



Kempinski Residences  
Bayıl Bay

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BAKU

*Kempinski*  
HOTELIERS SINCE 1897

# LIMITLESS LUXURIES IN THE LAND OF FIRE

## REMARKABLE RESIDENCES ON THE CASPIAN COAST OF AZERBAIJAN

Ignite your passions on the Caspian coast of Azerbaijan at Kempinski Residences Bayil Bay, a gleaming new address on Baku's Seafront Boulevard. Wrapped in an angular façade of modern minimalism, our collection of bespoke residences by Italian architect Mauro Lipparini embody the enterprising spirit of the city.



## The Urban and Natural Words

The Kempinski Residences Bayil Bay project embodies the ideas of renowned Italian architect Mauro Lipparini, father of “natural minimalis”. His concept for the building synthesizes the urban and natural worlds.





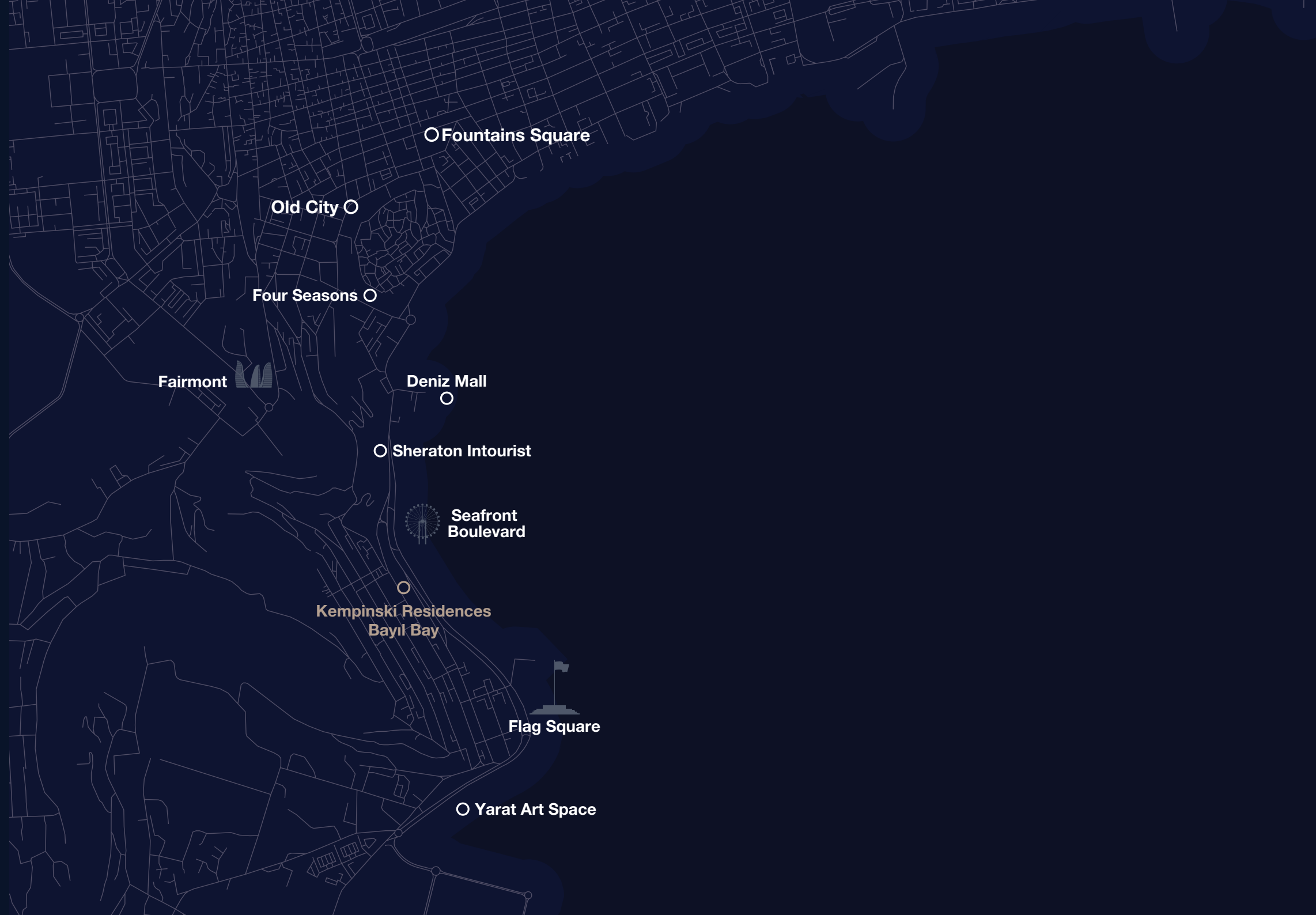
## Seductive View

The Kempinski Residences Bayl Bay project embodies the ideas of renowned Italian architect Mauro Lipparini, father of “natural minimalis”. His concept for the building synthesizes the urban and natural worlds.

