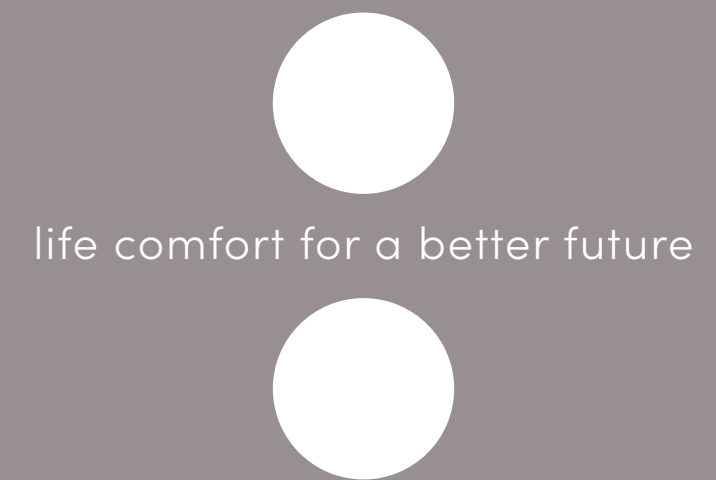




# benchmark office centre



bbf:



# benchmark office centre

**Development is located in the heart of a well-known business area**

Masterful design and state-of-the-art construction characterize this modern business center. The building offers spacious luxurious offices with 5 floors and 49 parking spaces. Each floor consists of 2 separate large offices individually designed with sophistication.



**Each office has exquisite quality layouts for a professional business**

Environment and work space as well as spacious verandas which enjoy city views. This development is located in an easily accessible area, Mesa Geitonia, Limassol.



# major benefits

- Stunning business centre designed by one of the best architects;
- Located in the heart of a well known business area;
- 2 spacious offices per floor;

- Common facilities include a reception area and 49 parking spaces;
- Within easy reach to all necessary infrastructure;
- Stylish cafeterias, luxurious restaurants, banks, schools, and shops are only moments away.



# • introduction

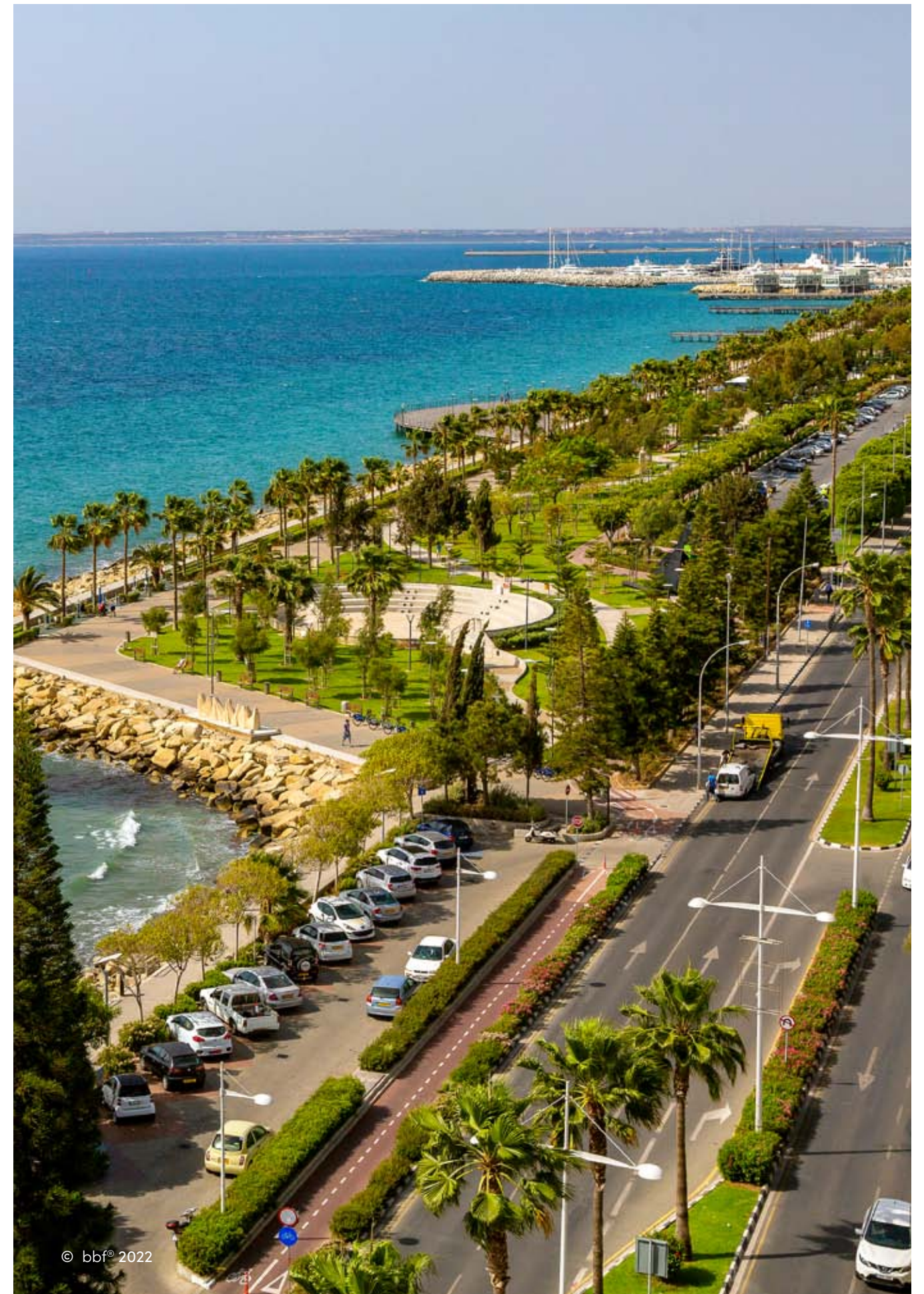
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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 farther 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.

