



lake view residence



EXPERIENCE A LIFE
LIKE NO OTHER

LAKE VIEW RESIDENCE

INTRODUCING LAKE VIEW RESIDENCE, A REFINED COLLECTION OF 1-, 2- AND 3- BEDROOM APARTMENTS TOGETHER WITH FOUR BEDROOM PENTHOUSES

This is a place where elegance meets comfort providing a sophisticated home accoutered with those warmly touches and well thought out details. Each residence welcomes you with open plan high quality kitchen layouts, living and dining areas perfectly designed for food preparation and those intimate moments and bathrooms and toilets are complemented with indulgent sanitary ware.



Lake View Residence is a tranquil oasis of calm in a beautiful suburban area of Limassol that boasts breathtaking panoramic views of the sea and your stunning local. The outstanding residence is the perfect illustration of a luxurious contemporary lifestyle that offers flexibility and pure comfort. Complete with all the benefits of a luxury accommodation to curate a unique array of on-site facilities and offer a high degree of style, space and opulence. A boutique residence of luxury and affluence that provides a living experience like no other.



MAJOR BENEFITS

- | Breathtaking sea and city panoramas
- | Wide range of different size apartments and penthouses
- | Unique gated compound with indoor facilities: gym, pool and resident roof top terraces
- | New popular suburban neighborhood of Limassol — Polemidia

- | Modern architecture
- | Spacious layouts
- | Provisions for underfloor heating
- | Close driving distance to the famous Heritage School
- | Penthouses with spacious roof terraces and jacuzzi

