



matisse



bbf:



inspiration is your new way of living



• matisse

A MAGNIFICENT PROJECT IN THE HEART OF AN EXCLUSIVE HIGH END AREA THAT OFFERS AN OPULENT LIFESTYLE WITH TRANQUILLITY AND SERENITY

Each luxurious apartment is created to be enriched by your vision, using floor to ceiling windows looking out to breathtaking views of the vibrant city and neighbouring hills as your backdrop. Experience a comfortable sophisticated home kitted out with those homely touches and well thought out details. Each apartment provides an intelligent and functional design that inspires that feeling of pure luxury.



ALL THE RESIDENCES WELCOME YOU WITH CONTEMPORARY GOURMET QUALITY KITCHEN LAYOUTS, LIVING AND DINING AREAS

Designed perfectly for food preparation and entertainment and bathrooms and toilets complemented with indulgent sanitary ware. Finding a pocket of calm at Matisse is a must, relax and enjoy a sauna or relieve your stress through exercise at the fully equipped gym followed by a breath of fresh air on your veranda overlooking stunning views of your bustling locale.



major benefits

- | 350 meters to the sandy Dasudi Beach with Eucalyptus Park
- | One of the most prestigious areas in Limassol
- | Tranquil and peaceful neighbourhood
- | City amenities are within walking distance
- | Fully equipped gym and yoga room
- | Common swimming pool, sauna, steam room

- | Covered parking
- | Spacious living and dining areas
- | Breathtaking city views
- | High ceilings of 3.15 meters
- | High standards of finish
- | Under floor heating and air conditioning



• exterior



**350 meters to the sandy
Dasoudi beach with
eucalyptus park**

• 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

**OUTSIDE
YOUR IDYLIC
LUXURIOUS
HOME, YOU
ARE BLESSED
WITH AN
INCREDIBLE
LOCATION
SITUATED NEAR
GERMASOGEIA**

Just off one of the most desirable roads in Limassol, Papas area. Germasogeia serves up every simple aspect you could ever dream of on a silver spoon, from fine dining to high end boutiques and from business centres to leisure activities and everything in between. Located in Germasogeia – the heart of the Limassol tourist area, Dasoudi Beach is the most popular coastal strip, which provides everything for the perfect day out. It has golden sands, clean and calm seawaters and Eucalyptus Park. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



• exterior

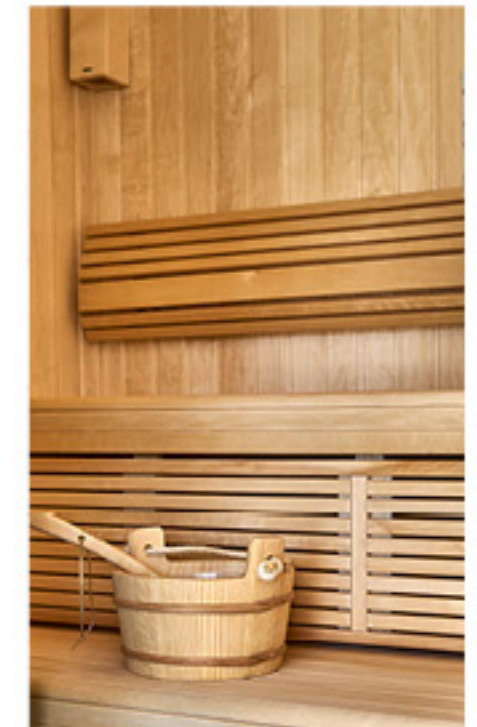


• exterior



• resident facilities

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



• resident facilities



choice of properties

block a

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M² FLOOR AREA	PRIVATE SWIMMING POOL	ROOF TERRACE M²	PLANTER AREA M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²	
101	Apartment	4	3	1	150.00	39.00					4.05	36.62	229.67	
102	Apartment	2	2	1	85.00	34.50					4.05	23.15	146.70	
103	Apartment	2	2	1	93.00	27.50					4.05	23.35	147.90	
104	Apartment	2	2	1	92.00	16.00					4.20	20.92	133.12	
105	Apartment	1	1	1	57.00	12.00					4.20	13.37	86.57	
201	Apartment	3	2	1	122.00	31.50					4.20	29.74	187.44	
202	Apartment	2	2	1	85.50	34.50					5.41	23.25	148.66	
203	Apartment	2	2	1	93.00	27.50					4.75	23.35	148.60	
204	Apartment	2	2	1	92.00	16.00					4.75	20.92	133.67	
205	Apartment	1	1	1	57.00	12.00					3.86	13.37	86.23	
301	Apartment	4	3	1	150.00	39.00					3.86	36.62	229.48	
302	Apartment	2	2	1	85.00	34.50					3.82	23.15	146.47	
303	Apartment	2	2	1	93.00	27.50					4.03	23.35	147.88	
304	Apartment	2	2	1	92.00	16.00					4.03	20.92	132.95	
305	Apartment	1	1	1	57.00	12.00					3.13	13.37	85.50	
401	Apartment	4	3	1	150.00	39.00					3.13	36.62	228.75	
402	Apartment	2	2	1	85.00	34.50					3.13	23.15	145.78	
403	Apartment	2	2	1	93.00	27.50					3.19	23.35	147.04	
404	Apartment	2	2	1	92.00	16.00					3.19	20.92	132.11	
405	Apartment	1	1	1	57.00	12.00					3.94	13.37	86.31	
501	Apartment	3	2	2	122.00	31.50					3.58	29.74	186.82	
502	Apartment	2	2	1	85.50	34.50					5.36	23.25	148.61	
503	Penthouse	3	3	2	117.00	30.00	6th	10.50	YES	70.20	1.51	4.20	30.51	263.92
504	Penthouse	3	3	2	132.00	23.00	6th	10.50	YES	56.27	1.51	4.20	32.06	259.54
601	Penthouse	3	4	2	302.50	90.50					11.25	101.23	826.98	
601	Penthouse		2			7.50	7th	122.00	YES	192.00				

