



eden roc  
block c



bbf:



# eden roc block c

## WELCOME TO EDEN ROC — UTOPIAN STYLE SANCTUARY OF LUXURY LIVING

A beautifully designed residential complex located in one of the most prestigious neighbourhoods in the tourist area. The development overlooks a breathtaking horizon of the blue Mediterranean Sea and neighbouring mountains. This sophisticated project consists of 1, 2 and 3 bedroom luxurious apartments with private covered parking. The development offers stunning penthouses with overflow private swimming pools and large seating areas that overlook the Mediterranean sea and the city.



## 500 METERS FROM LIMASSOL'S GOLDEN SANDY BEACHES

This is a well thought out architectural design which blends in beautifully with the natural green surrounding. These residences have been created for those who pay attention to detail and appreciate luxurious spaces. Residents will enjoy outstanding amenities from an inviting outdoor swimming pool and to a fully functional gym and sauna.





# major benefits

- I Landmark architecture from one of London's leading architects
- I 500 meters from Limassol's golden sandy beaches and city amenities only moments away
- I Residents will have direct access and the privilege to use all the luxurious facilities in blocks A,B,C
- I Internal infrastructure: outdoor and indoor pools, gym,sauna, covered parking, landscaped gardens, kids pool and playground

- I Penthouses with private pools
- I High ceilings (3.10 m)
- I Top standards of finish (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, top standard in-built furniture, and sanitary ware)
- I Water underfloor heating and VRF air conditioning





# introduction

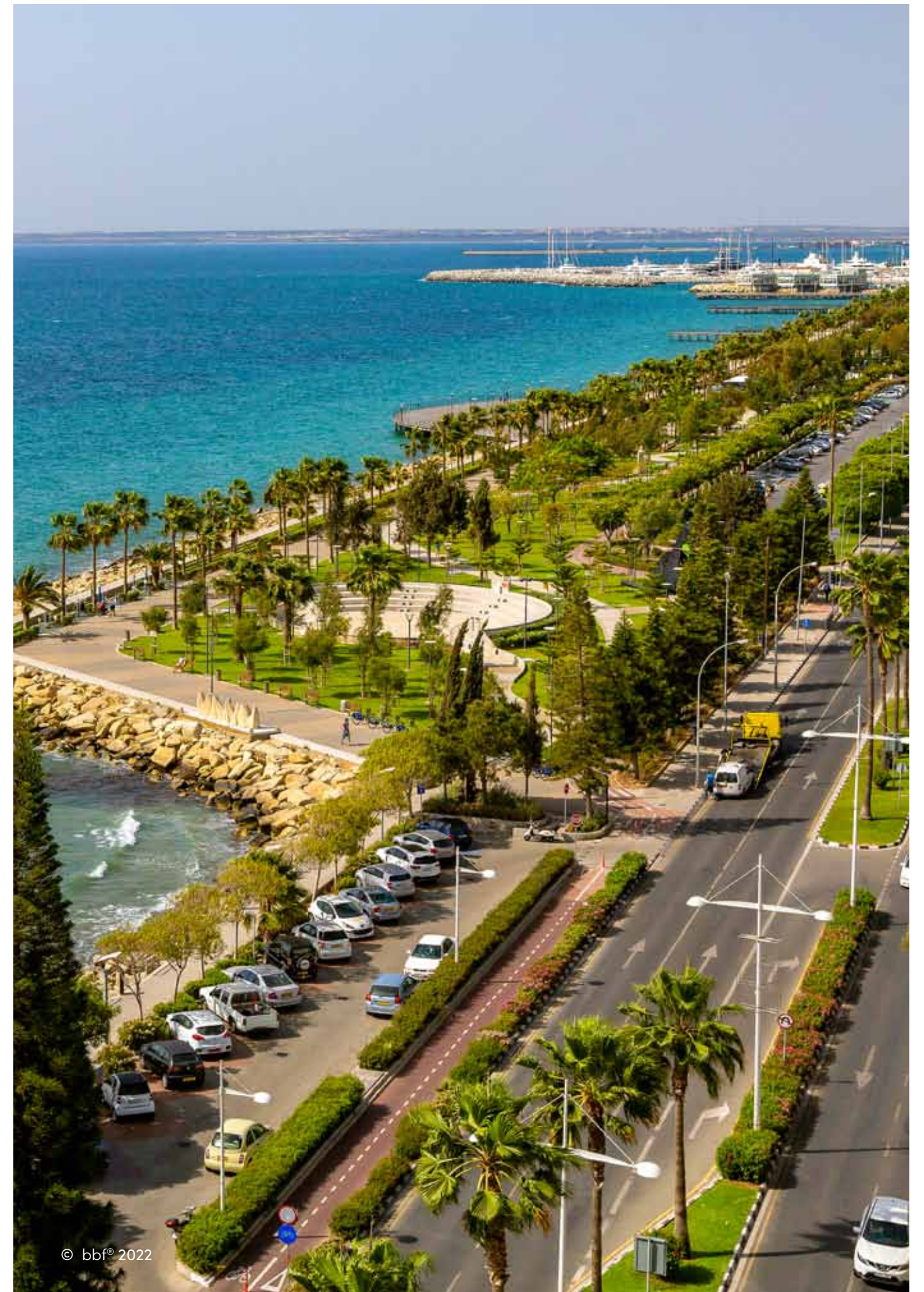
## **LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT**

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.



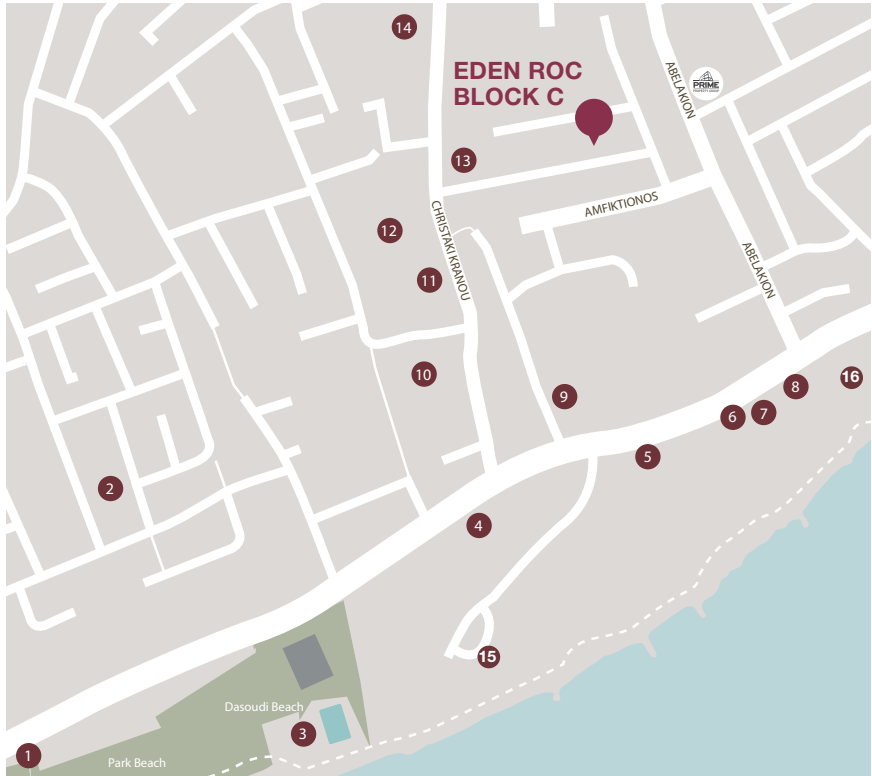


# :location

**THIS PROJECT IS CONVENIENTLY POSITIONED IN A CAREFULLY SELECTED QUIET AND SAFE NEIGHBOURHOOD IN ONE OF THE MOST PRESTIGIOUS AREAS OF LIMASSOL**

This project is located in one of the best tourist districts, Potamos Germasogeia which is ideally situated in relation to all necessary infrastructures and golden sandy beaches. Limassol's foremost leading leisure activities and residency amenities such as groceries, banks, pharmacies and restaurants are within moments away.

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. All beaches are fully equipped with the necessary essential requirements and comforts to make your day out more enjoyable. From enticing water sports to pleasurable fun and games, Limassol is the place to be.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippou Papadopoulos Pharmacy
- 5 The Garden Restaurant
- 6 Starbucks
- 7 Ocean Basket
- 8 Costa Coffee
- 9 Plus Discount Market
- 10 Cyprus Post Office
- 11 Christina Metaxa Pharmacy
- 12 Sigma Bakery
- 13 Pet Shop
- 14 Slavyanka Russian supermarket
- 15 Atlantica Miramare
- 16 The Royal Apollonia 5-star





