

BRABUS
I S L A N D B A K U

PROPERTY DETAILS

IDEA

BRANDED ISLAND IN BAKU, AZERBAIJAN

LOCATION

NARDARAN, SEA BREEZE, BAKU, AZERBAIJAN

CONCEPT

592 APARTMENTS

16 TWIN VILLAS

APARTMENTS

290 STUDIO

234 1-BEDROOM

27 2-BEDROOM

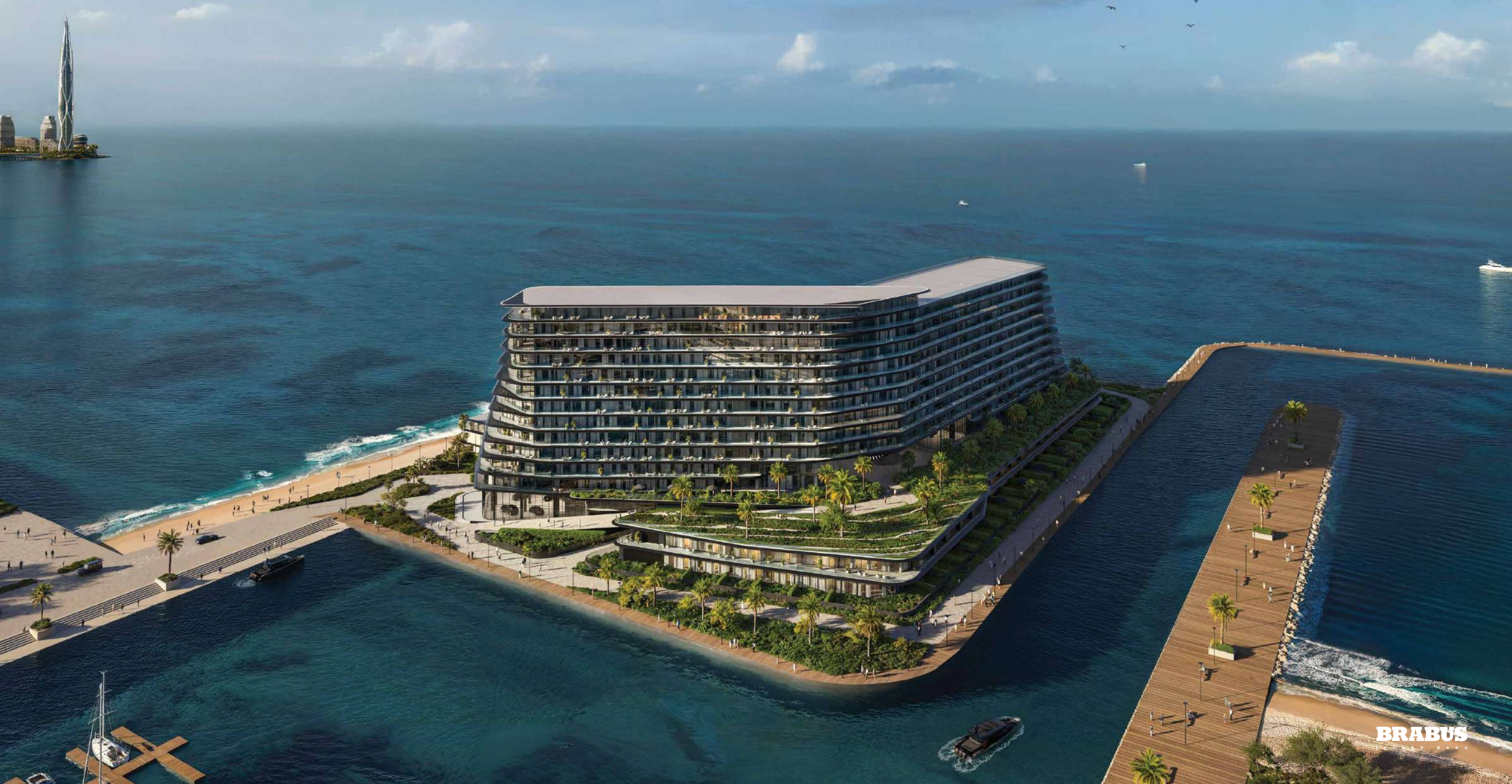
11 3-BEDROOM

30 DUPLEX



LOCATION







BRABUS

BRABUS is a leading global luxury brand based in Bottrop, Germany, in the heart of the country's historic Ruhr region. Since 1977, the family-owned company has been renowned among enthusiasts in more than 100 countries for the development and production of high-end supercars, boats, motorcycles, and a wide range of exclusive design products—as well as for its expertise in automotive refinement.

BRABUS offers a highly diversified and consistently expanding product portfolio defined by its signature “One-Second-Wow” mission. As an international lifestyle brand, BRABUS focuses on innovation through state-of-the-art technology, uncompromising attention to detail, and the use of only the highest-quality materials. To offer its discerning clientele around the world maximum tailor-made individuality, the German manufactory draws on expertise accumulated over nearly five decades of corporate history.



RS Capital Investments LLC is a strategic alliance between Sabah Investment Group and Reportage Group, established to co-develop and manage premier real estate projects on a global scale. This partnership synergizes Sabah Investment Group's international investment acumen with the proven development expertise of Reportage Group—the UAE's leading private developer—to create a formidable platform for world-class residential and mixed-use communities.

