

# bbf:force

Spyrou Kyprianou, Limassol

the force  
behind  
your success

[bbf.com](http://bbf.com)

bbf:

:force





## the project

### Your gateway to unmatched business success

Welcome to :force, where contemporary design meets strategic location on Spyrou Kyprianou Avenue, just minutes from the convenient junction of Ayios Athanasios. This exceptional commercial space features 12 thoughtfully crafted offices spread across 5 floors. Here, prestige meets potential, providing the ideal environment for businesses to thrive and excel in a dynamic, prime location.



# key highlights & figures



iconic 5-story office block



1,229 m<sup>2</sup> of private terraced areas



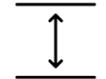
129 car park spaces



offices areas from 349 m<sup>2</sup> to 456 m<sup>2</sup>



high-quality finishes



clear floor-to-ceiling height 3.6 m



sunlit workspaces with floor-to-ceiling windows



flexible open-plan workspaces



top-floor offices with private roof garden



eco-friendly features based on ESG considerations

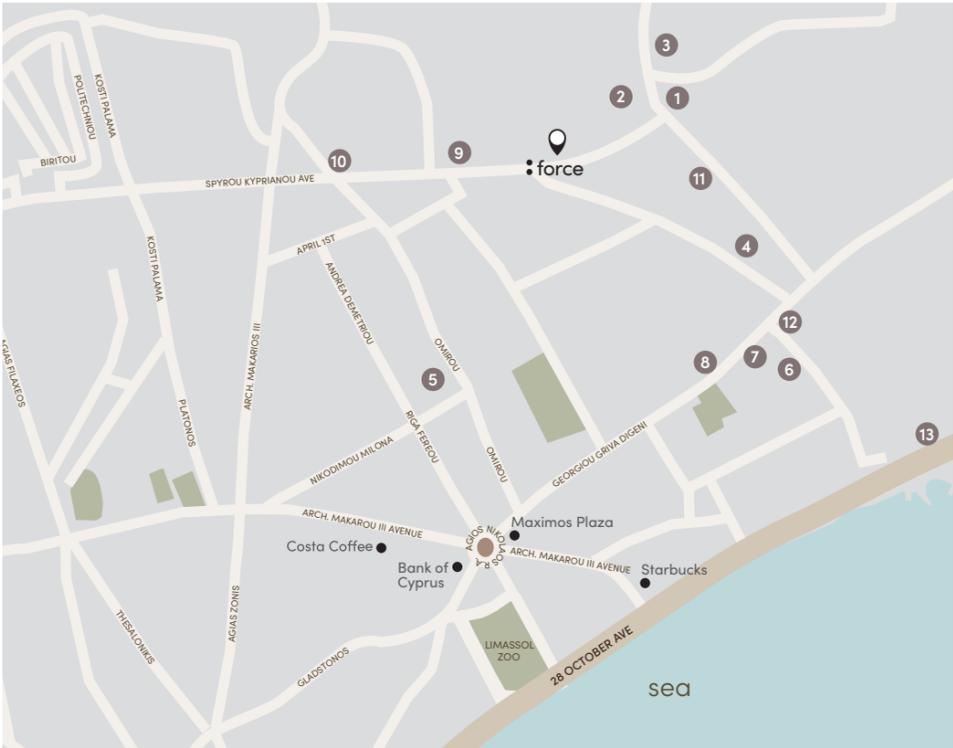




# location & accessibility

## Mesa Yeitonia, Limassol

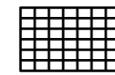
:force is strategically located on vibrant Spyrou Kyprianou Avenue in the Agios Athanasios district, providing easy access to the highway and seashore. Surrounded by essential services and upscale dining, this prime location offers the perfect setting to elevate your business's status and convenience.



