

# bbf: gladstone

Old Town, Limassol

redefining  
business  
in Limassol's  
heart

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bbf:

An architectural rendering of a modern, multi-story building with a glass facade, illuminated from within at dusk. The building features a prominent corner section with large glass windows and doors. The text ': gladstone' is overlaid in white, lowercase letters across the middle of the image. The scene includes a street with a car in motion, a sidewalk with pedestrians, and some trees in the foreground and background. The sky is a deep blue, and the overall atmosphere is urban and contemporary.

: gladstone



# the project

## elevating urban workspaces with modern elegance

Introducing :gladstone, an architectural marvel in Limassol's vibrant center on Gladstonos Street. Near the bustling Anexartisias shopping district, amenities, gourmet restaurants, and the seafront, this iconic building offers 12 premium offices and 1 exclusive shop over 6 floors. Crafted with the finest materials and finishes, :gladstone combines business functionality with upscale style, making it a valuable asset for any enterprise and a great investment for property portfolios.



# key highlights & figures



Iconic 6-story  
office block



930 m<sup>2</sup> of private  
terraced areas



69 car park  
spaces



office areas from  
273 to 290 m<sup>2</sup>



1 retail space  
of 485.5 m<sup>2</sup>



high-quality  
finishes



clear floor-to-ceiling  
height 3.5 m



sunlit workspaces with  
floor-to-ceiling windows



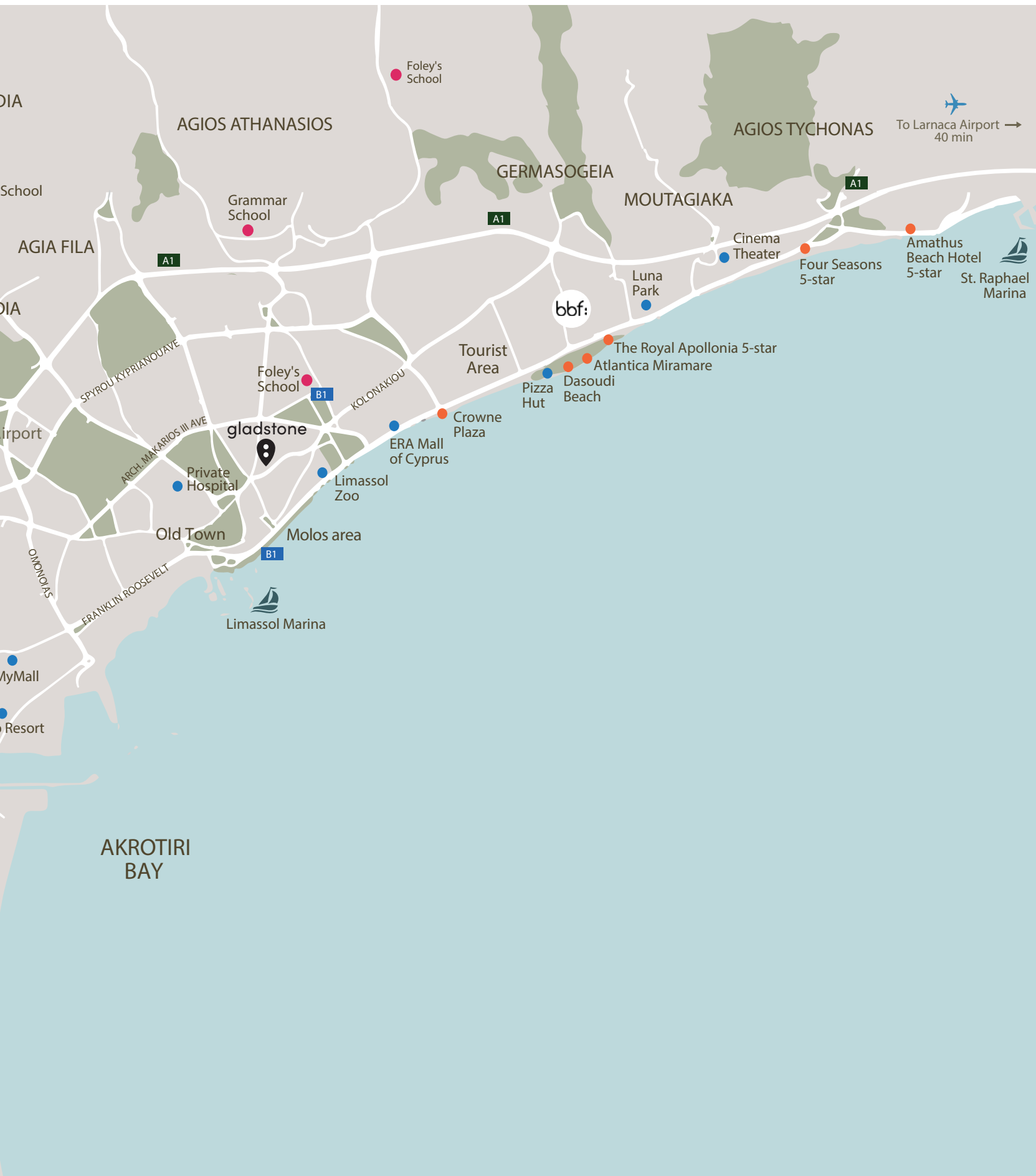
flexible open-plan  
workspaces



