



The
MONTIS

LUXURY RETREAT & RESIDENCES

Gabala - Azerbaijan

VILLAS



AZERBAIJAN

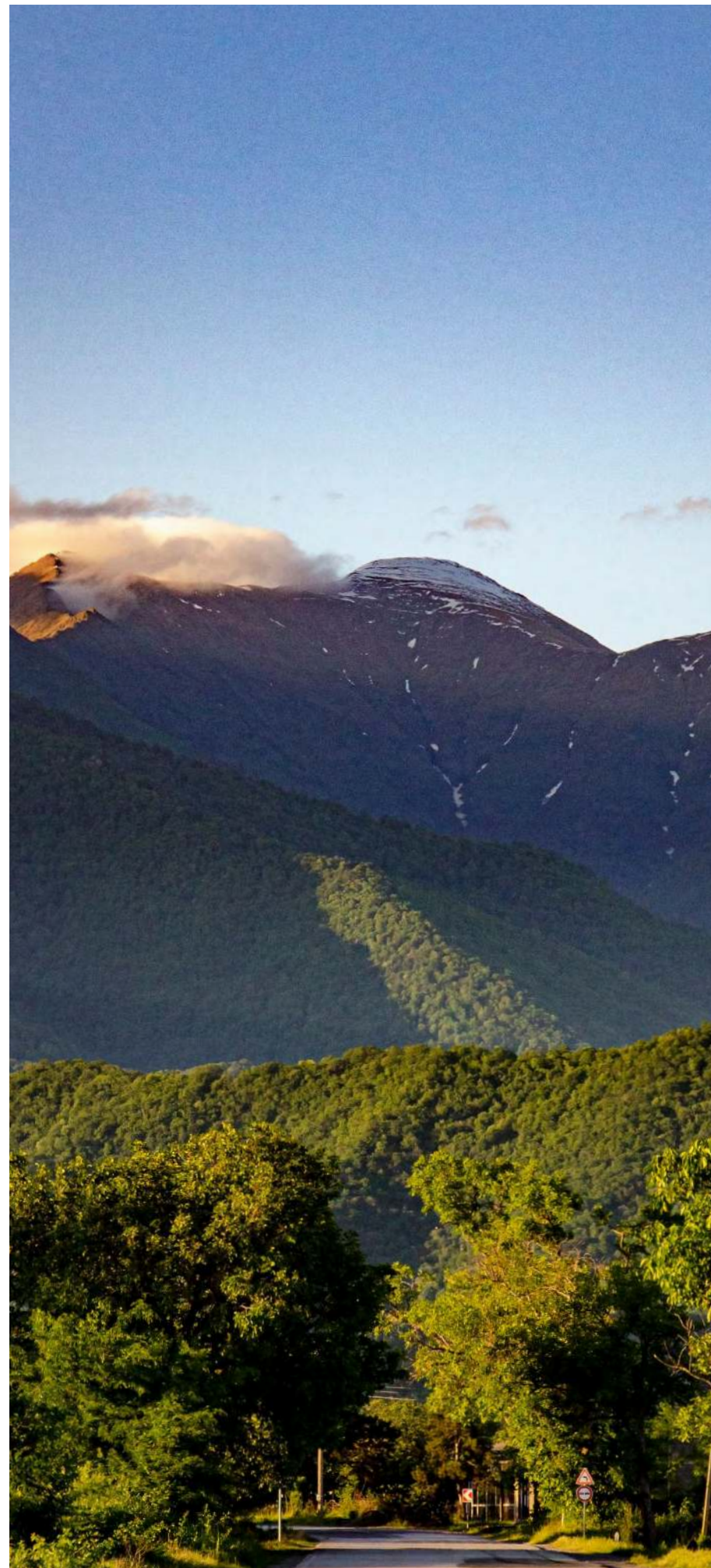
Where Heritage Meets Contemporary Luxury

Azerbaijan is a land of remarkable contrasts, where centuries of history blend effortlessly with modern ambition. Positioned at the crossroads of Europe and Asia, the country is celebrated for its rich cultural heritage, breathtaking landscapes, and distinctive architectural identity.

