

# bbf: evolution

Spyrou Kyprianou, Limassol

shaping  
the evolution  
of workspaces

bbf.com



bbf:

:evolution







# the project

**where innovation meets  
elegance in every detail**

Welcome to :evolution, a striking architectural landmark in Mesa Geitonia’s business district. This building features 18 premium offices spread across 8 floors. Its unique, curved design stands out, blending modern style with functionality. The top floor has a gourmet restaurant with sweeping views, and a top-tier gym is available just above the mezzanine. Built with the finest materials, combines business with luxury, offering a valuable addition to any portfolio and a great investment opportunity.





# key highlights & figures



iconic landmark  
design



584m<sup>2</sup> of private  
terraced areas



166 car park  
spaces



offices areas from  
from 205m<sup>2</sup> to 746m<sup>2</sup>



high-quality  
finishes



clear floor-to-ceiling  
height 3.6m



luminous glass-walled  
conference rooms



top-floor  
restaurant



sunlit workspaces with  
floor-to-ceiling windows



premium  
gym amenities



eco-friendly features based  
on ESG considerations









# location & accessibility

## Mesa Yeitonia, Limassol

The :evolution, a striking architectural landmark in Mesa Geitonia, stands prominently on Spyrou Kyprianou Avenue amidst upscale restaurants, luxury bars, and essential amenities. Its prime location near the main highway and seashore ensures high visibility, accessibility, and convenience for both associates and clients.



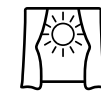
- 1 Hellenic Bank
- 2 Bank of Cyprus International Business Units
- 3 Ernst & Young
- 4 BrainRocket
- 5 La boca
- 6 Alphamega
- 7 Lidl
- 8 Superhome Center
- 9 Cablenet
- 10 Aramex
- 11 Bioanalysis
- 12 Kinetic Fitness Studio



## design & architecture



Bold, modern design with dynamic curves and clean lines, transforming the skyline.



The design maximizes natural light and energy efficiency with advanced thermal insulation.



Expansive glass areas and visible concrete for durability and striking aesthetics.