Dedicated to excellence and innovation, RS Capital Investments focuses on delivering long-term value through a growing portfolio of landmark developments in the world's most dynamic markets. The firm's projects reflect a shared commitment to quality, sustainability, and creating an enduring impact within the global real estate landscape.



BRABUS
ISLAND BAKU



Sabah Investment Group (SIG) is a premier international holding company specializing in strategic real estate and private capital. Driven by a commitment to sustainable growth, our diverse portfolio is built on a foundation of long-term development across global markets.

SIG operates through a fully integrated lifecycle model—managing every phase from initial acquisition to professional asset management. This seamless structure ensures that every project is executed with security, responsibility, and excellence. With a proven track record in Azerbaijan, the UAE, Georgia, and Turkey, we leverage deep regional expertise and a forward-thinking investment strategy to deliver enduring value in a rapidly evolving global economy.

Reportage.

Reportage Group stands as one of the United Arab Emirates' premier private real estate developers, commanding a significant global footprint that spans the UAE, Egypt, Turkey, Saudi Arabia, Uganda, and Azerbaijan. Our mission is to redefine urban living by delivering modern, sustainable, and accessible residential solutions that provide a sanctuary for residents and a high-yield, reliable asset for investors.

By integrating cutting-edge innovation with architectural excellence, Reportage Group tailors its developments to the unique nuances of every market we enter. We remain steadfast in our commitment to environmental stewardship and social responsibility, ensuring that each project not only meets the demands of contemporary city life but also contributes positively to the communities we serve.



BRABUS
ISLAND BAKU



BAKU

WHERE THE CASPIAN
MEETS THE FUTURE

On the edge of the ancient Silk Road, a new horizon emerges. Baku is a city in full bloom—a breathtaking landscape where the charm of the Old City blends seamlessly with the steel and glass of tomorrow. Beyond its iconic skyline, Baku offers a lifestyle defined by Caspian breezes, high-end sophistication, and a spirit of endless possibility. Discover a sanctuary where heritage is honored and luxury is redefined.

SEA BREEZE

Situated on the pristine shores of the Caspian Sea, Sea Breeze has grown into the region's most exciting destination. What started as a bold vision is now a thriving community where modern design meets the beauty of the coast. With world-class amenities and a growing global reputation, it offers a perfect balance of luxury and lifestyle. As the resort continues to expand, it remains a premier choice for those seeking both a beautiful home and a secure investment for the future.





BRABUS ISLAND BAKU

BRABUS ISLAND Baku brings the German legacy brand's signature "One-Second-Wow" mission to life as an exclusive waterfront sanctuary. The project combines bespoke luxury homes and elegant lifestyle spaces in a unique destination that reflects Baku's rise as an international hub for culture and modern high-end living, while introducing a new vision of style-forward residential design: confident, bold, and unmistakably BRABUS.



