



eden bay



bbf:



curves of luxury



# :eden bay

**This stunning and masterfully designed project welcomes you to experience life in perfect balance, promising an ideal living destination within the vibrant city of Kato Paphos**

:eden bay stands out with its unique, curvy contemporary architecture, inspired by the Mediterranean character of the surrounding natural topography—the sea and the formed coastlines. It's a true masterpiece with a carefully curated master plan to meet the highest interior and outdoor living design standards. Every aspect focuses on premium quality and efficiency, from the best finishes to carefully thought-out floor plans, promising an exciting lifestyle at the crossroads of the Mediterranean seashore.



**Situated in a prime location — within easy walking distance to a long coastal stretch of the finest sandy beaches, the bustling city and its rich, inviting heritage**

This unique project merges five luxurious apartment buildings amidst vibrant urban living and endless scenic sea views to offer the best of both worlds. :eden bay is masterfully designed to feature eighty-eight luxurious apartments, ranging from compact studio apartments to efficient and spacious floorplans of one—to four-bedroom apartments to exclusive penthouses with private rooftops and swimming pools. Residents indulge in modern comfort with the highest design specifications—high-quality kitchens, solid wood floors, marble bathrooms, and floor-to-ceiling windows.





# major benefits

- Sea views;
- 600 meters from the best sandy beach of Paphos tourist area
- Gated projects with resident facilities: swimming pool, SPA, business lounge, gym and covered parking;
- City amenities around the corner;
- 2 minutes walk from the 5-star Elysium Hotel;

- 5 minutes walk to the Kings Avenue Mall;
- Spacious layouts;
- Top standard finishes with parquet floors and marble in bathrooms;
- Under floor heating and central air conditioning.





# • Paphos

**Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences**

Paphos is a picturesque coastal and vibrant resort city in Cyprus, situated on the west coast of the Mediterranean island and is a treasure trove of unique experiences. The city is a harmonious blend of the ancient, the old, and the new, boasting multiple sites on UNESCO's World Heritage List and offering world-class restaurants and accommodation. Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences are just a glimpse of the myriad pleasures and attractions that city dwellers and visitors can enjoy.



# :location

**A haven  
of relaxation  
by the sea  
and an elevated  
horizon, creating  
a timeless vista  
where the sky  
meets the sea**

:eden bay is situated in Kato Paphos, surrounded by picturesque nature, cityscapes, and rich historical heritage. Located close to the sea, it offers a haven of relaxation by the sea and an elevated horizon, creating a timeless vista where the sky meets the sea. Easy access to the city amenities and necessities merged with a gateway to the glorious past — all conveniently located within walking distance—redefining luxurious urban living.





# location





# • exterior





# • exterior



**eden bay  
is a secure gated  
community  
that rigorously  
adheres to EU  
safety and fire  
department  
regulations.**

eden bay is more than just a place to live — it is a vibrant ecosystem that creates a secure, comfortable, and environmentally responsible environment for families and businesspeople who want to thrive in the dynamic setting of a city without compromising their closeness to nature and love for historical heritage. The complex is earthquake-resistant, with structural integrity designed to withstand seismic activity, and uses fire-resistant materials to enhance its high-standard safety measures and provide peace of mind for its residents.





# resident facilities

**The lavish curves of the two blocks embrace five swimming pools, where residents can luxuriate in the island's balmy weather**

Modern comfort harmonizes with refined luxury in facilities that elevate everyday life and foster a sense of community. Digital nomads and remote workers will discover elegantly designed co-working spaces where work-life balance is perfectly harmonized within the development's common facilities.

**two outdoor swimming pools, sauna, gym, co-working spaces**





# :choice of properties

## Block A

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M <sup>2</sup>
1st	A101	Apartment	3	3		2	10%	131.90	28.40	160.30			5.70	34.25	200.25
	A102	Apartment	2	2		1	7%	80.60	21.70	102.30	9.50		2.50	21.86	136.16
	A103	Apartment	1	1		1	4%	52.50	12.50	65.00	10.40		3.20	13.89	92.49
	A104	Apartment	2	2		1	8%	91.40	32.60	124.00			3.00	26.49	153.49
	A105	Apartment	1	1		1	4%	53.50	9.20	62.70			3.20	13.40	79.30
2nd	A201	Apartment	3	3		2	10%	131.90	28.40	160.30			4.30	34.25	198.85
	A202	Apartment	2	2		1	7%	80.60	21.70	102.30			3.40	21.86	127.56
	A203	Apartment	1	1		1	4%	52.50	12.50	65.00			3.00	13.89	81.89
	A204	Apartment	2	2		1	8%	91.30	32.30	123.60			2.50	26.41	152.51
	A205	Apartment	1	1		1	4%	53.50	9.20	62.70			2.50	13.40	78.60
3rd	A301	Apartment	3	3	YES	2	10%	131.90	26.10	158.00		86.90	4.20	33.76	282.86
	A302	Apartment	3	3	YES	2	9%	109.20	32.00	141.20		67.80	3.60	30.17	242.77
	A303	Apartment	3	3	YES	2	10%	115.20	40.60	155.80		82.50	6.10	33.29	277.69
	A304	Apartment	1	1		1	4%	53.50	9.20	62.70			5.30	13.40	81.40

