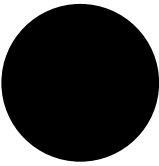


EDEN ROC RESIDENCE
Project by BBF

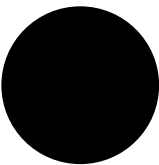
bbf:
company profile



bbf.com



build. better. future.





⌋ what is bbf®

- | One of the **top 3 developers** in Cyprus premium real estate market
- | Operations from **2007**
- | HQ in Limassol — Operations in **Europe, CIS, Asia** and **Middle East**
- | Over **150 employees** in 5 countries
- | **Full scope of real estate services** from project development to property management



about cyprus

paradise between three continents

• why cyprus?

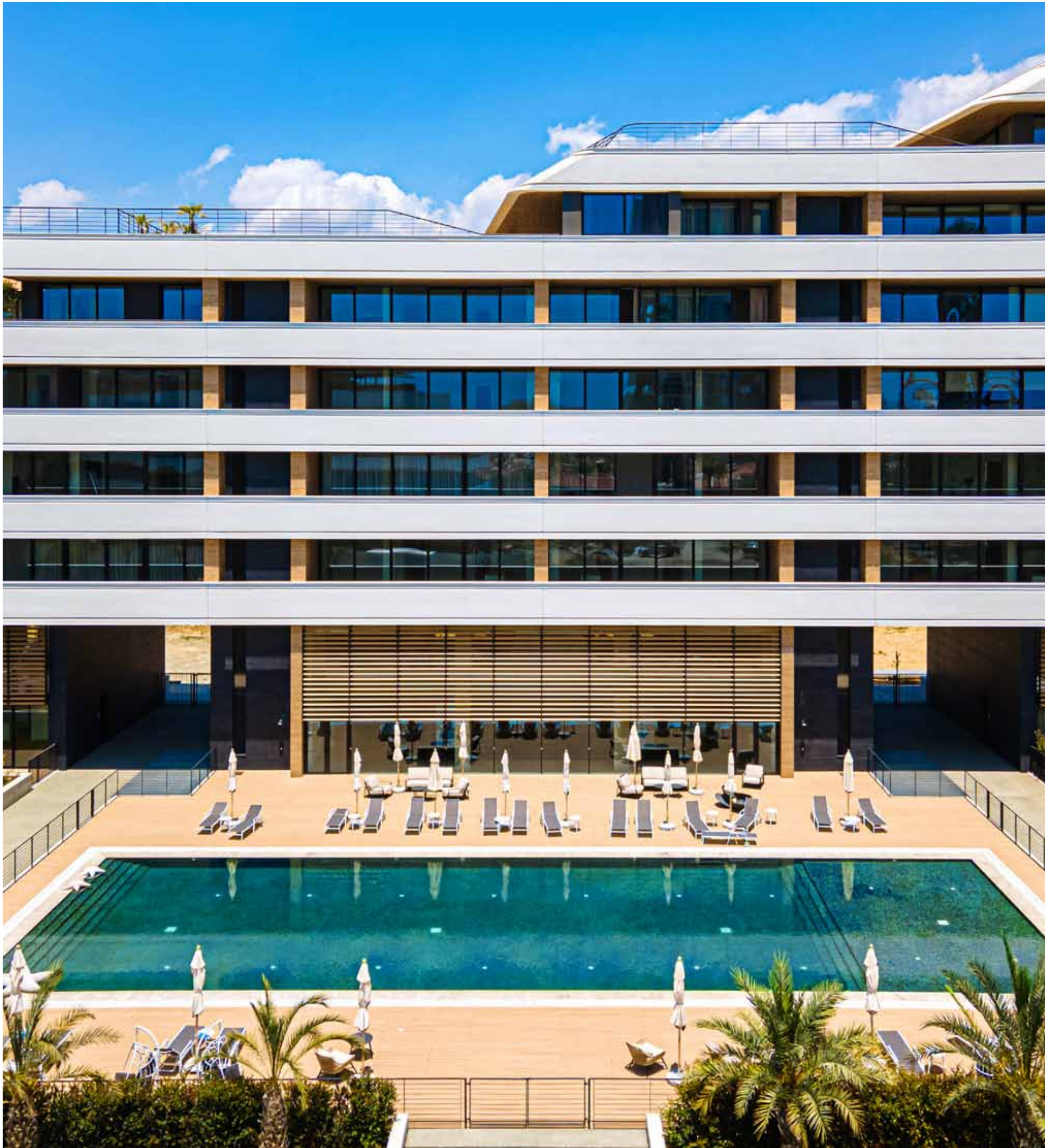
Cyprus is the third largest island in the Mediterranean Sea. It is deservedly considered to be one of the most attractive places for living, leisure and business. Annually hundreds of thousands of tourists from all around the world come here to enjoy the magnificent climate, relax on one of the comfortable fully-equipped beaches and to immerse into the luxurious atmosphere and comfort of 5-star hotels.

The climate of Cyprus is considered to be one of the healthiest and mildest in the world. The sea air rich in iodine and the pure mountain air is the key to good health and wellness. This is exactly why the life expectancy of the population of Cyprus is higher than in many other countries.

Cyprus offers excellent opportunities for acquiring high quality standard education according to the UK national school curriculum. Along with the comfortable lifestyle, Cyprus offers the lowest taxes in Europe, and the foreign buyers of property on the island can receive residence permits and European citizenship.


• main benefits

- 340 days of sunshine a year
- The cleanest and the safest beaches in Europe
- European education standard
- Continuation of economic growth through development of gas fields and planned construction of casinos
- 90% English-speaking population
- A substantial amount of people speak Russian
- Lowest taxes in Europe
- Beautiful nature and picturesque landscapes
- Rich cultural and historic traditions
- Lowest crime rate in Europe



• why bbf®

- We are a unique provider of tailored “A-to-Z” real estate solutions to buyers and investors
- We run a successful property development business specializing in the premium segment
- As a real estate broker, we operate in all major Cyprus resorts — Limassol, Larnaca and Paphos
- We guarantee full legal compliance and provide due diligence for all transactions
- We deliver a broad range of after-sales services, including rental management and immigration for investors



MORE THAN 10 KM
OF SANDY BEACHES
WITH NUMEROUS
PROMENADES, PARKS
AND 5-STAR HOTELS

limassol

Limassol is an internationally recognized tourism centre and one of the biggest cities in Cyprus. Hundreds of hotels and apartments, night clubs and shops make this city attractive for holidays, shopping, as well as permanent stay. Limassol is considered to be the city that has it all, from a thriving business hub to a marvellous Mediterranean resort.

Limassol offers a professional business environment with modern leisure facilities, excellent travel and telecommunications infrastructure coupled with a multicultural mindset, that has seen the city attract the lion's share of inward investment in Cyprus. The rise of Limassol as Cyprus's leading tourist destination has led to significant international investment including the restoration of the old port and the historic city centre, the completion of one of the finest marinas in the Mediterranean, a new casino resort under construction, as well as other substantial business investments in the energy and property sectors that will continue to attract global interest. These compelling new attractions and additions to the community of Limassol will continue to drive demand in this jewel of the Mediterranean.



immigration opportunities

• permanent residency by investing

Buying property in Cyprus is the best and fastest way to obtain a permanent residency permit on terms which are unprecedented for Europe.