eco-friendly features based  
on ESG considerations







# location & accessibility

## Old Town, Limassol

:gladstone is ideally located on Gladstonos Street in Limassol's vibrant heart. Close to the lively Anexartisias shopping district, bustling Pentadromos area, and charming Old Town, it offers easy access to amenities, diverse dining, popular bars, and essential services. Just a short stroll from the seafront, :gladstone seamlessly blends central convenience with coastal charm.





# design & architecture



Expansive glass facades maximize natural light and offer panoramic views, giving the building a modern look

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Horizontal lines and recessed balconies create an interesting play of light and shadow on the exterior

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High-quality materials like steel and glass are used in the facade, emphasizing minimalism and transparency



Landscaped areas at ground level make the building inviting and blend it seamlessly with its urban surroundings

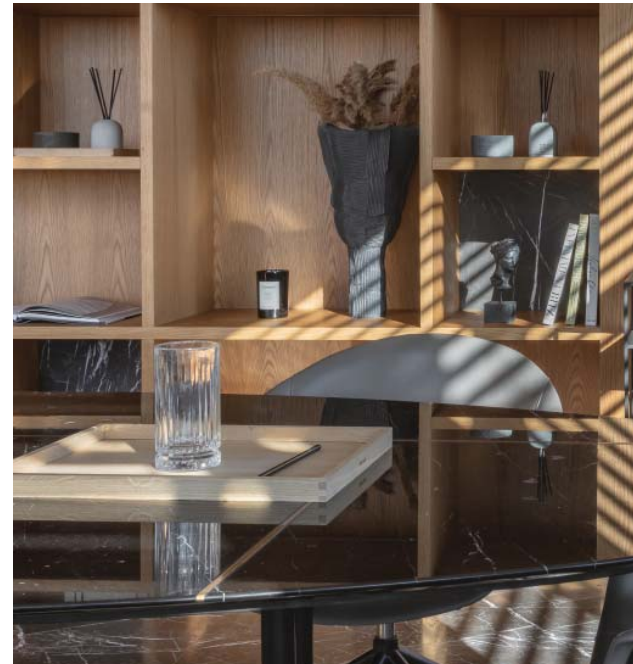
# office features & common areas

## office features

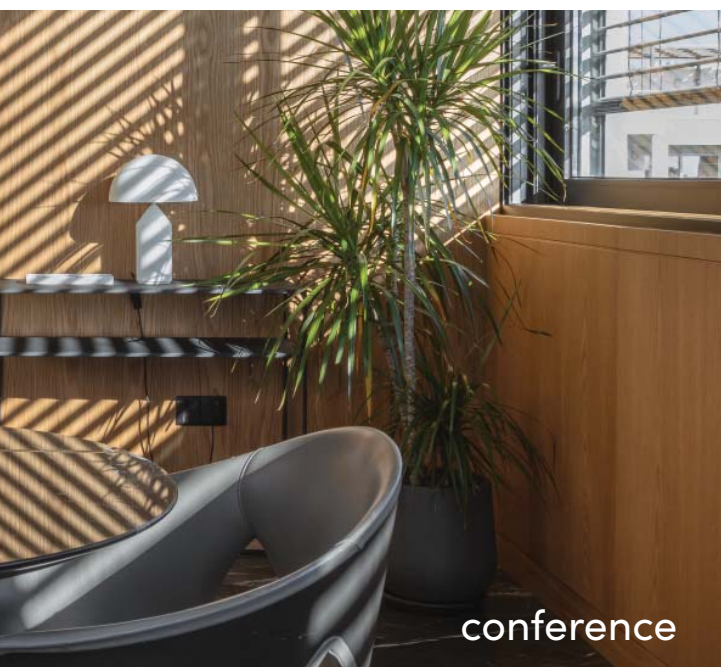
- Expansive floor-to-ceiling windows enhance aesthetics and energy efficiency, filling the offices with natural light and stunning views.
- The open-concept design features 3.5-meter high ceilings and exposed engineering details, creating an inspiring workspace.
- Covered terraces offer perfect spaces for relaxation and socializing, with beautiful views.
- Private kitchens in every office offer convenient dining options for employees.

