



RETHINK  
YOUR  
INVESTMENT  
STRATEGY

## Your RE-liable Path to Global Growth.

“Invest in Azerbaijan with Rizvi Enterprises and unlock secure, high-return opportunities in one of the region’s fastest-growing real estate markets. With affordable entry starting from just \$75,000, investors benefit from strong rental yields, rising property values, and the added advantage of residency permits for families. Azerbaijan’s booming tourism, strategic location, and government-backed development projects make it the perfect destination for safe, transparent, and profitable property investments.”

## RE-lax, RE-locate, RE-ward

Azerbaijan, known as the “Land of Fire,” is a vibrant country located at the crossroads of Europe and Asia, offering a unique blend of modern cities, rich cultural heritage, and stunning natural landscapes. Its capital, Baku, showcases futuristic architecture alongside historic sites, while regions like Gabala, Sheki, and Shahdag attract tourists with mountains, ski resorts, and cultural experiences. The country enjoys political stability, a growing economy, and government-backed initiatives to boost tourism, real estate, and infrastructure, making it an attractive destination for investment and international visitors alike.





## RE-think Investment, RE-ward Yourself.

“Real estate investment in Azerbaijan is becoming increasingly attractive for Pakistani investors seeking diversification, stability, and strong ROI. With rental yields averaging 5-8% in Baku and up to 12% in tourist destinations like Gabala, combined with affordable property prices and capital appreciation potential, the sector provides both income and growth. A minimum investment of \$75,000 also qualifies for residency permits, making it a dual-benefit opportunity. Through Rizvi Enterprises, investors gain end-to-end support in property acquisition, legal processing, and rental management, ensuring a secure and profitable investment experience.”



## **1. High Return on Investment (ROI)**

Rental yields in Baku average 5-8% annually.  
Tourist hotspots like Gabala, Shahdag, and Naftalan offer higher Airbnb income (10-14%).  
Capital appreciation is increasing as property prices are still affordable compared to Dubai, Turkey, and Europe.

## **Residency Opportunities**

Property purchase of \$75,000 or more qualifies investors and their families for residency permits.  
Ideal for Pakistani investors seeking secure international residency with long-term benefits.

## **Growing Tourism Market**

Azerbaijan is called the "Land of Fire" with a strong cultural, natural, and medical tourism appeal.  
Direct flights from Pakistan to Baku are boosting tourism numbers.  
Increasing demand for short-term rentals, holiday homes, and boutique hotels.

## **Strategic Location**

Gateway between Europe and Asia with strong trade and energy sectors.

## **Affordable Entry Point**

Property prices in Azerbaijan are 30-50% cheaper than Turkey or UAE.  
Investors can start with as little as \$75,000 -100,000 for apartments, villas, or commercial spaces.  
Investments are supported by large infrastructure projects (Baku White City, new resorts, industrial zones).

## **Safe & Stable Investment Environment**

Government welcomes foreign investors.  
Clear property ownership laws (freehold for foreigners).  
Stable local currency (Manat) compared to many regional markets.

## **Diversification for Pakistani Investors**

Protects wealth from Pakistani market volatility, inflation, and currency devaluation.  
Creates foreign income streams in USD/EUR.

## **Key Investor Advantage with Rizvi Enterprises**

End-to-end support: property selection, legal process, and rental management.  
Access to exclusive investment opportunities in Baku, Gabala, Shahdag, Naftalan.  
Safe, transparent, and high-return investment strategy.



# Why Real Estate in Azerbaijan is attracting Investment

## **Economic Stability & Diversification**

Azerbaijan's economy, though historically driven by oil and gas, is swiftly diversifying into tourism, tech, construction, and hospitality. This creates a robust foundation for real estate demand and value growth.

## **Strategic Gateway Location**

Positioned between Europe and Asia with expanding logistics infrastructure like the Baku-Tbilisi-Kars railway and Port of Baku, Azerbaijan is becoming a nexus of global trade – and real estate benefits from this.

## **Tourism Fuels Demand**

With growing tourist inflows to Baku, Gabala, Sheki, and other destinations, demand for short-term rentals and hospitality real estate is surging, supported by infrastructure and event-driven interest (e.g. F1, cultural tourism)

## **Affordable Prices with Upside**

Property prices in Baku – particularly relative to Istanbul, Dubai, or Moscow – are still reasonable for investors, yet yields and capital appreciation are rising.

