



L I M A N E S T A T E



LIMAN ESTATE

*A Refined Waterfront Address
in the Heart of Baku*

Liman Estate is an exclusive residential destination where contemporary architecture meets the serenity of the Caspian Sea.

Designed for those who value privacy, space, and timeless quality, the project offers a refined lifestyle defined by elegance, comfort, and long-term value.

Developed by **PASHA Real Estate** and architecturally designed by the world-renowned **Chapman Taylor**, Liman Estate sets a new benchmark for waterfront living in Baku.

A VISION SHAPED BY INTERNATIONAL EXCELLENCE

Every detail of Liman Estate reflects a commitment to international standards and thoughtful design.

- Architectural design by Chapman Taylor, globally recognized for iconic residential and mixed-use developments
- Developed and built by PASHA Real Estate, ensuring premium construction quality, precision, and reliability
- A harmonious balance of architecture, landscape, and lifestyle

Liman Estate is conceived as a place where design enhances everyday living, and where every residence feels both private and connected.





THE RESIDENTIAL MASTERPLAN

The masterplan is carefully curated to create a sense of openness, light, and tranquility.

- 4 contemporary residential buildings (A1–A4)
- 6 floors per building, ensuring a low-rise, boutique atmosphere
- 232 residences in total, thoughtfully distributed across the project

Residence distribution:

- **A1:** 50 residences
- **A2:** 58 residences
- **A3:** 58 residences
- **A4:** 66 residences

The ground floor of Building A4 features approximately 1,800 m² of dedicated retail space, bringing daily convenience and lifestyle services within walking distance.

GARDEN LIVING - A PRIVATE OUTDOOR EXPERIENCE

Selected ground-floor residences in Buildings A1, A2, and A3 offer a rare privilege: **private gardens**.

- Garden sizes from **20 m² up to 150 m²**
- Seamless indoor-outdoor living
- Ideal for relaxation, entertaining, or family life

This concept redefines urban waterfront living by combining apartment comfort with the intimacy of a private garden.





A DIVERSE COLLECTION OF RESIDENCES

Liman Estate presents a carefully curated mix of residences, designed to accommodate a wide range of lifestyles — from elegant city living to expansive family homes.

Residence types include:

- **Studios:** approx. 70–85 m² (including terraces)
- **1-bedroom residences:** approx. 100–150 m²
- **2-bedroom residences:** approx. 170–260 m²
- **3-bedroom residences:** approx. 300–460 m²
- **4-bedroom residences:** approx. 360 m²
- **5-bedroom residences:** approx. 680 m²

All residences feature **private terraces**, ranging from **15 m² up to 300 m²**, offering panoramic views, abundant natural light, and a strong connection to the outdoors.

