ARABIAN RANCHES

SEA BREEZE











01
SEA BREEZE
A world of comfort and harmony at Sea Breeze

02
ABOUT
About Arabian Ranches

03
PROJECT
A community of prestige and comfort

04
HERITAGE-INSPIRED, CONTEMPORARY LIVING
Where Heritage Meets Elegance

05
FIND YOUR PERFECT HOME TODAY
Experiences crafted to be unforgettable

06
AMENITIES
The art of living, perfected in every corner

07
PRIVILEGES
Elegant spaces curated for your comfort

08
UNIT TYPES
Arabian Ranches offers a variety of residential options




RANCHES
BREEZE



01

SEA BREEZE

REAL ESTATE

A WORLD OF COMFORT AND HARMONY AT SEA BREEZE

Sea Breeze is a one of a kind destination on the shores of the Caspian Sea, just 30 minutes from the heart of Baku. Surrounded by a mild climate and expansive sandy beaches, it provides the perfect setting for both living and relaxation, meeting the highest standards of elegance.

Spanning an impressive 500 hectares, Sea Breeze includes over 40 ongoing and completed projects, featuring a 7 km stretch of pristine beach and 300 hectares of lush green space.
The area boasts exclusive residential complexes, each offering unique advantages and an unparalleled standard of comfort and prestige. Stylish restaurants, modern spa and fitness centers and world-class hotels make this destination the ideal choice for those who appreciate quality and sophistication.

aranches.az

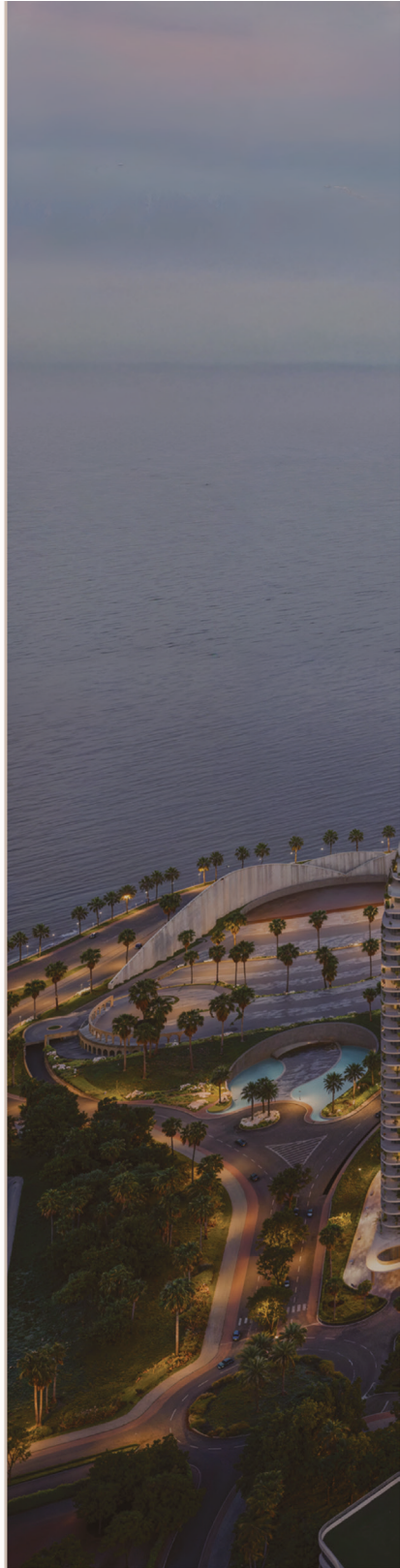
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ABOUT ARABIAN RANCHES

Arabian Ranches, developed by SIG & Reportage Properties, is a premier residential complex located in the prestigious Sea Breeze area near the Caspian Sea.

The project combines the elegance of Eastern architecture with the beauty of coastal living, offering a unique blend of and tranquility. With its proximity to the sea and its exquisite design inspired by the grandeur of Middle Eastern palaces, Arabian Ranches is designed to be a peaceful retreat from the bustle of urban life.

aranches.az




SABAH

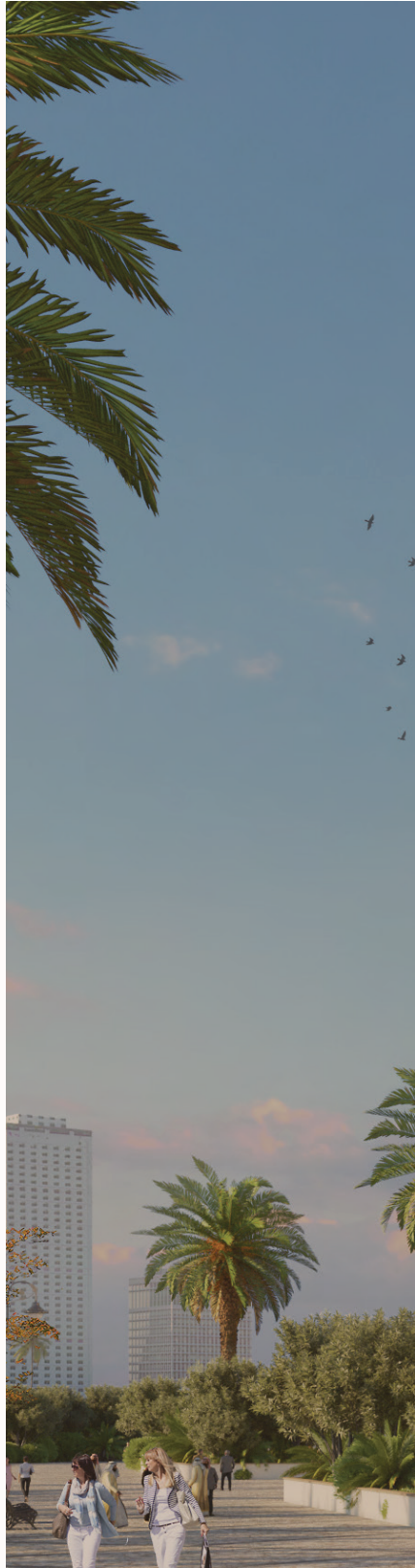
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ABOUT US

A COMMUNITY OF PRESTIGE AND COMFORT

Arabian Ranches is a signature project developed by SIG & Reportage Properties, blending modern living and elegance in Azerbaijan.
This unique residential complex represents Azerbaijan’s growing prominence on the global stage and offers investors from around the world the the opportunity to be part of the country’s expanding real estate sector.