# A Stone's Throw Away

Average Driving Times:

Fountain Square	9 min	4.8 km
Old City	14 min	6.4 km
Four Seasons	10 min	5.6 km
Deniz Mall	5 min	3 km
Fairmont	9 min	4.5 km
Sheraton Intourist	3 min	1.5 km
Seafront Boulevard	2 min	1 km
Flag Square	3 min	1.5 km
Yarat Art Space	3 min	2 km



## Start the Day With a Stunning View

As the morning sun warms the Kempinski Residences Bayil Bay terrace, the striking, panoramic view inspires you for the day ahead.





BAYIL DREAMS



- **17 Floors**
- **37 Exclusive apartments**
- **5-star service**
- **Exclusive lounge area**
- **Modern multi-functional complex**
- **Top quality infrastructure**
- **Excellent location**
- **24/7 Concierge and security service**
- **First-class relaxation and sports area**
- **Office spaces**
- **Underground parking**
- **Charging points for electric vehicles**

## Leafy Oasis

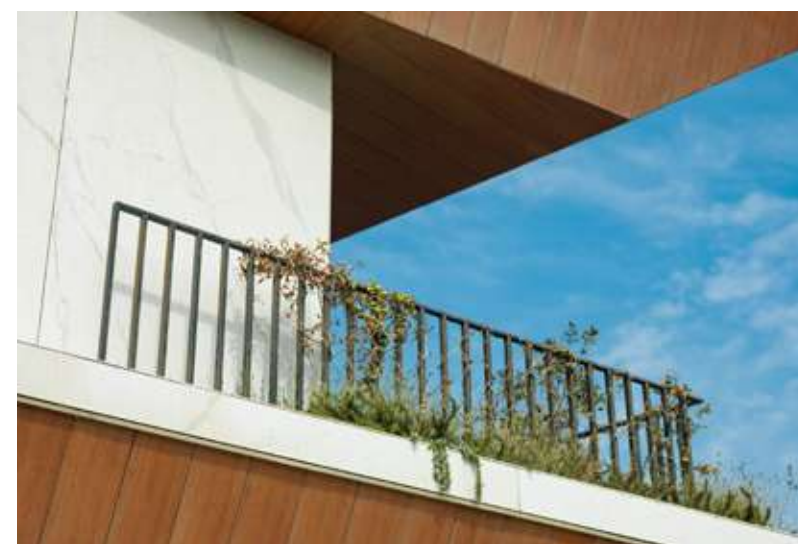
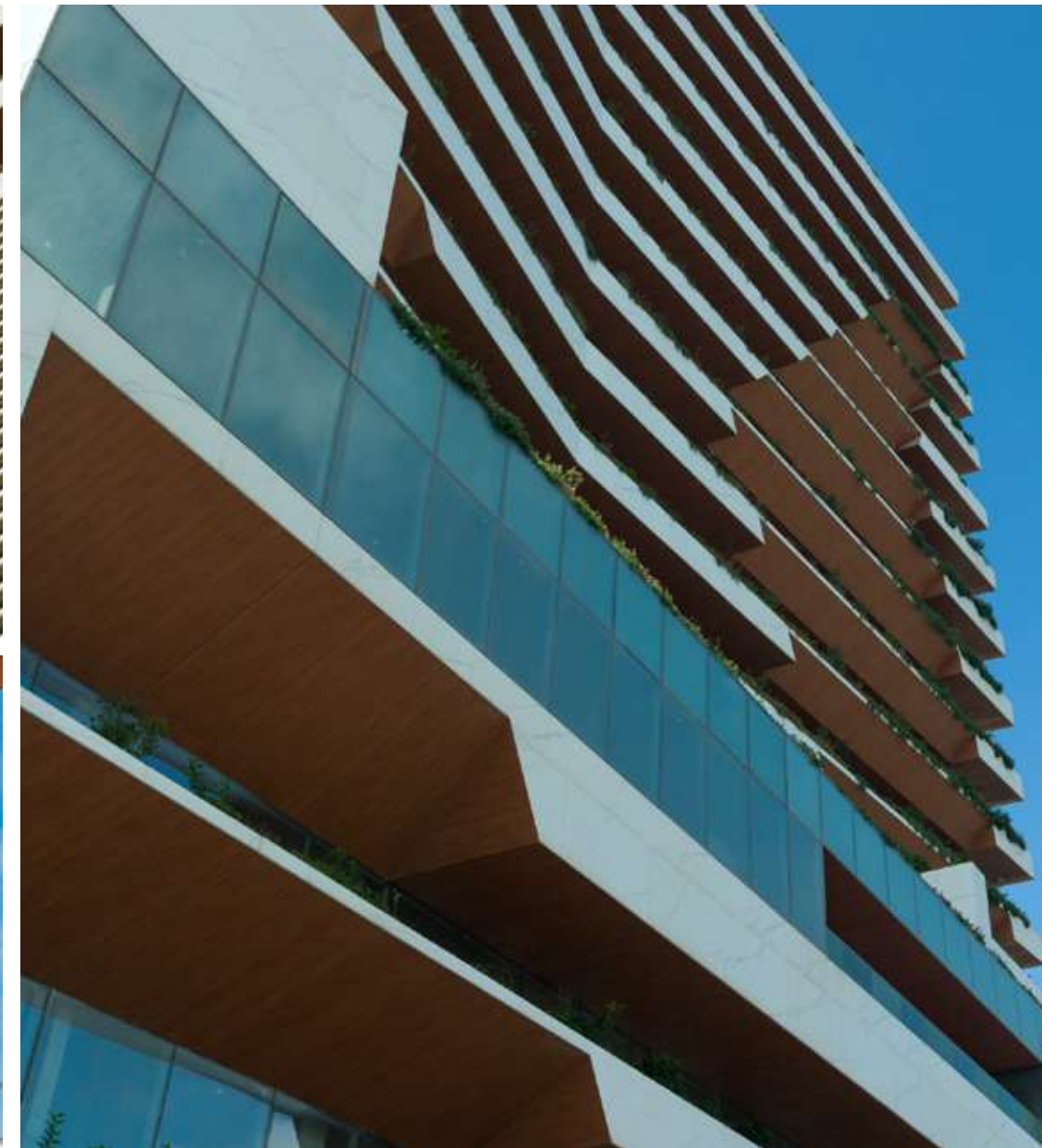
The specially selected plants turn our terraces into a lush, leafy oasis





