



ARABIAN RANCHES

SEA BREEZE

Reportage.

REPORTAGE GROUP

Reportage Group is one of the largest private international developers with projects in the MiddleEast and Europe. We are focused and consistent in our objective to provide innovative, modern, and affordable housing solutions that not only offer our investors outstanding value but also provide home buyers a safe place to live in. Our mission is to be amongst the most trusted real estate companies globally by developing and providing homes that are equally elegant and affordable and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.



Building legacies
in UAE and
beyond since 2014

DISCOVER BAKU

A Harmonious Fusion of History and Modernity

Situated on the vibrant shores of the Caspian Sea, Baku is a city where tradition meets innovation. Known for its rich history, stunning architecture, and dynamic culture, Baku is the heart of Azerbaijan and one of the most exciting destinations in the Caucasus region. The city boasts a unique blend of Eastern charm and Western influences, making it an ideal place to live, work, and explore.





Location Features

- | | |
|-------------------------------------|---|
| 10 min.
Drive to Landau School | 20 min.
Drive to Water Park |
| 10 min.
Drive to Kids Club | 20 min.
Drive to SPA and Wellness Centre |
| 15 min.
Drive to Dream Fest Area | 20 min.
Drive to Amburan Mall |
| 15 min.
Drive to Circus | 40 min.
Drive to Airport |



ARABIAN RANCHES – SEA BREEZE

Arabian Ranches, developed by RS Capital Investment, is an exclusive residential community located in the prestigious Sea Breeze Resort near the Caspian Sea. This stunning project harmoniously blends the elegance of Eastern architecture with the serene beauty of coastal living, offering a perfect balance of luxury, tranquility, and modern sophistication. Inspired by the grandeur of Middle Eastern palaces, each residence captures the essence of the sea's natural splendor through intricately designed facades and timeless Eastern architecture. Seamlessly integrating indoor elegance with the surrounding landscape, Arabian Ranches provides a peaceful retreat, where the soothing sea breeze and natural sunlight enhance every space, offering unrivaled beauty just moments away from the vibrant city life.



SYMPHONY OF TWO WORLDS

KEY FEATURES

- Unit Types: Apartments & Townhouses
- Plot Area: **22,075.19 m²**
- Total Units: 372 Apartments | 80 Townhouses

Phase (I A)







SEAS THE MOMENT
Arabian Ranches, Your Coastal Escape



DISCOVER THE SERENITY OF ARABIAN
RANCHES BY THE CASPIAN SEA



WORLD-CLASS AMENITIES

- Private parking spaces
- Swimming pool
- Fitness center/gym
- Landau School
- Kids Club
- Amburan Mall (Open-air entertainment and shopping mall)
- DreamFest Area (International Music Festival)
- Circus
- Water Park
- SPA and Wellness Center
- Airport proximity

FAMILY-FRIENDLY SPACES

- Kids' play area
- Landscaped gardens
- 7/24 security and concierge service
- Multi-purpose sports courts
- Outdoor barbecue area
- Walking and cycling tracks

UNIT FEATURES

- Private balconies and terraces (per unit plan)
- Central heating and cooling system
- Built-in wardrobes in bedrooms
- Spacious living areas designed for optimal natural light
- Four bedrooms
- Townhouses with three levels of living space, with rooftop terraces, premium finishes



ARABIAN RANCHES
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INTERIORS



ARABIAN RANCHES
SEA BREEZE

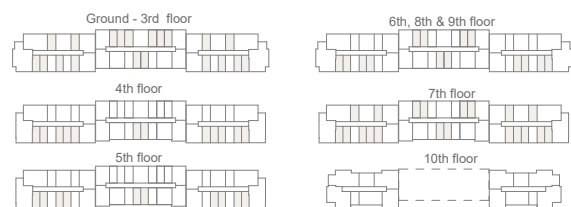
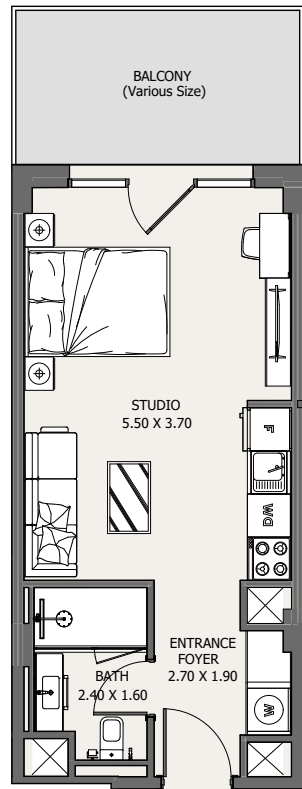
UNIT TYPES

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



ST | Type A1

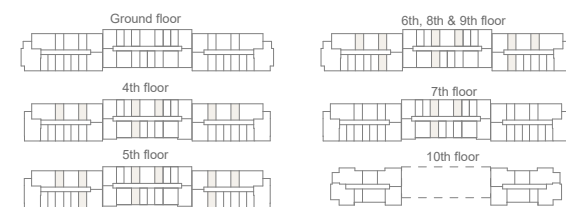
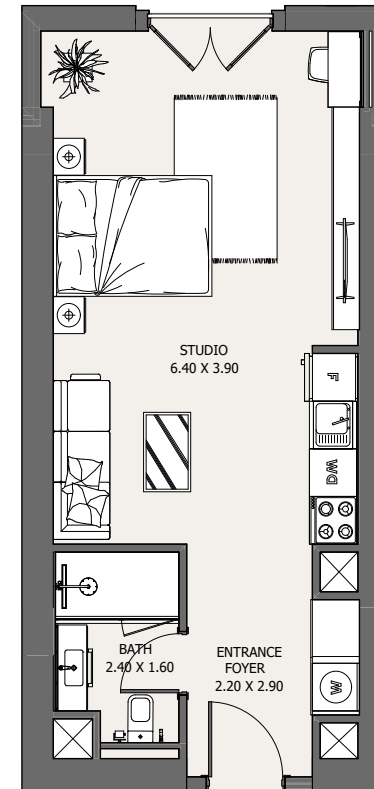
Tower C - From G to 9th Floor



Internal Area	331.1 to 466.8 sq.ft
Outdoor Area	16.1 to 147.8 sq.ft
Total Area	367.8 to 548.6 sq.ft