With Arabian Ranches, SIG & Reportage Properties aims to attract significant foreign investment, symbolizing Azerbaijan's economic growth and potential as a major player in the international market.





04

HERITAGE-INSPIRED,CONTEMPORARY LIVING

WHERE HERITAGE MEETS ELEGANCE

Arabian Ranches is an enchanting fusion of Eastern heritage and contemporary elegance, where each home tells a captivating story. The design reflects the timeless beauty of Middle Eastern architecture, with intricate facades that shimmer against the backdrop of the Caspian Sea's endless horizon.

Here, architecture flows effortlessly with nature, inviting sea breezes and sunlight to weave through every room, seamlessly blending indoor elegance with the beauty of the outdoors.




Miele
Miele

05

FIND YOUR PERFECT HOME TODAY

EXPERIENCES CRAFTED TO BE UNFORGETTABLE

Step into a world of unmatched elegance and comfort with our exclusive selection of units. From studios, 1- and 2-bedroom apartments to three-story 4-bedroom townhouses with spacious terraces — there is a home to suit everyone's taste here.



WHERE ELEGANCE BECOMES AN ART FORM

THE ART OF LIVING, PERFECTED IN EVERY CORNER





06

AMENITIES

- Centralized air conditioning system across the buildings
- Private terraces and balconies with views of the sea and "Halfmoon"
- Safe children's play areas complying with security standards
- Private underground and surface parking spaces
- Private gardens designed in harmony with Eastern architecture
- 24/7 continuous security and concierge service
- Large outdoor swimming pool for residents
- Fitness center equipped with modern exercise machines
- Designated open-air BBQ area for family and social gatherings
- Car-free walking and cycling paths within the complex
- Outdoor multifunctional sports courts


RECEPTION


SABAH



07

KEY FEATURES

A SPACES DESIGNED FOR YOUR COMFORT

- The blend of Eastern architecture and modern design creates a functional coastal living environment
- The complex is located in the rapidly appreciating center of Sea Breeze
- Walking distance to "Royale Casino" and "Dream Arena" enhances the project's value
- Apartments are delivered fully finished with kitchen furniture, appliances, and built-in wardrobes
- Living spaces offer direct panoramic views of the sea and "Halfmoon"



