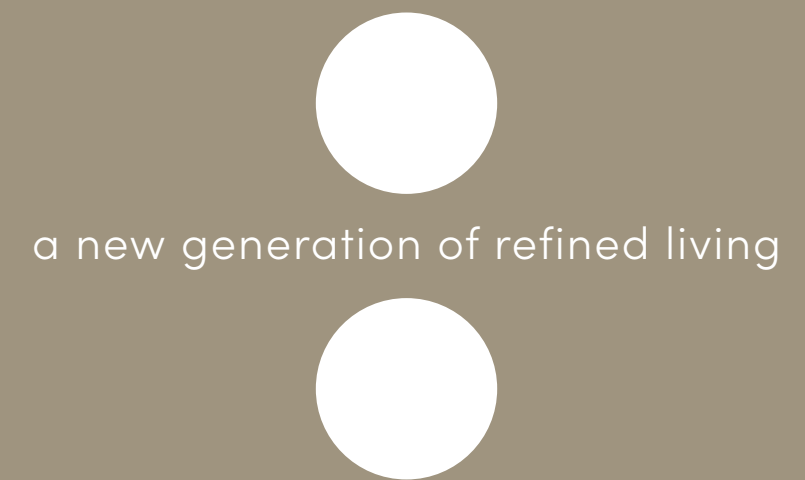




cypress grove



bbf:



:cypress grove

A stunning serene suburban development located in the most beautiful parts of the island

Characterised by architectural splendor and modern design combined with simplicity and elegance seamlessly reflects an affluent Mediterranean lifestyle. Cypress Grove is a unique development that boasts seventeen 1-, 2-, and 3- bedroom spacious luxurious fourteen apartments and four grandeur penthouses with private roof gardens.



Each home is designed with intelligent, efficient and functional living and dining spaces

:cypress grove offers quality that offer quality in every detail and inspire an opulent lifestyle. Harmlessly combining contemporary interior and exterior beauty through well thought out design projects nothing less than absolute comfort and beauty. Each residence is designed with carefully thought out functional spaces and complemented with meticulous attention to detail offering high standards of finish and indulgent surroundings. Cypress Grove is your daily entrance to a safe and peaceful haven that offers



major benefits

- One of Limassol's most sought — after areas Agios Tychonas;
- Tranquil surroundings;
- Common swimming pool;
- Modern architecture;
- 2 minutes' drive to Four Seasons Hotel;

- Spacious layouts;
- Luxurious design and comfort;
- Provision for under floor heating;
- Penthouses with private roof gardens;
- High standards of finish;
- Landscaped gardens.



• unobstructed views



:location

Agios Tychonas is one of the most sought-after areas in Limassol boasting magnificent unobstructed sea and city views that offer a sense of privacy and exclusivity from every apartment

A suburban tranquil area with beautiful serene surroundings offering nothing less than a pure and relaxed lifestyle for family living. On the outside of your retreat, lies an exceptional location situated in one of the most well-known and elite areas in Limassol. Unrivalled proximity to the city centre as well as immediate access to all modern first class infrastructures and facilities. This spectacular location takes you to the sea front and the most luxurious hotels in Limassol Four Seasons and Amara as well as fine dining and high end boutiques in a matter of minutes. The sea front area welcomes you with lush sparkling waters and a beautiful promenade for a leisurely stroll.



