



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





PANORAMA

BY ELIE SAAB

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
BY ELIE SAAB





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

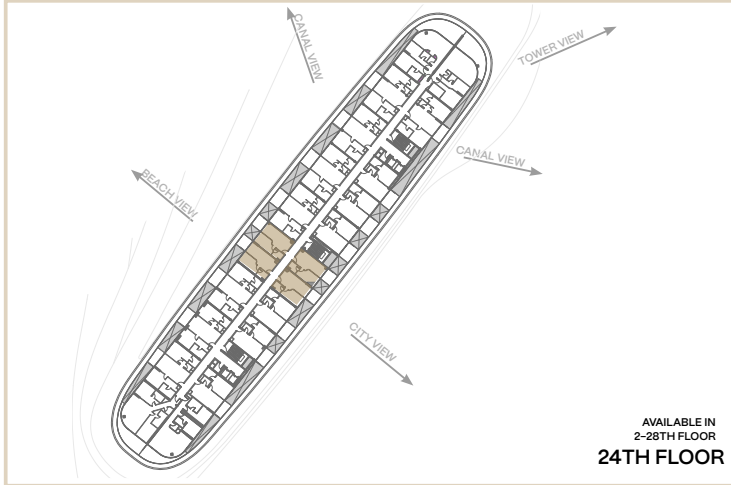
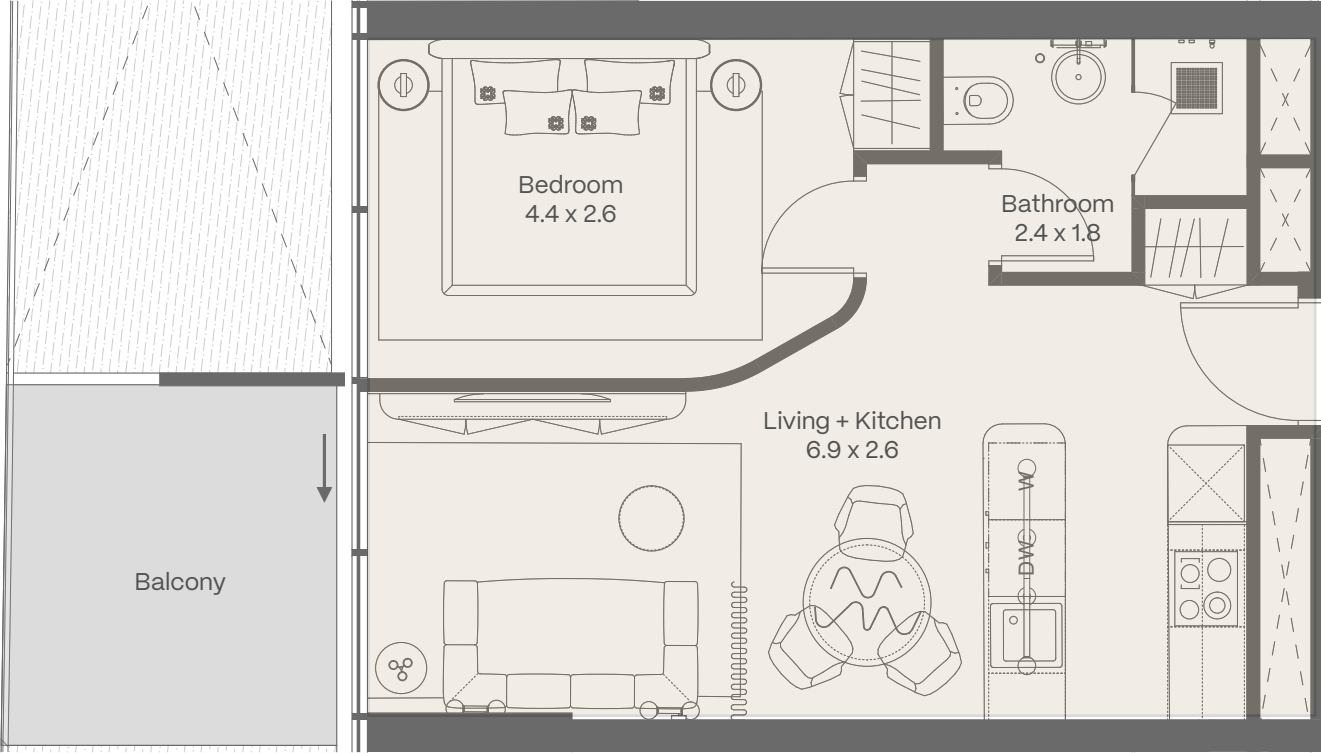
582

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

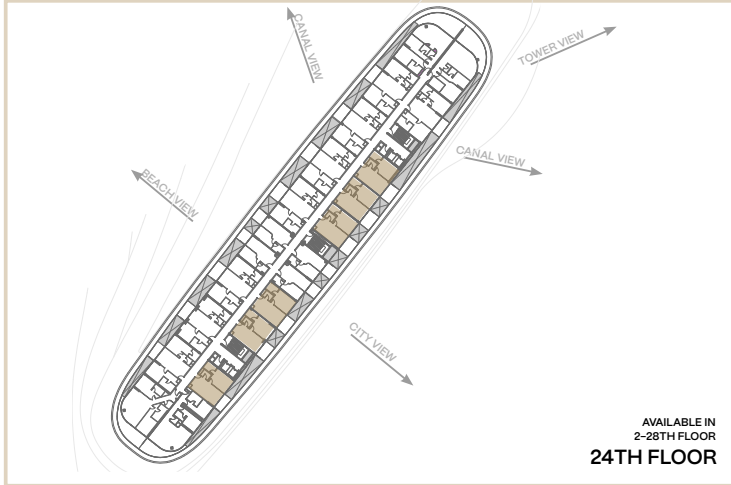
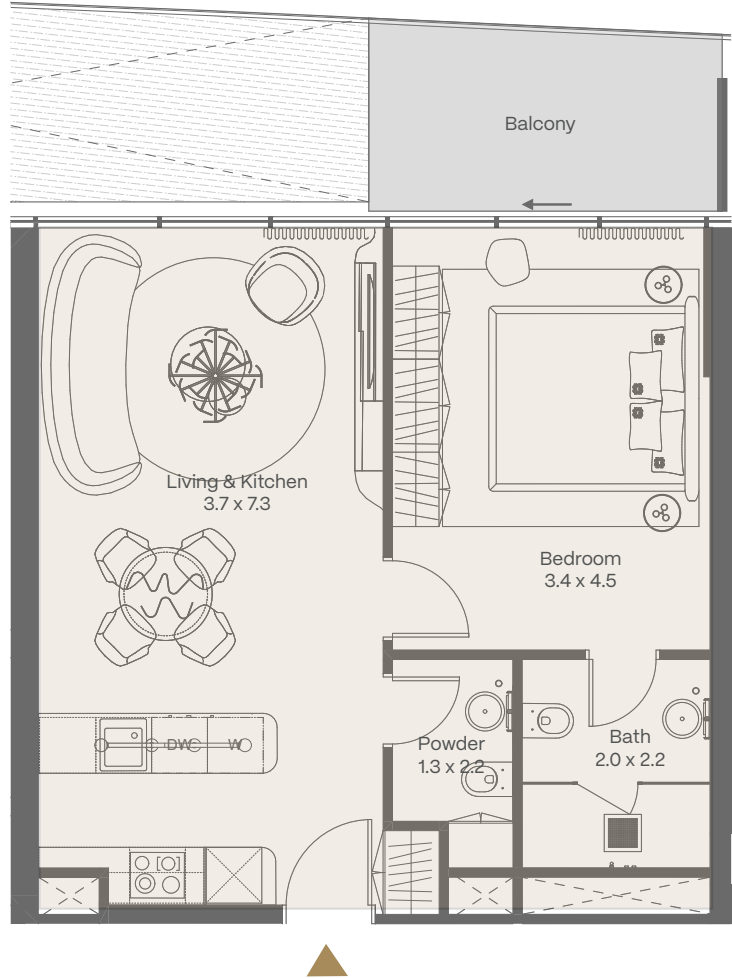




