PANORAMA

BY ELIE SAAB

SEA BREEZE



Sculpted by the Breeze

True elegance is timeless. It transcends trends. It's a way of living with intention, presence, and personal rhythm.

Created for those who don't follow lifestyles but define their own. Designed as nature shapes: fluid, calm, and precise.

Light moves differently here. Lines curve with purpose. Space flows like fabric.

This is Panorama by ELIE SAAB. Crafted, not constructed.

Conceived not to impress, but to express.
For those who seek to see more, feel more, and move with grace.

About

ELIE SAAB

Founded in Lebanon in 1982, ELIE SAAB is one of the world's leading Haute Couture lifestyle brands. As one of the first international members of France's prestigious Chambre Syndicale, the House has established a global presence with flagship boutiques in major fashion capitals including Paris, London, Milan, Dubai, Beirut and other key cities around the world.

Sought after by A-list celebrities and royalty around the globe, the house offers Haute Couture, Ready-to-Wear, and Bridal collections, complemented by accessories, eyewear, childrenswear, watches, fragrances and furniture. The brand has also expanded into interior design partnering with leading developers worldwide.





Baku

A RISING DESTINATION

On the shores of the Caspian, a new era of living unfolds. Baku is emerging as a global hotspot for culture, lifestyle, and luxury, where rich heritage meets cutting-edge architecture and a vibrant cosmopolitan spirit, creating a city of opportunity and sophistication.

Sea Breeze

A COASTAL ESCAPE





Enjoy the Ease

AROUND YOU

5 Minutes to Crescent Island
5 Minutes to Dreamfest Arena
15 Minutes to Seabreeze Circus
15 Minutes to Landau School
15 Minutes to Sea Park
20 Minutes to Spa & Wellness Center
20 Minutes to Sky Mall
40 Minutes to Heydar Aliyev Airport



THE BREATH OF SEA BREEZE

Just minutes from the city lies Sea Breeze, an exclusive destination on the Caspian shore.

With pristine beaches, vibrant promenades, and world-class design, it offers not just a home, but a lifestyle where everyday living feels like a retreat.

Design Philosophy





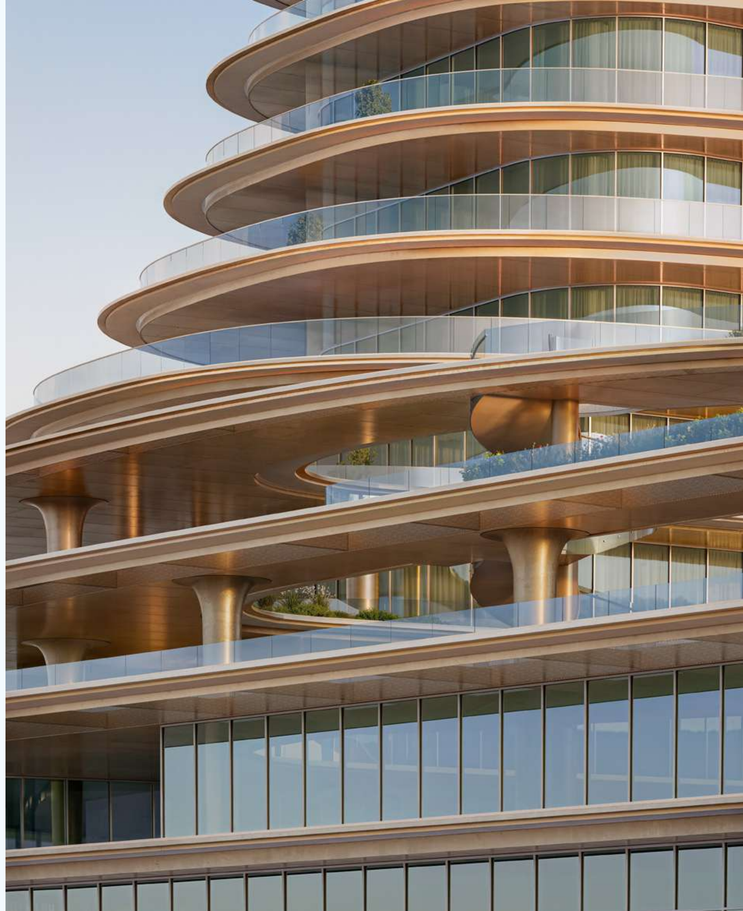


Crafted

NOT CONSTRUCTED

Every contour celebrates harmony with the surroundings, inviting residents to live in tune with the rhythm of the sea and the whispers of the wind.

