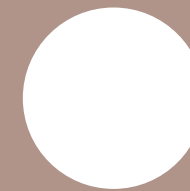




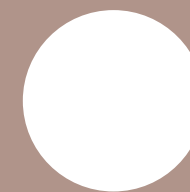
flow



bbf:



find your perfect flow



:flow

**:flow — is a vibrant,
long-awaited urban
project in the heart
of Limassol**

Where families can find their homes and working professionals their ideal office spaces, this commercial and residential mix complex is tailored for innovation, growth and quality living.



**Smart
investment
solutions
with BBF**

Enjoy a diverse choice of amenities in a close proximity to the project: various shopping locations, health centers, banks, schools and green areas. This co-working project, as the future of real estate, available for a try-out from BBF.



major benefits

- Long awaited «live and work» project with offices and elite apartments in one cozy establishment;
- Posh and convenient location near Limassol center and business streets with best shops, restaurants, schools, city parks and cultural sites within a stroll;
- Residence facilities: gym, spa and business lounge;
- Sandy beaches within 5 minutes walk (600 meters);

- Luxury specs: parquet floors, marble in bathrooms, stylish built-in furniture, high ceilings (3.15 m);
- VRV air conditioning and water underfloor heating;
- Rich internal amenities — yoga room, spa, saunas, beauty room, kids area, laundry room, media room, 3 lobby's and a business lounge.



:location

Welcome to the vibrant urban project in Agios Nicolaos

In the very heart of the city, in Agios Nicolaos, you may find a stunning complex of 4 residential and 1 commercial buildings. Next to the Griva Digeni street, which is the center of retail, business, health and proximity to all the necessary amenities. An envious place to work and live at – close walking proximity to some of Limassol’s finest bars and restaurants, 15-minute drive to Molos park and the Old Town. A 25-minute walk to the eucalyptus Dasoudi park and the Tourist Area. A perfect balance between a dynamic working environment and the walking distance to all the finest entertainment.



• exterior



luxurious lobby areas

Attention to the lobby interiors of premium residential complex :flow in the center of Limassol is evident in every detail.

The lobbies of residential blocks are crafted with premium materials and furnished with furniture and accessories from luxury brands.



•luxurious lobby areas

The receptionist is available to welcome guests, receive your daily deliveries and assist with any inquiries.



:choice of properties

residential – block a,b

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	STO-RAGE M ²	TOTAL AREA M ²
BLOCK A										
1st	A101	Apartment	2	2	1	90.69	24.14	5.87	5.60	150.82
	A102	Apartment	3	2	1	110.29	47.46		12.00	203.44
	A104	Apartment	2	2	1	90.80	24.56	9.41	5.50	154.90
	A105	Apartment	2	2	1	89.76	25.77		5.40	145.60
	A106	Apartment	1	1	1	57.55	26.76		5.50	107.82
	A201	Apartment	2	2	1	90.69	23.05		5.40	143.43
2nd	A202	Apartment	3	2	1	110.29	38.20		10.80	191.00
	A204	Apartment	2	2	1	90.80	23.91		5.40	144.61
	A205	Apartment	2	2	1	89.76	26.15		5.80	146.46
	A206	Apartment	1	1	1	57.55	17.42		5.40	96.38
	A301	Apartment	2	2	1	90.69	22.56		5.40	142.83
	A302	Apartment	3	2	1	110.29	38.20		7.10	187.30
3rd	A304	Apartment	2	2	1	90.80	23.91		5.50	144.71
	A305	Apartment	2	2	1	89.76	26.15		6.40	147.06
	A306	Apartment	1	1	1	57.55	17.42		5.50	96.48
	A401	Apartment	2	2	1	90.69	22.56		5.50	142.94
	A402	Apartment	3	2	1	110.29	38.20		8.25	188.45
	A404	Apartment	2	2	1	90.80	23.91		5.50	144.71
4th	A405	Apartment	2	2	1	89.76	26.15		5.50	146.16
	A406	Apartment	1	1	1	57.55	17.42		5.50	96.48
	A501	Apartment	2	2	1	90.69	22.56		7.40	144.84
	A502	Apartment	3	2	1	110.29	38.20		9.30	189.50
	A504	Apartment	2	2	1	90.80	23.91		6.90	146.11
	A505	Apartment	2	2	1	89.76	26.15		6.90	147.56
5th	A506	Apartment	1	1	1	57.55	17.42		5.50	96.48