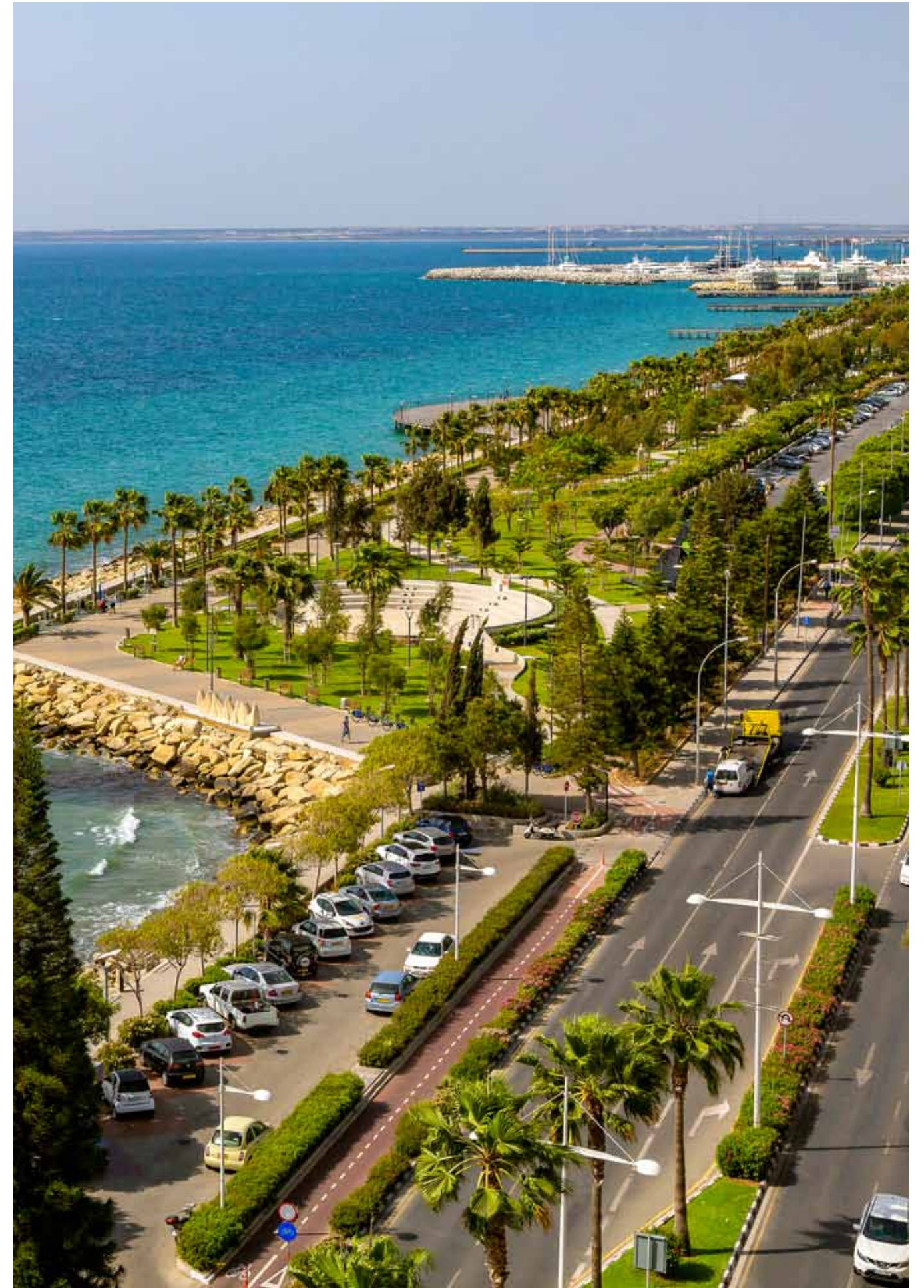


INTRODUCTION

LIMASSOL —
A HUB OF MODERN
CREATIVITY AND
ANCIENT HISTORY

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol was built between two ancient cities — Amathus and Kourion — and during Byzantine rule, it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much further than the castle and port, with its suburbs stretching along the coast to Amathus.

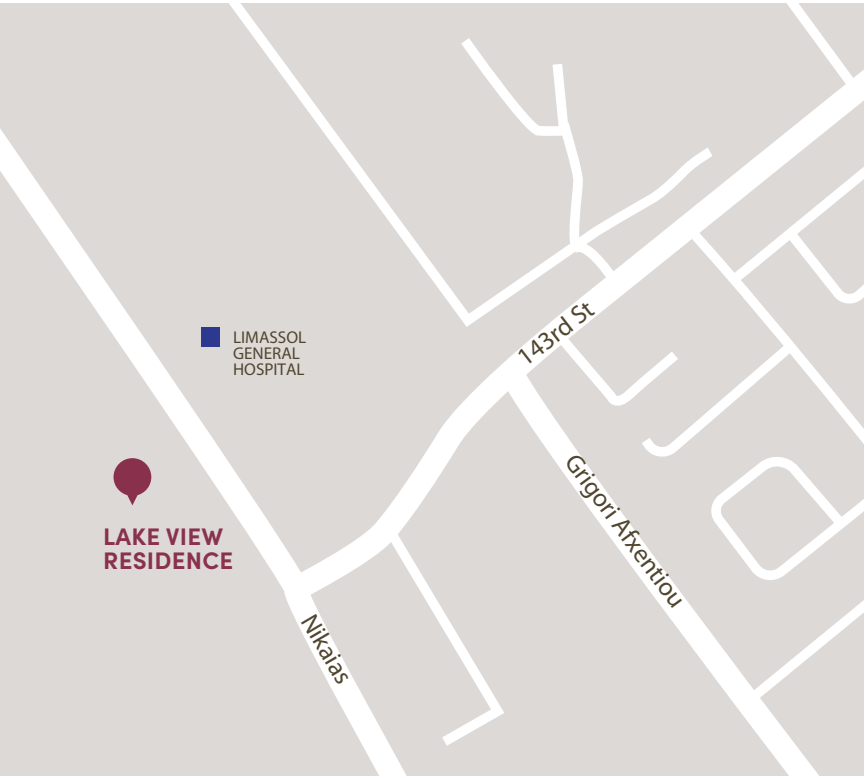
The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.



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.





