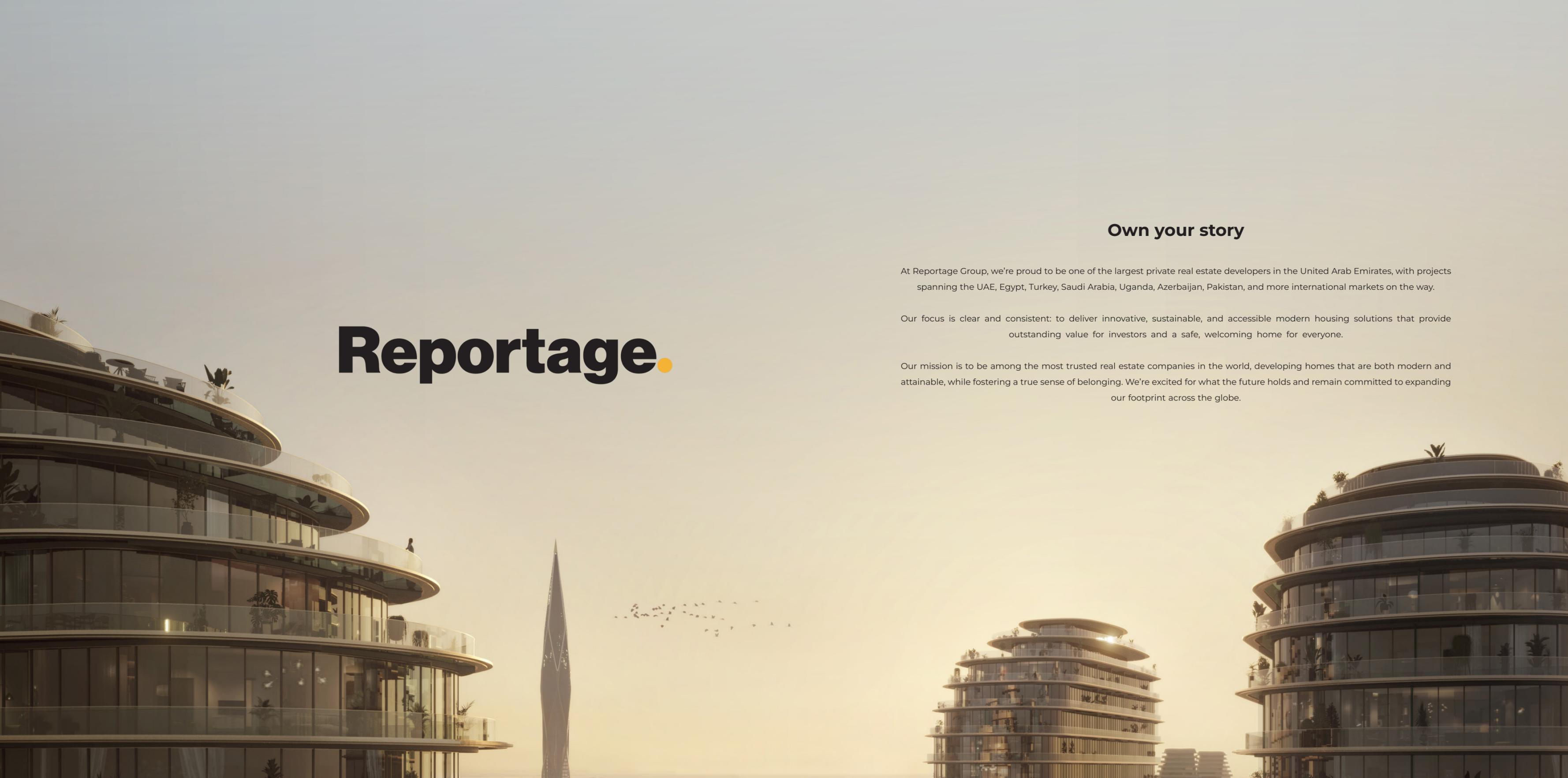


REPORTAGE.
HEIGHTS

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.