## Harmony

Kempinski Residences Bayıl Bay bathes you in comfort and beauty. A superlative living space has been brought to life in the modern capital.





FIRST-CLASS QUALITY OF LIFE

## Exclusive Lounge Area

A private relaxation zone that is a perfect harmony of luxury, comfort, and elegance, reserved exclusively for residents.

- **Leisure and social spaces**
- **Private meeting areas**
- **Multipurpose space for business and personal gatherings**





## Health and well being

- Fitness and spa areas
- Marvelous pool
- Finnish sauna
- Pilates studio
- Fitness studios for private training





## Unforgettable Living

Live your best life in one of our exclusive,  
international standart apartments.



# APARTMENTS

A

7, 9, 11, 13 floors

379,0 m<sup>2</sup>

B

7, 8, 9, 10, 11, 12, 13, 14 floors

288,8 m<sup>2</sup>

C

7, 8, 9, 10, 11, 12, 13, 14 floors

436,6 m<sup>2</sup>

D

7, 8, 9, 10, 11, 12, 13, 14 floors

249,0 m<sup>2</sup>

E

8, 10, 12, 14 floors

376,8 m<sup>2</sup>

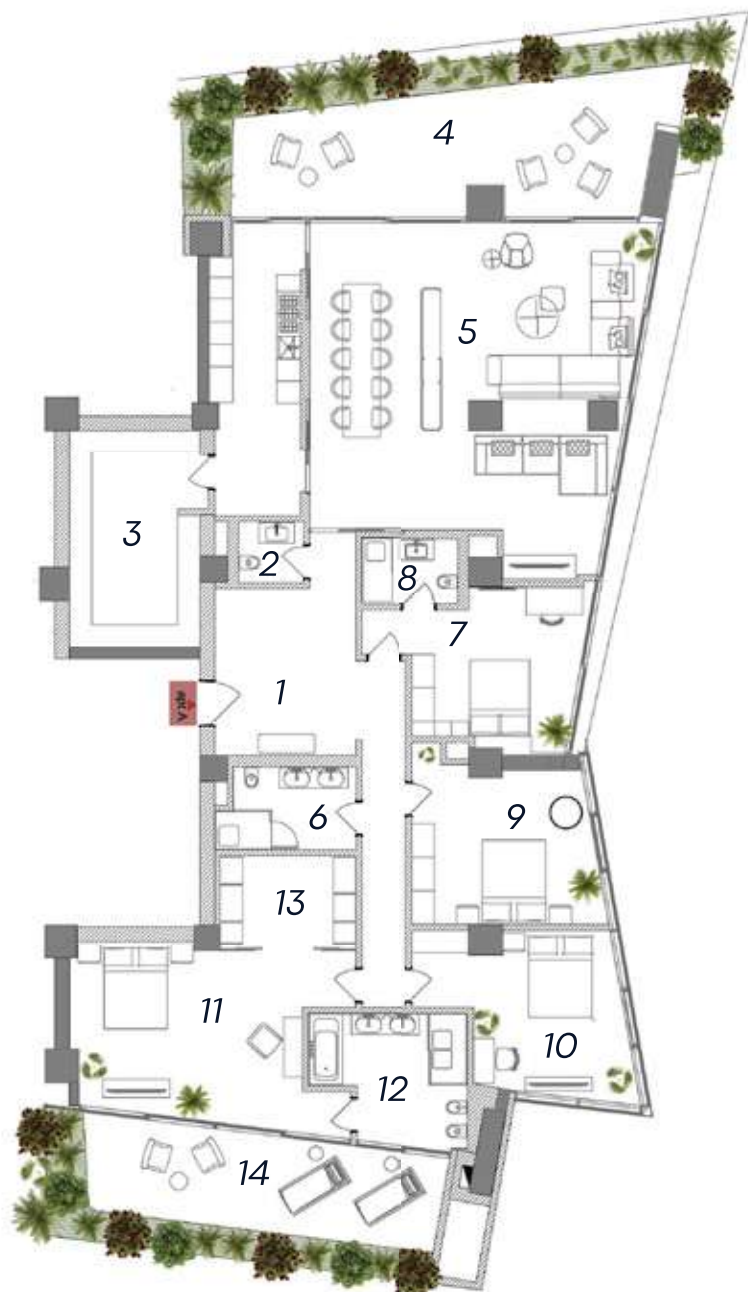


# A

7, 9, 11, 13  
floors

**379,0 m<sup>2</sup>**

1	Entrance hall and corridor	29,2	10	Bedroom	20,9