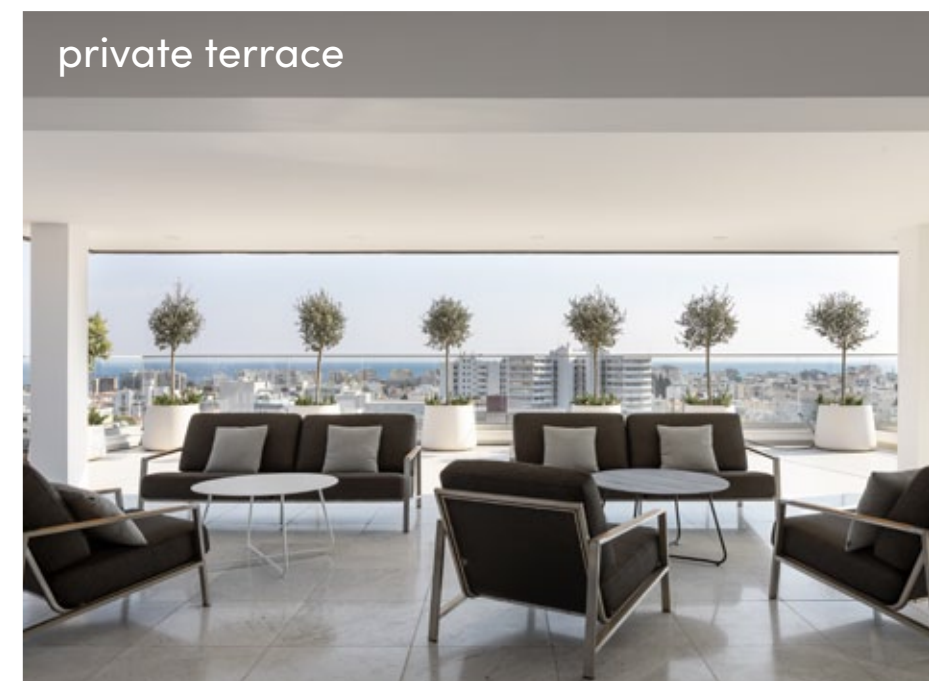
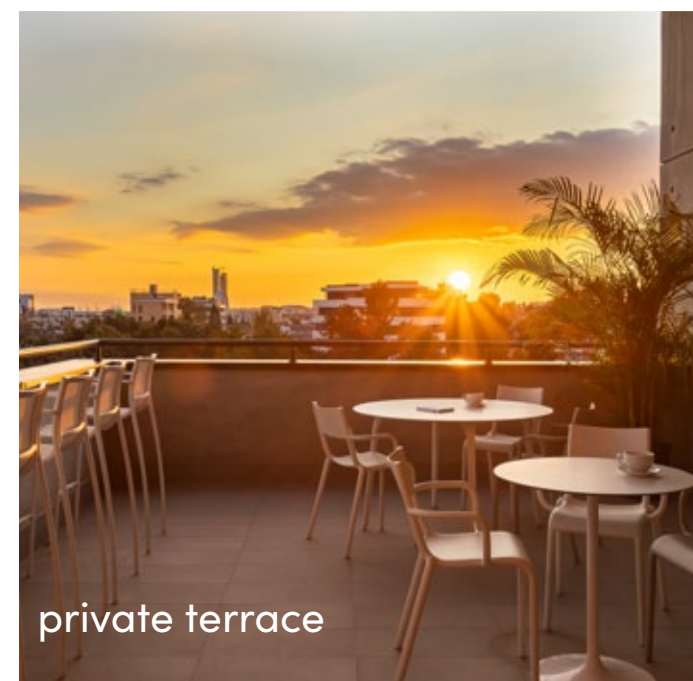
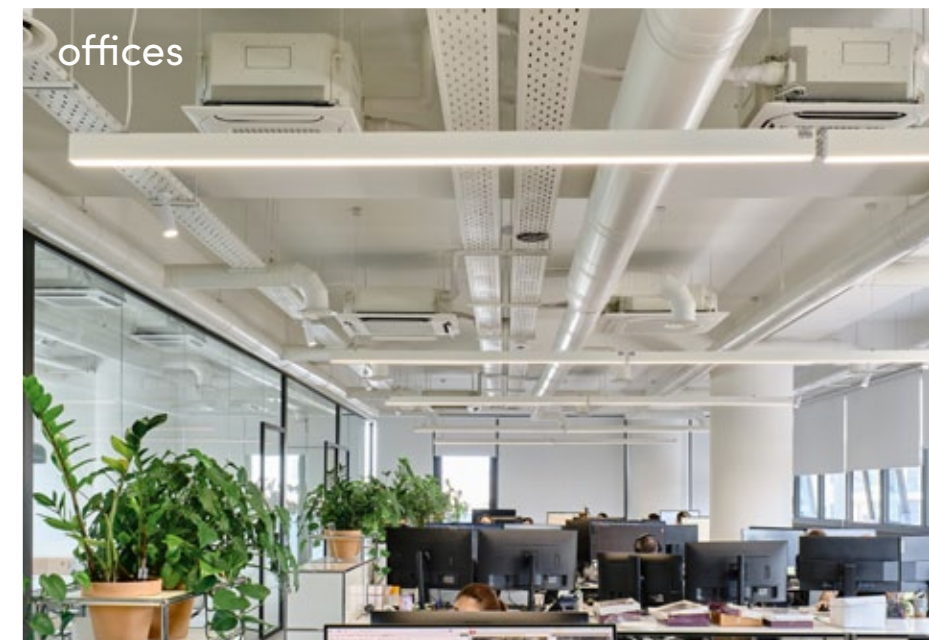


Incorporates solar panels, reflecting a commitment to sustainability and innovation.



