BI GROUP

BAKI AĞ ŞƏHƏR

White Garden

RESIDENCE

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ABOUT US

BI Group— The largest developer in Central Asia, with projects in Kazakhstan, Baku, Tashkent, Miami, and Dubai. We create premium-class residential complexes, commercial, and public spaces designed for a comfortable and fulfilling urban life.

30 years
of experience in the construction industry

600 000
happy residents

5 countries
geography of our projects

8 million m²
total area of completed developments

ABOUT THE PROJECT

White Garden offers a new perspective on the aesthetics of urban living. The project is located at the intersection of Babek Avenue and Khagani Rustamov Street — in one of the most prestigious and rapidly developing districts of Baku White City.

It is an architecturally refined residential complex designed for those who value comfort, aesthetics, technology, and a warm sense of community. Here, every morning begins with a beautiful city view and ends with a feeling of tranquility and harmony.

*Colors of materials may slightly differ from the actual tones depending on sunlight direction, shadows, printing techniques, and display color accuracy.

A DISTINCT URBAN AESTHETIC

Seaside elevation, prestige, and lifestyle — a new level of comfort in Baku White City

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LOCATION

European Lyceum
10 min

Landau School
10 min

Brave Kids
5 min

Favorite Premium
10 min

Nizami Park
5 min

City Park Shopping Mall
10 min

"White City" Boulevard
5 min

Fountains Square
5 min

Heydar Aliyev Center
10 min

PREMIUM
Class residence

19
Floors

Q2 2028
Project completion

3.3m
Ceiling height

95-253m²
Apartment area

2-4
Number of rooms

SILENCE, COMFORT & SAFETY — ALL IN ONE PLACE

A thoughtfully designed courtyard where comfort and safety come first. Special attention has been paid to landscaping: abundant greenery and carefully planned spaces create a calm and balanced atmosphere. Playgrounds are designed according to age groups, while active areas are separated from quiet corners to ensure comfort for everyone. All materials used are natural and hypoallergenic. The design of walking paths and recreation areas incorporates "Buta" and "Shabaka" motifs, emphasizing the garden concept and reflecting local aesthetics.

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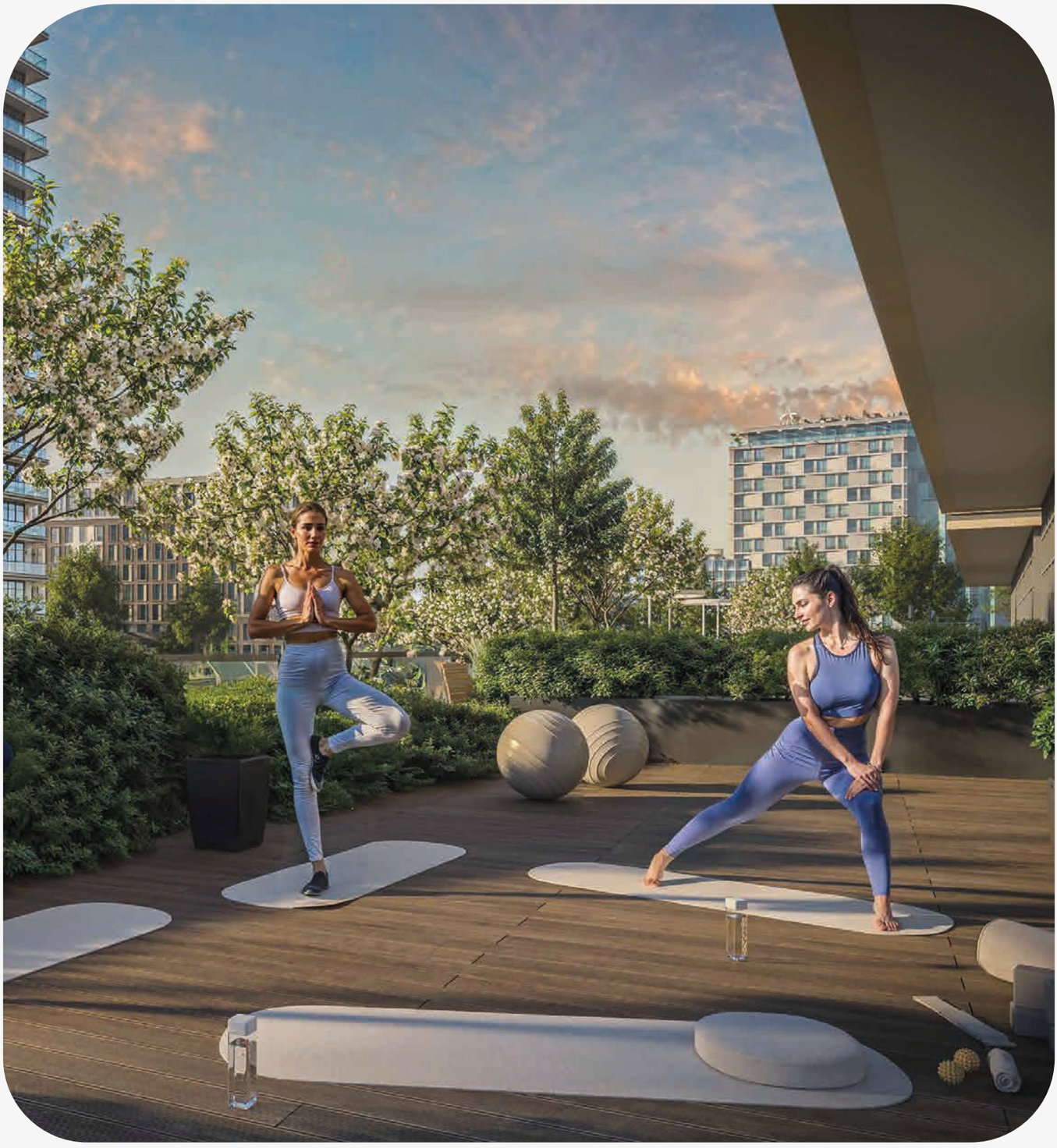
MASTER PLAN

- Video surveillance 24/7
- Eco-friendly playgrounds
- Yoga terrace
- Landscape design
- Quiet recreation areas
- Fitness zone

TERRACE OF HARMONY & SELF-DISCOVERY

Created for inner balance and inspiration, this terrace invites you to recharge and reconnect with yourself. Here, calmness, natural materials, and refined aesthetics come together — the perfect place for yoga, meditation, or peaceful reflection.



