

bbf: gravity

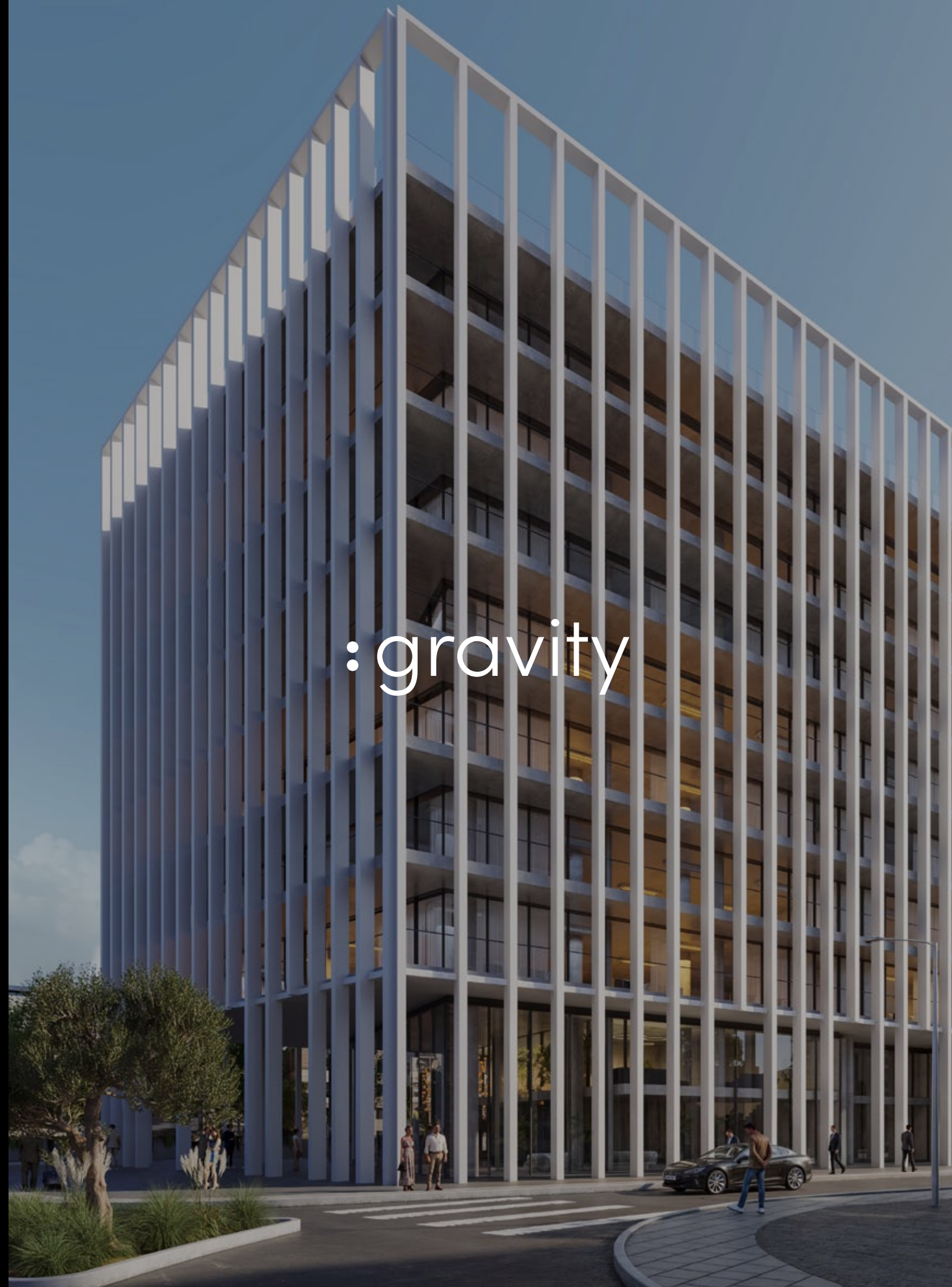
Pentadromos, Limassol



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bbf:

: gravity





the project

positioned for success in Limassol’s heart

Discover :gravity, an iconic commercial building located at the popular Pentadromos junction, right in the heart of Limassol. Offering 14 modern offices across 8 floors and 2 premium retail spaces, :gravity provides businesses with prime access to the city’s bustling center and coastline. With 123 parking spaces, it delivers exceptional convenience and a sleek, professional environment for success.



key highlights & figures



iconic 8-story
office block



1,591 m² of private
terraced areas



123 car park
spaces



offices areas
from 336 m² to 408 m²



2 retail spaces
from 374 m² to 489 m²



high-quality
finishes



sunlit workspaces with
floor-to-ceiling windows



flexible open-plan
workspaces



eco-friendly features based
on ESG considerations



clear floor-to-ceiling
height 3.6 m



location & accessibility

Pentadromos, Limassol

:gravity is perfectly positioned at the heart of Limassol on the central Pentadromos junction. Just steps from the bustling Anexartisias shopping district, vibrant Old Town, and a range of amenities, restaurants, and bars, it offers unmatched convenience. Its prime location provides businesses with direct access to the city's commercial hub and the seafront, ensuring a perfect balance of work and leisure.



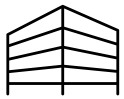
- 1 Bono Bar & Restaurant
- 2 The Shopkeeper & Co
- 3 The Cookhouse
- 4 Starbucks
- 5 Agno Zero Waste Grocery
- 6 Nyx Hotel
- 7 Limassol Agora
- 8 Ygia Polyclinic Private Hospital
- 9 Globalserve
- 10 UIBS United Business Solutions
- 11 Bank of Cyprus
- 12 LearnWorlds
- 13 Zara
- 14 Cyta
- 15 Patticheio Municipal Theatre



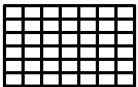
design & architecture



Distinctive vertical louvers create a bold modern aesthetic while providing natural shading and energy efficiency



Clean lines and sharp angles create a geometric form that stands out, making :gravity a striking landmark in the city



Sleek concrete and glass facades create a contemporary, minimalist look, offering durability, low maintenance, and long-term sustainability



Large ground-floor glass windows connect retail spaces to the street, with wide walkways encouraging pedestrian flow and interaction