- 1 Jumbo
- 2 New Mall of Limassol
- 3 Kotsovolos Electronics
- 4 Ajax Hotel
- 5 Sklavinitis Supermarket
- 6 Alphamega Supermarket
- 7 Thymari Grill & Salad
- 8 Kokkinos Smile Clinic
- 9 Tickmill EU
- 10 Windsor Brokers
- 11 The Soul Publishing
- 12 Semrush Limassol
- 13 Columbia Beach



## design & architecture



A sleek facade featuring clean lines, alternating glass and solid sections, creating a dynamic, modern appearance



High-quality glass, stainless steel, and reinforced concrete combine for a contemporary, durable, and visually striking structure



Five levels with extended balconies, spacious interiors, and a welcoming double-height glass entrance



Modern minimalist design, focusing on clean lines and open spaces, with an emphasis on light-filled, professional environments

# office features & common areas

## office features

- Expansive windows maximize light and energy efficiency, offering breathtaking views
- 3.6-meter high ceilings and exposed details create an inspiring, modern workspace
- Covered terraces provide ideal spots for relaxation with beautiful views
- Private kitchens in every office add convenience for employees
- Top-floor offices feature private roof gardens, providing an exclusive and serene workspace option

## common areas

- Wood-veined marble in the lobby and corridors sets a sophisticated, welcoming tone
- Secure entrances ensure enhanced safety and peace of mind for all tenants



