



prime residence



bbf:



a comfortable lifestyle awaits welcome home

prime residence

A residence offering nothing more than opulence and elegance created to indulge your perceptions

These well thought out curated apartments and penthouses are designed meticulously in every detail to bring home the best luxury lifestyle. Surrounded by endless lights of Limassol and a stunning skyline, this city offers an upscale vibe that will define a Mediterranean resort. A perfect place to create unforgettable memories, relax and escape. Enjoy Limassol's most enticing lifestyle with the sparkling Mediterranean Sea located only moments away. The complex is a 5 story building boasting 28 apartments and 4 luxurious penthouses with private roof tops and swimming pools.



The roof of the residence offers a tranquil environment providing outstanding amenities essential to the unique design

A fully equipped gym and sauna will energize your body, mind, and soul with a great kick start to your day or simply take away any stress accumulated during the day. Immerse and relax around an inviting communal swimming pool with pleasant peaceful surroundings and fulfill a true luxury urban lifestyle with positive energy.



major benefits

- Unique design from a London architectural bureau
- In the heart of Limassol's tourist area
- 300 meters away from the sea
- Spacious layouts
- 5 minutes walk to the 5* Apollonia hotel, bars, cafeterias and the famous Garden restaurant

- Communal swimming pool, gym and sauna
- Penthouses with roof terraces and private pools
- High quality kitchens and sanitary ware
- High standards of finish (parquet, marble, high ceilings, concealed A/C and underfloor heating)
- Stunning city views and sea views from penthouses



•introduction

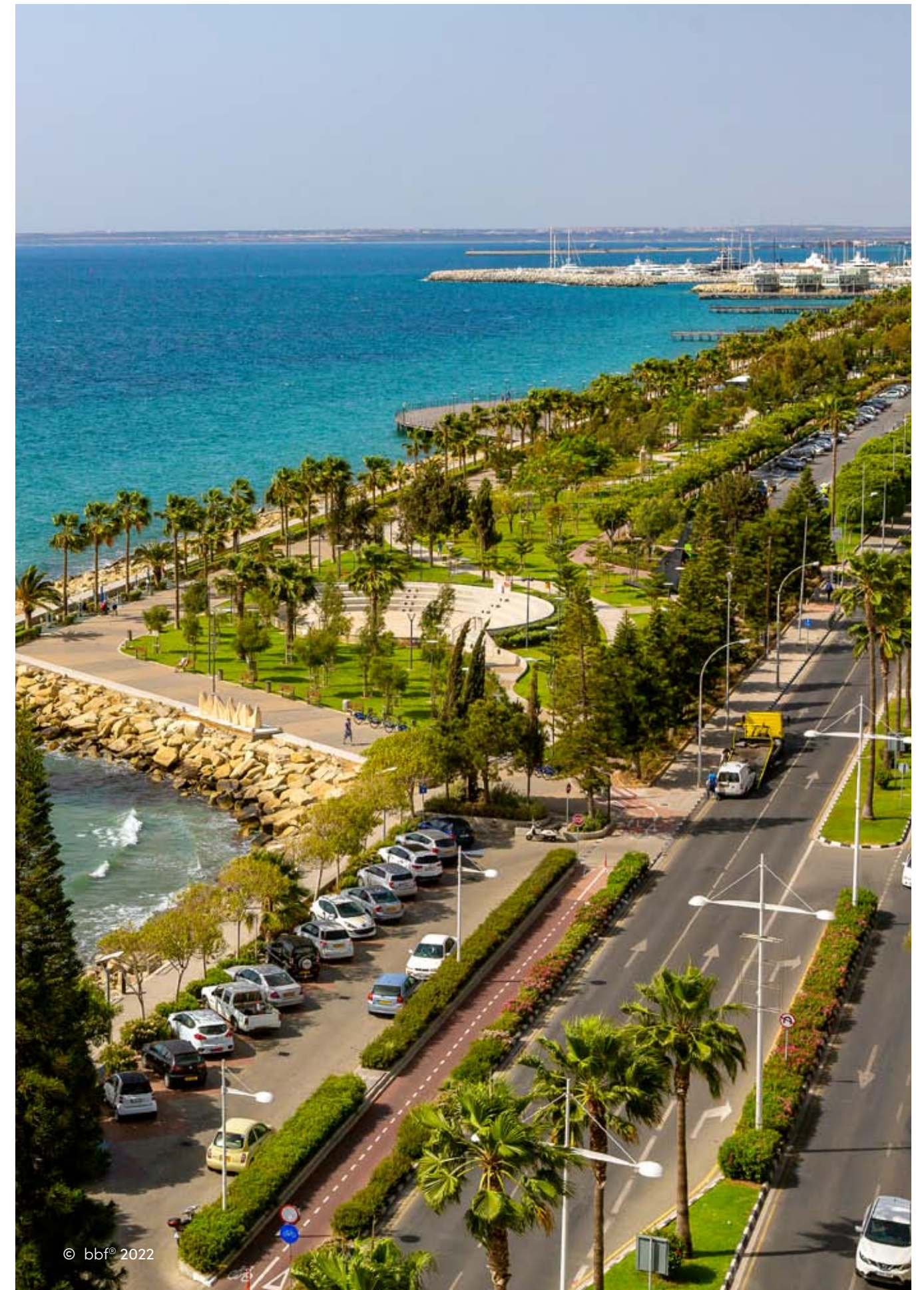
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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

Limassol is known as the city for everyone. It is the second largest and by far the most flourishing city in cyprus. It combines the fast pace of a city and the comfort of a first-class mediterranean resort.

