



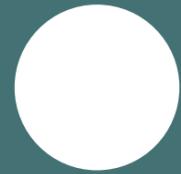
capri



bbf:



a new seafront location at your doorstep



# capri

**AN ASTONISHING  
MODERN COMPLEX  
WITH BREATHTAKING  
VIEWS OF THE  
MEDITERRANEAN SEA  
AND CAPTIVATING  
SURROUNDINGS**

Built and designed to enjoy seafront living at its best. Capri is a work of outstanding artistry and modern design. Inspired by its location, this stunning establishment is located next to St. Raphael Marina offering iconic residential and commercial luxury.

Capri is an elegant complex that boasts only 5 apartments and 2 luxurious penthouses with private pools. Each apartment will have two parking spaces, a storage room, and a maid's room on the ground floor. The indoor facilities include communal swimming pool, gym and sauna.



# major benefits

- | First line beachfront location
- | Breathtaking unobstructed sea views
- | High-end neighborhood with the best 5-star hotels
- | Communal swimming pool, gym and sauna

- | High standards of finish
- | Maid's room on the ground floor of each apartment
- | High-quality built-in furniture
- | Penthouses with private roof gardens and swimming pools



**the indoor facilities include  
communal swimming pool,  
gym and sauna**



# introduction

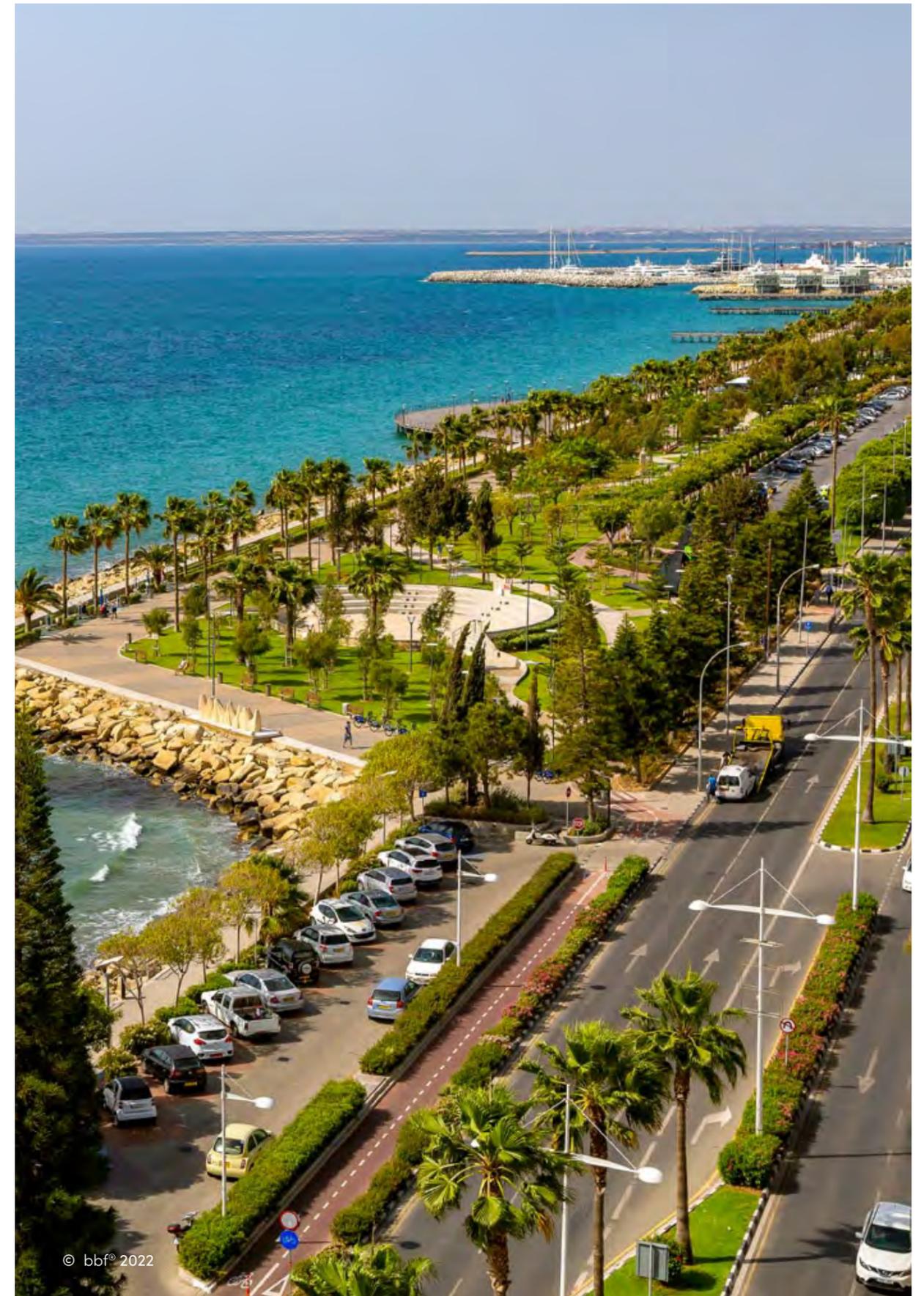
## **LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT**

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.

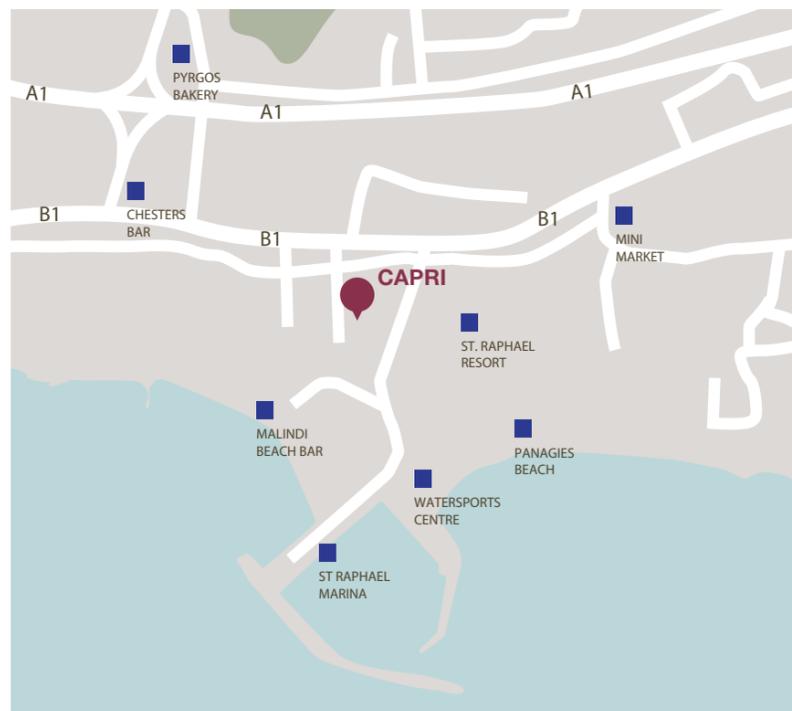


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# location

**THIS INSPIRATIONAL DEVELOPMENT IS LOCATED ON THE FIRST LINE BEACHFRONT NEXT TO ST. RAPHAEL MARINA**

The project is located adjacent to St. Raphael Marina which is 6 miles East of Limassol centre and is part of the luxury 5 star St. Raphael Resort. The prime location, direct access to the beach and spectacular sea views are just some of the upscale and unpretentious vibes that define luxury living.



