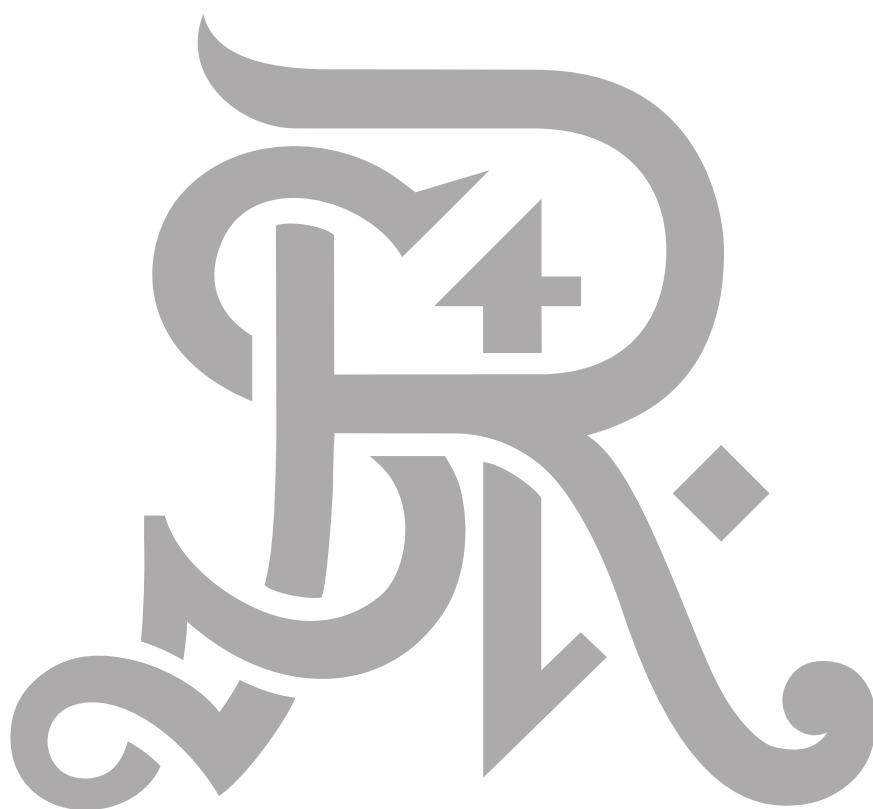
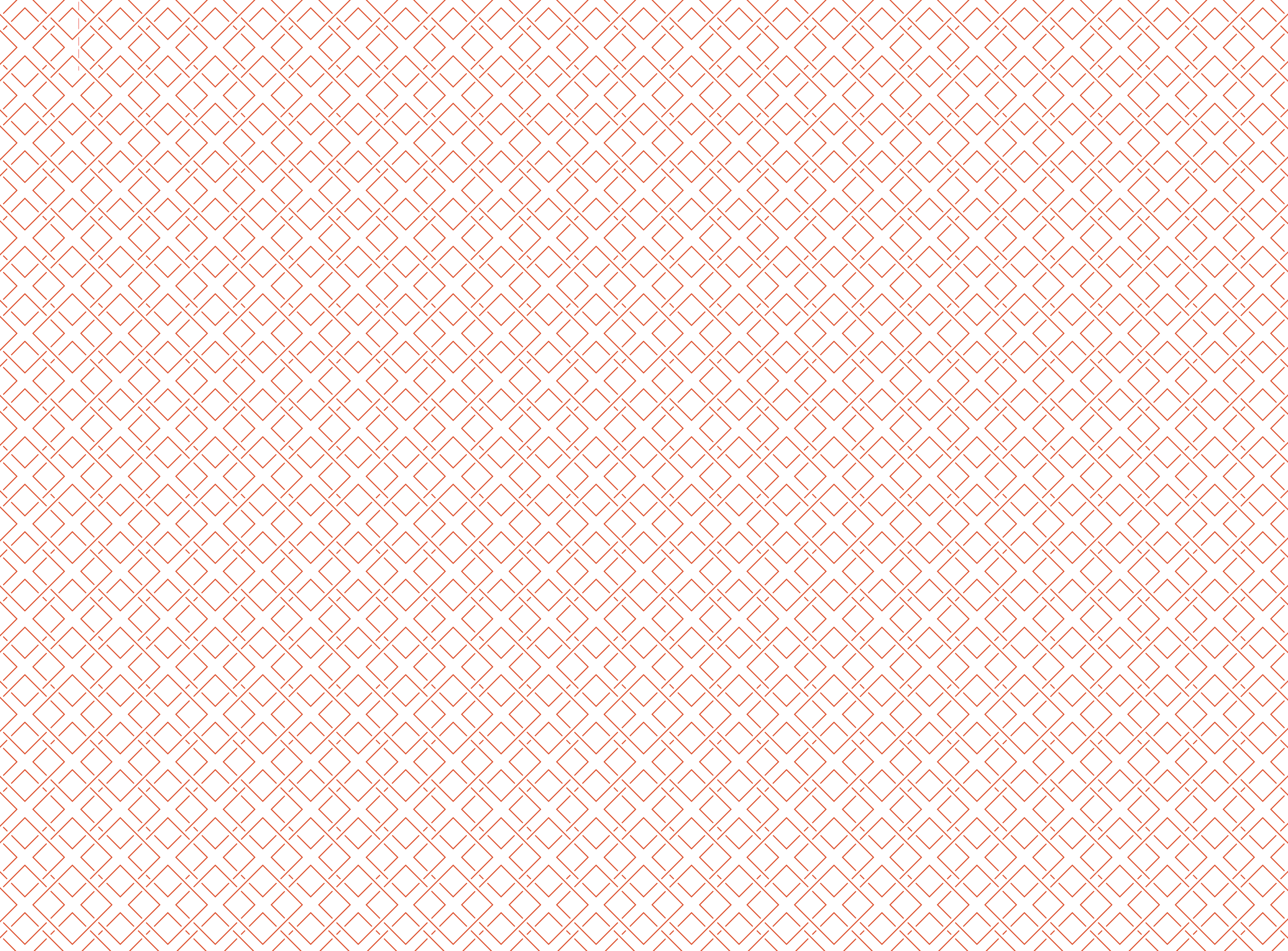