The city offers a diverse variety of pleasures such as the dynamic metropolitan city for business, infinite sandy beaches, interesting historical sites, restaurants with all sorts of food for the most sophisticated gourmets, and the shopping areas; you'll find it all and much more in Limassol!

The project is nestled in a carefully selected, quiet and safe neighborhood of the prestigious Potamos Germasogeia area of Limassol, just 300 meters away from the best sandy beaches of the tourist area and Limassol's best leisure spots, banks, pharmacies, food stores.



• exterior



**A residence offering nothing more
than opulence and elegance created
to indulge your perceptions**

• exterior



**Prime Residence boasts
28 apartments and 4 luxurious
penthouses with private roof
tops and swimming pools**



• exterior



**Right in the middle
of Limassol's tourist area,
300 meters to the sea**

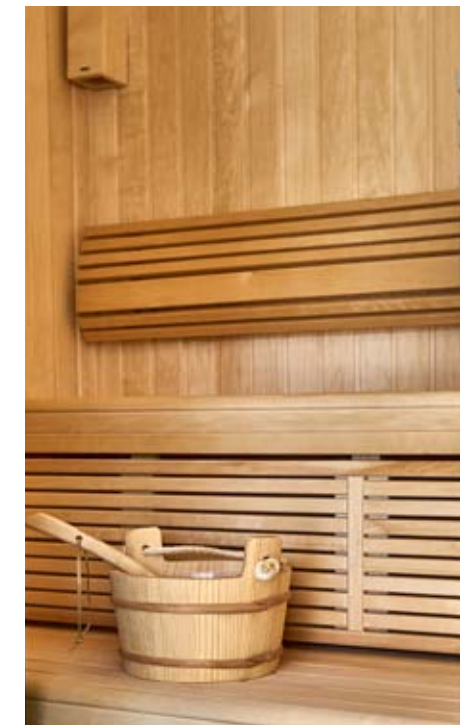


◉ exterior



• resident facilities

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



• resident facilities



:choice of properties

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOL	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M²	GARAGE AREA M²	ROOF TERRACE M²	STOR-AGE ON GROUND FLOOR M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
101	Apartment	S	1		42.00	7.80		12		4.57	6.50	72.87
102	Apartment	S	1		38.50	6.90		12		3.95	5.93	67.28
103	Apartment	1	1		54.70	12.90		12		4.52	8.82	92.94
104	Apartment	1	1		54.70	12.90		12		3.95	8.82	92.37
105	Apartment	S	1		38.50	6.90		12		4.66	5.93	67.99
106	Apartment	S	1		42.00	7.80		12		10.35	6.50	78.65
107	Apartment	S	1		43.70	10.80		12		8.07	7.11	81.68
108	Apartment	1	1		51.50	13.80		12		4.05	8.52	89.87
109	Apartment	1	1		51.50	13.80		12		4.05	8.52	89.87
110	Apartment	S	1		43.70	10.80		12		8.56	7.11	82.17
201	Apartment	2	2		93.47	22.48		12		5.06	15.13	148.14
202	Apartment	2	2		90.45	30.08		12		4.56	15.73	152.82
203	Apartment	1	1		54.70	12.90		12		5.18	8.82	93.60
204	Apartment	1	1		54.70	12.90		12		5.36	8.82	93.78
205	Apartment	2	2		90.45	30.08		12		4.84	15.73	153.10
206	Apartment	2	2		93.47	22.48		12		4.97	15.13	148.05
301	Apartment	2	2		93.47	22.48		12		5.23	15.13	148.31
302	Apartment	2	2		90.45	30.08		12		4.57	15.73	152.83
303	Apartment	1	1		54.70	12.90		12		5.54	8.82	93.96
304	Apartment	1	1		54.70	12.90		12		5.23	8.82	93.65
305	Apartment	2	2		90.45	30.08		12		4.57	15.73	152.83
306	Apartment	2	2		93.47	22.48		12		5.39	15.13	148.47
401	Apartment	2	2		93.47	22.48		12		5.46	15.13	148.54
402	Apartment	2	2		90.45	30.08		12		4.77	15.73	153.03
403	Apartment	1	1		54.70	12.90		12		4.57	8.82	92.99
404	Apartment	1	1		54.70	12.90		12		5.40	8.82	93.82
405	Apartment	2	2		90.45	30.08		12		4.77	15.73	153.03
406	Apartment	2	2		93.47	22.48		12		5.46	15.13	148.54
501	Penthouse	3	3	YES	133.78	24.96	6th	43.18	12	68.73	26.36	314.36
502	Penthouse	3	3	YES	136.06	33.36	6th	43.07	12	62.49	27.74	319.88
503	Penthouse	3	3	YES	136.06	33.36	6th	43.18	12	62.49	27.75	320.00
504	Penthouse	3	3	YES	133.78	24.96	6th	43.07	12	68.73	26.34	314.48