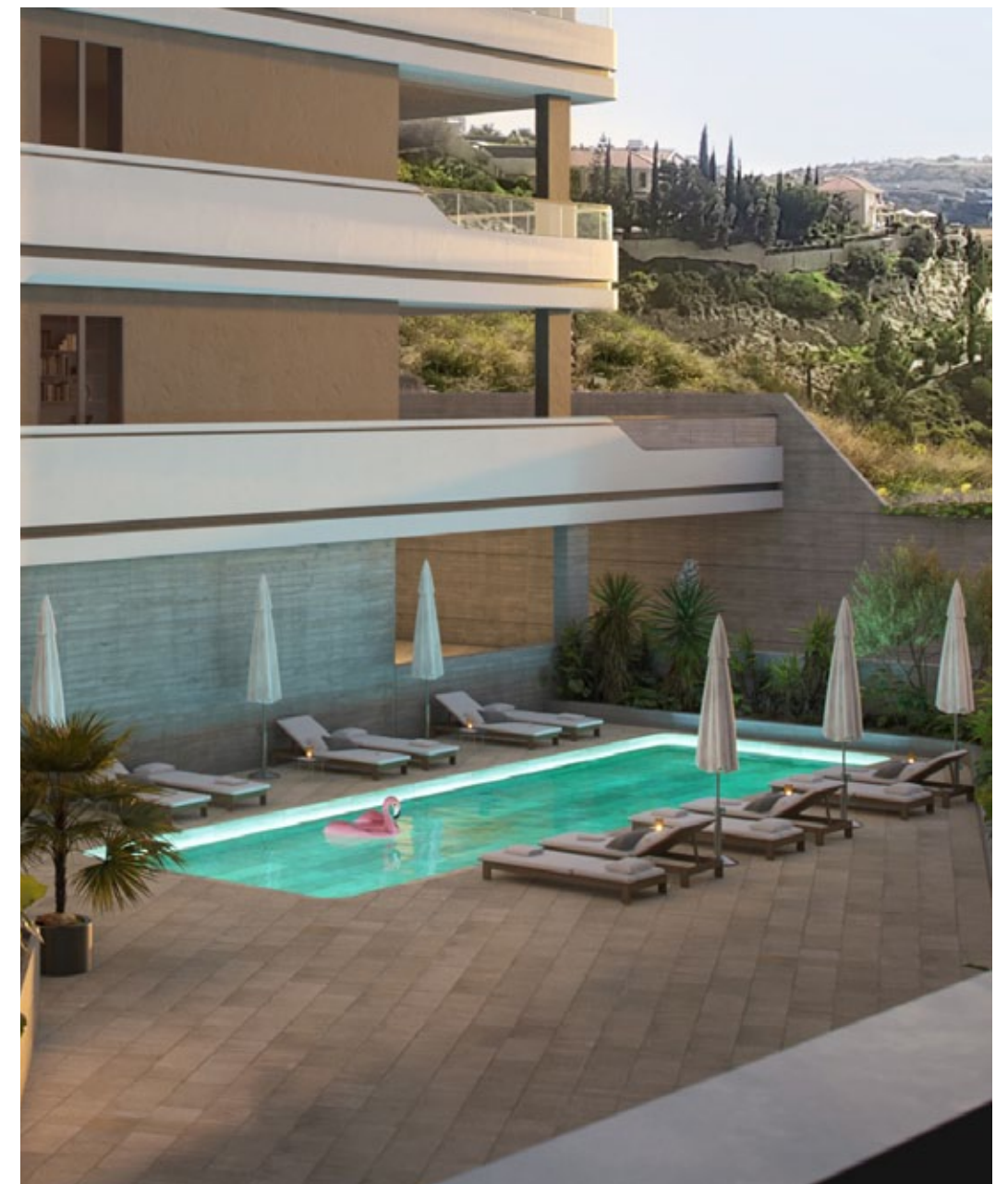
• exterior



◉ exterior



**Tranquil surroundings,
common swimming pool,
modern architecture**



◉ exterior

**Penthouses with private
roof gardens**



•choice of properties



block a

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M2	ROOF TERRACE	PROVISION FOR JACCUZI AND PERGOLA	STOR-AGE M²	COM-MON AREA PER UNIT M²	TOTAL AREA M²
101	Apartment	2	2	88.30	29.95	54.70			2.60	31.79	207.34
102	Apartment	1	1	56.90	23.10				2.66	21.51	104.17
103	Apartment	2	2	88.28	17.96				3.03	28.57	137.84
104	Apartment	2	2	90.55	29.77				3.53	32.35	156.20
201	Apartment	2	2	88.30	29.95				2.91	31.79	152.95
202	Apartment	1	1	56.90	23.10				2.78	21.51	104.29
203	Apartment	2	2	88.28	17.96				2.75	28.57	137.56
204	Apartment	2	2	90.55	29.77				2.52	32.35	155.19
301	Apartment	2	2	88.30	29.95		63.85	YES	3.43	31.79	217.32
302	Apartment	1	1	56.90	23.10				2.93	21.51	104.44
303	Apartment	2	2	88.28	17.96		50.45	YES	2.60	28.57	187.86
304	Apartment	2	2	90.55	29.77		61.80	YES	2.52	32.35	216.99