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

block b

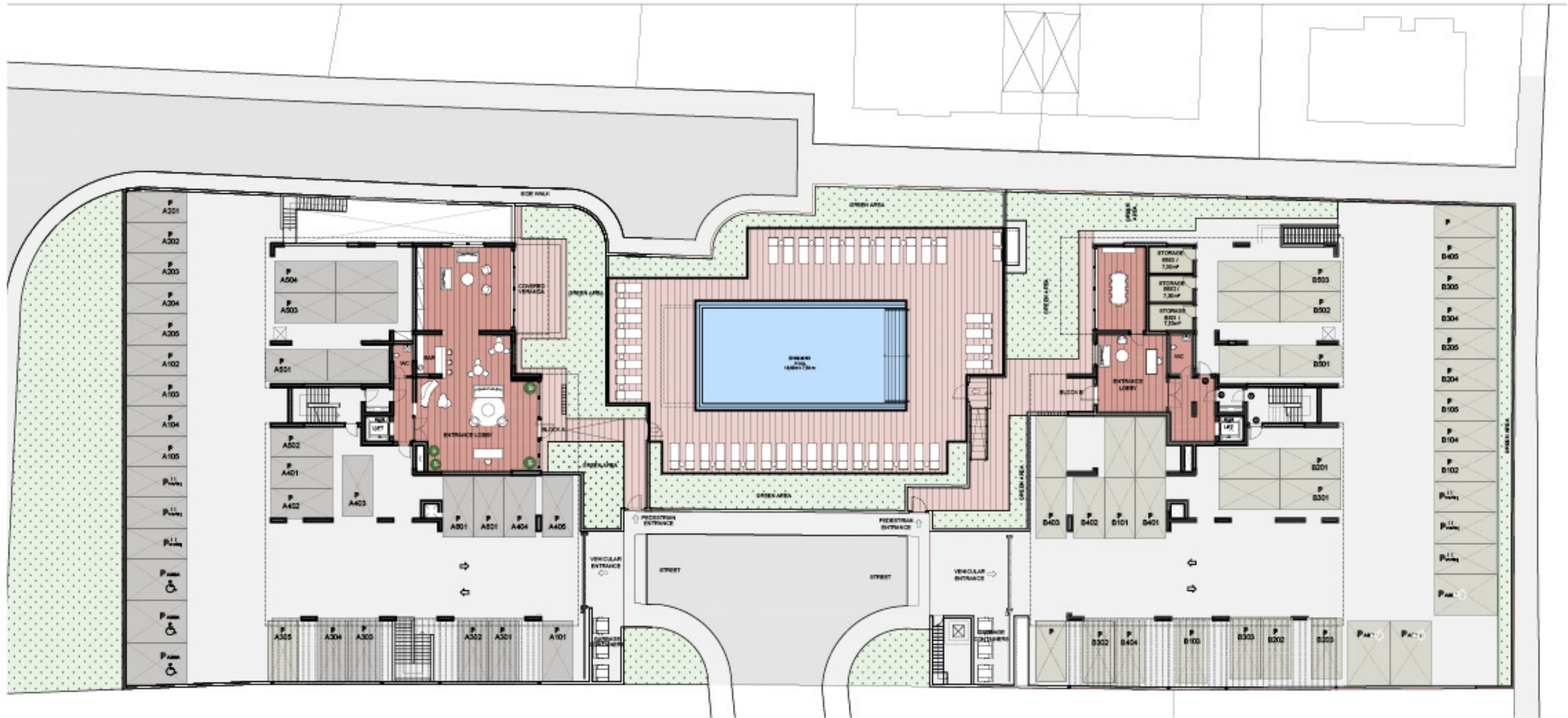
UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	AUXILIARY AREA M² FLOOR AREA	PRIVATE SWIMMING POOL	UNCOVERED VERANDA M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²	
101	Apartment	4	3	2	150.00	41.00				4.20	23.77	218.97	
102	Apartment	2	2	1	87.00	35.00				4.05	15.19	141.24	
103	Apartment	2	2	1	93.00	29.00				4.05	15.19	141.24	
104	Apartment	2	2	1	90.00	18.00				4.00	13.44	125.44	
105	Apartment	1	1	1	57.00	12.00				3.19	8.59	80.78	
201	Apartment	3	2	2	118.00	35.00				3.19	19.04	175.23	
202	Apartment	2	2	1	87.00	35.00				3.71	15.19	140.90	
203	Apartment	2	2	1	93.00	29.00				3.51	15.19	140.70	
204	Apartment	2	2	1	90.00	18.00				3.51	13.44	124.95	
205	Apartment	1	1	1	57.00	12.00				3.51	8.59	81.10	
301	Apartment	4	3	2	150.00	41.00				3.84	23.77	218.61	
302	Apartment	2	2	1	87.00	35.00				2.93	15.19	140.12	
303	Apartment	2	2	1	93.00	29.00				2.93	15.19	140.12	
304	Apartment	2	2	1	90.00	18.00				2.93	13.44	124.37	
305	Apartment	1	1	1	57.00	12.00				3.40	8.59	80.99	
401	Apartment	4	3	2	150.00	41.00				4.44	23.77	219.21	
402	Apartment	2	2	1	87.00	35.00				3.45	15.19	140.64	
403	Apartment	2	2	2	93.00	29.00				2.93	15.19	140.12	
404	Apartment	2	2	1	90.00	18.00				3.67	13.44	125.11	
405	Apartment	1	1	1	57.00	12.00				5.41	8.59	83.00	
501	Penthouse	2	4	2	122.00	31.50	6th	45.00	YES	55.17	7.30	24.71	285.68
502	Penthouse	2	4	2	116.00	47.00	6th	41.00	YES	154.52	7.30	25.39	391.21
503	Penthouse	2	3	2	123.00	91.50	5th	56.00	YES	79.01	7.30	39.52	443.33
							6th	47.00					