## Block B

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M <sup>2</sup>
1st	B101	Apartment	3	3		1	8%	125.50	41.10	166.60			2.40	23.57	192.57
	B102	Apartment	1	1		1	4%	73.50	21.40	94.90			2.30	13.42	110.62
	B103	Apartment	1	1		1	3%	56.30	13.00	69.30			2.40	9.80	81.50
	B104	Apartment	3	3		1	7%	130.30	30.60	160.90			8.20	22.76	191.86
	B105	Apartment	2	2		1	5%	80.60	23.30	103.90	11.20		2.30	14.70	132.10
	B106	Apartment	2	2		1	6%	99.90	25.80	125.70			2.50	17.78	145.98
2nd	B201	Apartment	3	3		1	8%	125.50	41.10	166.60			4.00	23.57	194.17
	B202	Apartment	1	1		1	4%	73.50	21.40	94.90			4.00	13.42	112.32
	B203	Apartment	1	1		1	3%	56.30	13.00	69.30			4.00	9.80	83.10
	B204	Apartment	3	3		2	7%	130.30	30.60	160.90			4.00	22.76	187.66
	B205	Apartment	2	2		1	5%	80.60	23.30	103.90			3.40	14.70	122.00
	B206	Apartment	2	2		1	6%	99.90	25.80	125.70		119.30	3.50	17.78	146.98
3rd	B301	Apartment	3	3	YES	2	8%	125.50	41.60	167.10			4.40	23.64	314.44
	B302	Apartment	1	1		1	4%	73.50	21.30	94.80			3.40	13.41	111.61
	B303	Apartment	1	1		1	3%	56.30	13.50	69.80		125.80	3.40	9.87	83.07
	B304	Apartment	3	3	YES	2	7%	130.30	28.30	158.60		142.20	7.80	22.43	314.63
	B305	Apartment	4	4	YES	4	11%	180.50	49.50	230.00			8.70	32.53	413.43



# :choice of properties

## Block C

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M <sup>2</sup>
1st	C101	Apartment	2	2		1	8%	94.31	23.05	117.36			3.00	29.68	150.04
	C102	Studio	1	1		1	5%	52.90	13.30	66.20	9.50		2.80	16.74	85.74
	C103	Studio	Studio	1		1	4%	39.40	15.40	54.80	10.40		2.80	13.86	71.46
	C104	Studio	Studio	1		1	4%	40.10	16.94	57.04			2.80	14.43	74.27
	C105	Apartment	Studio	1		1	4%	40.10	16.94	56.94			2.80	14.40	74.14
	C106	Apartment	2	2		1	8%	102.20	17.40	119.60			2.85	30.25	152.70
2nd	C201	Apartment	2	2		1	8%	94.31	23.05	117.36			2.75	29.68	149.79
	C202	Apartment	1	1		1	5%	52.90	13.30	66.20			2.75	16.74	85.69
	C203	Studio	Studio	1		1	4%	39.40	15.40	54.80			2.85	13.86	71.51
	C204	Studio	Studio	1		1	4%	40.10	16.94	57.04			2.80	14.43	74.27
	C205	Studio	Studio	1		1	4%	40.00	16.94	56.94			2.80	14.40	74.14
	C206	Apartment	2	2		1	8%	102.20	17.40	119.60			2.80	30.25	152.65
3rd	C301	Apartment	3	3	YES	2	11%	120.40	29.50	149.90		105.45	2.80	37.91	296.06
	C302	Studio	Studio	1		1	4%	39.40	15.40	54.80			2.80	13.86	71.46
	C303	Apartment	1	1		1	7%	66.20	30.80	97.00			6.40	24.53	127.93
	C304	Apartment	3	3	YES	2	12%	143.30	34.00	117.30		103.15	6.20	44.84	331.49

## Block D

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M <sup>2</sup>
1st	D101	Apartment	2	2		1	8%	94.31	23.20	117.51			2.80	21.76	142.07
	D102	Apartment	1	1		1	5%	52.90	13.23	66.13			2.90	12.25	81.28
	D103	Studio	Studio	1		1	4%	39.40	15.40	54.80			2.90	10.15	67.85
	D104	Studio	Studio	1		1	4%	40.10	16.86	56.96			2.80	10.55	70.31
	D105	Studio	Studio	1		1	4%	40.00	16.92	56.92			2.80	10.54	70.26
	D106	Apartment	2	2		1	8%	102.20	17.24	119.44			2.90	22.12	144.46
2nd	D201	Apartment	2	2		2	8%	94.31	23.20	117.51			3.30	21.76	142.57
	D202	Apartment	1	1		1	5%	52.90	13.23	66.13			3.30	12.25	81.68
	D203	Studio	Studio	1		1	4%	39.40	15.40	54.80			3.20	10.15	68.15
	D204	Studio	Studio	1		1	4%	40.10	16.86	56.96			4.30	10.55	71.81
	D205	Studio	Studio	1		1	4%	40.00	16.92	56.92			2.90	10.54	70.36
	D206	Apartment	2	2		2	8%	102.20	17.24	119.44			2.80	22.12	144.36
3rd	D301	Apartment	3	3	YES	2	10%	120.40	22.90	143.30		105.90	4.50	56.54	280.24
	D302	Studio	Studio	1		1	4%	39.40	15.40	54.80			3.50	10.15	68.45
	D303	Apartment	1	1		1	7%	66.80	30.54	97.34			3.30	18.03	118.67
	D304	Apartment	3	3	YES	2	13%	145.80	34.20	180.00		102.80	4.50	33.34	320.64