• advantages of cyprus residency



Issued within
2-3 months



Life-long validity
without renewal



Granted to all family members including
children and parents from both sides



No residency requirements other than to visit
Cyprus once every two years unlike other European
countries who insist on residency for at least 3
months per year



Makes it possible for you to have a business
in Cyprus and to receive shareholder dividends

*The presented information is indicative and must be verified with a professional auditor or a relevant specialized service provider. bbf® doesn't hold the qualification of an auditing or immigration firm to deliver a 100% accurate tax and immigration related advice.



immigration opportunities

: main conditions & terms*

- To be granted a life-long permanent residency permit in Cyprus, the applicant needs to purchase a new property or two new properties from the same developer for a total amount of 300,000 euros, excluding the Value Added Tax (V.A.T.). At the time of submission of the application, 200,000 Euros (excluding the V.A.T.) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.
- The issuance of the Cyprus permanent residency permit takes about 2 months and covers the applicant's dependents who are the spouse and their minor children up to the age of 18 years. Unmarried children between the ages of 18 and 25 can only apply for a separate Immigration Permit with the payment of the corresponding fee when they are proven to be higher education students abroad at the time of application and who are financially dependent on the applicant. If the children are students in Higher Education Institutions of the Republic, they must apply for a temporary residence permit in the Republic as students under the relevant legislation (EU Directive). After completing their studies in Cyprus, they will be able to submit their own application for an Immigration Permit. A Cyprus residency permit allows the holder to stay in Cyprus all year round although one is not obliged to do so.
- The unique advantage of the Cyprus permanent residency programme compared to those of other European countries is that it is life-long, whereas in other European countries residency permits are issued for a limited period of up to 5 years.
- Another considerable advantage of the Cyprus residency programme is that in order to keep your residency you are not obliged to stay in the country for at least 3 months a year, you only need to visit Cyprus once every two years.

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Cyprus tax preferences

• non-domicile

With the introduction of “Non-Domicile” or “non-dom” rules, a Cyprus tax resident individual who is not domiciled in Cyprus (individual who has not been a tax resident for at least 17 years out of the last 20 years) will effectively not be subject to individual tax on any interest, rents or dividends (whether actual or deemed) regardless of whether such income is derived from sources within Cyprus and whether such income is remitted to a bank account or economically used in Cyprus.

• tax residency in 60 days

- To become a tax resident in 60 days one must not reside in any other single state for a period exceeding 183 days in aggregate, and not be a tax resident in any other state, and reside in Cyprus for at least 60 days during the tax year (01/01/-31/12), and have other defined Cyprus ties. To satisfy this condition the individual must carry out any business in Cyprus and/or be employed in Cyprus and/or hold an office (director) of a company tax resident in Cyprus at any time in the tax year, provided that such is not terminated during the tax year.
- Further the individual must maintain in the tax year a permanent residential property in Cyprus which is either owned or rented by the individual (the residential property have to be always on his/her disposal).

• other preferences

- Highest number of signed Double Tax Treaties (DTT) in Europe (DTT agreements with countries all around the world including Russia, Romania, UK, India and others)
- No withholding tax on outward payments (Dividends-Interest-Royalties) to non-Cyprus tax residents (companies or individuals)
- No capital gains tax is payable on the sale or transfer of securities and the gains are exempt from Income Tax (except gains from disposal of shares in companies owning Real Estate situated in Cyprus – only to the extent that the gain relates to the particular Cyprus Real Estate)

*The presented information is indicative and must be verified with a professional auditor or a relevant specialized service provider. Prime Property Group doesn't hold the qualification of an auditing or immigration firm to deliver a 100% accurate tax and immigration related advice.



signature finishes

bbf:prime

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- Fully completed finishings
- Semi-solid parquet floors in each room
- Marble floor and walls in the toilets and bathrooms
- High ceilings (3.15 m)
- Security and fireproof entrance doors
- Water heated floors
- Central VRF conditioning
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets
- High standard wardrobes from European brands
- Soft closers
- Door stoppers

NOTE: movable furniture, home appliances & interior items are extras





• signature finishes

bbf:smart

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- Laminate parquet in each room
- Quality ceramic tiles in bathrooms and toilets
- Aluminium window frames with double glazing
- High quality entrance doors
- Provisions for split A/C units in all rooms
- Sanitary ware from European brands
- High quality kitchen cabinets and wardrobes
- Artificial granite worktop

NOTE: movable furniture, home appliances & interior items are extras





• signature finishes

bbf: penthouses

bbf® has reimagined the idea of what a penthouse should represent. The signature penthouses of bbf® are featured almost in all apartment developments and represent the best choice for a demanding and sophisticated customer who expects the best of comfort, style and privacy.

- Sizable roof space
- Stone floors
- Marble tiled swimming pool with jacuzzi
- Barbecue
- Pergolas for shading

NOTE: movable furniture, home appliances & interior items are extras





GATED COMPLEXES NEAR THE SEA		GATED COMPLEXES IN THE CITY CENTER		SUBURBAN APARTMENTS & HOUSES		MANSIONS AND VILLAS OVERLOOKING THE SEA		TOWERS, CONDOS & BEACHFRONT DEVELOPMENTS		OFFICES			
1	AMATHEA RESIDENCE (APTS)	40	OSCAR HOUSE (APTS)	6	BLACKBERRY (APTS)	5	BELMONT HOMES (VILLAS)	23	MONTEBELLO MANSIONS (VILLAS)	3	AZUR RESIDENCE (APTS)	38	LIBERTY TOWER (OFFICES)
2	ARKADA HOUSE (APTS)	41	KIWI RESIDENCE (APTS)	7	BLUEBERRY (APTS)	10	BRADFORD HOMES (VILLAS)	27	HILLSIDE VILLAS (VILLAS)	8	BLUE OCEAN (APTS , OFFICES)	50	SUMMIT BUSINESS CENTRE (OFFICES)
4	BELLINI RESIDENCE (APTS)	42	OXFORD HOUSE (APTS)	12	COLUMBIA HOUSE (APTS)	18	GRAND VALLEY HOMES (VILLAS)	49	VILLA ROSSI (VILLAS)	22	INFINITY TOWERS (APTS)		
9	BOSCO RESIDENCE (APTS)	43	ROSSINI RESIDENCE (APTS)	19	JOYA RESIDENCE (APTS , VILLAS)	21	MAYFORD HOMES (VILLAS)			25	SKY TOWER (APTS)		
11	COASTAL PARK RESIDENCE (APTS)	44	ALLURE RESIDENCE (APTS)	35	SOHO RESIDENCE (APTS)	24	RICHMOND VILLAS (VILLAS)			32	EDEN ROC RESIDENCE A (APTS, TOWNHOUSES)		
13	FAMILIA GARDENS (APTS , VILLAS)	45	ROSEWOOD RESIDENCE (APTS)	36	YORK HOUSE (APTS)	26	TOWN HILL VILLAS (VILLAS)			34	MARCO POLO (APTS)		
14	FAMILIA RESIDENCE (APTS)	46	SPRING RESIDENCE (APTS)	39	HAMILTON COURT (APTS)	59	LAKE VIEW RESIDENCE (APTS)						
15	FIJI SUITES (APTS)	47	HORTENSIA RESIDENCE (APTS)	48	LIBRARY LOFTS (APTS)	60	CYPRESS GROVE (APTS)						
16	FORUM PLAZA (APTS)	51	EDEN ROC BLOCK B (APTS)	57	KINGSTON PLACE (APTS)								
17	GRAND PARK (APTS)	52	EDEN ROC BLOCK C (APTS)										
20	MAYYA RESIDENCE (APTS)	53	GREENFORD PLACE (APTS)										
30	ORCHARD HOUSE (APTS)	54	SEAFORD HOUSE (APTS)										
31	MALIBU RESIDENCE (APTS)	55	ASTON HOUSE (APTS)										
33	SUMMER HOUSE (APTS)	56	BALI RESIDENCE (APTS)										
37	SUNBURY HOUSE (APTS)												
58	ROSA DEI VENTI (APTS)												

towers, condos & beachfront developments



• sky tower

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 300 m



Unique residential high-rise complex of 23 floors with hotel facilities developed with the world’s latest architecture & planning trends in mind. The development comprises 1-, 2-, 3- and 4- bedroom luxurious apartments, penthouses and duplexes with private pools on the roof.