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

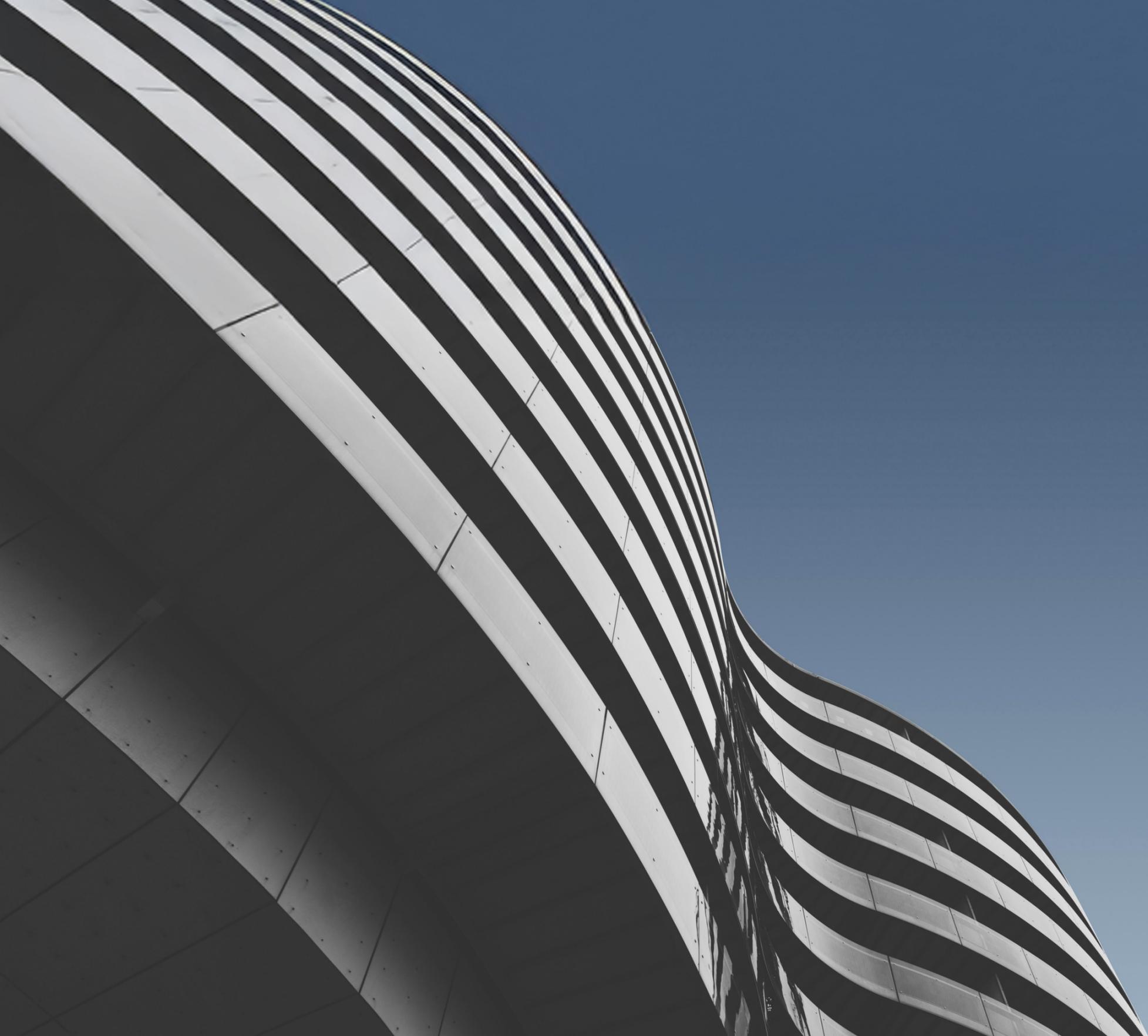
Rising from Baku's Crescent, on a shoreline destined for the world, Reportage
Heights is not just a building, it is your signature.

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.