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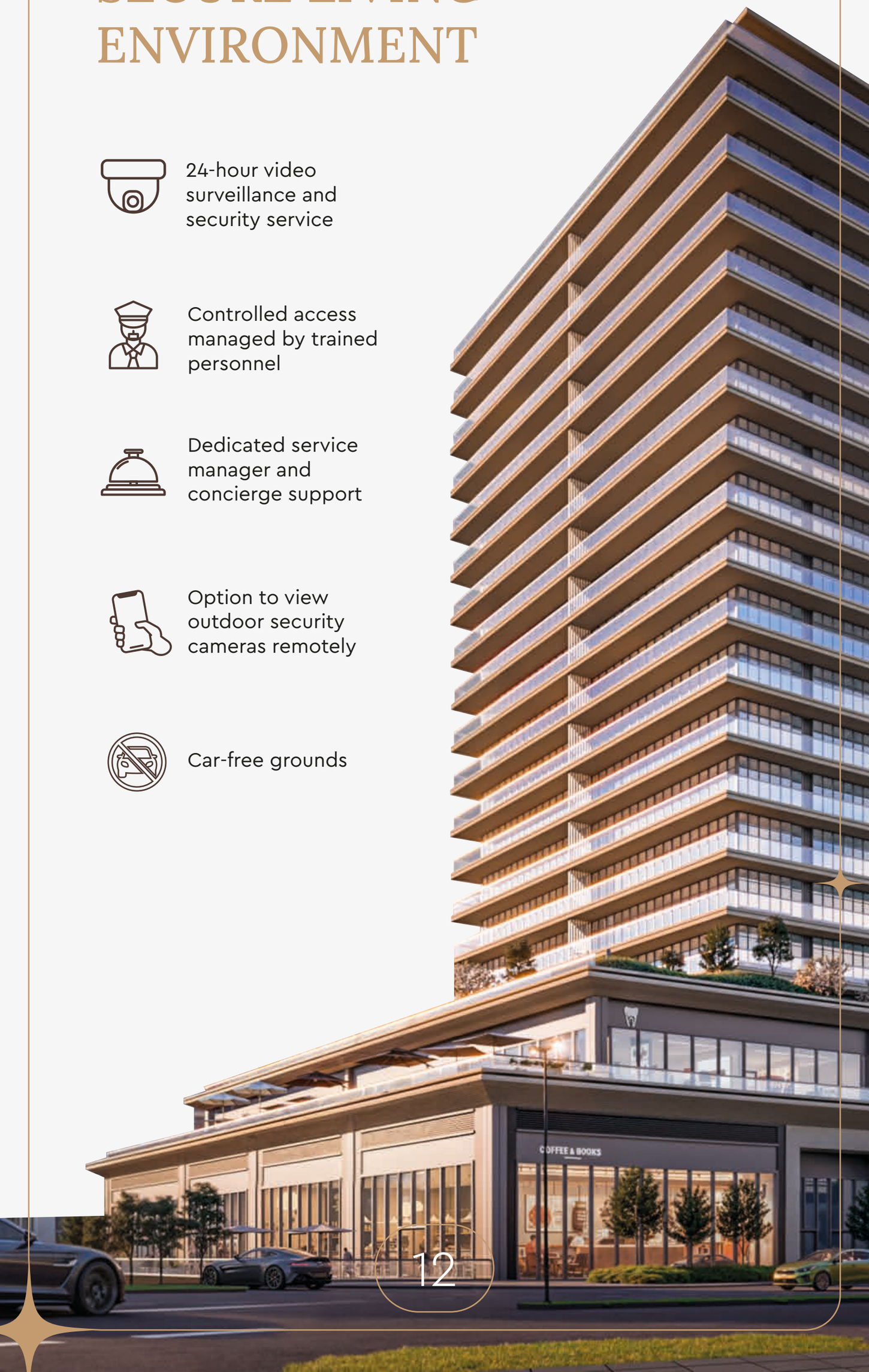
SECURE LIVING ENVIRONMENT

- 24-hour video surveillance and security service
- Controlled access managed by trained personnel
- Dedicated service manager and concierge support
- Option to view outdoor security cameras remotely
- Car-free grounds



LOBBY SIGNATURE DESIGN

Silent elevators

Concierge service

Cozy lounge areas

Subtle aroma diffusers

Ceiling height – 7 m

Air conditioning system

GROUND FLOOR

TYPICAL FLOOR

STROLLER AREA

Every element has been meticulously designed to elevate everyday living. Dedicated stroller rooms offer refined convenience, providing secure storage and direct access to the private inner courtyard.

The courtyard is exclusively reserved for residents, ensuring privacy, safety, and a serene environment – thoughtfully created for families' comfort and peace of mind.

