





glow



bbf:



urban lifestyle meets resort living



# :glow

**The :glow boasts a privileged location in Agios Athanasios with the mesmerizing seashore and the vibrant city center at its doorstep.**

The stunning complex redefines upscale comfort and refined luxury delivering layouts designed with intention and spaces crafted with fine materials. A mix of variably sized luxury apartments ranging from studios to 3-bedroom units envelops two sparkling swimming pools.



**Landscaped gardens, a fully equipped gym and a dedicated children's playground promise a lifestyle**

of exclusivity within the gated community and offer a pocket of calm in the heart of Limassol. The :glow presents the unique opportunity for families, couples and singles to combine resort-style living with a dynamic urban lifestyle within a lively Mediterranean city and for investors the prospect of adding a high-end property in a rapidly burgeoning area to their portfolio.



# major benefits

- Located in Limassol — Cyprus' business capital
- 10 minutes' walk to bars and restaurants
- 10 minutes' walk to the beachfront
- 5 minutes' drive to Limassol city center
- 15 minutes' drive to My Mall
- Communal swimming pools
- Ground floor & underground private parking area
- Photovoltaic panels
- Under-floor heating and central air conditioning
- High standard of finishes
- Compliance with EU safety standards



# • introduction

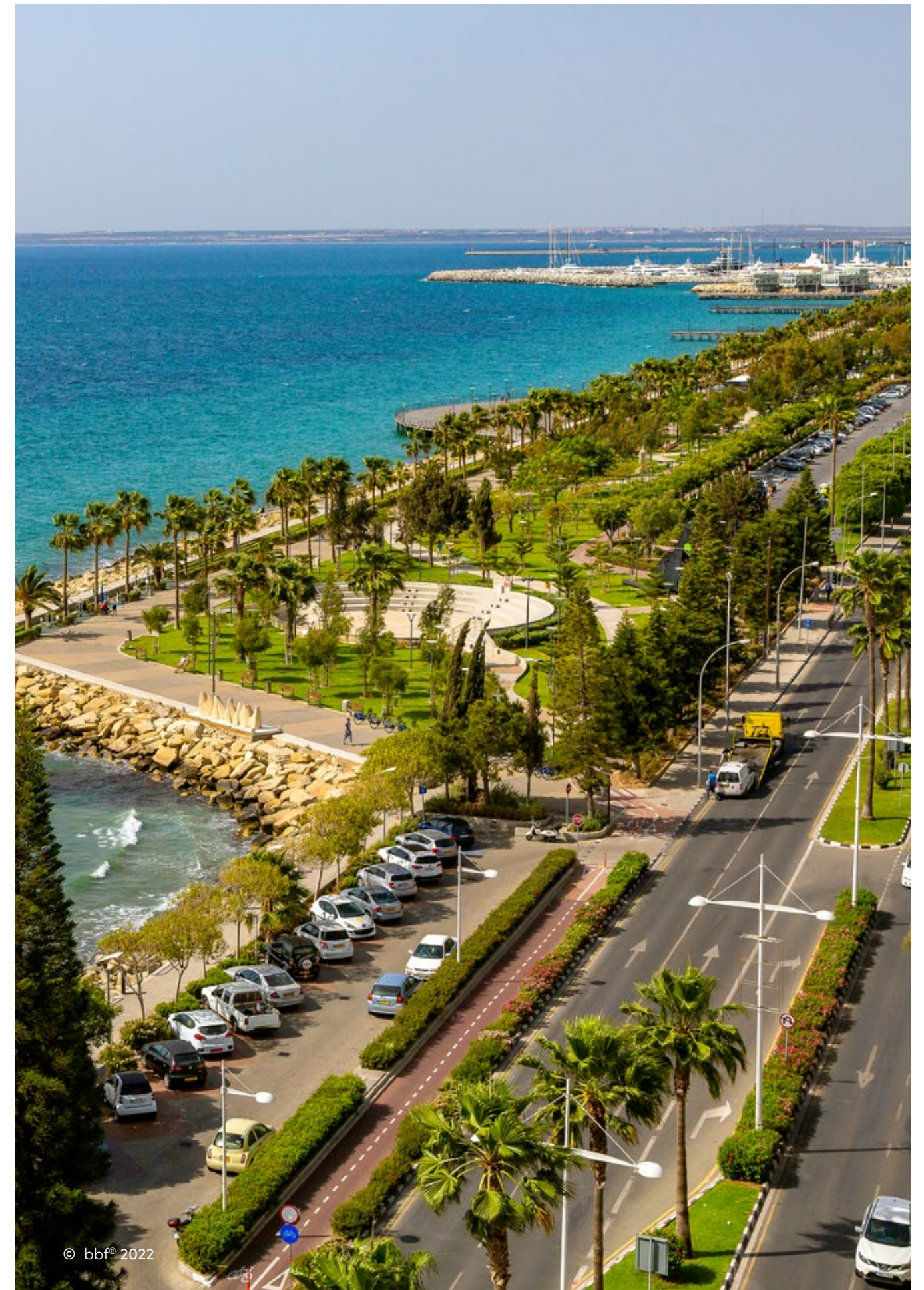
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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