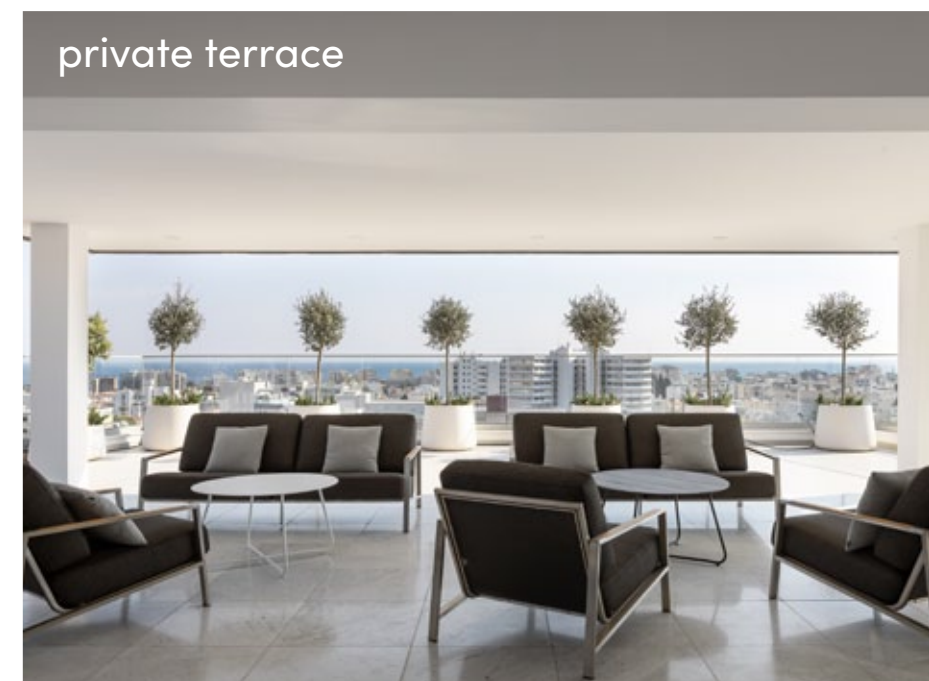
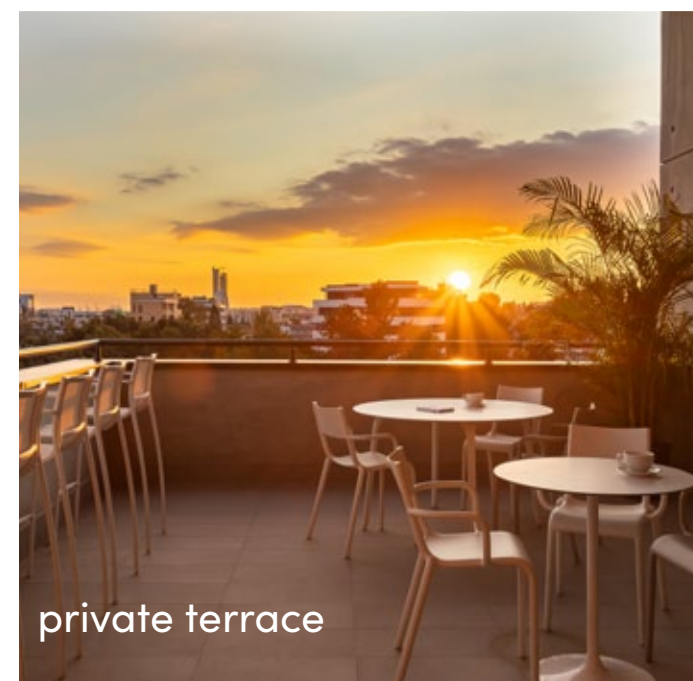
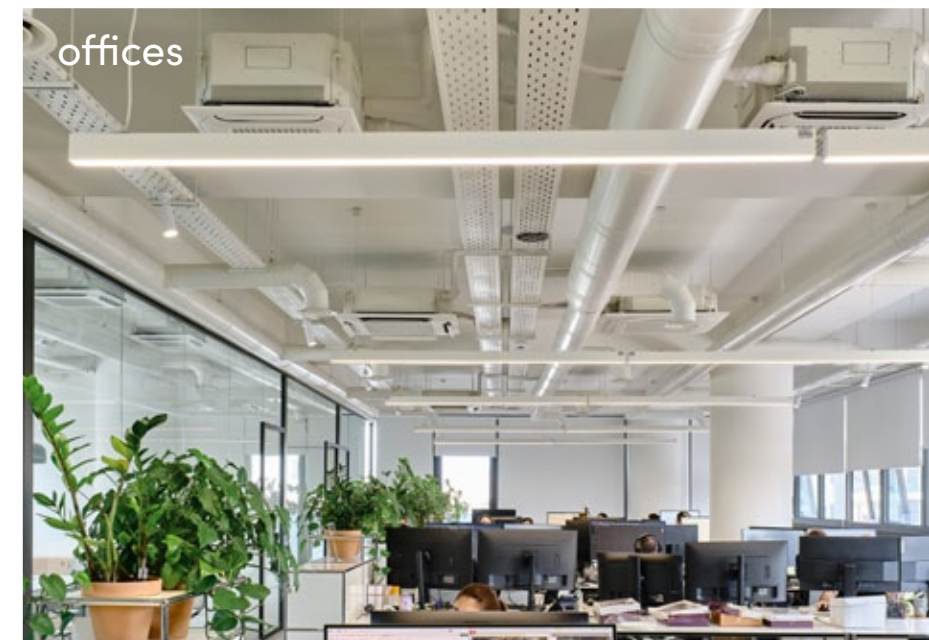
office features & common areas

office features

- Expansive windows offer abundant natural light, energy efficiency, and stunning views.
- 3.6-meter ceilings with exposed details create a modern, inspiring workspace.
- Covered terraces provide relaxing spaces with beautiful views.
- Private kitchens in every office enhance employee convenience.

common areas

- Wood-veined marble in the lobby and corridors adds sophistication and a welcoming tone.
- Secure employee entrances ensure safety and peace of mind for all tenants.