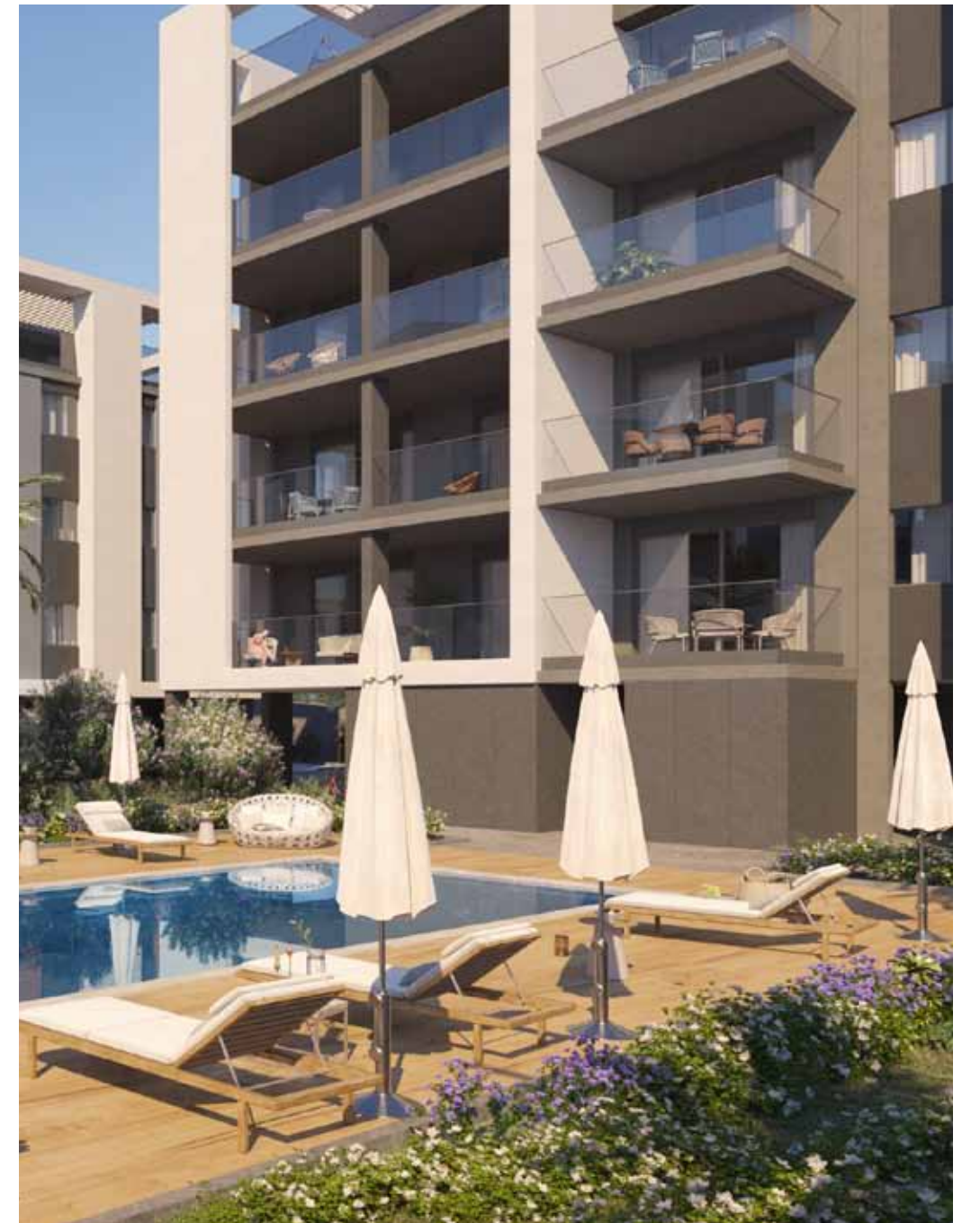


BREATHTAKING SEA AND CITY PANORAMAS





18/LAKE VIEW RESIDENCE/A PROJECT BY bbf



*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.