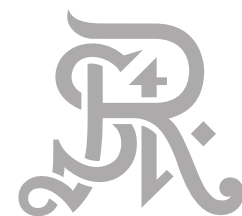


ST REGIS

BAKU

THE RESIDENCES





ST REGIS
BAKU
THE RESIDENCES

The
RISING
CRESCENT



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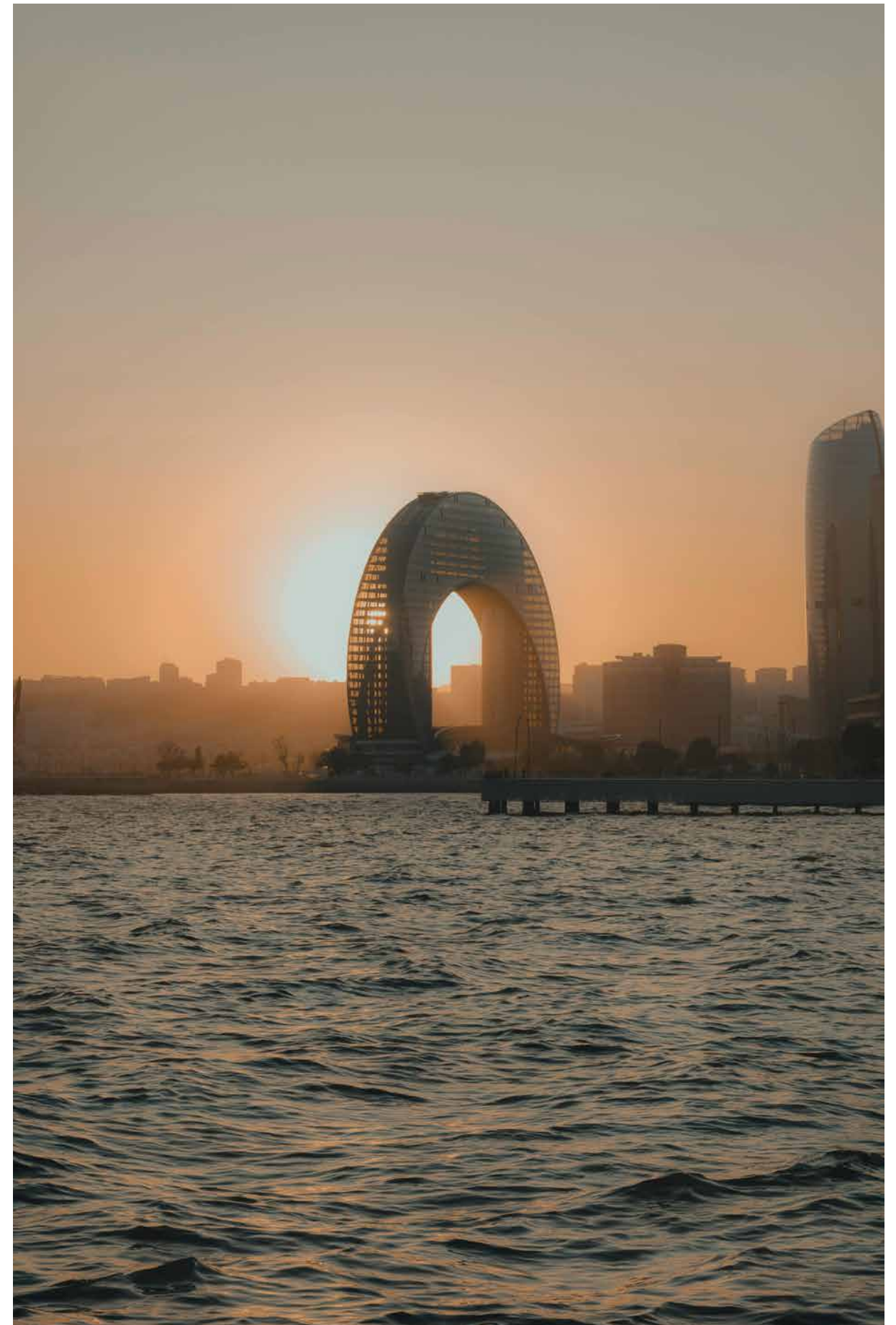
The RISING CRESCENT

The Residences at The St. Regis Baku are the genesis of a legacy. A new crescent of opportunity that's etched into Baku's emerging story. And a part of the city's heart that owners can personalise and call their own.

The architectural signature, a crescent moon, represents Baku's rising force. It also reflects a new beginning for selected owners: the chance to lay the foundation for an enduring legacy.

Here, residents don't just live within the city. They become its driving force. Their choices shape the city's rise and propel it onwards. So that in the years to come they will say...

*"I was there. I was part of it.
I made it happen."*



Come January 2028, a new home awaits those who value excellence and individuality.

A DESTINATION & A DIRECTION

“The buildings we admire are ultimately those which, in a variety of ways, extol values we think worthwhile.”

Alain de Botton

As one of the most eagerly awaited developments in the city, The Residences embody transformation and constant evolution. They are a magnetic presence on the city's skyline, drawing the eye and pulling life's possibilities closer.

DSA Architects International conceived the development, drawing inspiration from the Caspian. The sea's symbolism of connection - between people, places, and the environment - is reflected in the building's iconic design.