From sunlit terraces to panoramic vistas, Panorama by ELIE SAAB transforms everyday moments into an elegant dialogue between nature and design.





ELIE SAAB

MAISON

The ELIE SAAB Maison furniture collection is the result of the creative collaboration between Elie Saab and Carlo Colombo, brought to life under license by Corporate Brand – A++ Group.

It translates the Maison's distinctive aesthetic into the world of interiors, blending cultural heritage with contemporary design to create a refined and global vision of living. Crafted in Italy, every piece reflects a continuous pursuit of excellence in craftsmanship, fabrics, textures, and finishes.

With its organic shapes and harmonious proportions, the collection embodies ELIE SAAB's vision of the home as a living expression of elegance and emotion - a complete interior world that spans living and dining areas, bedrooms, offices, outdoor spaces, kitchens, wardrobes, rugs, and home décor.

Residents will have the privilege of working alongside the ELIE SAAB Maison team to configure and personalise their interiors, with dedicated access to the collection, bespoke consultation, and exclusive terms reserved for owners.


PANORAMA
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THE LOBBY

Bathed in natural light, the grand lobby of Panorama by ELIE SAAB evokes an atmosphere of timeless grace. Floor-to-ceiling windows invite the outside in, while lush greenery breathes vitality into the refined bronze and wood palette.

Every curve and contour, from the flowing metallic drapery that recalls the dance of wind, to the marble and wood finishes, reflects ELIE SAAB Maison's signature harmony of elegance, craftsmanship and timeless design.



THE PENTHOUSE

Perched above the Caspian Sea, the penthouse at Panorama by ELIE SAAB embodies tranquility and refinement - a world where every moment feels carried by the breeze.

Expansive windows frame sweeping views of the Sea Breeze island and the iconic Ribbon Tower, blurring the boundary between sea and sky. Inside, curated pieces from ELIE SAAB Maison bring artistry and elegance to every corner, while the warmth of an indoor fireplace and the openness of a grand terrace create a rhythm of calm and grandeur.





THE INTERIORS

The living spaces at Panorama by ELIE SAAB are crafted with exceptional attention to detail, featuring signature pieces from the ELIE SAAB Maison collection. Elegant layouts, refined materials, and couture-inspired furnishings come together to create interiors that feel both luxurious and effortlessly livable.

Every element is thoughtfully curated, offering a level of sophistication and comfort that ranks among the finest in the world.



Penthouse Dining Area

PENTHOUSE BEDROOM

Composed with a sense of quiet grandeur, the penthouse bedroom at Panorama by ELIE SAAB reflects the Maison's vision of refined living.

Designed by ELIE SAAB, the interior embodies timeless elegance through a palette of soft neutrals enriched by bronze, marble, and lacquered woods.

At its center, the bed becomes a sculptural statement, defined by pure lines and subtle strength that recall the Brand's signature furniture designs. The space is orchestrated in perfect balance, serene yet expressive, where light, texture, and proportion converge to create an atmosphere of contemporary sophistication. Daylight floods the room through full-height glazing, infusing the interior with warmth and a gentle rhythm that shifts throughout the day.





A Grand Lifestyle

Amenities & Services

Basement Parking
2 Large Infinity Pools
Aquatics Center
Gymnasium
Fitness Center
Private Spa
Retail Area
Lounges
Business Center
Squash Court
Table Tennis
Kids Play Area
Landscaped Areas & Fountains

RETAIL & DINING

At the base of Panorama by ELIE SAAB, a curated retail and dining promenade brings everyday convenience and elevated lifestyle together.

Thoughtfully designed boutique stores and select retail outlets ensure that everything you need is just steps from home — from designer pieces to daily essentials.

Inviting cafés and dining spaces spill out onto beautifully landscaped terraces, where residents and visitors can relax and take in the calming views of the Caspian Sea.

Surrounded by lush greenery and elegant architecture, this vibrant ground-floor destination extends the spirit of the tower — refined, effortless, and inspired by the beauty of coastal living.





POOL DECK

The pool deck at Panorama by ELIE SAAB is a serene escape that captures the essence of coastal luxury. A sweeping, curved infinity pool appears to merge seamlessly with the horizon, offering uninterrupted views of the Caspian Sea.

Surrounded by lush greenery, the deck is designed for both relaxation and refinement, with ample lounge areas and bespoke furnishings from the ELIE SAAB Maison collection.