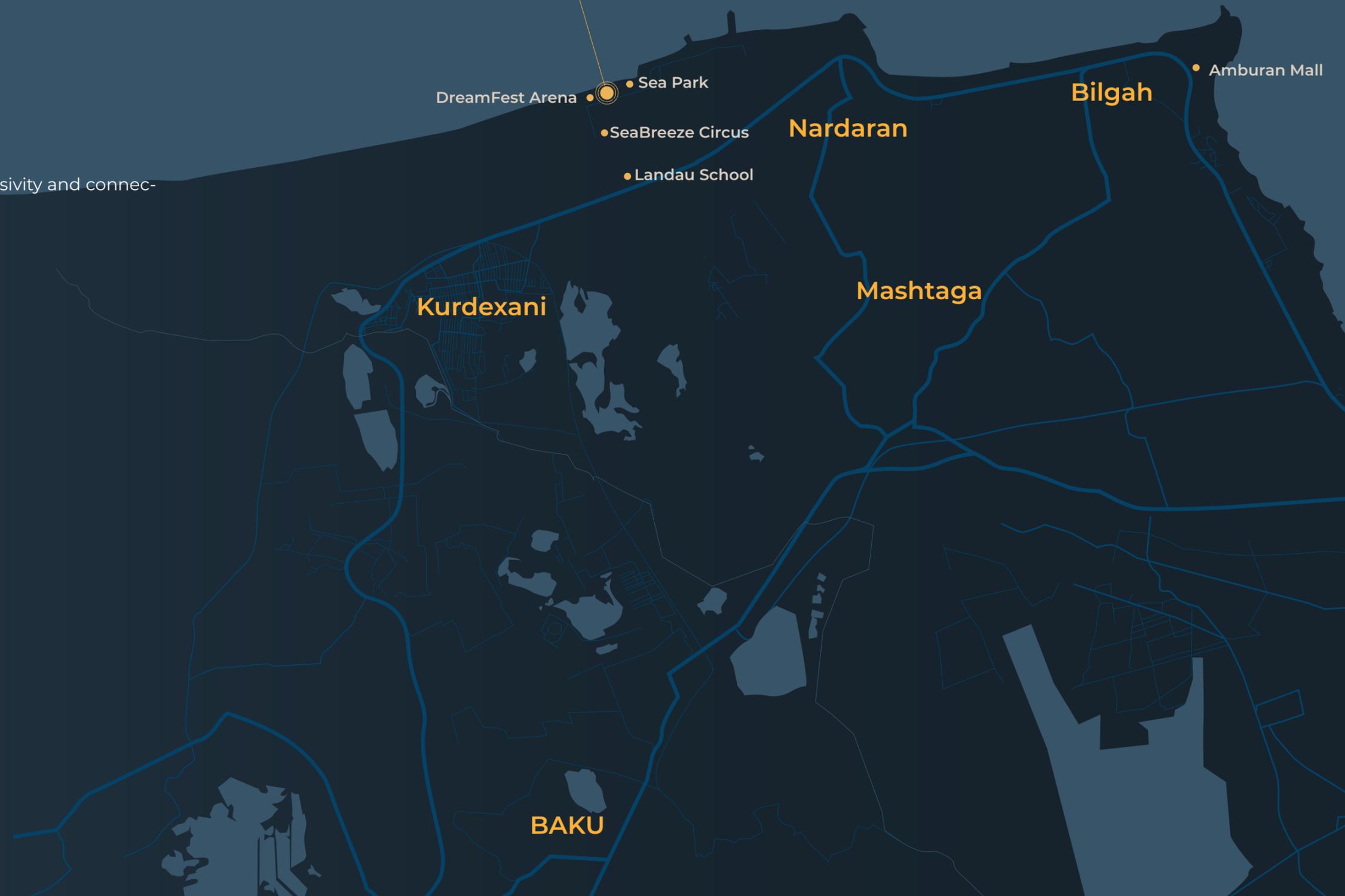
Each curve, reflection, and material choice is shaped with precision, offering panoramic views that merge serenity with success.

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.

- 10-min drive to *Crescent Island*
- 10-min drive to *Landau School*
- 15-min drive to *DreamFest Area*
- 15-min drive to *SeaBreeze Circus*
- 20-min drive to *Water Park*
- 20-min drive to *SPA and Wellness Center*
- 20-min drive to *Amburan Mall*
- 40-min drive to *Heydar Aliyev Airport*





REDEFINING
COASTAL LIVING

RISE ABOVE
THE HORIZON



PROJECT DETAILS

Number of Floors	Ground Floor (mixed use) + 27 residential floors + 2 MEP floors
Number of Apartments:	1973 units
Minimum Apartment Area	29 sqm - Gross Are
Maximum Apartment Area	207 sqm - Gross Area
Ceiling Height	Typical floor - 3.6m (structural slab to slab distance)
Number of Pools:	2 Outdoor pools
Number of Parking Spaces:	795 parking

SHAPED BY VISION,
BUILT WITH PRECISION





AMENITIES & SERVICES

- Basement Parking
- Two Large Swimming Pools
- Two Kids' Swimming Pools
- Gymnasium
- Landscaped Areas
- Retail Spaces
- Lounges
- Two Large Elevators

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





UNIT FEATURES

- Private Balconies / Terraces as per unit plan
- Kitchen Cabinets and Countertops
- Fully-Tiled Bathrooms and Guest Toilets
- En-suite Bedrooms as per plan
- Double Glazed Windows
- Built-in Wardrobes in Bedrooms
- Showers in Each Bathroom
- Central Air Conditioning
- Vanity Units & Mirrors
- Satellite Master Antenna and Fibre Optic Connection for High-Speed Internet

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:** 553
- **One Bedroom:** 146
- **Two Bedrooms:** 14

Reportage Tower (2 & 3)

- **Studios:** 886
- **One Bedroom:** 346
- **Two Bedrooms:** 28

Total Units: 1,973

A VIEW THAT
DEFINES SUCCESS





MODERN. MINIMAL.
MEANINGFUL.



