



B A K U

THE ART OF MODERN LIFESTYLE



PREMIUM

# THE ART OF COMFORT

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A flawless home for contemporary city living, created for those who expect nothing less than the best.





AS Group is one of Azerbaijan's leading developers. Since 2003, the company has successfully delivered large-scale residential, commercial, and infrastructure projects across public and private sectors.

## **BI** GROUP

BI Group is an international development company with 30 years of experience, delivering innovative projects across eight countries, including the United States. We build more than just structures. We create communities that offer thoughtful spaces for living, working, and enjoying life.

# LOCATION



Hedef  
Stem

5 min



STEP IT  
Academy

8 min



Neptun  
Supermarket

8 min



Avrasiya  
Hospital

5 min



Chirag Plaza  
Office Center

6 min



Velotreck Sports  
Complex

6 min



İST Petrol

4 min



Oskar  
Kindergarten

5 min



Heydar Aliyev Sports  
and Concert Complex

5 min



# ABOUT THE PROJECT

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4YOU Baku is a modern residential complex designed to offer both architectural sophistication and everyday comfort. Located on Tbilisi Avenue, one of the main transport routes in the northern part of the city, it offers new opportunities for living and business in a rapidly growing district.

**Premium**  
class

**6-19**  
floors

**3.3 m**  
ceiling height

**Q4**  
**2027**  
completion

**56 -**  
**614 m<sup>2</sup>**  
unit size

**2-5**  
bedrooms



☎ \*0360

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# AUTHOR OF THE PROJECT

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**Hayri Baysak**

Chief Architect at Reta Proje

The architectural project was designed by Reta Proje Studio, one of Turkey's leading firms with over 30 years of experience. The studio specializes in architecture, interior and landscape design, 3D visualization, and engineering solutions. Over the years, Reta Proje has delivered projects across Turkey, the Middle East, and Europe, including hotels, residential developments, and commercial complexes. Among its signature projects are Green Diamond Baku in Azerbaijan and Lago Hotel in Antalya. The studio is recognized for its innovative, sustainable



# INSPIRING ARCHITECTURE

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Defined by clean lines, designer interiors, and high-quality materials, the project's architecture reflects understated elegance and premium aesthetics. Floor-to-ceiling windows fill the interiors with natural light and a sense of openness.



Aluminum panels  
with a ventilated façade

Aluminum curtain walls  
with triple glazing for  
protection from urban noise



# OUTDOOR OR SPACE FOR EVERYONE

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Thoughtfully designed landscaping at 4YOU creates comfortable and visually appealing spaces for both active and relaxing outdoor experiences. Sports areas for children and adults are located away from the residential zones. The grounds also feature a cozy gazebo and a green lawn perfect for play.



Children's  
playground



Landscaped  
grounds



Quiet  
courtyard



Streetball  
court



Gazebo



Barrier-free  
environment





# SECURITY

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24/7 video surveillance  
and on-site security



Entry and exit monitored  
by professional security staff



Dedicated service manager  
and concierge support



Residents have access to  
outdoor security camera feeds



Car-free grounds

# LUXURY FROM THE FIRST STEP

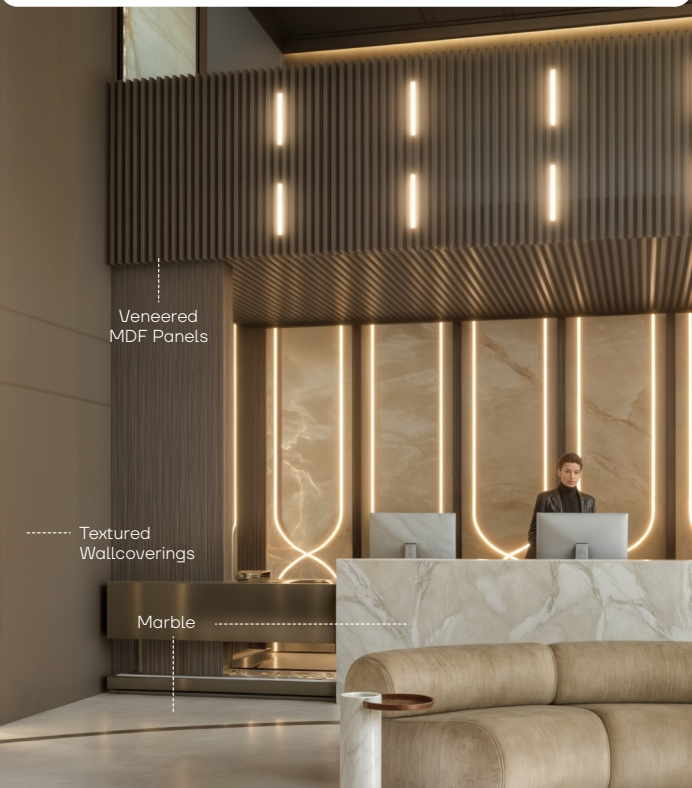
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The lobbies showcase a custom design accented with high-quality natural materials, where elegant style blends with functionality. Comfortable lounge areas provide a welcoming space to relax while waiting for guests or hosting informal business meetings.



