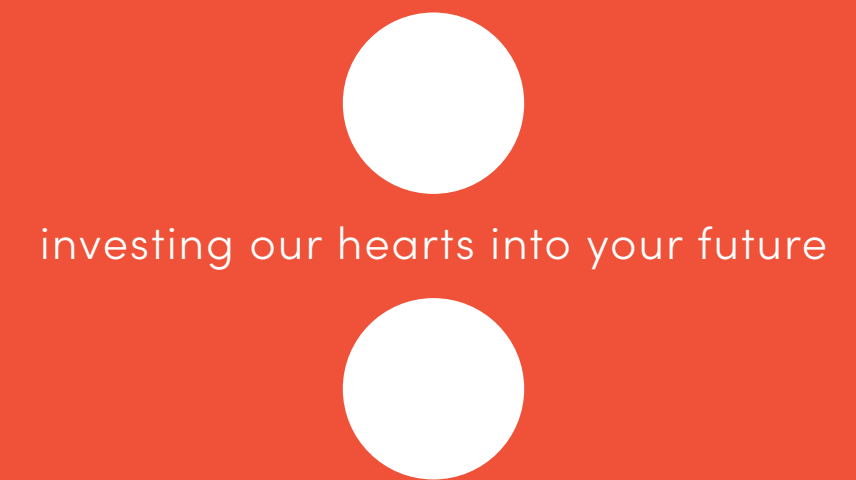




:heart



bbf:





A dream come true – your new office in the :heart of Limassol

Imagine working by the seashore, with the azure waves gently shimmering under the Mediterranean sun. For every day to be perfect, filled with stunning views, easily accessible amenities nearby and a wide choice of places to explore.



For every day to feel like paradise – choose BBF

A signature chic exterior of BBF is extended to the Molos area office building – 9 spacious offices for small-to-medium-sized businesses and one shop area at the mezzanine. Elevate your business with BBF.



major benefits

- Sea front position opposite the famous Molos promenade;
- 1 ground floor shop and 9 offices enjoying sea views;
- City amenities around the corner;

- 5-minute walk to the Limassol Marina with its posh restaurants and boutiques;
- 5 minutes walk to the historical center of Limassol with its rich cultural life.



:location

Seafront office location — a dream come true

Diversifying our commercial portfolio with a one-of-a-kind seafront office project. Situated in the heart of Limassol, opposite Molos park and 800 meters away from Limassol Marina, it is an enviable office location, suitable for small to medium sized businesses. Facilitate your working experience to the highest standards – best restaurants and cafes for business lunches and meetings, various amenities to visit after work, a shopping street and much more to explore.



• architectural description

A dream office location

A state-of-the-art commercial building on the sea front location is perfect for small-to-medium sized businesses.

9 offices from 149 m² to 389 m² are spread out across 6 floors with breathtaking views.

Enjoy the Mediterranean lifestyle with BBF

On the ground floor, you may find a shop space, perfect for a variety of retail solutions. 34 parking spaces are available for the employees, with a large public space of Molos additionally available across the office.