From the vibrant energy of its cosmopolitan cities to the tranquility of its mountain regions, Azerbaijan offers an experience defined by authenticity and sophistication. Ancient traditions continue to shape everyday life, creating a destination that honors its past while embracing the future.

Renowned for its hospitality, natural beauty, and dynamic growth, Azerbaijan has become one of the region's most captivating destinations, attracting visitors and investors seeking exceptional opportunities and unforgettable experiences.





GABALA

The Jewel of the Caucasus Mountains

Nestled among the majestic peaks of the Greater Caucasus, Gabala is one of Azerbaijan's most prestigious and picturesque destinations. Surrounded by lush forests, crystal-clear rivers, and panoramic mountain views, the region offers an extraordinary connection to nature.

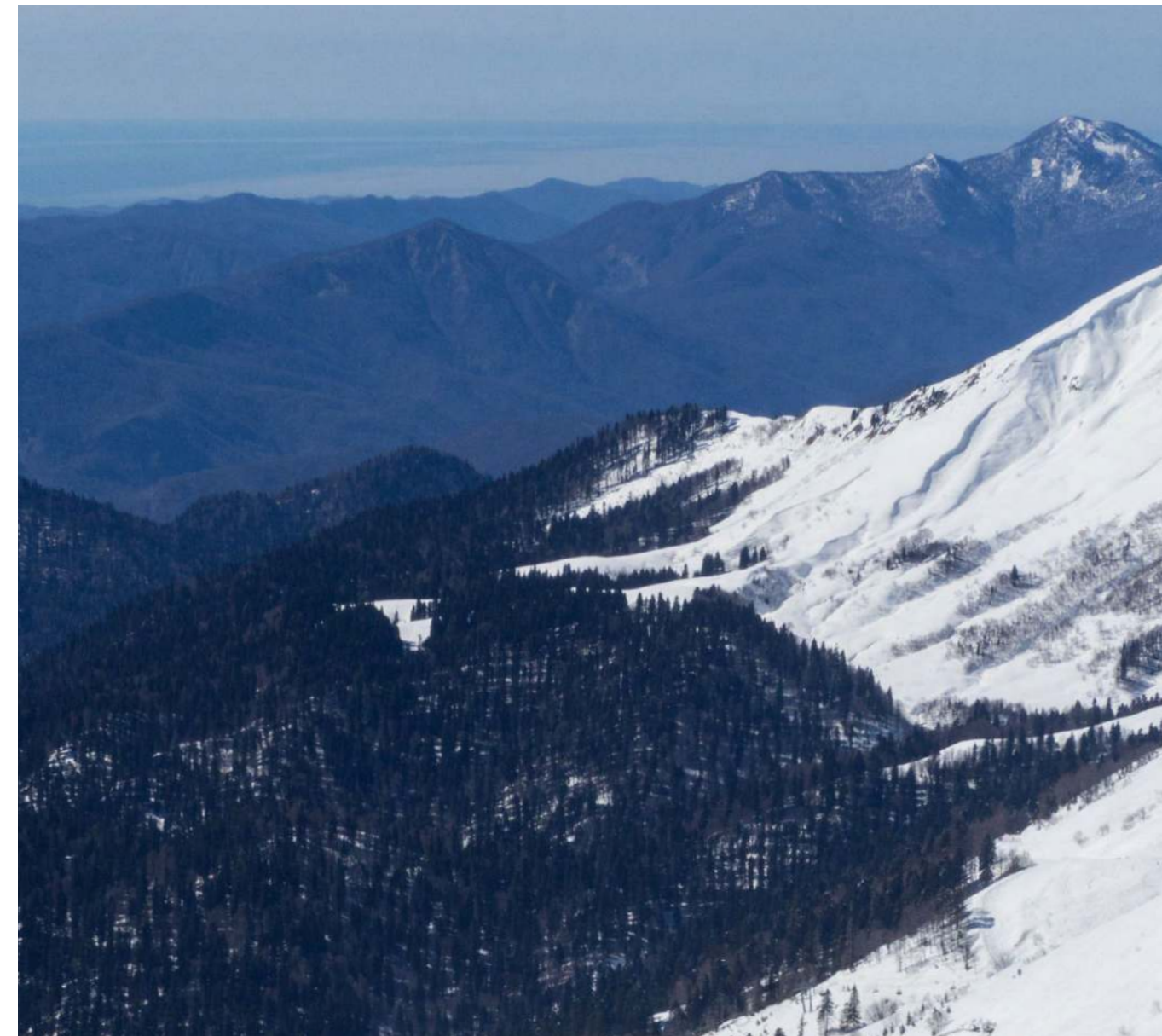
Often regarded as the country's premier mountain retreat, Gabala combines serenity with refinement. Its unique character is shaped by remarkable scenery, a pleasant climate, and a rich cultural legacy that has evolved over thousands of years.

