

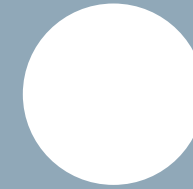


seaford house

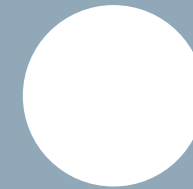


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where dreams come home



• seaford house

**THE CONTEMPORARY
GATED COMPLEX
IS LOCATED IN THE
PRESTIGIOUS TOURIST
AREA OF LIMASSOL ONLY
650 METERS TO THE
SANDY BEACHES**

The famous sandy Dasoudi Beach with its Eucalyptus Park, tavern, cafe, and kid's playground right on the beachfront is one of Limassol's most popular places for tourists and families.

The complex consists of only six luxury 2-bedroom apartments and penthouses. The top floors penthouses enjoy their own roof terraces with private jacuzzi.



• seaford house



6/SEAFORD HOUSE/A PROJECT BY bbf®



*All 3D images consist of indicative information and the project can differ insignificantly from the displayed images

major benefits

- architecture from the leading London bureau
- just 650 meters to Sandy Dasoudi beach with its eucalyptus park
- short walking distance to Papas supermarket
- layouts ideal for both living and receiving rental income

- penthouses with private terraces and jacuzzi
- signature Prime finishes: marble floor and walls in the toilets and bathrooms, semisolid parquet floors, underfloor heating and VRF air conditioning