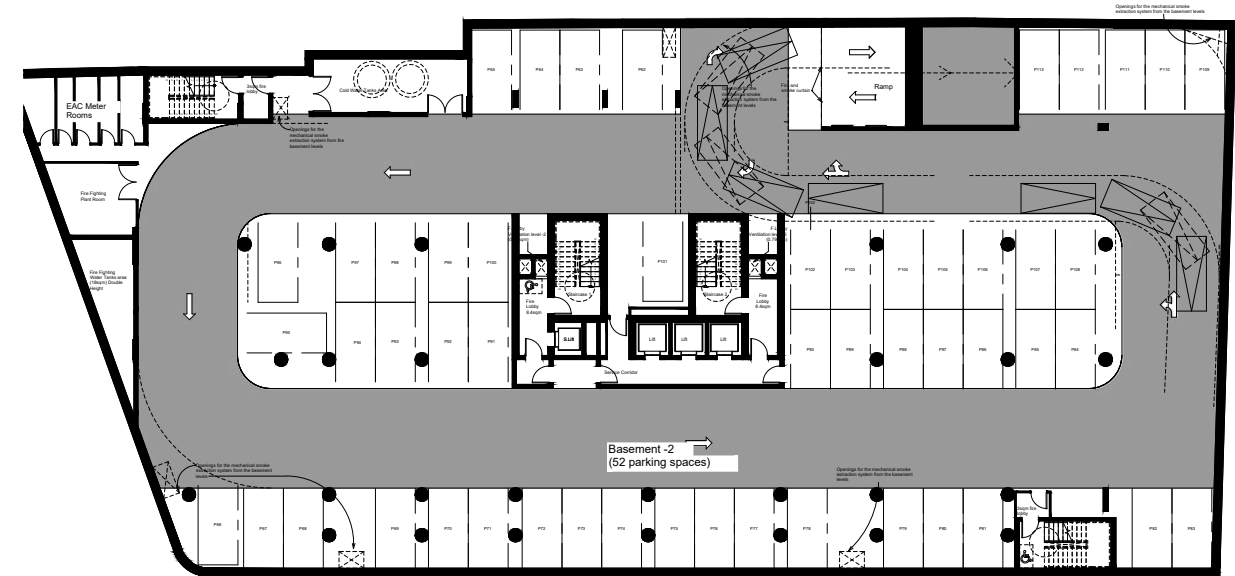




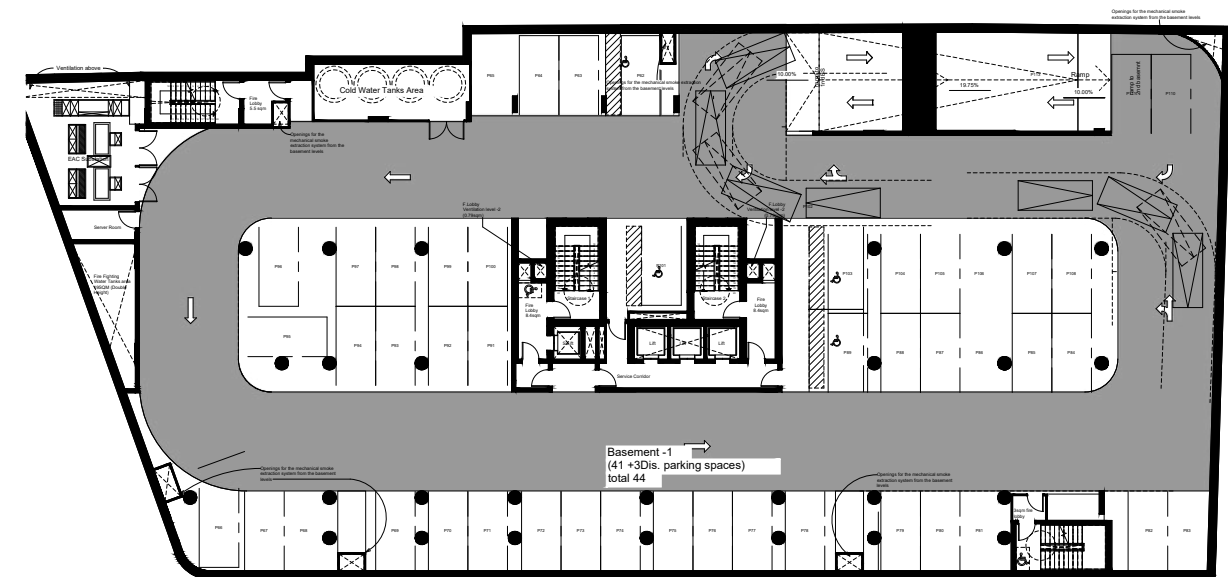
choice of properties

FLOOR	UNIT NO	PROPERTY TYPE	INDOOR AREA M²	COV. VERANDA M²	SELLABLE AUXILIARY M²		SELLABLE AREA M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
					FLOOR	AREA			
Basements	-1	Parking							2,243.00
	-2	Parking							2,243.00
GF	A001	Shop	321.20	321.20	Mezanine	175.10	496.30	151.87	648.17
	A002	Shop	248.20	248.20	Mezanine	130.00	378.20	115.73	493.93
1st	A101	Office	351.80	351.80			505.94	154.82	660.77
	A102	Office	318.30	318.30			487.53	149.19	636.72
2nd	A201	Office	351.80	351.80			505.94	154.82	660.77
	A202	Office	318.30	318.30			487.53	149.19	636.72
3rd	A301	Office	110.30	110.30			171.23	52.40	223.63
	A302	Office	103.20	103.20			176.18	53.91	230.09
	A303	Office	57.20	57.20			65.40	20.01	85.42
	A304	Office	81.00	81.00			92.62	28.34	120.96
	A305	Office	81.00	81.00			92.62	28.34	120.96
	A306	Office	58.70	58.70			67.12	20.54	87.66
	A307	Office	101.00	101.00			188.63	57.72	246.36
	A308	Office	77.60	77.60			138.67	42.43	181.10
4th	A401	Office	351.80	351.80			505.94	154.82	660.77
	A402	Office	318.30	318.30			487.53	149.19	636.72
5th	A501	Office	351.80	351.80			505.94	154.82	660.77
	A502	Office	318.30	318.30			487.53	149.19	636.72
6th	A601	Office	351.80	351.80			505.94	154.82	660.77
	A602	Office	318.30	318.30			487.53	149.19	636.72
7th	A701	Office	351.80	351.80			505.94	154.82	660.77
	A702	Office	318.30	318.30			487.53	149.19	636.72

