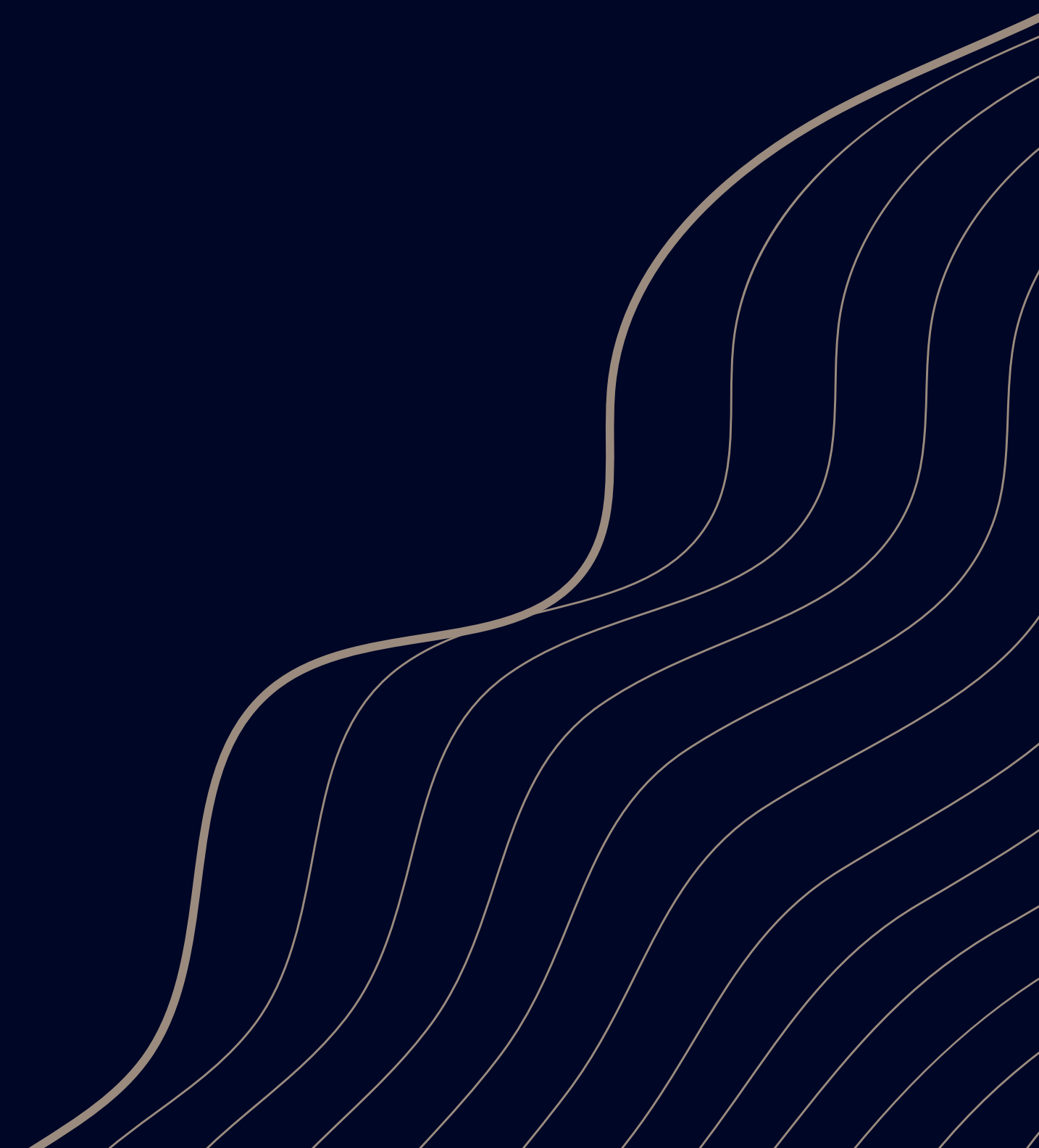


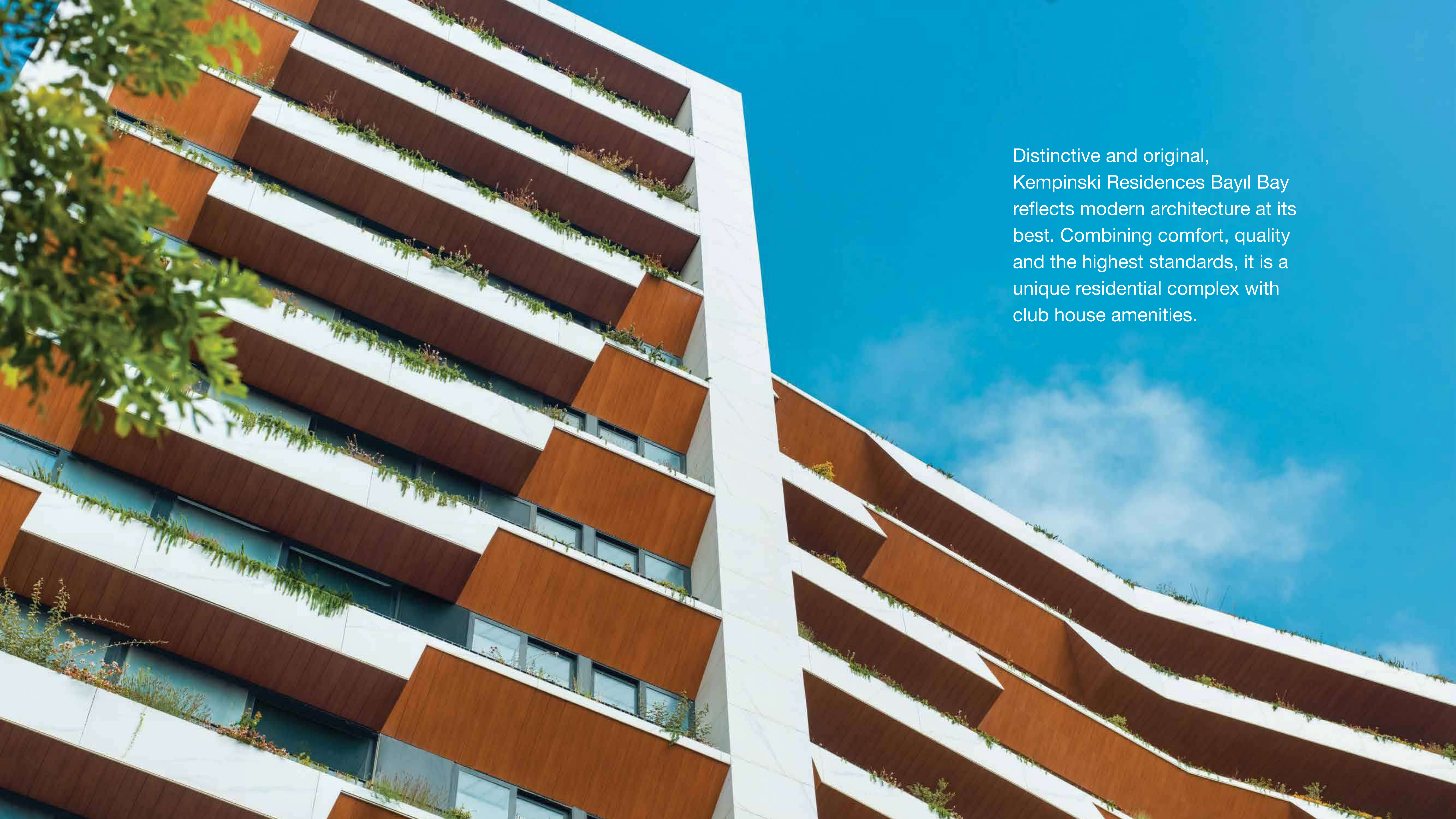


Kempinski Residences  
Bayıl Bay

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BAKU





Distinctive and original, Kempinski Residences Bayıl Bay reflects modern architecture at its best. Combining comfort, quality and the highest standards, it is a unique residential complex with club house amenities.