2	WC	2,9	11	Bedroom	20,8
3	Storeroom	20,2	12	Bedroom	30,8
4	Terrace	71,1	13	En suite bathroom	13,2
5	Living and dining area	93,3	14	Walk-in closet	9
6	Bathroom	7,9	15	Terrace	35,6
7	Bedroom	19,5			
8	En suite bathroom	4,6			
		20,9			



# B

7, 8, 9, 10, 11, 12, 13, 14  
floors

**288,8 m<sup>2</sup>**

1	Living and dining area	83,3	10	Bedroom	49,9
2	Kitchen	18,4	11	En suite bathroom	12,8
3	WC	4,8	12	Corridor	6,6
4	Bathroom	6,4	13	Terrace	60,8
5	Bedroom	10,0			
6	En suite bathroom	6,5			
7	Bedroom	13,4			
8	En suite bathroom	9,6			
9	Walk-in closet	6,3			

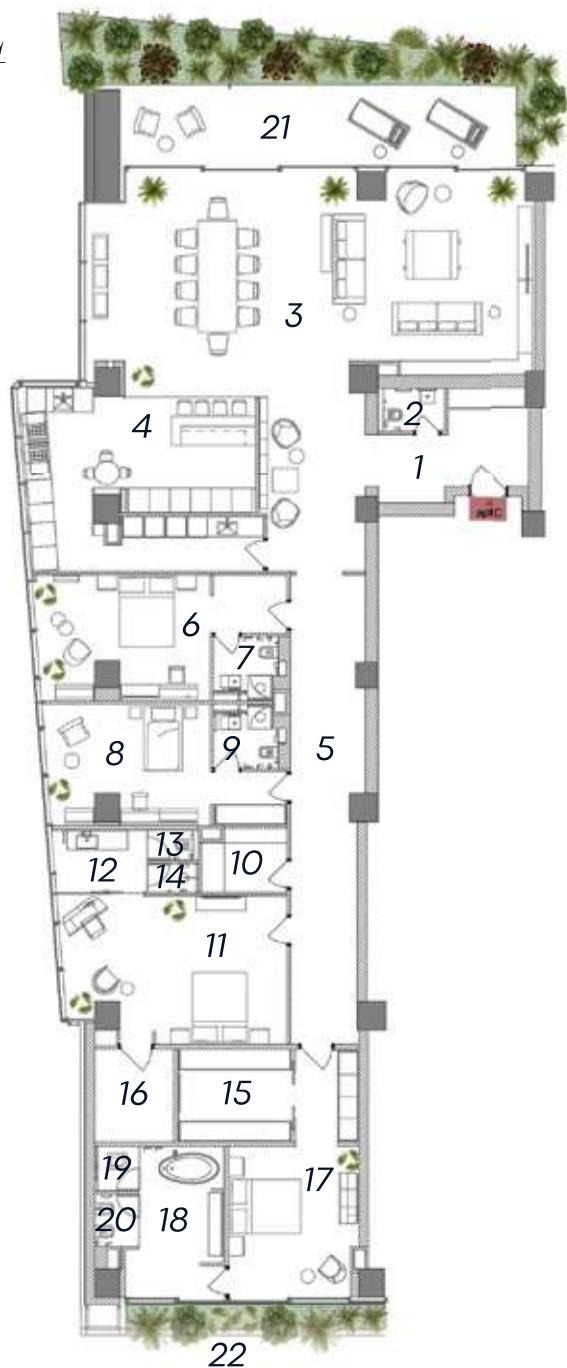


# C

7, 8, 9, 10, 11, 12, 13, 14  
floors

**436,6 m<sup>2</sup>**

1	Entrance hall	30,0	10	Walk-in closet	5,1
2	WC	2,8	11	Bedroom	31,8
3	Living and dining area	91,7	12	En suite bathroom	5,7
4	Kitchen	39,2	13	WC	1,5
5	Corridor	31,9	14	WC	1,4
6	Bedroom	24,8	15	Walk-in closet	10,5
7	En suite bathroom	3,8	16	Walk-in closet	7,2
8	Bedroom	22,8	17	Bedroom	24,8
9	En suite bathroom	3,8	18	En suite bathroom	13,2
			19	WC	1,9
			20	WC	2,3
			21	Terrace	67,8
			22	Terrace	12,6