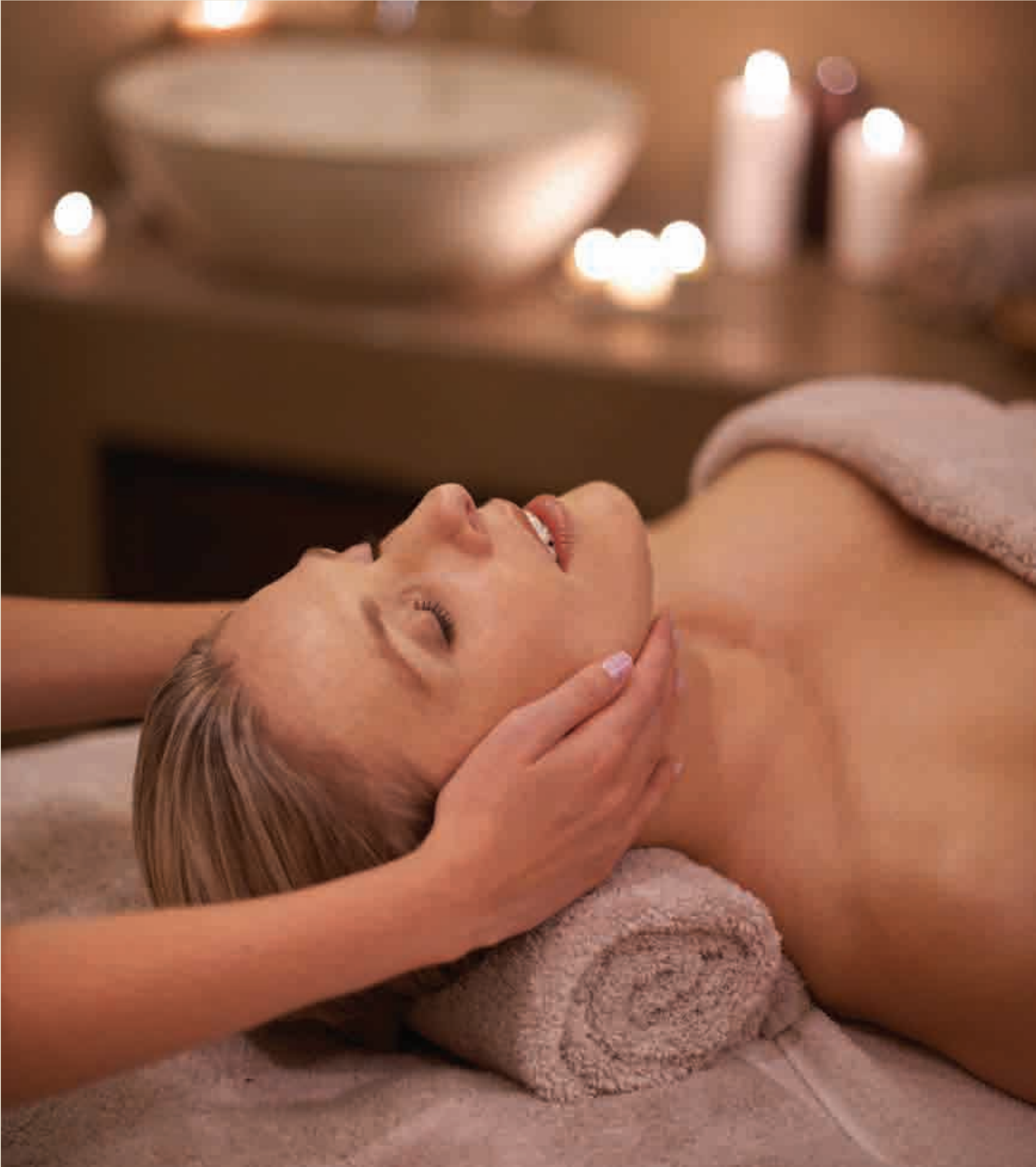
DESIGN, LANDSCAPE & LIFESTYLE

Liman Estate is designed as a **holistic living environment**.

- Approximately 150,000 m² of landscaped outdoor areas (subject to confirmation)
- Thoughtfully planned green spaces enhancing privacy, comfort, and community
- Architecture defined by elegant proportions, soft curves, and abundant natural light

The result is a calm, refined environment where nature and architecture coexist seamlessly.





PRIVACY, PRESTIGE, AND THE SEA
Your Story Begins at Liman Estate

Advantages:

Fitness & Wellness Areas: Thoughtfully designed spaces within the community support an active and balanced lifestyle.

Recreational Zones: Open-air areas are created to encourage movement, relaxation, and everyday well-being in a pleasant natural setting.

Indoor Pool: Swimming area is available year-round, offering comfort and enjoyment in every season.

Sauna & Spa: Dedicated wellness spaces provide an atmosphere of calm and rejuvenation for complete relaxation.

DESIGNED FOR LIVING

Market & Gourmet Shop: Everyday necessities and selected premium goods are conveniently available within the complex.

Kids' Club: A specially designed area offers a safe and comfortable environment for children's leisure and engagement.

Residents-Only Clubhouse: An exclusive clubhouse serves as a private space for residents to unwind, connect, and enjoy community living.

24/7 Security: Continuous security and controlled access ensure privacy, safety, and peace of mind at all times.





INVESTMENT OPPORTUNITY

Liman Estate combines lifestyle appeal with long-term investment value:

- **Prime waterfront location** in Baku
- Limited supply of low-rise, garden-oriented residences
- International architectural pedigree
- Strong developer reputation

A home at Liman Estate is not only a place to live — it is an asset **designed to endure.**

CONTACT INFORMATION

For more information or private consultations, please contact:



 pasharealestate.az

 sales@pre.az

 *2024 /  +994 51 201 32 32