

bbf: gladstone

Old Town, Limassol

redefining
business
in Limassol's
heart

bbf.com

bbf:

An architectural rendering of a modern, multi-story glass building at dusk. The building features a prominent corner with large glass windows and balconies, some of which are illuminated from within. The sky is a deep blue, and the foreground shows a street with a few pedestrians and a blurred car, suggesting a city environment. The text ': gladstone' is overlaid in white, lowercase letters across the middle of the image.

: gladstone



the project

elevating urban workspaces with modern elegance

Introducing :gladstone, an architectural marvel in Limassol's vibrant center on Gladstonos Street. Near the bustling Anexartisias shopping district, amenities, gourmet restaurants, and the seafront, this iconic building offers 12 premium offices and 1 exclusive shop over 6 floors. Crafted with the finest materials and finishes, :gladstone combines business functionality with upscale style, making it a valuable asset for any enterprise and a great investment for property portfolios.



key highlights & figures



Iconic 6-story office block



930 m² of private terraced areas



69 car park spaces



office areas from 273 to 290 m²



1 retail space of 485.5 m²



high-quality finishes



clear floor-to-ceiling height 3.5 m



sunlit workspaces with floor-to-ceiling windows



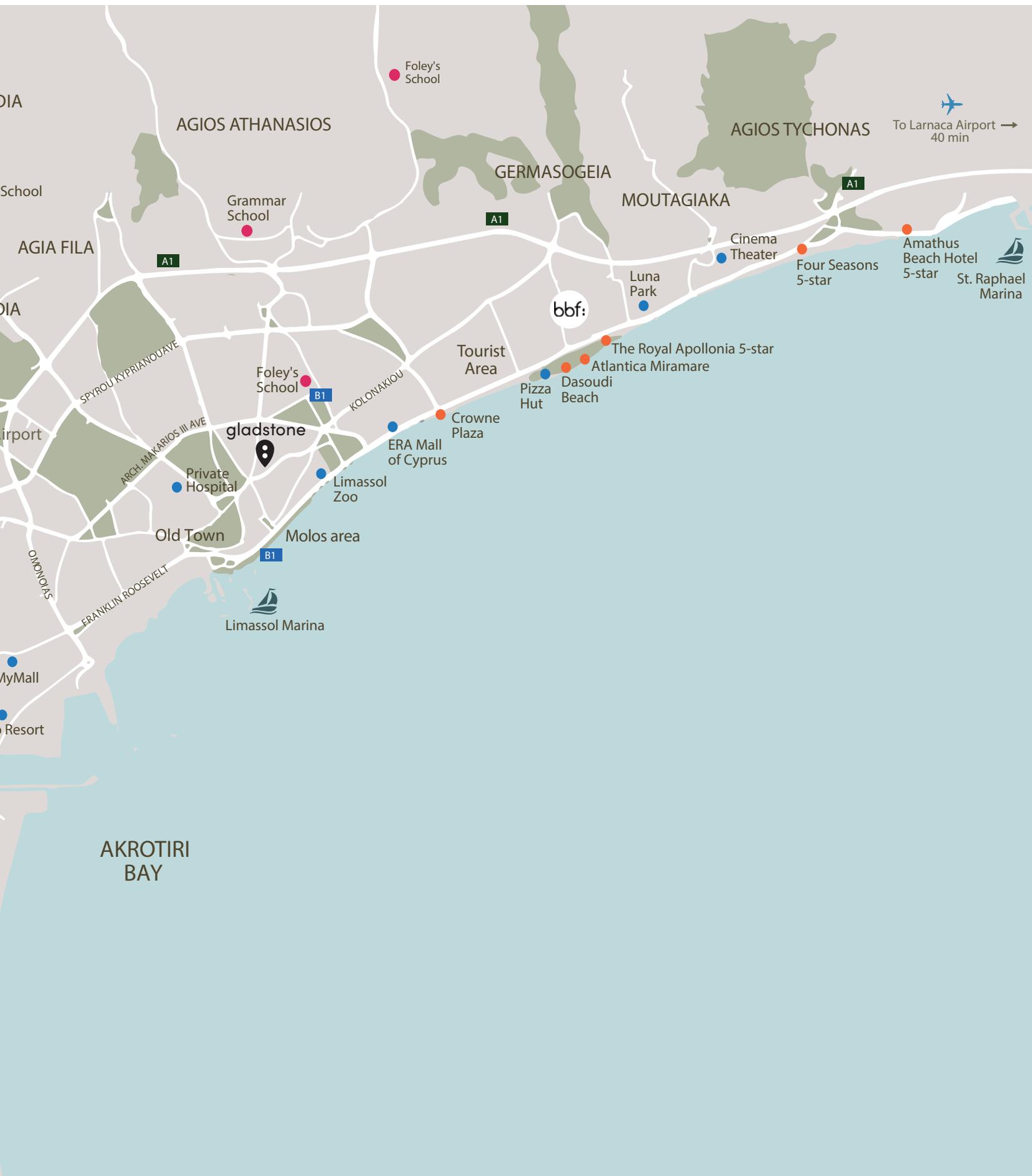
flexible open-plan workspaces



eco-friendly features based on ESG considerations







location & accessibility

Old Town, Limassol

:gladstone is ideally located on Gladstonos Street in Limassol's vibrant heart. Close to the lively Anexartisias shopping district, bustling Pentadromos area, and charming Old Town, it offers easy access to amenities, diverse dining, popular bars, and essential services. Just a short stroll from the seafront, :gladstone seamlessly blends central convenience with coastal charm.



- 1 Bono Bar & Restaurant
- 2 The Shopkeeper & Co
- 3 The Cookhouse
- 4 Starbucks
- 5 Agno Zero Waste Grocery
- 6 Nyx Hotel
- 7 Limassol Agora
- 8 Ygia Polyclinic Private Hospital
- 9 Globalserve
- 10 UIBS United Business Solutions
- 11 Bank of Cyprus
- 12 LearnWorlds
- 13 Zara
- 14 Cyta
- 15 Patticheio Municipal Theatre



GLADSTONE
OFFICE

design & architecture



Expansive glass facades maximize natural light and offer panoramic views, giving the building a modern look



Horizontal lines and recessed balconies create an interesting play of light and shadow on the exterior



High-quality materials like steel and glass are used in the facade, emphasizing minimalism and transparency



Landscaped areas at ground level make the building inviting and blend it seamlessly with its urban surroundings

