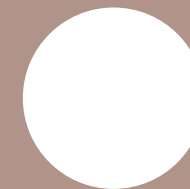




flow



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, all in one too many spaces. commercial and residential mix complex is tailored for innovation, growth and quality living.



**smart
investment
solutions
with bbf:**

enjoy a diverse choice of shopping opportunities, health centers, close proximity to all the amenities, banks, schools, supermarkets, green areas and so much more. this co-working project, as the future of real estate, available for a try-out from bbf:



major benefits

- exclusive “live and work” project with offices and luxury apartments in one cozy establishment
- 900 meters away from the beach
- posh and convenient location in the center of Limassol, alongside with major business streets with the best shops, restaurants, schools, city parks and cultural sites within a stroll
- one of the most dynamic areas of the city
- 2-floor retail spaces in the commercial building

- supermarkets, private clinics, fashion boutiques, home supplies stores and various leisure activities at your doorstep
- residence facilities include gym, yoga room, spa and saunas, a beauty room, kids area and a playground, laundry room, media room, gaming room, 3 lobby's and a business lounge
- easy accessibility to the city, the highway and the seaside
- private parking



•introduction

**you are my heart – Limassol.
a one-of-a-kind
dreamy place,
combining a
business hub
environment, full
of opportunities
and a comfort
of a first-class**

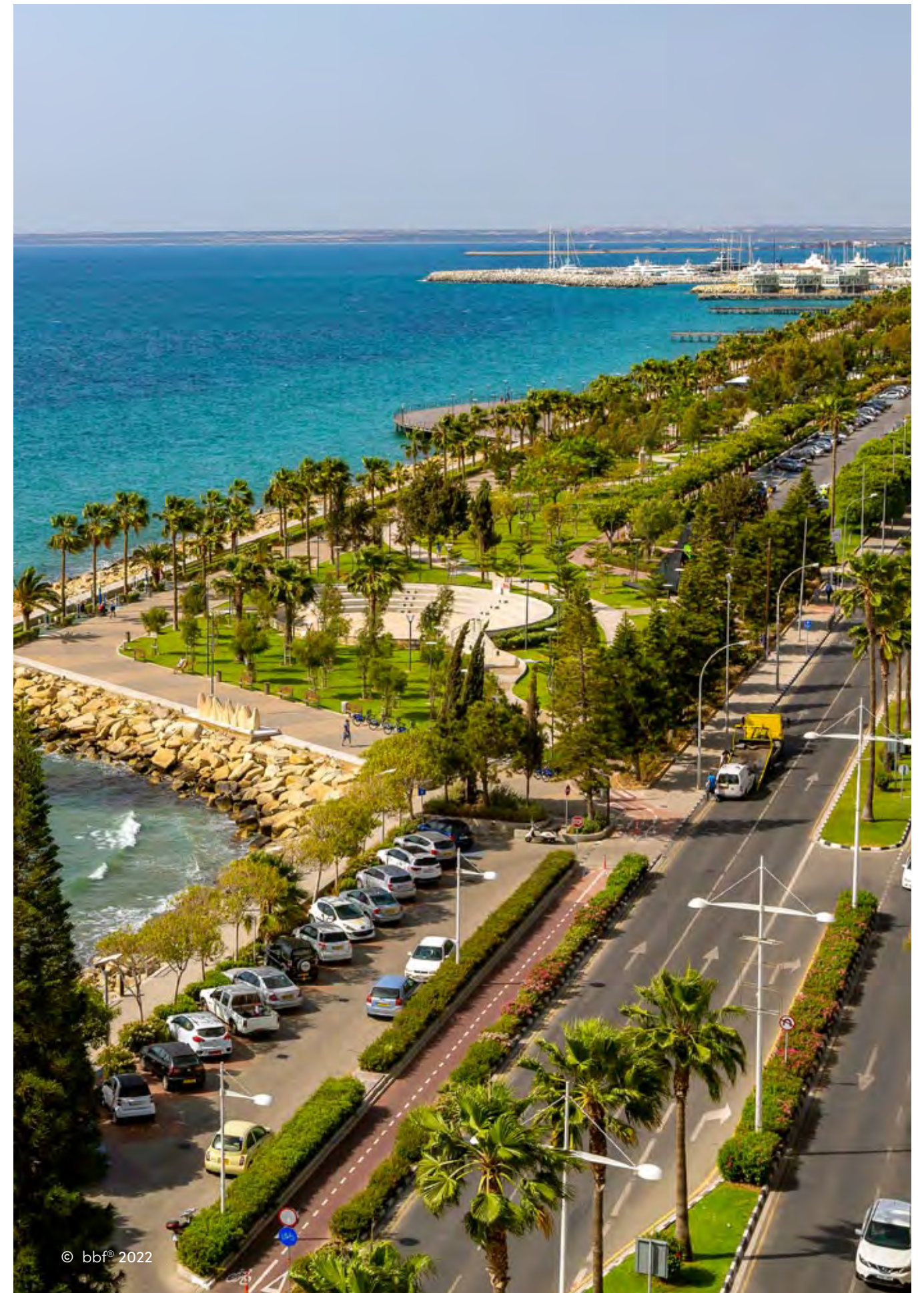
the largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

Limassol encompasses a great number of historical landmarks, such as an Ancient City Kourion, with its breathtaking white stones and lovely beaches; medieval Limassol Castle, the Old Port and OldTown, full of scenic views.

