

SEA BREEZE
RESORT

SEA BREEZE

INVESTING IN THE FUTURE



AZERBAIJAN

THE LAND OF FIRE

Azerbaijan is one of the oldest centers of civilisation.

Today Azerbaijan is a secular republic with a developed infrastructure, and in terms of the development level of state structures, it occupies a leading position in the Caucasus. The country develops steadily, investing a large part of the budget in the development of sports, education, tourism, and transport.

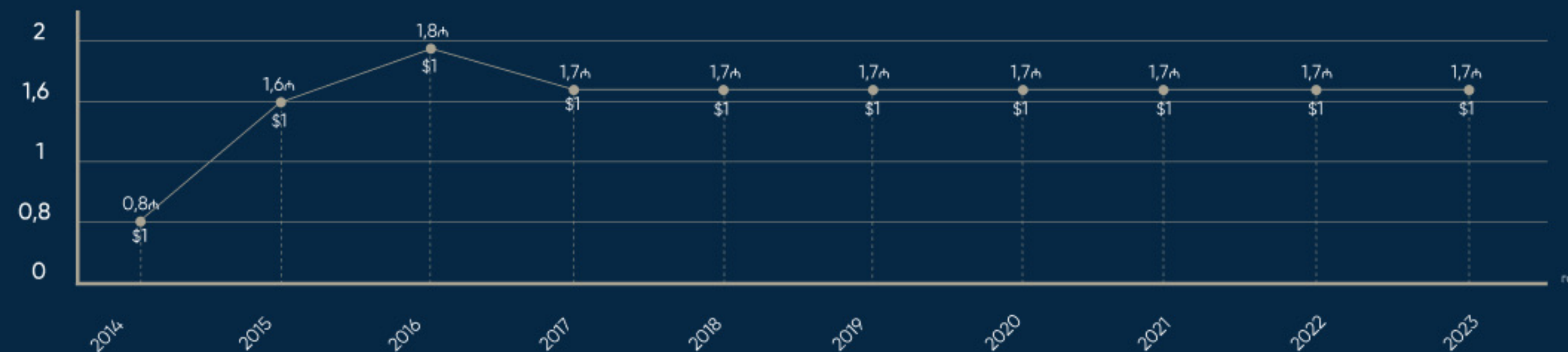
As an independent state, the Republic of Azerbaijan is a member of a number of international organizations, including the UN, the OSCE, the Council of Europe, the Organization of the Islamic Conference, the CIS and many others. Azerbaijan is also one of the founders of the GUAM regional group.



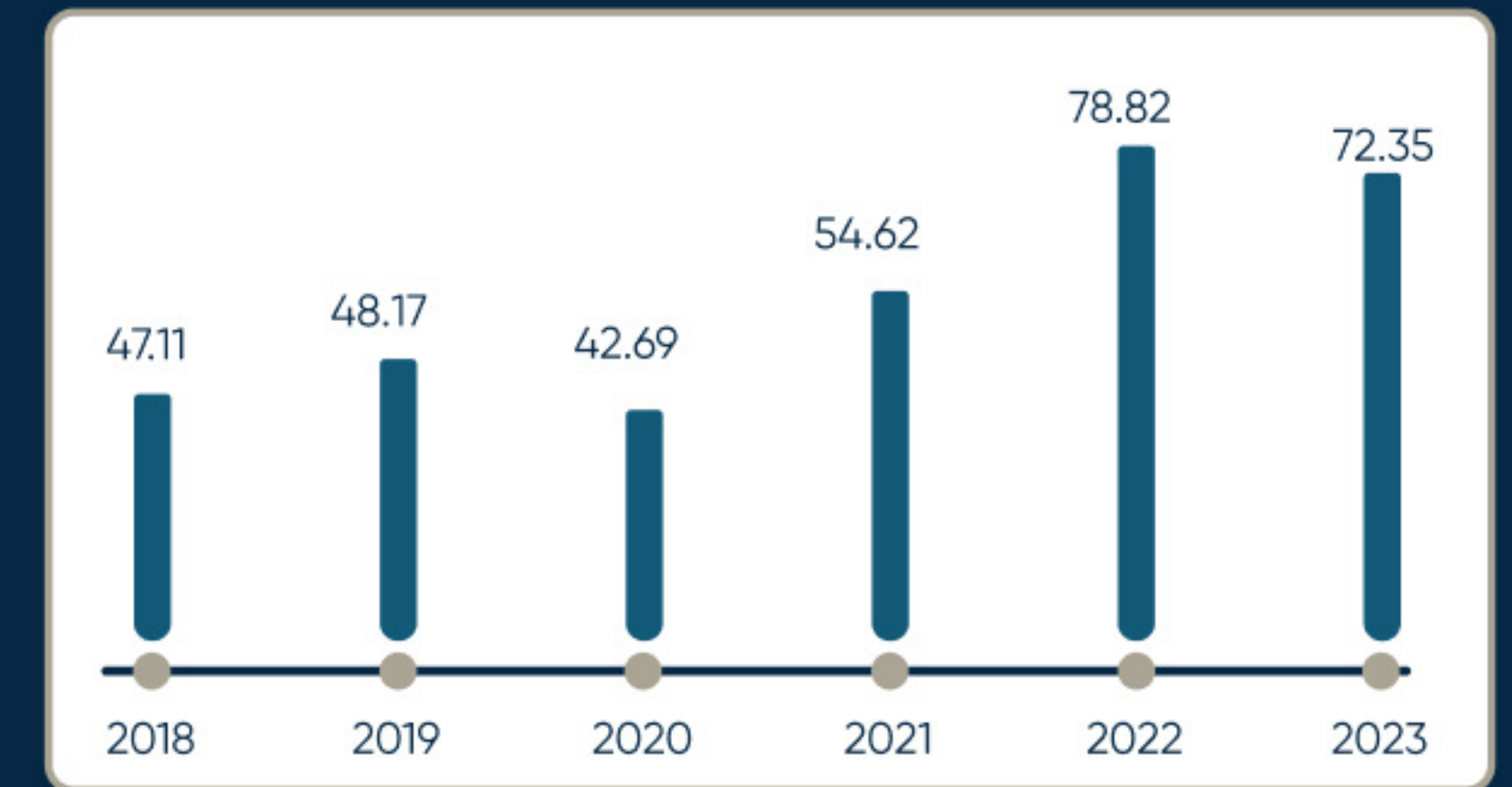
ECONOMY MAIN INDICATORS OF AZERBAIJAN

The economy of Azerbaijan is stable and shows a consistent average growth +2% per year.

