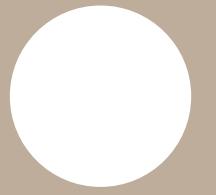




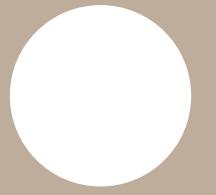
nest



bbf:



a contemporary residential community in germasogeia



**Quiet residential
neighborhood
with everyday
convenience**

:nest is a contemporary residential development located in the well-established area of Germasogeia, Limassol. Only a few minutes from the city's business, shopping and leisure districts, it combines privacy and comfort with easy daily connectivity. The project brings together modern architectural design, a calm residential atmosphere and a balanced living experience.



**The development
offers a selection
of 1-, 2- and
3-bedroom
apartments.**

Each home is designed to maximize functionality, natural light and interior comfort. Spacious covered verandas extend the living area outdoors, while many residences enjoy open views towards the city and the sea, creating a feeling of openness and elevation.



major benefits

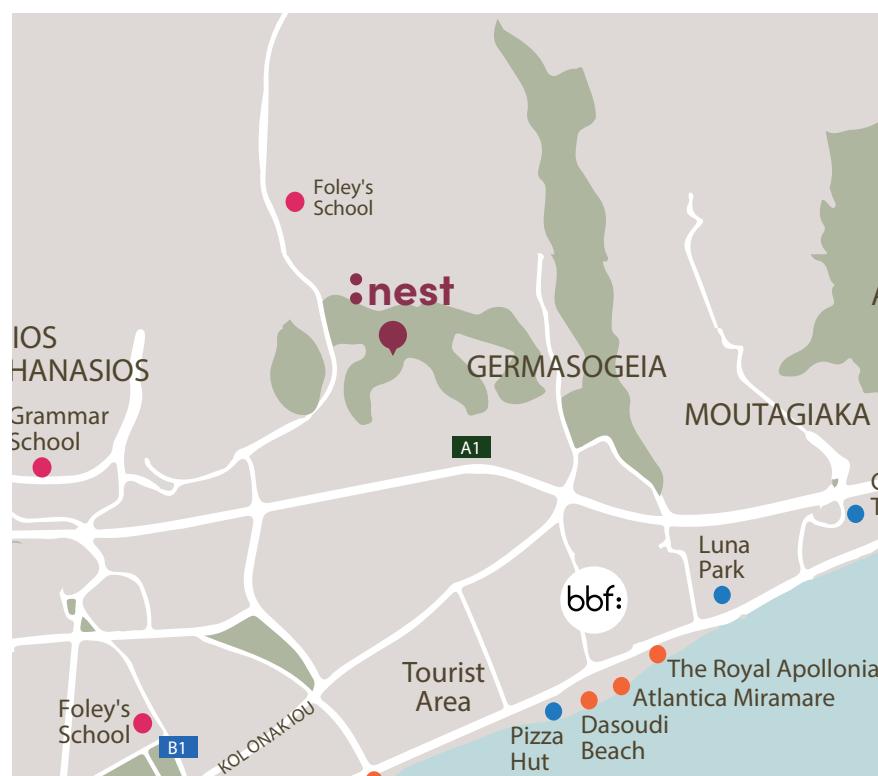
- Located in one of Limassol's most desirable residential districts
- Quick access to Kolonakiou Avenue, the highway and key city destinations
- Close to international schools, supermarkets, cafes, fitness and wellness centers
- Short distance to beaches and coastal leisure areas
- Contemporary architectural character with clean lines and generous glazing
- Spacious covered verandas and selected sea or city views
- Full range of communal amenities supporting comfort and wellbeing
- Secure environment with controlled access
- Strong appeal for both permanent residence and rental investment



:location

:nest is situated in a quiet residential

Daily services and lifestyle amenities are easily accessible, while the coastline is only a short drive away. This combination supports a comfortable everyday rhythm and enhances long-term value for residents and investors.



