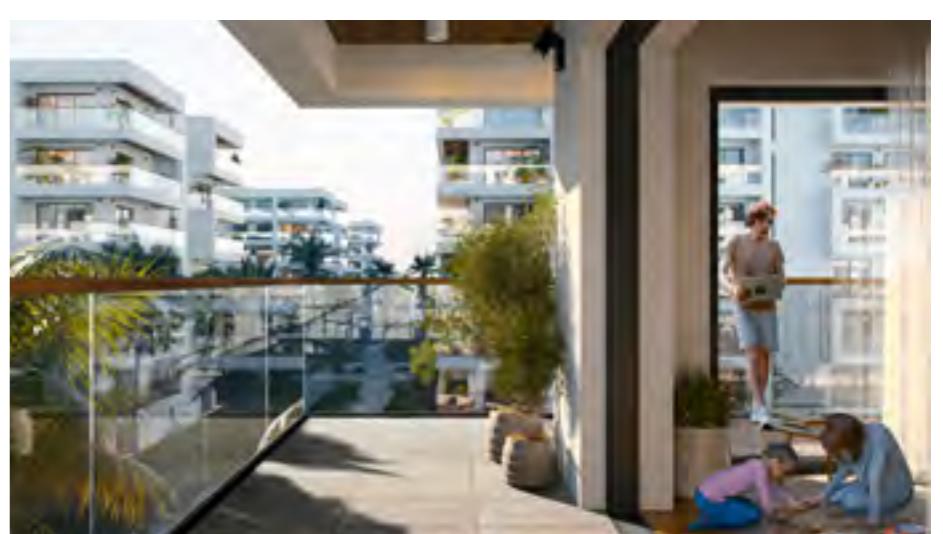
Park Residences



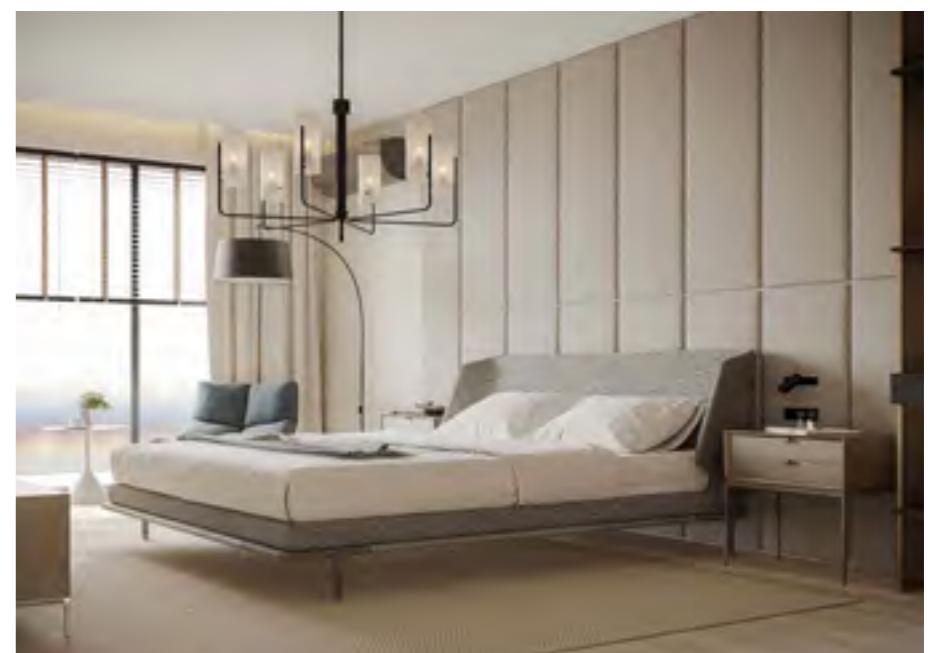
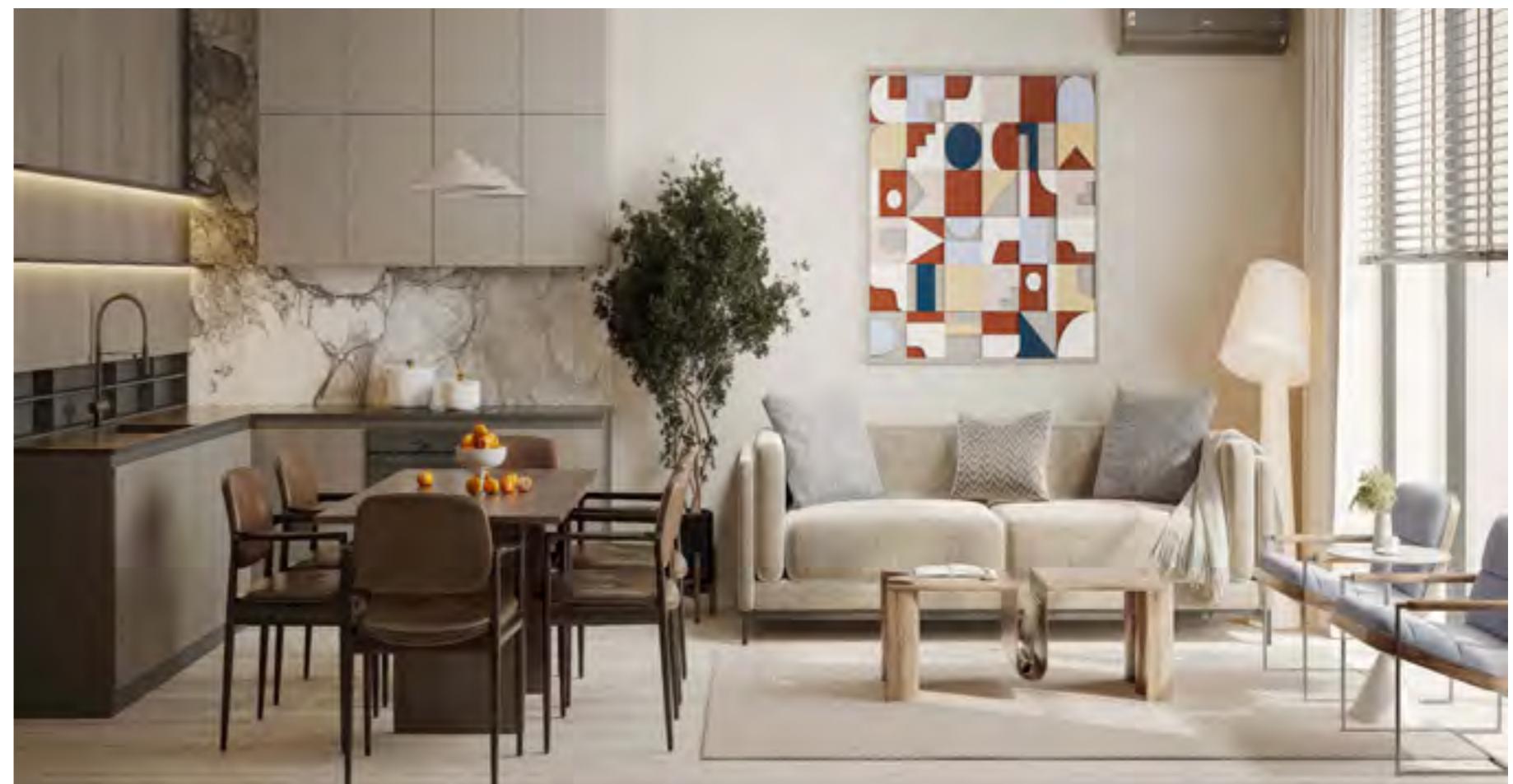
Park Residences 2