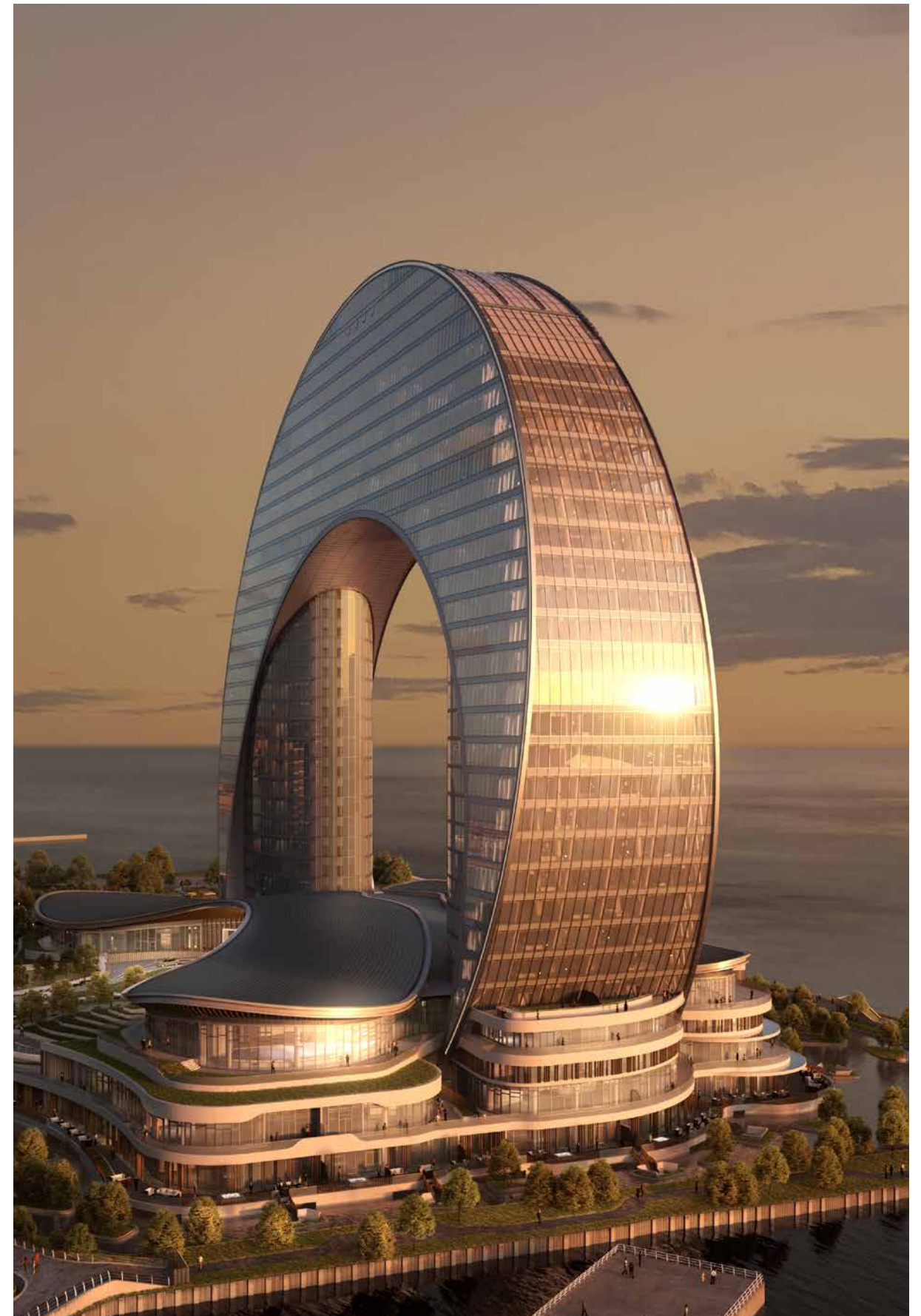


From sunrise to sunset, a curated collection of amenities lies in wait - whether you seek rejuvenation from the wellness area, fulfillment in the Residents' Lounge, or inspiration in the Boardroom.

The ONLY WATERFRONT RESIDENCES IN BAKU BAY

Set along the Caspian Sea, in the heart of Crescent Bay,
The Residences present a new vision for city-centric
waterfront living.

Situated within a private boulevard by the action of Baku's
new business district - minutes from the recently opened
Crescent Mall - the surrounding area is bursting with life,
luxury and rapture. Traits which are elevated inside.



Distinct living spaces with panoramic
views capture the sea's allure, creating
a comfort zone of escapism. Every
moment is an opportunity to unwind,
energize, and discover.

IN A REALM *of* YOUR OWN

The Residences enjoy a privileged position alongside The St. Regis Hotel Baku - perched together in the same landmark - allowing owners to benefit from the hotel's extensive amenities.

St. Regis embodies a legacy of gracious hospitality, anticipating every need with deep knowledge and refined intuition. This dedication to impeccable service, a hallmark of the brand for nearly a century, ensures residents experience a life defined by comfort, warmth, and an unwavering attention to detail.

DESIGNED *to* BE FELT

Designed by the acclaimed Kristina Zanic, The St. Regis Hotel Baku celebrates the mystique of ancient civilizations, the grandeur of lost palaces, and the calm allure of the Caspian Sea.

Curated textures and artistic nuances create a visually compelling environment for relaxation and connection, where soft blues, gold amber, ivory whites and teals echo a life lived by the water.

KNOWN *by* NAME NOT NUMBER

All residents receive the St. Regis Butler Service which offers personalized assistance for various needs, from travel arrangements to pet care.

The Butler acts as a primary point of contact for in-residence service requests, building a foundation of warmth and trust that transforms the residence into a true home.





Personal *Eden*

A HOME *that* HOLDS MEMORIES & CREATES THEM

The Residences comprise 152 apartments and 31 villas, all with floor-to-ceiling windows and thoughtfully placed internal columns of architectural intrigue. The building's curved structure results in contrasting floor plans, infusing each home with a distinct personality.

Apartments

Located across both towers and the connecting bridge, one- to four-bedroom apartments offer diverse layouts, captivating views, and bespoke options.

Villas

Situated on the lower levels, two- to five-bedroom villas provide a townhouse-style living experience. Each has a personal terrace, while some feature private gardens. Residents can enjoy enhanced exclusivity within gated zones, and have direct access to the waterfront promenade and Crescent Bay.

YOUR SPACE, YOUR STORY

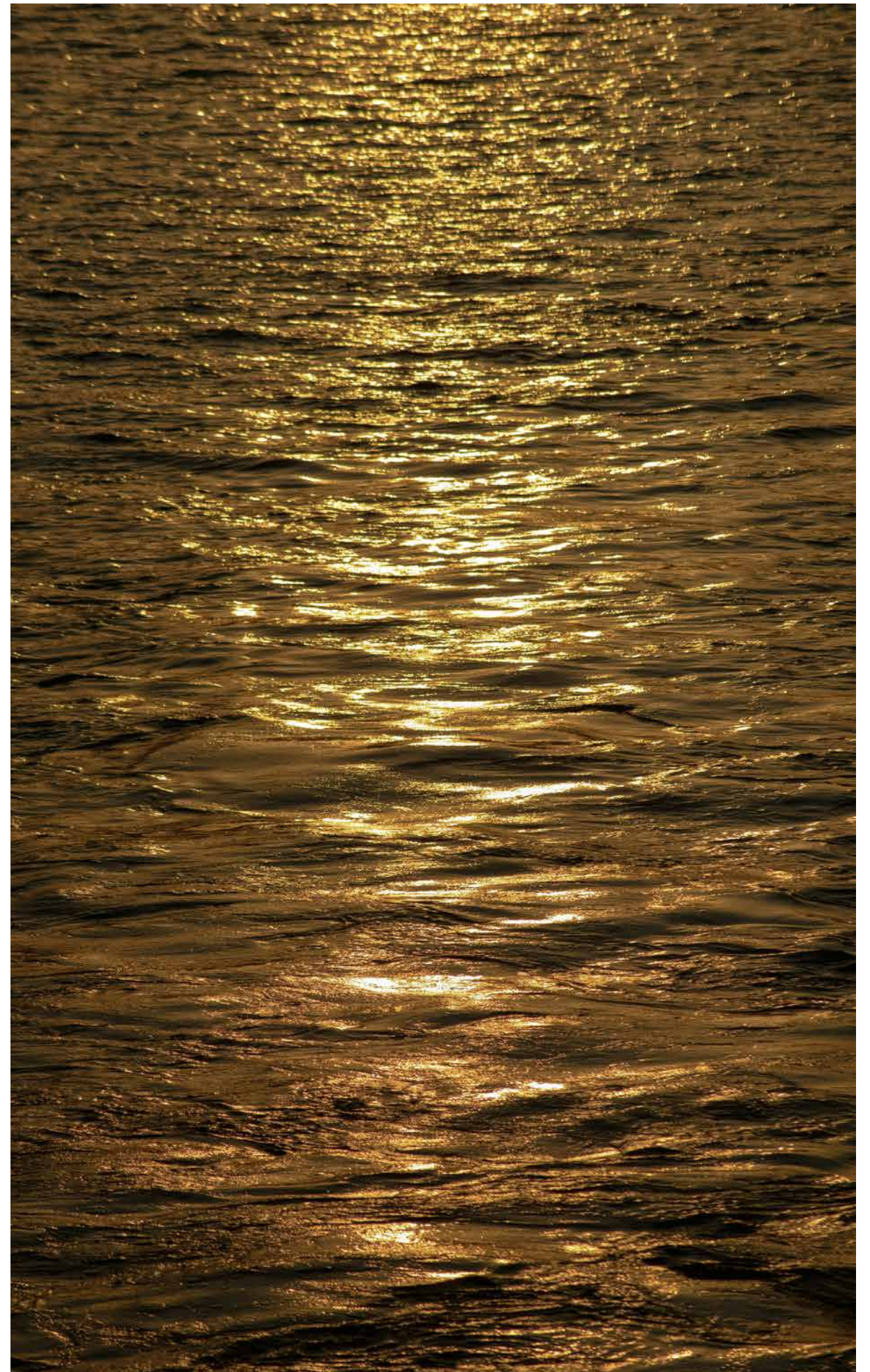
Owners have the option of a fully furnished apartment designed to St. Regis standards by Studio Blink, or a white-box finish for a more customizable scheme. Villas will be delivered as gray-box units.

