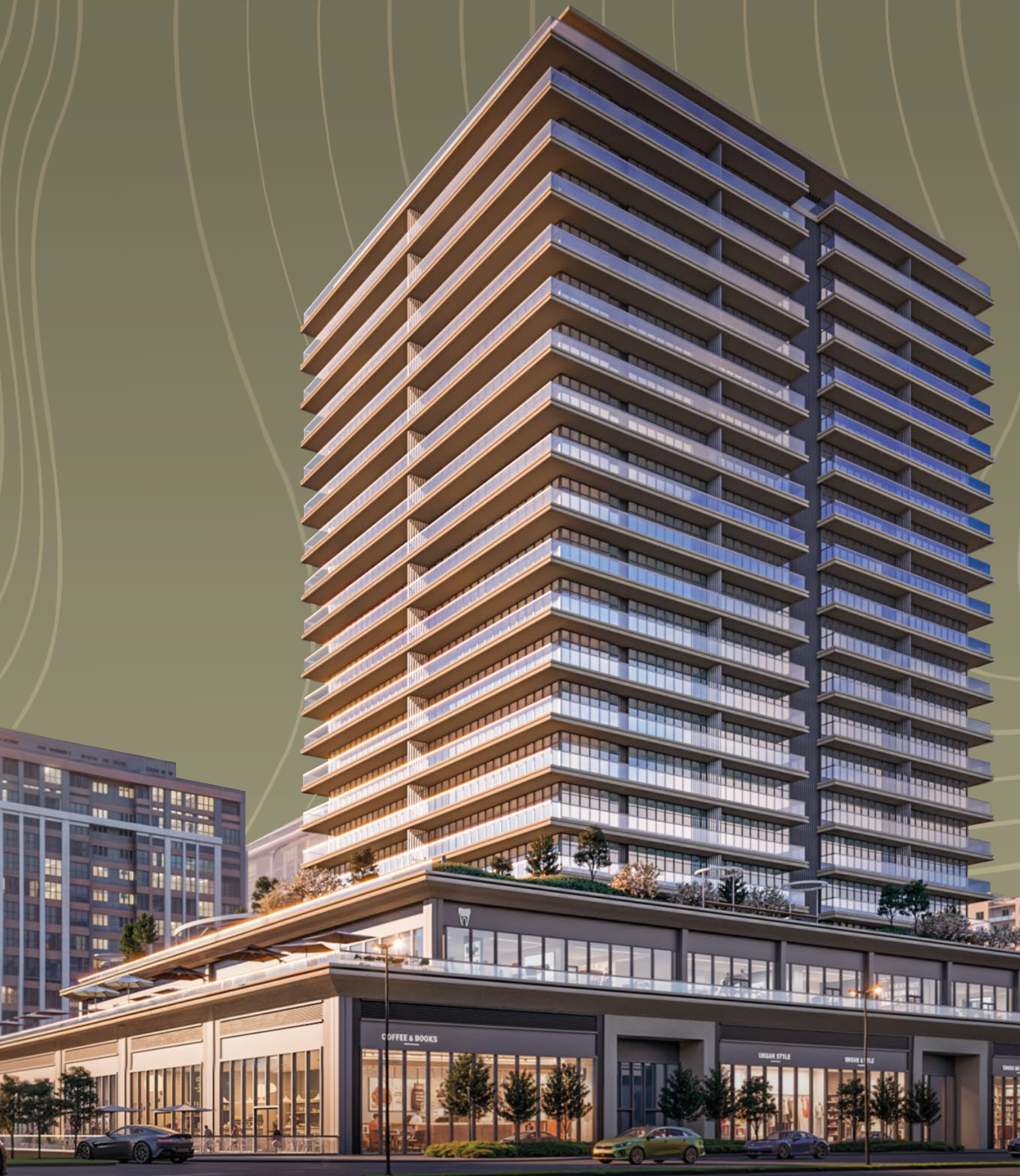


BI GROUP

BAKI AĞ ŞƏHƏR

White Garden

RESIDENCE



CONTENTS

Click on the page number to go to the section.

- 3/ About Us
- 4/ City Aesthetics
- 5/ Location
- 6/ About the Project
- 8/ Comfort & Safety
- 12/ Security
- 13/ Lobby Interior Design
- 17/ Neighborhood Center
- 25/ Remarkable Architecture
- 26/ Your Apartment
- 27/ Pre-Finish Condition
- 28/ Spaces For Business
- 29/ Layouts
- 34/ Smart Technologies
- 36/ Enhanced Sound Insulation