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



• floor plans



Basement



Ground Floor

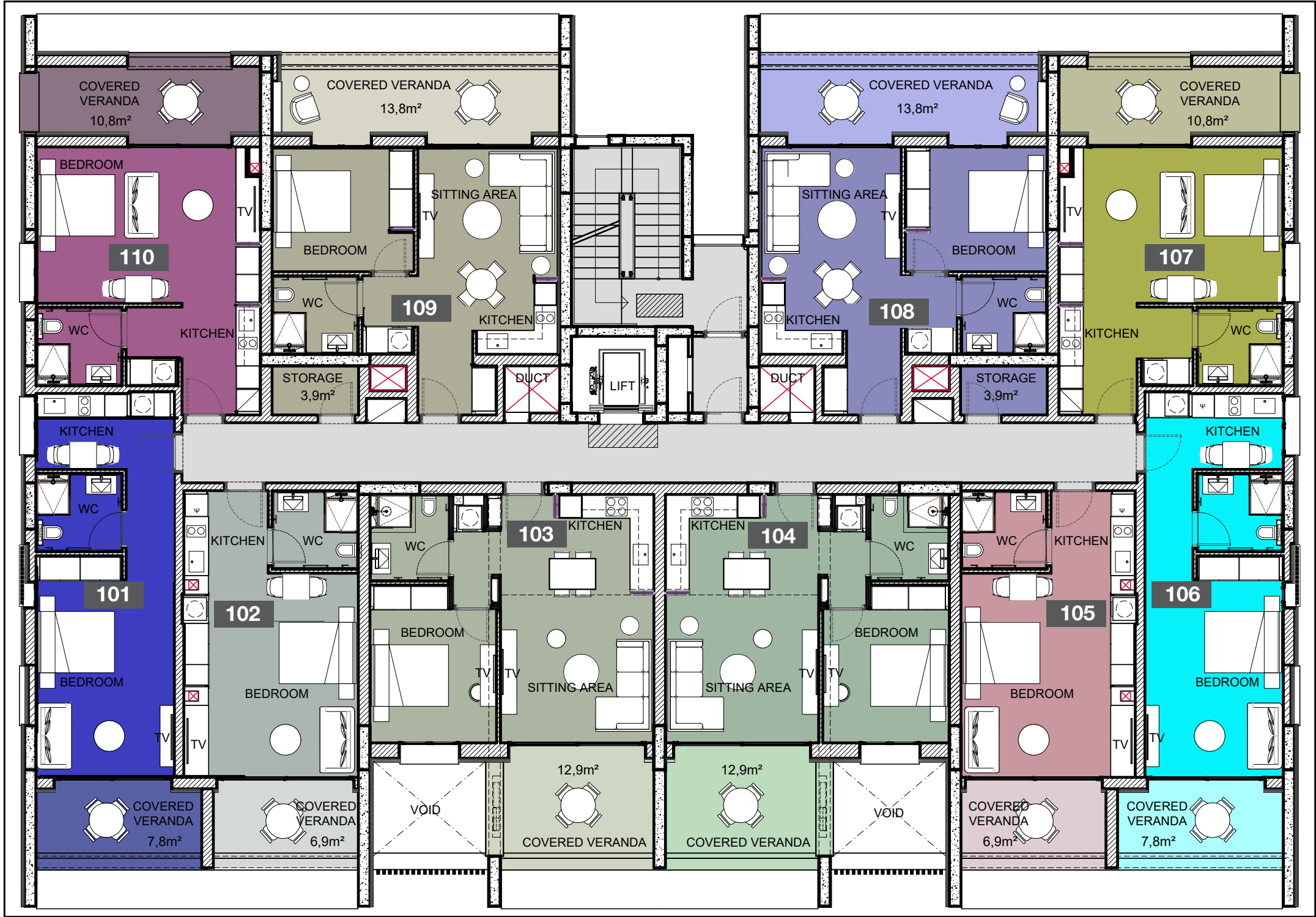


• floor plans



1st Floor

UNIT N°	TOTAL AREA M²
101	72.87
102	67.28
103	92.94
104	92.37
105	67.99
106	78.65
107	81.68
108	89.87
109	89.87
110	82.17