1 Bedroom Junior

2-25th floor (24th floor)

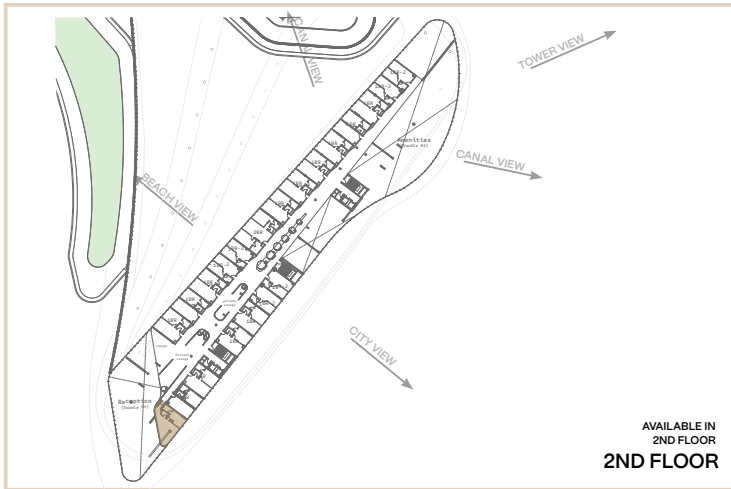
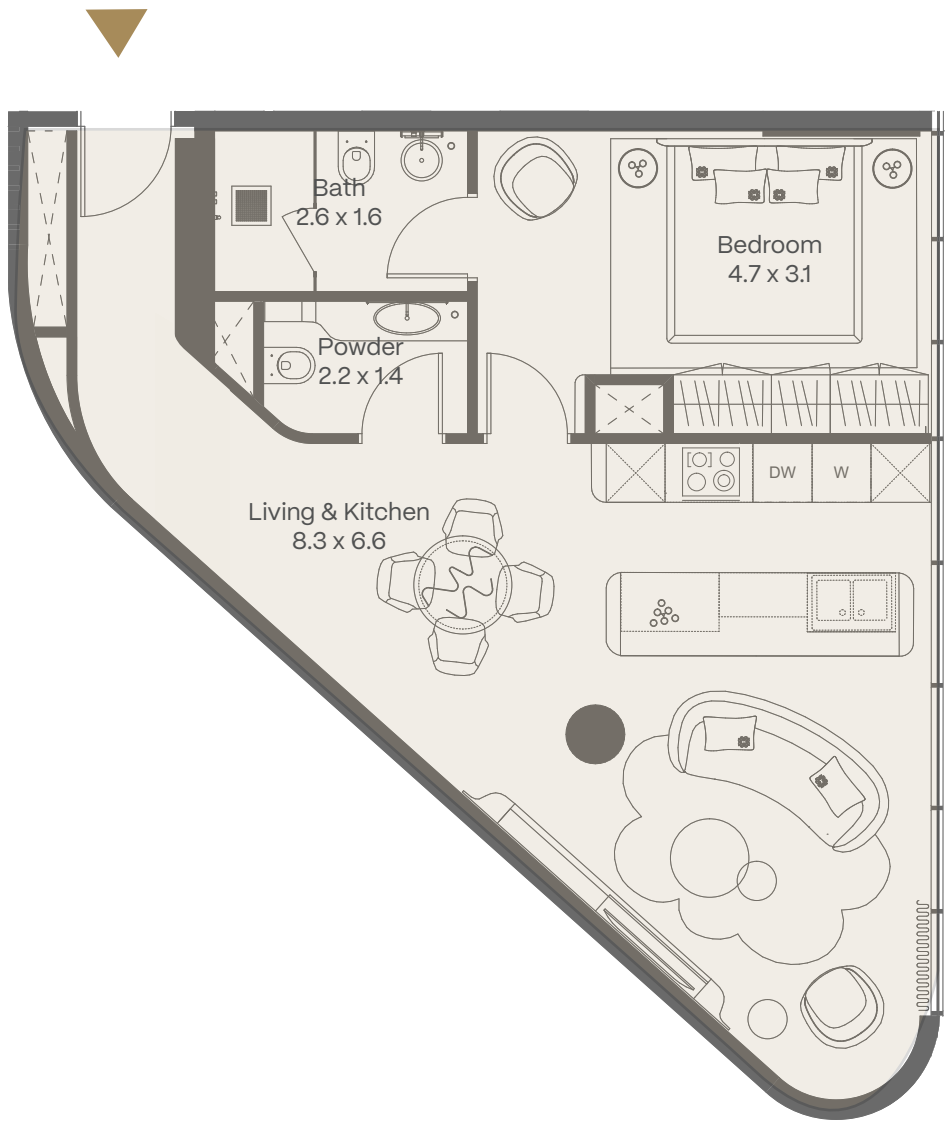
Total Area	50.70 sqm
Internal Area	43.0 sqm
Balcony	7.70 sqm



1 Bedroom Type A

2-25th floor (24th floor)

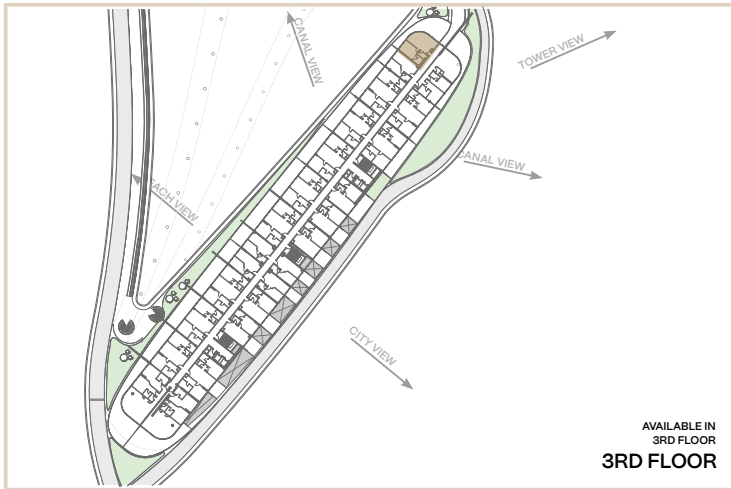
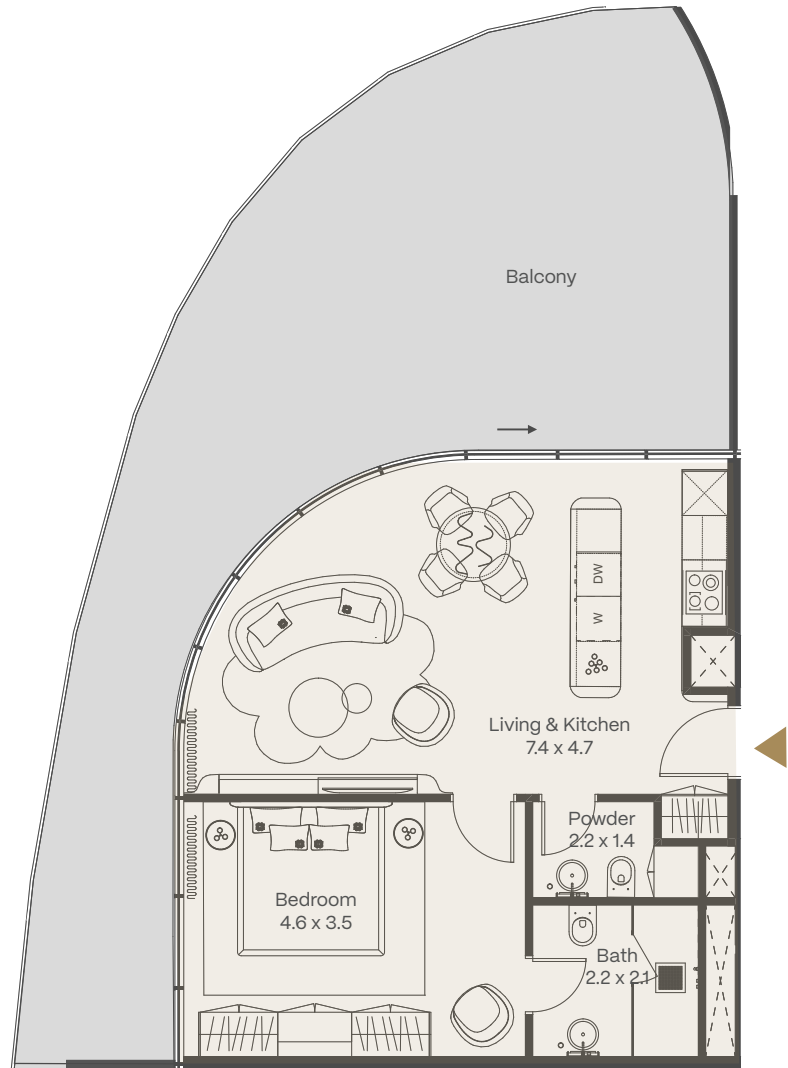
Total Area	VARIES (66.6 sqm - 67.7 sqm)
Internal Area	57.30 sqm
Balcony	VARIES (9.3 sqm - 10.4 sqm)



