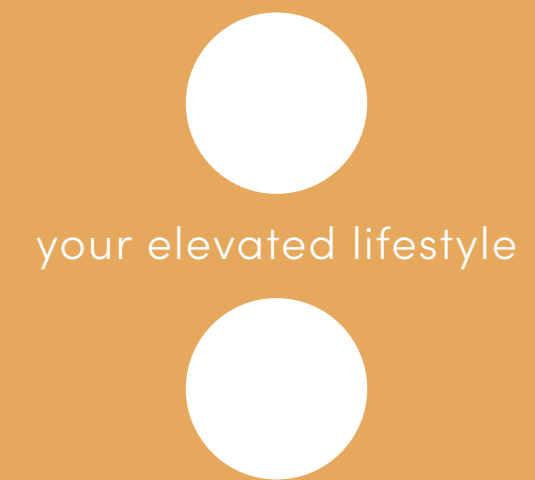




lake view II



bbf:



:lake view II

Welcome to
:lake view II, the
highly anticipated
second phase
of the successful

:lake view development. This next chapter in suburban luxury unfolds across 7 architecturally striking blocks, thoughtfully positioned to embrace panoramic views of the Mediterranean Sea and Limassol’s skyline.



Set in the
peaceful hills
of Polemidia,
:lake view II

delivers a complete residential experience, combining upscale living with a strong sense of community. With top-tier amenities, elegant residences, and a private kindergarten, it’s a place to thrive, unwind, and grow.



major benefits

- | Prestigious location in Polemidia, one of Limassol's most promising suburbs;
- | 7 residential blocks with a wide range of apartment types;
- | 2 large outdoor swimming pools;
- | Fully equipped indoor gym;
- | Modern wellness area with sauna;

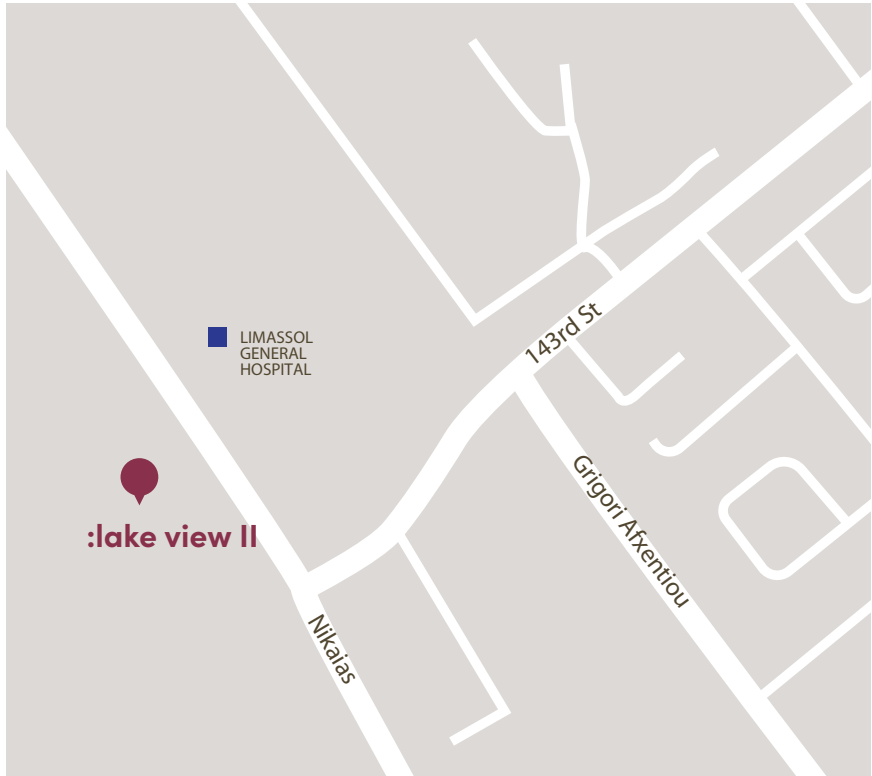
- | Private kindergarten for up to 75 children;
- | Covered and secure parking;
- | Landscaped gardens and safe playgrounds;
- | Gated community with controlled access;
- | Just minutes from Heritage School and the city center;
- | Uninterrupted views of the sea and city skyline.