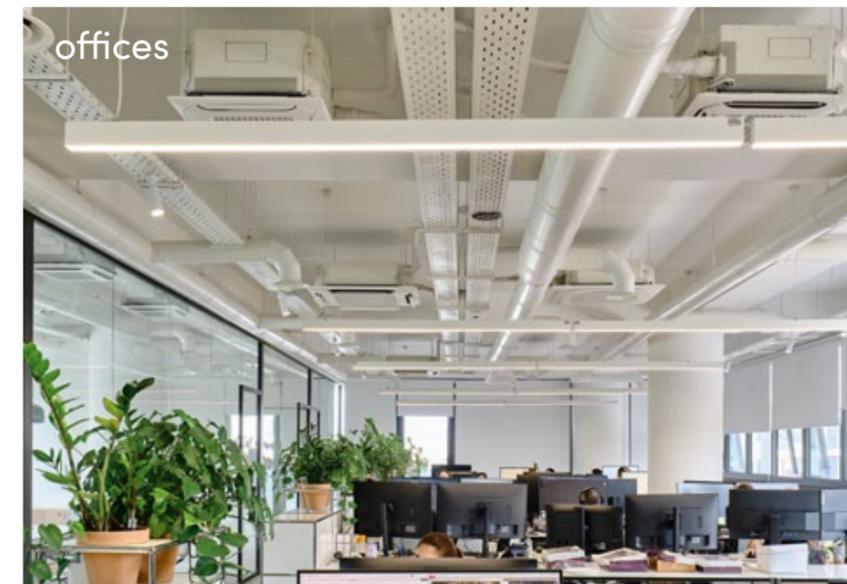
conference



reception



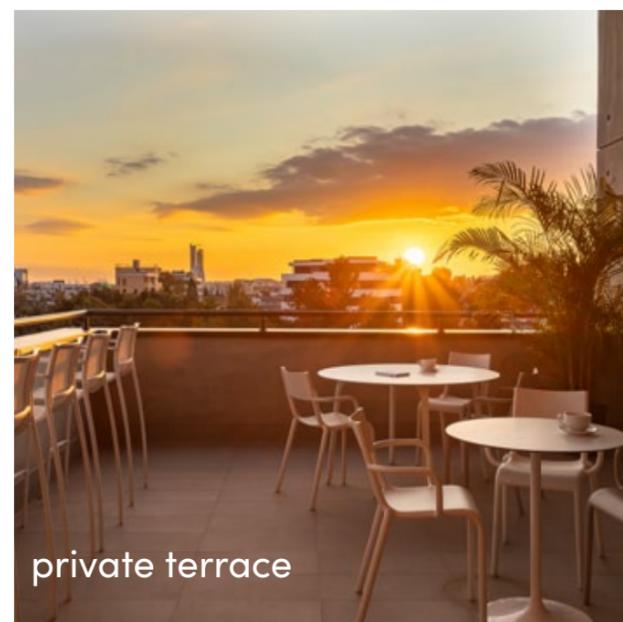
lobby



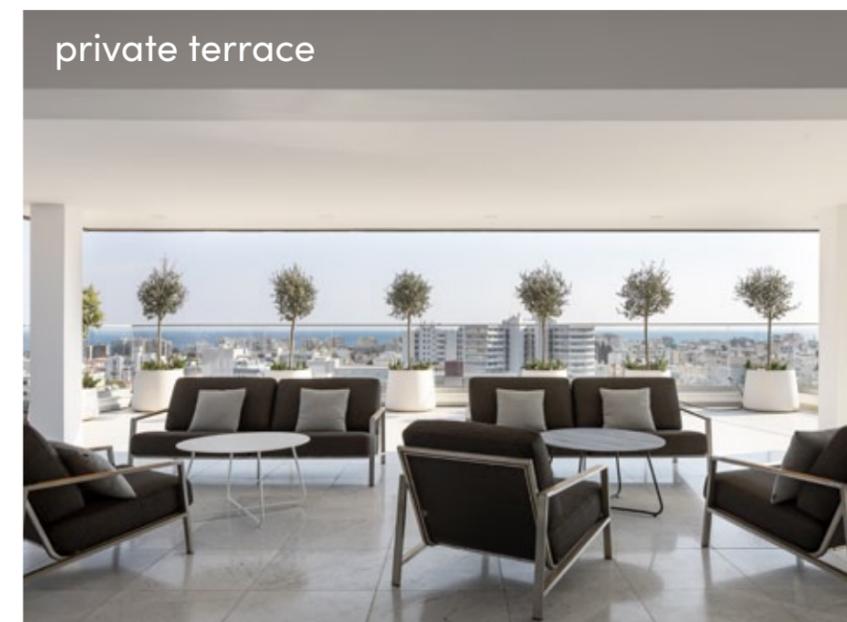
offices



offices



private terrace

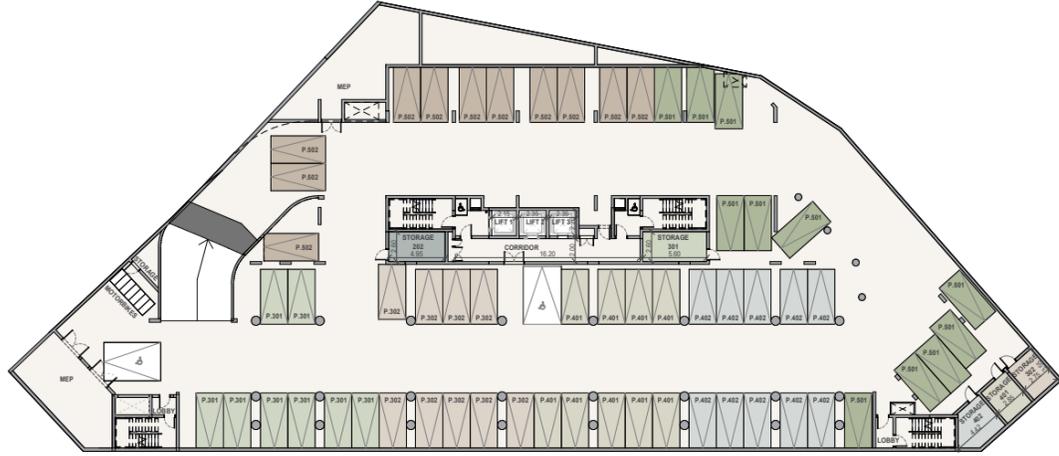


private terrace

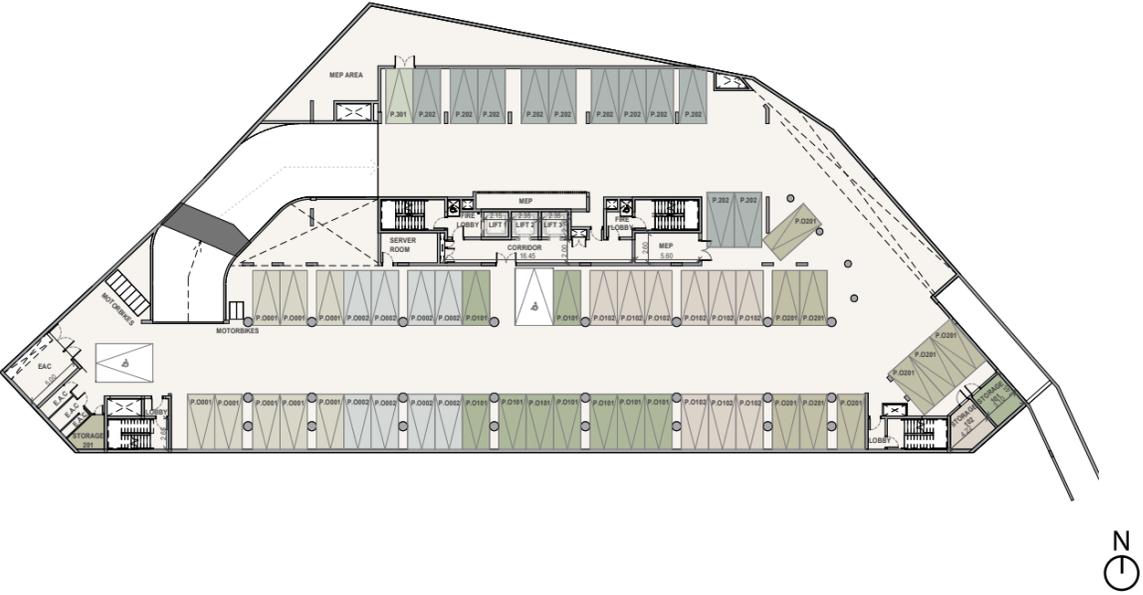