Kitchens in fully furnished apartments will be equipped with premium appliances, while white-box apartments will include only drainage and water systems.



A PERPETUAL OASIS

Studio Blink have designed the fully furnished apartments to be another world within the city. Inspired by the ocean's fluidity, the styling features expansive spaces with soft, flowing forms and a dreamlike ambiance. Layered colors of tranquil blues, vibrant corals, and iridescent accents evoke the sea's depths, while delicate patterns, textured fabrics, and refined details create an ethereal-like waterfront haven.



Living area

The living area is configured to maximize natural light and create a sense of spaciousness, flow and connection. Both apartments and villas feature solid timber entrance doors, parquet flooring and underfloor heating. Two-layered walls enhance sound insulation, while recessed lighting creates a warm and inviting atmosphere.



Kitchen

Kitchens are designed for considered practicality and intuitive transition. Enclosed kitchens are provided in 3, 4 and 5-bedroom homes, while open-plan kitchens in smaller units create a natural hub to congregate in.



Bedroom

With a quality that reflects the calming influence of the Caspian, each bedroom is designed to be a private refuge. Ample space creates an additional sense of lightness, while select residences offer walk-in wardrobes.



Bathroom

Bathrooms are fashioned with both aesthetic indulgence and convenient comfort in mind.

Master bathrooms feature a spacious walk-in shower and a luxurious oval bathtub from Antonio Lupi, while secondary bathrooms house walk-in showers. All are fitted with owner-controlled electrical heating, chrome Hansgrohe tapware and accessories, under-mounted Bianco Duravit washbasins, and beautifully textured marble flooring.



INFRASTRUCTURE & TECHNOLOGY

Created with a focus on both sustainability and refinement, The Residences integrate advanced technologies and thoughtful details throughout.

The high-performance glass facade is engineered for climate resilience, balancing energy efficiency with graceful design, while centralized systems and intelligent features future-proof homes.

Eco-Friendly Technologies

Seawater used for air cooling to minimize environmental impact

Advanced drinking water filtration system in place

Emergency water reserves provide three-day supply

Integrated Smart-Building Systems

Centralized climate control ensures consistent comfort in all areas

Reliable centralized hot water supply

Enhanced Parking Facilities

Parking available for owners, with space occupancy indicators for convenience

Exhaust gas control systems installed

Electric vehicle charging stations provided

Technology Specifications

Comprehensive security with CCTV & card access systems

Fire protection systems installed in compliance with international standards

Intercom systems will enable communication between entrance & homes, with remote door access available

High-speed internet access through fiber cabling



Sunrise-To-Sunset *Amenities*

GREAT MINDS SHOULD *always* HAVE SOMETHING TO DISCOVER

Life's greatest joy lies in the interludes between activities, in the conversations and snapshots of a rich experience. Here, these moments are a constant presence. With exclusive access to a residents-only lounge and the facilities of The St. Regis Hotel Baku, every interlude is an opportunity for engagement and enrichment.

