



+994 51 201 3232

www.rcresidencesbaku.com

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**THE RITZ - CARLTON
RESIDENCES**

BAKU

BAKU
A REFLECTION OF YOU



**THE RITZ-CARLTON
RESIDENCES**

BAKU



A NEW HOME, HAVEN & HUB

THE RITZ-CARITON



INTRODUCING BAKU'S NEW
PREMIER ADDRESS

A HOME OF OPPORTUNITIES

As the first of their kind in the city, The Ritz-Carlton Residences, Baku afford owners with a rare way of life that truly reflects their style and aspirations. Here, your choices shape your home, your desires shape The Ritz-Carlton service, and your ambitions shape your life.

Situated in a 31-floor building, with 14 floors for The Ritz-Carlton, Baku, The Residences are located in the city's Nasimi district. Perfectly situated for quick access to both downtown Baku and Heydar Aliyev International Airport, you're close enough to the city to appreciate its buzz and activity, yet detached enough to create an exclusive environment of your own.

Refined materials of marble, wood and leather set the tone. While gold detailing and jewel-tone accents - like the teal of the Caspian Sea and the pomegranate red that symbolises Azerbaijan's iconic fruit - weave the spirit of Baku's culture into the building.



A woman with long dark hair, wearing a black long-sleeved dress and a small earring, stands in profile on a balcony at night. She is looking out over a city with many lights, which are blurred into bokeh. Her reflection is visible in the glass railing of the balcony. The scene is dimly lit, with the primary light source being the city lights outside.

WELCOME TO A LIFESTYLE
OF PERMANENT ELEVATION

TAILORED TO YOU

In a spacious apartment of sophisticated style and elegant finishes, you can enjoy sea or city views while surrounding yourself in elements of warmth, discovery, heritage and craft. Every aspect has been designed to leave you feeling comforted and indulged, all within a colourful and lively setting that invites you to peel back the city's many layers..

With the ability to walk out of an apartment and straight into The Ritz-Carlton, Baku, residents gain privileged access to a range of amenities and the legendary service of The Ritz-Carlton. From concierge services and in-residence dining, to a dedicated residential management team, you'll receive unmatched attention, exclusive offers in the hotel, and access to a global network of premium addresses.





Image shown is a proposed CGI which may not be the final or exact finish.

APARTMENTS WITH A DIFFERENCE



ENDLESS OPPORTUNITIES.
COUNTLESS POSSIBILITIES.

Owners benefit from complete freedom at The Residences. From the layout you choose for your apartment, to the services of The Ritz-Carlton, Baku that you receive. Uncommon in Baku, each apartment is meticulously designed and fully furnished, inviting you to immerse yourself in the unparalleled lifestyle of The Ritz-Carlton.



TIMELESS DESIGN. EXCEPTIONAL STYLE.

Apartments are set up for work and play in equal measure. Depending on your needs you can benefit from a lounge space, personal office, dining room, and all the accompaniments one would expect. 79 apartments are available, with a number of configurations to suit individual requirements:

Penthouse (with four ensuite bedrooms)

Four bedroom

Two and three bedroom

One bedroom

The acclaimed studio Kristina Zanić Consultants has crafted captivating design concepts that inspire our fully-furnished turn-key solution. The studio's design reflects the city's many cultural influences, drawing in the distinct hues and patterns of local crafts, and adding vibrant colours to a natural base. All of this captures the destination's sense of hospitality, extravagance, and mesmerising surrounding views. Friendly and inviting, yet bespoke and sophisticated.





SPACE TO LIVE & LOUNGE



LIVING AREAS

Unique layouts and floor plan shapes allow many of the living areas to offer breathtaking views over the city and Caspian Sea. Walnut chevron flooring, that leads down the corridor into the bedrooms, has been added for an elegant and warming touch. Furniture features clean lines, curved forms, and both ribbed and patterned textures in leather.

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KITCHEN & DINING

Kitchens can be equipped with the latest appliances, while a private dining area allows for large gatherings or small soirées. The walls have been layered to create spatial depth, and bronze metal trims and gypsum layers adorn the ceilings.



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BEDROOMS

These are an exclusive haven of luxury for the city's modern trendsetters, with spaces for expansive walk-in wardrobes. Furnished interiors are informed by geometrical patterns, smooth facets, and the colours of sparkling crystals. Beautiful fabrics incorporate woven patterns that reference Azeri craft.

Image shown is a proposed CGI which may not be the final or exact finish.

BATHROOMS

Lightly shaded marble flooring, and walls that are accentuated through reflective bronze details around the vanity area, add a shimmer to the space.



