



FLAME TOWERS



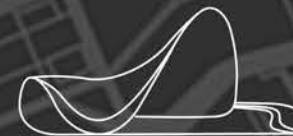
FLAME TOWERS

The world renowned Flame Towers Project in Baku has been delivered by the Azinko Development as a mixed use development comprising office tower, residential tower, the Fairmont 5* hotel and a shopping mall which is known as the internationally recognised symbol of Azerbaijan's thriving capital city.

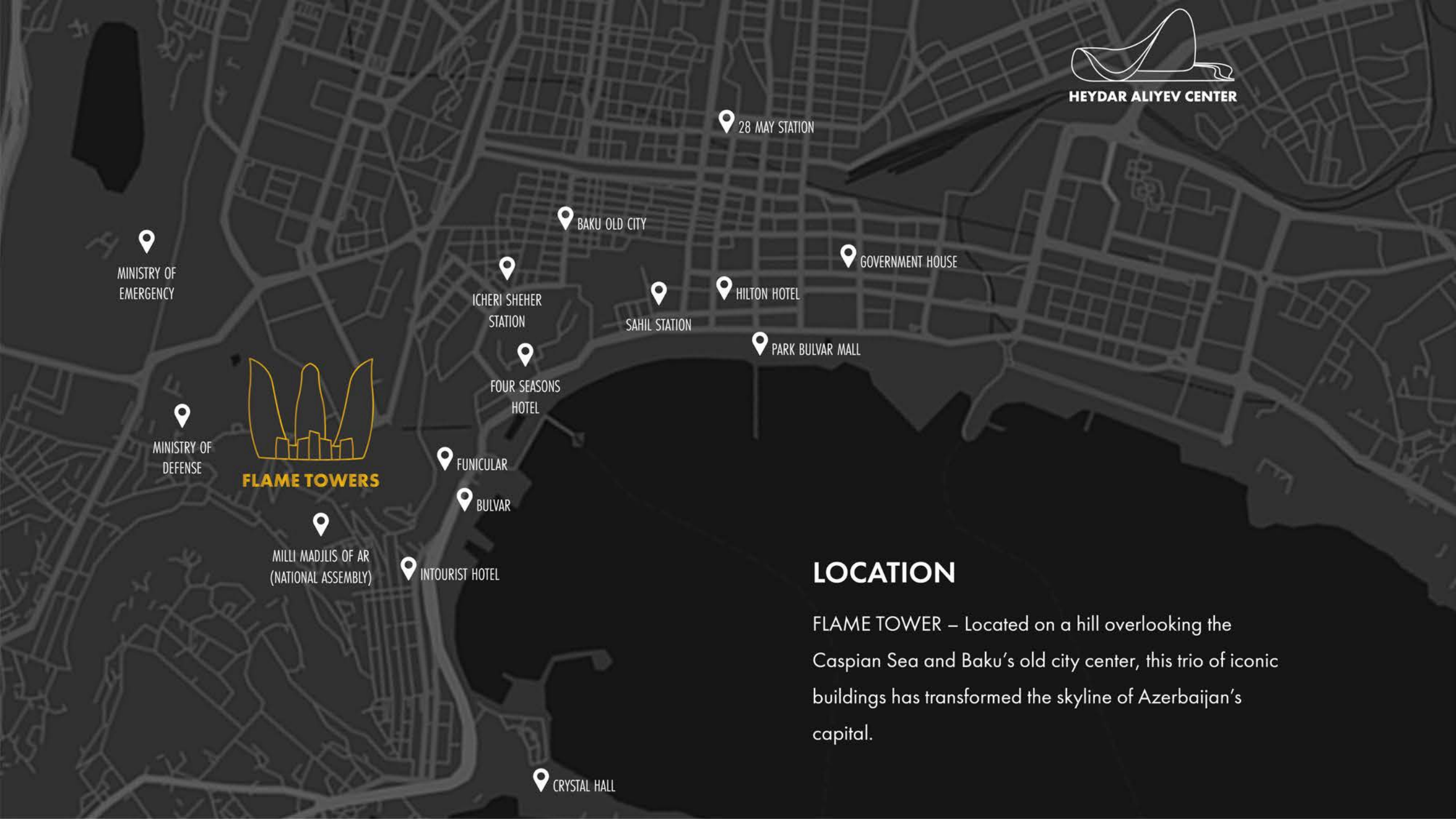


PHILOSOPHY

The Flame Office Tower is not just an office building but a Class A multifunctional complex, seamlessly integrating business, services, and lifestyle spaces.