ST | Type A2

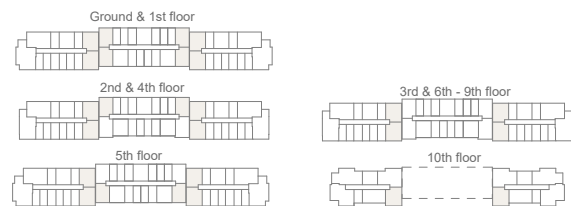
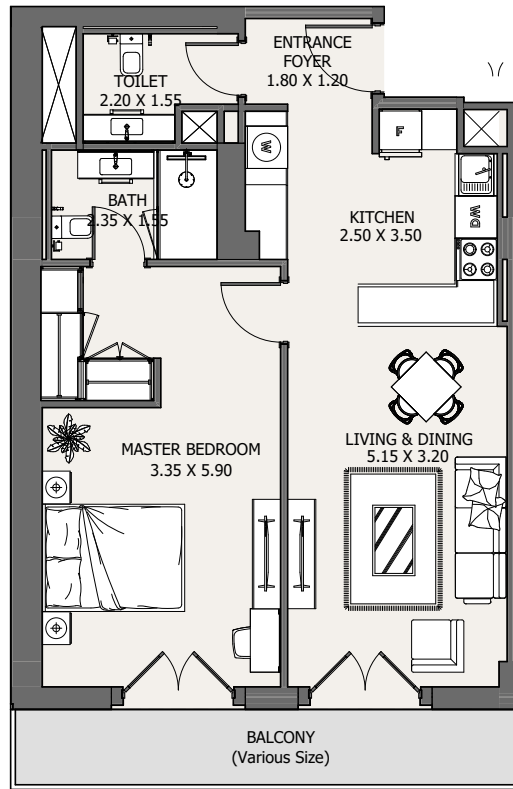
Tower C - From 4th to 9th Floor



Internal Area	370.2 to 466.8 sq.ft
Outdoor Area	0 sq.ft
Total Area	370.2 to 466.8 sq.ft

1B | Type A

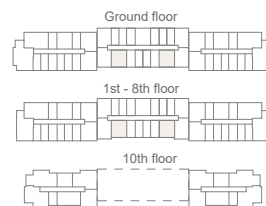
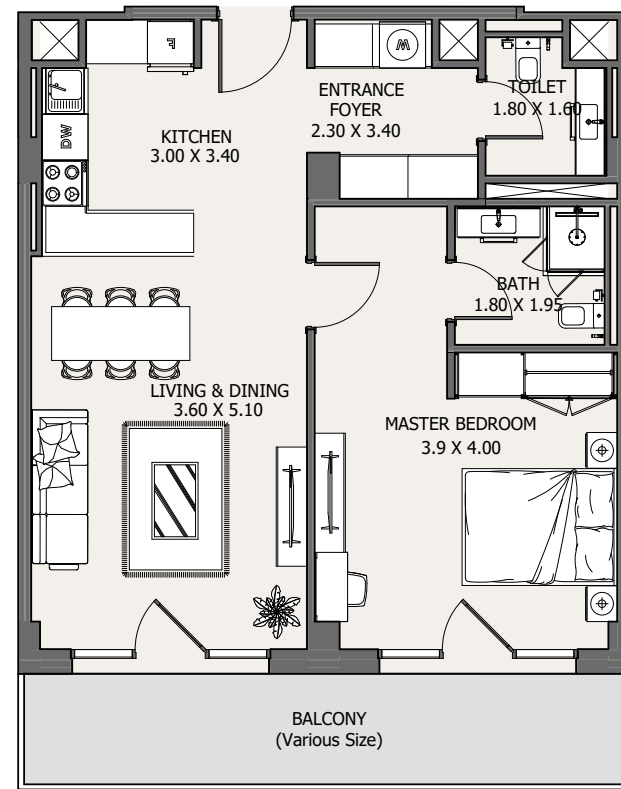
Tower C - From G to 10th Floor



Internal Area	702.9 to 825.3 sq.ft
Outdoor Area	50.5 to 229.7 sq.ft
Total Area	767.0 to 1027.8 sq.ft

1B | Type A2

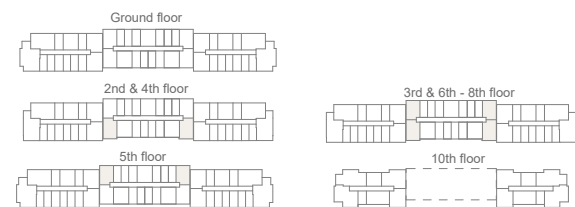
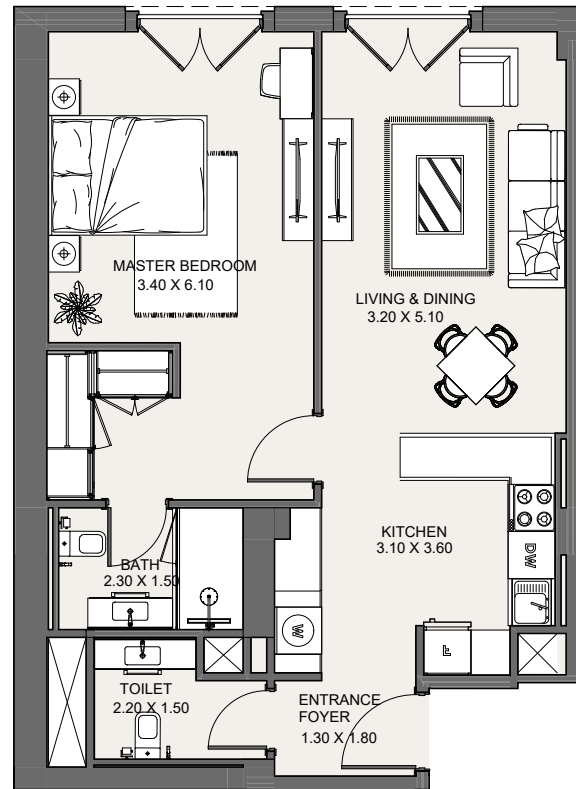
Tower C - From G to 8th Floor



Internal Area	700.4 to 719.4 sq.ft
Outdoor Area	85.0 to 156.4 sq.ft
Total Area	785.8 to 874.5.8 sq.ft

1B | Type A3

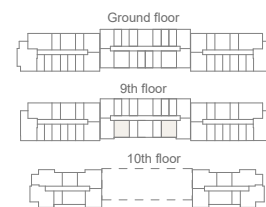
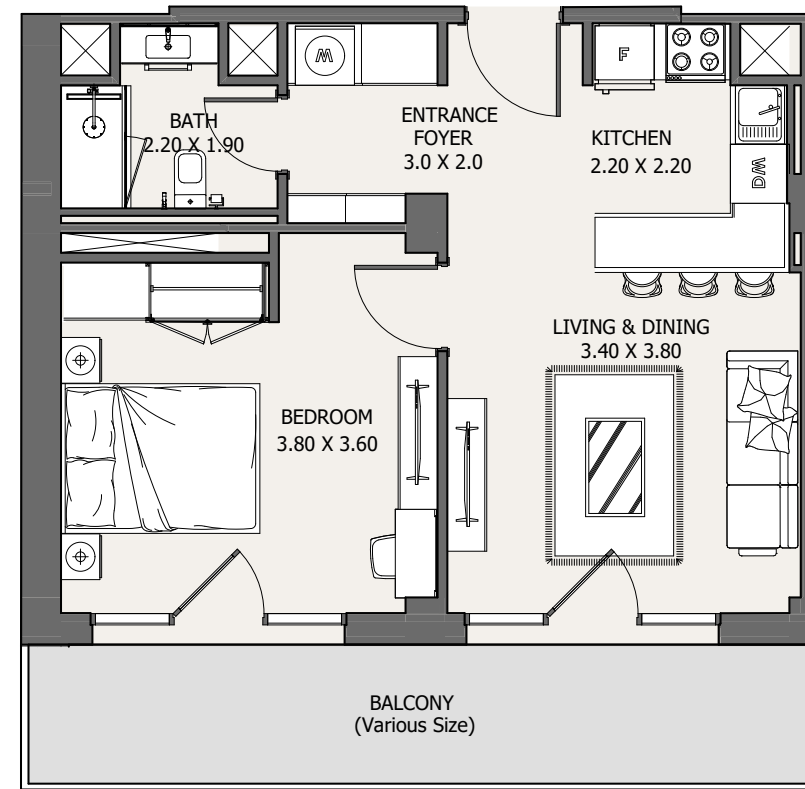
Tower C - From 2nd to 8th Floor