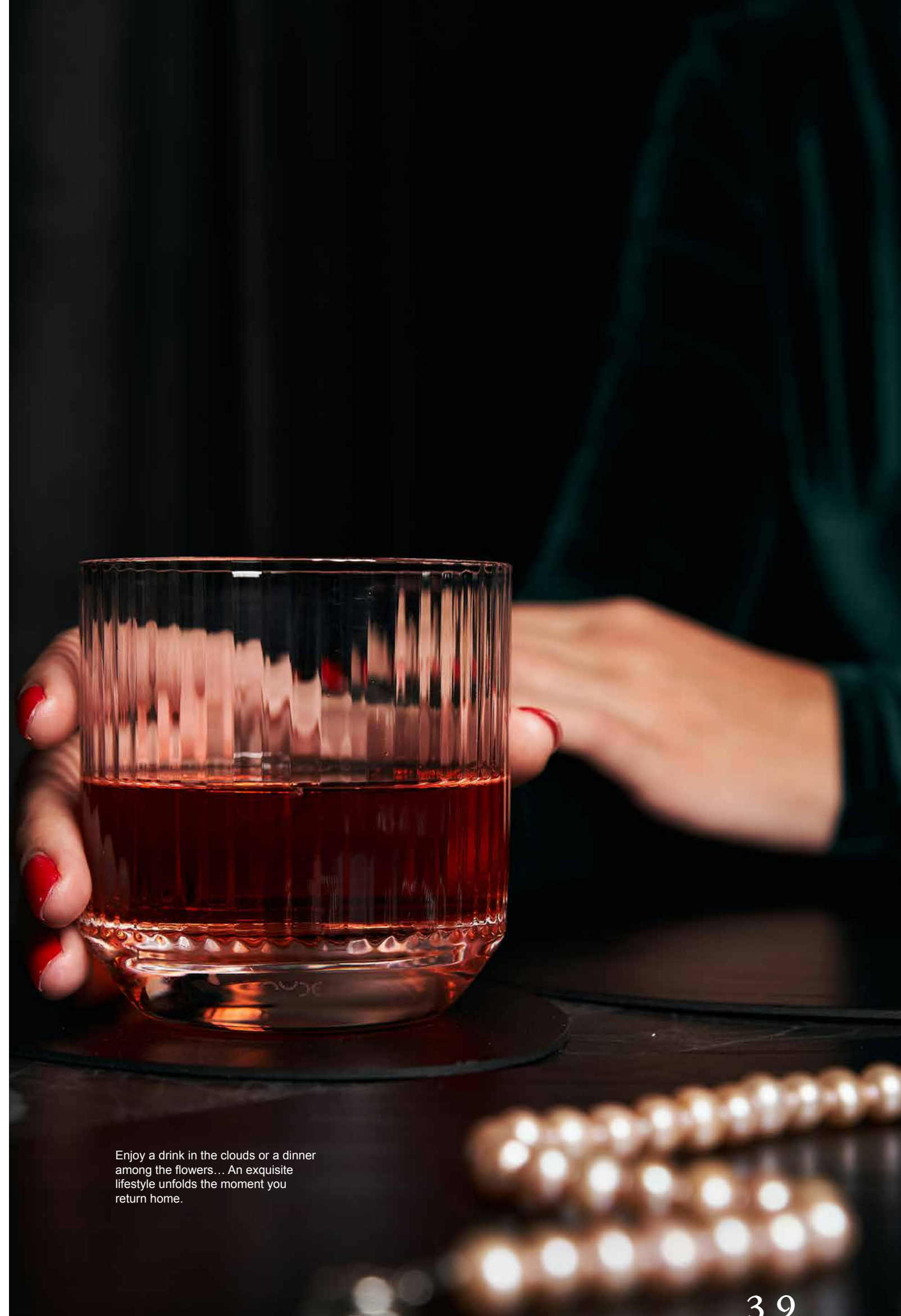
Residents' Lounge

Wellness facilities

Restaurants & bars

Event spaces

Exclusive retail zone



Enjoy a drink in the clouds or a dinner among the flowers... An exquisite lifestyle unfolds the moment you return home.

RESIDENTS- *only* LOUNGE

Fill your eyes with the colours of blue and gold in the city's most elevated social space. The Residents' Lounge is a jewel of life here, offering a comprehensive suite of amenities under one exquisitely designed roof. Open and staffed from midnight to midnight, it's a dynamic space that caters to every moment of the day, with panoramic city views as the constant backdrop.

Seating area

Retail zone

Bar & Pantry

Screening Room

Board Room

Games Room

Kids' Club



Exclusive Retail Zone

A grand setting for luxury shopping. While its offerings may span the globe, a subtle thread of Baku's inherent sophistication is woven throughout.

Bar & Pantry

The self-service Bar and Pantry ensures you have access to gourmet snacks and quality coffees, whenever you desire.





Screening Room

A cinematic experience for residents, equipped with state-of-the-art technology for live sports, movie nights, or work and event presentations.

Board Room

There is no work/life balance here, only life. From formal presentations in the Board Room, to casual conversations in the breakout and informal spots, it's all life, fulfilling lived. Unconstrained by traditional boundaries.

Games Room

A playground for both the young and young at heart, whether it's a family game night or an adult-only tournament.



Kids' Club

A colorful space of engaging activities - from dance and art, to nature explorations - ensures every child finds their passion. Fun is paired with friendship, creating lasting bonds through shared experiences.