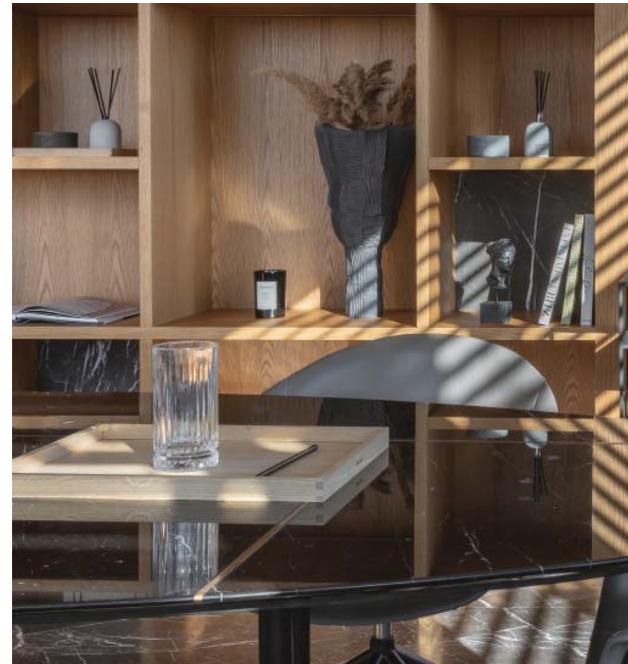
office features & common areas

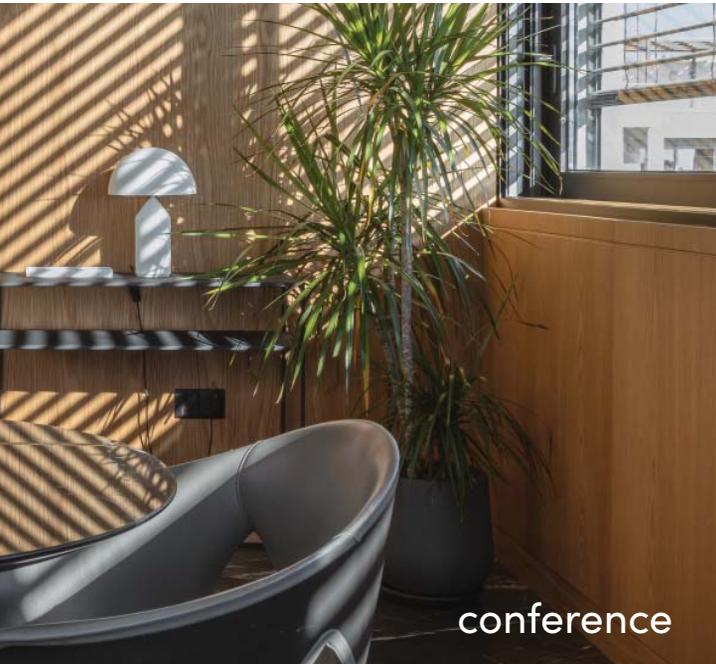
office features

- Expansive floor-to-ceiling windows enhance aesthetics and energy efficiency, filling the offices with natural light and stunning views.
- The open-concept design features 3.5-meter high ceilings and exposed engineering details, creating an inspiring workspace.
- Covered terraces offer perfect spaces for relaxation and socializing, with beautiful views.
- Private kitchens in every office offer convenient dining options for employees.

common areas

- An earthy grey to brown wood-veined marble in stairs, corridors, and the lobby creates an inviting and hospitable ambiance that leaves a lasting impression on all who enter.
- Secured employee entrances ensure safety and strengthen security protocols