Property Details

Project Type
Luxury Residential

Plot Area
23,531 sq. m.

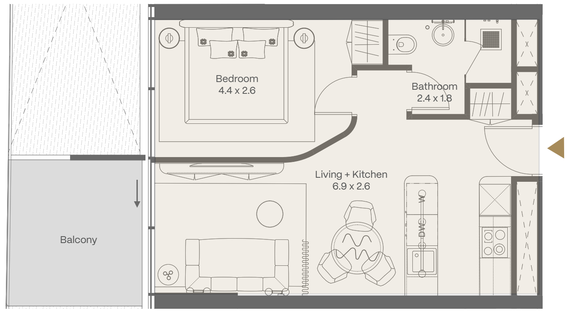
Total Units
582

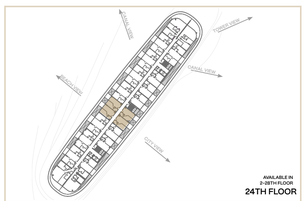
Unit Mix
One Bedroom Junior Apartments: 109
One Bedroom Apartments: 173
Two Bedroom Apartments: 194
Two Bedroom Plus Apartments: 97
Four Bedroom Duplex Apartments: 8
Penthouse: 1

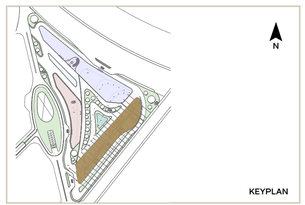


Unit Types

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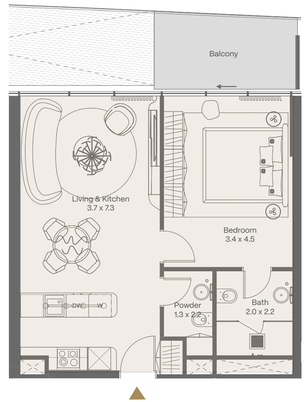


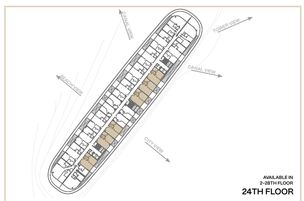
1Bedroom Junior

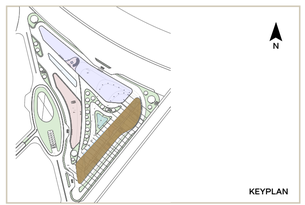
2-25th floor (24th floor)

Total Area	**50.70 sqm**
Internal Area	**43.0 sqm**
Balcony	**7.70 sqm**

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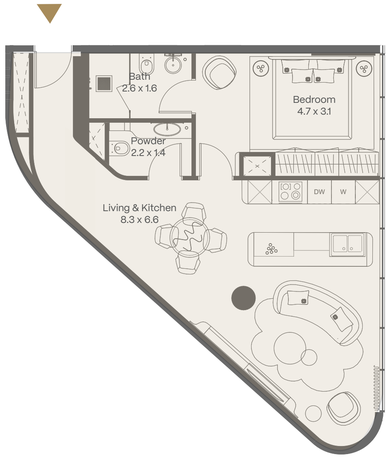


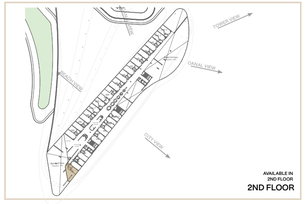
1Bedroom Type A

2-25th floor (24th floor)

Total Area	**VARIES (66.6 sqm - 67.7 sqm)**
Internal Area	**57.30 sqm**
Balcony	**VARIES (9.3 sqm - 10.4 sqm)**

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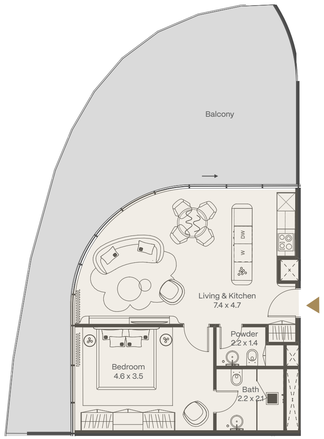