location



exterior

**located in one of Limassol's
most desirable residential
districts**



•exterior



landscaped communal areas with greenery and seating



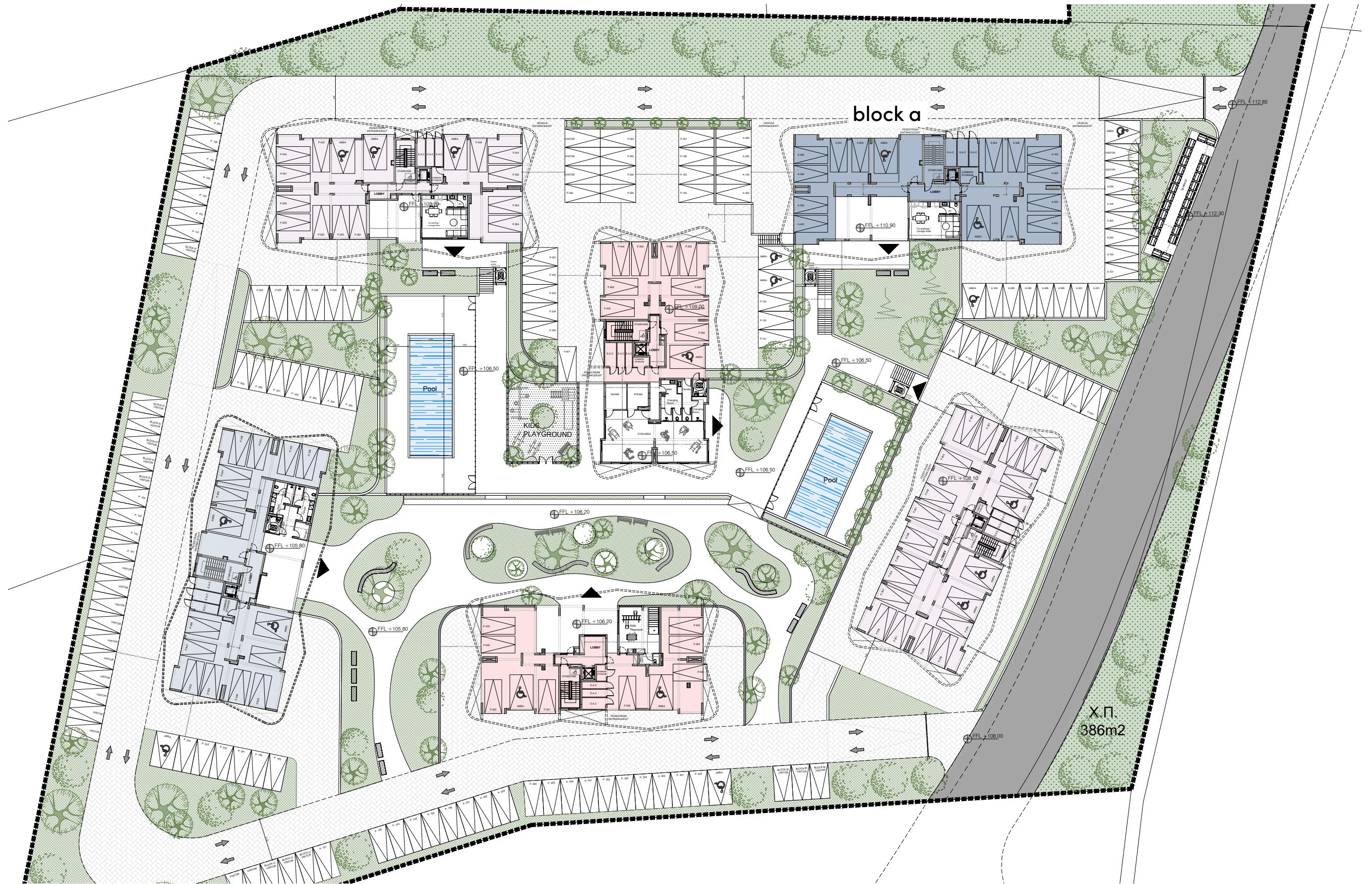
choice of properties



block a

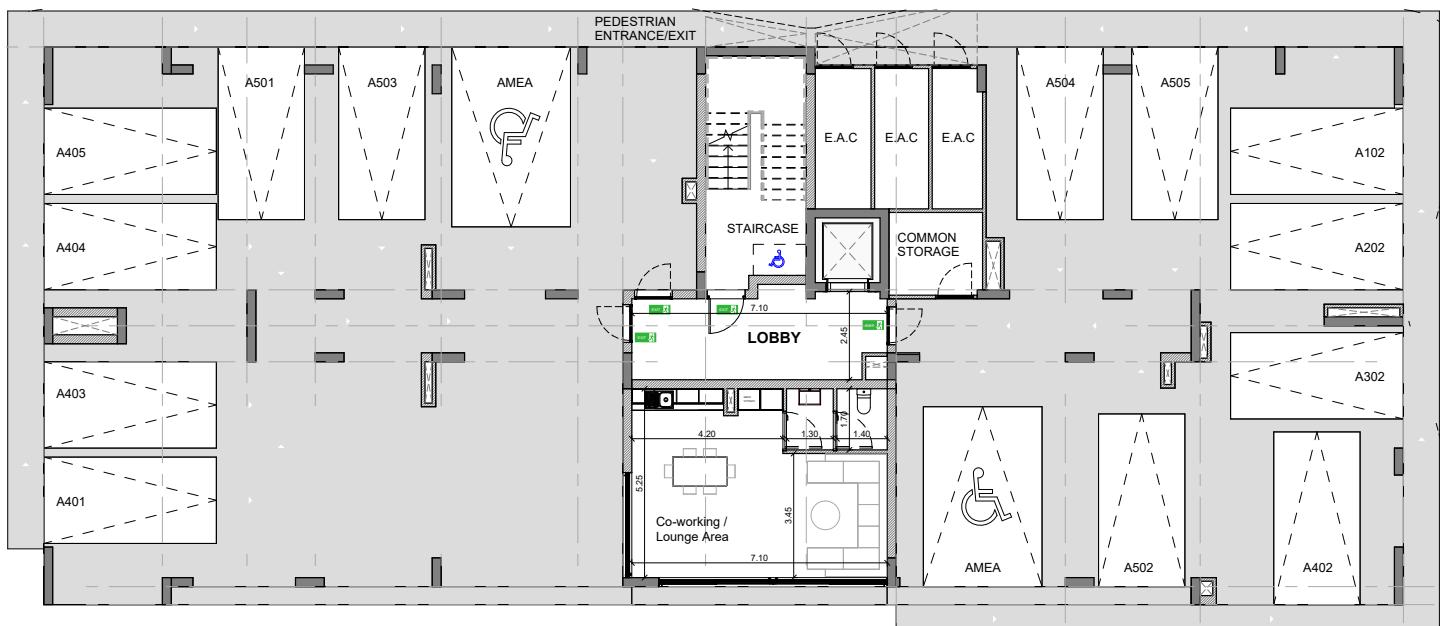
UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	SELLABLE AREA M ²	UNCOVERED VERANDA M ²	COMMON AREA PER UNIT M ²	TOTAL AREA
A101	Apartment	2	2	1	83.15	25.05	108.20			108.20
A102	Apartment	3	2	1	102.20	26.90	129.10			129.10
A103	Apartment	2	2	1	82.20	17.17	99.37			99.37
A104	Apartment	2	2	1	79.05	21.75	100.80			100.80
A105	Apartment	2	2	1	79.05	21.75	100.80			100.80
A106	Apartment	1	1	1	50.35	14.00	64.35			64.35
A201	Apartment	2	2	1	83.15	25.05	108.20			108.20
A202	Apartment	3	2	1	102.20	26.90	129.10			129.10
A203	Apartment	2	2	1	82.20	17.17	99.37			99.37
A204	Apartment	2	2	1	79.05	21.75	100.80			100.80
A205	Apartment	2	2	1	79.05	21.75	100.80			100.80
A206	Apartment	1	1	1	50.35	14.00	64.35			64.35
A301	Apartment	2	2	1	83.15	25.05	108.20			108.20
A302	Apartment	3	2	1	102.20	26.90	129.10			129.10
A303	Apartment	2	2	1	82.20	17.17	99.37			99.37
A304	Apartment	2	2	1	79.05	21.75	100.80			100.80
A305	Apartment	2	2	1	79.05	21.75	100.80			100.80
A306	Apartment	1	1	1	50.35	14.00	64.35			64.35
A401	Apartment	2	2	1	83.15	25.05	108.20			108.20
A402	Apartment	3	2	1	102.20	26.90	129.10			129.10
A403	Apartment	2	2	1	82.20	17.17	99.37			99.37
A404	Apartment	2	2	1	79.05	21.75	100.80			100.80
A405	Apartment	2	2	1	79.05	21.75	100.80			100.80
A406	Apartment	1	1	1	50.35	14.00	64.35			64.35

