



DREAMLAND  
GOLF CLUB  
BAKU

# FACT SHEET

## INTRODUCTION

Opening its doors to the general public in the summer of 2015, Dreamland Golf Club comprises an 18-hole Dye Designs championship course 6838m in length, golf academy with IMG performance studios, and clubhouse with associated facilities. The course forms the heart of the gated Dreamland community which will expand to 2,100 state-of-the-art apartments, 300 villas, international school, luxury hotel, designer VIP shopping mall and retail units.

## COURSE ARCHITECTURE

Course architect Cynthia Dye's philosophy has always been to enhance her golf course architecture and strategy through sound design principles. At Dreamland she has paid particular attention to building a course that will be both challenging and enjoyable to the various golfers who play the game. Special consideration has been given to Azerbaijan in creating a course which incorporates the intricacies of the game and the demand for playability, in our attempts to develop golf as a nationally-recognised sport.

### Cynthia Dye

Course Architect, [cynthia@dyedesigns.com](mailto:cynthia@dyedesigns.com)

## DREAMLAND GOLF ACADEMY & IMG PERFORMANCE STUDIOS

- 20 covered driving range bays set out over two-tiers
- 4 VIP driving range bays
- IMG performance swing studio
- IMG putting studio
- Short game practice area
- Practice putting green
- Grass tee area (open seasonally)
- Long game practice bunker
- Unique splash zone with floating targets and floating golf balls
- 9-hole par 3 academy course (open on Mondays and for staged events only)
- Café T - relaxed-all day dining options
- Academy retail shop offering leading brands such as Callaway, Titleist and FootJoy

### Dreamland Golf Club

Zigh Highway

22km towards Heydar Aliyev

International Airport

[dreamlandgolfclub.com](http://dreamlandgolfclub.com)

[info@dreamlandgolfclub.com](mailto:info@dreamlandgolfclub.com)

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## INTERNATIONAL TOURISM

Following on from the success of the Azerbaijan Golf Challenge Open in 2014 at The National Azerbaijan Golf Club in Quba, Dreamland Golf Club has future plans to host an international event that will firmly position Baku on the world's golfing stage. To align with the tourism aims of the country, Dreamland Golf Club supported the Baku 2105 European Games and will be featured in a list of attractions around the planned F1 European Grand Prix in 2016.

## CLUBHOUSE RESTAURANT & DINING OPTIONS

The luxury clubhouse houses a golf shop featuring leading brands such as Dunning Golf, Links and Kings Luggage, Foot Joy and Greg Norman, lockers and changing facilities, lounge and various dining options (see below). The upper floor is allocated for the Dreamland residential sales suite.

### Café T

All-day casual dining with sandwiches, hot food, pastries and prepared snacks, and a licenced bar serving a range of alcoholic and non-alcoholic drinks, teas and coffees. Golfers are able to take away food and beverages and enjoy whilst practising. A smaller version, Café T Lakeview, is located after the 4th hole. To enhance the playing experience, a mobile refreshment Café T Golf Cart tours the course.

### Dreamland Lounge & Restaurant (with outside terrace area)

Extended plated menu featuring burgers and stone oven pizzas and a licenced bar serving a range of alcoholic and non-alcoholic drinks teas and coffees. The area provides the opportunity for players to relax after play and watch golfers playing the 12th and 13th holes.

### Restaurant - concept tbc

Open kitchen providing a fusion menu to both the restaurant and lawn functions. Due to low footfall, initially business will come through basic events and staged functions, which may consist of cocktail evenings and brunch concepts. As homeowners occupy more properties the venue will grow into an evening and weekend dining experience supported primarily by the residents.

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## MANAGEMENT

**IMG Golf Management**, [www.imggolf.com](http://www.imggolf.com)

*Developing and nurturing local talent is one of the key focuses of Dreamland Golf Academy. The driving range and IMG performance studios offer world-class practice and tuition facilities, combining the latest technology and methodology with a relaxed and welcoming place to play and learn. The 18-hole championship golf course will be maintained to exacting standards and capable of hosting international events. - Russell Hannah, IMG Golf Management*

## OWNERSHIP STRUCTURE

**Adulbari Goozal**

Chairman, Supervisory Board of Azersun Holding Group of Companies

**Ismail Dalaman**

CEO, Dreamland Development

## DREAMLAND GOLF CLUB STRUCTURE

**Phil Jones PGA Fellow Professional**

General Manager, Golf, [philip.jones@dreamlandgolfclub.com](mailto:philip.jones@dreamlandgolfclub.com)

**Michael Sweeney**

Head PGA Professional, [michael.sweeney@dreamlandgolfclub.com](mailto:michael.sweeney@dreamlandgolfclub.com)

**Russell Hannah**

IMG Golf Management Representative, [russell.hannah@img.com](mailto:russell.hannah@img.com)

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## GRASS TYPES

### Greens

- Creeping bentgrass – T-1

### Tees

- Kentucky bluegrass – Award 35%
- Kentucky bluegrass – Nuglade 25%
- Kentucky bluegrass – Liberator 25%
- Perennial ryegrass – CSI 15%

### Fairways

- As above

### Rough and outer rough

- Tall fescue – Arid 3 34.2%
- Tall fescue – Cochise IV 34.2%
- Tall fescue – Golden gate 16.2%
- Kentucky bluegrass – Award 5.4%
- Perennial ryegrass – Caddieshack 10%

