



CRESCENT RESIDENCES

THE RESIDENCES BY PASHA REAL ESTATE
FACTSHEET



A new Dimension of Luxury in Baku's Skyline

Set to join the ranks of the most celebrated icons in Baku's skies, Crescent Residences emerge as a beacon of architectural marvel and exquisite waterfront living. Nestled in the heart of Crescent Bay, the city's most coveted address, they are unrivalled in both location and lifestyle. With spellbinding views over the Caspian Sea and enviable proximity to the trend-setting neighbourhood of Port Baku, welcome to luxury redefined among the city's vibrant core. From spacious apartments to duplex townhouses, Crescent Residences introduce a new dimension in premium real estate for the residents of Baku. And with a collection of the finest outlets right on your doorstep in which to shop, dine, work out and meet friends, this truly is the apex of urban sophistication.

Beacons of Refined City Living

Apartments

A total of 163 residences grace the magnificent tower, starting after the townhouses and mall floors. The lower levels thrive off the urban vitality of Crescent Bay, while the apartments, from the heights of the 32nd floor, enjoy sensational views accentuated by floor-to-ceiling feature windows, inviting the extraordinary seascape indoors.

📏 Total sqm range: **from 89 to 375 m²**



Townhouses

Perched atop the sixth and seventh floors, rare townhouses boast lofty ceilings, living areas on the first floor with bedrooms nestled above, private terraces, and balconies that blend indoor and outdoor spaces in harmony with Baku Bay vistas.

📏 Total sqm range: **from 217 to 706m²**



Your Home of Dreams at the Water's Edge

Each residence is sold as a grey-box build, offering open and flexible layouts that allow you the wonderful opportunity to design your dream home.

Standard unit specifications:

- Uncovered floors
- Bare stud walls
- No plumbing or electrical works
- Timber entrance doors included (excluding Townhouse 13 and 13a)
- Floor-to-ceiling windows framing sea or city views
- Fully fit-out common spaces including residences lobby and corridors

INFRASTRUCTURE AND SERVICES INCLUDE:

Electrical:

- Each unit will receive two 3-phase supplies connected to the floor sub main distribution panel.
- One distribution board is dedicated to kitchen equipment and apartment's general lighting and power. The kitchen equipment has a dedicated supply due to its non-essential nature, isolated during emergencies or when MV generators are in operation.

Heating, Cooling & Ventilation:

- Heating and cooling pipework is distributed from a central plant located in the basement, feeding Level 7M heat exchangers.
- Flow return pipe of cooling and heating is available for each unit.
- Each unit will be equipped with a BTU meter for consumption measurement and billing.
- Fresh Air supply ducts will be provided to each unit.
- Kitchen and toilet extract ducts will be supplied to each unit.

Water & Drainage

- Each unit will have one domestic water supply with a ball valve, with water meters located in the riser.
- Hot water supply will be derived from the heating pipe and utilised in heat exchanger with cylinders.

IT

- All units will have a fiber connection

Fire System

- Units come with upright sprinklers and piping installed as part of base-built installations.
- Unit owners are responsible for implementing pendent sprinklers and their piping according to suspended ceiling design.

Plumbing System

- Domestic cold-water provision is available at the unit perimeter, with Azersu smart card water meters for each unit located in water meter rooms within the common corridors.
- Unit owners are required to supply and install electrical water heaters for domestic hot water generation.
- Wastewater stab outs are provided inside the unit at dedicated shafts for unit owners' wet area connections (kitchen & WCs).



Days Of Glamour, Well-Being And Ease

Owning a home here among first-class facilities, excellent security and boundless opportunity, promises a lifetime of enduring value and joy. Shared facilities include:

- Indoor pool
- Spa and wellness hub
- Performance fitness centre
- Residents' Lobby
- Secure underground parking
- 24-hour reception and standard concierge services
- 24-house CCTV



Unlock Prosperity with Exceptional Returns

Investing in Crescent Residences offers a rare and wonderful opportunity in a city where property prices have surged dramatically by 65% over the past eight years. The only waterfront residential properties in Baku's urban core, investors can expect exceptionally lucrative returns from rental income and capital appreciation as demand from both local and international tenants continues to grow.



Shaping Iconic Destinations

Crescent Residences and Crescent Bay as a whole are a seminal part of the PASHA Development portfolio, which includes many of Baku's iconic existing and future residential addresses such as Port Baku Residences. Whilst PASHA Development is behind the construction of these extraordinary homes, it is PASHA Real Estate that will launch Crescent Residences on the global market.



Take the first steps towards building your dream lifestyle.
Contact our team:

+994512013232 | *2022

sales@crescentresidences.az

www.crescentresidences.az



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