



# Baku White City Urban Development Project

Islamic Development Bank

**35<sup>th</sup>** Investment conference  
on business opportunities in CIS and Azerbaijan

Azerbaijan, Baku  
June 2010



BAKU WHITE CITY



“ The Black City throughout centuries will turn White, clean, there will be grown flowers, and it will come to be a beautiful sight of Azerbaijan... ”

HEYDAR ALIYEV  
National Leader of Azerbaijan



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# Decree



In respect of Decree,  
from September 28th, 2006 by  
His Excellency **Ilham Aliyev**,  
The President of the Azerbaijan Republic,  
entitled:

**“COMPREHENSIVE ACTION PLAN FOR IMPROVING THE ECOLOGICAL  
CONDITIONS IN THE AZERBAIJAN REPUBLIC DURING  
2006 - 2010”**

## Approvals:

1. The Approval of Masterplan Concept  
Town-Building Council Under The State Architectural Committee of  
Azerbaijan Republic, Protocol No. 4 / 30.04.2009

2. The Approval of Masterplan  
The Executive Power of Baku City, Architecture and Town-Building  
Head Office, 18/04-122, 20.05.2010





# Location and context



# Location and context



Absheron Peninsula

Baku City



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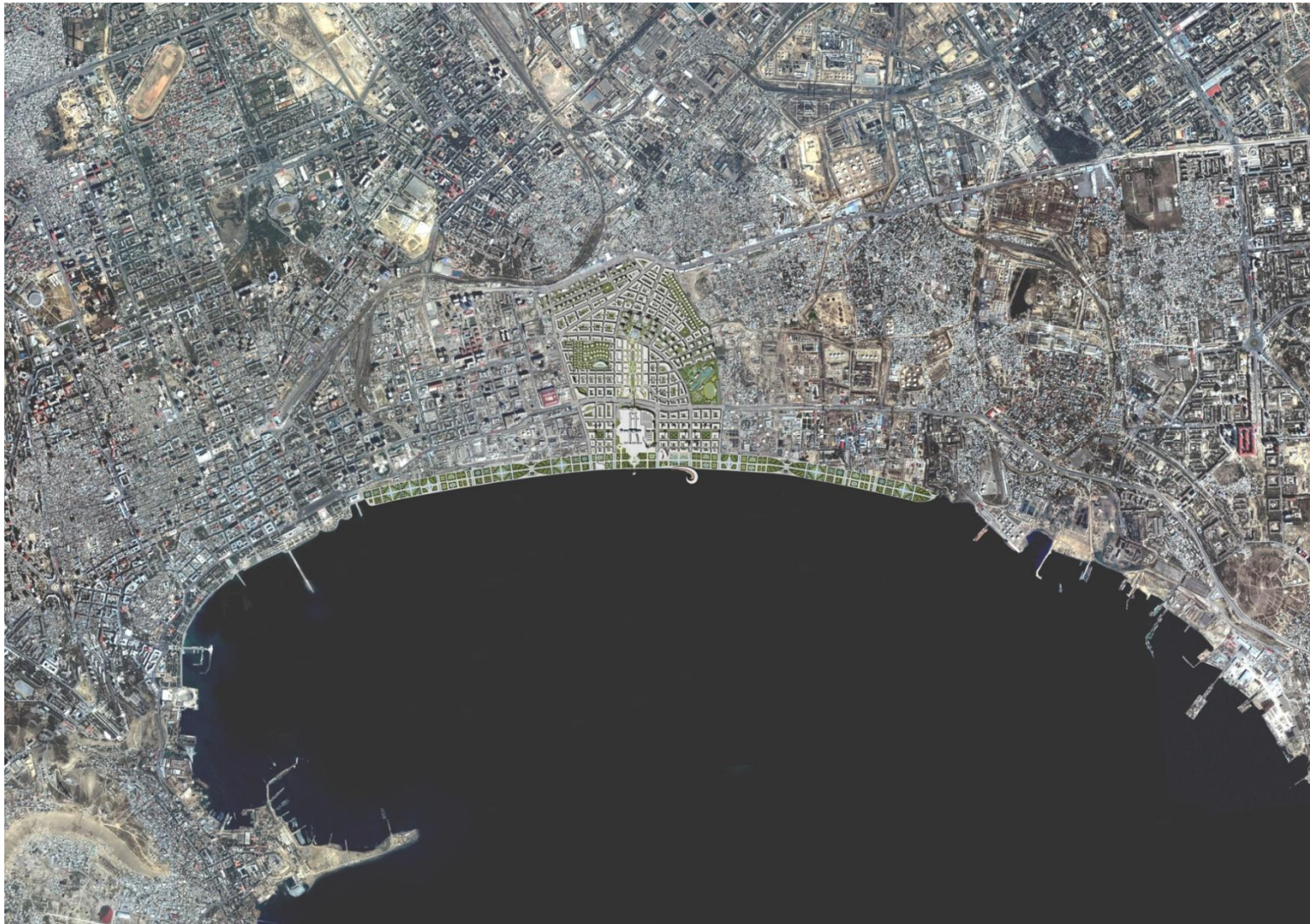