## **Strong Legal Protections & Transparency**

Foreigners can buy apartments, houses, and commercial units (though not land outright) under a transparent framework with streamlined registration and favorable tax regime.

## **Prime Growth Corridors**

Large-scale projects like Baku White City (eco-friendly urban renewal), mixed-use developments, smart buildings, and commercial zones are reshaping real estate value in premium neighborhoods.

# Real-World Returns: What Investors Are Seeing

## **Rental Yields in Baku**

Gross yields vary significantly by district – from ~3.6% to nearly 13%. The average is around 6% gross, with neighborhoods like Xətai (White City), Yasamal, and Nəsimi offering some of the highest returns.

## **Investor Sentiment & ROI Expectations**

Real-world discussions among locals suggest a net ROI of 4-6% is realistic for well-placed properties. Higher returns (up to 10-12%) are rare and usually only achievable with unusual scenarios.

## **State Fund Benchmark**

The State Oil Fund of Azerbaijan (SOFAZ) reports its real estate portfolio returning about 2.9% annually, offering a conservative institutional benchmark.

# Legal & Investment Environment

## **Full Legal Protection for Investors**

The Investment Law ensures property rights, profit repatriation, and safeguards against nationalization – solid legal ground for foreign investors.

## **Incentives & Ease of Doing Business**

Reforms like ASAN (one-stop e-government), tax incentives, and streamlined registration make real estate investment accessible and efficient.

# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

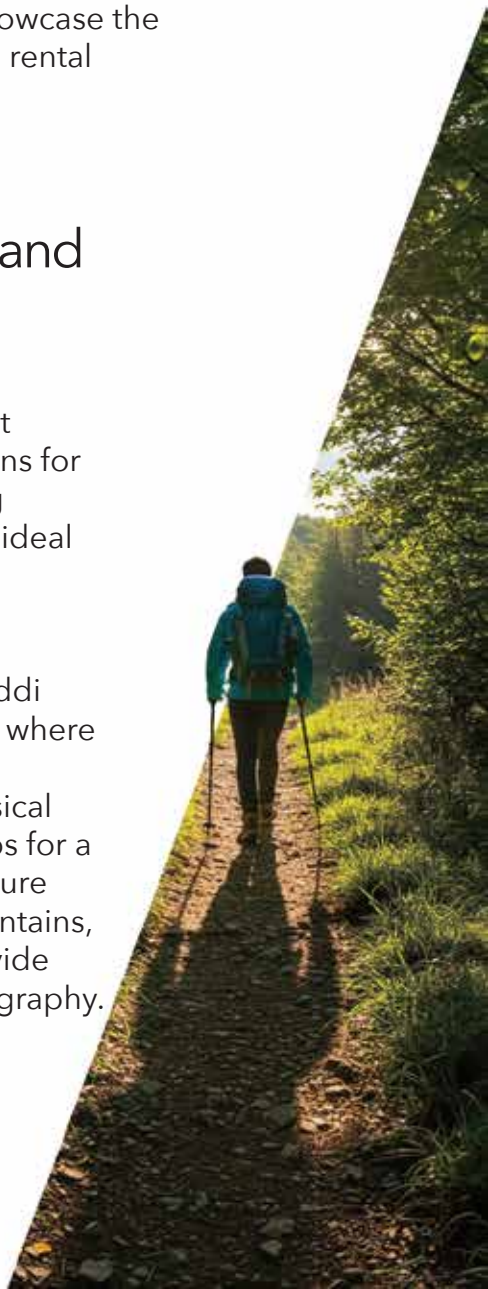
Nestled in the heart of the Caucasus Mountains, Gabala, Azerbaijan, is a premier destination that captivates visitors with its diverse climate and stunning landscapes. With its temperate continental climate, Gabala offers a variety of activities that thrive in every season, making it an ideal spot for year-round exploration. Whether you're basking in the mild spring bloom, adventuring under the summer sun, savoring autumn's crisp air, or embracing winter's snowy charm, Gabala has something for everyone. Below is a comprehensive guide to Gabala's all-weather activities, tailored to showcase the region's appeal for tourists and the rental potential for investors.

## > Spring (March to May): Blooming Landscapes and Outdoor Exploration

Spring in Gabala brings mild temperatures (10-20°C) and vibrant greenery, creating perfect conditions for outdoor enthusiasts. The blooming flowers and lush forests make it an ideal time for nature-based activities.