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

• master plan

block a

block b

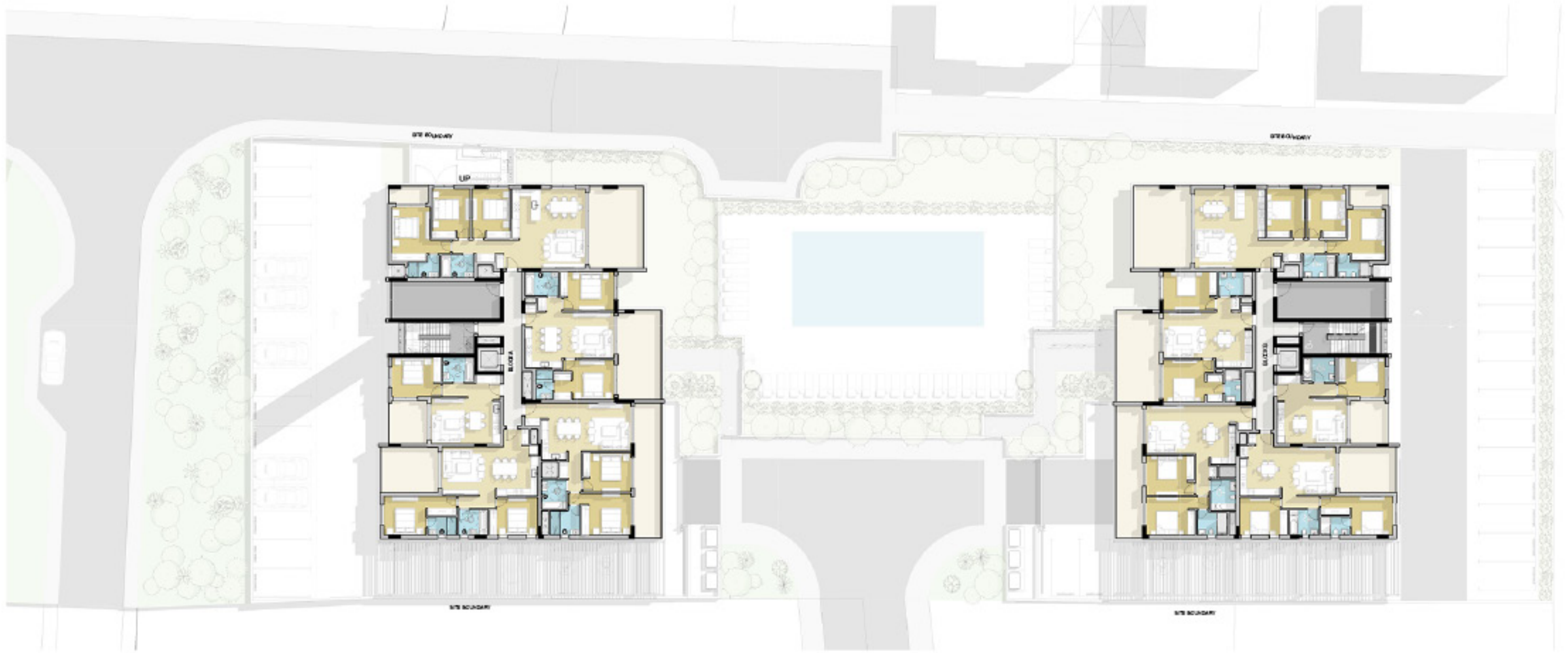


• master plan

block a



block b



• floor plans block a

ground floor



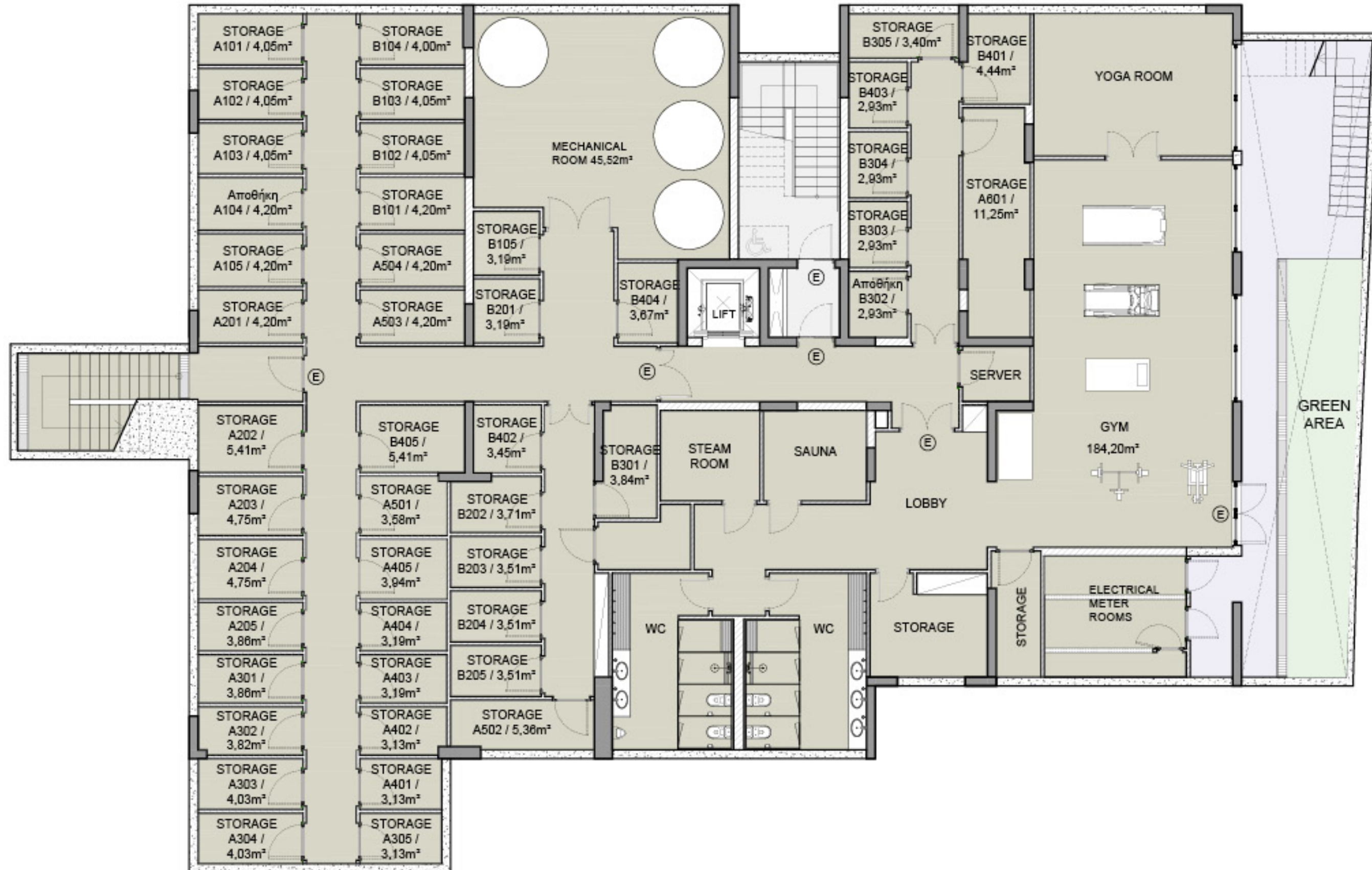
*Floor plans show approximate measurements only. The exact layout and sizes may vary