Internal Area	710.3 to 833.0 sq.ft
Outdoor Area	0 sq.ft
Total Area	710.3 to 833.0 sq.ft

1B | Type A4

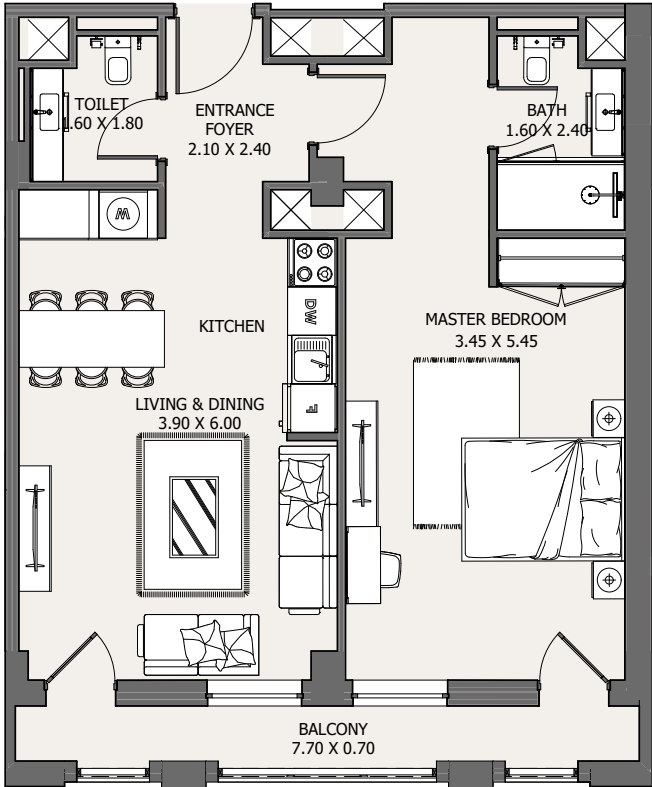
Tower C - 9th Floor



Internal Area	515.8 to 529.6 sq.ft
Outdoor Area	275.0 to 280.1 sq.ft
Total Area	790.8 to 809.7 sq.ft

1B | Type A5

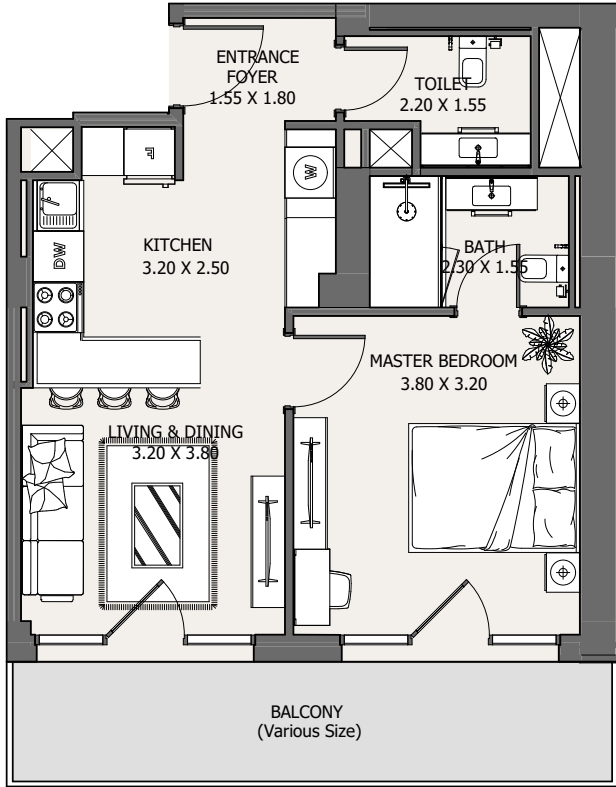
Tower C - 9th Floor



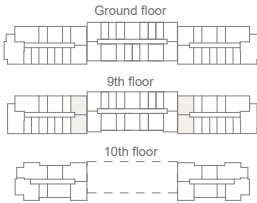
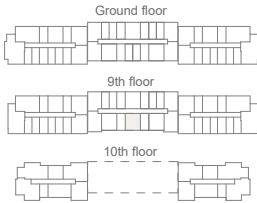
Internal Area	706.1 sq.ft
Outdoor Area	96.8.1 sq.ft
Total Area	802.9 sq.ft

1B | Type A6

Tower C - 9th Floor

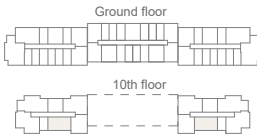
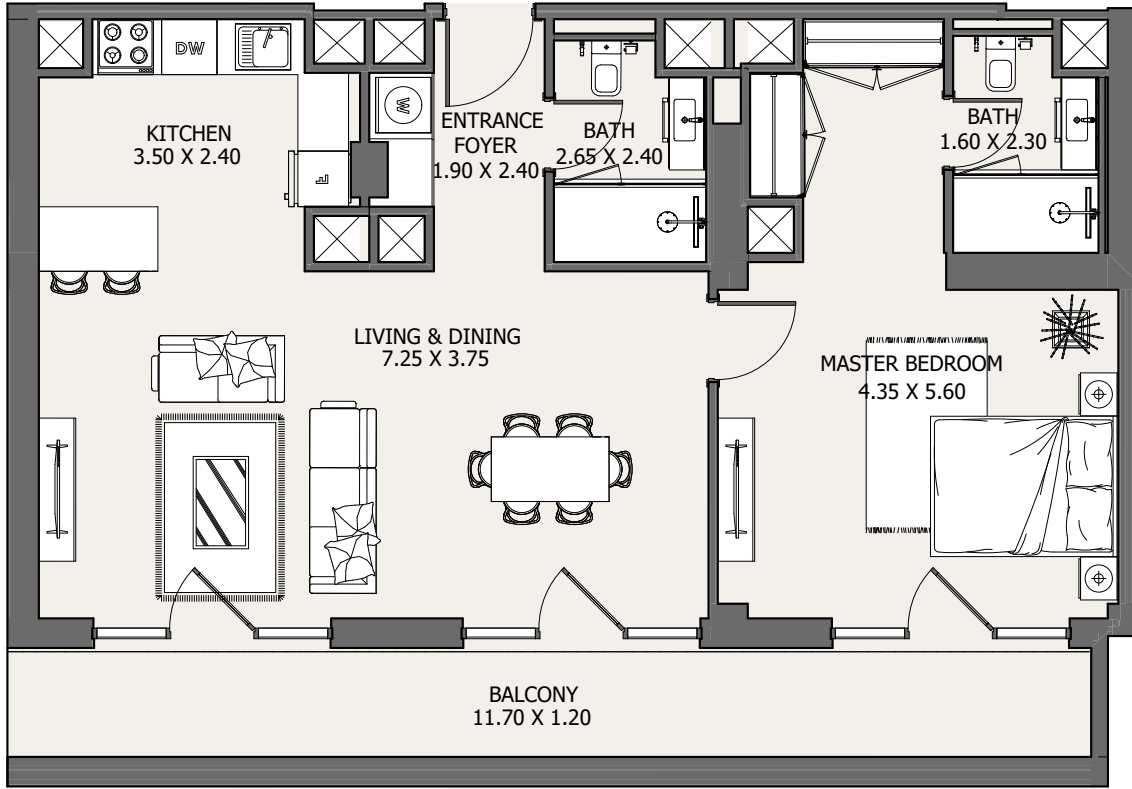