## common areas

- An earthy grey to brown wood-veined marble in stairs, corridors, and the lobby creates an inviting and hospitable ambiance that leaves a lasting impression on all who enter.
- Secured employee entrances ensure safety and strengthen security protocols



offices



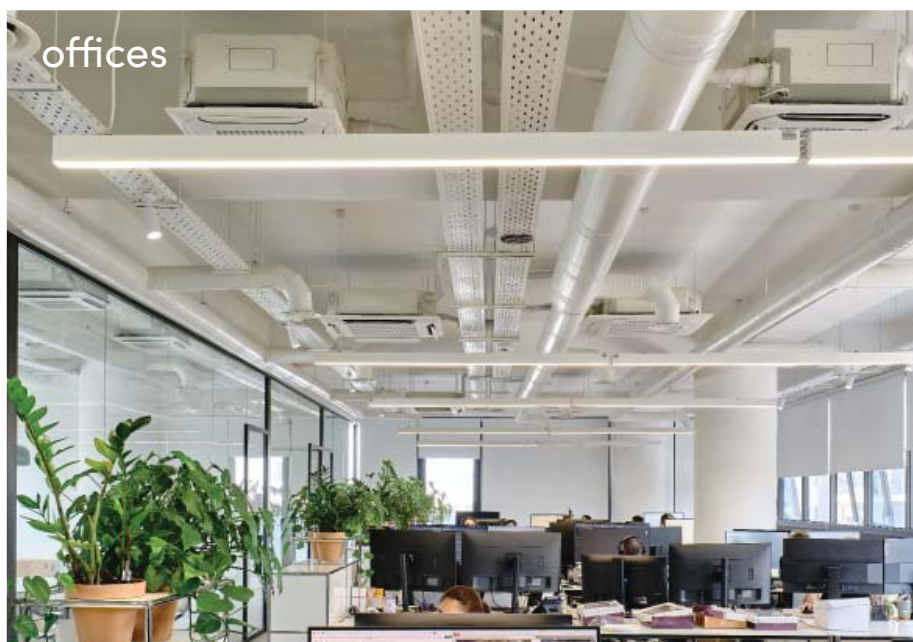