:choice of properties

office building

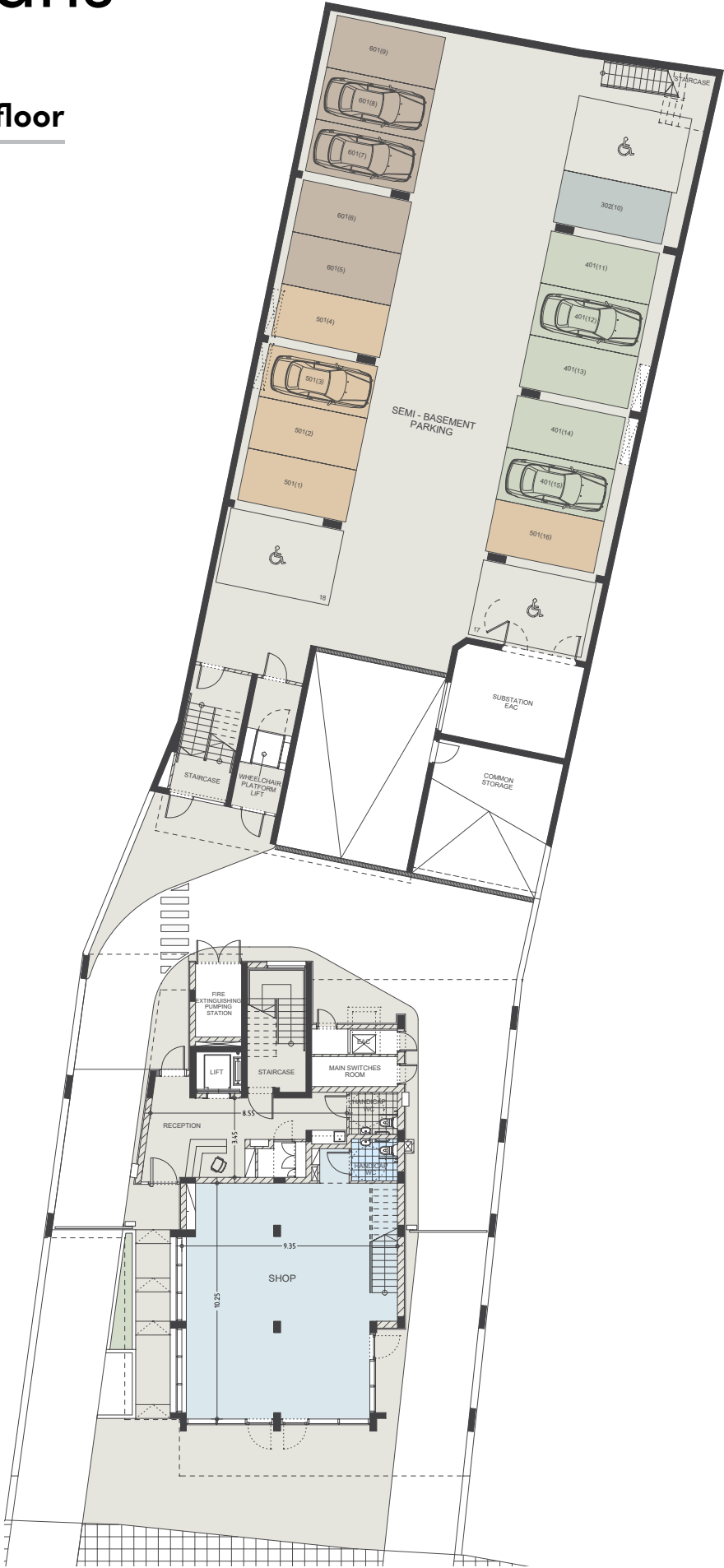
FLOOR	UNIT NO	PROPERTY TYPE	INDOOR AREA M ²	COV. VERANDA M ²	SELLABLE AUXILIARY M ²		TOTAL AREA M ²
					FLOOR	AREA	
GF	A001	Shop	109.00		Mezanine	70.95	179.95
1st	A101	Office	139.05	10.15			149.20
	A102	Office	164.70	29.10			193.80
2nd	A201	Office	139.05	10.15			149.20
	A202	Office	164.70	29.10			193.80
3rd	A301	Office	139.05	10.15			149.20
	A302	Office	164.70	29.10			193.80
4th	A401	Office	303.50	39.80			343.30
5th	A501	Office	303.50	39.80			343.30
6th	A601	Office	303.50	39.80	7th	85.6	428.90