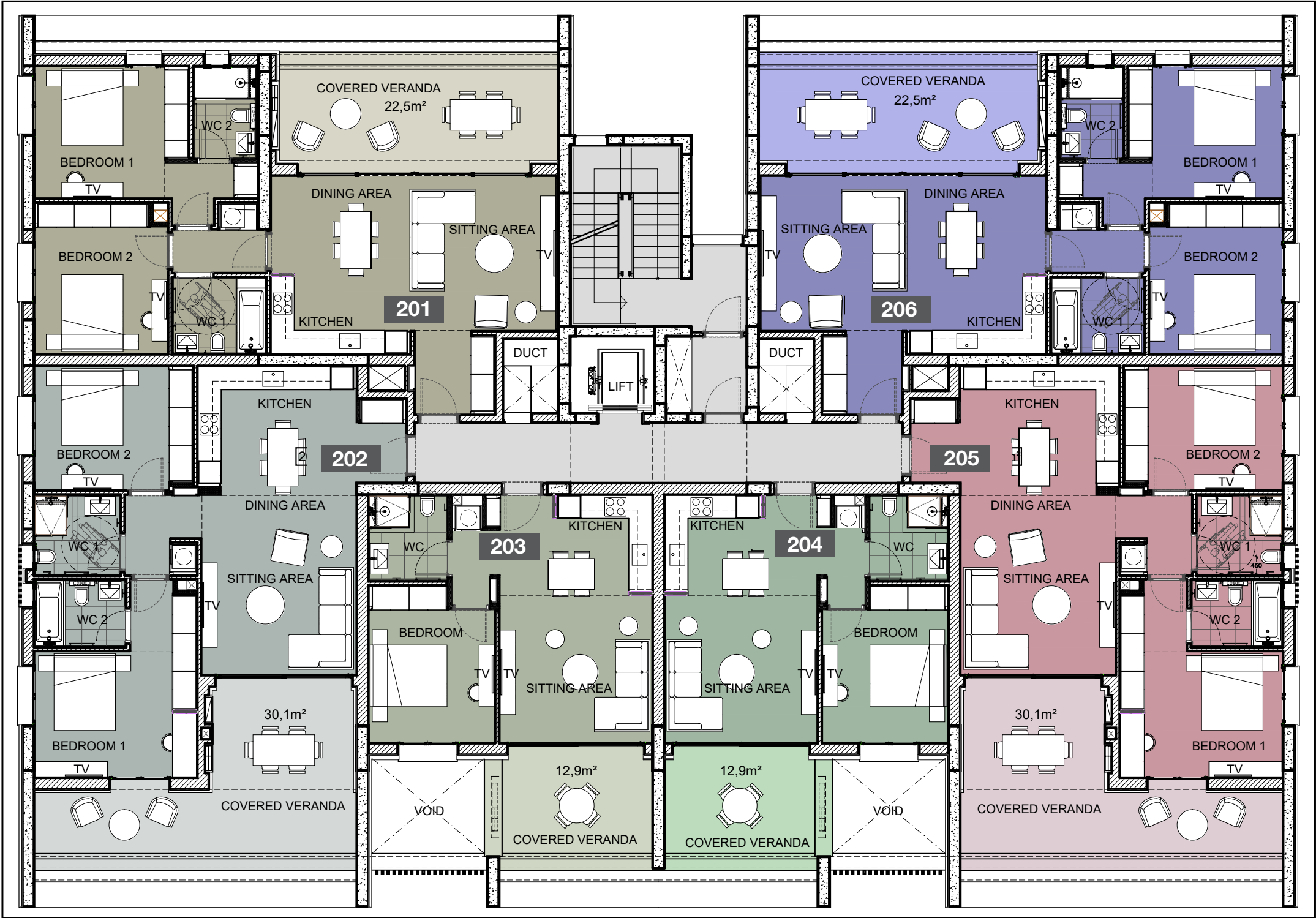


• floor plans



2nd Floor

UNIT N°	TOTAL AREA M²
201	148.14
202	152.82
203	93.60
204	93.78
205	153.10
206	148.05

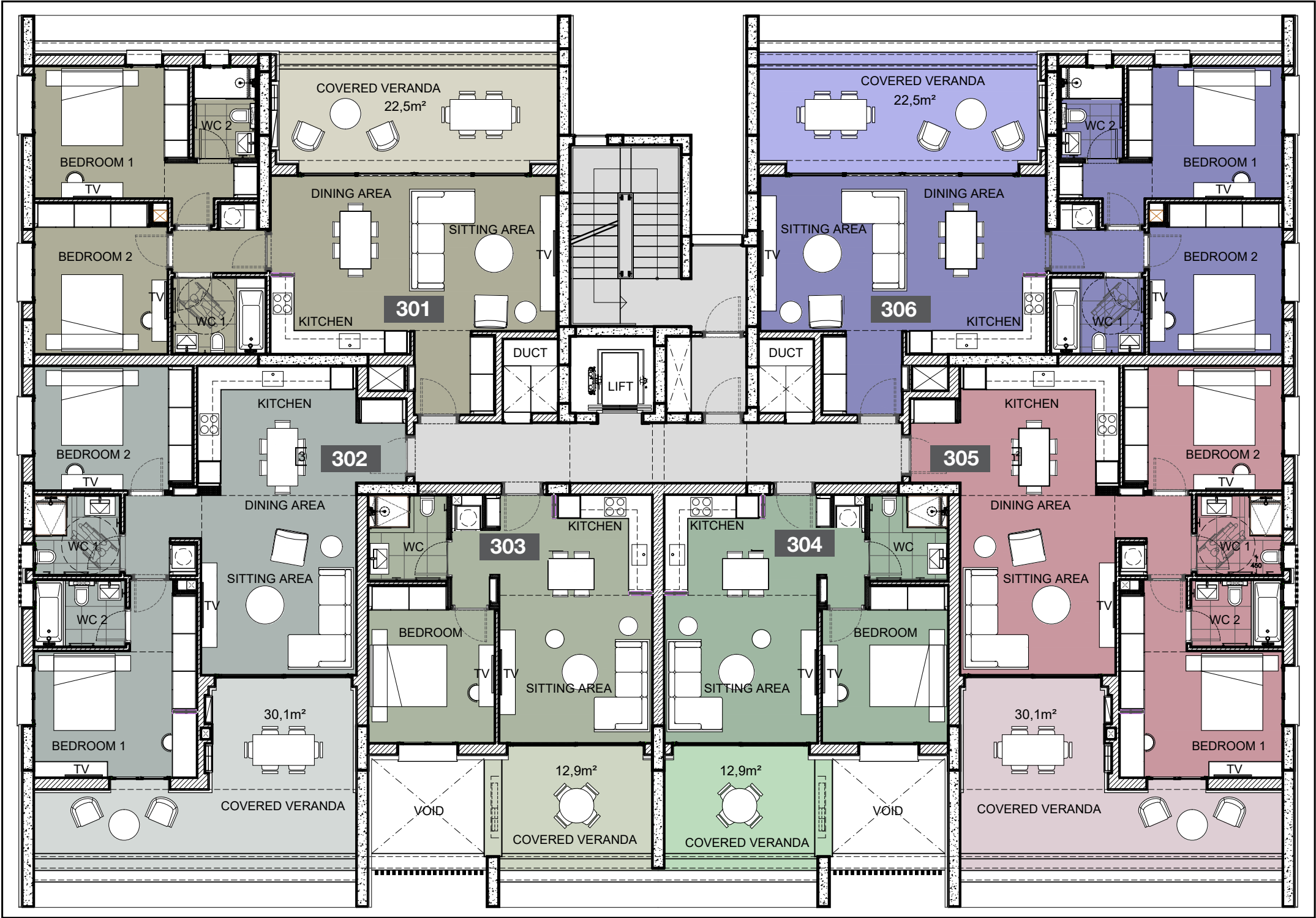