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





# SEDUCTIVE VIEW

Directly opposite the Seafront Boulevard,  
the Kempinski Residences Bayıl Bay  
residential complex offers an amazing,  
seductive view of the Caspian Sea.





FOUNTAINS SQUARE | 9 MINS

OLD CITY | 6 MINS

FOUR SEASONS | 5 MINS

FAIRMONT | 7 MINS

DENİZ MALL | 4 MINS

SHERATON INTOURIST | 3 MINS

SEAFRONT BOULEVARD | 2 MINS

FLAG SQUARE | 4 MINS

YARAT ART SPACE | 6 MINS

# A STONE'S THROW AWAY

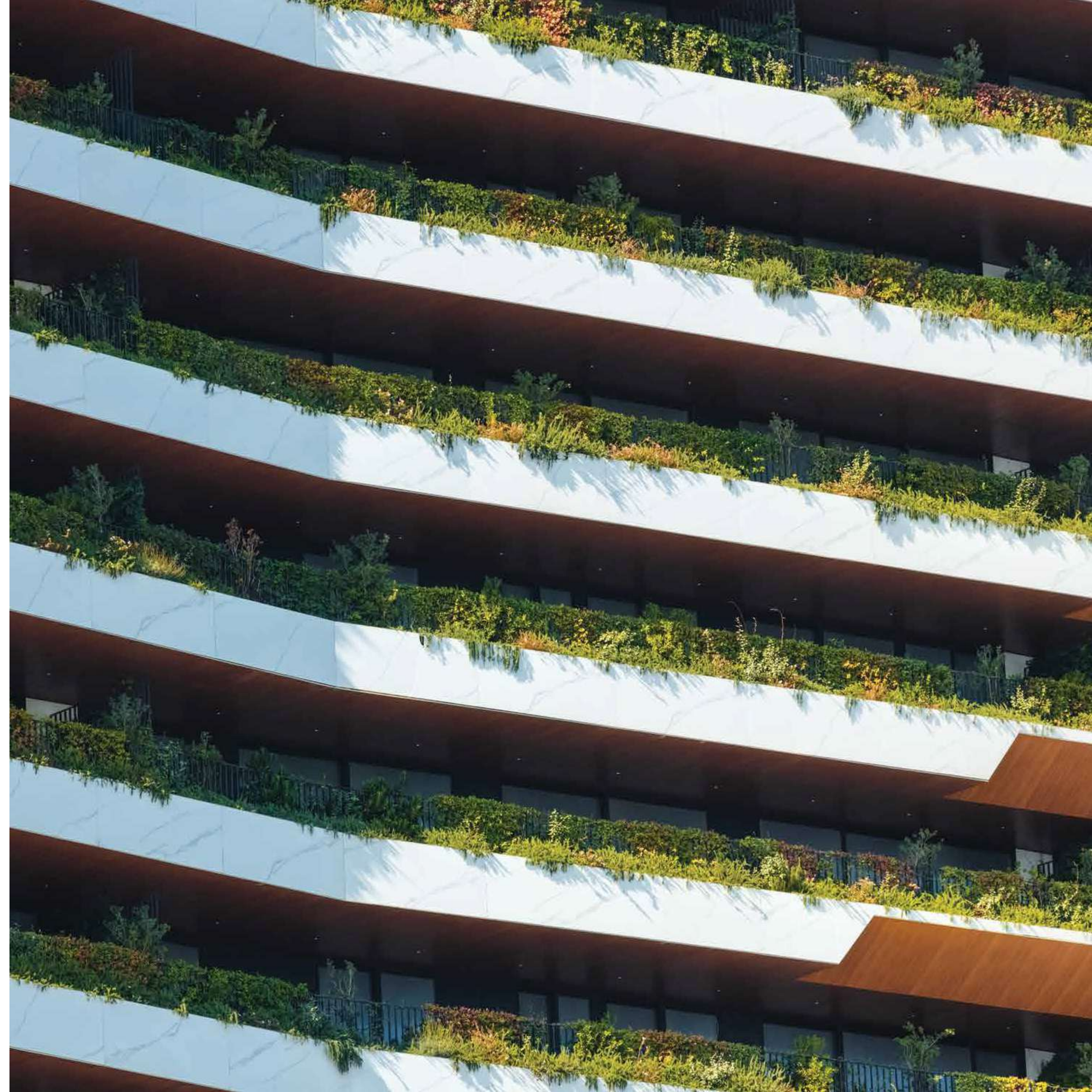
# START THE DAY WITH A STUNNING VIEW

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





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





# EXCLUSIVE LOUNGE AREA

Residents benefit from a private lounge area, the epitome of indulgence and comfort, elegance and convenience.

◆ LIBRARY

◆ PRIVATE MEETING SPACES

◆ DEDICATED VIDEO CONFERENCING ROOM



# HEALTH AND WELL-BEING

- ◆ FITNESS AND SPA AREAS
- ◆ MARVELOUS POOL
- ◆ FINNISH SAUNA
- ◆ PILATES STUDIO
- ◆ FITNESS STUDIOS FOR  
PRIVATE TRAINING

# MARVELOUS POOL

Kempinski Residences Bayil Bay provides all the benefits of a 5\* star services at home.

As you sunbathe by the wonderful pool, life will be like an endless holiday.