| Extended hotel-type facilities: concierge, SPA, common outdoor pool, heated indoor pool, gym, tennis court, green area and underground parking.

| Landmark architecture by a leading London design studio

| 300 meters to a sandy beach
| Unobstructed sea panoramas
| Water under floor heating and VRV air conditioning
| Penthouses with private roof gardens and pools
| High ceilings (3.15 m)
| High standard finishes (marble floors, high doors of 2.4 m, security entrance doors, thermal aluminium window frames, top standard in-built furniture, sanitary ware)



• eden roc residence

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 500 m



The Eden Roc Residence is a luxury residential complex in a privileged neighborhood of the tourist area, approximately half a kilometre from the seafront. The building reaches up to 7 storeys in height. The residents will enjoy the privacy of the gated compound with hotel-type facilities.

| Extended hotel-type facilities: outdoor pool, half-Olympic size indoor heated pool, SPA, concierge, play room, club house, underground parking, large outdoor gardens, gym and playground for kids

| Landmark architecture from one of London’s leading architects
| 500 meters from sandy beach
| Sea views from floors 6 & 7
| Gated compound with CCTV security
| Penthouses with private pools
| Apartments with private gardens
| Spacious duplexes and triplexes serving as a good

towers, condos & beachfront developments



• marco polo

City: Limassol
Area: Amathunda
Distance to sea: first line



Splendid development located right on the beachfront in the area of Amathunda, in one of the largest cities of the island with its vibrant life. The prime location, direct access to the beach and spectacular sea views are just some of the advantages of this luxurious development.

The project consists of units that have been carefully planned so as to astonish its residents with distinctive design and high-end finishes as well as provide ultimate comfort. The penthouses enjoy spacious roof gardens, private swimming pools and breathtaking panoramic views of the Mediterranean Sea.

| Landmark architecture from the leading London bureau — UHA London
| Breathtaking unobstructed sea views
| Hotel-style facilities: concierge, SPA, outdoor pool, heated indoor pool, gym and underground parking
| Most prestigious neighborhood with the best 5-star hotels, dining venues and sandy beaches
| High ceilings (3.15 meters)



• infinity towers

City: Limassol
Area: Agios Tychonas
Distance to sea: first line



Designing luxury residences of such beauty and providing an intelligent, systematic and fully functional design that truly inspires the soul through creativity, elegance and style. Limassol luxury towers are created for those who live, work and play in place that represents the fast pace of a city and lifestyle of a Mediterranean resort. The new prestigious beachfront towers in Limassol are located in one of the most sought after neighborhoods with the best 5-star hotels — Amathus Beach Hotel and Four Seasons. city view, surrounded by picturesque green landscapes.

| Sea front position
| Unobstructed sea views from each apartment
| Penthouses with private roof tops and pools
| Unique location next to Limassol’s best 5 star hotels (Amathus Beach Hotel and Four Seasons)
| Fully equipped gym, Luxurious Spa and treatment rooms
| Outdoor Pool Bar and Indoor Pool
| Gardens and parks

gated complexes near the sea



bbf:prime

• eden roc block b

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 500 m



Luxury residential complex in central Limassol, in a privileged and quite neighborhood of the tourist area, approximately half a kilometre from the seafront. The building reaches up to 4 storeys in height. The buildings are set around the landscaped garden, located in the center of the project. The design is influenced by elements from both the natural and man-made world. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development. The residents will enjoy the privacy of the gated compound with outdoor pool, gym and covered parking.

- | Landmark architecture from one of London's leading architects
- | 500 meters from sandy beach and city amenities of Limassol's tourist area
- | Internal infrastructure: outdoor pool, gym, sauna, covered parking, large landscaped gardens
- | Large balconies with private planters and green areas
- | Penthouses with private pools
- | High ceilings (3.15 m)



bbf:prime

• eden roc block c

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 500 m



Luxury residential complex in central Limassol, in a privileged and quite neighbourhood of the tourist area, approximately half a kilometre from the seafront. The building reaches up to 4 storeys in height. The buildings are set around the landscaped garden, located in the center of the project. The design is influenced by elements from both the natural and man-made world. Wide horizontal bands form continuous balustrades that wrap around the blocks at each level, emphasizing the horizontal nature of the development. The residents will enjoy the privacy of the gated compound with outdoor pool, gym and covered parking.

- | Landmark architecture from one of London's leading architects
- | 500 meters from sandy beach and city amenities of Limassol's tourist area
- | Internal infrastructure: outdoor pool, gym, sauna, covered parking, large landscaped gardens
- | Penthouses with private pools
- | Large balconies
- | High ceilings (3.15 m)

gated complexes near the sea



bbf:prime

• greenford place

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 1000 m



The contemporary gated luxurious residential complex is located at the heart of Limassol's tourist area, with close proximity to the sea and next to the city's buzzing business hub. The complex consists of only 6 luxury 1 - and 2 -bedroom apartments, delivered immaculately to residents who appreciate and seek an elite standard of living. The building's architecture expresses a warm unique design offering the best possible sophisticated lifestyle.

- | Just 15 minutes walk to the sandy beach
- | Equipped Gym
- | Prestigious area of Limassol
- | Covered parking
- | Parquet floors in each room
- | Marble floors and walls in bathrooms



bbf:prime

• rosa dei venti

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 500 m



Rosa dei Venti is located in a thriving location, a central spot in the heart of Limassol's tourist area, bustling with vibrancy, incredible shopping and an endless array of upscale restaurants. Rosa dei Venti consists of 3 blocks; each block boasts 14 luxurious spacious apartments and 2 penthouses with private swimming pools. Surrounded by endless panoramic sea views, this stunning city and iconic area is an example of resort living at its best.

- | 500 meters to sandy Dasoudi Beach with its Eucalyptus Park
- | Limassol's most prestigious and quiet residential area — Papas
- | City amenities are within a few minutes' walk
- | Communal swimming pool, gym, sauna and covered parking space
- | Underfloor heating and air conditioning
- | Penthouses with private pools on roof terraces
- | Sea views from the top floors

gated complexes near the sea



library lofts

City: Limassol
Area: Old town
Distance to sea: 450 m



The contemporary gated residential development is located in the heart of Limassol's centre, with close proximity to the sea and next to the city buzzing business hub. The project consists of only 13 luxurious 1-, 2- and 3-bedroom apartments, delivered seamlessly to residents who are in search of a sophisticated way of living. Coupled with a stunning common swimming pool at the roof terrace and a roof common area to relax and entertain, this development will become the next sought-after living destination in Limassol.