• floor plans



3rd Floor

UNIT N°	TOTAL AREA M²
301	148.31
302	152.83
303	93.96
304	93.65
305	152.83
306	148.47

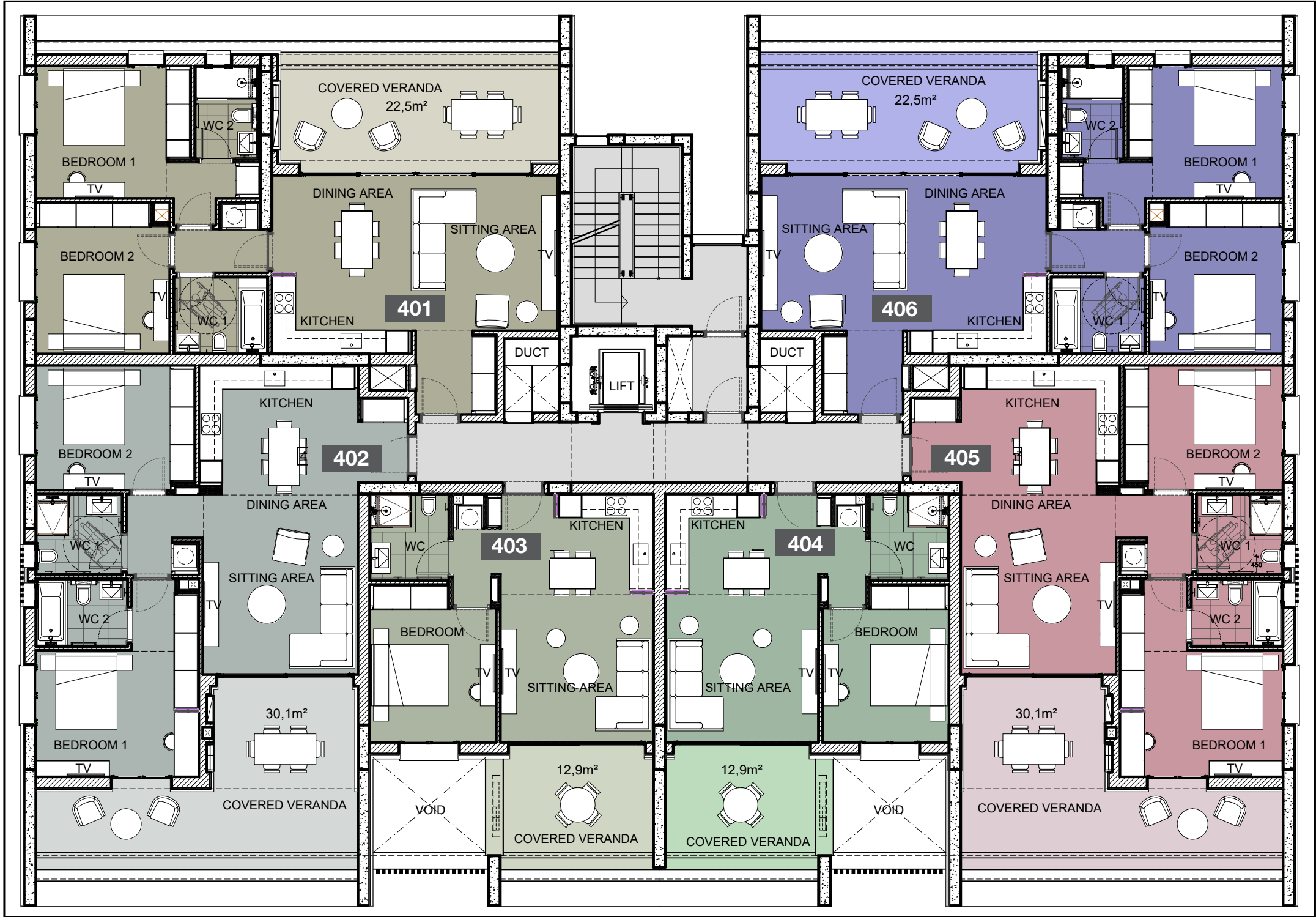


• floor plans



4th Floor

UNIT N°	TOTAL AREA M²