# HARMONY

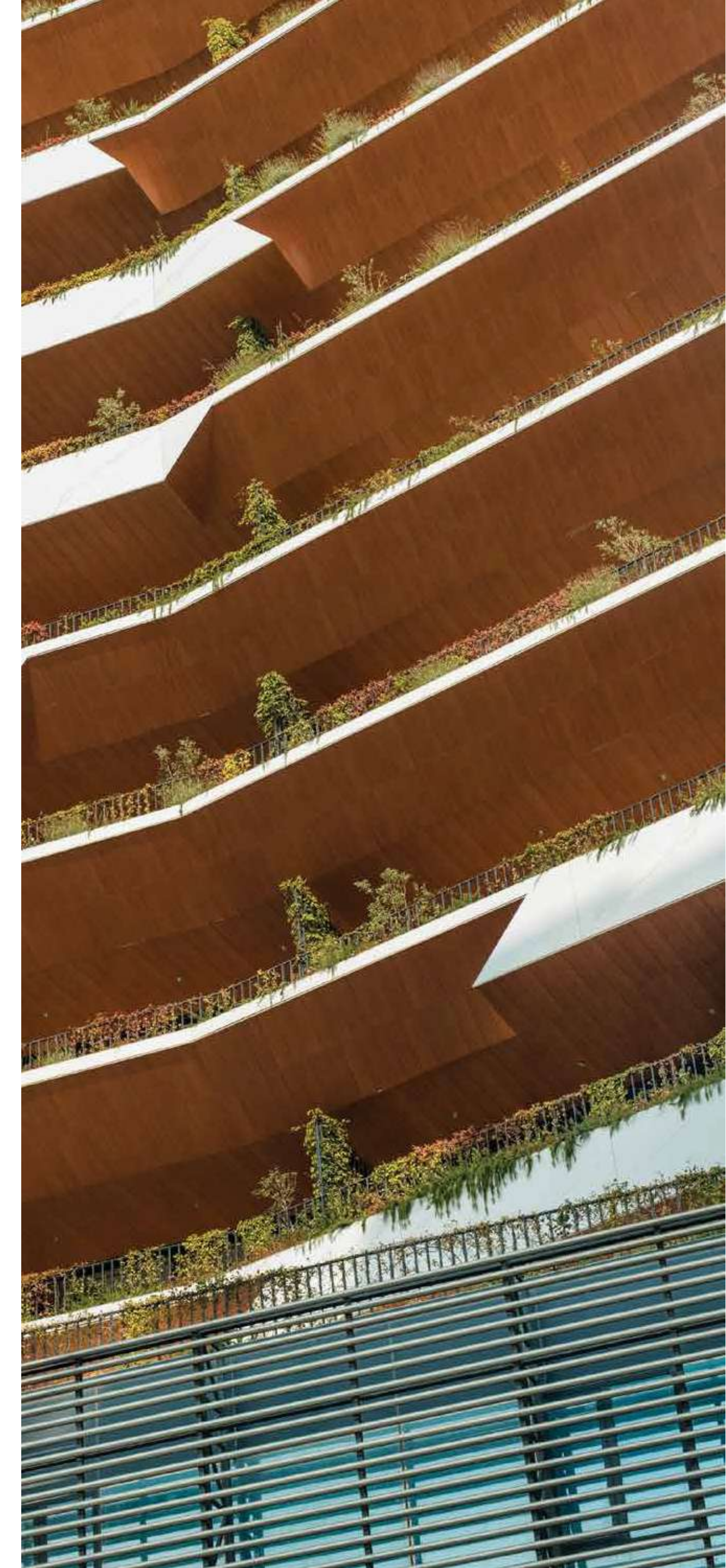
Kempinski Residences Bayıl Bay  
bathes you in comfort and beauty.  
A superlative living space has been  
brought to life in the modern capital.



FIRST-CLASS  
QUALITY  
OF LIFE



- ◆ 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 AREAS
- ◆ OFFICE SPACES
- ◆ UNDERGROUND PARKING
- ◆ CHARGING POINTS FOR ELECTRIC VEHICLES

