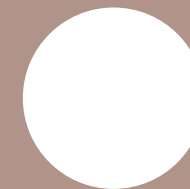




flow



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 (3.1 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





# :choice of properties

## residential – block a,b

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	UNCOV. VERANDA M <sup>2</sup>	STO-RAGE M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
BLOCK A										
1st	101	Apartment	2	2	1	90.69	24.14	5.87	12.30	133.00
	102	Apartment	1	1	1	55.18	23.76		3.40	82.34
	103	Apartment	1	1	1	55.11	23.76		11.25	90.12
	104	Apartment	2	2	1	90.80	24.56	9.41	6.90	131.67
	105	Apartment	2	2	1	89.76	25.77		5.40	120.93
	106	Apartment	1	1	1	57.55	26.76		5.40	89.71
2nd	201	Apartment	2	2	1	90.69	23.05		9.10	122.84
	202	Apartment	1	1	1	55.18	19.10		6.00	80.28
	203	Apartment	1	1	1	55.11	19.10		5.55	79.76
	204	Apartment	2	2	1	90.80	23.91		6.75	121.46
	205	Apartment	2	2	1	89.76	26.15		7.00	122.91
	206	Apartment	1	1	1	57.55	17.42		4.30	79.27
3rd	301	Apartment	2	2	1	90.69	22.56		5.40	118.65
	302	Apartment	1	1	1	55.18	19.10		5.40	79.68
	303	Apartment	1	1	1	55.11	19.10		5.40	79.61
	304	Apartment	2	2	1	90.80	23.91		5.10	119.81
	305	Apartment	2	2	1	89.76	26.15		5.10	121.01
	306	Apartment	1	1	1	57.55	17.42		5.10	80.07
4th	401	Apartment	2	2	1	90.69	22.56		5.10	118.35
	402	Apartment	1	1	1	55.18	19.10		5.00	79.28
	403	Apartment	1	1	1	55.11	19.10		5.00	79.21
	404	Apartment	2	2	1	90.80	23.91		5.00	119.71
	405	Apartment	2	2	1	89.76	26.15		5.00	120.91
	406	Apartment	1	1	1	57.55	17.42		5.00	79.97
5th	501	Apartment	2	2	1	90.69	22.56		9.20	122.45
	502	Apartment	1	1	1	55.18	19.10		5.25	79.53
	503	Apartment	1	1	1	55.11	19.10		5.00	79.21
	504	Apartment	2	2	1	90.80	23.91		5.50	120.21
	505	Apartment	2	2	1	89.76	26.15		5.50	121.41
	506	Apartment	1	1	1	57.55	17.42		4.20	79.17

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	UNCOV. VERANDA M <sup>2</sup>	STO-RAGE M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
BLOCK B										
1st	101	Apartment	1	1	1	60.80	17.83		5.00	83.63
	102	Apartment	3	3	1	120.10	36.30	11.84	5.00	173.24
	103	Apartment	1	1	1	55.62	19.93	9.05	5.00	89.60
	104	Studio	1	1	1	37.80	14.65		5.15	57.60
	105	Apartment	2	2	1	90.98	26.65	8.83	5.80	132.26
	106	Apartment	3	3	1	119.00	31.05		5.00	155.05
2nd	201	Apartment	1	1	1	60.80	17.83		5.30	83.93
	202	Apartment	3	3	1	120.10	36.30		4.20	160.60
	203	Apartment	1	1	1	55.62	19.93		5.40	80.95
	204	Studio	1	1	1	37.80	14.65		4.20	56.65
	205	Apartment	2	2	1	90.98	26.65		5.40	123.03
	206	Apartment	3	3	1	119.00	31.05		4.20	154.25
3rd	301	Apartment	1	1	1	60.80	17.83		5.10	83.73
	302	Apartment	3	3	1	120.10	36.30		4.30	160.70
	303	Apartment	1	1	1	55.62	19.93		5.00	80.55
	304	Studio	1	1	1	37.80	14.65		5.10	57.55
	305	Apartment	2	2	1	91.30	26.65		5.00	122.95
	306	Apartment	3	3	1	119.26	31.05		5.00	155.31
4th	401	Apartment	1	1	1	60.80	17.67		5.10	83.57
	402	Apartment	3	3	1	119.00	36.15		14.00	169.15
	403	Apartment	1	1	1	55.62	19.93		5.00	80.55
	404	Studio	1	1	1	37.80	14.65		5.00	57.45
	405	Apartment	2	2	1	90.80	26.65		5.00	122.45
	406	Apartment	3	3	1	119.26	31.05		7.80	158.11
5th	501	Apartment	1	1	1	60.80	17.83		5.00	83.63
	502	Apartment	3	3	1	120.10	36.30		5.50	161.90
	503	Apartment	1	1	1	55.62	19.93		5.00	80.55
	504	Studio	1	1	1	37.80	14.65		5.10	57.55
	505	Apartment	2	2	1	90.98	26.65		5.10	122.73
	506	Apartment	3	3	1	119.00	31.05		5.10	155.15