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



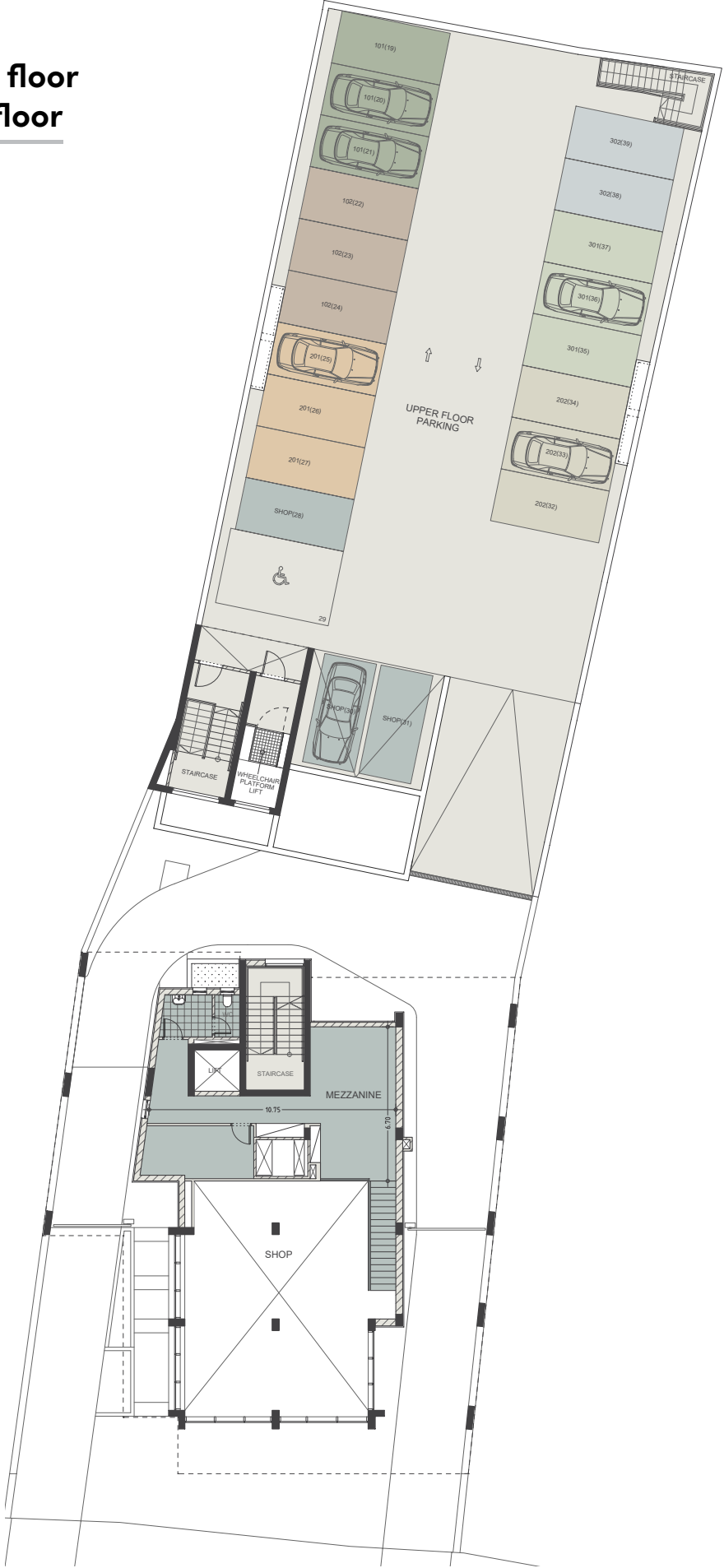
• floor plans

Ground & semi basement parking floor



Mezzanine & upper floor basement parking floor