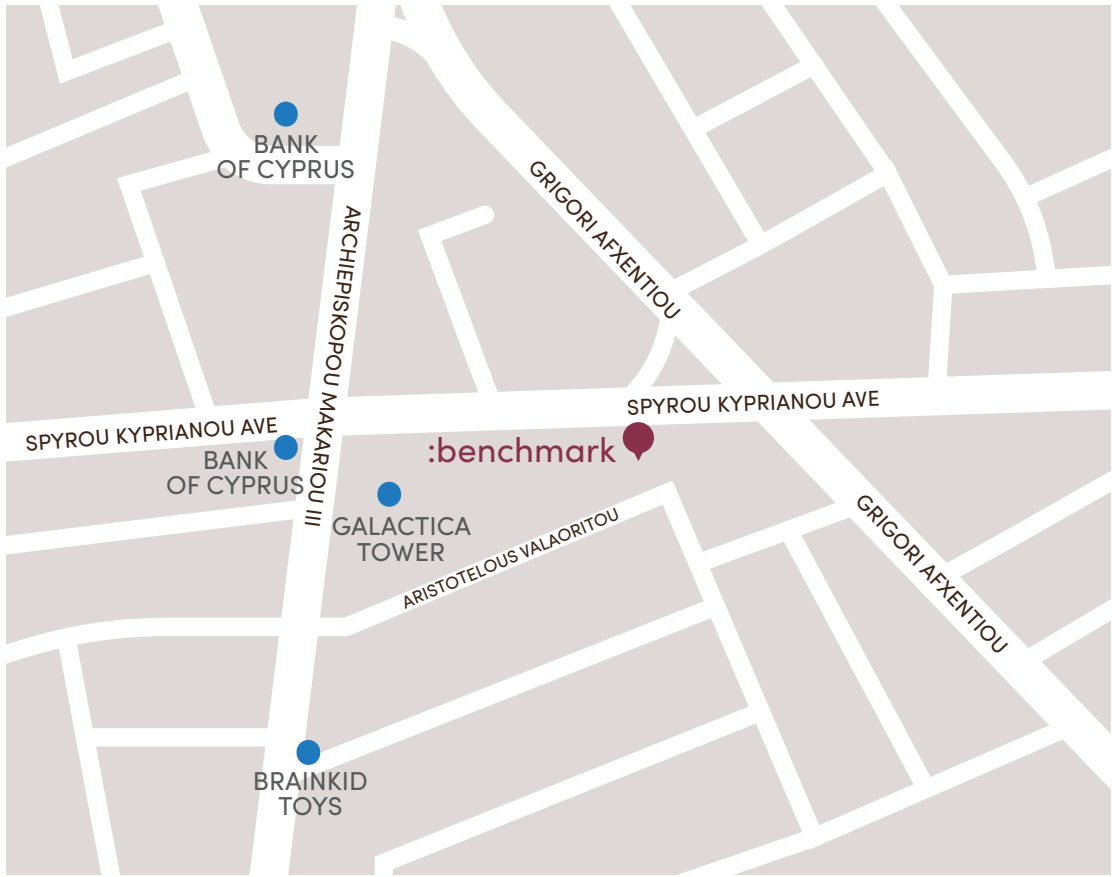
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