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BASK IN AN ABUNDANCE OF AMENITIES



EVERY DAY IS AN EXPERIENCE

Drinks, dinners, workouts, wellness, retail and recreation...
Everything is at your fingertips and on your doorstep.

FOOD & DRINK

Multiple spots await for dinner or drinks. The first is Tribeca - an all-day dining destination and bar with a menu that fuses classic New York City fare with contemporary California cuisine. The second is Blind Tiger - a modern speakeasy with a secret and sultry lounge for silky appetisers, signature cocktails and soulful jazz. Coming soon is a rooftop bar and restaurant that will become the city's peak culinary destination. Sitting high on the 26th floor, stunning views can be enjoyed from inside the restaurant or outside on the panoramic terrace which overlooks the city and sea.

RESIDENTS LOUNGE

This is an exclusive space for residents where a dedicated Concierge is available to cater to every need. Open throughout the day for meetings, coffees, cocktails and more, the Residents Lounge has a kitchen, café area, bar and pool table. The Ritz-Carlton Club Lounge on the 13th floor is also available to residents, but as an additional service. There you can enjoy sweeping city views, locally inspired culinary delights, and thoughtful working comforts.





PRIVATE PRIVILEGES FROM PASHA

Residents secure immediate entry to PASHA's exclusive membership, offering private privileges at locations within the group's portfolio.

EVENTS & PARTIES

With more than 2,202m² of meeting space, The Ritz-Carlton, Baku offers the ideal setting for corporate gatherings and events. Whether it's a full-scale affair in a conference room, or a private meeting in an executive boardroom, each space is furnished with the best in modern technology and flooded with natural light. In addition, an expansive Shusha ballroom provides the ultimate venue for unforgettable festivities.

