REPORTAGE.
HEIGHTS

Live the Next

Reportage.

Own your story

At Reportage Group, we’re proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Egypt, Turkey, Saudi Arabia, Uganda, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable, and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone.

Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging. We’re excited for what the future holds and remain committed to expanding our footprint across the globe.



Sabah Investment Group (SIG) is a diversified international holding focused on real estate and private capital investments. Through a fully integrated structure covering every stage from acquisition to asset monetization, SIG ensures quality, efficiency, and long-term value.

Active across Azerbaijan, the UAE, Georgia, Turkey, and beyond, SIG drives visionary investment, responsible growth, and lasting value creation.

A STRATEGIC PARTNERSHIP SHAPING BAKU'S FUTURE

This project, located in Sea Breeze, Baku, Azerbaijan, represents a powerful collaboration between Reportage Group and SIG — two industry leaders joining forces in one of the most promising destinations in the region.

WELCOME TO BAKU



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 stands as **the heart of Azerbaijan** and one of the most exciting destinations in the Caucasus region.

The city blends Eastern charm with Western sophistication, creating a place where people come to live, work, and explore.



ABOUT SEA BREEZE

Sea Breeze stands as Baku’s most prestigious coastal community, combining luxury, lifestyle, and investment potential.

Through this partnership, both companies aim to elevate the area’s real estate landscape with a project that blends architectural elegance, modern living, and long-term value.

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We build for those who see beyond today.
For visionaries who know the future isn't given it's created

Rising from Baku's Halfmoon, on a shoreline destined for the world,
Reportage Heights is not just a building, it is your signature.

It's foresight carved in stone.
Every line breathes intent.
Every view holds promise.
Every detail whispers possibility.

Here, every space unlocks opportunity,
Every sea view is a vow that grows richer with time.

This is a place for those who move first,
Who choose before others dare,
Who claim tomorrow, today.

Reportage Heights — Live the Next



DESIGN PHILOSOPHY

At Reportage Heights, architecture becomes ambition a dialogue between the sea and the skyline.

Crafted for those who don’t just reside, but redefine the way they live and invest.