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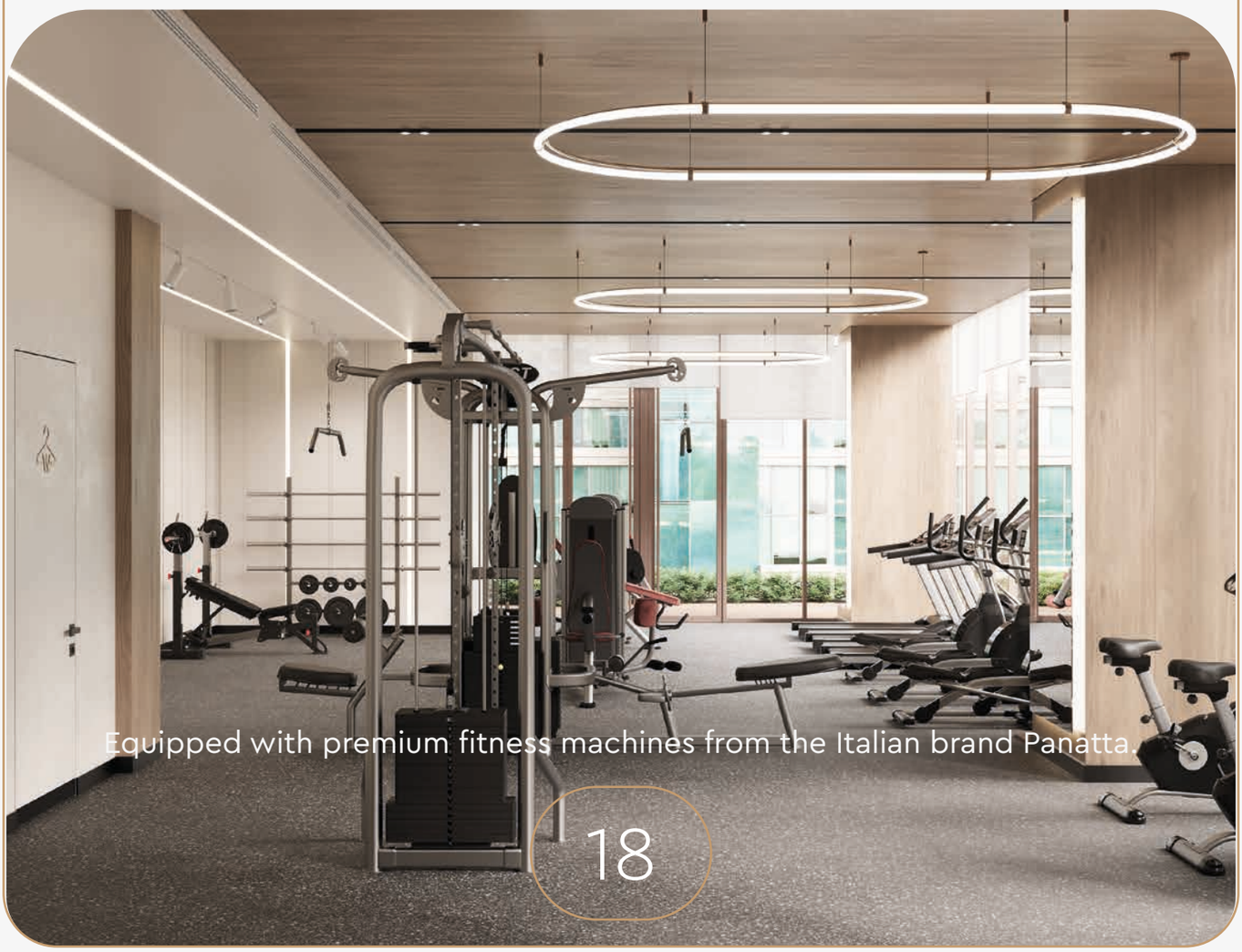
RESIDENTS' CLUB

Reviving the culture of neighborhood connection and creating an atmosphere that feels truly like home. Welcome to the Residents' Club — a cozy space for communication and friendly gatherings. Here, neighbors meet, chat, and spend time together.
For residents' convenience, the Club includes:
- Cinema room for shared movie nights
- Fitness hall
- Yoga terrace
- Guest lounge
- Children's playroom designed with safety in mind.

These thoughtfully designed spaces strengthen community bonds and make home life more harmonious and enjoyable.

FITNESS ROOM



Equipped with premium fitness machines from the Italian brand Panatta.

PERSONAL TRAINING AREA

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KIDS ROOM

*Цвета материалов могут незначительно отличаться от реальных, в зависимости от направления солнечного цвета, теней из-за особенностей способов печати и цветопередачи носителя.

RATATOUILLE

CINEMA ROOM

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GUEST ROOM

An elegant venue created for special meetings and intimate events. Perfect for family dinners, birthday celebrations, friendly gatherings, or small parties. Thoughtfully designed acoustics, a modern interior, and a cozy home-like atmosphere set the tone for truly memorable moments.

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STRIKING ARCHITECTURE

High-quality aluminum profile systems

Advanced ventilated façade with enhanced thermal insulation

Floor-to-ceiling panoramic windows with double glazing

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YOUR APARTMENT

- Ceiling height – 3.3 m
- Smart Home system
- Designer entrance doors
- Electronic locks
- Apartment area – from 95 to 346 m²
- Vandal-resistant windows on the first residential floors
- Window height – 3.2 m
- IP intercom system
- Enhanced sound insulation between apartments
- Panoramic windows
- "Floating floor" soundproofing system
- Delivered in pre-finish condition

PRE-FINISH CONDITION

When purchasing an apartment at White Garden, you receive it in a pre-finish state — saving you both time and budget. All the noisiest and messiest work has already been completed, so you can immediately begin the final stage of interior finishing and design.

Flooring: A solid concrete screed reinforced with additional soundproofing material, ready for your choice of final flooring (parquet, laminate, etc.).

Entrance door:Installed metal door with MDF finish and secure electronic lock.

Heating system: Fully installed and ready for use, with modern steel panel radiators.

Electricity: All electrical wiring has been fully distributed throughout the apartment.

Walls: Leveled with gypsum plaster and prepared for the final finishing stage.

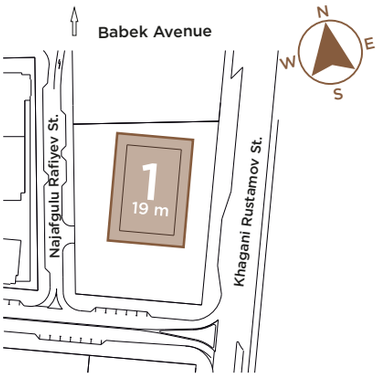
SPACES FOR BUSINESS

Commercial premises are located on the ground floors of the buildings. A variety of layouts and flexible planning options make them ideal for different types of businesses.