Ideal for ages 1-12

Expertly trained staff

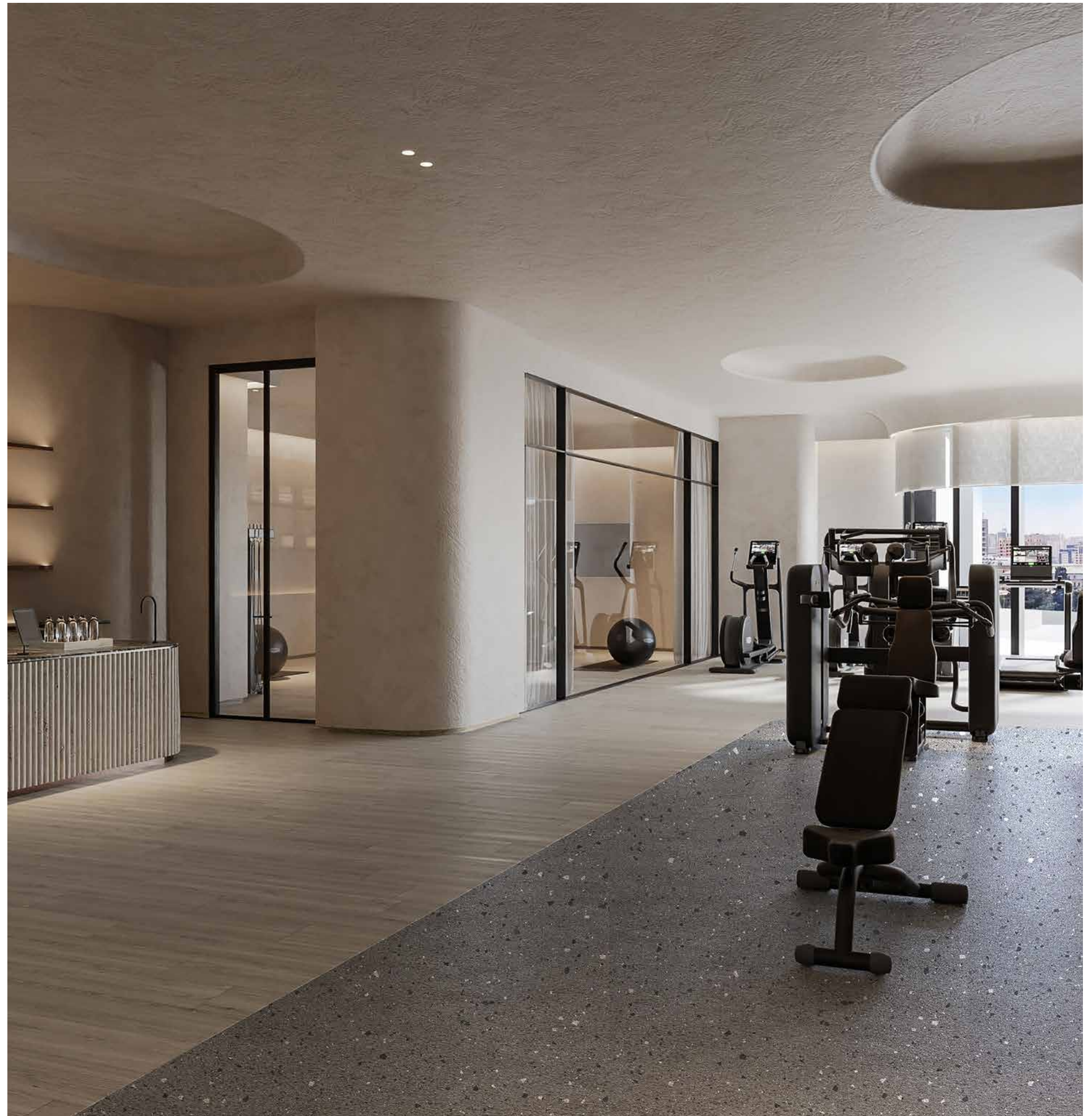
Age-based activities provided

Babysitters available



RESIDENTS' GYM

Find a shoulder-dropping, headspace-clearing sense of perspective. The gym is shaped to fuel daily rhythms, with state-of-the-art equipment and elegant design creating a place where fitness, almost, becomes an effortlessly enjoyable part of daily life.





WELLBEING BEYOND *the* RESIDENCES

Residents also have access to The St. Regis Hotel Baku's wellness area. The gym's natural and earthy tones, coupled with the spa's stone and detailed textures, provide spells of stillness inspired by the city's spirit.

Gym

Shower walk

Sauna

Steam room

Snow room

Treatment area





EAT ACROSS CONTINENTS & CUISINES

The St. Regis Hotel offers residents two distinct dining destinations. Each has their own ethos, yet both incorporate elements of Baku's rich food heritage, adding a local touch to international culinary inspirations.

At an all-day dining restaurant, the vibrant flavors of Latin America and the aromatic spices of the Levant converge. For a more focused gastronomic experience, the specialty restaurant ensures the soundscape of your night is as exciting as the panorama of your day.



DRINK IN *the* ATMOSPHERE

The Lost Utopia Bar is a paradise perched on the 21st floor. Opulent aesthetics mix the past and present, while modern art nods to Azerbaijani culture. The result is an experience of elegant mystery, framed by city vistas. Adjacent to the bar, a study provides a quiet space for reflection.



EVENT SPACES

Residents have access to the hotel's event areas, with over 2,000 square meters available for gatherings of all shapes and sizes.

The Ballroom is the centerpiece. Its stylish ambiance and adaptable features create a sophisticated environment for conferences, banquets and celebratory events.





A close-up photograph of a dark blue, textured military-style jacket. The jacket features a high collar and two visible gold-colored buttons on the left side. A small, gold-colored 'RR' insignia is pinned to the chest, and a larger, embroidered 'RR' logo is visible on the right side of the chest. The background is a warm, out-of-focus orange-brown color.

Excellence
in Service

TIMELESS GESTURES *for* CONTEMPORARY TASTES

Residents benefit from a range of tailored services, all designed to bring ease and equilibrium to the day.

Sometimes the simple is as important as the sublime, and this starts with the St. Regis Butler - an anticipatory service that has become a signature offering of the brand for the past century. It's their seamless execution of seemingly small requests, and the intuitive understanding of individual preferences, that turns everyday life into elevated living.

Signature Butler Services including:

Signature send-off & welcome-home

Welcoming & escorting guests

Accepting deliveries & packages (incl. groceries, flowers & food)

In-home services coordination with private chef or spa treatment

Housekeeping services

Repair services

Shoeshine service

Personal errands

Planning of special occasions



CONCIERGE SERVICES

The dedicated concierge team is on hand to arrange à la carte services.

Housekeeping Services

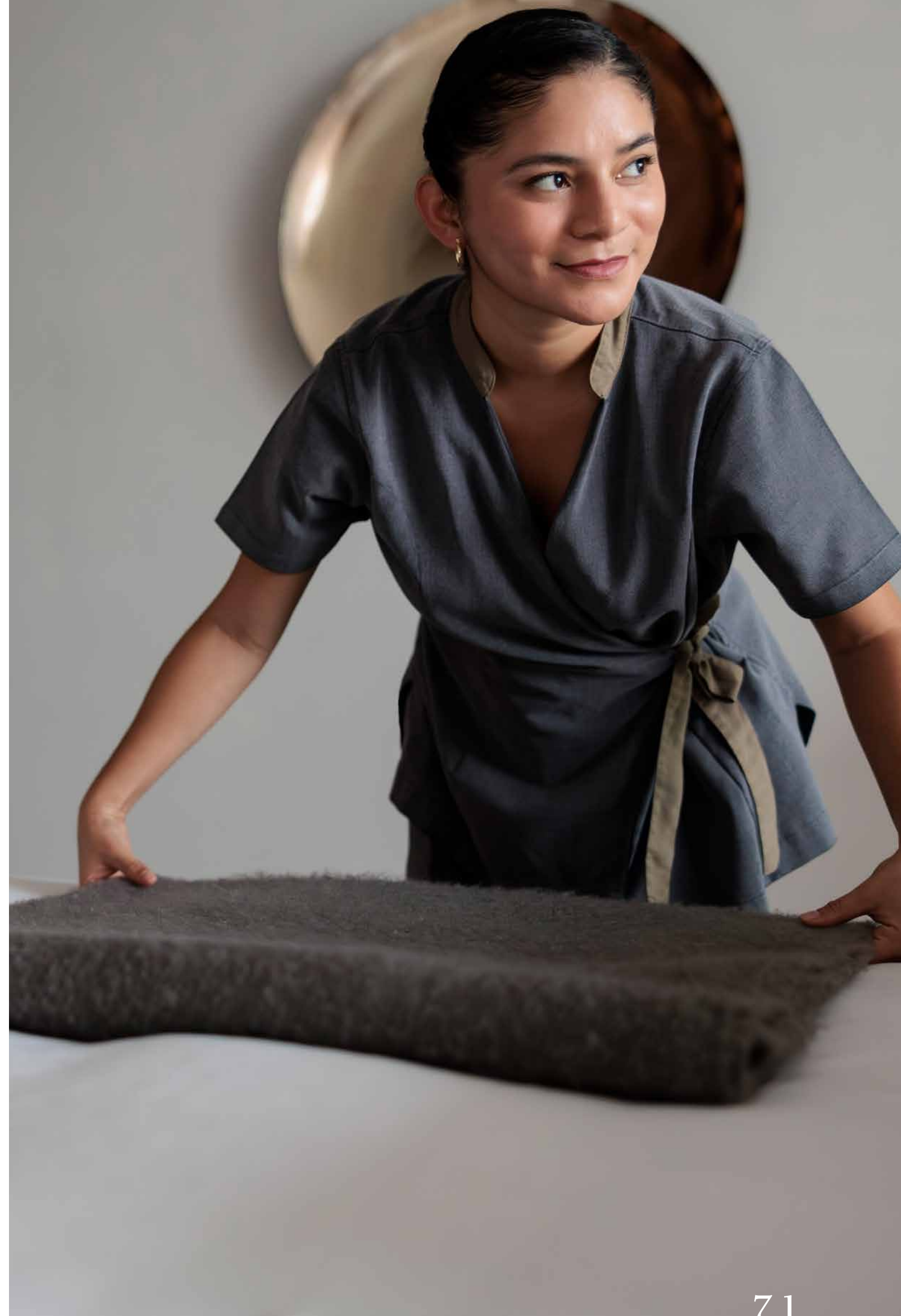
Vacuum, floor mopping & dusting
Strip beds & change sheets
Wash dishes
Clean bathrooms, patio, mirrors, oven/cooktop & refrigerator
Laundry as requested
In-home dining
In-home catering via the hotel