# ◉ exterior

spectacular views  
of the sea





# ◉ exterior

500 meters from  
limassol's golden sandy  
beaches

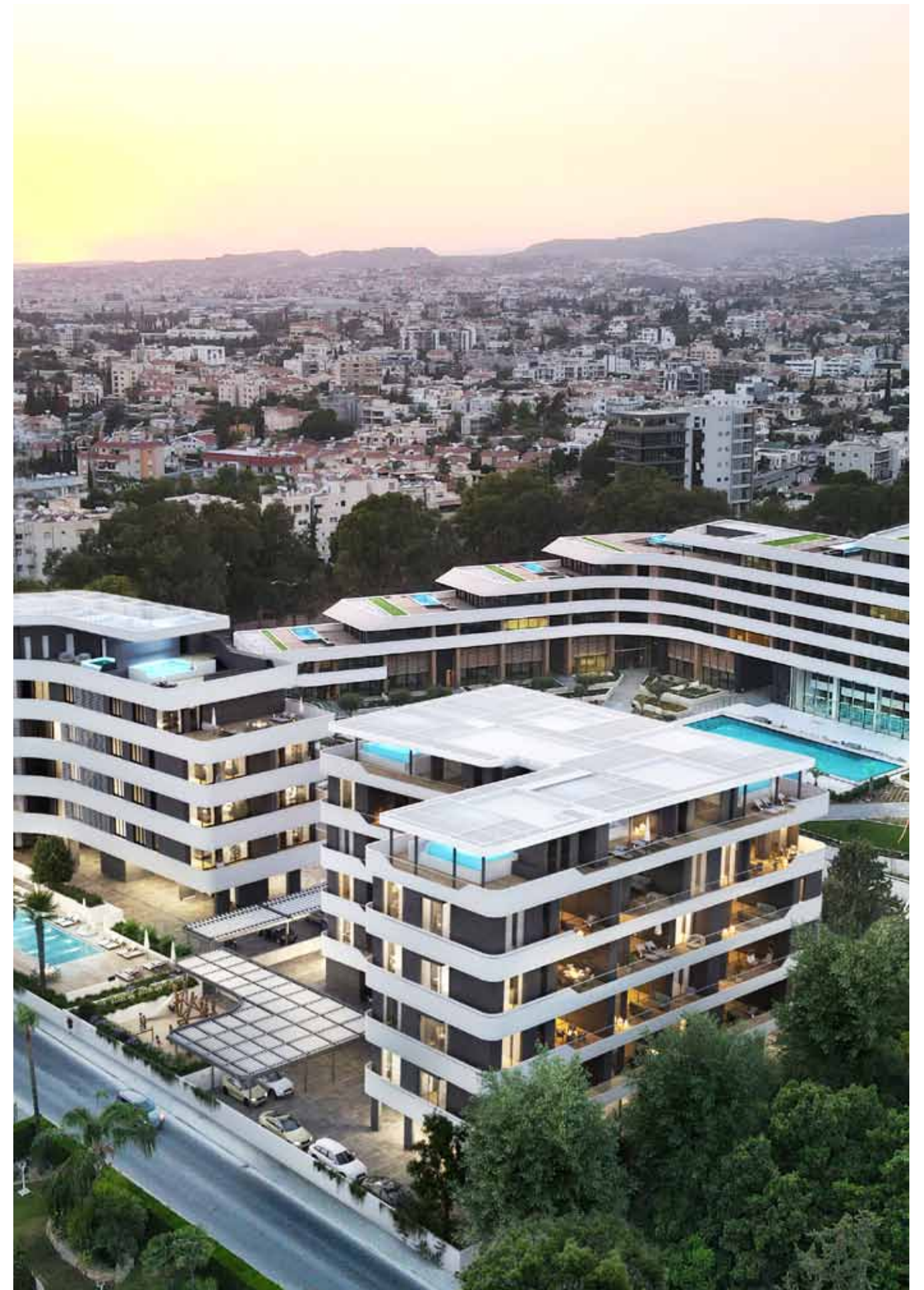




## ◉ exterior



**the project is located  
in one of the most prestigious  
areas of limassol**





# ◉ exterior





# • resident facilities

outdoor pool





# • resident facilities

indoor pool



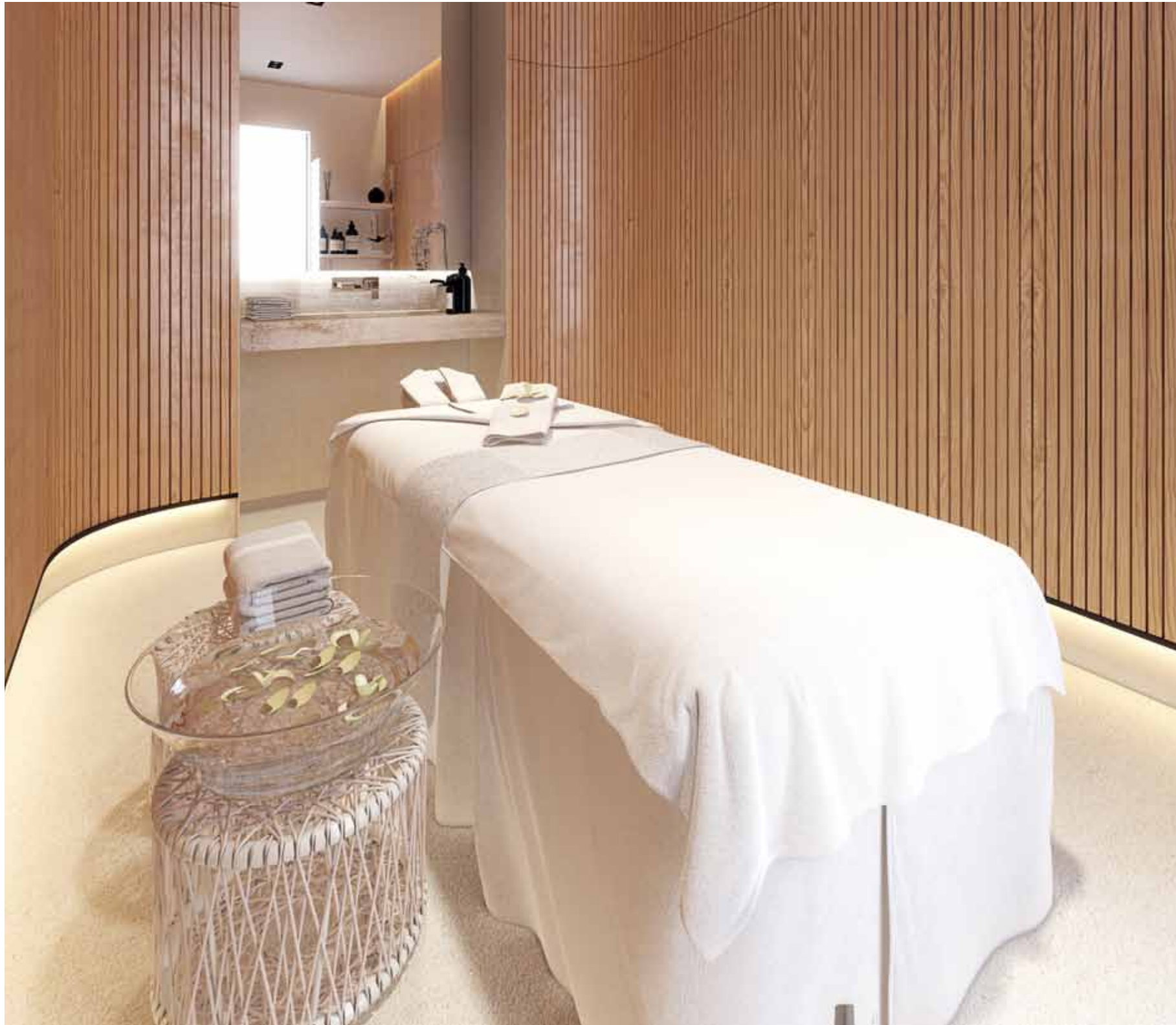
gym





# resident facilities

treatment room



sauna



kids playground





# interiors

living room



kitchen





# interiors

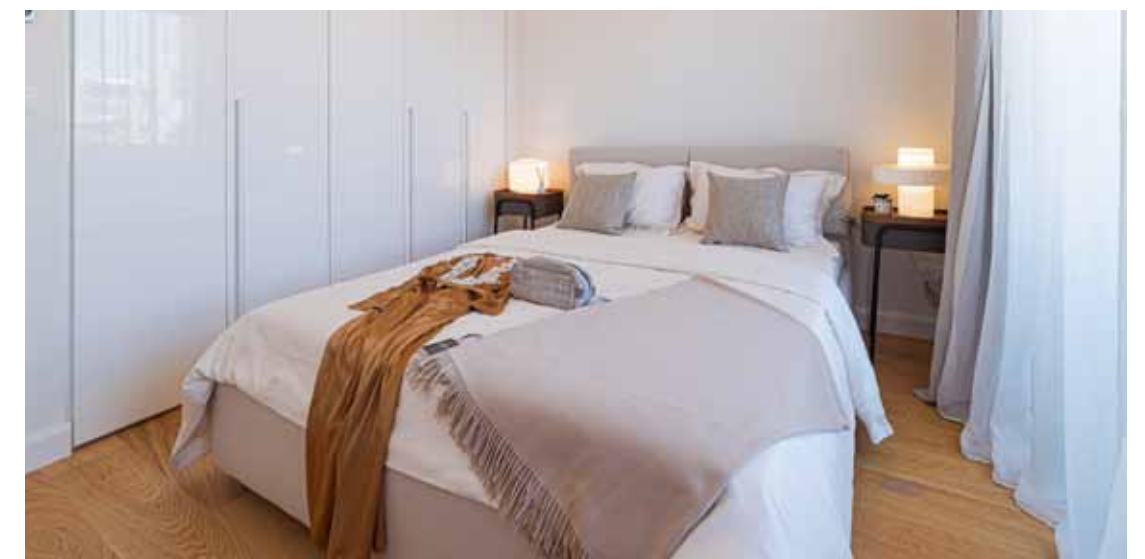
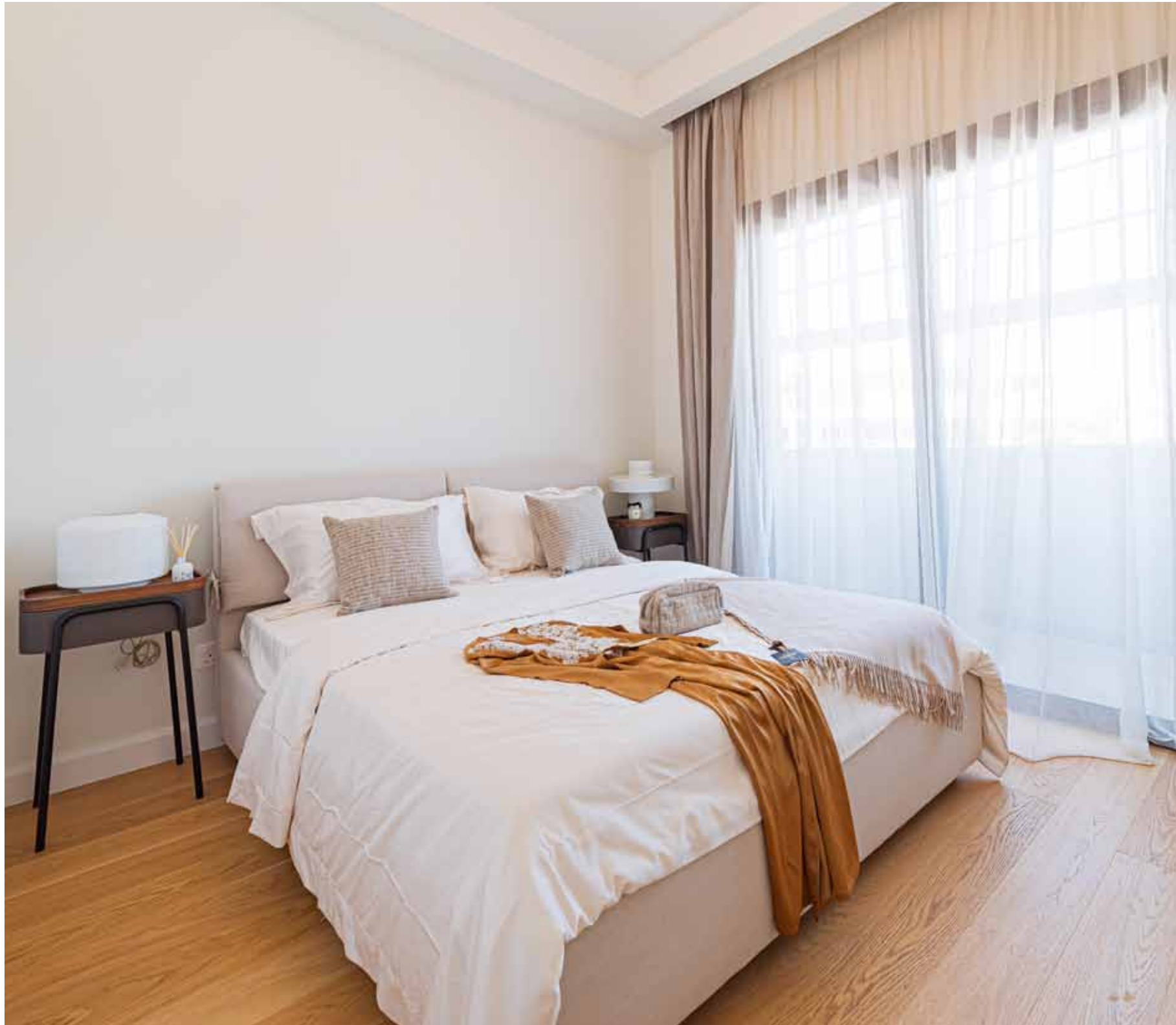
master bedroom