401	148.54
402	153.03
403	92.99
404	93.82
405	153.03
406	148.54



• floor plans



5th Floor

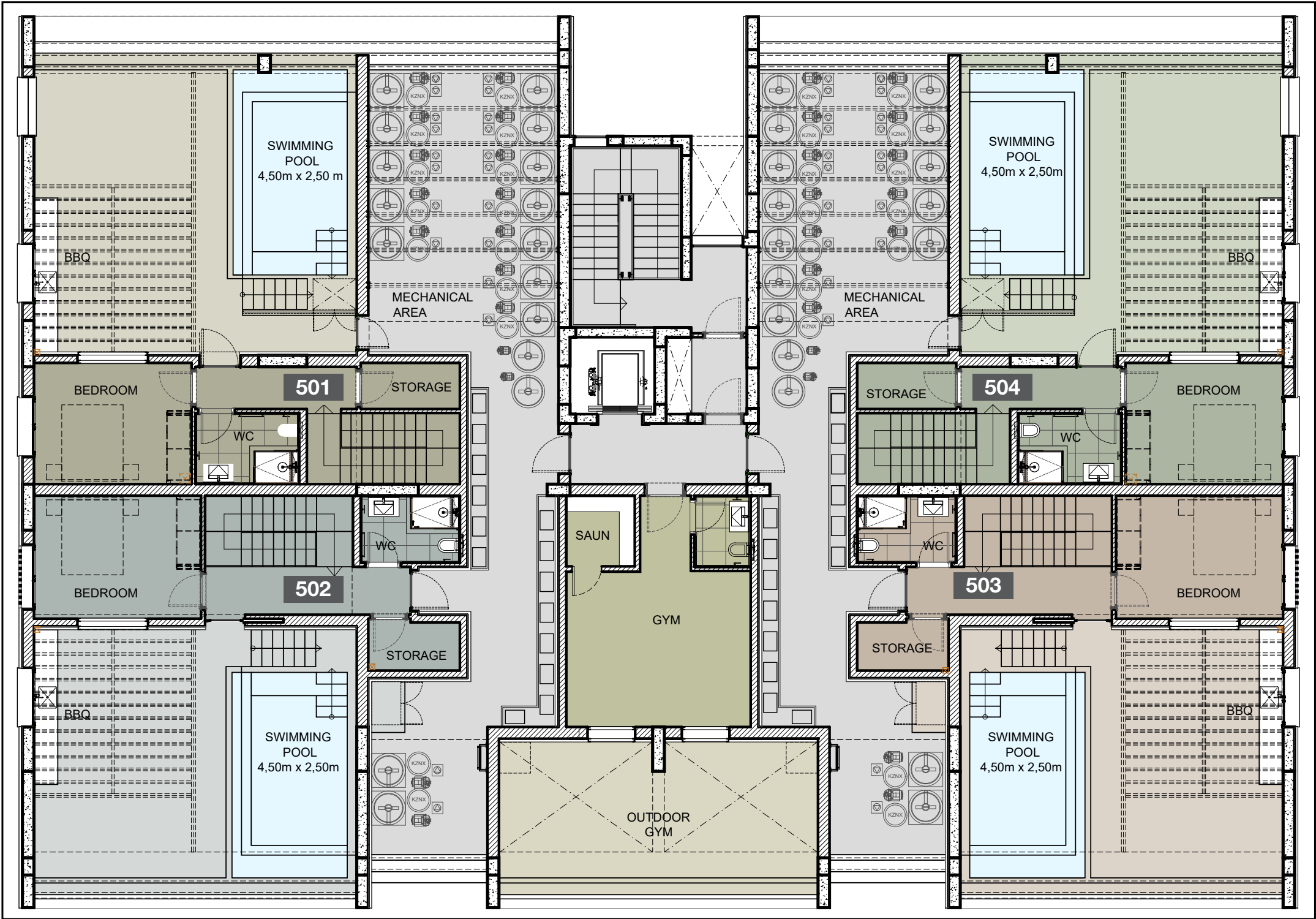
UNIT N°	TOTAL AREA M²
501	314.36
502	319.88
503	320.00
504	314.48