### **Hiking and Nature Walks:**

Explore the scenic trails around Yeddi Gozel Waterfall ("Seven Beauties"), where seven cascading streams offer breathtaking views. Moderate physical fitness is required to climb the steps for a full view, but well-marked trails ensure accessibility. The surrounding mountains, including Bazarurd and Tfana, provide panoramic vistas perfect for photography.



# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

Picnicking at Nohur Lake: This serene lake, framed by the Caucasus Mountains, is ideal for picnics and relaxation. While swimming is prohibited, you can enjoy boating, fishing, or go-karting near the lake. Nearby stalls sell Azerbaijani souvenirs, adding a cultural touch.



**Spring (March to May):**  
Blooming Landscapes  
and Outdoor Exploration

# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

**Lavender Field Photography:** Visit Essenso Lavender Field in early June for vibrant blooms and mild fragrances. The fields are a photographer's paradise, especially during the second or third week of June when flowers peak. Stunning photo opportunities are worth it.

**Cultural Exploration:** Wander through Chukhur Gabala, the ancient capital of Caucasian Albania, to connect with Azerbaijan's rich history. The site's ancient walls and serene environment are best enjoyed in dry spring weather, making it ideal for history buffs and those seeking quiet reflection.

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**Spring (March to May):**  
Blooming Landscapes  
and Outdoor Exploration

Why Spring? Spring's mild weather and fewer crowds make it perfect for relaxed exploration, appealing to tourists seeking nature and culture. For rental property investors, spring visitors drive demand for cozy villas near hiking trails and lakes.



# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

## Summer (June to August): Adventure and Family Fun

**Tufandag Cable Car Rides:** Take a scenic cable car ride at Tufandag Mountain Resort, one of the longest in the world, offering unparalleled views of Gabala's lush valleys and peaks. The 2-3 hour journey to a glass-floored viewing platform is a highlight for thrill-seekers and families alike.

**Gabaland Amusement Park:** Known as Azerbaijan's "Disneyland," Gabaland spans 16 hectares and offers over 50 attractions, including roller coasters, water slides, go-kart tracks, and pony rides. It's a family-friendly hotspot with restaurants and artificial lakes for pedal boating, ensuring fun for all ages. >



# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

Adrenaline Activities: Try paragliding, quad-biking, or mountain climbing for an adrenaline rush. The Gabala Shooting Club offers rifle shooting, archery, and paintball for both amateurs and professionals, with night shooting ranges adding excitement.



International Music Festival: In July, Gabala hosts the prestigious Gabala International Music Festival, featuring classical, jazz, and traditional Azerbaijani mugham performances. Outdoor concerts under balmy summer skies attract global audiences, boosting tourism.



Summer  
(June to August): Adventure and Family Fun

Why Summer? Summer is peak season, with high tourist influx driving demand for rentals. Villas with pools, BBQ areas, and proximity to Gabaland or Tufandag are in high demand, offering strong ROI for investors.

# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

## Autumn (September to November): Scenic Beauty and Cultural Immersion

Autumn in Gabala offers comfortable temperatures (10-20°C) and stunning fall foliage, making it another prime time for outdoor activities and cultural experiences.

**Hiking and Sightseeing:** The Caucasus foothills, adorned with autumn colors, are perfect for hiking. Explore trails near Nohur Lake or the "Seven Beauties" waterfall, where cooler weather enhances comfort. The scenic beauty also makes Gabala a great spot for leisurely drives or cycling.

**Horseback Riding and Village Tours:** Visit the Udi village of Nij or Vandam to experience local culture and horseback riding. The crisp autumn air enhances these immersive outdoor experiences, with scenic routes offering stunning mountain views.

**Photography and Relaxation:** The fall foliage and serene landscapes around Nohur Lake and Chukhur Gabala are ideal for photographers and those seeking tranquility. Autumn's quieter vibe appeals to couples and retirees, boosting mid-term rental demand.

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Why Autumn? Autumn's mild climate and cultural events attract a diverse tourist base, ensuring steady rental bookings. Properties with bonfire pits and scenic views are particularly appealing for cozy fall getaways.



# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

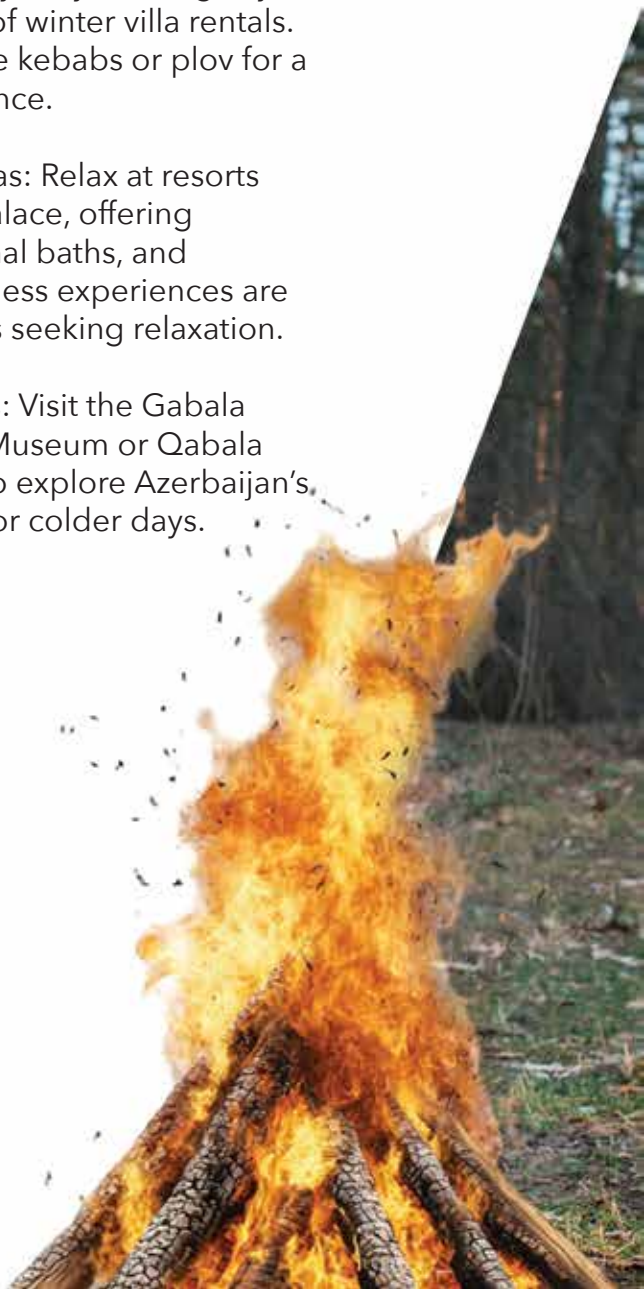
## Winter (December to February): Snowy Adventures and Cozy Retreats

Winter transforms Gabala into a snowy wonderland, with temperatures often dropping below 0°C, perfect for winter sports and cozy escapes. The snow-covered Caucasus Mountains create a magical backdrop

**Bonfire Gatherings:** Enjoy cozy evenings by bonfire pits, a highlight of winter villa rentals. Pair with local cuisine like kebabs or plov for a warm, authentic experience.

**Thermal Springs and Spas:** Relax at resorts like Yengija or Chenot Palace, offering thermal springs, medicinal baths, and cryotherapy. These wellness experiences are perfect for winter visitors seeking relaxation.

**Cultural Indoor Activities:** Visit the Gabala Historical Ethnography Museum or Qabala Archaeological Center to explore Azerbaijan's heritage indoors, ideal for colder days.



# REdiscover Gabala: All-Weather Activities for Year-Round Adventure

## Winter (December to February): Snowy Adventures and Cozy Retreats

kiing and Snowboarding at Tufandag:  
Tufandag Mountain Resort, just 4 km from  
Gabala's center, offers 12 km of slopes for  
beginners and experts. With ski lifts,  
equipment rentals, and cafes, it's a winter  
sports hub from December to March. Snow  
swings and sledding add fun for non-skiers.

Gabala's unique blend of natural beauty, modern amenities, and cultural richness ensures there's never a dull moment, regardless of the season. From adrenaline-pumping adventures to serene cultural escapes, the region caters to families, couples, and thrill-seekers alike. For Pakistani investors, Gabala's tourism boom, cultural alignment, and stable economy make it a prime destination for rental properties, with activities driving year-round demand. Plan your visit or investment today to experience Gabala's all-weather allure!