:location

Living in Polemidia offers residents a dense suburban feel of freedom, tranquility and privacy with stunning panoramic views of the Mediterranean Sea and the city

Outside of your utopian home, you are glorified with a remarkable location situated in one of the most prudent areas in Limassol, Polemidia. Unequalled proximity to the city centre as well as immediate access to all modern first class infrastructures and facilities. A destination that speaks for itself. It is only a 10 minute drive from Polemidia to the city centre and through to the buzzing business hub of Limassol. Continue a few kilometers to the charming sea front and Limassol Marina with its waterfront high end restaurants and picturesque blue waters, perfect for a leisurely stroll.



• exterior



• exterior



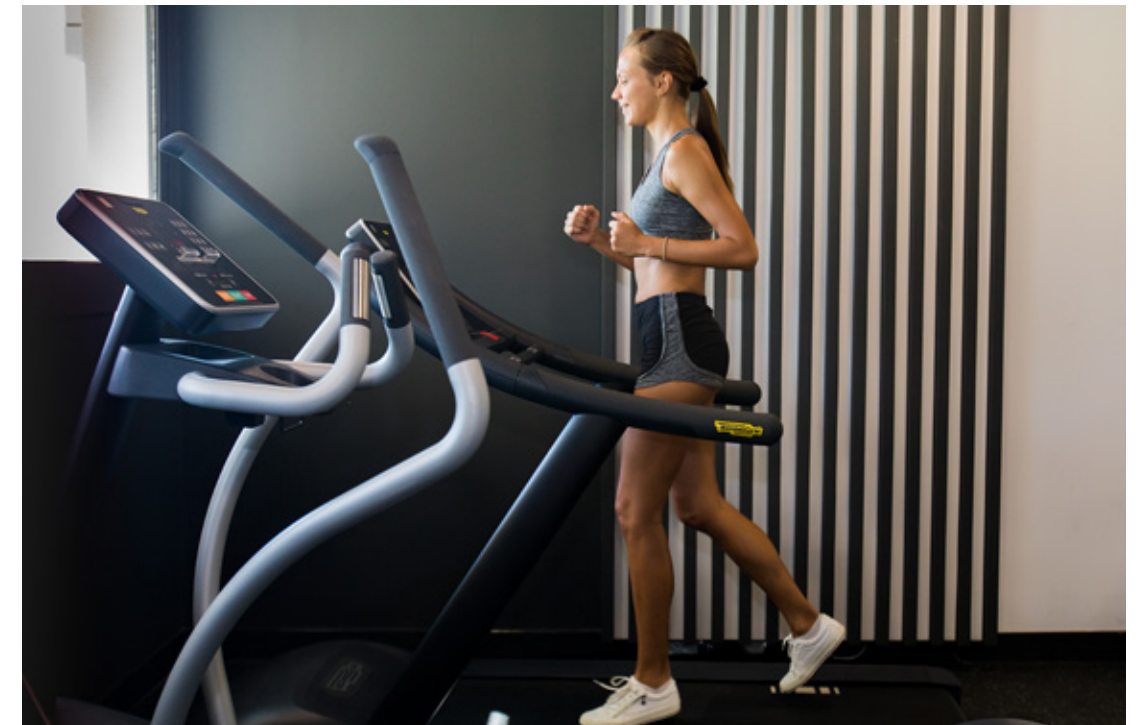
• panorama views

**breathtaking
sea and city
panorama views**



• resident facilities

the building offers two large swimming pools, secure covered parking, a fully equipped gym, a tranquil sauna, children's playgrounds and landscaped outdoor areas



on-site kindergarten

learning and care,
just steps from home

One of Lake View II most valuable features is its dedicated private kindergarten, purpose-built to serve families within the community. With space for 75 children, it offers:

- | Safe and welcoming classrooms
- | Professionally designed indoor and outdoor play zones
- | Daily programs led by qualified educators
- | Peace of mind for parents and an ideal start for children

This thoughtful addition brings genuine value for young families — a unique offering in Limassol's residential landscape.