# interiors

bedroom





# interiors

bathroom



**marble floor and walls**  
**in the bathrooms**





choice of properties

| UNIT NO | PROPERTY TYPE | NO OF BED-ROOMS | NO OF BATH-ROOMS | PRIV S.P. | INDOOR AREA M² | COV. VERANDA M² | SELLABLE AUXILIARY M² |       | ROOF TERRACE M² | GARAGE AREA M² | STOR-AGE M² | COMMON AREA PER UNIT M² | TOTAL AREA M² |
|---------|---------------|-----------------|------------------|-----------|----------------|-----------------|-----------------------|-------|-----------------|----------------|-------------|-------------------------|---------------|
|         |               |                 |                  |           |                |                 | FLOOR                 | AREA  |                 |                |             |                         |               |
| 101     | Apartment     | 1               | 1                |           | 54.38          | 19.67           |                       |       |                 | 11.52          | 2.67        | 10.63                   | 98.87         |
| 102     | Apartment     | 2               | 2                |           | 85.39          | 21.31           |                       |       |                 | 11.52          | 2.36        | 15.32                   | 135.90        |
| 103     | Apartment     | 2               | 2                |           | 84.75          | 14.35           |                       |       |                 | 11.52          | 2.26        | 14.23                   | 127.11        |
| 104     | Apartment     | 1               | 1                |           | 56.26          | 14.57           |                       |       |                 | 11.52          | 3.07        | 10.17                   | 95.59         |
| 105     | Apartment     | 1               | 1                |           | 56.95          | 14.50           |                       |       |                 | 11.52          | 3.07        | 10.26                   | 96.30         |
| 106     | Apartment     | 3               | 2                |           | 108.56         | 24.58           |                       |       |                 | 11.52          | 2.31        | 19.12                   | 166.09        |
| 107     | Apartment     | 2               | 2                |           | 85.76          | 28.46           |                       |       |                 | 11.52          | 2.25        | 93.00                   | 220.99        |
| 108     | Apartment     | 3               | 3                |           | 123.24         | 37.79           |                       |       |                 | 11.52          | 3.10        | 23.13                   | 198.78        |
| 201     | Apartment     | 1               | 1                |           | 54.38          | 19.67           |                       |       |                 | 11.52          | 2.31        | 10.63                   | 98.51         |
| 202     | Apartment     | 2               | 2                |           | 85.39          | 21.31           |                       |       |                 | 11.52          | 3.05        | 15.32                   | 136.59        |
| 203     | Apartment     | 2               | 2                |           | 84.75          | 14.35           |                       |       |                 | 11.52          | 3.05        | 14.23                   | 127.90        |
| 204     | Apartment     | 1               | 1                |           | 56.26          | 14.57           |                       |       |                 | 11.52          | 2.66        | 10.17                   | 95.18         |
| 205     | Apartment     | 1               | 1                |           | 56.95          | 14.50           |                       |       |                 | 11.52          | 2.30        | 10.26                   | 95.53         |
| 206     | Apartment     | 3               | 2                |           | 108.56         | 24.58           |                       |       |                 | 11.52          | 3.10        | 19.12                   | 166.88        |
| 207     | Apartment     | 2               | 2                |           | 85.76          | 28.46           |                       |       |                 | 11.52          | 2.82        | 93.00                   | 221.56        |
| 208     | Apartment     | 3               | 3                |           | 123.24         | 37.79           |                       |       |                 | 11.52          | 2.68        | 23.13                   | 198.36        |
| 301     | Apartment     | 1               | 1                |           | 54.38          | 19.67           |                       |       |                 | 11.52          | 2.67        | 10.63                   | 98.87         |
| 302     | Apartment     | 2               | 2                |           | 85.39          | 21.31           |                       |       |                 | 11.52          | 2.46        | 15.32                   | 136.00        |
| 303     | Apartment     | 2               | 2                |           | 84.75          | 14.35           |                       |       |                 | 11.52          | 2.26        | 14.23                   | 127.11        |
| 304     | Apartment     | 1               | 1                |           | 56.26          | 14.57           |                       |       |                 | 11.52          | 2.22        | 10.17                   | 94.74         |
| 305     | Apartment     | 1               | 1                |           | 56.95          | 14.50           |                       |       |                 | 11.52          | 2.22        | 10.26                   | 95.45         |
| 306     | Apartment     | 3               | 2                |           | 108.56         | 24.58           |                       |       |                 | 11.52          | 2.56        | 19.12                   | 166.34        |
| 307     | Apartment     | 2               | 2                |           | 85.76          | 28.46           |                       |       |                 | 11.52          | 2.66        | 93.00                   | 221.40        |
| 308     | Apartment     | 3               | 3                |           | 123.24         | 37.79           |                       |       |                 | 11.52          | 2.16        | 23.13                   | 197.84        |
| 401     | Penthouse     | 3               | 3                | YES       | 123.71         | 41.64           | 5th                   | 40.21 | 94.14           | 11.52          | 6.61        | 29.52                   | 347.35        |
| 402     | Penthouse     | 3               | 3                | YES       | 129.14         | 26.19           | 5th                   | 33.78 | 105.46          | 11.52          | 7.88        | 27.16                   | 341.13        |
| 403     | Penthouse     | 3               | 3                | YES       | 137.59         | 64.48           | 5th                   | 33.24 | 85.74           | 11.52          | 7.23        | 33.79                   | 373.59        |
| 404     | Penthouse     | 3               | 3                | YES       | 115.32         | 28.83           | 5th                   | 38.25 | 83.54           | 11.52          | 6.62        | 26.20                   | 310.28        |
| 405     | Penthouse     | 3               | 3                | YES       | 126.75         | 34.15           | 5th                   | 32.73 | 108.49          | 11.52          | 7.07        | 27.81                   | 348.52        |

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





• master plan



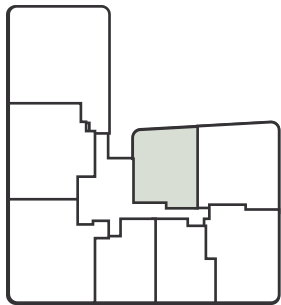
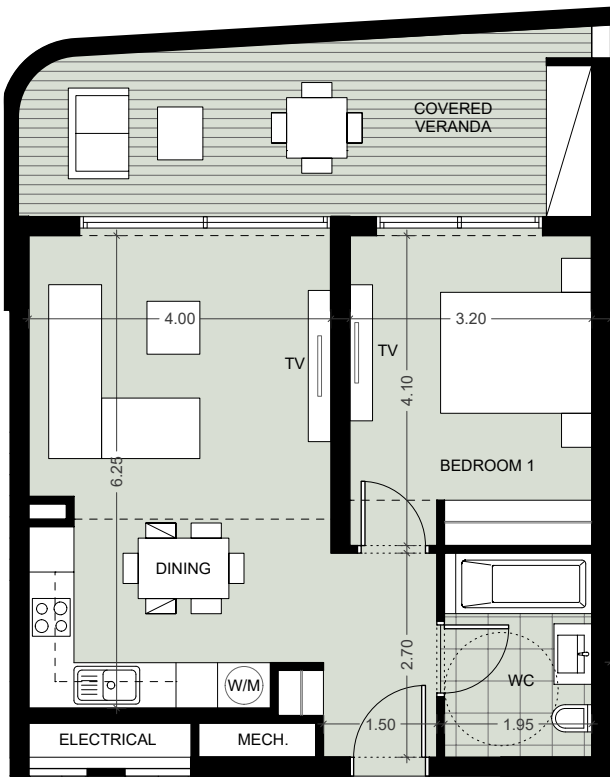


# • floor plans



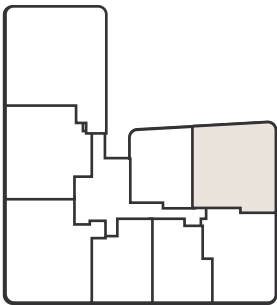
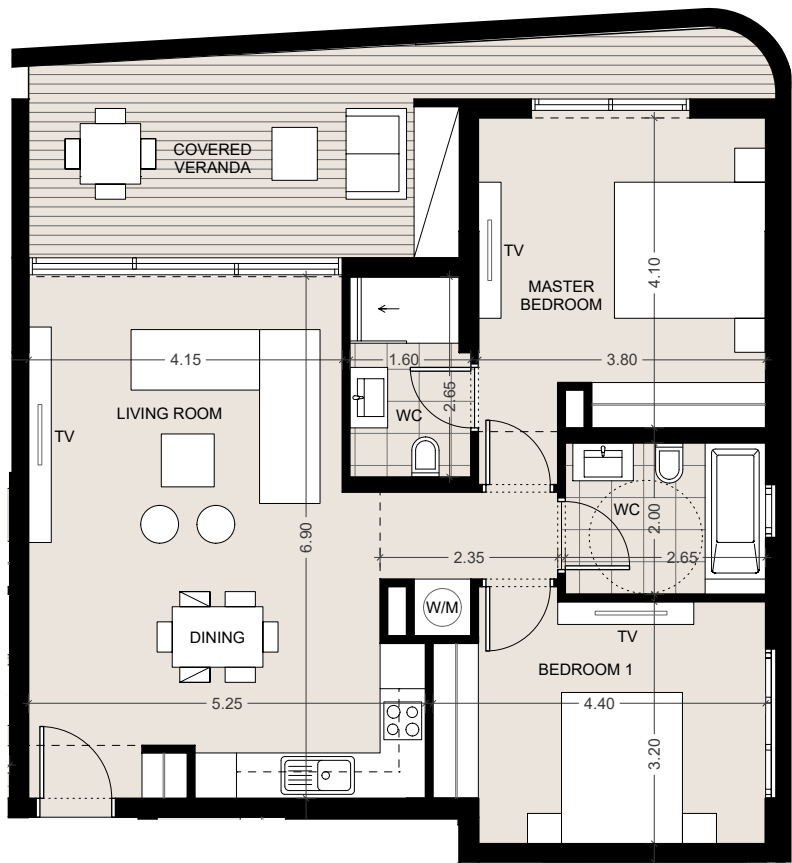
## floor 1, 2, 3

| 1 BEDROOM                                                     |
|---------------------------------------------------------------|
| Apartments<br>101, 201, 301                                   |
| Indoor area<br>54.38m <sup>2</sup>                            |
| Covered Veranda<br>19.67m <sup>2</sup>                        |
| Total area<br>from 98.51m <sup>2</sup> to 98.87m <sup>2</sup> |



Floorplan location – level 01-03

| 2 BEDROOMS                                                      |
|-----------------------------------------------------------------|
| Apartments<br>102, 202, 302                                     |
| Indoor area<br>85.39m <sup>2</sup>                              |
| Covered Veranda<br>21.31m <sup>2</sup>                          |
| Total area<br>from 135.90m <sup>2</sup> to 136.59m <sup>2</sup> |