MASTER PLAN


SABAH

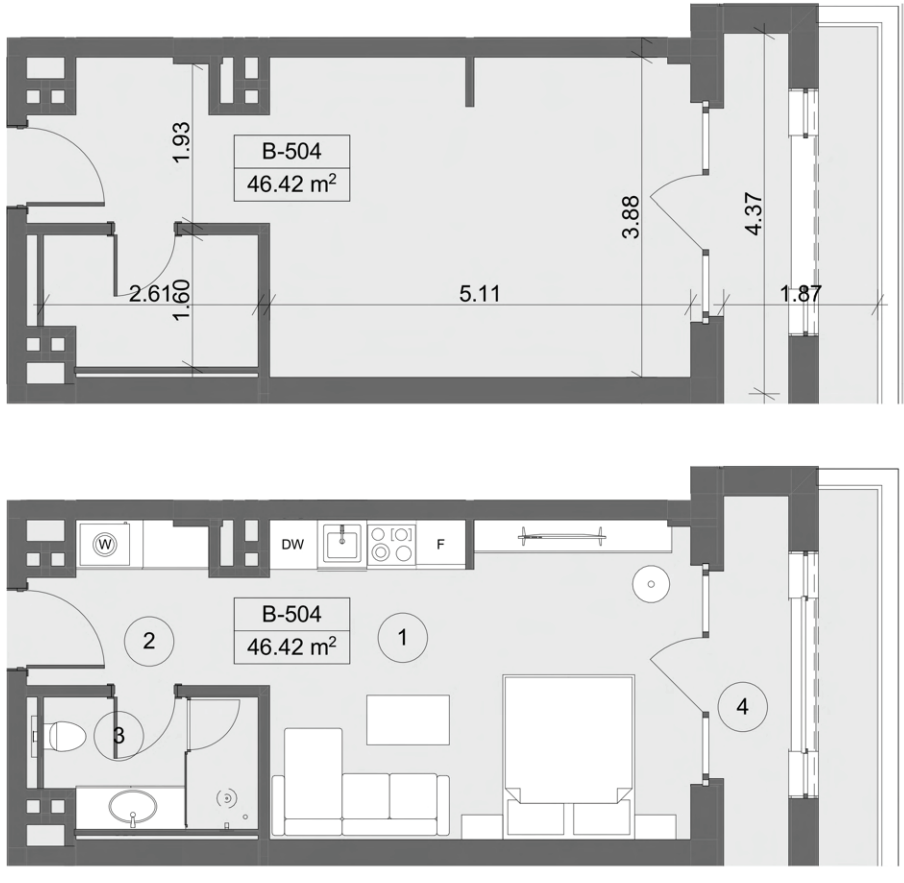


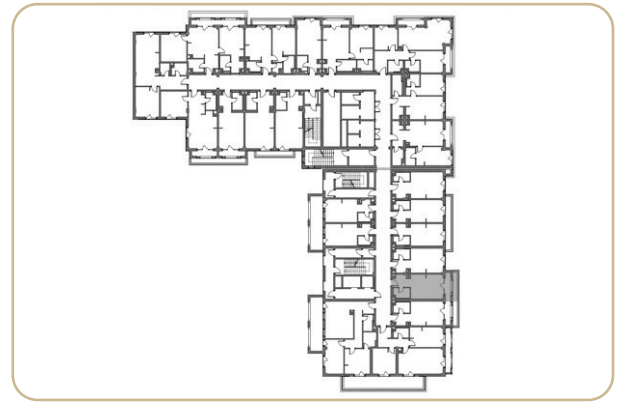
ARABIAN RANCHES
SEA BREEZE

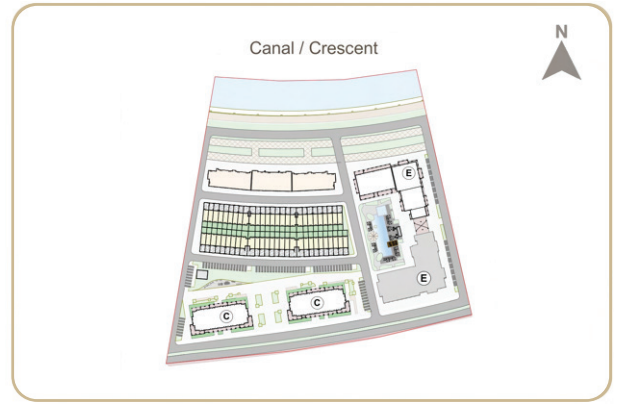
UNIT TYPES

Arabian Ranches offers a wide range of residential options — from tastefully designed studios, 1- and 2-bedroom apartments to elegant three-story townhouses. Every space is thought out to the smallest detail: modern design, high-quality finishes, and a high level of comfort create ideal conditions for living in a dynamic yet cozy community.

Studio Apartment, No. B-504

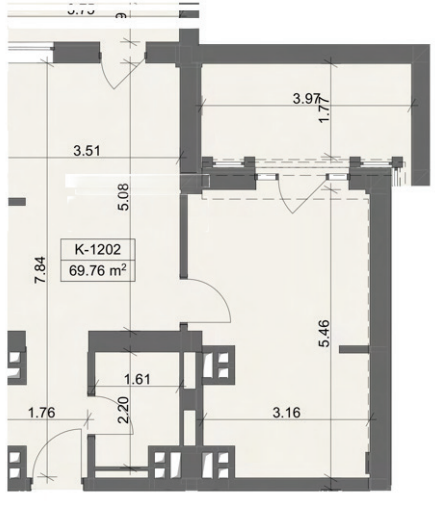


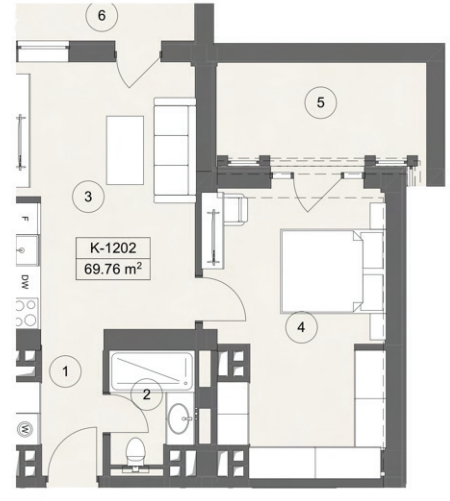




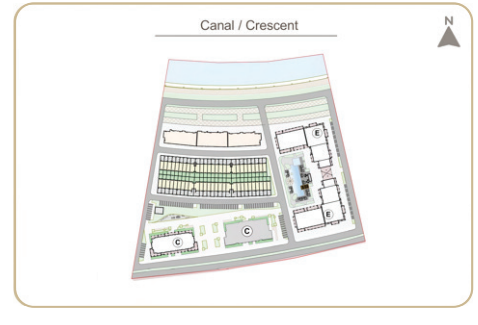
B-504 Studio		
	Total Area	46.42
1	Studio	19.74
2	Entrance Foyer	4.96
3	Bathroom	3.99
4	Balcony	7.30

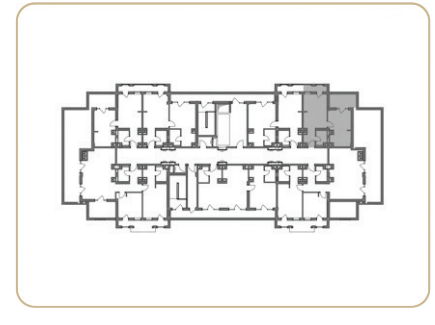
1-Bedroom Apartment, No. K-1202



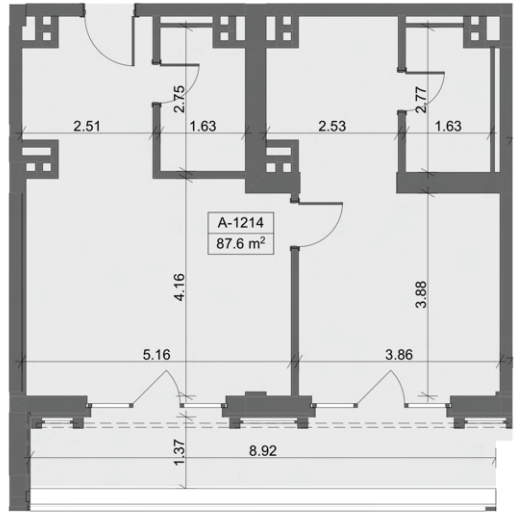


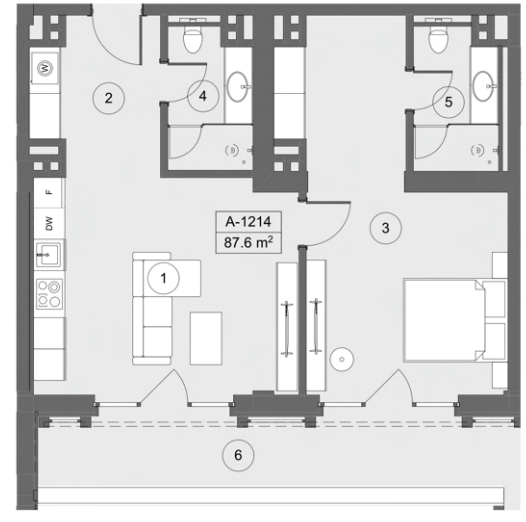
K-1202 1 bedroom		
	Total Area	69.76
1	Entrance Foyer	4.16
2	Bathroom	3.34
3	Studio	18.11
4	Bedroom	17.81
5	Balcony	8.08
6	Balcony	3.50