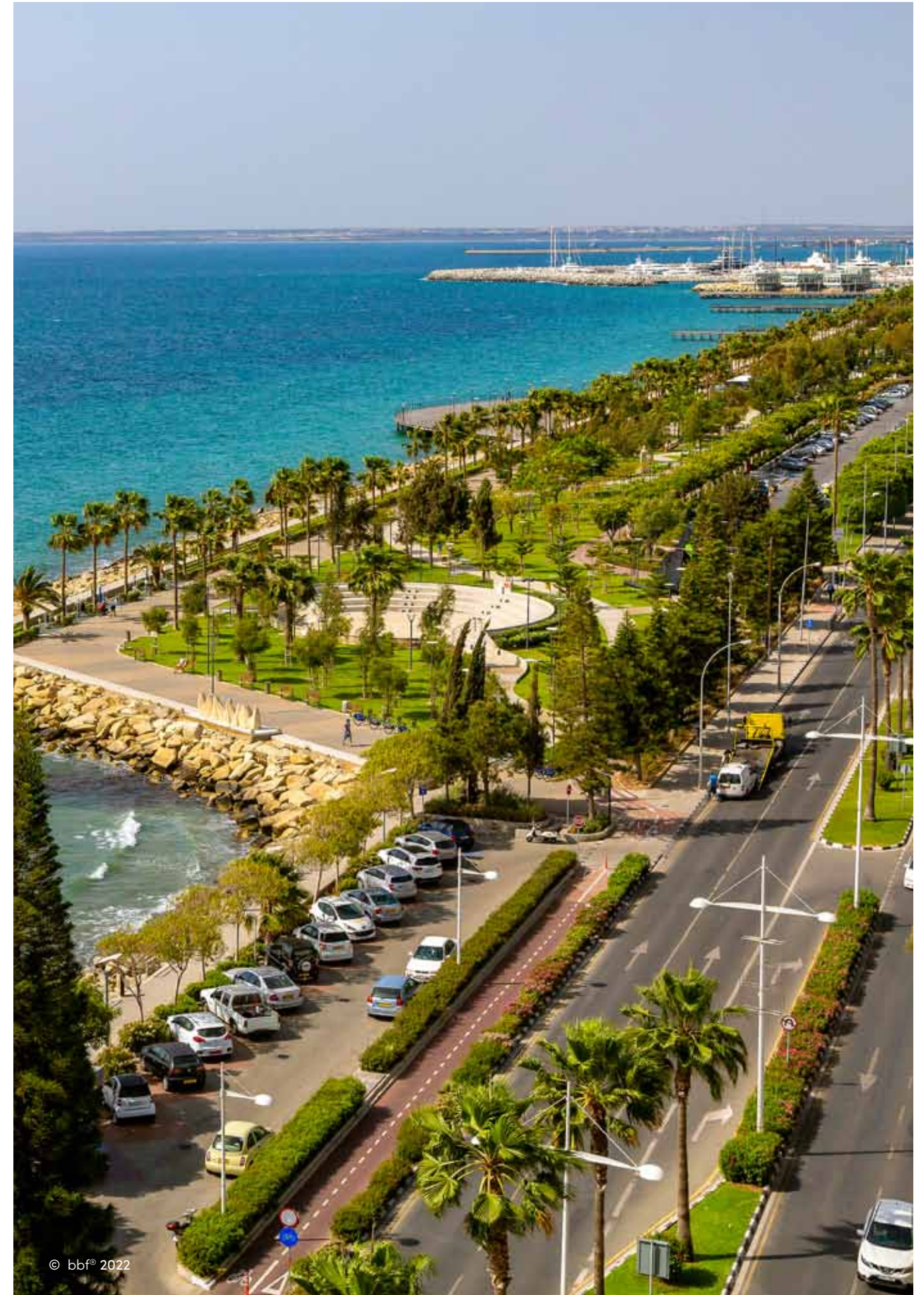
• introduction

**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 long 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.

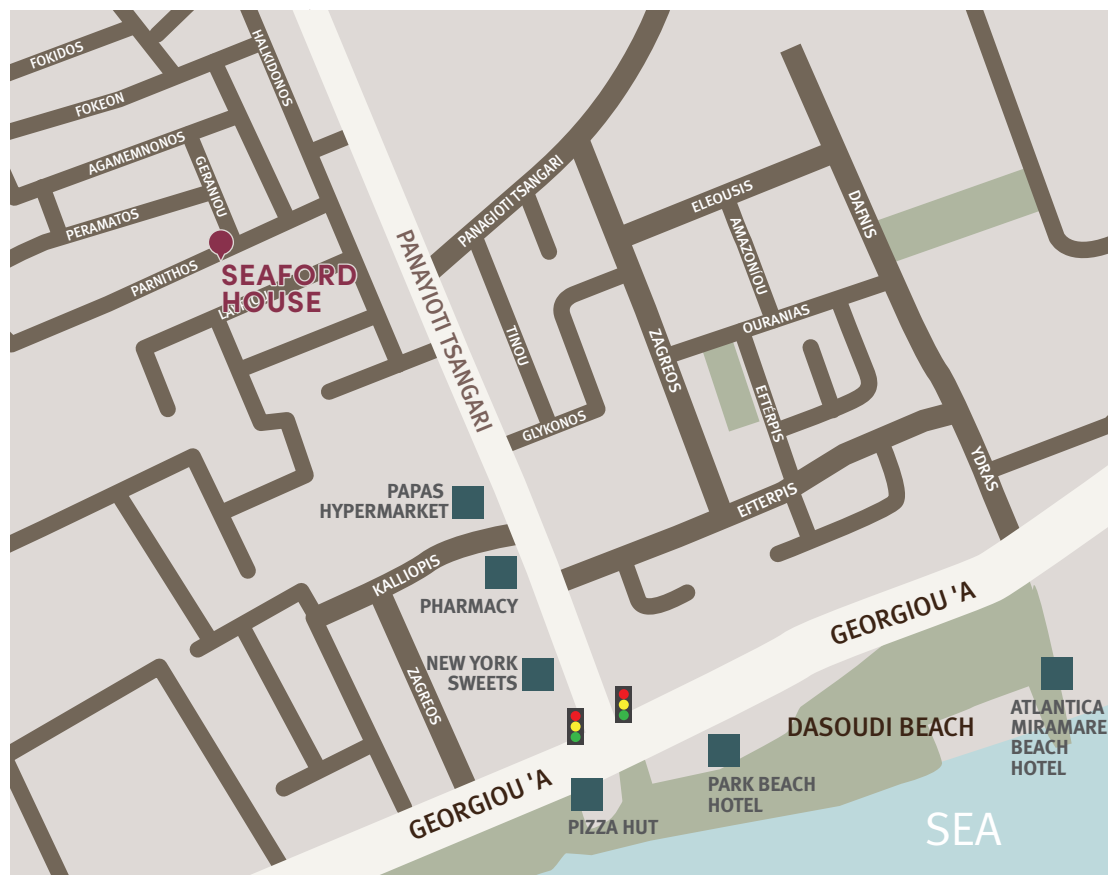
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers and very mild winters, which are separated by short springs and autumns which are generally warm and pleasant.



location

THE PROJECT IS NESTLED IN A CAREFULLY SELECTED, QUIET, AND SAFE NEIGHBORHOOD OF THE PRESTIGIOUS POTAMOS GERMASOGEIA AREA OF LIMASSOL, JUST 650 METERS AWAY FROM THE IDYLIC SANDY BEACHES OF THE DASOUDI PARK AREA AND LIMASSOL'S BEST LEISURE PLACES AS WELL AS BANKS, PHARMACIES, AND MULTIPLE FOOD STORES

Located in Germasogeia – the heart of the Limassol tourist area, Dasoudi Beach is town's 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. Facilities on the beach include diving centre, beach volleyball court, children's playground, bicycle station and even an Olympic size swimming pool. From enticing water sports to pleasurable fun and games, Limassol is the place to be.