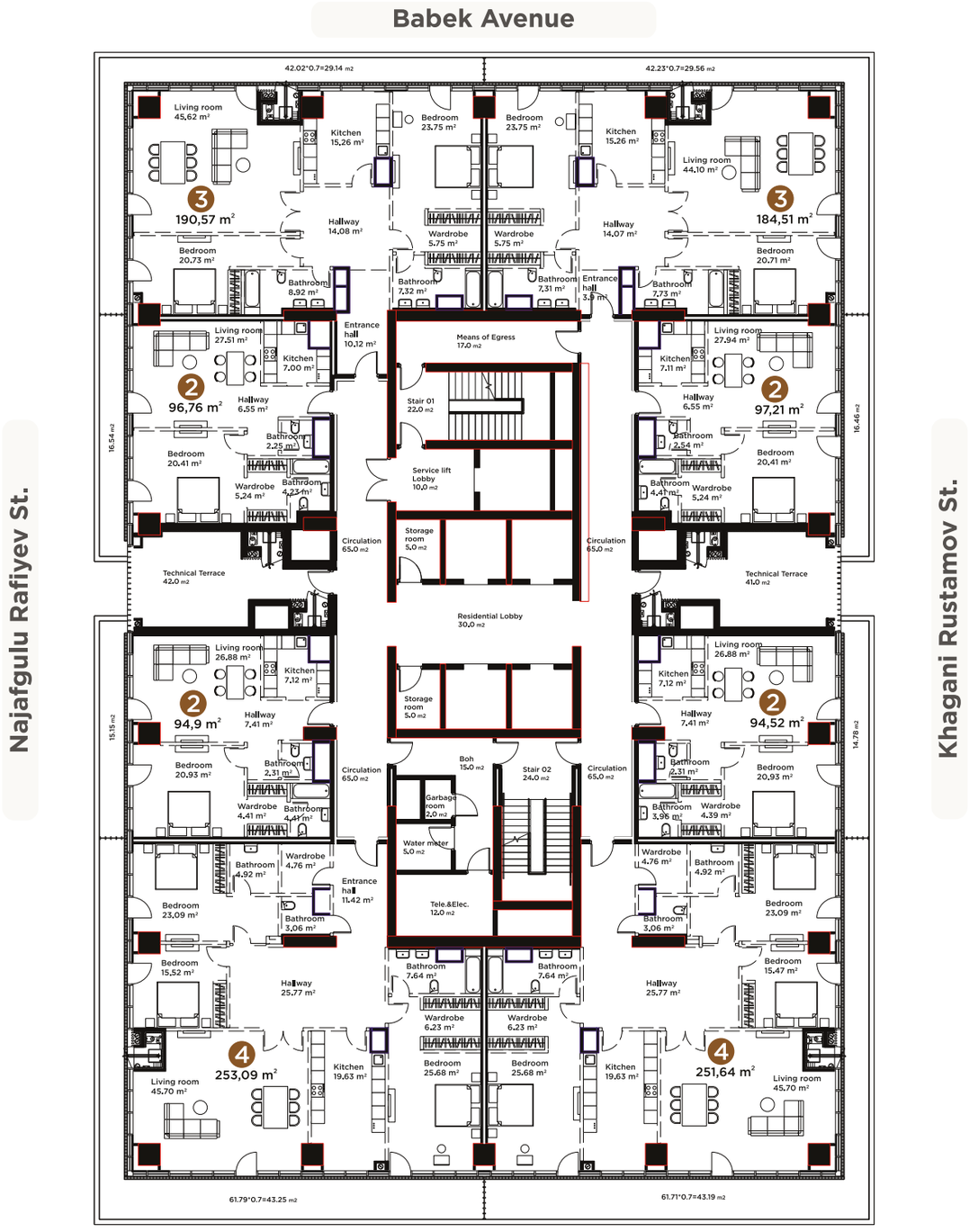
- Prime street frontage
- Ceiling height – from 4 m to 10.9 m
- Easy access and transport connections
- Convenient parking area
- Panoramic glazing system
- Units with terraces