UNIT N°	TOTAL AREA M²
S001	179.95

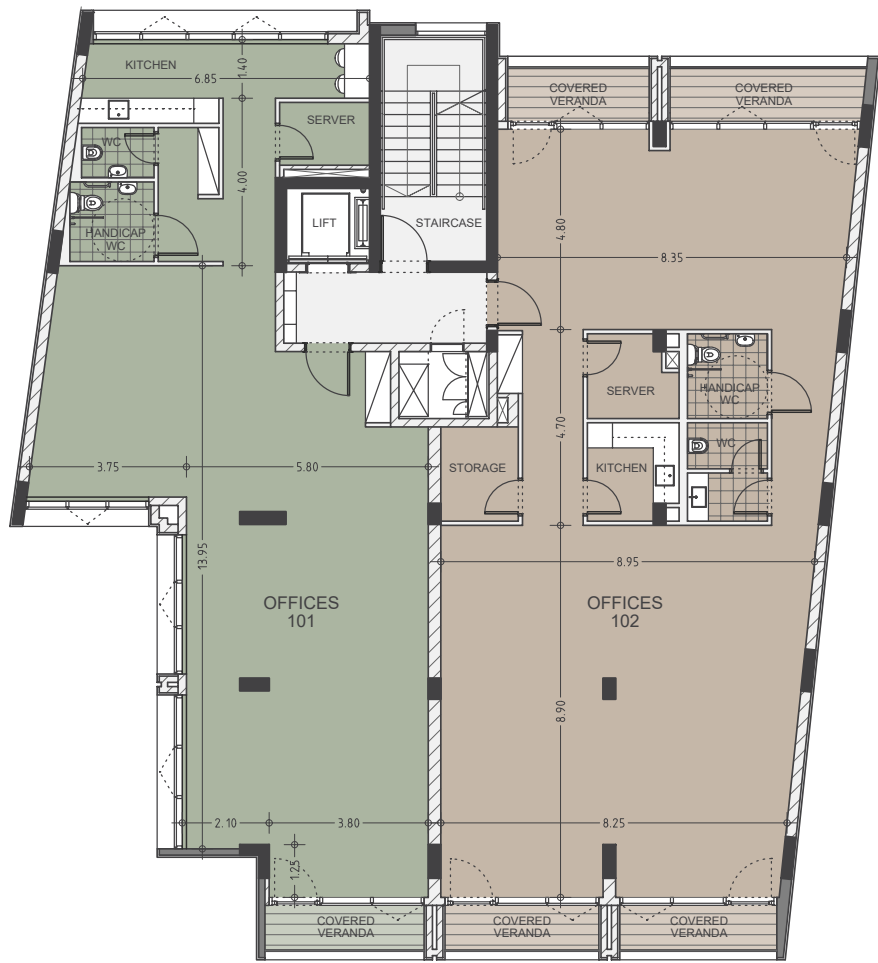


• floor plans



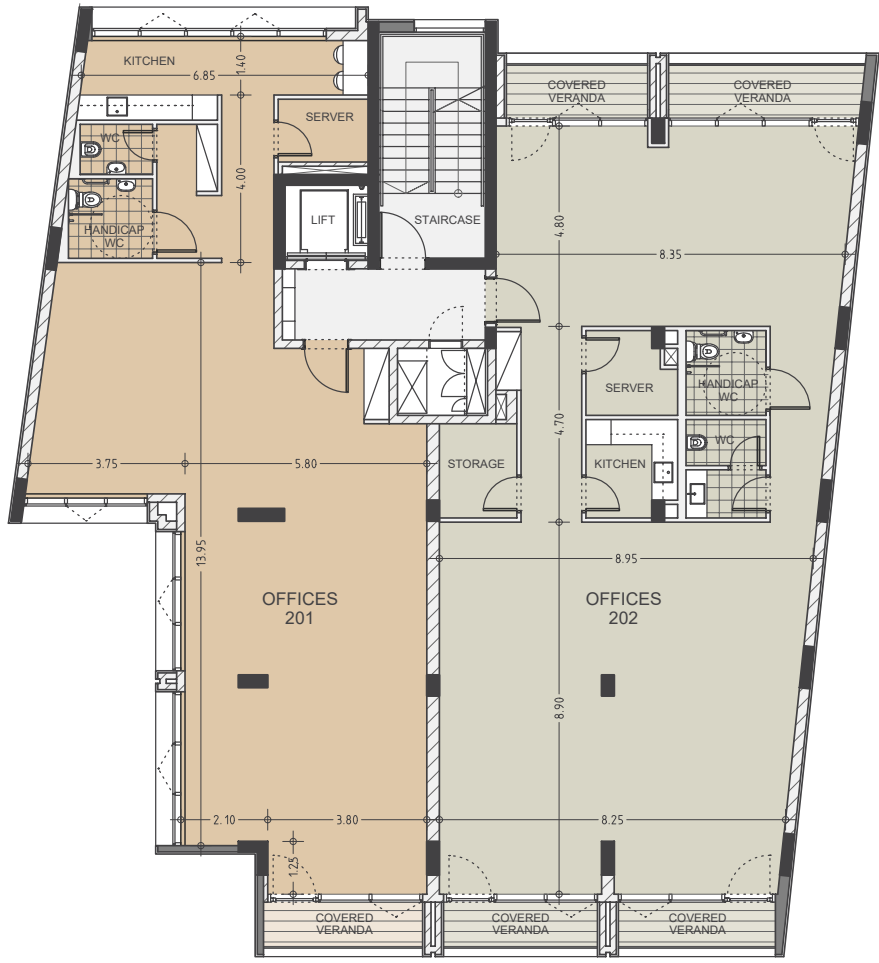
1st floor

UNIT N°	TOTAL AREA M ²
101	149.20