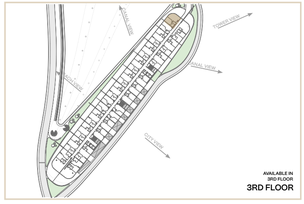
1Bedroom Type B

2nd floor

Total Area	**68.3 sqm**
Internal Area	**68.3 sqm**
Balcony	**0 sqm**

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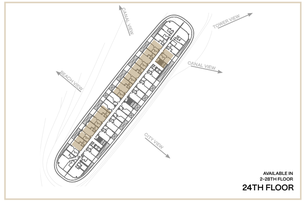
1Bedroom Type C

3rd floor

Total Area	**114.05 sqm**
Internal Area	**60.15 sqm**
Balcony	**53.9 sqm**

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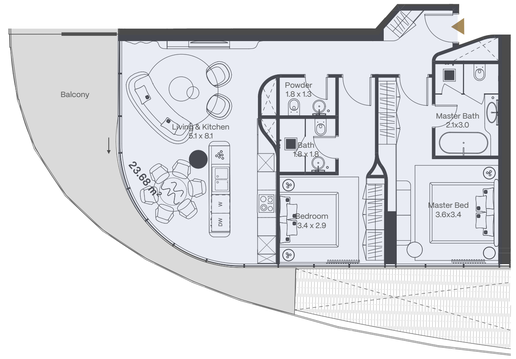


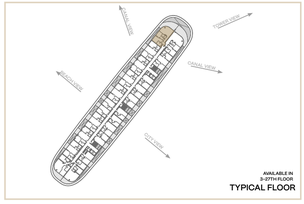
2Bedroom Type A

2-25th floor (28th floor)

Total Area	**VARIES (93.2 sqm - 96.48 sqm)**
Internal Area	**85.5 sqm**
Balcony	**VARIES (7.7 sqm - 10.98 sqm)**

PANORAMA
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SEA BREEZE





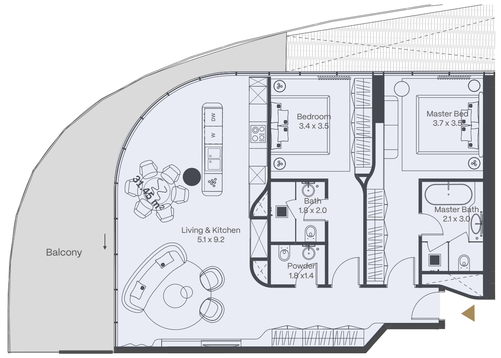


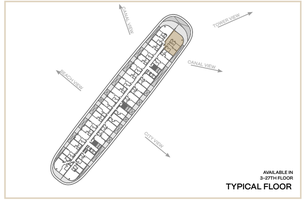
2Bedroom Type A1

3-27th floor (Typical floor)

Total Area	**118.8 sqm**
Internal Area	**95.3 sqm**
Balcony	**23.5 sqm**

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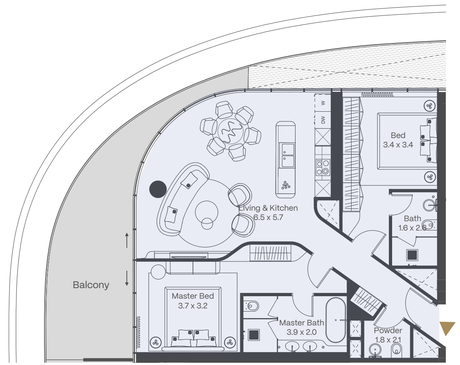


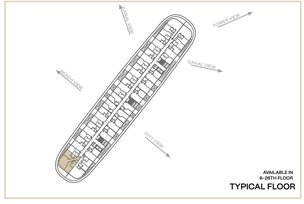
2Bedroom Type A2

3-27th floor (Typical floor)

Total Area	**142.8 sqm**
Internal Area	**111.6 sqm**
Balcony	**31.20 sqm**

PANORAMA
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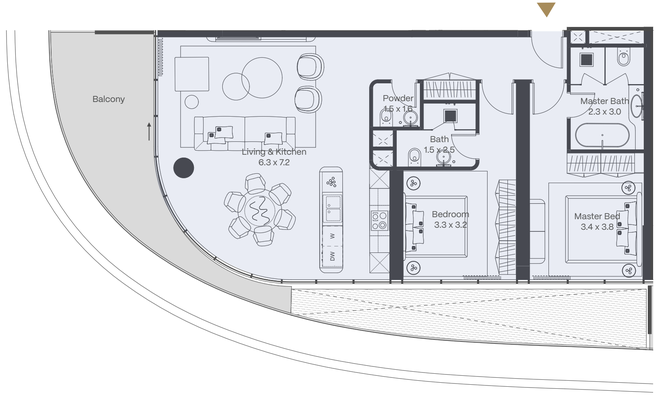