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



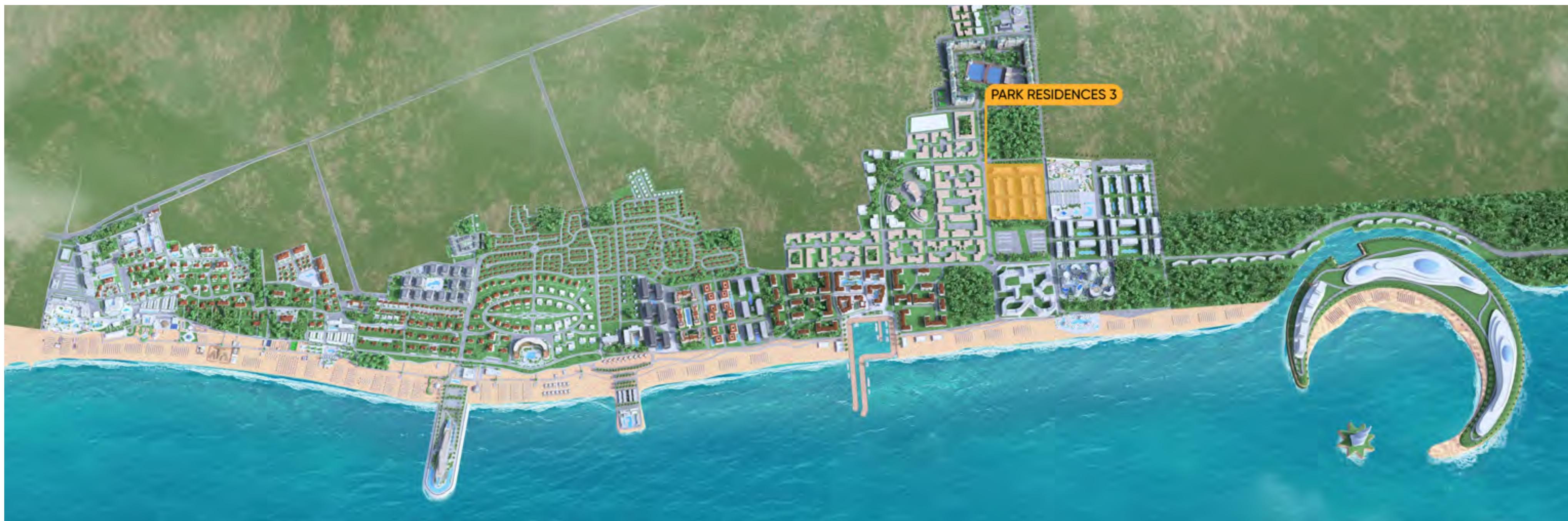
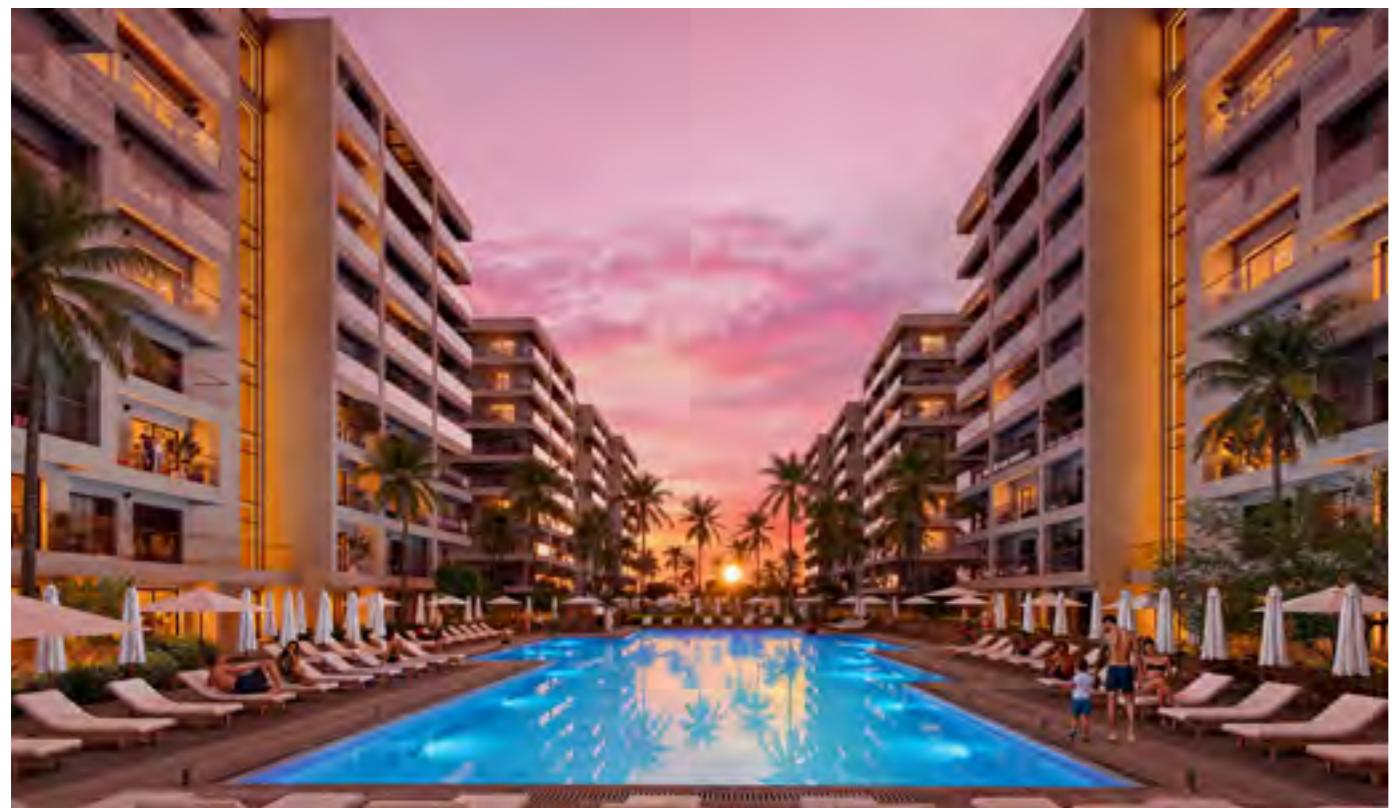
Park Residences 3

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



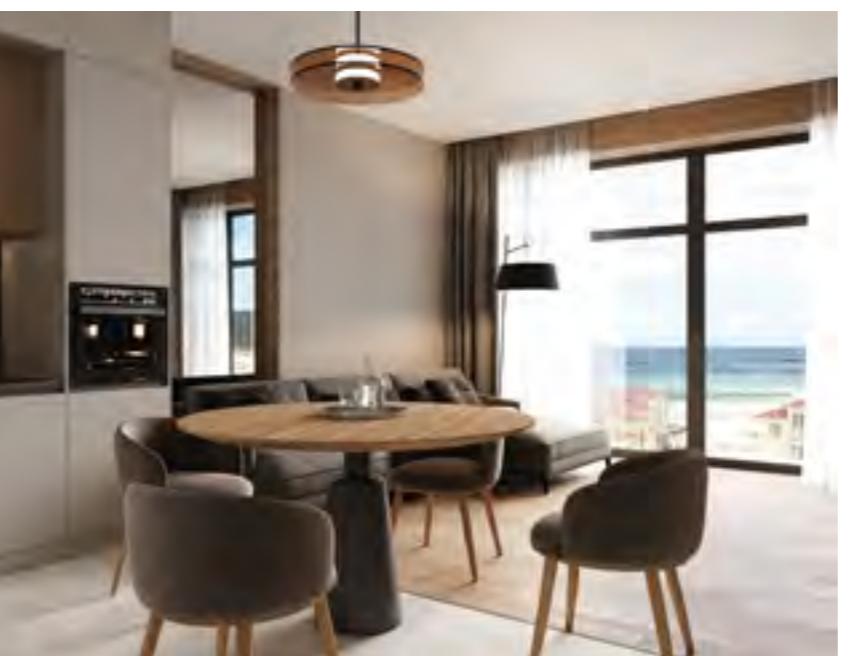
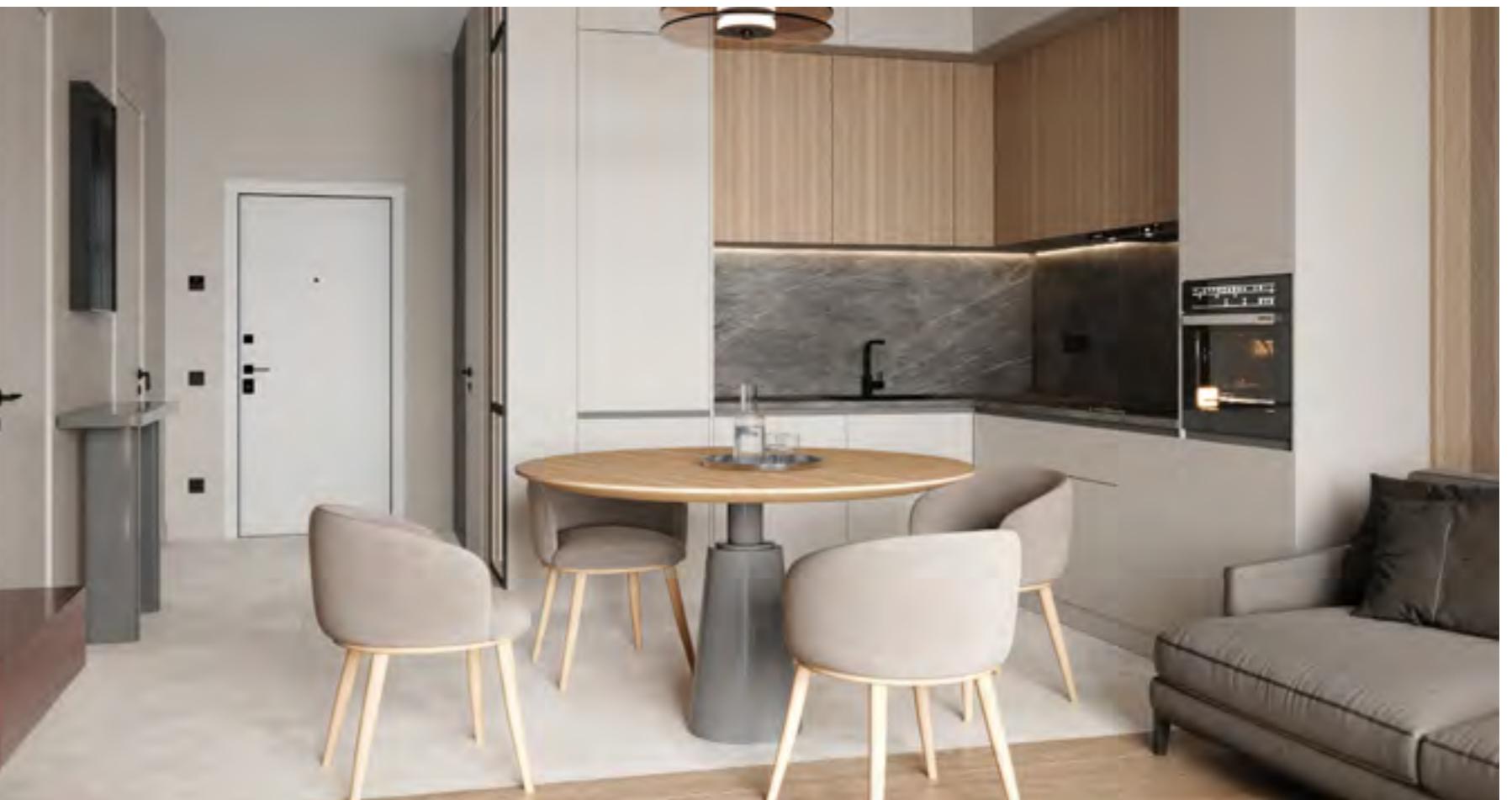
Polo Residences