Internal Area	534.9 to 588.5 sq.ft
Outdoor Area	122.3 to 170.3 sq.ft
Total Area	705.1 to 710.7 sq.ft



1B | Type A7

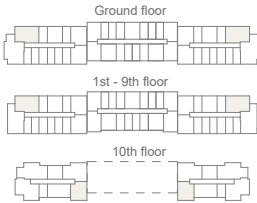
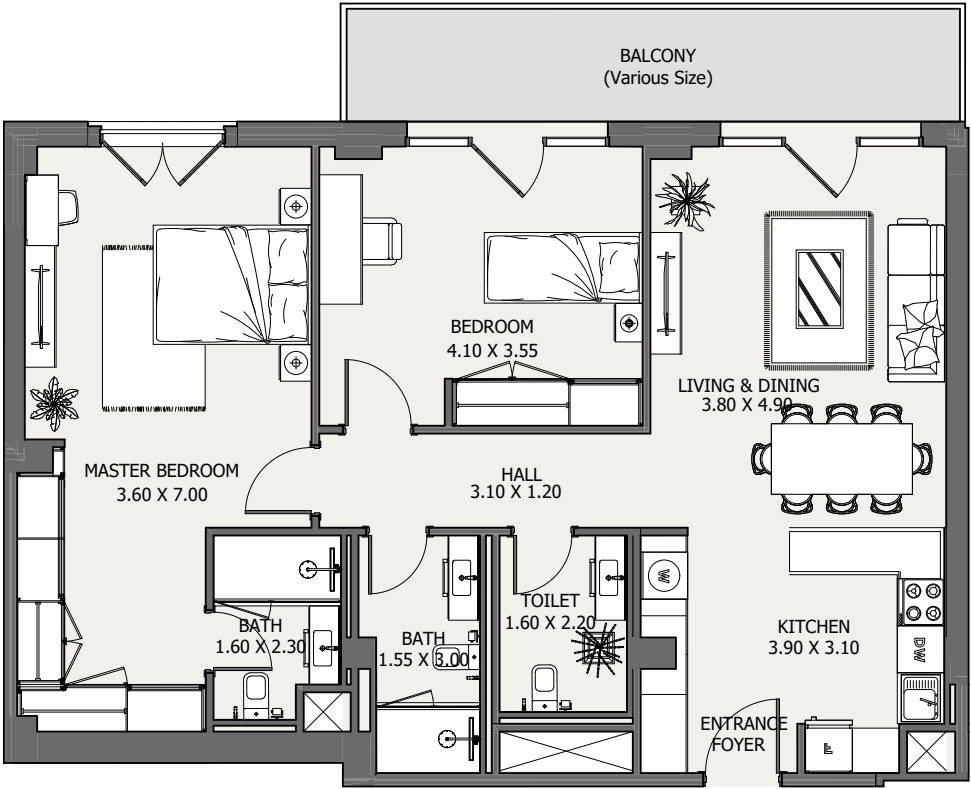
Tower C - 10th Floor



Internal Area	1203.60 sq.ft
Outdoor Area	353.5 sq.ft
Total Area	1557.1 sq.ft

2B | Type A1

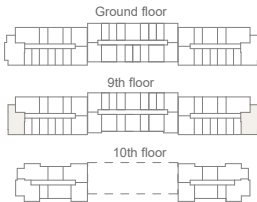
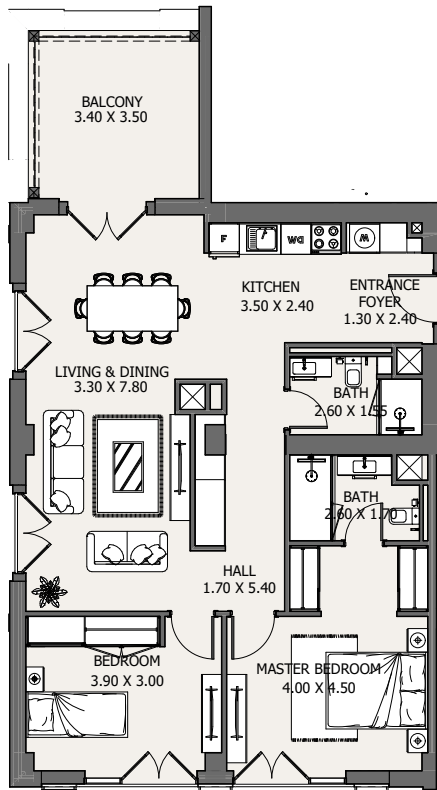
Tower C - From G to 9th Floor



Internal Area	1044.1 to 1053.6 sq.ft
Outdoor Area	107.6 to 574.0 sq.ft
Total Area	1161.2 to 1618.1 sq.ft

2B | Type A2

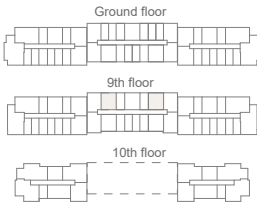
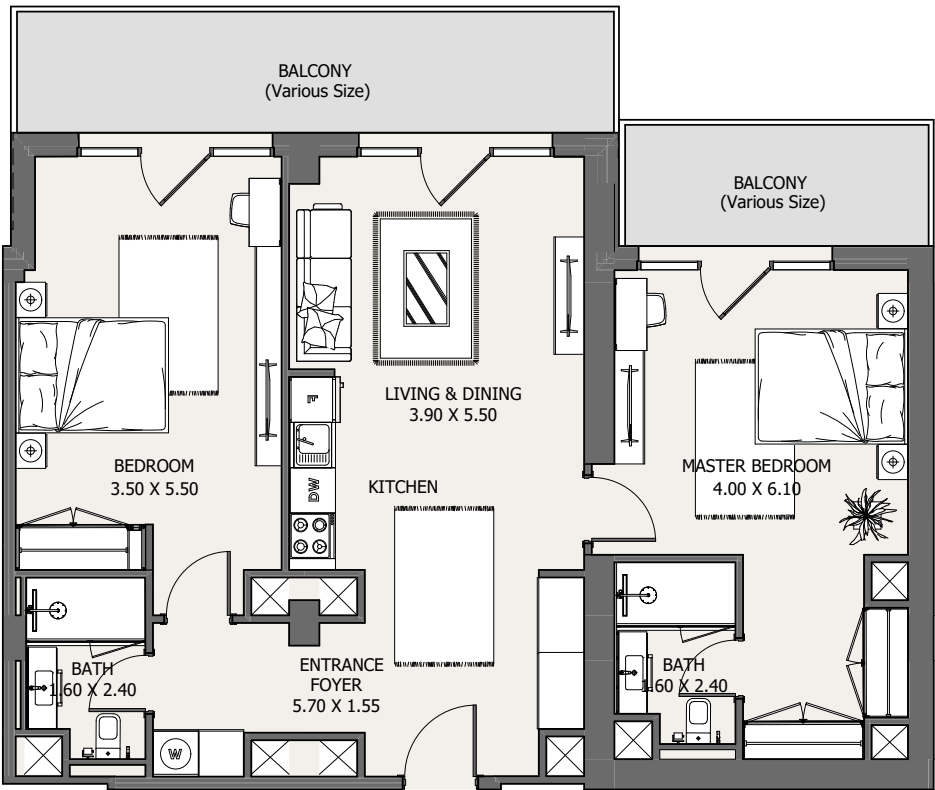
Tower C - 9th Floor