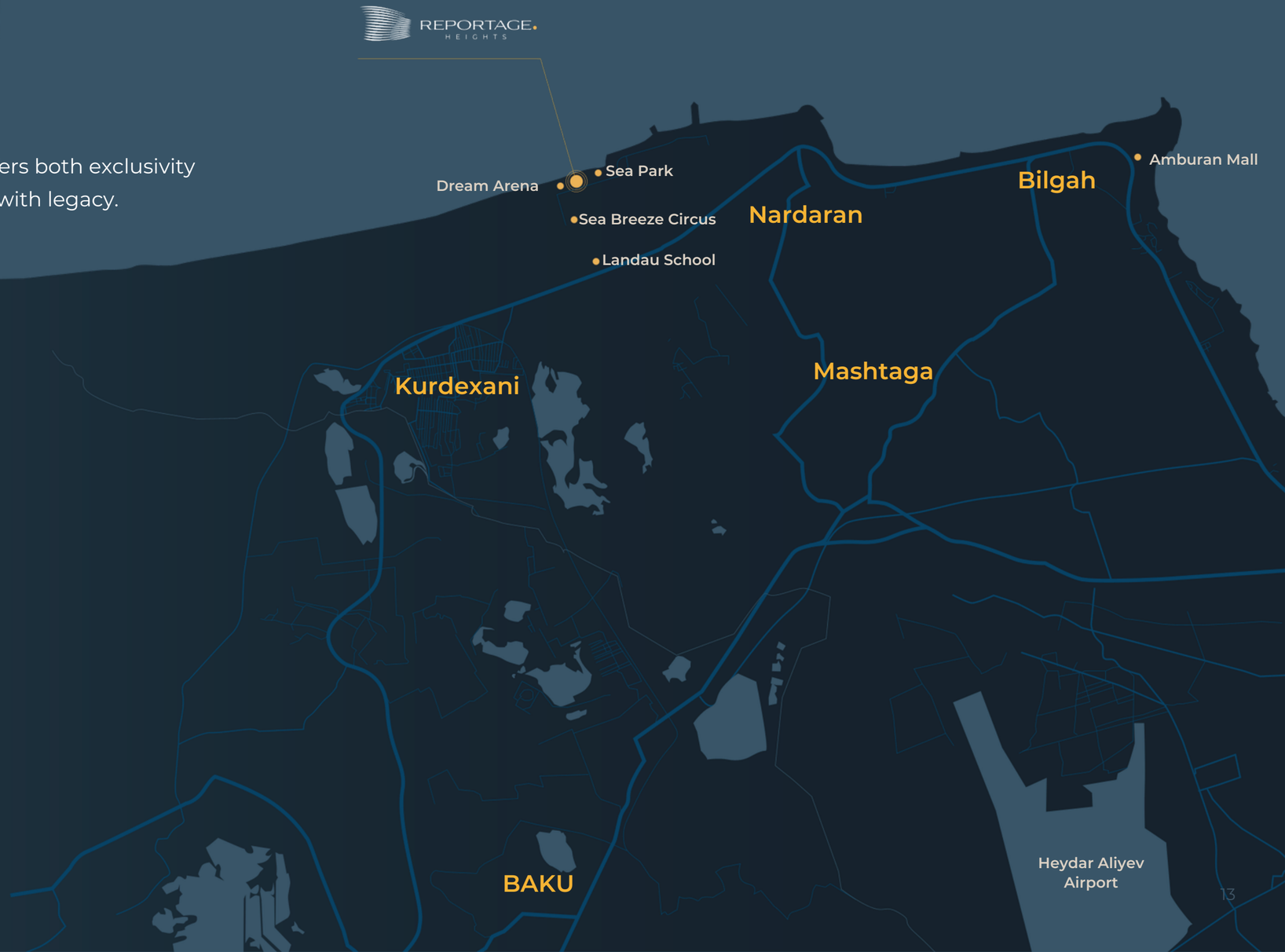
Each curve, reflection, and material choice is shaped with precision, offering panoramic views that merge serenity with success.

It’s not just a development it’s a declaration.

LOCATION HIGHLIGHTS

At the heart of Baku's rising skyline, Reportage Heights offers both exclusivity and connectivity a waterfront address that merges luxury with legacy.

- **Halfmoon – within walking distance**
- **Landau School – within walking distance**
- **Dream Arena – within walking distance**
- **Sea Breeze Casino – within walking distance**
- **Heydar Aliyev International Airport – easy access**





REDEFINING
COASTAL LIVING



PROJECT DETAILS

Number of Floors	**Ground Floor (mixed use) + 27 residential floors + 2 MEP floors**
Number of Apartments:	**1885 units**
Minimum Apartment Area	**29.6 sqm - Gross Area**
Maximum Apartment Area	**227.9 sqm - Gross Area**
Ceiling Height	**Typical floor - 3.6m (structural slab to slab distance)**
Number of Pools:	**2 Outdoor pools**

SHAPED BY VISION,
BUILTWITHPRECISION



AMENITIES & SERVICES

- Underground parking
- 2 large outdoor swimming pools
- 4 high-speed elevators
- Gymnasium
- Landscaped green areas
- Fitness center
- Lounge area

Spaces crafted to complement ambition where leisure meets lifestyle, and comfort meets design excellence.





UNIT FEATURES

- Private balconies and terraces
- Kitchen cabinets and worktops
- Fully tiled bathrooms and guest restrooms
- Master bedroom
- Double-glazed windows
- Built-in wardrobes in bedrooms
- Shower cabins in every bathroom
- Centralized air conditioning system

Designed for balance and beauty every home is a seamless blend of modern luxury, functionality, and timeless detail.