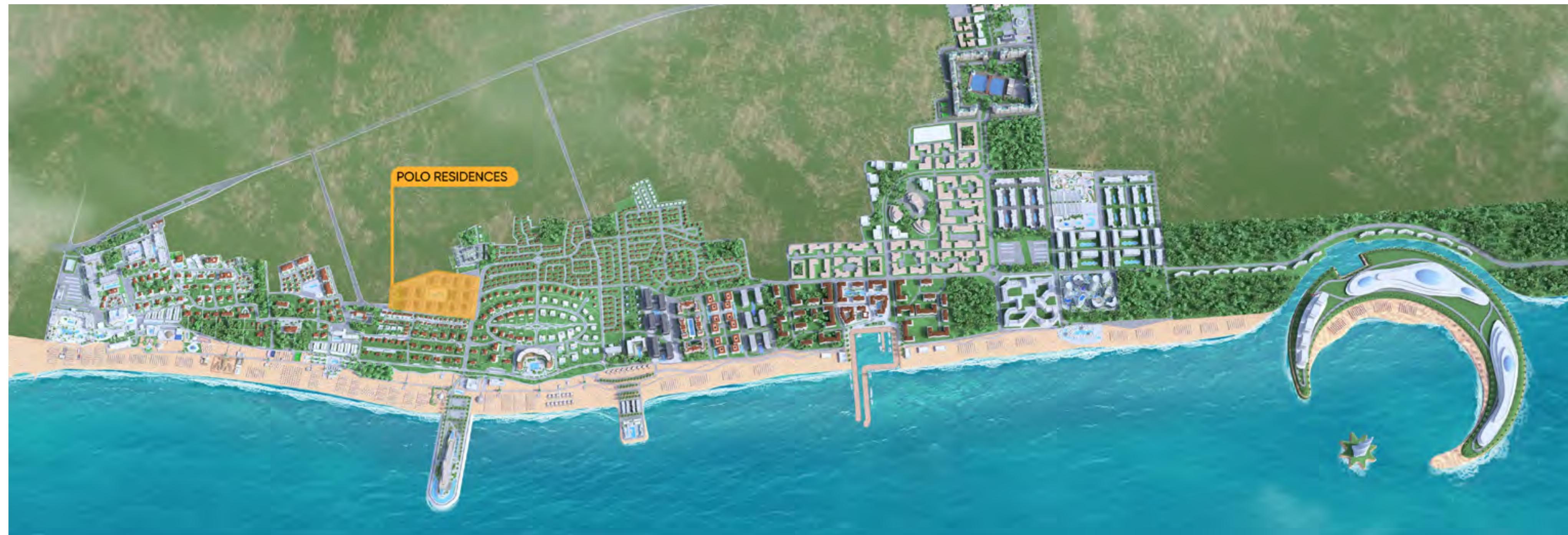
Architecture, location and landscaping – every detail in Polo Residences is carefully thought out and harmonizes with others. Buildings with panoramic views of the landscaped area, eco-friendly walking paths, a large swimming pool – everything you need to feel this harmony.

- Number of floors: 5 / 6 / 7
- Number of apartments: 792
- 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