Since 2017, the dollar to manat exchange rate has been stable at 1.7 (\$1 = 1.7 AZN) The forecast for the period 2024-2027 foresees the preservation of the exchange rate at the same level.



Stable exchange rate AZN/USD



GDP, billion dollars



Income of the population 2023



Population

AZERBAIJAN IN WORLD RANKINGS

According to the results of the world ranking Doing Business, Azerbaijan ranks 34th among 191 countries. Azerbaijan also ranked third in terms of Ease of Hiring Foreign Labor and ninth in terms of Time to Start a Business.

According to the FDI Intelligence rating (Financial Times), which assesses the level of investment prospects, Azerbaijan took 7th place in 2024

↑ 3

Ease of
employment of
foreign citizens

↑ 34

Place among
all countries

↑ 9

Time to start
a business

↑ 7

High level of
investment
prospects

INVESTMENT ATTRACTIVENESS OF AZERBAIJAN

Azerbaijan retains its high investment attractiveness.
Globally known companies invest in the country



Tourism Flow Growth



Low property and
property sale taxes



Rapid economic
growth



Residence
permit



Secular State



Global brands

GLOBAL COMPANIES



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INVESTMENT IN REAL ESTATE FOR FOREIGN CITIZENS

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RESORT



Availability of
purchase



Possibility to obtain
a residence permit
(from \$59,000)



No tax on
acquisition



Registration of ownership
rights to real estate



Low sales tax



Purchase by
instalments



Low tax on
ownership



INVESTMENT IN REAL ESTATE IN COMPARISON WITH FOREIGN MARKETS

The minimum threshold for
obtaining a residence permit



Turkey
from \$200 000



Azerbaijan
from \$59 000



Greece
from €400 000

The minimum lot price
in premium projects



Dubai
from \$380 000



SEA BREEZE
without fit out: from \$90 000
with fit out: from \$115 000

BAKU AS A NEW TOURIST HUB



SEA BREEZE
RESORT

- 25 km+ Boulevard
- 50+ historical monuments
- 30+ museums
- Global brands of fashion houses, restaurants, hotels
- Active recreation and entertainment areas
- Resort areas and beaches

SEA BREEZE RESORT

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:

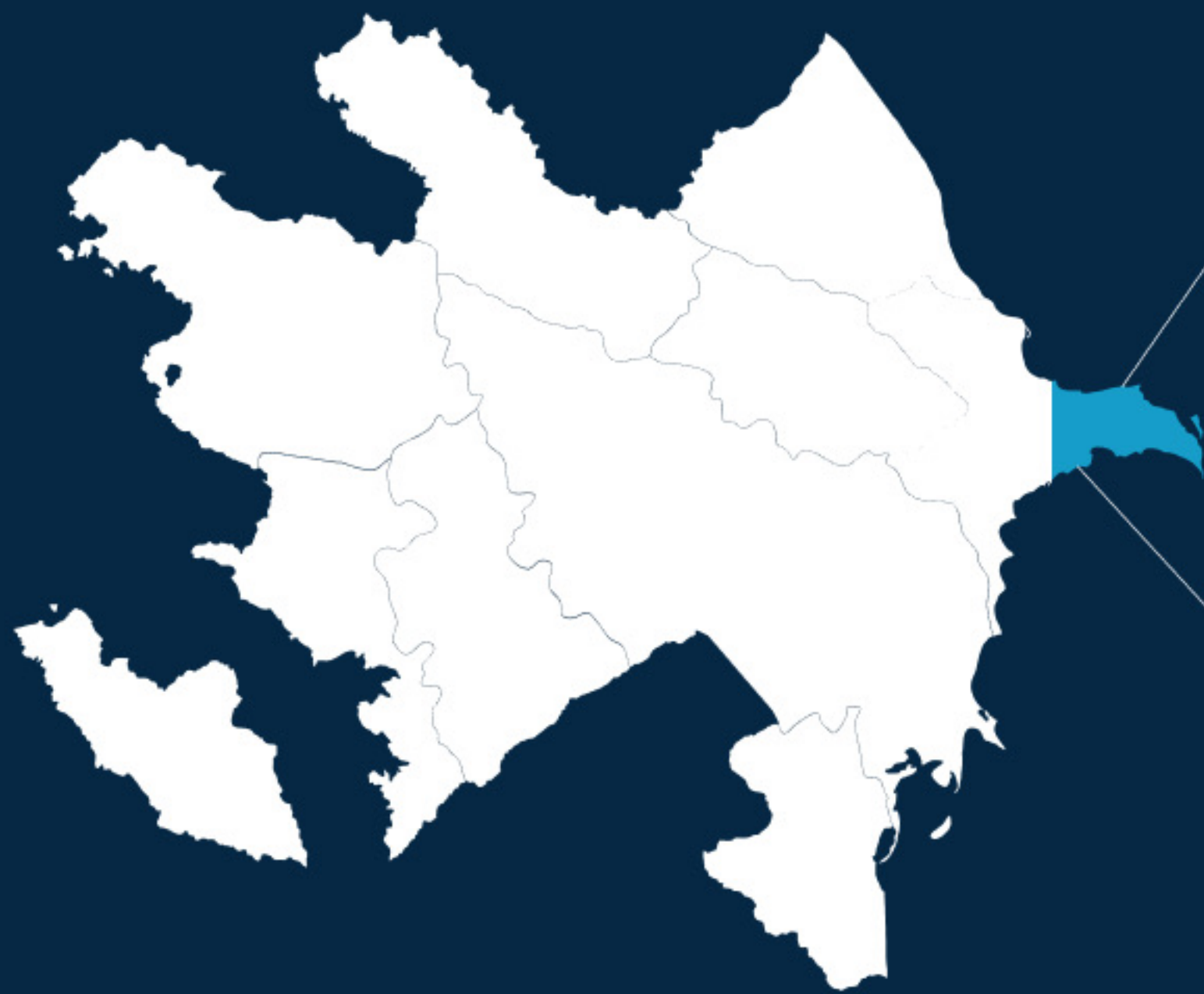
- Hotels
- Beach Club
- Water park
- Pier for yachts
- Bars, restaurants and food courts
- Event Hall
- Shopping and entertainment complexes
- SPA & Wellness centers
- Fitness centers
- Sports fields
- Kids' zones and Children's playgrounds
- School and kindergarden
- Art center
- 24/7 market
- Rescue and medical services
- 24-hour reception service



LOCATION SEA BREEZE

A new highway is being built —
Boyukshor-Pirshagi.

