



ABSHERON

— V I L L A S —

Developed by Vision 2030 Baku & Vision Partners

OWN A VILLA & SECURE PERMANENT RESIDENCY IN AZERBAIJAN EXCLUSIVE INVESTMENT!



Own a luxury villa in Azerbaijan and unlock the path to residency. Absheron Villas offers an exclusive investment opportunity, giving you a second home and a global future. Secure your place today!

ABOUT ABSHERON VILLAS

Absheron Villas redefine luxury living on Azerbaijan's picturesque peninsula. With stunning Caspian Sea views, elegant design, and exclusive amenities, these villas offer unmatched comfort and sophistication. Enjoy the tranquility of nature with Baku's vibrant culture and conveniences just moments away.

ABOUT

THE FLAME TOWERS



The Flame Towers are a group of three skyscrapers in Baku, Azerbaijan. The height of the tallest tower is 182 m (597 ft).

HALF MOON HOTEL



When completed in 2015, Hotel Crescent will stand on the banks of the Caspian Sea, its 33-stories housed in a vast, down-turned crescent.

THE HEYDAR ALIYEV CENTER



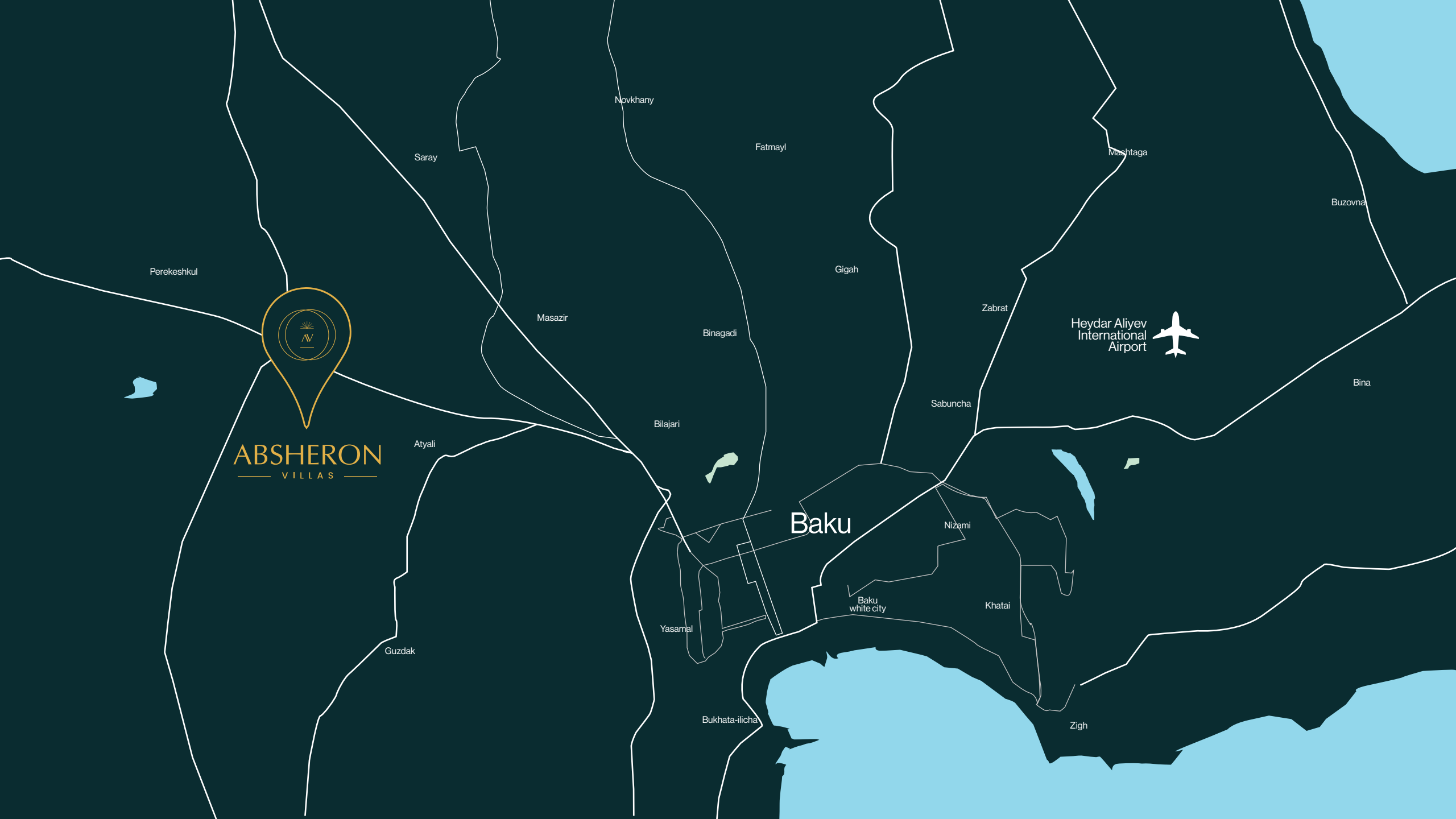
The Heydar Aliyev Center is a signature of innovation, modern architecture, and cultural identity. Its flowing, futuristic design represents Azerbaijan's commitment to progress while honoring its rich heritage.