A beautiful island, with its center in Limassol, where there are no bad days, only maximum of joy, surrounded by the happiest people. Best education to invest to on behalf of your children, where they can study, being surrounded by the turquoise waters and Mediterranean resort facilities, and for yourself – career opportunities at any global headquarters without the need to learn a third language.

Studying and working at the Subtropics – is uniting with your family for a glass of freshly squeezed orange juice, sipping on it while enjoying a delicious platter of prawns and kalamari rings at any local seaside bar.

You dreamt of a paradise life – and you just found it.
bbf: is here to make is even dreamier.



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introduction

**high-quality
living. enjoying
life with an
endless summer.
a dream of
millions. 6
letters — infinite
happiness.
Cyprus — let's
explore together.**

* * *

*The land of oldest wine, the land of cats, who saved this island once;
The land of dreams, the land of heights.
Where steep mountains meet the crystal clear waters,
Is where you'd want to be, have visited the stunning Cyprus once.
To introduce this hidden gem to you, let's take a little tour:
For education, job perspectives by the shore —
Limassol would be the one for you.
If you prefer a business hub — the capital is calling for your overview.
To spend your days away from any worries —
the scenic views of Paphos are on cue.
Yet, for a blend of all entices — Larnaca might be your true venue.*

* * *

Cyprus inspires, facilitates the perfect environment for your growth and future. After gaining independence from the UK in 1960, Cyprus has focused on trade and development, resulting into them achieving the highest standard of living among almost all neighboring countries. The agricultural sector has expanded, exports tripled and tourism began to account for the biggest foreign exchange index. Since then, the local economy has flourished, and today, Cyprus has one of the lowest crime rates (of 1 in 100 000 people), low unemployment rate and high GDP per capita (about \$50.000 PPP).

Primarily Christian Orthodox, the Greek Cypriots have a few religious landmarks, such as the Kykkos monastery, that is a place of power for the local and tourists. However, the island facilitates people of other religions and beliefs, having Synagogues, Mosques and Russian Churches. Cyprus is at the crossroads of religion, language and geography. Start exploring Cyprus with bbf:.



: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.



location & accessibility

- schools in the neighborhood: Agios Nikolaos Elementary school, Pascal school and Agios Nikolaos Lyceum.
- 2 nurseries around the corner
- actors school, dance studios and other activities around the corner
- dental and medical clinics in a walking distance
- hair studios, beauty salons around the complex
- gyms, spa's and sports amenities
- the biggest supermarket of the city in a 2-minute drive
- laundry and dry-cleaning services
- a wide choice of cafes, restaurants, bars of a diverse pool of cultures
- 3 hospitals within a 20-minute reach

- equally easy access to A1 Highway and the seaside
- in the heart of the most central location of the city
- 3 private English Schools within a 15-minute drive — Grammar School, Grammar School Junior and Foley's
- less than 15-minutes away from the Historical Old Town of Limassol, Marina and Lady's Mile beach
- 20-minute drive to MyMall
- 20-minute walk to Molos skate park
- 25-minute walk to Dasoudi park
- 40-minute drive to Larnaca Airport
- 45-minute drive to Paphos Airport
- 50-minute drive to Troodos Mountains



• architectural description

enjoy the world of luxury apartments and sophisticated office spaces in the center of Limassol

4 gorgeous residential buildings and 1 commercial building, situated in one of the best areas of the city. Agios Nikolaos is located in the area full of various amenities, necessary for quality happy living. this mix-use development creates a sense of a small town within a town in the middle of a thriving hub.



many fascinating amenities, such as a beauty salon and a spa zone, luxurious lobby's, co-working rooftop and so much more

the reinforced concrete foundation of each blocks is made with the close accordance to the European standard, protecting it from any external natural or time damages. the external brick walls are covered with thermal insulation, while the internal walls are equipped with dry-wall system for maximum comfort all-year long.



project in numbers – commercial

- 1 common roof for offices 601 and 602
- 6 floors per building

- 1 building
- 3 shops
- 12 offices

- 3.15m height ceilings
- 69 private parking units

- 377 to 412 sq.m. offices including verandas



• project in numbers — residential

- 1 playground
- 1 spa & sauna room
- 5 floors per block
- 1 media room
- 1 swimming pool
- 1 kids area
- 1 beauty room
- 4 blocks
- 4 lobby's
- 1 gym & yoga room
- 1 laundry room
- 3.15m height ceilings
- 1 co-working space
- 120 private parking spaces
- 52 to 156 sq.m apartment area including verandas
- 3 private English schools within a 15-minute drive