# choice of properties



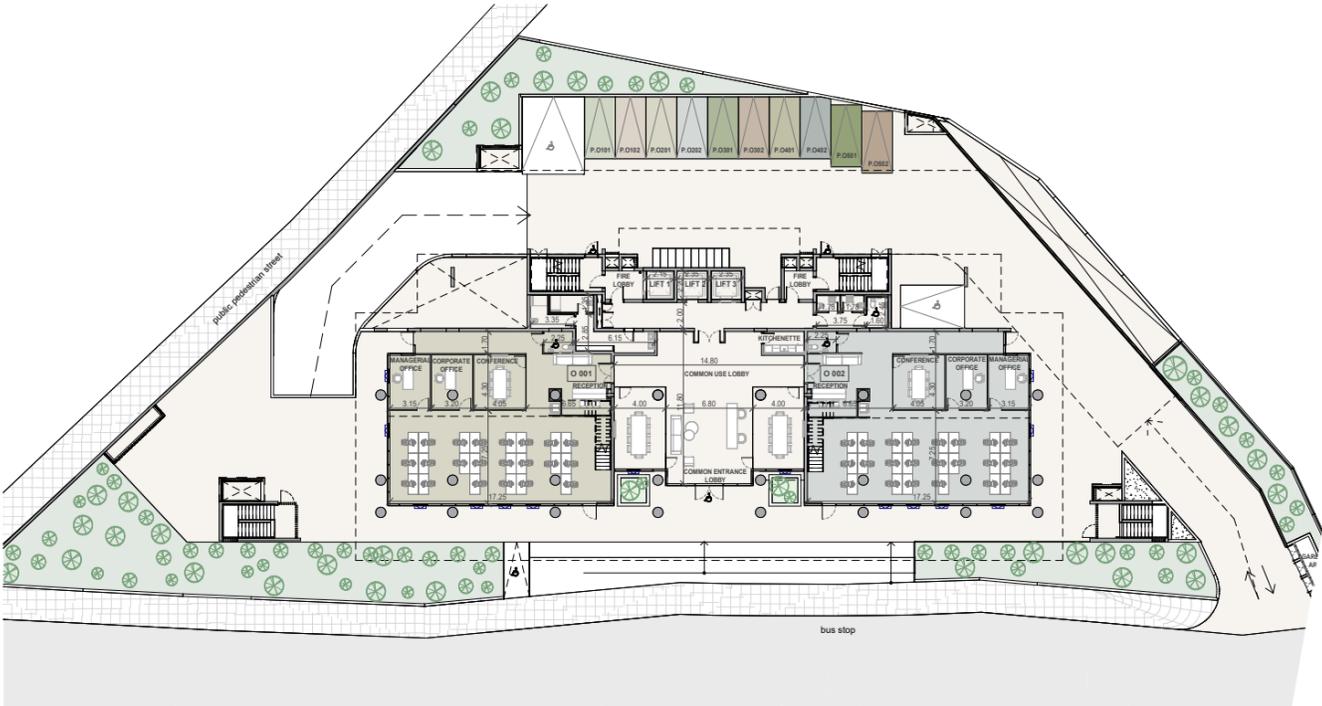
parking level 2



parking level 1



ground floor

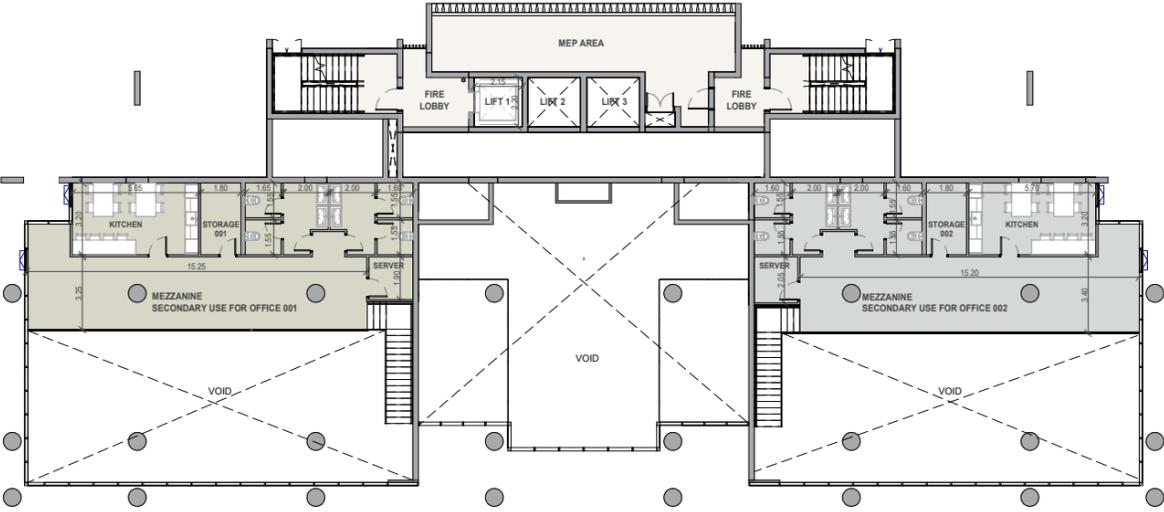


UNIT NO **A001**  
348.90 m<sup>2</sup>  
total area

**A002**  
357.20 m<sup>2</sup>  
total area



mezzanine