1 Bedroom Type B

2nd floor

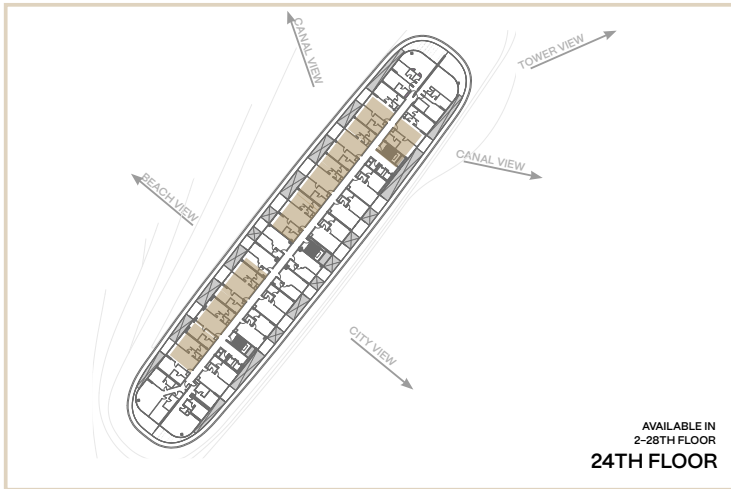
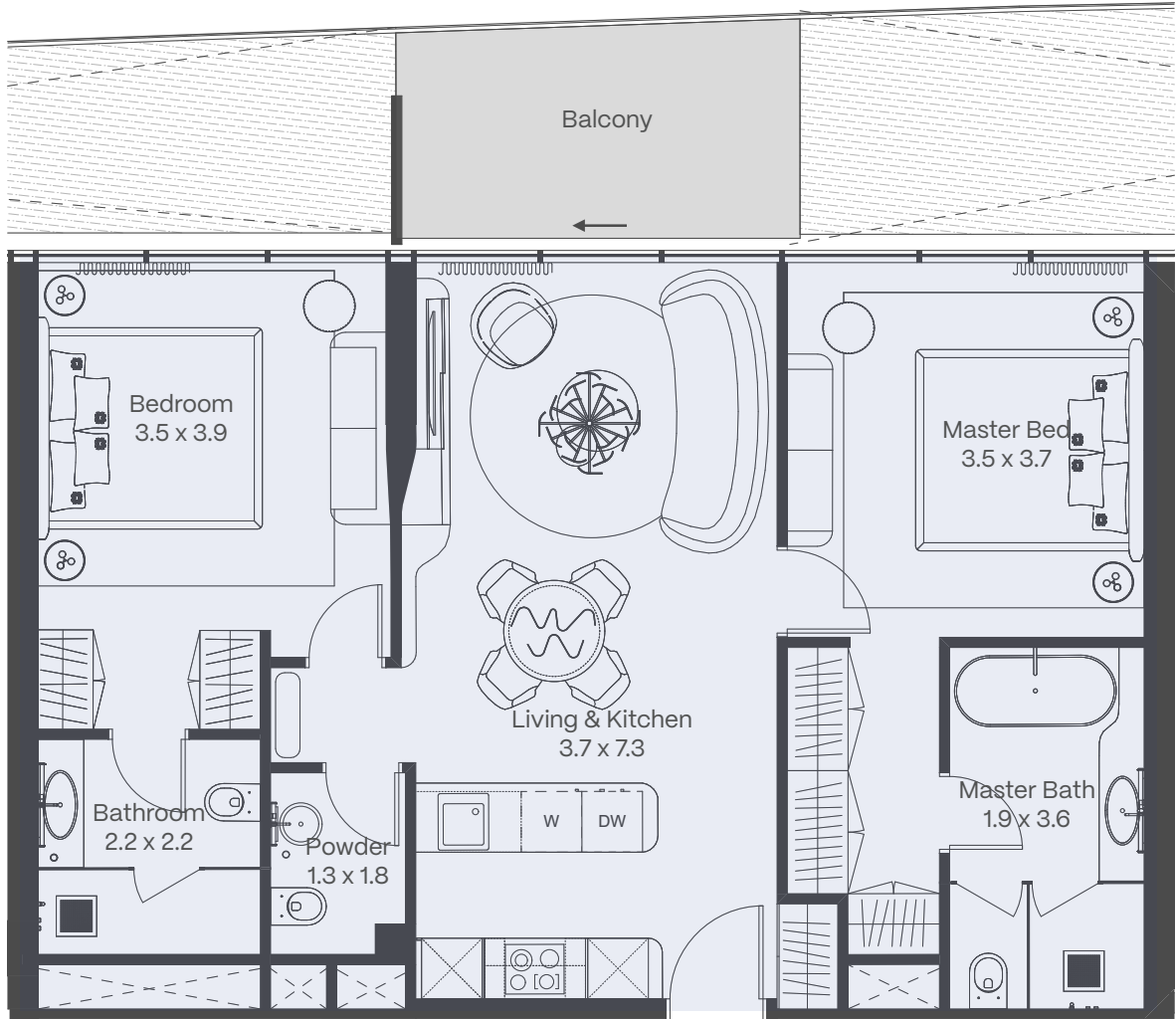
Total Area	68.3 sqm
Internal Area	68.3 sqm
Balcony	0 sqm