Podor Residences



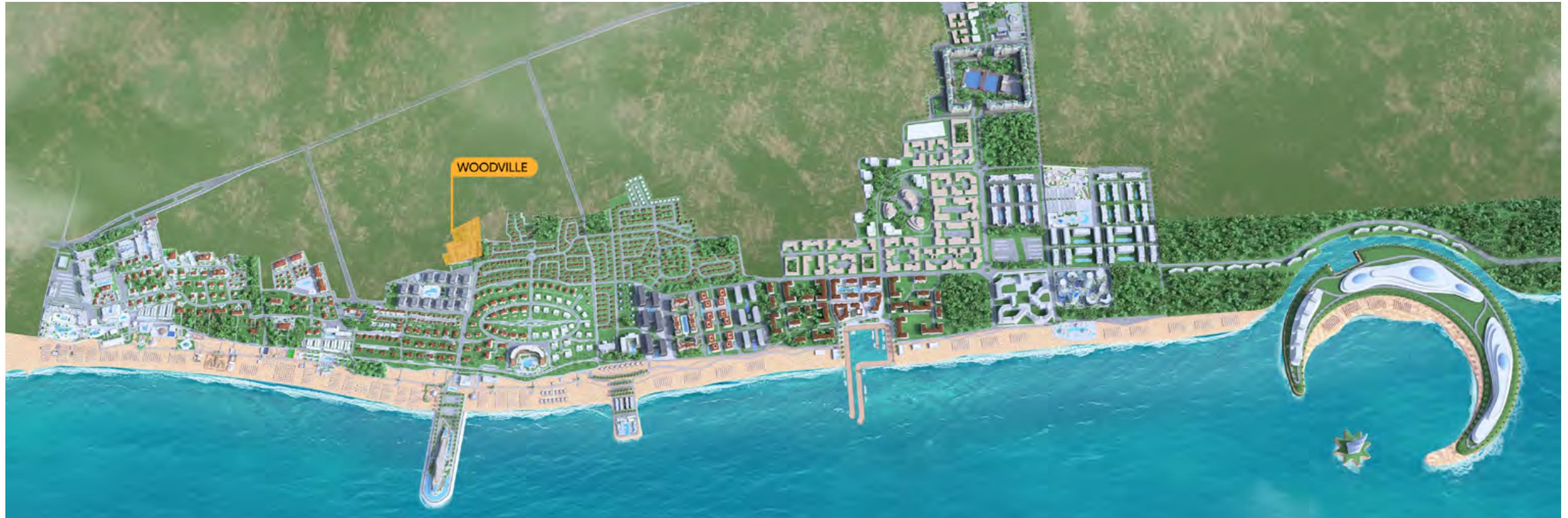
Woodville

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



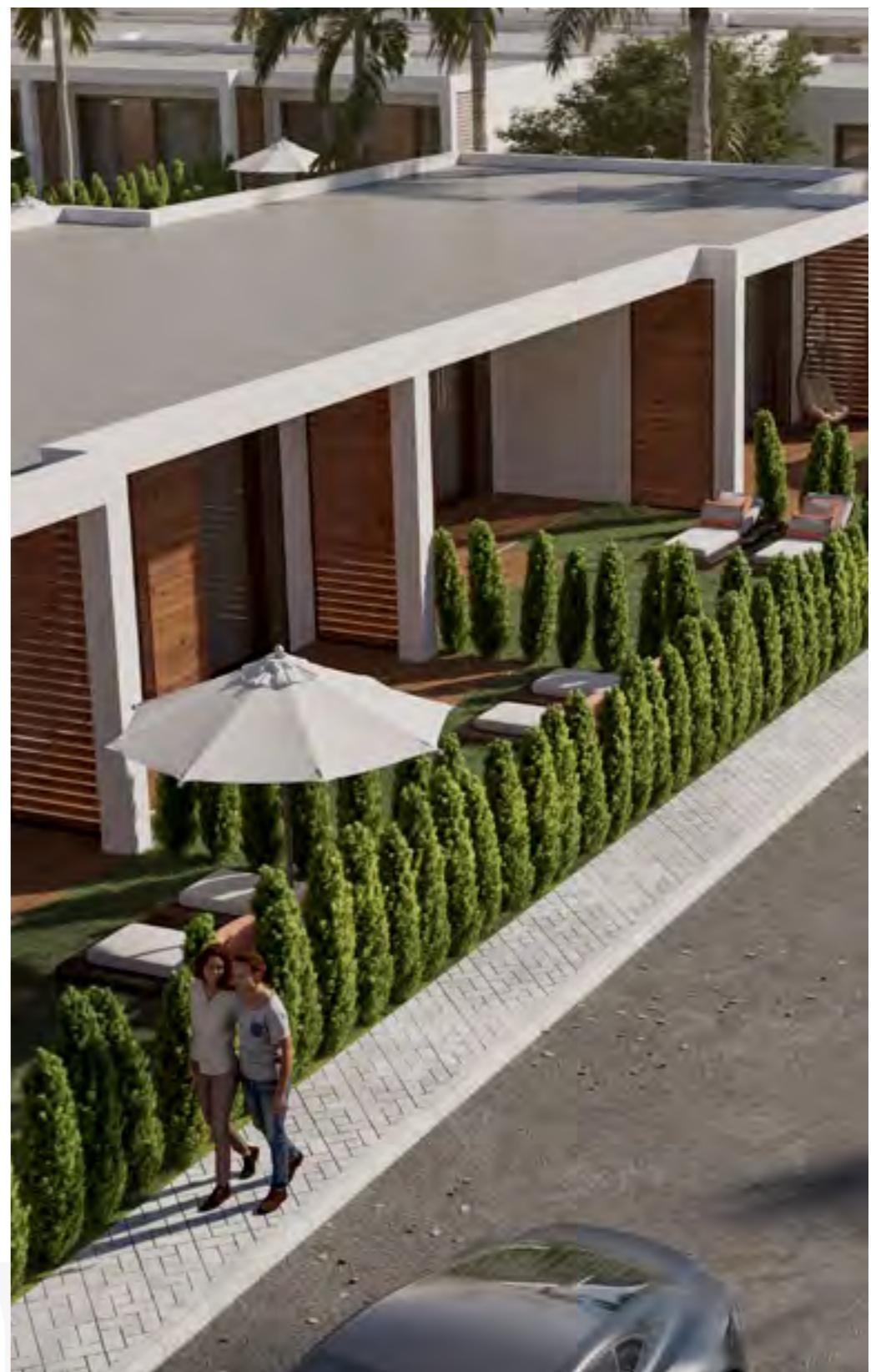




White Villas

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
- Access to the Sea Breeze Sports Complex
- First-line to the sea



White Villas



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
- Access to the Sea Breeze Sports Complex