Today, Gabala stands as a symbol of elevated living, where natural beauty and contemporary comfort create an environment unlike any other.



Skiing in Gabala

Set among the majestic Caucasus Mountains, Gabala offers an exceptional winter escape where snow-covered peaks, pristine landscapes, and exhilarating mountain adventures come together. At the heart of the region, Tufandag Mountain Resort provides an outstanding setting for skiing, with slopes suited to both beginners and experienced skiers.



Modern cable cars and lifts rise above the valleys, revealing breathtaking panoramic views at every turn. Beyond skiing, visitors can enjoy snowboarding, snowmobiling, and other seasonal experiences.

With its combination of adventure, natural beauty, and sophisticated hospitality, winter in Gabala offers an unforgettable mountain experience.



THE MONTIS

*Own your home in
Azerbaijan mountains*

Set against the spectacular backdrop of Azerbaijan's Greater Caucasus Mountains, The Montis introduces an exceptional vision of contemporary mountain living. Created for those who appreciate privacy, natural beauty, and refined design, the development offers an exclusive retreat in one of the country's most sought-after destinations.

Inspired by the surrounding landscape, The Montis seamlessly blends architecture with nature. Expansive mountain views, thoughtfully designed residences, and carefully curated outdoor spaces create an environment that feels both tranquil and sophisticated.



The Montis offers an opportunity to experience a different rhythm of life — one defined by fresh mountain air, breathtaking scenery, and an atmosphere of understated luxury. It is a destination where nature, architecture, and modern living come together to create an extraordinary place to call home.



Curated Shopping Experiences

Exclusive boutiques offer a carefully selected collection of fashion, lifestyle, and premium essentials, creating a refined shopping experience in the heart of the development