102	193.80



2nd floor

UNIT N°	TOTAL AREA M ²
201	149.20
202	193.80



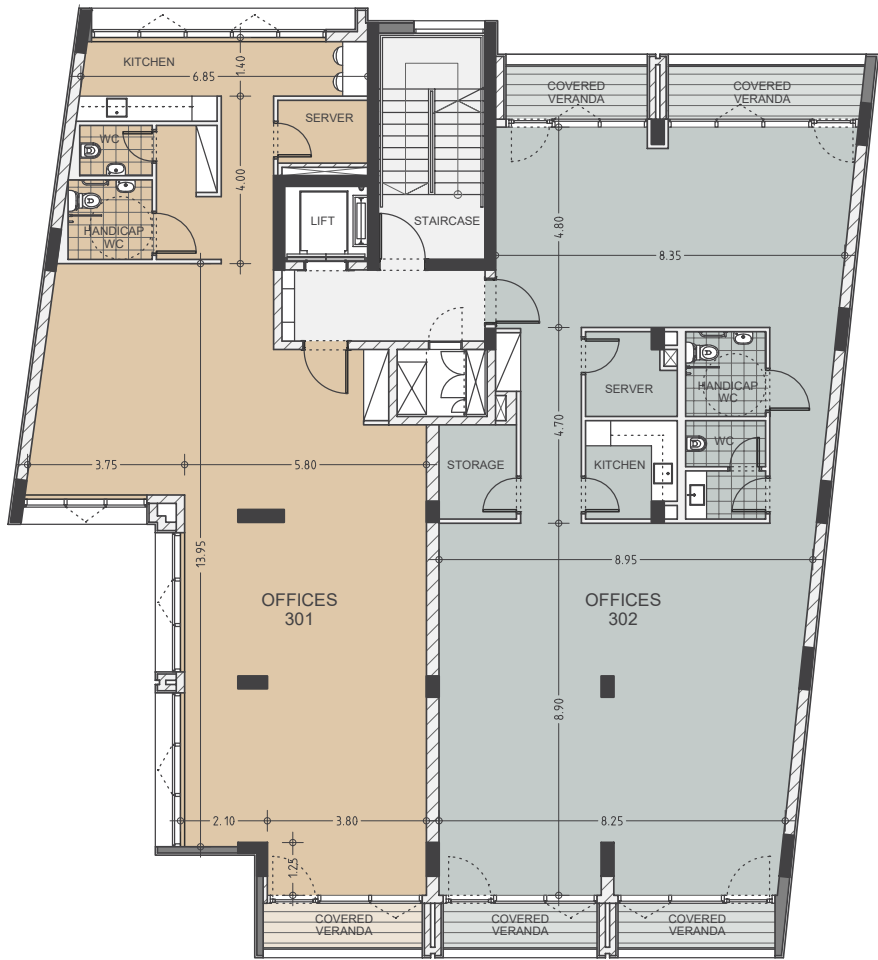
*Floor plans show approximate measurements only. The exact layout and sizes may vary

