



ST REGIS
BAKU
THE RESIDENCES

The Residences at The St. Regis Baku



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An Icon Of New Beginnings

The Residences present a new vision for city-centric waterfront living: your own personal eden, with sunrise-to-sunset amenities and excellence in service, in one of the most magnetic marvels on Baku's skyline.





Overview



Baku's only waterfront address, set along the Caspian Sea in the heart of Crescent Bay



Situated in a 33-floor architectural icon, alongside St. Regis Hotel Baku



152 apartments & 31 villas with hotel-quality service



1 to 4-bedroom apartments with diverse layouts, captivating views & bespoke options



2 to 5-bedroom villas in a townhouse-style, many with own private garden



Brought to market by PASHA Real Estate Group, part of PASHA Holding Group

The Residences

As Baku's only address with direct sea access, the horizon is both a view and a direction.

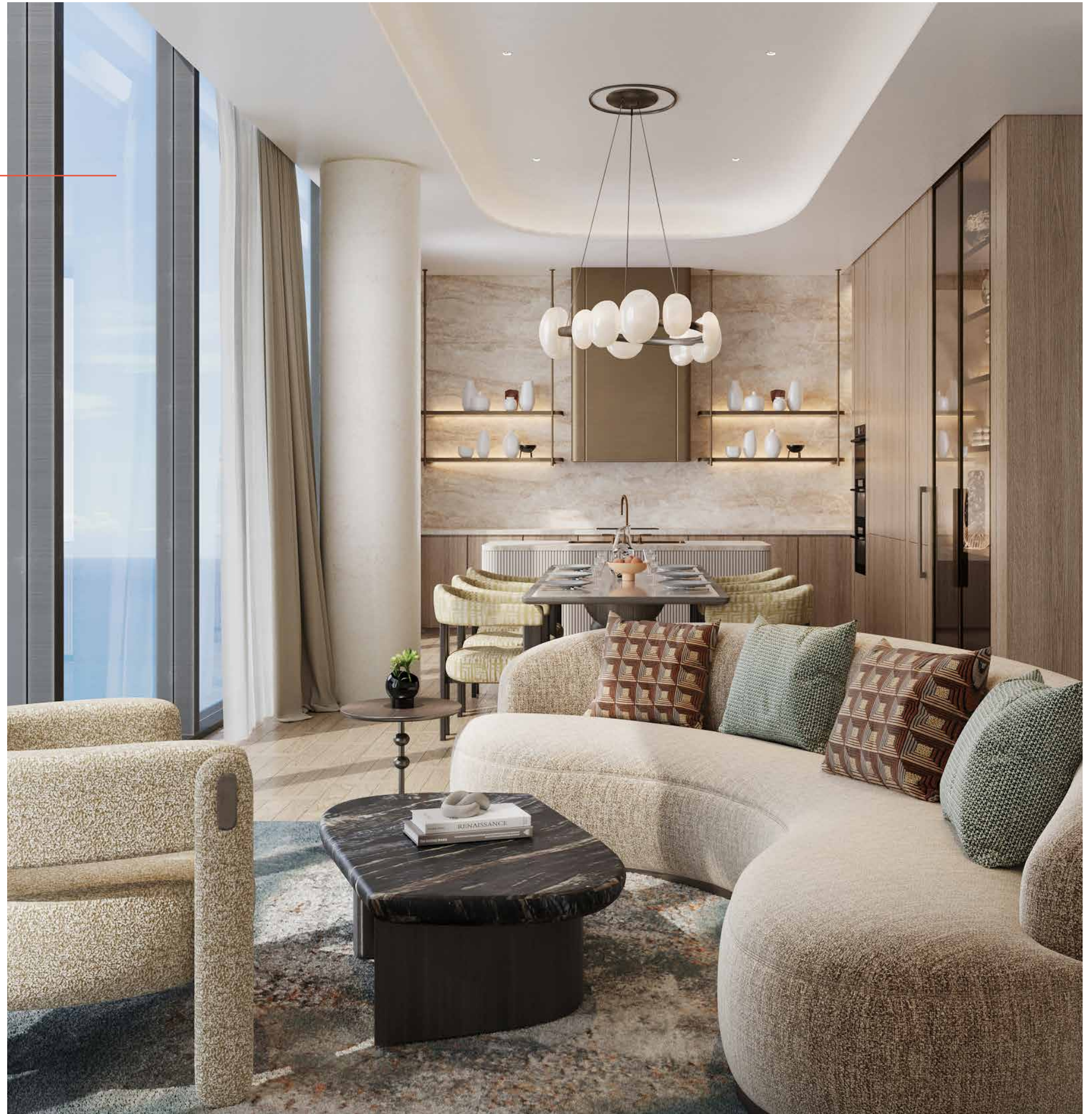
Features

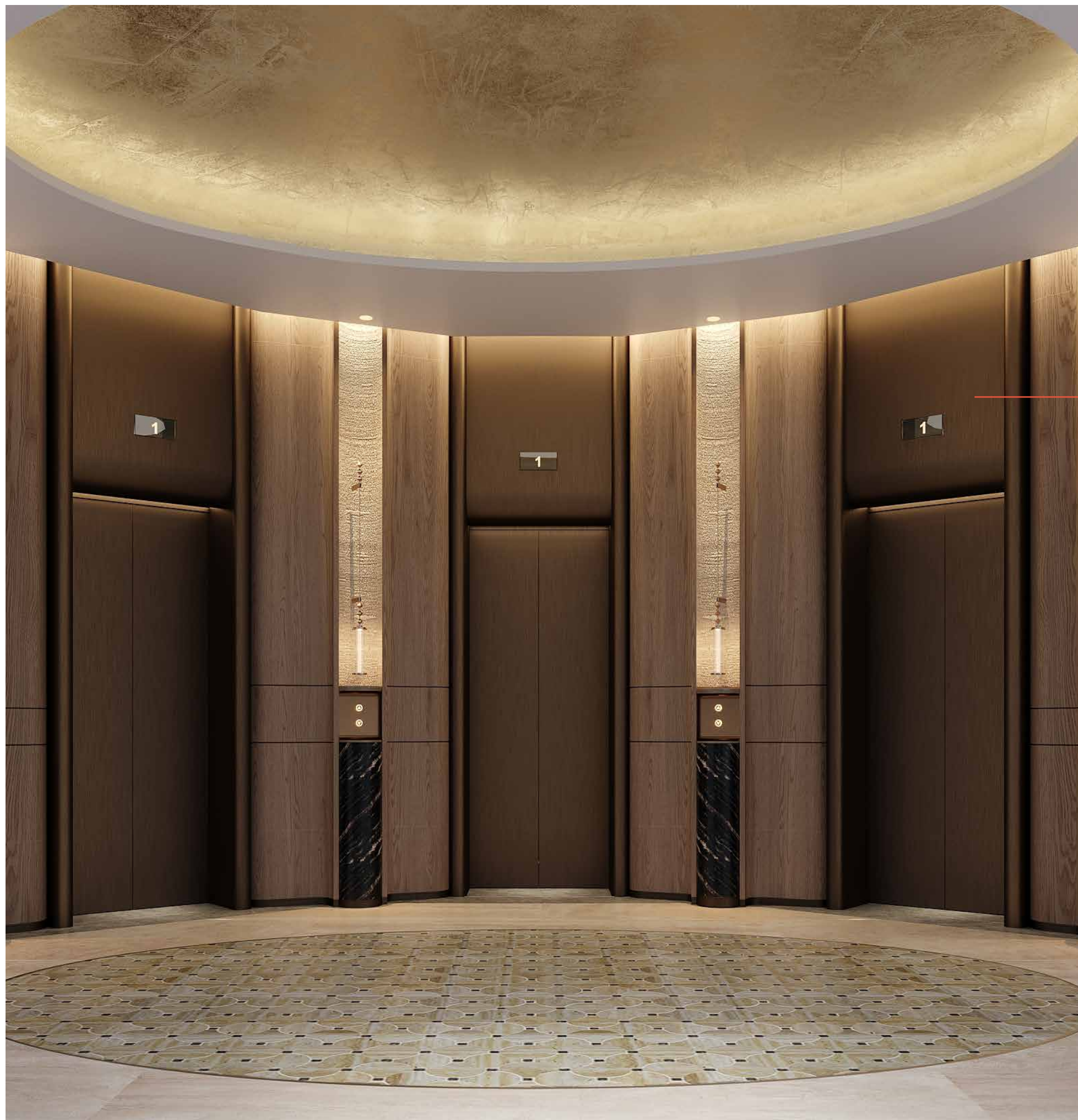
- Apartments can be white box fitted* or designed to St. Regis standards by Studio Blink
- Villas will be delivered as gray-box units
- The building's curved structure results in contrasting floor plans, infusing each home with distinct personality
- Floor-to-ceiling windows frame panoramic sea or city views
- Each room is configured to maximize natural light, creating a sense of spaciousness, flow & connection
- All bedrooms feature an en-suite bathroom
- Master bathrooms feature a spacious walk-in shower & luxurious oval bathtub