• floor plans block a



basement



• floor plans block a



1st Floor

Unit N°	Total Area, m ²
101	229.67
102	146.70
103	147.90
104	133.12
105	86.57



• floor plans block a



2nd Floor

Unit N°	Total Area, m ²
201	187.44
202	148.66
203	148.60
204	133.67
205	86.23

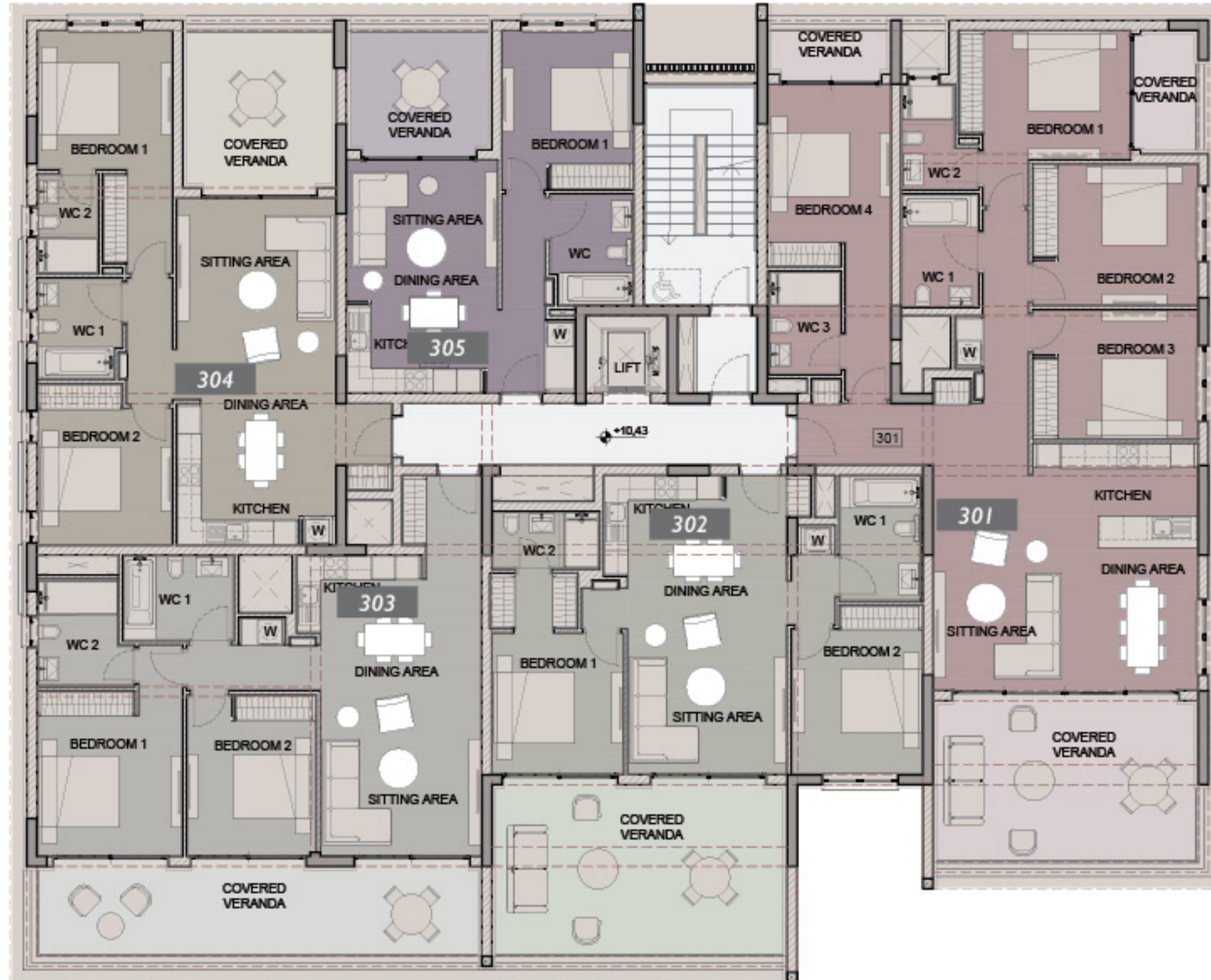


• floor plans block a



3rd Floor