1 Bedroom Type C

3rd floor

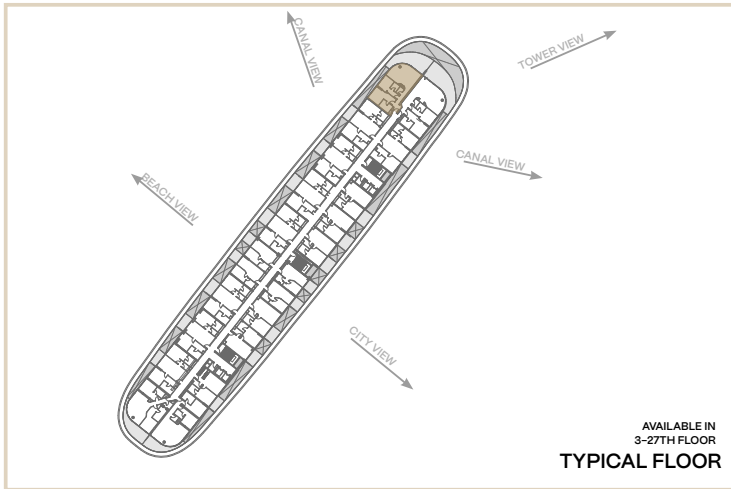
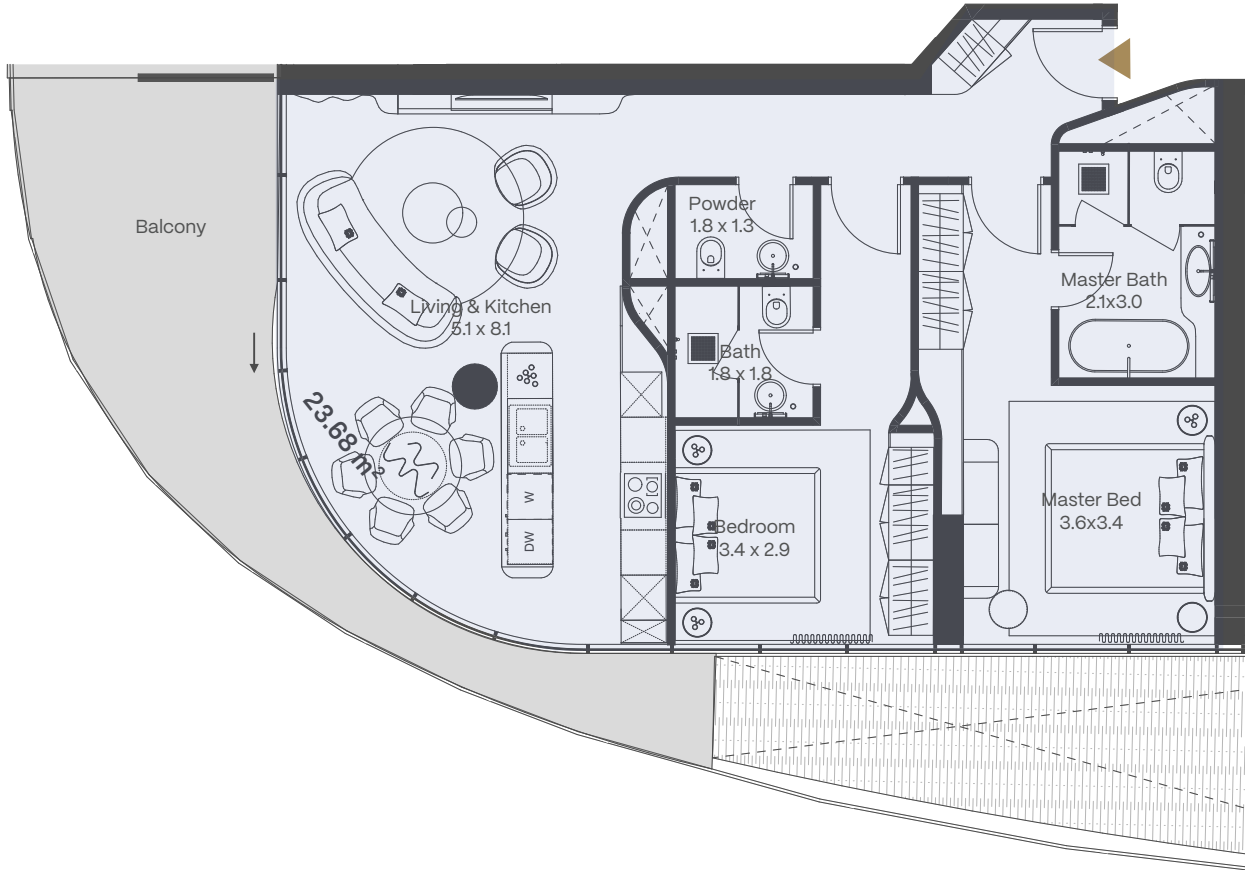
Total Area	114.05 sqm
Internal Area	60.15 sqm
Balcony	53.9 sqm



2Bedroom Type A

2-25th floor (28th floor)

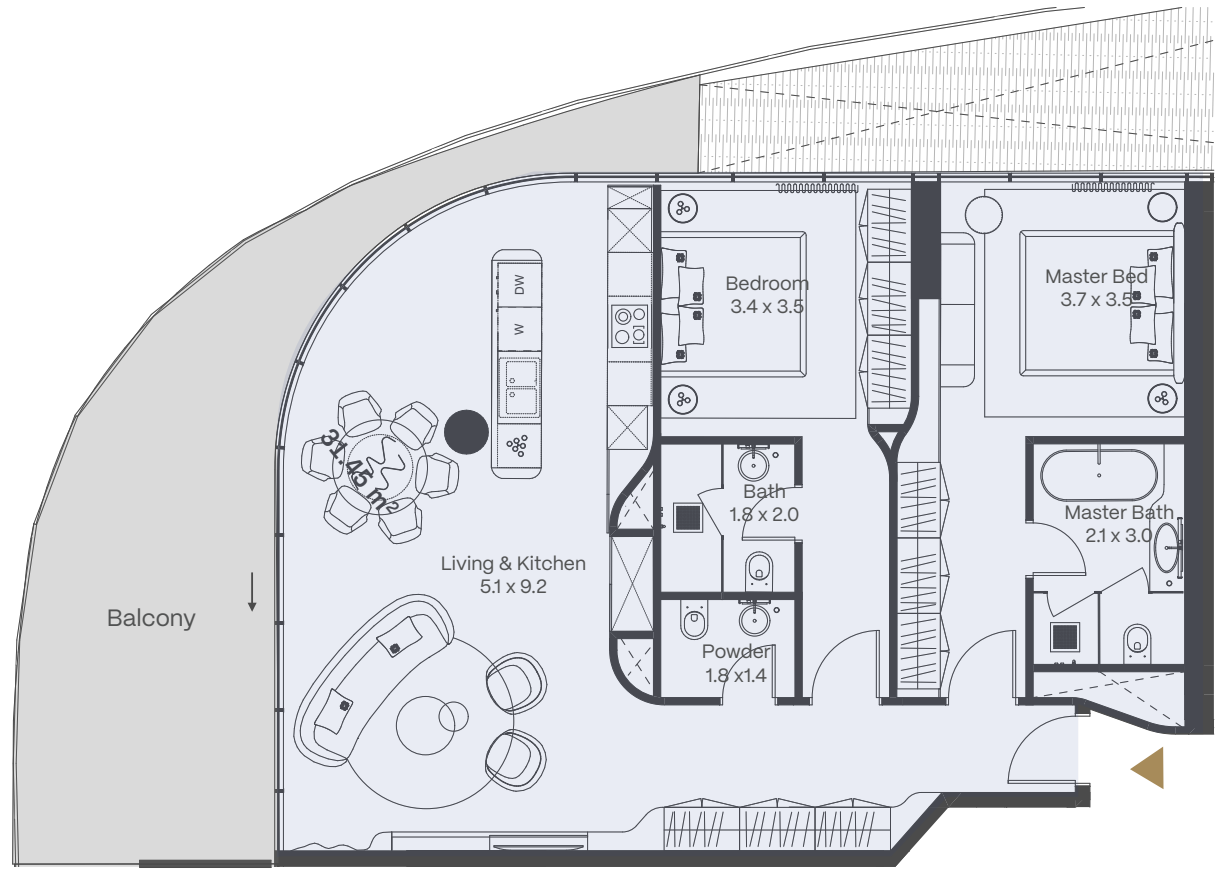
Total Area	VARIES (93.2 sqm - 96.48 sqm)
Internal Area	85.5 sqm
Balcony	VARIES (7.7 sqm - 10.98 sqm)



2Bedroom Type A1

3-27th floor (Typical floor)