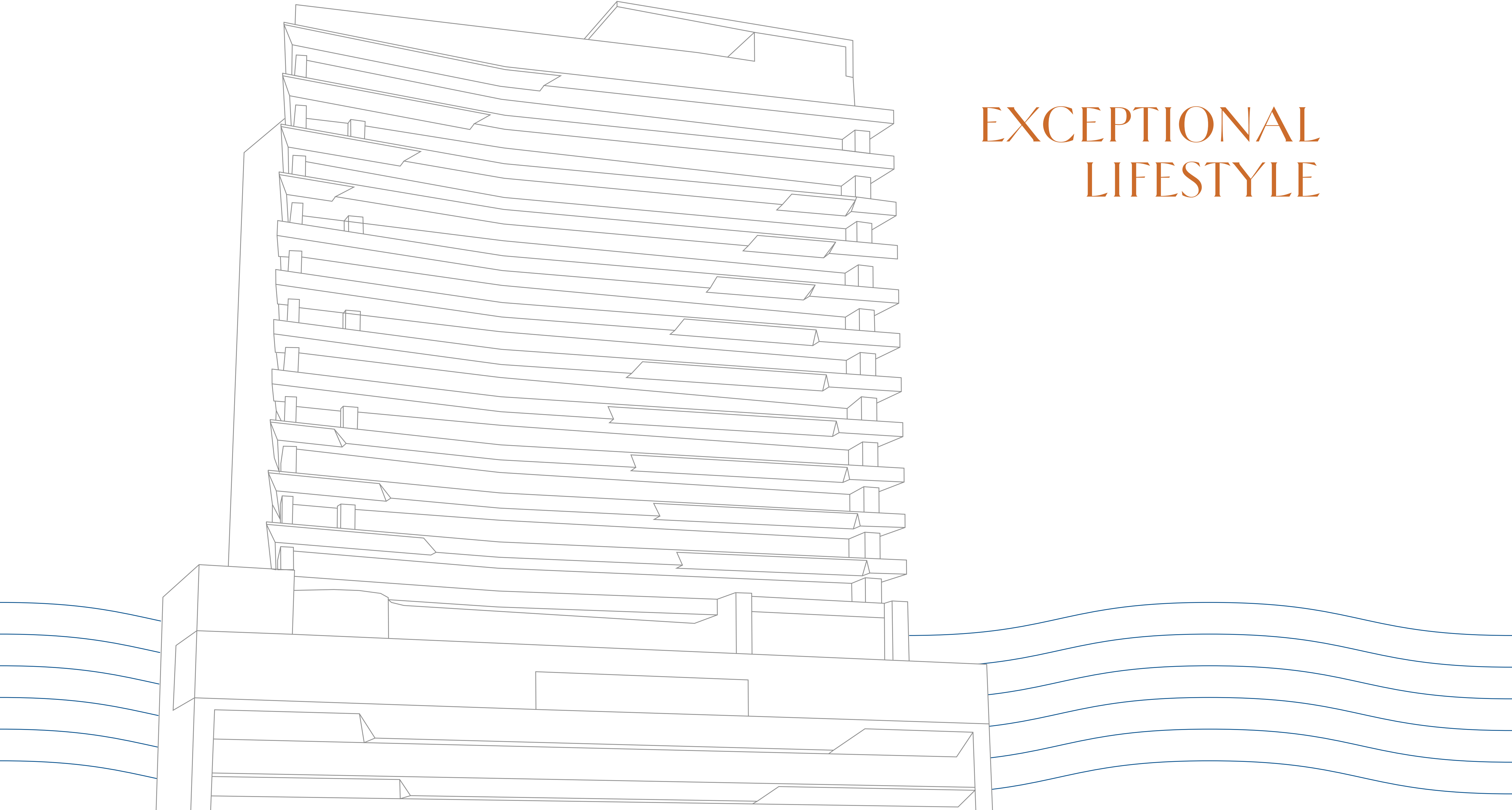




# UNFORGETTABLE LIVING

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

EXCEPTIONAL  
LIFESTYLE



# APARTMENTS

A

7, 9, 11, 13 floors

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

D

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

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

B

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

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

E

8, 10, 12, 14 floors

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

C

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

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

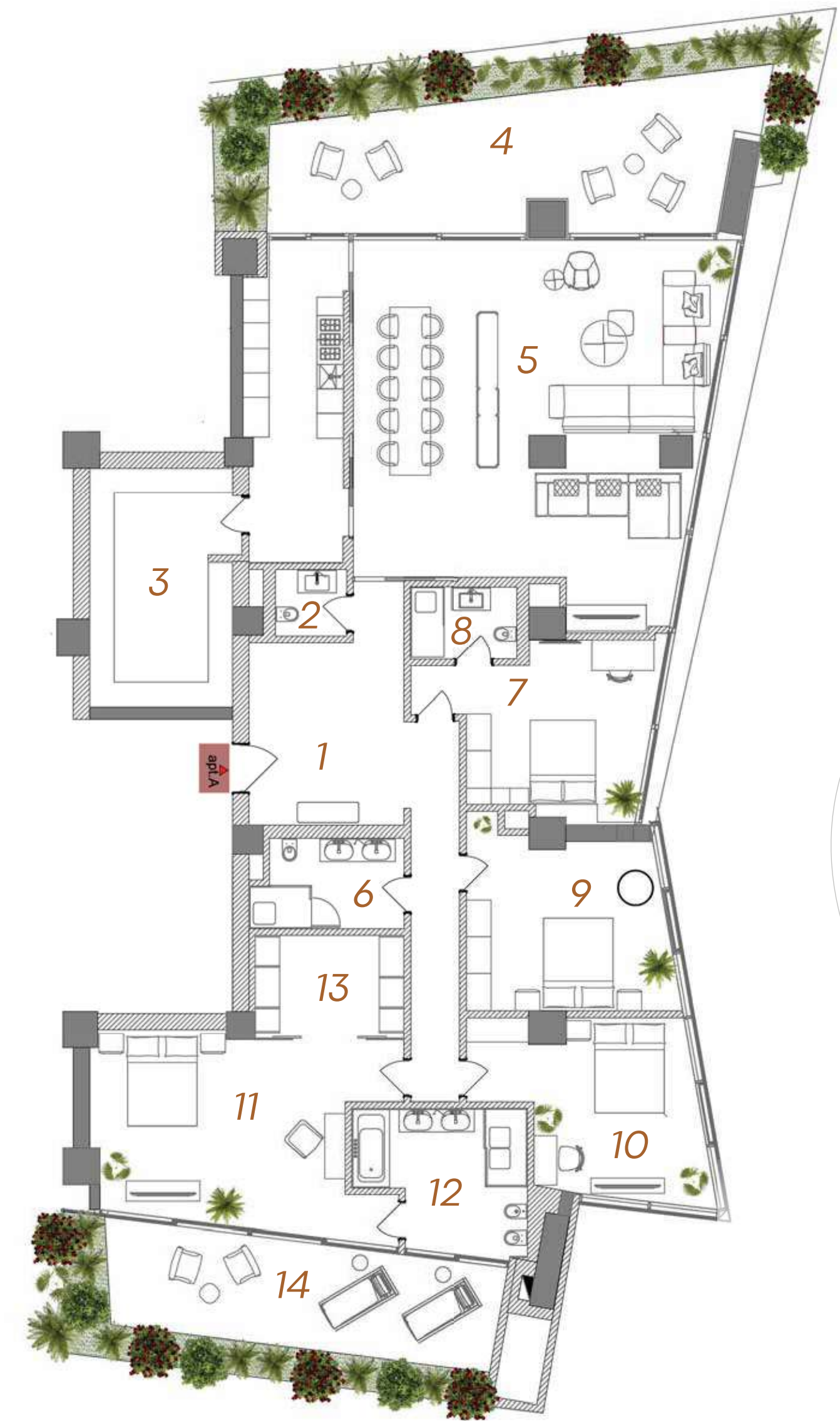


# A

7, 9, 11, 13  
floors

## 379,0 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	30,8
4	Terrace	71,1	12	En suite bathroom	13,2
5	Living and dining area	93,3	13	Walk-in closet	9,0
6	Bathroom	7,9	14	Terrace	35,6
7	Bedroom	19,5			
8	En suite bathroom	4,6			