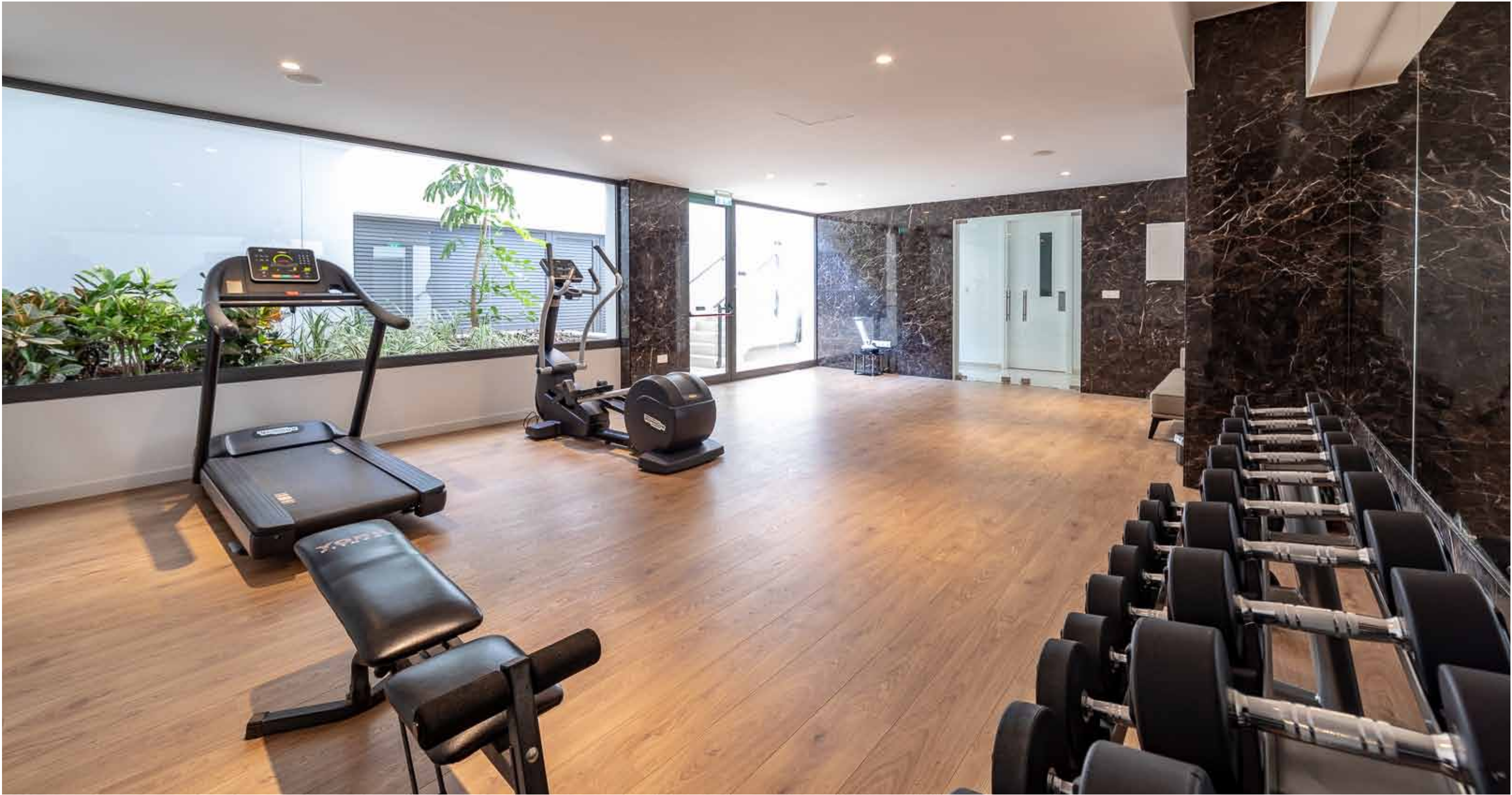


RESIDENT FACILITIES

The building offers outdoor swimming pool, secure covered parking and a fully equipped gym



RESIDENT FACILITIES



CHOICE OF PROPERTIES BLOCK A

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY M ²		ROOF TERRACE M ²	STORAGE M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
							FLOOR	AREA				
101	Apartment	2	2	1	84.00	18.10		0.24	2.16	4.40	17.31	126.21
102	Apartment	2	2	1	86.20	18.20		0.24	2.16	4.80	17.70	129.30
103	Apartment	1	1	1	52.30	19.50		0.24	2.16	4.20	12.18	90.59
104	Apartment	3	2	1	112.90	41.50		0.24	2.16	3.40	26.15	186.36
105	Apartment	1	1	1	54.00	13.00		0.24	2.16	2.30	11.37	83.08
201	Apartment	2	2	1	84.00	18.10		0.24	2.16	2.80	17.31	124.61
202	Apartment	2	2	1	86.20	18.20		0.24	2.16	2.80	17.70	127.30
203	Apartment	1	1	1	52.30	19.50		0.24	2.16	2.70	12.18	89.09
204	Apartment	3	2	1	112.90	41.50		0.24	2.16	3.20	26.15	186.16
205	Apartment	1	1	1	54.00	13.00		0.24	2.16	2.50	11.37	83.28
301	Apartment	2	2	1	84.00	18.10		0.24	2.16	3.40	17.31	125.21
302	Apartment	2	2	1	86.20	18.20		0.24	2.16	3.20	17.70	127.70
303	Apartment	1	1	1	52.30	19.50		0.24	2.16	2.70	12.18	89.09
304	Apartment	3	2	1	112.90	41.50		0.24	2.16	3.50	26.15	186.46
305	Apartment	1	1	1	54.00	13.00		0.24	2.16	3.20	11.37	83.98
401	Apartment	2	2	1	84.00	18.10		0.24	2.16	2.80	17.31	124.61
402	Penthouse	4	3	1	116.50	35.40	5th	39.60	73.40	4.70	32.39	301.99
403	Penthouse	4	3	1	119.60	41.50	5th	42.90	73.40	4.80	34.50	316.70
404	Apartment	1	1	1	53.70	13.30		0.24	2.16	2.80	11.37	83.58