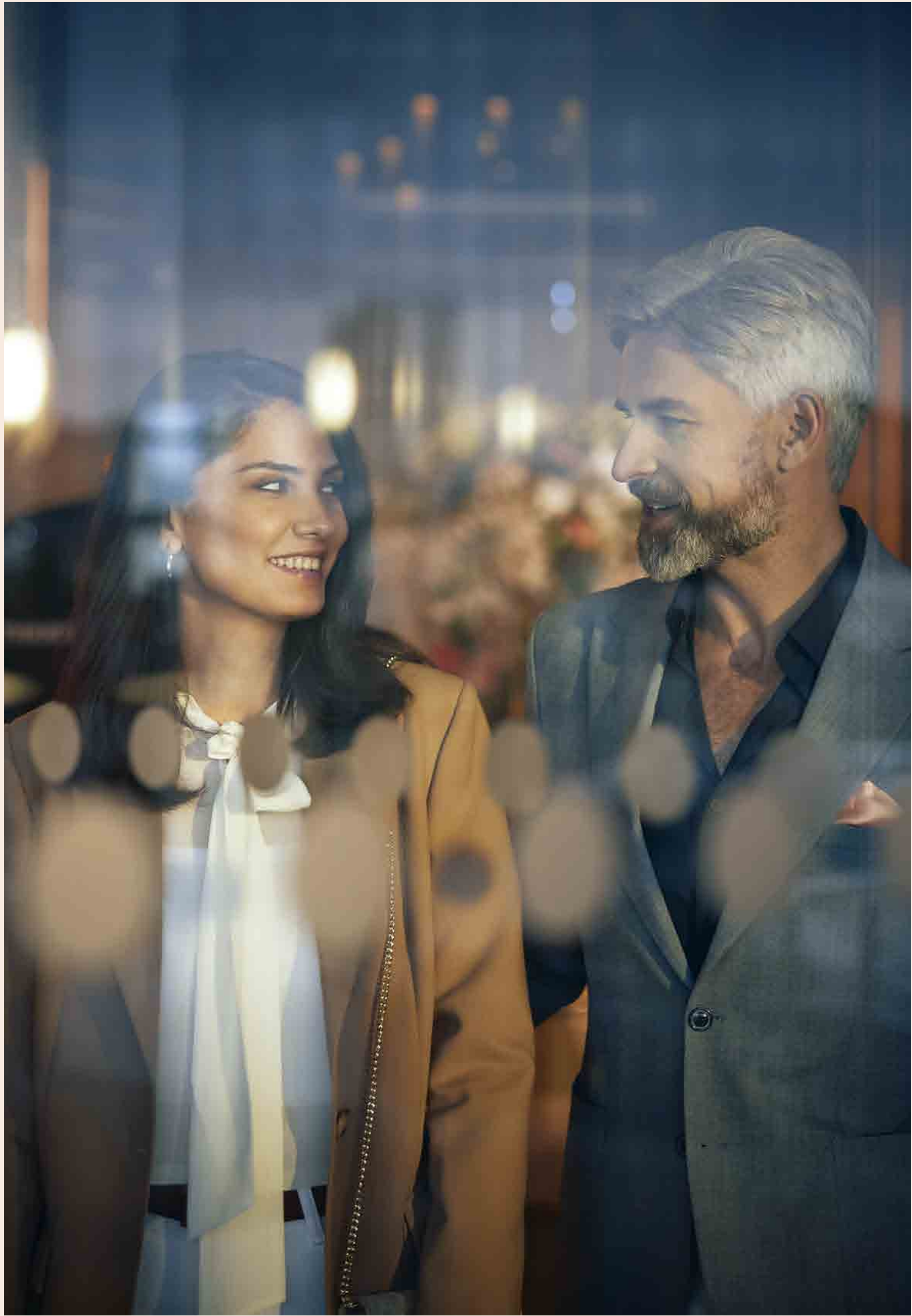


SELF-CARE

The rejuvenating power of water has played a prominent role in Azeri life since ancient times, with Azerbaijan having a strong culture of wellness. This culture is embraced and enhanced at The Residences where you decide the destination of your days.

Spend time in the swimming pool (adult and family pools available) and pool lounge (which offers a city view and dynamic reflection of pool ripples). Stretch and sweat in the Fitness Centre (open all day, every day) with state-of-the-art Technogym fitness equipment. Enjoy a haven of relaxation and self-care in the spa, where a sauna, steam room and Turkish bath/hammam await. Or indulge in a personalised treatment and signature ritual from The Ritz-Carlton.





EXPERIENCE A CULTURE OF
CURATED SERVICE



FULFILLING YOUR EVERY WANT & WISH

Whether expressed or not, everything can be, and is, taken care of. This is thanks to a host of inclusive services and additional paid-for hotel assistance.

INCLUSIVE SERVICES

All residents receive:

- Dedicated 24-hour concierge services
- Shopping & services information
- Reservations for restaurants, spa, salon, theatre & entertainment
- Activity information & reservations
- Procurement of floral arrangements
- Travel & vacation planning
- Hotel reservations
- Overnight delivery service
- Newspaper & magazine delivery
- Mail & package delivery
- Wake-up call service
- Daily trash removal
- Doorman assistance
- Management of homeowner's services
- Common area engineering services
- 24-hour staffed surveillance
- 24-hour valet parking available at main entrance of hotel
- Airline, private air & helicopter reservations
- Airport & ground transportation arrangements
- Car & limousine rental assistance

ADDITIONAL PAID - FOR SERVICES*

The following are available through The Ritz-Carlton, Baku:

Housekeeping services
(daily, weekly, on-demand):

- Vacuum & mop floors
- Dust interior, strip beds & change sheets
- Wash dishes, clean bathrooms, clean patio, clean mirrors

- Oven, cooktop & refrigerator cleaning
- Laundry as requested
- In-residence dining & catering
- Bulk trash & move-in trash removal
- Management of services (e.g. assistance with utilities, managing third-party providers & collecting dues)

Engineering services:

- Minor electrical & plumbing
- Simple electronic hook-up
- Picture hanging & furniture assembly
- Led bulb replacement & HVAC filter change
- Touch-up paint

Party, meeting & event services:

- Call-a-chef reservations (hotel chef)
- Usage of meeting & conference rooms
- Priority access to hotel's restaurants, concierge services & retail shopping

Additional concierge services
(provided by 3rd party):

- Move-in coordination with moving company
- Move-in utilities coordination
- Emergency key service
- Programming key fobs & cards
- Radio cards & garage entrance
- Party, function & event planning
- Business equipment & rental arrangements
- Administrative & personal assistant services
- Mail & package shipping
- Arrival preparations
- Laundry & dry cleaning
- Translation services
- Car detailing
- Computer technology assistance
- Personal shopping
- Vacant residence maintenance program
- Grocery & food delivery
- In-residence pest control
- Nanny & childcare arrangements
- Dog walking & grooming
- Grocery shopping
- Catering (not provided by hotel)
- Personal trainer
- In-residence spa treatment & services

EXCLUSIVE OFFERS

All residents receive the below offers at The Ritz-Carlton, Baku:

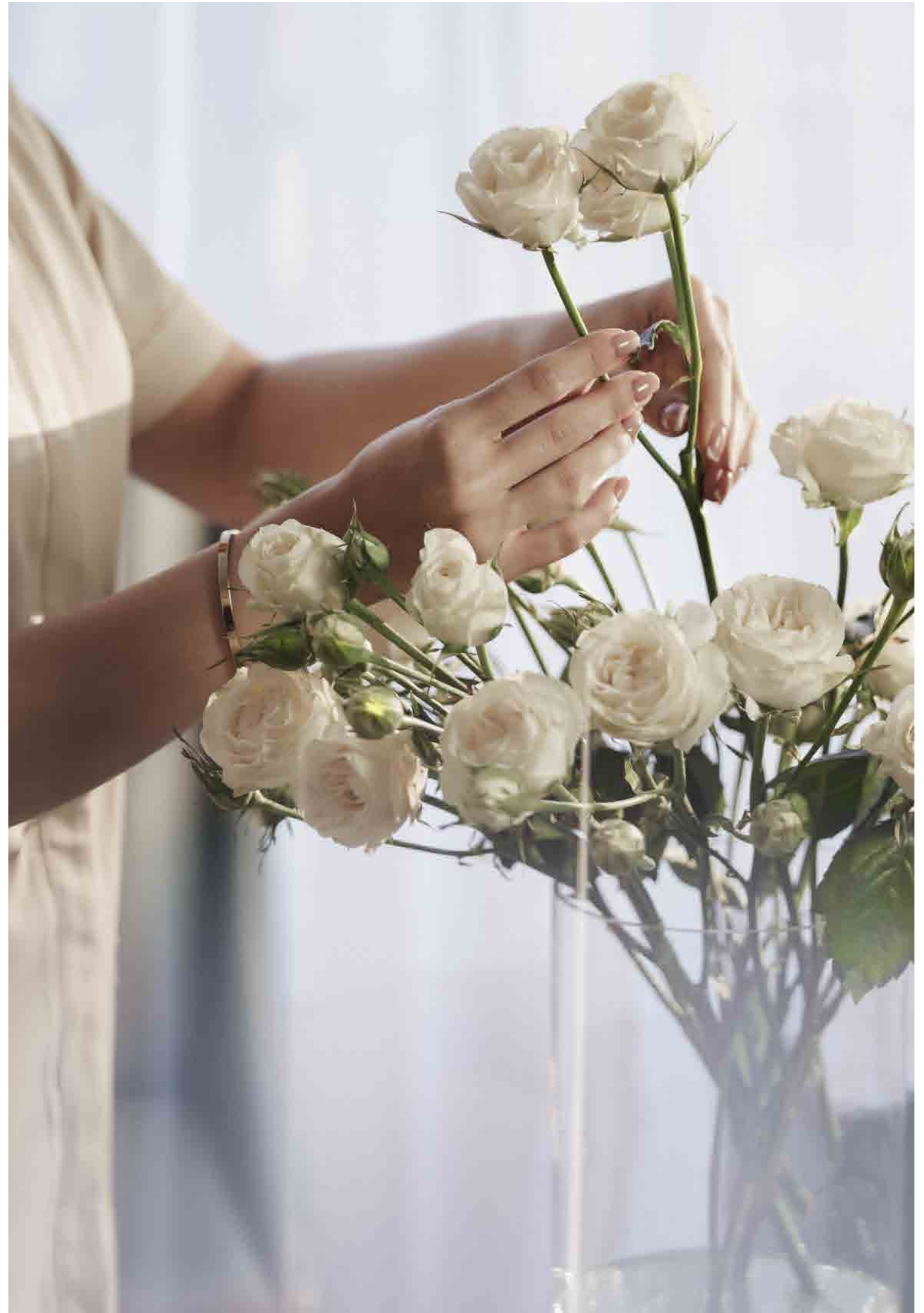
- 20% discount in food & beverage venues
- 20% discount on spa treatments
- 30% discount on laundry
- 10% discount on banquet services (includes meeting room & Shusha ballroom rental fee, daily meeting packages & cocktail/lunch/dinner packages)
- Preferred seating in the hotel's restaurant
- Dedicated catering package for in-residence events (e.g. birthday parties)
- Special daily rate to access The Ritz-Carlton Club Lounge
- Residential VIP signing privileges across amenities

PRIVILEGED GLOBAL ACCESS

Access exclusive privileges at the best addresses around the world, including participating The Ritz-Carlton, Edition, St. Regis, W, The Luxury Collection, and JW Marriott hotels.