# :location

Spyrou Kyprianou avenue in Limassol is one of the busiest business hubs in the center of the city

Easy access to all modern infrastructures and amenities from fine dining to business centers and from high end shopping boutiques to leisure centers. Various businesses can be found in this area as well as several cultural clubs and plenty of beautiful parks filled with green scenery. Surrounded by ample amenities and minutes away from the Old Town which also offers immediate access to the highway. This area simply provides an ease of accessibility to anywhere in Limassol which is an important benefit of this astounding destination.



# • exterior



## • exterior



**2 spacious offices per floor**  
**Common facilities include**  
**a reception area and**  
**49 parking spaces**



## ◉ exterior

**Stylish cafeterias, luxurious restaurants,  
banks, schools, and shops are only  
moments away**



# • exterior



choice of properties



UNIT N°	PROPERTY TYPE	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M²	SELLABLE AUXILIARY Floor Area	NO OF PARK SPACES	COMMON AREA PER UNIT M²	TOTAL AREA M²
101	Office	343.91	31.35			7	62.37	437.63
102	Office	235.10	23.88			4	43.05	302.03
201	Office	343.91	31.35			7	62.37	437.63
202	Office	235.10	23.88			4	43.05	302.03
301	Office	343.91	31.35			7	62.37	437.63
302	Office	235.10	23.88			4	43.05	302.03
401	Office	343.91	285.57	3.04	5th 84.45	8	118.66	835.63
402	Office	235.10	143.86	30.42	5th 81.20	5	76.48	567.06

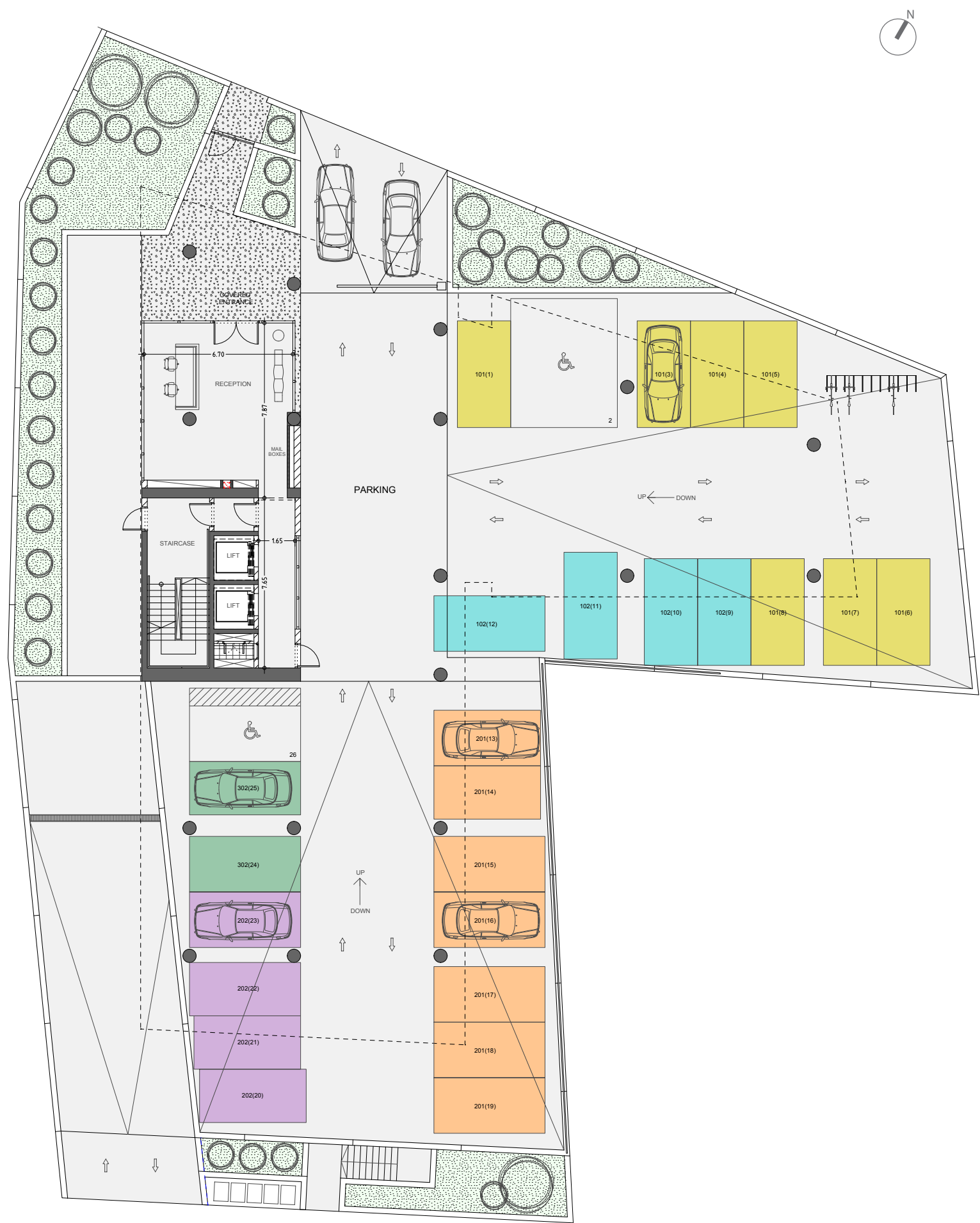
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