CRAFTED FOR
VISIONARIES





RIBBON TOWER

PANORAMA
BY ELIE SAAB
SEA BREEZE

REPORTAGE HEIGHTS
TOWER (1)

REPORTAGE HEIGHTS
TOWER (3)

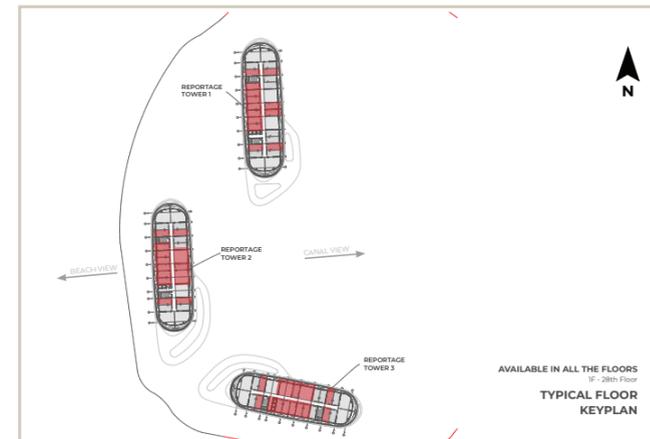
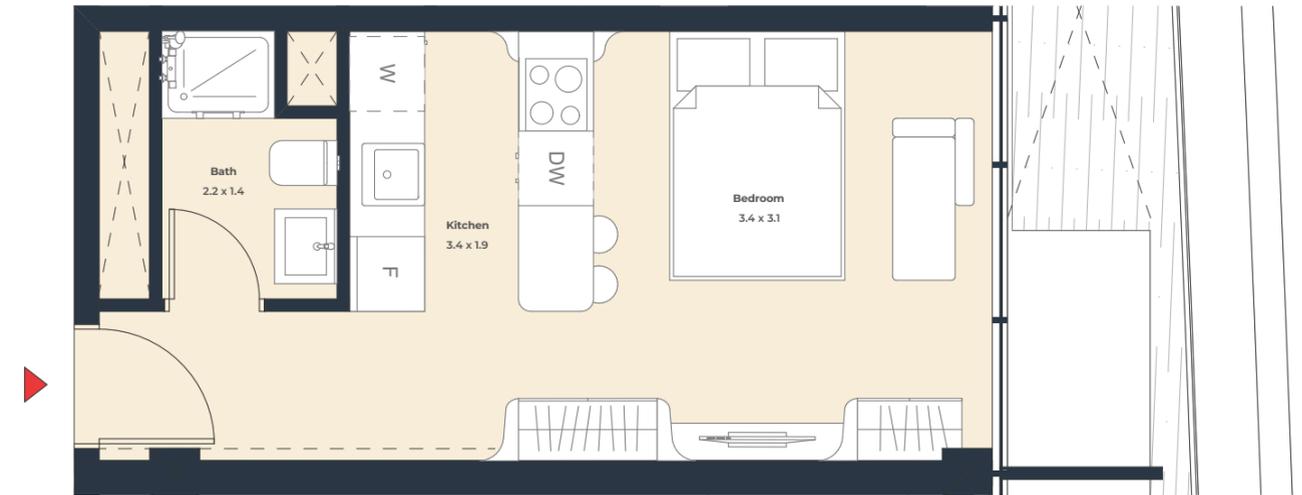
REPORTAGE HEIGHTS
TOWER (2)