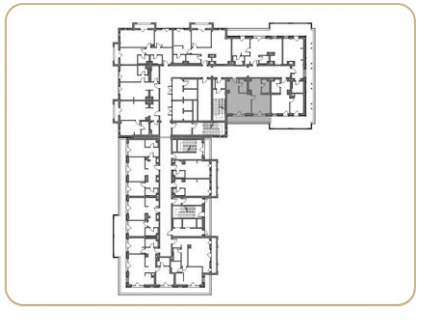


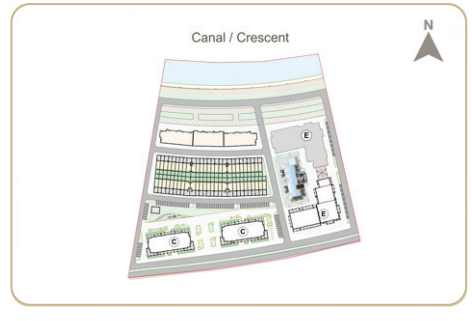


1-Bedroom Apartment, No. A-1214



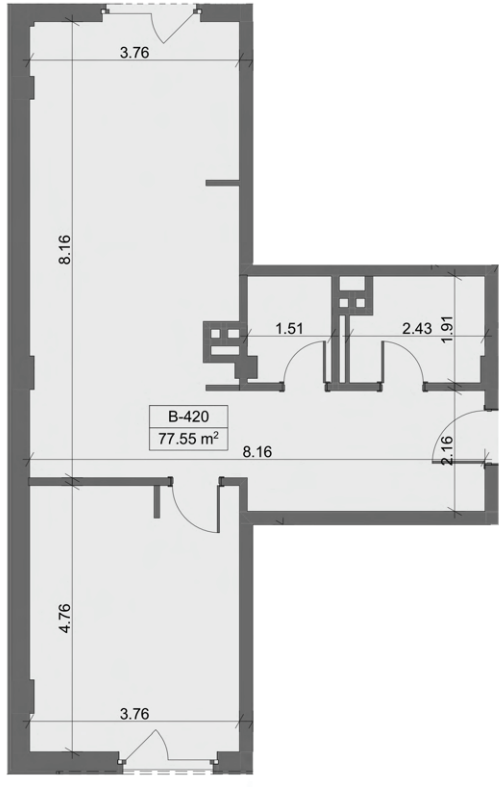


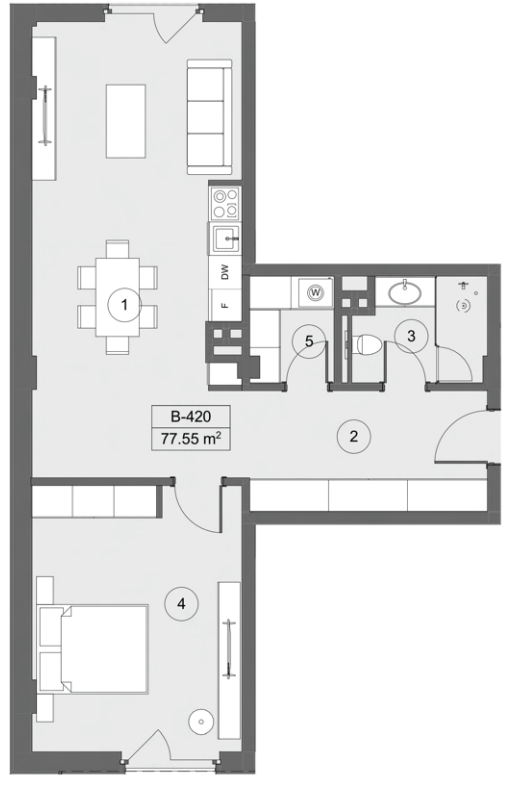


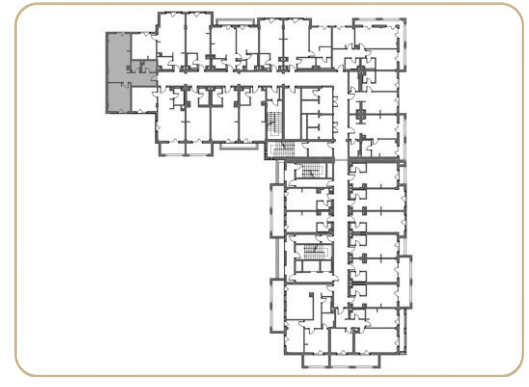


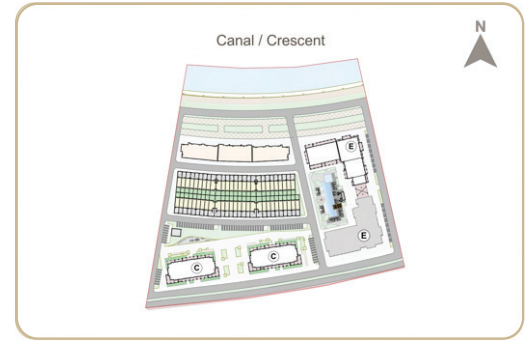
A-1214 1 bedroom		
	Total Area	87.60
1	Studio	20.80
2	Entrance Foyer	6.84
3	Bedroom	22.51
4	Bathroom	4.25
5	Bathroom	4.35
6	Balcony	11.86