Engineering Services

Minor electrical & simple electronic hook-up
Plumbing
Picture hanging & LED bulb replacement
Furniture assembly
Touch-up paint
HVAC filter change
Move-in & bulk trash removal

Event & Experience Services

Call-a-chef reservations
Meeting & Boardroom facilitation
Residential VIP signing services
Priority access to hotel restaurants, concierge services & retail shopping



BESPOKE SERVICES

The Concierge Team can assist in arranging bespoke third-party services, with payment made directly to the provider, opening the door to the following services:

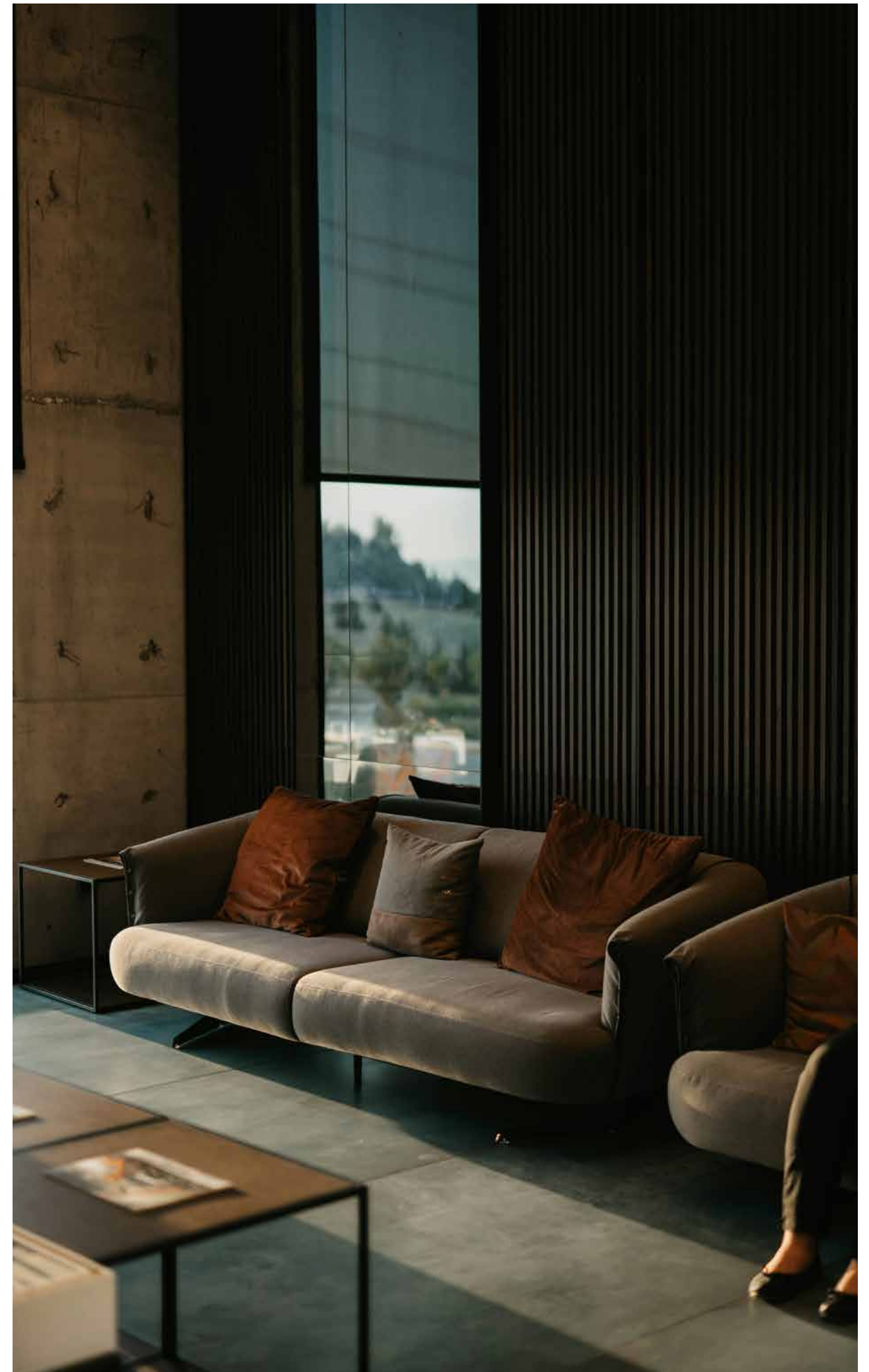
- Party, function & event planning
- Business equipment rental arrangements
- Administrative & personal requirements
- Assistant services
- Mail & package shipping
- Arrival preparations
- Laundry & dry cleaning
- Translation services



OWNERSHIP *with* EXTRAS

All owners receive complimentary access to ONVIA - Marriott International's Owner Recognition Platform.

ONVIA grants residence owners access to a wider world of privileges, whether staying at a Marriott hotel, taking in the views while aboard a voyage from The Ritz-Carlton Yacht Collection, or enjoying day-to-day life while in The Residences here.



ONVIA'S VIP BENEFITS

Elevated status within Marriott Bonvoy

Preferred rates for hotels within the global Marriott Bonvoy portfolio

Access to distinctive lifestyle partnerships

Special offerings & preferred access on voyages with The Ritz-Carlton Yacht Collection

Exclusive offers on epicurean experiences

Rejuvenating spa treatments & wellness programs

Exclusive on-property & online retail offers

Simplified Marriott Bonvoy credit card offerings

World-class concierge services

Experiences while away from home

Locally inspired, curated events & activities

Inspiring art, culture & design through Marriott's HEREIN multimedia platform





Creating a
Legacy

A COUNTRY & CITY ON THE RISE

Azerbaijan has redefined itself over the past two decades from a newly independent state into a major regional player. As its capital city, Baku is becoming a compelling destination for business, leisure, and international partnerships.