# 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	8,4	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			

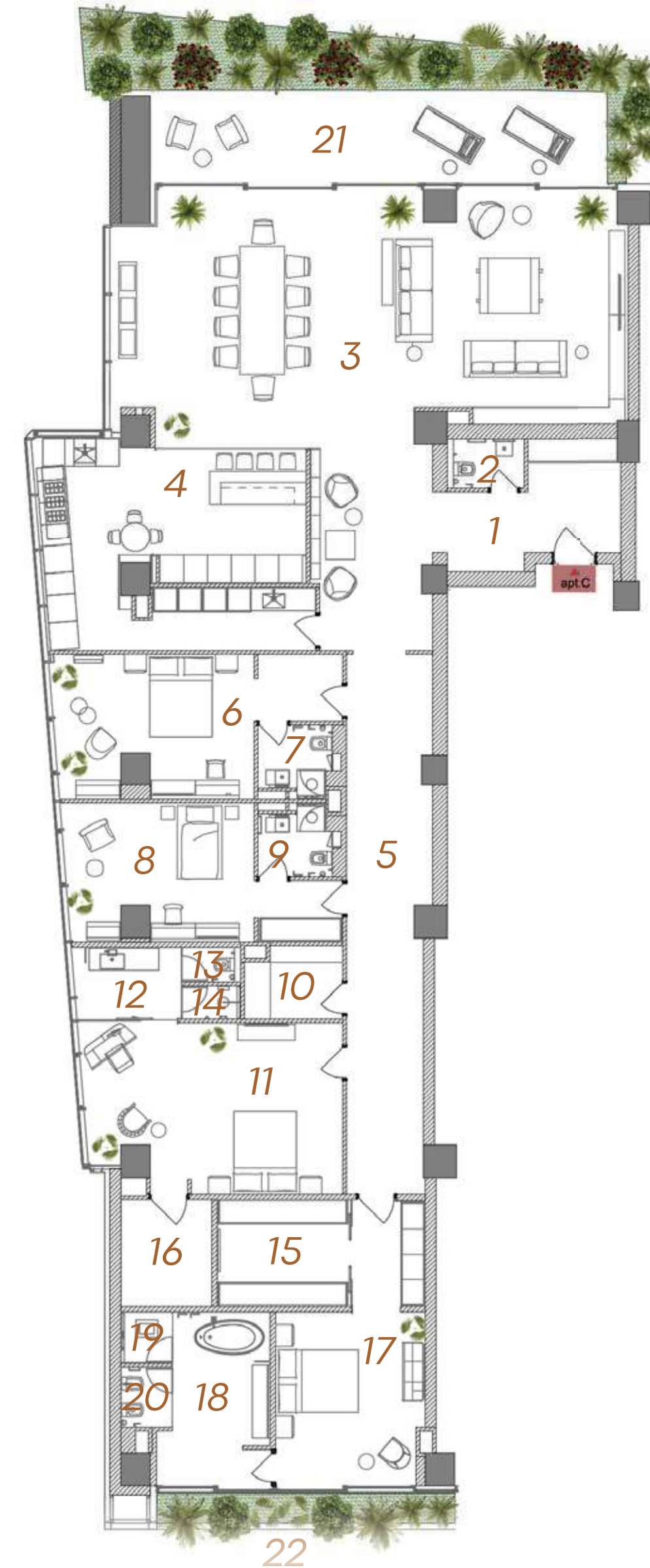


# C

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

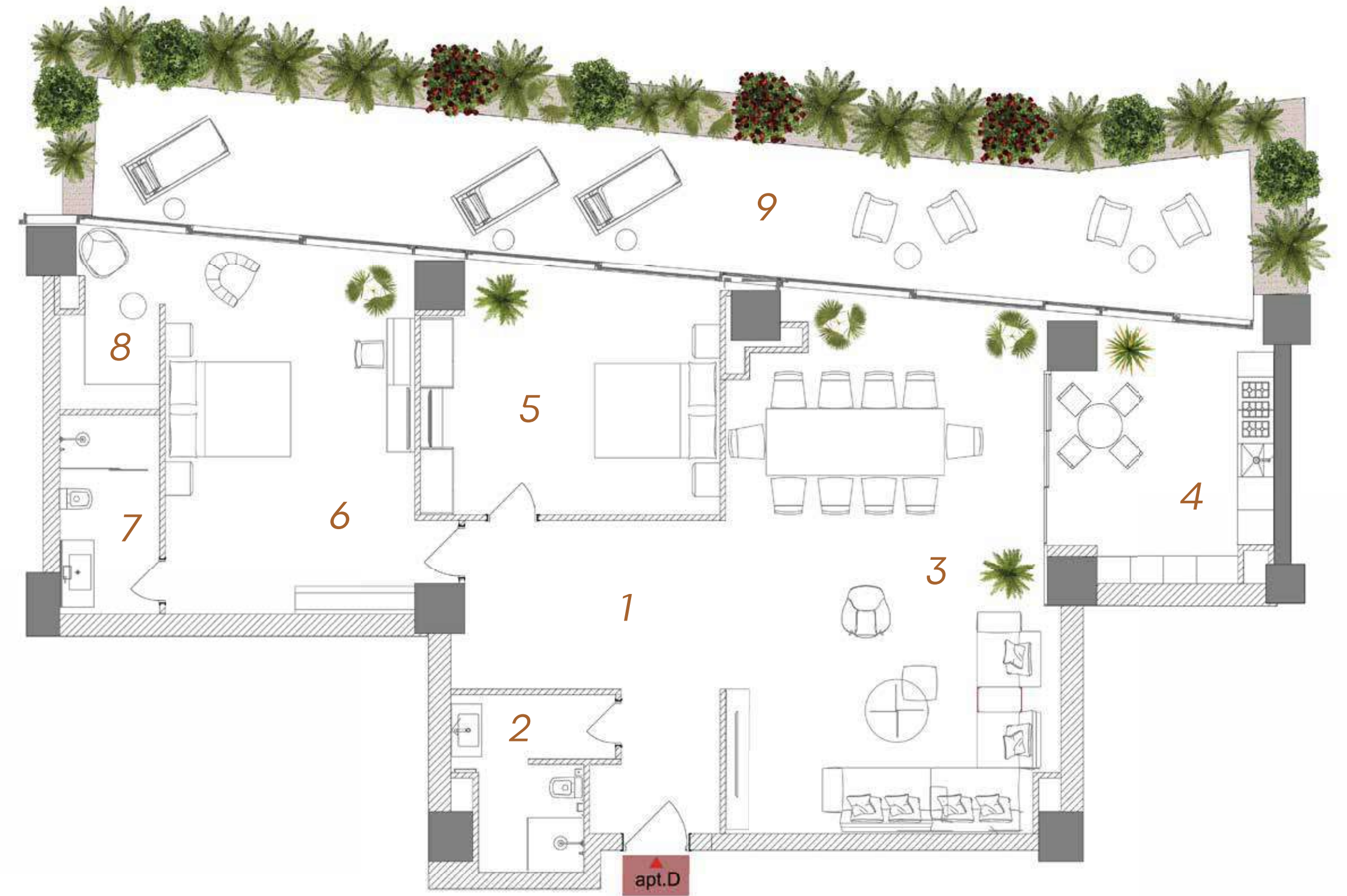


# D

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

## 249,0 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



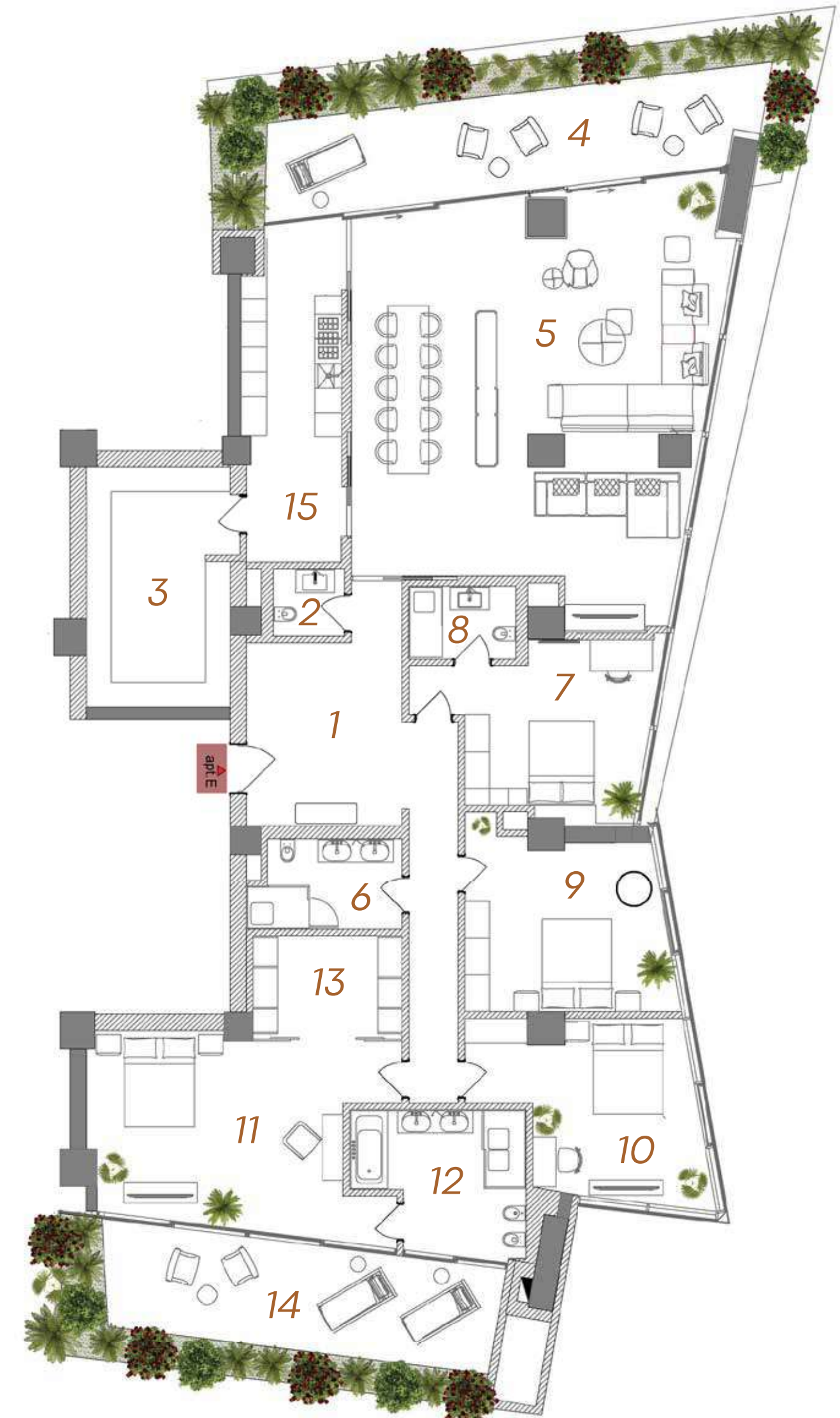