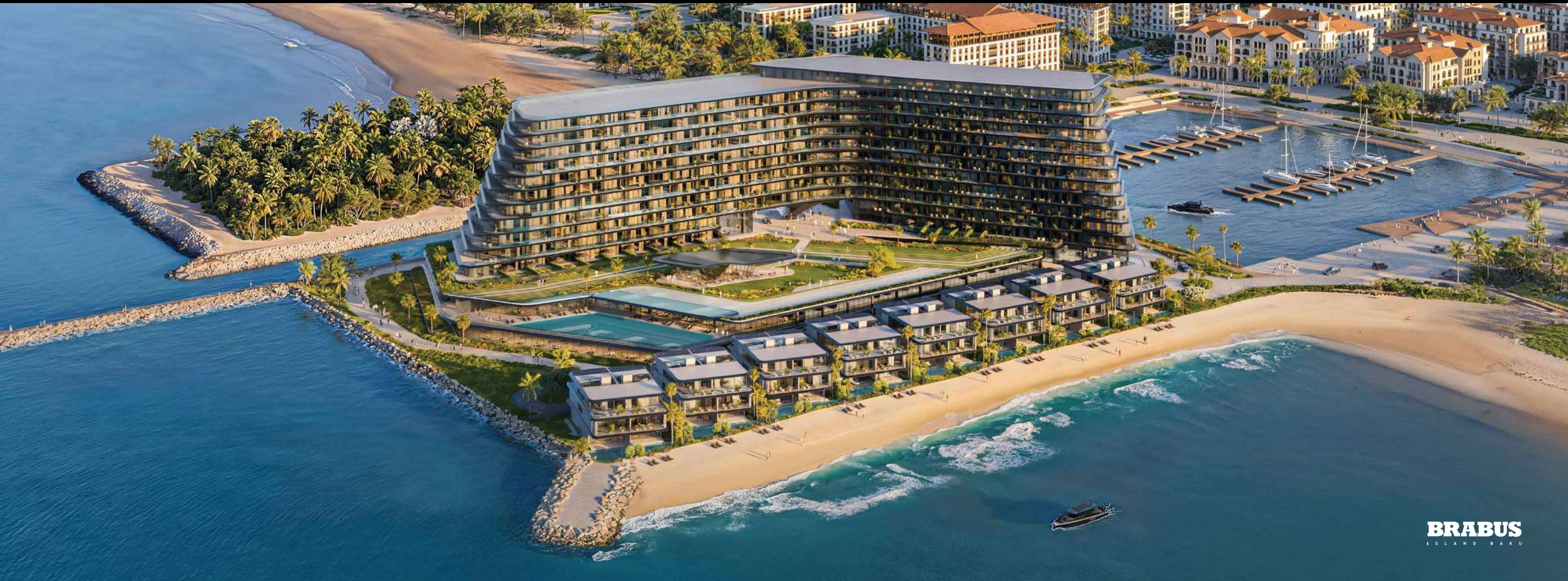


DESIGN PHILOSOPHY

A complete translation of the BRABUS design philosophy into tailor-made architecture, BRABUS ISLAND Baku is a fusion of modern luxury, precision craftsmanship, and boundless individuality. A new idea of 'home' for a new kind of owner—created for those who live without compromise. For those chasing the extraordinary. For those who want to live BRABUSIZED. This is the home of the wow.

EXTERIORS

The exterior of BRABUS ISLAND Baku is shaped by a clear, contemporary design approach and a strong connection to its waterfront setting. Sweeping curves, clean vertical lines, and a dark, sophisticated material palette give the tower a refined architectural presence. Rising from the shoreline, its sculptural form creates a unique silhouette that feels dynamic without being overstated.







INTERIORS

Each residence offers a fully personalized living experience. Residents can enjoy a unique interpretation of the brand's signature aesthetic. Inspired by the world of bespoke BRABUS supercars, these interiors are designed to be transformed into a personal BRABUS Masterpiece. It is an uncompromising approach to luxury, meticulously crafted to deliver the ultimate "One-Second-Wow" from the very moment you step inside.



TWIN VILLAS

The twin villas are designed as a private residential concept combining form and function in typical BRABUS fashion. Defined by clean lines, large glazed openings, and carefully planned living spaces, they create a balanced environment that feels connected to modern living in every detail.



BRABUS
LIFE AND BAKU



SWIMMING POOL

The swimming pool is designed as a calm, high-end wellness area for relaxation, recreation, and recovery. Its private, resort-inspired atmosphere creates a sense of escape, offering residents a place to unwind, recharge, and enjoy the waterfront setting.

FITNESS & SPA ZONE

The fitness zone is designed as a high-performance training environment where strength, precision, and control define every detail. Featuring advanced cardio equipment, professional-grade training machines, and a dedicated free-weight area, the space delivers a focused and elevated workout experience.

Exclusively for residents, the spa offers a refined wellness environment with separate facilities for men and women. From the soothing warmth of contemporary hammams and saunas to the calm privacy of dedicated massage suites, every detail is thoughtfully designed to inspire relaxation and balance.



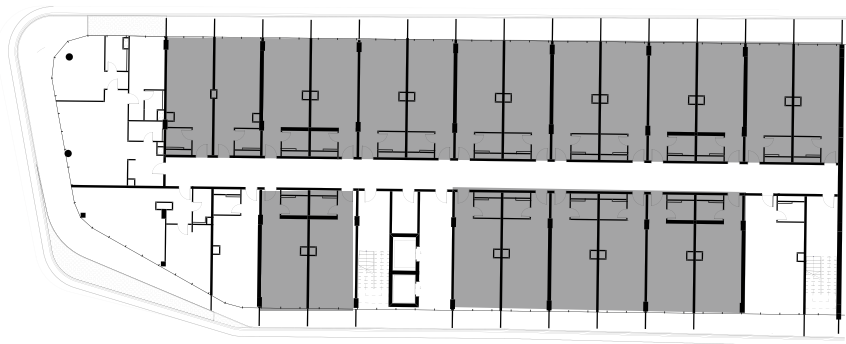


LOUNGE ZONE

The lounge area is designed as a comfortable and refined social space where relaxation and privacy come together naturally. Premium seating, soft lighting, and carefully selected materials create a sophisticated atmosphere, ideal for casual meetings, quiet conversations, or simply unwinding throughout the day.