DESIGNED
TO INSPIRE

UNIT MIX

Reportage Tower (1)

- **Studios:** 523
- **One Bedroom:** 145
- **Two Bedrooms:** 14
- **Three Bedrooms:** 1

Reportage Tower (2)

- **Studios:** 414
- **One Bedroom:** 172
- **Two Bedrooms:** 14
- **Three Bedrooms:** 1

Reportage Tower (3)

- **Studios:** 414
- **One Bedroom:** 172
- **Two Bedrooms:** 14
- **Three Bedrooms:** 1

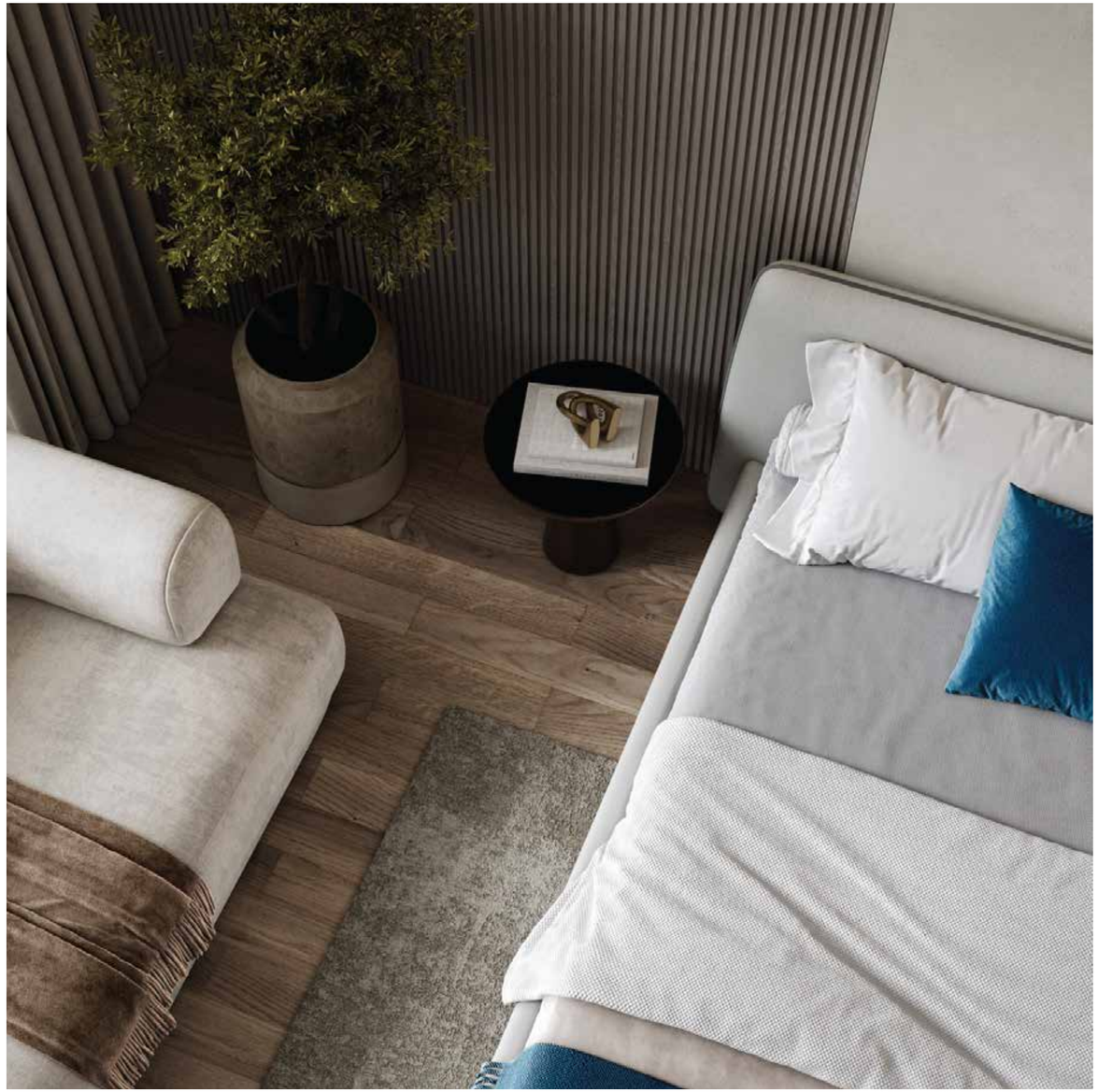
Total Units: 1,885





MODERN. MINIMAL
MEANINGFUL.