masterplan



:choice of properties

block b3

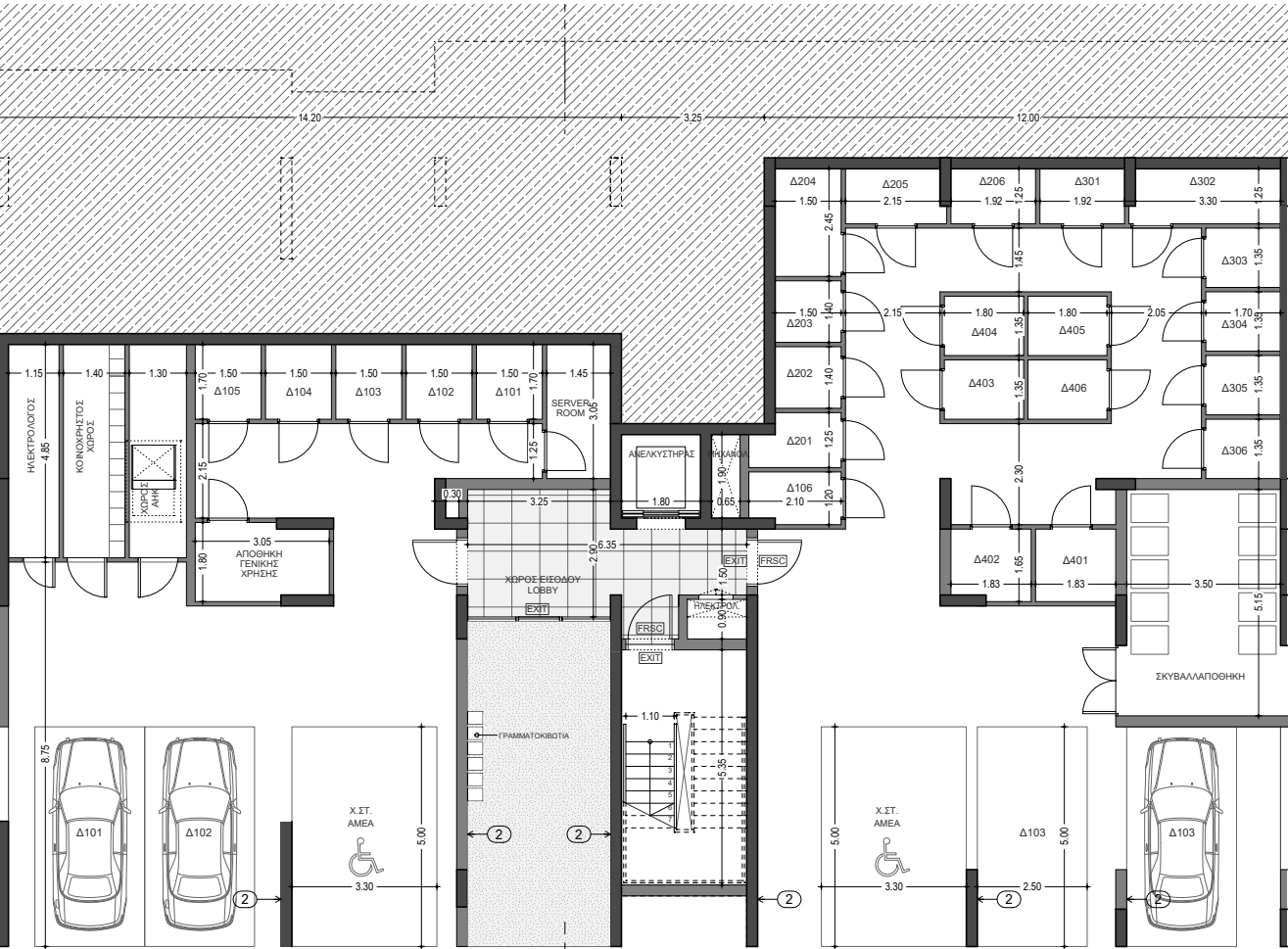
UNIT NO	PROPERTY TYPE	BEDROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M²²	COMMON AREA PER UNIT M²	TOTAL AREA M²
B3-101	Apartment	3	2	1	117.20	23.70	28.30	15.91	185.11
B3-102	Apartment	1	1	1	56.40	13.40	28.80	7.88	106.48
B3-103	Apartment	1	1	1	58.60	13.80	25.20	8.18	105.78
B3-104	Apartment	2	2	1	88.70	17.50	26.40	11.99	144.59
B3-105	Apartment	2	2	1	87.50	22.90		12.47	122.87
B3-106	Apartment	1	1	1	51.70	16.80		7.74	76.24
B3-201	Apartment	3	2	1	116.90	23.70		15.88	156.48
B3-202	Apartment	1	1	1	56.20	13.30		7.85	77.35
B3-203	Apartment	1	1	1	58.60	13.40		8.13	80.13
B3-204	Apartment	2	2	1	88.70	17.10		11.95	117.75
B3-205	Apartment	2	2	1	87.40	23.00		12.47	122.87
B3-206	Apartment	1	1	1	51.70	16.80		7.74	76.24
B3-301	Apartment	3	2	1	116.90	23.70		15.88	156.48
B3-302	Apartment	1	1	1	56.20	13.30		7.85	77.35
B3-303	Apartment	1	1	1	58.60	13.40		8.13	80.13
B3-304	Apartment	2	2	1	88.70	17.10		11.95	117.75
B3-305	Apartment	2	2	1	87.40	23.00		12.47	122.87
B3-306	Apartment	1	1	1	51.70	16.80		7.74	76.24
B3-401	Apartment	3	2	1	116.90	23.70		15.88	156.48
B3-402	Apartment	1	1	1	56.20	13.30		7.85	77.35
B3-403	Apartment	1	1	1	58.60	13.40		8.13	80.13
B3-404	Apartment	2	2	1	88.70	17.10		11.95	117.75
B3-405	Apartment	2	2	1	87.40	23.00		12.47	122.87
B3-406	Apartment	1	1	1	51.70	16.80		7.74	76.24