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	STO-RAGE M ²	TOTAL AREA M ²
BLOCK B										
1st	B101	Apartment	1	1	1	60.80	17.83		6.00	102.98
	B102	Apartment	3	3	1	120.10	36.30	11.84	8.00	212.74
	B103	Apartment	2	2	1	93.42	34.58	9.05	5.40	172.32
	B105	Apartment	2	2	1	90.98	26.65	8.83	5.40	159.31
	B106	Apartment	3	3	1	119.00	31.05		7.30	192.37
	B201	Apartment	1	1	1	60.80	17.83		5.40	102.38
2nd	B202	Apartment	3	3	1	120.10	36.30		7.50	200.40
	B203	Apartment	2	2	1	93.42	34.58		5.40	163.27
	B205	Apartment	2	2	1	90.98	26.65		5.40	150.48
	B206	Apartment	3	3	1	119.00	31.05		6.90	191.97
	B301	Apartment	1	1	1	60.80	17.83		5.40	102.38
	B302	Apartment	3	3	1	120.10	36.30		6.60	199.50
3rd	B303	Apartment	2	2	1	93.42	34.58		5.50	163.37
	B305	Apartment	2	2	1	91.30	26.65		5.40	150.88
	B306	Apartment	3	3	1	119.26	31.05		9.10	194.49
	B401	Apartment	1	1	1	60.80	17.67		5.50	102.28
	B402	Apartment	3	3	1	119.00	36.15		6.80	198.16
	B403	Apartment	2	2	1	93.42	34.58		5.40	163.27
4th	B405	Apartment	2	2	1	90.80	26.65		5.50	150.36
	B406	Apartment	3	3	1	119.26	31.05		9.90	195.29
	B501	Apartment	1	1	1	60.80	17.83		5.40	102.38
	B502	Apartment	3	3	1	120.10	36.30		7.50	200.40
	B503	Apartment	2	2	1	93.42	34.58		5.60	163.47
	B505	Apartment	2	2	1	90.98	26.65		5.40	150.48
5th	B506	Apartment	3	3	1	119.00	31.05		6.80	191.87



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

residential – block c,d

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M²	STO-RAGE M²	TOTAL AREA M²
BLOCK C										
1st	C101	Apartment	1	1	1	60.81	17.84		5.00	101.44
	C102	Apartment	3	3	1	120.10	36.28	11.84	4.85	208.45
	C103	Apartment	1	1	1	55.49	20.40	9.05	4.90	107.01
	C104	Studio	1	1	1	37.67	14.65		5.00	69.16
	C105	Apartment	2	2	1	90.88	27.11	8.83	5.10	158.61
	C106	Apartment	3	3	1	118.80	31.20		5.00	188.93
2nd	C201	Apartment	1	1	1	60.81	17.07		4.90	100.40
	C202	Apartment	3	3	1	120.10	36.28		5.00	196.76
	C203	Apartment	1	1	1	55.49	20.40		5.00	98.06
	C204	Studio	1	1	1	37.67	14.65		5.00	69.16
	C205	Apartment	2	2	1	90.88	27.11		5.00	149.68
	C206	Apartment	3	3	1	118.80	31.20		5.00	188.93
3rd	C301	Apartment	1	1	1	60.81	17.07		5.00	100.50
	C302	Apartment	3	3	1	120.10	36.28		5.00	196.76
	C303	Apartment	1	1	1	55.49	20.40		5.10	98.16
	C304	Studio	1	1	1	37.67	14.65		5.40	69.56
	C305	Apartment	2	2	1	90.88	27.11		5.00	149.68
	C306	Apartment	3	3	1	118.80	31.20		5.40	189.33
4th	C401	Apartment	1	1	1	60.81	17.98		5.00	101.61
	C402	Apartment	3	3	1	120.10	36.28		5.10	196.86
	C403	Apartment	1	1	1	55.49	20.40		5.00	98.06
	C404	Studio	1	1	1	37.67	14.65		5.40	69.56
	C405	Apartment	2	2	1	90.88	27.11		5.40	150.08
	C406	Apartment	3	3	1	119.21	31.20		12.55	196.99
5th	C501	Apartment	1	1	1	60.81	17.07		4.30	99.80
	C502	Apartment	3	3	1	120.10	36.28		4.20	195.96
	C503	Apartment	1	1	1	55.49	20.40		4.20	97.26
	C504	Studio	1	1	1	37.67	14.65		5.40	69.56
	C505	Apartment	2	2	1	90.88	26.68		5.40	149.55
	C506	Apartment	3	3	1	118.80	31.20		5.40	189.33