1-Bedroom Apartment, No. B-420





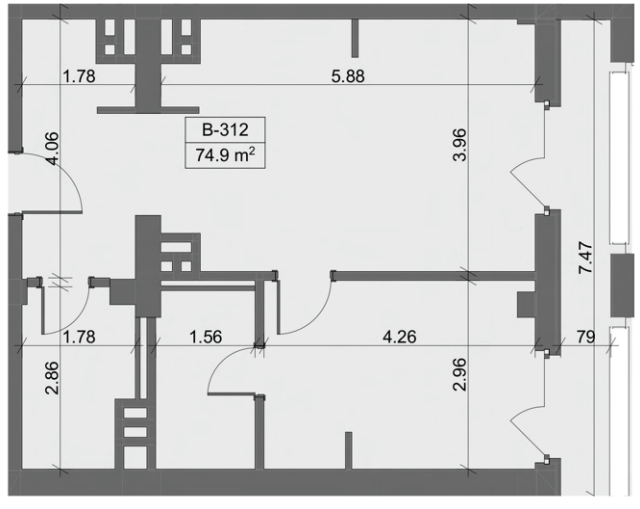


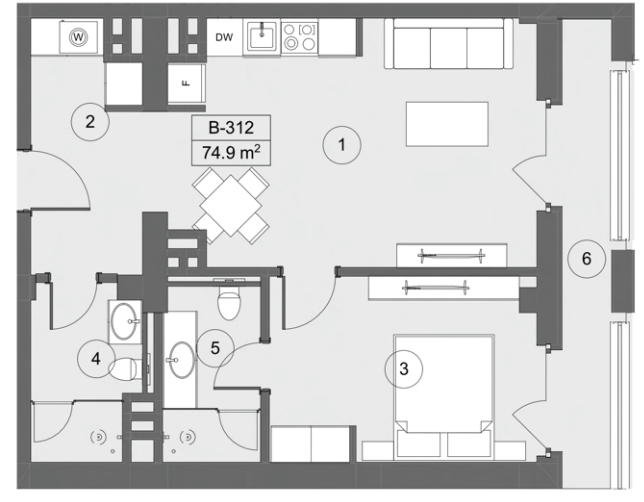


B-420 1 bedroom		
	Total Area	77.55
1	Studio	29.01
2	Entrance Foyer	10.47
3	Bathroom	4.31
4	Bedroom	17.79
5	Wardrobe	2.81

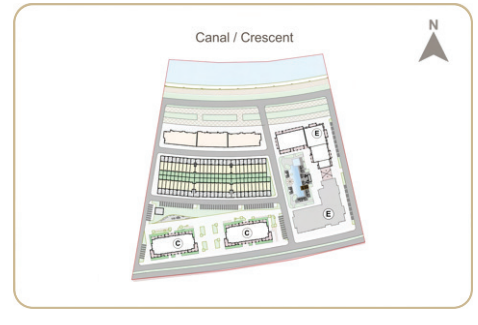


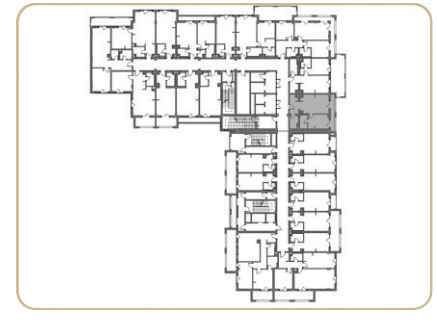
1-Bedroom Apartment, No. B-312



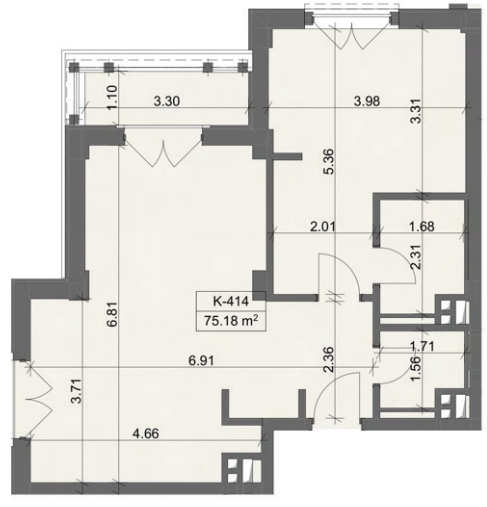


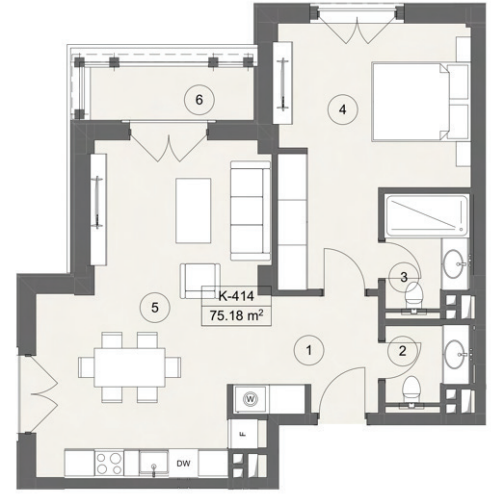
B-312 1 bedroom		
	Total area	74.90
1	Studio	23.33
2	Entrance Foyer	7.03
3	Bedroom	12.49
4	Bathroom	4.58
5	Bathroom	4.33
6	Balcony	7.03