conference



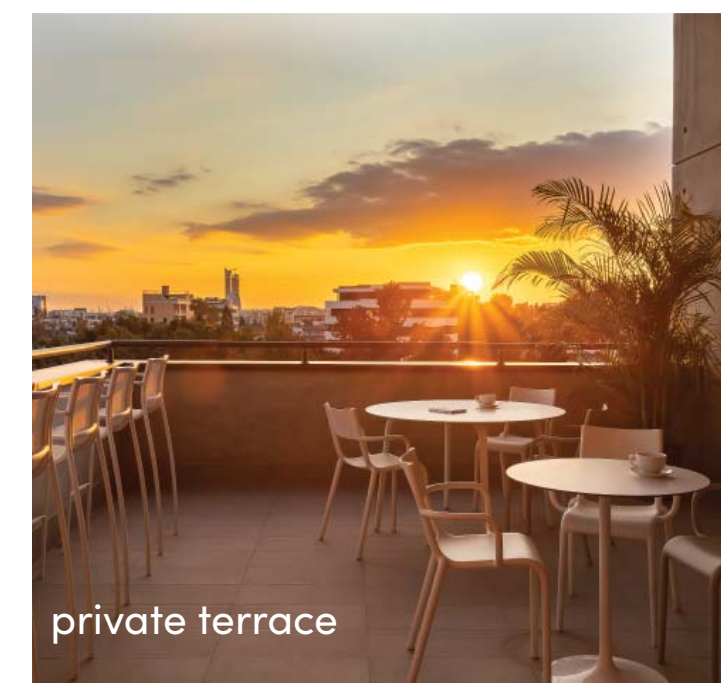
reception



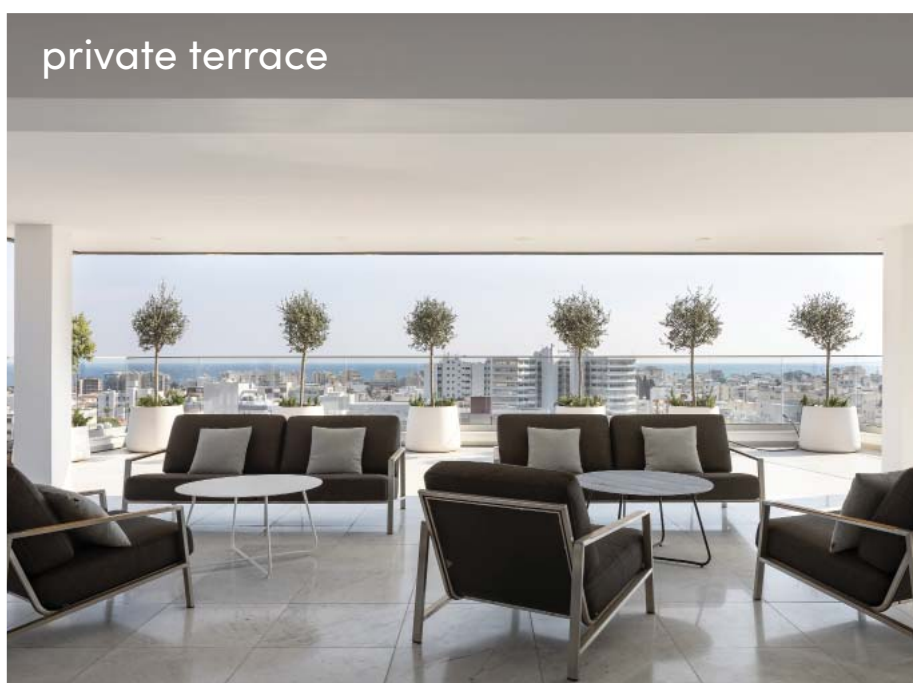
lobby



offices



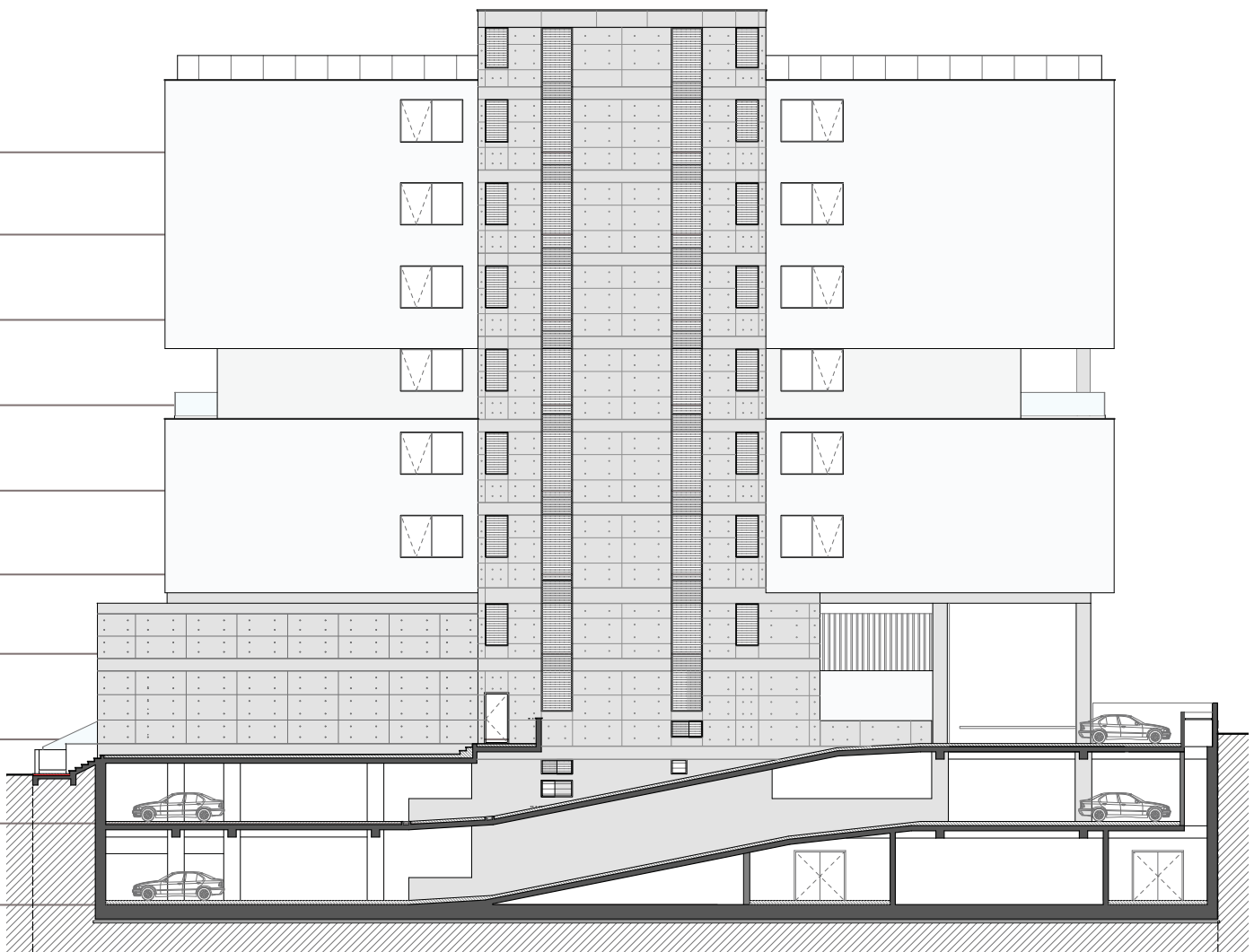
private terrace



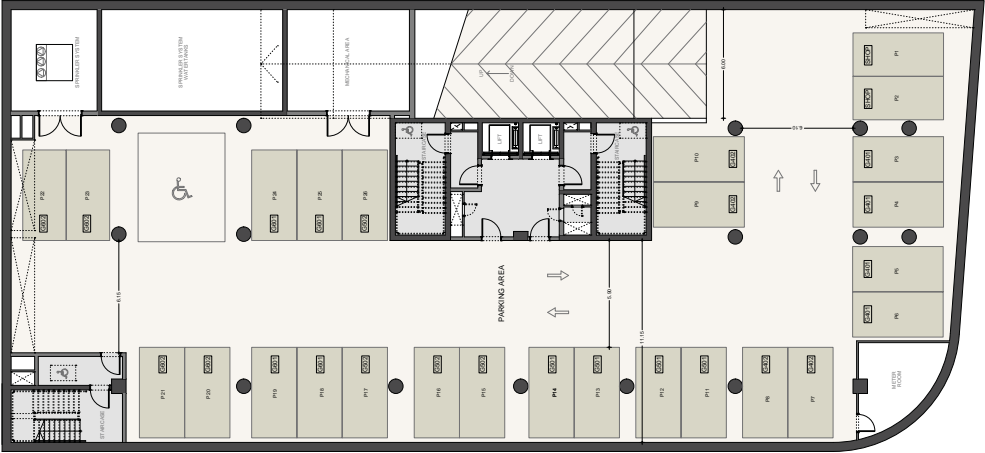
private terrace

# choice of properties

6 <sup>th</sup> floor	337 - 383 m <sup>2</sup>
5 <sup>th</sup> floor	337 - 383 m <sup>2</sup>
4 <sup>th</sup> floor	343 - 389 m <sup>2</sup>
3 <sup>rd</sup> floor	323 - 367 m <sup>2</sup>
2 <sup>nd</sup> floor	337 - 383 m <sup>2</sup>
1 <sup>st</sup> floor	343 - 389 m <sup>2</sup>
mezzanine	172 m <sup>2</sup>
ground floor	313 m <sup>2</sup>
parking level 1	n/a
parking level 2	n/a



