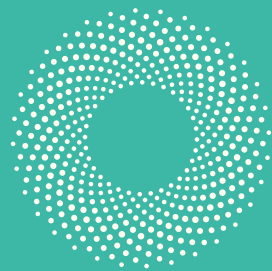


VIP Private Offering — Bilgah Beach, Baku



ALLIUM

BILGAH

VILLAS & RESIDENCES

A LEGACY REIMAGINED

Bilgah Beach returns under the distinguished Allium name, fully refreshed and reborn.

By exclusive VIP invitation, an intimate collection of residential villas and apartments is now available. Owners enjoy full access to a five-star hotel and its complete suite of amenities, from their own front door.

A legend is returning. This is your opportunity to own a piece of it.



A BEACHFRONT LIFESTYLE, PERFECTED

- Direct beach access, steps from your residence
- Private and shared swimming pools, plus a dedicated children's pool
- A jacuzzi for quiet, restorative moments
- Sunbeds and private cabanas for effortless days by the sea
- An exceptional line of beach bars and restaurants for elevated dining



A man and a woman are riding bicycles on a paved path that winds through a lush forest. The man, on the left, is wearing a white short-sleeved button-down shirt and light-colored shorts. The woman, on the right, is wearing a white sleeveless dress and has a basket on her handlebars. They are both looking towards the right, where the path leads towards a bright, hazy view of the sea. The forest is composed of tall, thin trees, and the ground is covered in green foliage. In the foreground, several out-of-focus purple flowers are visible, adding a soft, dreamy quality to the scene. The overall atmosphere is peaceful and romantic, suggesting a lifestyle of nature and well-being.

WHERE SEA, NATURE,
AND WELLBEING
BECOME EVERYDAY LIFE

SPACE TO GATHER, PLAY, AND THRIVE

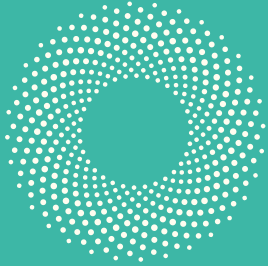
- An open event space for celebrations and social occasions
- Volleyball, mini football, and padel courts for an active life
- A dedicated children's playground — safe, joyful, and close to home





MASTER PLAN OVERVIEW





ALLIUM

BILGAH

VILLAS & RESIDENCES

LEGACY
COLLECTION

ALLIUM BILGAH | VIP OFFERING



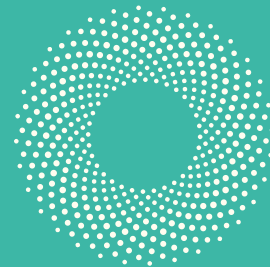
LEGACY COLLECTION

Original villas of Bilgah beach, delivered fully fitted and ready to enjoy from day one of resort completion. Thoughtfully designed with efficient layouts, they provide an elegant gateway to the resort lifestyle.

	GSA (Internal + Terrace)	239 – 243 sqm
	Garden Area	38 – 318 sqm
	Delivery Condition	Fully Furnished







ALLIUM

BILGAH

VILLAS & RESIDENCES

GARDEN
COLLECTION

ALLIUM BILGAH | VIP OFFERING

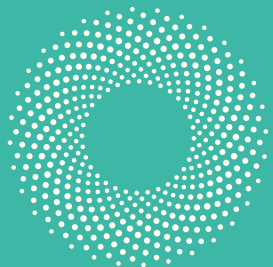


GARDEN COLLECTION

New collection of villas with large to midsize gardens and swimming pools located in the resort's lushest landscape with an exceptional sense of privacy. This villa collection is surrounded by mature trees and secluded within its own landscaped enclave where nature becomes an extension of the private garden.

	GSA (Internal + Terrace)	330 – 460 sqm
	Garden Area	514 – 1,293 sqm
	Delivery Condition	Shell & Core





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VILLAS & RESIDENCES

HILLSIDE
COLLECTION

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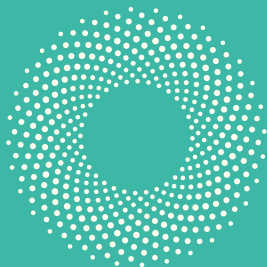
HILLSIDE COLLECTION

New collection of villas with gardens and swimming pools, positioned along the resort's gently rising hillside. Set among mature trees, these villas enjoy a peaceful setting with effortless access villas and to the resort's amenities.

	GSA (Internal + Terrace)	330 – 507 sqm
	Garden Area	306 – 1,087 sqm
	Delivery Condition	Shell & Core







ALLIUM

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VILLAS & RESIDENCES

SKY VIEW
VILLAS
(EXCLUSIVE)

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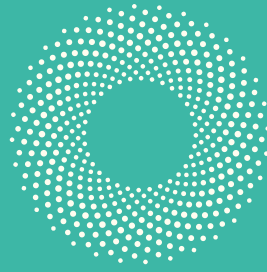
SKY VIEW VILLAS (EXCLUSIVE)

The crown jewel of the resort, the new Sky Villas Collection comprises only three extraordinary villas with large gardens and swimming pools, perched at the highest point of the estate. Offering one of the best panoramic sea views of the whole peninsula these villas represent the ultimate expression of luxury living.

	GSA (Internal + Terrace)	525 – 847 sqm
	Garden Area	454 – 1,248 sqm
	Delivery Condition	Shell & Core



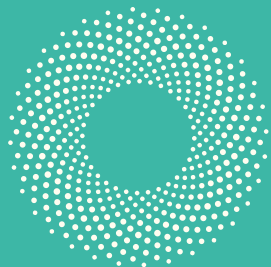




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ALLIUM
RESIDENCES

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ALLIUM RESIDENCES

Located within the resort's legendary hotel building, these residences offer the ease of fully fitted, move-in-ready living complemented by the services and amenities of a elevated hospitality experience. Every residence without exception enjoys uninterrupted panoramic sea views.

 GSA (Internal + Terrace) 41 – 220 sqm

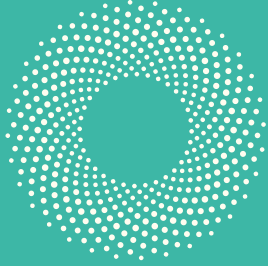
 Delivery Condition Fully Furnished



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BILGAH

VILLAS & RESIDENCES

BEACH RESIDENCES I & II

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BEACH RESIDENCES I & II

Positioned just steps from the shoreline, the Beach Apartments offer the resort's closest and effortless connection to the sea. These residences feature sea views and direct pedestrian access to the beach and expansive residents' swimming pool, creating an oasis overlooking the waterfront.

	GSA (Internal + Terrace)	43 – 402 sqm
	Garden Area	59 – 576 sqm
	Delivery Condition	White Box



YOUR INVESTMENT, SIMPLIFIED

Ownership at Allium Bilgah has never been more accessible — a structure designed to make securing your legacy effortless.

Initial Payment	20%
Balance	80%, over 48 months
Financing	Interest-Free



*2024



AN INVITATION RESERVED FOR FEW

Allium Bilgah is not simply a home — it is a legend, returning to those who recognize its value first.

With a limited number of villas and residences available, this offering is extended exclusively to our most valued clients.

Reserve your place in the story of Allium Bilgah today. For private viewings and VIP reservations, contact our Sales Team : +99 451 201 32 32



ALLIUM
BILGAH | VILLAS & RESIDENCES



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