# ELEGANT LOBBY

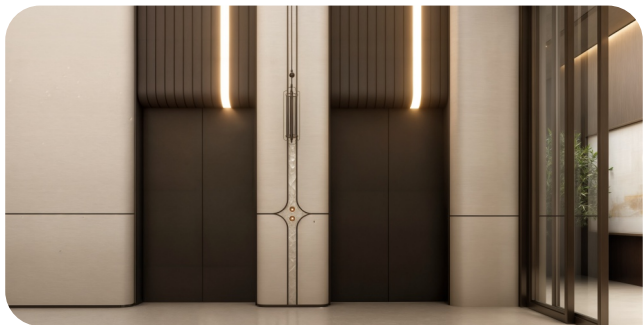
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Veneered  
MDF Panels

Textured  
Wallcoverings

Marble





# PENTHOUSES WITH A SEA VIEW

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# NEW HORIZONS OF COMFORT AND FREEDOM

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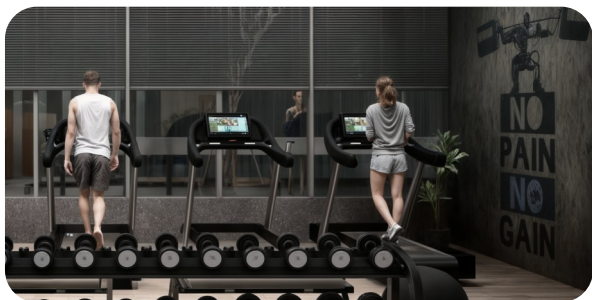
A two-story penthouse with a private terrace, swimming pool, and BBQ area. With panoramic views of the city and sea and spacious interiors featuring ceilings up to 7 meters high, this is more than a home. It is a lifestyle for those who value individuality, refined design, and excellence in every detail.





# FITNESS ROOM

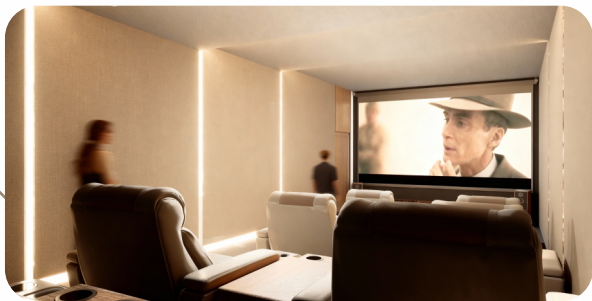
Stay active on your own schedule without leaving home. The gym features state-of-the-art equipment for strength, functional, and cardio training.



# CINEMA ROOM

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Enjoy your favorite movies and series on the big screen with family and friends. Just take the elevator to a spacious, state-of-the-art cinema room thoughtfully designed for an exceptional cinematic experience.





# KIDS ROOM

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The 4YOU playroom is a space for imagination, fun, and friendship. Whether your child wants to read, play, or laugh with friends, they'll have a great time while you enjoy a moment to yourself.



# YOUR CONDO



Ceiling heights:  
3.3–7 m  
(10.8–23 ft)



Smart home  
system



Designer entry  
doors



Fresh air  
intake valves



Unit sizes:  
56–614 m<sup>2</sup>  
(603–6,609 ft<sup>2</sup>)



Anti-vandal  
windows on lower  
residential floors



Electronic  
locks



IP intercom  
system



2 or 6 condos  
per floor



Window heights:  
2.9–6.9 m  
(9.5–22.6 ft)



Floor-to-ceiling  
panoramic  
windows



Enhanced  
soundproofing  
between units



The image depicts a sample interior. Units are sold without furniture and final interior finishes.

# PRE-FINISHING INCLUDED

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When you purchase a condo in 4YOU Baku, it comes with pre-finishing already completed. This saves you both time and money, as the noisiest and messiest construction stages are already behind you. All that remains is to choose your interior design and complete the final finishing touches.