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



MASTERPLAN



GROUND FLOOR BLOCK A



FLOOR 1 BLOCK A



Unit №	Total Area, m²
101	126.21
102	129.30
103	90.59
104	186.36
105	83.08



FLOOR 2 BLOCK A



Unit №	Total Area, m²
201	124.61
202	127.30
203	89.09
204	186.16
205	83.28



FLOOR 3 BLOCK A



Unit №	Total Area, m²
301	125.21
302	127.70
303	89.09
304	186.46
305	83.98



FLOOR 4 BLOCK A



Unit №	Total Area, m²
401	124.61
402	301.99
403	316.70
404	83.58



ROOF GARDEN BLOCK A



Unit №	Total Area, m²
402	301.99
403	316.70



CHOICE OF PROPERTIES BLOCK B

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY M²		ROOF TERRACE M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
							FLOOR	AREA				
101	Apartment	3	2	1	118.70	38.40		0.69	6.29	5.30	24.56	193.94
102	Apartment	1	1	1	52.00	15.20		0.69	6.29	4.80	10.57	89.55
103	Apartment	2	2	1	84.20	17.30		0.69	6.29	3.40	15.90	127.79
104	Apartment	2	2	1	85.00	17.80		0.69	6.29	3.50	16.11	129.39
201	Apartment	3	2	1	118.70	38.40		0.69	6.29	4.80	24.56	193.44
202	Apartment	1	1	1	52.00	15.20		0.69	6.29	3.20	10.57	87.95
203	Apartment	2	2	1	84.20	17.30		0.69	6.29	3.10	15.90	127.49
204	Apartment	2	2	1	85.00	17.80		0.69	6.29	3.10	16.11	128.99
301	Penthouse	4	3	1	119.30	38.40	4th	41.40	46.50	5.00	30.99	281.59
302	Apartment	1	1	1	51.80	15.20		0.69	6.29	3.20	10.53	87.72
303	Apartment	2	2	1	84.20	17.30		0.69	6.29	4.20	15.90	128.59
304	Apartment	2	2	1	85.00	17.80		0.69	6.29	4.40	16.11	130.29