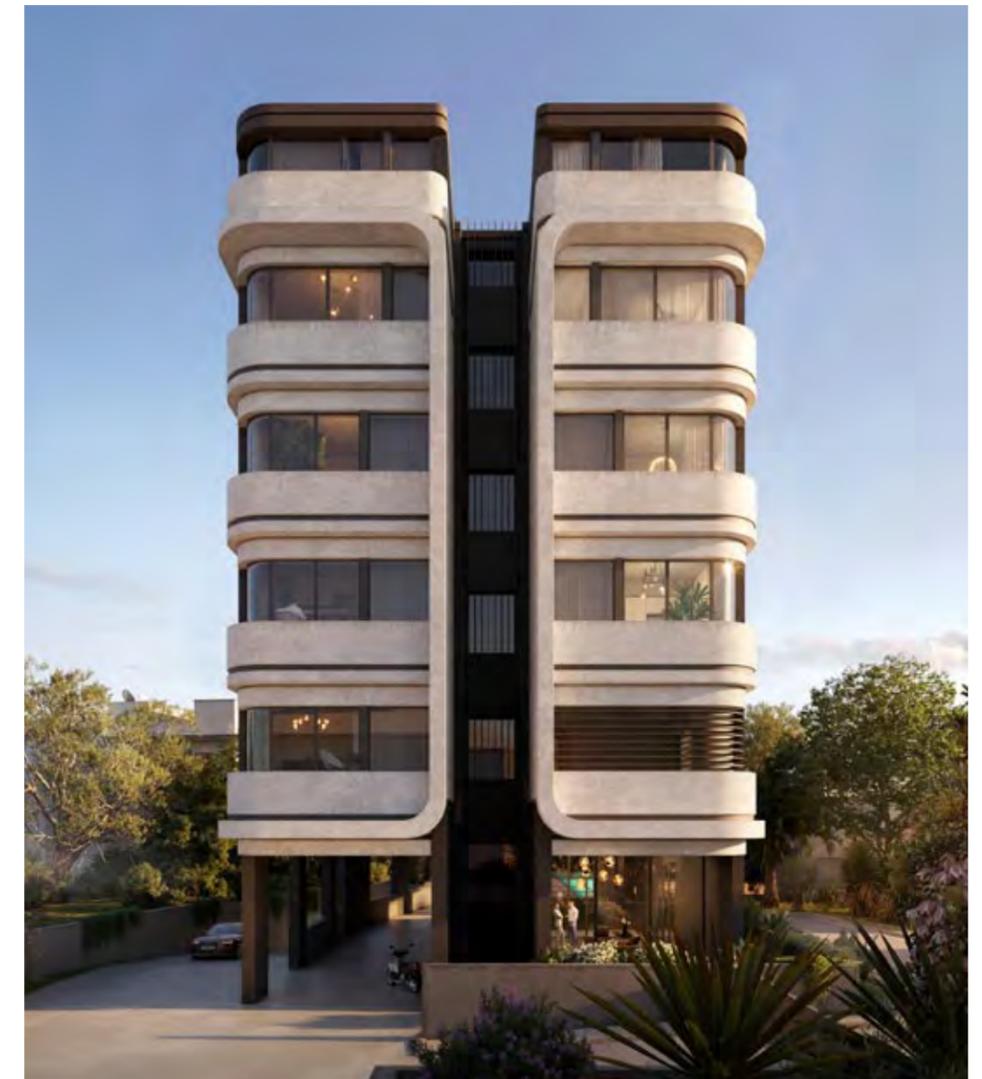
## first line beachfront location





**refined urban living**  
**at your doorstep**  
**with exquisite**  
**surroundings**  
**and endless sea**  
**views**

capri boasts only 5 apartments  
and 2 luxurious penthouses  
with private pools



**high-end neighborhood**  
**with the best 5-star hotels**



**refined urban living at your  
doorstep with exquisite surroundings and  
endless sea views**



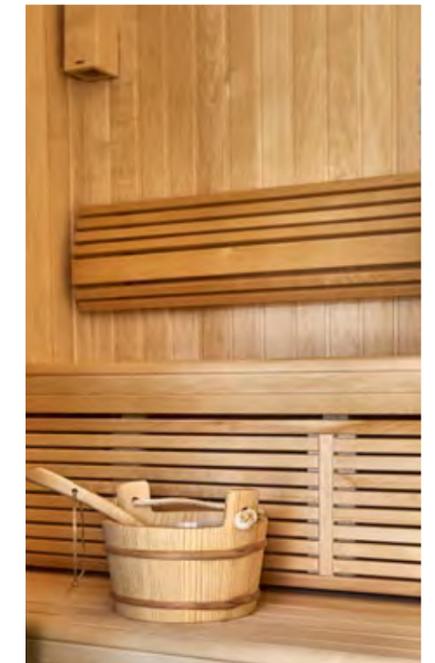
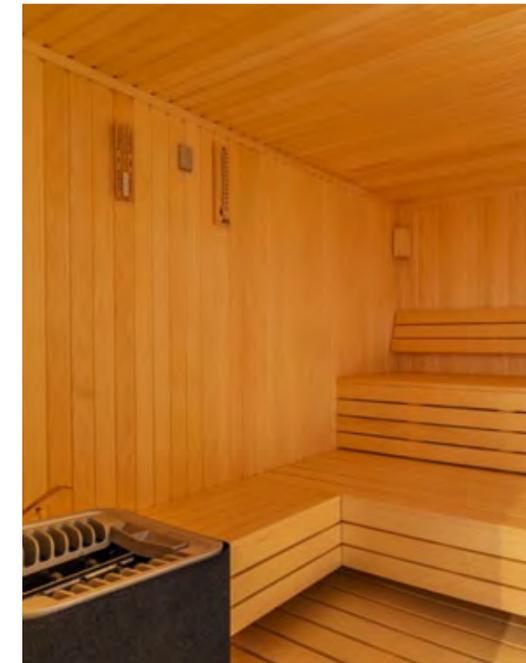
**the penthouses enjoy spacious roof gardens,  
private swimming pools and breathtaking  
panoramic views of the mediterranean sea**