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M²	STO-RAGE M²	TOTAL AREA M²
BLOCK D										
1st	D101	Apartment	2	2	1	90.46	23.60		4.90	135.46
	D102	Apartment	1	1	1	55.12	18.92	6.00	5.40	96.15
	D103	Apartment	1	1	1	55.12	18.85	6.00	5.40	96.07
	D104	Apartment	2	2	1	92.39	25.73		5.40	140.61
	D105	Apartment	2	2	1	92.72	27.73		7.55	145.43
	D106	Apartment	1	1	1	57.55	18.36		8.80	95.69
2nd	D201	Apartment	2	2	1	90.46	23.60		8.80	139.36
	D202	Apartment	1	1	1	55.12	18.92		5.70	90.45
	D203	Apartment	1	1	1	55.12	18.85		9.80	94.47
	D204	Apartment	2	2	1	92.39	25.73		5.70	140.91
	D205	Apartment	2	2	1	92.72	27.73		9.10	146.98
	D206	Apartment	1	1	1	57.55	18.36		6.90	93.79
3rd	D301	Apartment	2	2	1	90.46	23.60		4.20	134.76
	D302	Apartment	1	1	1	55.12	18.92		4.20	88.95
	D303	Apartment	1	1	1	55.12	18.85		5.00	89.67
	D304	Apartment	2	2	1	92.39	25.73		5.00	140.21
	D305	Apartment	2	2	1	92.72	27.73		5.00	142.88
	D306	Apartment	1	1	1	57.55	18.36		5.00	91.89
4th	D401	Apartment	2	2	1	90.46	23.60		4.30	134.86
	D402	Apartment	1	1	1	55.12	18.92		5.10	89.85
	D403	Apartment	1	1	1	55.12	18.85		5.40	90.07
	D404	Apartment	2	2	1	92.39	25.73		4.20	139.41
	D405	Apartment	2	2	1	92.72	27.73		4.20	142.08
	D406	Apartment	1	1	1	57.55	18.36		5.50	92.39
5th	D501	Apartment	2	2	1	90.46	23.60		5.40	135.96
	D502	Apartment	1	1	1	55.12	18.92		9.40	94.15
	D503	Apartment	1	1	1	55.12	18.85		9.30	93.97
	D504	Apartment	2	2	1	92.39	25.73		5.00	140.21
	D505	Apartment	2	2	1	92.72	27.73		11.10	148.98
	D506	Apartment	1	1	1	57.55	18.36		5.10	91.99



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

commercial

FLOOR	UNIT NO	PROPERTY TYPE	BATHROOMS	PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	SELLABLE AUXILIARY FLOOR AREA		PLANTER AREA M²	ROOF TERRACE M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
COMMERCIAL													
G	O001	Shop		7	161.20		mezzanine	87.88			225.18	55.42	529.68
	O002	Shop		6	145.60		mezzanine	79.04			166.40	49.98	441.02
	O003	Shop		7	161.20		mezzanine	88.04			219.90	55.46	524.60
1st	O101	Office		6	289.56	87.47						83.89	460.92
	O102	Office		6	289.67	87.63						83.95	461.25
2nd	O201	Office		6	289.56	87.47						83.89	460.92
	O202	Office		6	289.67	87.63						83.95	461.25
3rd	O301	Office		6	289.56	87.47						83.89	460.92
	O302	Office		6	289.67	87.63						83.95	461.25
4th	O401	Office		6	289.56	90.98						84.67	465.21
	O402	Office		6	289.67	91.13						84.73	465.53
5th	O501	Office		6	289.56	90.98						84.67	465.21
	O502	Office		6	289.67	91.13						84.73	465.53
6th	O601	Office		6	289.56	90.98	7th	31.00	15.05	185.10		91.57	703.26
	O602	Office		6	289.67	91.13	7th	31.00	15.05	184.70		91.62	703.17
Common Roof										131.43			