The :glow stands prominent in a popular area in Agios Athanasios providing easy access to the highway

and neighboring with some of the city's main streets and the stunning coastline. Carefully chosen to ensure accessibility and convenience, the prestigious location places the exclusive project in the center of everything. It is a stunning ten minutes away from the sea and situated amidst high end restaurants, luxury bars, shopping centers and essential amenities. With everything the city has to offer effortlessly available, the :glow provides not just a place to live but rather an elevated lifestyle.



# location



# • exterior

**an inviting embrace of comfort  
and community defines the  
essence of the :glow**



# • exterior



**the contemporary design is simple yet striking and centers around two communal swimming pools inviting residents to collectively share good times and cultivate relationships**



# • exterior

**high quality materials, environmentally sensitive principles and compliance with EU safety standards ensure the structure is strong and beautiful in its execution**



# choice of properties



## block a

unit N°	property type	bed-rooms	bath-rooms	no of park spaces	indoor area m <sup>2</sup>	cov. veranda m <sup>2</sup>	sellable area m <sup>2</sup>	roof garden m <sup>2</sup>			storage m <sup>2</sup>	common area m <sup>2</sup>	total are m <sup>2</sup>
								floor	wc	uncovered			
A101	Apartment	2	2	1	92.10	19.80	111.90				4.10	20.87	136.87
A102	Apartment	2	2	1	88.30	17.90	106.20				7.30	19.81	133.31
A103	Apartment	1	1	1	56.10	10.90	67.00				4.10	12.50	83.60
A104	Apartment	2	2	1	94.00	13.90	107.90				4.10	20.13	132.13
A201	Apartment	2	2	1	92.10	19.80	111.90				4.10	20.87	136.87
A202	Apartment	2	2	1	88.30	17.90	106.20				6.40	19.81	132.41
A203	Apartment	1	1	1	56.10	10.90	67.00				5.20	12.50	84.70
A204	Apartment	2	2	1	94.00	13.90	107.90				5.30	20.13	133.33
A301	Apartment	2	2	1	92.10	19.80	111.90				10.70	20.87	143.47
A302	Apartment	2	2	1	88.30	17.90	106.20				6.50	19.81	132.51
A303	Apartment	1	1	1	56.10	10.90	67.00				4.10	12.50	83.60
A304	Apartment	2	2	1	94.00	13.90	107.90				11.80	20.13	139.83
A401	Apartment	2	2	1	92.10	19.80	111.90				6.40	20.87	139.17
A402	Apartment	2	2	1	88.30	17.90	106.20				6.50	19.81	132.51
A403	Apartment	1	1	1	56.10	10.90	67.00				6.40	12.50	85.90
A404	Apartment	2	2	1	94.00	13.90	107.90				7.30	20.13	135.33
A501	Apartment	2	2	1	92.10	20.90	113.00				6.50	21.08	140.58
A502	Apartment	2	2	1	88.30	19.40	107.70				6.50	20.09	134.29
A503	Apartment	2	2	1	95.00	23.10	118.10	6th	8.60	110.40	14.00	22.03	273.13