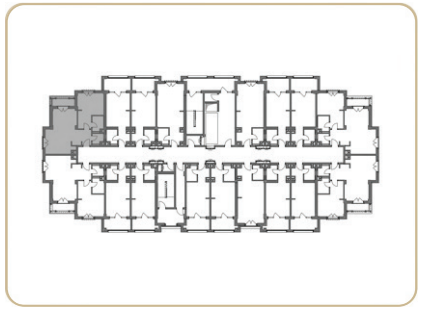


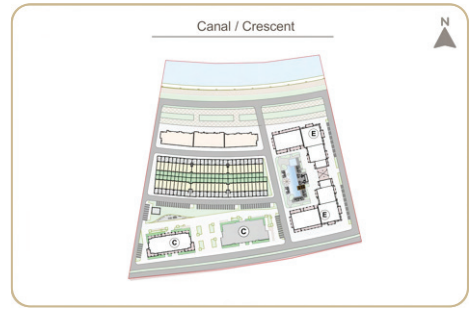


1-Bedroom Apartment, No. K-414



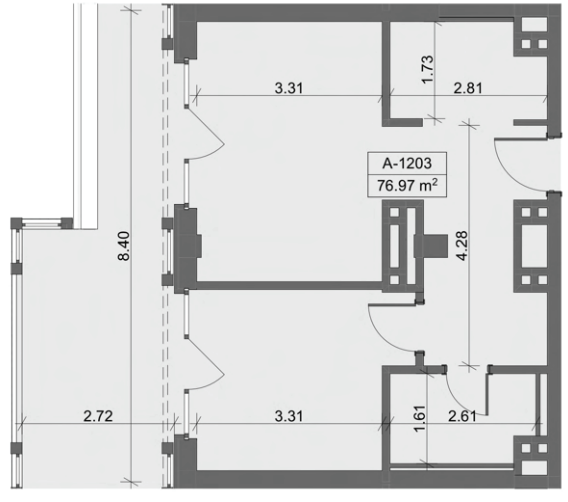


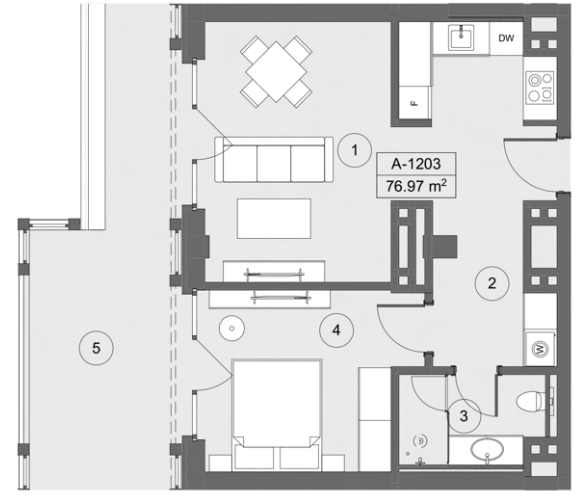




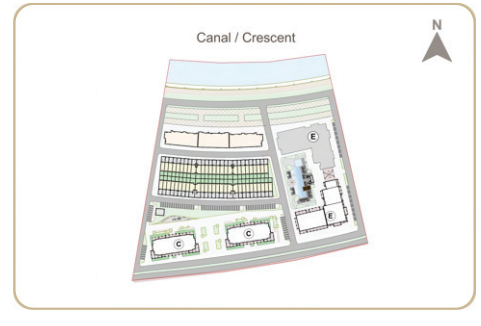
K-414 1 bedroom		
	Total Area	75.18
1	Entrance Foyer	7.20
2	Bathroom	2.53
3	Bathroom	3.83
4	Bedroom	17.36
5	Studio	26.79
6	Balcony	3.56

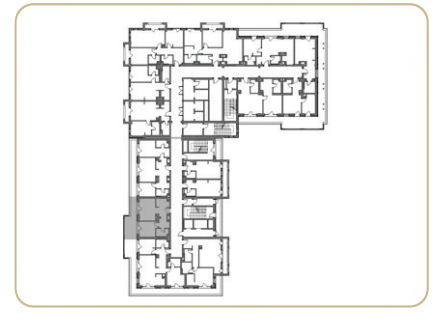
1-Bedroom Apartment, No. A-1203



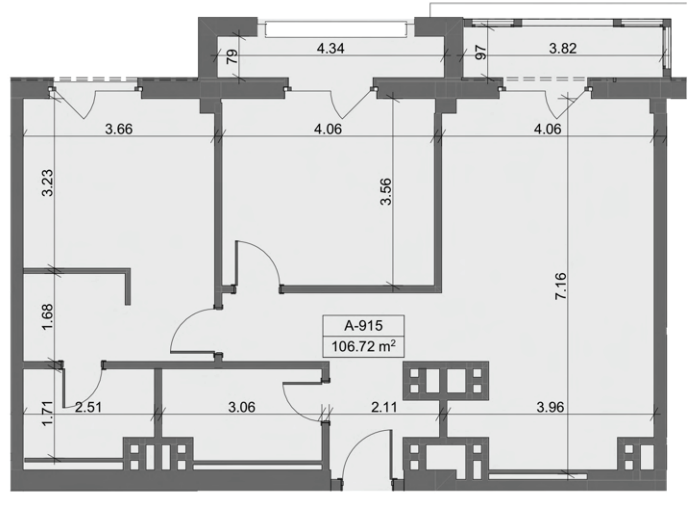


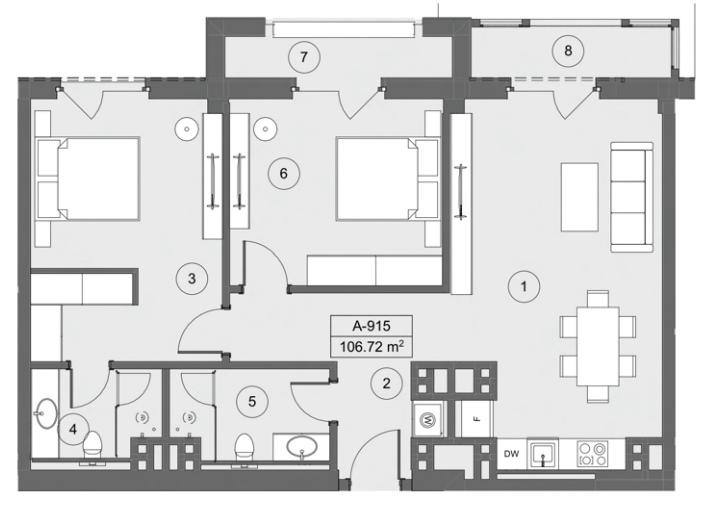
A-1203 1 bedroom		
	Total Area	76.97
1	Studio	23.90
2	Entrance Foyer	5.42
3	Bathroom	3.99
4	Bedroom	11.48
5	Balcony	17.43