White Residence

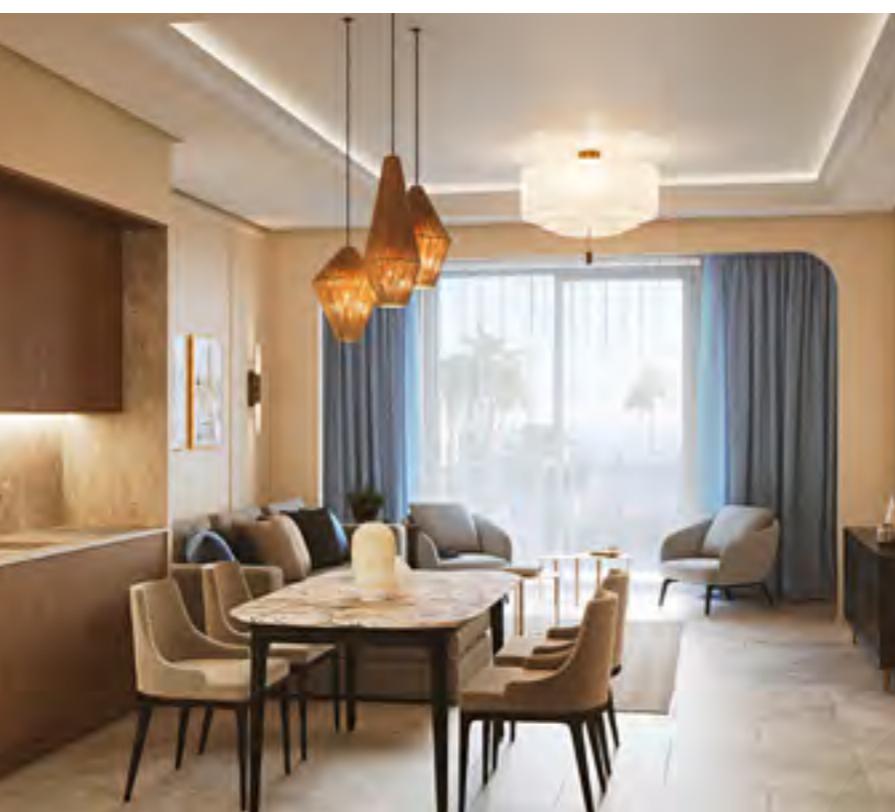


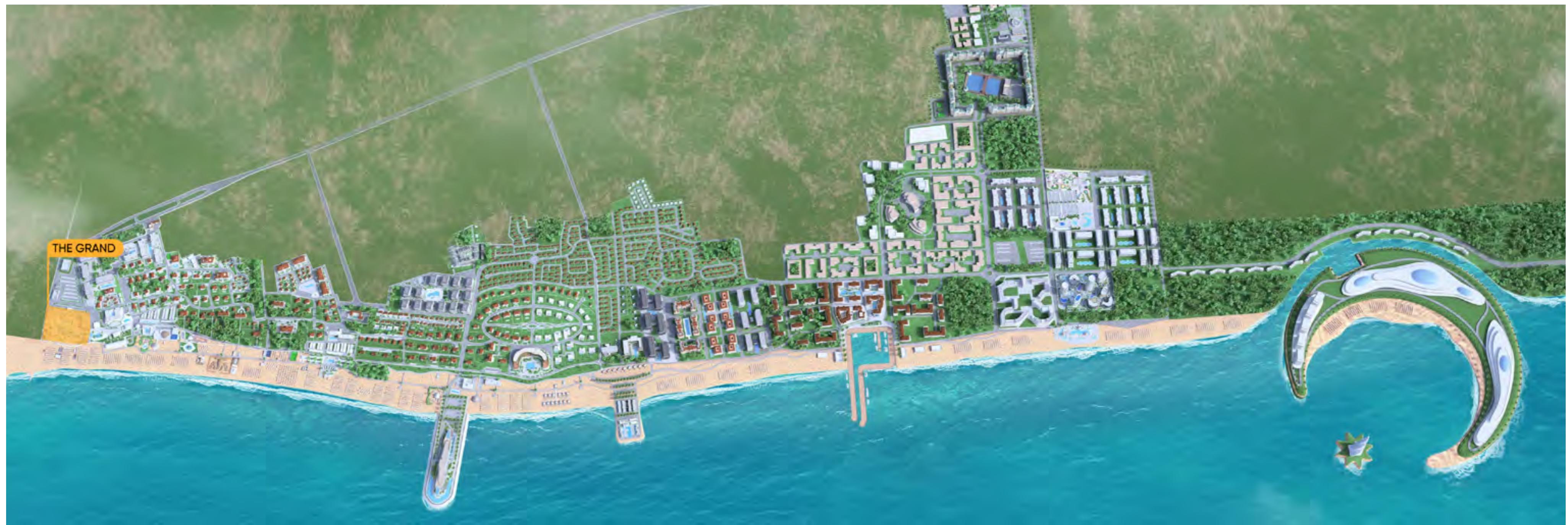
The Grand

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







Skyline

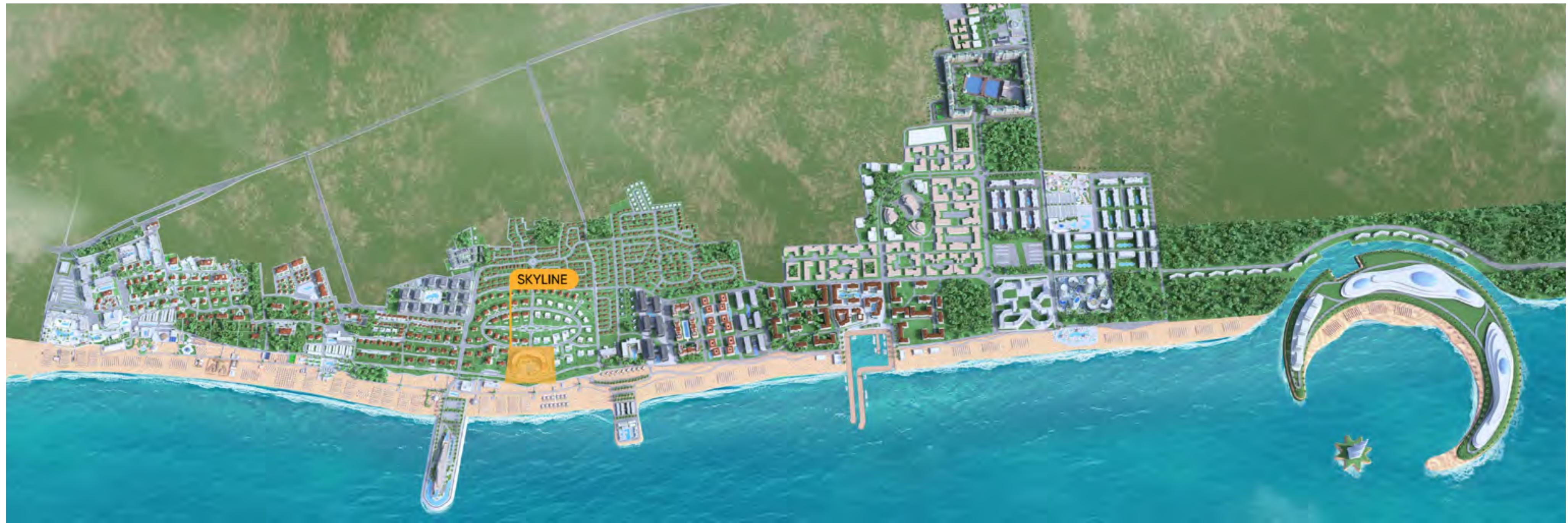
Skyline is designed to be noticed. Its architecture is mesmerizing curves, its interiors a tactile delight and a sense of space flexibility.

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







Caspian Dream Liner

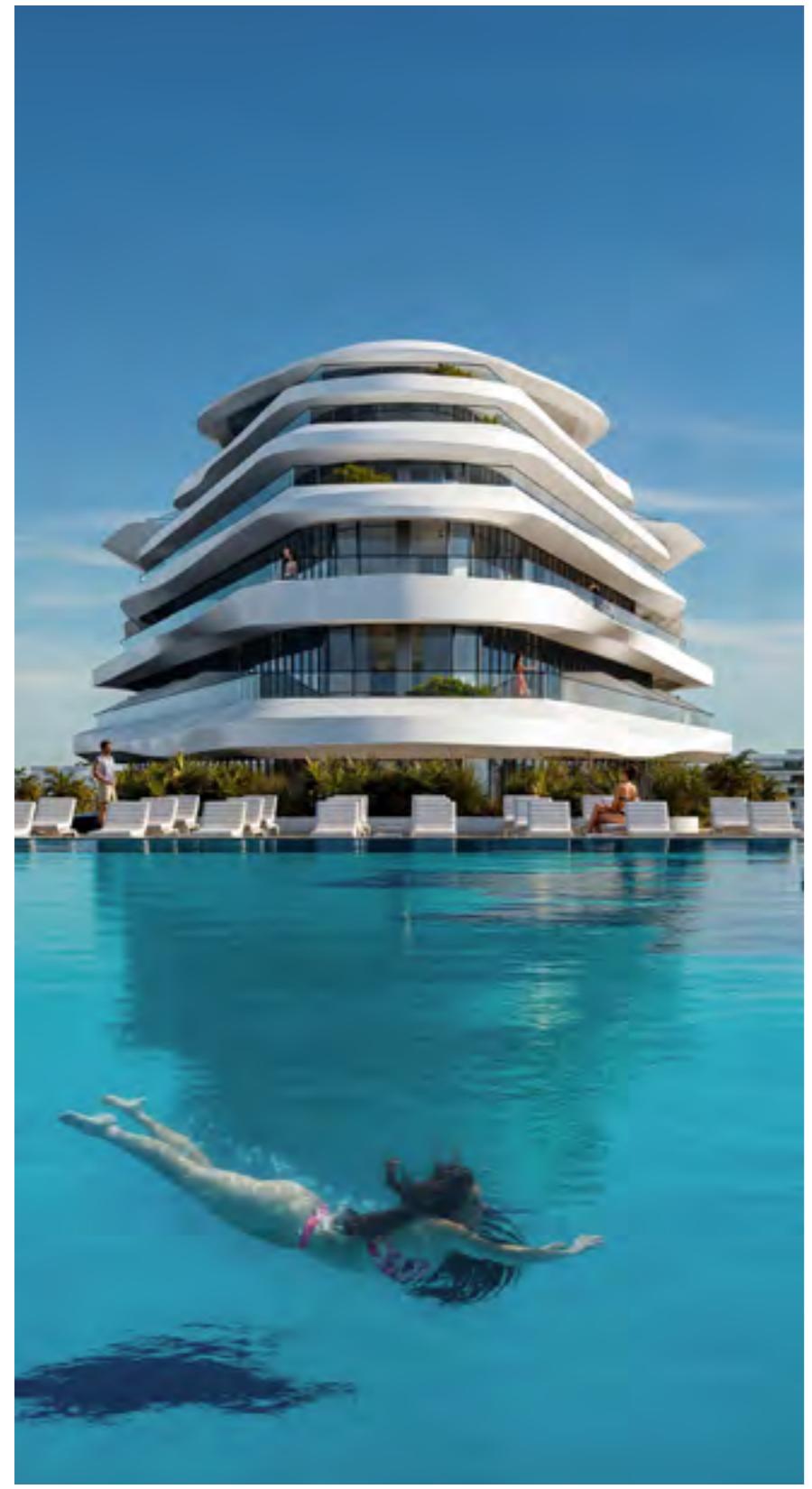
Caspian Dream Liner is the first project built on an artificial island in the country. The complex will have swimming pools on the deck and bow sections.

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 42 to 660 sq.m
- Delivery condition: turnkey (with furniture and appliance)
- Parking: underground and ground
- Swimming pools
- 24/7 Reception service