# choice of properties



## block b

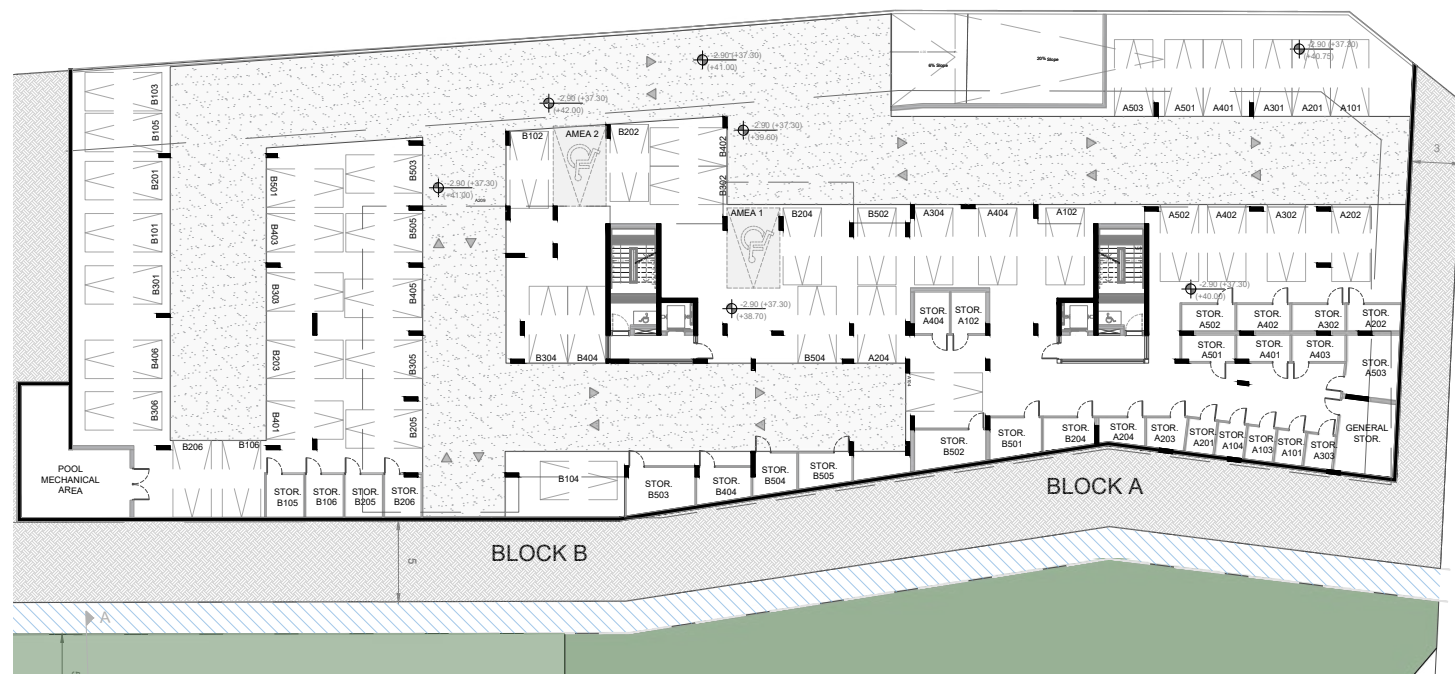
unit N°	property type	bed-rooms	bath-rooms	no of park spaces	indoor area m <sup>2</sup>	cov. veranda m <sup>2</sup>	sellable area m <sup>2</sup>	roof garden m <sup>2</sup>				storage m <sup>2</sup>	common area m <sup>2</sup>	total are m <sup>2</sup>
								floor	wc	storage	uncovered			
B101	Apartment	1	1	1	57.40	19.30	76.70					4.60	12.07	93.37
B102	Apartment	2	2	1	93.30	20.00	113.30					4.50	17.83	135.63
B103	Apartment	1	1	1	58.20	16.30	74.50					4.50	11.72	90.72
B104	Apartment	3	3	1	115.60	39.70	155.30					4.70	24.44	184.44
B105	Apartment	1	1	1	58.30	18.00	76.30					6.90	12.01	95.21
B106	Studio	studio	1	1	37.10	9.70	46.80					6.80	7.36	60.96
B201	Apartment	1	1	1	57.40	19.30	76.70					4.40	12.07	93.17
B202	Apartment	2	2	1	93.30	20.00	113.30					4.40	17.83	135.53
B203	Apartment	1	1	1	58.20	16.30	74.50					4.60	11.72	90.82
B204	Apartment	3	3	1	115.40	39.70	155.10					6.70	24.40	186.20
B205	Apartment	1	1	1	58.30	18.00	76.30					6.80	12.01	95.11