Floorplan location – level 01-03

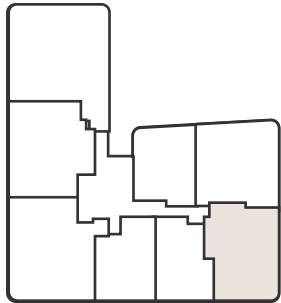
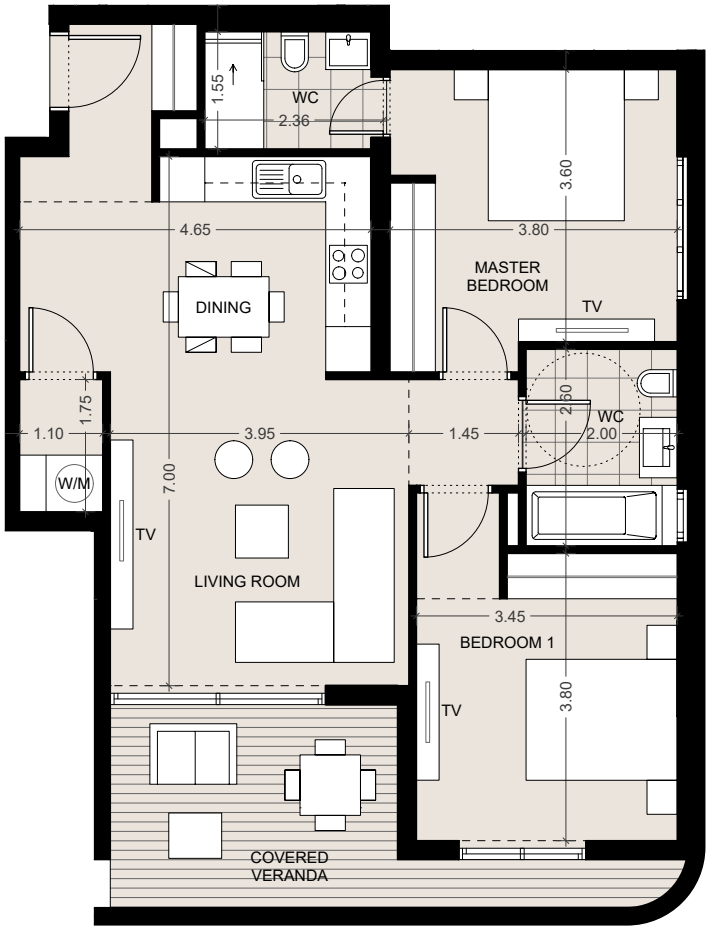


# • floor plans



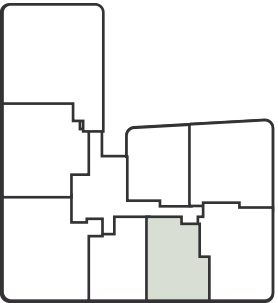
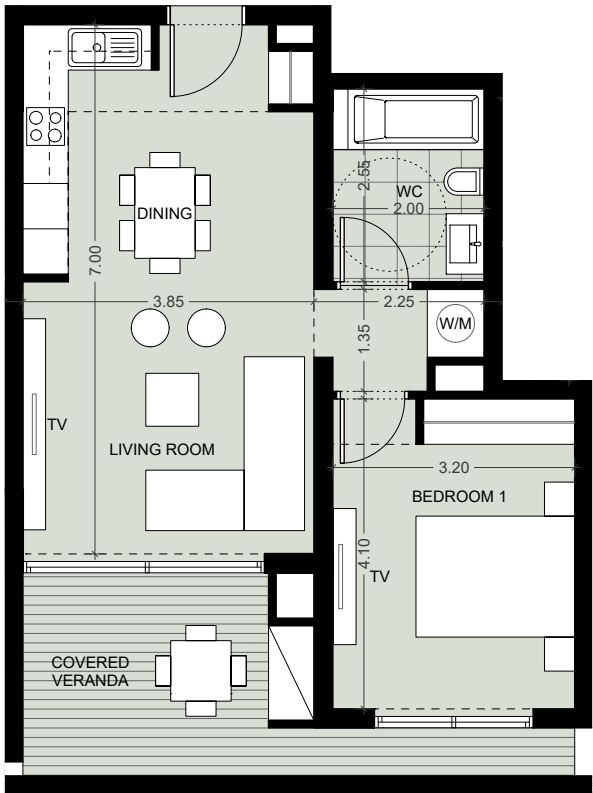
## floor 1, 2, 3

| 2 BEDROOMS                                                     |
|----------------------------------------------------------------|
| Apartments<br>103, 203, 303                                    |
| Indoor area<br>84.75m <sup>2</sup>                             |
| Covered Veranda<br>14.35m <sup>2</sup>                         |
| Total area<br>from 127.11m <sup>2</sup> to 127.9m <sup>2</sup> |



Floorplan location – level 01-03

| 1 BEDROOM                                                     |
|---------------------------------------------------------------|
| Apartments<br>104, 204, 304                                   |
| Indoor area<br>56.26m <sup>2</sup>                            |
| Covered Veranda<br>14.57m <sup>2</sup>                        |
| Total area<br>from 94.74m <sup>2</sup> to 95.59m <sup>2</sup> |



Floorplan location – level 01-03

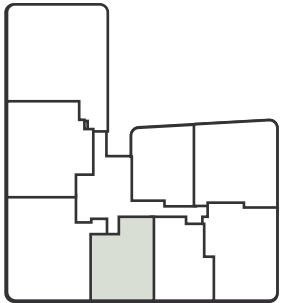
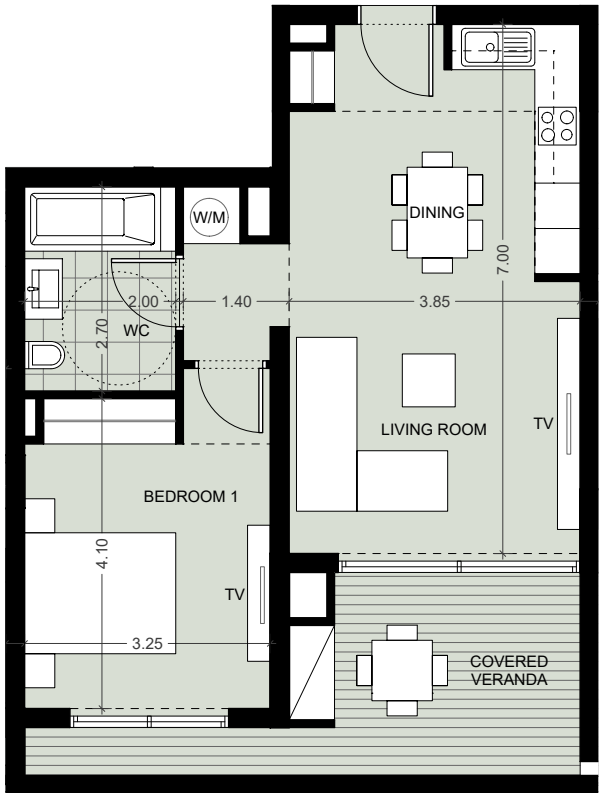


# • floor plans



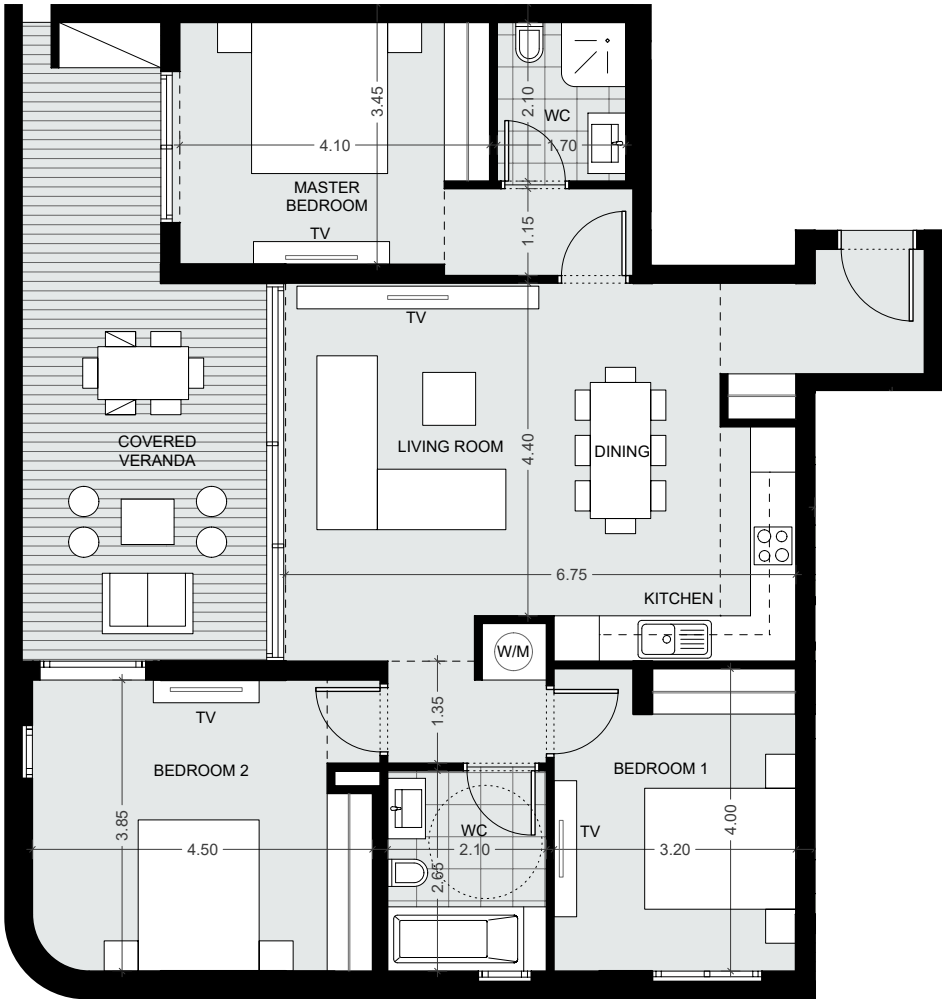
## floor 1, 2, 3

| 1 BEDROOM                                                     |
|---------------------------------------------------------------|
| Apartments<br>105, 205, 305                                   |
| Indoor area<br>56.95m <sup>2</sup>                            |
| Covered Veranda<br>14.50m <sup>2</sup>                        |
| Total area<br>from 95.45m <sup>2</sup> to 96.30m <sup>2</sup> |



Floorplan location – level 01-03

| 3 BEDROOMS                                                      |
|-----------------------------------------------------------------|
| Apartments<br>106, 206, 306                                     |
| Indoor area<br>108.56m <sup>2</sup>                             |
| Covered Veranda<br>24.58m <sup>2</sup>                          |
| Total area<br>from 166.09m <sup>2</sup> to 166.88m <sup>2</sup> |