Caspian Dream Liner



Gaspiان Dream Liner





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

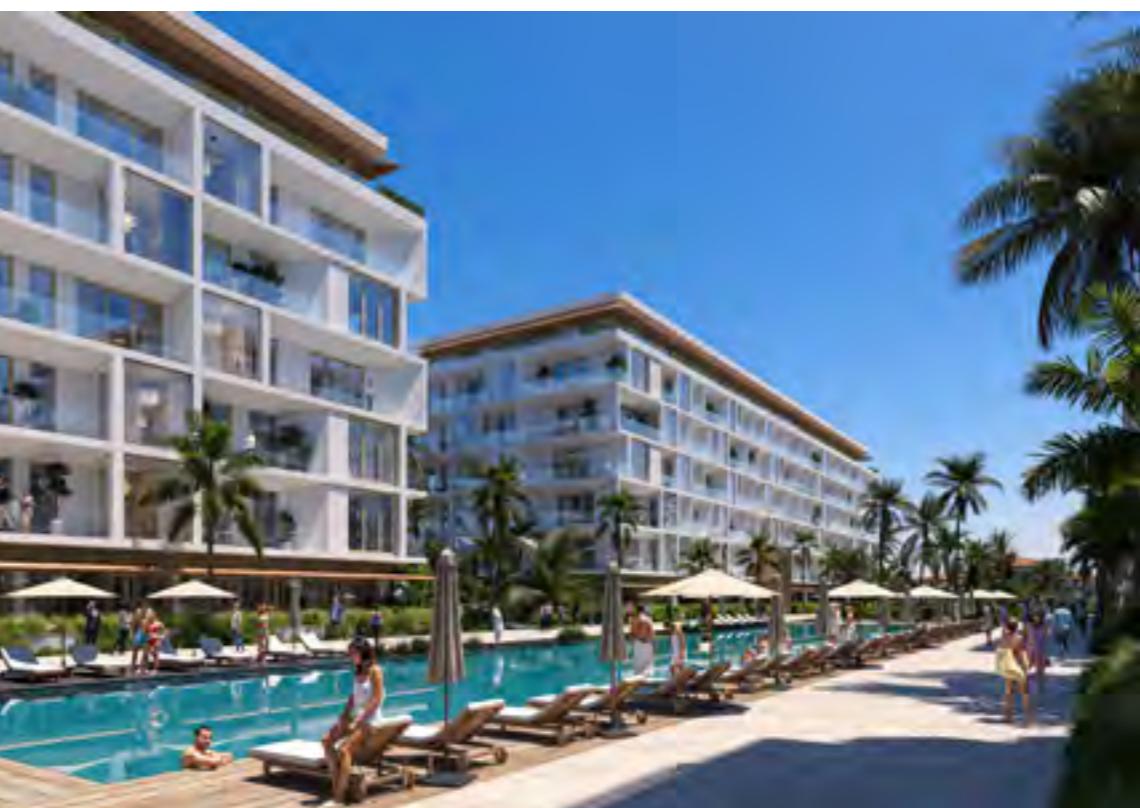


Prime Residences

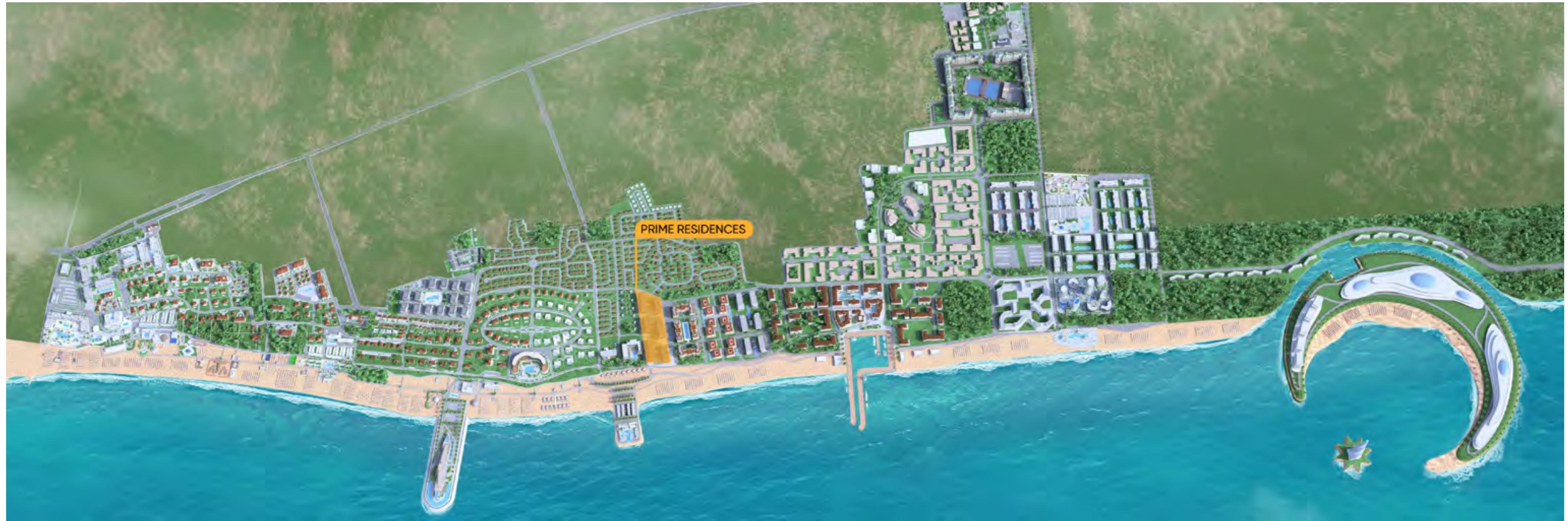
Prime Residences is a new project on the first coastline of Sea Breeze. The residential complex consists of six buildings in which apartments of various sizes are designed. It provides all the conditions for a long-term and comfortable stay. A small swimming pool is adjacent to the first two buildings, 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 46 to 180 sq.m
- Delivery condition: black box
- Parking: underground and ground
- Swimming pools
- 24/7 Reception service



PRIME RESIDENCES



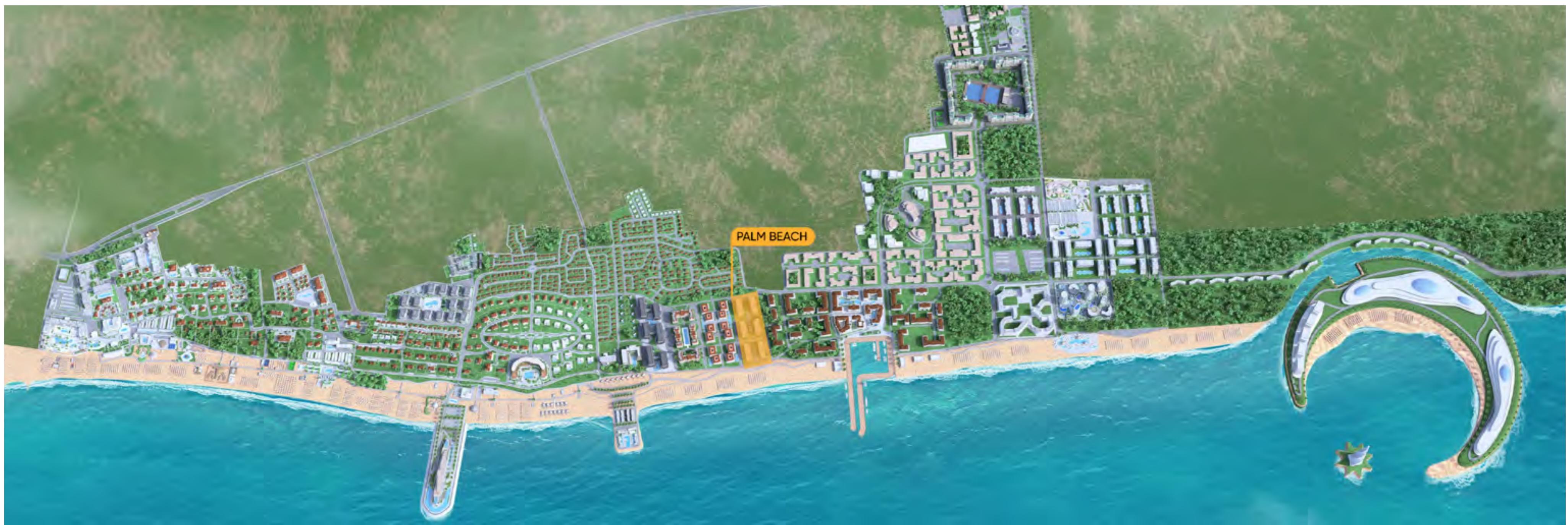
Palm Beach

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: 340
- Area: from 62 to 486 sq.m
- Delivery condition:
with renovation
- Parking: underground and
ground
- Swimming pool
- 24/7 Reception service



Palm Beach



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
- Access to the Sea Breeze Sports Complex





PRIVATE VILLAS

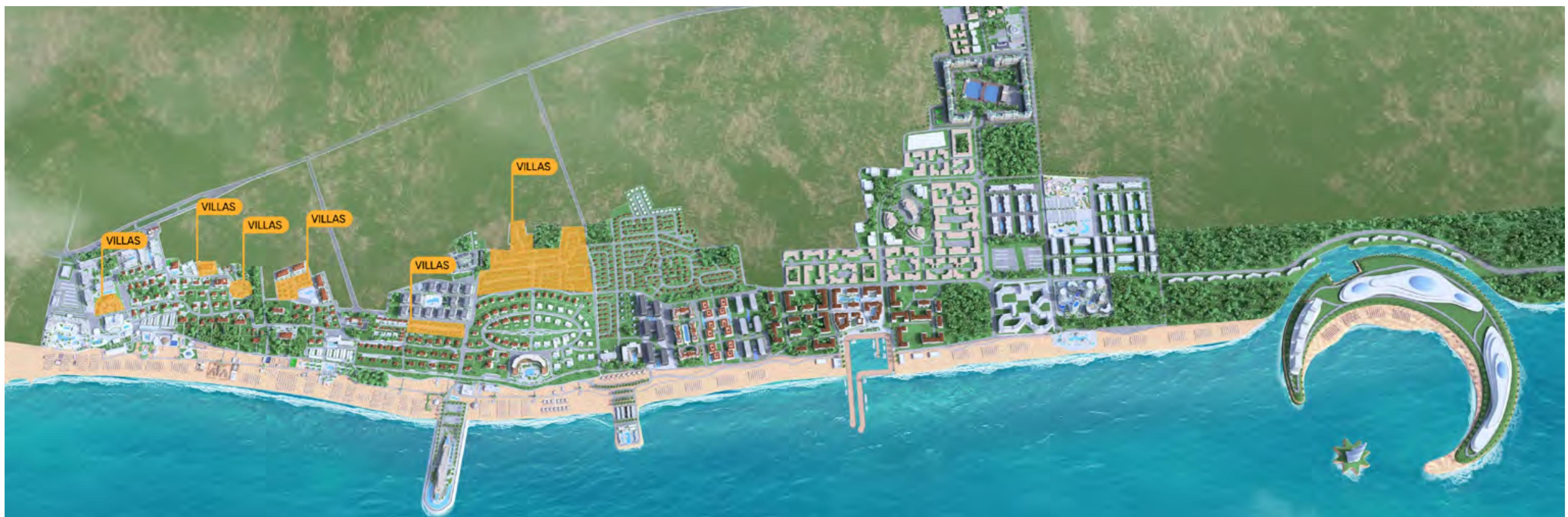


Villas

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
- Access to the Sea Breeze Sports Complex