B206	Studio	studio	1	1	37.10	9.70	46.80					5.50	7.36	59.66
B301	Apartment	1	1	1	57.40	19.30	76.70					4.30	12.07	93.07
B302	Apartment	2	2	1	93.30	20.00	113.30					4.30	17.83	135.43
B303	Apartment	1	1	1	58.20	16.30	74.50					4.40	11.72	90.62
B304	Apartment	3	3	1	115.40	39.70	155.10					4.20	24.40	183.70
B305	Apartment	1	1	1	58.30	18.00	76.30					4.10	12.01	92.41
B306	Studio	studio	1	1	37.10	9.70	46.80					4.50	7.36	58.66
B401	Apartment	1	1	1	57.40	19.30	76.70					4.40	12.07	93.17
B402	Apartment	2	2	1	93.30	20.00	113.30					4.30	17.83	135.43
B403	Apartment	1	1	1	58.20	16.30	74.50					4.30	11.72	90.52
B404	Apartment	3	3	1	115.60	39.70	155.30					7.70	24.44	187.44
B405	Apartment	1	1	1	58.30	18.00	76.30					4.40	12.01	92.71
B406	Studio	studio	1	1	37.10	9.70	46.80					4.40	7.36	58.56
B501	Apartment	3	3	1	137.30	36.60	173.90	6th	5.90	8.20	159.20	14.90	27.36	389.46
B502	Apartment	3	3	1	115.40	42.40	157.80	6th	6.10	6.10	145.10	12.50	24.83	352.43
B503	Apartment	1	1	1	58.30	19.40	77.70					7.50	12.23	97.43
B504	Studio	studio	1	1	37.10	9.70	46.80					8.60	7.36	62.76