CRESCENT ISLAND

DREAM FEST

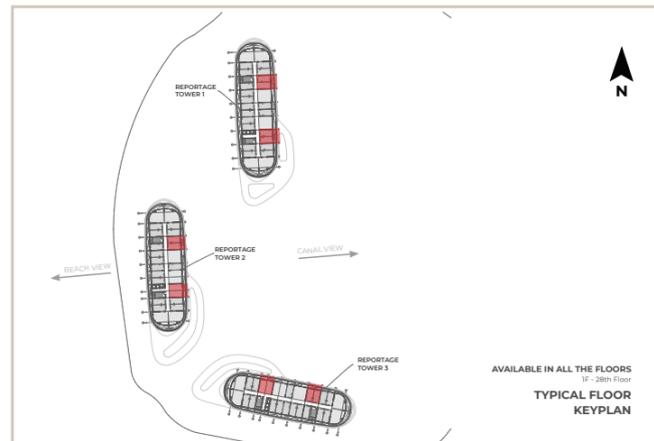
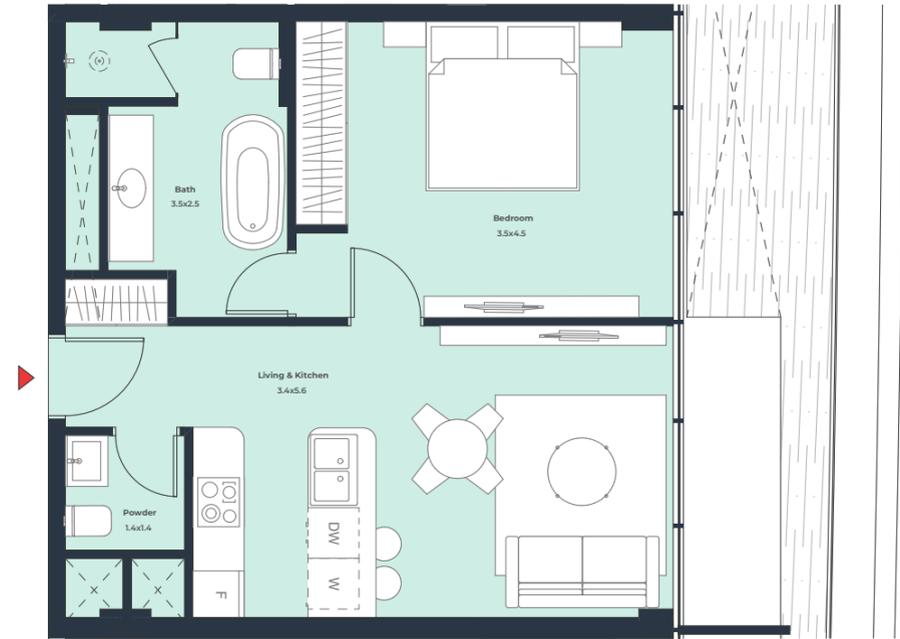
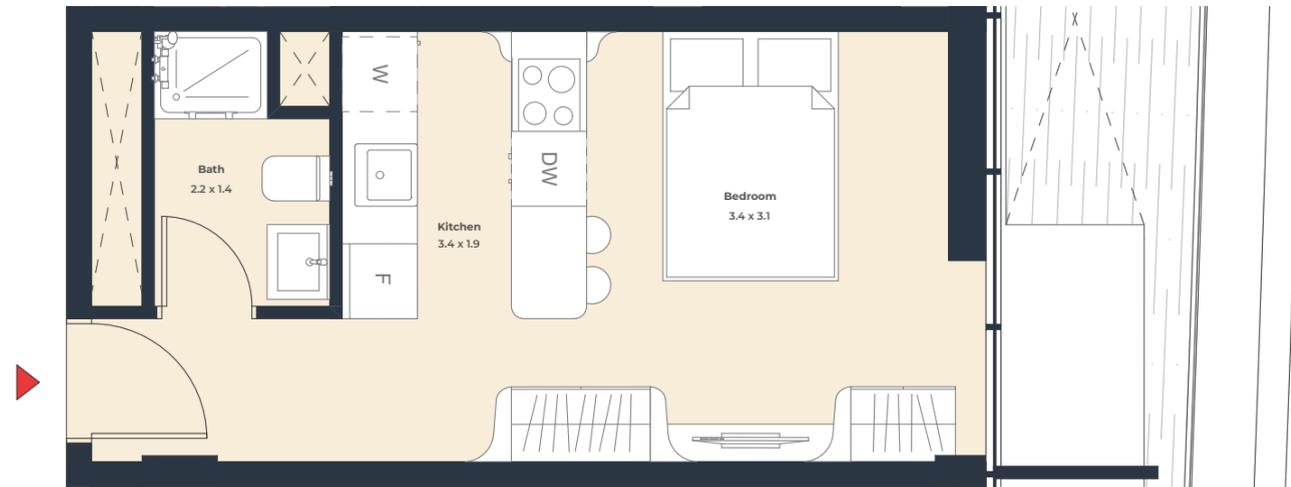
CASINO

UNIT TYPE



STUDIO A1 1F - 28th floor (Typical Floor)

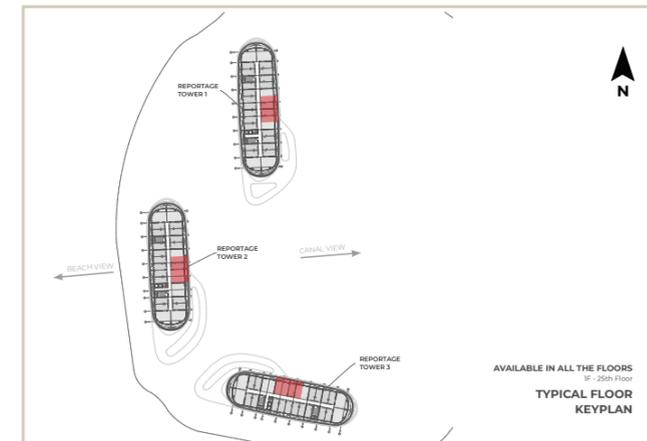
Total Area	VARIES (29.37 sq.m - 43.47 sq.m)
Internal Area	VARIES (29.97 sq.m - 27.23 sq.m)
Balcony	VARIES (2.40 sq.m - 16.25 sq.m)



STUDIO A2

1F - 28th floor (Typical Floor)