Unit N°	Total Area, m ²
301	229.48
302	146.47
303	147.88
304	132.95
305	85.50



• floor plans block a



4th Floor

Unit N°	Total Area, m ²
401	228.75
402	145.78
403	147.04
404	132.11
405	86.31

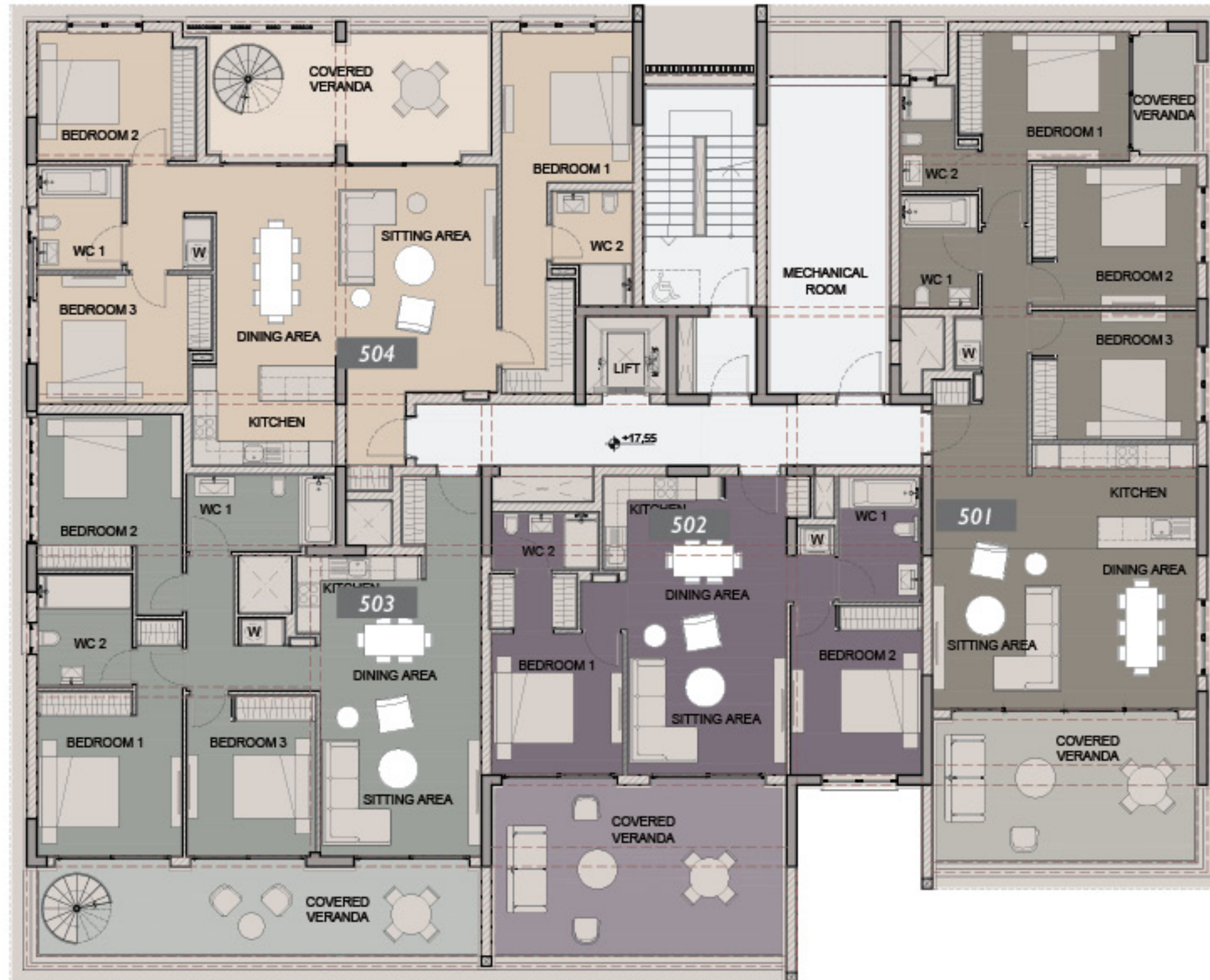


• floor plans block a



5th Floor

Unit N°	Total Area, m ²
501	186.82
502	148.61
503	263.92
504	259.54