# E

8, 10, 12, 14  
floors

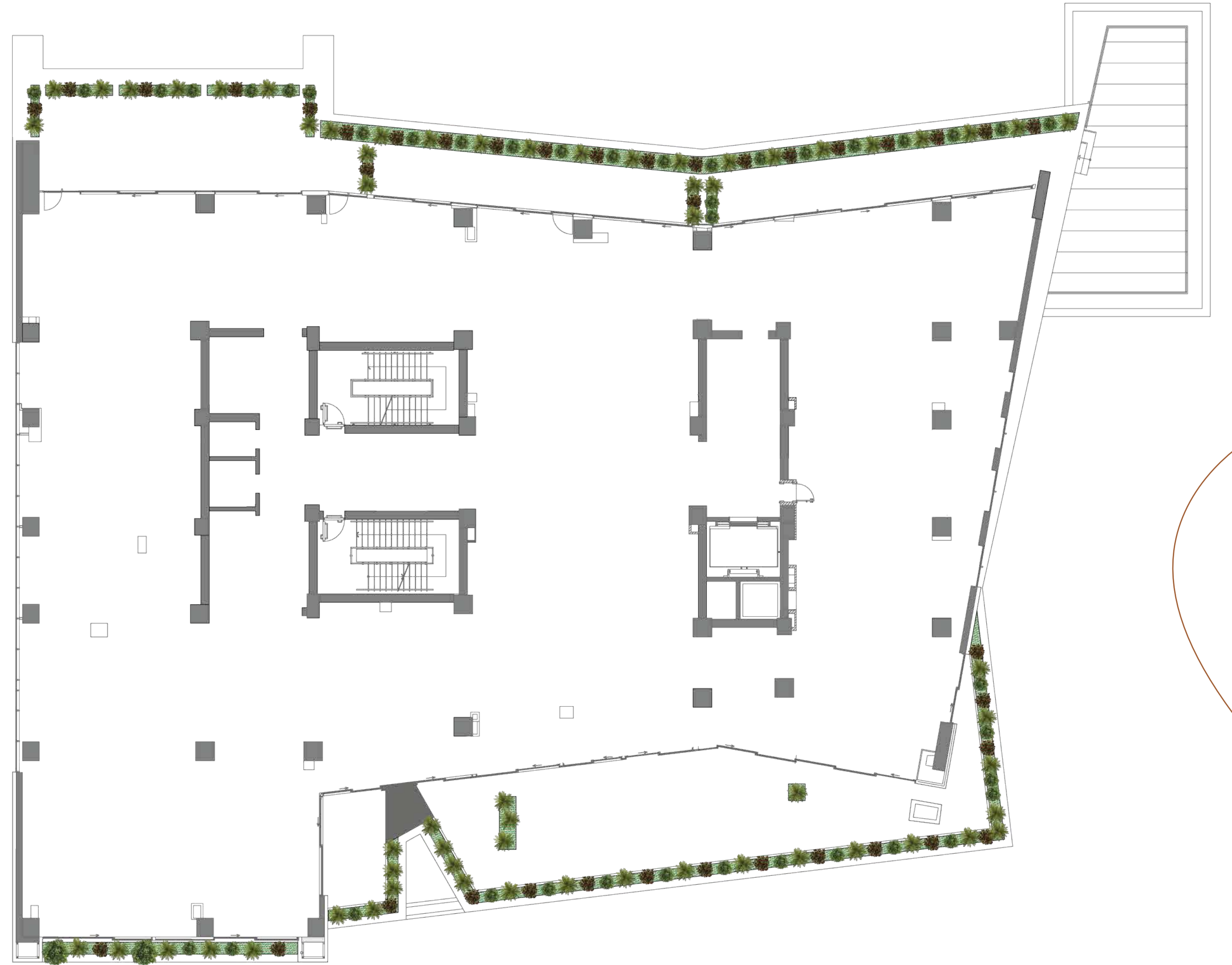
**376,8 m<sup>2</sup>**

1	Entrance hall and corridor	29,2
2	WC	2,9
3	Storeroom	20,2
4	Terrace	59,1
5	Living and dining area	81,8
6	Bathroom	7,9
7	Bedroom	19,5
8	En suite bathroom	4,6

9	Bedroom	20,9
10	Bedroom	20,8
11	Bedroom	31,8
12	En suite bathroom	13,3
13	Walk-in closet	9,0
14	Terrace	35,6
15	Kitchen	20,2