LOCATION ABSHERON VILLAS

Located in eastern Azerbaijan, Absheron District is a key area within the Absheron-Khizi Economic Region, bordering Baku, Khizi, and Gobustan. With its capital, Khyrdalan, emerging as an urban hub, the district's prime location drives both residential development and economic growth.

LOCATION



ABSSHERON
VILLAS

Baku

Heydar Aliyev
International
Airport

GROUND & FIRST
FLOOR PLAN



GROUND FLOOR PLAN

- 1 Bedroom, 1 Bathroom
- Swimming Pool (As per Requirement)
- TV Lounge , Dining Room, Study
- Covered Area 926 sq ft , 86.02 sq meters



FIRST FLOOR

- 2 Bedrooms, 1 Bathroom
- Terrace
- Open Air BBQ area
- Covered Area 729 sq ft , 67.72 Sq meters

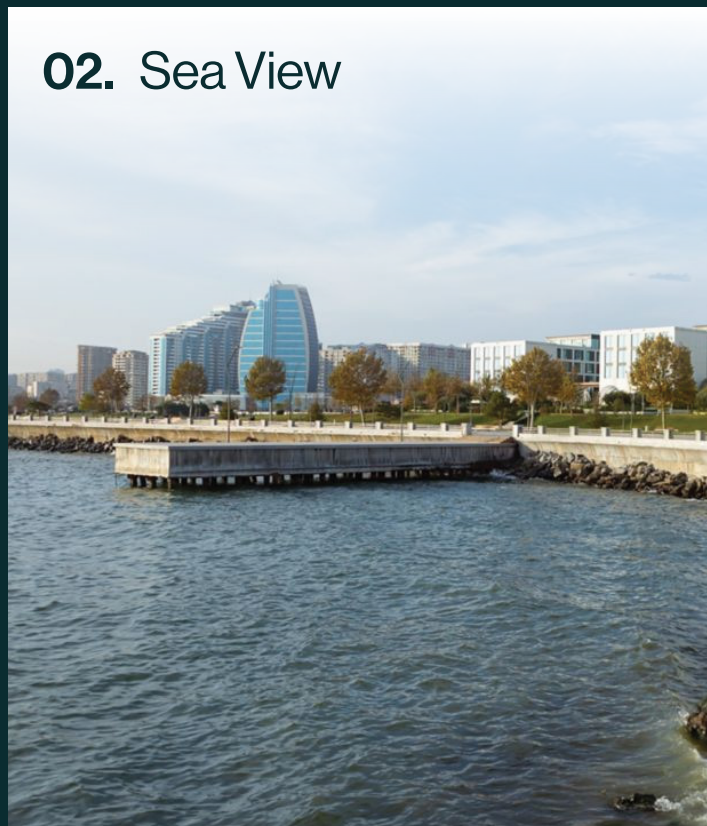


AMENITIES

01. 24/7 CCTV



02. Sea View



03. Swimming Pool



BENEFITS & RESIDENCE
PERMIT

TEMPORARY RESIDENCE PERMIT

Terms To qualify for TRC in Azerbaijan through real estate investment:

- An investment of at least 100,000 AZN (USD 60,000) in residential or commercial real estate is required and can be extended to 4 years

Eligibility Criteria:

- The property must be legally registered in the investor's name.
- The investor must not have any prior legal or criminal issues in Azerbaijan.
- Proof of sufficient income or resources to support living expenses in Azerbaijan may be required.