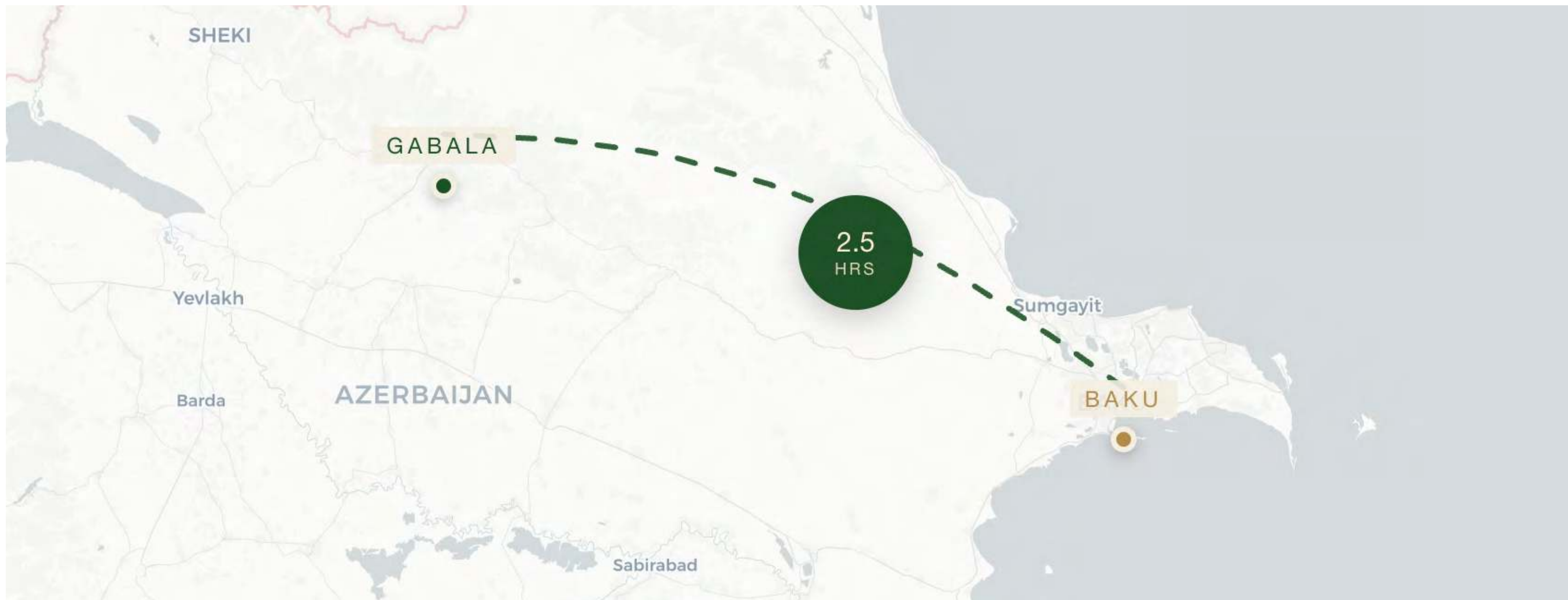
Exceptional Flavours, Elevated Dining

From elegant cafés to sophisticated restaurants, every venue is designed to bring together remarkable cuisine, inviting atmospheres, and unforgettable moments



Hospitality Redefined - Luxury Hotel

The luxury hotel complements The Montis with world-class hospitality, exceptional comfort, and personalized services, creating an experience defined by elegance and relaxation



CONNECTED

A short drive from the capital

Just a short drive from the capital, The Montis offers a peaceful escape surrounded by breathtaking landscapes, where spectacular mountain views and natural beauty create an exceptional destination.

Year-round
Destination

Well Connected
Highway route

2.5 hours
Scenic drive

Beautiful Landscapes
Mountains, lakes & forests

THE MASTERPLAN



three BEDROOM VILLA
Sky

Total Gross Area
257 m²

Total Net Area
224 m²



Disclaimer: The facade visuals presented are for illustrative purposes only. Ancillary buildings, service structures and other minor architectural elements may not be depicted in these renderings. The final built environment may include additional features, adjustments or modifications not shown in the visuals. All designs and details are subject to change without prior notice. Colours may vary for marketing illustrative purposes.

three BEDROOM VILLA
Sky

Total Gross Area	Total Net Area
257 m ²	224 m ²



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three BEDROOM VILLA
Sky

Total Gross Area 257 m²
Total Net Area 224 m²

Table with 2 columns: Room type and Count. Rows include Master bedrooms (1), Bedrooms (2), Living area (2), Dining area (1), Maid's room (1), and Car port (1).

Table with 3 columns: Room type, Total Gross Area, and Total Net Area. Rows include Ground floor area, First floor area, Terraces and balcony, and Car port.