Privileges consist of:

- 10% off regular room rate
- Upgrade at time of check-in (based on availability)
- Daily breakfast for two
- Special hotel amenity
- Welcome amenity and note from General Manager
- Complimentary high-speed internet access
- 4pm check-out (based on availability)
- Owners eligible for upgrade to platinum elite Marriott Bonvoy status (first two years of ownership)





THE RITZ-CARLTON RESIDENCES
BAKU

TYPICAL APARTMENT SPECIFICATIONS

A rarity in Baku, apartments come fully-fitted and furnished, with designs inspired by concepts crafted by Kristina Zanić Consultants.

Living Spaces

- Solid timber entrance door
- Floor plans offer a wide range of choices to cater to individual lifestyles

Flooring

- Oak parquet herringbone flooring flows throughout corridors, kitchens and bedrooms
- Bathrooms feature either marble stone of Calacatta Oro or Eramosa across floors and walls
- Laundry room features dark grey ceramic tiling

Walls & Ceilings

- Two-layered walls and ceilings are constructed using 12mm gypsum board
- Enhanced architectural aesthetics with drop ceilings feature recessed lighting
- Jotun hygiene matt paint - a 100% pure acrylic-based emulsion paint - allows for superior indoor air quality

Bathroom & ensuite

- Chrome Hansgrohe showerhead, tapware and accessories
- White freestanding oval baths from Antonio Lupi
- Showers equipped with glass partition
- Mirrored vanity unit with a marble countertop and open storage
- Under-mounted Bianco Duravit washbasins
- Vitra wall-mounted WC with a dual Geberit Sigma flush plate

Lighting & Electrical

- High-efficacy round spotlights throughout apartments
- Electrical sockets finished in brushed metal look

Heating, Cooling & Ventilation

- Air conditioning units from Altherm
- Air-cooled liquid chillers from Carrier for additional comfort
- High-efficiency Viessmann boiler

IT

- All apartments have access to fast-fibre data networks



A CITY ON THE RISE

EXPLORING YOUR SURROUNDINGS

Perched on the Caspian Sea, and coined the Land of Fire, Baku is a city full of enticing juxtapositions. It is a cultural crossroads of current and traditional, natural and urban, and a multi-layered metropolis that's a hub of contemporary style and innovation. As Azerbaijan's capital, the city is perfectly situated for access to the Middle East, Europe and Asia, making it an important transportation hub for the region and an ideal destination for business, tourism and investment.

Baku's unique mix of classic and contemporary also makes it home to a plethora of cultural attractions and encounters. From ancient landmarks like the Maiden Tower, Palace of the Shirvanshahs, and the Old City (a UNESCO World Heritage site). To the more modern sites and sounds of the Heydar Aliyev Centre, Baku Boulevard, and Baku City Circuit (which plays host to Formula One's Azerbaijan Grand Prix).

STAYING CLOSER TO HOME

With its proximity to the historical Sherq Bazaar, the ancient Inner City, and the contemporary Port Baku, The Residences sit at the entrance of leisure and pleasure. The city's fast-evolving dining scene has made it an exciting foodie destination, with a range of new restaurants offering increasingly varied dining experiences.

However, if you prefer to stay in, the nearby Yashil (Green) Bazaar offers a market full of colours, enticing smells and fresh produce. There you'll find vegetables and fruits, various spices and honeys, and delicious Azerbaijani sweets including shekarbura and baklava.







IN THE HEART OF BAKU

Located in Baku's Nasimi district, The Residences offer quick access to both downtown Baku and Heydar Aliyev International Airport. The historical Sherq Bazaar, and strikingly modern Heydar Aliyev Center, are just a short-walk away. As is Baku's sea of cultural activities. From the Old City to the Baku City Circuit.





THE RITZ-CARLTON RESIDENCES
BAKU

A NAME SYNONYMOUS WITH DISTINCTION

With over 100 years of history, The Ritz-Carlton offers a gold standard of hospitality, as recognised by numerous global awards. The name is synonymous with distinction worldwide, and the company's commitment to the finest personal service and luxury surroundings extends to their collection of The Ritz-Carlton Residences.

The Ritz-Carlton Residences, Baku reflect how global citizens, legacy builders and lifestyle connoisseurs want to live their life. They are a first for Baku, now available to you.





THE SPECIALISTS BEHIND THE RESIDENCES

The Ritz-Carlton Residences, Baku are part of the PASHA Real Estate portfolio.

PASHA Real Estate residential development and property portfolio includes Port Baku Towers and many of Baku's most iconic future addresses, such as Crescent Bay.





OWN PART OF A LEGACY

To speak with the Sales team for The Ritz-Carlton Residences, Baku,
arrange a consultation, or for more information, please contact:

+994 51 201 3232 | *2024

SALES@RCRESIDENCESBAKU.COM

WWW.RCRESIDENCESBAKU.COM

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