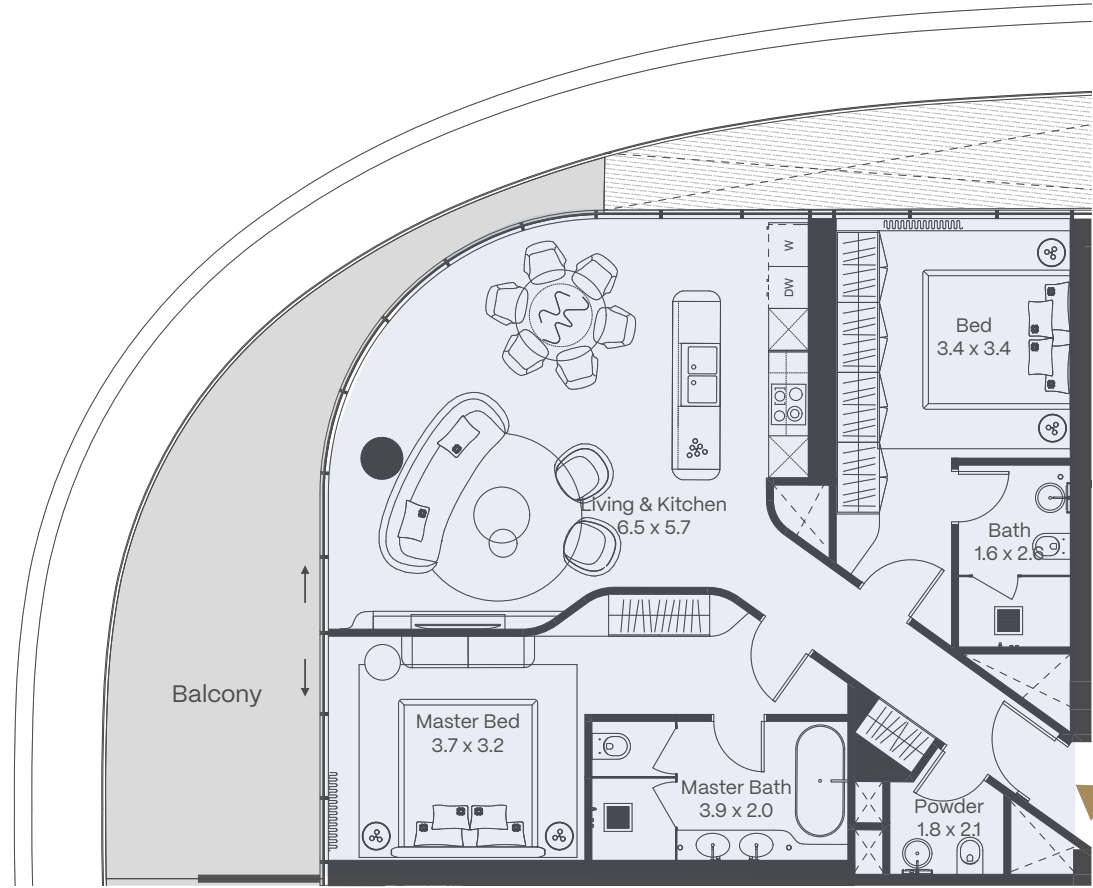
Total Area	118.8 sqm
Internal Area	95.3 sqm
Balcony	23.5 sqm



2Bedroom Type A2

3-27th floor (Typical floor)

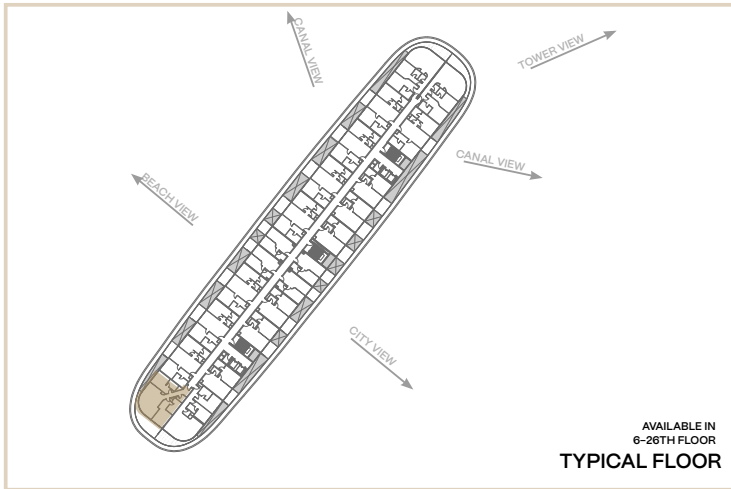
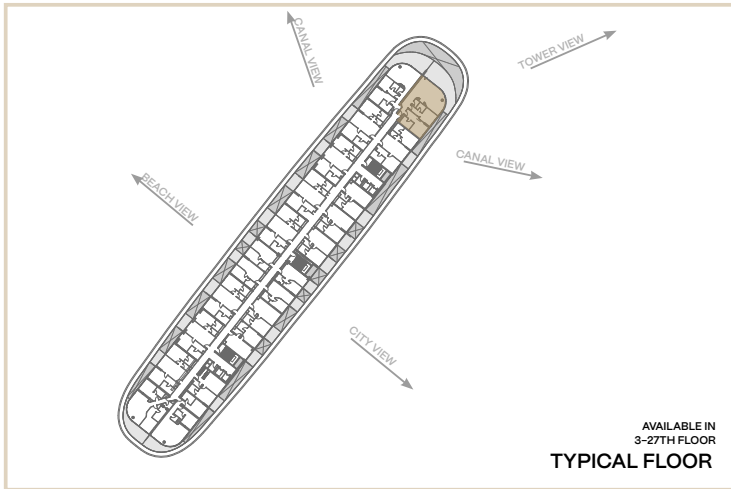
Total Area	142.8 sqm
Internal Area	111.6 sqm
Balcony	31.20 sqm

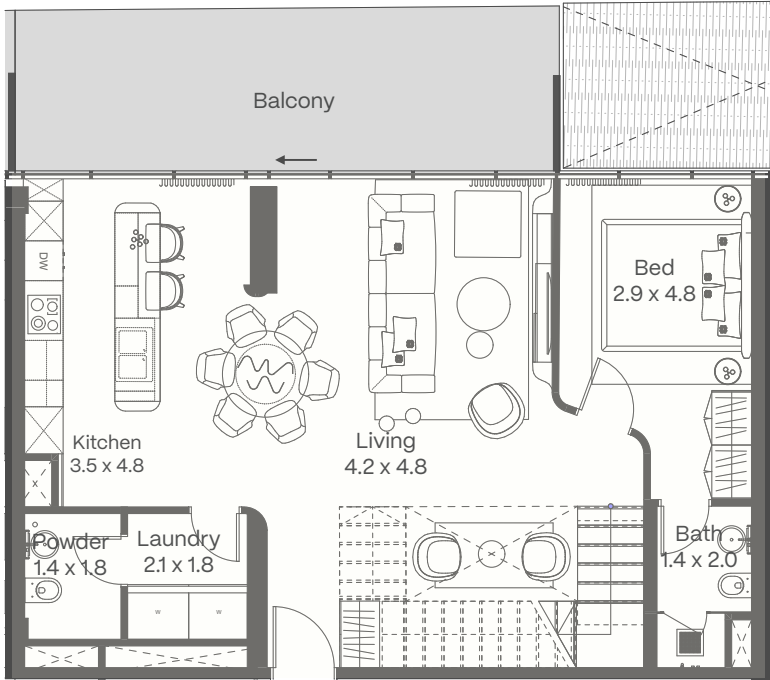
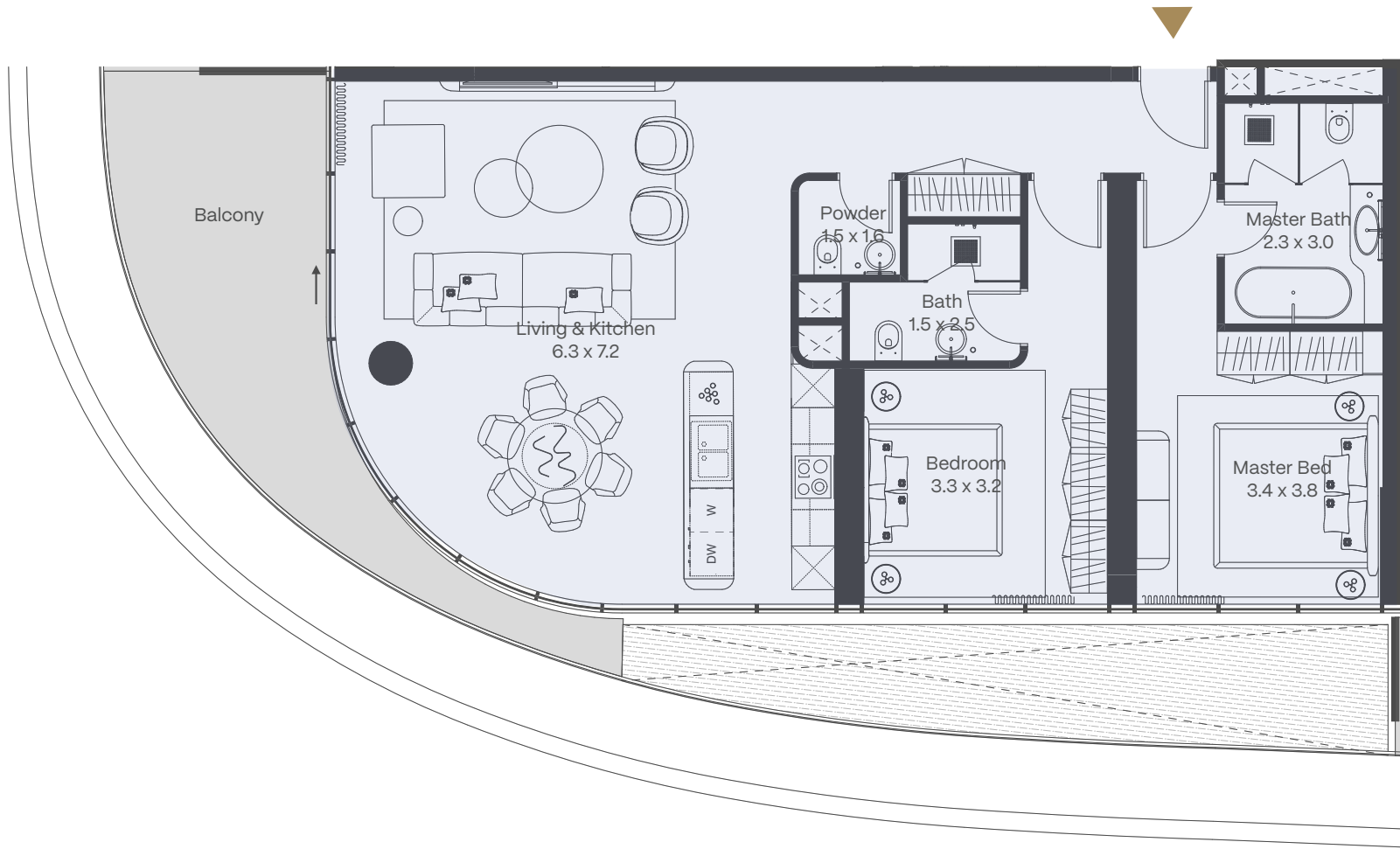