Floorplan location – level 01-03

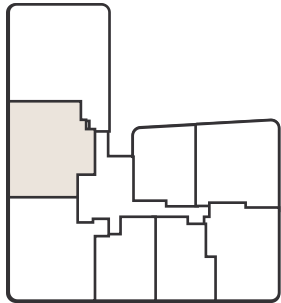
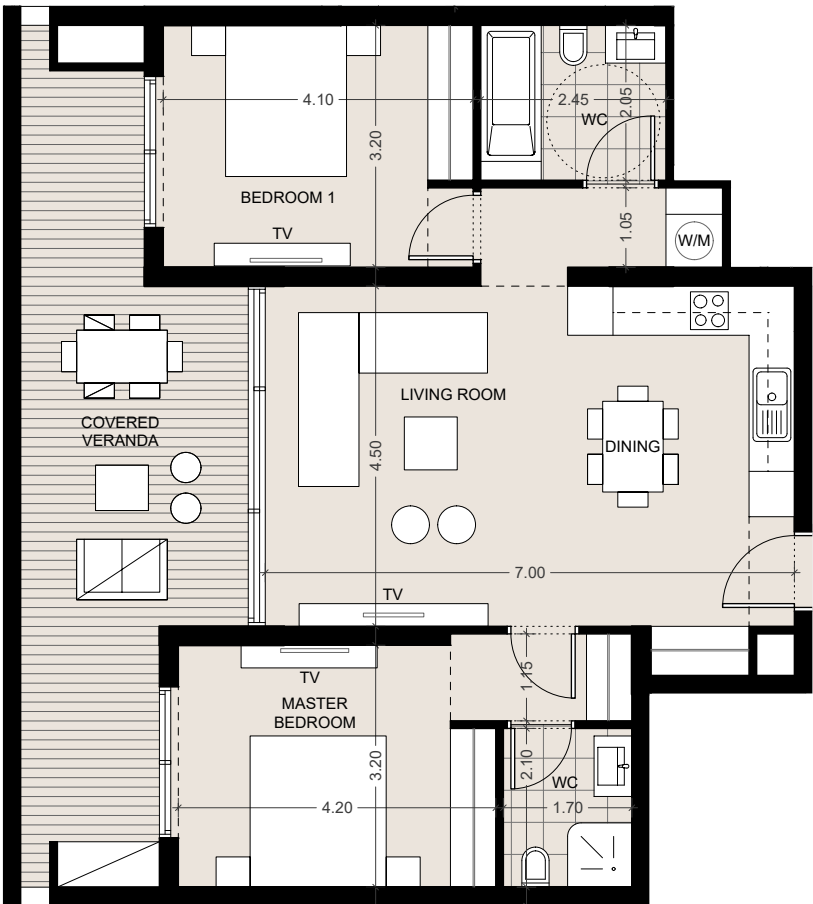


# • floor plans



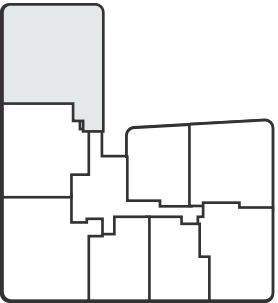
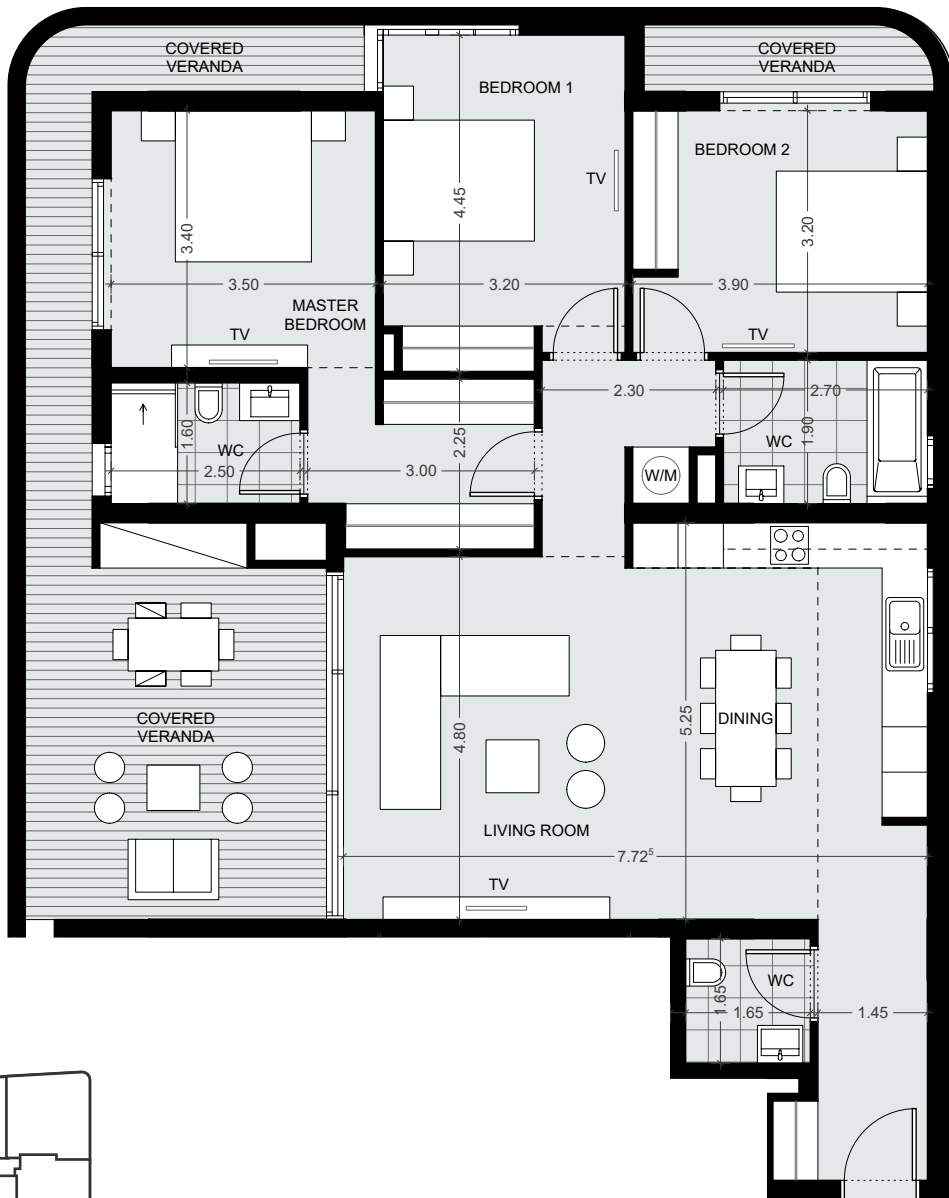
## floor 1, 2, 3

| 2 BEDROOMS                                                      |
|-----------------------------------------------------------------|
| Apartments<br>107, 207, 307                                     |
| Indoor area<br>85.76m <sup>2</sup>                              |
| Covered Veranda<br>28.46m <sup>2</sup>                          |
| Total area<br>from 220.99m <sup>2</sup> to 221.56m <sup>2</sup> |



Floorplan location – level 01-03

| 3 BEDROOMS                                                      |
|-----------------------------------------------------------------|
| Apartments<br>108, 208, 308                                     |
| Indoor area<br>123.24m <sup>2</sup>                             |
| Covered Veranda<br>37.79m <sup>2</sup>                          |
| Total area<br>from 197.84m <sup>2</sup> to 198.78m <sup>2</sup> |



Floorplan location – level 01-03

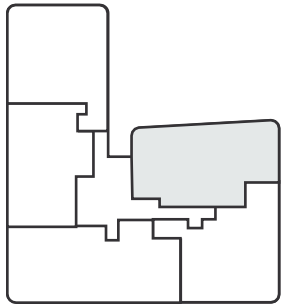
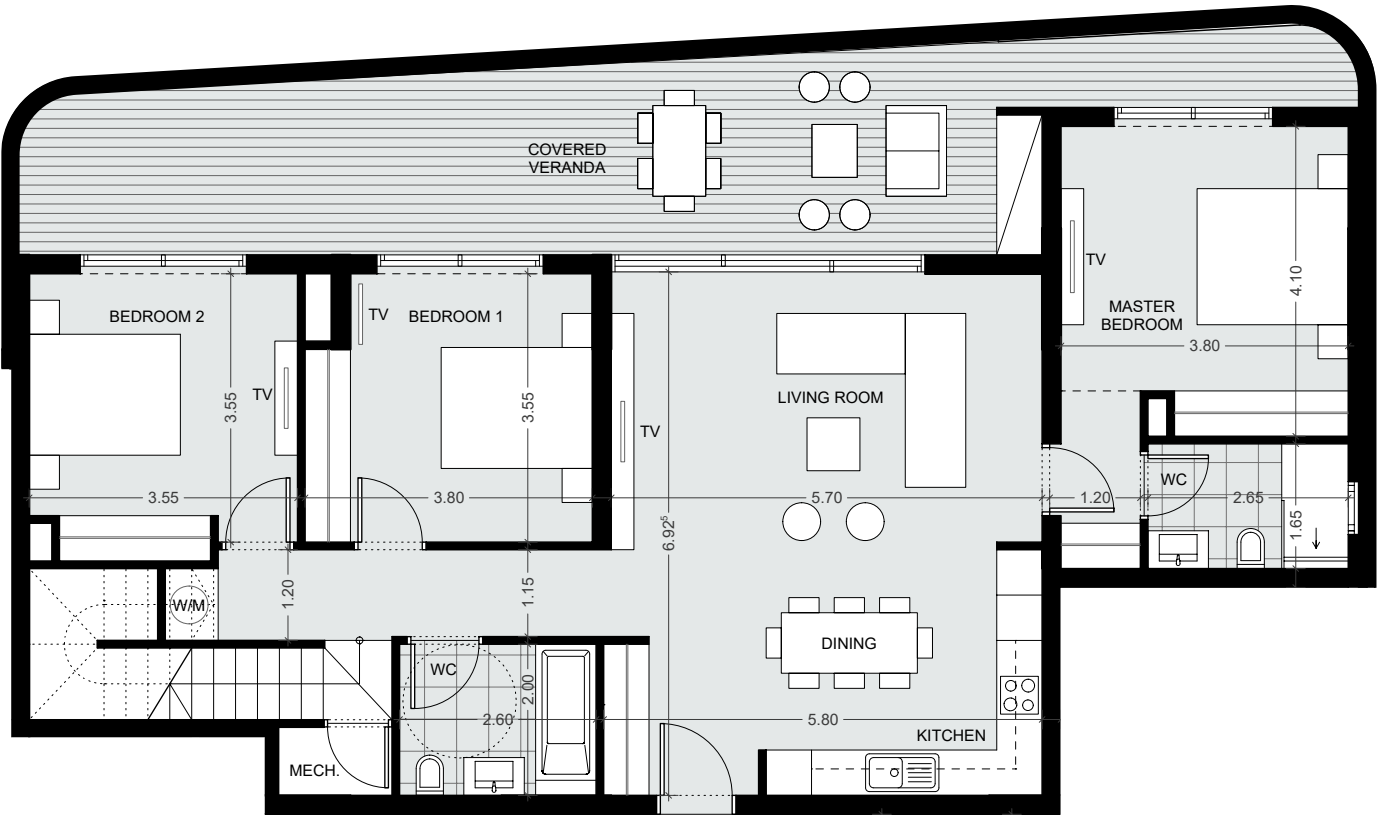