•basement



# • floor plans

ground floor



# • floor plans



## floor 1

UNIT N°	TOTAL AREA M²
101	437.63
102	302.03

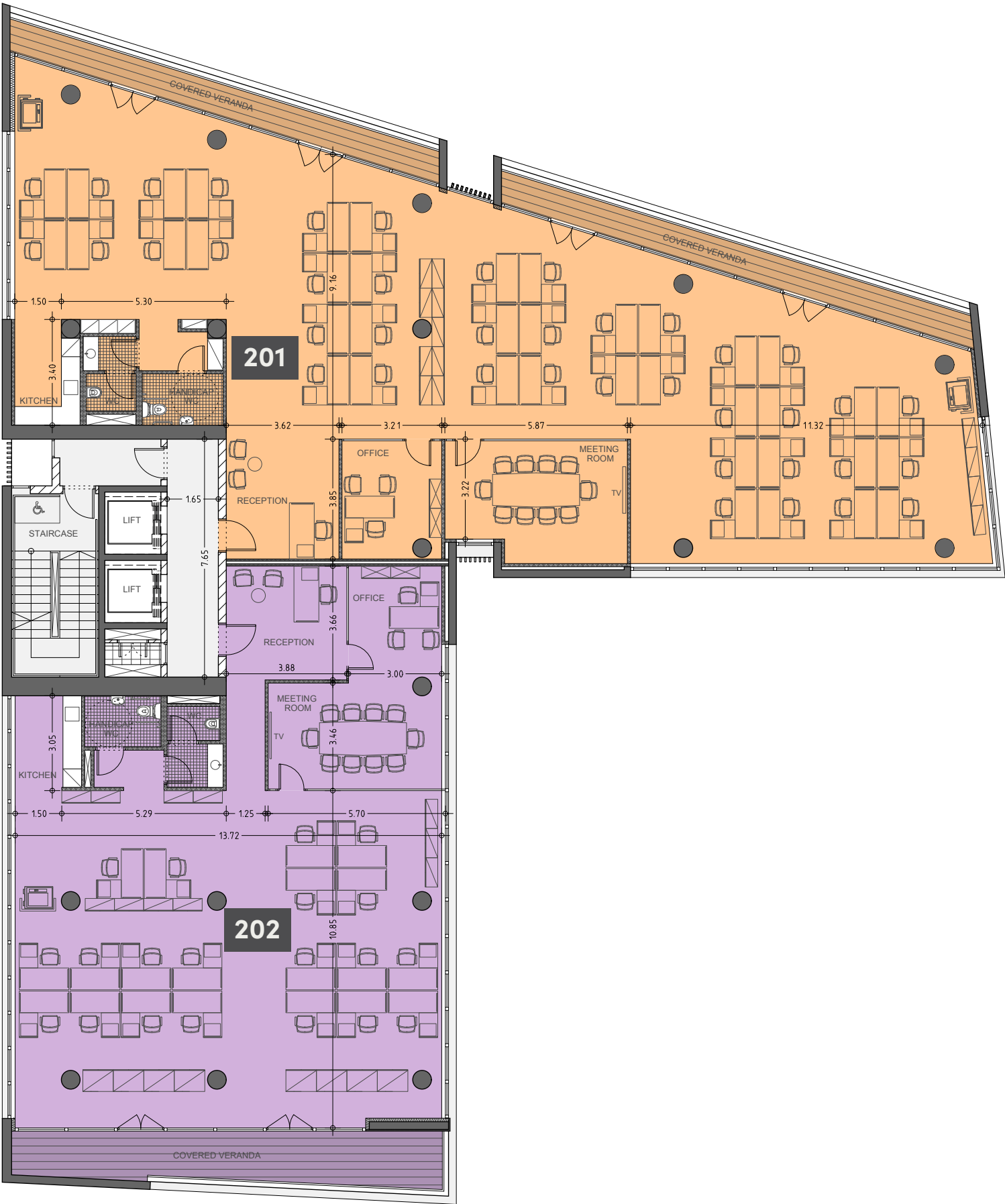


# : floor plans



## floor 2

UNIT N°	TOTAL AREA M²
201	437.63