2Bedroom Type B

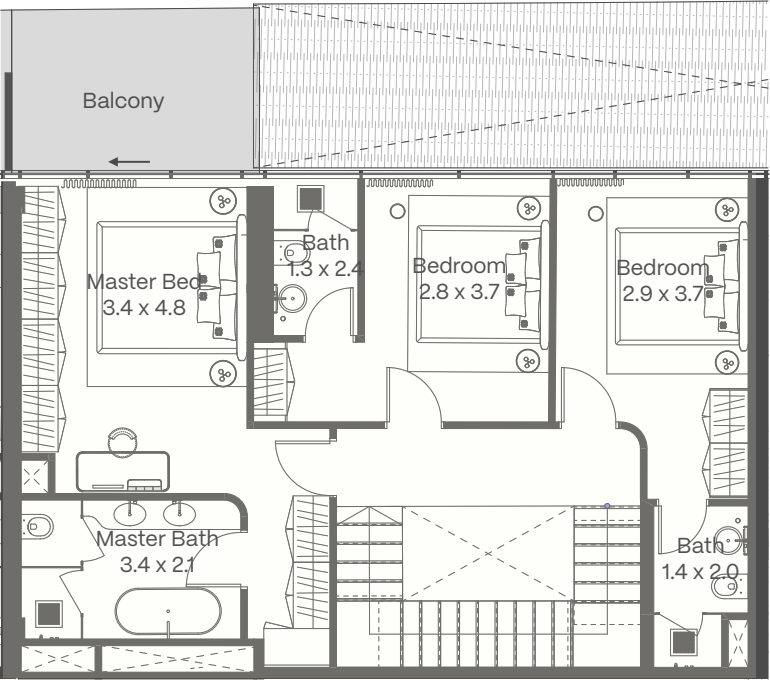
6-26th floor (Typical floor)

Total Area	125.4 sqm
Internal Area	100.7 sqm
Balcony	24.7 sqm

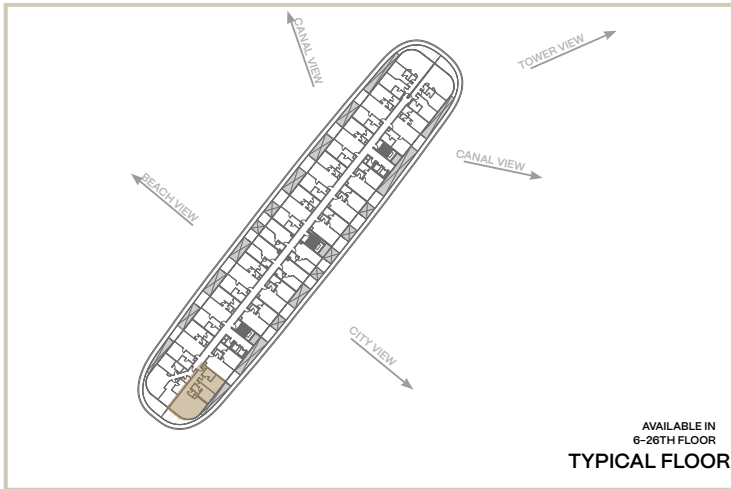




LOWER LEVEL



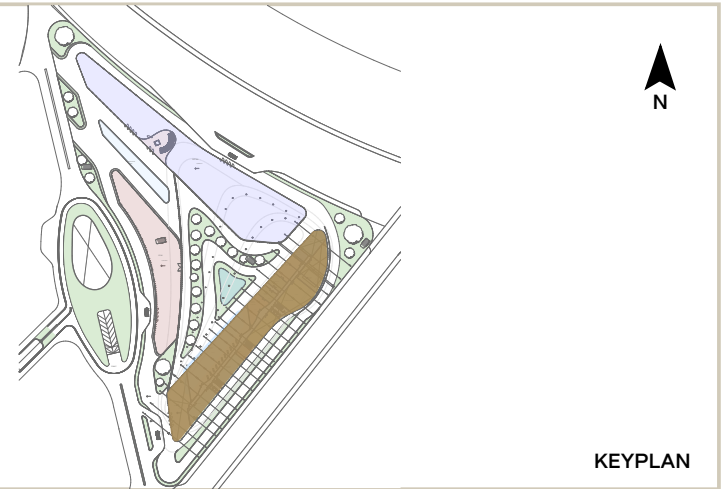
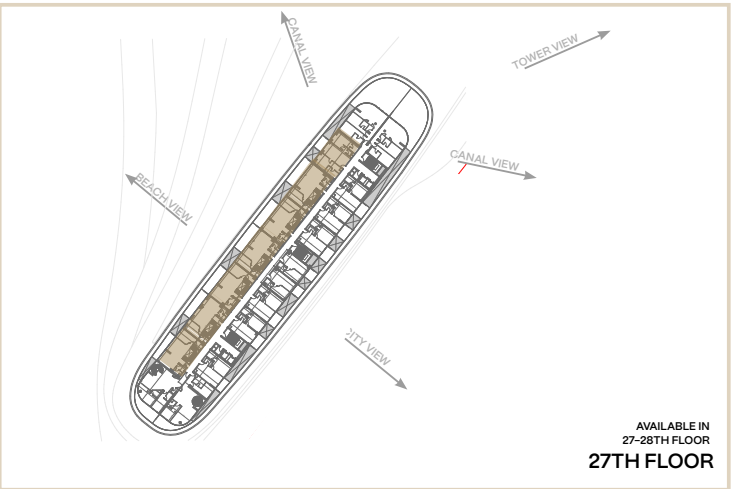
UPPER LEVEL