- | 450 meters from sandy beach of Limassol
- | Only 13 luxury units in one of Limassol's most sought-after residential locations
- | Common swimming pool at the roof terrace
- | Covered parking
- | Access to roof terrace common area exclusively for residents



oscar house

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 300 m



This stylish and modern gated project has just six luxury units: five 1-, 2- and 3- bedroom apartments and one 3- bedroom penthouse with its own roof terrace with a private swimming pool.

- | 300 meters from the beach and 5-star hotels The Royal Apollonia and Londa
- | Covered parking

- | Semi-solid parquet floors in each room
- | Marble floor and walls in the toilets and bathrooms
- | High ceilings (3.15 m)
- | Security entrance doors
- | Intercom system
- | Water heated floors
- | Central VRV conditioning (Daikin)

gated complexes near the sea



amathea residence

City: Limassol
Area: Agios Tychonas
Distance to sea: 300 m



In this modern residence, there are only 28 luxury apartments, garden apartments and penthouses. The cleverly designed master plan provides the residents with easy access to the common pool, gym, landscaped gardens, kid's playground, and covered parking. The top floor apartments (penthouses) have spacious private terraces with individual pools. Each apartment enjoys absolutely breathtaking 360-degree views of Mediterranean Sea, mountains and Limassol city.

- | Only 28 apartments
- | Panoramic sea views from each apartment
- | 300 meters to sandy beaches, SPA and facilities of 5-star Amathus Beach Hotel
- | Indoor facilities: pool, gym, sauna and covered parking
- | Gated project with controlled entrance
- | High ceilings (3.15 meters)



aston house

City: Limassol
Area: Columbia
Distance to sea: 1600 m



This ultra modern complex is located in a quiet residential neighbourhood and includes seven 1-, 2-, and 3-bedroom apartments and a luxury penthouse with a private swimming pool. The elegant architecture, cosy planning solutions and top-of-the-line finishes will surprise those who value true style and comfort. The cleverly designed master plan provides convenient access to the common swimming pool, recreational area and covered parking spaces. Sandy beaches and popular tourist attractions are within a 5 minutes drive from the project.

- | Prestigious residential area of Columbia
- | 1,6 km from the sandy beach of the Dasoudi Park
- | Top standard finishes: parquet floors, high ceilings (3,2 meters), marble w/c's, security entrance doors, thermal aluminum window frames, top standard in-built furniture and sanitary ware
- | Outdoor swimming pool and covered parking
- | Water underfloor heating and VRV air conditioning

gated complexes near the sea



•matisse residence

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 350 m



A magnificent project in the heart of an exclusive high end area that offers an opulent lifestyle with tranquillity and serenity. Each luxurious apartment is created to be enriched by your vision, using floor to ceiling windows looking out to breathtaking views of the vibrant city and neighbouring hills as your backdrop. Experience a comfortable sophisticated home kitted out with those homely touches and well thought out details. Each apartment provides an intelligent and functional design that inspires that feeling of pure luxury.

- | 350 meters to the sandy Dasudi Beach with Eucalyptus Park
- | One of the most prestigious areas in Limassol- Papas
- | Fully equipped gym and sauna
- | Covered parking
- | Breathtaking city views
- | Under floor heating and air conditioning
- | Penthouses enjoy private roof terraces with pools
- | Gated community with controlled entrance
- | High ceilings (2.95 m)

gated complexes near the sea



•prime residence

City: Limassol
Area: Potamos Germasogeias
Distance to sea: 300 m



A residence offering nothing more than opulence and elegance created to indulge your perceptions. These well thought out curated apartments and penthouses are designed meticulously in every detail to bring home the best luxury lifestyle. Surrounded by endless lights of Limassol and a stunning skyline, this city offers an upscale vibe that will define a Mediterranean resort. A perfect place to create unforgettable memories, relax and escape. asant peaceful surroundings and fulfill a true luxury urban lifestyle with

- | Unique design from a London architect
- | Right in the middle of Limassol's tourist area, 300 meters to the sea
- | Communal swimming pool, gym and sauna
- | Underground parking
- | 5 minutes walk to the 5 star Apollonia hotel, bars, cafeterias and the famous Garden restaurant
- | Penthouses with roof terraces and private pools

gated complexes in the city center



•kingston place

City: Limassol
Area: City centre
Distance to sea: 1300 m



A beautiful contemporary development designed with exceptional architecture and discerning taste. The development consists of only 13 units and 5 levels that boast large living spaces designed with high-quality European brands. Each residence at Kingston is a statement of comfort and style that offers nothing less than perfection. Exquisite smart space arrangements complemented with high standards of finishes

- | Prestigious and quiet residential area
- | Gated community with covered parking
- | New promenade leading to Limassol Marina
- | All amenities are around the corner
- | Spacious layouts
- | High standards of finish

offices



•liberty tower

City: Limassol
Area: Mesa Geitonia
Distance to sea: 2500 m



This development is an example of an astonishing modern business architecture designed by one of the top contemporary architects in Cyprus. The building offers spacious luxurious offices with 5 floors and 36 parking spaces. Each floor consists of 2 separate large offices individually designed with sophistication and high standard of finish. Each office has exquisite quality layouts for a professional business environment and work space as well as spacious verandas which enjoy city views.

- | Designed by London's leading architecture and design studio
- | Development is located in the heart of a well-known business area
- | 2 spacious offices per floor with a smart open space design solution
- | Common facilities include a reception area and 36 underground parking spaces

mansions and villas overlooking the sea



• montebello mansions

City: Limassol
Area: Agios Tychonas
Distance to sea: 2000 m



4 Ultra-modern mansions enjoying Cyprus best sea panoramas with 4 bedrooms sitting on plots of around 900 m². This unique development with stunning sea views sits on a sizable plot and reflects the latest architectural trends, exclusive design, and unrivaled engineering. These captivating properties enjoy outdoor swimming pools with mosaic tiles, landscaped gardens, and sufficient parking spaces.

| Located in the prestigious suburb of Limassol

- | Proximity to 5 star hotels Amathus and Four Seasons
- | Unobstructed sea views
- | Modern design and high standard finishes
- | Overflow infinity pools with mosaic tiles outside and inside
- | VRV air conditioning
- | Water under floor heating
- | Double glazed windows with aluminium frames

mansions and villas overlooking the sea



• hillside villas

City: Limassol
Area: Mouttagiaka
Distance to sea: 2000 m



Unique collection of 12 contemporary spacious houses in one of the most prestigious areas of mouttagiaka. The gated compound is located just a few minutes' drive from the tourist area of Limassol with its long sandy beach. Each house enjoys stunning sea panoramas and creates an incredible ambience of relaxation by being specifically designed to provide style and smart space arrangements. The selection of residences offers a broad choice of sea view 3-, 4-, and 5-bedroom villas with large covered verandas and private pools.