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

# :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	101	Apartment	1	1	1	60.81	17.84		5.00	83.65
	102	Apartment	3	3	1	120.10	36.28	11.84	4.85	173.07
	103	Apartment	1	1	1	55.49	20.40	9.05	4.90	89.84
	104	Studio	1	1	1	37.67	14.65		5.00	57.32
	105	Apartment	2	2	1	90.88	27.11	8.83	5.00	131.82
	106	Apartment	3	3	1	118.80	31.20		5.00	155.00
2nd	201	Apartment	1	1	1	60.81	17.07		4.90	82.78
	202	Apartment	3	3	1	120.10	36.28		5.00	161.38
	203	Apartment	1	1	1	55.49	20.40		5.00	80.99
	204	Studio	1	1	1	37.67	14.65		5.00	57.72
	205	Apartment	2	2	1	90.88	27.11		5.00	122.99
	206	Apartment	3	3	1	118.80	31.20		5.00	155.40
3rd	301	Apartment	1	1	1	60.81	17.07		5.00	82.88
	302	Apartment	3	3	1	120.10	36.28		5.00	161.38
	303	Apartment	1	1	1	55.49	20.40		5.10	80.99
	304	Studio	1	1	1	37.67	14.65		5.40	57.72
	305	Apartment	2	2	1	90.88	27.11		5.00	122.99
	306	Apartment	3	3	1	118.80	31.20		5.40	155.40
4th	401	Apartment	1	1	1	60.81	17.98		5.00	83.79
	402	Apartment	3	3	1	120.10	36.28		5.10	161.48
	403	Apartment	1	1	1	55.49	20.40		5.00	80.89
	404	Studio	1	1	1	37.67	14.65		5.40	57.72
	405	Apartment	2	2	1	90.88	27.11		5.40	123.39
	406	Apartment	3	3	1	119.21	31.20		12.55	162.96
5th	501	Apartment	1	1	1	60.81	17.07		4.30	82.18
	502	Apartment	3	3	1	120.10	36.28		4.20	160.58
	503	Apartment	1	1	1	55.49	20.40		4.20	80.09
	504	Studio	1	1	1	37.67	14.65		5.40	57.72
	505	Apartment	2	2	1	90.88	26.68		5.40	122.96
	506	Apartment	3	3	1	118.80	31.20		5.40	155.40

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	101	Apartment	2	2	1	90.46	23.60		4.90	118.96
	102	Apartment	1	1	1	55.12	18.92	6.00	5.40	85.44
	103	Apartment	1	1	1	55.12	18.85	6.00	5.40	85.37
	104	Apartment	2	2	1	92.39	25.73		5.40	123.52
	105	Apartment	2	2	1	92.72	27.73		7.55	128.00
	106	Apartment	1	1	1	57.55	18.36		8.80	84.71
2nd	201	Apartment	2	2	1	90.46	23.60		8.80	122.86
	202	Apartment	1	1	1	55.12	18.92		5.70	79.74
	203	Apartment	1	1	1	55.12	18.85		9.80	83.77
	204	Apartment	2	2	1	92.39	25.73		5.70	123.82
	205	Apartment	2	2	1	92.72	27.73		9.10	125.85
	206	Apartment	1	1	1	57.55	18.36		6.90	82.81
3rd	301	Apartment	2	2	1	90.46	23.60		4.20	118.26
	302	Apartment	1	1	1	55.12	18.92		4.20	78.24
	303	Apartment	1	1	1	55.12	18.85		5.00	78.97
	304	Apartment	2	2	1	92.39	25.73		5.00	123.12
	305	Apartment	2	2	1	92.72	27.73		5.00	125.45
	306	Apartment	1	1	1	57.55	18.36		5.00	80.91
4th	401	Apartment	2	2	1	90.46	23.60		4.30	118.36
	402	Apartment	1	1	1	55.12	18.92		5.10	79.14
	403	Apartment	1	1	1	55.12	18.85		5.40	79.37
	404	Apartment	2	2	1	92.39	25.73		4.20	122.32
	405	Apartment	2	2	1	92.72	27.73		4.20	124.65
	406	Apartment	1	1	1	57.55	18.36		5.50	81.41
5th	501	Apartment	2	2	1	90.46	23.60		5.40	123.16
	502	Apartment	1	1	1	55.12	18.92		9.40	83.44
	503	Apartment	1	1	1	55.12	18.85		9.30	83.27
	504	Apartment	2	2	1	92.39	25.73		5.00	123.12
	505	Apartment	2	2	1	92.72	27.73		11.10	131.55
	506	Apartment	1	1	1	57.55	18.36		5.10	81.01