Now it is possible to arrive from the center
of Baku to Sea Breeze Resort in 22 minutes.





SEA BREEZE FUTURE 1500 HA



SEA BREEZE TODAY 500 HA+

Landscaping

The Sea Breeze area is becoming greener and more picturesque every day



SMALL PLANTS
3,000,000 plants



OLIVE TREES
4,000 trees



PALMS
1,000 species



MEDIUM-SIZED TREES
70,000 trees



Transport optimization

Transition to golf cart transportation services and reduction of the number of cars in the Sea Breeze area



Sports and spiritual development



MASTER CLASSES
FROM FAMOUS
ATHLETES



INTERNATIONAL FESTIVALS
OF SPIRITUAL AND
PHYSICAL PRACTICES



REHABILITATION
PROCEDURES

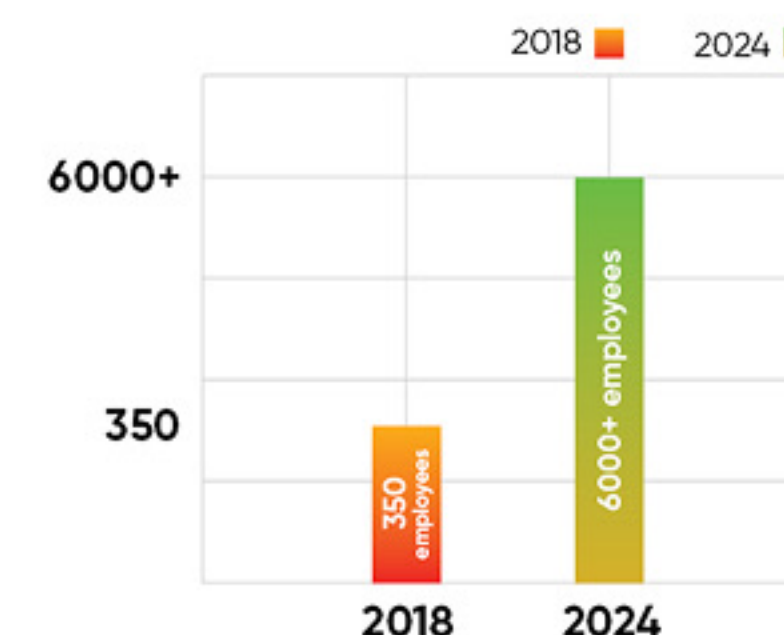


SPA



Labor resources

Number of employees in 2018 – 350
Number of employees in 2024 – 6000+



Everything for children

Everything here is thought out for children: from exciting entertainment to high-quality educational institutions. We create a space where every moment brings joy and benefit, ensuring harmonious development and learning



Alternative energy

We install solar panels and strive to significantly increase the share of alternative energy to ensure a sustainable and environmentally friendly future



Coastal area

The coastal zone with a length of more than 7 km is constantly cleaned and improved



SEA BREEZE TODAY AND THE DYNAMICS OF DEVELOPMENT

Today

250 ha +

Territory

40 +

Real estate
projects

15 000 +

Residents

3 mln m² +

built objects

Near-term
prospects

500 ha +

Territory

55 +

Real estate
projects

115 000 +

Residents

5 mln m² +

built objects

ECOSYSTEM



Sea Breeze
application



- your main guide
- information about facilities on the territory of Sea Breeze Resort
- purchase of tickets to the Beach Club
- reservation of sports grounds
- purchase of a membership to a gym or health center
- purchase tickets for all events

- booking system (for tenants)
- property management system (rental)
- check-in/check-out control, etc
- regular financial reporting on your property (analytics, proposals, forecasts, etc.)
- transaction security guarantees
- system transparency



Sea Breeze
Booking



ADVANTAGES OF INVESTING IN SEA BREEZE REAL ESTATE

When investing in Sea Breeze real estate,
payment can be made in various currencies:

- azerbaijani manat
- russian ruble
- euro
- us dollar
- yuan

Return on investment

↑ from 8%
Rental income

↑ 15–35%
Annual growth
in asset value

From the airport to Sea Breeze – 15 minutes



SEA BREEZE

From the city center to Sea Breeze – 22 minutes



SEA BREEZE

SALES OFFICES IN 6 COUNTRIES AND 7 CITIES

MOSCOW

- Kutuzovsky Avenue 1/7
- Estate Mall
- Yefremova Street, 10к4/4с1



BAKU



THE GRAND SEA BREEZE



TEL AVIV



LIGHTHOUSE SEA BREEZE



ISTANBUL



SAINT PETERSBURG



DUBAI



TASHKENT



Operating
sales offices

New sales offices
coming soon

SUCCESSFUL SALES RESULT

100%
ready objects

=

100%
Sold out

Sold

6 000 +

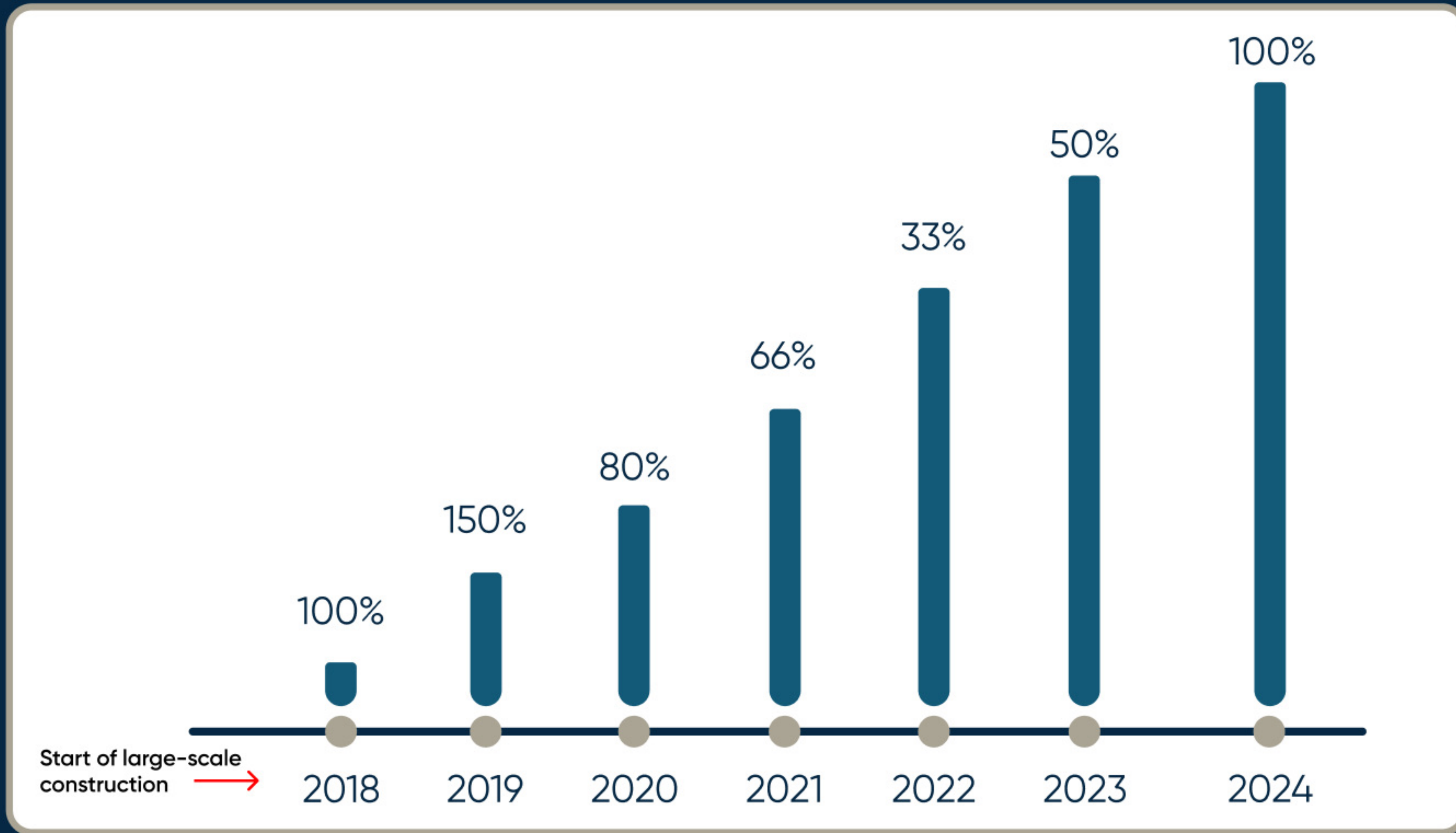
units

Average sales ratio

8,5

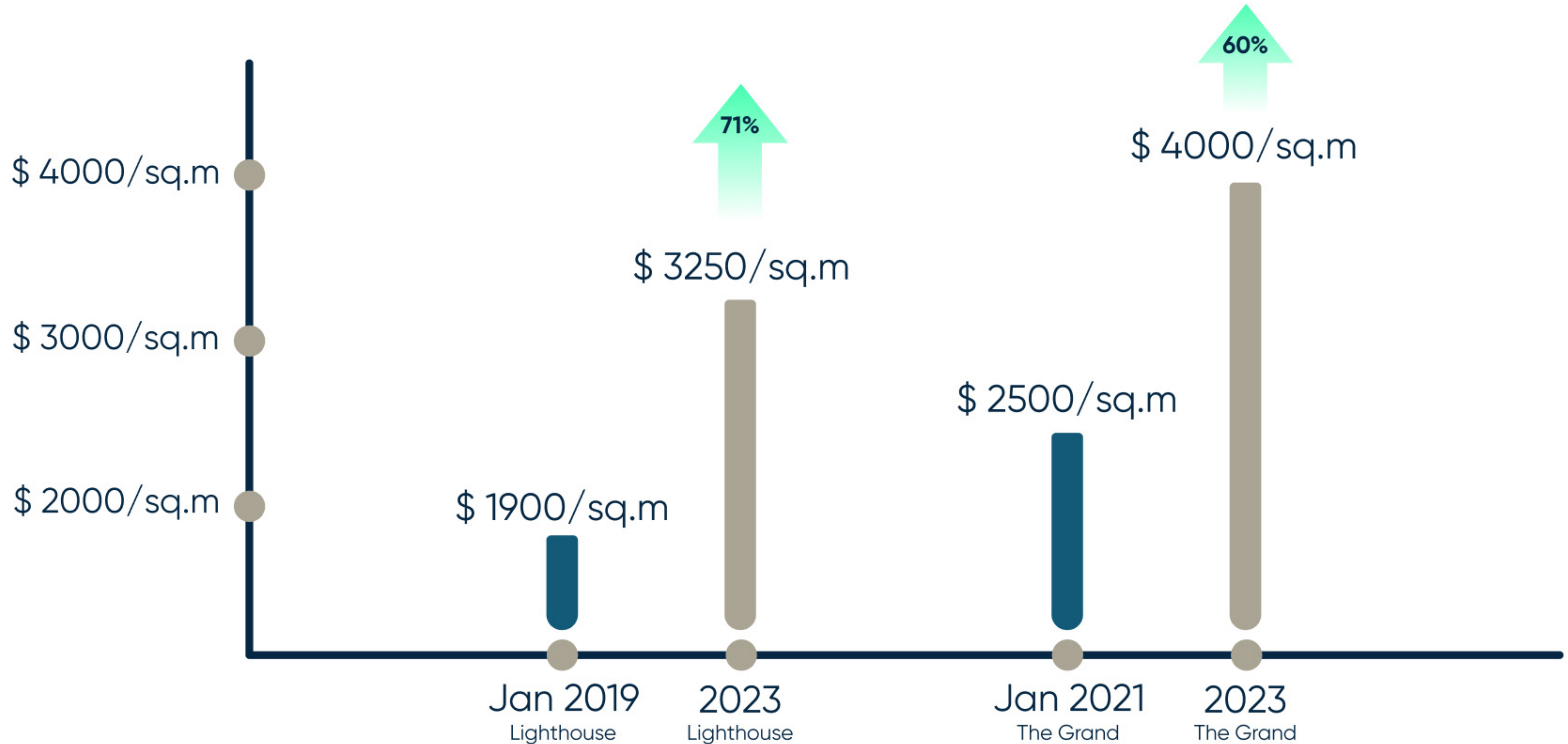