# • floor plans



## floor 4

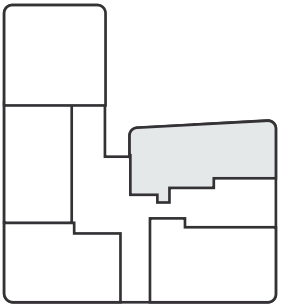
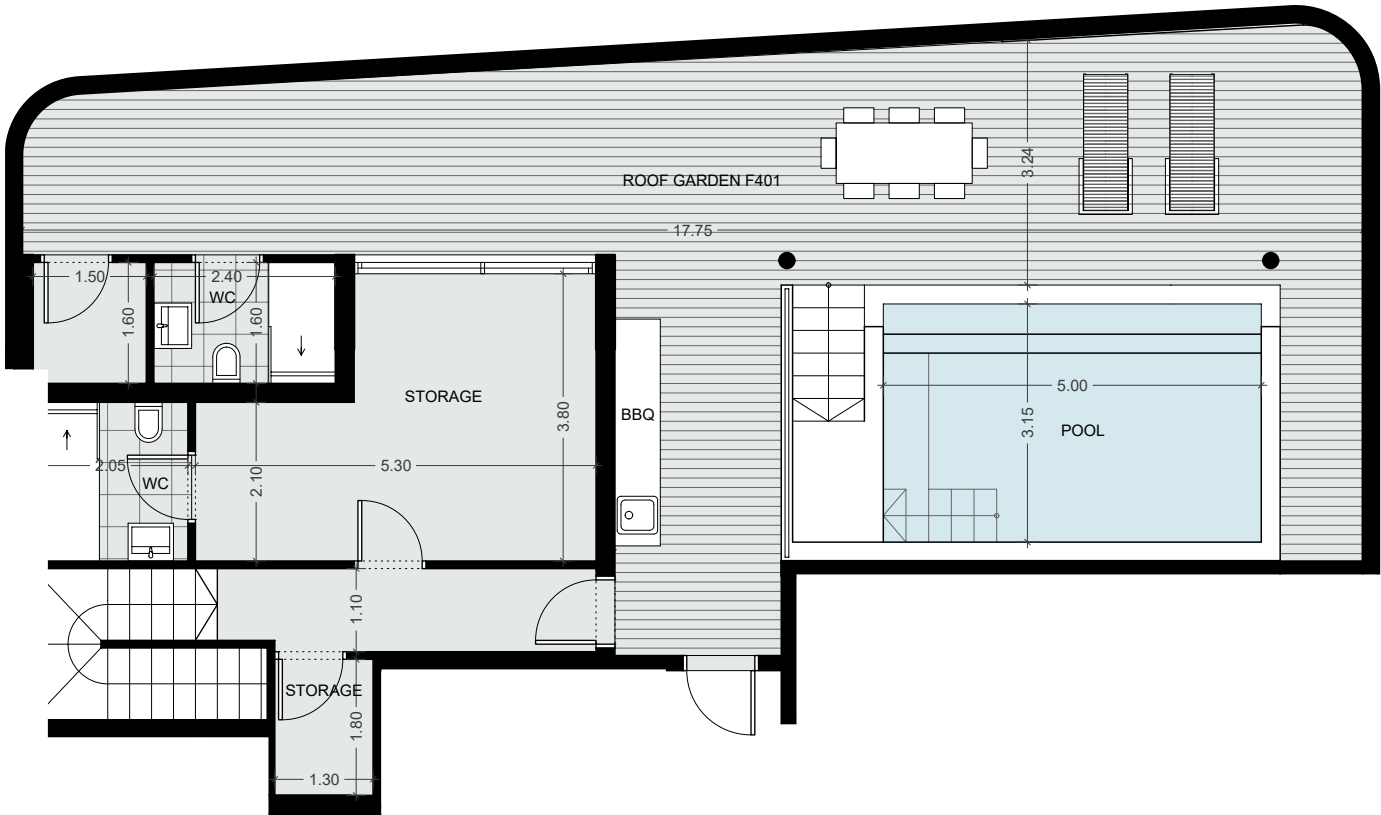
| 3 BEDROOMS                             |
|----------------------------------------|
| Apartments<br>401                      |
| Indoor area<br>123.71m <sup>2</sup>    |
| Covered Veranda<br>41.64m <sup>2</sup> |
| Total area<br>347.35m <sup>2</sup>     |



Floorplan location – level 04

## floor 5

| 3 BEDROOMS                          |
|-------------------------------------|
| Apartments<br>401                   |
| Indoor area<br>40.21m <sup>2</sup>  |
| Roof terrace<br>94.14m <sup>2</sup> |



Floorplan location – level 05

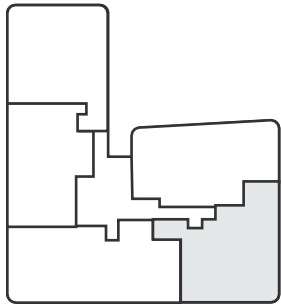


# • floor plans



## floor 4

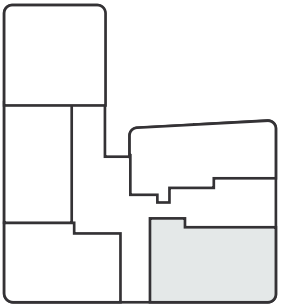
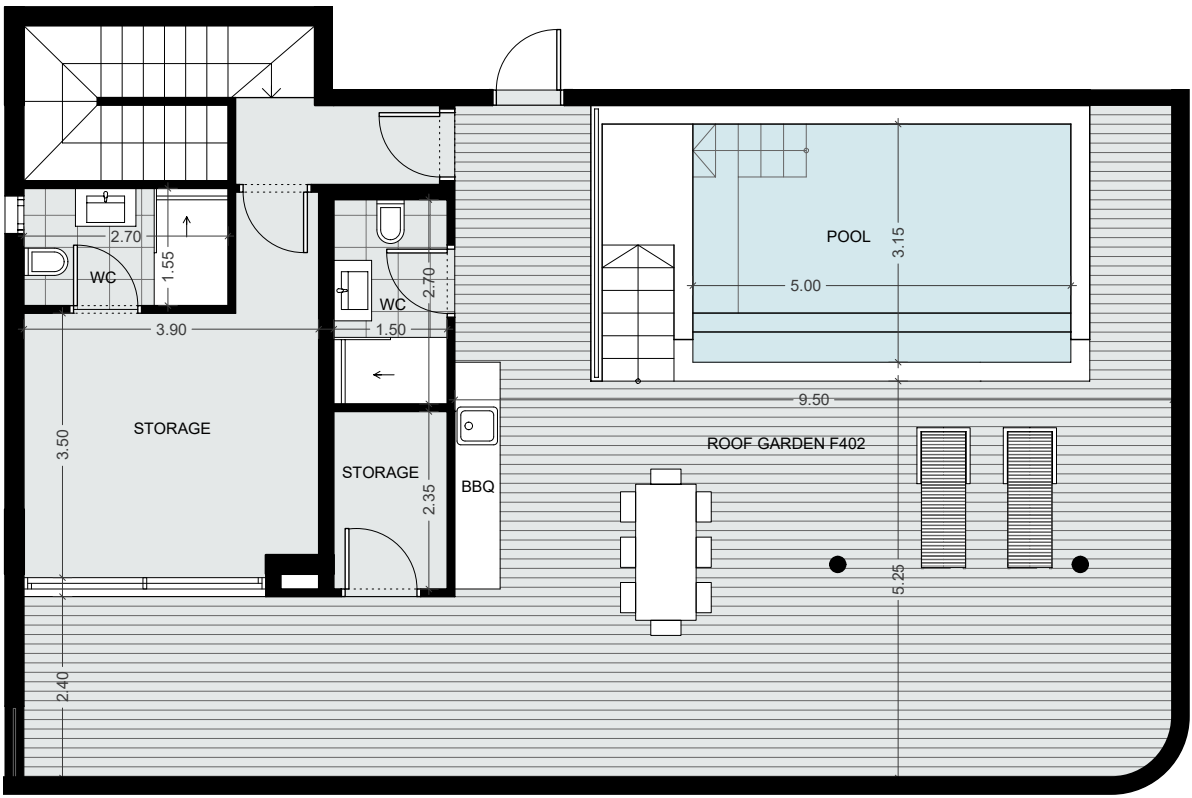
| 3 BEDROOMS                             |
|----------------------------------------|
| Apartments<br>402                      |
| Indoor area<br>129.14m <sup>2</sup>    |
| Covered Veranda<br>26.19m <sup>2</sup> |
| Total area<br>341.13m <sup>2</sup>     |



Floorplan location – level 04

## floor 5

| 3 BEDROOMS                           |
|--------------------------------------|
| Apartments<br>402                    |
| Indoor area<br>33.78m <sup>2</sup>   |
| Roof terrace<br>105.46m <sup>2</sup> |



Floorplan location – level 05

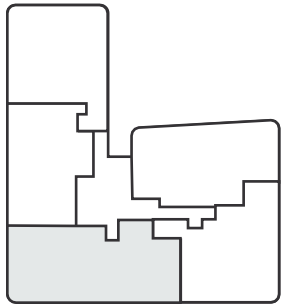
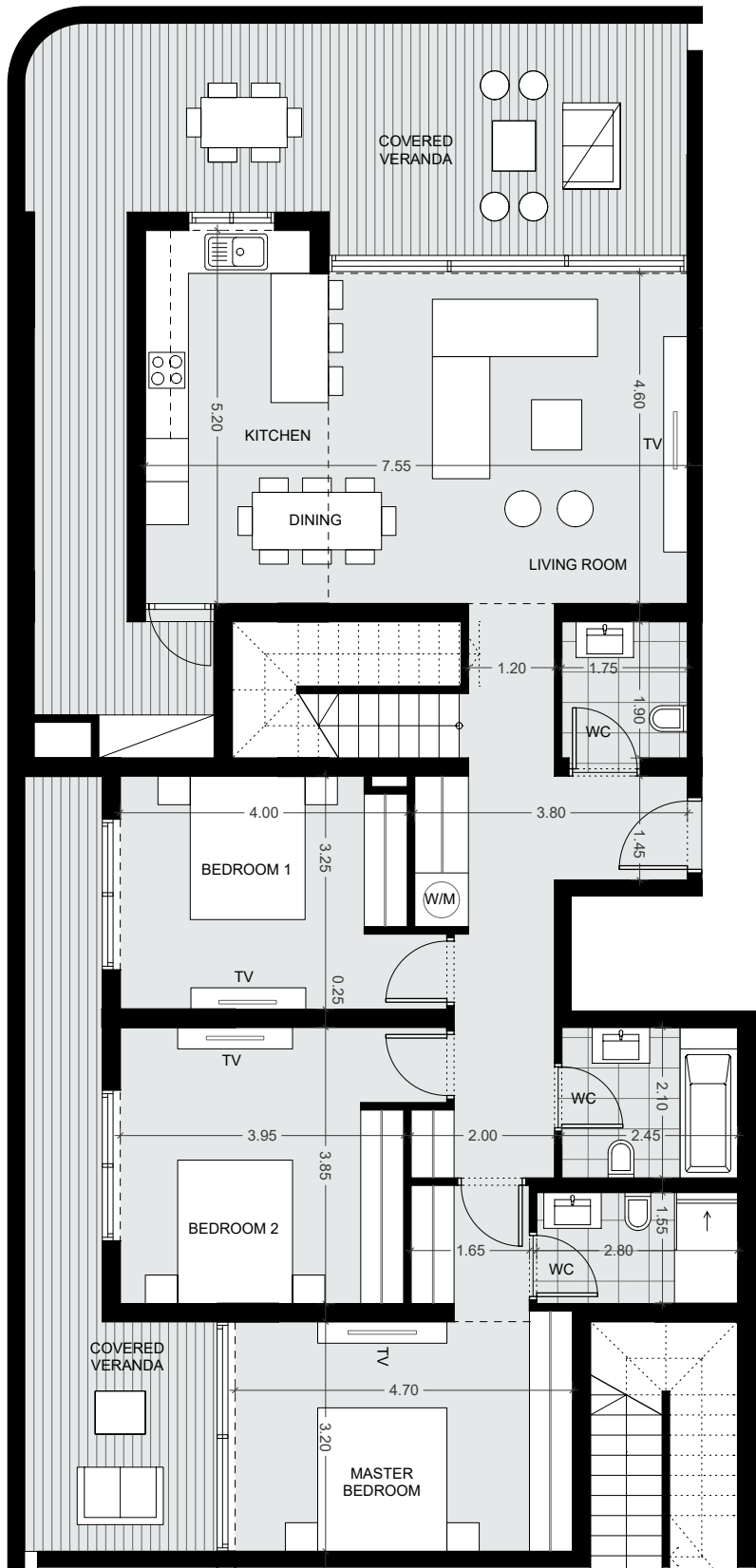