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



GROUND FLOOR BLOCK B



FLOOR 1 BLOCK B

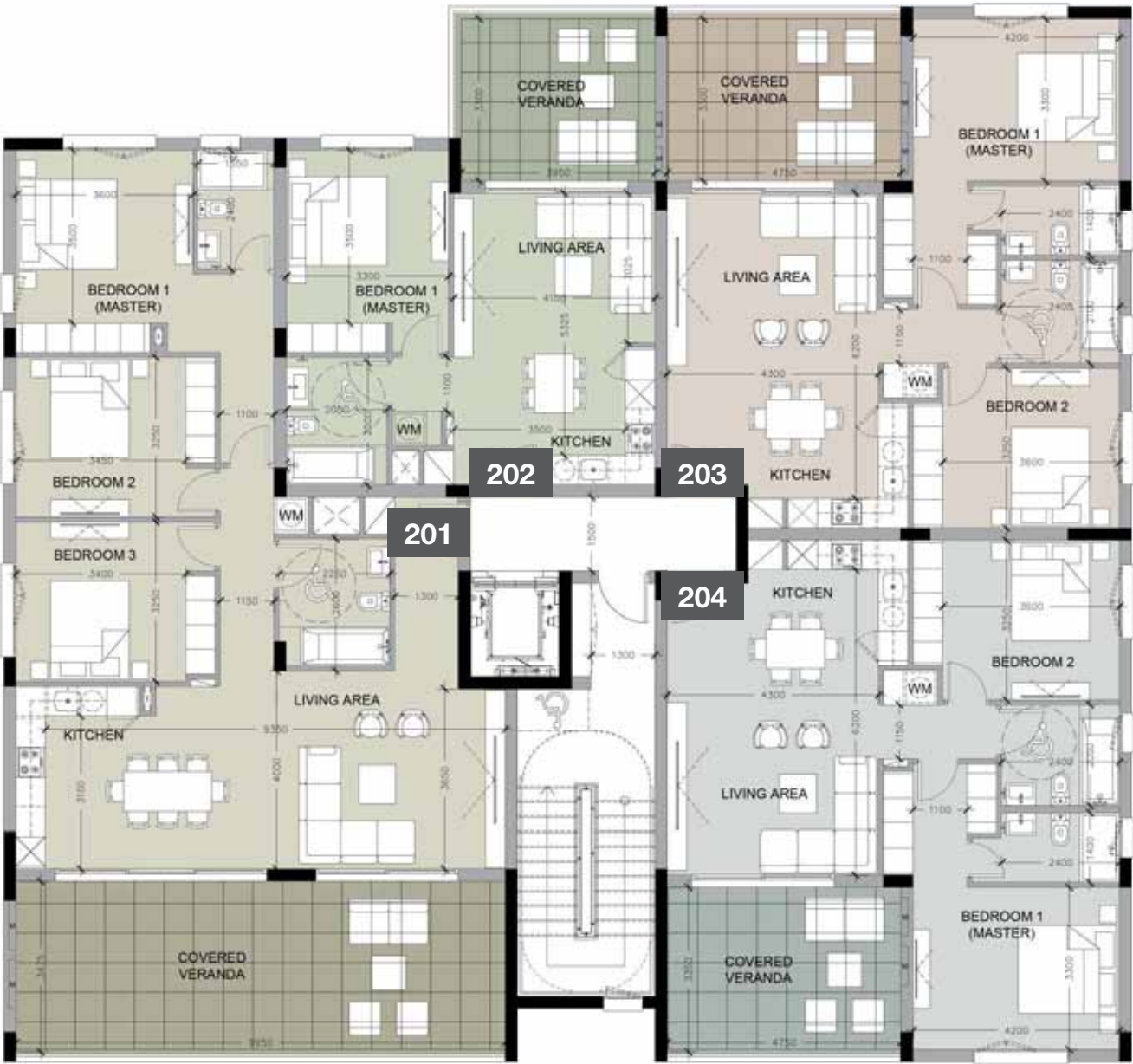


Unit №	Total Area, m²
101	193.94
102	89.55
103	127.79
104	129.39



FLOOR 2 BLOCK B

FLOOR 3 BLOCK B



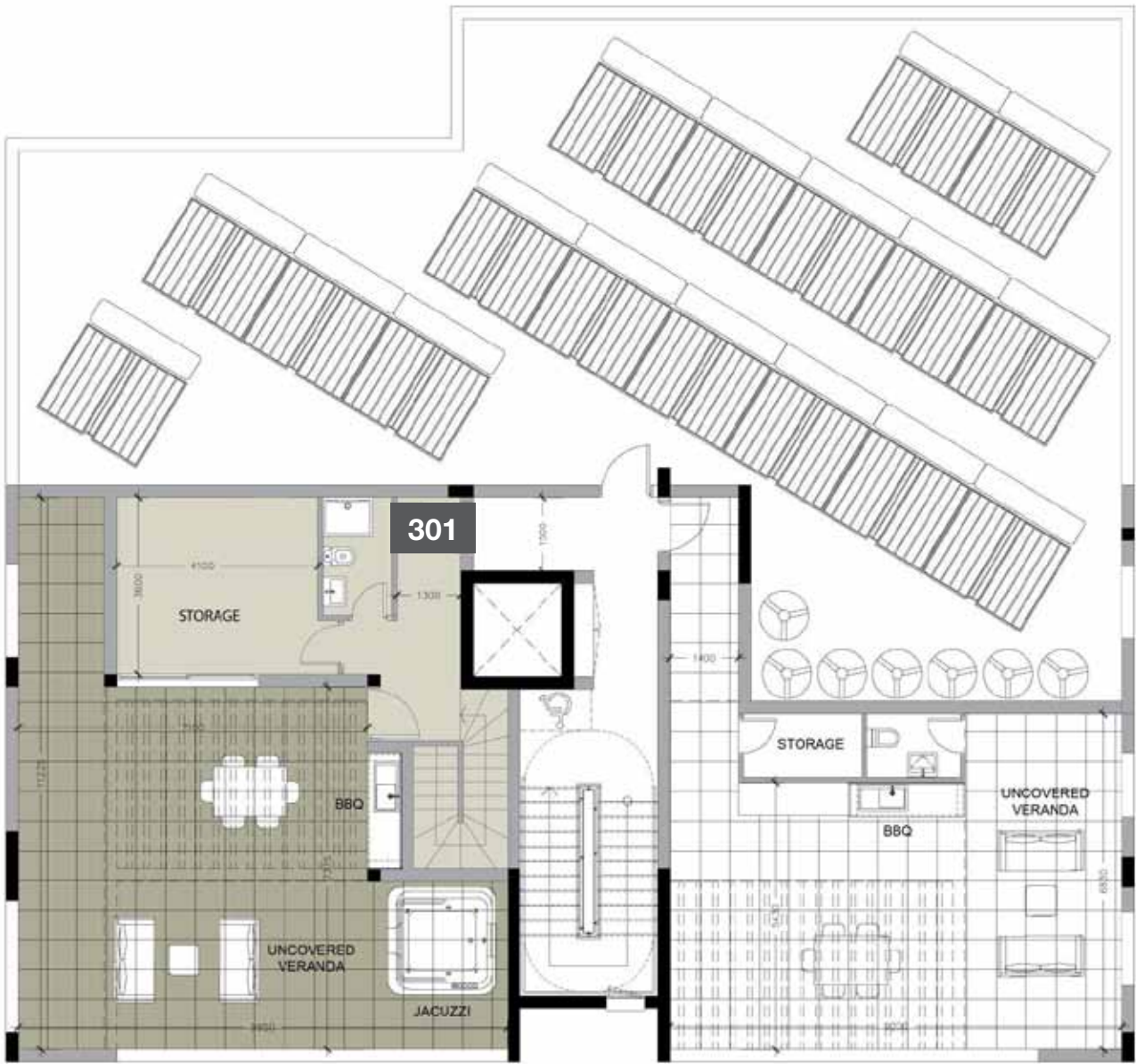
Unit №	Total Area, m²
201	193.44
202	87.95
203	127.49
204	128.99