**Fitted with walls, ceilings, floorings and bathrooms. Excludes kitchens, wardrobes and internal door frames.*

Infrastructure & Technology

- High-performance glass facade engineered for climate resilience
- Centralized climate control ensures consistent comfort in all areas
- Seawater used for air cooling, reducing energy consumption & minimizing environmental impact
- Parking & EV charging stations available
- Comprehensive security with CCTV & card access systems
- High-speed internet access through fiber cabling





Amenities

An exquisite lifestyle unfolds the moment you return home.

- Residents-only Lounge with Bar, Pantry, Cellar, Screening Room, meeting rooms, Games Room & Kids Club
- Residents-only Gym & Movement Studio
- Access to the St.Regis Hotel Baku's two restaurants & The Lost Utopia bar
- Access to hotel wellness amenities: Gym, shower walk, sauna, steam room, snow room & treatment area
- Ballroom & event areas at the hotel available for gatherings

Services

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

St. Regis Butler Services

All residents receive the St. Regis Butler Service. The Butler acts as a primary point of contact for in-residence service requests:

- 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

Essential Services

- Dedicated Residential Leader
- Airline/Private Air
- Reservation/Ticket Printing
- Shopping Information
- Airport/Ground
- Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental
- Reservations
- Business Center
- Car Service Reservations
- Trash Removal
- Hotel and Guest Suite
- Reservations
- Reserving Golf Tee Times
- Restaurant Information/
- Reservations
- Tour Information &
- Reservations

Bespoke Paid-For Services

The Concierge Team can assist in arranging third-party services:

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

- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- 24-hour Security & Valet
- Parking
- Pet Care/Kennel Information& Reservations
- Loss Prevention
- Theater & Entertainment
- Information
- 24-hour Butler/Doorman/
- Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/
- Package Delivery/Storage
- Sanitizing Deliveries
- Bike Storage
- Owner Storage
- Meeting Set-up in
- Boardroom/Function Room w/Conferencing/Technology





Ownership with Extras

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

Onvia 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

A Location on the Rise

*Residents don't just live within the city.
They become its driving force.*

- Azerbaijan has redefined itself into a major regional player
- As its capital city, Baku is becoming a strategic gateway for business, leisure & international partnerships
- Perfectly situated for access to Middle East, Europe & Asia
- Ancient landmarks include UNESCO World Heritage Site of Maiden Tower, Palace of the Shirvanshahs & the Old City
- The Heydar Aliyev Centre, Baku Boulevard & The Crescent Mall showcase modernity





SECURE YOUR PLACE

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

To speak with The Residences' Sales team, arrange a consultation, or for more information, please contact:
sales@pashadevelopment.az.

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