# • floor plans



## floor 4

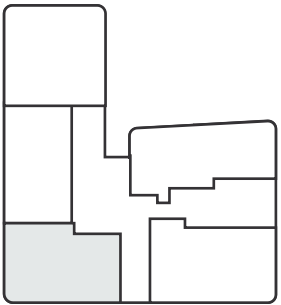
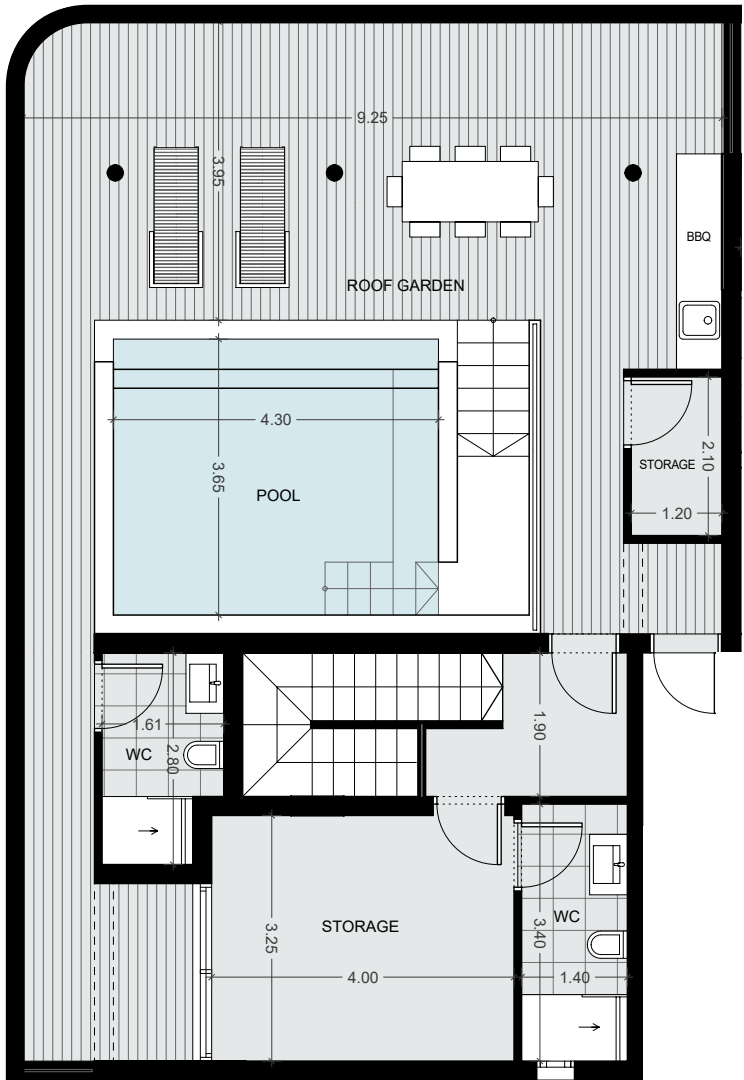
| 3 BEDROOMS                             |
|----------------------------------------|
| Apartments<br>403                      |
| Indoor area<br>137.59m <sup>2</sup>    |
| Covered Veranda<br>64.48m <sup>2</sup> |
| Total area<br>373.59m <sup>2</sup>     |



Floorplan location – level 04

## floor 5

| 3 BEDROOMS                          |
|-------------------------------------|
| Apartments<br>403                   |
| Indoor area<br>33.24m <sup>2</sup>  |
| Roof terrace<br>85.74m <sup>2</sup> |



Floorplan location – level 05

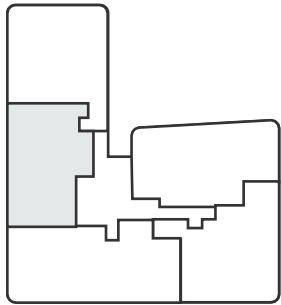
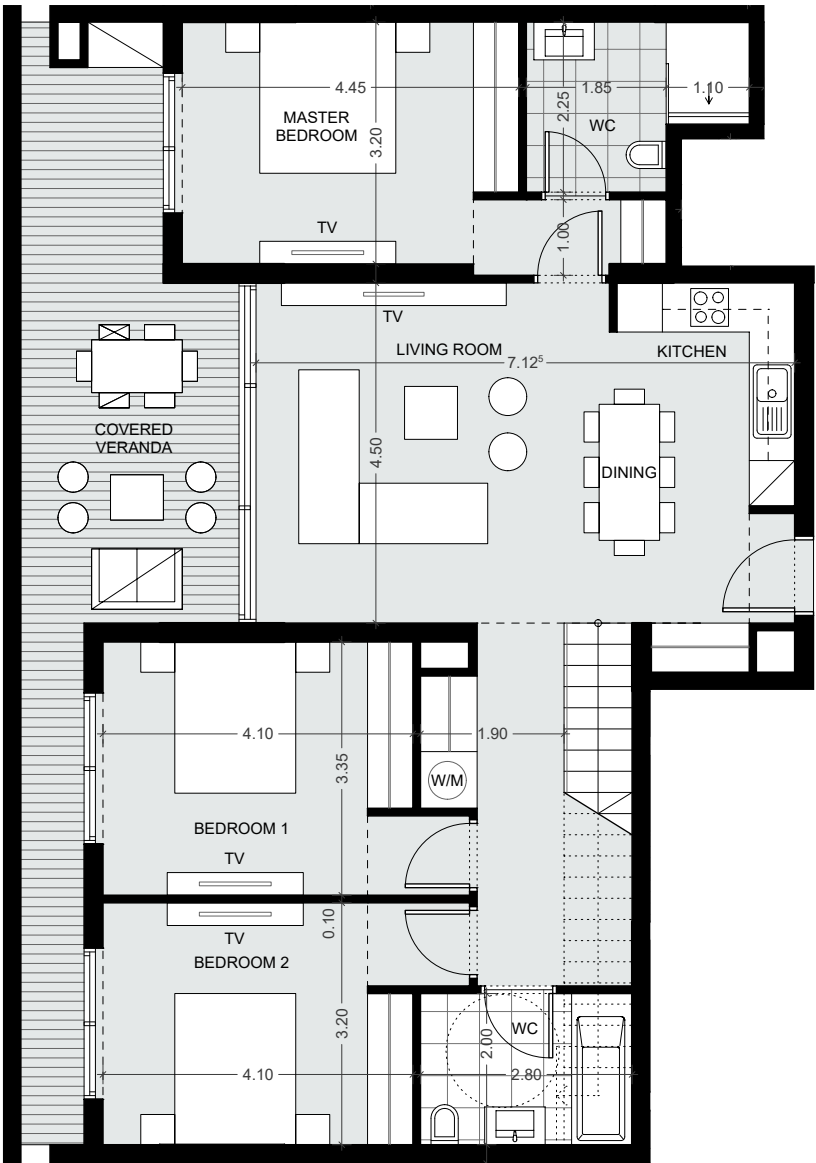


# • floor plans



## floor 4

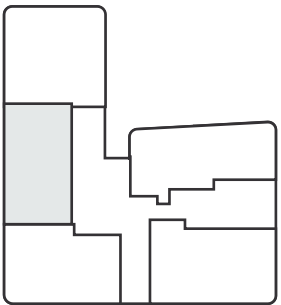
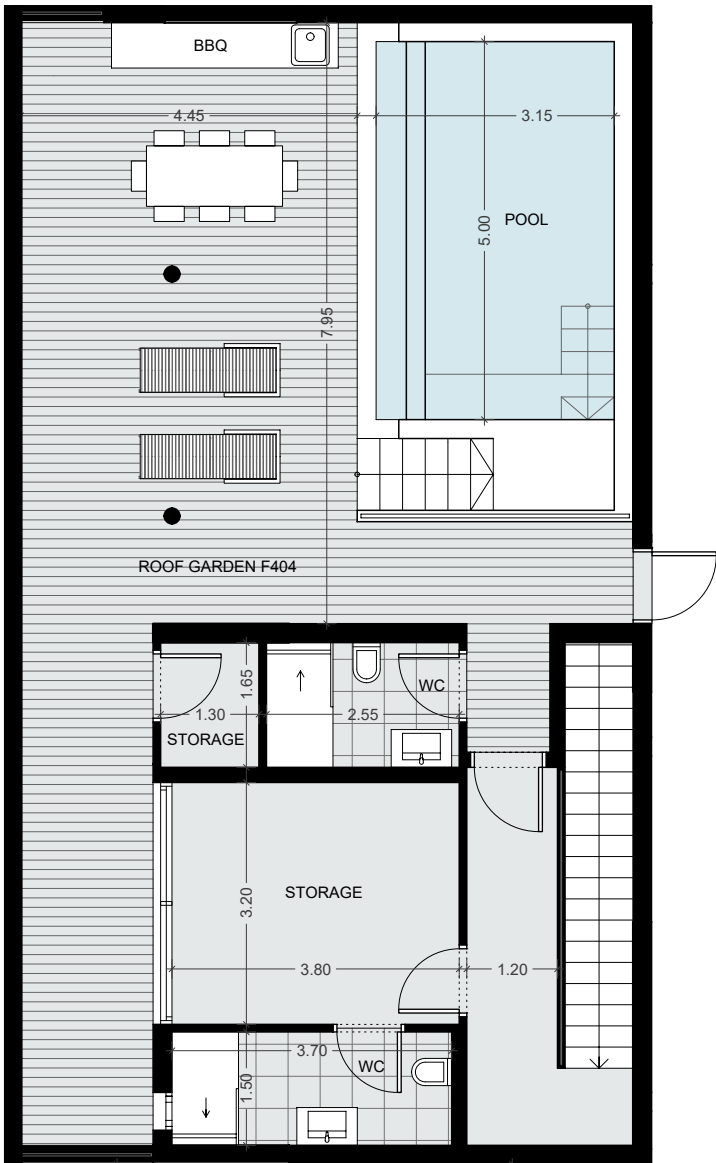
| 3 BEDROOMS                             |
|----------------------------------------|
| Apartments<br>404                      |
| Indoor area<br>115.32m <sup>2</sup>    |
| Covered Veranda<br>28.83m <sup>2</sup> |
| Total area<br>310.28m <sup>2</sup>     |



Floorplan location – level 04

## floor 5

| 3 BEDROOMS                          |
|-------------------------------------|
| Apartments<br>404                   |
| Indoor area<br>38.25m <sup>2</sup>  |
| Roof terrace<br>83.54m <sup>2</sup> |