parking level -2

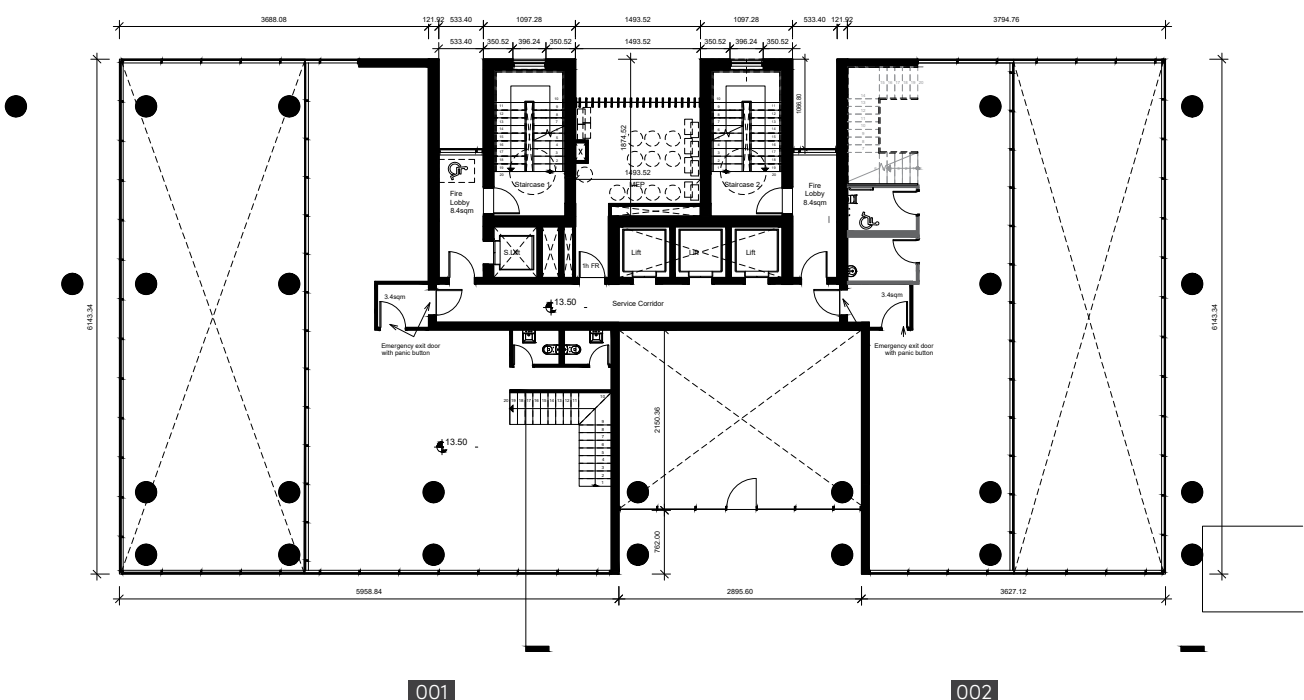
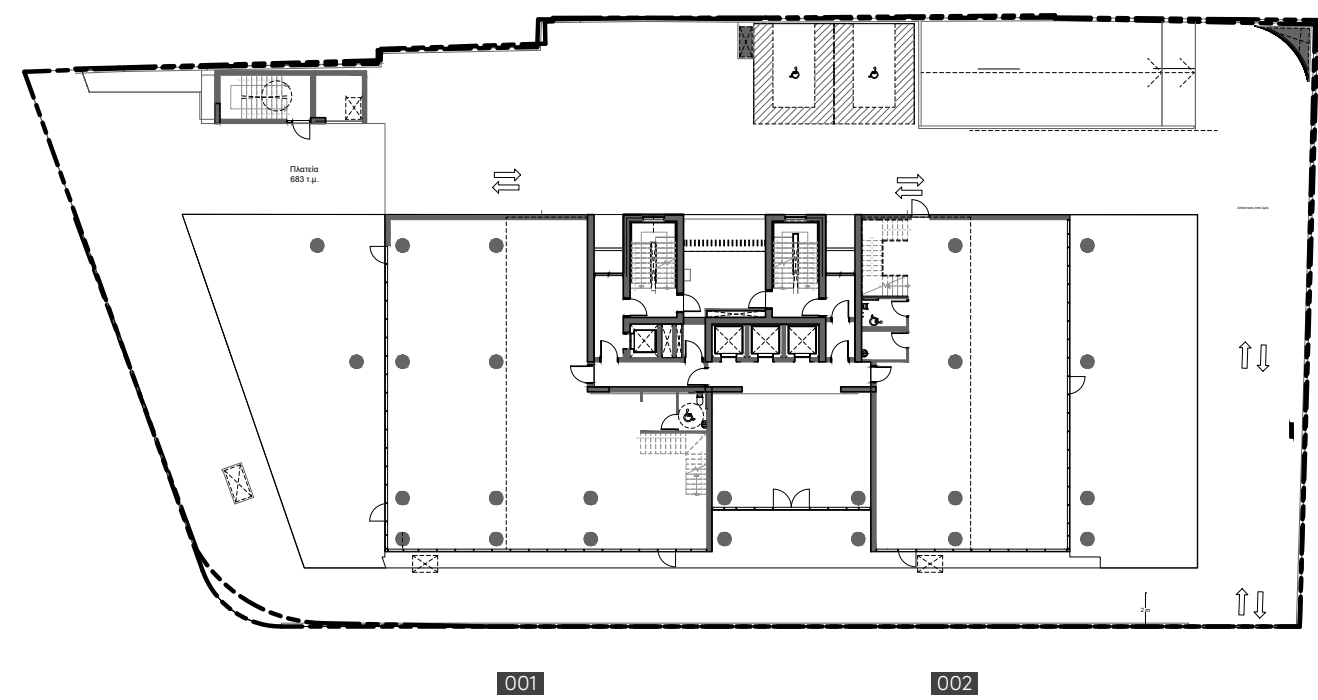


