



THE RITZ-CARLTON
RESIDENCES

BAKU

RESIDENTIAL COLLECTION OVERVIEW

BAKU'S NEW PREMIER ADDRESS

As the first of their kind in the city, The Ritz-Carlton Residences, Baku bring together elegant apartments, comprehensive amenities, and the legendary service of The Ritz-Carlton - affording owners with a rare way of life that truly reflects their sense of style, belonging and purpose.

BA
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CENTRAL BAKU LOCATION
(Nasimi district)



SITUATED IN 31-FLOOR BUILDING
(14 floors for The Ritz-Carlton hotel)



79 APARTMENTS
with hotel-quality service



1-4 BEDROOMS & PENTHOUSES
(90.3m² to 418.7m²)



KRISTINA ZANIĆ CONSULTANTS
interior design



**BROUGHT TO MARKET
BY PASHA DEVELOPMENT,**
part of PASHA Holding Group



APARTMENT FEATURES

- Apartments can be white box fitted* or fully furnished via a third party
- Varying floor plans to suit individual living styles
- Timber entrance door
- Floor-to-ceiling windows frame sea or city views
- Formal dining areas for entertaining
- Marble bathrooms with walk-in steam shower & free-standing baths
- High-quality engineered oak herringbone flooring throughout
- Master bedrooms include ample space for wardrobes
- 24-hour onsite monitoring with CCTV

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

Fully furnished options are contracted and delivered through a third party supplier.

AMENITIES

- Exclusive Residents Lounge & 24-hour concierge
- Private residents-only entry (valet parking available at hotel's main entrance)
- Food & drink outlets include Tribeca (all-day dining restaurant) & Blind Tiger (modern speakeasy)
- Rooftop restaurant, bar & outdoor terrace with panoramic city views (coming soon)
- Spa featuring a sauna, steam room & Turkish bath/hammam
- Entry to PASHA's exclusive membership, offering private privileges at locations within the group's portfolio
- World-class meeting & event spaces
- 24/7 Technogym Fitness Centre
- Indoor pool & lounge areas
- Private basement-level parking
- Expansive Shusha ballroom for conferences & celebrations



LIFE IN BAKU

- Baku is 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 & Baku's F1 circuit showcase modernity
- Fast-evolving dining scene



SERVICES

All owners can benefit from a host of inclusive services and additional paid-for hotel assistance.

INCLUSIVE SERVICES

- 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 hotel:

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

*The above services are voluntary, not part of any contractual agreement, and may be modified, extended or discontinued without prior notice. An Owner acknowledges that they did not purchase a Residential Unit based on the continued availability, renewal or extension of any such services.

EXCLUSIVE OFFERS

IN-HOUSE OFFERS

Residents receive exclusive offers at The Ritz-Carlton hotel, 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 & 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)

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TYPICAL APARTMENT SPECIFICATIONS

Apartments come white box fitted as standard. Fully-fitted and furnished options, inspired by design of acclaimed Kristina Zanic Consultants, are available*.

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 and 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

**Available via a third party.*



OWN PART OF
A LEGACY



THE RITZ-CARLTON RESIDENCES

BAKU

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

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**PASHA
Development**

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