## • resident facilities

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



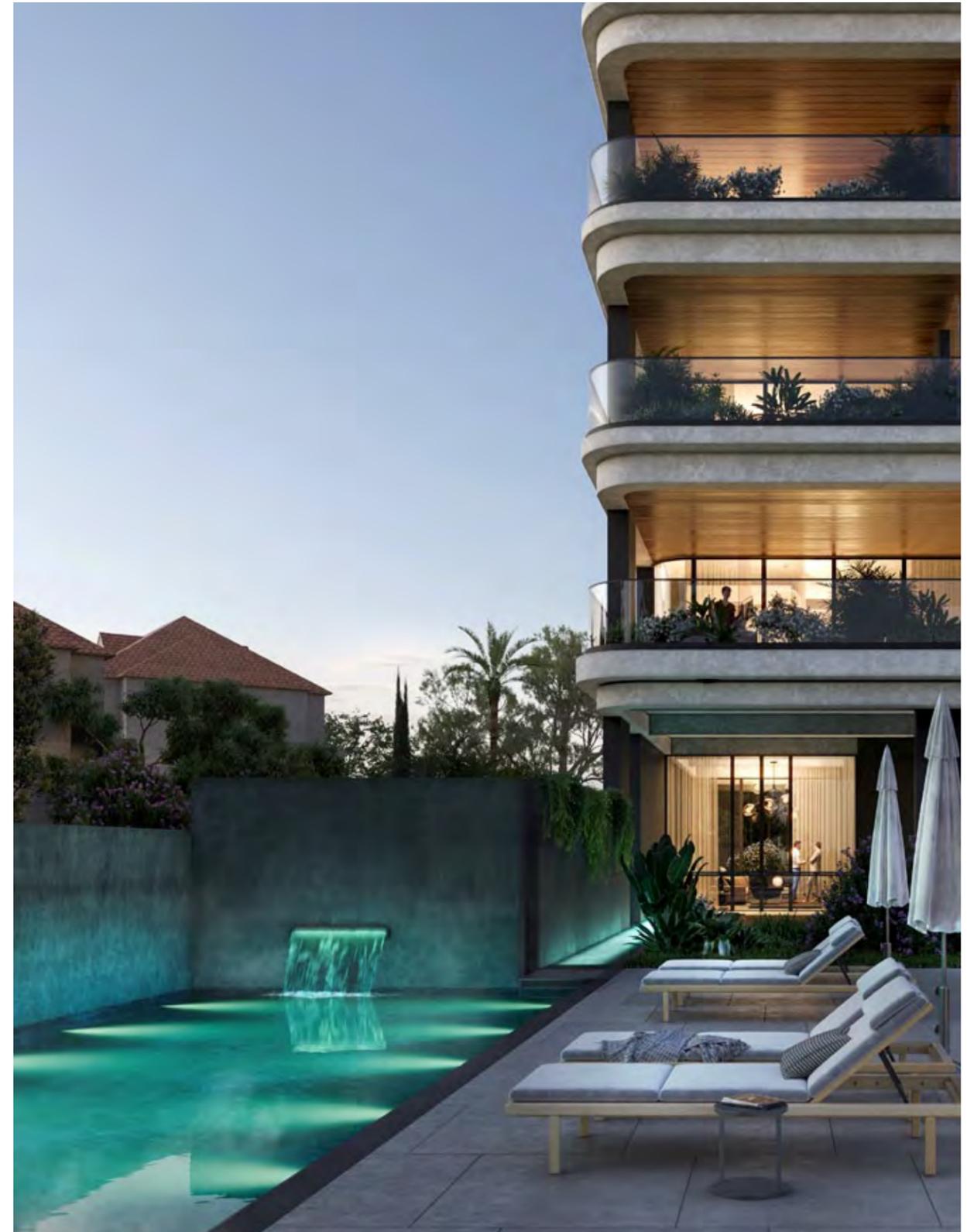
## • resident facilities



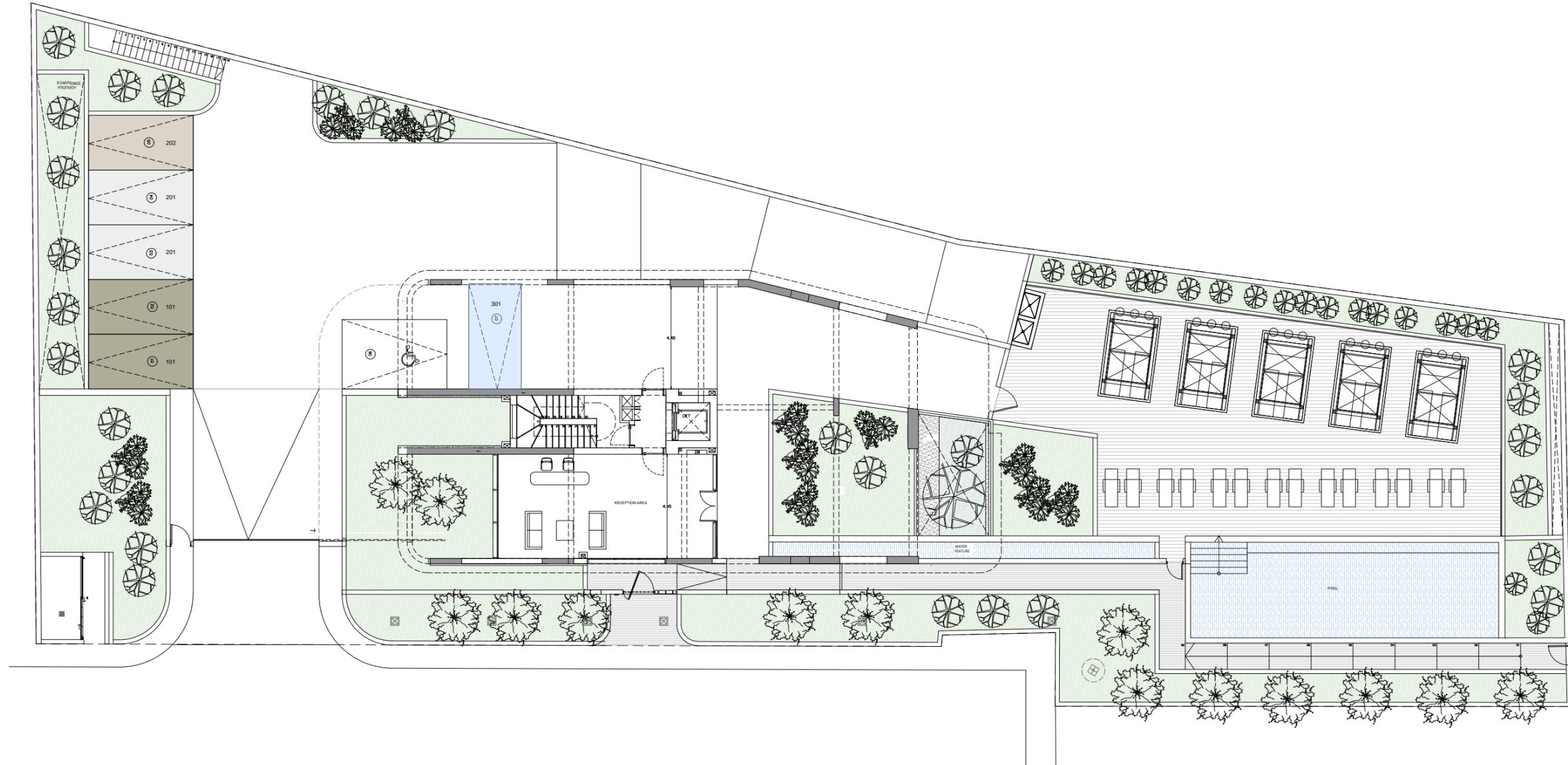
# choice of properties

UNIT NO	PROP-ERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOL	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	AUXILIARY AREA M <sup>2</sup>	PLANT-ER AREA M <sup>2</sup>	ROOF TER-RACE M <sup>2</sup>	BASE-MENT AUXILLI-ARY M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
101	Apartment	2	4		109.00	47.00	1st 73.14	24.20		39.49	<b>292.83</b>
201	Apartment	3	2		116.62	34.00		11.74		38.08	<b>200.45</b>