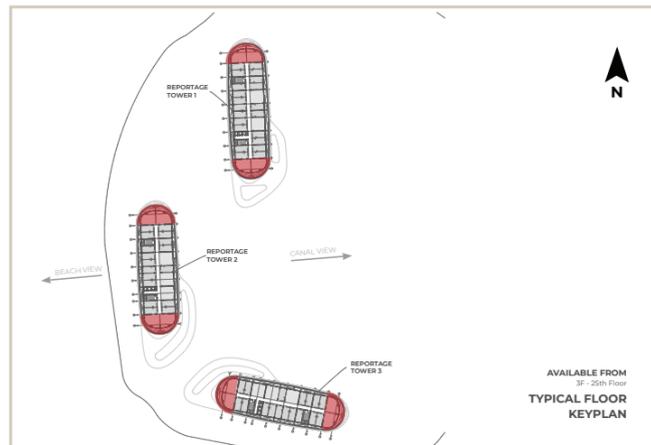
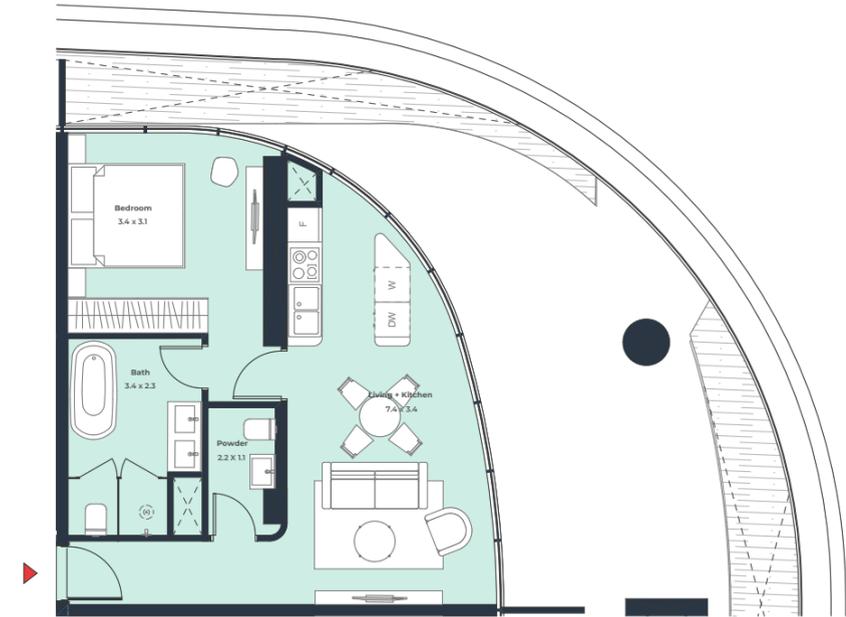
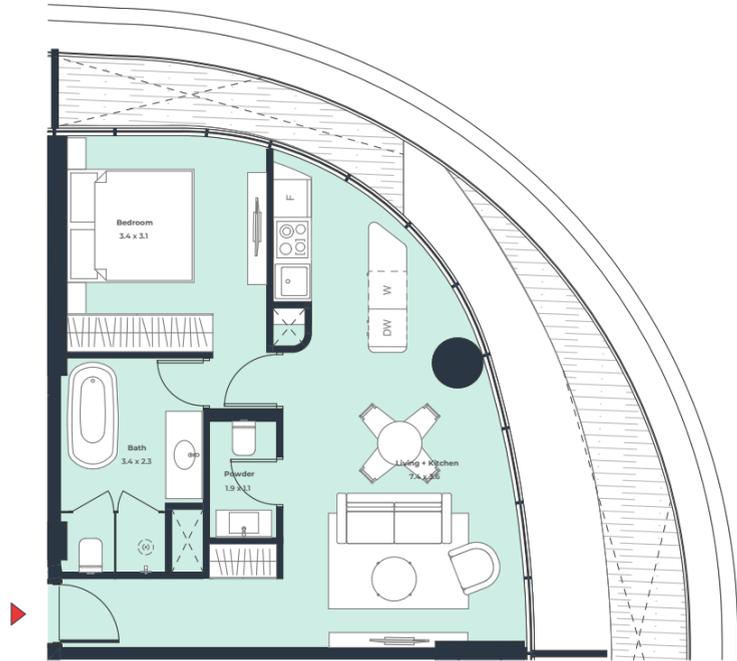
Total Area	VARIES (29.63 sq.m - 42.13 sq.m)
Internal Area	27.23 sq.m
Balcony	VARIES (2.40 sq.m - 14.90 sq.m)



1BR - A

1F - 25th floor (Typical Floor)