# office features & common spaces

- Floor-to-ceiling windows blend aesthetics with energy efficiency, bathing the workspace in natural light and expansive views.
- Open-concept offices boast 3.6-meter ceilings and exposed engineering details, creating a grand and inspiring workspace.
- Spacious covered terraces provide a perfect spot for relaxation and socializing with breathtaking views.
- The inviting lobby, corridors, and stairs are crafted with premium materials, ensuring a cohesive and stylish look throughout the building.





## lifestyle facilities

Experience premium facilities tailored to enhance productivity and enrich your daily work life.

- Located on the top floor, the gourmet restaurant offers stunning panoramic views and an elegant dining experience.
- The modern fitness center, situated above the mezzanine, is designed to promote wellness and enhance productivity.





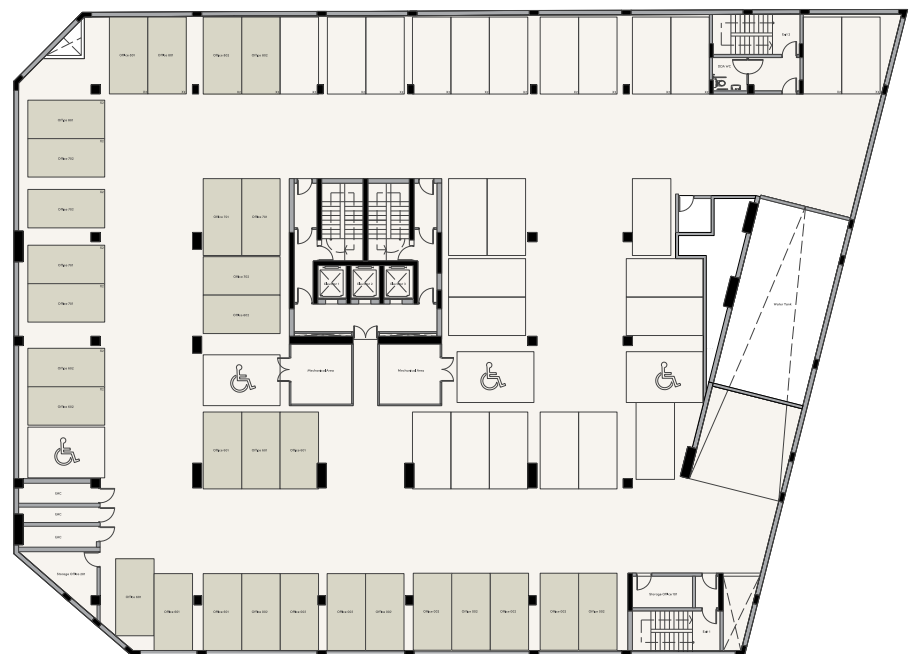
choice of  
properties

restaurant	
8 <sup>th</sup> floor	241.90 – 368.10 m <sup>2</sup>
7 <sup>th</sup> floor	266.10 – 337 m <sup>2</sup>
6 <sup>th</sup> floor	281.60 – 315 m <sup>2</sup>
5 <sup>th</sup> floor	259.40 – 328.70 m <sup>2</sup>
4 <sup>th</sup> floor	284.60 – 297.10 m <sup>2</sup>
3 <sup>rd</sup> floor	265.10 – 309.10 m <sup>2</sup>
2 <sup>nd</sup> floor	235.30 – 334.50 m <sup>2</sup>
1 <sup>st</sup> floor	235.10 – 358.90 m <sup>2</sup>
gym	
ground floor / mezzanine	704.20 – 746.10 m <sup>2</sup>