<b>201 option</b>	Apartment	4	4		236.54	47.95		24.76		74.00	<b>398.10</b>
202	Apartment	3	2		118.69	30.00		10.82		38.11	<b>197.62</b>
301	Apartment	3	2		116.90	34.00		11.71		38.05	<b>200.66</b>
<b>301 option</b>	Apartment	3	4		236.54	49.40		27.05		77.00	<b>398.30</b>
302	Apartment	3	2		118.72	30.00		10.85		38.09	<b>197.66</b>
401	Penthouse	2	3	YES	125.83	25.00	5th 49.27	4.99	71.30	46.91	<b>323.31</b>
402	Penthouse	2	3	YES	127.39	21.00	5th 48.99	4.27	68.75	87.01	<b>357.41</b>

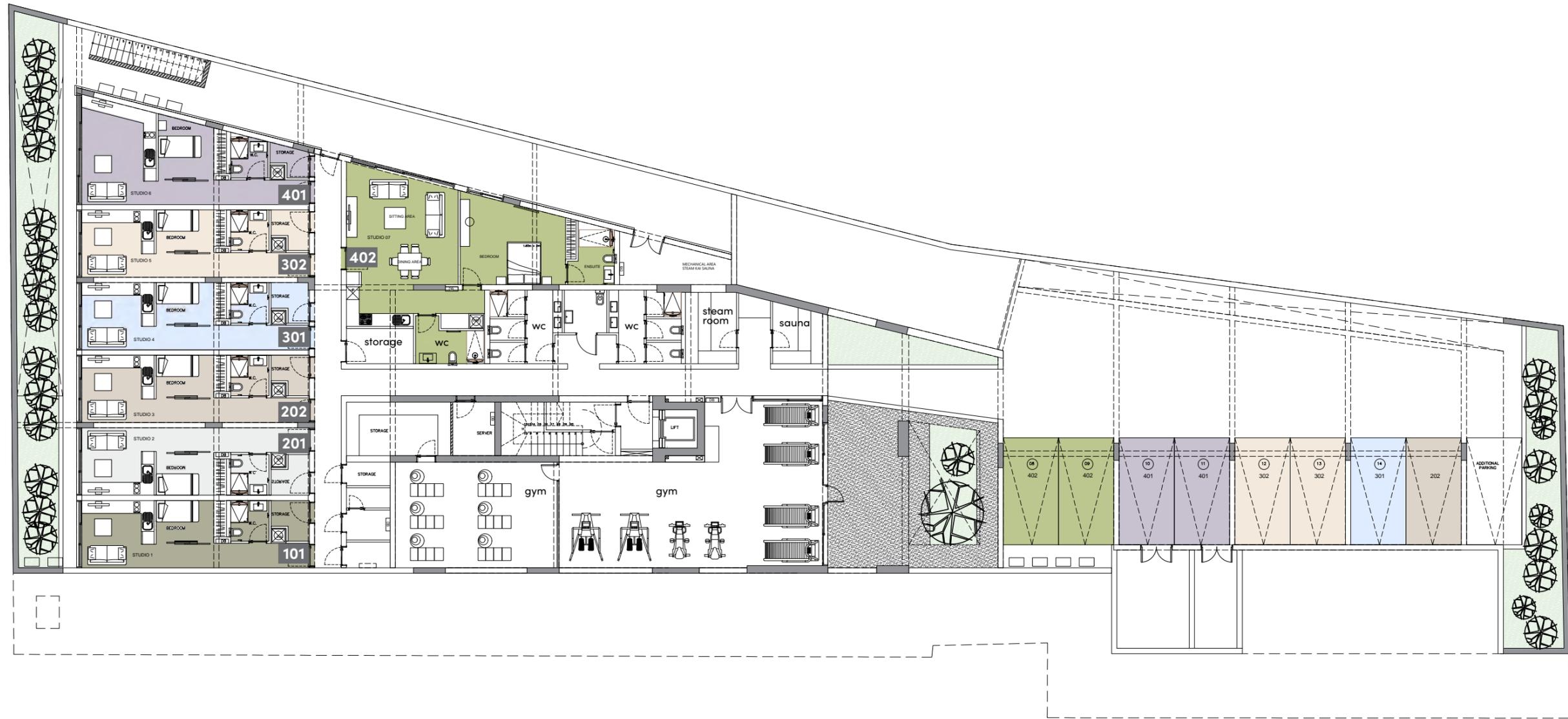
**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits



# • master plan



# basement



# floor plans

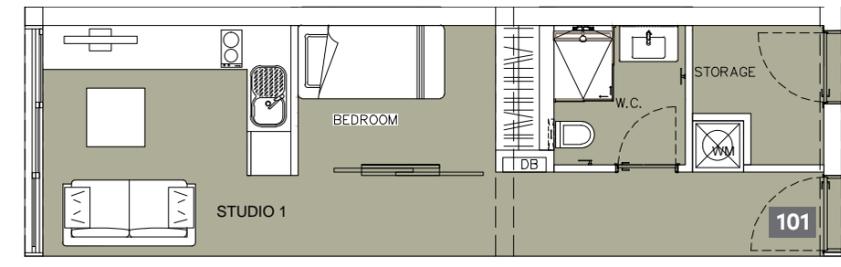
## 1st Floor

Unit N°	Total Area, m <sup>2</sup>
101	292.83



## studio 101

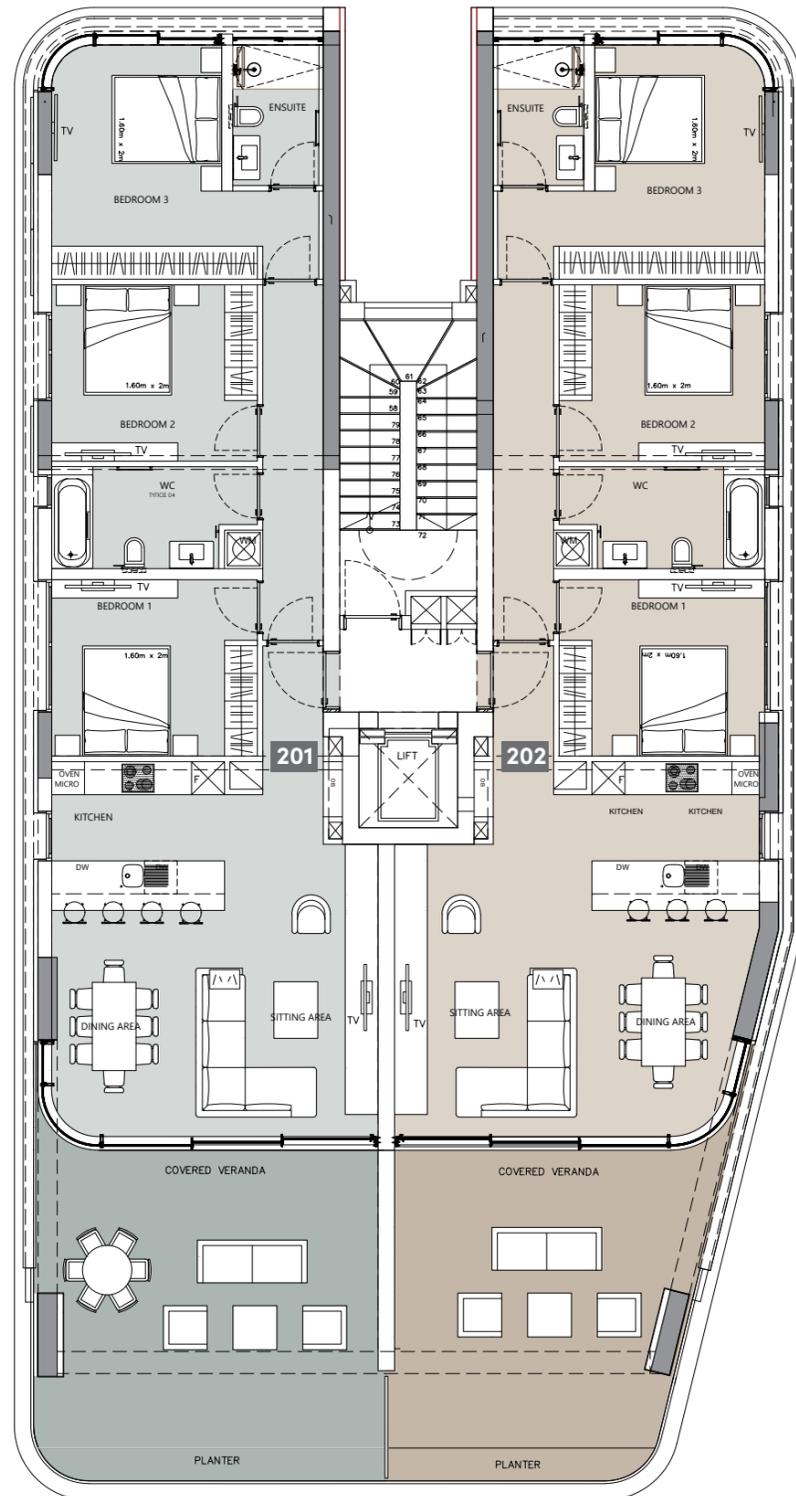
Unit N°	Total Area, m <sup>2</sup>
101	39.49



# • floor plans

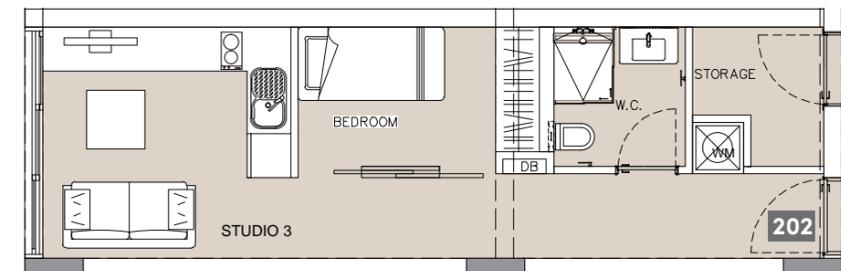
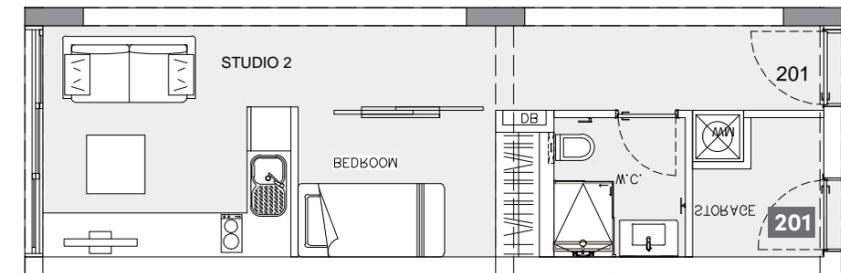
## 2nd Floor