HEYDAR ALIYEV CENTER



MINISTRY OF
EMERGENCY

MINISTRY OF
DEFENSE



FLAME TOWERS

MILLI MADJLIS OF AR
(NATIONAL ASSEMBLY)

INTOURIST HOTEL

FUNICULAR

BULVAR

FOUR SEASONS
HOTEL

ICHERI SHEHER
STATION

BAKU OLD CITY

SAHIL STATION

HILTON HOTEL

PARK BULVAR MALL

GOVERNMENT HOUSE

28 MAY STATION

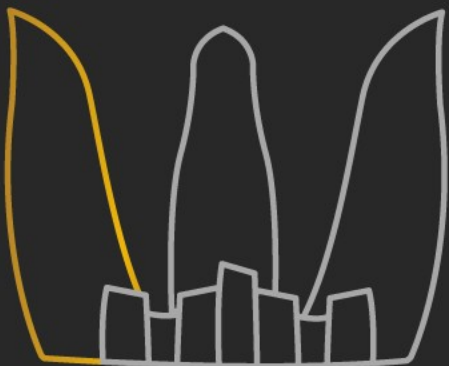
CRYSTAL HALL

LOCATION

FLAME TOWER – Located on a hill overlooking the Caspian Sea and Baku's old city center, this trio of iconic buildings has transformed the skyline of Azerbaijan's capital.

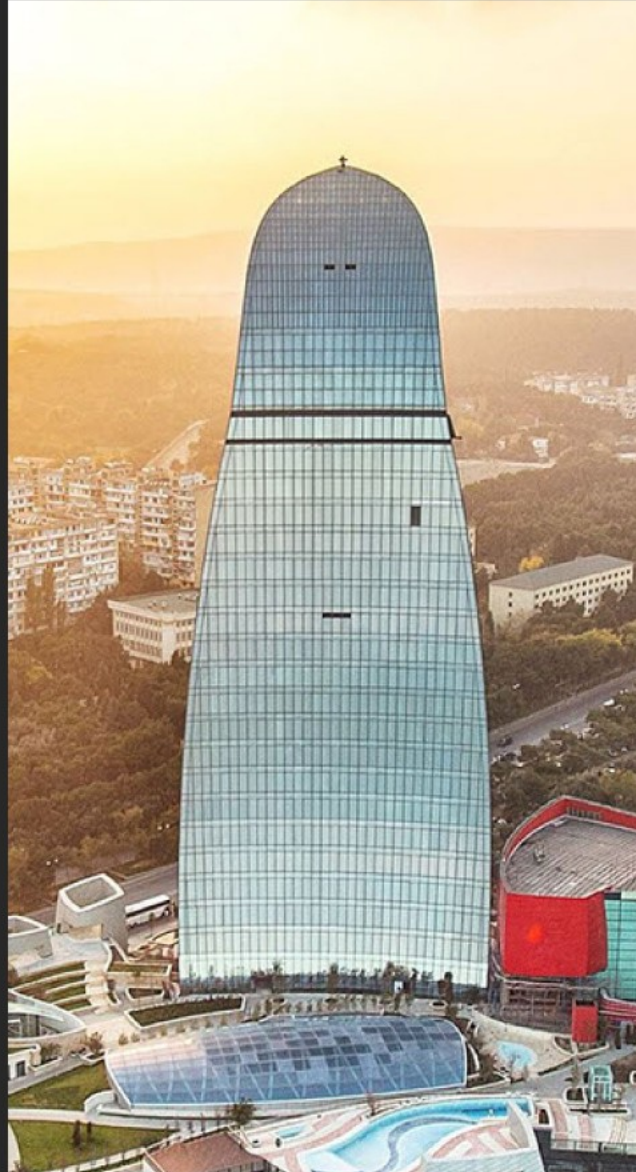
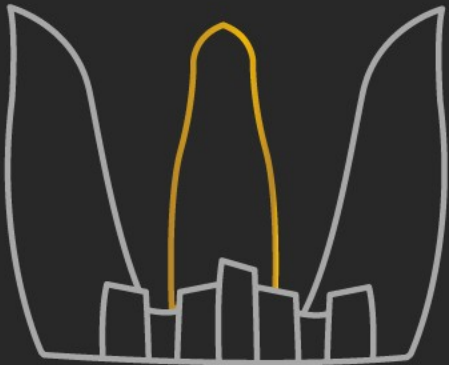
RESIDENCE