- | 12 modern spacious villas
- | Within few minutes drive to the beach
- | Sea views
- | Large covered verandas and private pools
- | A choice of several high standard finishes (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminium window frames, top standard in-built furniture, and sanitary ware)

suburban houses



• grand valley homes

City: Limassol
Area: Pyrgos
Distance to sea: 2000 m



Grand valley homes offer the perfect lifestyle in a healthy and relaxed environment in one of limassol's picturesque suburbs, only a short distance from tourist and business areas. A large selection of three bedroom houses with a variety of layouts and modern architectural style will satisfy the taste of the most demanding client looking for a home near the sea. Large plots provide a feeling of space to accommodate a pool, landscaped garden and a large patio. The project is located within easy reach of city amenities, just 5 minutes' drive to the beach.

- | Large plots
- | Beautiful modern architecture
- | Quiet and picturesque area
- | 5 minutes' drive to the beach
- | Luxury finishes: parquet flooring, marble in bathrooms, expensive windows and built-in furniture
- | High doors of 2.4m

suburban appartements



• lake view residence

City: Limassol
Area: Polemidia
Distance to sea: 6200 m

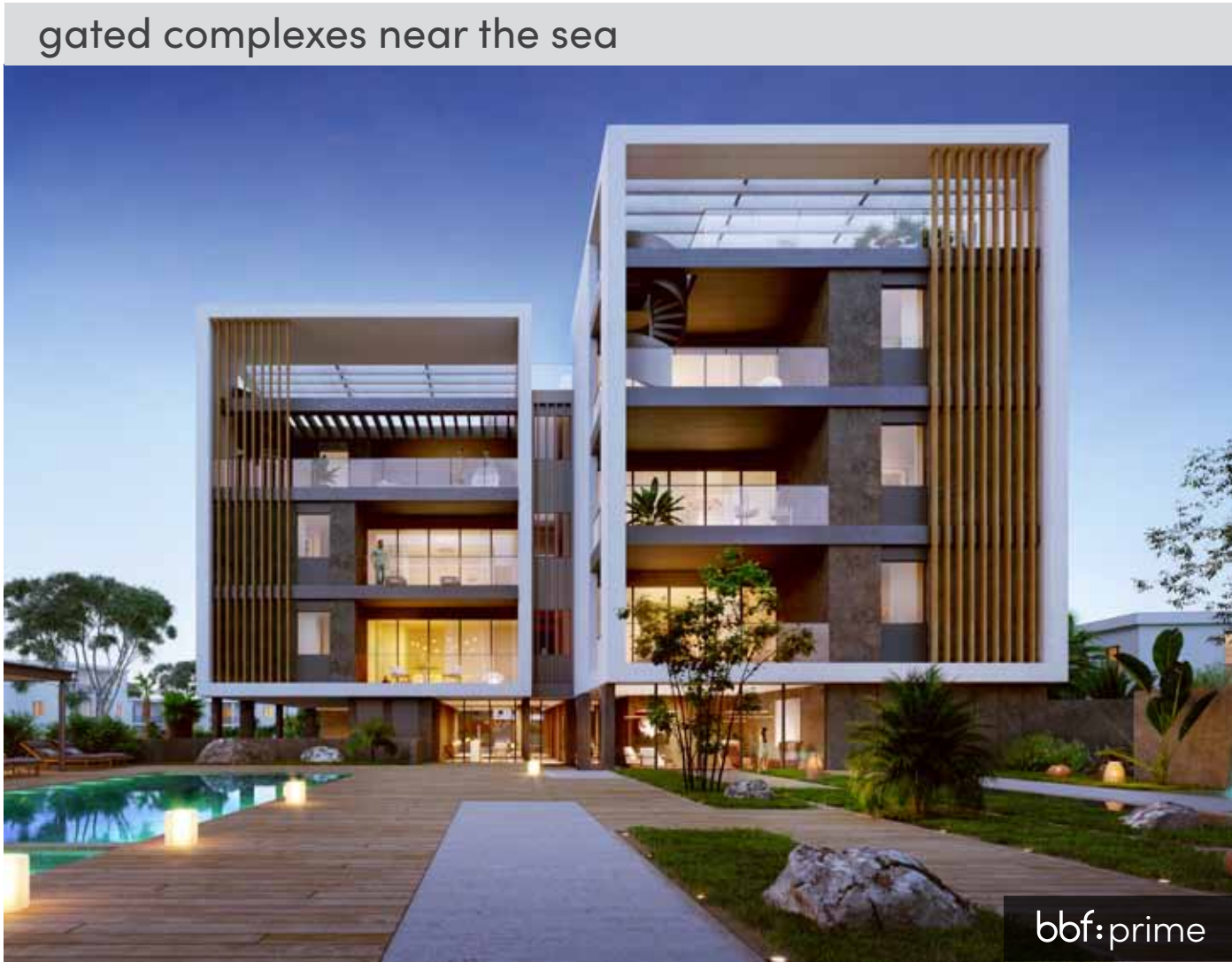
Introducing Lake View Residence, a refined collection of forty-three, one, two, and three-bedroom apartments together with four-bedroom penthouses. This is a place where elegance meets comfort providing a sophisticated home accoutered with those warmly touches and well thought out details. Each residence welcomes you with open plan high quality kitchen layouts, living and dining areas perfectly designed for food preparation and those intimate moments and bathrooms and toilets are complemented with indulgent sanitary ware.

- | Breathtaking sea and city panoramas
- | Wide range of different sized apartments and penthouses
- | Unique gated compound with indoor facilities: gym, pool and resident roof top terraces
- | Close driving distance to the famous Heritage School
- | Penthouses with spacious roof terraces and jacuzzi



GATED COMPLEXES
NEAR THE SEA

● THE HERITAGE (APTS)



: the heritage

City: Paphos
Area: Tombs of the Kings
Distance To Sea: 600 m



Heritage is an elegant masterpiece that consists of 31 luxurious units: 1-, 2-, 3- bedroom apartments and 2-, 3- bedroom penthouses with its own roof terrace and private pools. The carefully designed master plan and high quality finishing materials, coupled with an outstanding design, will satisfy those who value true comfort and style. The residents will enjoy spacious layouts and ample facilities such as common swimming pool, gym and covered parking.

- | Sea views
- | 600 meters from the best sandy beach of Paphos tourist area
- | City amenities around the corner
- | 2 minutes walk from the 5-star Elysium Hotel
- | 5 minutes walk to the Kings Avenue Mall
- | Gated compound with common swimming pool, gym and covered parking



choice of properties

block a

Floor	Property	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Private Pool	Common area sq.m.	Storage sq.m.	No of parking spaces	Total area sq.m.
1	101	APARTMENT	3	2	107.50	31.45			NO	43.99	3.90	1	186.84
	102	APARTMENT	1	1	59.30	21.40			NO	25.55	3.00	1	109.25
2	201	APARTMENT	3	2	107.50	31.45			NO	43.99	3.60	1	186.54
	202	APARTMENT	1	1	59.30	21.40			NO	25.55	3.60	1	109.85
3	301	PENTHOUSE	3	3	107.30	25.80	5.95	123.65	YES	42.14	10.05	1	314.89
	302	APARTMENT	1	1	59.30	21.40			NO	25.55	3.55	1	109.8