LAYOUTS

General floor plan

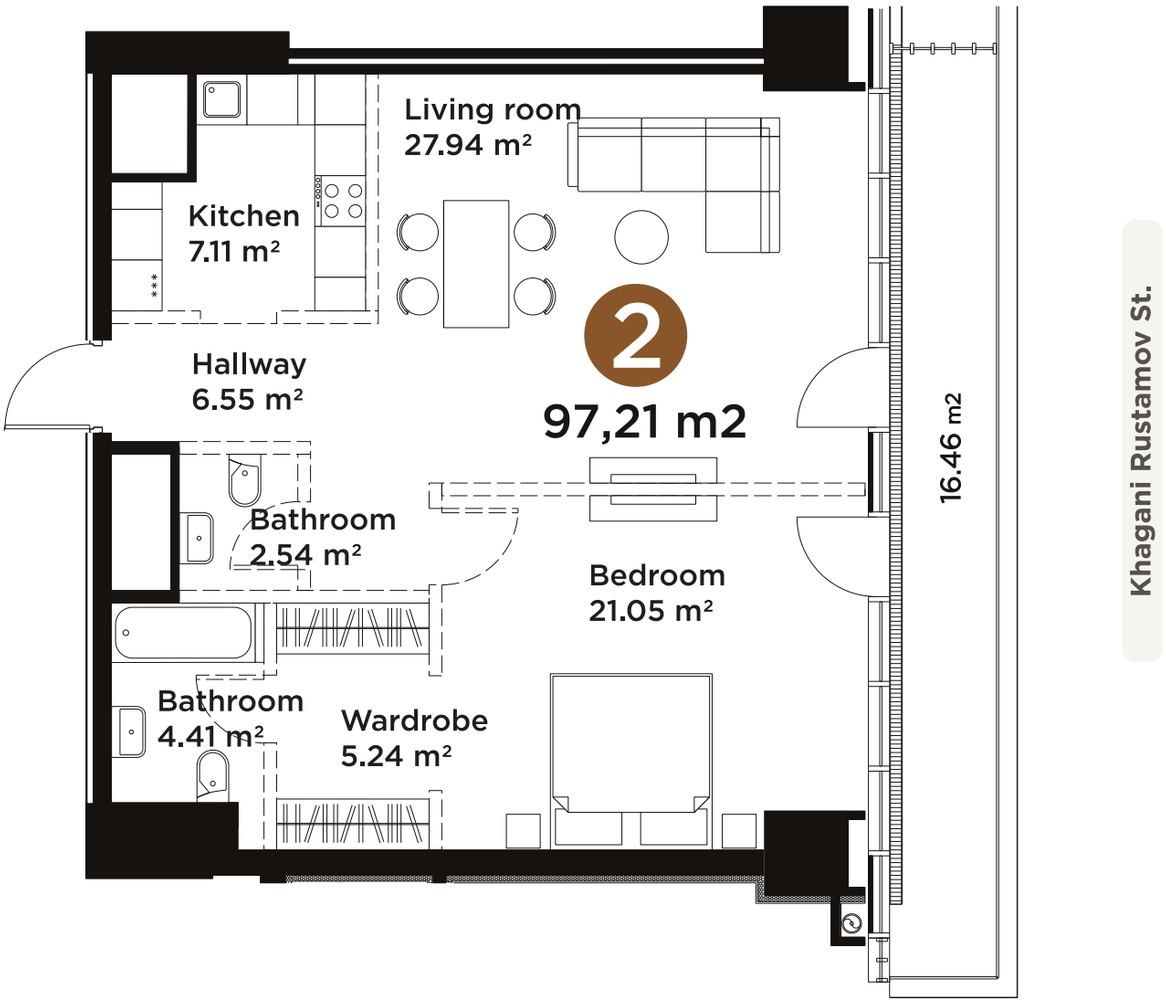


Floor plan: Entrance 1, 4th floor



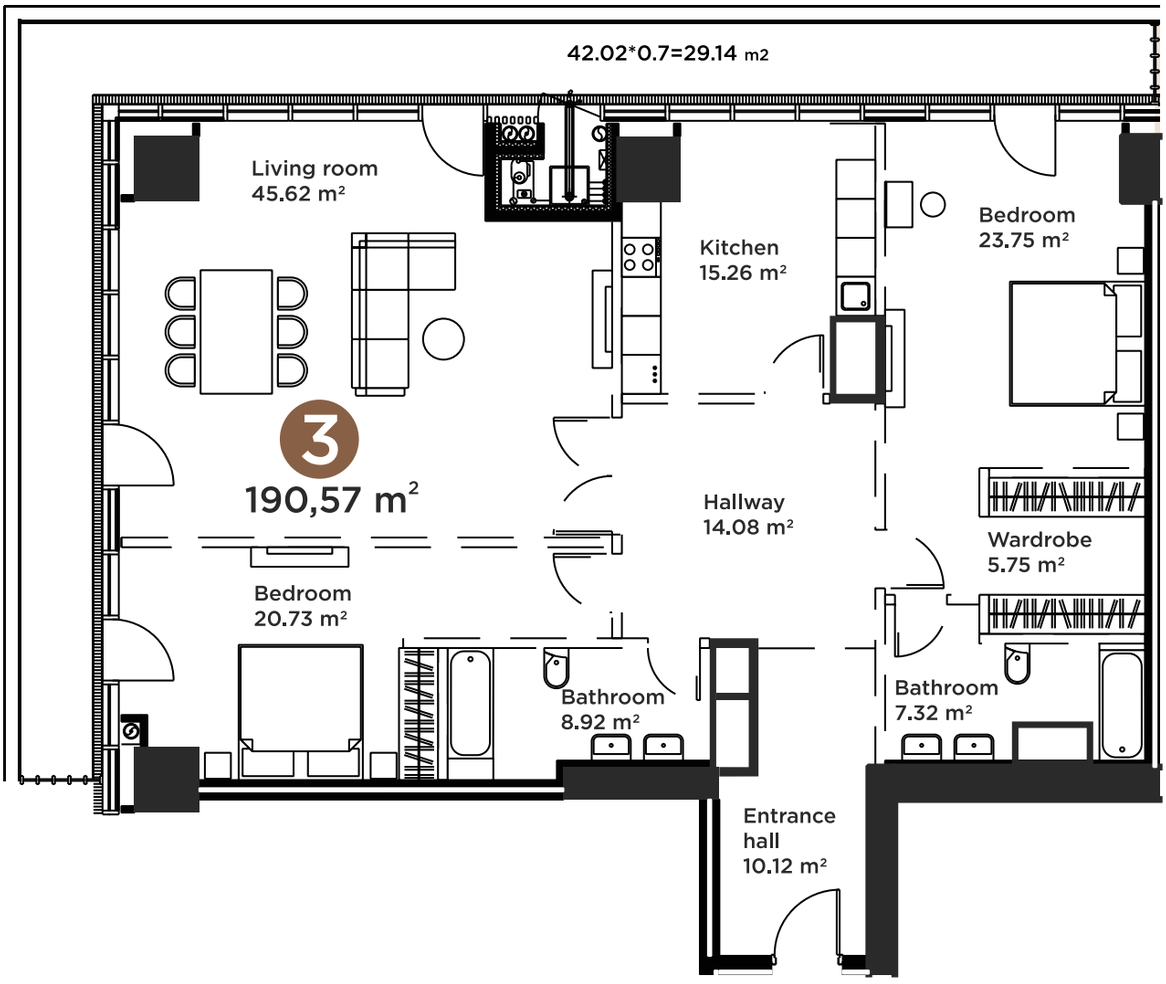
PLANNING OPTIONS

2-room apartment



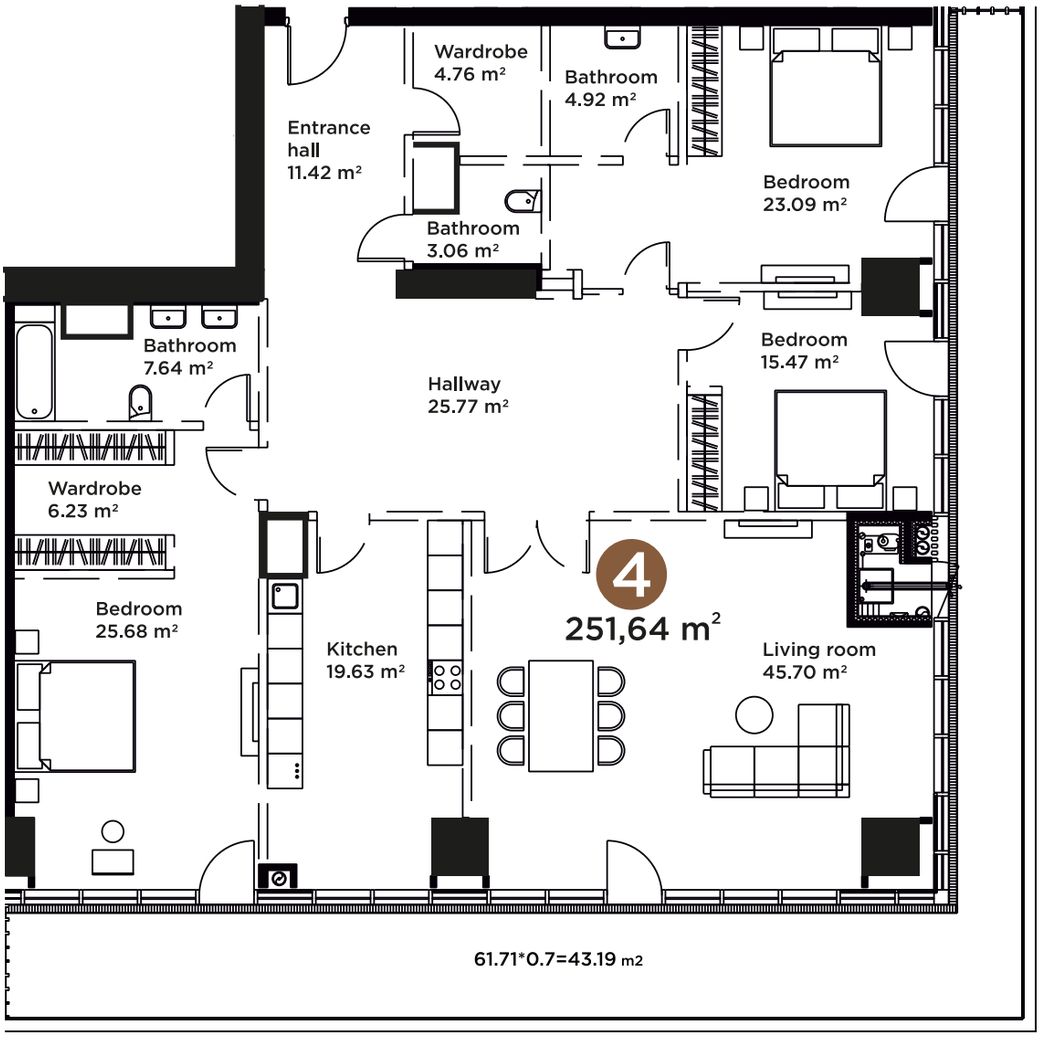
PLANNING OPTIONS

3 -room apartment