: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	COM-MON AREA PER UNIT M ²	TOTAL AREA M ²
BLOCK A											
1st	101	Apartment	2	2	1	90.69	24.14	5.87	12.30	24.52	157.52
	102	Apartment	1	1	1	55.18	23.76		3.40	16.86	99.20
	103	Apartment	1	1	1	55.11	23.76		11.25	16.84	106.96
	104	Apartment	2	2	1	90.80	24.56	9.41	6.90	24.64	156.30
	105	Apartment	2	2	1	89.76	25.77		5.40	24.67	145.60
	106	Apartment	1	1	1	57.55	26.76		5.40	18.01	107.72
2nd	201	Apartment	2	2	1	90.69	23.05		9.10	24.29	147.13
	202	Apartment	1	1	1	55.18	19.10		6.00	15.86	96.14
	203	Apartment	1	1	1	55.11	19.10		5.55	15.85	95.61
	204	Apartment	2	2	1	90.80	23.91		6.75	24.50	145.96
	205	Apartment	2	2	1	89.76	26.15		7.00	24.75	147.66
	206	Apartment	1	1	1	57.55	17.42		4.30	16.01	95.28
3rd	301	Apartment	2	2	1	90.69	22.56		5.40	24.19	142.83
	302	Apartment	1	1	1	55.18	19.10		5.40	15.86	95.54
	303	Apartment	1	1	1	55.11	19.10		5.40	15.85	95.46
	304	Apartment	2	2	1	90.80	23.91		5.10	24.50	144.31
	305	Apartment	2	2	1	89.76	26.15		5.10	24.75	145.76
	306	Apartment	1	1	1	57.55	17.42		5.10	16.01	96.08
4th	401	Apartment	2	2	1	90.69	22.56		5.10	24.19	142.54
	402	Apartment	1	1	1	55.18	19.10		5.00	15.86	95.14
	403	Apartment	1	1	1	55.11	19.10		5.00	15.85	95.06
	404	Apartment	2	2	1	90.80	23.91		5.00	24.50	144.21
	405	Apartment	2	2	1	89.76	26.15		5.00	24.75	145.66
	406	Apartment	1	1	1	57.55	17.42		5.00	16.01	95.98
5th	501	Apartment	2	2	1	90.69	22.56		9.20	24.19	146.64
	502	Apartment	1	1	1	55.18	19.10		5.25	15.86	95.39
	503	Apartment	1	1	1	55.11	19.10		5.00	15.85	95.06
	504	Apartment	2	2	1	90.80	23.91		5.50	24.50	144.71
	505	Apartment	2	2	1	89.76	26.15		5.50	24.75	146.16
	506	Apartment	1	1	1	57.55	17.42		4.20	16.01	95.18

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	COM-MON AREA PER UNIT M ²	TOTAL AREA M ²
BLOCK B											
1st	101	Apartment	1	1	1	60.80	17.83		5.00	18.35	101.98
	102	Apartment	3	3	1	120.10	36.30	11.84	5.00	36.50	209.74
	103	Apartment	1	1	1	55.62	19.93	9.05	5.00	17.63	107.23
	104	Studio	1	1	1	37.80	14.65		5.15	12.24	69.84
	105	Apartment	2	2	1	90.98	26.65	8.83	5.80	27.45	159.71
	106	Apartment	3	3	1	119.00	31.05		5.00	35.02	190.07
2nd	201	Apartment	1	1	1	60.80	17.83		5.30	18.35	102.28
	202	Apartment	3	3	1	120.10	36.30		4.20	36.50	197.10
	203	Apartment	1	1	1	55.62	19.93		5.40	17.63	98.58
	204	Studio	1	1	1	37.80	14.65		4.20	12.24	68.89
	205	Apartment	2	2	1	90.98	26.65		5.40	27.45	150.48
	206	Apartment	3	3	1	119.00	31.05		4.20	35.02	189.27
3rd	301	Apartment	1	1	1	60.80	17.83		5.10	18.35	102.08
	302	Apartment	3	3	1	120.10	36.30		4.30	36.50	197.20
	303	Apartment	1	1	1	55.62	19.93		5.00	17.63	98.18
	304	Studio	1	1	1	37.80	14.65		5.10	12.24	69.79
	305	Apartment	2	2	1	91.30	26.65		5.00	27.53	150.48
	306	Apartment	3	3	1	119.26	31.05		5.00	35.08	190.39
4th	401	Apartment	1	1	1	60.80	17.67		5.10	18.31	101.88
	402	Apartment	3	3	1	119.00	36.15		14.00	36.21	205.36
	403	Apartment	1	1	1	55.62	19.93		5.00	17.63	98.18
	404	Studio	1	1	1	37.80	14.65		5.00	12.24	69.69
	405	Apartment	2	2	1	90.80	26.65		5.00	27.41	149.86
	406	Apartment	3	3	1	119.26	31.05		7.80	35.08	193.19
5th	501	Apartment	1	1	1	60.80	17.83		5.00	18.35	101.98
	502	Apartment	3	3	1	120.10	36.30		5.50	36.50	198.40
	503	Apartment	1	1	1	55.62	19.93		5.00	17.63	98.18
	504	Studio	1	1	1	37.80	14.65		5.10	12.24	69.79
	505	Apartment	2	2	1	90.98	26.65		5.10	27.45	150.18
	506	Apartment	3	3	1	119.00	31.05		5.10	35.02	190.17