Unit №	Total Area, m²
301	281.59
302	87.72
303	128.59
304	130.29



ROOF GARDEN BLOCK B



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

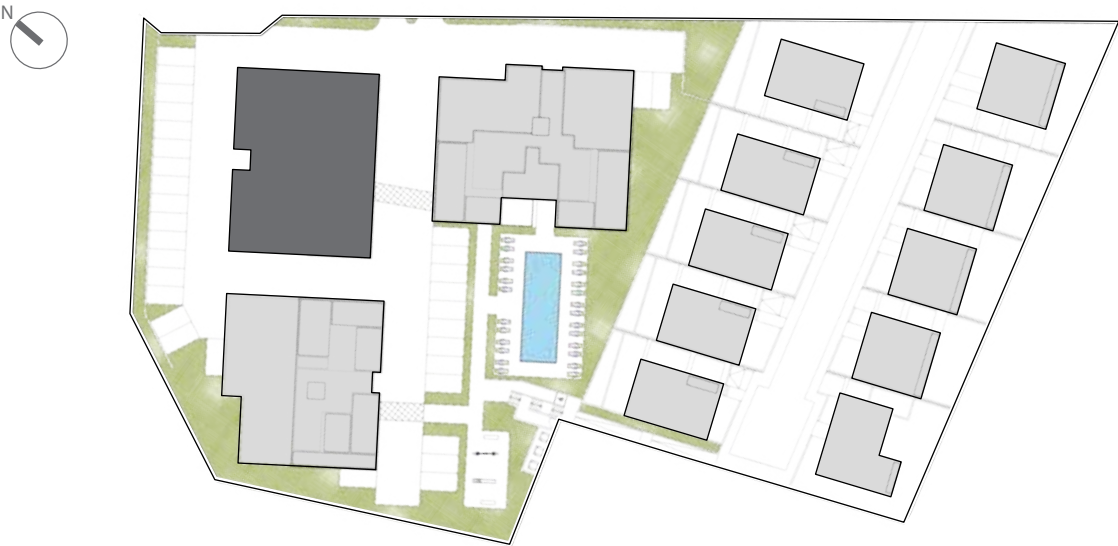
Unit №	Total Area, m²
301	281.59



CHOICE OF PROPERTIES BLOCK C

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY M²		ROOF TERRACE M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
							FLOOR	AREA				
101	Apartment	3	2	1	114.40	29.00		1.24	7.85	3.40	24.70	180.58
102	Apartment	2	2	1	92.00	23.00		1.24	7.85	3.80	19.85	147.73
103	Apartment	2	2	1	89.00	23.00		1.24	7.85	3.70	19.34	144.12
104	Apartment	1	1	1	55.40	11.70		1.24	7.85	2.40	11.67	90.25
201	Apartment	3	2	1	114.40	29.00		1.24	7.85	3.70	24.70	180.88
202	Apartment	2	2	1	92.00	23.00		1.24	7.85	3.90	19.85	147.83
203	Apartment	2	2	1	89.00	23.00		1.24	7.85	3.20	19.34	143.62
204	Apartment	1	1	1	55.40	11.70		1.24	7.85	2.40	11.67	90.25
301	Penthouse	4	3	1	114.60	29.00	4th	37.30	74.10	3.60	30.89	289.49
302	Apartment	2	2	1	88.70	23.00		1.24	7.85	3.00	19.28	143.07
303	Apartment	2	3	1	89.00	23.00		1.24	7.85	3.20	19.34	143.62
304	Apartment	1	1	1	54.40	11.70		1.24	7.85	2.90	11.50	89.58

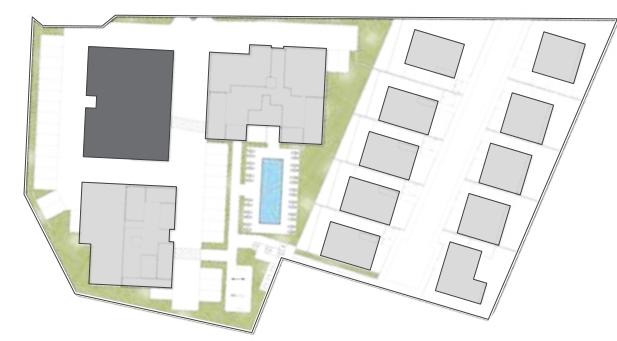
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