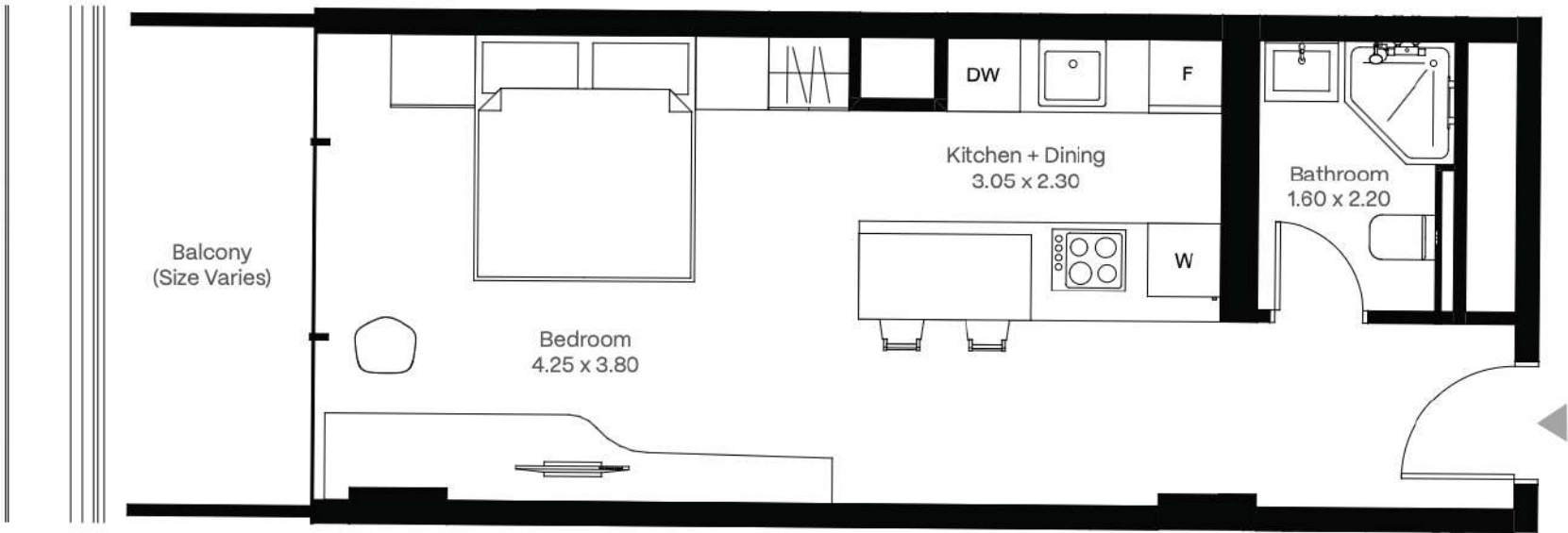
STUDIO Type A3

Block C - From 3rd to 13th Floor



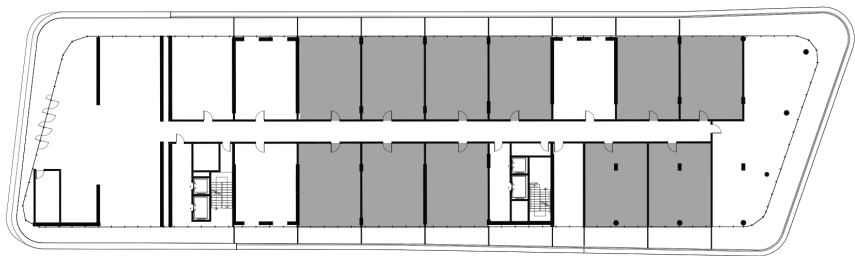
5th FLOOR

STUDIO TYPE A 3		
INTERNAL AREA	430.55 sq.ft ~	40.00 sq.m ~
EXTERNAL AREA	Varies	Varies
TOTAL AREA	520.43 sq.ft	48.35 sq.m ~

