

bbf:

:tokyo





•tokyo

contemporary residence in a tranquil area in Nicosia

A stunning contemporary four-story gated residence with only eight apartments. Each apartment boasts large comfortable living spaces designed with opulent style and elegance. The penthouses are specially designed with private roof terraces where residents can enjoy breathtaking views of both sunrise and sunset over the cityscape.

Only a stone's throw away from nearby local parks, private schools and kindergartens just round the corner, within close proximity to amenities and infrastructures makes the residence a perfect location for a family lifestyle.

8

contemporary
apartments

4

story residence

2

penthouses
with private roof







nicosid

Nicosia is fast becoming the architectural capital, with dazzling new developments going up at a rapid pace

Administrative, political and financial capital of Cyprus

Enticing dynamic city and a thriving business hub

Modern highway system connects Nicosia to all main towns and cities, many in under an hour's driving time

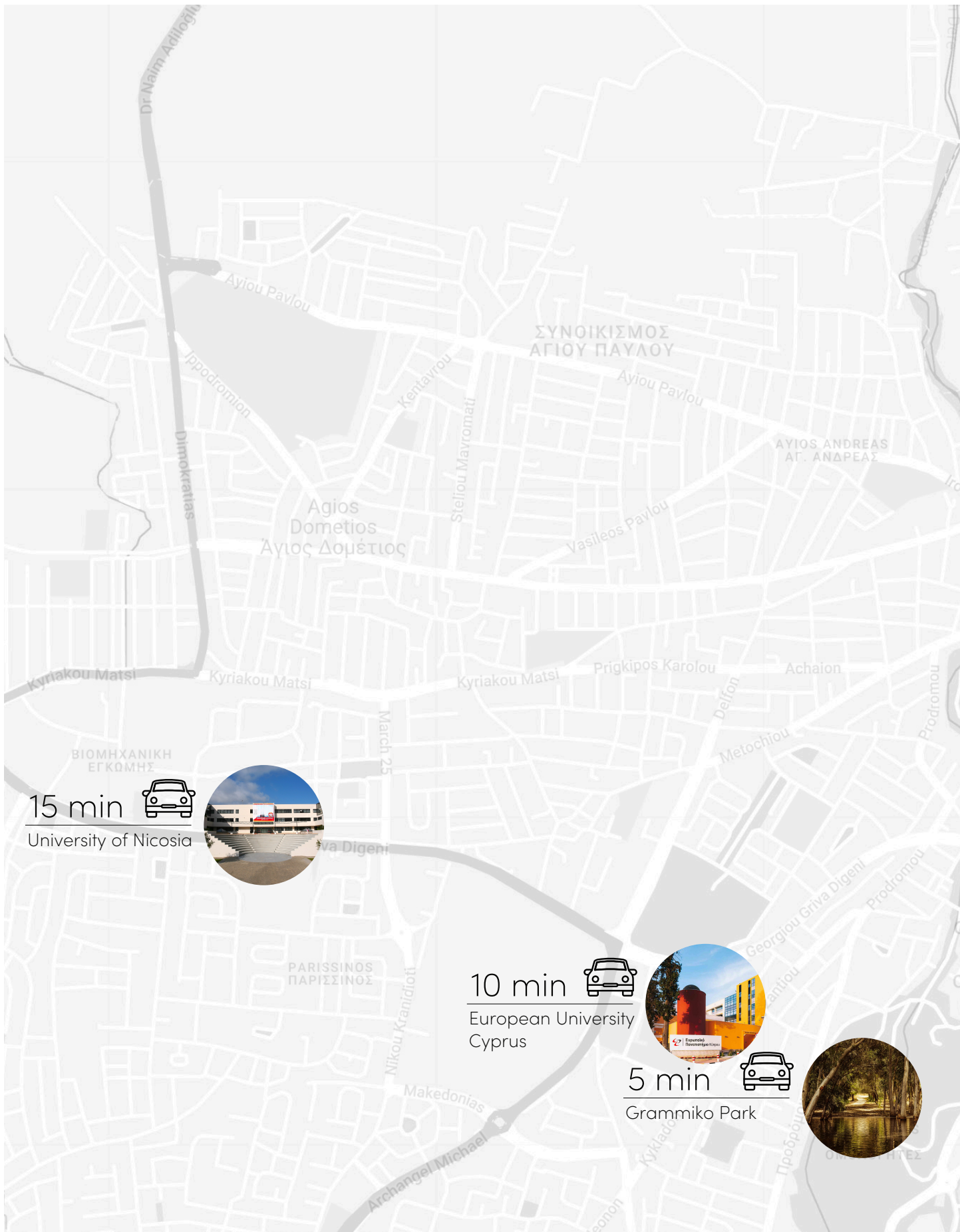
Large walking parks with sports activities suitable for every family

Private schools and universities providing high-standard education

Historical architectural landmarks and cultural sites mark the presence of one of the oldest settlements in Cyprus







15 min 
University of Nicosia



10 min 
European University
Cyprus



5 min 
Grammiko Park





general information:

- 8 units:
 - 3 two-bdr apartments + 1 office
 - 3 three-bdr apartments
 - 2 three-bdr penthouses with private roof terrace, veranda room & provision for jacuzzi
- gated residence
- 1 private parking space per apartment
- 2 private parking spaces for penthouses



unit N°	property type	bathrooms	bedrooms	N° of park spaces	indoor area m²	cov. veranda m²	auxiliary area m²		jacuzzi provision	roof terrace m²	storage m²	total area m²
							floor	area				
101	apartment	3	3	1.00	122.34	24.51	-	-	-	-	3.29	150.14
102	apartment	2	2	1.00	100.00	20.39	-	-	-	-	2.94	123.33
201	apartment	3	3	1.00	122.34	24.51	-	-	-	-	3.31	150.16
202	apartment	2	2	1.00	100.00	20.39	-	-	-	-	3.17	123.56
301	apartment	3	3	1.00	122.34	24.51	-	-	-	-	3.43	150.28
302	apartment	2	2	1.00	100.00	20.39	-	-	-	-	2.70	123.09
401	penthouse	3	4	2.00	122.34	24.51	5th	10.00	yes	47.17	3.43	207.45
402	penthouse	2	3	2.00	100.00	20.39	5th	9.00	yes	48.20	2.82	180.41

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





unit N°	total area m2
101	150.14
201	150.16
301	150.28
401	207.45

unit N°	total area m2
102	123.33
202	123.56
302	123.09
402	180.41

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



signature finishes of the apartments

- fully completed finishings
- laminate floors in living areas and bedrooms
- ceramic tiles in the toilets and bathrooms
- security and fireproof entrance doors
- alarm, automation & intercom systems
- underfloor heating & provision for AC
- high-standard sanitary ware from European brands
- thermal aluminum window frames with double glazing
- high standard built-in furniture
- penthouses with private roof terrace and provision for jacuzzi







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



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