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 M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	STO-RAGE M ²	COM-MON AREA PER UNIT M ²	TOTAL AREA M ²
BLOCK C											
1st	101	Apartment	1	1	1	60.81	17.84	5.87	5.00	17.79	101.44
	102	Apartment	3	3	1	120.10	36.28		4.85	35.38	208.45
	103	Apartment	1	1	1	55.49	20.40		4.90	17.17	107.01
	104	Studio	1	1	1	37.67	14.65	9.41	5.00	11.84	69.16
	105	Apartment	2	2	1	90.88	27.11		5.00	26.69	158.51
	106	Apartment	3	3	1	118.80	31.20		5.00	33.93	188.93
2nd	201	Apartment	1	1	1	60.81	17.07		4.90	17.62	100.40
	202	Apartment	3	3	1	120.10	36.28		5.00	35.38	196.76
	203	Apartment	1	1	1	55.49	20.40		5.00	17.17	98.06
	204	Studio	1	1	1	37.67	14.65		5.00	11.84	69.16
	205	Apartment	2	2	1	90.88	27.11		5.00	26.69	149.68
	206	Apartment	3	3	1	118.80	31.20		5.00	33.93	188.93
3rd	301	Apartment	1	1	1	60.81	17.07		5.00	17.62	100.50
	302	Apartment	3	3	1	120.10	36.28		5.00	35.38	196.76
	303	Apartment	1	1	1	55.49	20.40		5.10	17.17	98.16
	304	Studio	1	1	1	37.67	14.65		5.40	11.84	69.56
	305	Apartment	2	2	1	90.88	27.11		5.00	26.69	149.68
	306	Apartment	3	3	1	118.80	31.20		5.40	33.93	189.33
4th	401	Apartment	1	1	1	60.81	17.98		5.00	17.82	101.61
	402	Apartment	3	3	1	120.10	36.28		5.10	35.38	196.86
	403	Apartment	1	1	1	55.49	20.40		5.00	17.17	98.06
	404	Studio	1	1	1	37.67	14.65		5.40	11.84	69.56
	405	Apartment	2	2	1	90.88	27.11		5.40	26.69	150.08
	406	Apartment	3	3	1	119.21	31.20		12.55	34.03	196.99
5th	501	Apartment	1	1	1	60.81	17.07		4.30	17.62	99.80
	502	Apartment	3	3	1	120.10	36.28		4.20	35.38	195.96
	503	Apartment	1	1	1	55.49	20.40		4.20	17.17	97.26
	504	Studio	1	1	1	37.67	14.65		5.40	11.84	69.56
	505	Apartment	2	2	1	90.88	26.68		5.40	26.59	149.55
	506	Apartment	3	3	1	118.80	31.20		5.40	33.93	189.33

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	COM-MON AREA PER UNIT M ²	TOTAL AREA M ²
BLOCK D											
1st	101	Apartment	2	2	1	90.46	23.60		4.90	16.50	135.46
	102	Apartment	1	1	1	55.12	18.92	6.00	5.40	10.71	96.15
	103	Apartment	1	1	1	55.12	18.85	6.00	5.40	10.70	96.07
	104	Apartment	2	2	1	92.39	25.73		5.40	17.09	140.61
	105	Apartment	2	2	1	92.72	27.73		7.55	17.43	145.43
	106	Apartment	1	1	1	57.55	18.36		8.80	10.98	95.69
2nd	201	Apartment	2	2	1	90.46	23.60		8.80	16.50	139.36
	202	Apartment	1	1	1	55.12	18.92		5.70	10.71	90.45
	203	Apartment	1	1	1	55.12	18.85		9.80	10.70	94.47
	204	Apartment	2	2	1	92.39	25.73		5.70	17.09	140.91
	205	Apartment	2	2	1	92.72	27.73		5.40	17.43	143.28
	206	Apartment	1	1	1	57.55	18.36		6.90	10.98	93.79
3rd	301	Apartment	2	2	1	90.46	23.60		4.20	16.50	134.76
	302	Apartment	1	1	1	55.12	18.92		4.20	10.71	88.95
	303	Apartment	1	1	1	55.12	18.85		5.00	10.70	89.67
	304	Apartment	2	2	1	92.39	25.73		5.00	17.09	140.21
	305	Apartment	2	2	1	92.72	27.73		5.00	17.43	142.88
	306	Apartment	1	1	1	57.55	18.36		5.00	10.98	91.89
4th	401	Apartment	2	2	1	90.46	23.60		4.30	16.50	134.86
	402	Apartment	1	1	1	55.12	18.92		5.10	10.71	89.85
	403	Apartment	1	1	1	55.12	18.85		5.40	10.70	90.07
	404	Apartment	2	2	1	92.39	25.73		4.20	17.09	139.41
	405	Apartment	2	2	1	92.72	27.73		4.20	17.43	142.08
	406	Apartment	1	1	1	57.55	18.36		5.50	10.98	92.39
5th	501	Apartment	2	2	1	90.46	23.60		9.10	16.50	139.66
	502	Apartment	1	1	1	55.12	18.92		9.40	10.71	94.15
	503	Apartment	1	1	1	55.12	18.85		9.30	10.70	93.97
	504	Apartment	2	2	1	92.39	25.73		5.00	17.09	140.21
	505	Apartment	2	2	1	92.72	27.73		11.10	17.43	148.98
	506	Apartment	1	1	1	57.55	18.36		5.10	10.98	91.99



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: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	161.20		mezzanine 87.88			225.18	55.42	529.68
	O002	Shop	Shop		1	145.60		mezzanine 79.04			166.40	49.98	441.02
	O003	Shop	Shop		1	161.20		mezzanine 88.04			219.90	55.46	524.60
1st	O101	Office	Office		1	289.56	87.47					83.89	460.92
	O102	Office	Office		1	289.67	87.63					83.95	461.25
2nd	O201	Office	Office		1	289.56	87.47					83.89	460.92
	O202	Office	Office		1	289.67	87.63					83.95	461.25
3rd	O301	Office	Office		1	289.56	87.47					83.89	460.92
	O302	Office	Office		1	289.67	87.63					83.95	461.25
4th	O401	Office	Office		1	289.56	90.98					84.67	465.21
	O402	Office	Office		1	289.67	91.13					84.73	465.53
5th	O501	Office	Office		1	289.56	90.98					84.67	465.21
	O502	Office	Office		1	289.67	91.13					84.73	465.53
6th	O601	Office	Office		1	289.56	90.98	7th 31.00	15.05	185.10		91.57	703.26
	O602	Office	Office		1	289.67	91.13	7th 31.00	15.05	184.70		91.62	703.17
Common Roof										131.43			