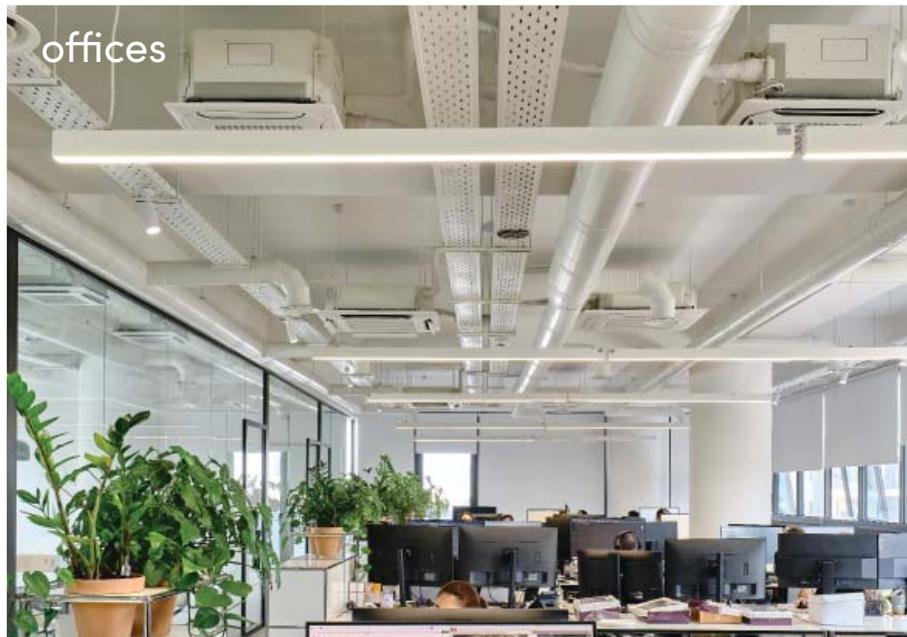
conference



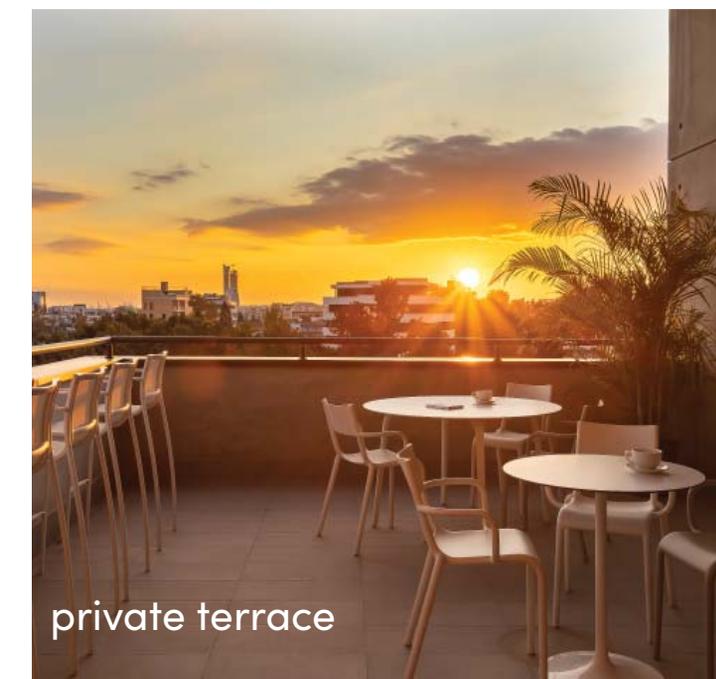
reception



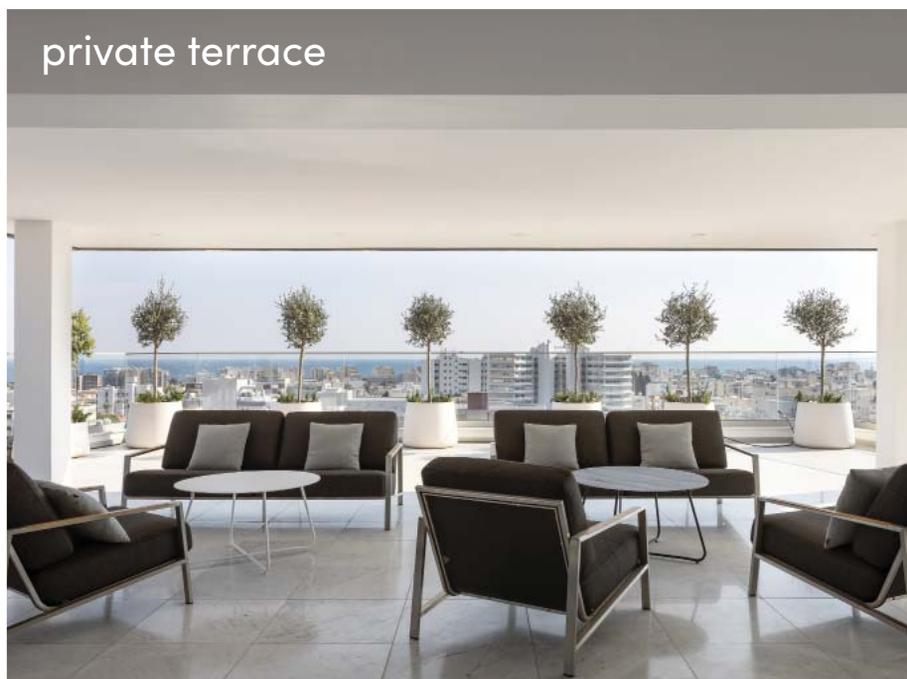
lobby



offices



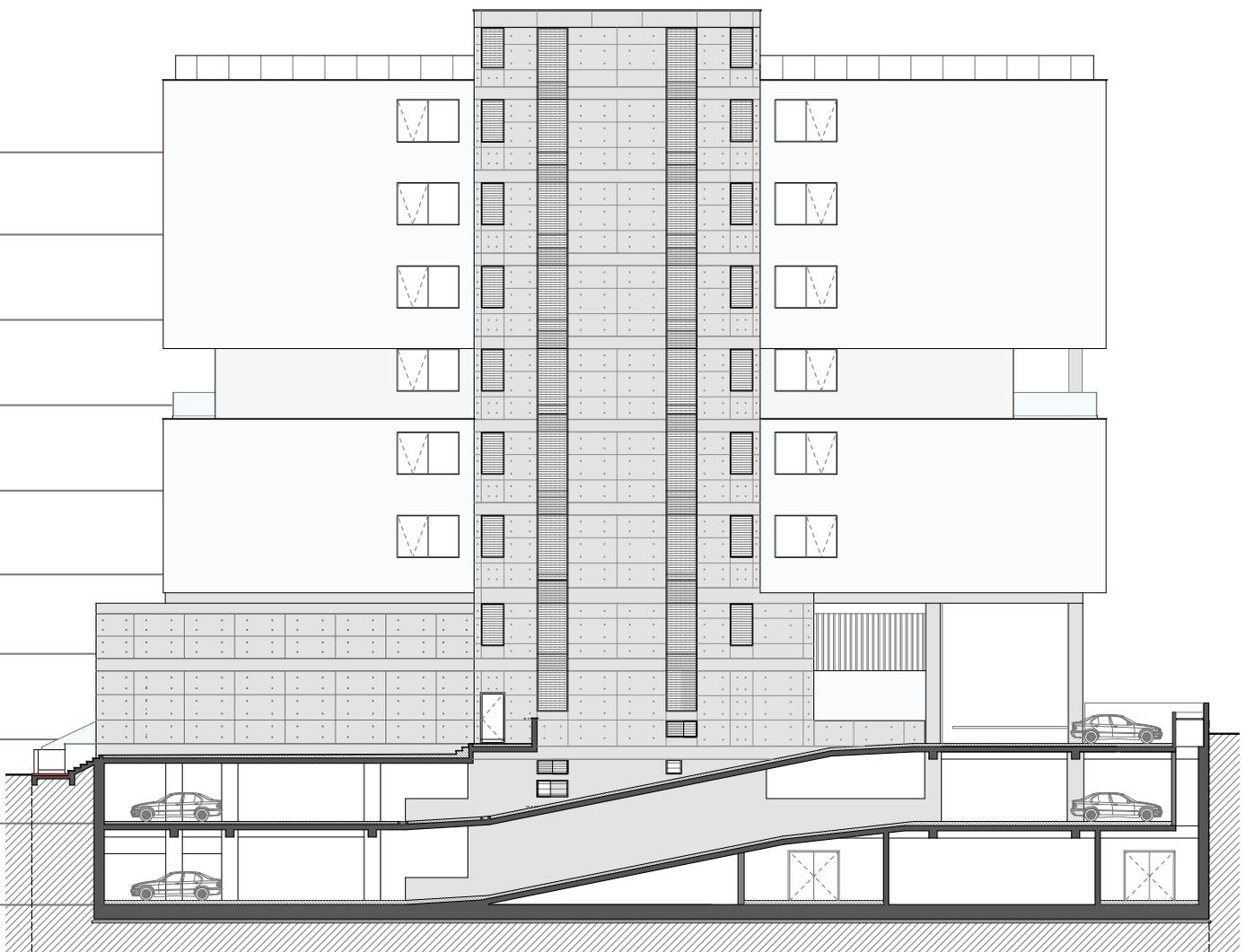