# • masterplan



# block a

## ground floor



# block a

## floor 1



UNIT N <sup>o</sup>	TOTAL AREA M <sup>2</sup>
A101	136.87
A102	133.31
A103	83.60
A104	132.13

# block a

## floor 2



UNIT N°	TOTAL AREA M <sup>2</sup>
A201	136.87
A202	132.41
A203	84.70
A204	133.33

# block a

## floor 3



UNIT N°	TOTAL AREA M <sup>2</sup>
A301	143.47
A302	132.51
A303	83.60
A304	139.83

# block a

## floor 4



UNIT N°	TOTAL AREA M <sup>2</sup>
A401	139.17
A402	132.51
A403	85.90
A404	135.33

# block a

## floor 5

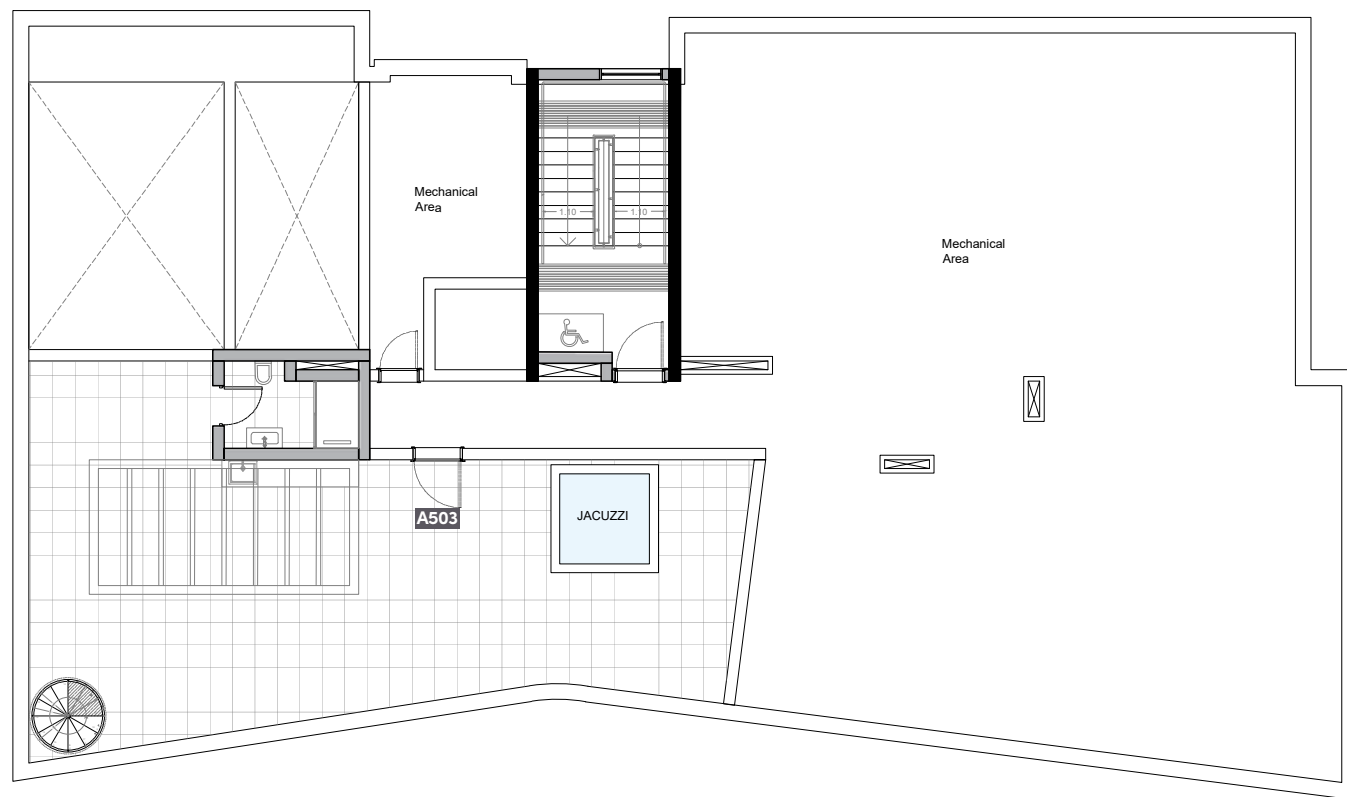