CRAFTED FOR
VISIONARIES



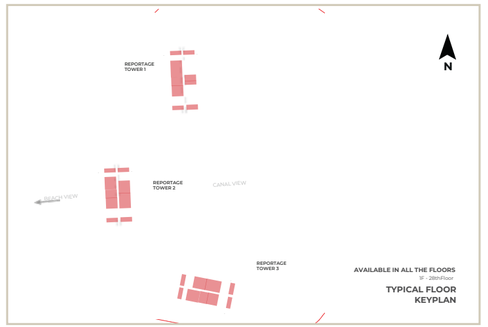


UNIT TYPE

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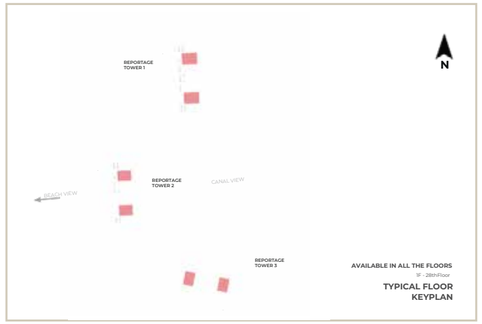


STUDIO A1

1F - 28th floor (Typical Floor)

Total Area	**VARIES (29.37 sq.m - 43.47 sq.m)**
Internal Area	**VARIES (29.97 sq.m - 27.23 sq.m)**
B alcony	**VARIES (2.40 sq.m - 16.25 sq.m)**



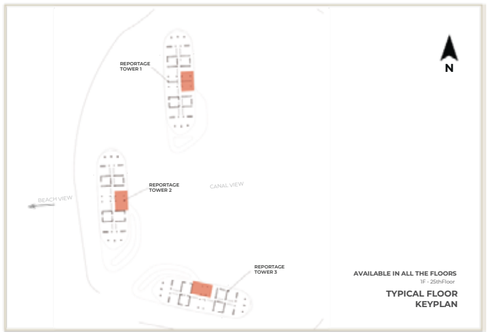


STUDIO A2

1F - 28th floor (Typical Floor)

Total Area	**VARIES (29.63 sq.m - 42.13 sq.m)**
Internal Area	**27.23 sq.m**
Balcony	**VARIES (2.40 sq.m - 14.90 sq.m)**



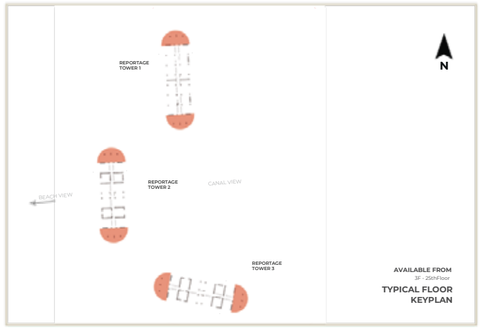


1BR - A

1F - 25th floor(Typical Floor)

Total Area	**VARIES (58.79 sq.m - 83.75 sq.m)**
Internal Area	**54.45 sq.m**
Balcony	**VARIES (4.34 sq.m - 29.30 sq.m)**