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



# :choice of properties

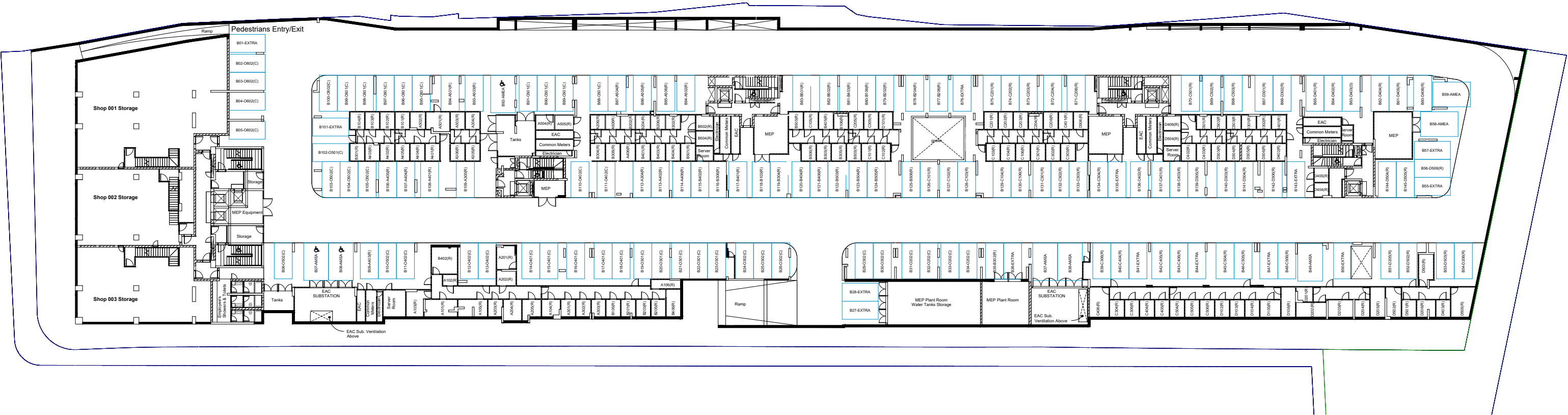
## commercial

FLOOR	UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	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	Shop	1	6	161.20		mezzanine	87.88			225.18	55.42	529.68
	O002	Shop	Shop	1	4	145.60		mezzanine	79.04			166.40	49.98	441.02
	O003	Shop	Shop	1	4	161.20		mezzanine	88.04			219.90	55.46	524.60
1st	O101	Office	Office	1	5	289.56	87.47						83.89	460.92
	O102	Office	Office	1	5	289.67	87.63						83.95	461.25
2nd	O201	Office	Office	1	5	289.56	87.47						83.89	460.92
	O202	Office	Office	1	5	289.67	87.63						83.95	461.25
3rd	O301	Office	Office	1	5	289.56	87.47						83.89	460.92
	O302	Office	Office	1	5	289.67	87.63						83.95	461.25
4th	O401	Office	Office	1	5	289.56	90.98						84.67	465.21
	O402	Office	Office	1	5	289.67	91.13						84.73	465.53
5th	O501	Office	Office	1	5	289.56	90.98						84.67	465.21
	O502	Office	Office	1	5	289.67	91.13						84.73	465.53
6th	O601	Office	Office	1	5	289.56	90.98	7th	31.00	15.05	185.10		91.57	703.26
	O602	Office	Office	1	5	289.67	91.13	7th	31.00	15.05	184.70		91.62	703.17
Common Roof											131.43			