Units per day

SALES DYNAMICS*



*Sales growth indicators from the previous year

PRICE GROWTH



PRICE INCREASE 2023-2024



INCOME ON THE EXAMPLE OF ONE APARTMENT

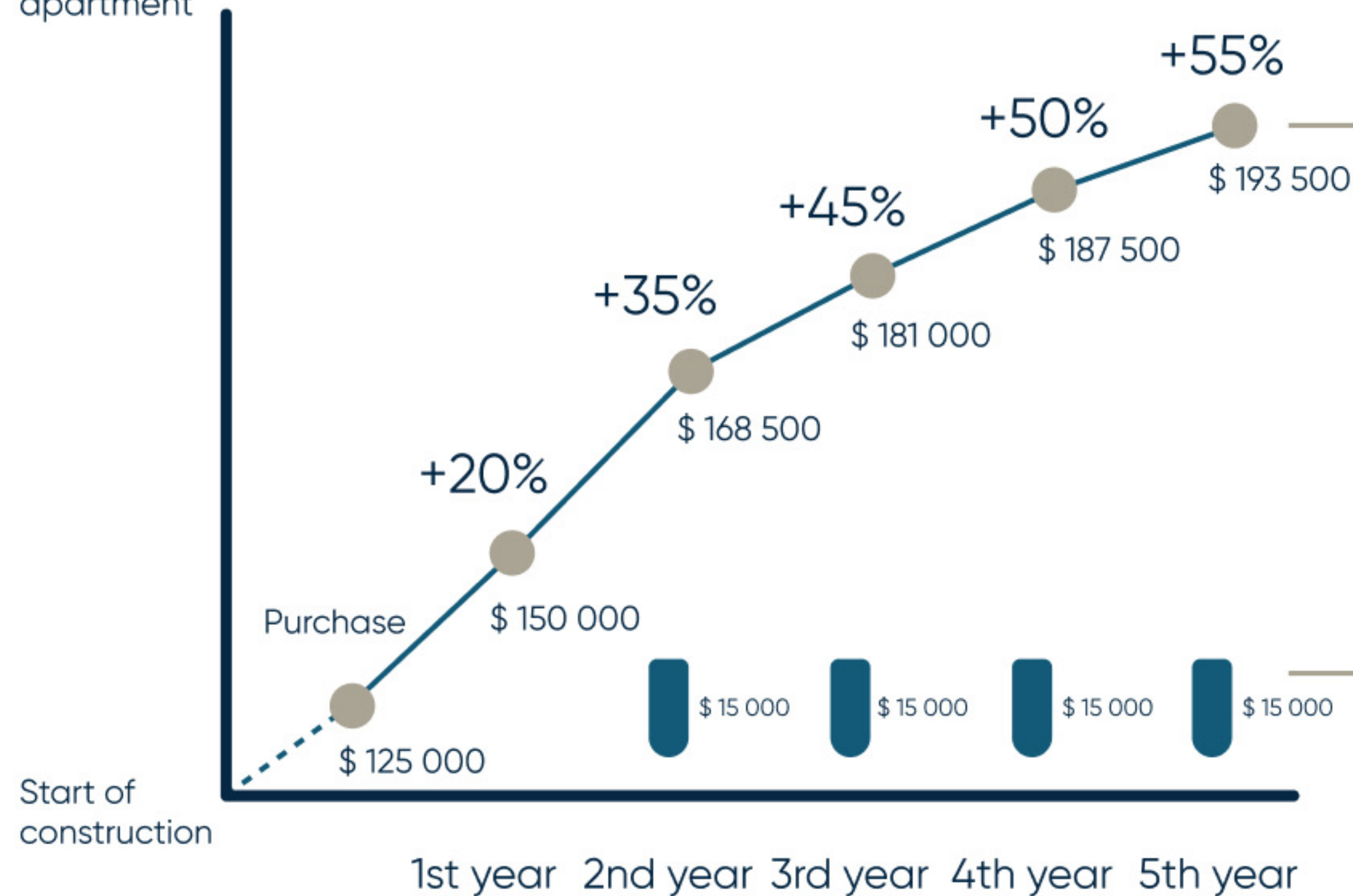
Area of apartments:
50 sq.m
Apartment price:
\$2 500 per sq.m / \$ 125 000

Average rent per month per season:
\$ 3 000
Average monthly rent out of season:
\$ 1 200

Operating expenses, taxes:
30%

% return over 5 years:
From rent – 48%
From the growth of the cost – 55%
Total: \$ 128 500 – 103%

% growth in
the cost of the
apartment



The growth in
the cost of an
apartment 55%

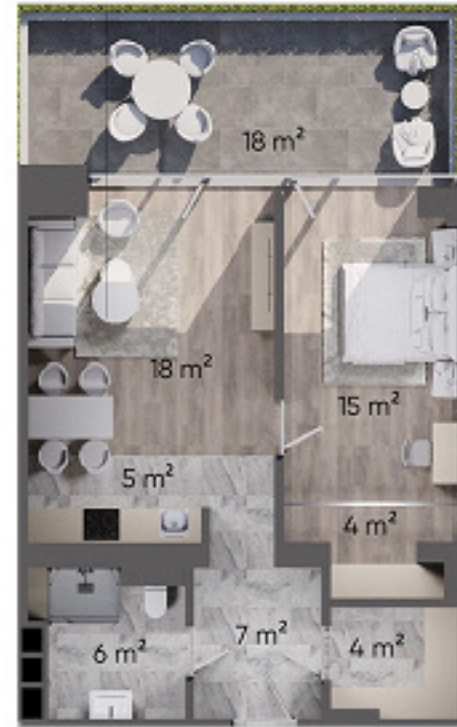
Rental
income 48%

SALES STATISTICS BY NUMBER OF ROOMS

The average area of a lot sold is 82 sq.m.