PLANNING OPTIONS

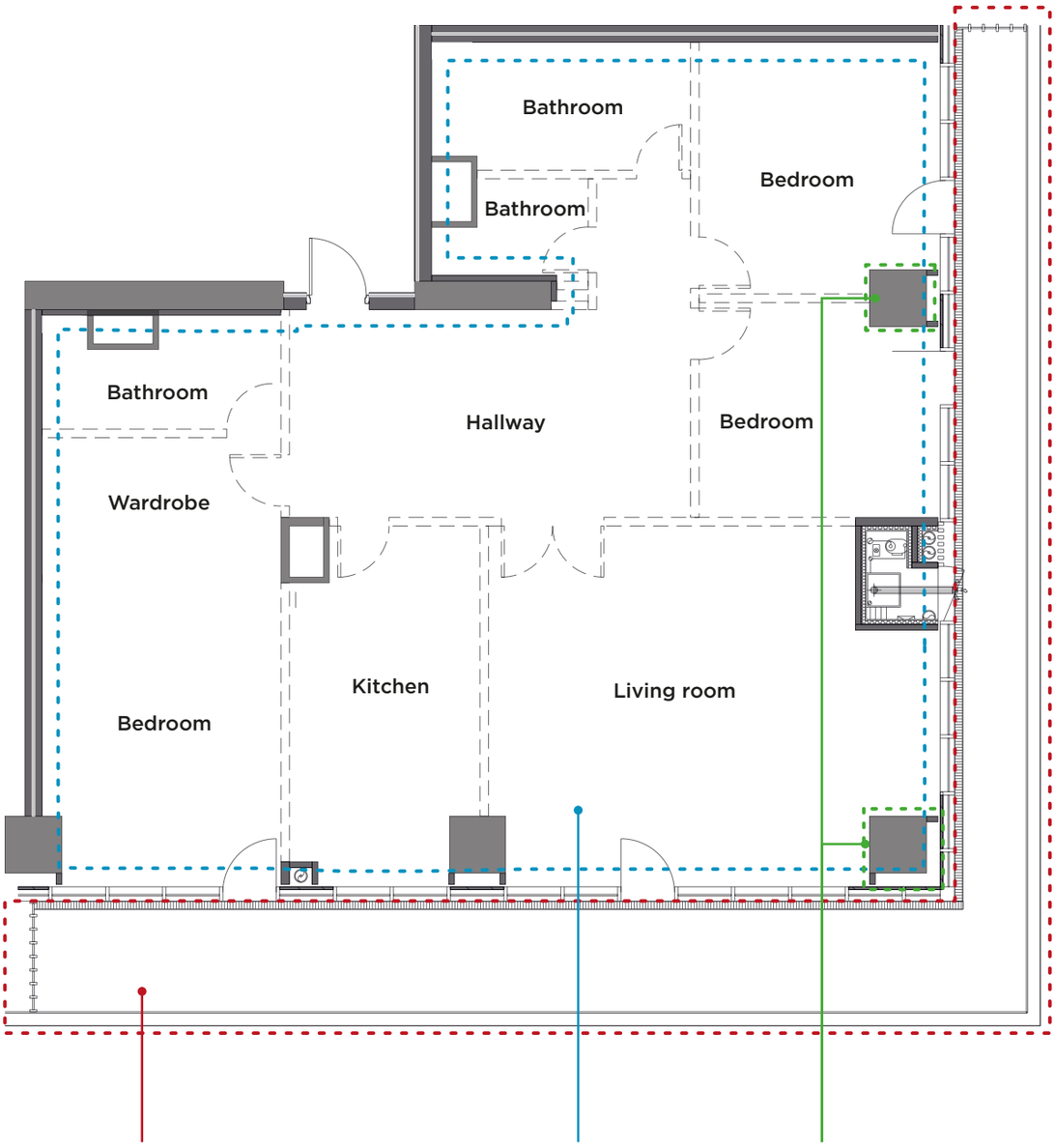
4-room apartment



Sea view

OBJECTIVE CALCULATION OF APARTMENT AREA

How is the apartment area calculated?



The balcony is included in the total apartment area and is calculated using a coefficient of 0.7.