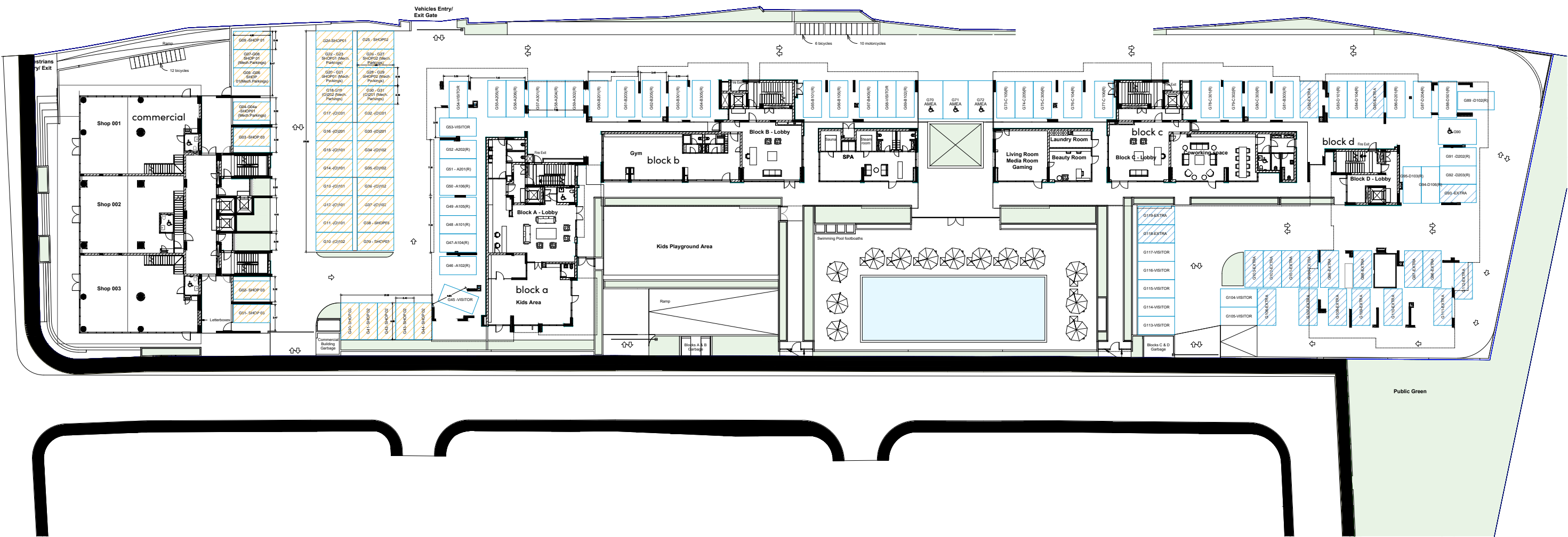


basement parking



• floor plans

master plan



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

• floor plans blocks a&b



1st floor



block a

UNIT N°	TOTAL AREA M²
A101	150.82
A102	203.44
A104	154.90
A105	145.60
A106	107.82

block b

UNIT N°	TOTAL AREA M²
B101	102.98
B102	212.74
B103	172.32
B105	159.31
B106	192.37

• floor plans blocks a&b



2nd floor



block a

UNIT N°	TOTAL AREA M ²
A201	143.43
A202	191.00
A204	144.61
A205	146.46
A206	96.38

block b

UNIT N°	TOTAL AREA M ²
B201	102.38
B202	200.40
B203	163.27
B205	150.48
B206	191.97

• floor plans blocks a&b



3rd floor



block a

UNIT N°	TOTAL AREA M²
A301	142.83
A302	187.30
A304	144.71
A305	147.06
A306	96.48

block b

UNIT N°	TOTAL AREA M²
B301	102.38
B302	199.50
B303	163.37
B305	150.88
B306	194.49

• floor plans blocks a&b



4th floor



block a

UNIT N°	TOTAL AREA M²
A401	142.94
A402	188.45
A404	144.71
A405	146.16
A406	96.48

block b

UNIT N°	TOTAL AREA M²
B401	102.28
B402	198.16
B403	163.27
B405	150.36
B406	195.29

• floor plans blocks a&b



5th floor



block a

UNIT N°	TOTAL AREA M ²
A501	144.84
A502	189.50
A504	146.11
A505	147.56
A506	96.48

block b

UNIT N°	TOTAL AREA M ²
B501	102.38
B502	200.40
B503	163.47
B505	150.48
B506	191.87

• floor plans blocks c&d



1st floor



block c

UNIT N°	TOTAL AREA M²
C101	101.44
C102	208.45
C103	107.01
C104	69.16
C105	158.61
C106	188.93