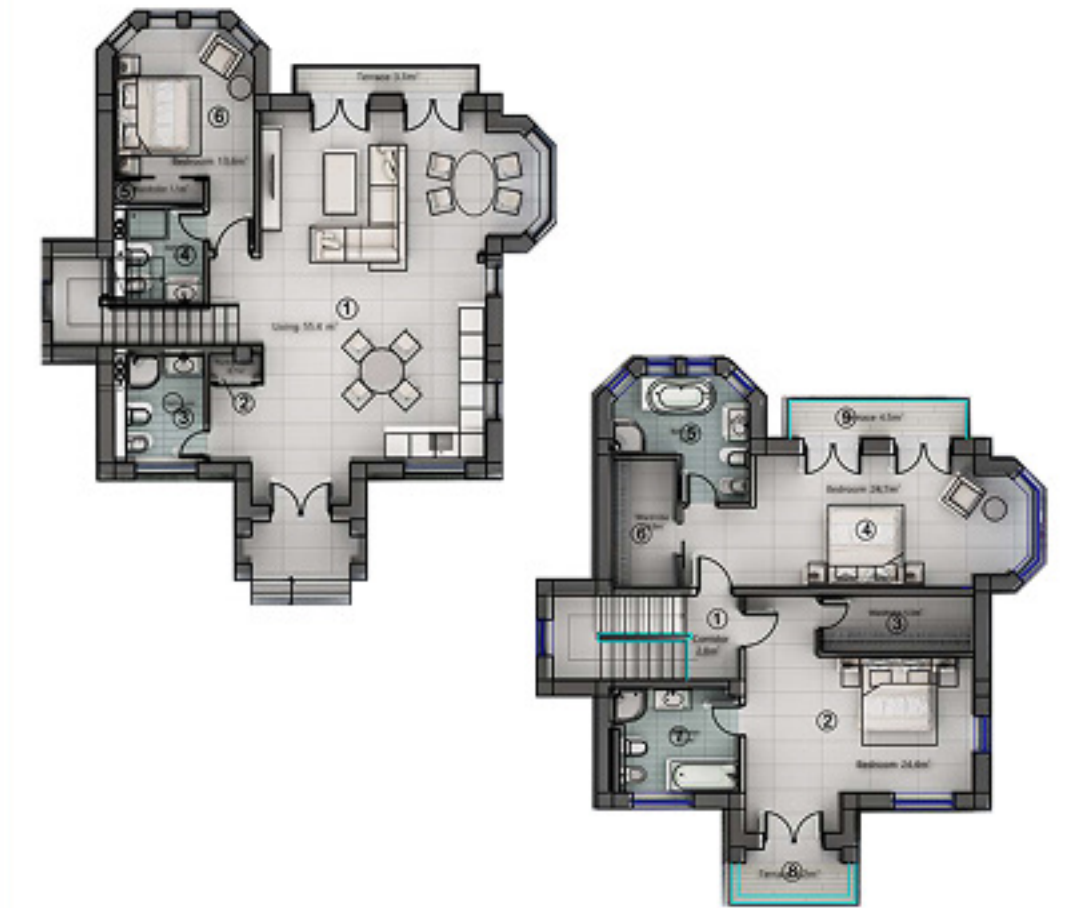
Studios
40-60 sq.m. | **40%**



1 bedroom
70-95 sq.m. | **38%**



2+ bedrooms
from 100 sq.m. | **10%**



Private villas
from 200 sq.m. | **12%**

CUSTOMER SEGMENTATION



37% | Men
OT 35 - 45

23% | Men
OT 45 - 55

15% | Women
OT 40 - 50

10% | Men
OT 55 - 65

8% | Men
OT 25 - 35

5% | Women
OT 50 - 60

2% | Women
OT 25 - 40



STATISTICS BY COUNTRY



Azerbaijan (89,3%)



Russia (6,2%)



Israel (1,8%)



Turkey (1,2%)



Belarus



Uzbekistan



Iran



Ukraine



Kazakhstan



Georgia



Holland



USA



Moldova



Germany



Kyrgyzstan



Latvia



United Kingdom



Belgium

INVESTMENT OPTIONS

We offer 2 main investment options:

B2C

- Acquisition of an asset portfolio in Sea Breeze construction projects
- Three asset portfolio formats are offered:
 - purchase of a pool of lots in various projects
 - purchase of a floor(s) in a project
 - purchase of a building in a project
- Option of subsequent reinvestment of proceeds in new real estate projects