block b

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	INDOOR AREA M²	COV. VERANDA M²	UNCOV. VERANDA M2	ROOF TERRACE	PROVISION FOR JACCUZI AND PERGOLA	STOR-AGE M²	STORAGE M²	TOTAL AREA M²
101	Apartment	1	1	57.75	10.30	38.03			5.30	26.47	137.85
102	Apartment	3	3	123.80	22.76	160.56			4.80	57.01	368.93
201	Apartment	1	1	57.75	10.30				4.80	26.47	99.32
202	Apartment	3	3	123.80	22.76				3.20	57.01	206.77
301	Apartment	1	1	57.75	10.30				5.00	26.47	99.52
302	Apartment	3	3	123.80	22.76		55.65	YES	3.20	57.01	262.42

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

• floor plans

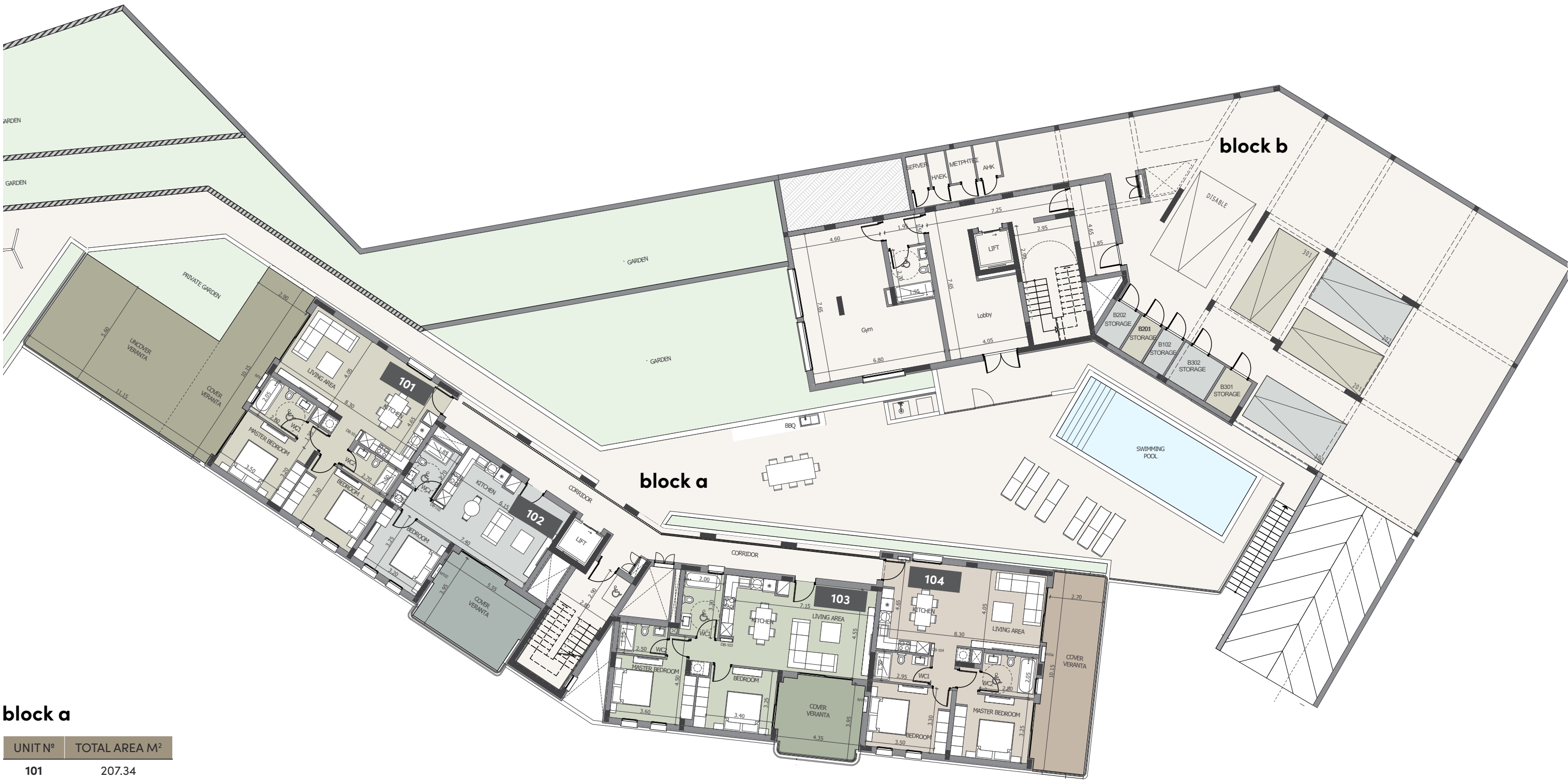
Ground floor



