
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.





ARABIAN RANCHES
SEA BREEZE

Location Features

10 min.
Drive to Landau School

10 min.
Drive to Kids Club

15 min.
Drive to Dream Fest Area

15 min.
Drive to Circus

20 min.
Drive to Water Park

20 min.
Drive to SPA and Wellness Centre

20 min.
Drive to Amburan Mall

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

Phase (1 A)

- Unit Types: Apartments & Townhouses
- Plot Area: **22,075.19 m²**
- Total Units: 372 Apartments | 55 Townhouses

Phase (1 B)

- Unit Types: Apartments
- Plot Area: **11,933.79 m²**
- Total Units: 598 Apartments









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

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INTERIORS





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