Gardens Residences

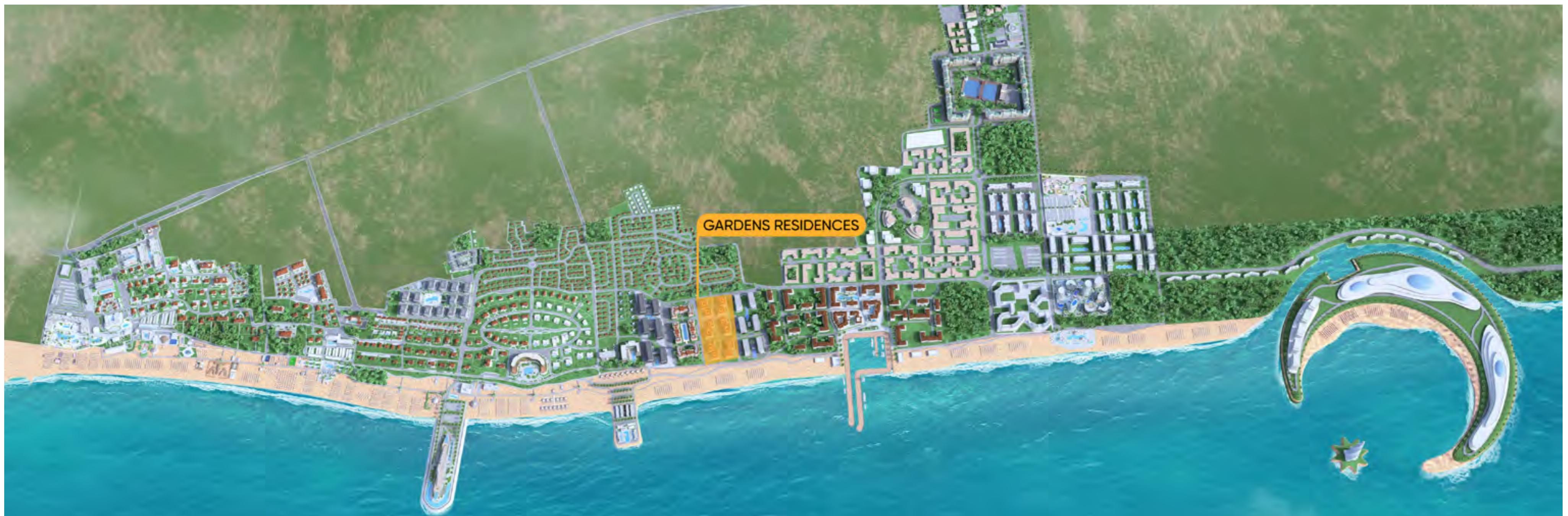
Gardens Residences apartments are for those who prefer comfort and simplicity. These cozy four- and five-story apartments are located on the first coastline and have personal access to the beach.

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: 5-6
- Number of apartments: 504
- Area: 57 to 168 sq.m
- Delivery condition:
First option:
with renovation
Second option:
black box
- Parking: underground and ground
- Kids playground
- Swimming pool
- 24/7 Reception service



GARDENS RESIDENCES

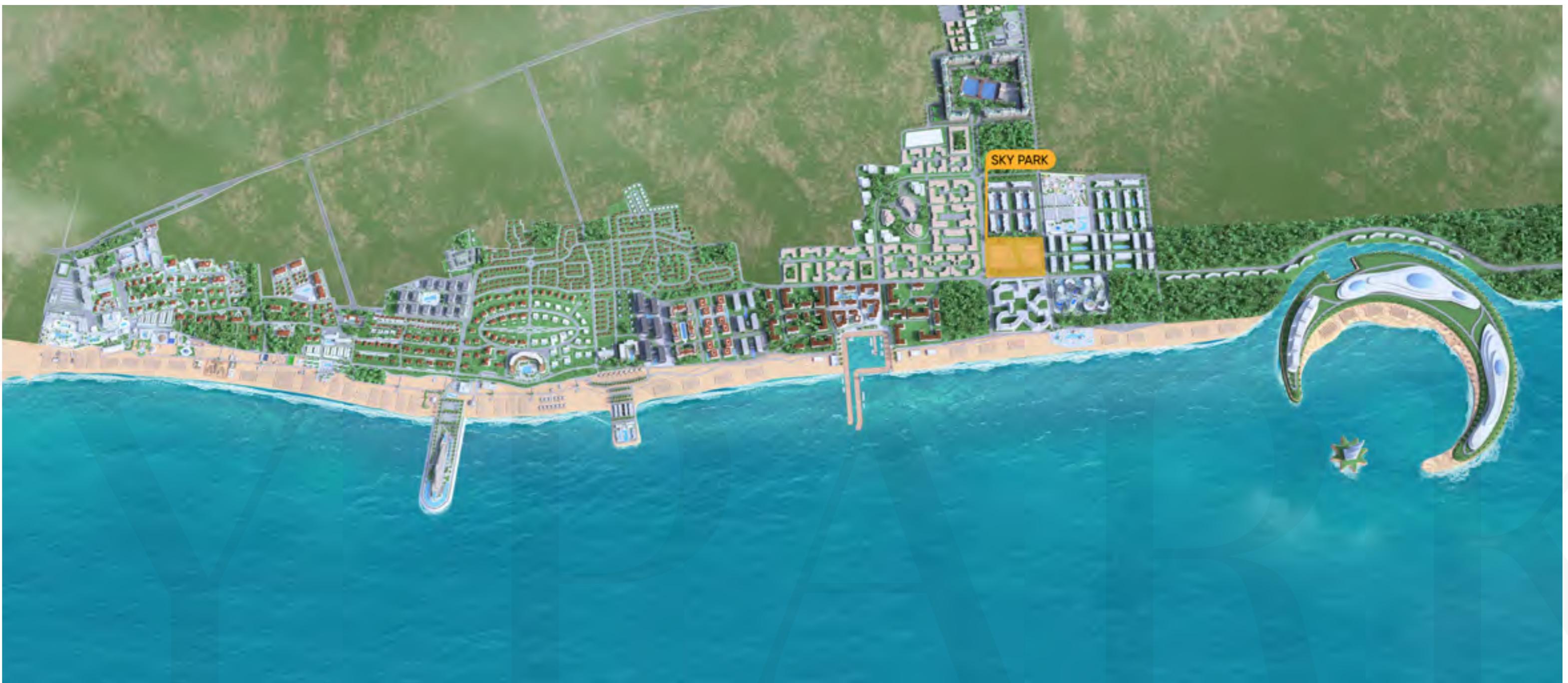
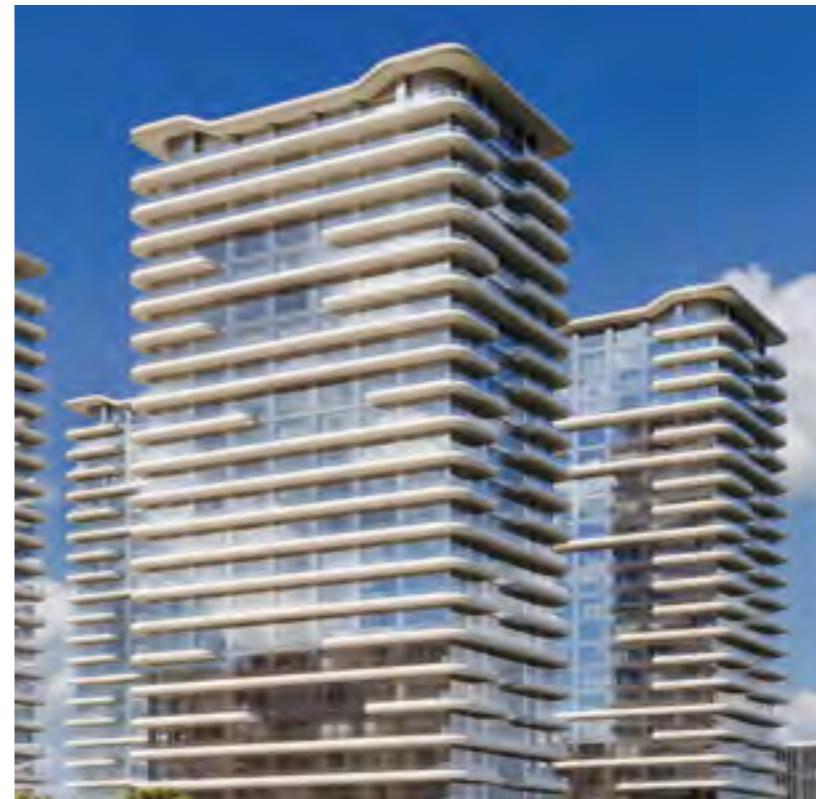