• floor plans



1st Floor



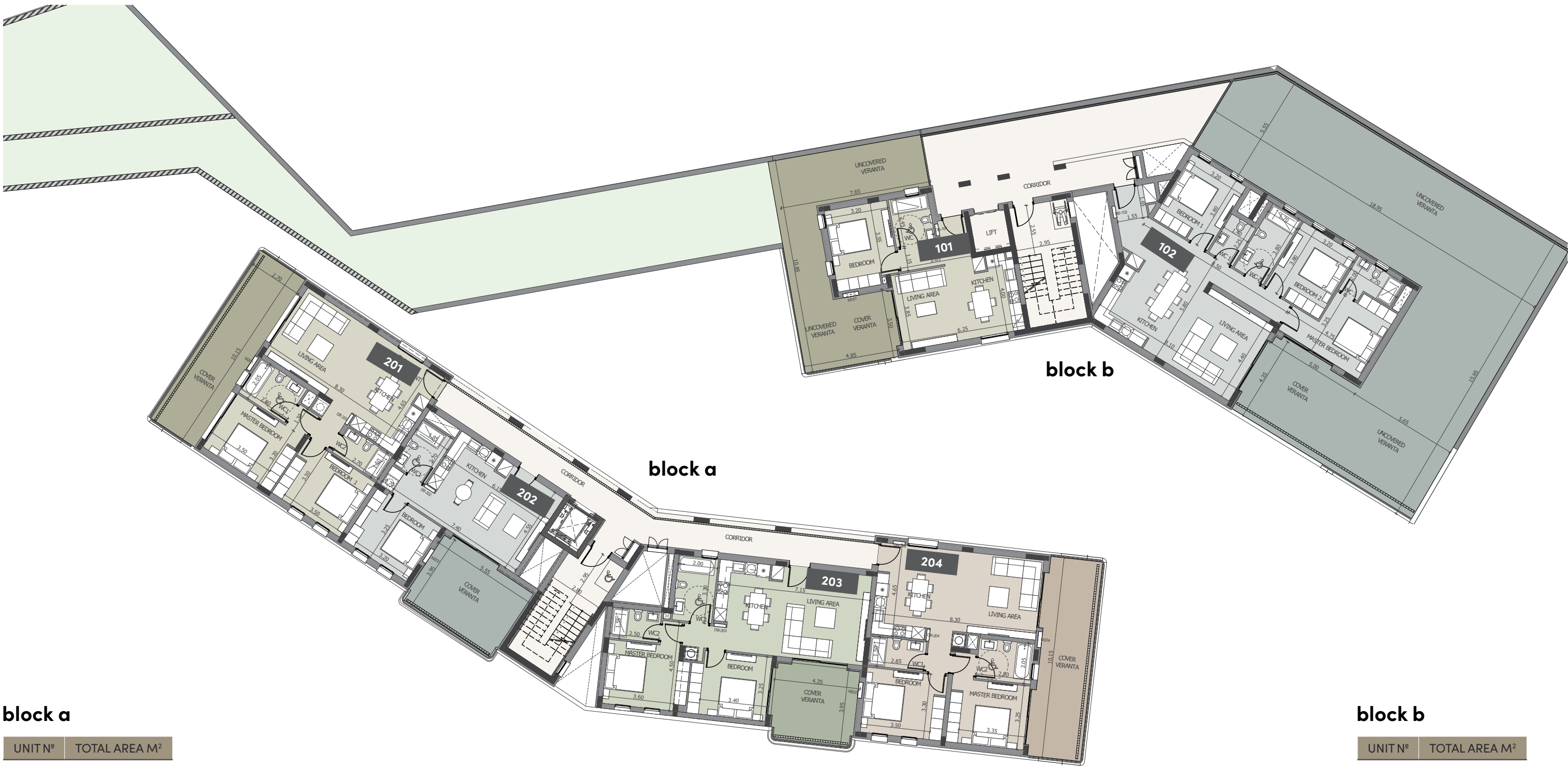
block a

UNIT N°	TOTAL AREA M²
101	207.34
102	104.17
103	137.84
104	156.20

• floor plans



2nd Floor



block a

UNIT N°	TOTAL AREA M²
201	152.95
202	104.29
203	137.56
204	155.19

block b

UNIT N°	TOTAL AREA M²
101	137.85
102	368.93

• floor plans