#### Flooring

A durable cement screed with an added soundproofing layer, ready for any type of final floor covering.



#### Entrance Door

A high-quality metal entrance door with an MDF finish and a secure electronic lock.



#### Heating

A fully installed and operational heating system, complete with steel panel radiators.



#### Electrical

Complete electrical wiring installed throughout the unit.



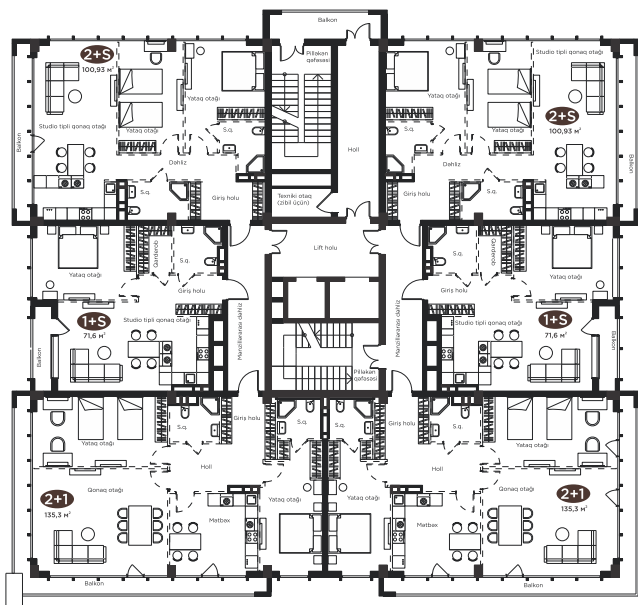
#### Walls

Walls are leveled with gypsum plaster and ready for final decorative finishes.



The image depicts a sample interior. Units are sold without furniture and final interior finishes.

# FLOOR PLANS





# SMART HOME

The 4YOU smart home system brings a new level of comfort and safety. Manage your home through a mobile app, save resources, and experience smart technology designed to make your everyday life easy.



Water leakage sensor



Lighting control in the entryway



Motion detector



Mobile app



Smoke detector



Door sensor



All-Off function



Security mode



## ELECTRONIC LOCKS

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Enjoy secure, flexible entry with electronic locks that offer several access

- Code entry
- Mechanical key
- RFID card
- Fingerprint scanner



## IP INTERCOM SYSTEM

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A modern IP intercom system that uses a digital network to provide clear, high-quality video communication.

- Video calls with visitors
- One-touch security access
- Visitor photo capture
- Access to building security cameras



# COMMERCIAL SPACES

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Commercial units are located on the ground floors of residential blocks. A range of sizes and open-plan configurations make it easy to find the right space for a variety of business needs.



Prime street frontage



Ceiling heights up to 7 m (23 ft)



Floor-to-ceiling glazing



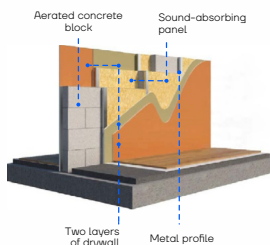
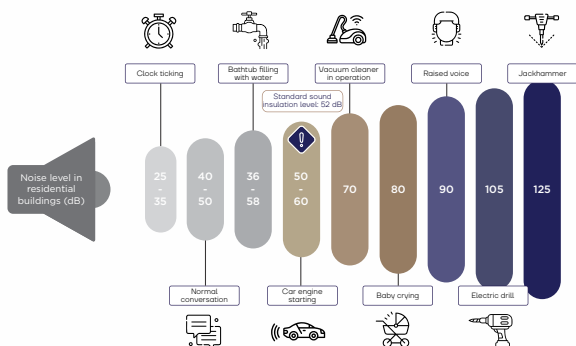
Convenient access routes



# ENHANCED SOUND INSULATION ACOUSTIC PRO

Say goodbye to unwanted noise from neighboring units. Our homes feature advanced inter-unit soundproofing solutions, including Acoustic Pro partitions, designed to ensure greater comfort and privacy.

Acoustic Pro provides sound insulation of at least 56 dB.



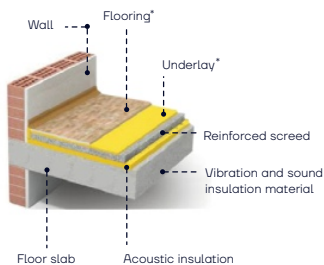
Acoustic Pro is a soundproofing system developed in collaboration with South Korean experts and designed exclusively for BI Group. It features a multi-layer structure consisting of two layers of drywall, a mineral wool panel, and a 100 mm (4 in) aerated concrete block on one side, and on the other, an additional mineral wool panel and two more layers of drywall.