parking level 2

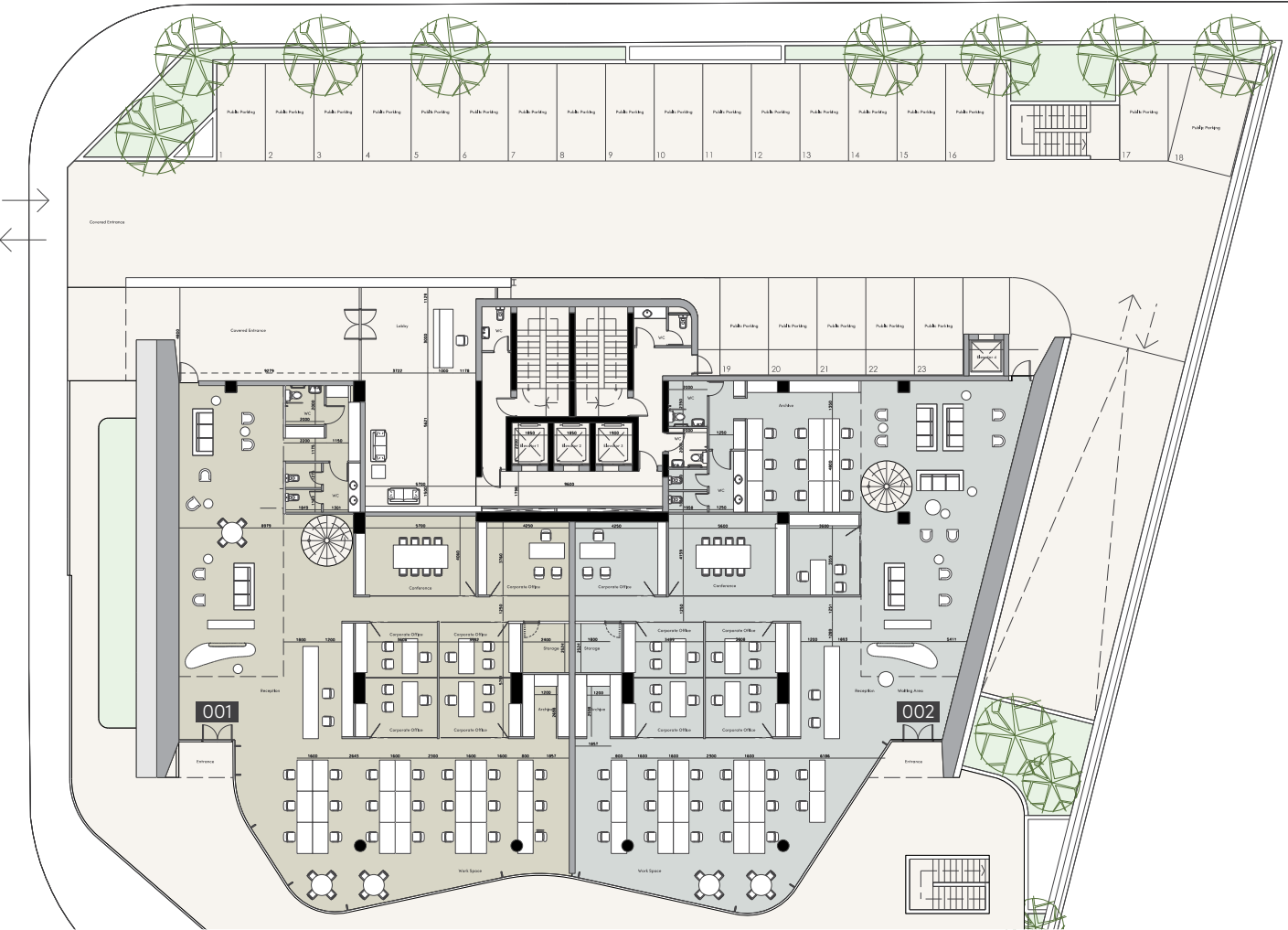


parking level 1





ground floor

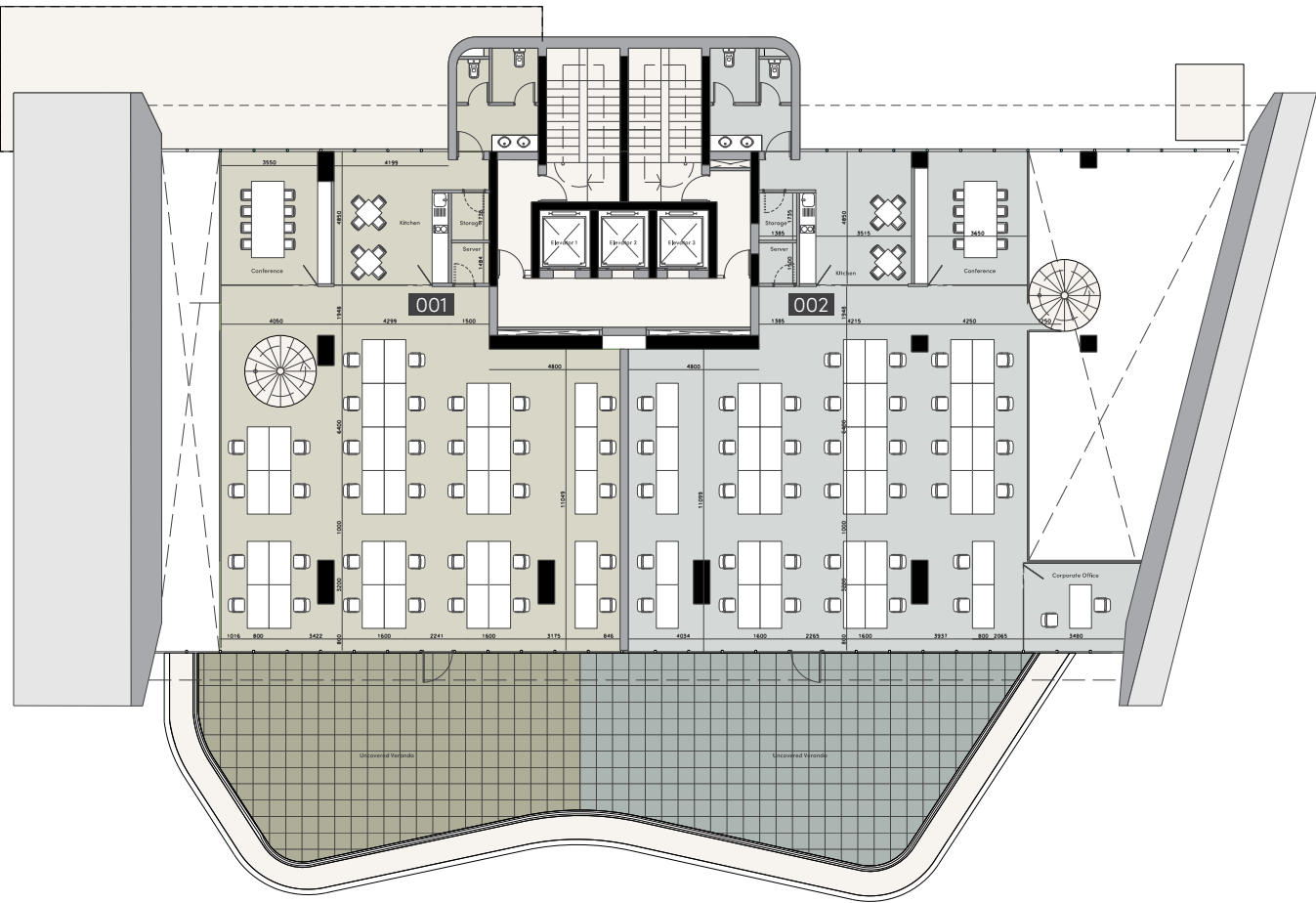


UNIT NO **O001**  
704.20m<sup>2</sup>  
total area

**O002**  
746.10m<sup>2</sup>  
total area