Unit N°	Total Area, m <sup>2</sup>
201	200.45
202	197.62



## studio 201/202

Unit N°	Total Area, m <sup>2</sup>
201	38.08
202	38.11



# • floor plans

## 2nd Floor (option)

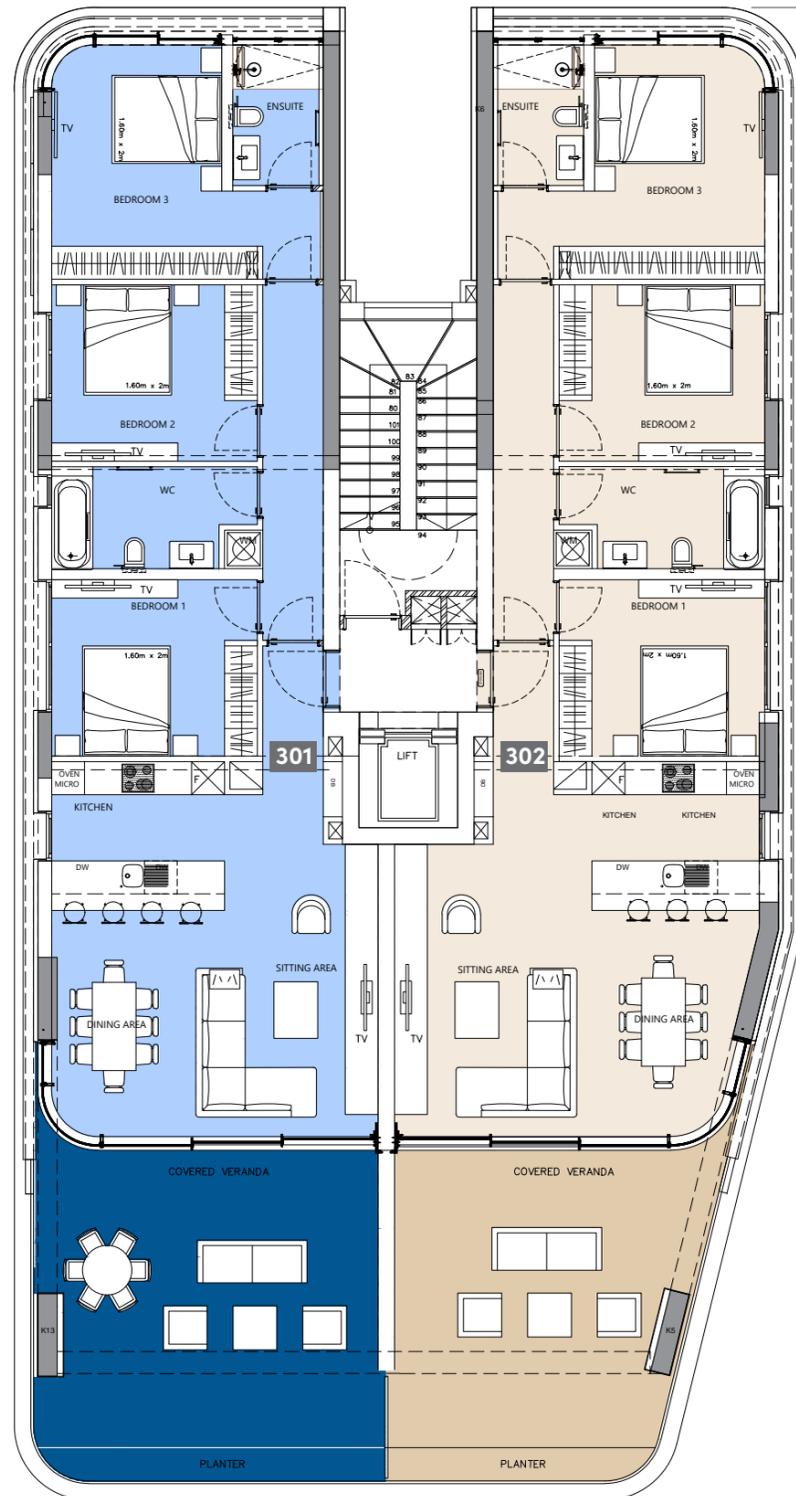
Unit N°	Total Area, m <sup>2</sup>
201	398.10



# • floor plans

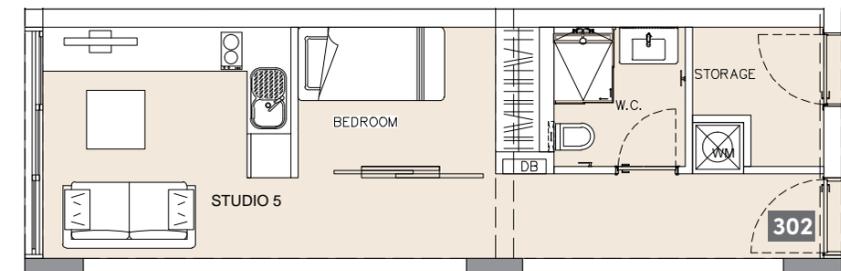
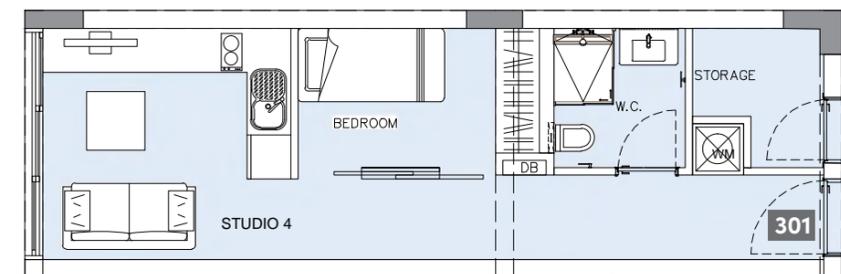
## 3rd Floor