- 140 apartments
- 34 levels
- 321 parking bays
- Unique Sky Garden with large Poolside Sauna with unique views of the Caspian Sea
- Apartments housekeeping



OFFICE

- Prestigious best-in-class office tower with stunning panoramic views over Baku and the Caspian Sea
- Unbeatable location at the hub of Baku's central commercial district
- 100% Emergency power supply by generators, window opening control system and multiple high speed lifts
- Built to the highest specification with generous circulation and core areas
- Full compliance with international fire and safety standards



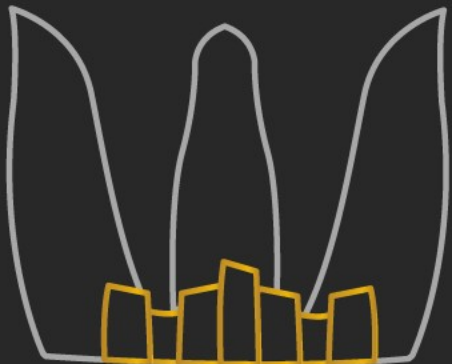
FAIRMONT HOTEL

- 320 rooms
- 2 ballroom
- 9 meeting rooms
- From seasonally inspired menus to dining experiences that will satisfy any craving, at the Hotel you can find gourmet restaurants, bars and café
- SPA at on two floors, 3,500 m2 total area
- The unique Sky Garden with large Sun Deck and Poolside Sauna with unique views of the Caspian Sea



MALL

- 3 levels
- 16 000 m2 retail area
- 600 parking bays
- IMAX Cinema
- International fire, life and safety standards
- World class shopping
- Wide array of dining options