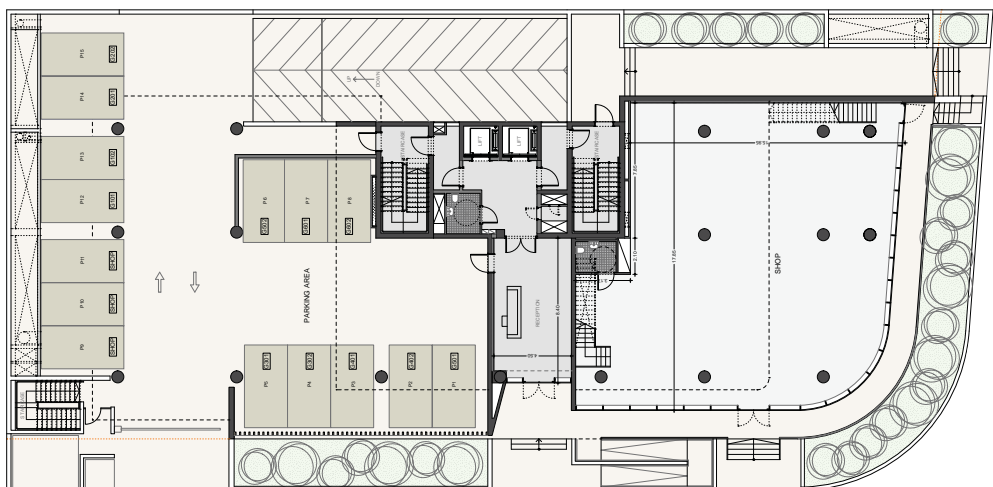
parking level 2



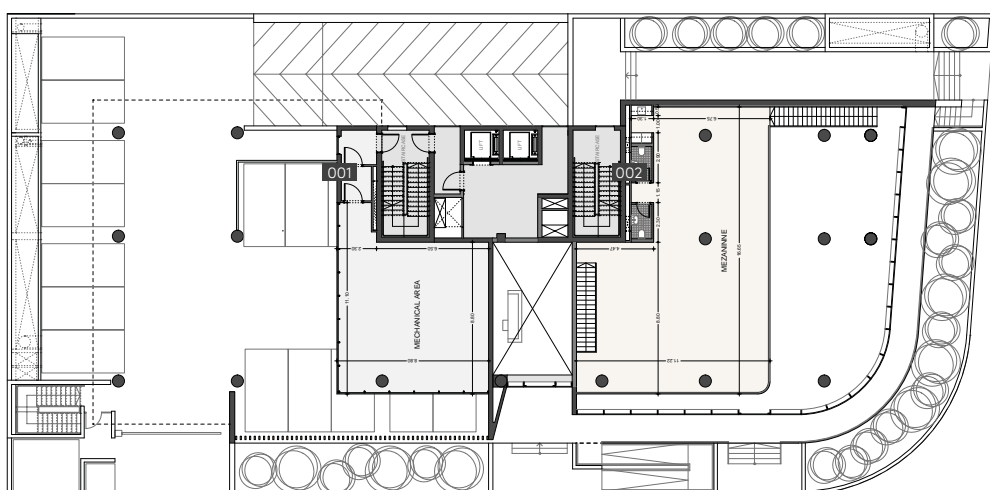
parking level 1



## ground floor



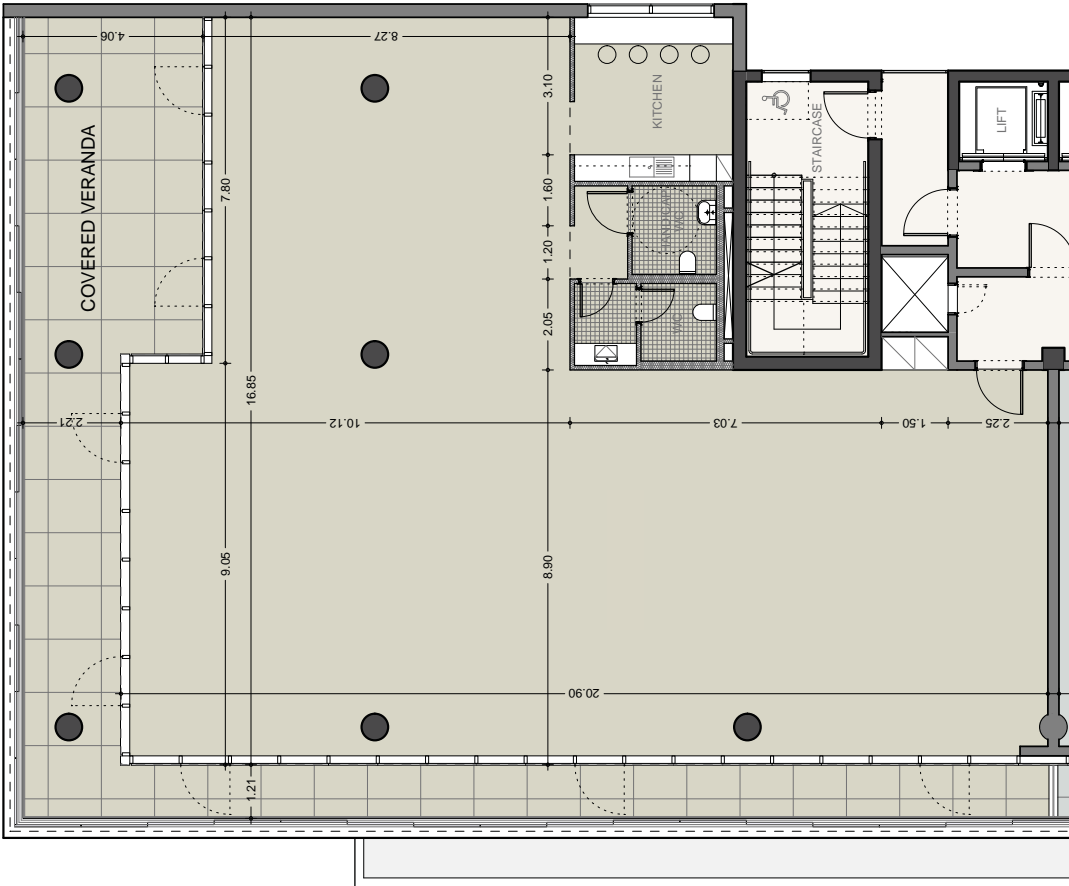
## mezzanine



UNIT NO    **shop**  