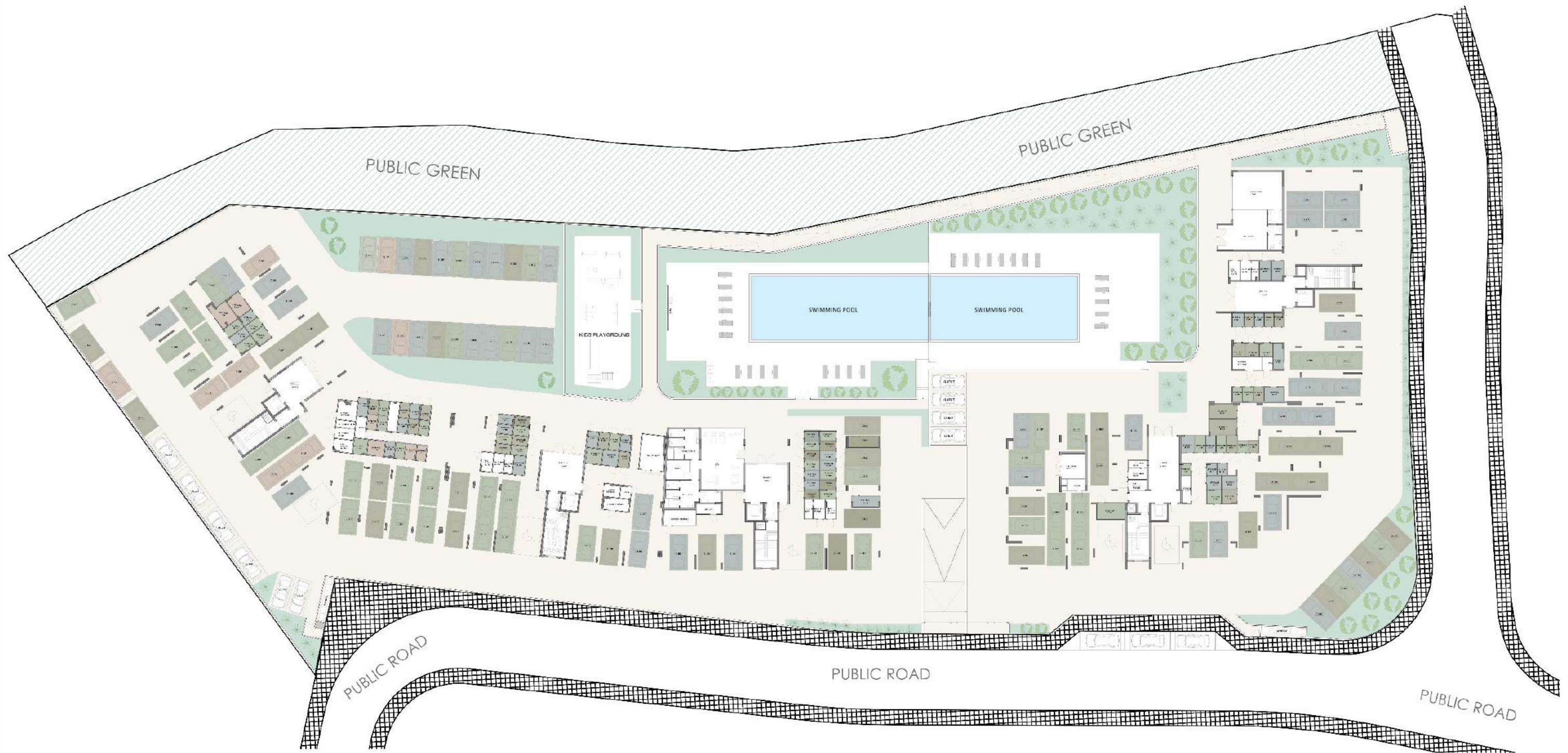
# :choice of properties

## Block E

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M <sup>2</sup>
1st	E101	Apartment	1	1		1	4%	68.50	16.20	84.70			3.20	13.04	100.94
	E102	Apartment	2	2		2	4%	80.20	16.10	96.30			2.90	14.83	114.03
	E103	Apartment	1	1		1	3%	54.20	20.10	74.30			2.90	11.44	88.64
	E104	Apartment	1	1		1	3%	53.20	17.90	71.10			2.90	10.95	84.95
	E105	Studio	Studio	1		1	2%	36.70	9.40	46.10			3.00	7.10	56.20
	E106	Studio	Studio	1		1	3%	40.40	17.20	57.60			2.90	8.87	69.37
	E107	Apartment	2	2		2	6%	100.30	28.30	128.60			3.00	19.80	151.40
	E108	Apartment	1	1		1	3%	55.00	11.40	66.40			2.80	10.22	79.42
	E109	Apartment	2	2		2	5%	93.50	25.00	118.50			2.70	18.24	139.44
2nd	E201	Apartment	1	1		1	4%	68.50	16.20	84.70			5.00	13.04	102.74
	E202	Apartment	2	2		2	4%	80.20	16.10	96.30			4.30	14.84	115.43
	E203	Apartment	1	1		1	3%	54.20	20.10	74.30			2.90	11.44	88.64
	E204	Apartment	1	1		1	3%	53.20	17.90	71.10			2.80	10.95	84.85
	E205	Studio	Studio	1		1	2%	36.70	9.40	46.10			2.80	7.10	56.00
	E206	Studio	Studio	1		1	3%	40.40	17.20	57.60			2.75	8.87	69.22
	E207	Apartment	2	2		2	6%	100.30	28.30	128.60			2.90	19.80	151.30
	E208	Apartment	1	1		1	3%	55.00	11.40	66.40			3.50	10.22	80.12
	E209	Apartment	2	2		2	5%	93.50	25.00	118.50			4.30	18.24	141.04
3rd	E301	Apartment	3	3	YES	2	7%	125.90	22.40	148.30	8.20	106.42	7.40	22.83	293.15
	E302	Apartment	1	1		1	3%	56.30	15.80	72.10			3.00	11.10	86.20
	E303	Apartment	2	2		1	5%	83.50	28.10	111.60			2.90	17.18	131.68
	E304	Apartment	3	3	YES	2	8%	136.60	37.70	174.30		104.95	6.50	26.84	312.59
	E305	Studio	Studio	1		1	3%	40.40	17.20	57.60			4.00	8.87	70.47
	E306	Apartment	1	1		1	3%	55.00	11.40	66.40			3.50	10.22	80.12
	E307	Apartment	2	2		2	5%	93.50	25.00	118.50			3.50	18.24	140.24