Unit N°	Total Area, m <sup>2</sup>
301	200.66
302	197.66



## studio 301/302

Unit N°	Total Area, m <sup>2</sup>
301	38.05
302	38.09



# • floor plans

## 3rd Floor (option)

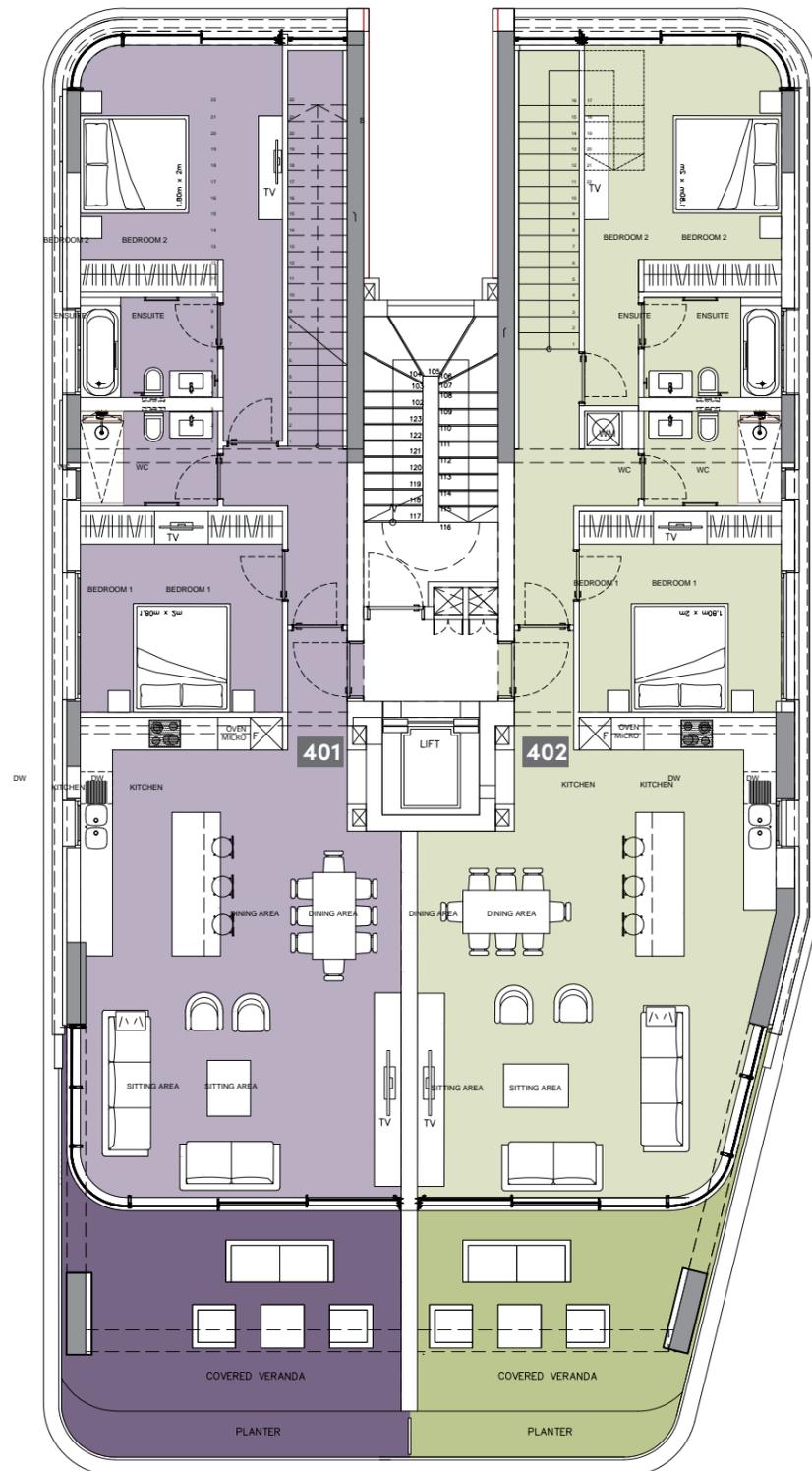
Unit N°	Total Area, m <sup>2</sup>
301	398.30