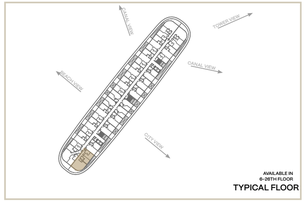
2Bedroom Type B

6-26th floor (Typical floor)

Total Area	**125.4 sqm**
Internal Area	**100.7 sqm**
Balcony	**24.7 sqm**

PANORAMA
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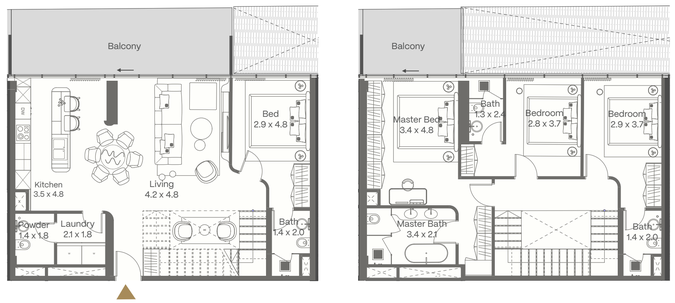


2Bedroom Type C

6-26th floor (Typical floor)

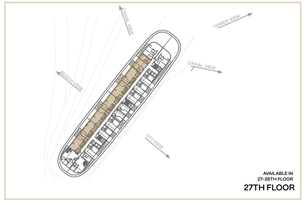
Total Area	**124.05 sqm**
Internal Area	**105.65 sqm**
Balcony	**18.4 sqm**

PANORAMA
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SEA BREEZE



LOWER LEVEL

UPPER LEVEL

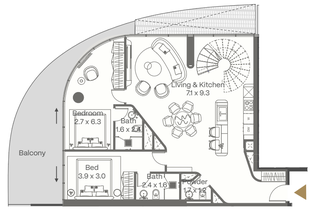




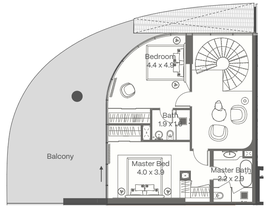
4Bedroom Duplex Type A

27-28th floor (27th floor)

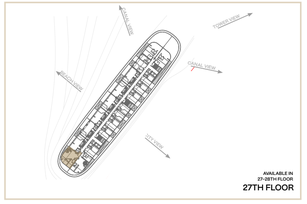
Total Area	**125.4 sqm**
Internal Area	**100.7 sqm**
Balcony	**24.7 sqm**



LOWER LEVEL



UPPER LEVEL



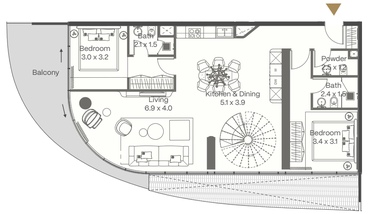


4Bedroom Duplex Type B

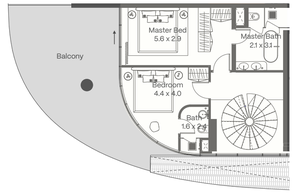
27-28th floor (27th floor)

Total Area	**256.73 .sqm**
Internal Area	**183.73 sqm**
Balcony	**73 sqm**

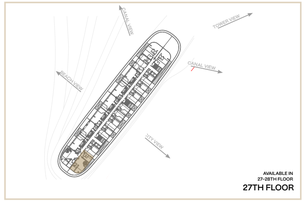
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LOWER LEVEL



UPPER LEVEL



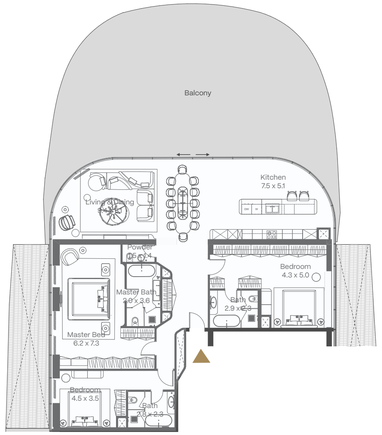


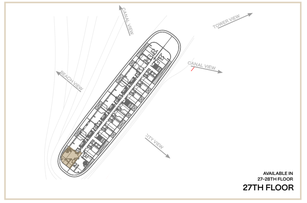
4Bedroom Duplex Type C

27-28th floor (27th floor)