• floor plans



Roof terrace





• signature finishes

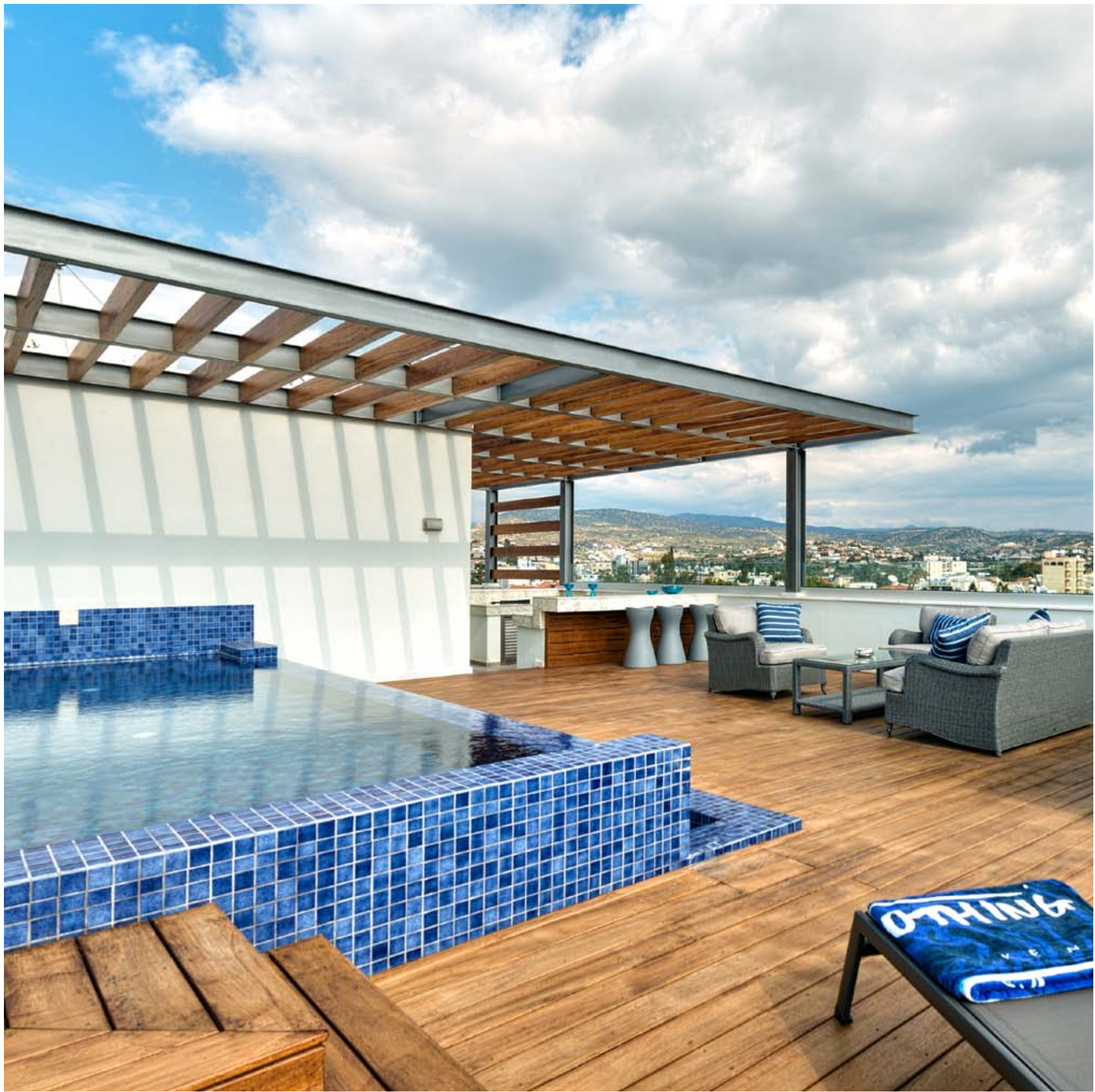
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Every property is delivered with signature top standard finishes:

- Fully completed finishings;
- Semi-solid parquet floors in each room;
- Marble floor and walls in the toilets and bathrooms;
- High ceilings (3.15 m);
- Security and fireproof entrance doors;
- Water heated floors;
- Air conditioning;
- High standard sanitary ware from European brands;
- Thermal aluminum window frames with double glazing;
- High standard kitchen cabinets;
- High standard wardrobes from European brands;
- Soft closers;
- Door stoppers.

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;
- Marble tiled swimming pool with Jacuzzi;
- Barbecue;
- Pergolas for shading.

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



immigration opportunities

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

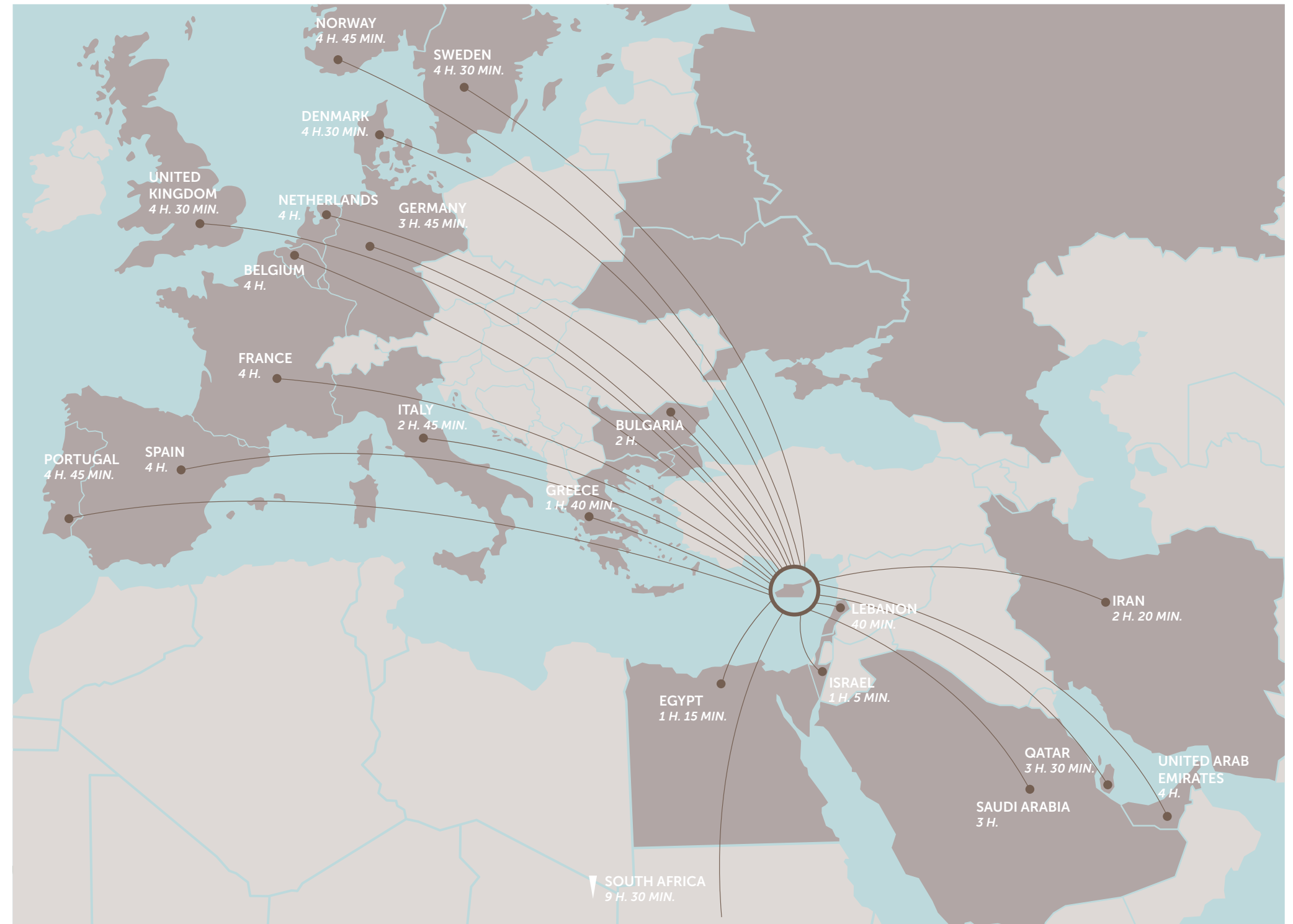
Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

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

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