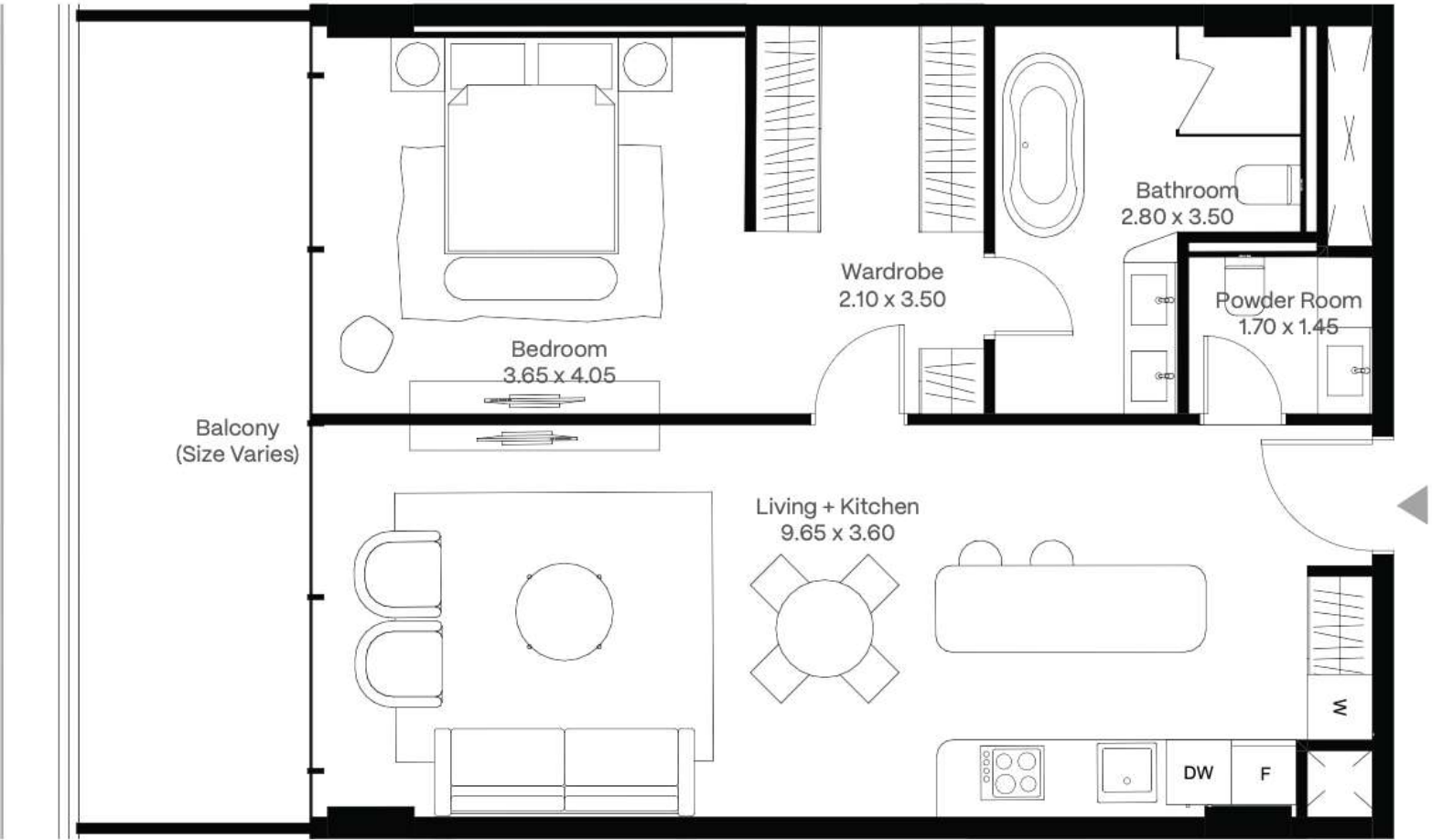


1BR Type A1

Block A & B - From 3rd to 13th Floor



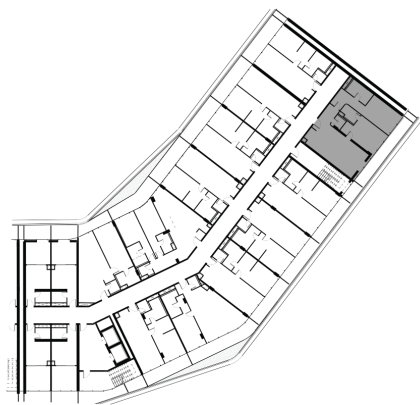
3th FLOOR



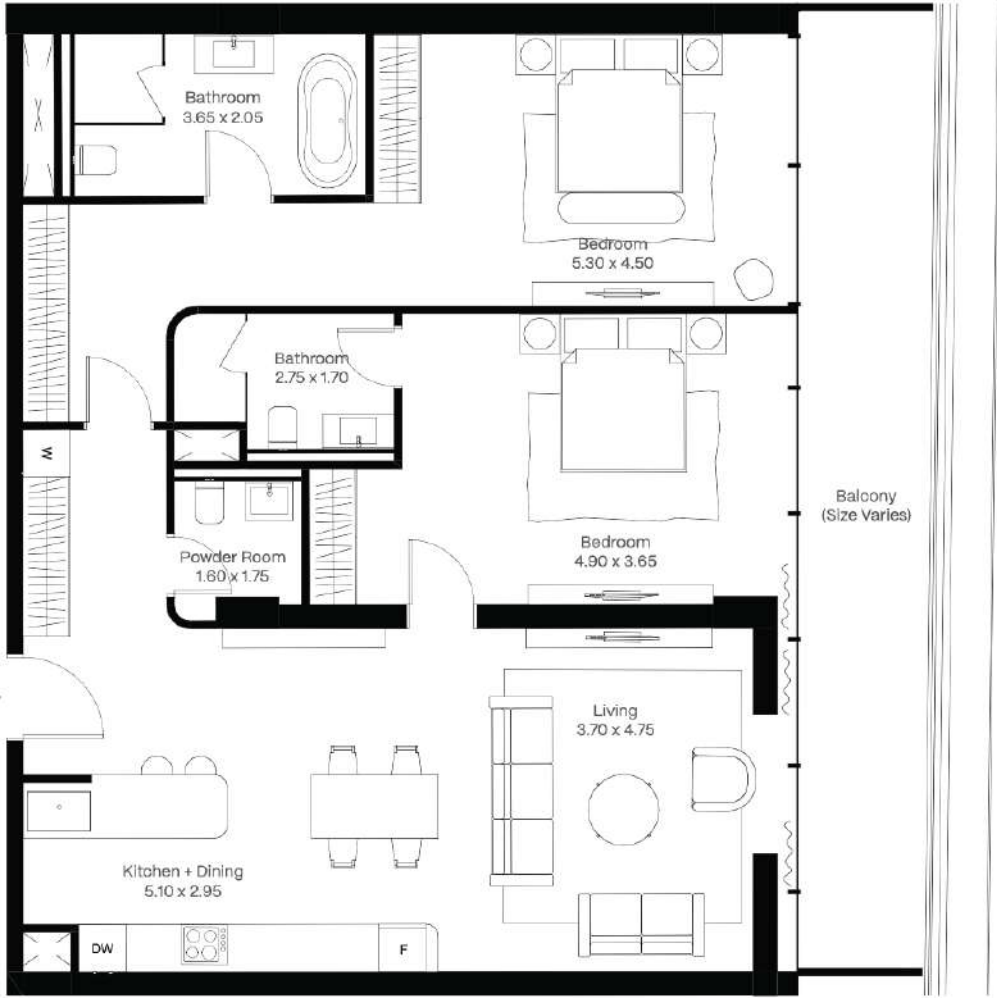
1 BEDROOM TYPE A 1		
INTERNAL AREA	806.00 sq.ft ~	74.88 sq.m ~
EXTERNAL AREA	Varies	Varies
TOTAL AREA	979.94 sq.ft	91.04 sq.m ~