# Location and context





# Location and context



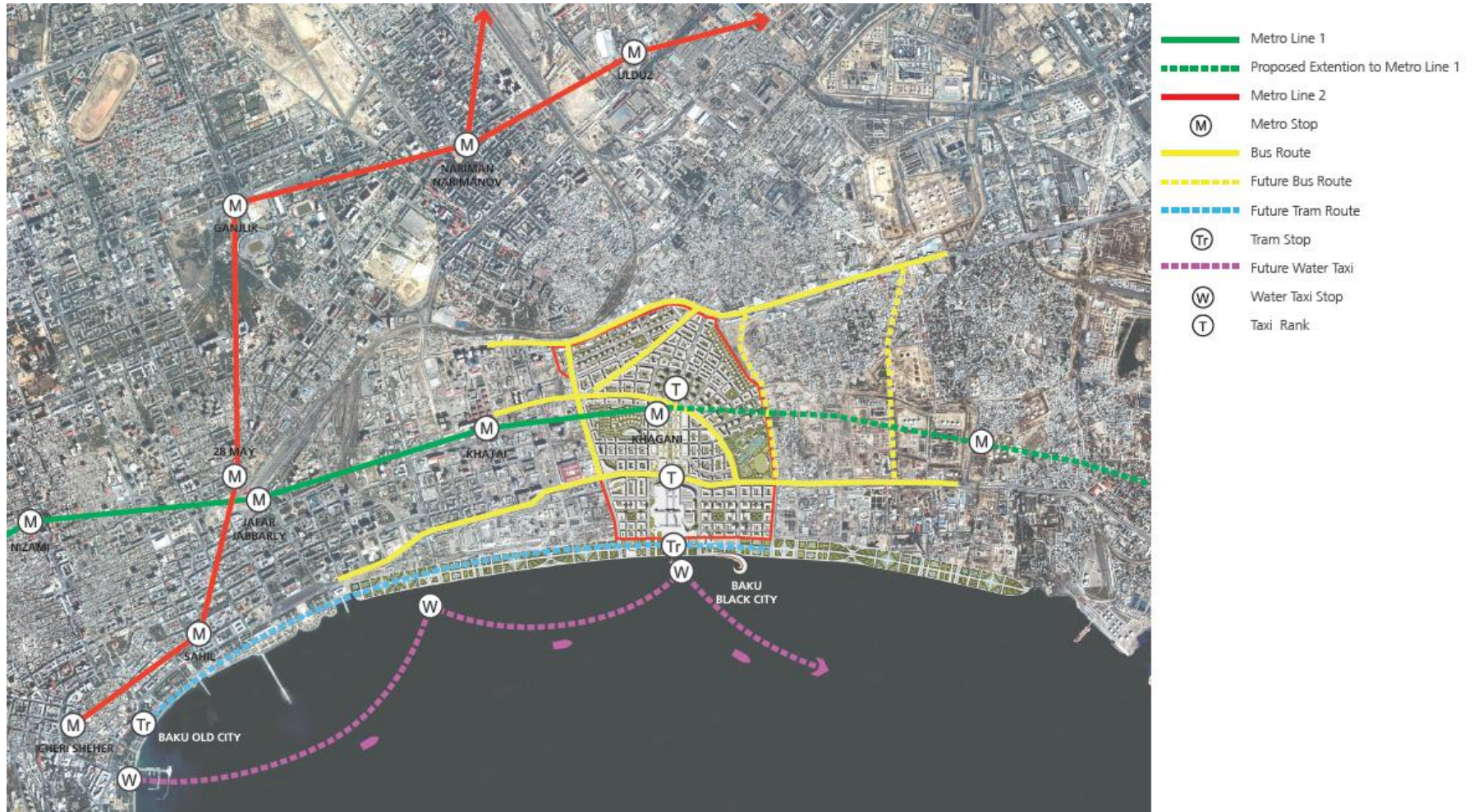


# Location and context





# Public Transport





## Key aspirations of the project

- Develop one of the greatest urban districts in the region
- Provide new high quality opportunities for local and foreign investment
- Make the most efficient use of land through optimizing development densities
- Integrate into existing urban environment
- Provide convenient and innovative transport options

# Consultants

- **ATKINS (UK)**
  - Main consultant
  - Masterplanning, transportation, environmental and architectural expertise
  - Detailed masterplans for six of the ten individual districts