block d

UNIT N°	TOTAL AREA M²
D101	135.46
D102	96.15
D103	96.07
D104	140.61
D105	145.43
D106	95.69

• floor plans blocks c&d



2nd floor



block c

UNIT N°	TOTAL AREA M²
C201	100.40
C202	196.76
C203	98.06
C204	69.16
C205	149.68
C206	188.93

block d

UNIT N°	TOTAL AREA M²
D201	139.36
D202	90.45
D203	94.47
D204	140.91
D205	146.98
D206	93.79

• floor plans blocks c&d



3rd floor



block c

UNIT N°	TOTAL AREA M²
C301	100.50
C302	196.76
C303	98.16
C304	69.56
C305	149.68
C306	189.33

block d

UNIT N°	TOTAL AREA M²
D301	134.76
D302	88.95
D303	89.67
D304	140.21
D305	142.88
D306	91.89

• floor plans blocks c&d



4th floor



block c

UNIT N°	TOTAL AREA M²
C401	101.61
C402	196.86
C403	98.06
C404	69.56
C405	150.08
C406	196.99

block d

UNIT N°	TOTAL AREA M²
D401	134.86
D402	89.85
D403	90.07
D404	139.41
D405	142.08
D406	92.39

• floor plans blocks c&d



5th floor



block c

UNIT N°	TOTAL AREA M²
C501	99.80
C502	195.96
C503	97.26
C504	69.56
C505	149.55
C506	189.33

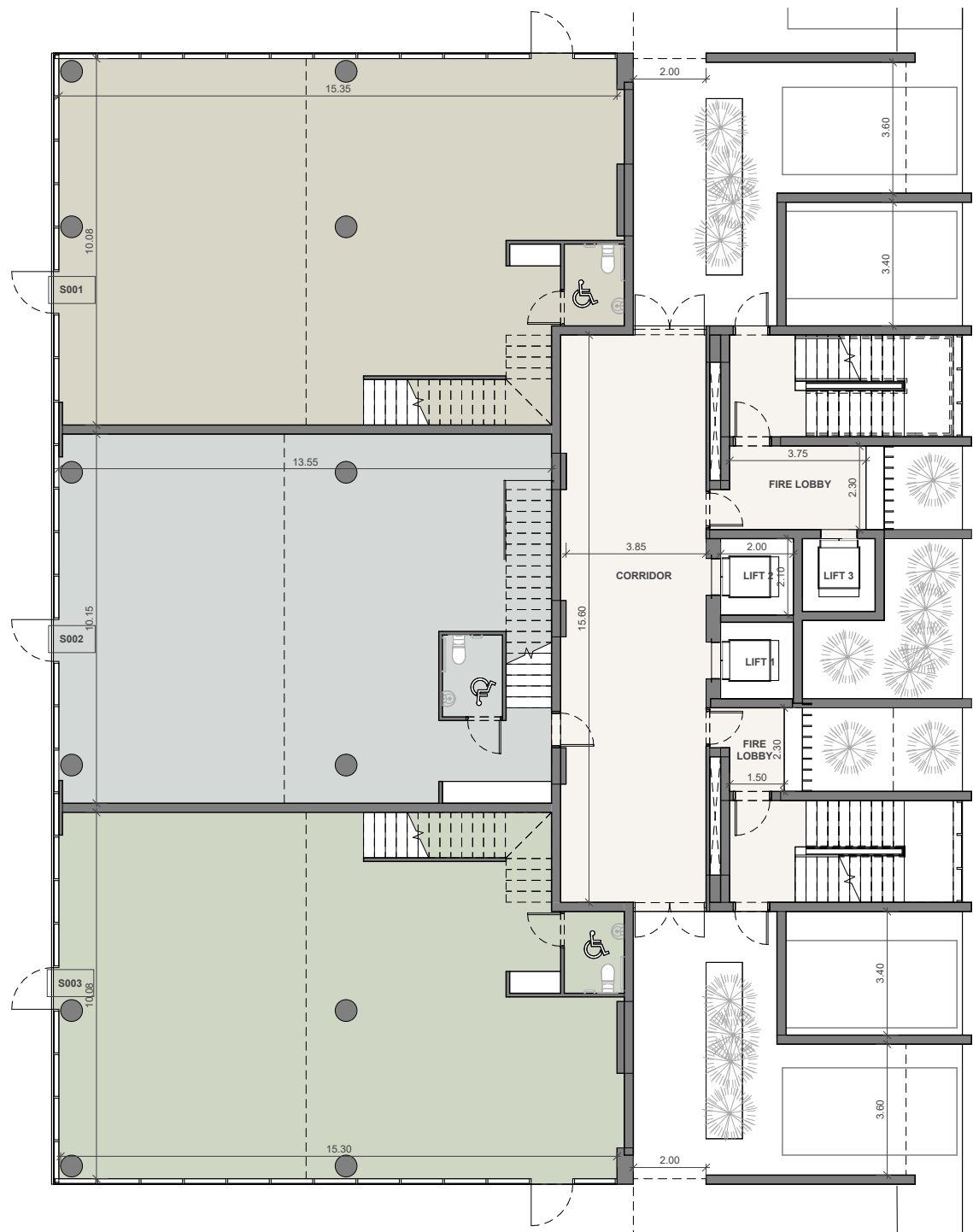
block d

UNIT N°	TOTAL AREA M²
D501	135.96
D502	94.15
D503	93.97
D504	140.21
D505	148.98
D506	91.99

⦿ floor plans commercial block



ground floor



mezzanine



UNIT N°	TOTAL AREA M²
O001	529.68
O002	441.02
O003	524.60