# • floor plans

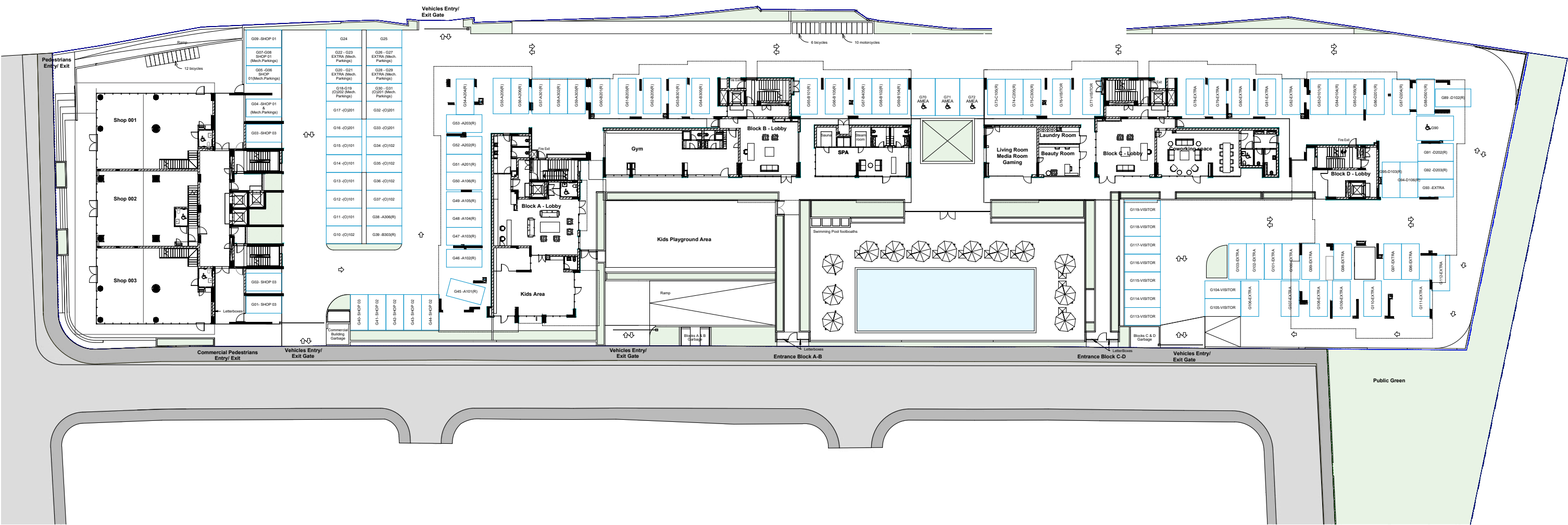
## basement parking





# • floor plans

## ground floor



\*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	133.00
A102	82.34
A103	90.12
A104	131.67
A105	120.93
A106	89.71

### block b

UNIT N°	TOTAL AREA M²
B101	83.63
B102	173.24
B103	89.60
B104	57.60
B105	132.26
B106	155.05



# • floor plans blocks a&b



## 2nd floor



### block a

UNIT N°	TOTAL AREA M <sup>2</sup>
A201	122.84
A202	80.28
A203	79.76
A204	121.46
A205	122.91
A206	79.27

### block b

UNIT N°	TOTAL AREA M <sup>2</sup>
101	83.93
102	160.60
103	80.95
104	56.65
105	123.03
106	154.25

# • floor plans blocks a&b



## 3rd floor



### block a

UNIT N°	TOTAL AREA M²
A301	118.65
A302	79.68
A303	79.61
A304	119.81
A305	121.01
A306	80.07

### block b

UNIT N°	TOTAL AREA M²
B301	83.73
B302	160.70
B303	80.55
B304	57.55
B305	122.95
B306	155.31



# • floor plans blocks a&b



## 4th floor



### block a

UNIT N°	TOTAL AREA M <sup>2</sup>
A401	118.35
A402	79.28
A403	79.21
A404	119.71
A405	120.91
A406	79.97

### block b

UNIT N°	TOTAL AREA M <sup>2</sup>
B401	83.57
B402	169.15
B403	80.55
B404	57.45
B405	122.45
B406	158.11

# • floor plans blocks a&b



## 5th floor



### block a

UNIT N°	TOTAL AREA M <sup>2</sup>
A501	122.45
A502	79.53
A503	79.21
A504	120.21
A505	121.41
A506	79.17

### block b

UNIT N°	TOTAL AREA M <sup>2</sup>
B501	83.63
B502	161.90
B503	80.55
B504	57.55
B505	122.73
B506	155.15