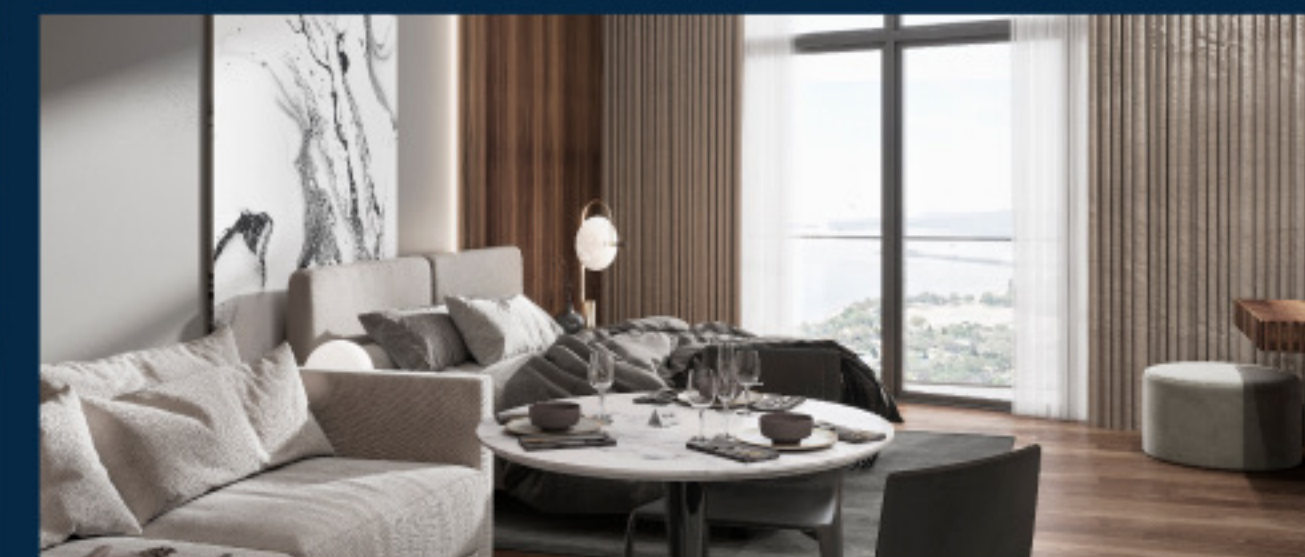
B2B

- Acquisition of land to implement own projects
- Acquisition of land to implement one of the proposed projects by Sea Breeze
- Project implementation in partnership with Sea Breeze