block b

Floor	Property	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Private Pool	Common area sq.m.	Storage sq.m.	No of parking spaces	Total area sq.m.
1	101	APARTMENT	2	2	85.70	21.40			NO	26.77	2.85	1	136.72
	102	APARTMENT	1	1	63.00	16.30			NO	19.82	4.90	1	104.02
	103	APARTMENT	2	2	86.00	33.80			NO	29.95	13.00	1	162.75
	104	APARTMENT	2	2	83.55	28.65			NO	28.05	5.10	1	145.35
	105	APARTMENT	2	2	84.85	14.15			NO	24.75	3.10	1	126.85
2	201	APARTMENT	2	2	85.70	21.40			NO	26.77	2.95	1	136.82
	202	APARTMENT	1	1	63.00	16.30			NO	19.82	4.20	1	103.32
	203	APARTMENT	2	2	86.00	33.80			NO	29.95	2.95	1	152.70
	204	APARTMENT	2	2	83.55	28.65			NO	28.05	6.60	1	146.85
	205	APARTMENT	2	2	84.85	14.15			NO	24.75	7.30	1	131.05
3	301	PENTHOUSE	2	3	85.70	21.40		91.75	YES	26.77	9.05	1	234.67
	302	APARTMENT	1	1	63.00	16.30			NO	19.82	4.20	1	103.32
	303	PENTHOUSE	2	3	86.00	33.80		86.20	YES	29.95	18.30	1	254.25
	304	PENTHOUSE	3	4	120.00	38.50	53.80	83.50	YES	39.62	11.05	2	346.47

block c

Floor	Property	Type	Bedrooms	Bathrooms	Indoor area sq.m.	Covered veranda sq.m.	Uncovered veranda sq.m.	Roof terrace sq.m.	Private Pool	Common area sq.m.	Storage sq.m.	No of parking spaces	Total area sq.m.
1	101	APARTMENT	2	2	88.00	45.65			NO	33.41	5.55	1	172.61
	102	APARTMENT	2	2	84.50	18.00			NO	25.62	6.50	1	134.62
	103	APARTMENT	2	2	85.30	13.80			NO	24.77	7.15	1	131.02
	104	APARTMENT	3	3	115.25	33.00	5.50		NO	37.06	7.15	1	197.96
2	201	APARTMENT	2	2	88.00	44.00			NO	33.00	8.10	1	173.10
	202	APARTMENT	2	2	84.50	15.15			NO	24.91	5.95	1	130.51
	203	APARTMENT	2	2	85.30	11.90			NO	24.30	4.75	1	126.25
	204	APARTMENT	3	3	115.25	32.65			NO	36.97	6.10	1	190.97
3	301	PENTHOUSE	3	3	103.65	28.40		80.70	YES	33.01	13.50	1	259.26
	302	PENTHOUSE	3	4	121.40	30.40	45.25	72.75	YES	37.94	13.40	2	321.14
	303	PENTHOUSE	3	4	115.25	32.65		78.45	YES	36.97	16.45	1	279.77

NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits.



GATED COMPLEXES
IN THE CITY CENTER

OFFICES

- STOCKHOLM RESIDENCE (APTS)
- CAPE TOWN LOFTS (APTS)
- HELSINKI SUITES (APTS)
- PRIME TOWER (OFFICES)

gated residential complexes in the city center



• stockholm residence

City: Nicosia
Area: Acropolis



A luxury residential complex, state-of-the-art project that features finished luxury residences of twelve 2-, 3- and 4- bedroom apartments and penthouses. Double glazing thermal glass windows look out onto large spacious terraces which enjoy panoramic city views of Nicosia. Richly designed modern architecture blends the interior and exterior spaces into a warm, elegant mix of offerings to allow you to enjoy every moment. Focused on sophisticated details this is an address to be envied, the go-to destination for the discerning buyer.

- | Panoramic city views
- | Quiet tranquil area
- | All amenities within moments away
- | Large spacious verandas
- | Penthouses with roof gardens with barbecue area and Jacuzzi
- | High standard of finish

bbf:smart

gated residential complexes in the city center



• cape town lofts

City: Nicosia
Area: Strovolos



From an exclusive area of Cyprus, Cape Town Lofts offers a beautifully designed development located in a serene area of Strovolos, Nicosia. Nicosia is known to be the central business hub and is one of the most vibrant cities in Cyprus. The prime location has direct access to the Limassol Nicosia highway and only minutes away from one of the most cosmopolitan city centers. This natural setting surrounds Cape Town Lofts with an urban environment set back from the busy city road, allows unprecedented peace and tranquility.

- | Located in a tranquil sophisticated area
- | Close to the best universities
- | Landmark architecture from one of London's leading architects
- | Spacious layouts
- | Private covered parking
- | High standard finishes

gated residential complexes in the city center



• helsinki suites

City: Nicosia
Area: Strovolos



Helsinki Suites represents a modern residential building of just 9 luxury units, situated in Engomi, one of Nicosia's most exclusive residential areas. Inspired by effortless urban living, Helsinki Suites is a sophisticated and luxurious development, benefiting from state-of-the-art design for fast-paced residents, designed to the highest construction specifications and with interior details carefully selected and quality crafted. | Tranquil secluded area

- | All necessary amenities only moments away
- | Double glazed thermal windows
- | European sanitary fittings and entrance security door
- | High standard kitchen cabinets and wardrobes
- | Large terraces offering serene views

bbf:smart

commercial real estate



• prime tower

City: Nicosia
Area: City Centre



Masterful design and state-of-the art construction characterize this modern business center, Nicosia's newest commercial hub. This one-of-a-kind commercial building boasts 8 floors and 16 office spaces, sheathed in high-performance materials and provisions for a productive and efficient work environment. The building comes complete with high-ceiling offices and advanced technology, whether the buyer opts for shell & core or fully finished units, making the best use of sprawling common spaces and stunning individual offices.

- | At the heart of Nicosia's business activity
- | Shell & core offices or fully-finished offices
- | Raised floors
- | Advanced technology provisions
- | Impressive exteriors
- | 2 basements with parking
- | Lobby with driveway



Greece:
the number
one choice
for permanent
residency
in europe

: key advantages

- Lowest cost for residency in Europe – Investment in property from €250.000
- 3 – Generation Program (married spouse, children under 21 years old, and parents of the main applicant and spouse)
- Visa-free travel within Europe's Schengen Area
- No requirement to reside
- Application processing takes just 1 to 3 months
- Unlimited expiry date of residence permit (renewal every 5 years)
- Opportunity to rent out the investment property
- Eligibility to apply for citizenship after seven years of residence

why Greece is unique

: why Greece?

- The most attractive residence program available to non-European citizens seeking to enter Europe
- Visa free travel to all Schengen countries
- Strategic geographical location
- The birthplace of Democracy with rich history and culture
- Climate: The sun shines more than 300 days a year
- Family friendly environment
- Health: Mediterranean cuisine and natural environment with low pollution
- Continuous economic growth

: why Athens?