Total Area	**222.3 sqm**
Internal Area	**166.9 sqm**
Balcony	**55.4 sqm**

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Penthouse

28th floor

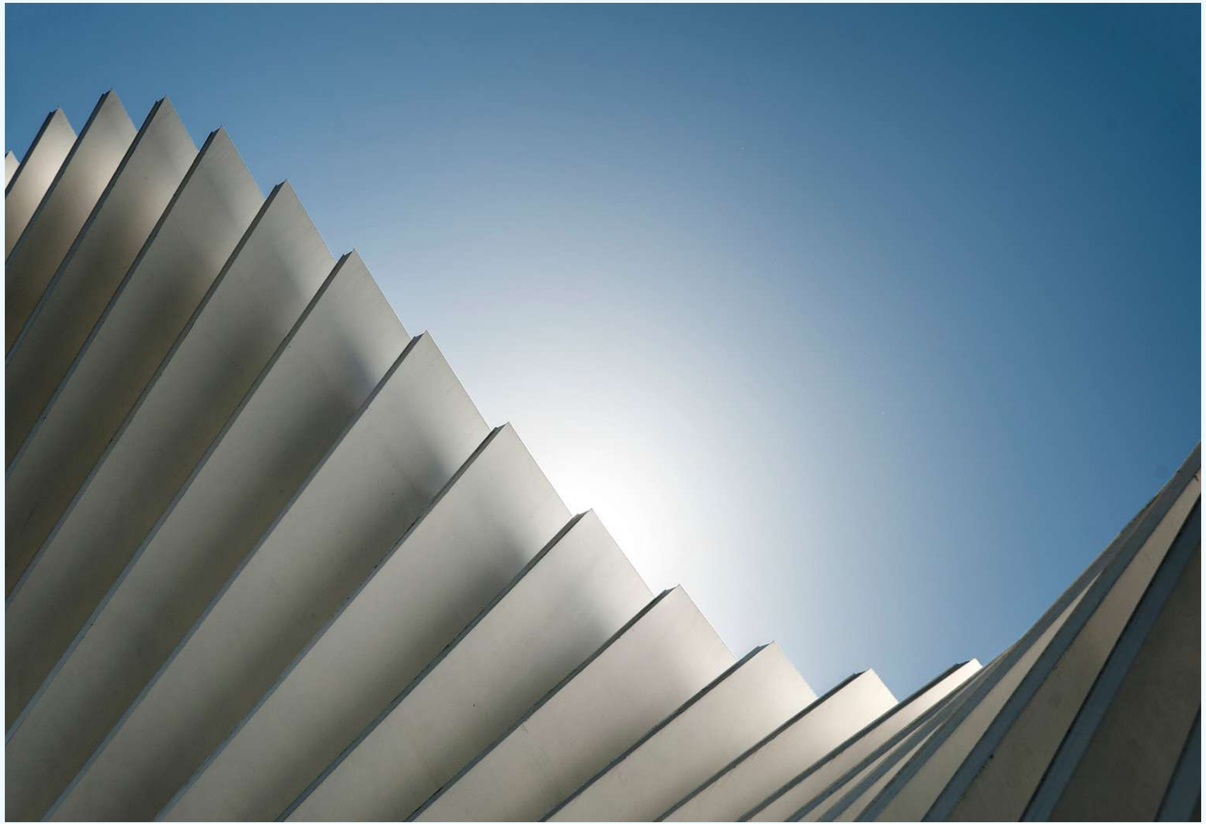
Total Area	**361.0 .sqm**
Internal Area	**217.9 sqm**
Balcony	**143.1 sqm**

SABAH INVESTMENT GROUP

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.





Reportage.

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.

RS Capital Investments LLC is a strategic partnership between Sabah Investment Group and Reportage Group, established to jointly develop and manage major real estate projects across the globe.

The partnership unites Sabah Investment Group's international investment expertise with Reportage Group, the leading private real estate developer based in UAE with proven development capabilities globally, creating a powerful platform for delivering exceptional residential and mixed-use communities that embody excellence, innovation, and long-term value.

RS Capital Investments' growing portfolio includes landmark developments in some of the world's most dynamic markets, reflecting the partners' shared commitment to quality, sustainability, and enduring impact within the global real estate landscape.



Reportage.

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