**AZƏRBAYCAN RESPUBLİKASININ ƏRAZİSİNDƏ
MÜVƏQQƏTİ YAŞAMAQ ÜÇÜN İCAZƏ VƏSİQƏSİ**

**PERMIT FOR TEMPORARY RESIDENCE
IN THE TERRITORY OF THE REPUBLIC OF AZERBAIJAN**

Seriya/Series **MYI** № **1234567**

| | |
|--|-------------------------|
| Soyad/ Surname | Soyad |
| AD/ Name | AD |
| Vətəndaşlıq/ Nationality | Vətəndaşlıq |
| Doğulduğu yer və tarix/ Place and date of birth | Doğulduğu yer və tarix |
| İcazənin verilmə tarixi/ Date of issue | İcazənin verilmə tarixi |
| Etibarlıdır/ Date of expiry | Etibarlıdır |



PERMANENT RESIDENCE PERMIT

Terms To qualify for PRC in Azerbaijan through real estate investment:

→ An investment of at least 200,000 AZN (approximately USD 118,000) in residential or commercial real estate is required and can be extended to 5 years

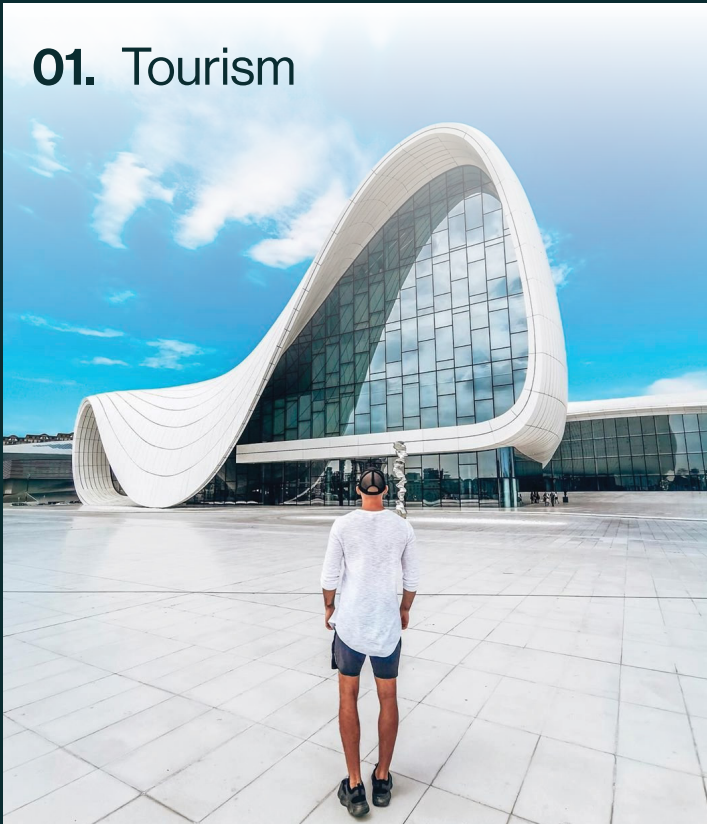
Eligibility Criteria:

- The applicant must hold a valid temporary residence permit for at least two consecutive years.
- The applicant must reside in Azerbaijan for a substantial portion of the year (typically over 180 days annually during the temporary residency period).
- Demonstration of integration into Azerbaijani society, such as knowledge of the local language or culture, may be advantageous.