Internal Area	1010.3 sq.ft
Outdoor Area	157.5 sq.ft
Total Area	1167.8 sq.ft

2B | Type A3

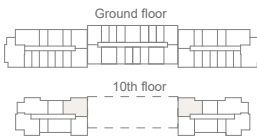
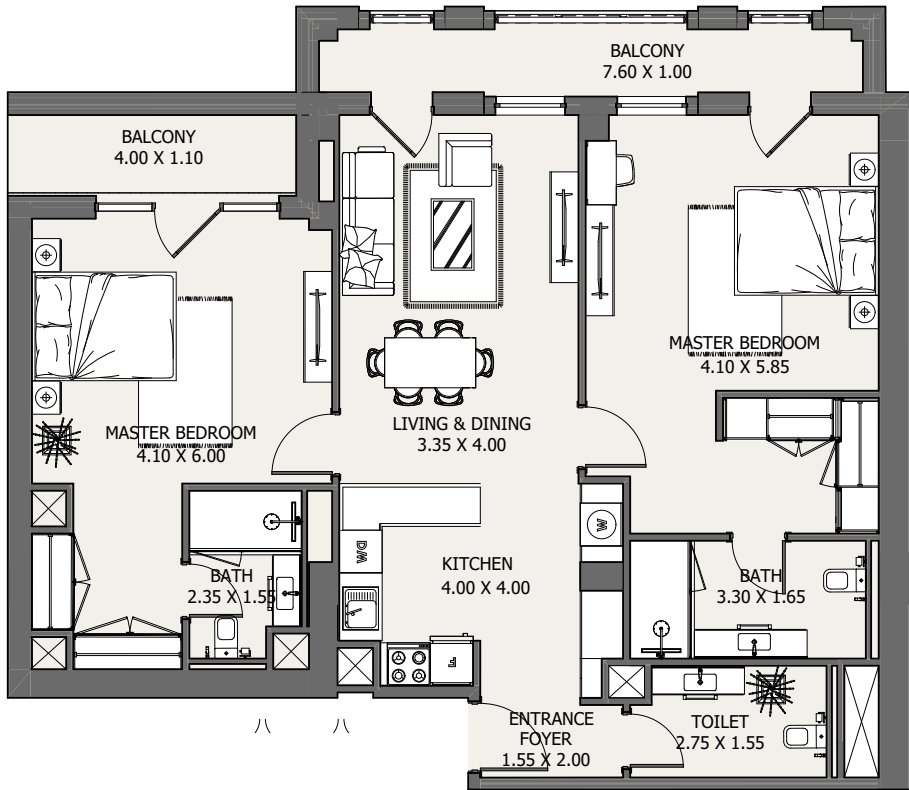
Tower C - 9th Floor



Internal Area	1022.4 to 1053.6 sq.ft
Outdoor Area	255.0 to 256.7 sq.ft
Total Area	1277.4 to 1285.3 sq.ft

2B | Type A4

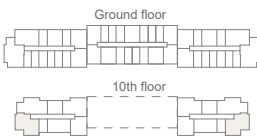
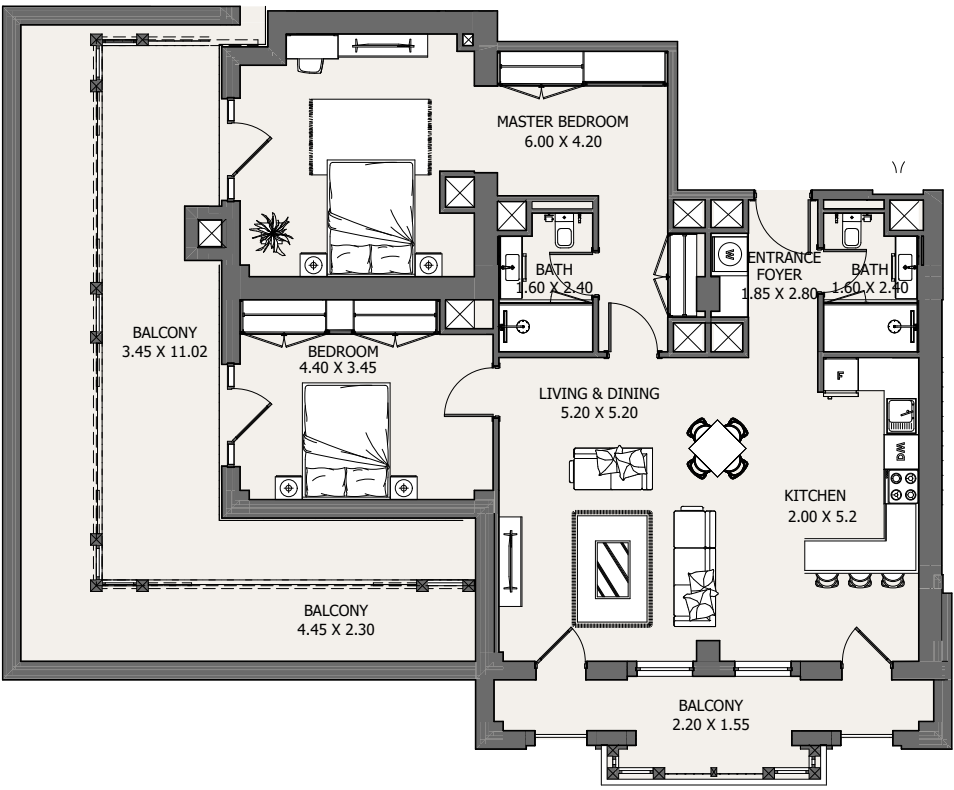
Tower C - 10th Floor