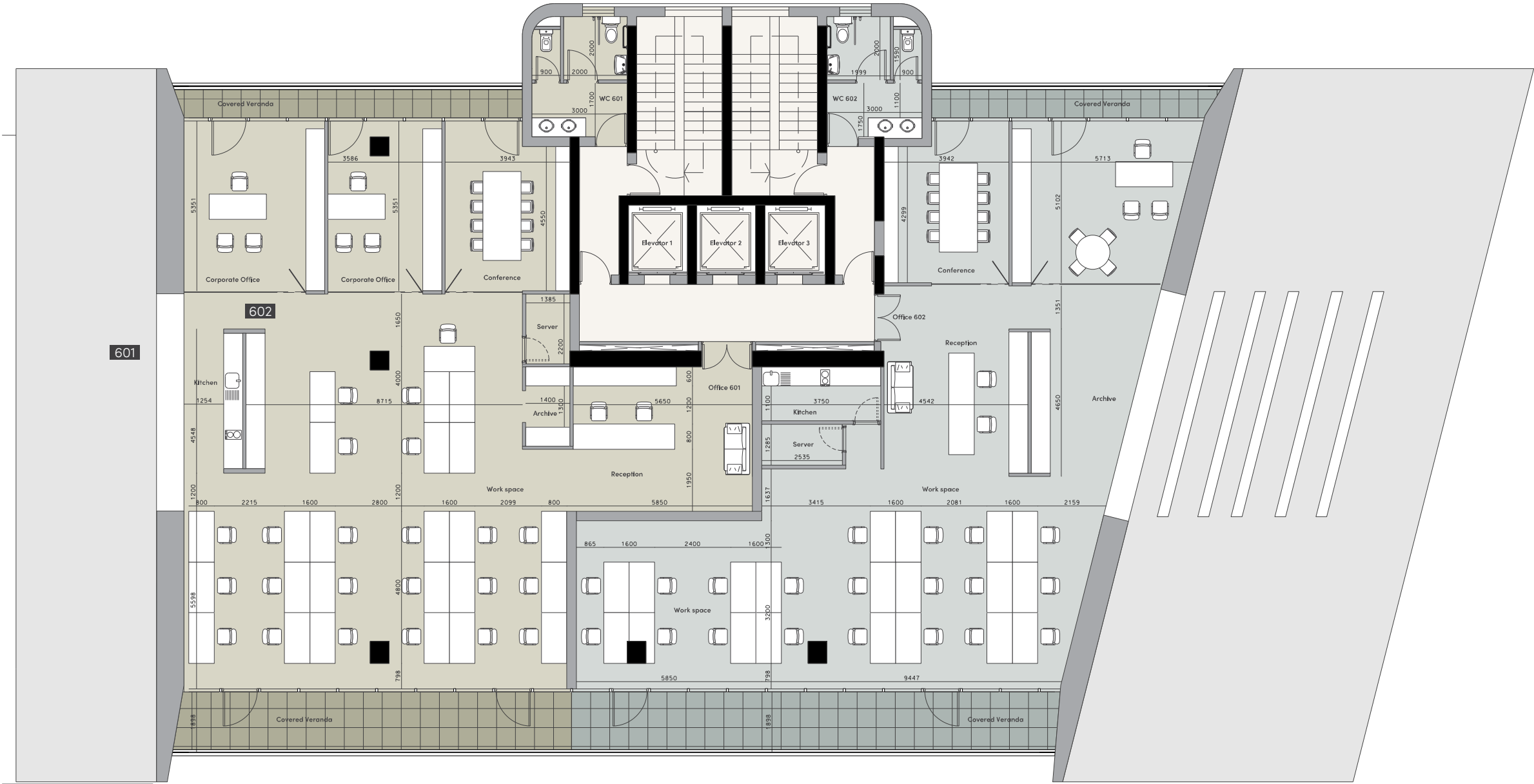


mezzanine





typical floor plan



UNIT NO

**O601**

315.00m<sup>2</sup>  
total area

**O701**

337.00m<sup>2</sup>  
total area

**O801**

368.10m<sup>2</sup>  
total area

**O602**

281.60m<sup>2</sup>  
total area

**O702**

266.10m<sup>2</sup>  
total area

**O802**

241.90m<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.

### 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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