:masterplan



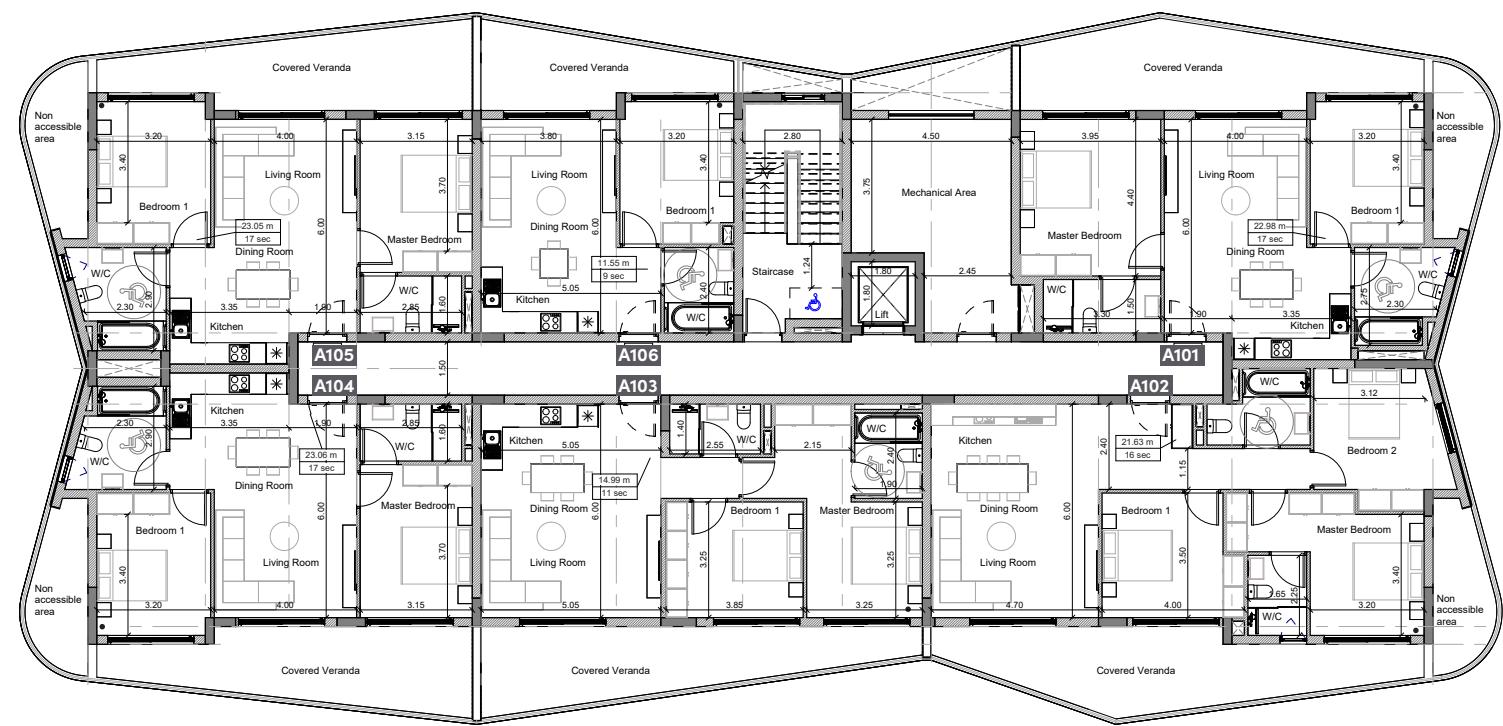
block a

ground floor



block a

floor 1

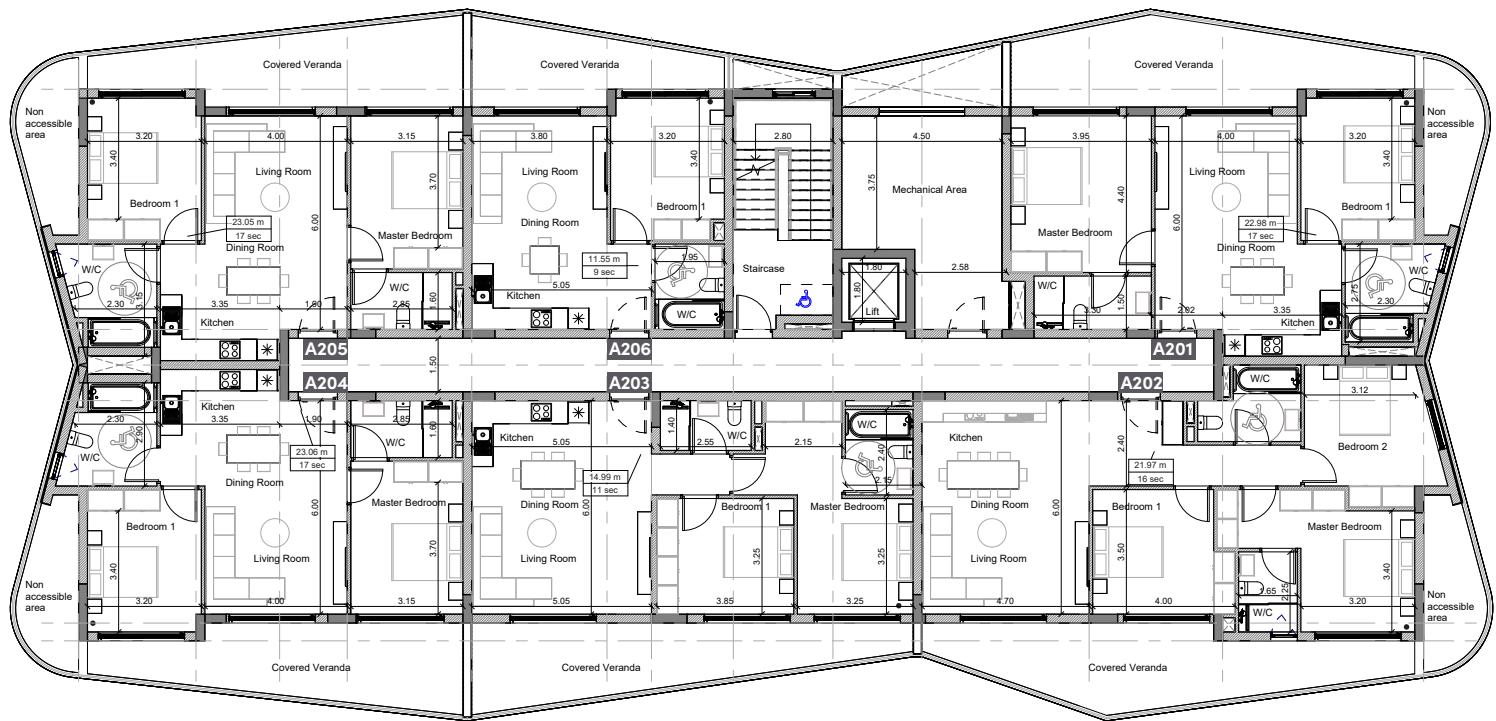


UNIT N°	TOTAL AREA M ²
A101	108.20
A102	129.10
A103	99.37
A104	100.80
A105	100.80
A106	64.35



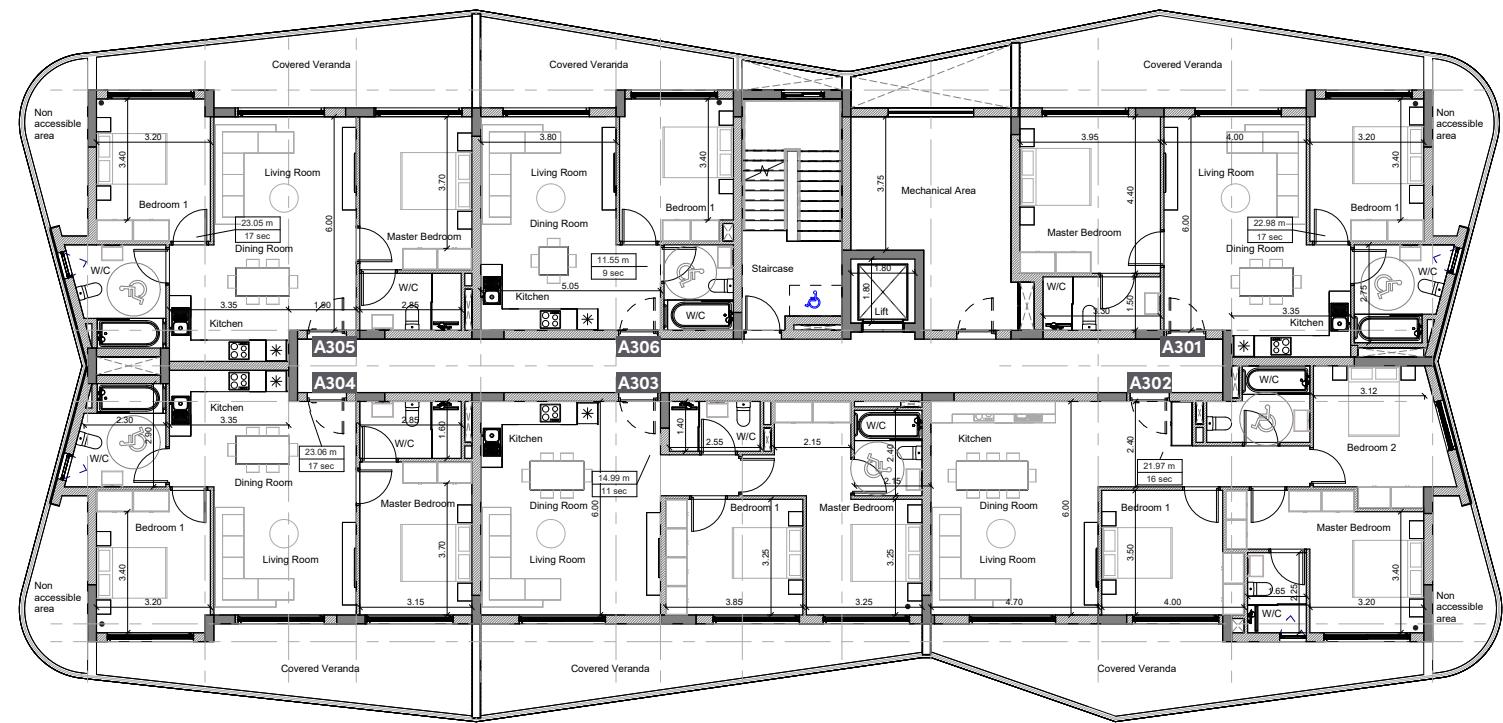
block a

floor 2



block a

floor 3



UNIT N°	TOTAL AREA M ²
A201	108.20
A202	129.10
A203	99.37
A204	100.80
A205	100.80
A206	64.35

UNIT N°	TOTAL AREA M ²
A301	108.20
A302	129.10
A303	99.37
A304	100.80
A305	100.80
A306	64.35



block a

floor 4



block a

floor 5



UNIT N°	TOTAL AREA M ²
A401	108.20
A402	129.10
A403	99.37
A404	100.80
A405	100.80
A406	64.35

UNIT N°	TOTAL AREA M ²
A501	108.20
A502	129.10
A503	99.37
A504	100.80
A505	100.80
A506	64.35





:signature finishes bbf: smart

Thoughtful design and attention to detail define :nest's interiors, balancing style with practicality:

- Parquet flooring in living rooms, kitchens, and bedrooms
- Ceramic tiles in bathrooms (walls & floors)
- Melamine-finished kitchen cabinets, wardrobes, and doors
- Provision for split-unit air conditioning in all areas
- Provision for underfloor heating
- Ceiling height: 2.80 m

Note: movable furniture, home appliances & interior items are extras.



bbf:Head office

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