# • floor plans blocks c&d



## 1st floor



### block c

UNIT N°	TOTAL AREA M²
C101	83.65
C102	173.07
C103	89.84
C104	57.32
C105	131.82
C106	155.00

### block d

UNIT N°	TOTAL AREA M²
D101	118.96
D102	85.44
D103	85.37
D104	123.52
D105	128.00
D106	84.71

# • floor plans blocks c&d



## 2nd floor



### block c

UNIT N°	TOTAL AREA M²
C201	82.78
C202	161.38
C203	80.89
C204	57.32
C205	122.99
C206	155.00

### block d

UNIT N°	TOTAL AREA M²
D201	122.86
D202	79.74
D203	83.77
D204	123.82
D205	125.85
D206	82.81



# • floor plans blocks c&d



## 3rd floor



### block c

UNIT N°	TOTAL AREA M²
C301	82.88
C302	161.38
C303	80.99
C304	57.72
C305	122.99
C306	155.40

### block d

UNIT N°	TOTAL AREA M²
D301	118.26
D302	78.24
D303	78.97
D304	123.12
D305	125.45
D306	80.91

# • floor plans blocks c&d



## 4th floor



### block c

UNIT N°	TOTAL AREA M²
C401	83.79
C402	161.48
C403	80.89
C404	57.72
C405	123.39
C406	162.96

### block d

UNIT N°	TOTAL AREA M²
D401	118.36
D402	79.14
D403	79.37
D404	122.32
D405	124.65
D406	81.41



# • floor plans blocks c&d



## 5th floor



### block c

UNIT N°	TOTAL AREA M²
C501	82.18
C502	160.58
C503	80.09
C504	57.72
C505	122.96
C506	155.40

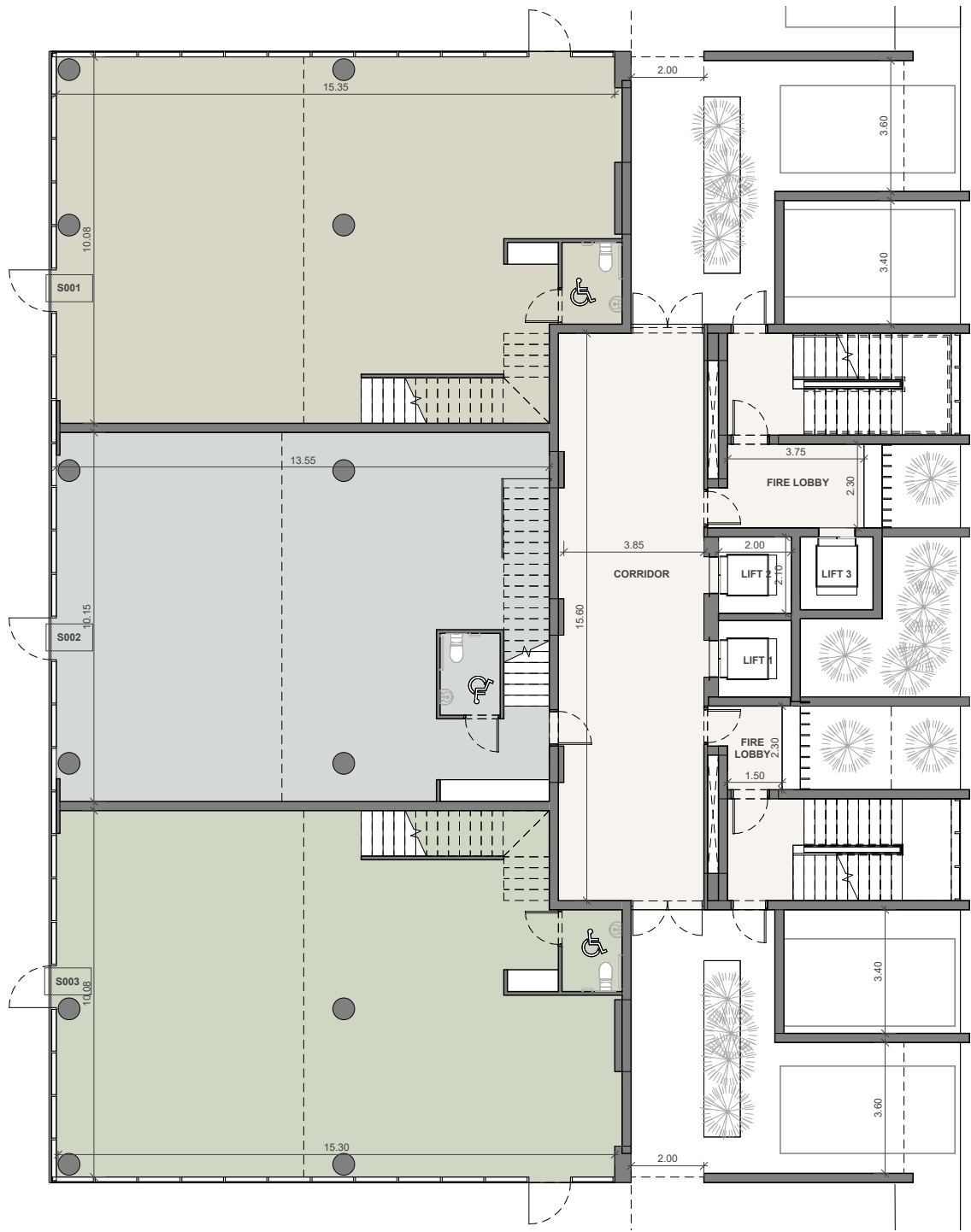
### block d

UNIT N°	TOTAL AREA M²
D501	123.16
D502	83.44
D503	83.27
D504	123.12
D505	131.55
D506	81.01

# ⦿ floor plans commercial block



ground floor



mezzanine



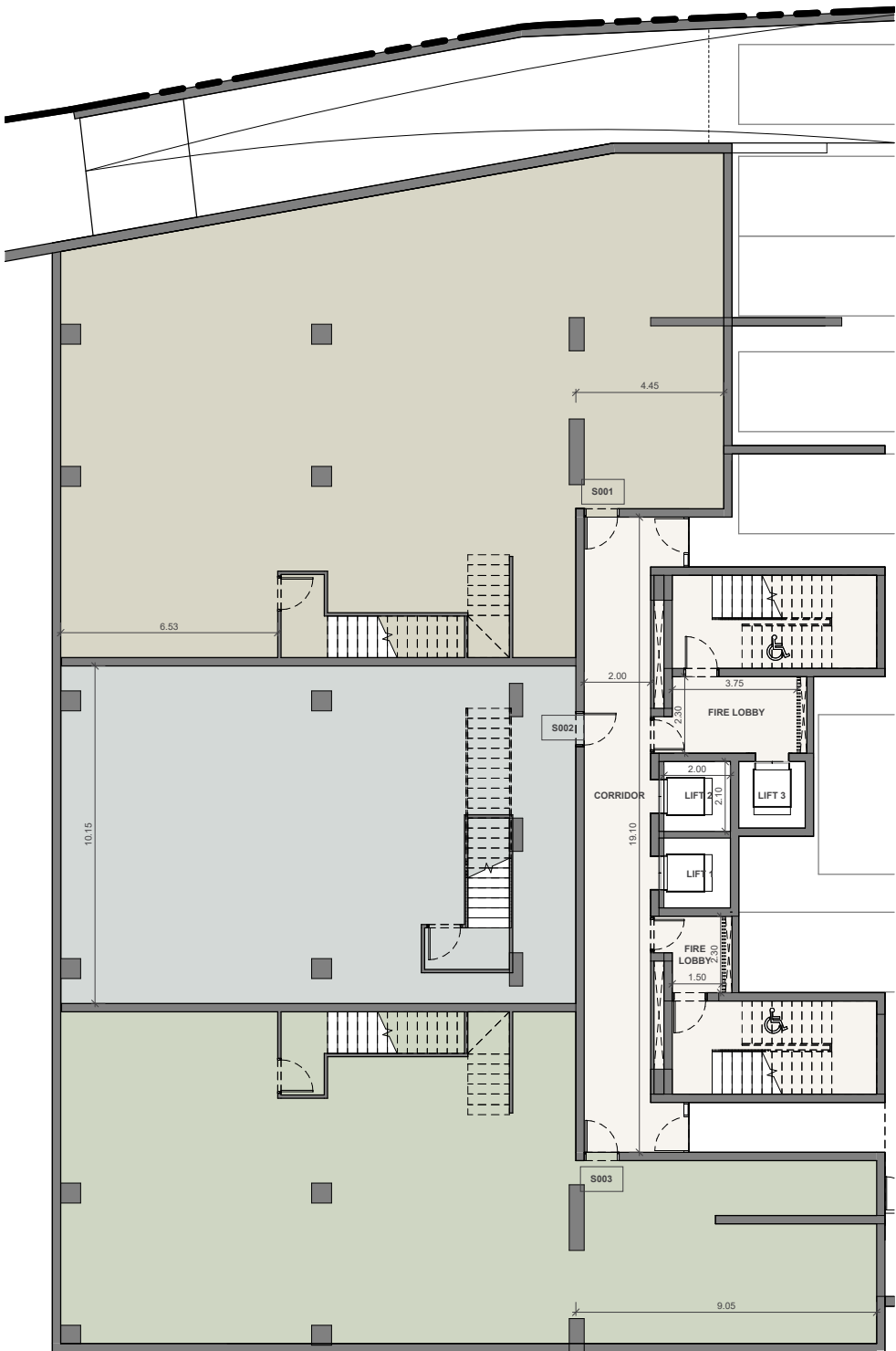
UNIT N°	TOTAL AREA M²
O001	529.68
O002	441.02
O003	524.60