485.50 m<sup>2</sup>  
total area



typical floor plan



UNIT NO

**office 101**  
389.00 m<sup>2</sup>  
total area

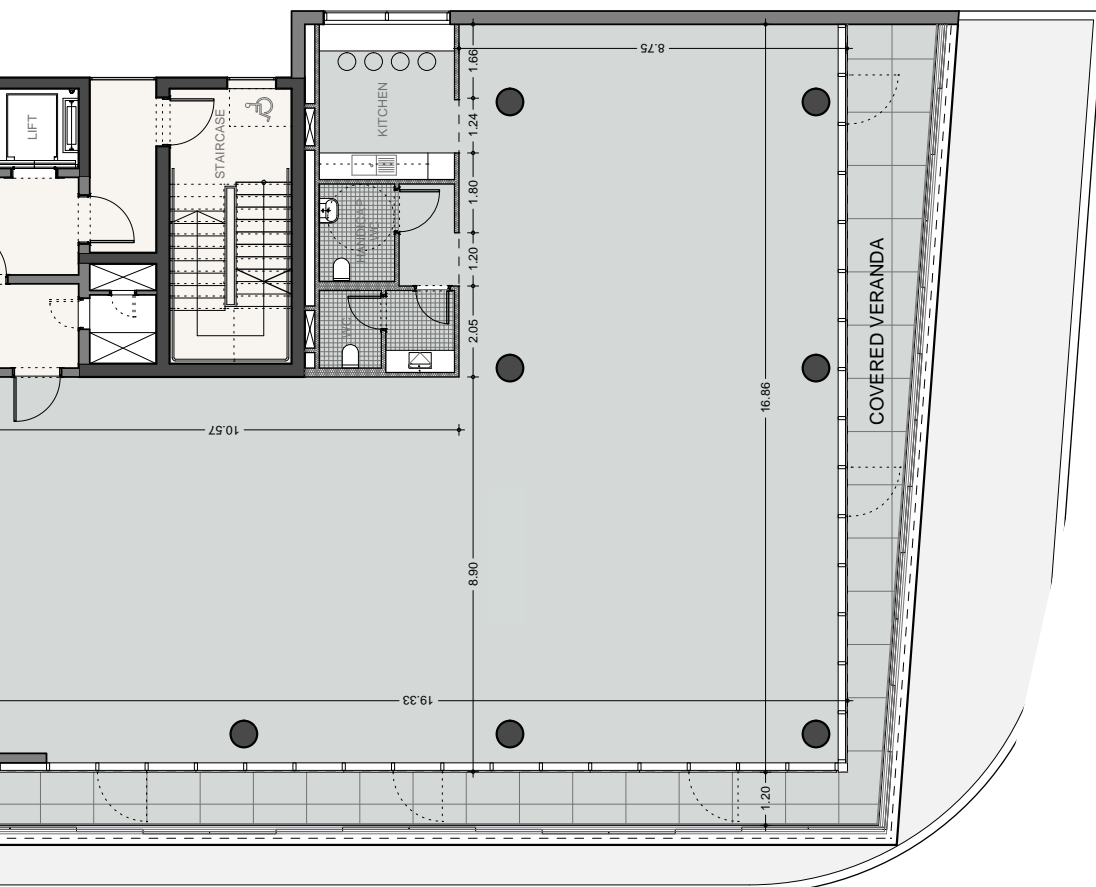
**office 201**  
382.60 m<sup>2</sup>  
total area