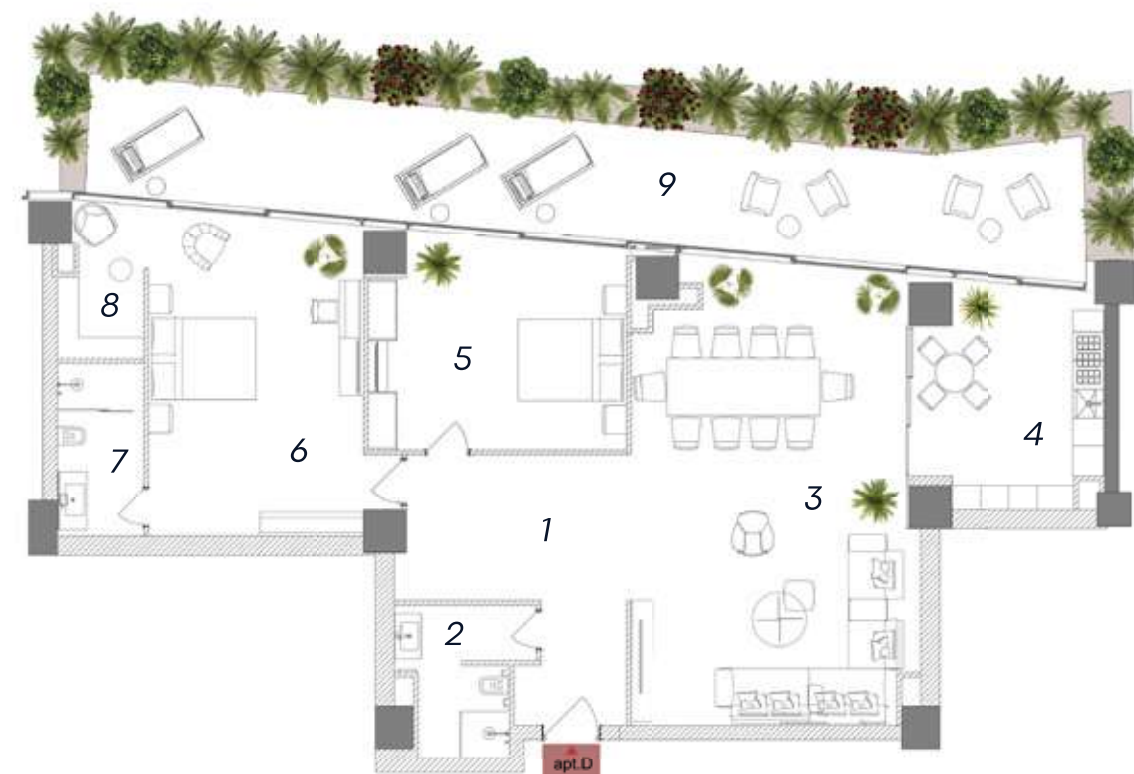


# D

7, 8, 9, 10, 11, 12, 13, 14  
floors

**249 m<sup>2</sup>**

1	Entrance hall	16,0
2	Bathroom	7,2
3	Living and dining area	62,0
4	Kitchen	16,5
5	Bedroom	22,7
6	Bedroom	30,6
7	En suite bathroom	6,2
8	Walk-in closet	5,1
9	Terrace	82,7