2 Bedroom Type C

6-26th floor (Typical floor)

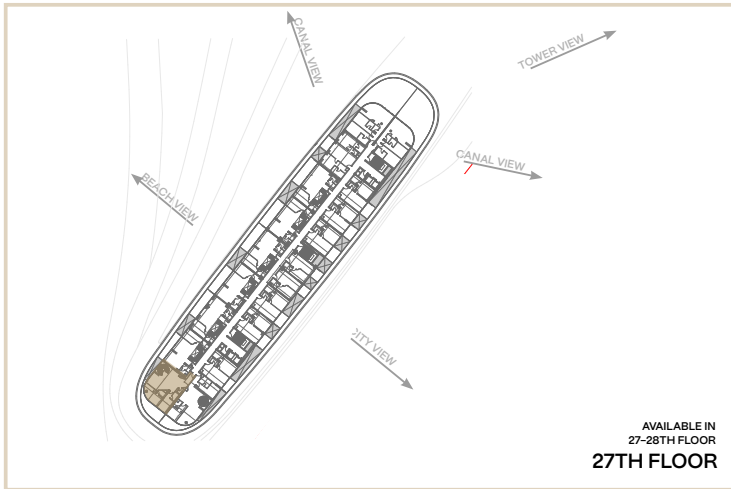
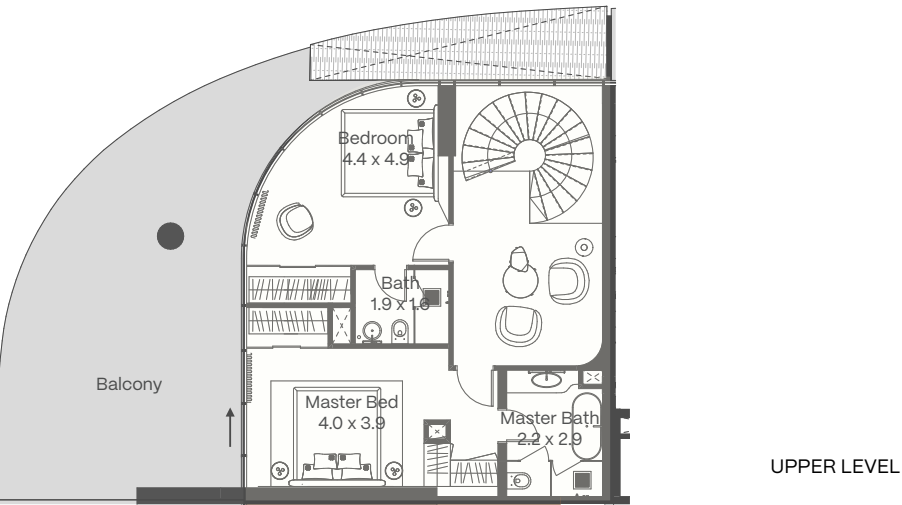
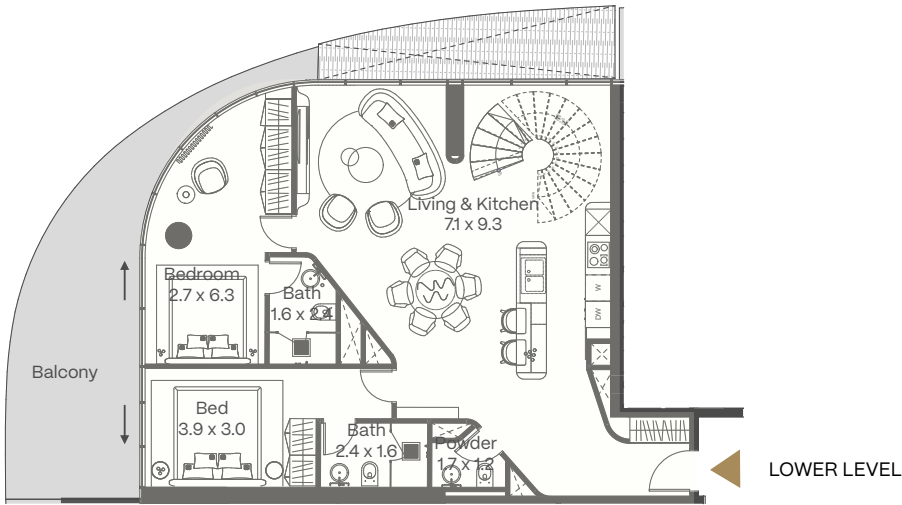
Total Area	124.05 sqm
Internal Area	105.65 sqm
Balcony	18.4 sqm



4 Bedroom Duplex Type A

27-28th floor (27th floor)

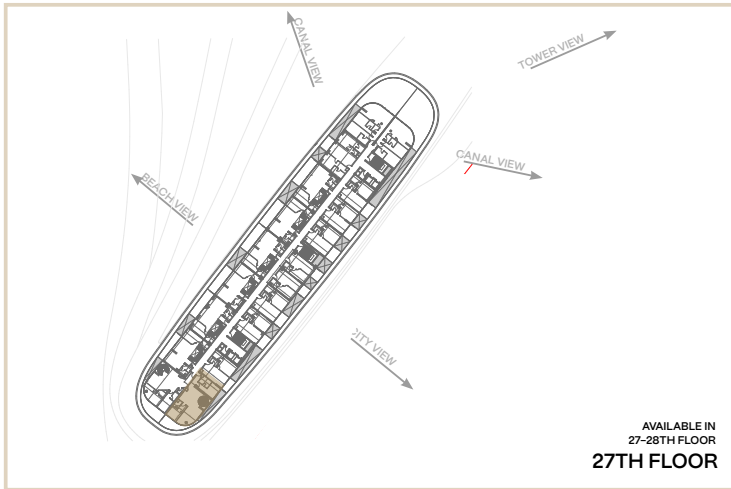
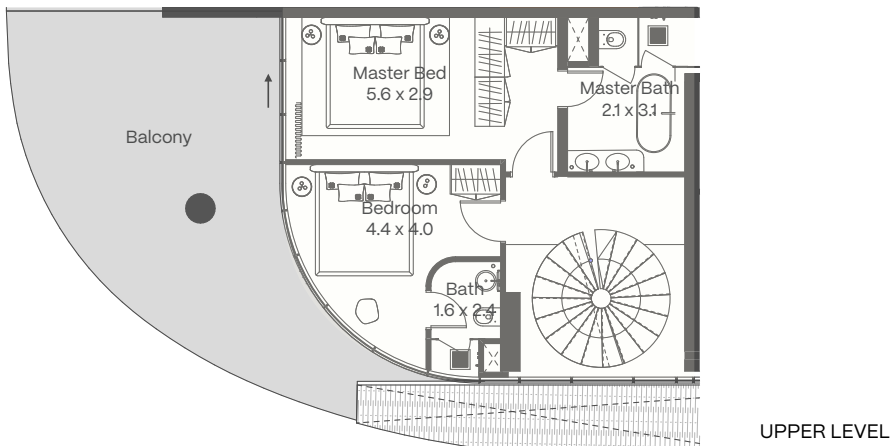
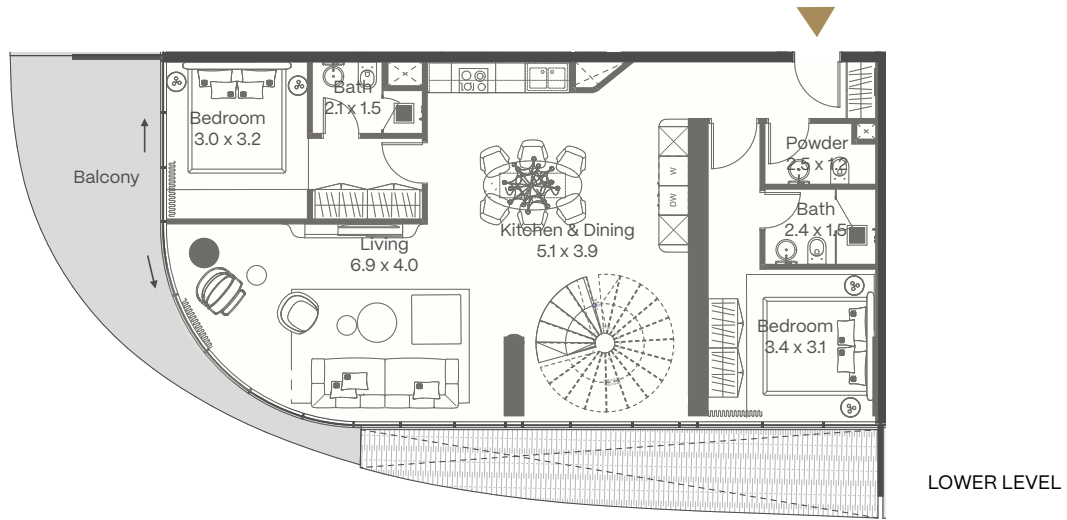
Total Area	125.4 sqm
Internal Area	100.7 sqm
Balcony	24.7 sqm