Why Winter? Winter sports and cozy retreats draw skiers and wellness tourists, ensuring high rental demand for villas with fire pits and proximity to Tufandag. Investors can capitalize on premium rates during the ski season.



project



*the*  
-FRAMES  
GABALA

Definition & Architectural Appeal

# *the* ▲-FRAMES GABALA

Triangular roofs for a cozy, photogenic  
aesthetic that stands out in snowy winters  
and green summers.

Cozy 1, 2 & 3-Bed Villas  
Private Pool | Bonfire | BBQ | Play Area  
Minutes away from Tufandag Ski Resort & Nohur Lake





## RE-shape Your Financial Future.

An A-frame villa features steeply slanted rooflines that begin near the foundation and meet at a point above, forming the iconic "A" silhouette. This design often includes vaulted ceilings, loft spaces, and expansive windows that flood interiors with natural light and offer panoramic views.

### Advantages

**Structural Strength & Weather Resilience:** The steep roof easily sheds snow and withstands heavy winds, making it ideal for alpine and mountainous climates.

**Light-Filled, Open Layouts:** Large triangular windows and open floor plans create airy, visually striking interiors. Lofts add usable space without expanding the building's footprint.

**Great for Nature Immersion:** The design blends beautifully with natural surroundings—forests, mountains, lakes—and fosters a strong indoor-outdoor connection.



Investor  
Insights:  
Why A-Frame  
Villas Are a  
Smart Play in  
Azerbaijan

1. Unique & Marketable  
Aesthetic

The triangular form stands out on rental platforms like Airbnb or Booking.com, attracting guests seeking scenic, stylish escapes.

2. Strong Seasonal Demand  
Locations like Gabala appeal

year-round—summer nature tourism and winter ski-season bookings can drive robust short-term rental income.

3. Diversified Revenue Streams

On top of long-term rentals, these villas are ideal for short-term bookings, often fetching 5-15% gross yields depending on season, especially when paired with features like heated pools.

4. Build-In Resale Appeal

Their architectural uniqueness and the experiential stay factor mean A-frame villas often retain if not appreciate in value in tourism locales.

5. Efficient Land Use in Scenic Spots

Compact footprint works well in mountainous areas where terrain or land supply is limited, optimizing investment per square meter.



# *the*-FRAMES

## GABALA

| Feature              | A-Frame Villa Highlights                        |
|----------------------|-------------------------------------------------|
| Design & Charm       | Iconic triangular shape, skylit, nature-focused |
| Construction         | Simple, cost-effective, often prefab-capable    |
| Comfort & Views      | Vaulted ceilings, lofts, large windows          |
| Efficiency Potential | Compact form aids insulation, energy savings    |
| Rental Appeal        | Ideal for short-term tourism leasing            |
| Maintenance Needs    | Requires attention (roof, insulation, pests)    |
| Azerbaijan Examples  | Gabala villas (200k-350k AZN) with pools        |

A-frame villas—especially in Gabala—are a compelling niche. Their distinctive design, year-round appeal, and strategic location make them investment-worthy



## Snapshot: Where does your money work hardest?

| Market             | Typical gross yield (long-let)         |
|--------------------|----------------------------------------|
| Baku (Azerbaijan)  | ~6% avg; district range ~3.6-13%       |
| Dubai (UAE)        | City avg ~6-7%; UAE avg ~4.9%          |
| Istanbul (Türkiye) | ~7-8% nationwide avg; Istanbul similar |

| Market             | Entry/transfer costs (buyer)                           |
|--------------------|--------------------------------------------------------|
| Baku (Azerbaijan)  | Mainly state/notary fees (fixed, low); no transfer tax |
| Dubai (UAE)        | ~4% DLD + admin, trustee, NOC; agent ~2% typical       |
| Istanbul (Türkiye) | 4% title-deed tax (often split) + misc                 |

| Market             | Residency via property                                    |
|--------------------|-----------------------------------------------------------|
| Baku (Azerbaijan)  | Yes with AZN 100k+ titled property (see note)             |
| Dubai (UAE)        | Yes: property AED 2M+ qualifies for 10-yr Golden Visa     |
| Istanbul (Türkiye) | Possible residence via property (rules tightened in 2025) |

Baku yields & rent taxation; no transfer tax & notary/state fee schedule; residence via property (100k+ AZN); UAE/Dubai yields, DLD 4% and Golden Visa; Türkiye yields; 4% deed tax; rental tax bands & guide.