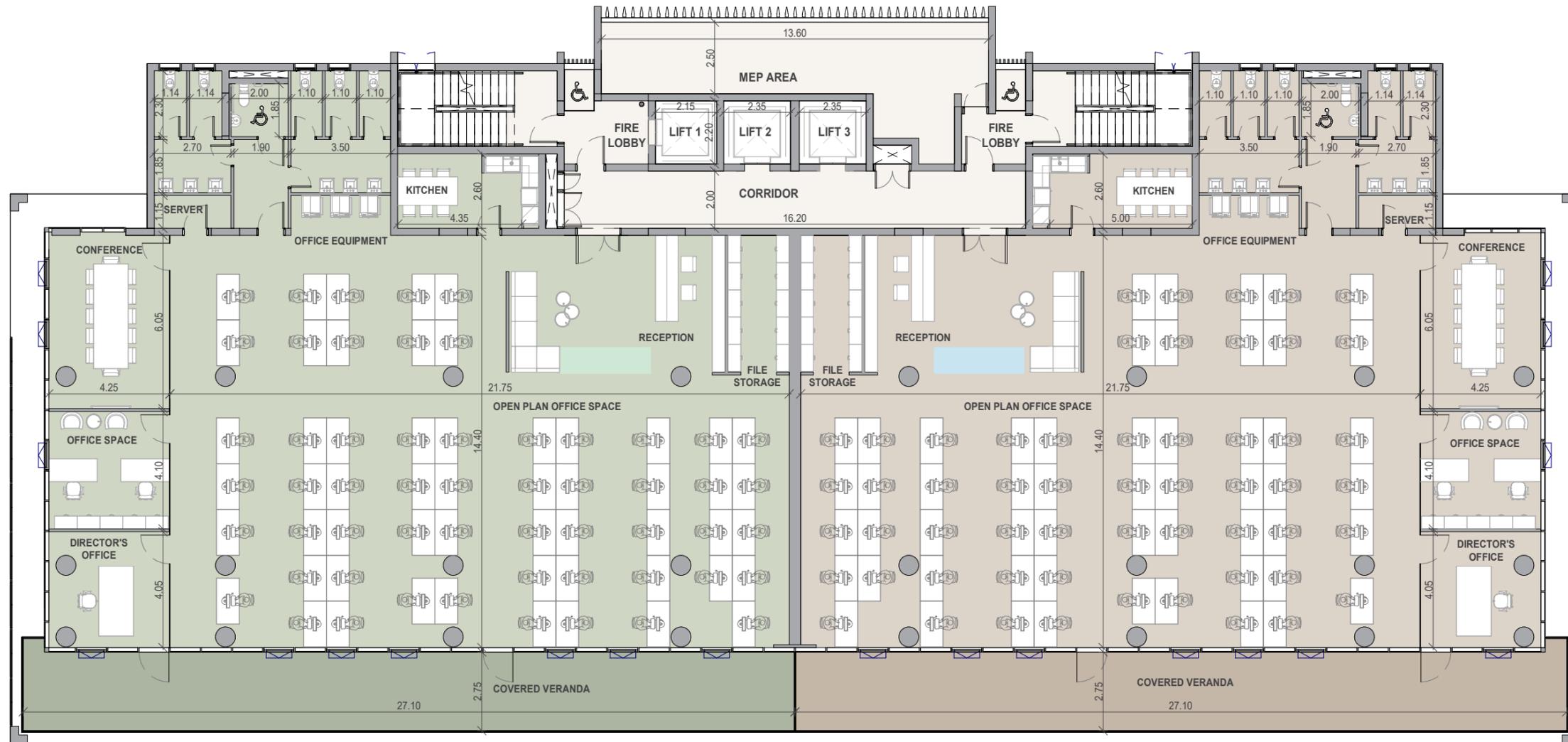


UNIT NO **A001**  
**mezzanine**  
116.40 m<sup>2</sup>  
total area

**A002**  
**mezzanine**  
119.20 m<sup>2</sup>  
total area



typical floor plan



<b>UNIT NO</b>	<b>A101</b>	<b>A201</b>	<b>A301</b>	<b>A401</b>	<b>A501</b>
	530.40 m <sup>2</sup> total area	874.70 m <sup>2</sup> total area			
	<b>A102</b>	<b>A202</b>	<b>A302</b>	<b>A401</b>	<b>A501</b>
	531.90 m <sup>2</sup> total area	879.30 m <sup>2</sup> total area			





# signature finishes

## shell & core

Design your future workspace according to your needs and vision.