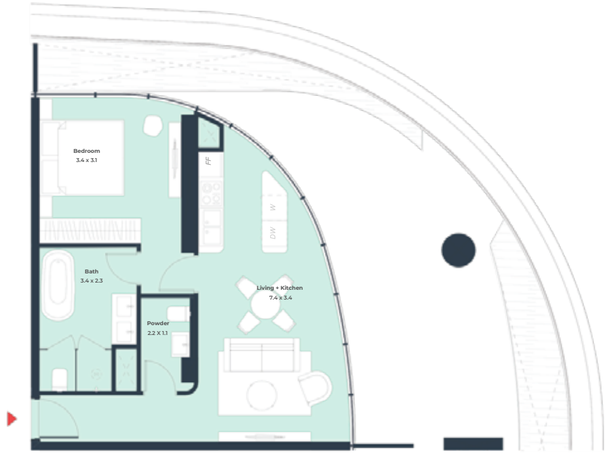


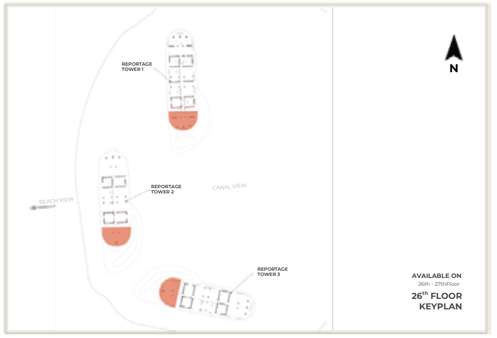
1BR - B

3F - 25th floor(Typical Floor)

Total Area	**VARIES (64.52 sq.m - 111.99 sq.m)**
Internal Area	**55.12 sq.m**
Balcony	**VARIES (9.40 sq.m - 56.86 sq.m)**

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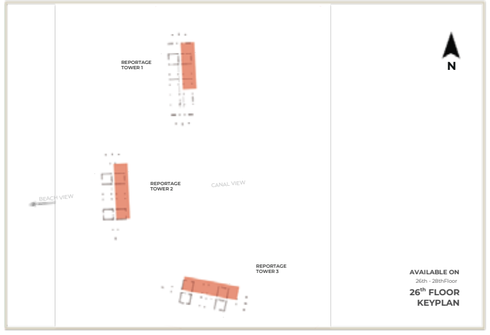


1BR - C

26th floor

Total Area	**VARIES (89.22 sq.m - 91.37 sq.m)**
Internal Area	**55.12 sq.m**
Balcony	**VARIES (34.1 sq.m - 36.25 sq.m)**





2BR - A1

26th - 28th floor (26th Floor)

Total Area	**VARIES (85.70 sq.m - 86.20 sq.m)**
Internal Area	**VARIES (81.20 sq.m - 81.70 sq.m)**
Balcony	**4.5 sq.m**



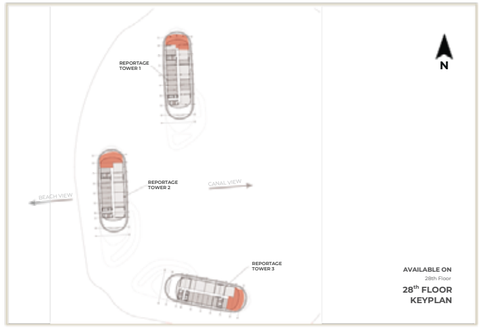


2BR+ - A

26th - th27 floor (26th floor)

Total Area	**102.30 sq.m**
Internal Area	**83.50 sq.m**
Balcony	**18.80 sq.m**





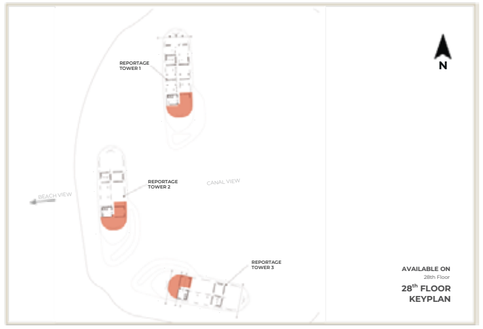
2BR+ - A2

28th floor (28 Floor)

Total Area	**150.30 sq.m**
Internal Area	**83.50 sq.m**
Balcony	**66.80 sq.m**

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2BR+ - B

28th floor (28th floor)

Total Area	**208.6 sq.m**
Internal Area	**107.8 sq.m**
Balcony	**100.77 sq.m**



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