Internal Area	11126.4 sq.ft
Outdoor Area	178.5 sq.ft
Total Area	1304.9 sq.ft

2B | Type A5

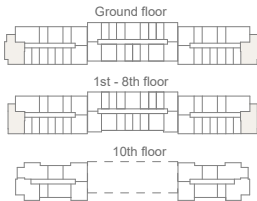
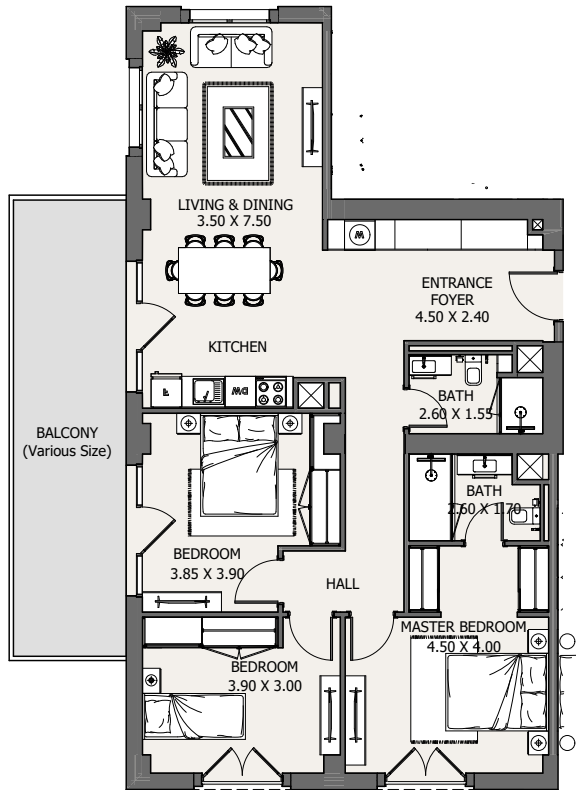
Tower C - 10th Floor



Internal Area	1164.9 sq.ft
Outdoor Area	758.1 sq.ft
Total Area	1923.0 sq.ft

3B | Type A1

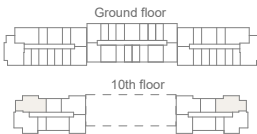
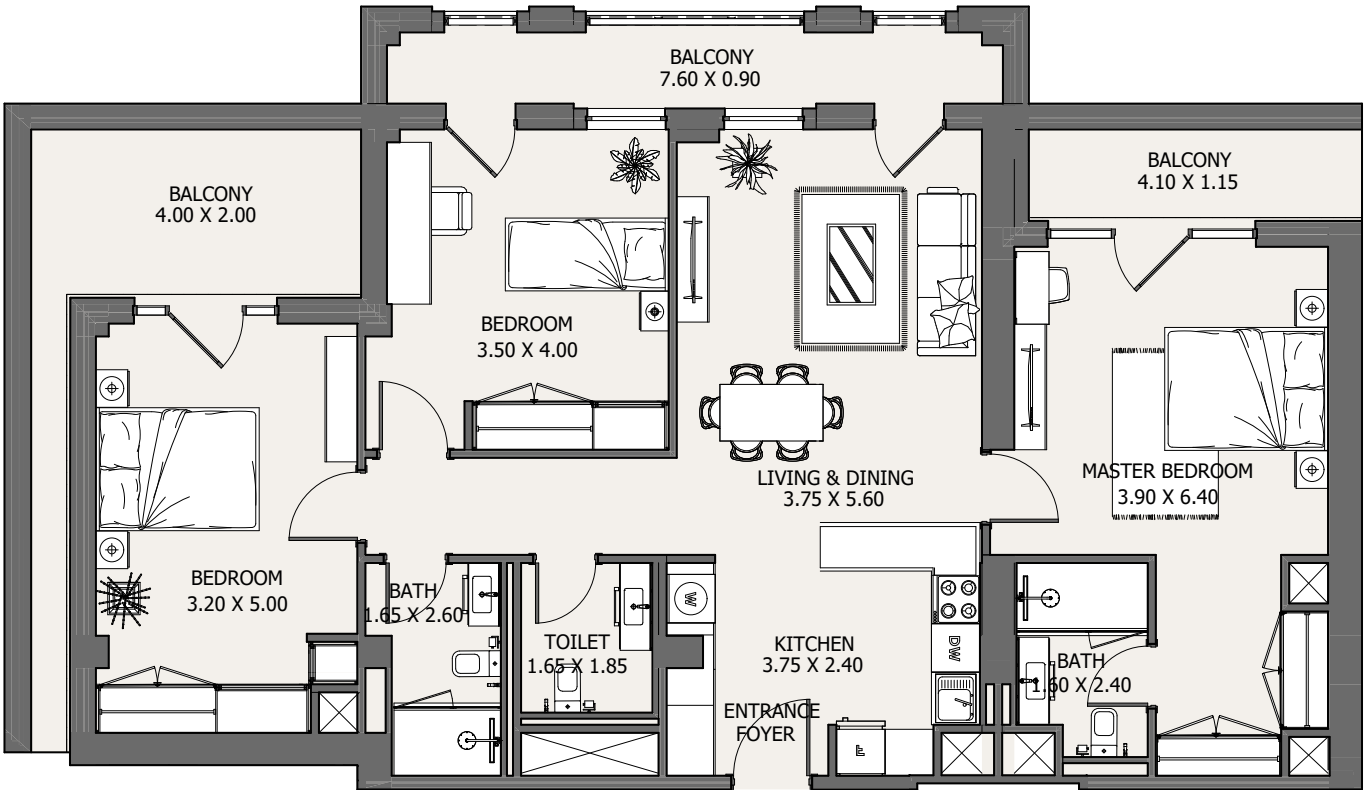
Tower C - From G to 8th Floor



Internal Area	1149.3 to 1342.3 sq.ft
Outdoor Area	174.4 to 660.0 sq.ft
Total Area	1341.6 to 1912 sq.ft

3B | Type A2

Tower C - 10th Floor



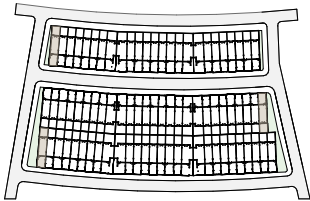
Internal Area	1203.6 sq.ft
Outdoor Area	353.5 sq.ft
Total Area	1557.1 sq.ft