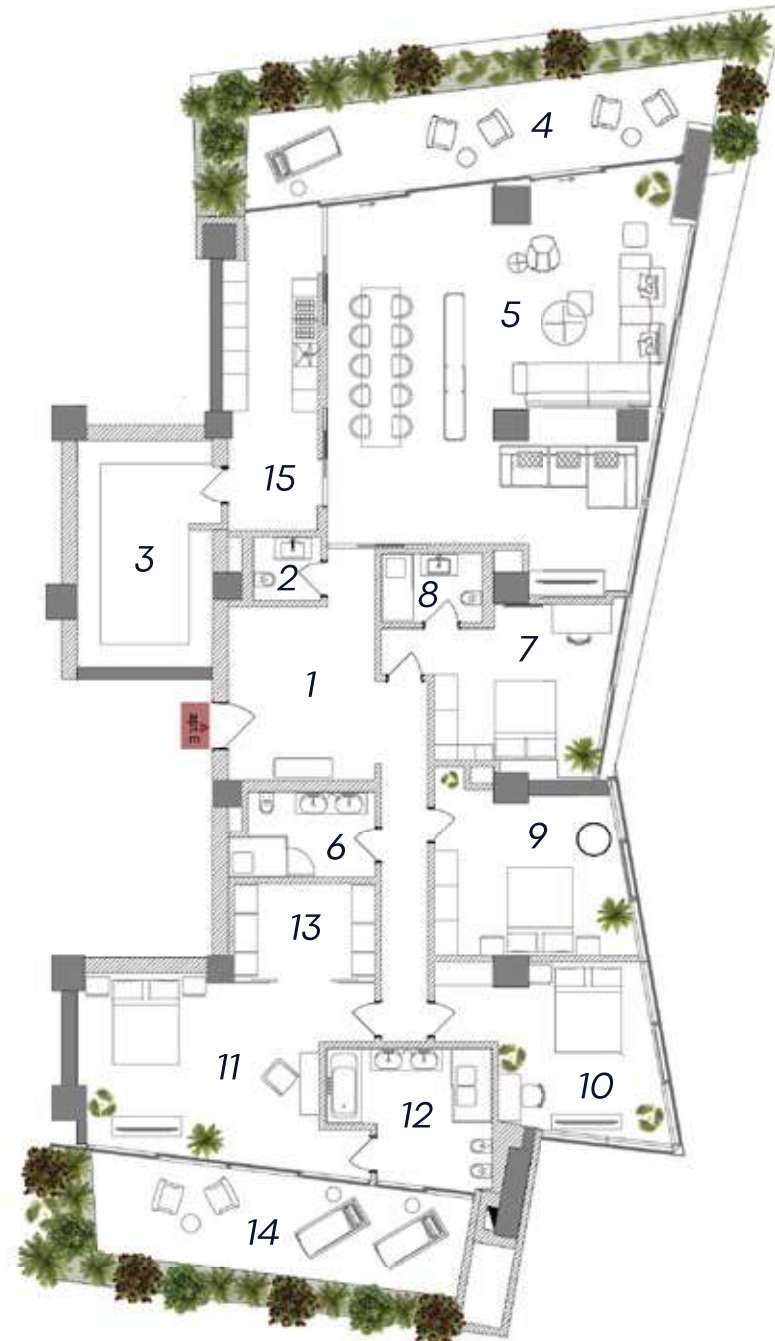


# E

8, 10, 12, 14  
floors

**376,8 m<sup>2</sup>**

1	Entrance hall and corridor	29,2	9	Bedroom	20,9
2	WC	2,9	10	Bedroom	20,8
3	Storeroom	20,2	11	Bedroom	31,8
4	Terrace	59,1	12	En suite bathroom	13,3
5	Living and dining area	81,8	13	Walk-in closet	9,0
6	Bathroom	7,9	14	Terrace	35,6
7	Bedroom	19,5	15	Kitchen	20,2
8	En suite bathroom	4,6			



*15, 16 AND 17 FLOORS*



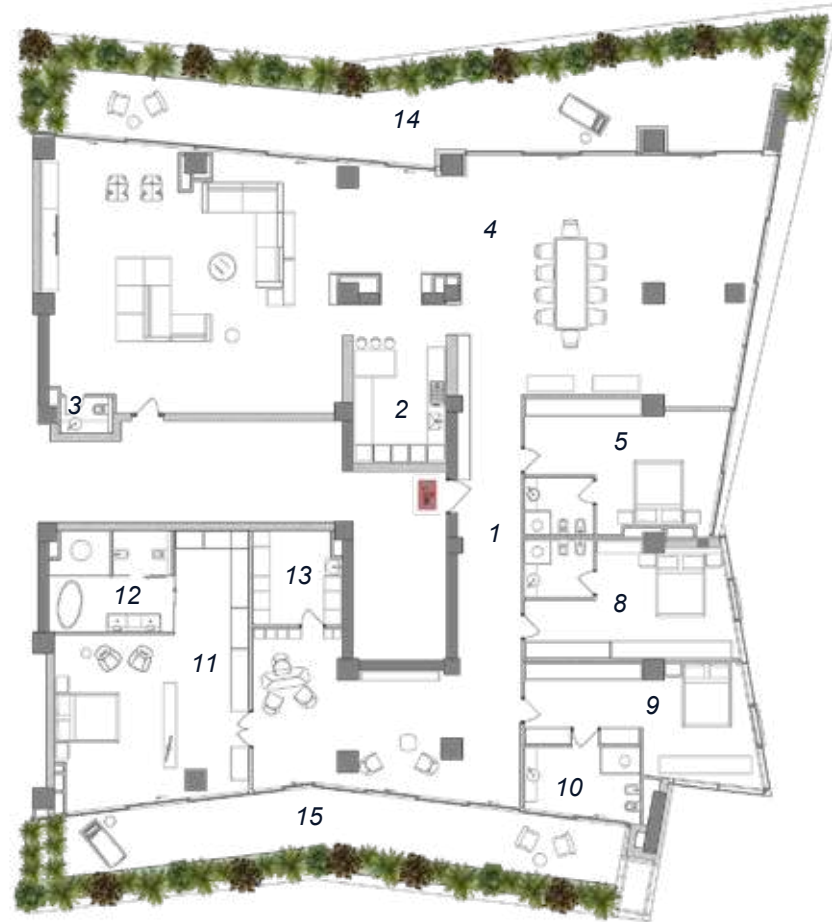


# 1

15<sup>th</sup>  
floors

**717,0 m<sup>2</sup>**

1	Entrance hall and corridor	74,2	10	Bedroom	31,0
				En suite bathroom	11,9
2	Kitchen	16,7	11	Bedroom	55,3
3	WC	2,7	12	En suite bathroom	17,1
4	Living and dining area	229,4	13	Bathroom	11,4
5	Bedroom	29,2	14	Terrace	126,3
6	En suite bathroom	5,6	15	Terrace	73,4
7	En suite bathroom	5,6			
8	En suite bathroom	5,6			
9	Bedroom	27,2			