257 m²
224 m²



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions and drawings are approximate, information subject to change without notice. 3. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 4. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level. 5. The unit orientation will be shown in the parcel layout and not as shown in the floor plans. 6. The location of ancillary buildings will vary from one plot to the other. 7. Pool design is shown for illustrative purpose. 8. The purchase price does not include pools or the landscape.



four BEDROOM VILLA
Grove

Total Gross Area
357 m²

Total Net Area
290 m²



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four BEDROOM VILLA
Grove

Total Gross Area
357 m²

Total Net Area
290 m²



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four BEDROOM VILLA
Grove

Total Gross Area
357 m²

Total Net Area
290 m²

Master bedrooms	1
Bedrooms	3
Living area	1
Dining area	1
Maid's room	1

Car port	1
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	Total Gross Area	Total Net Area
Ground floor area	133 m ²	105 m ²
First floor area	119 m ²	82 m ²
Terraces and balcony	70 m ²	70 m ²
Car port	35 m ²	33 m ²
	357 m ²	290 m ²



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

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five BEDROOM VILLA
Aspen

Total Gross Area
602 m²

Total Net Area
495 m²



five BEDROOM VILLA
Aspen

Total Gross Area	Total Net Area
602 m ²	495 m ²



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five BEDROOM VILLA
Aspen

Total Gross Area
602 m²
Total Net Area
495 m²

Master bedrooms	1
Bedrooms	4
Living area	2
Dining area	1
Maid's room	1
Car port	1

	Total Gross Area	Total Net Area
Ground floor area	243 m ²	186 m ²
First floor area	209 m ²	165 m ²
Terraces and balcony	108 m ²	108 m ²
Car port	42 m ²	36 m ²

602 m² 495 m²



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

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INTERIORS

*Designed for
Modern Elegance*

Every interior at The Montis has been thoughtfully designed to balance comfort, functionality, and sophistication. Premium materials, refined finishes, and carefully curated details create living spaces that feel both inviting and effortlessly elegant.









Specifications and facilities

1. Entrance hall

Floors	Porcelain Tile
Walls	Paint
Ceiling	Paint

2. Living areas and dining room

Floors	Porcelain Tile
Walls	Paint
Ceiling	Paint

3. Kitchen

Floors	Porcelain Tile
Walls	Paint
Ceiling	Paint

4. Bathrooms

Floors	Porcelain Tile
Walls	Tiles and paint
Ceiling	Paint

5. Bedrooms

Floors	Porcelain Tile
Walls	Paint
Ceiling	Paint

6. Utility room

Floors	Tiles
Walls	Paint
Ceiling	Paint

7. Doors

Entrance	Paint
Internal doors	Paint

8. Sanitaryware

Included

9. Air conditioning units

Not included - provisions only

10. Water heater

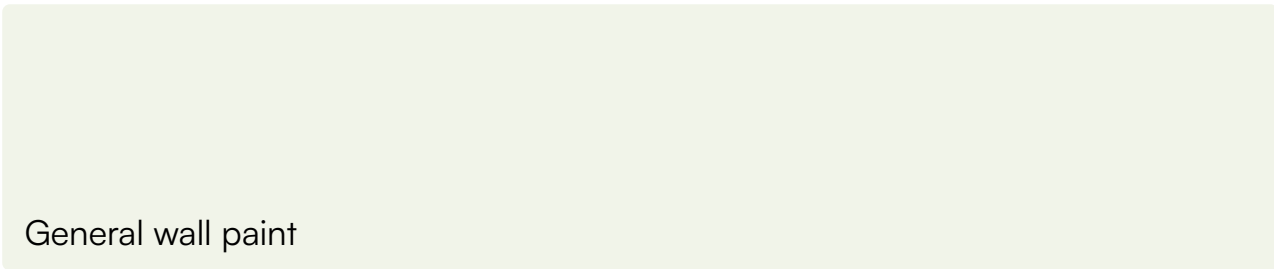
Included

11. Kitchen appliances

Not included

12. Cupboards, wardrobes and walk-in wardrobes

Not included





OUR VISIONARY

Mohamed Alabbar

Every interior at The Montis has been thoughtfully designed to balance comfort, functionality, and sophistication. Premium materials, refined finishes, and carefully curated details create living spaces that feel both inviting and effortlessly elegant.



EAGLE
HILLS