Sky Park

The Sky Park apartment complex consists of four 18-story 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: 18

- 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



Upcoming projects

Miami Residence

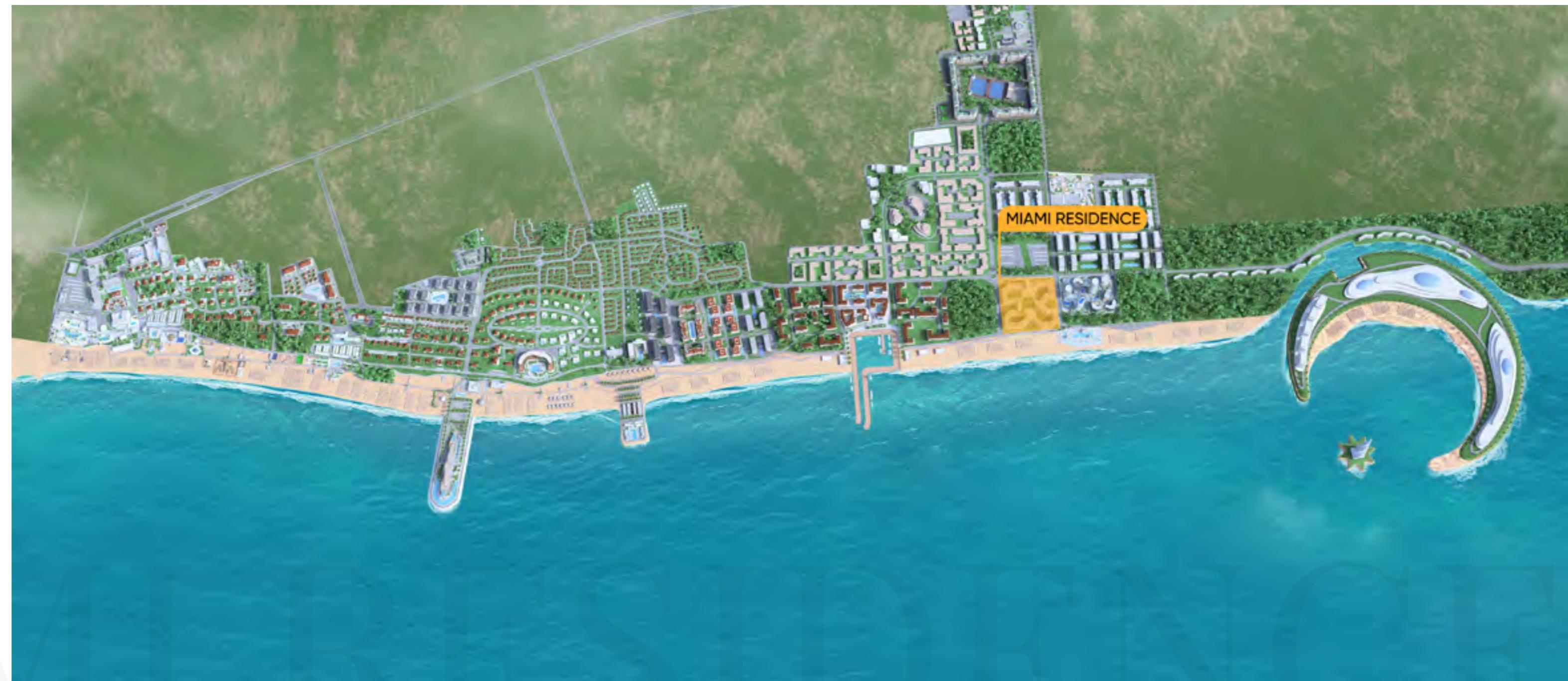
Miami Residence is other major Sea Breeze project based on the city within a city concept. Everything is thought out to the smallest detail here, because this is not just a residential complex, but a place where people can not only live and relax, but also work.

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.

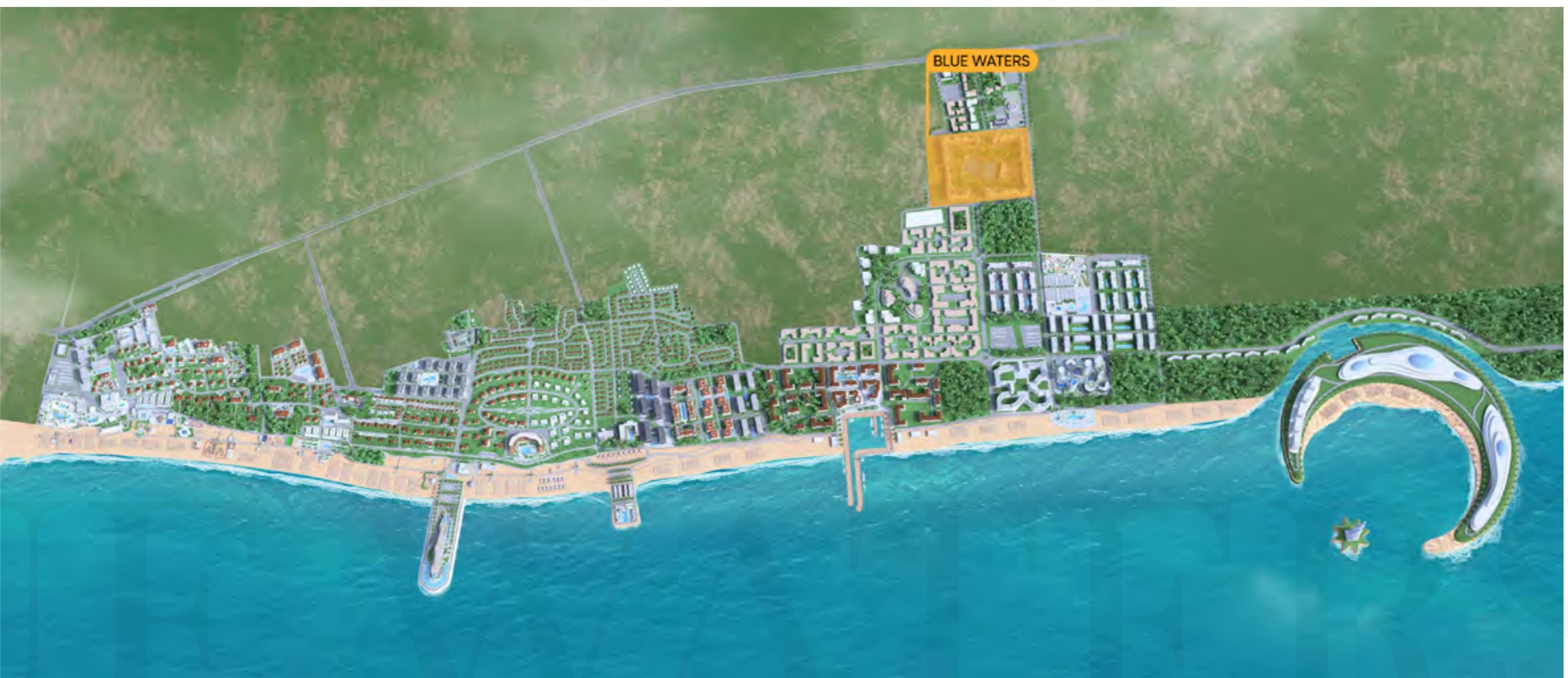
There is simply no better place for the confluence of nature and modern man!



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.



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.



Wave Residence

Wave Residence is a modern multi-story building in urban style resembling a wave rapidly rising up to the roof - straight to the outdoor pool. At the very top of the building there is an outdoor swimming pool with sun loungers. The view from above of the resort city, shimmering with all the lights, is simply breathtaking, and the view of the Caspian coastline is relaxing and allows you to enjoy relaxing in your personal outdoor pool.

Near the building there is a tennis court and a children's playground, as well as direct access to the entire infrastructure of the Sea Breeze Resort



66

*And this
is just the
beginning*



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

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