basement parking



ground floor



• floor plans blocks a&b

1st floor



• floor plans blocks a&b

2nd floor



block a

UNIT N°	TOTAL AREA M ²
A201	113.74
A202	74.28
A203	74.21
A204	114.71
A205	115.91
A206	74.97

block b

UNIT N°	TOTAL AREA M ²
101	78.63
102	156.40
103	75.55
104	52.45
105	117.63
106	150.05

• floor plans blocks a&b

3rd floor



block a

UNIT N°	TOTAL AREA M ²
A301	113.25
A302	74.28
A303	74.21
A304	114.71
A305	115.91
A306	74.97

block b

UNIT N°	TOTAL AREA M ²
B301	78.63
B302	156.40
B303	75.55
B304	52.45
B305	117.95
B306	150.31

• floor plans blocks a&b

4th floor



block a

UNIT N°	TOTAL AREA M ²
A401	113.25
A402	74.28
A403	74.21
A404	114.71
A405	115.91
A406	74.97

block b

UNIT N°	TOTAL AREA M ²
B401	78.47
B402	155.15
B403	75.55
B404	52.45
B405	117.45
B406	150.31

• floor plans blocks a&b

5th floor



block a

UNIT N°	TOTAL AREA M ²
A501	113.25
A502	74.28
A503	74.21
A504	114.71
A505	115.91
A506	74.97

block b

UNIT N°	TOTAL AREA M ²
B501	78.63
B502	156.40
B503	75.55
B504	52.45
B505	117.63
B506	150.05

• floor plans blocks c&d

1st floor



block c

UNIT N°	TOTAL AREA M²
C101	78.65
C102	156.38
C103	75.89
C104	52.32
C105	117.99
C106	150.00

block d

UNIT N°	TOTAL AREA M²
D101	114.06
D102	74.04
D103	73.97
D104	118.12
D105	120.45
D106	75.91

• floor plans blocks c&d

2nd floor



block c

UNIT N°	TOTAL AREA M²
C201	77.88
C202	156.38
C203	75.89
C204	52.32
C205	117.99
C206	150.00

block d

UNIT N°	TOTAL AREA M²
D201	114.06
D202	74.04
D203	73.97
D204	118.12
D205	120.45
D206	75.91

• floor plans blocks c&d

3rd floor



block c

UNIT N°	TOTAL AREA M ²
C301	77.88
C302	156.38
C303	75.89
C304	52.32
C305	117.99
C306	150.00

block d

UNIT N°	TOTAL AREA M ²
D301	114.06
D302	74.04
D303	73.97
D304	118.12
D305	120.45
D306	75.91

• floor plans blocks c&d

4th floor



block c

UNIT N°	TOTAL AREA M ²
C401	78.79
C402	156.38
C403	75.89
C404	52.32
C405	117.99
C406	150.41

block d

UNIT N°	TOTAL AREA M ²
D401	114.06
D402	74.04
D403	73.97
D404	118.12
D405	120.45
D406	75.91

• floor plans blocks c&d

5th floor



block c

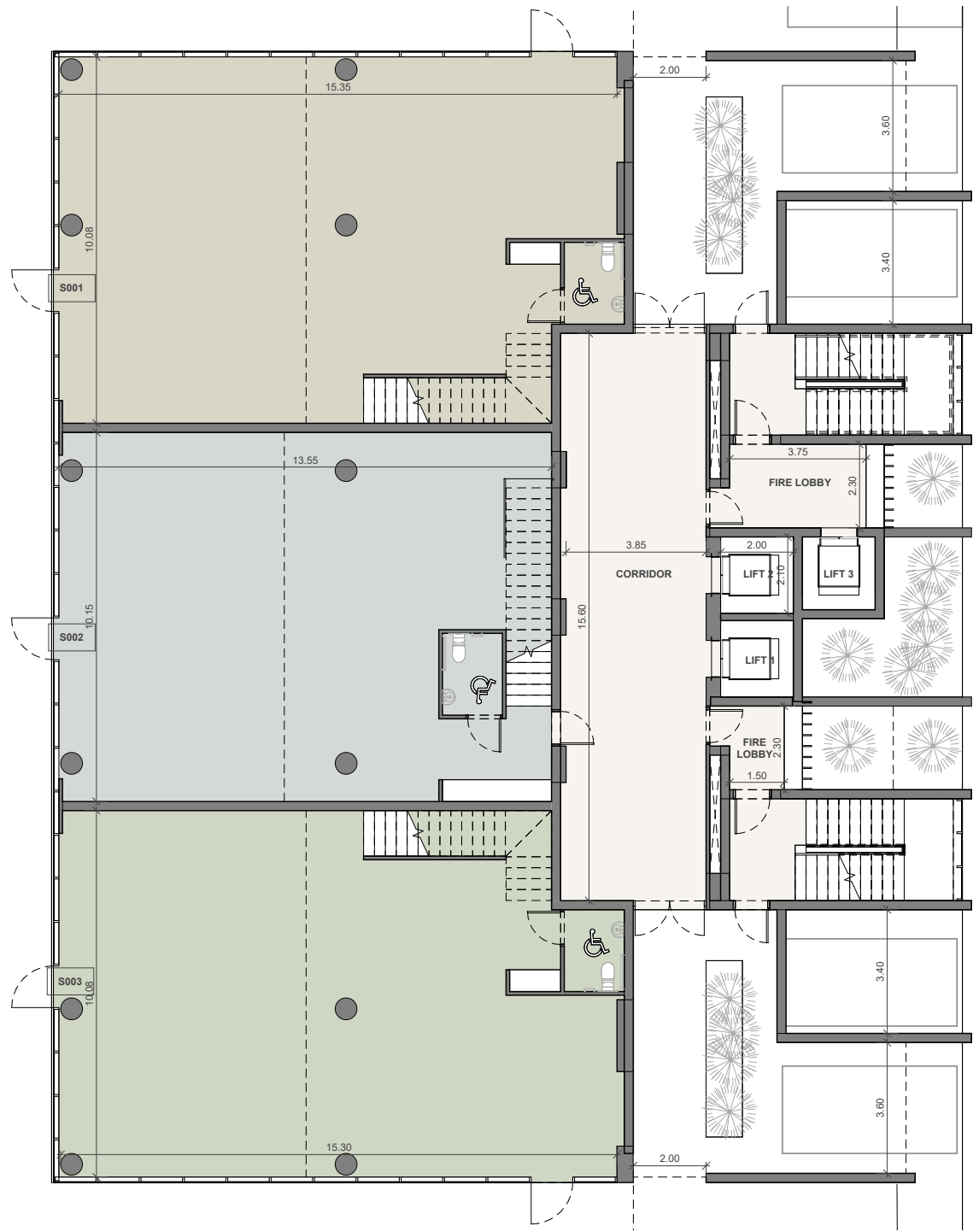
UNIT N°	TOTAL AREA M²
C501	77.88
C502	156.38
C503	75.89
C504	52.32
C505	117.56
C506	150.00