## What this means for a Pakistani investor

### Cash-on-cash today

Dubai and Istanbul often finish neck-and-neck on net yields (~4–4.5%) once you include real-world costs. Dubai's 0% income tax helps offset higher entry costs (DLD 4% + fees). Türkiye's higher gross yields are trimmed by progressive rental tax.

Baku can produce excellent gross yields in select districts and has very low closing costs, but the flat 14% tax on gross rent compresses net unless you optimize (unit size, micro-location, and potential STR where allowed).

### Residency pathway

**Azerbaijan:** property AZN 100k supports a temporary residence permit.

**Dubai:** AED 2M property 10-year Golden Visa.

**Türkiye:** rules changed in 2025; residency via property remains possible but thresholds/valuations are stricter (separate from \$400k citizenship route).

### Liquidity & appreciation

**Dubai:** deep, liquid market; strong off-plan cycle; broad international demand. Costs to exit are higher but marketing reach is unmatched.

**Istanbul:** strong end-user demand; FX dynamics can favor USD-based buyers in cyclic dips; transaction tax standardized at 4%.

**Baku:** supply tight in prime/sea-view zones; 2024–25 data shows rents up vs. 2023, supporting income plays.

# FAQ

## 1. Can Pakistanis buy property in Azerbaijan?

Yes. Foreigners, including Pakistanis, can legally buy property in Azerbaijan. However, ownership is restricted to buildings, apartments, and houses. Foreigners cannot directly own agricultural or land plots, but they can lease land long-term or own properties built on it.

## 2. Do I need to be a resident in Azerbaijan to purchase property?

No. Residency is not required for property ownership. You can purchase property as a foreign national without having a residence permit. However, owning property can help in getting a residence permit.

## 3. What types of properties are available in Azerbaijan for investors?

- Apartments in Baku and other cities
- Villas and houses in prime areas (including coastal and mountain regions)
- Commercial properties such as offices, shops, or hotels
- Tourism-related properties (guest houses, villas in Gabala, Sheki, Qabala, etc.)

## 4. What are the average property prices in Azerbaijan?

- Baku apartments: USD 800 – 2,000 per m<sup>2</sup> depending on location.
- Luxury areas (Nizami, Fountain Square, Sea View apartments): USD 2,500+ per m<sup>2</sup>.
- Suburban or secondary cities: USD 400 – 700 per m<sup>2</sup>.
- Villas or independent houses depend on land size, construction quality, and location.

## 5. What are the taxes and fees involved in purchasing property?

- Notary fee: ~0.5% of property value
- State registration fee: Around 100-150 AZN (approx. 60-90 USD)
- No annual property tax for apartments under 30 m<sup>2</sup>, minimal for larger properties.
- Capital gains tax: 14% on profit if sold before 3 years of ownership.



## 6. Can I get residency in Azerbaijan by buying property?

Yes. If you buy property worth at least 130,000 AZN (~USD 75,000), you are eligible to apply for a temporary residence permit, which can later be renewed and converted into long-term residency.



# FAQ

## 7. How secure is property ownership in Azerbaijan?

Azerbaijan has a centralized property registry. Once registered, the ownership is legally protected. Transactions are notarized, and property documents are issued by the State Service for Property Affairs.

## 8. Is financing or mortgage available for foreigners?

Generally, mortgages are limited to Azerbaijani citizens. Foreigners usually buy property in cash. However, some developers offer installment payment plans for off-plan properties.

## 9. Can I rent out my property in Azerbaijan?

Yes. Rental demand is strong in Baku due to expatriates, students, and businesses. Rental yields are typically 5-8% annually depending on location. Short-term rentals (Airbnb/Booking) in tourist areas like Baku, Gabala, and Sheki are also profitable.

## 10. What documents are required to buy property?

- Valid passport
- Azerbaijani Tax Identification Number (TIN) (issued locally)
- Signed Sale-Purchase Agreement (at notary)
- Payment proof (bank transfer or cash receipt)
- A police clearance certificate from Pakistan to confirm no criminal record.

## 11. Do I need a local partner or company to buy property?

- For residential apartments/houses: No, you can own directly.
- For commercial/agricultural land: You may need to set up a local company or lease arrangements.

## 12. How long does the property purchase process take?

On average, 7-15 working days including paperwork, registration, and title deed issuance.



REthink Your Investment Strategy

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