UNIT N°	TOTAL AREA M <sup>2</sup>
A501	140.58
A502	134.29
A503	273.13

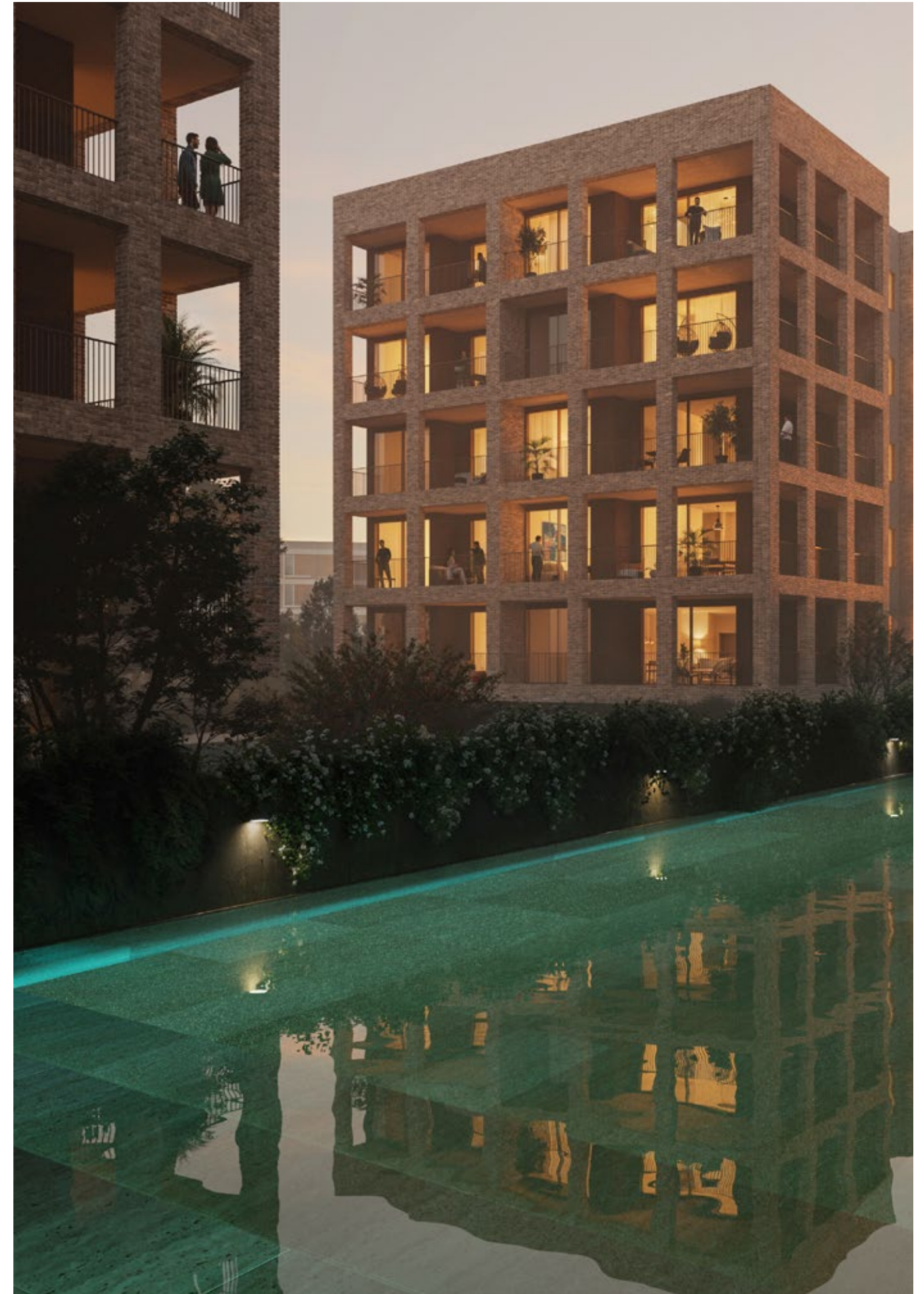
# block a



## roof garden



UNIT N°	TOTAL AREA M <sup>2</sup>
A503	110.40



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



# block b

## floor 2



UNIT N°	TOTAL AREA M <sup>2</sup>
B201	93.17
B202	135.53
B203	90.82
B204	186.20
B205	95.11
B206	59.66

# block b

## floor 3



UNIT N°	TOTAL AREA M <sup>2</sup>
B301	93.07
B302	135.43
B303	90.62
B304	183.70
B305	92.41
B306	58.66