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

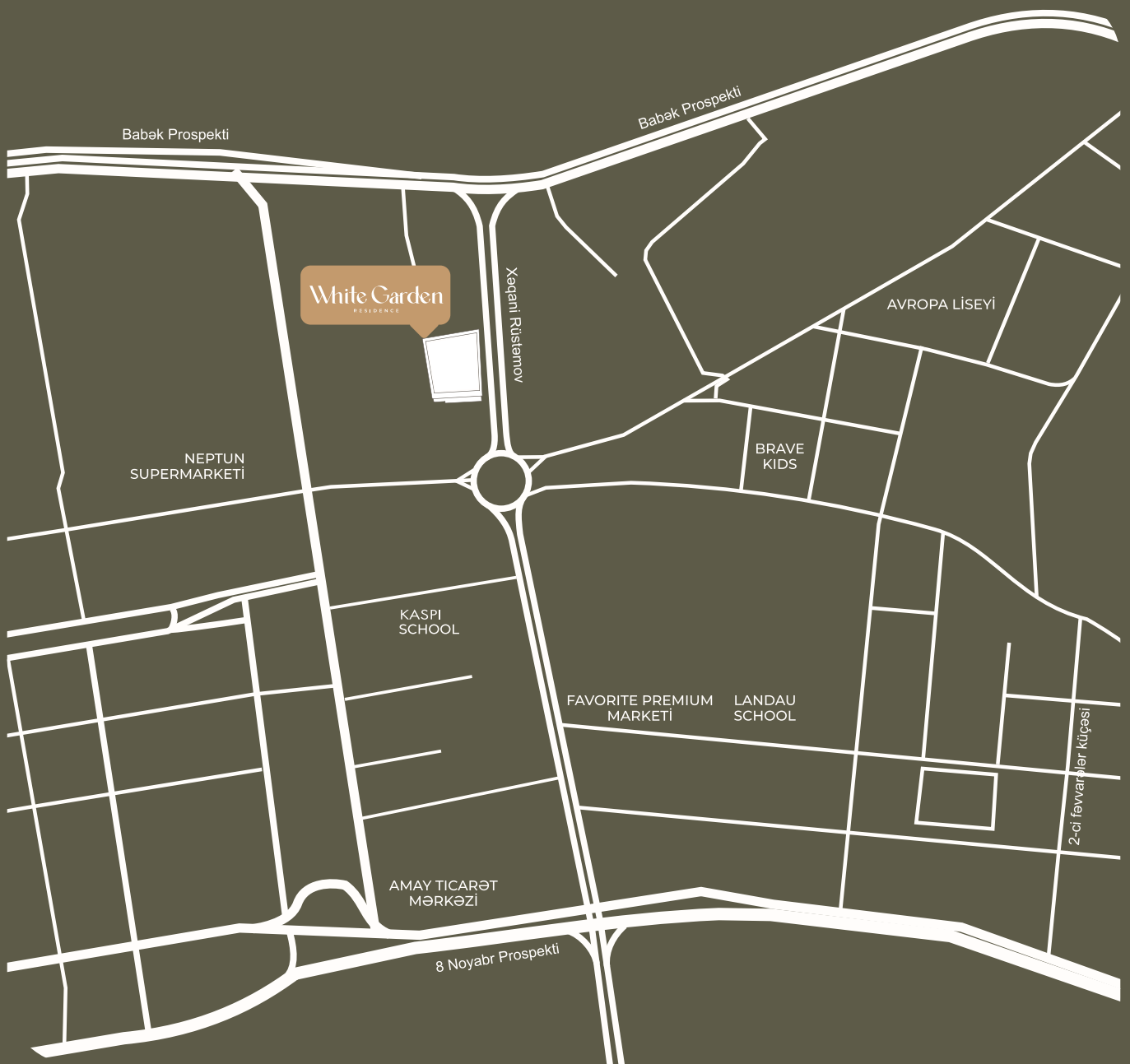
Nizami Park
🚗 5 min

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

Q4 2027

Project completion

3.3m

Ceiling height

95-346m²

Apartment area

2-5

Number of rooms

7

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