202	302.03

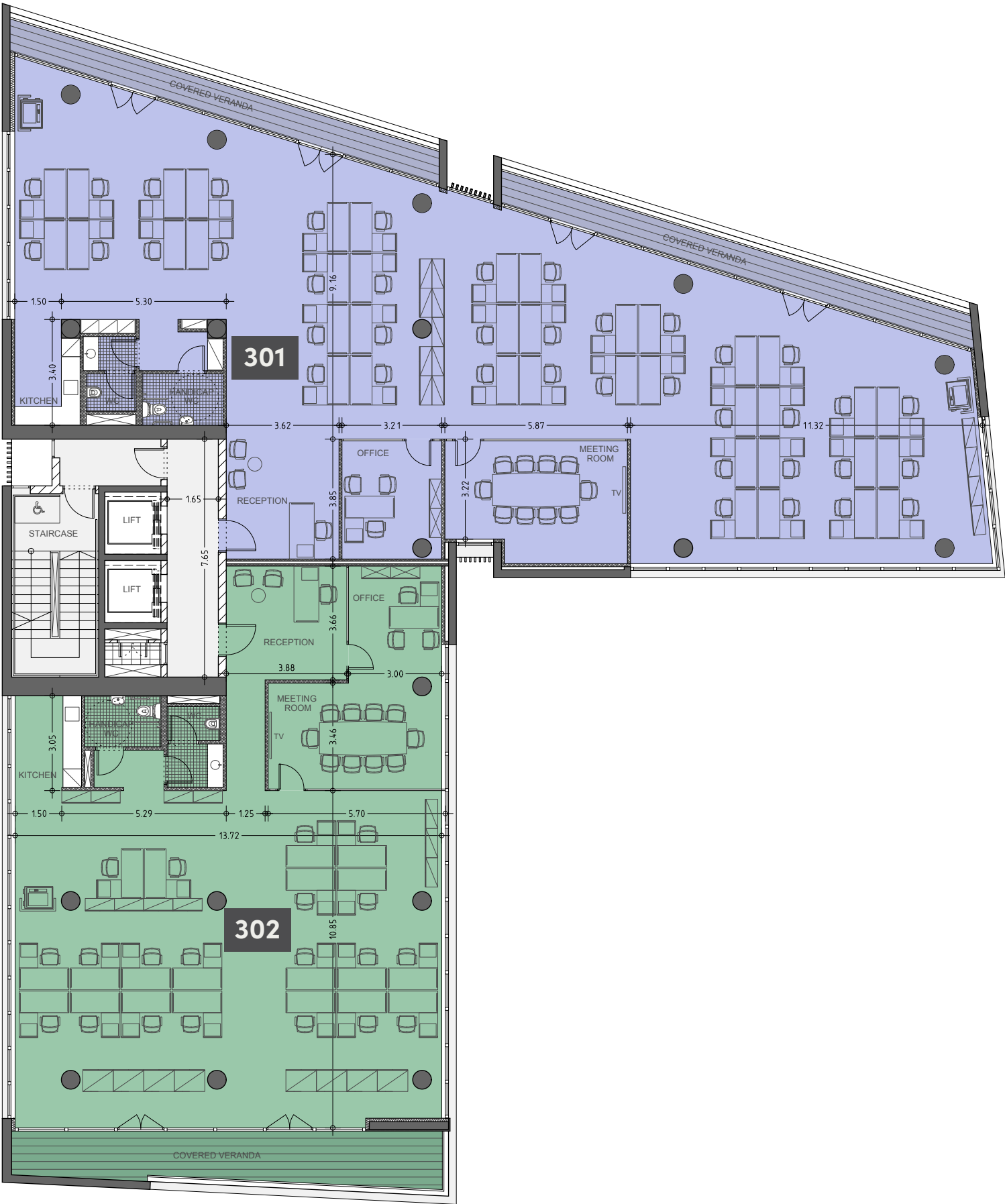


# : floor plans



## floor 3

UNIT N°	TOTAL AREA M²
301	437.63
302	302.03

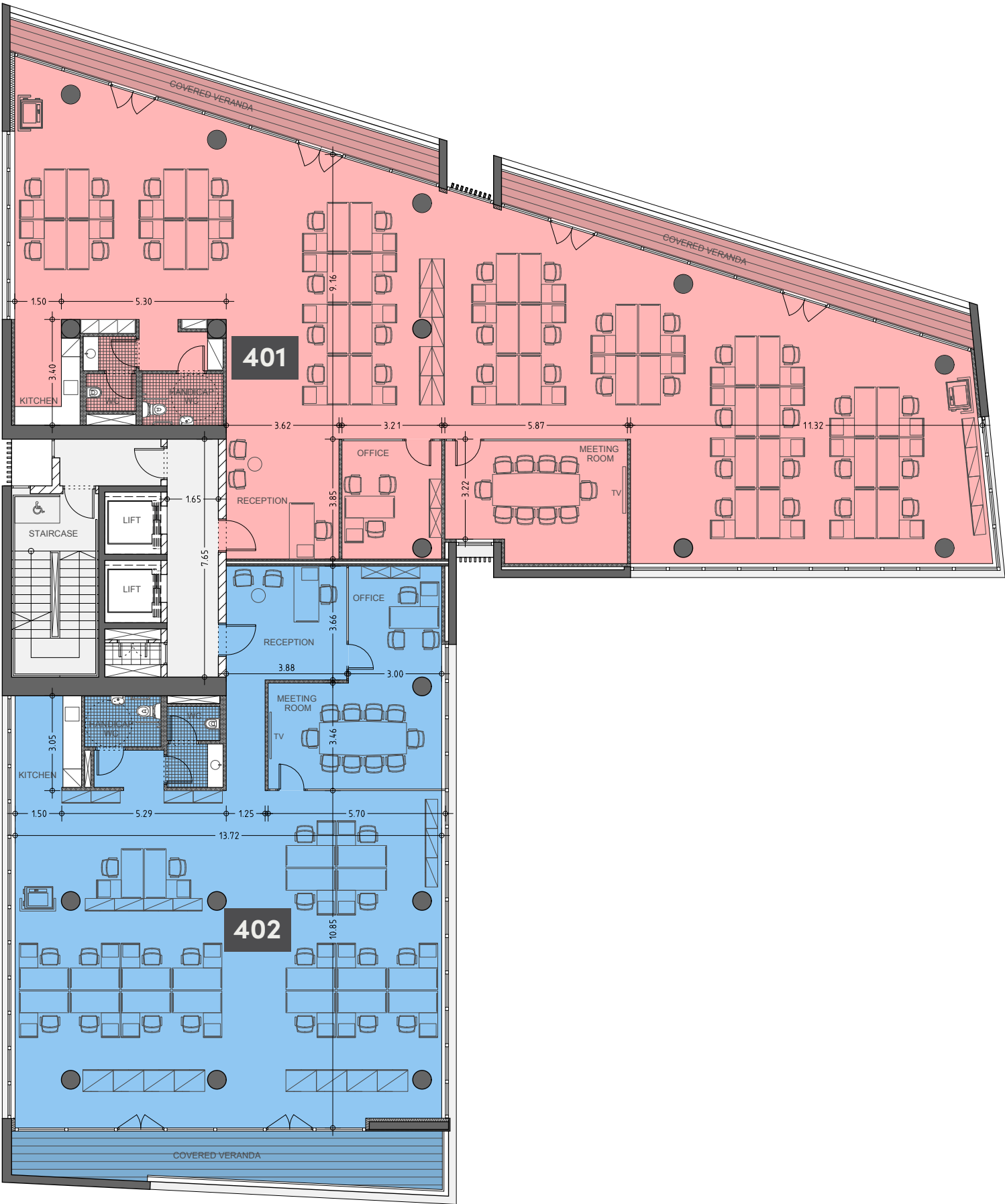


# ⦿ floor plans



## floor 4

UNIT N°	TOTAL AREA M²
