



EXPORT AND INVESTMENT
PROMOTION AGENCY OF THE
REPUBLIC OF AZERBAIJAN



INVESTMENT PROJECTS IN AZERBAIJAN

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REAL ESTATE PROJECTS

projects owner: **Nardaran Invest LLC**

PROJECTS OWNER

Nardaran Invest LLC or Sea Breeze Resort is a stunning seaside resort and a residential complex on the Caspian coast. The mild climate, sea and sandy beaches are complemented by modern premium-class infrastructure:

Hotels	Bars and restaurants
Shopping and entertainment complexes	Fitness rooms
Sports fields	SPA & Anti-Aging Center
Kids' zones or Children's playground	School
Rescue and medical services	24-hour reception service



- Sea Breeze Resort is located just a 30-minute drive from the center of Baku
- Resort has been founded by Emin Agalarov in 2010 and consisted of a hotel, a restaurant and a small beach zone.
- Today, the territory consists of **160 hectares**, more than **300,000 m2** of housing, more than **8,000 residents**, as well as:



CONCEPT PLAN & ADVANTAGES



- One of the most competitive in the CIS market
- The project has no alternatives in the Azerbaijani market
- Significant role in the tourism sector of the country
- Special package offers for investors, including development options
- Annual growth in asset value is up to **10%**
- Turnkey rental business - passive income with a payback from **8%** per year
- Sea Breeze sets new standards and promotes a quality, healthy and successful lifestyle.
- The planned area is more than 300 hectares, rapid construction and improvement of the territory
- A wide range of housing formats from 40 m² to 1300 m²: apartments, townhouses, villas, cottages; there are options without and with renovation, and even turnkey
- The work on the project is carried out by international experts, including Crocus Group, Jacobs, OneToOne and many others. All these factors make Sea Breeze one of the most promising projects for local and foreign investors.

RESORT & PROJECTS



LIGHTHOUSE 2 - REAL ESTATE PROJECT

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The residential complex



8 buildings



141,000-155,000 sq.m.



126-140 mln USD

ROI

35-40%



WHITE HOTEL - REAL ESTATE PROJECT

WHITE HOTEL - REAL ESTATE PROJECT

4-storey buildings



10 buildings



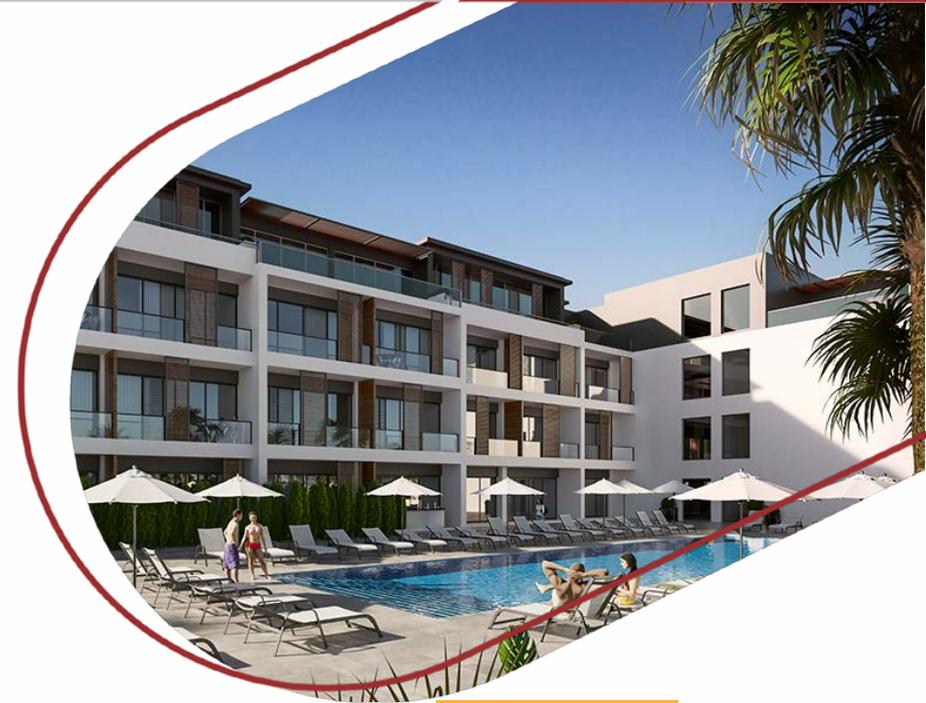
123,710 sq.m.



150-180 mln USD

ROI

35-40%



White Hotel



PALAZZO DEL MARE - REAL ESTATE PROJECT

PALAZZO DEL MARE - REAL ESTATE PROJECT

Small apartment buildings



4 buildings



44,000 sq.m.



60-65 mln USD

ROI

35-40%



Palazzo Del Mare



MARINA VILLAGE - REAL ESTATE PROJECT

MARINA VILLAGE - REAL ESTATE PROJECT

Apartments located close to the sea



7 buildings



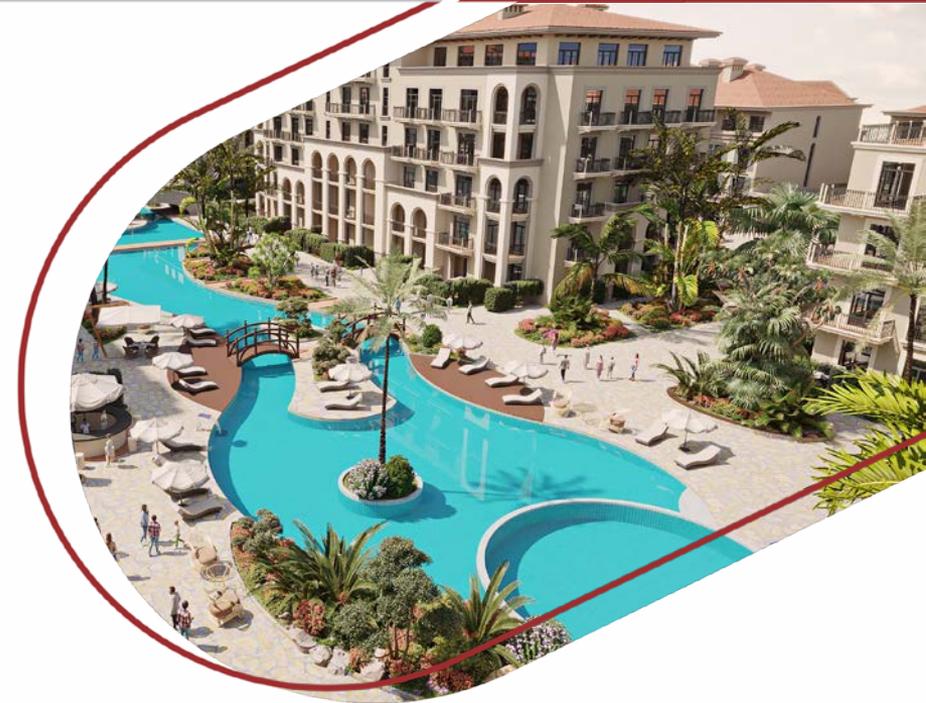
124,497 sq.m.



129-150 mln USD

ROI

35-40%



Marina Village



SANTORINI VILLAGE - REAL ESTATE PROJECT

SANTORINI VILLAGE- REAL ESTATE PROJECT

Private villas with a specific design



135 buildings



94,500 sq.m.



148-162 mln USD

ROI

35-40%



Santorini Village