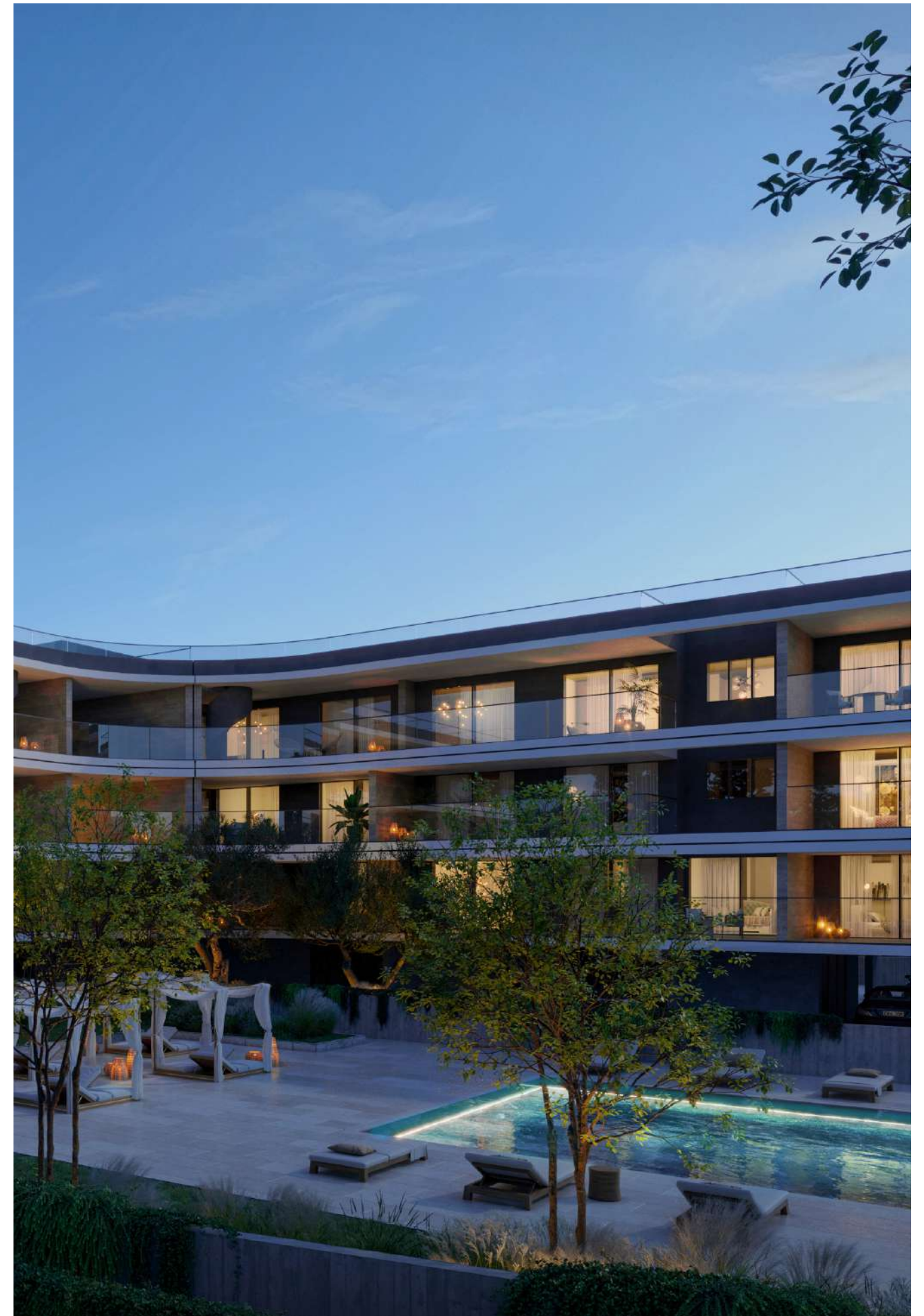


# •ground floor site plan





## Ground floor Block A and B





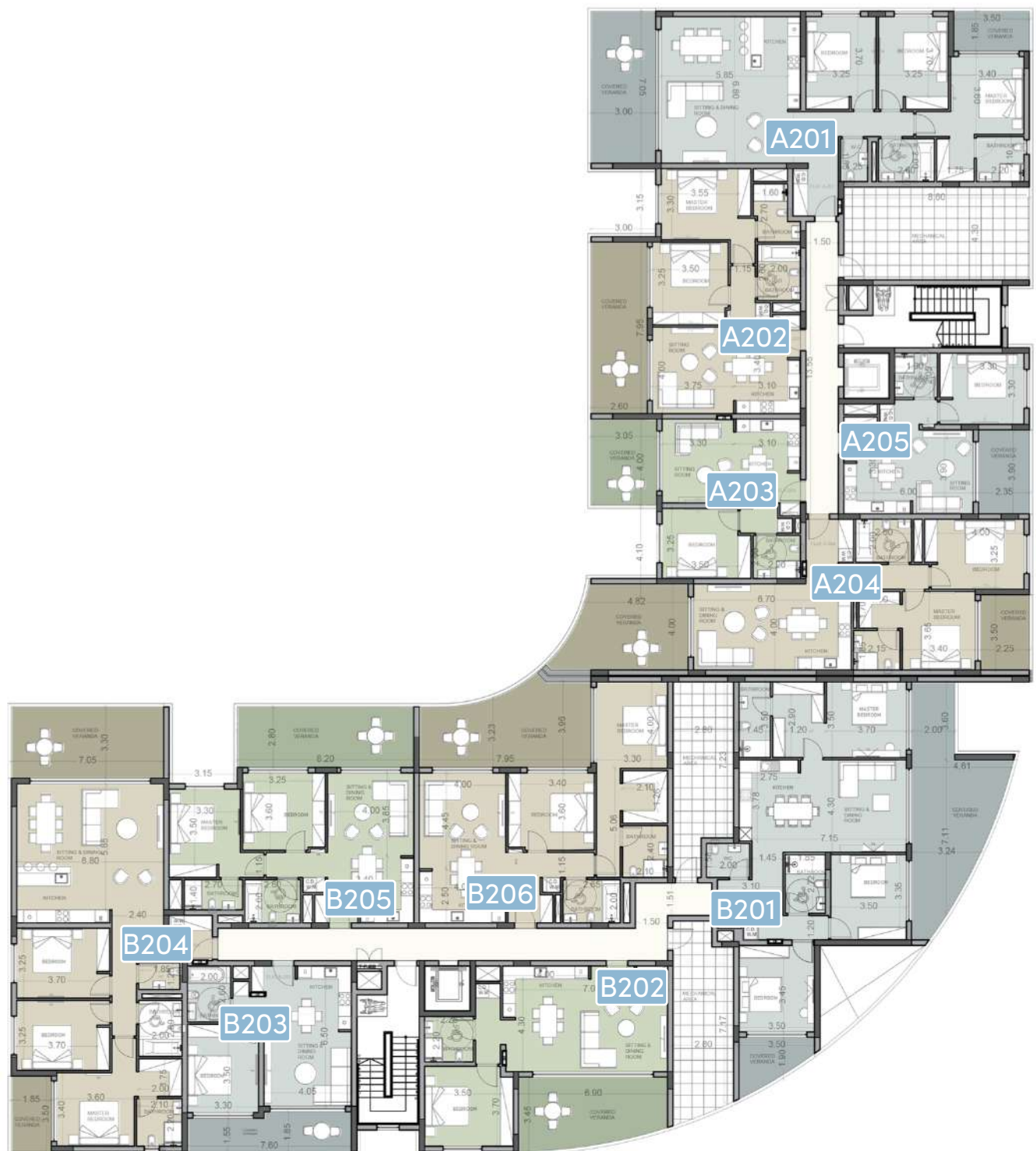
# • floor plans



1st floor  
Block A and B



2nd floor  
Block A and B





# • floor plans



3rd floor  
Block A and B



Roof plan  
Block A and B

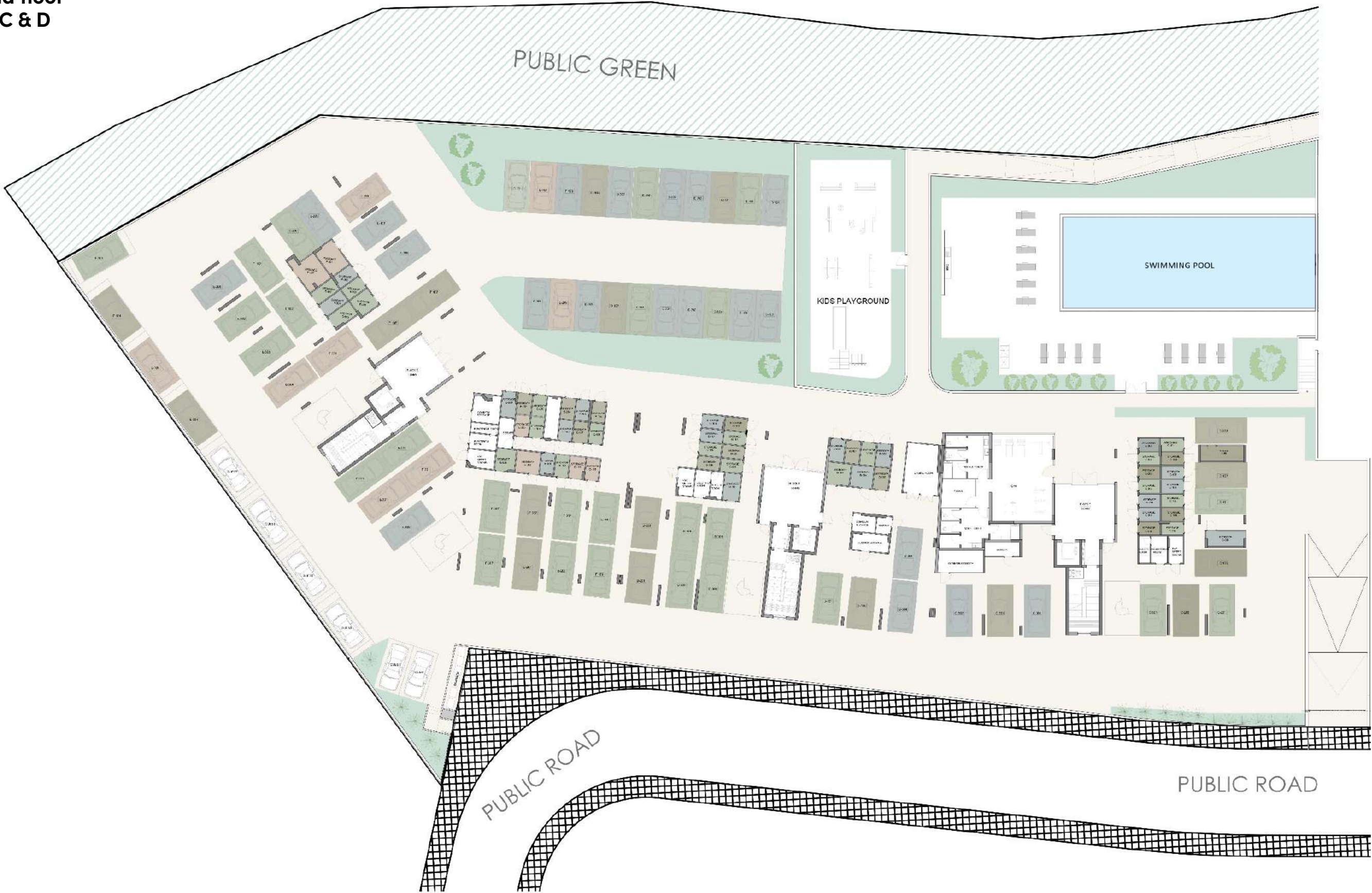




• floor plans



Ground floor  
Block C & D





# • floor plans



1st floor  
Block C & D





# • floor plans



2nd floor  
Block C & D

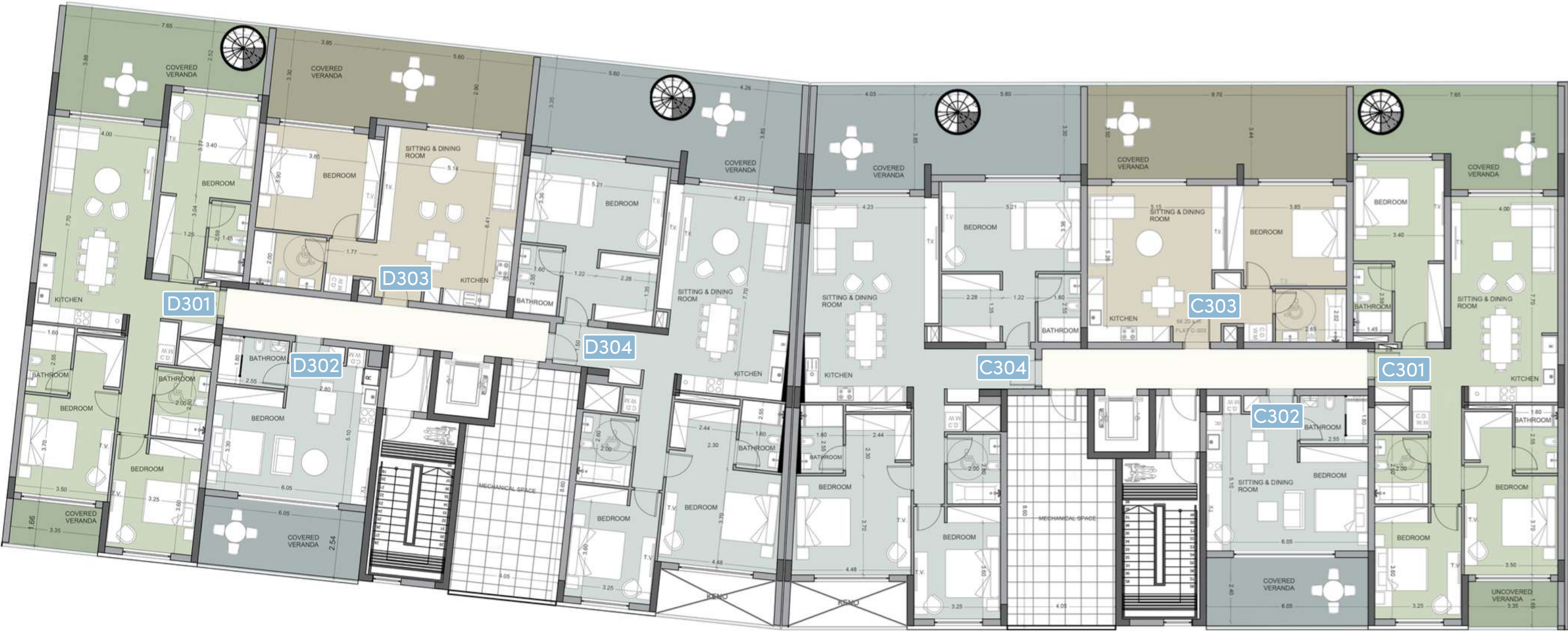