401	835.63
402	567.06

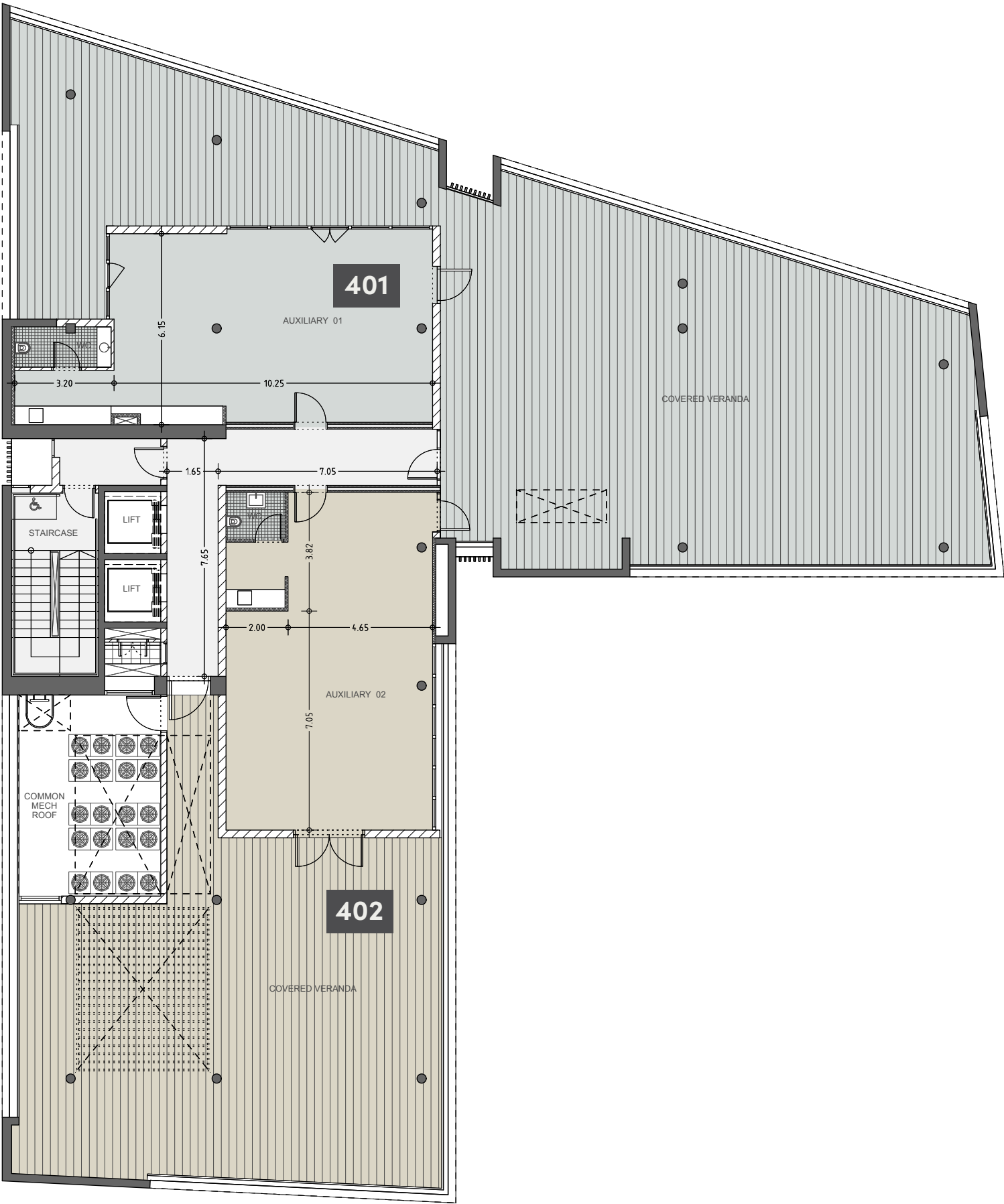


# • floor plans



## floor 5

UNIT N°	TOTAL AREA M²
401	84.45
402	81.20



# : signature finishes

## bbf: shell & core

**In order to maximize your brand recognition, we present you with a shell&core interior solutions, where you are free to design your future workspace according to all your needs.**

- Shell & core finishings;
- 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.