parking level -1



ground floor

mezzanine



UNIT NO **A001**
648.17 m²
total area

A002
493.93 m²
total area

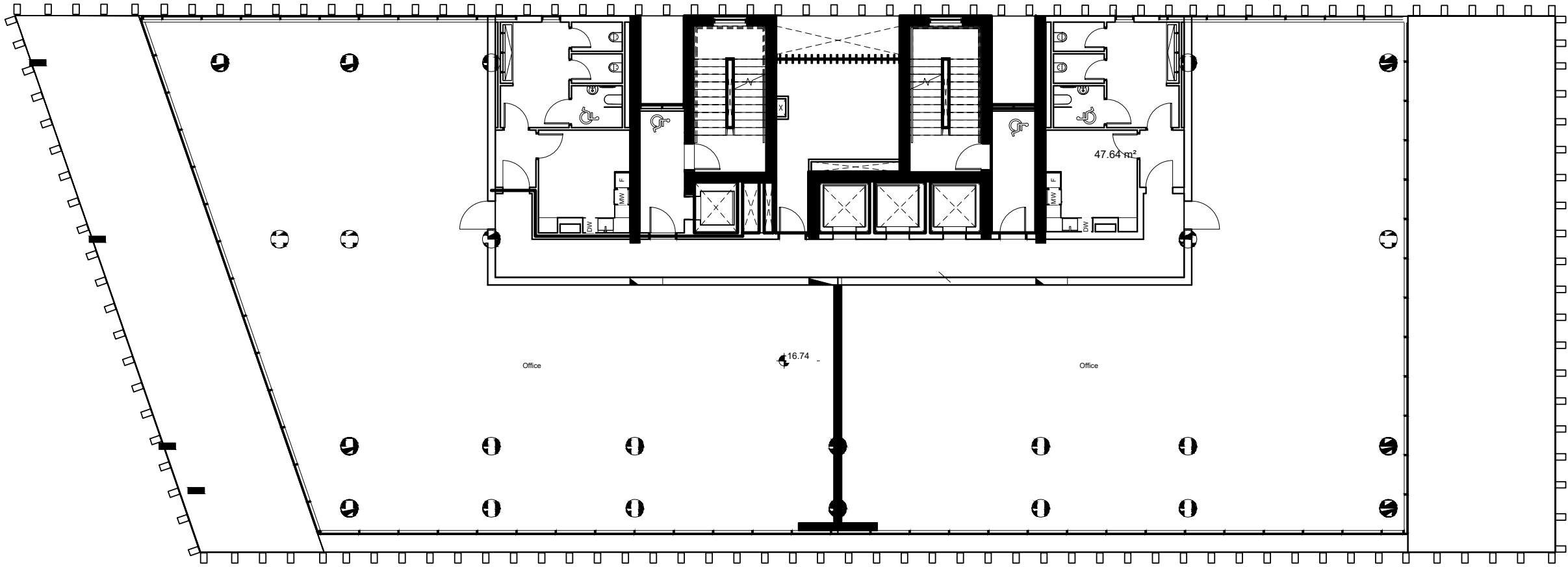


UNIT NO **A001 Mezanine**
175.10 m²
total area

A002 Mezanine
130.00 m²
total area



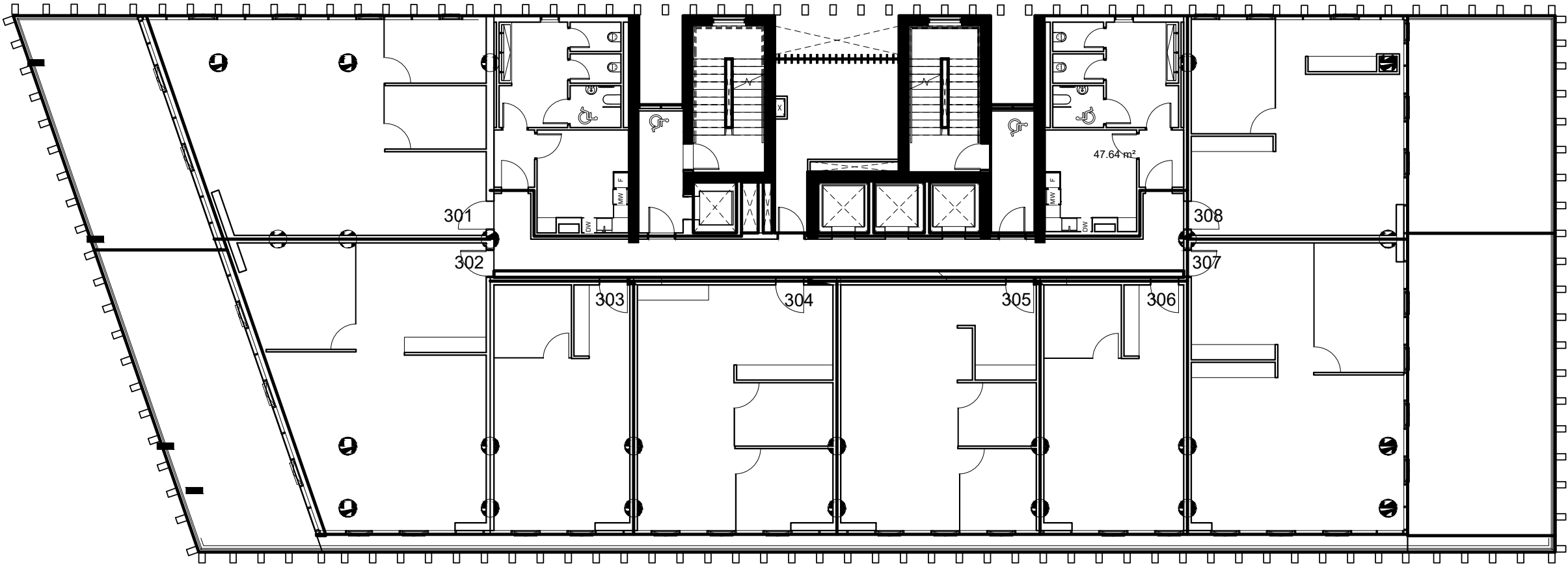
1, 2, 4, 5, 6, 7th floor plan



UNIT NO	A101 660.77 m ² total area	A201 660.77 m ² total area	A401 660.77 m ² total area	UNIT NO	A501 660.77 m ² total area	A601 660.77 m ² total area	A701 660.77 m ² total area
	A102 636.72 m ² total area	A202 636.72 m ² total area	A402 636.72 m ² total area		A502 636.72 m ² total area	A602 636.72 m ² total area	A702 636.72 m ² total area



3rd floor plan



UNIT NO	A301	A303
	223.63 m ² total area	85.42 m ² total area
	A302	A304
	230.09 m ² total area	120.96 m ² total area

UNIT NO	A305	A307
	120.96 m ² total area	246.36 m ² total area
	A306	A308
	87.66 m ² total area	181.10 m ² 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.

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.

bbf: design

Interior Design Services.
Luxury furniture and accessories showroom.

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