block d

UNIT N°	TOTAL AREA M²
D501	114.06
D502	74.04
D503	73.97
D504	118.12
D505	120.45
D506	75.91

• floor plans commercial block

ground floor

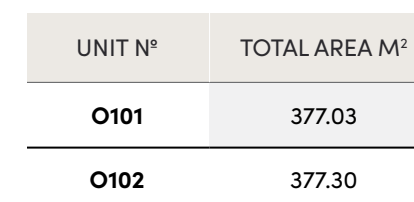


mezzanine



UNIT N°	TOTAL AREA M²
O001	249.08
O002	224.64
O003	249.24

basement



• floor plans commercial block

2nd floor



UNIT N°	TOTAL AREA M²
O201	377.03
O202	377.30

3rd floor



UNIT N°	TOTAL AREA M²
O301	377.03
O302	377.30

• floor plans commercial block

4th floor



UNIT N°	TOTAL AREA M²
O401	380.54
O402	380.80

5th floor



UNIT N°	TOTAL AREA M²
O501	380.54
O502	380.80

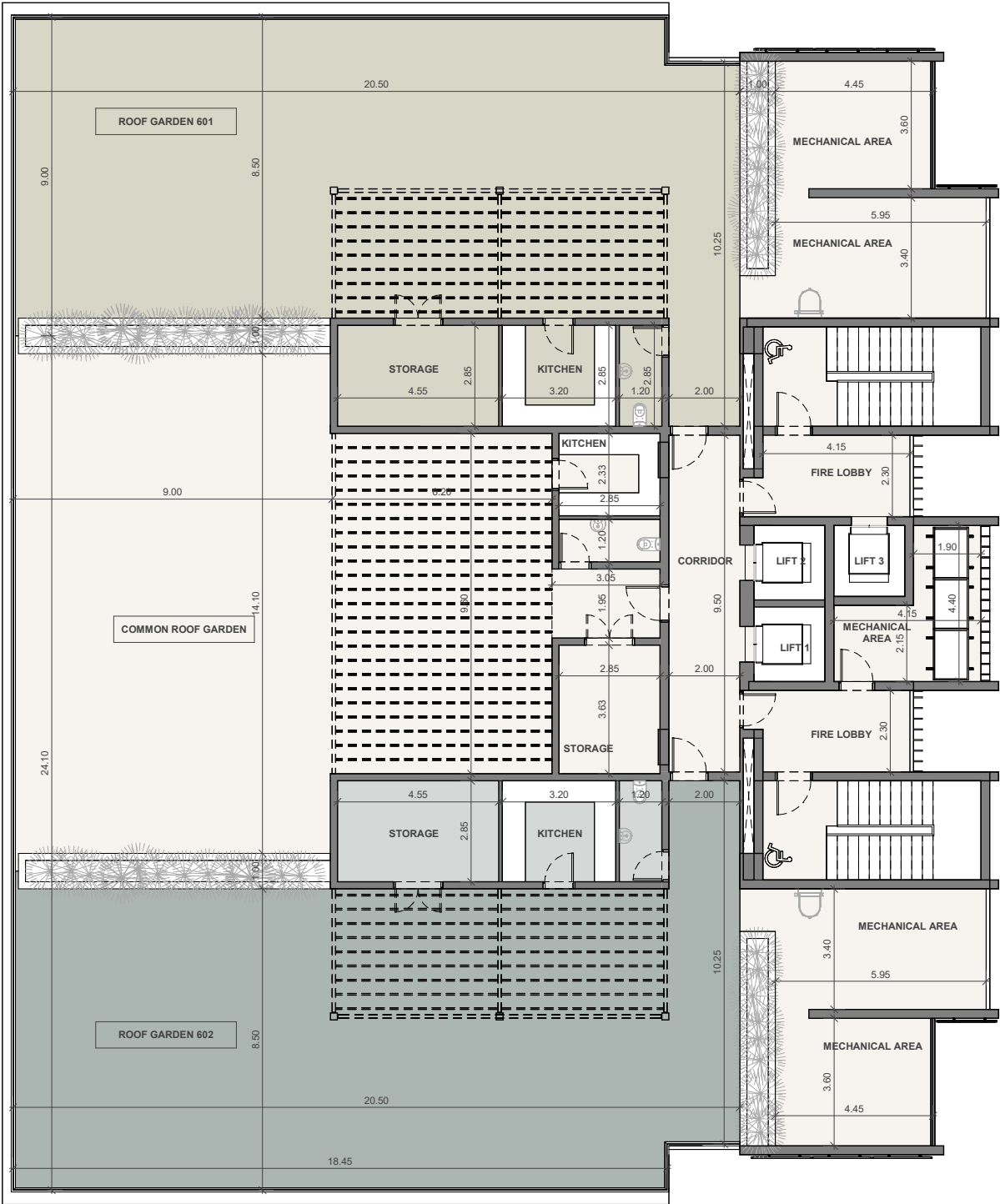
• floor plans commercial block

6th floor



UNIT N°	TOTAL AREA M²
O601	411.54
O602	411.80

roof garden



UNIT N°	TOTAL AREA M²
Common Roof	131.43

UNIT N°	TOTAL AREA M²
O601	185.10
O602	184.70

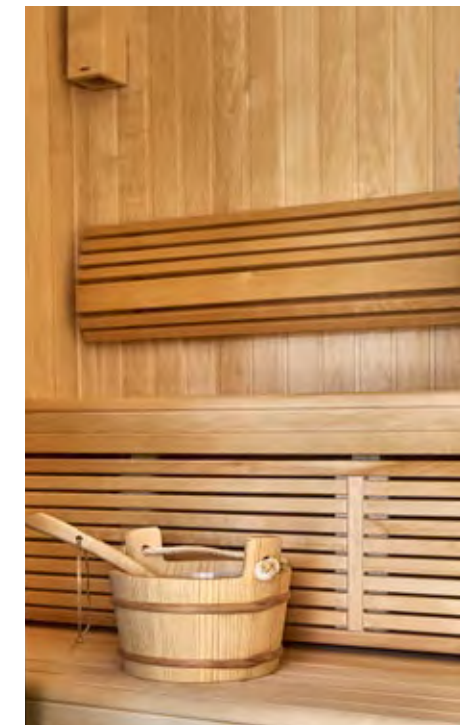
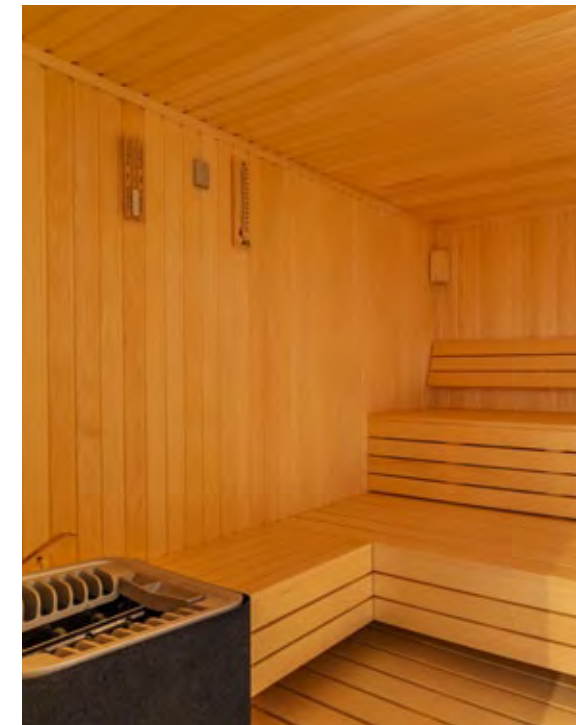
•internal infrastructure

signature internal infrastructure
objects made for different tastes
and preferences