# • floor plans



3rd floor  
Block C & D

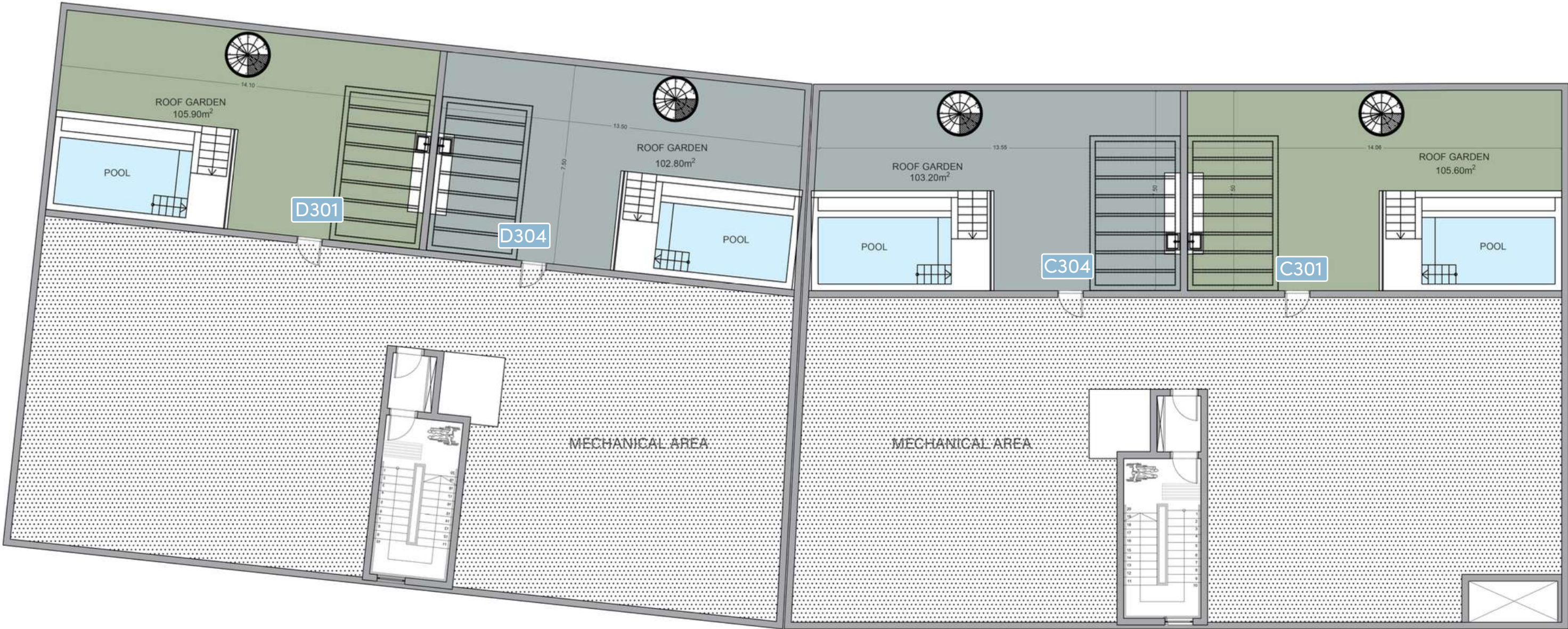




⦿ floor plans



Roof plan  
Block C & D





# • floor plans

1st floor  
Block E



2nd floor  
Block E





• floor plans

3rd floor  
Block E



Roof plan  
Block E





# :sustainability



We are committed to crafting projects that resonate with our high sustainability standards and are a testament to our efforts for a greener future:

- Landscaped gardens with a careful selection of local herbs and citrus trees create green habitats