2BR Type A

Block B - From 5th to 13th Floor



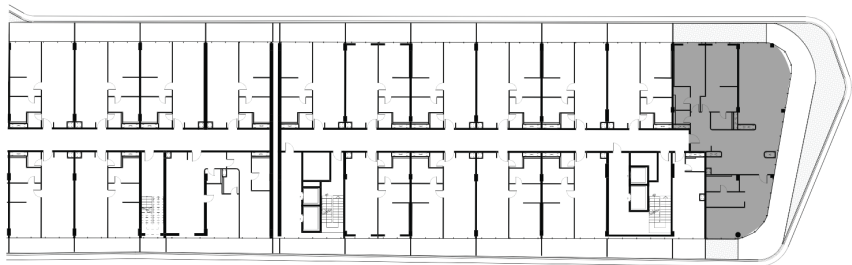
12th FLOOR



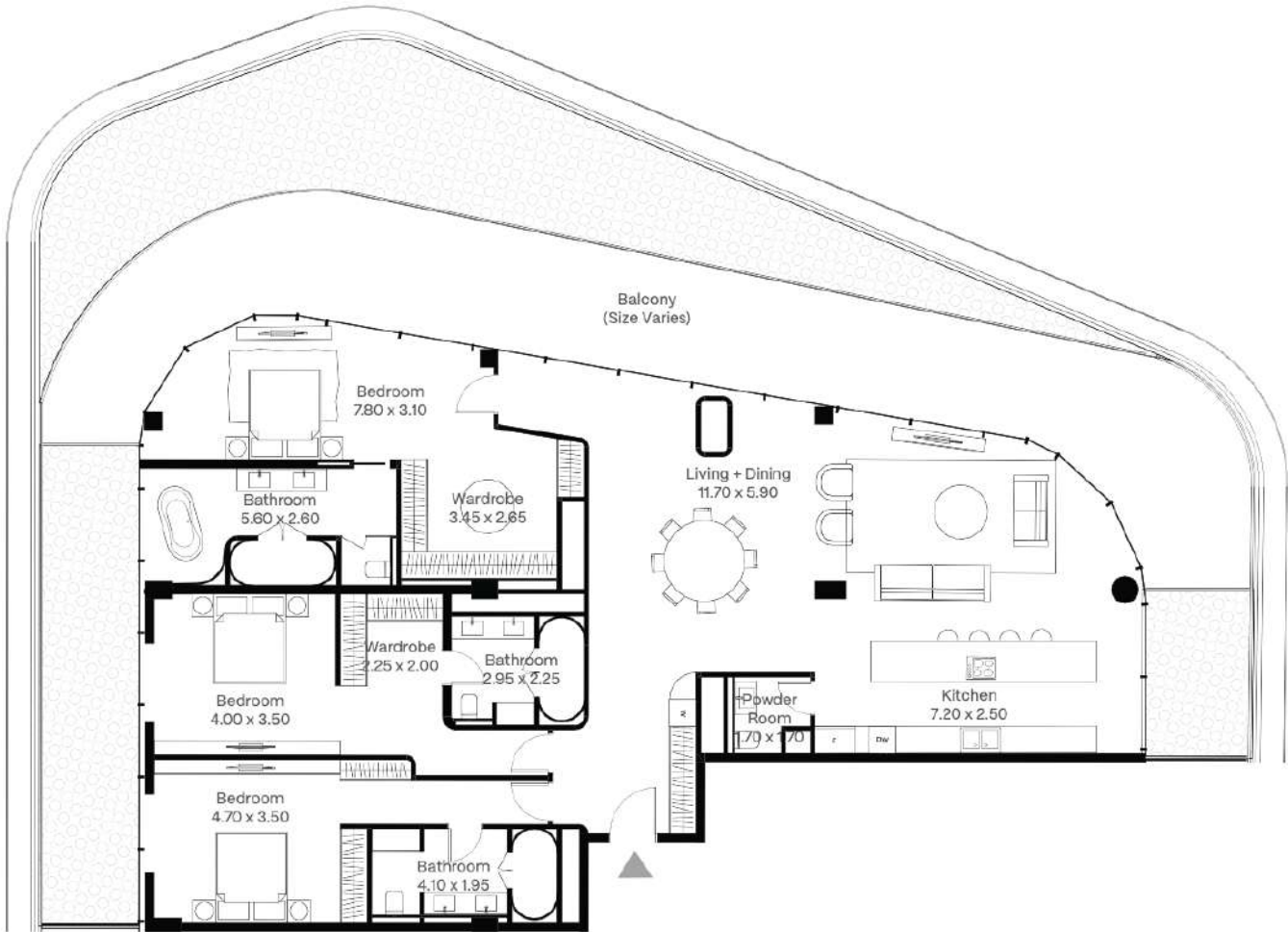
2 BEDROOM TYPE A		
INTERNAL AREA	1328.37 sq.ft ~	123.41 sq.m ~
EXTERNAL AREA	230.24 sq.ft ~	21.39 sq.m ~
TOTAL AREA	1558.61 sq.ft ~	144.8 sq.m ~