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

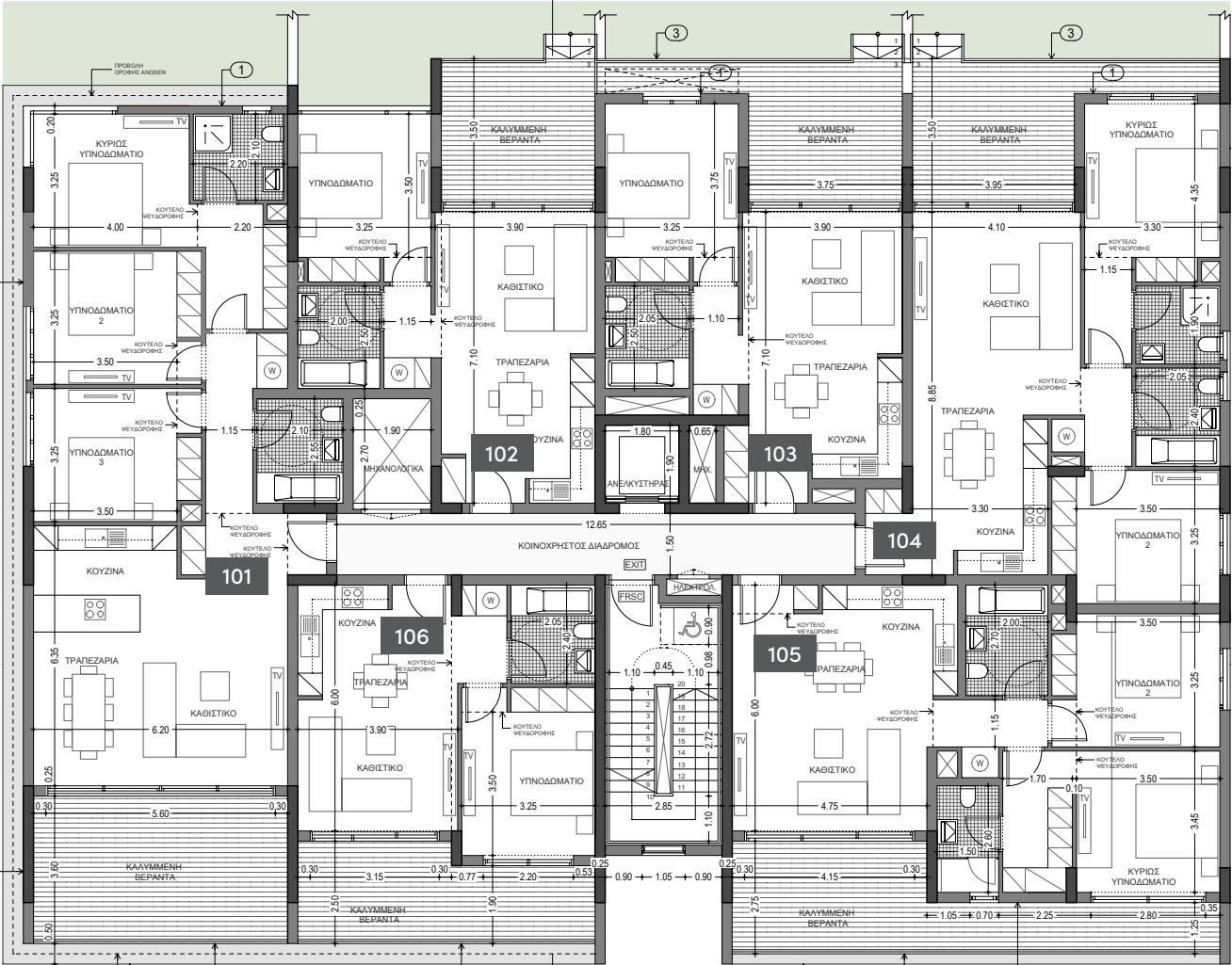


• floor plans

ground floor
block b3



floor 1
block b3



Unit N°	Total Area, m²
101	185.11
102	106.48
103	105.78
104	144.59
105	122.87
106	76.24

• floor plans



floor 2, 3, 4
block b3



Unit N°	Total Area, m²
201/301/401	156.48
202/302/402	77.35
203/303/403	80.13
204/304/404	117.75
205/305/405	122.87
206/306/406	76.24



:choice of properties

block c

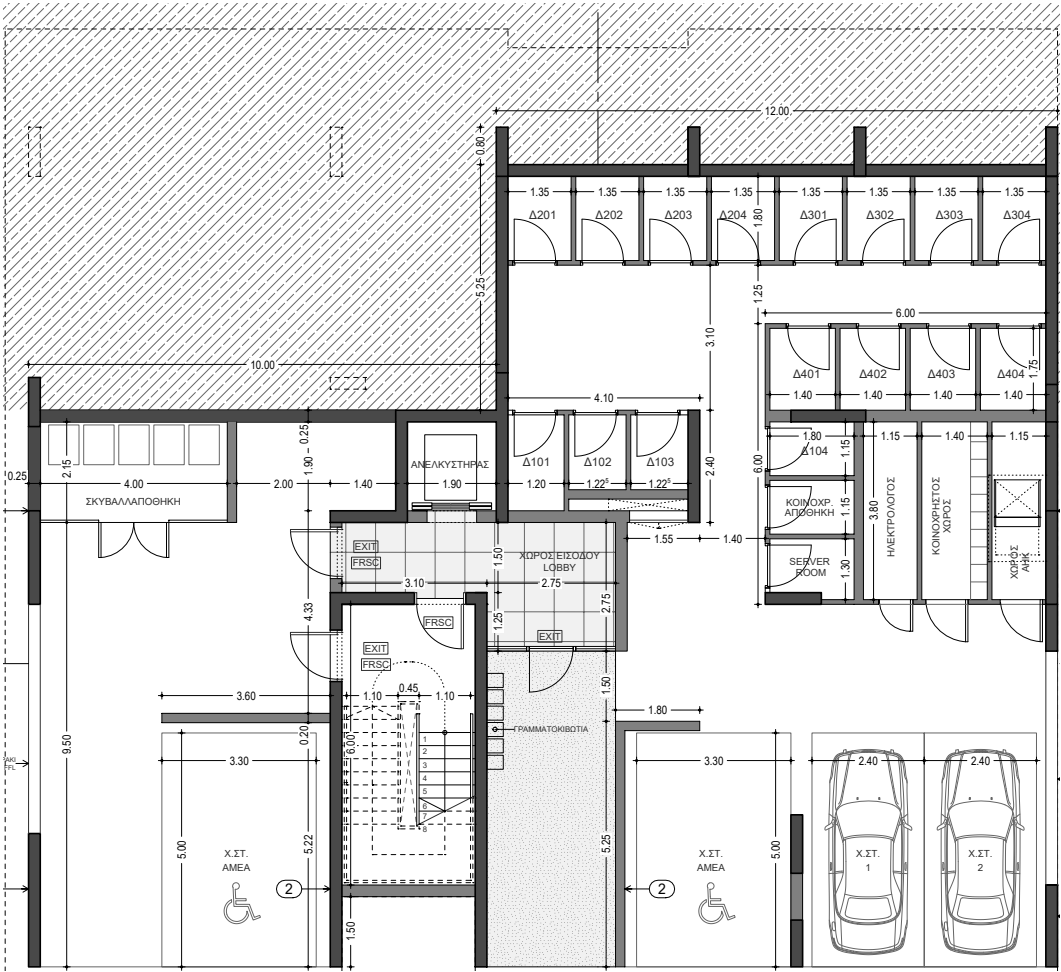
UNIT NO	PROPERTY TYPE	BEDROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M²²	COMMON AREA PER UNIT M²	TOTAL AREA M²
C101	Apartment	3	2	1	118.40	22.80	23.00	18.51	182.71
C102	Apartment	1	1	1	59.20	9.60	28.20	9.02	106.02
C103	Apartment	1	1	1	68.70	9.80	27.30	10.29	116.09
C104	Apartment	2	2	1	96.50	18.90		15.13	130.53
C201	Apartment	3	2	1	118.40	21.10		18.29	157.79
C202	Apartment	1	1	1	59.20	9.60		9.02	77.82
C203	Apartment	1	1	1	68.70	9.80		10.29	88.79
C204	Apartment	2	2	1	96.50	17.20		14.91	128.61
C301	Apartment	3	2	1	118.40	21.10		18.29	157.79
C302	Apartment	1	1	1	59.20	9.60		9.02	77.82
C303	Apartment	1	1	1	68.70	9.80		10.29	88.79
C304	Apartment	2	2	1	96.50	17.20		14.91	128.61
C401	Apartment	3	2	1	118.40	21.10		18.29	157.79
C402	Apartment	1	1	1	59.20	9.60		9.02	77.82
C403	Apartment	1	1	1	68.70	9.80		10.29	88.79
C404	Apartment	2	2	1	96.50	17.20		14.91	128.61