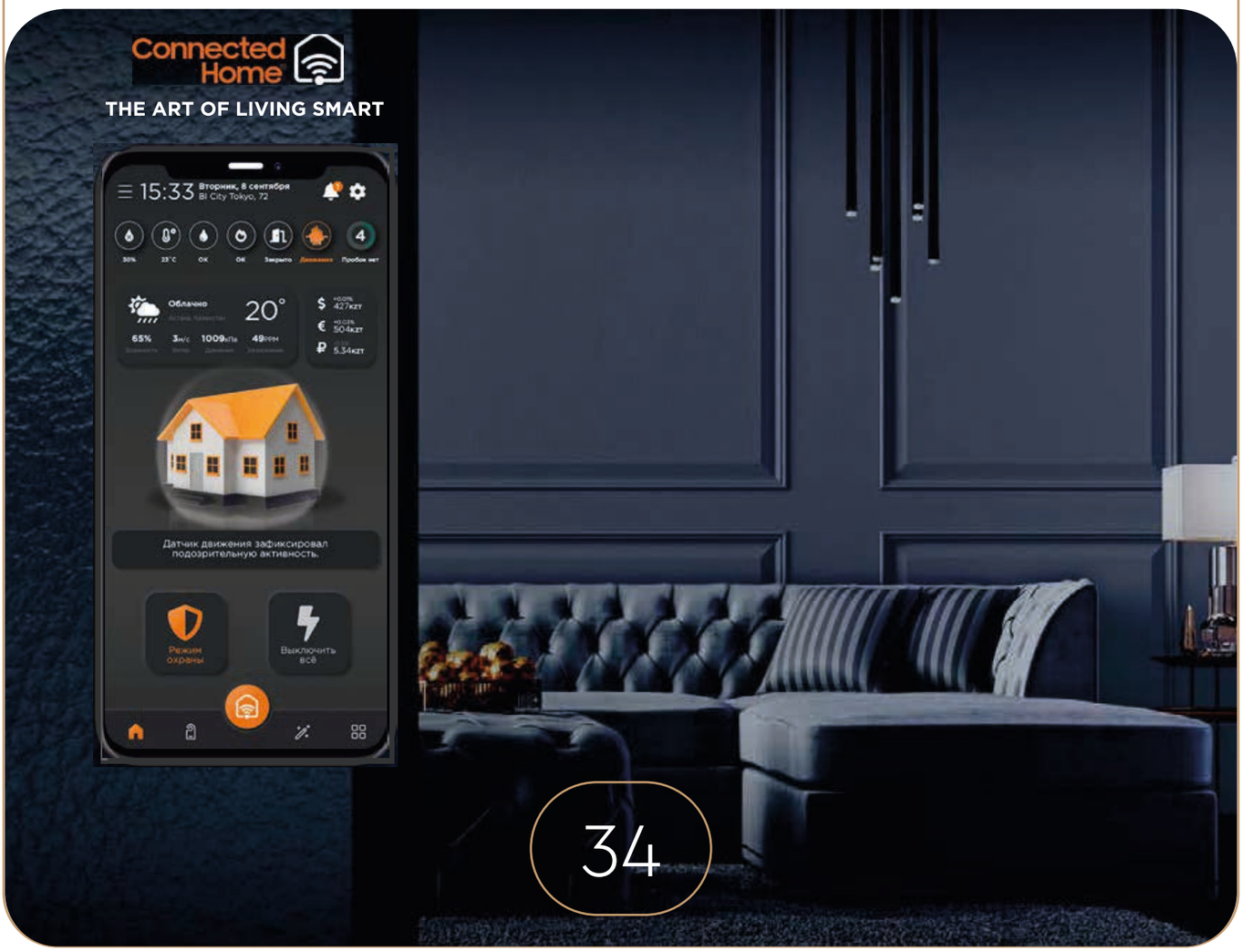
The apartment area is measured along the inner contour of the exterior walls.

The space beneath the columns is not included in the apartment area.

SMART TECHNOLOGIES
SMART HOME SYSTEM

At White Garden, Smart Home technology takes comfort and security to the next level. Control your home through a mobile app, save resources, and enjoy advanced innovations designed for your convenience.
Key features:

- Water leakage sensor
- Remote control via mobile app
- Motion sensor
- Door sensor
- Smoke detector
- Hallway lighting control
- "Turn everything off" function
- Security mode



SMART TECHNOLOGIES
ELECTRONIC LOCKS

Electronic locks provide extra convenience and security — forget about searching for keys. Simply choose the access method that suits you best:

- Code entry
- RFID card entry
- Mechanical key
- Fingerprint access
- Face ID

IP INTERCOM SYSTEM

An advanced digital intercom that uses a data network to ensure high-quality video communication.

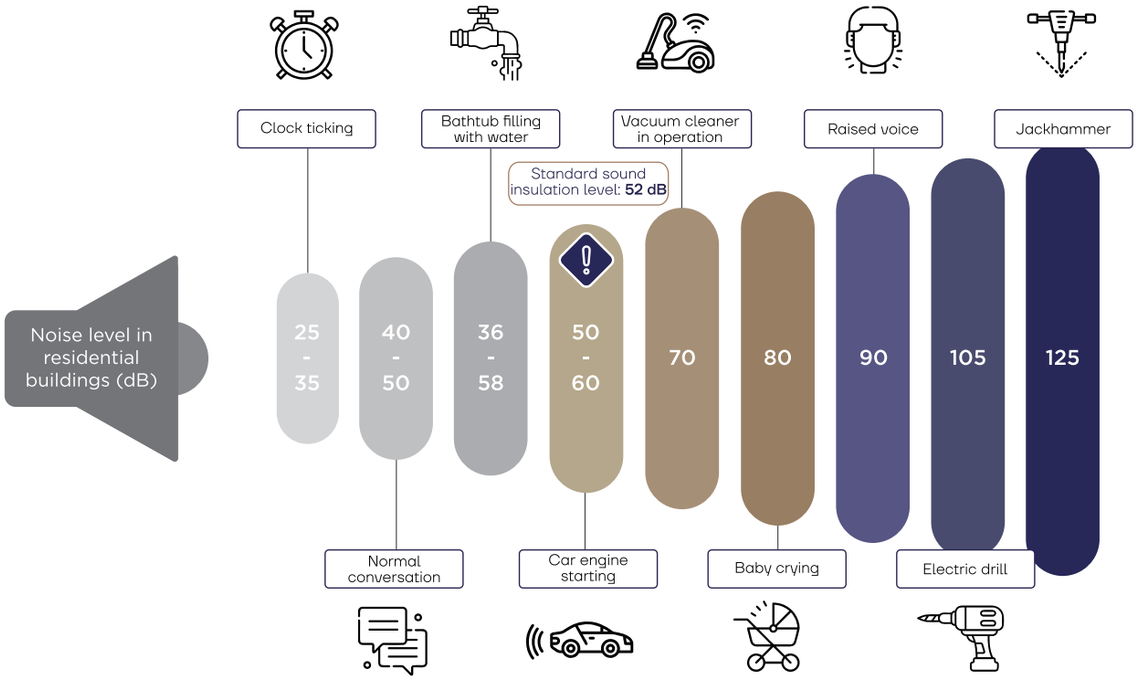
Advantages:

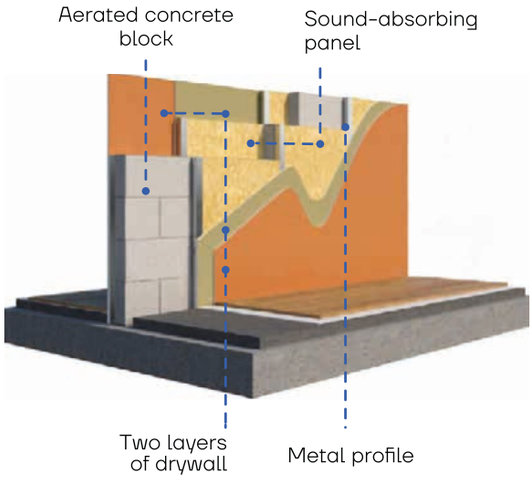
- Video connection with visitors
- One-touch contact with security
- Option to record guest photos
- Access to surveillance cameras throughout the complex

ENHANCED SOUND INSULATION
ACOUSTIC PRO

No more discomfort from noisy neighbors. The Acoustic Pro system ensures superior inter-apartment sound insulation, using modern technologies and innovative partition structures that effectively block unwanted noise.