GROUND FLOOR BLOCK C



FLOOR 1 BLOCK C



Unit №	Total Area, m²
101	180.58
102	147.73
103	144.12
104	90.25



FLOOR 2 BLOCK C



Unit №	Total Area, m²
201	180.88
202	147.83
203	143.62
204	90.25



Unit №	Total Area, m²
301	289.49
302	143.07
303	143.62
304	89.58



ROOF GARDEN BLOCK C



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

Unit №	Total Area, m²
301	289.49





•signature finishes

bbf:smart

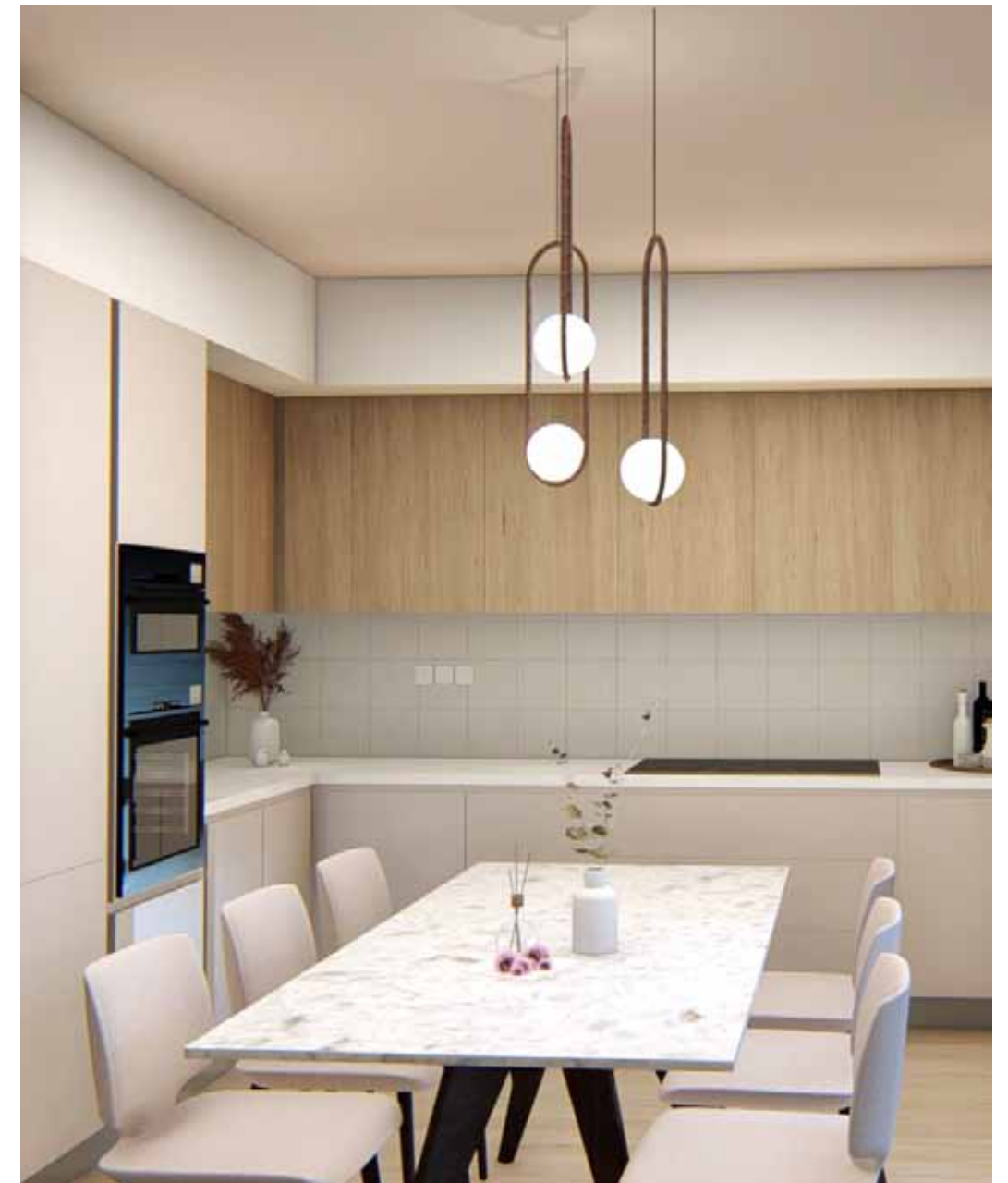
EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- 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



•signature finishes



notes

YOUR PERSONAL PROPERTY CONSULTANT

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