# ATKINS



**Burj Al Arab**

Dubai, UAE



**WTC Bahrain**

Manama, Bahrain



**Dubai Metro**

Dubai, UAE



**BAKU WHITE CITY**

# Consultants

- **Foster & Partners (UK)**
  - Consultant (Masterplan reviewer at key stages)
  - Detailed masterplan for the Waterfront district (East & West)



# Foster & Partners



**Swiss Re**  
London, UK



**Beijing International Airport**  
Beijing, China



**London City Hall**  
London, UK

# Consultants

- **F+A Architects (USA)**
  - Consultants
  - Provided detail design for “spine” bridge
  - Detailed masterplan for Fountain Square
  - Detailed masterplan for Baku City Mall

# F+A Architects



**Arena Mall, Sport City**

Dubai, UAE



**Ski Dubai**

Mall of Emirates, Dubai

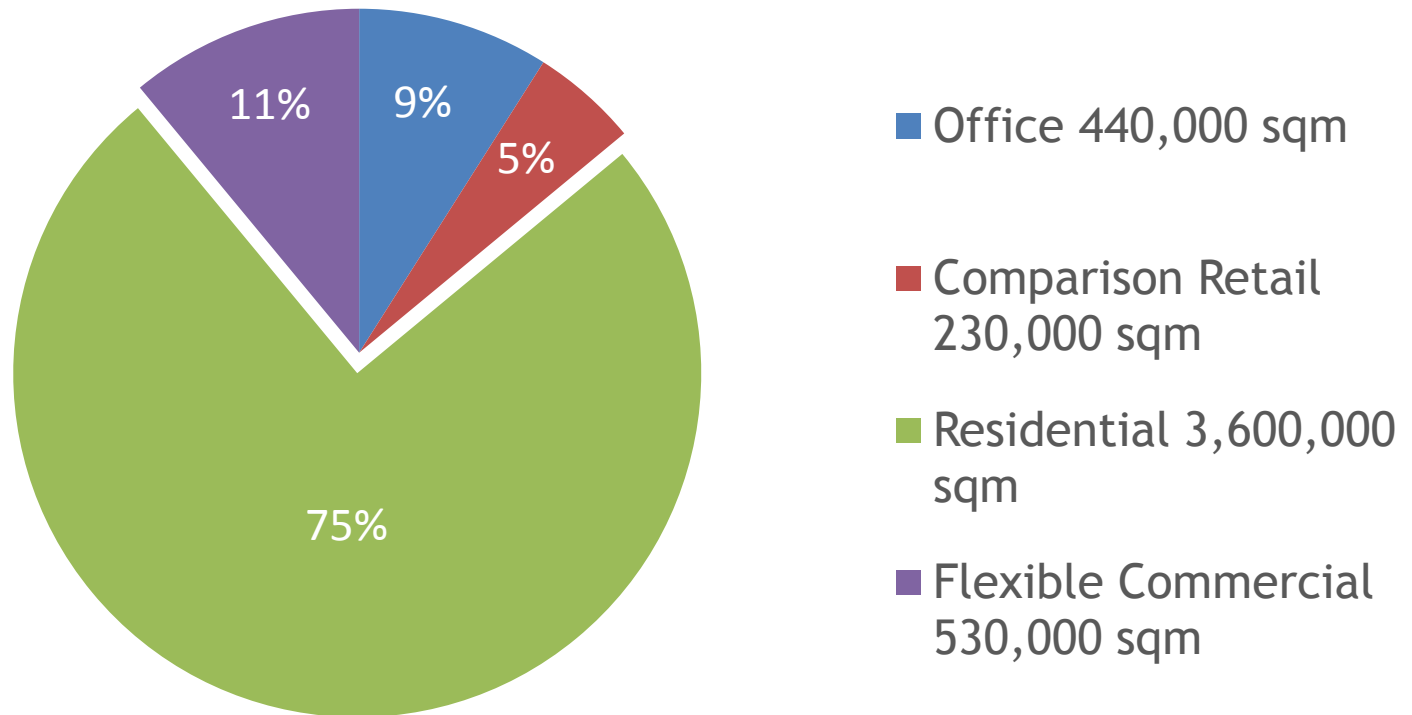


**Mall of Emirates**

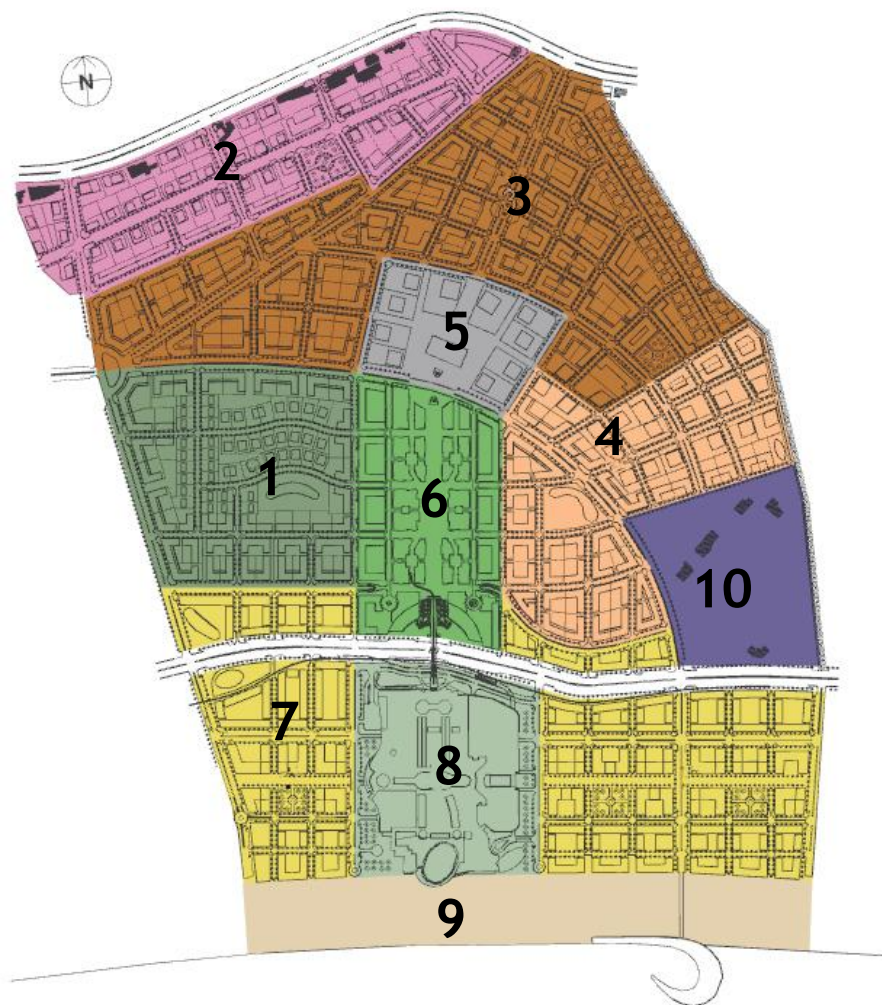
Dubai, UAE



## Floorspace Mix within Strategic Masterplan



# Baku White City Districts



- 1 Green Hil
- 2 Babek Strip
- 3 Babek Quarter
- 4 Park District
- 5 Central Business District
- 6 Fountain Square
- 7 Waterfront
- 8 Mall
- 9 Boulevard
- 10 Nobel Park



# Green Hill District





# Green Hill District



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# Landmark: Aypara Residence Building



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# Babek Strip District





# Babek Strip District





# Babek Quarter District





# Babek Quarter District





# Park District





# Park District



# Central Business District





# Fountain Square





# Fountain Square





# Waterfront Districts (East and West)



# Waterfront





# Baku City Mall





# Baku City Mall



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# Landmarks: Spine Bridge



# Landmarks: Waterfront Office Tower





# Landmarks: Waterfront Iconic Hotel



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# Landmarks: Baku White City Office Building