# block b

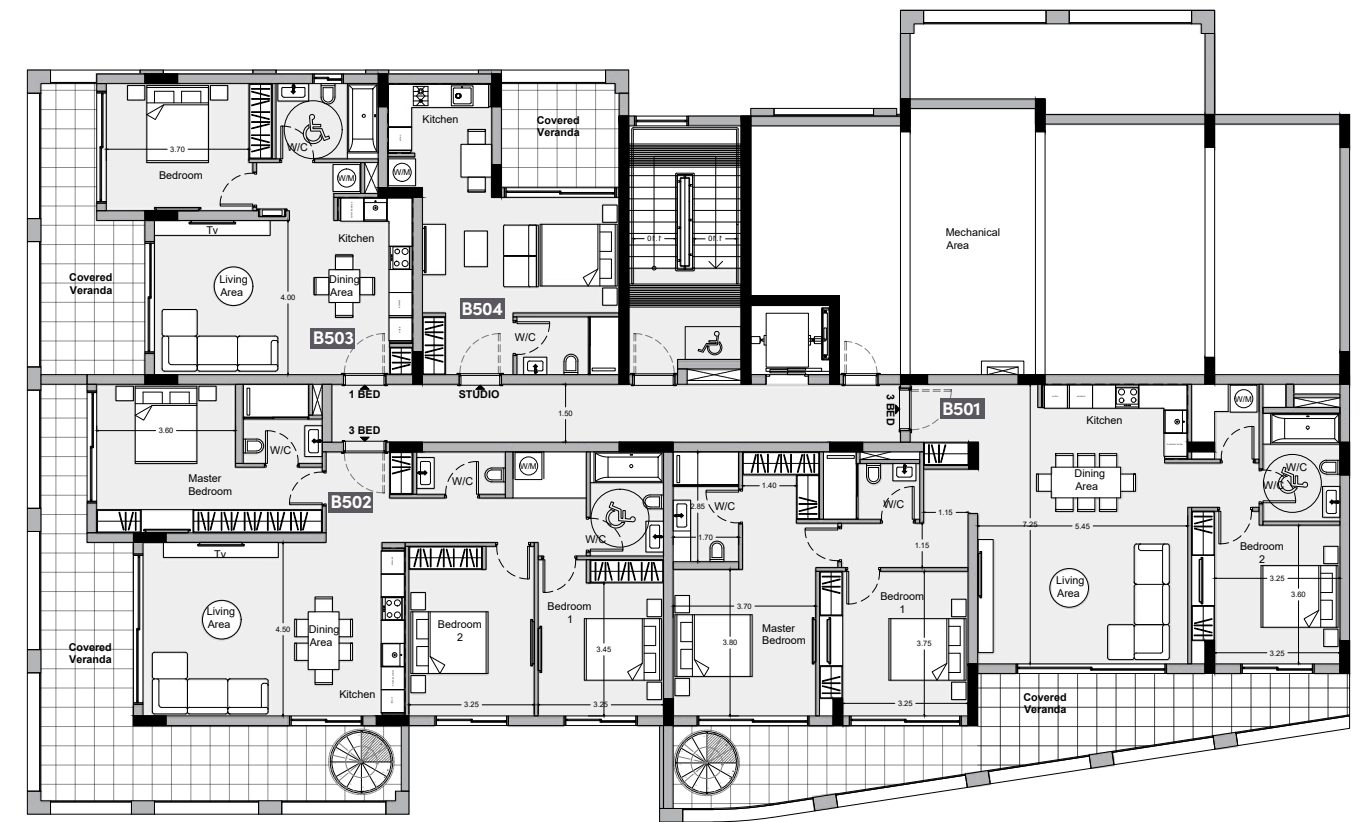
## floor 4



UNIT N°	TOTAL AREA M <sup>2</sup>
B401	93.17
B402	135.43
B403	90.52
B404	187.44
B405	92.71
B406	58.56