# 2

15<sup>th</sup>  
floors

**659,6 m<sup>2</sup>**

1	Entrance hall	6,8	10	Bedroom	24,5
2	Hall	77,3	11	En suite bathroom	10,8
3	Corridor	11,5	12	Storeroom	4,4
4	En suite bathroom	8,4	13	En suite bathroom	4,4
5	Bedroom	37,5	14	Bedroom	32,2
6	En suite bathroom	10,4	15	Living and dining area	55,0
7	Bedroom	37,8	16	Living and dining area	34,7
8	Bedroom	53,1	17	WC	3,9
9	En suite bathroom	19,5	18	Terrace	10,4
			19	Terrace	93,9
			20	Terrace	23,1





# 1

16<sup>th</sup>  
floors

**676,6 m<sup>2</sup>**

1	Entrance hall and corridor	26,1	10	Living and dining area	116,9
2	Kitchen	21,9	11	Walk-in closet	7,8
3	WC	9,1	12	Bathroom	5,8
4	Walk-in closet	5,9	13	En suite bathroom	6,0
5	Corridor	12,8	14	Bedroom	24,6
6	WC	5,3	15	En suite bathroom	7,5
7	Living area	11,4	16	Bedroom	26,1
8	Living area	29,0	17	Bedroom	24,6
9	WC	2,2	18	En suite bathroom	5,6
			19	Walk-in closet	6,2
			20	Corridor	15,8
			21	Walk-in closet	13,5
			22	Bedroom	38,1
			23	WC	2,7
			24	WC	1,9
			25	Bathroom	15,4
			26	Living area	50,0
			27	Terrace	69,9
			28	Terrace	115,1