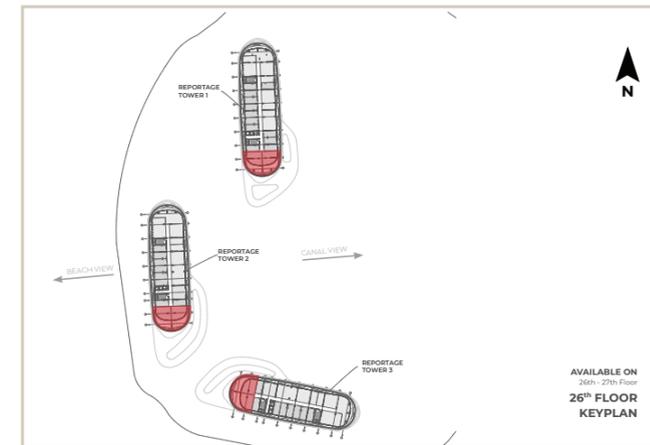
Total Area	VARIES (58.79 sq.m - 83.75 sq.m)
Internal Area	54.45 sq.m
Balcony	VARIES (4.34 sq.m - 29.30 sq.m)



1BR - B

3F - 25th floor (Typical Floor)

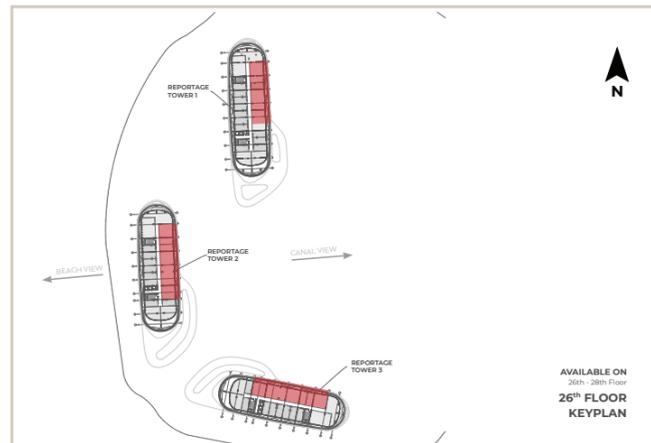
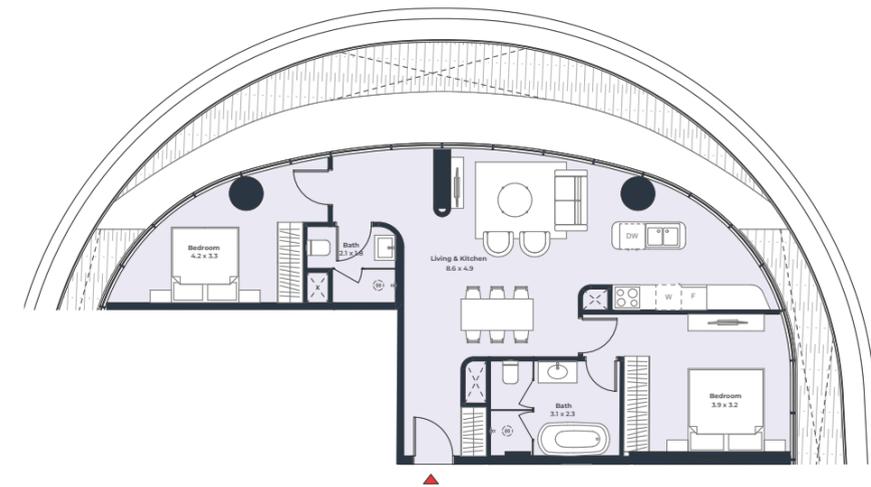
Total Area	VARIES (64.52 sq.m - 111.99 sq.m)
Internal Area	55.12 sq.m
Balcony	VARIES (9.40 sq.m - 56.86 sq.m)



1BR - C

26th floor

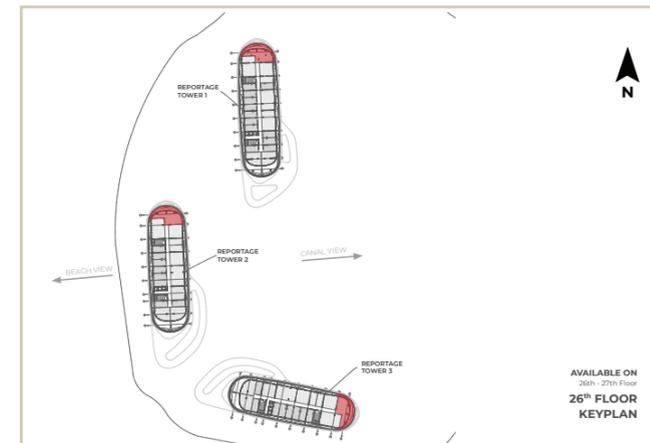
Total Area	VARIES (89.22 sq.m - 91.37 sq.m)
Internal Area	55.12 sq.m
Balcony	VARIES (34.1 sq.m - 36.25 sq.m)



2BR - A1

26th - 28th floor (26th Floor)