ARABIAN RANCHES

SEA BREEZE

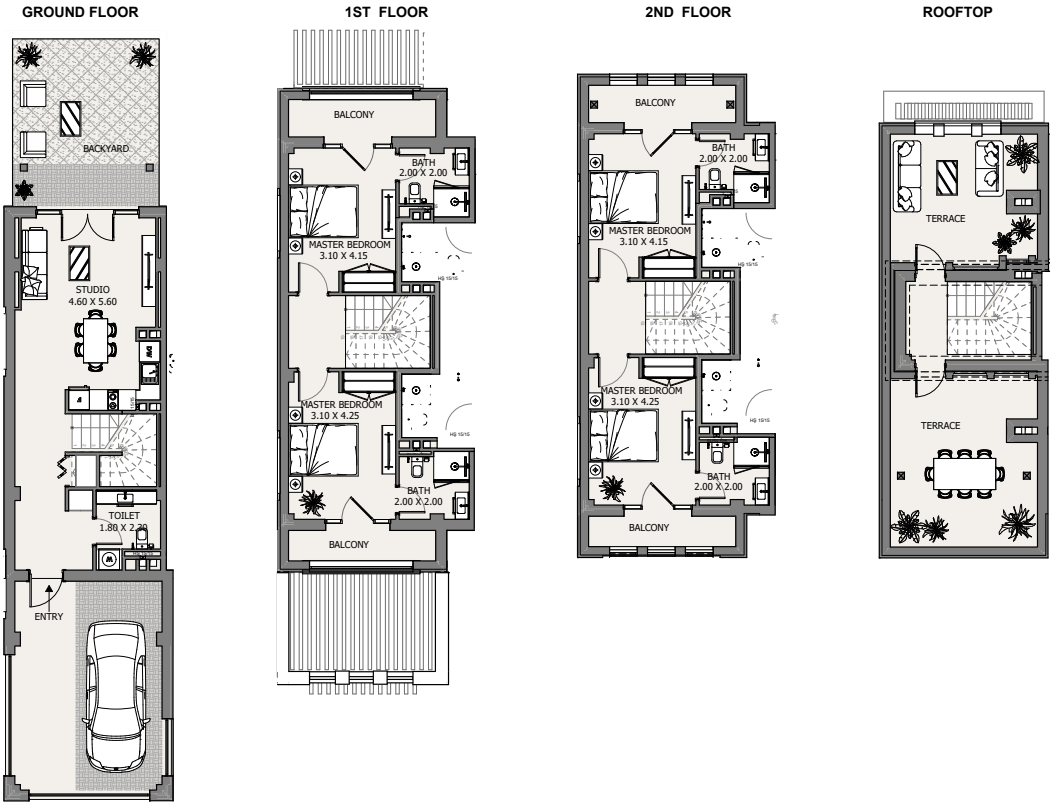
TOWNHOUSES

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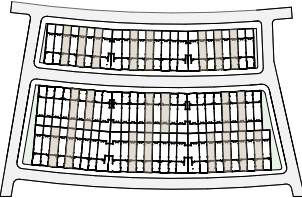
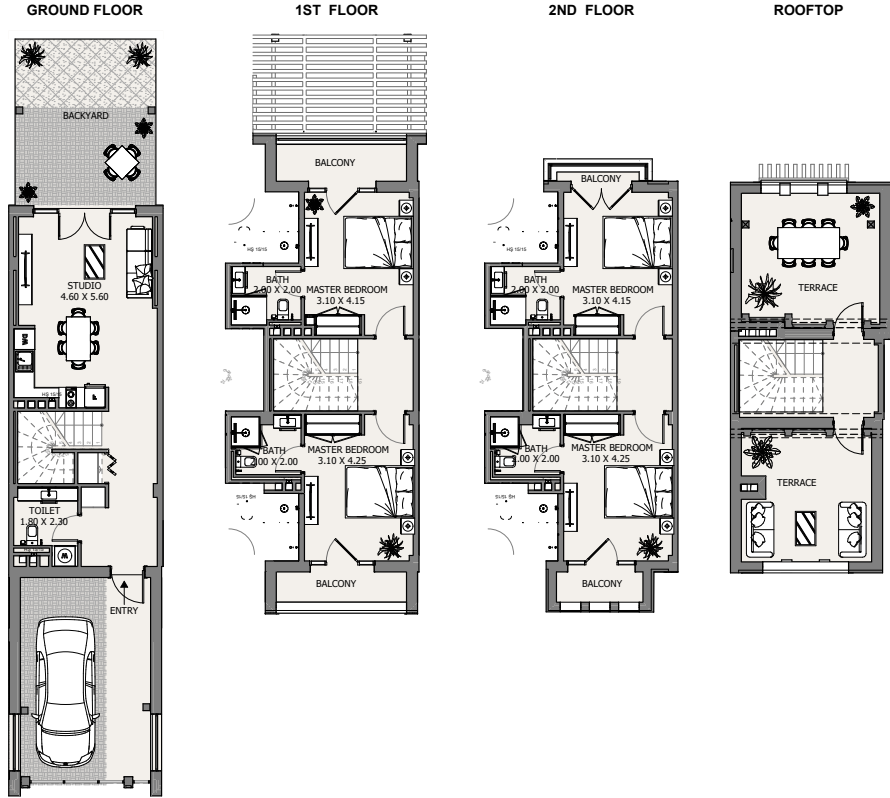
TH |

Type 4B - 01



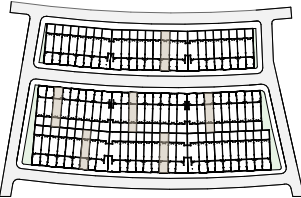
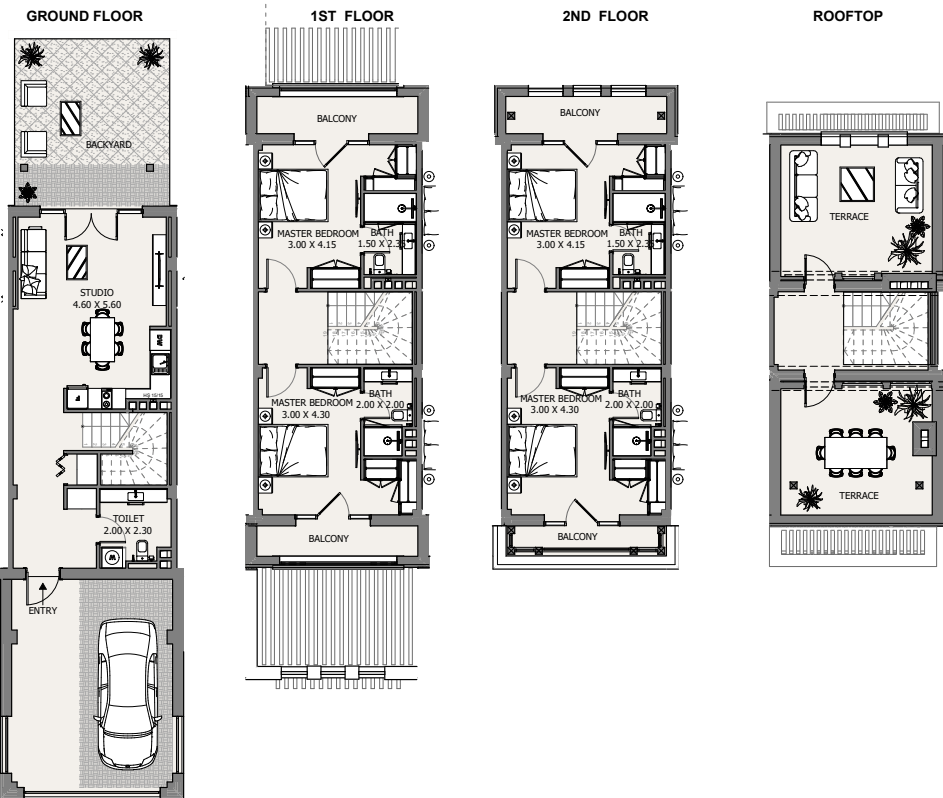
Internal Area	1709.6 sq.ft
Outdoor Area	1366.2 sq.ft
Total Area	3075.8 sq.ft