**NOTE: all the finishes, movable furniture, home appliances and interior items are extras**



# signature finishes



# immigration opportunities

## Secure yourself with a home and a European Permanent Residency with one investment

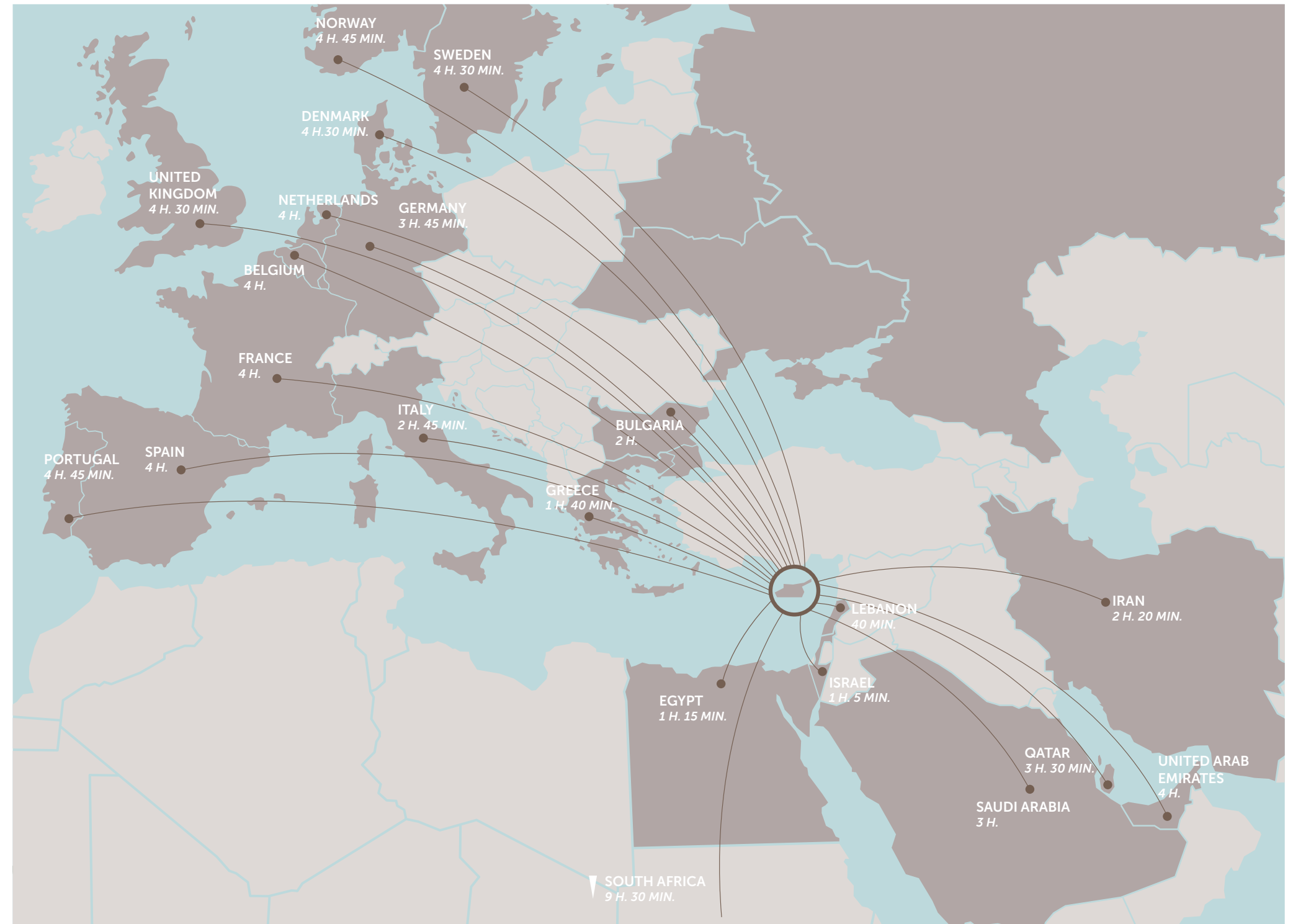
Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

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: Head office

### Head Office in Limassol

28 Ampelakion Street, Germasogeia,  
4046 Limassol, P.O.Box 70649, Cyprus

Office: +357 25 315 318  
[info@bbf.com](mailto:info@bbf.com)

## bbf: Office in Greece

### Office in Athens

88 Vasilissis Sofias Avenue,  
12311 Athens, Greece

Office: +30 210 775 5388  
[greece@bbf.com](mailto:greece@bbf.com)



[bbf.com](http://bbf.com)