private terrace



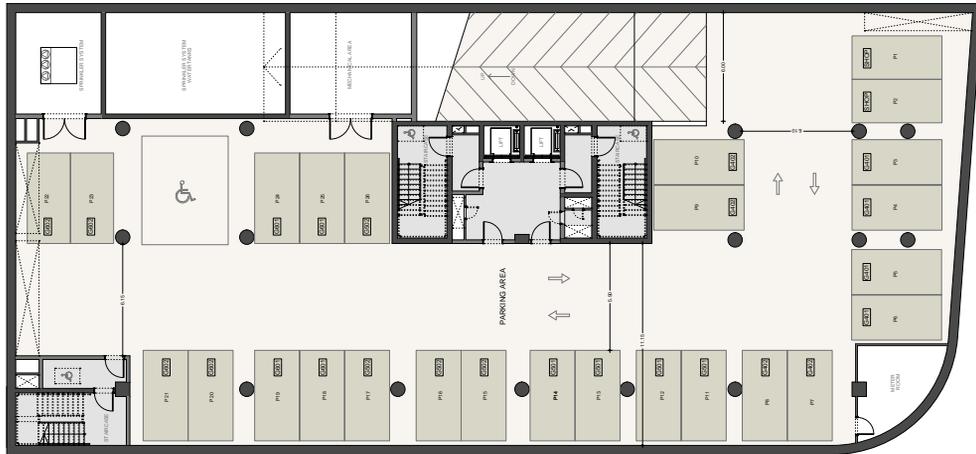
private terrace

choice of properties

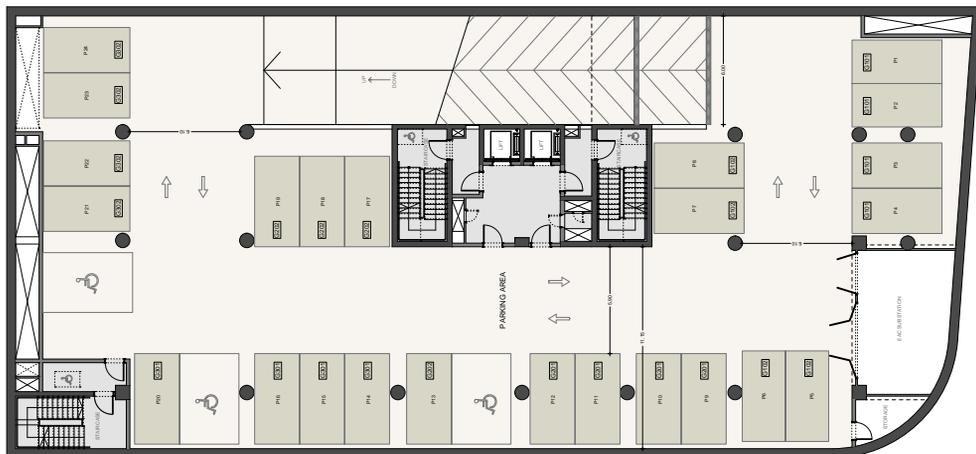
6 th floor	337 - 383 m ²
5 th floor	337 - 383 m ²
4 th floor	343 - 389 m ²
3 rd floor	323 - 367 m ²
2 nd floor	337 - 383 m ²
1 st floor	343 - 389 m ²
mezzanine	172 m ²
ground floor	313 m ²
parking level 1	n/a
parking level 2	n/a