6<sup>th</sup>  
floor  
**1626,0 m<sup>2</sup>**



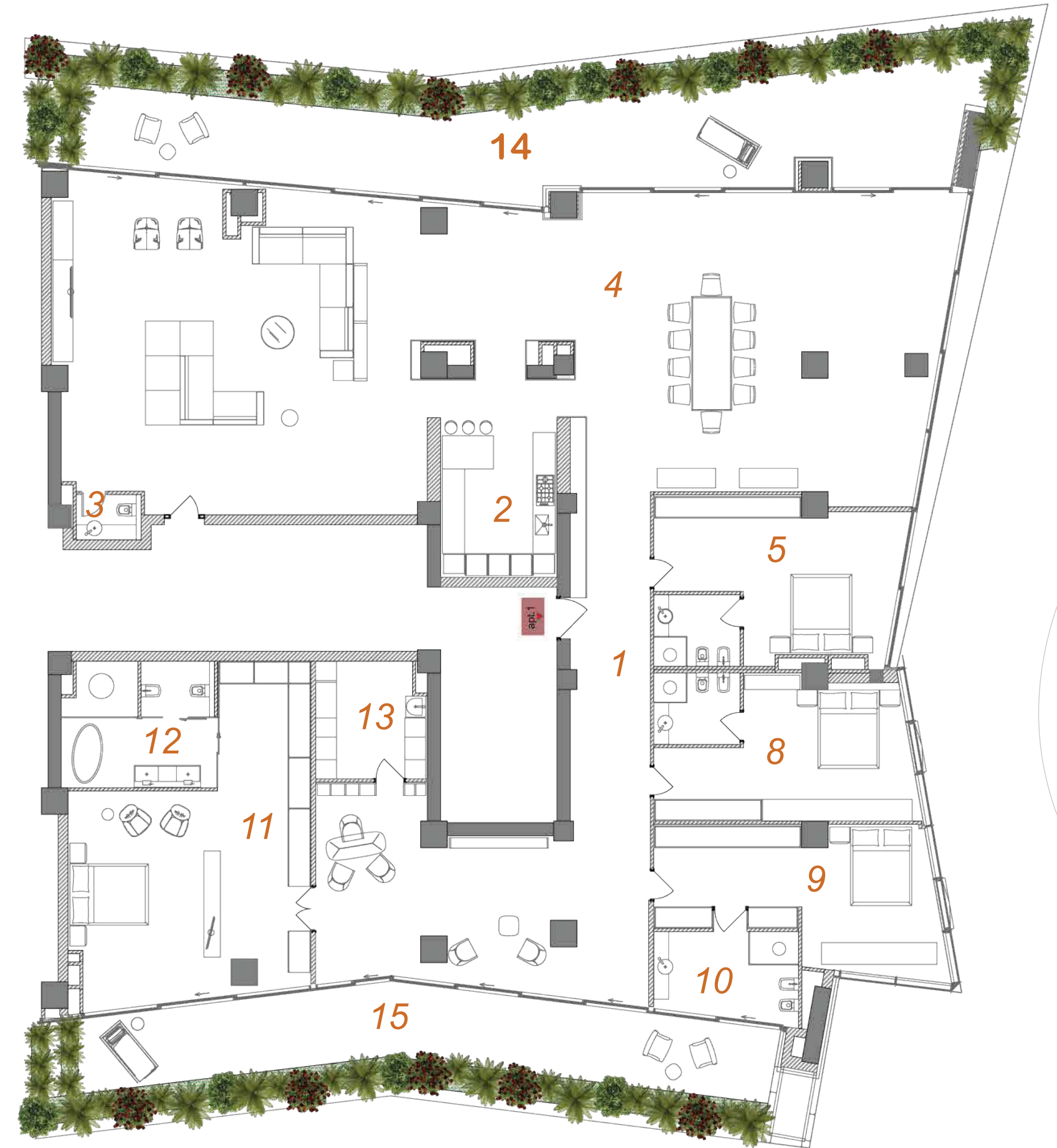


# 1

## 15<sup>th</sup> floor

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

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

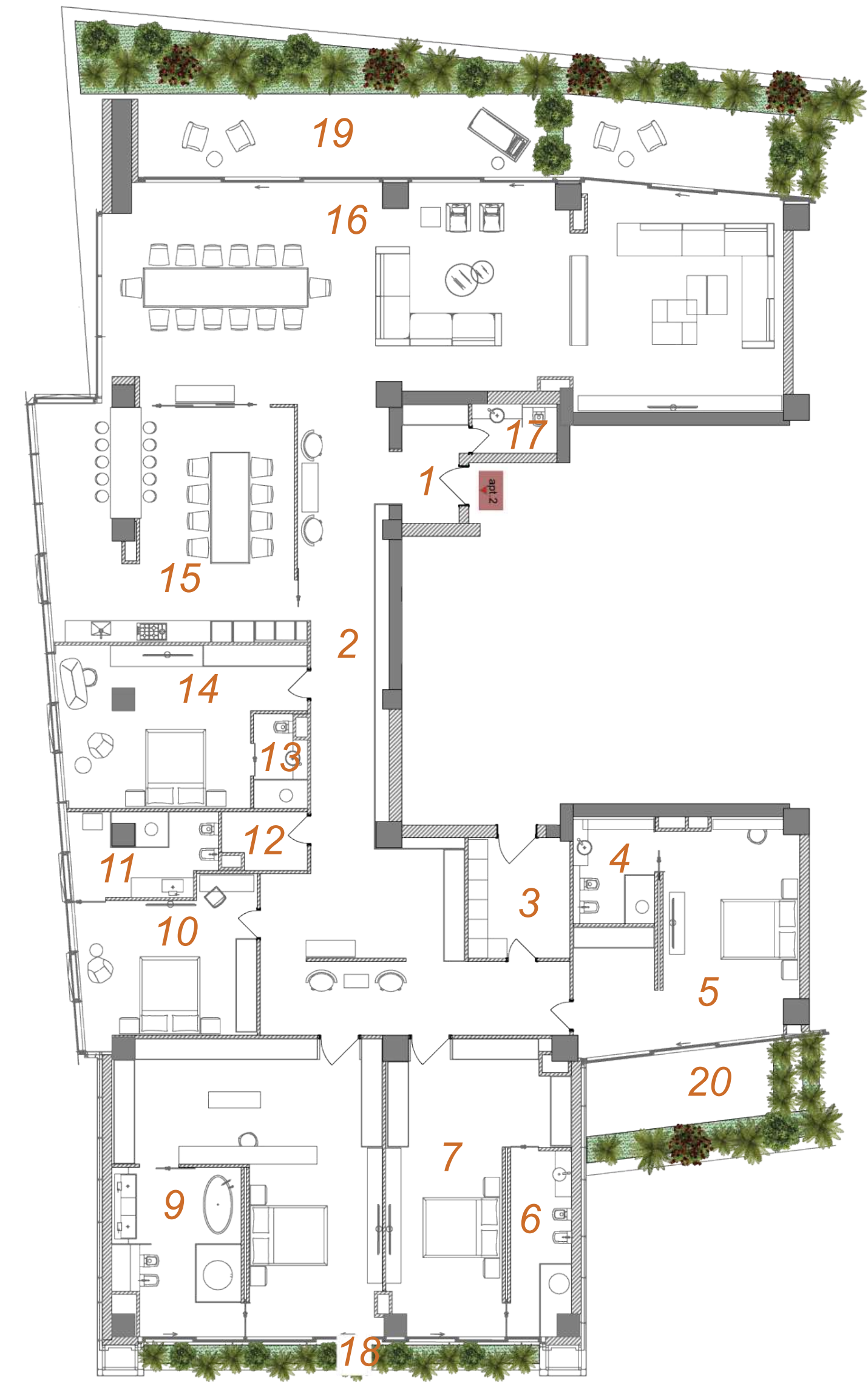


# 2

## 15<sup>th</sup> floor

# 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> floor

# 676,2 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
<hr/>					
			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