TH | Type 4B - 02



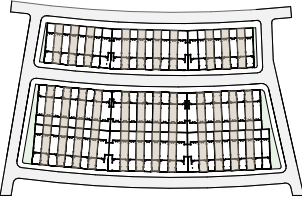
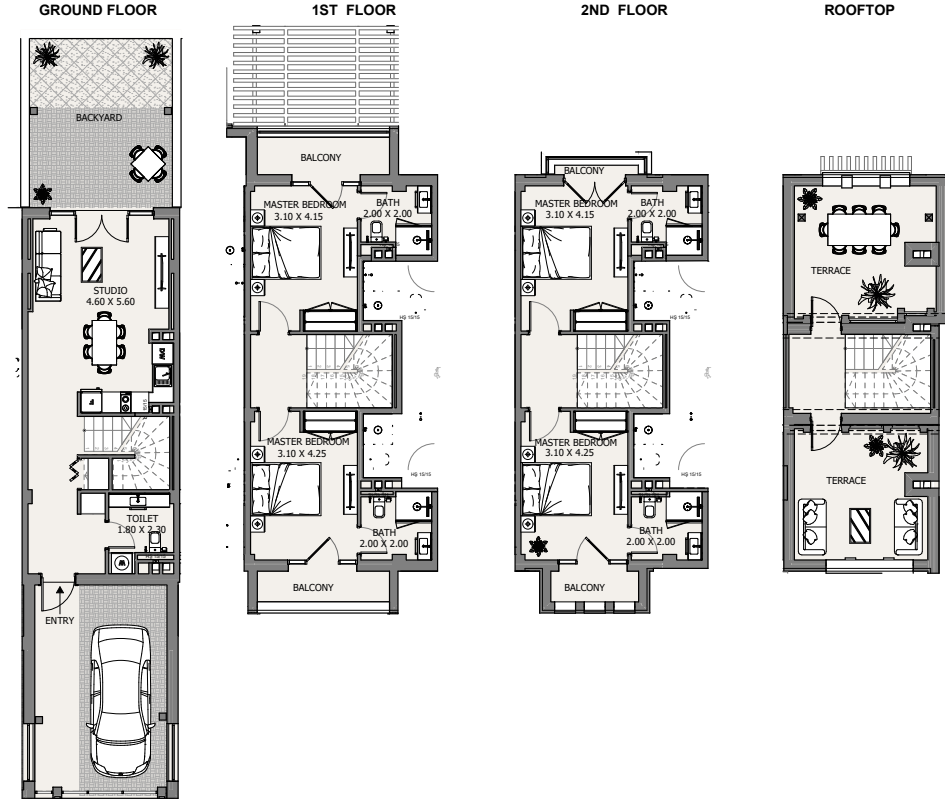
Internal Area	1624.2 to 1702.0 sq.ft
Outdoor Area	1097.0 to 1188.8 sq.ft
Total Area	2721.1 to 2890.8 sq.ft

TH | Type 4B - 03



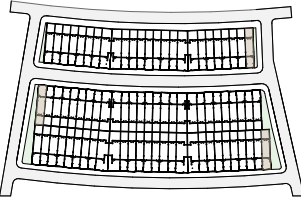
Internal Area	1780.6 to 1854.2 sq.ft
Outdoor Area	1351.1 to 1405.8 sq.ft
Total Area	3131.6 to 3260.0 sq.ft

TH | Type 4B - 04



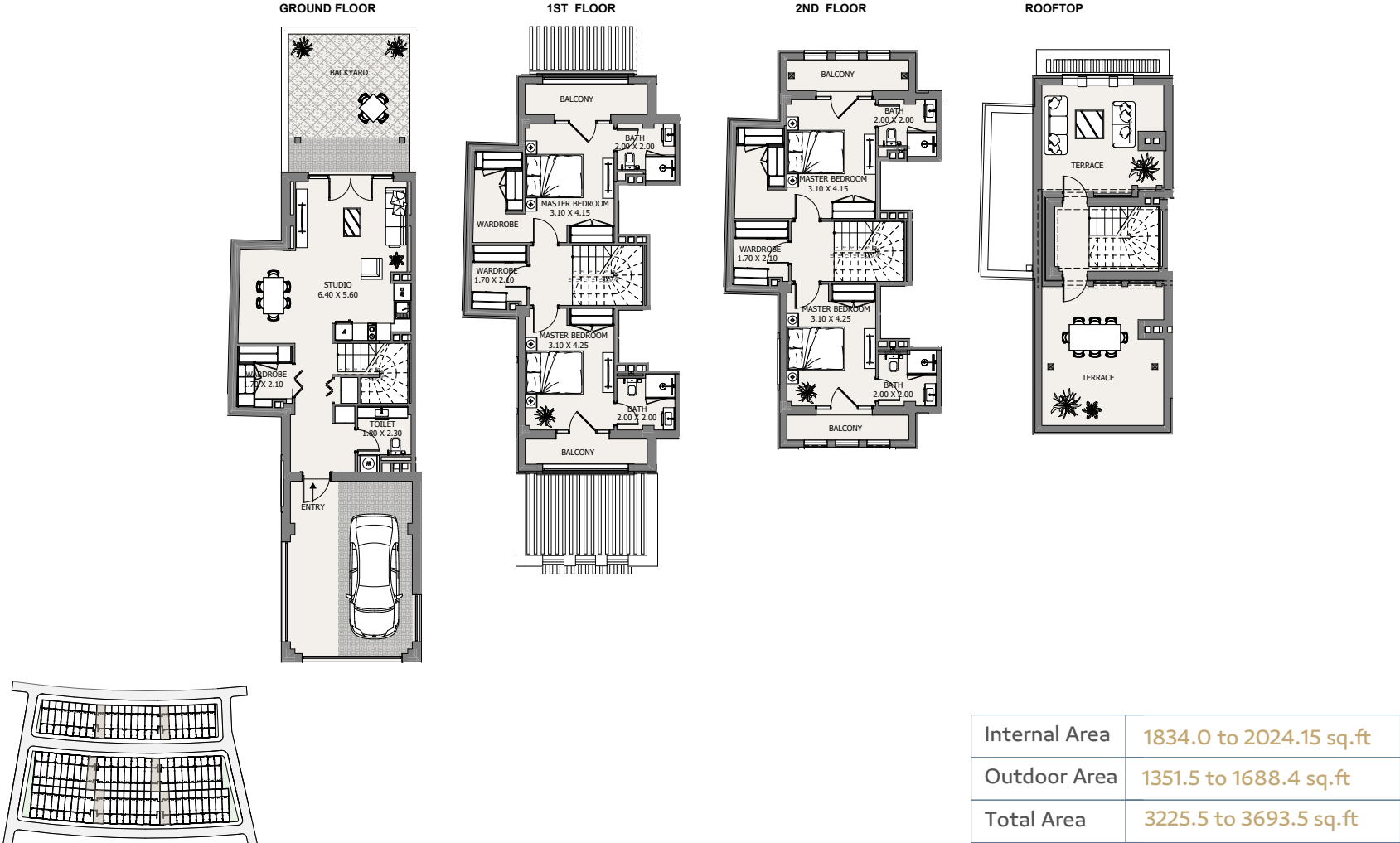
Internal Area	1630.9 to 1634.6 sq.ft
Outdoor Area	1110.7 to 1322.7 sq.ft
Total Area	2741.7 to 2957.3 sq.ft

TH | Type 4B - 05



Internal Area	1700.7 to 1701.3 sq.ft
Outdoor Area	1156.3 to 1346.6 sq.ft
Total Area	2857.0 to 3047.9 sq.ft

TH | Type 4B - 06



TH | Type 4B - 07



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