4 Bedroom Duplex Type B

27-28th floor (27th floor)

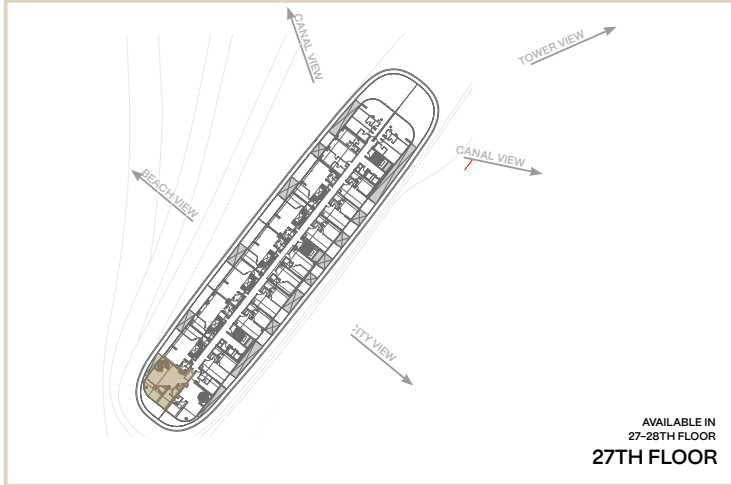
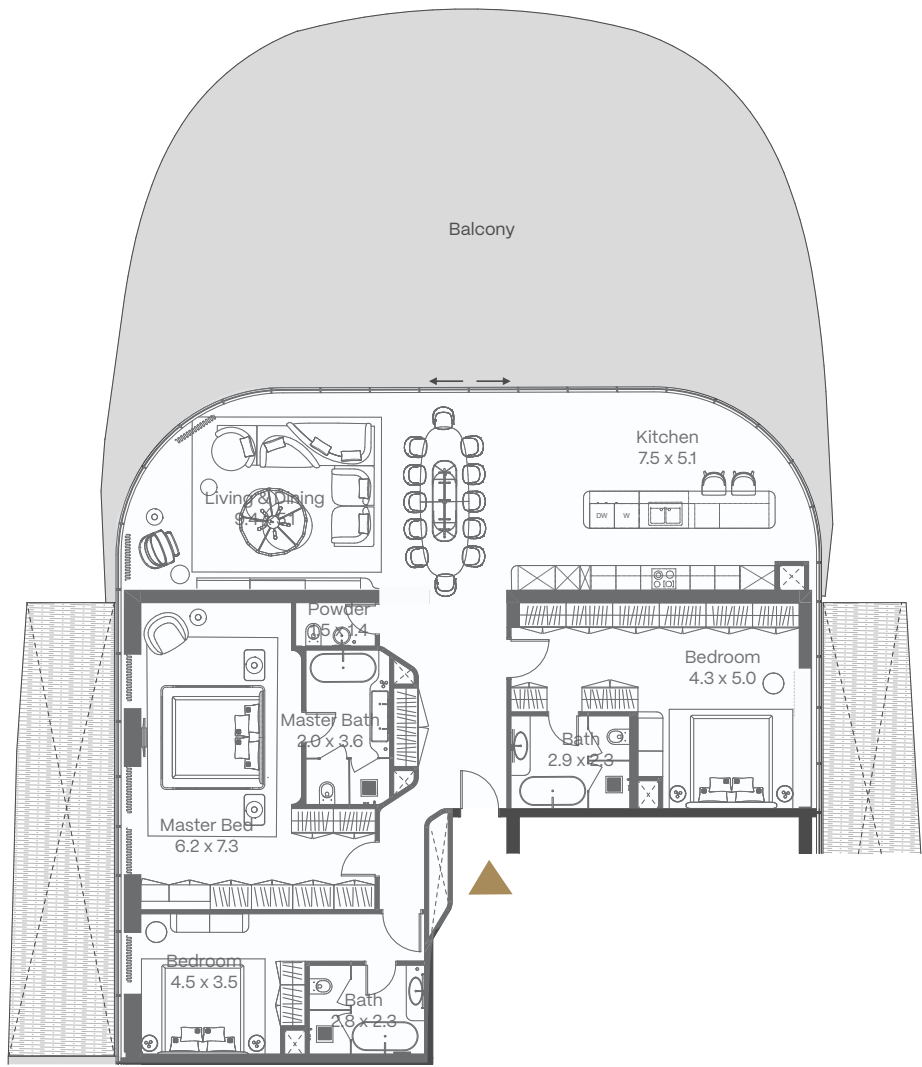
Total Area	256.73 .sqm
Internal Area	183.73 sqm
Balcony	73 sqm



4 Bedroom Duplex Type C

27-28th floor (27th floor)

Total Area	222.3 sqm
Internal Area	166.9 sqm
Balcony	55.4 sqm



Penthouse

28th floor

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



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.

Abu Dhabi-UAE | Head Office

Tamouh Tower
28th Floor, Al Reem Island
P.O. Box: 111949
Tollfree: +971 800 77 55 2
info@reportageuae.com

Baku, Azerbaijan

Azerbaijan, Baku City,
Uzeyir Hajibəyov 33 street
+994 10 236 40 46
Info@reportageaz.com

Dubai-UAE

Anantara Business Tower
3rd Floor, Business Bay
P.O. Box: 27446
Tollfree: +971 800 77 55 2
info@reportageuae.com

Cairo-Egypt

Building 217
North Teseen St.
New Cairo
T: +20 12 0008 1190
info@reportageeg.com

Istanbul-Türkiye

Maslak Mh. Sümer Sk.
No:4, İç Kapi No:3, Bodrum Kat,
Maslak Office Building (MOB) Sarıyer
T: +90 530 774 9595
info@reportage.com.tr

Riyadh-KSA

Building No. 3230
Al Aflaj St., Al Suwaidi
P.O. Box 12791
T: +966 11 215 1110
info@reportageuae.com

Moscow-Russia

Yefremova Street 10s1, k4/4
bld sadovye kvartaly
P.O. Box 119048
info@reportagerussia.com

Kampala, Uganda

Plot 4, Philip Road
Near German Embassy
Kololo, Kampala, Uganda
+256 756 111 434 | +256 763 331 572
info@reportageug.com

Lahore - Pakistan

Plaza No. 185, Broadway
Commercial phase 8, DHA Lahore
+923309991111
Info@reportageempire.com

Kigali, Rwanda

KG 334 ST 10, Nyarutarama,
Kigali, Rwanda
+250738532168 | +250794100607
info@reportagerw.com

Nairobi, Kenya

46 Kabasiran, Lavington
P.O. box 38802-00623
Tel. +254 754 108108 / +254 208 108108

Lagos, Nigeria

No. 2 Obudu Close, Osborne Foreshore
Estate, Phase 1, Ikoyi, Lagos Nigeria
+234 810 859 9924
Info@reportage.ng

For more information, visit reportageuae.com
or call **800 77 55 2 | +971 50 244 1078**



Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Reportage Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be constructed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.





SCULPTED BY THE BREEZE

PANORAMA
BY ELIE SAAB
SEA BREEZE