# Landmarks: Waterfront Concert Hall





# Landmarks: Waterfront Modern Art Pavilion





# Project Figures

- 221 ha development
- 10 districts with different characters
- 50 000 residents
- 4.5 mln sqm gross built area
- 20 000 residential and commercial units
- 48 000 workplaces (upon completion)
- 40 000 parking places
- 39 ha landscape

## Project Facts

- One of the largest modern projects in the world built entirely on ecologically reclaimed industrial zone
- Project area 10 times the size of Icheri Shahar (Inner City) in Baku
- Adding 1.3 km to existing Boulevard Line of Baku, making it largest in the world
- Will accommodate the Largest Mall of the region
- Proximity to City Center - 4 km away from Qiz Qalasi (historical Centre)
- Metro Station



# Investment Opportunities

- **Residential:** from 250 sqm up to 40,000 sqm
- **Offices:** from 2,000 sqm up to 80,000 sqm
- **Tourism:** Hotels, Entertainment, Thematic Park, Aqua Park
- **Education:** Schools, Universities, Kinder Gardens
- **Medicine:** Private Clinics, Sport and SPA Centers, Vet

Other Services: Warehousing, Auto-Service Centers and Other Workshops



## Advantages of Investing in Baku White City:

- Ability of choosing investment medium as per approved Masterplan
- Selecting and registering of land plot for further construction
- Assistance in development of concept and detailed design
- Provision of project economical efficiency assessment
- Legal support in project construction documentation



## Advantages of Investing in Baku White City:

- Provision of Utilities Technical Specification
- Support in tendering of construction phase
- Supervising the construction process
- Arrangement of connection of Utility services
- Issue of Certificates for Land Property
- Support in marketing activity



Thank you for your attention



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