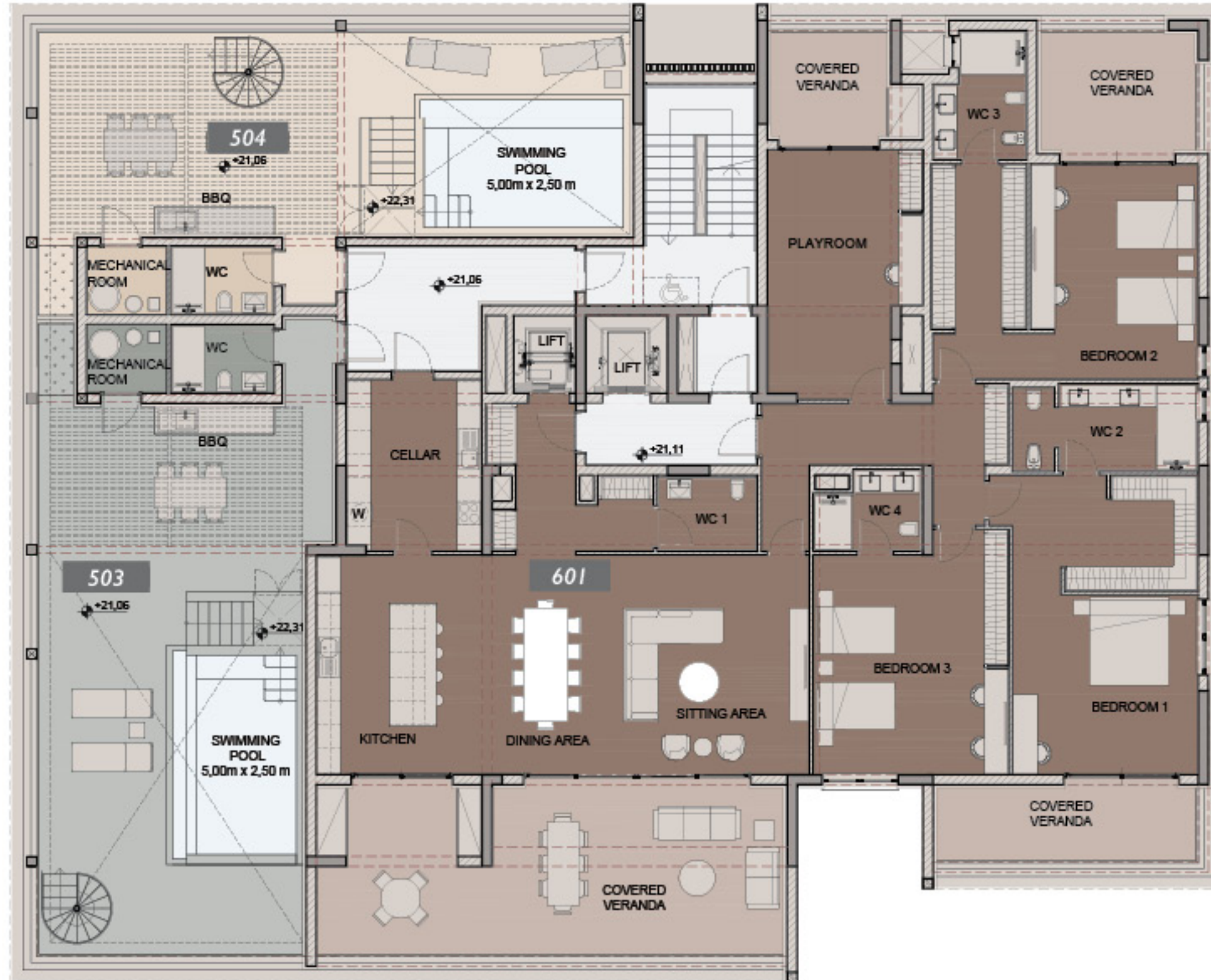


• floor plans block a



6th Floor

Unit N°	Total Area, m ²
601	826.98

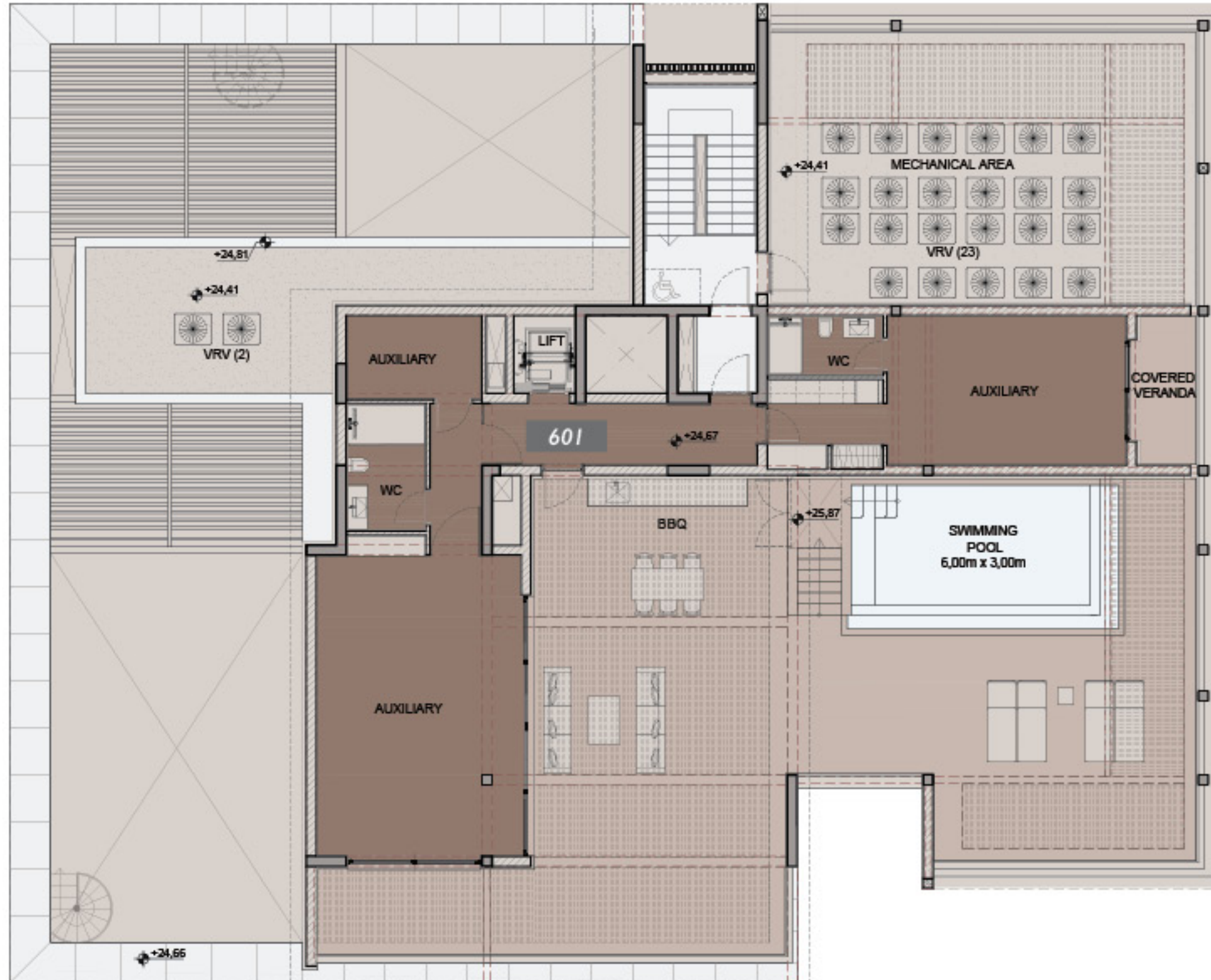


• floor plans block a



7th Floor

Unit N°	Total Area, m ²
601	826.98



• floor plans block b



ground floor



*Floor plans show approximate measurements only. The exact layout and sizes may vary