# • floor plans

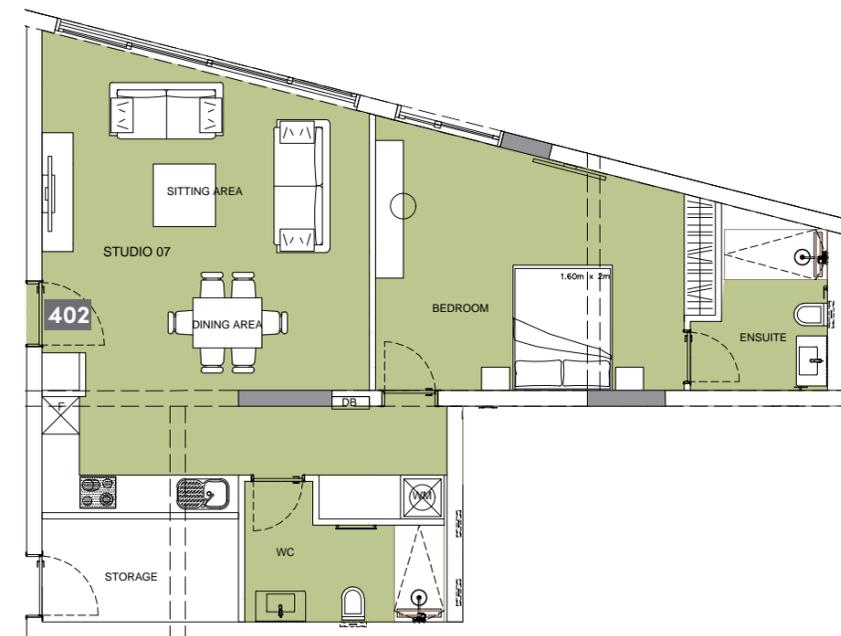
## 4thFloor

Unit N°	Total Area, m <sup>2</sup>
401	323.31
402	357.41



## studio 401/402

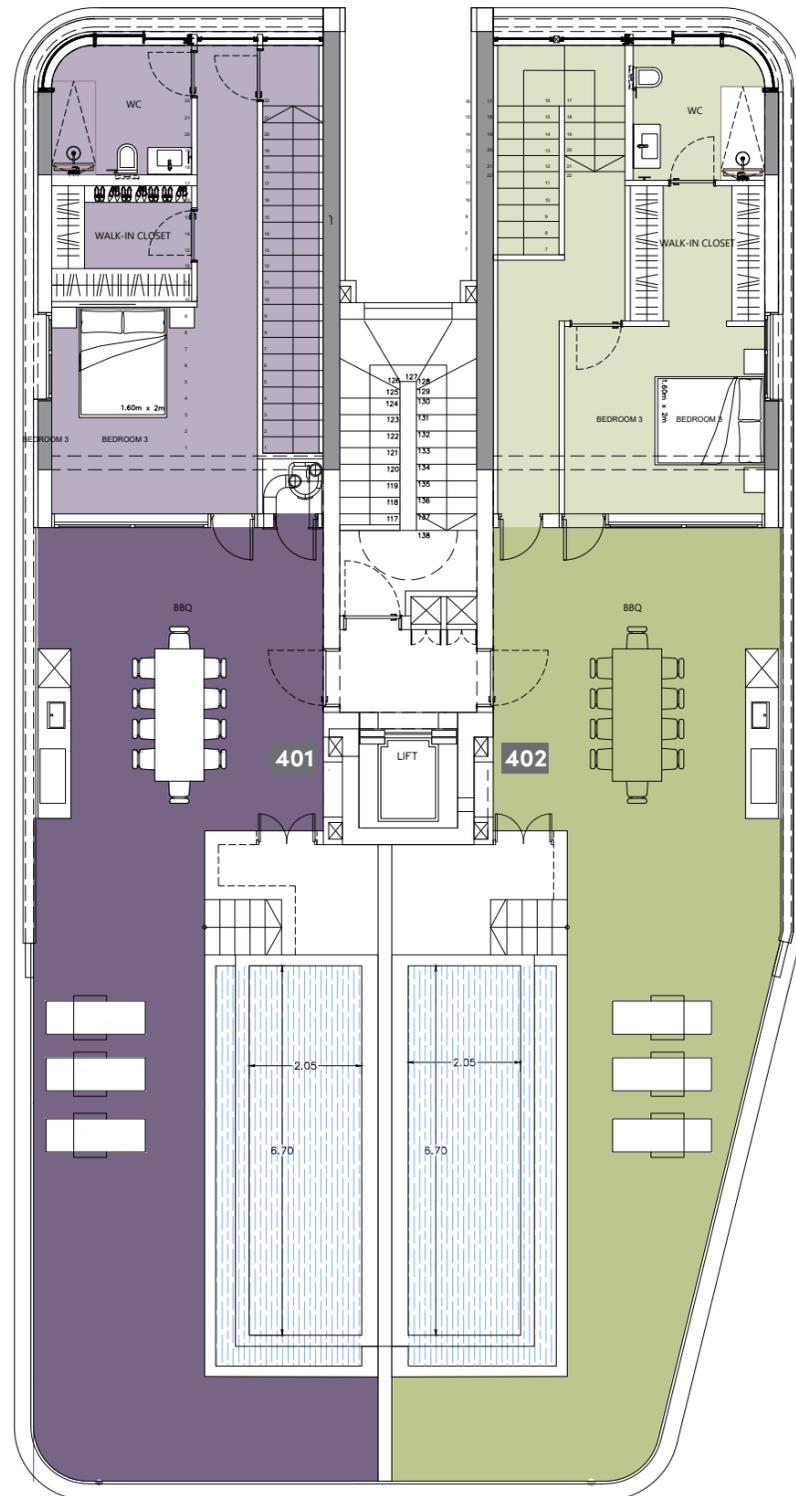
Unit N°	Total Area, m <sup>2</sup>
401	46.91
402	87.01



# • floor plans

## roof garden

Roof Gardenn	Total Area, m <sup>2</sup>
401	71.30
402	68.75





## 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

## Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

### 1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

### 2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

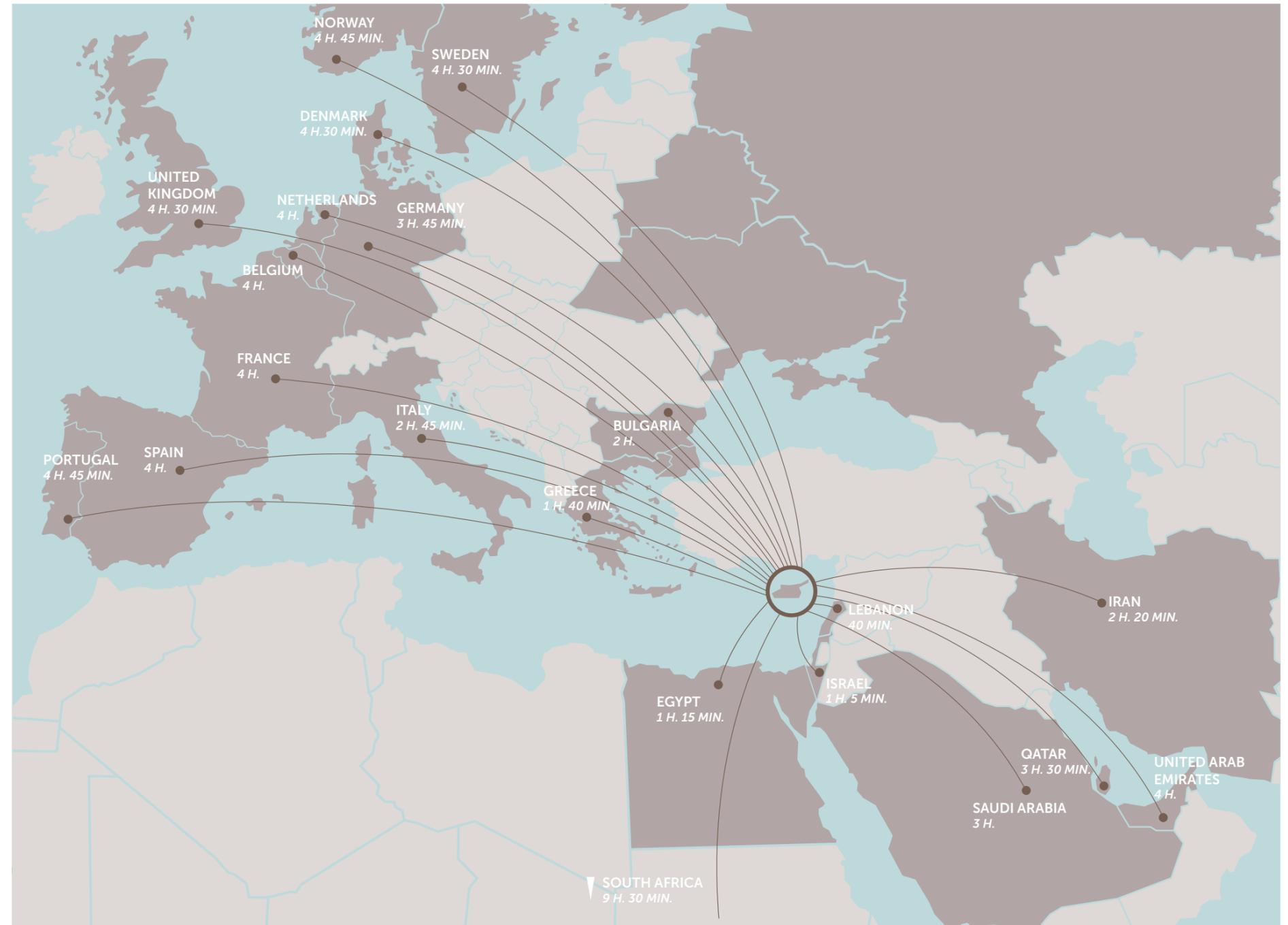
**A.** Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

**B.** Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.



# •notes

A series of horizontal dotted lines for writing notes, spanning the width of the page.

**YOUR PERSONAL  
PROPERTY CONSULTANT**

A rectangular dotted-line box intended for a signature or stamp.

## bbf: Head office

### Head Office in Limassol

28 Ampelakion Street, Germasogeia,  
4046 Limassol, P.O.Box 70649, Cyprus

Office: +357 25 315 318  
info@bbf.com

## bbf: Greece

### Office in Athens

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115 28 Athens, Greece

Office: +30 210 775 5388  
greece@bbf.com



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