Acoustic Pro provides sound insulation of at least 56 dB.



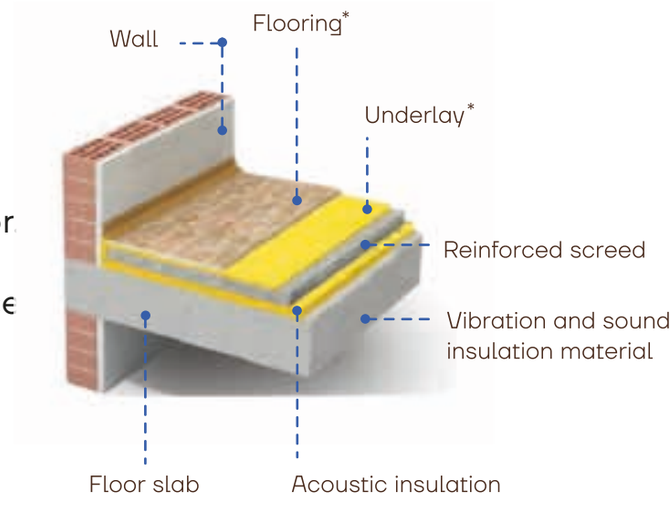


Acoustic Pro is a soundproofing system developed in collaboration with South Korean experts and designed exclusively for BI Group. It features a multi-layer structure consisting of two layers of drywall, a mineral wool panel, and a 100 mm (4 in) aerated concrete block on one side, and on the other, an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

The system combines different types of materials: so 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 TECHNOLOGY

To protect your home from impact noise coming from above, we use the "floating floor" system. Before the screed is poured, a 1 cm thick layer of foamed polypropylene is laid between the walls and the floor. This design effectively absorbs sound and vibration, ensuring peace and comfort in your apartment.



The floating floor system blocks the transmission of impact noise

*The installation is done by the client

CONCIERGE SERVICE

A 24/7 concierge service ensures your comfort and safety. Access control, mail reception, assistance with daily needs — you can rely on our support anytime, day or night.

PARKING

Your vehicle is always protected in a secured parking area equipped with a modern ventilation system. Automatic gates provide quick and convenient access.

- Smart gate opening system
- Automatic ventilation
- Easy navigation
- Additional guest spaces
- Bicycle parking
- Rapid-access automated gates
- Convenient carrying baskets for effortless transport to your residence

BI SERVICE

For over 20 years, more than 500,000 residents across Kazakhstan and beyond have trusted us. The management company BI Service takes care of all aspects of your comfort, safety, and property maintenance — so you can simply enjoy life in your new home.

For any questions related to your residence, your personal manager is always ready to help.

> 7 million m² of managed residential property

> 550
residential buildings

> 1 100
office spaces

> 4 000
cottages

> 32 000
parking spaces

OUR ADVANTAGES:

- A team of experienced and highly qualified professionals
- Continuous monitoring of all technical systems 24/7 support and communication
- Individual approach to every client
- Use of modern technologies and innovations
- Transparent financial management
- Unified standards of quality and service

BI CLUB

With the BI Club loyalty program, your investments become even more rewarding — with every new apartment or office purchase, you gain additional benefits and more favorable terms.

		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%

MƏNZİLİM
MONİTORİNQ XİDMƏTİ

A new initiative from Baku White City – the "Menzilim" Monitoring Service, designed to prevent any unpleasant situations.

"Menzilim" Monitoring Service

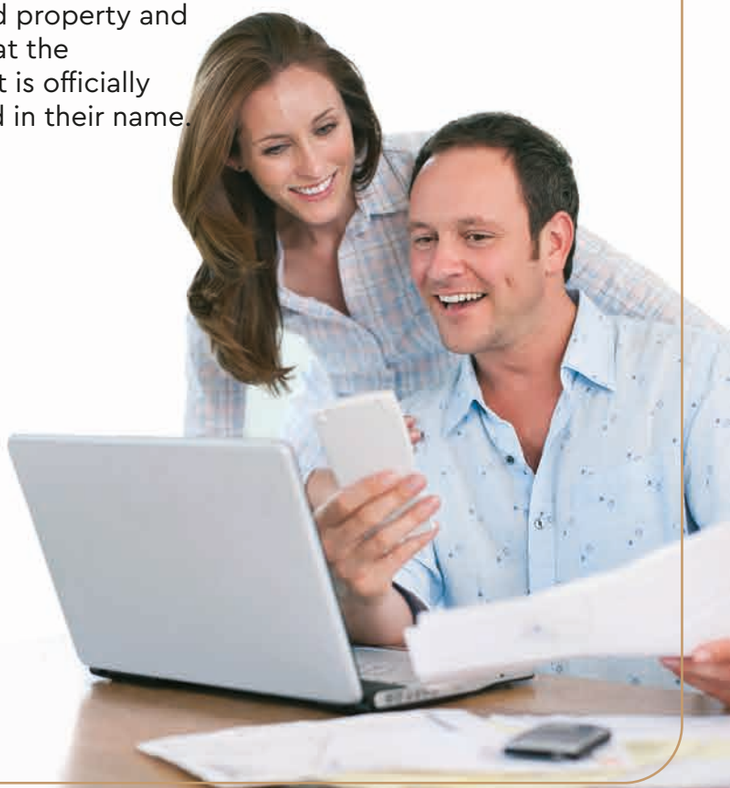
1 Within 30 days after signing the property purchase agreement, the buyer receives the "Menzilim" card from the construction company.

2 Under the protective layer on the card, you will find your login and password.
The login is generated based on the initials of the buyer's first name, last name, patronymic, and the PIN code from the ID card.

3 The plastic card is delivered in a sealed envelope with a hologram for security.

4 By visiting www.menzilim.bakuwhitecity.com, users can log in with their credentials and access the "Menzilim" monitoring system.

5 Inside the system, buyers can view all details related to their purchased property and ensure that the apartment is officially registered in their name.



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www.bakuwhitecity.com

White Garden
RESIDENCE

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