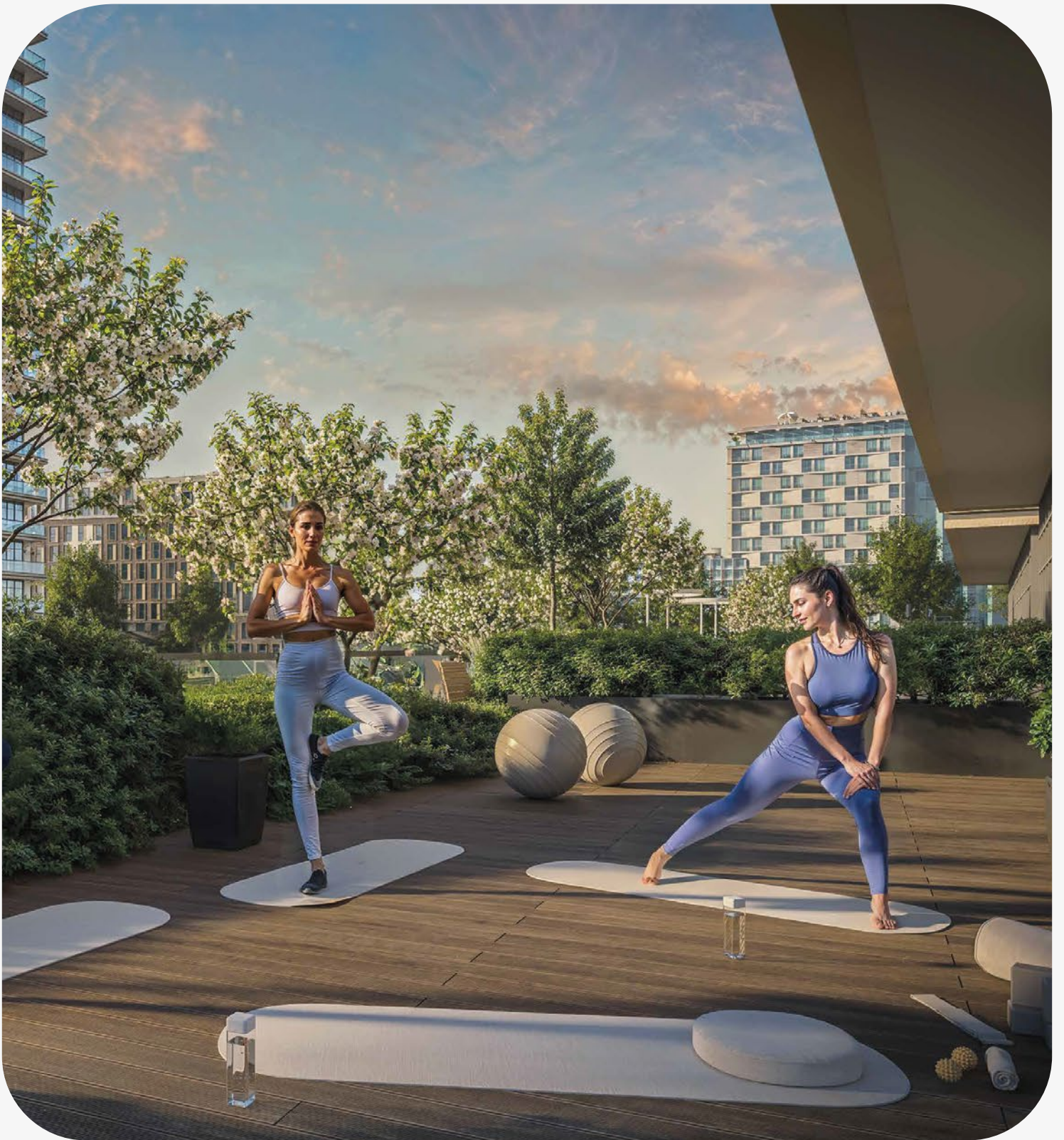


Fitness
zone

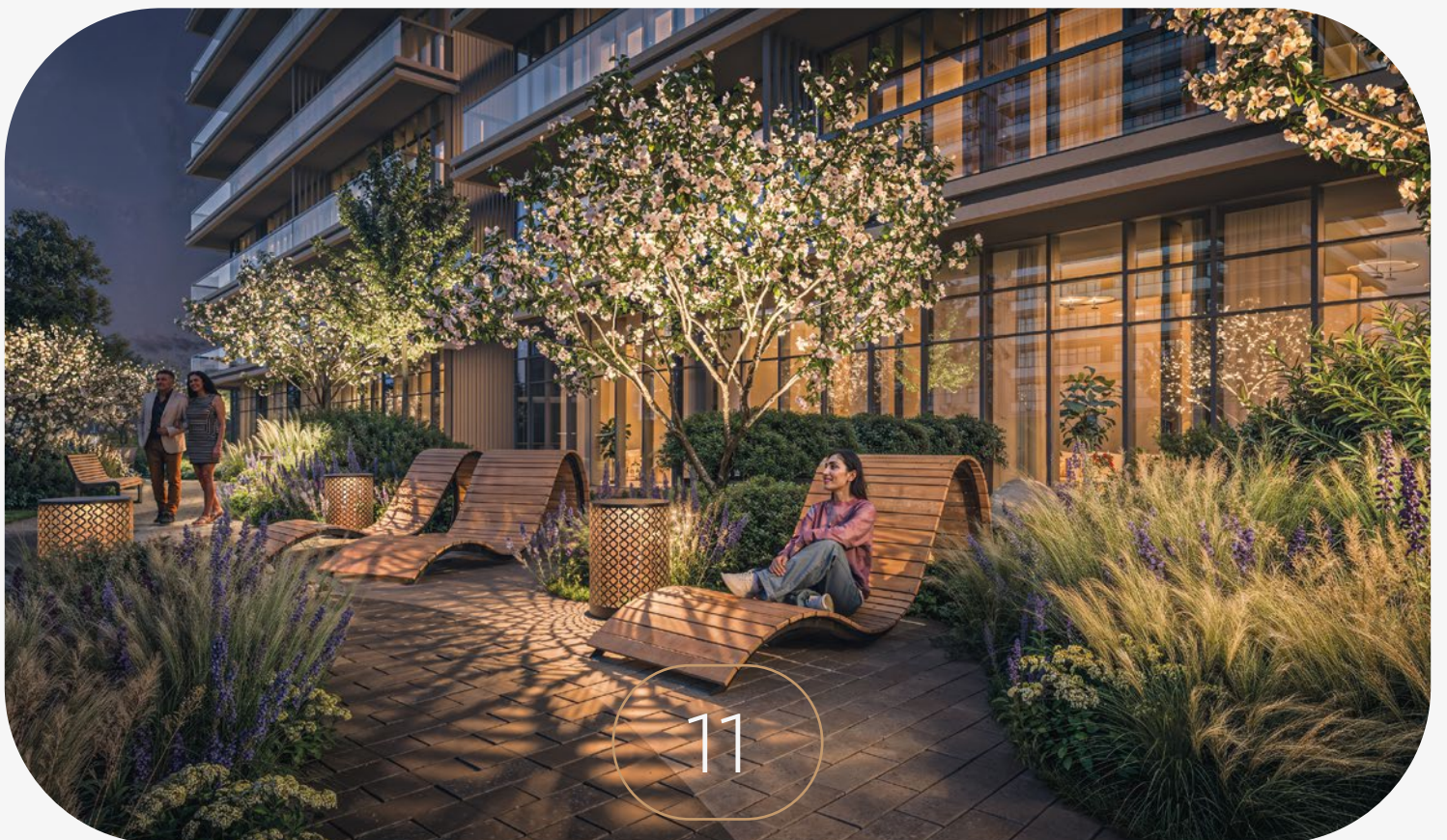


TERRACE OF HARMONY & SELF-DISCOVERY

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.

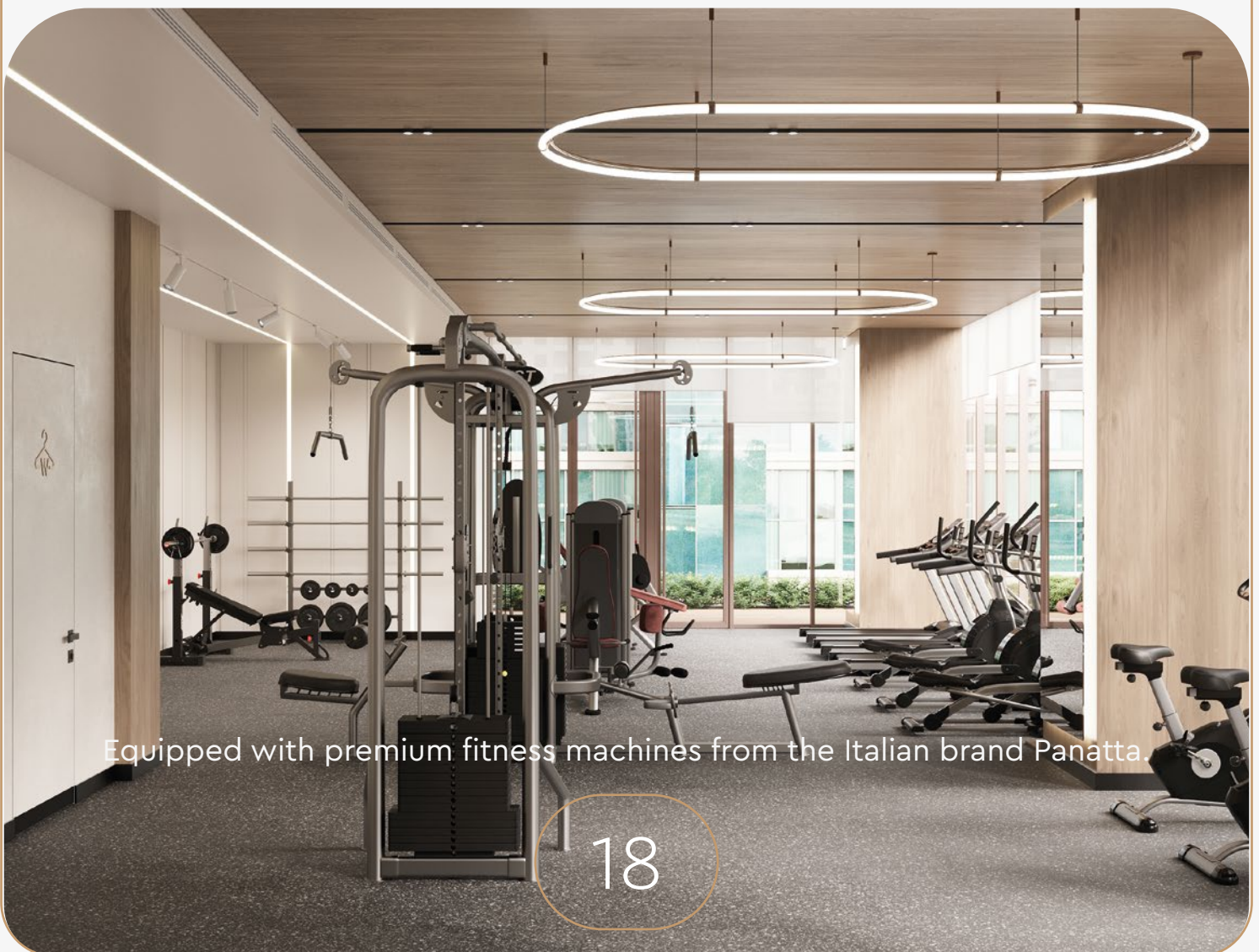
For residents' convenience, the Club includes:

- 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

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



KIDS ROOM



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





CINEMA ROOM



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



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



25

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



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

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.



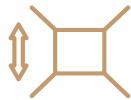
Walls: Leveled with gypsum plaster and prepared for the final finishing stage.

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

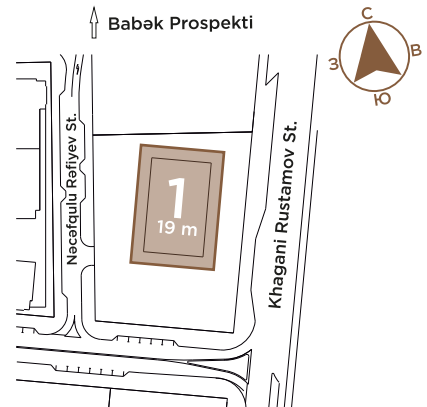


Units with terraces

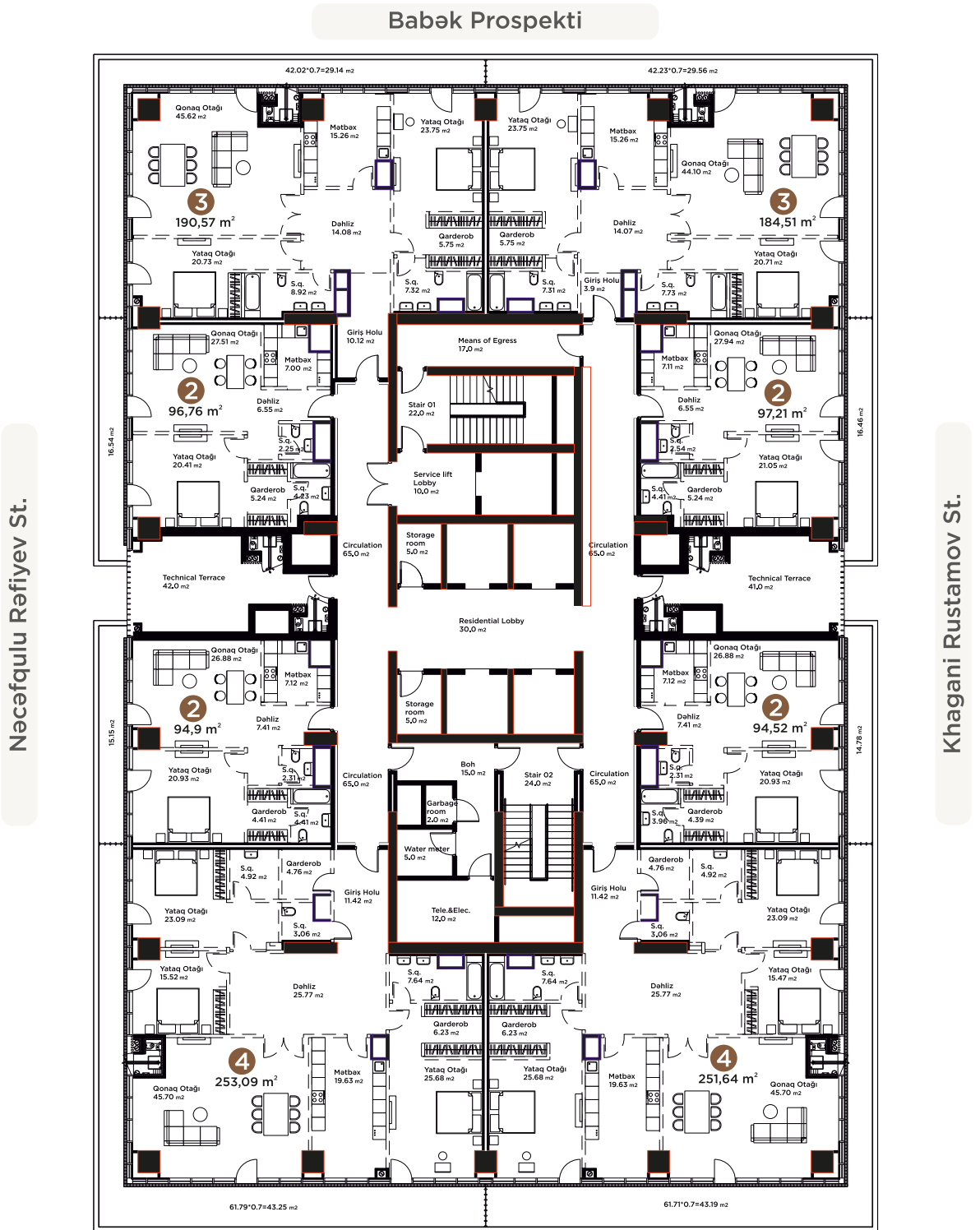


LAYOUTS

General floor plan

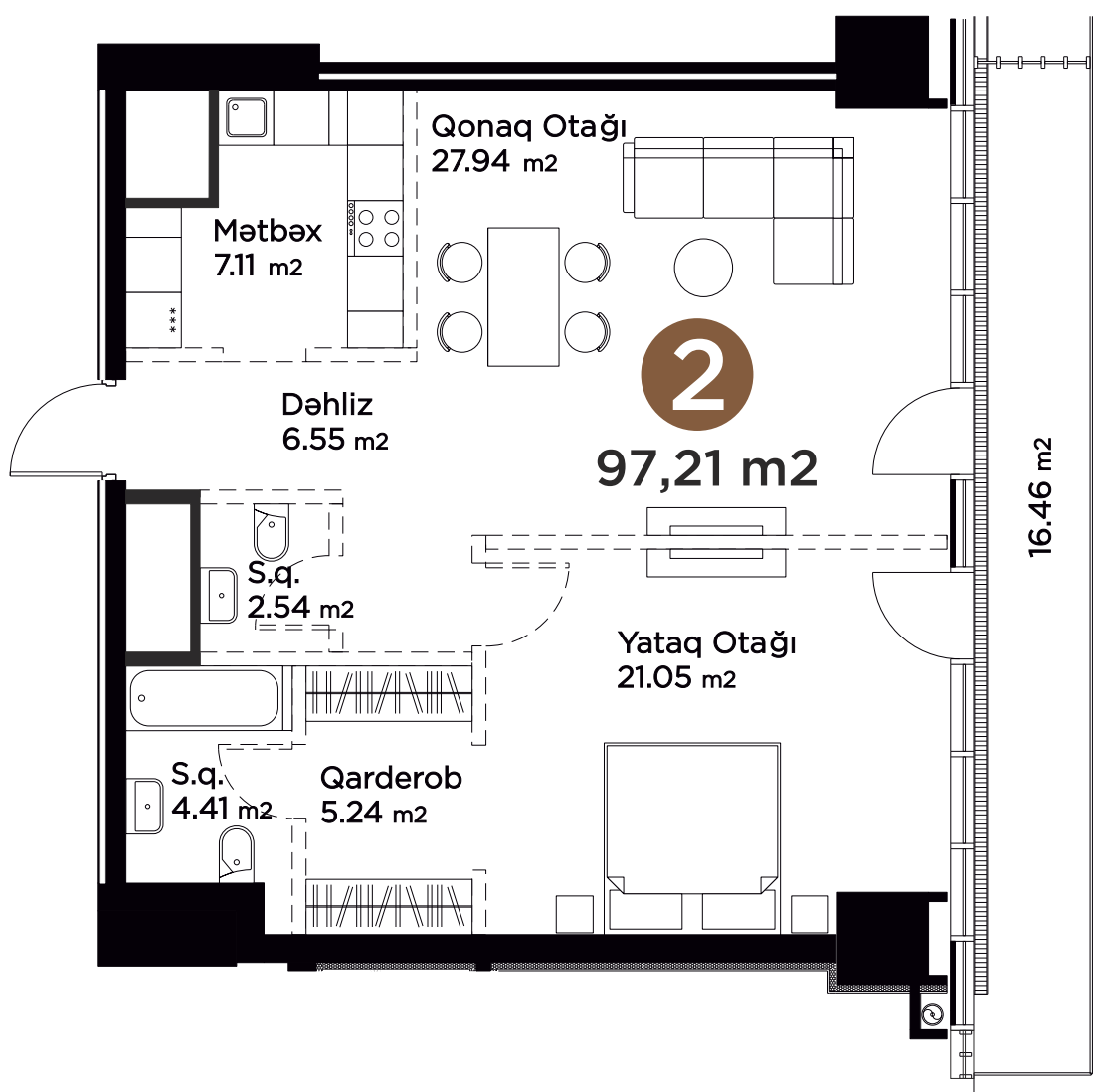


Floor plan: Entrance 1, 4th floor



PLANNING OPTIONS

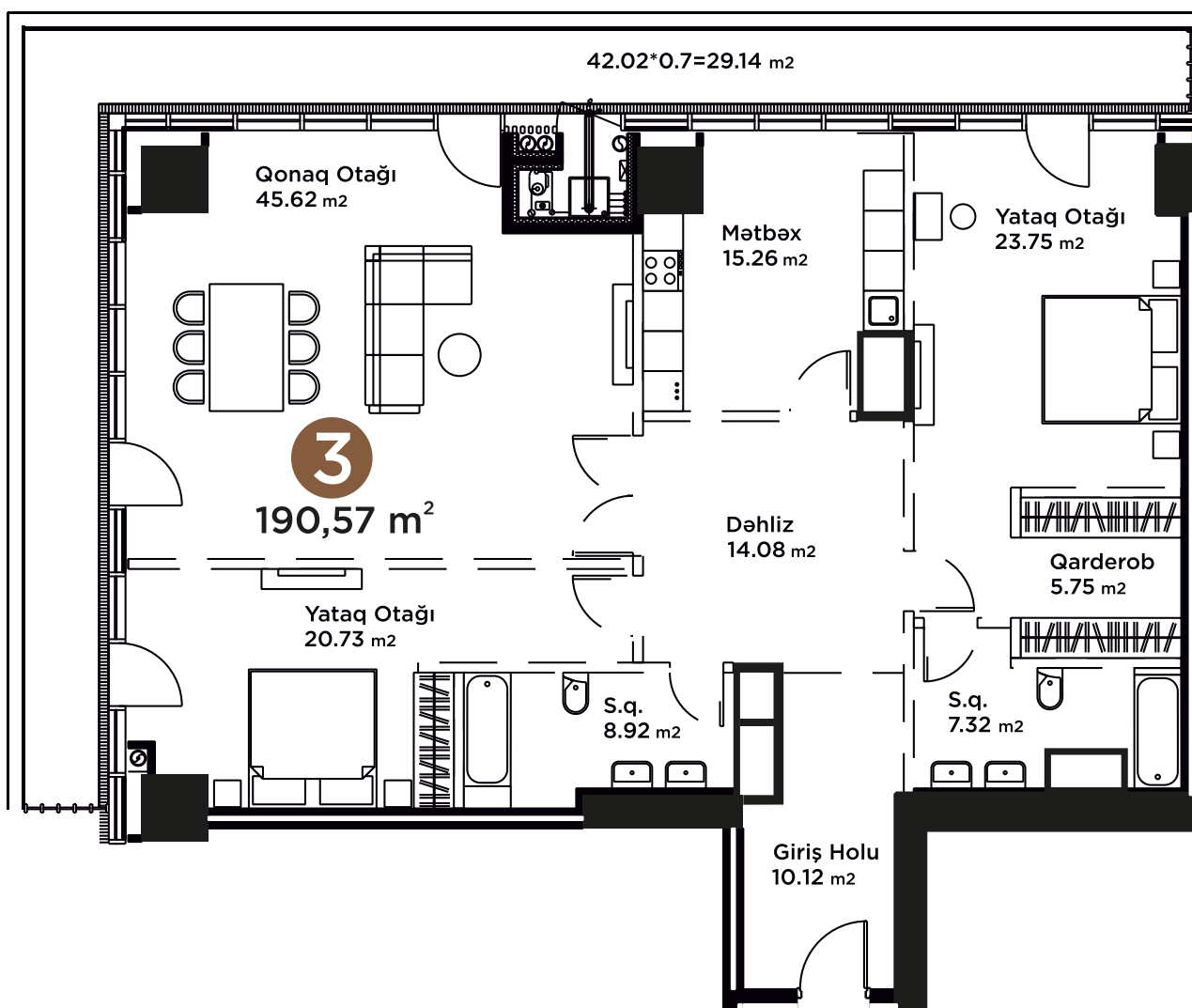
2-room apartment



Khagani Rustamov St.