The system combines different types of materials: soft elements that absorb sound and rigid elements that reflect it. This combination delivers outstanding acoustic performance. The overall thickness of the partition is precisely engineered to maximize sound insulation while preserving valuable living space.

# ENHANCED SOUND INSULATION FLOATING FLOOR SYSTEM

To reduce impact noise from above, we use a floating floor system that provides additional sound insulation between units.

This advanced solution involves placing a 1 cm layer of expanded polypropylene before the concrete screed is poured. The material fits snugly against the floor and walls, helping to absorb sounds such as footsteps or rolling furniture from upper floors.



The floating floor system blocks the transmission of impact noise



\*The installation is done by the client

# CONCIERGE SERVICE

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Enjoy peace of mind with round-the-clock concierge support. From access control and security to receiving mail and everyday assistance, help is always available when you need it.



# PARKING

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Your car is always secure in a monitored parking facility with a modern ventilation system. Automatic gates provide fast and convenient entry.

- EV charging stations
- Smart gate opening system
- Automatic ventilation system
- Easy navigation
- Additional guest parking spaces



## BOXROOM

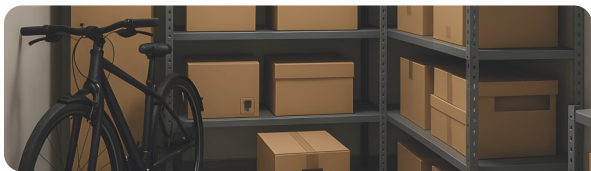
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A personal boxroom is available for storing seasonal items, sports equipment, tires, clothing, and tools.

## BICYCLE PARKING

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Forget the hassle of looking for a pole or railing to lock your bike. We've provided convenient underground bicycle parking for your comfort.



# BI SERVICE

Trusted by 500,000 Residents for Over 20 Years

BI Service, our property management company, takes full responsibility for ensuring a safe and comfortable living experience, so you can enjoy life in your new home.

Your personal manager is always available to assist with any questions about your residential complex.

We manage over 7M m<sup>2</sup> ( $\approx$ 70M ft<sup>2</sup>)



> 550  
residential buildings



> 1 100  
office spaces



> 4 000  
cottages



> 32 000  
parking spaces

## What Sets Us Apart:

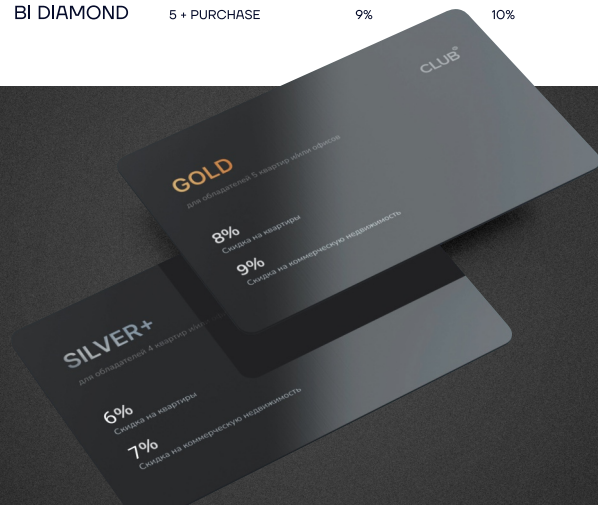
- Expert team of seasoned professionals
- Strict control over system performance and maintenance
- 24/7 updates and communication
- Personalized service for every client
- Advanced technologies
- Transparent financial management
- Unified quality standards



# BI CLUB

With the BI Club loyalty program your investments become even more rewarding. Each time you purchase a new condominium or office, you get better benefits and conditions.


		CONDO DISCOUNT	OFFICE DISCOUNT
BI BRONZE	1 PURCHASE	5%	6%
BI SILVER	2 PURCHASE	6%	7%
BI GOLD	3 PURCHASE	7%	8%
BI PLATINUM	4 PURCHASE	8%	9%
BI DIAMOND	5 + PURCHASE	9%	10%






# SALES OFFICE

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 49C Tbilisi Avenue, 1st Floor,  
Chirag Plaza Business Center, Baku

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 Opening Hours  
Mon–Fri: 10:00 AM – 7:00 PM  
Sat: 10:00 AM – 6:00 PM

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 Contact Center  
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