- More of 1/3 of the country's population lives in Athens
- Higher rental yields because of continuous demand
- Safe to swim beaches in close proximity
- Variety of International schools
- Prestigious universities with worldwide recognition
- Modern and accessible public transportation throughout the city
- International airport
- 3 major ports for easy travel to the Greek Islands
- Opportunity to enjoy 5 star luxurious hotels in the Athenian Riviera
- Athenian Riviera boasts stunning golf courses and yacht marinas
- Experience new high-end developments such as «Elliniko Project»



- EPIRUS RESIDENCE
● METRO
● HISTORIC SITES
● SUPER MARKET
● HOSPITAL
● UNIVERSITY

residential complexes in the city center



epirus residence



•epirus residence

City: Athens
Area: City centre



Epirus Residence is located at the area of Ampelokipoi with easy and immediate access to the top locations and landmarks of Athens city center, such as Syntagma square, Athens Concert Hall and Lycabettus hill. This project is an ideal asset for self living and investment opportunities, offering an excellent living environment and an easy way around to the Metropolitan center. The development consists of three studios, five 1- and 2-bedroom luxury apartments and one duplex.

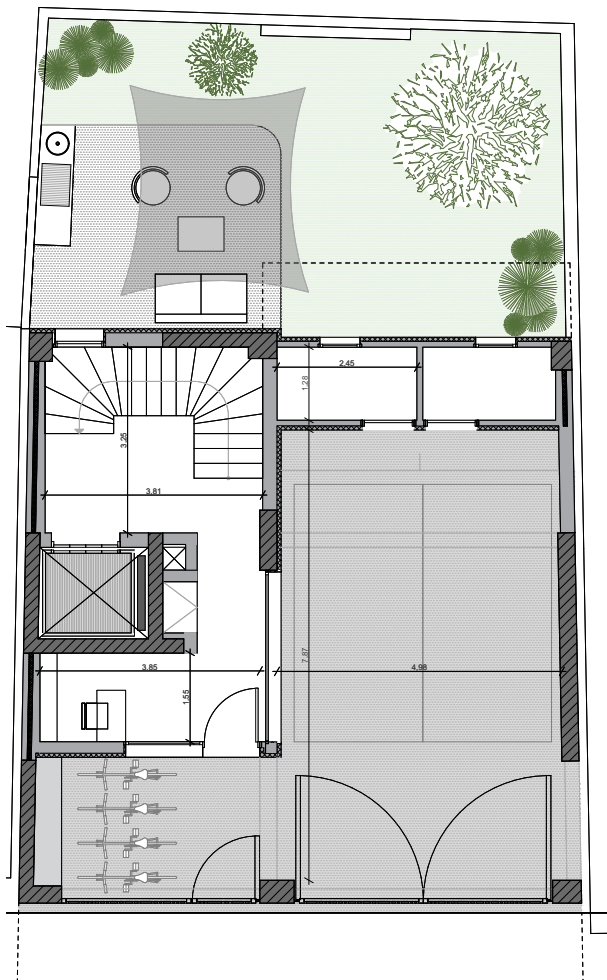
- | Only 9 apartments in the complex
- | Just 600 meters to metro station
- | Prestigious and quiet residential area
- | City amenities are within a few minutes walk
- | Proximity to the main facilities of the University of Athens



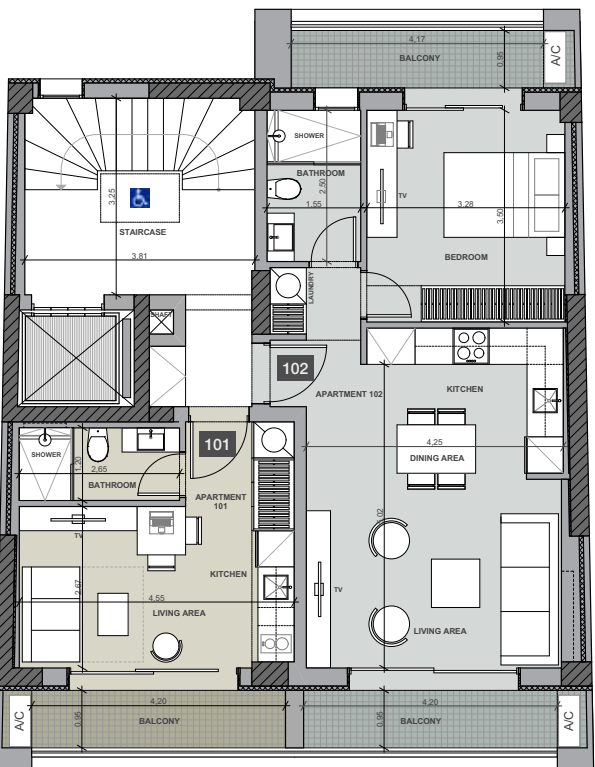
FLOOR	UNIT №	PROPERTY TYPE	№ OF PARKING SPACES	BEDROOMS	BATHROOMS	INDOOR AREA M ²	SELLABLE AUXILIARY FLOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
B		Parking									
G		Parking	2								
1st	101	Apartment		1	1	23.24		5.77		10.74	39.75
	102	Apartment		1	1	51.25		12.04		23.69	86.98
2nd	201	Apartment		1	1	23.24		5.77		10.74	39.75
	202	Apartment		1	1	51.25		12.04		23.69	86.98
3rd	301	Apartment		1	1	23.24		5.77		10.74	39.75
	302	Apartment		1	1	51.25		12.04		23.69	86.98
4th	401	Apartment		2	2	78.18		6.27	11.54	36.14	132.13
5th	501	Apartment		2	1	59.55		6.27	18.63	27.53	111.98
6th	601	Apartment		1	2	39.15	7th 23.62		26.01	29.02	117.80

NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits.