within the urban setting, creating a pleasant environment and naturally enhancing air quality;
- The design prioritizes natural elements- utilizing orientation and large floor-to-ceiling windows to enhance natural indoor light and air circulation;
- Photovoltaic panels that convert solar energy into electricity and reduce energy consumption—supporting energy self-sufficiency;
- Use of energy-efficient construction materials, high-performance insulation, energy-efficient lighting, and double-glazed windows;
- Class A building rating for energy efficiency.

**note:** movable furniture, home appliances & interior items are extras



\*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras. The type of materials and colors used in the finishes may vary from the displayed images and text



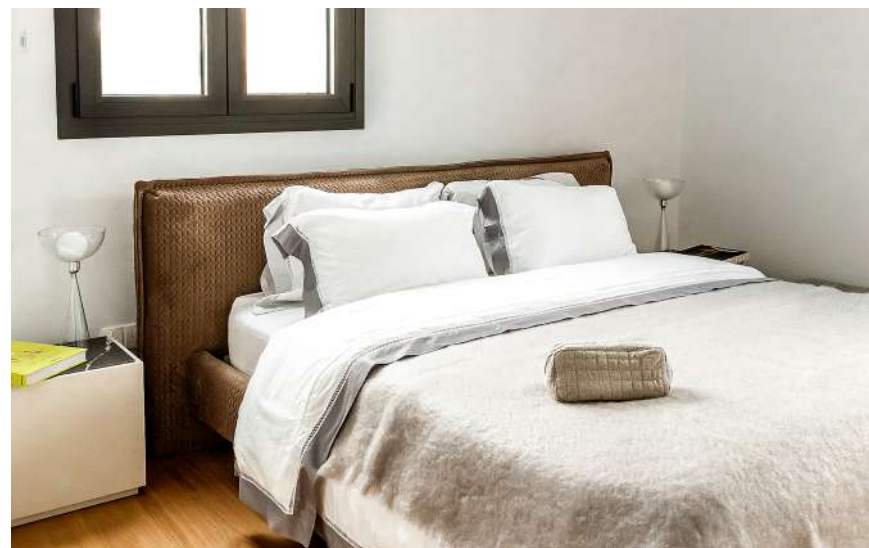
# :deluxe interior finishes

## bbf:prime

Premium-class apartments adorned with the finest finishes and modern amenities exude luxury and timeless elegance, making them ideal for comfortable upscale living in the Mediterranean.