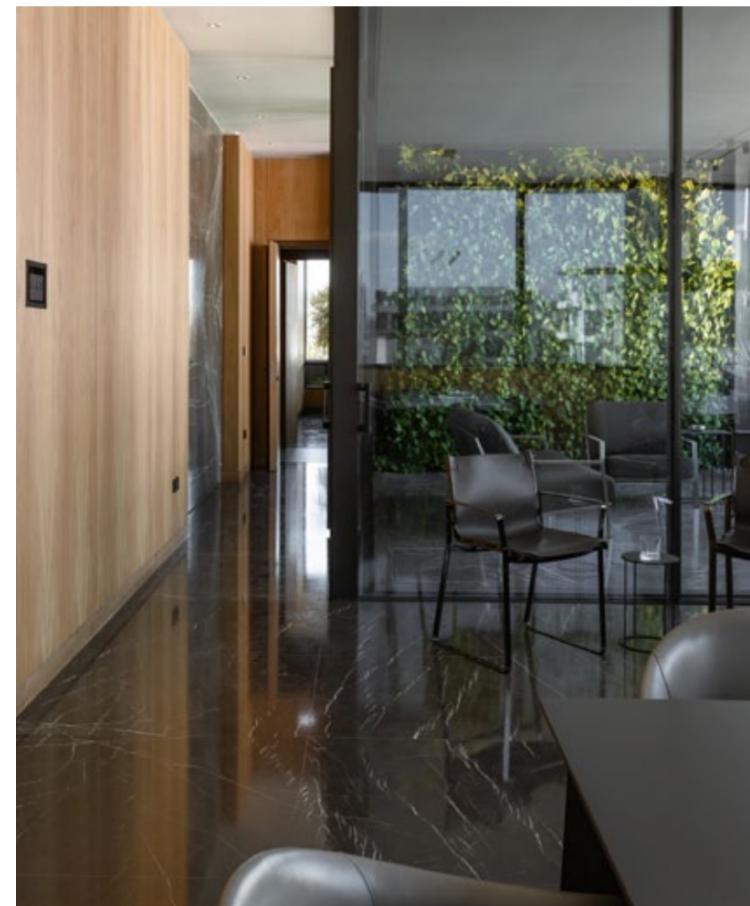
## common areas

- Ceramic tile walls and floors in the restrooms
- Ceramic tile floors in the common areas and verandas
- High-standard sanitary ware from European brands in common areas and restrooms
- Plumbing drainage, with hot and cold water in high-pressure pipes and an instant heater included
- High-standard switches, sockets, and other electrical accessories from European brands in the common areas and restrooms
- No loose furniture is included
- Keypad intercom at the lobby main entrance door

## offices

- Shell & core finishings of the office spaces
- Thermal aluminum doors and window frames with double glazing
- Provisions for plumbing drainage
- Provisions for sanitary ware
- No loose furniture is included
- Provisions for A/C in every office
- Provisions for electrical installations and lighting fittings

\* 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



# bbf:

## about us

BBF is actively committed to creating the best future living environments for our clients.

We continuously build upon our understanding of life form and shared urban systems to make a positive impact and create a healthy, sustainable environment for future living.

- One of the top 3 developers in Cyprus premium real estate market
- Operations in Cyprus, Greece, Portugal and Canada
- more than 145 projects in portfolio
- Over 350 employees in 5 countries



## partners

### bbf: care

Investing in a BBF property means joining an exclusive community with exceptional after-sales service. At bbf: care, we enhance your living experience with more comfort, reliability, and responsibility. Our expert team and 24/7 support ensure your property is well-maintained and your needs are promptly met, making your life easier.

### uha

Our valuable partners, UHA are a global studio of architects, urbanists, and designers. Handling diverse projects, their expertise includes architecture, master planning, and interior design. Spanning London to Mumbai, UHA's work covers everything from boutique residences to high-tech workspaces.

### bbf: design

Interior Design Services.  
Luxury furniture and accessories showroom.

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