# block b

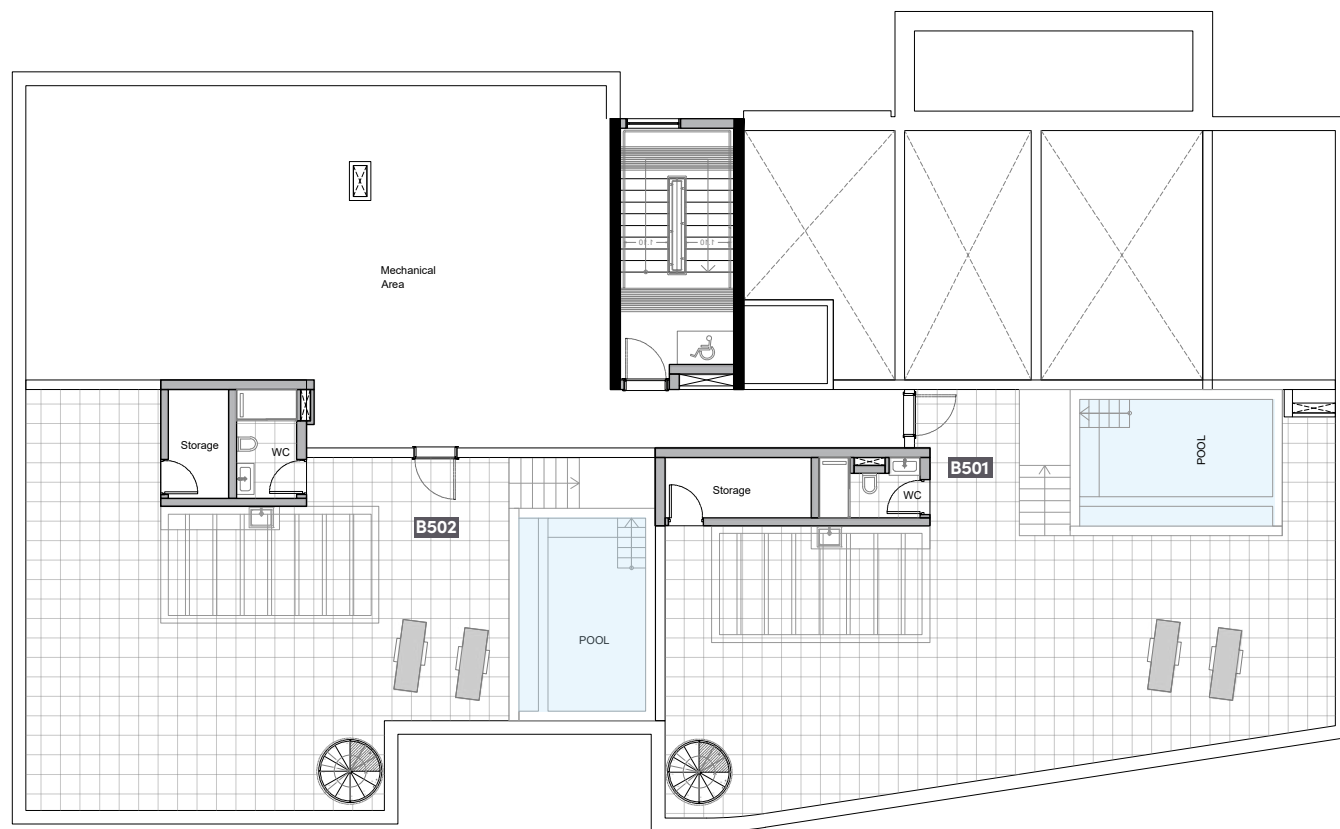
## floor 5



UNIT N°	TOTAL AREA M <sup>2</sup>
B501	389.46
B502	352.43
B503	97.43
B504	62.76

# block a

## roof garden



UNIT N°	TOTAL AREA M <sup>2</sup>
B501	159.2
B502	145.10

# • 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



# • notes

A series of horizontal dotted lines for writing notes.

## bbf: Head office

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