• floor plans



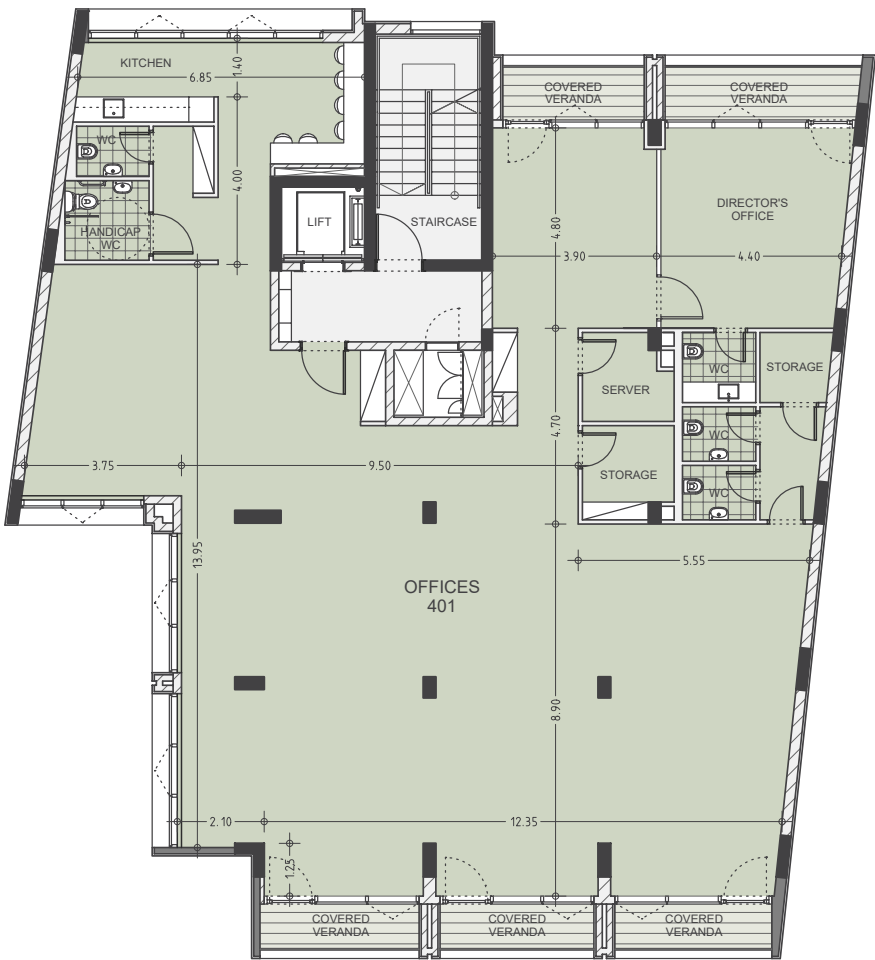
3rd floor

UNIT N°	TOTAL AREA M ²
301	149.20
302	193.80



4th floor

UNIT N°	TOTAL AREA M ²
401	343.30

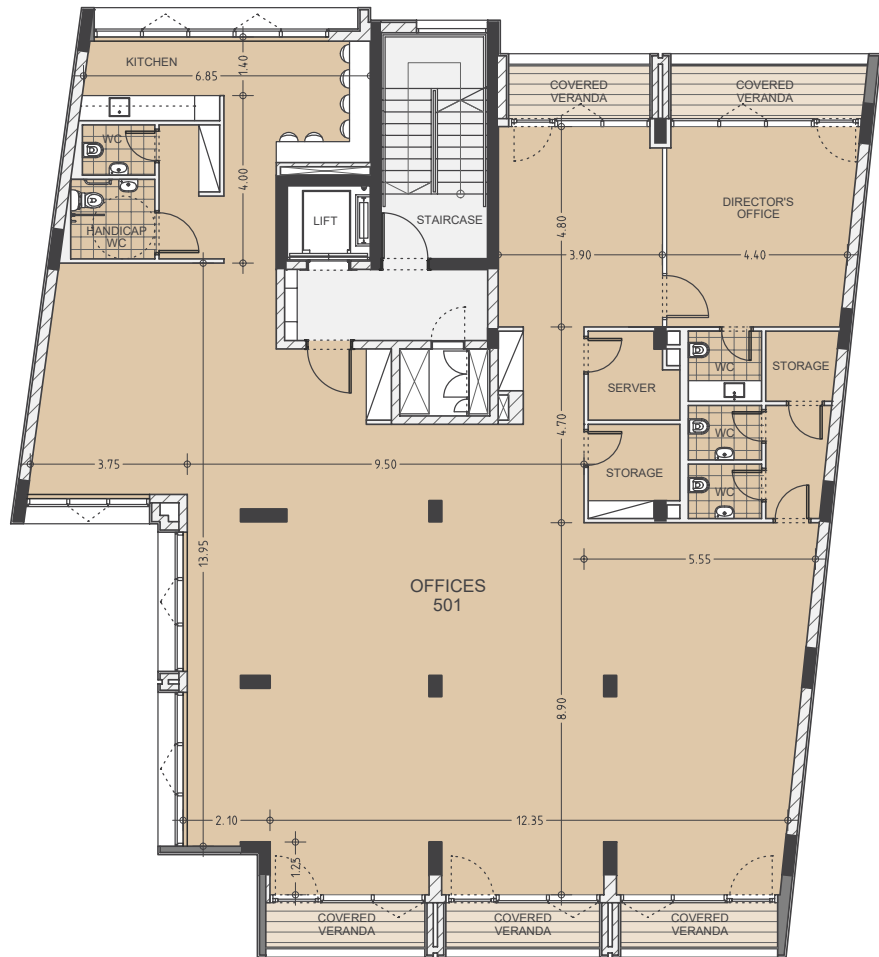


• floor plans



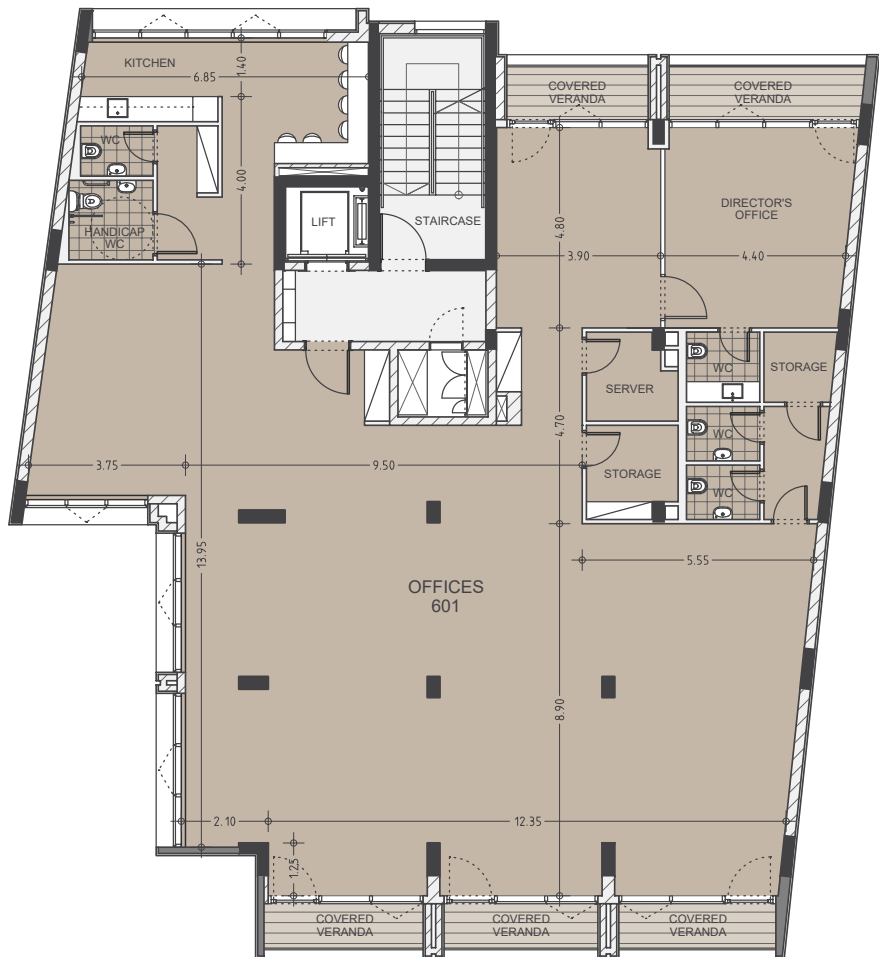
5th floor