3rd Floor



block a

UNIT N°	TOTAL AREA M²
301	217.32
302	104.44
303	187.86
304	216.99

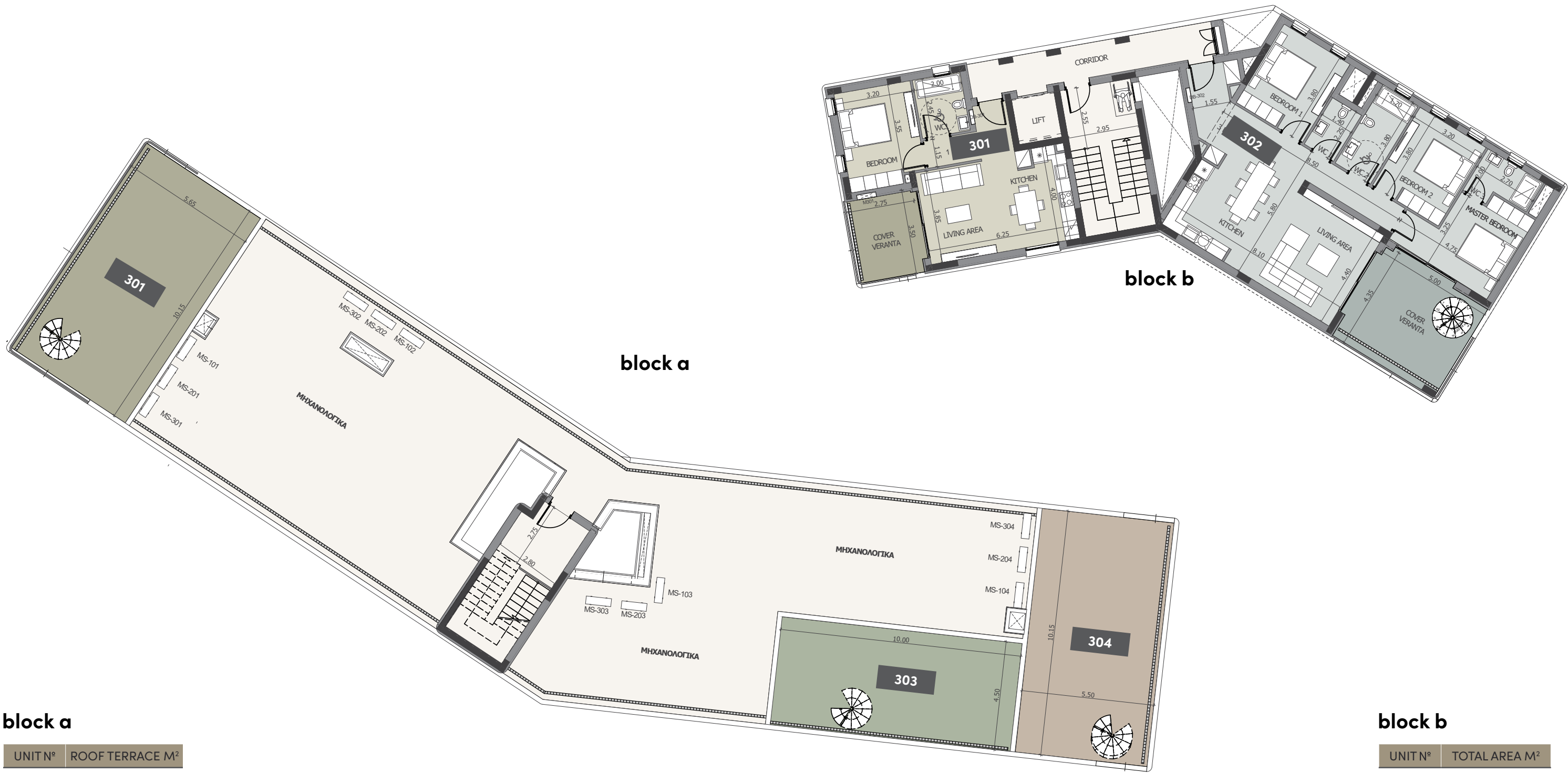
block b

UNIT N°	TOTAL AREA M²
201	99.32
202	206.77

• floor plans



Roof garden 1



block a

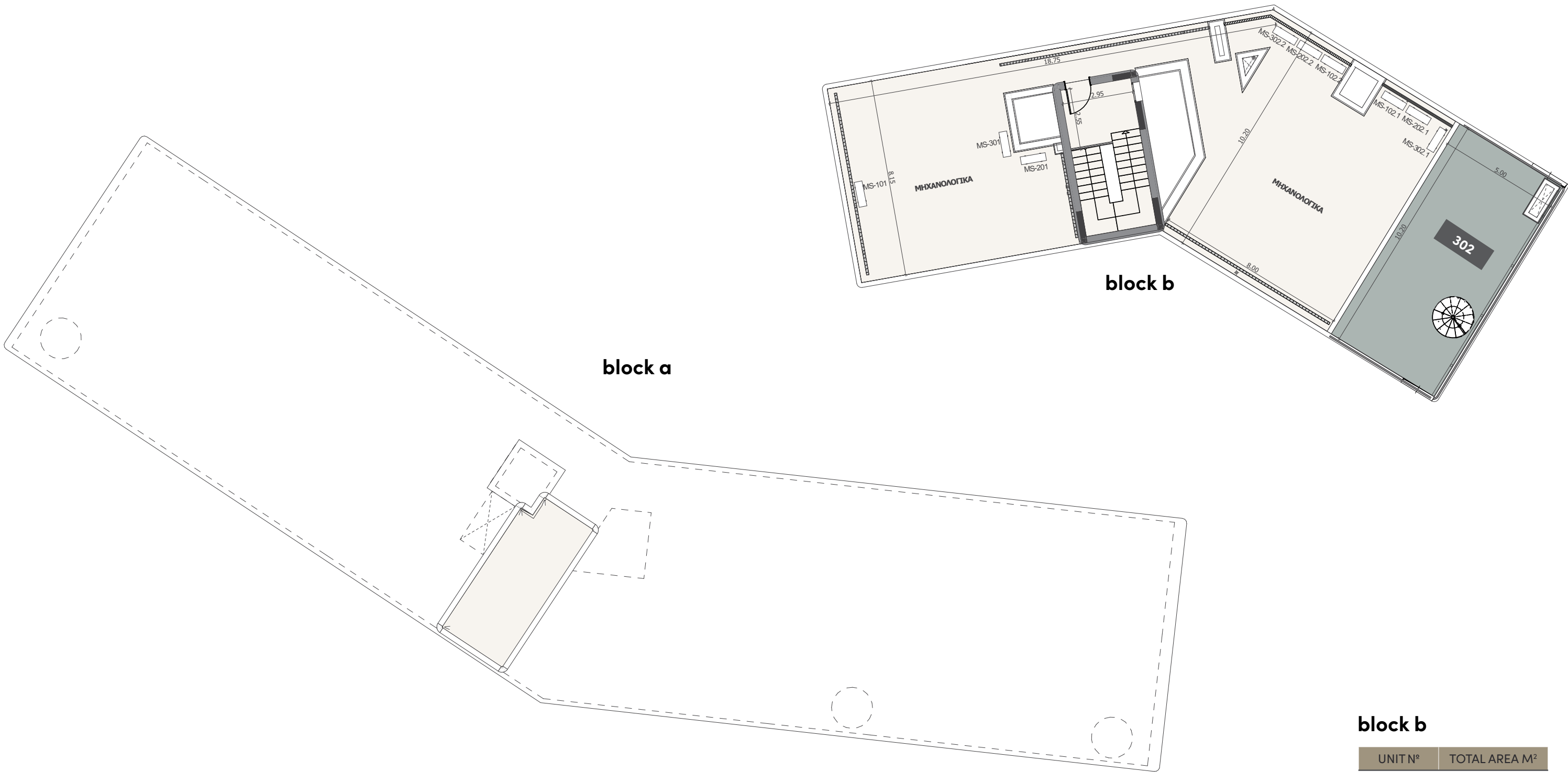
UNIT N°	ROOF TERRACE M²
301	63.85
303	50.45
304	61.80