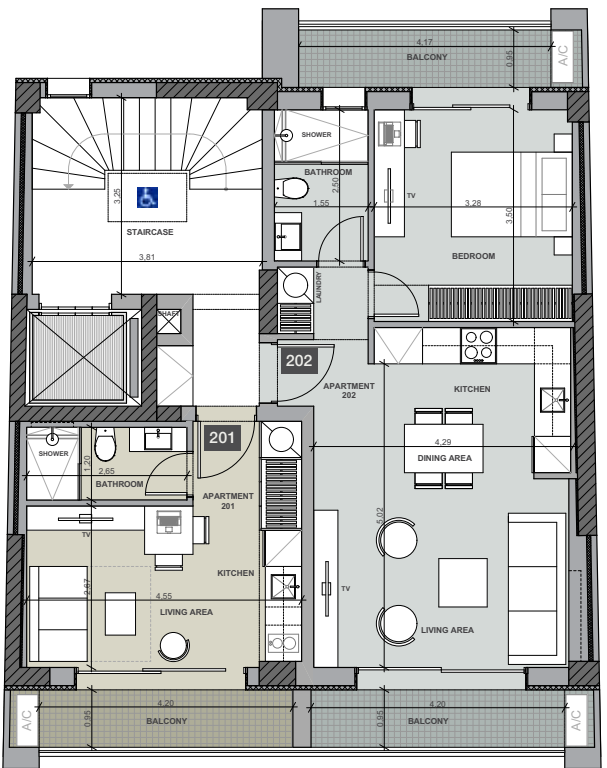
ground floor



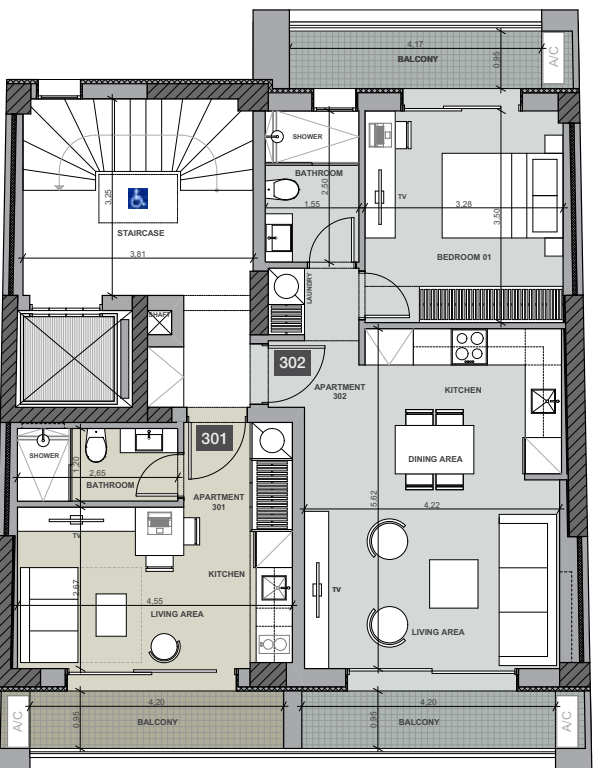
1st floor



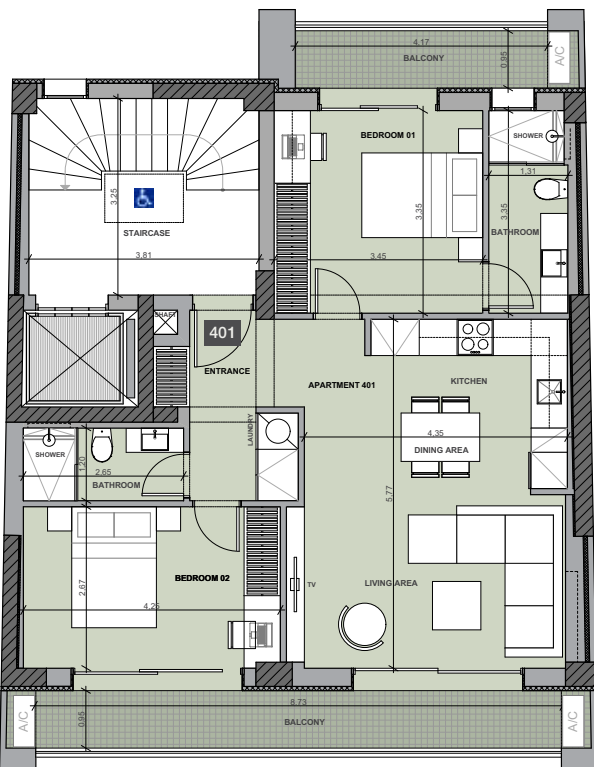
2nd floor



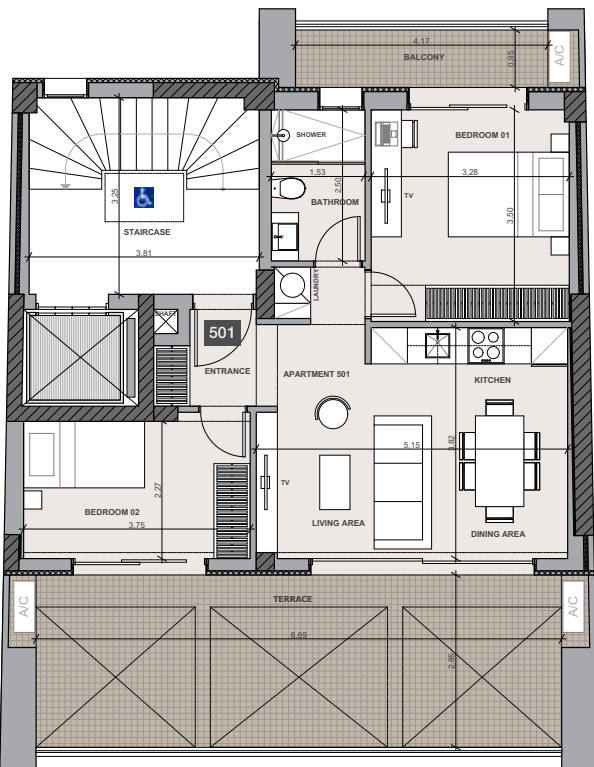
3rd floor



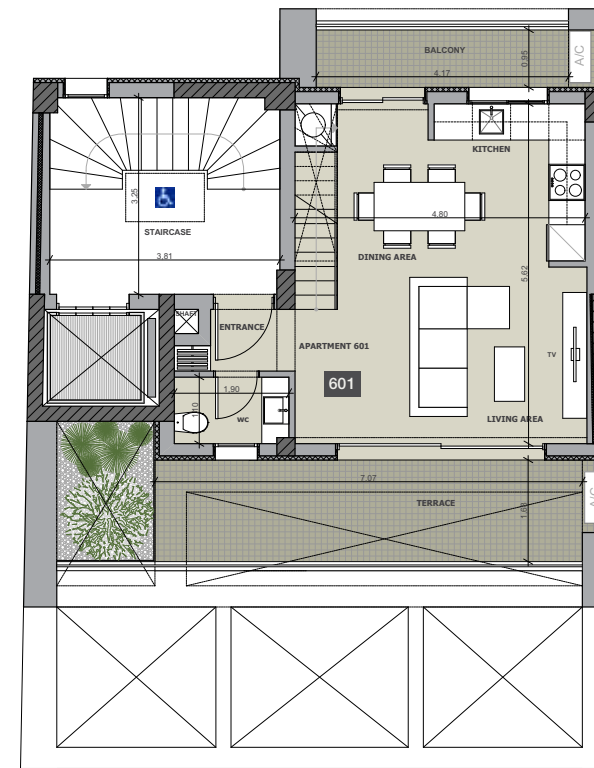
4th floor



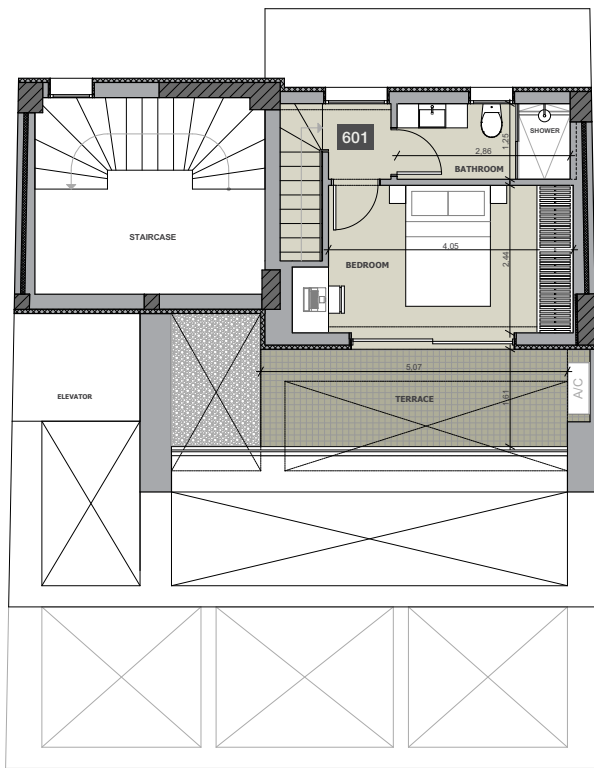
5th floor



6th floor



7th floor



*Floor plans show approximate measurements only. Exact layout and sizes may vary

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