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

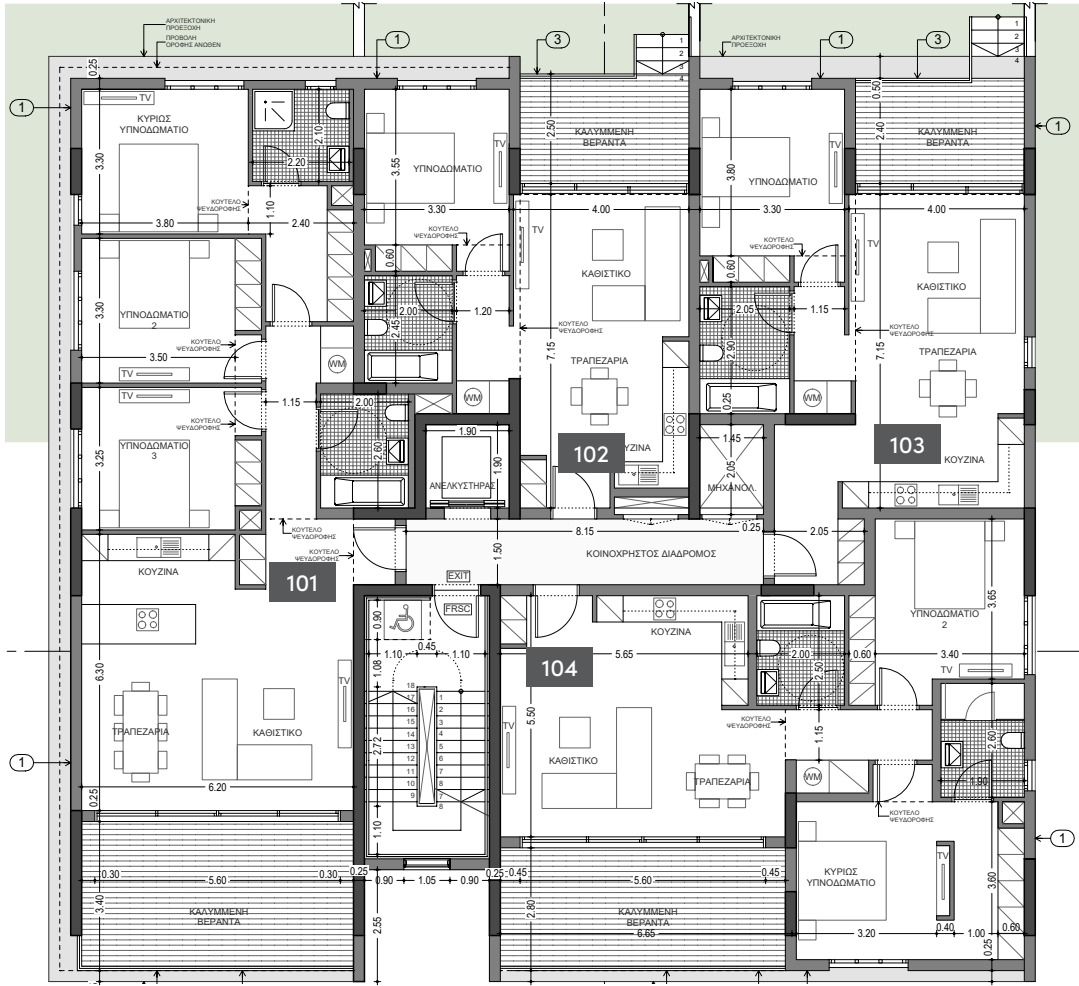


• floor plans

ground floor
block c



floor 1
block c

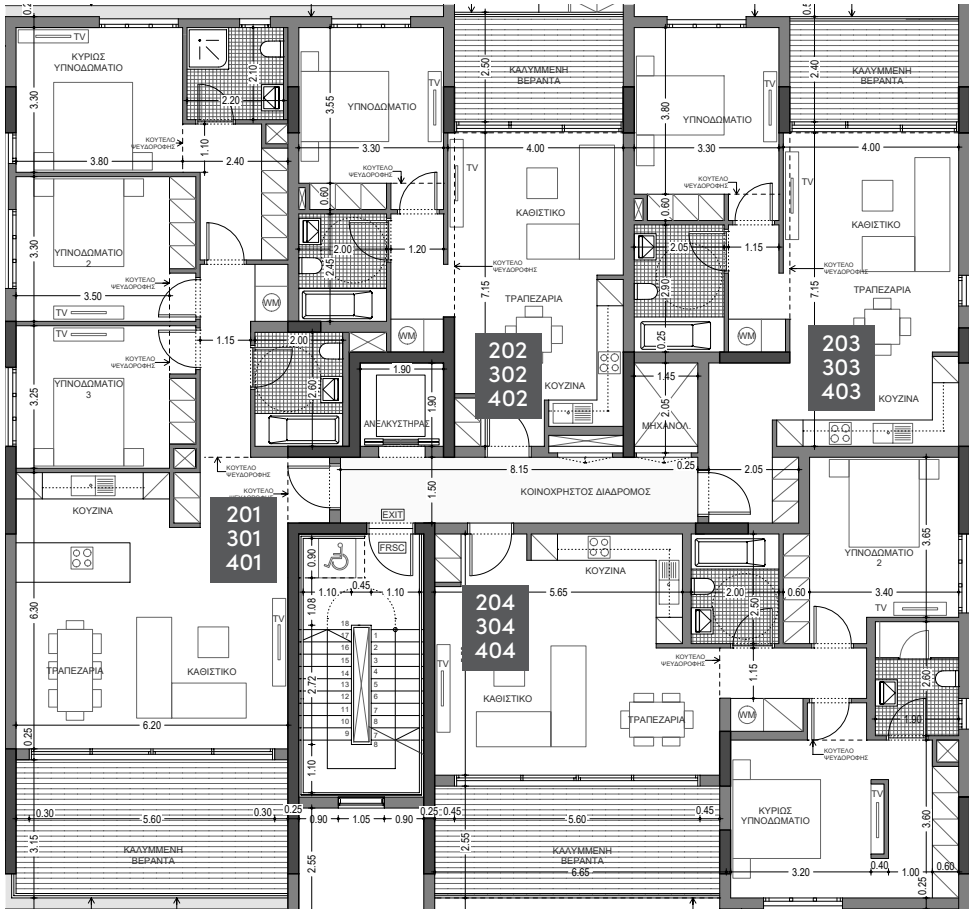


Unit N°	Total Area, m²
101	182.71
102	106.02
103	116.09
104	130.53

• floor plans



floor 2, 3, 4
block c



Unit N°	Total Area, m²
201/301/401	157.79
202/302/402	77.82
203/303/403	88.79
204/304/404	128.61



signature finishes

bbf:smart

**Every property is delivered with signature
Top standard finishes:**

- Laminate parquet in each room;
- Quality ceramic tiles in bathrooms and toilets;
- Aluminium window frames with double glazing;
- High quality entrance doors;
- Provisions for split A/C units in all rooms;
- Sanitary ware from European brands;
- High quality kitchen cabinets and wardrobes;
- Artificial granite worktop.

NOTE: movable furniture, home appliances & interior items are extras



bbf: Head office

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