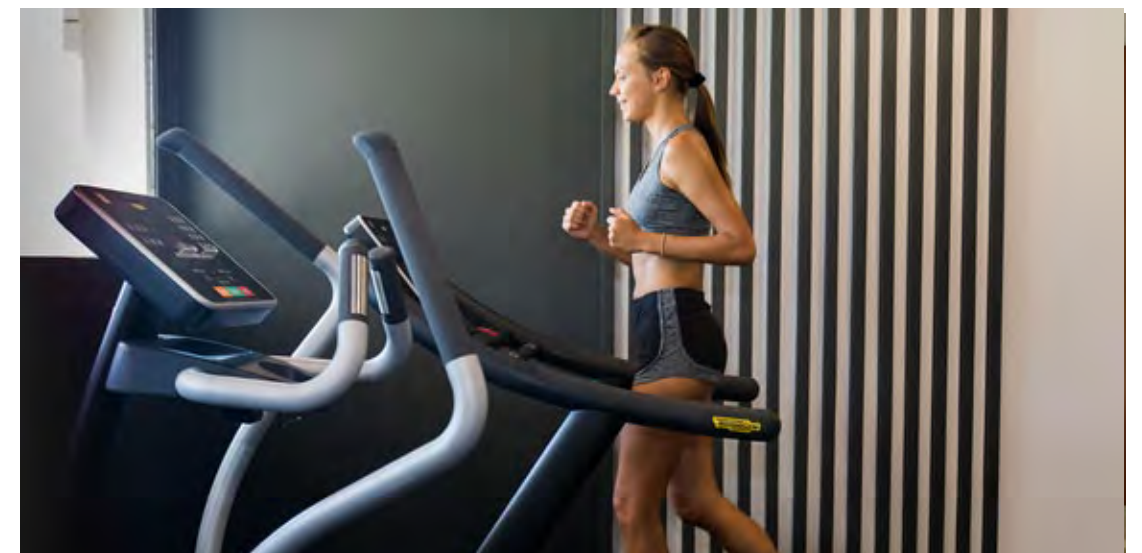
swimming pool



sauna



gym



•internal infrastructure

co-working spaces



introducing a number of new
infrastructure elements to promote
your well-being and happy living

yoga room



kids area



•signature finishes — residential



bbf:elegance

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

in order to maximize your brand recognition, we present you with a shell&core interior solutions, where you are free to design your future workspace according to all your needs.

- shell&core finishings
- 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

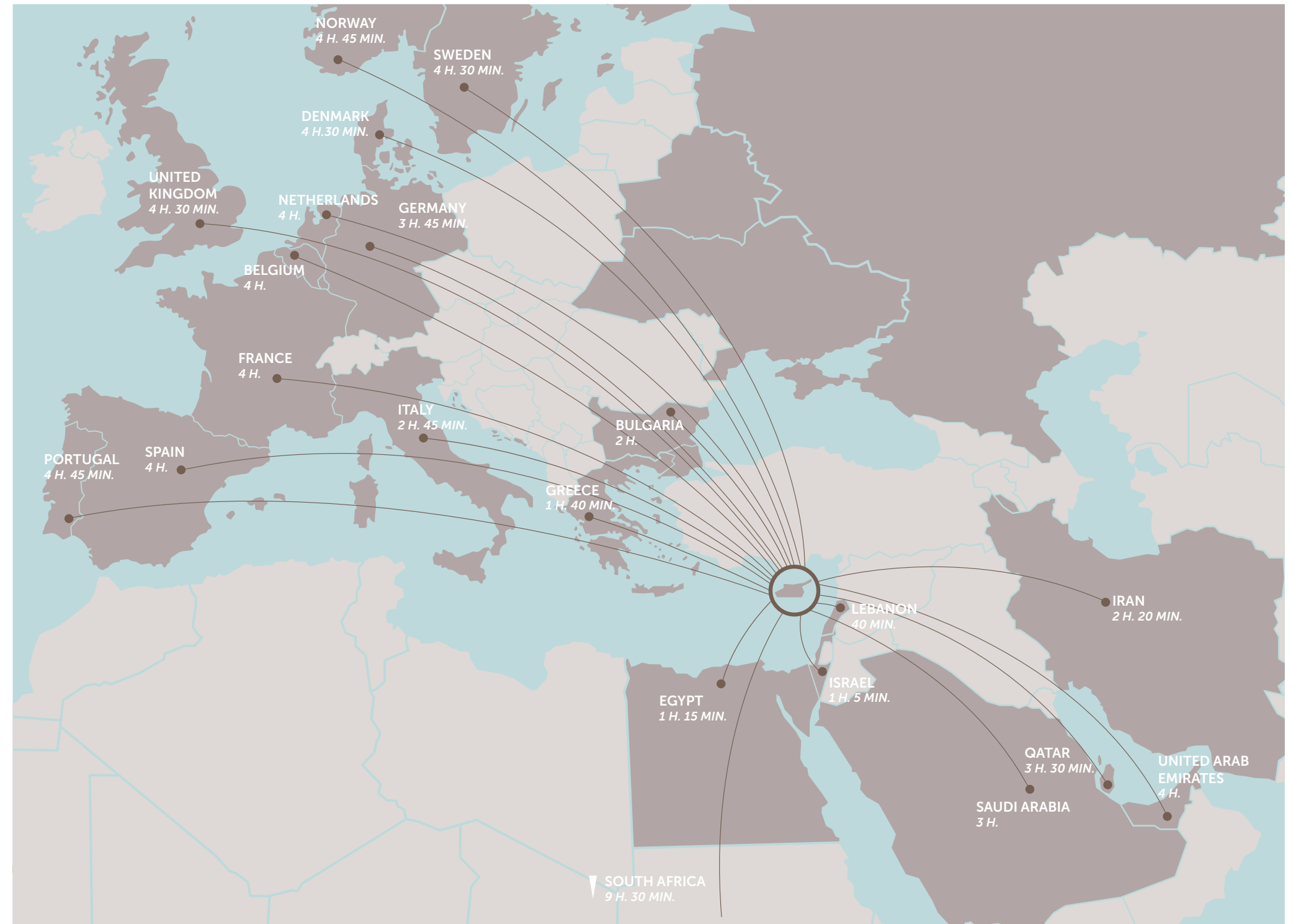
Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

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.



notes

bbf: CARE

when investing into a property from bbf: you become a part of an exclusive community with superior service. Our promise to all our residents — to make living at bbf: suggest 'living more'. More comfortable. More responsible. More reliable.

bbf: design

interior Design services
Luxury furniture and accessories showroom

UHA architecture

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.

bbf:

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