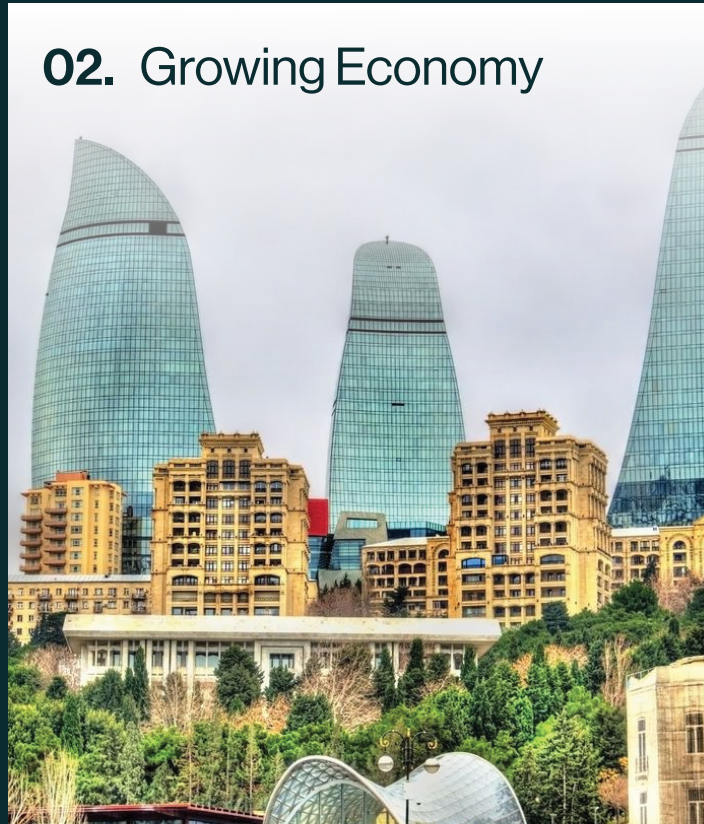


WHY AZERBAIJAN?

01. Tourism



02. Growing Economy

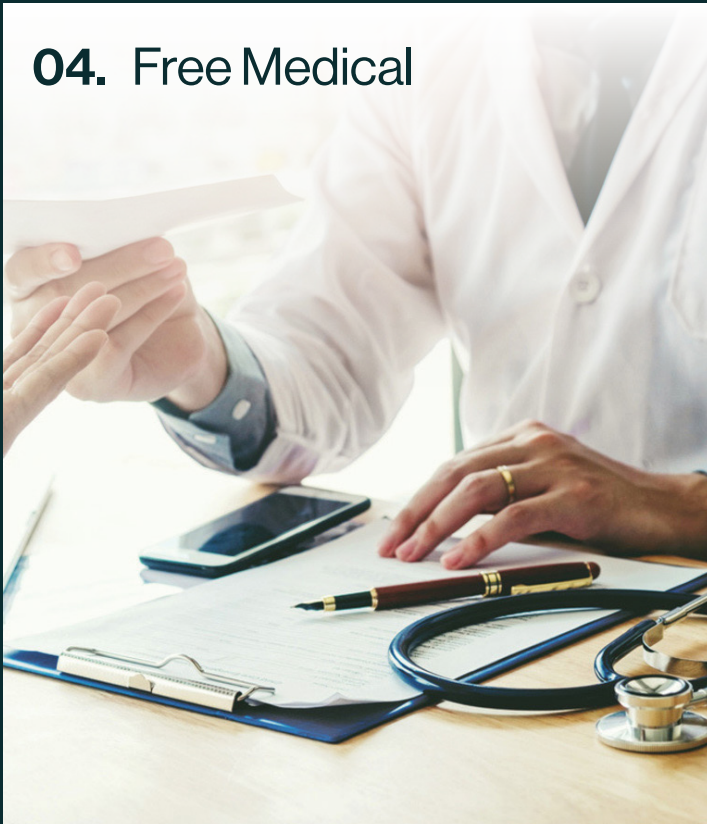


03. Ideal Location



WHY AZERBAIJAN?

04. Free Medical



05. Free Education



06. Crime Free





WHERE LUXURY MEETS SERENITY IN **BAKU, AZERBAIJAN**

Experience the ultimate modern, minimalist villa living. Nestled in the scenic west of Baku, Absheron Villas by Vision 2030 combines breathtaking architecture with the comforts of home. Discover an exclusive community designed for tranquility and elegance.

Nearby Places

→ **University**

13 Minutes drive to
baku Engineering University

→ **Restaurants**

27+ Restaurants
Nearby

→ **Hospital**

15 Minutes drive to absheron
District Center Hospital

→ **Airport**

18 Minutes drive
from Airport

ABSSHERON VILLAS

Rental System:

- Offering a comprehensive rental service for your villas.

Complete Services:

- Includes full-service management for your rental experience.

Service Charges:

- A 15% service charge is applicable for the management of rental services.

Registered With Companies:

- Villas are registered with reputable companies for hassle-free rental transactions.





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— V I L L A S —

Contact us:

info@absheronvillas.com

www.absheronvillas.com

Powered by



Digital Knock Pvt Limited

Office # 302, Imperial Square E11-2

Near Domino's Islamabad

0345-7200-336 (Syed Khurram Ali)

Tel: 051 8431796

THANK
YOU.