



PROJECT SUMMARY

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.



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 Area

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

AMENITIES & SERVICES



Basement
Parking



2 Large
Swimming Pool



2 Kids'
Swimming Pool



Gymnasium



Landscape
Areas



Retail Spaces



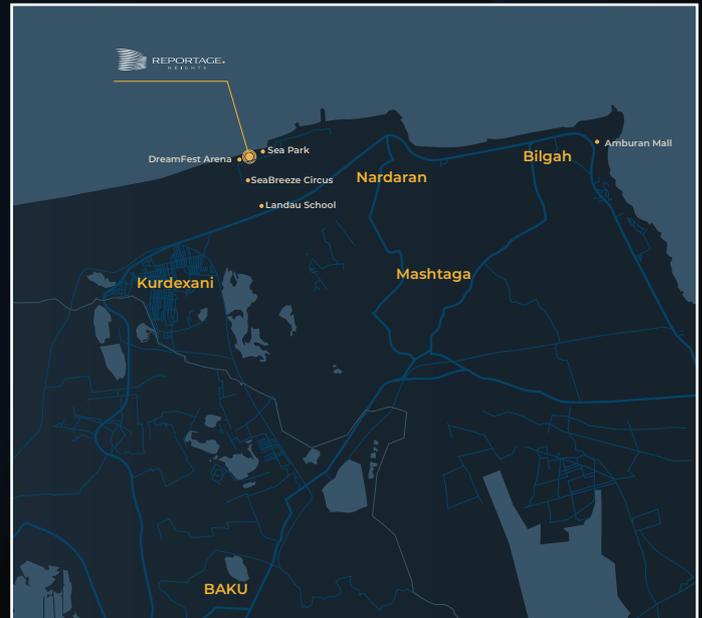
Lounges



2 Large Elevators

LOCATION FEATURES

- 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**



UNIT FEATURES

- Private Balconies / terraces as per unit plan
- Kitchen cabinets and countertops
- Fully-tiled bathrooms and guest toilets wherever applicable
- En-suite bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & mirrors
- Satellite master antenna and fiber optic connection for high-speed internet access

UNIT MIX

Reportage Tower (1) contains:

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

Reportage Tower (2&3) contains:

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

Total No. of Units : 1973