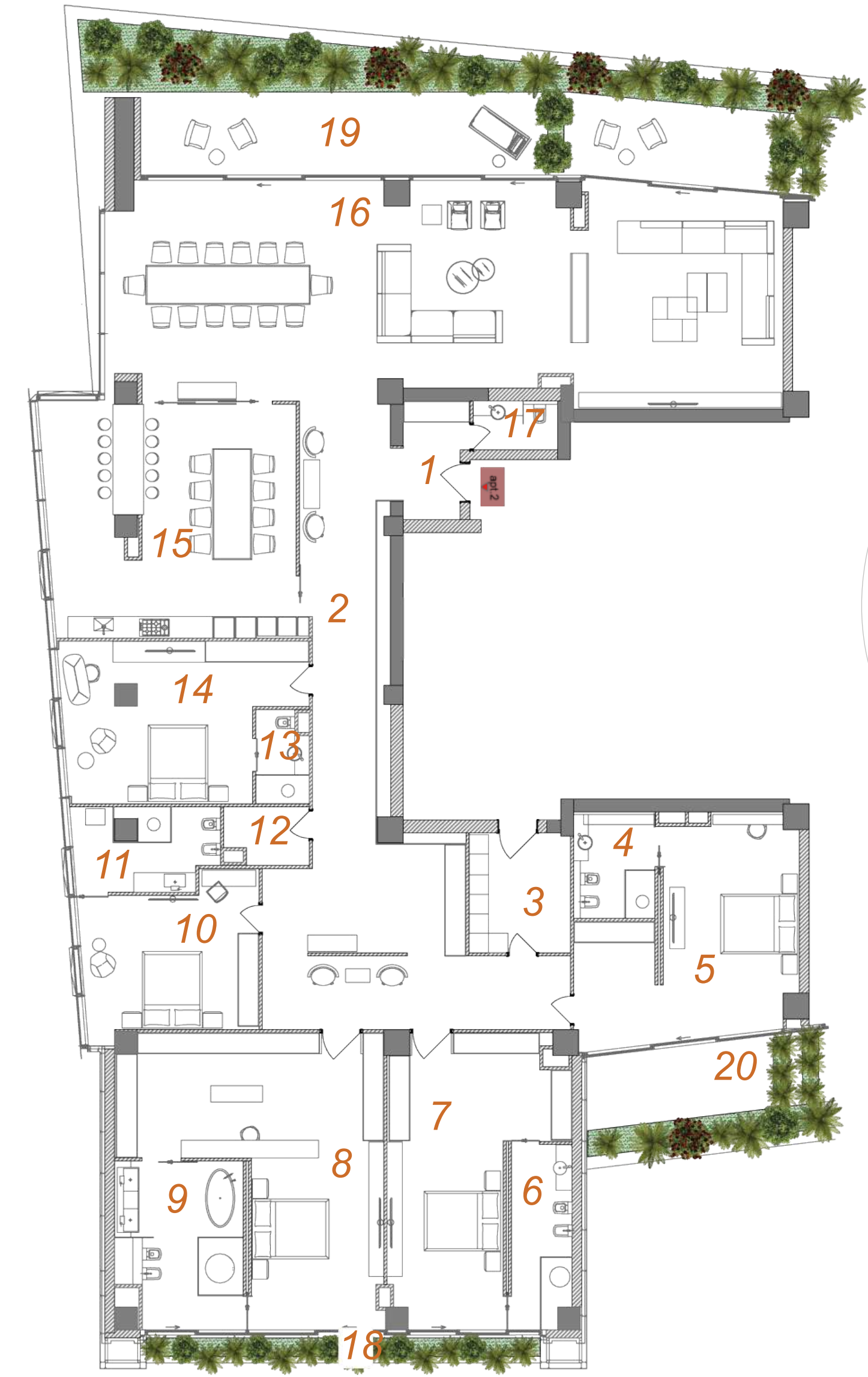


# 2

## 16<sup>th</sup> floor

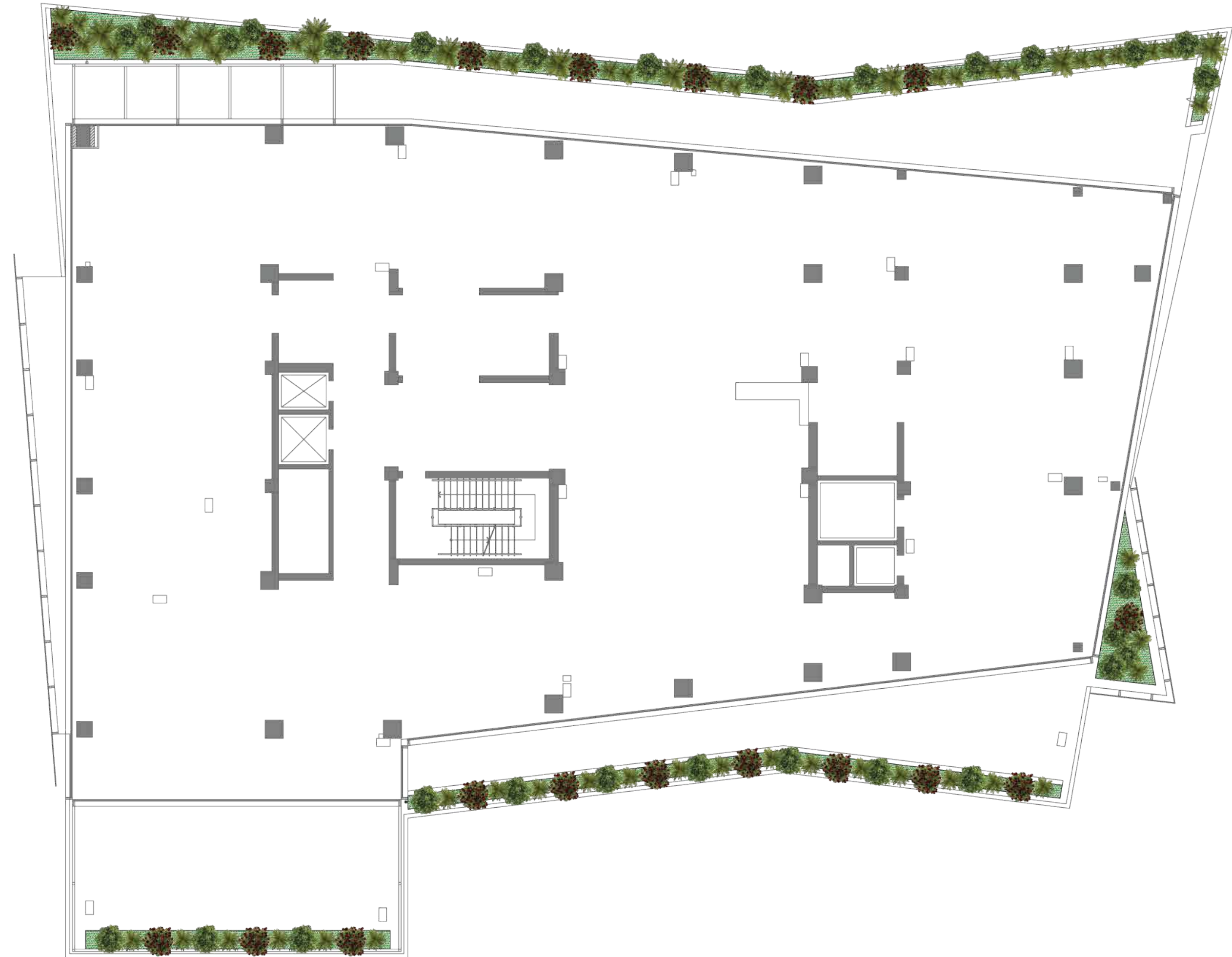
# 659,6 m<sup>2</sup>

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



17<sup>th</sup>  
floor

**1571,2 m<sup>2</sup>**





EVERY  
DETAIL  
MATTERS

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