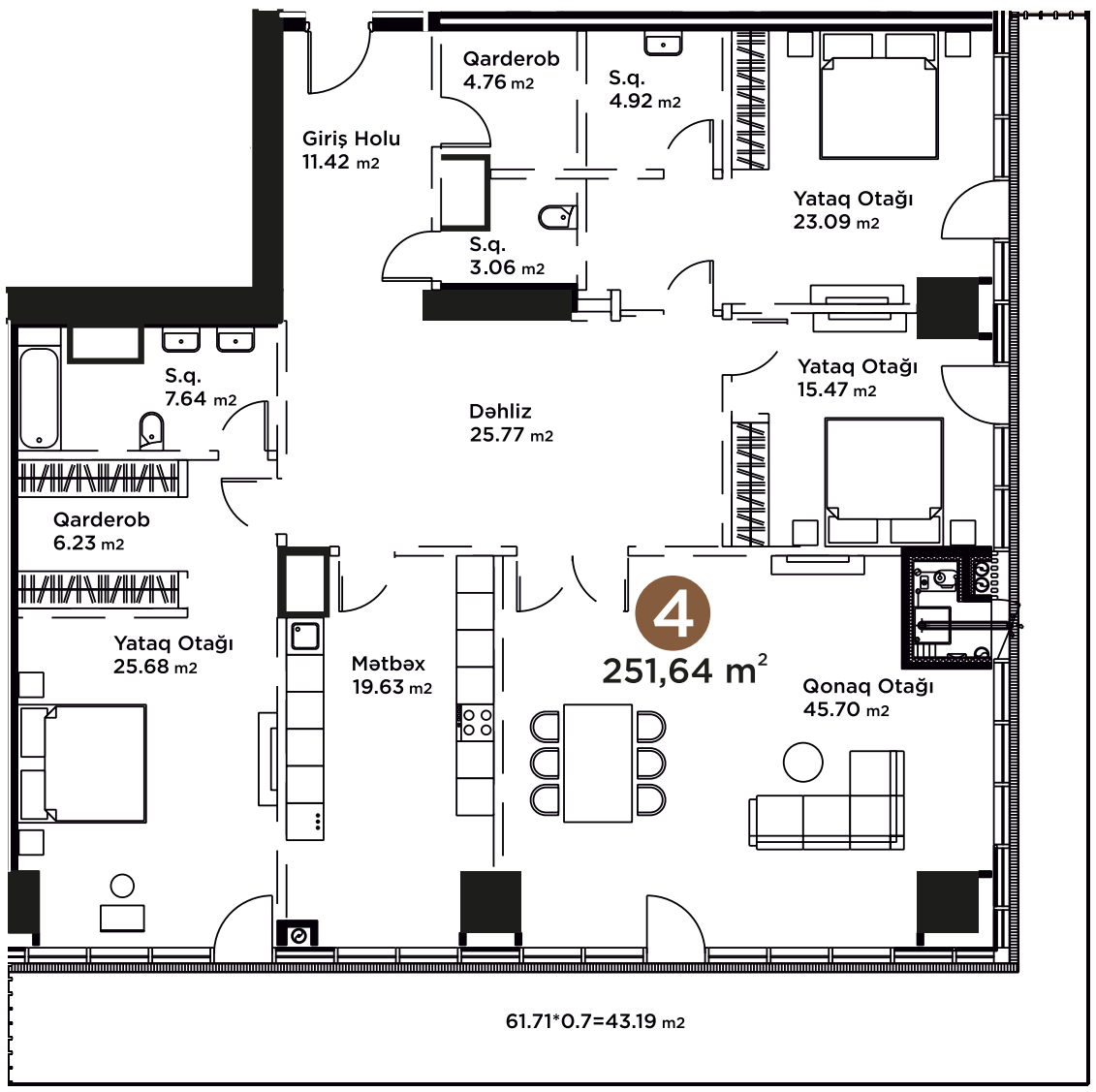
PLANNING OPTIONS

3 -room apartment



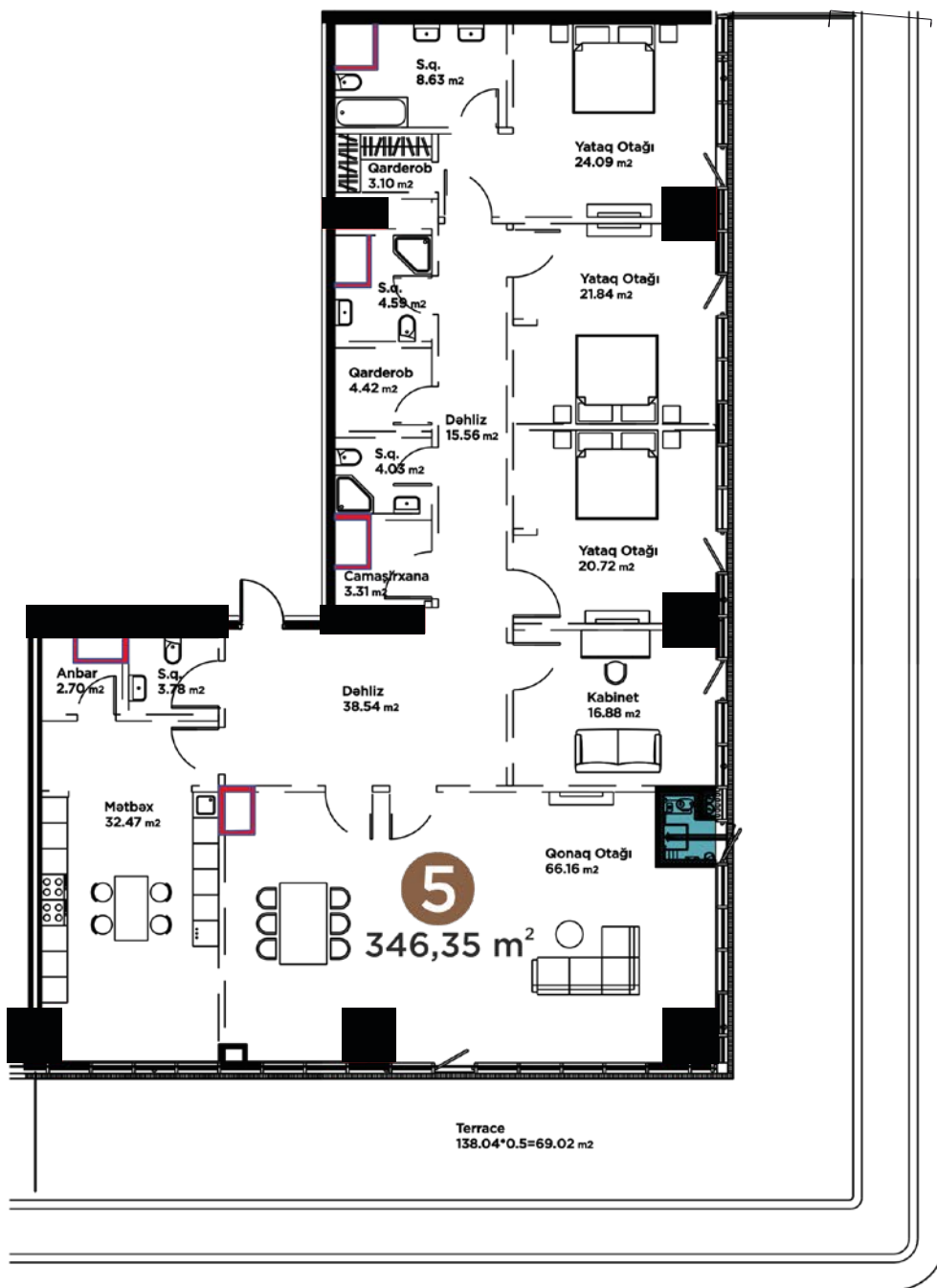
PLANNING OPTIONS

4-room apartment



PLANNING OPTIONS

5 -room apartment



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



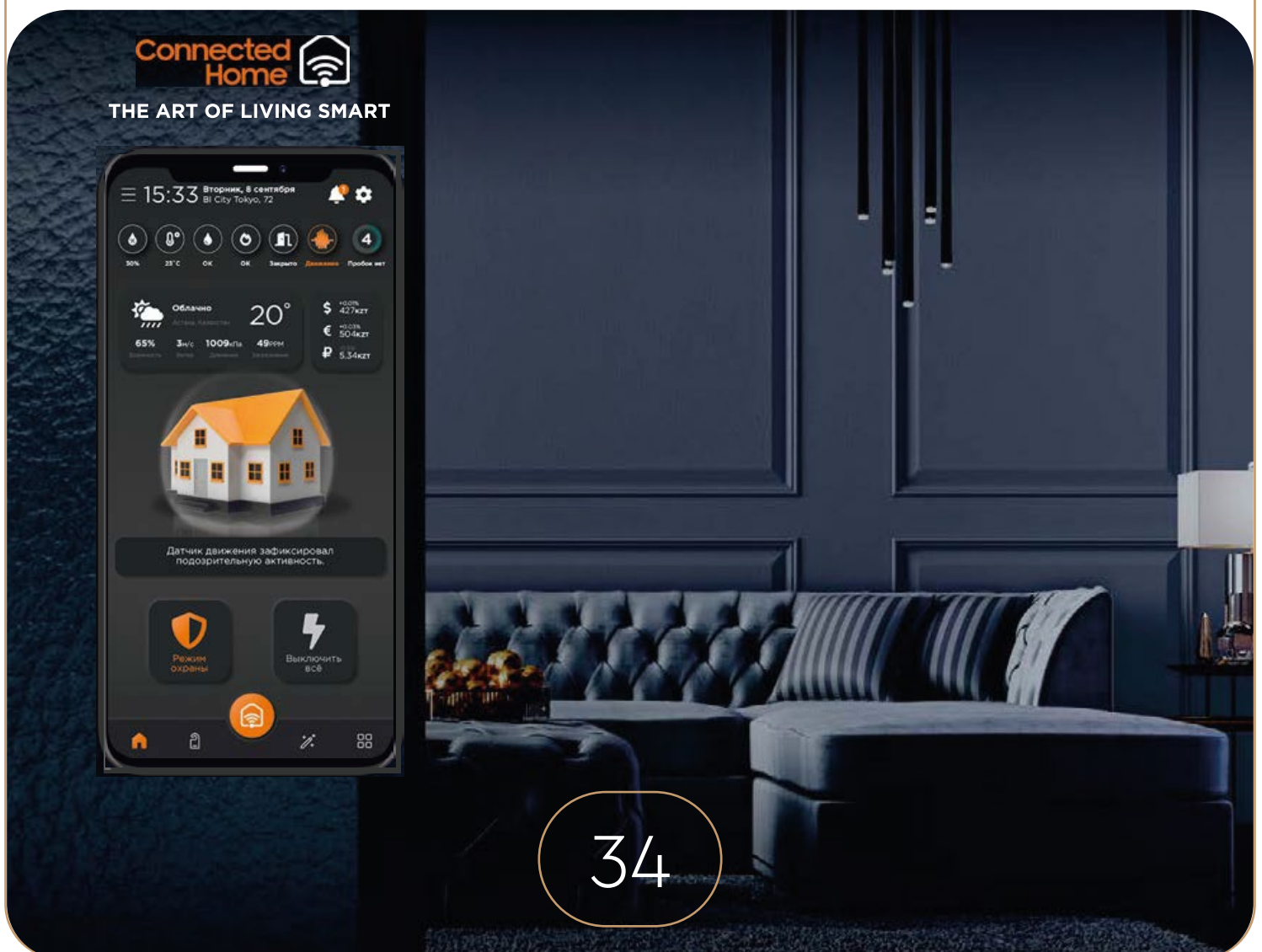
Hallway lighting control



"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

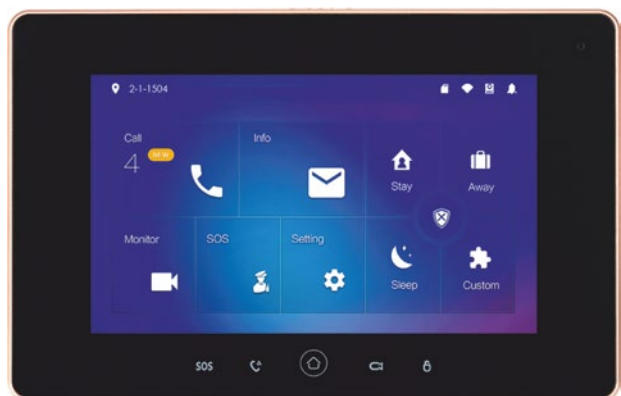


IP INTERCOM SYSTEM

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