Anchored on the western shores of the Caspian Sea, the city serves as a strategic gateway between continents. Closer to home, the country's modern infrastructure makes it easy to transition from the seaside relaxation of the Caspian, to the mountain adventure of the Caucasus' in just a few hours.



EXPLORING THE CITY

Baku's history is an almost beguiling tapestry of empires, trade and architectural splendor - imparting a constant source of inspiration and discovery for those who call it home. Landmarks like the Maiden Tower and Gobustan National Park stand as silent witnesses to this enduring heritage. Other notable landmarks include:

Baku Boulevard

A timeless promenade along the Caspian, where leisure meets history.

Port Baku

An enclave of luxury, offering curated shopping and refined dining experiences.

The Crescent Mall

A vibrant hub within Crescent Bay, blending retail and entertainment.

Heydar Aliyev Center

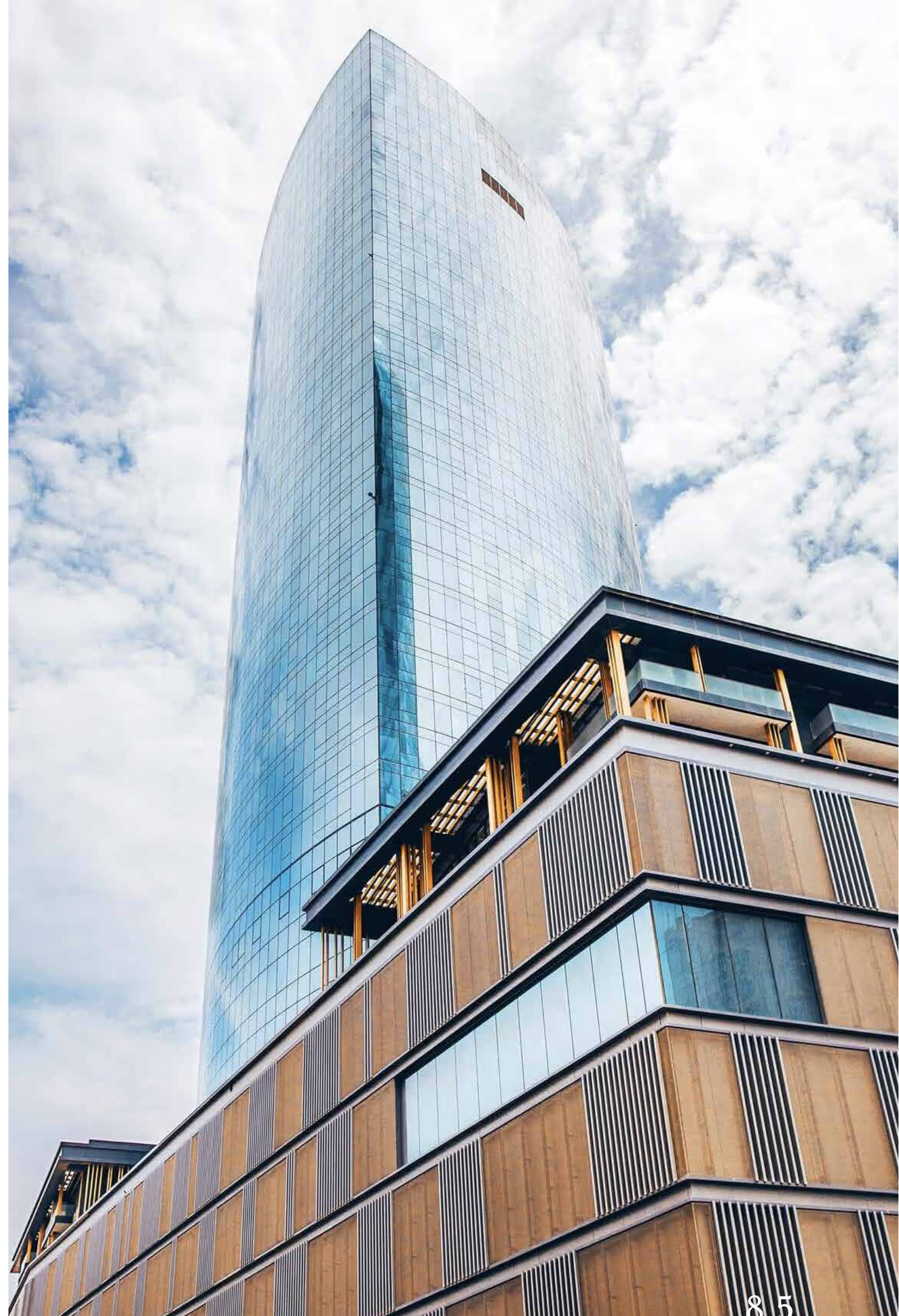
An architectural marvel, hosting world-class exhibitions and events.



the DRIVING FORCE BEHIND *this* RISING FORCE

When you choose a home here, you're joining a community created by PASHA Real Estate Group - a developer committed to crafting exceptional, integrated destinations. The Group's diverse portfolio, including premium residences and luxury hospitality, reflects a commitment to quality and innovation.

As a resident, you'll experience their dedication to redefining urban living, and gain exclusive access to future developments, securing your place in the Group's evolving vision of luxury.



As creators of Azerbaijan's most iconic addresses, and pioneers of the region's most visionary projects, the Group's flagship destinations include...

Residences

Port Baku Residence, Knightsbridge Residence, and The Ritz-Carlton Residences, Baku.

Hospitality

Four Seasons Hotel, The Ritz-Carlton and The St. Regis hotels in Baku.

Retail

Ganjlik Mall, Crescent Mall, and Port Baku Mall.

Commercial

Crescent Offices and Port Baku Towers.

International

Portonovi Montenegro, Mandarin Oriental Bodrum, and The Ritz-Carlton Tashkent.



SECURE *your* PLACE

Set to open in January 2028, The Residences will be a magnet for those seeking a new dimension.

With a 30% deposit and 36 months of equal installments, you can now claim your place in this landmark development. Ensuring you're not only part of Baku's future, but the one driving it.



To speak with The Residences' Sales team, arrange a consultation,
or for more information, please contact:

sales.office@pre.az
+994 51 201 32 32 / *2024
srresidencesbaku.com

Please note: whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of, or constitute, a representation or warranty, and should be treated as a guide only. Details of the building and its amenities may be subject to change. Images and visuals are indicative. For accurate details, consult the developer.

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