### Driving range target greens

- 30/30/30 mix of 007, Southshore and Seaside 2 bentgrass

## CONSTRUCTION METHODOLOGY

### Greens

- USGA-type construction, 30cm sand over gravel layer

### Tees

- 25cm sand over native sub-grade

### Fairways, roughs, outer roughs

- 25cm sand over native sub-grade

## IRRIGATION SYSTEM

- Toro Lynx Central Control System
- Toro Network VPe Satellite modular system on course
- Fairway heads – 835s-56-368 full- and part-circle with 25.6m r
- Green heads – Twin PCs varied spacing Toro 835-56-358 with 24.1m r
- Tee Heads – Toro T7P full- and part-circle adjustment option with 16.5m r
- HDPE pipe work – Plasson pipes, welded joints
- 2 x Flowtronics pump stations with VFD drives

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## GOLF COURSE TECHNICAL SPECIFICATIONS

- Weather point is at longitude 40'31N, latitude 49'53E
- Fairways: 14.64 Ha
- Driving Range: 4.03Ha (including a short par 3 academy course)
- Greens: 22 greens (including practice putting and chipping) average size being 509.091 m<sup>2</sup>: 1.12 Ha
- Total rough: 40.14 hectares
- Tees: 0.570 Ha
- Bunkers: 1.8501
- Total area of Dreamland GC facility: 66.83 Ha
- Lakes: 7.82 Ha (9 manmade lakes) gravity-fed and all balanced to the same water height

## DRAINAGE SYSTEM

- Catch basin drainage system
- Drainage system flows into the single irrigation lake, therefore recycling rain water

## LANDSCAPED AREAS

On the golf course and academy area local olive trees are planted to enhance the natural feel. Outer rough tree planting features the following species:

- *Zelkova serrate* - Japanese elm
- *Pinus pinea* - Italian stone pine
- *Cedrus atlantica pendula* - Blue Atlas cedar
- *Liquidambar styraciflua* - American sweetgum
- *Salix babylonica* - Babylon weeping willow
- *Malus Rudolph* - Crabapple
- *Fraxinus excelsior* - European ash
- *Cupressocyparis leylandii* - Leylandi
- *Pyrus calleryana* - Callery pear
- *Prunus cerasifera pissardii nigra* - Black cherry plum
- *Tilia tomentosa* - Silver lime
- *Elaeagnus ebbingei* - Elaeagnus 'Gilt Edge'
- *Ligustrum japonicum 'Texanum'* - Waxleaf privet
- *Nandina domestica* - Heavenly bamboo
- *Photinia serrulata 'Red Robin'* - Common red-tipped photinia
- *Acorus sp.* - Japanese sweet flag
- *Lavandula angustifolia* - English lavender
- *Santolina chamaecyparissus* - Cotton lavender

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## CONSTRUCTION NOTES

Commenced in 2010.

Completed in December 2014. Course growth until May 2015.

Contractor: Q Golf International, [www.qgolfservices.com](http://www.qgolfservices.com)  
Q Golf Services Cees van Nieuwenhuizen [www.cscgolfgroup.com](http://www.cscgolfgroup.com)

A former wasteland of Baku stone, a Tesmec mining tool was used to create the lakes, depress site levels and supply material for land shaping.

## CLIMATE

Baku has a subtropical semi-arid climate with warm and dry summers, cool and occasionally wet winters, and strong winds all year round. Unlike many other cities with this climate, Baku does not see extremely hot summers. This is largely due to its northerly latitude and the fact that it is located on a peninsula on the shore of the Caspian Sea. Baku, and the Absheron Peninsula on which it is situated, is the most arid part of Azerbaijan. Precipitation is approximately 200mm (8 inches) a year. The majority of this light, annual rainfall occurs between autumn and spring, but none of these months are very wet.

Baku is noted as a very windy city throughout the year, hence the city's nickname, "City of Winds". The strong cold northern wind khazri and warm southern wind gilavar are typical here in all seasons. The speed of khazri can reach up to 144 kph (89 mph).

Baku enjoys a long golf season from early March until the end of December, with especially warm and light evenings in July and August averaging 26.4 °C (79.5 °F) - refreshingly cool compared to its neighbours in the Gulf, thanks to the welcome khazri breeze. Winter is chilly, with the daily mean temperature in January and February being 4.3 °C (39.7 °F). Winter snow storms are occasional, and snow usually melts within a few days after each snowfall.

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## DREAMLAND COUNTRY & LIFE

The Dreamland development is Baku's first luxury-landscaped community residence extending across 440ha with associated onsite amenities.

### Phase I launched in 2015 comprises:

- 234 villas
- 394 apartments
- SABIS® SUN International School
- 18-hole golf course, clubhouse and property sales centre
- Golf driving range and golf academy with IMG performance studios
- IP shopping mall

### Phase II will incorporate:

- Luxury hotel
- Further residential offerings – villas, apartments and town houses
- Protocol suite

## SCHOOL-SPECIFIC

- SABIS® SUN International School opened in September 2015 with the capacity to enrol 2000 pupils
- The SABIS® curriculum is an internationally-compatible programme that allows pupils further access to overseas universities
- School facilities include: football pitch, multisport court, athletics track, gym and swimming pool

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