Architectural floor plan of the 1st floor. The plan is divided into three main horizontal sections: S001 (top), S002 (middle), and S003 (bottom). A central vertical corridor (19.10) runs through the middle section. The right side of the plan features a fire lobby (3.75) with a wheelchair symbol, two lifts (LIFT 2 and LIFT 3), and two fire exits (1.50). Dimensions are provided for various sections and corridors.

Dimensions and Labels:

- Top section (S001): 4.45
- Middle section (S002): 6.53, 10.15
- Bottom section (S003): 9.05
- Central Corridor: 19.10
- Fire Lobby: 3.75
- Lifts: LIFT 2 (2.10), LIFT 3 (2.10)
- Fire Exit: 1.50
- Other dimensions: 2.00, 2.30, 2.00, 2.10

The floor plan illustrates a three-story building with a symmetrical design. The left and right wings are primarily composed of office space, each labeled 'OFFICE' and containing rows of desks and chairs. The central section includes a 'SERVER' room, a 'CORRIDOR', and two 'FIRE LOBBY' areas. The right wing also features a 'MECHANICAL ROOM' and a 'KITCHENETTE'. The building is surrounded by 'COVERED VERANDA' areas. Dimensions are provided for various rooms and corridors.

Room Dimensions and Layout:

- Office Wings:** Each wing is 18.15 units wide and 15.30 units high. The central area is 15.55 units wide.
- Central Corridor:** 2.00 units wide.
- Server Room:** 2.95 units wide.
- Fire Lobby:** 4.15 units wide.
- Mechanical Room:** 4.40 units wide.
- Kitchenette:** 2.45 units wide.
- WC (Toilet):** 1.65 units wide.
- Disabled WC:** 1.65 units wide.
- Corridor:** 2.15 units wide.
- Veranda:** 7.40 units wide.