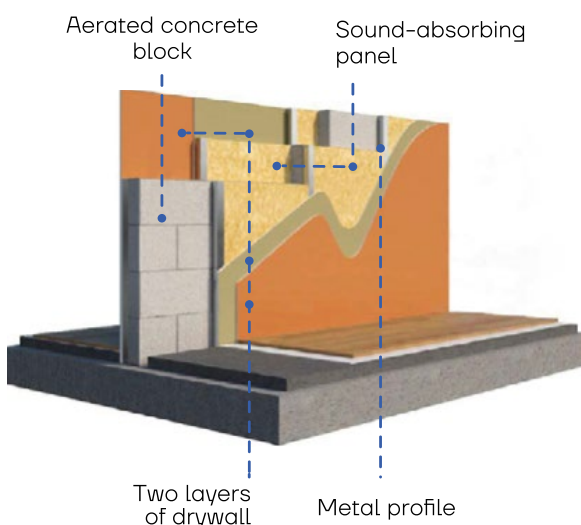
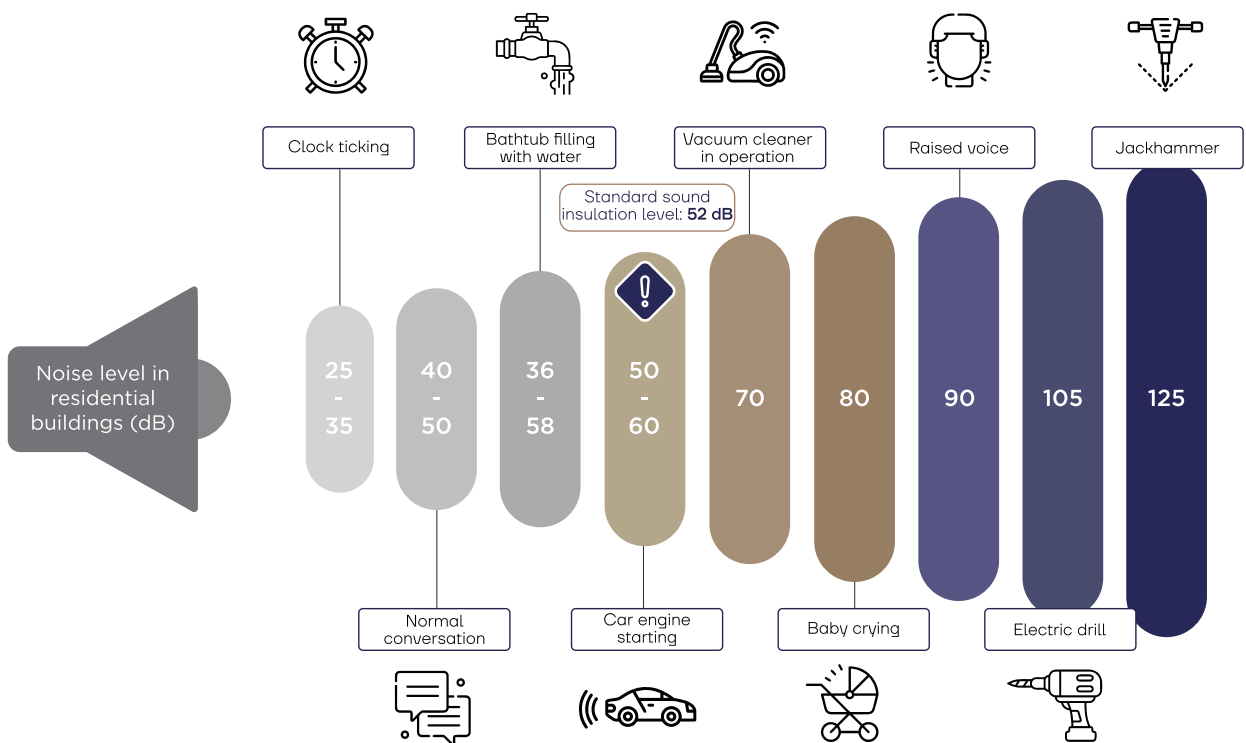
ENHANCED SOUND INSULATION

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.



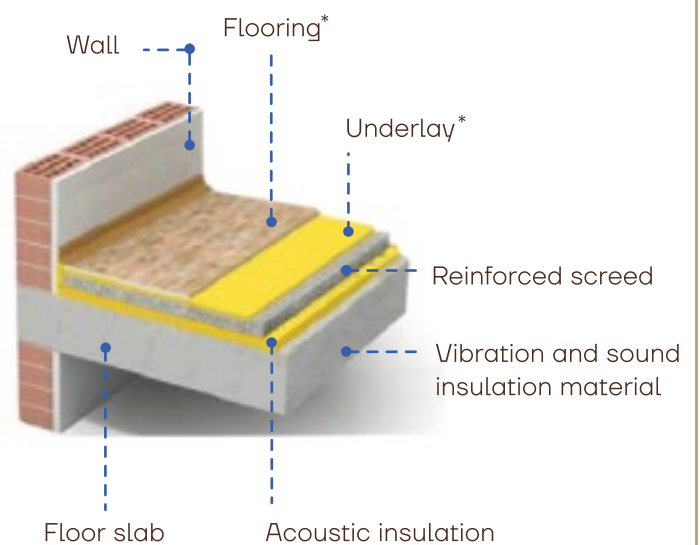
Acoustic Pro is a soundproofing system developed in collaboration with South Korean experts and designed exclusively for BI Group. It features a multi-layer structure consisting of two layers of drywall, a mineral wool panel, and a 100 mm (4 in) aerated concrete block on one side, and on the other, an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



40

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
MONİTORİNG 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.



BAKI AĞ ŞƏHƏR

www.bakuwhitecity.com

White Garden

RESIDENCE

SALES OFFICE ADDRESS



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



Working hours:
Mon-Fri: 10:00-19:00
Sat: 10:00-18:00



Contact center number:
*0360