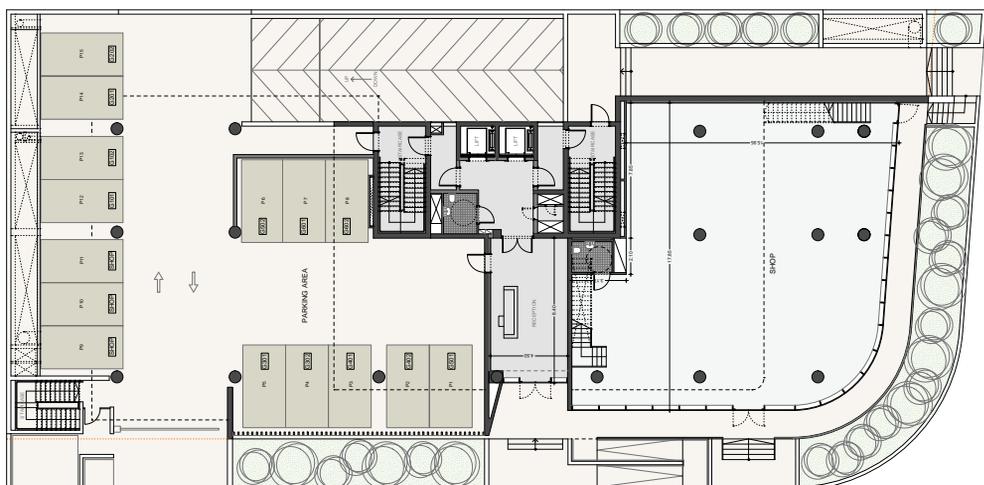
parking level 2



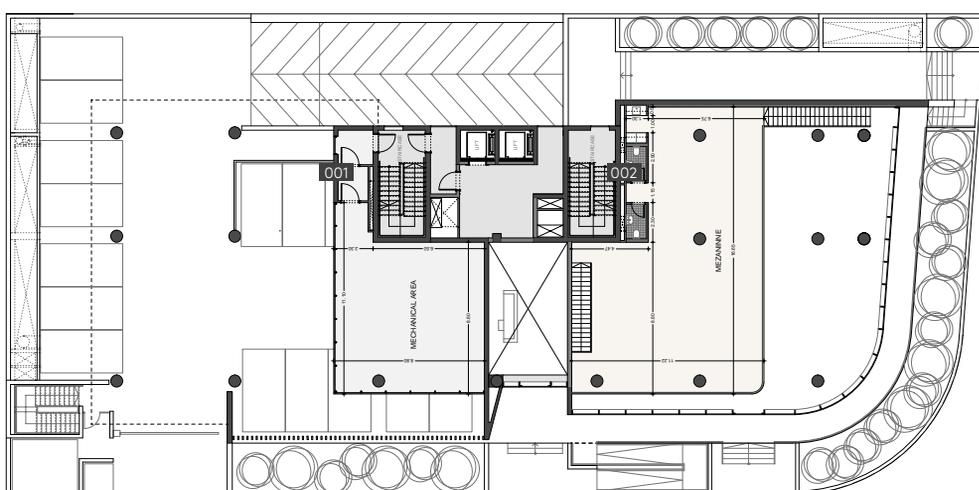
parking level 1



ground floor



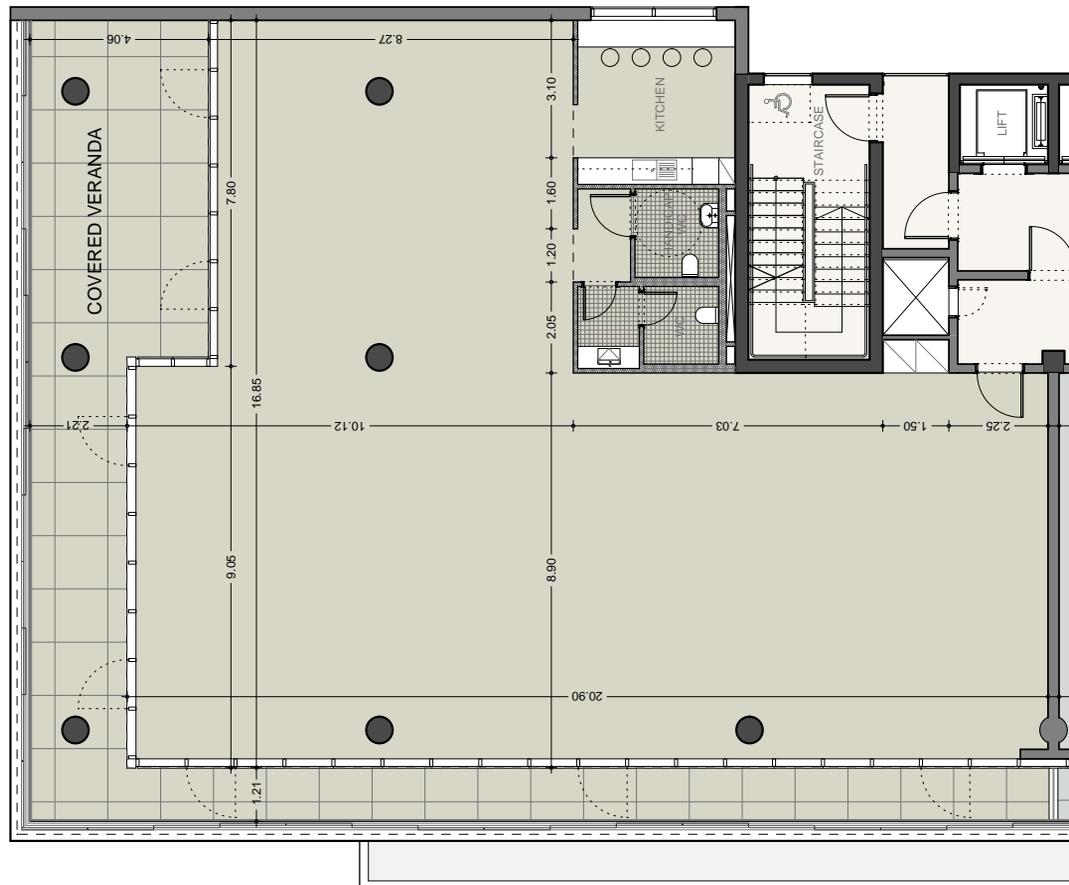
mezzanine



UNIT NO **shop**
485.50 m²
total area



typical floor plan



UNIT NO

office 101
389.00 m²
total area

office 201
382.60 m²
total area

office 301
367.00 m²
total area

office 102
343.00 m²
total area

office 202
337.20 m²
total area

office 302
323.00 m²
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.

bbf: design

Interior Design Services.
Luxury furniture and accessories showroom.

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:

head office in Limassol
28 Ambelakion Street, Germasogeia 4046 Limassol, Cyprus
P.O. Box 70649, 3801 Limassol
info@bbf.com
+357 25 315 300

bbf.com