PROXIMITY TO AIRPORT

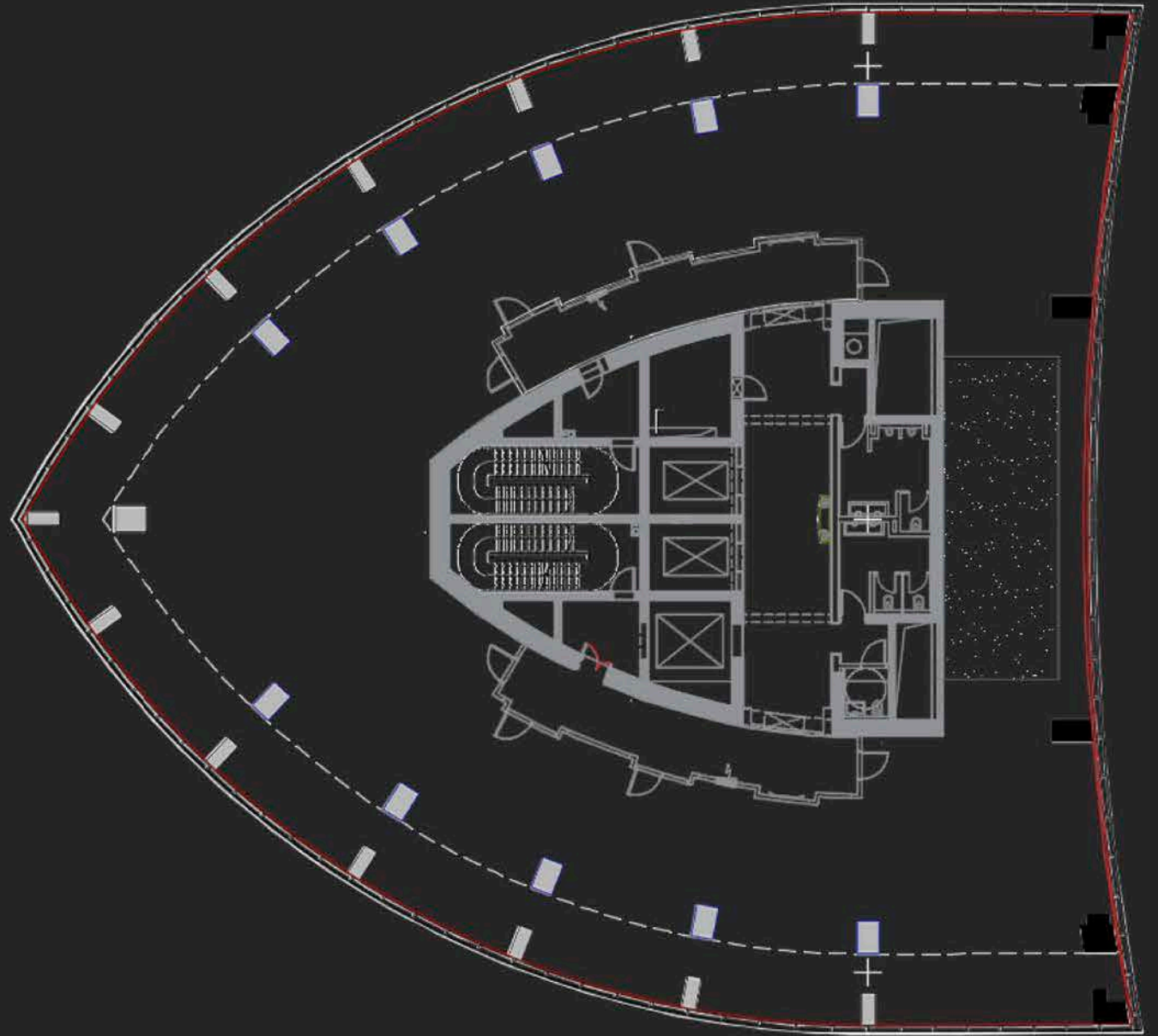


HAYDAR ALIYEV
INTERNATIONAL AIRPORT

~ 33 mins.



FLOOR PLAN







What is typically found in Flame office tower besides offices?

- Meeting rooms (VIP and Standard)
- Lounge areas (VIP and Standard)
- Conference halls
- Spacious creative spaces
- Brainstorm areas
- Quiet zones



MEETING ROOM



DINING LOUNGE



CONFERENCE HALL



CREATIVE SPACE



BRAINSTORMING ROOM



EXECUTIVE STAFF ROOM



EXECUTIVE STAFF ROOM



LOBBY - RECEPTION



LOBBY



LOBBY WAITING AREA

LIFT LOBBY



BENEFITS OF THE OFFICE BUILDING

- Built to exacting standards, with spacious circulation areas and core zones for ease of movement.
- Complete adherence to international fire and safety standards, ensuring a safe work environment.
- Uninterrupted power supply via dedicated backup generators, providing 100% emergency coverage for the long period.
- Distinctive double-height entrance and reception, offering a welcoming and impressive first impression.
- Generous parking facilities, accommodating both employees and visitors.
- Multiple high-speed elevators, reducing wait times and enhancing convenience.
- Floor-to-ceiling glazing, maximizing natural light and showcasing impressive views.
- High ceilings for a more open and airy environment.
- Advanced window opening control system for efficient ventilation and comfort.
- 24-hour security, providing round-the-clock safety.
- Top-tier conference and meeting rooms with full equipment.

VIEWS FROM FLAME TOWERS



City view



Telegulle view



Sea view

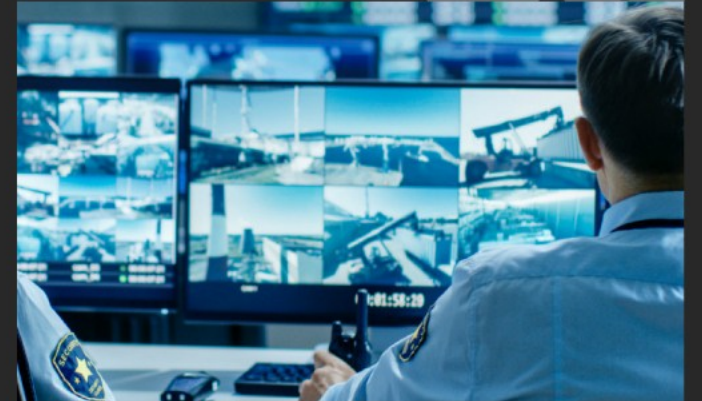
SAFETY AND SECURITY



Access card requiring destination control lifts



Self-closing stairwells, preventing access to alternate floors



Ubiquitous 24/7 manned security



THANK YOU

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