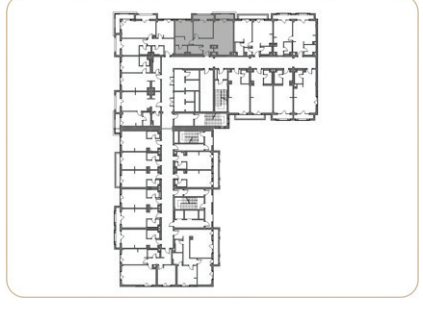


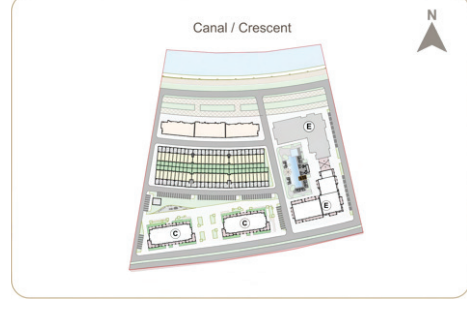


2-Bedroom Apartment, No. A-915



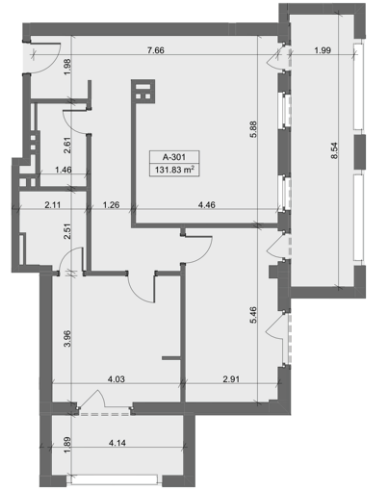


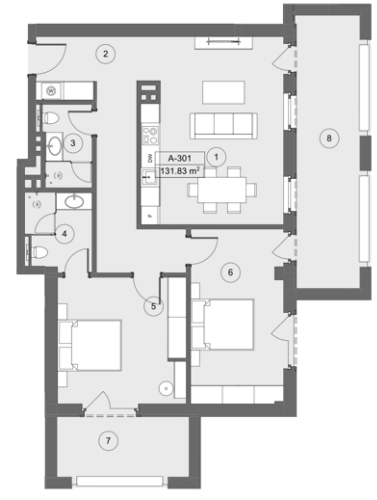




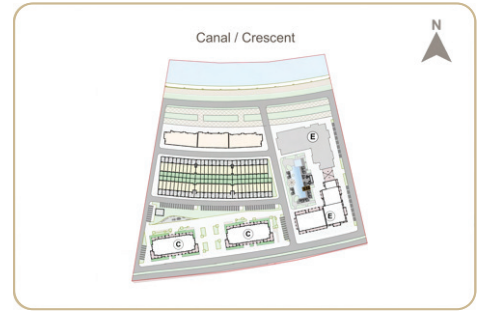
A-915 1 bedroom		
	Total Area	106.72
1	Studio	27.35
2	Entrance Foyer	9.17
3	Bedroom	17.99
4	Bathroom	4.04
5	Bathroom	5.10
6	Bedroom	14.45
7	Balcony	4.56
8	Balcony	4.45

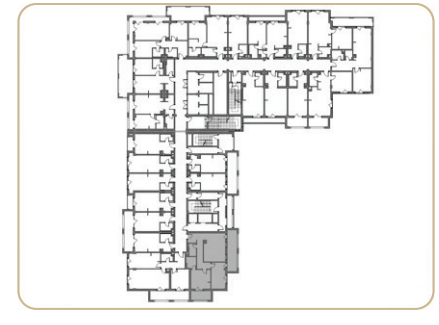
2-Bedroom Apartment, No. A-301



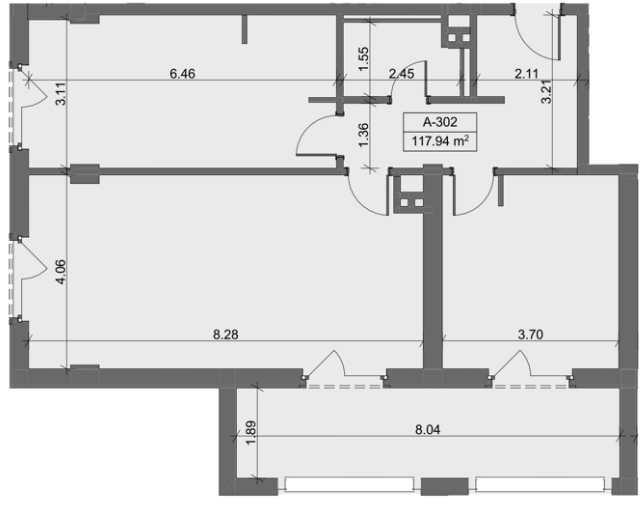


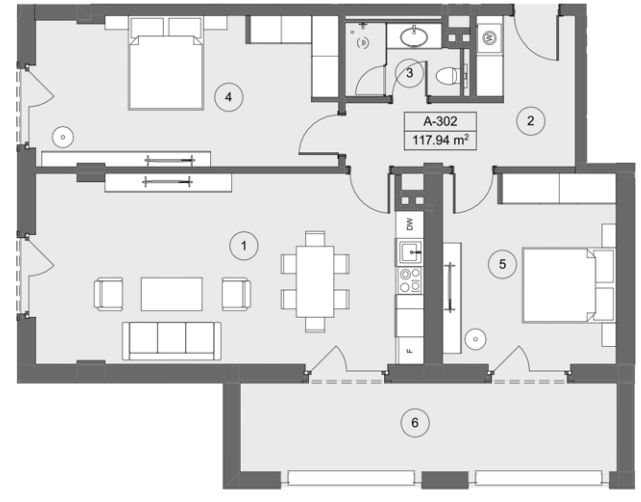
A-301 2 bedroom		
	Total Area	131.83
1	Studio	25.97
2	Entrance Foyer	15.11
3	Bathroom	3.89
4	Bathroom	4.89
5	Bedroom	16.16
6	Bedroom	16.02
7	Balcony	8.01
8	Balcony	19.31