3BR Type A

Block A - From 3rd to 11th Floor



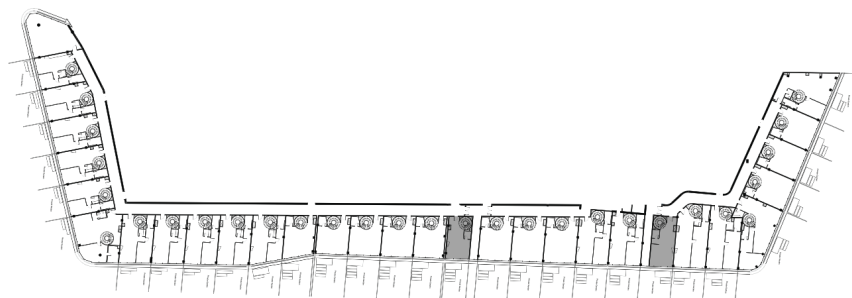
3th FLOOR



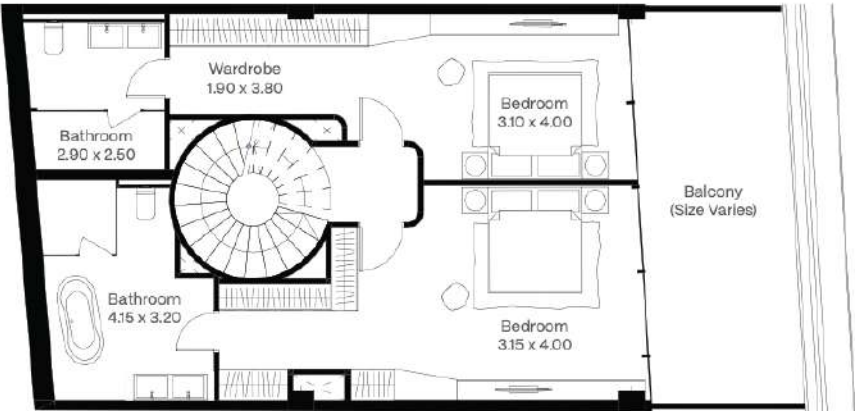
3 BEDROOM TYPE A		
INTERNAL AREA	2458.26 sq.ft ~	228.38 sq.m ~
EXTERNAL AREA	855.30 sq.ft ~	79.46 sq.m ~
TOTAL AREA	3313.56 sq.ft ~	307.84 sq.m ~

DUPLEX Type A5

Available in 1st and 2nd Floor



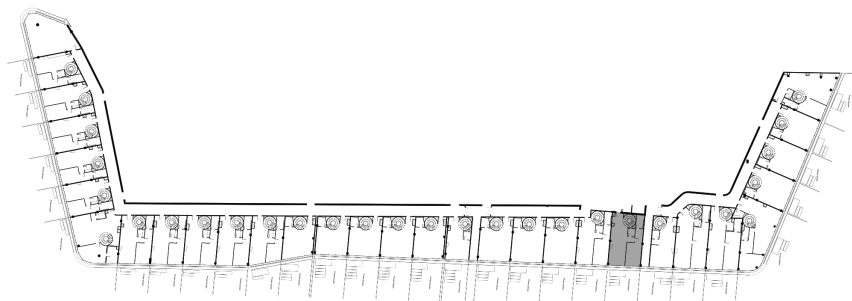
1st FLOOR



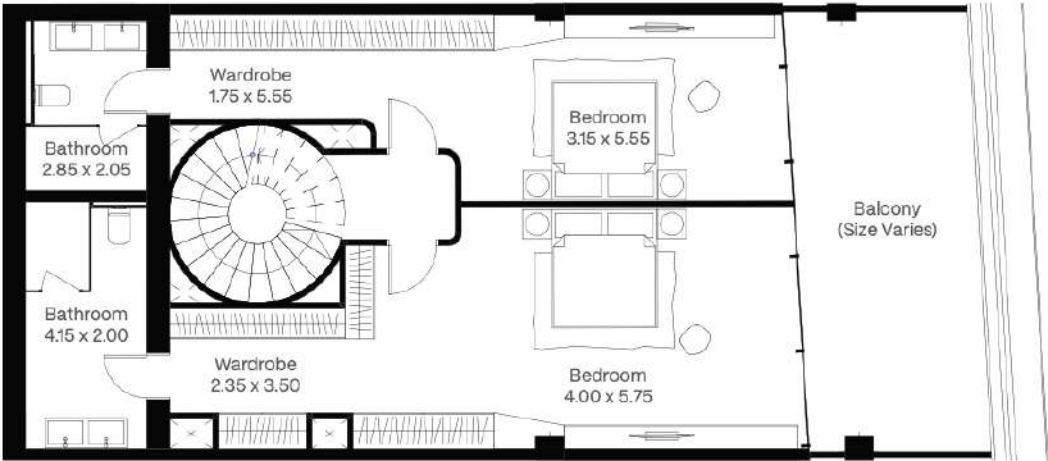
DUPLEX TYPE A 5		
INTERNAL AREA	1486.60 sq.ft ~	138.11 sq.m ~
EXTERNAL AREA	826.88 sq.ft ~	76.82 sq.m ~
TOTAL AREA	2313.48 sq.ft ~	214.93 sq.m ~