UNIT N°	TOTAL AREA M ²
501	343.30



6th floor

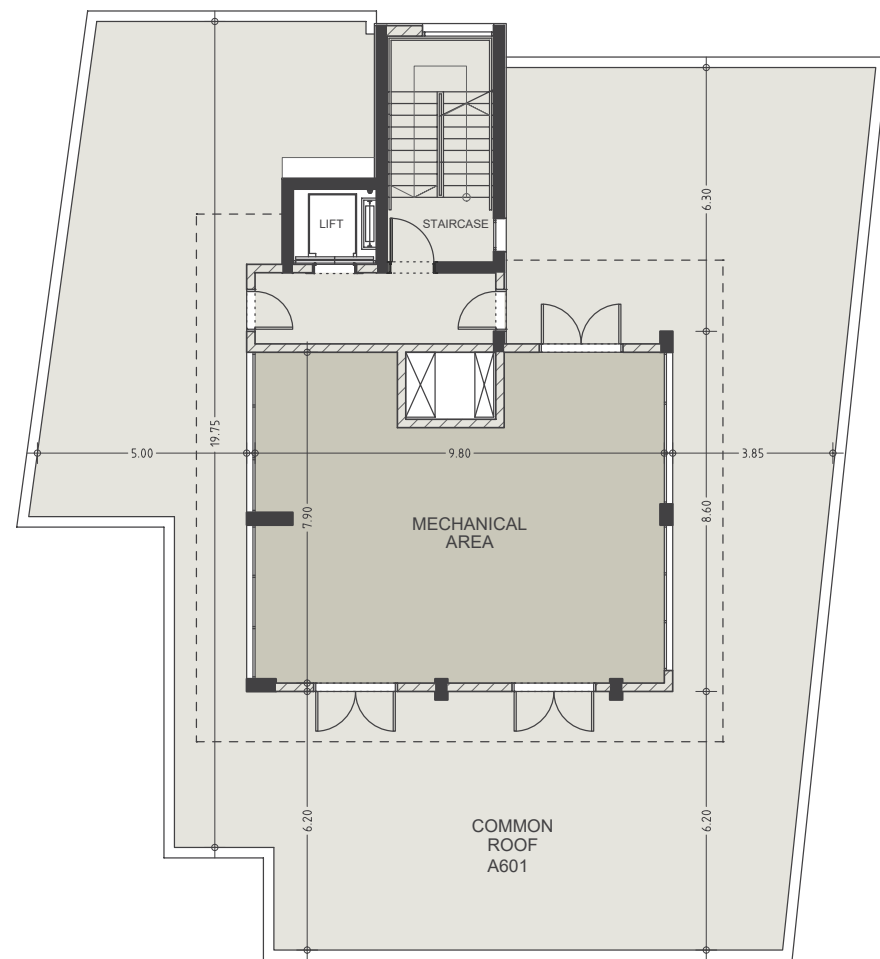
UNIT N°	TOTAL AREA M ²
601	428.90



• floor plans

common roof

UNIT N°	TOTAL AREA M²
601	85.60



•signature finishes



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:

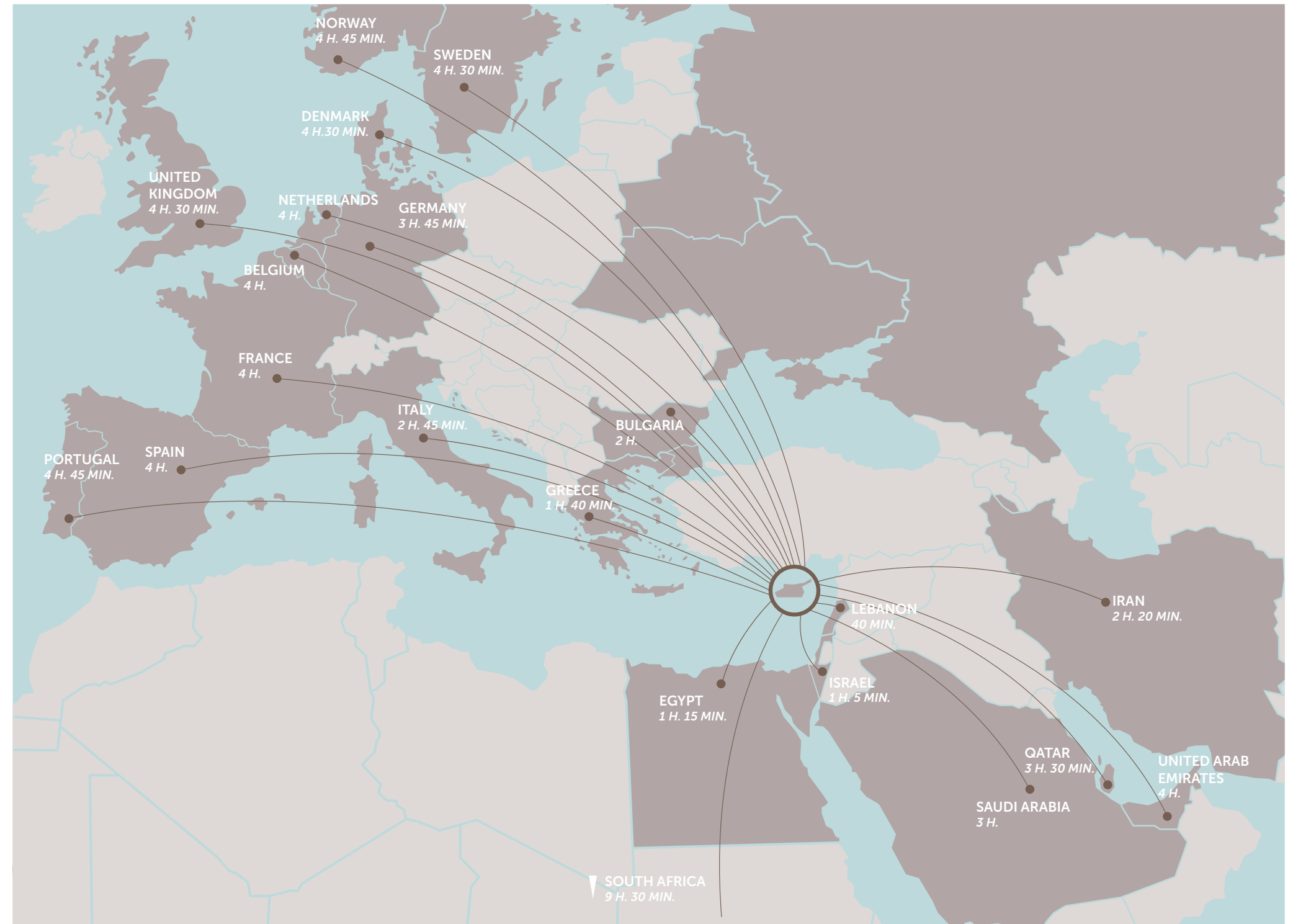
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from 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.



notes

bbf:

headquarters

Limassol 28 Ampelakion Street,
P. Germasogeia, 4046 Limassol,
Cyprus

Office: +357 25 315 318

info@bbf.com



bbf.com