block b

UNIT N°	TOTAL AREA M²
301	72.35
302	208.60

• floor plans

Roof garden 2



block b	
UNIT N°	TOTAL AREA M²
Roof Terrace	55.65



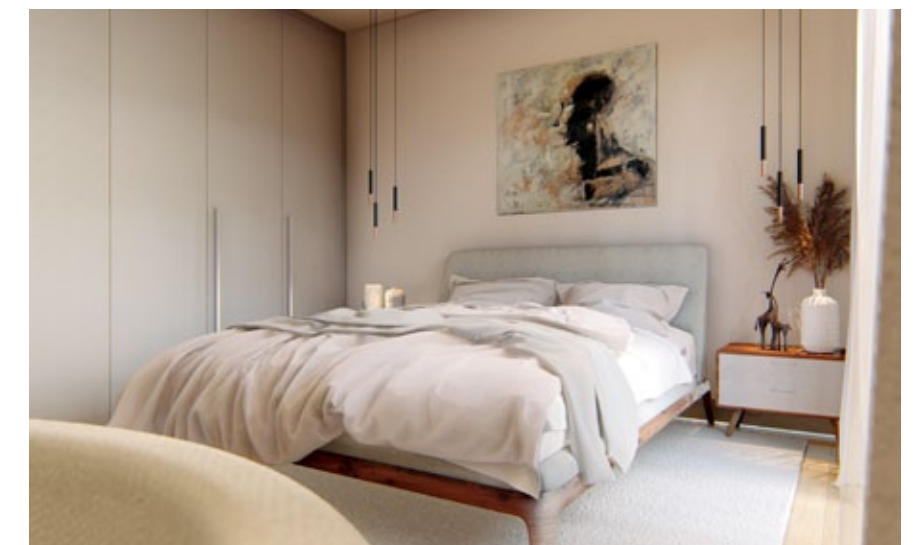
bbf:signature finishes

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



bbf:penthouses

bbf® has reimagined the idea of what a penthouse should represent. The signature penthouses of bbf® are featured almost in all apartment developments and represent the best choice for a demanding and sophisticated customer who expects the best of comfort, style and privacy.