• floor plans block b



1st Floor

Unit N°	Total Area, m ²
101	218.97
102	141.24
103	141.24
104	125.44
105	80.78



• floor plans block b



2nd Floor

Unit N°	Total Area, m ²
201	175.23
202	140.90
203	140.70
204	124.95
205	81.10

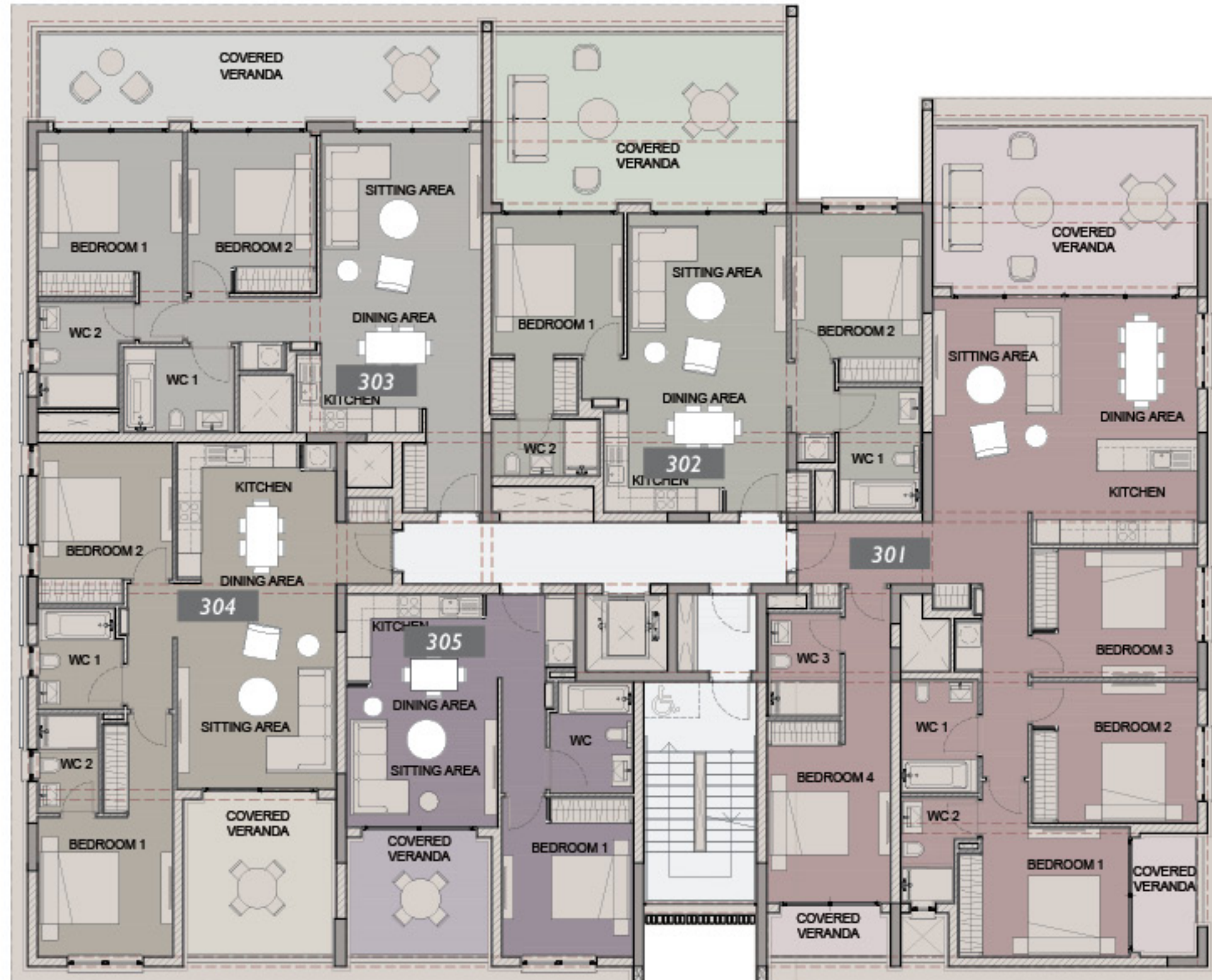


• floor plans block b



3rd Floor

Unit N°	Total Area, m ²
301	218.61
302	140.12
303	140.12
304	124.37
305	80.99



• floor plans block b



4th Floor

Unit N°	Total Area, m ²
401	219.21
402	140.64
403	140.12
404	125.11
405	83.00



• floor plans block b



5th Floor

Unit N°	Total Area, m ²
501	285.68
502	391.21
503	443.33

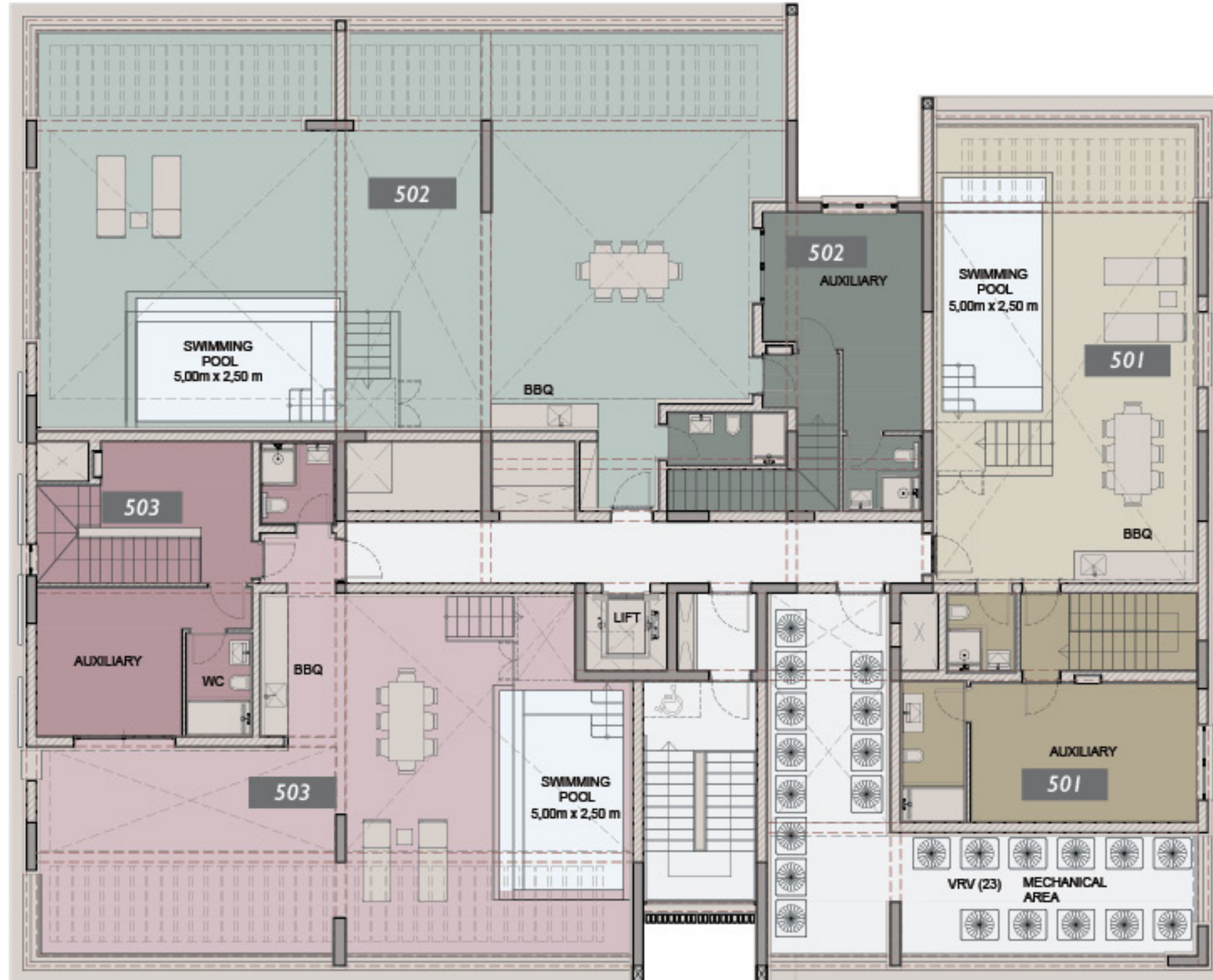


• floor plans block b



6th Floor

Unit N°	Total Area, m ²
501	285.68
502	391.21
503	443.33





• signature finishes

bbf:prime

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