DUPLEX Type A7

Available in 1st and 2nd Floor

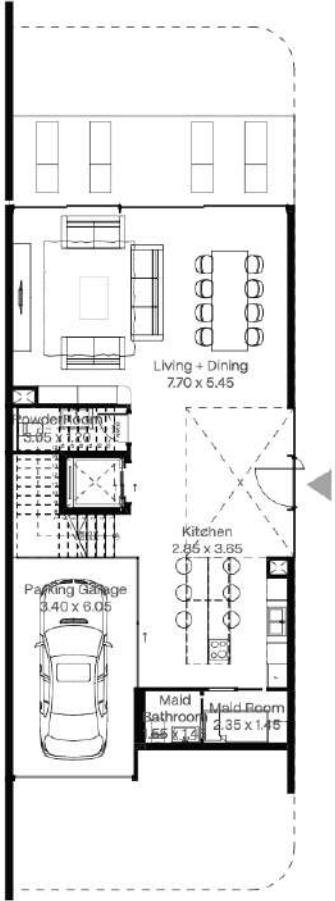
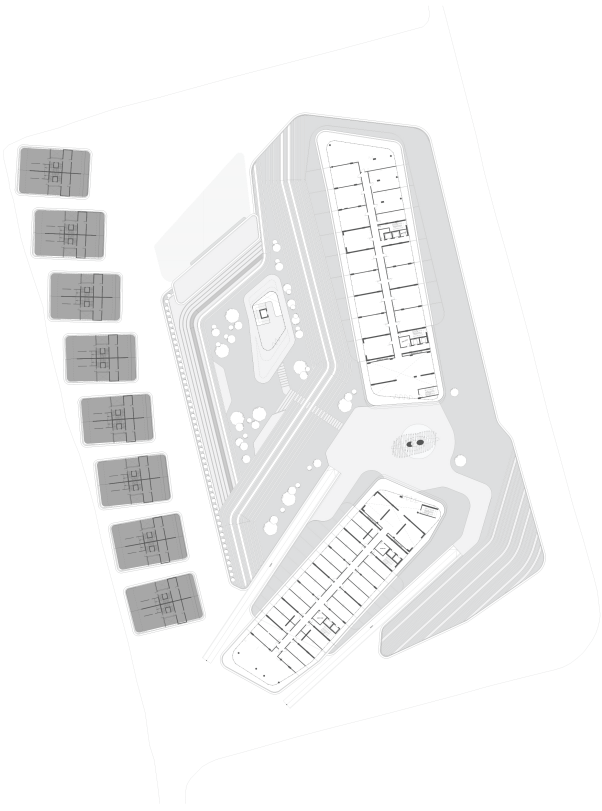


1st FLOOR

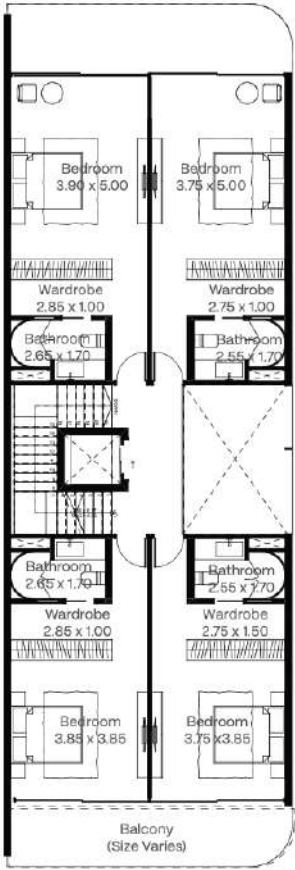


DUPLEX TYPE A 7		
INTERNAL AREA	2019.98 sq.ft ~	187.663 sq.m ~
EXTERNAL AREA	929.67 sq.ft ~	86.37 sq.m ~
TOTAL AREA	2949.66 sq.ft ~	274.033 sq.m ~

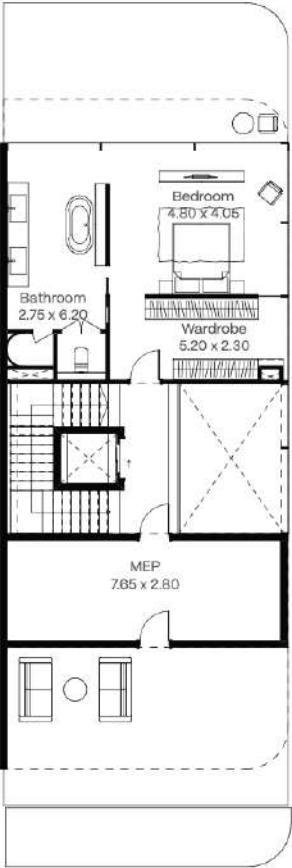
VILLA



Ground Floor



First Floor



Second Floor

VILLA		
INTERNAL AREA	3521.30 sq.ft ~	327.14 sq.m ~
EXTERNAL AREA	1241.40 sq.ft ~	115.33 sq.m ~
TOTAL AREA	4762.70 sq.ft	442.47 sq.m ~





BRABUS GmbH
Brabus-Allee
46240 Bottrop
Germany
Phone: +49 (0)151 70294192
brabusisland@brabus.com
brabus-island.com



Address
Ziya Yusifzade10, Sabah Residence
Baku,Azerbaijan

Contacts
+994 50 277 2662
*2662