- Sizable roof space
- Stone floors
- Provision for jacuzzi
- Barbecue
- Provision for pergola for shading

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



*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

immigration opportunities

Fast track Cyprus Permanent Residence by investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. Main terms & conditions

the applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

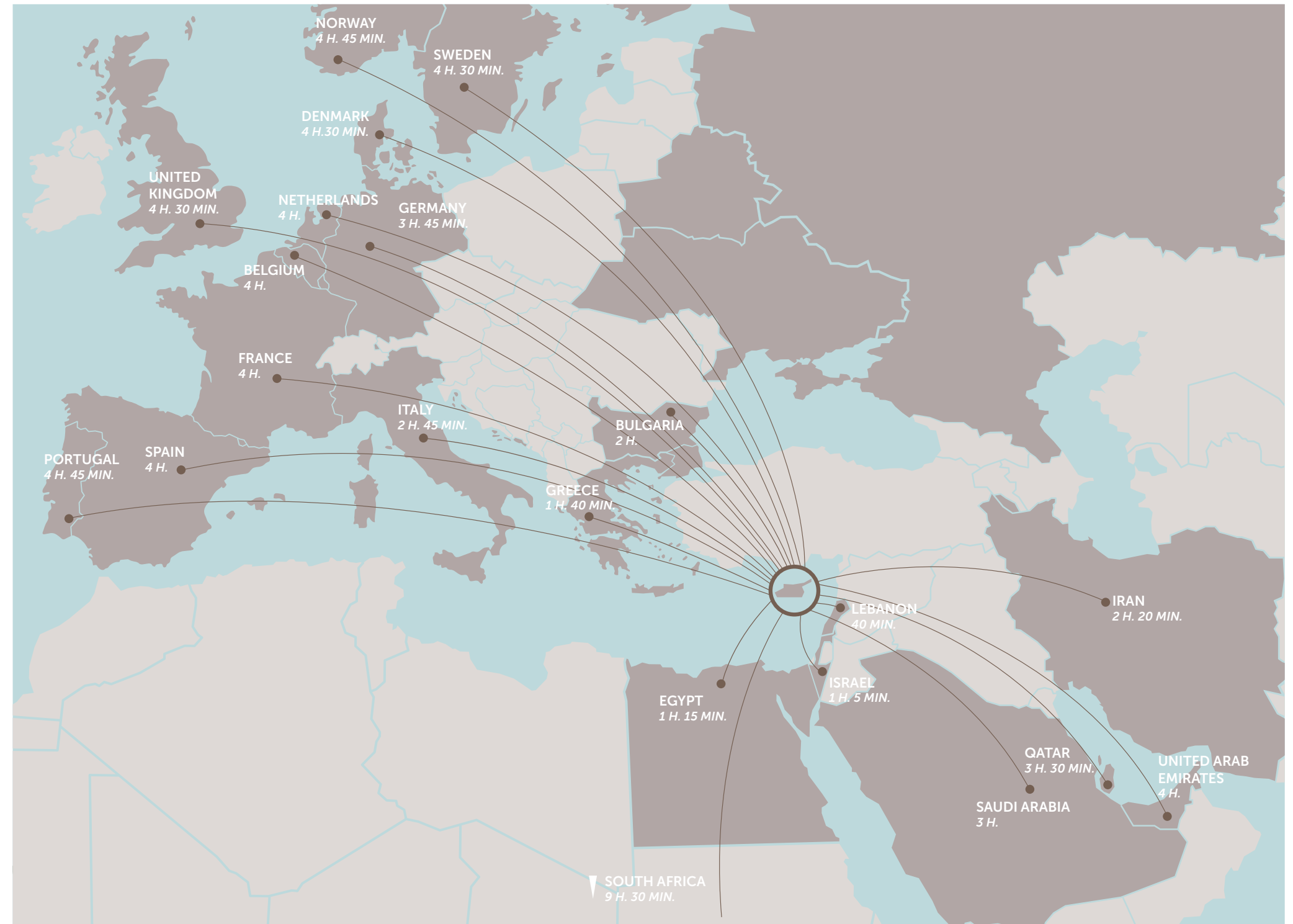
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from 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

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4046 Limassol, P.O.Box 70649, Cyprus

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