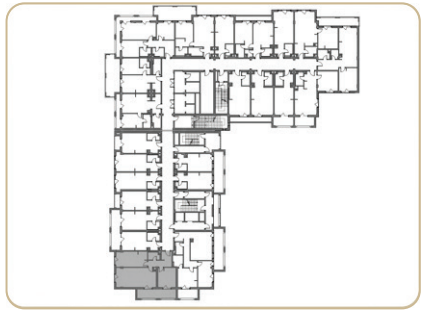


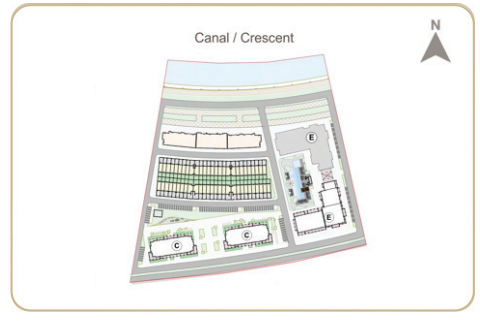


2-Bedroom Apartment, No. A-302









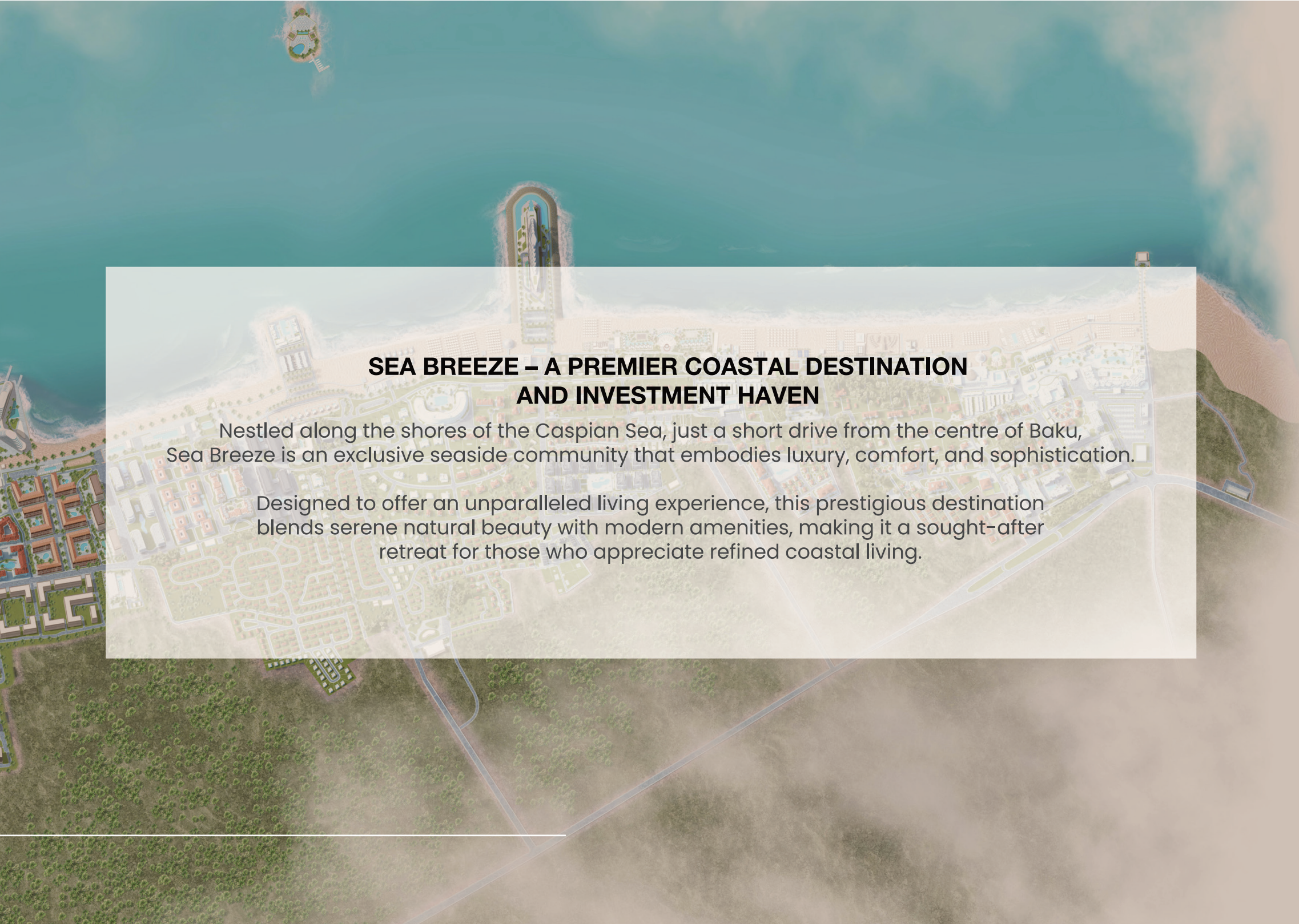
A-302 2 bedroom		
	Total Area	117.94
1	Studio	33.49
2	Entrance Foyer	10.50
3	Bathroom	3.60
4	Bedroom	20.64
5	Bedroom	14.96
6	Balcony	15.49



AZERBAIJAN – THE LAND OF FIRE AND ENDLESS POSSIBILITIES

Strategically positioned at the crossroads of Europe and Asia, Azerbaijan is a land of deep-rooted history, cultural diversity, and thriving development.

Known as the Land of Fire, this captivating country is a perfect fusion of ancient traditions and modern innovation.



SEA BREEZE – A PREMIER COASTAL DESTINATION AND INVESTMENT HAVEN

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