*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

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- Lifelong validity
- For all family members inc. children and parents
- Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (permanent) residence permit in Cyprus, the applicant needs to purchase a new residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in the settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.



• notes

A series of horizontal dotted lines for taking notes.

**YOUR PERSONAL
PROPERTY CONSULTANT**

A dashed rectangular box for a signature or stamp.

bbf:Head office

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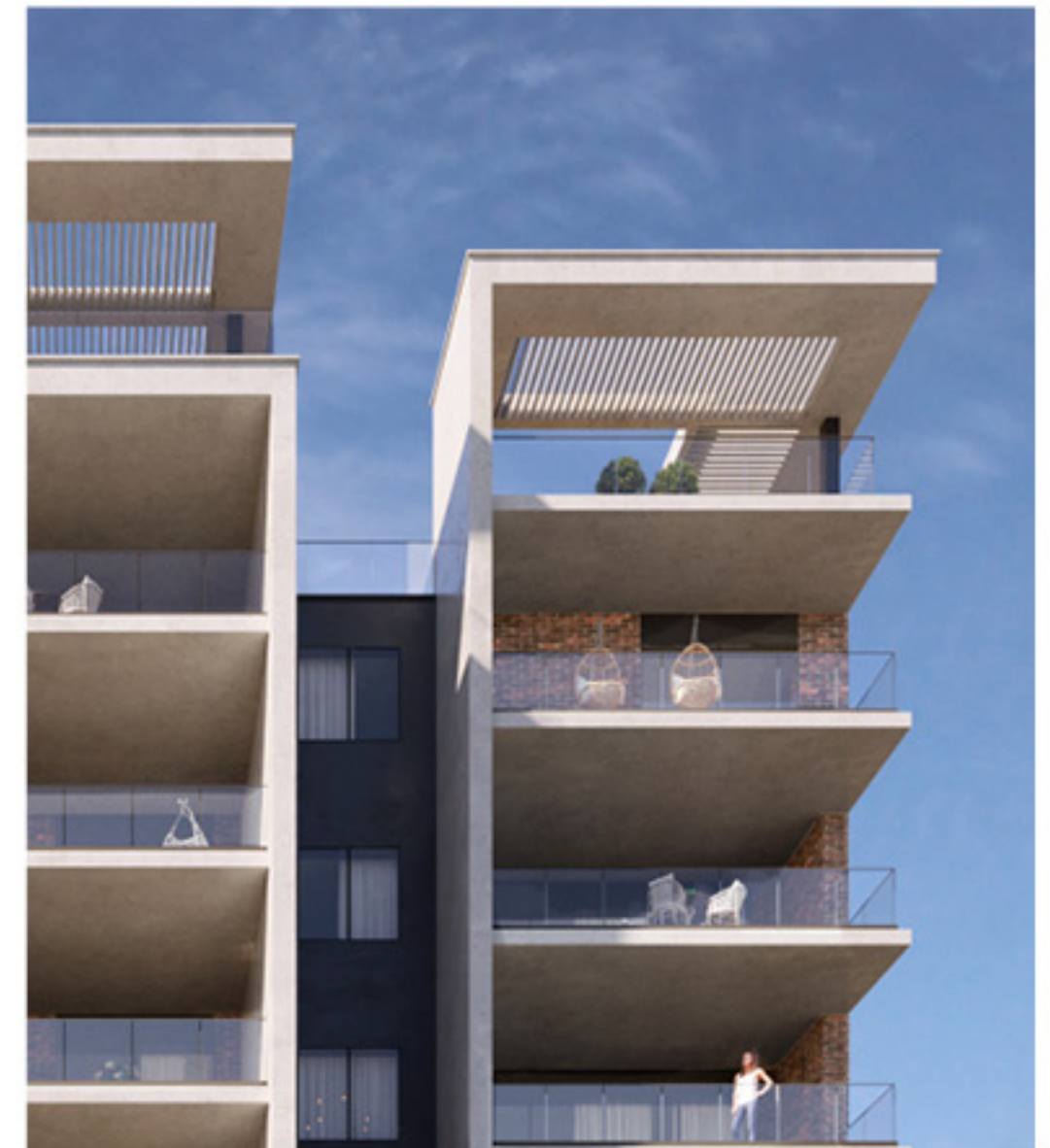


bbf.com

• exterior



tranquil and peaceful neighbourhood



• exterior

residents will
luxuriate the communal
swimming pool