# • floor plans commercial block



basement



1st floor



UNIT N°	TOTAL AREA M <sup>2</sup>
O101	460.92
O102	461.25

# • 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



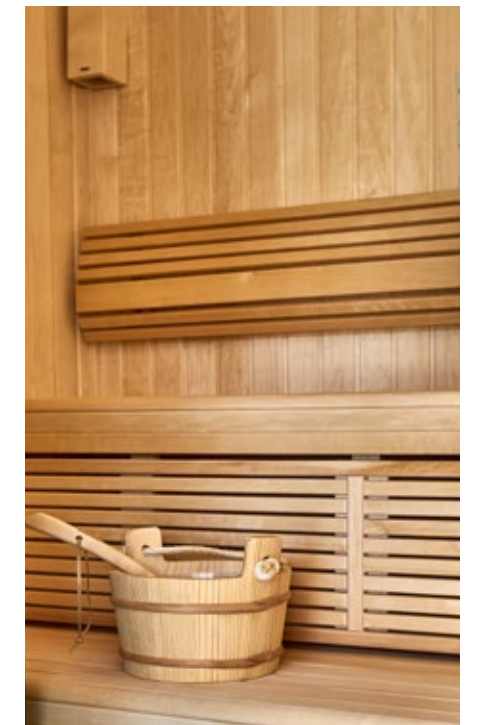
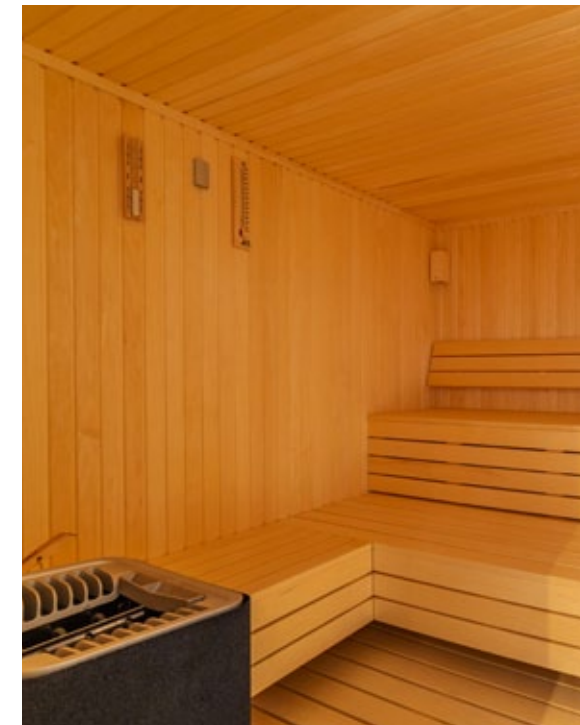
# •internal infrastructure