SEA BREEZE
RESORT

COMPLETED PROJECTS

LIGHTHOUSE



THE GRAND



WHITE VILLAS



PARK RESIDENCES



PARK RESIDENCES 2



WHITE RESIDENCES



PALAZZO



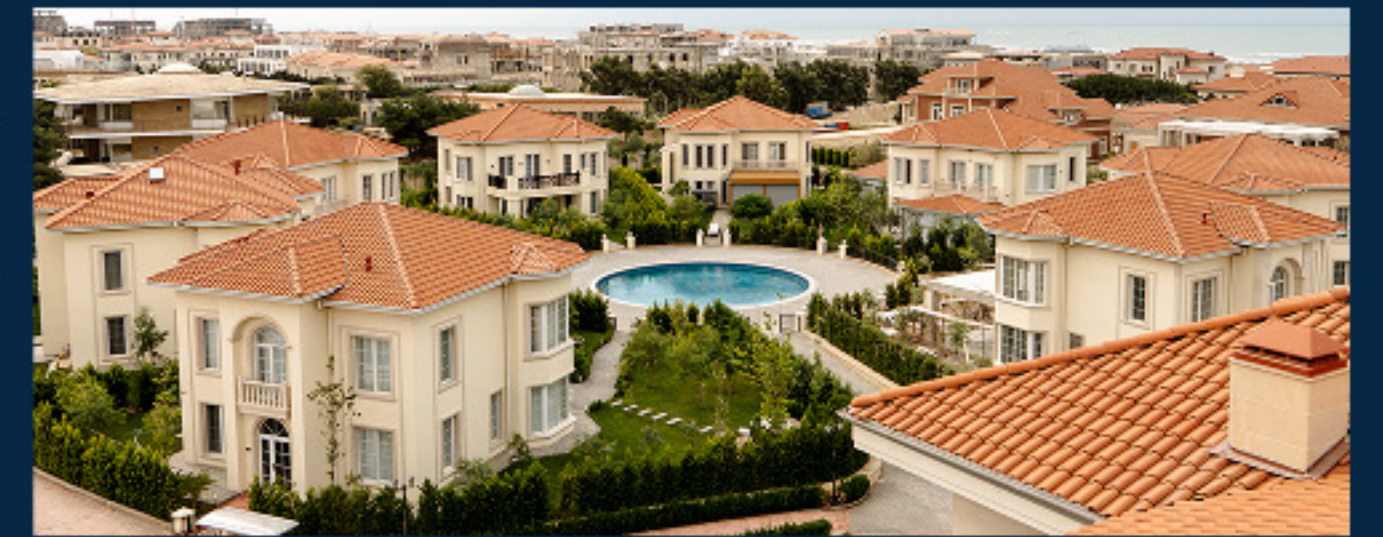
POLO RESIDENCES



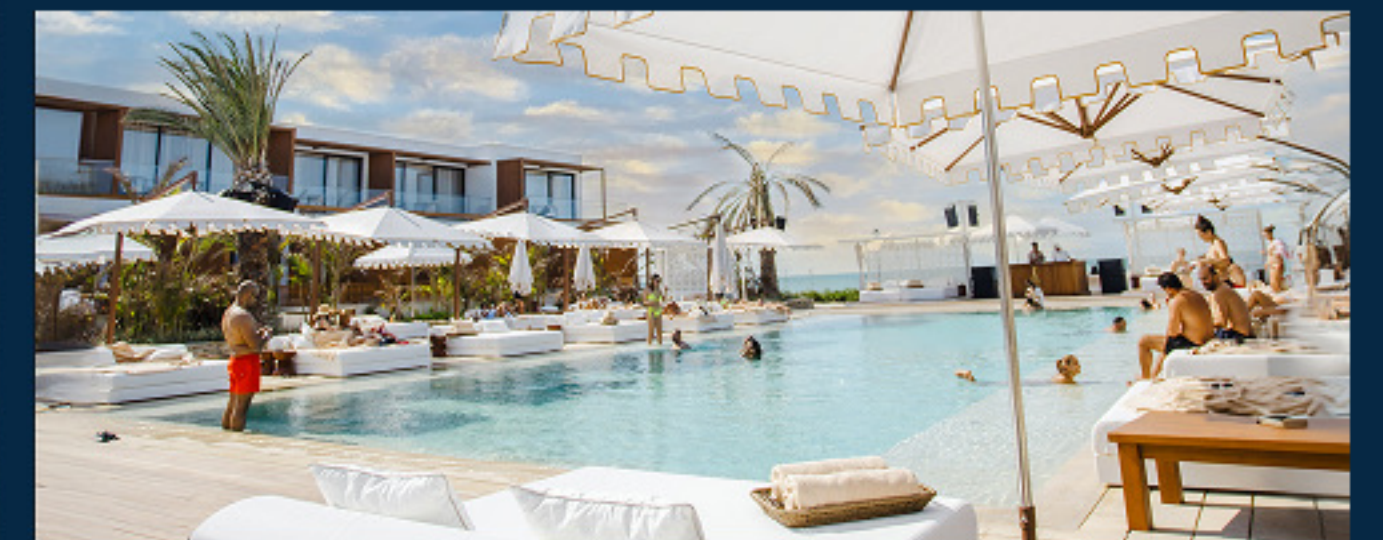
WOODVILLE



PRIVATE VILLAS



NIKKI BEACH



SCHOOL & KINDERGARTEN



ENTERTAINMENT



MEDICAL CENTER



BUSINESS CENTER



50+ CAFES, BARS AND RESTAURANTS





SEA BREEZE
RESORT

ONGOING AND PLANNED PROJECTS

LIGHTHOUSE 2



PARK RESIDENCES 3



PALAZZO DEL MARE



SKYLINE



CASPIAN DREAM LINER



MARINA VILLAGE



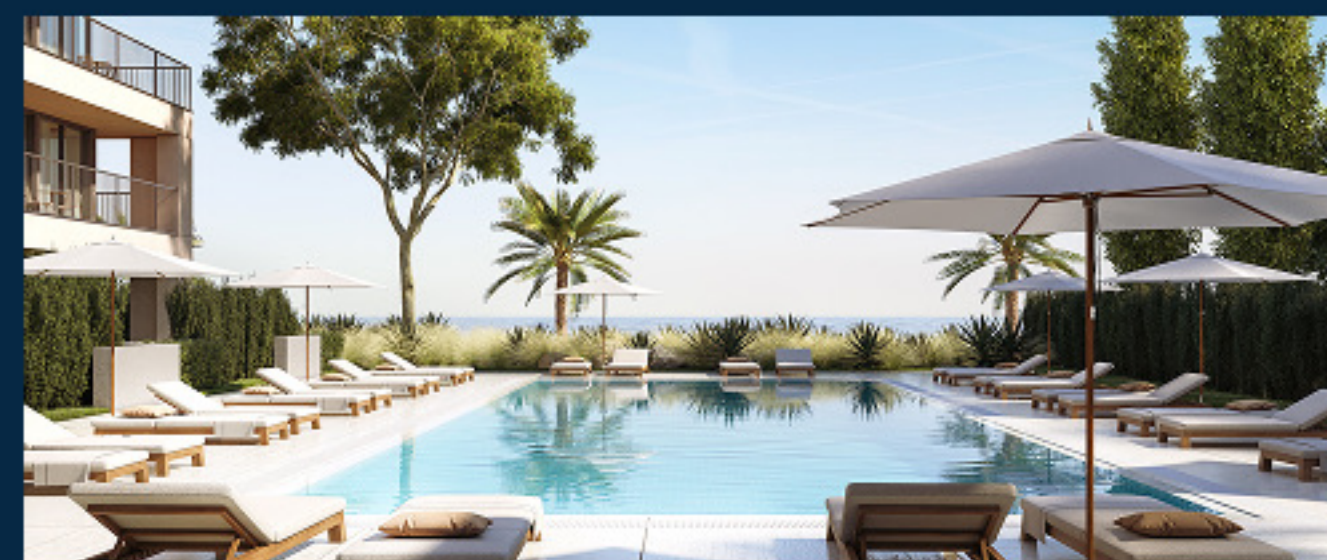
PRIME RESIDENCE



PALM BEACH



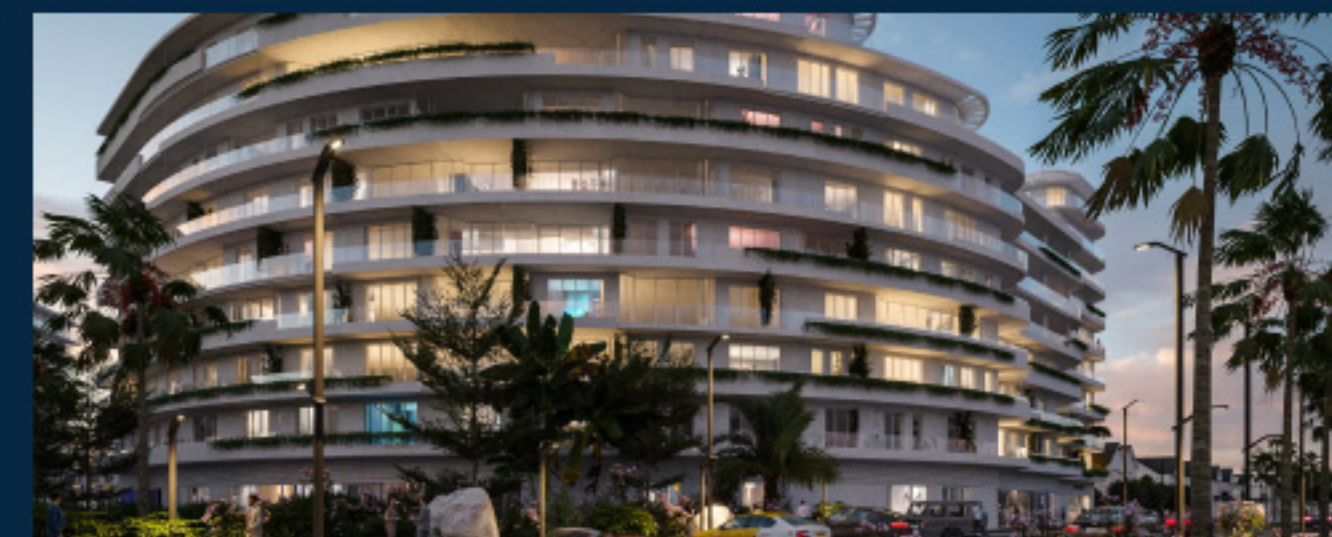
GARDENS RESIDENCES



SKY PARK



MIAMI RESIDENCE



WAVE RESIDENCE



BLUE WATERS



OASIS CRESCENT



FIVE STONES



RADISSON BLU



VENETIAN HARBOUR



FISHER ISLAND



LANSERHOF



Be a part of Sea Breeze —
and Sea Breeze will become
a part of You!

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