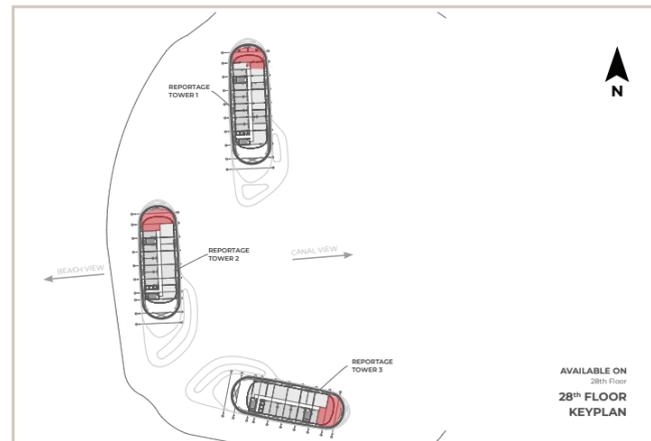
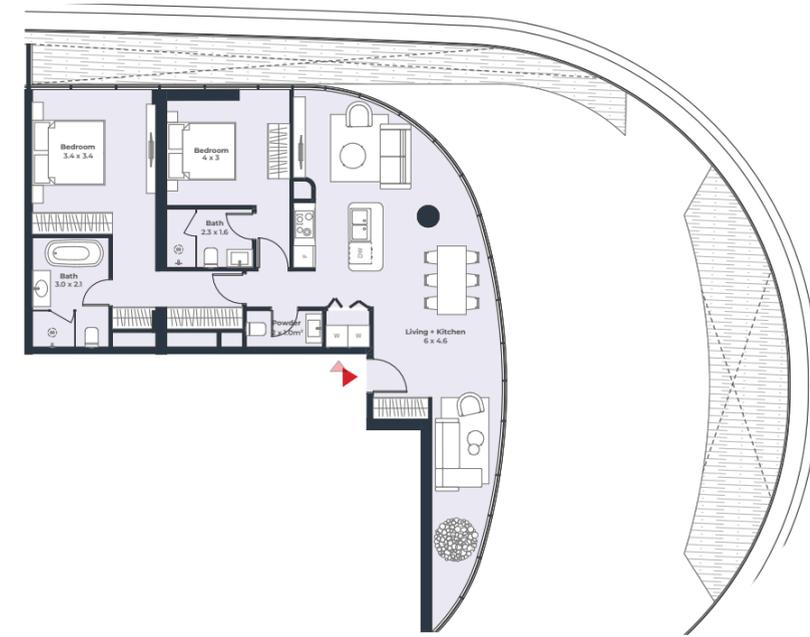
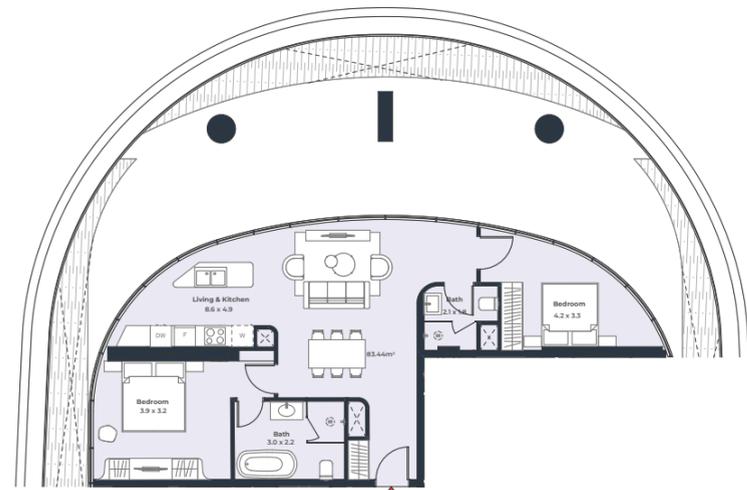
Total Area	VARIES (85.70 sq.m - 86.20 sq.m)
Internal Area	VARIES (81.20 sq.m - 81.70 sq.m)
Balcony	4.5 sq.m



2BR+ - A

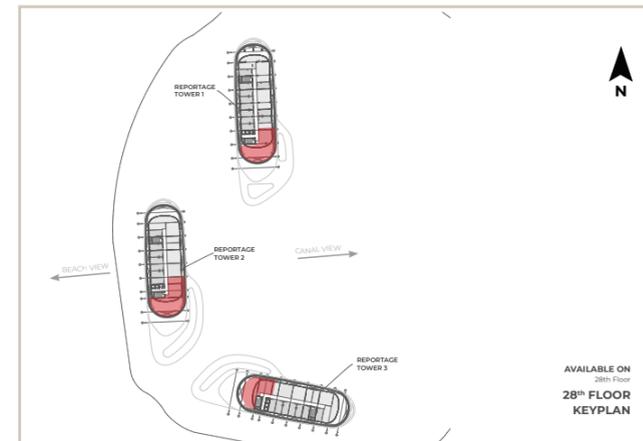
26th - 27th floor (26th floor)

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



2BR+ - A2
28h floor (28h Floor)

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



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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