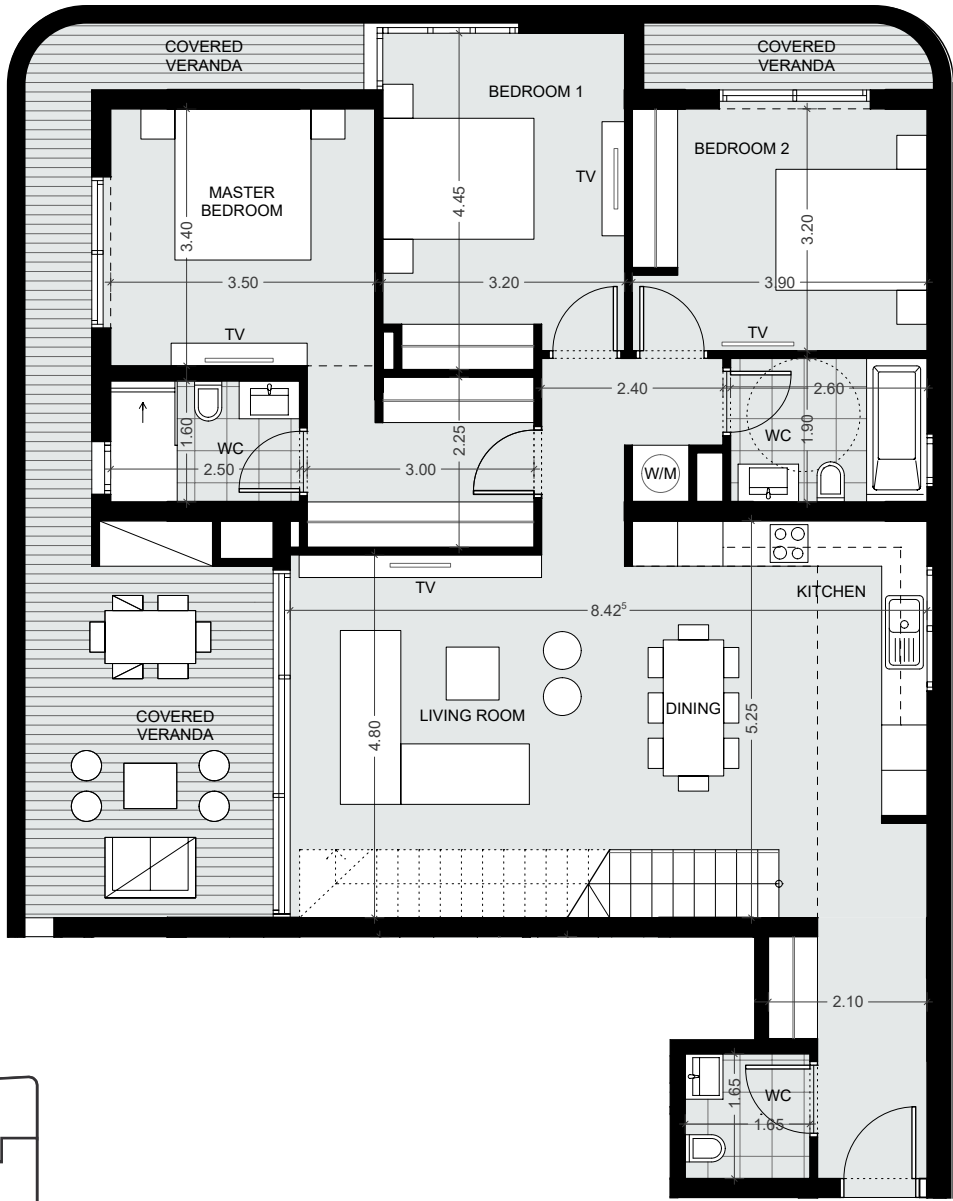
Floorplan location – level 05

# • floor plans



## floor 4

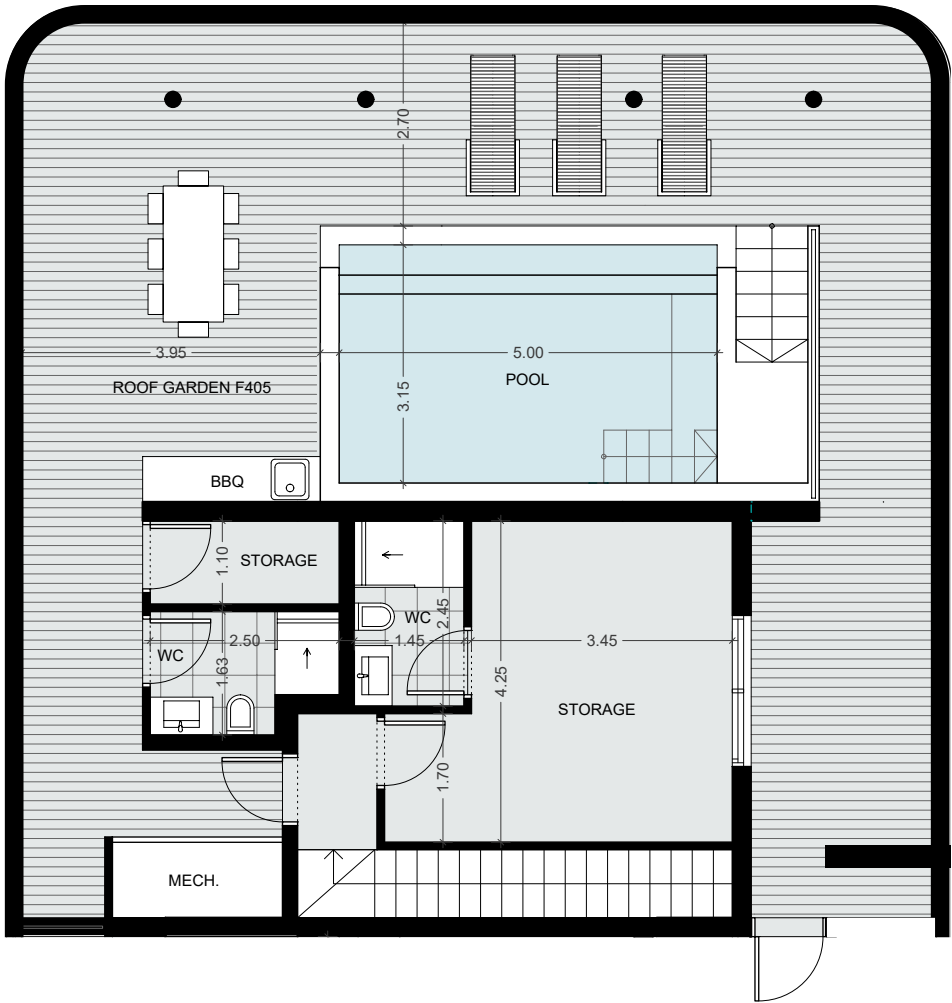
| 3 BEDROOMS                             |
|----------------------------------------|
| Apartments<br>405                      |
| Indoor area<br>126.75m <sup>2</sup>    |
| Covered Veranda<br>34.15m <sup>2</sup> |
| Total area<br>348.52m <sup>2</sup>     |



Floorplan location – level 04

## floor 5

| 3 BEDROOMS                           |
|--------------------------------------|
| Apartments<br>405                    |
| Indoor area<br>32.73m <sup>2</sup>   |
| Roof terrace<br>108.49m <sup>2</sup> |



Floorplan location – level 05





## signature finishes

### bbf:prime

#### EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

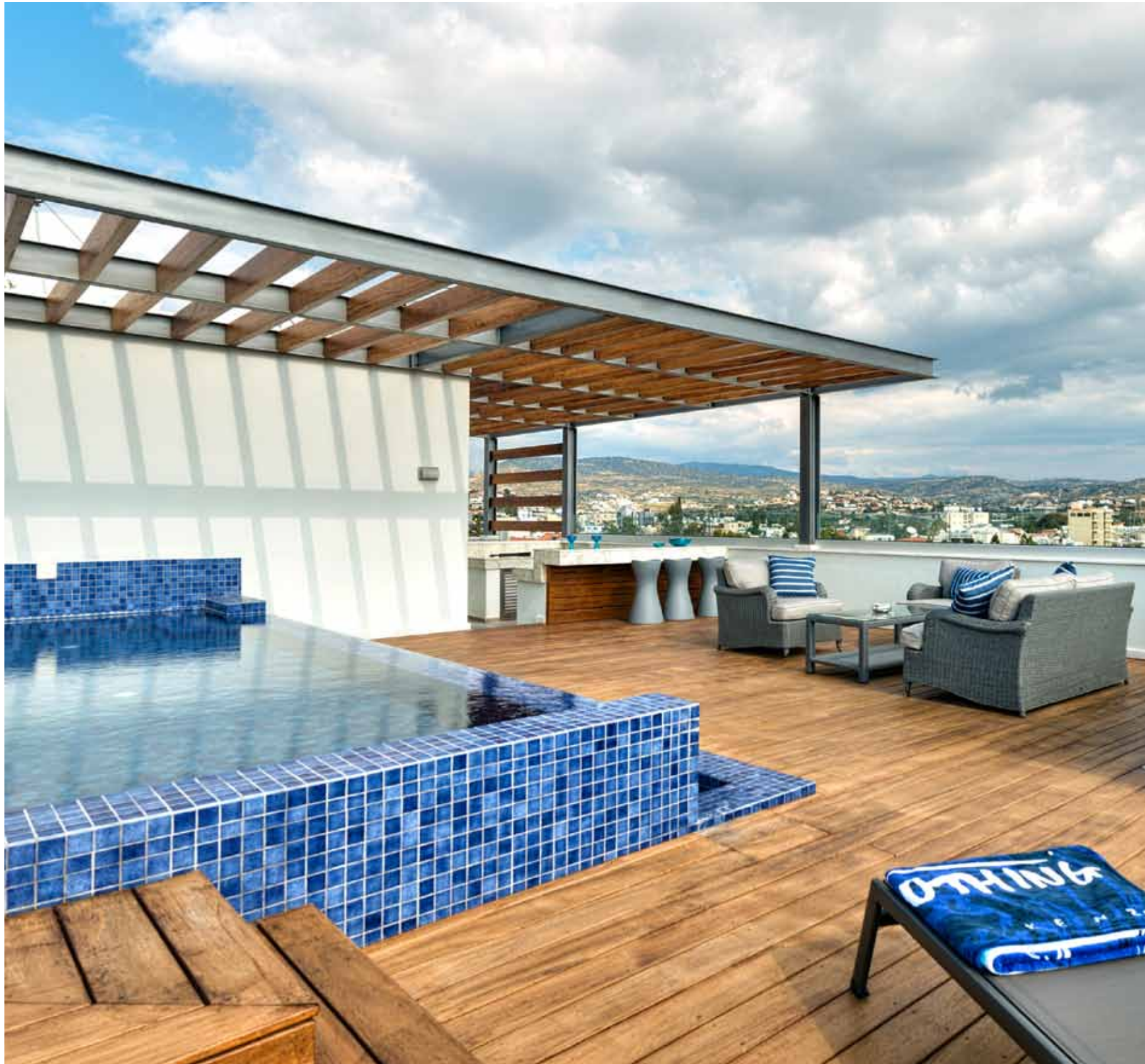
- Fully completed finishings
- Semi-solid parquet floors in each room
- Marble floor and walls in the toilets and bathrooms
- High ceilings (3.15 m)
- Security and fireproof entrance doors
- Water heated floors
- Air conditioning
- High standard sanitary ware from European brands
- Thermal aluminum window 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





# 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

**YOUR PERSONAL  
PROPERTY CONSULTANT**

\*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.



## bbf: Head office

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