48/FLOW/A PROJECT BY bbf®

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

• floor plans commercial block



2nd floor



UNIT N°	TOTAL AREA M²
O201	460.92
O202	461.25

3rd floor



UNIT N°	TOTAL AREA M²
O301	460.92
O302	461.25

• floor plans commercial block



4th floor



UNIT N°	TOTAL AREA M²
O401	465.21
O402	465.53

5th floor



UNIT N°	TOTAL AREA M²
O501	465.21
O502	465.53

• floor plans commercial block



6th floor



UNIT N°	TOTAL AREA M²
O601	703.26
O602	703.17

roof garden



UNIT N°	TOTAL AREA M²
Common Roof	131.43

UNIT N°	TOTAL AREA M²
O601	185.10
O602	184.70

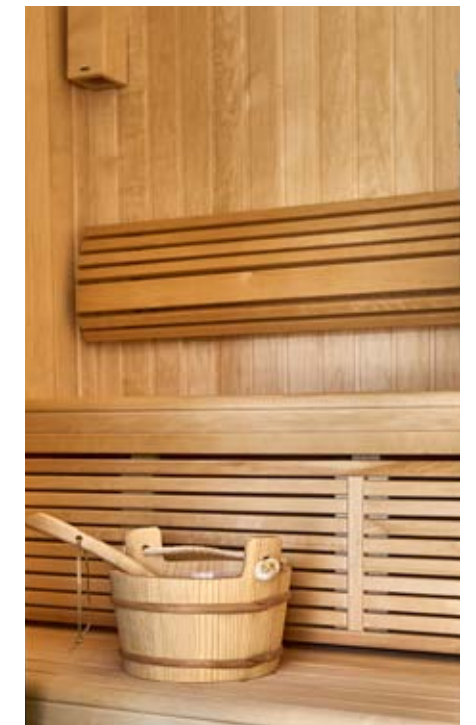
•internal infrastructure

**signature amenities designed
to suit all tastes and preferences**

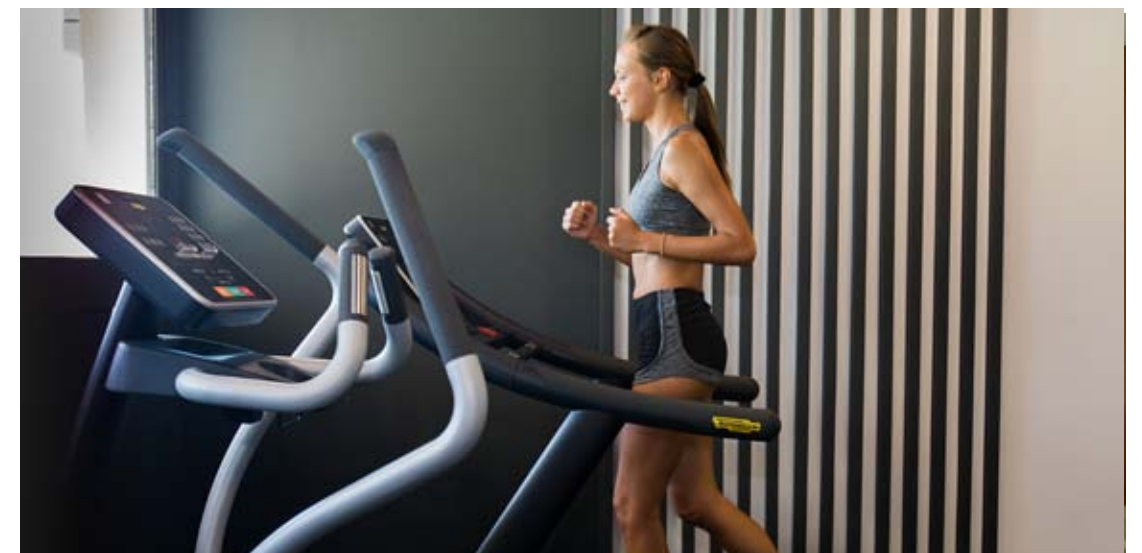
swimming pool



sauna



gym



•internal infrastructure

co-working spaces



introducing a variety of new facilities to enhance your well-being and happiness

yoga room



kids area



• signature finishes — residential

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;
- Air 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 — commercial

bbf:shell & core

Design your future workspace according to your needs and vision.

- Shell & core finishings of the office spaces;
- Marble walls and floors in the restrooms;
- Ceramic tile floors in the verandas;
- Provisions for A/C in every office;
- High standard sanitary ware from European brands in common areas and restrooms;
- Thermal aluminum doors and window frames with double glazing;
- Provisions for electrical installations and lighting fittings;
- Provisions for plumbing-drainage, with hot and cold water and an instant heater included;
- No loose furniture is included;
- Keypad intercom at the lobby main entrance door.



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