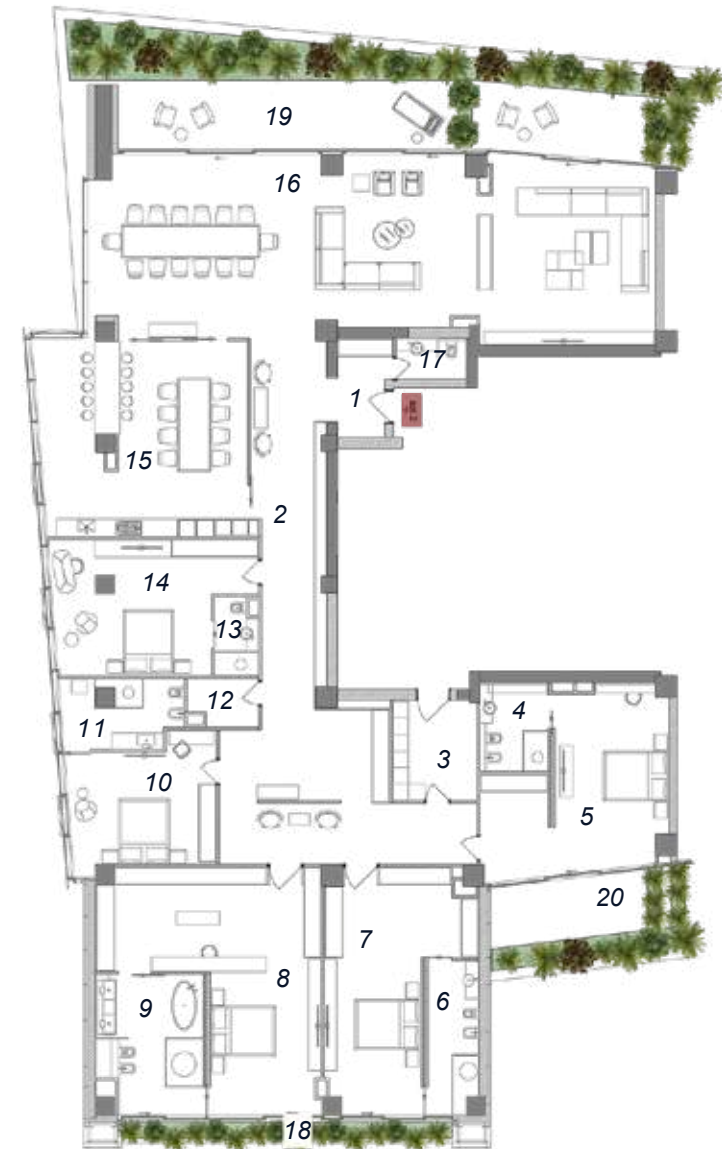


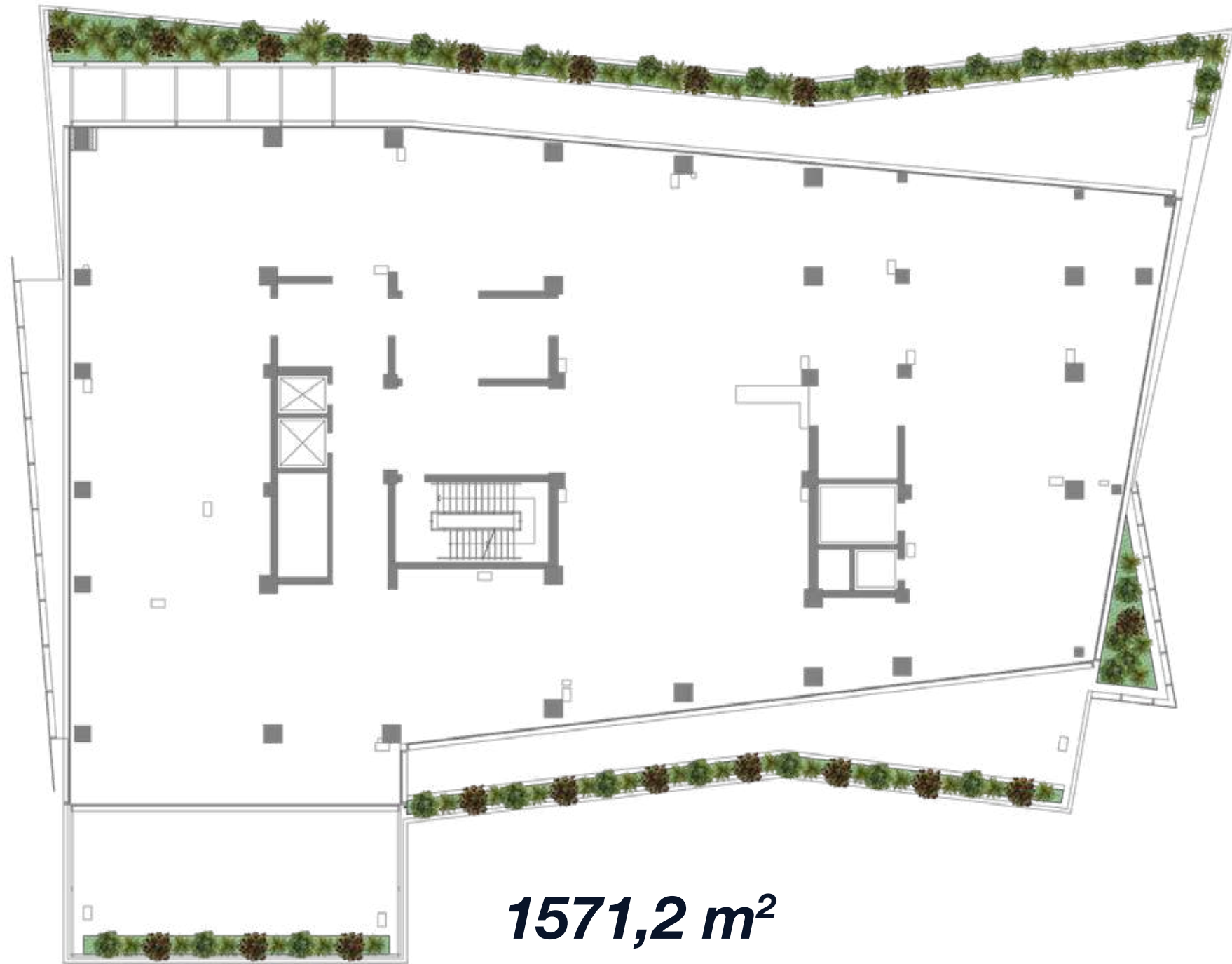
# 2

16<sup>th</sup>  
floors

**659,6 m<sup>2</sup>**

1	Entrance hall	6,8	10	Bedroom	24,5
2	Hall	77,3	11	En suite bathroom	10,8
3	Corridor	11,5	12	Storeroom	4,4
4	En suite bathroom	8,4	13	En suite bathroom	4,4
5	Bedroom	37,5	14	Bedroom	32,2
6	En suite bathroom	10,4	15	Living area	55,0
7	Bedroom	37,8	16	Living and dining area	134,7
8	Bedroom	53,1	17	WC	3,9
9	En suite bathroom	19,5	18	Terrace	10,4
			19	Terrace	93,9
			20	Terrace	23,1





EVERY  
DETAIL  
MATTERS



## KEMPINSKI RESIDENCES BAYIL BAY

Qurban Abbasov str. 5, Baku, Azerbaijan  
[www.bayilbay.az](http://www.bayilbay.az)

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