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

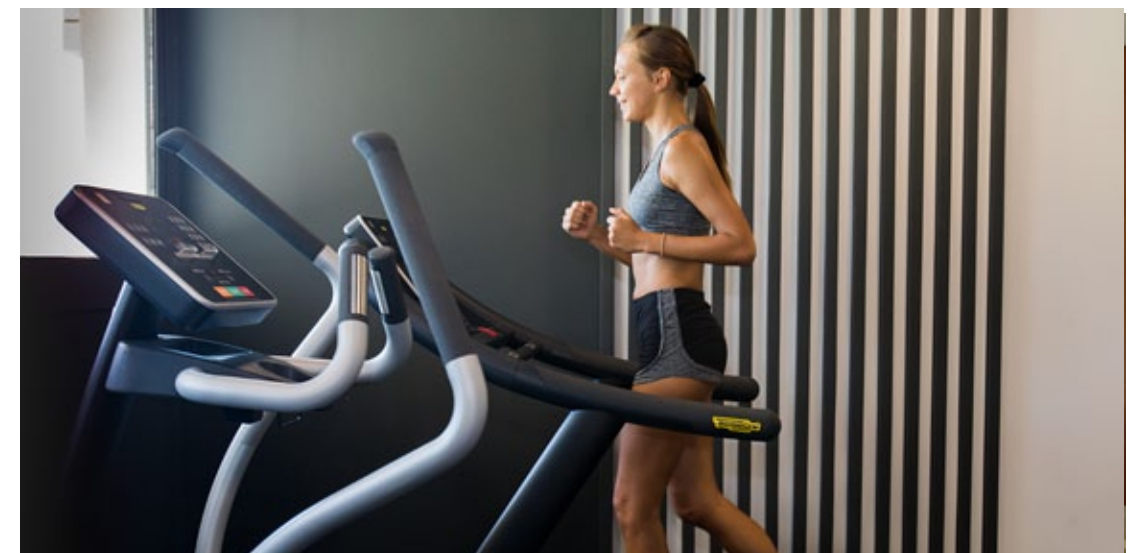
swimming pool



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



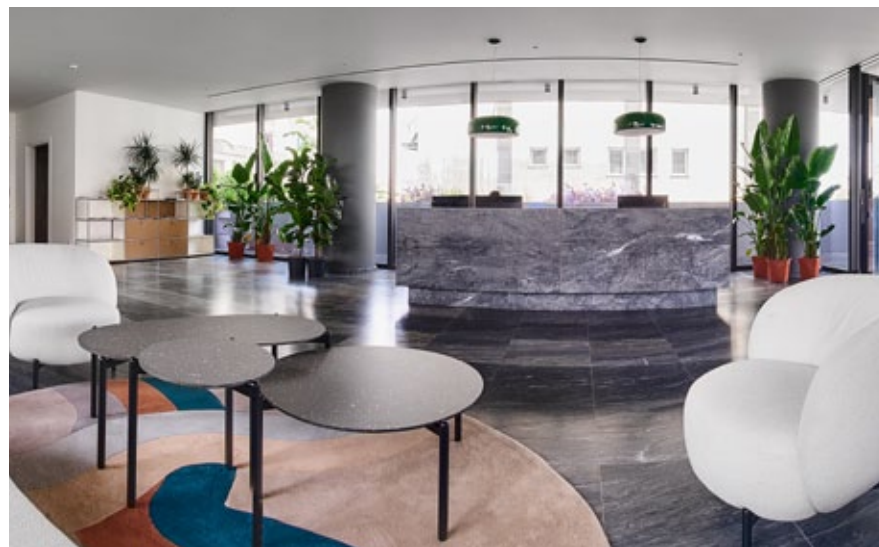


# •signature finishes — commercial

## 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.





# immigration opportunities

## Secure yourself with a home and a European Permanent Residency with one investment

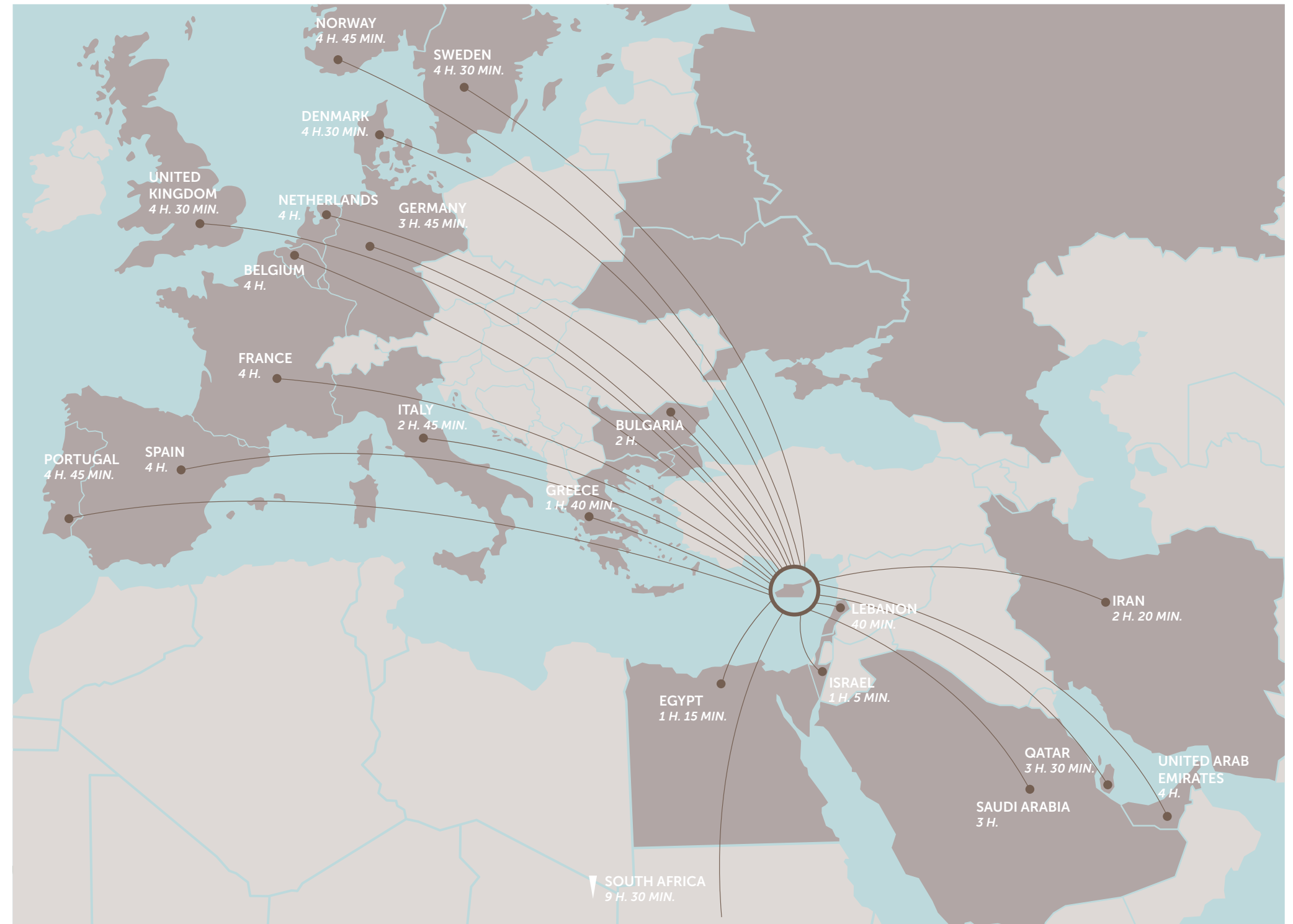
Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

The infinite residence permit is issued within 4 months to you and your family members (to your spouse and children under 25 years old), will allow you to have a business and receive shareholder dividends in Cyprus with the only obligation of visiting the island every 2 years and by investing 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.



design and deliver projects that vary in context, function, and scale, encompassing architecture, masterplanning, and interior design. From concept design to turnkey, we have projects on-site from London to Mumbai, covering boutique residential to high-tech workspace.

interior Design services  
Luxury furniture and accessories showroom

# bbf:

## headquarters

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