- Signature top-standard finishes package - bbf: prime;
- Parquet floors in living areas and bedrooms;
- Marble floors and walls in toilets and bathrooms ;
- High-ceilings (3.15 m);
- Hanging, concealed WC & built-in showers;
- Underfloor central heating;
- Concealed A/C units in all areas;
- High-standard sanitary ware from European brands;
- Thermal aluminum window frames with double-glazed windows;
- High-standard kitchen cabinets & wardrobes from European brands;
- Security and fireproof entrance doors;
- Soft closers;
- Door stoppers.

**note:** movable furniture, home appliances & interior items are extras





# :penthouse



Penthouses will adorn the top of the :eden bay complex, ideal for the exclusive lifestyle enthusiast with a keen eye for supreme aesthetics, seeking to revel in vibrant Mediterranean Sea vistas, comfort, and privacy.

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

**note:** movable furniture, home appliances & interior items are extras





# immigration opportunities

## Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

### 1. major advantages

- issued within 4 months
- life-long validity without need for renewal
- granted to all direct family members of the applicant, including spouse and children under 25 years old
- no residency requirements other than to visit Cyprus once every two years
- allows to have a business in Cyprus and receive shareholder dividends

### 2. main terms & conditions

**the applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:**

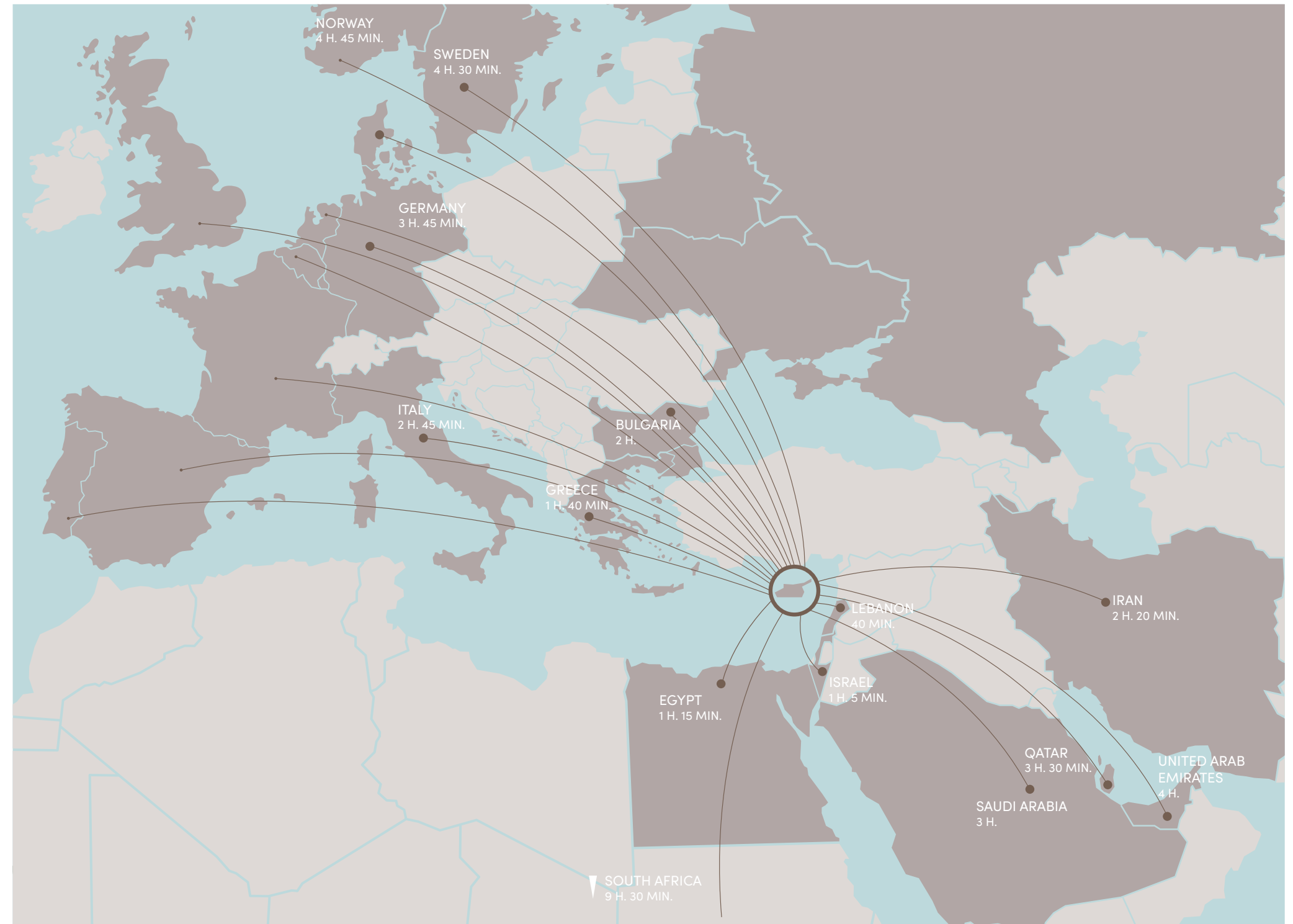
**A.** investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

**B.** investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **note 2:** at the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **note 3:** evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.





## bbf: Head office

### Head Office in Limassol

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## bbf: Greece

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