**office 301**  
367.00 m<sup>2</sup>  
total area

**office 102**  
343.00 m<sup>2</sup>  
total area

**office 202**  
337.20 m<sup>2</sup>  
total area

**office 302**  
323.00 m<sup>2</sup>  
total area



<u>UNIT NO</u>	<b>office 401</b>	<b>office 501</b>	<b>office 601</b>
	389.10 m <sup>2</sup> total area	382.60 m <sup>2</sup> total area	382.60 m <sup>2</sup> total area
	<b>office 402</b>	<b>office 502</b>	<b>office 602</b>
	343.00 m <sup>2</sup> total area	337.20 m <sup>2</sup> total area	337.20 m <sup>2</sup> total area







# signature finishes

## shell & core

Design your future workspace according to your needs and vision.

### common areas

- Ceramic tile walls and floors in the restrooms;
- Ceramic tile floors in the common areas and verandas;
- High-standard sanitary ware from European brands in common areas and restrooms;
- Plumbing drainage, with hot and cold water in high-pressure pipes and an instant heater included;
- High-standard switches, sockets, and other electrical accessories from European brands in the common areas and restrooms;
- No loose furniture is included;
- Keypad intercom at the lobby main entrance door.

### offices

- Shell & core finishings of the office spaces;
- Thermal aluminum doors and window frames with double glazing;
- Provisions for plumbing drainage;
- Provisions for sanitary ware;
- No loose furniture is included;
- Provisions for A/C in every office;
- Provisions for electrical installations and lighting fittings;

\* 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. The type of materials and colors used in the finishes may vary from the displayed images and text



# bbf:

## about us

bbf® is actively committed to creating the best future living environments for our clients.

We continuously build upon our understanding of life form and shared urban systems to make a positive impact and create a healthy, sustainable environment for future living.

- One of the top 3 developers in Cyprus premium real estate market
- Operations in Cyprus, Greece, Portugal and Canada
- more than 145 projects in portfolio
- Over 350 employees in 5 countries



# partners

## bbf: care

Investing in a bbf® property means joining an exclusive community with exceptional after-sales service. At bbf: Care, we enhance your living experience with more comfort, reliability, and responsibility. Our expert team and 24/7 support ensure your property is well-maintained and your needs are promptly met, making your life easier.

## bbf: design

Interior Design Services.  
Luxury furniture and accessories showroom.

## uha

Our valuable partners, UHA are a global studio of architects, urbanists, and designers. Handling diverse projects, their expertise includes architecture, master planning, and interior design. Spanning London to Mumbai, UHA's work covers everything from boutique residences to high-tech workspaces.

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