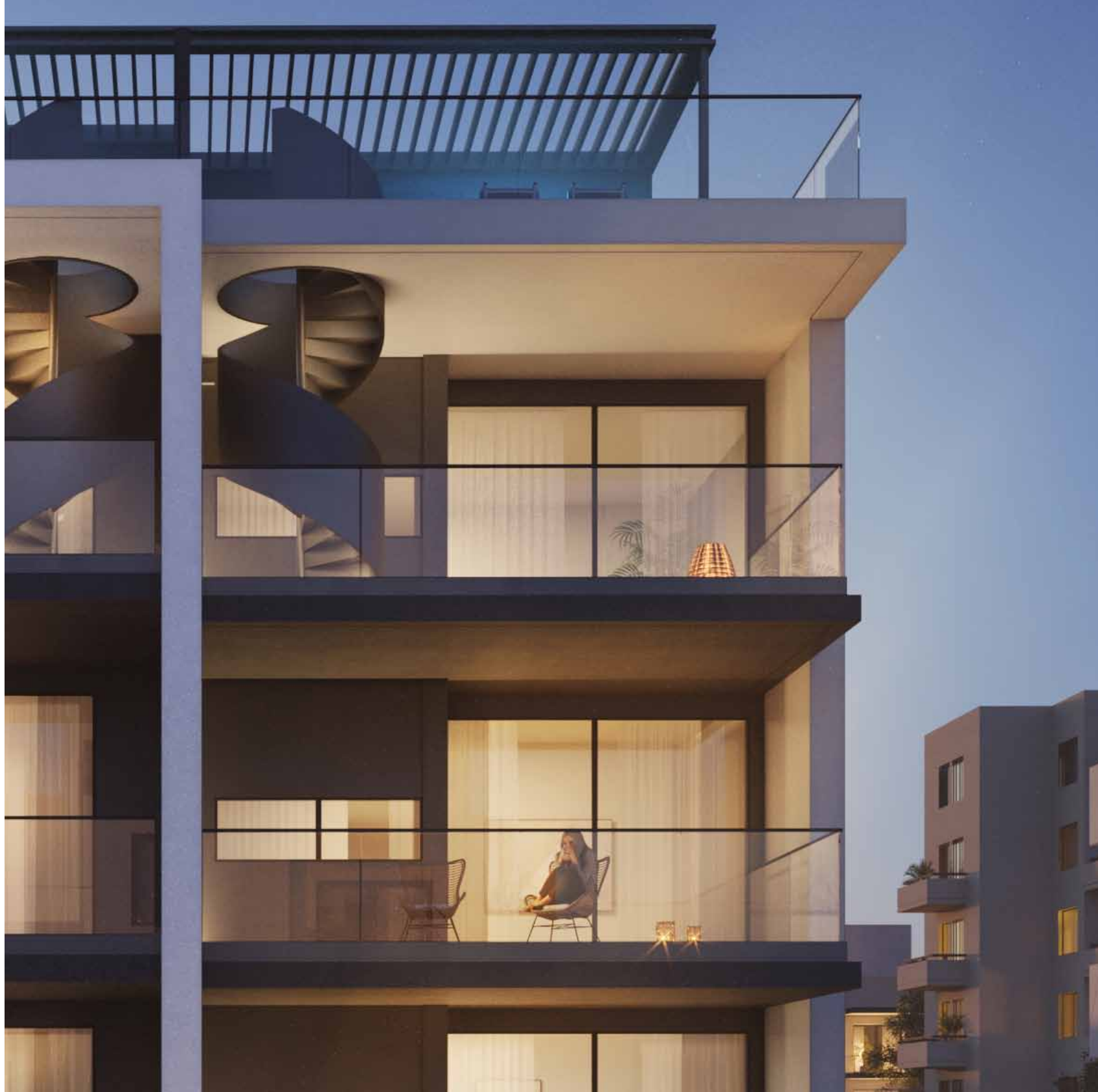


◉ exterior

The development consists of only 6 units and 3 levels that boast large living spaces designed with high-quality european



◉ exterior



Luxury finishes: marble floor and walls in the toilets and bathrooms, semisolid parquet floors, underfloor heating and VRF air conditioning

• exterior



choice of properties

FLOOR	UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE JACUZZI	PARKING SPACES	INDOOR AREA M ²	COV. VERANDA M ²	ROOF TERRACE M ²	STORAGE M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
B		Parking										
G		Parking				7						
1st	101	Apartment	2	2		1	79,24	25,01		2,42	22,48	129,15
1st	102	Apartment	2	2		1	80,12	27,01		2,42	23,11	132,66
2nd	201	Apartment	2	2		1	79,24	23,94		2,42	22,25	127,85
2nd	202	Apartment	2	2		1	80,12	22,07		2,42	22,04	126,65
3rd	301	Penthouse	2	2	YES	1	79,24	23,94	29,52	3,07	22,25	158,02
3rd	302	Penthouse	2	2	YES	1	80,12	22,07	30,47	3,12	22,04	157,82

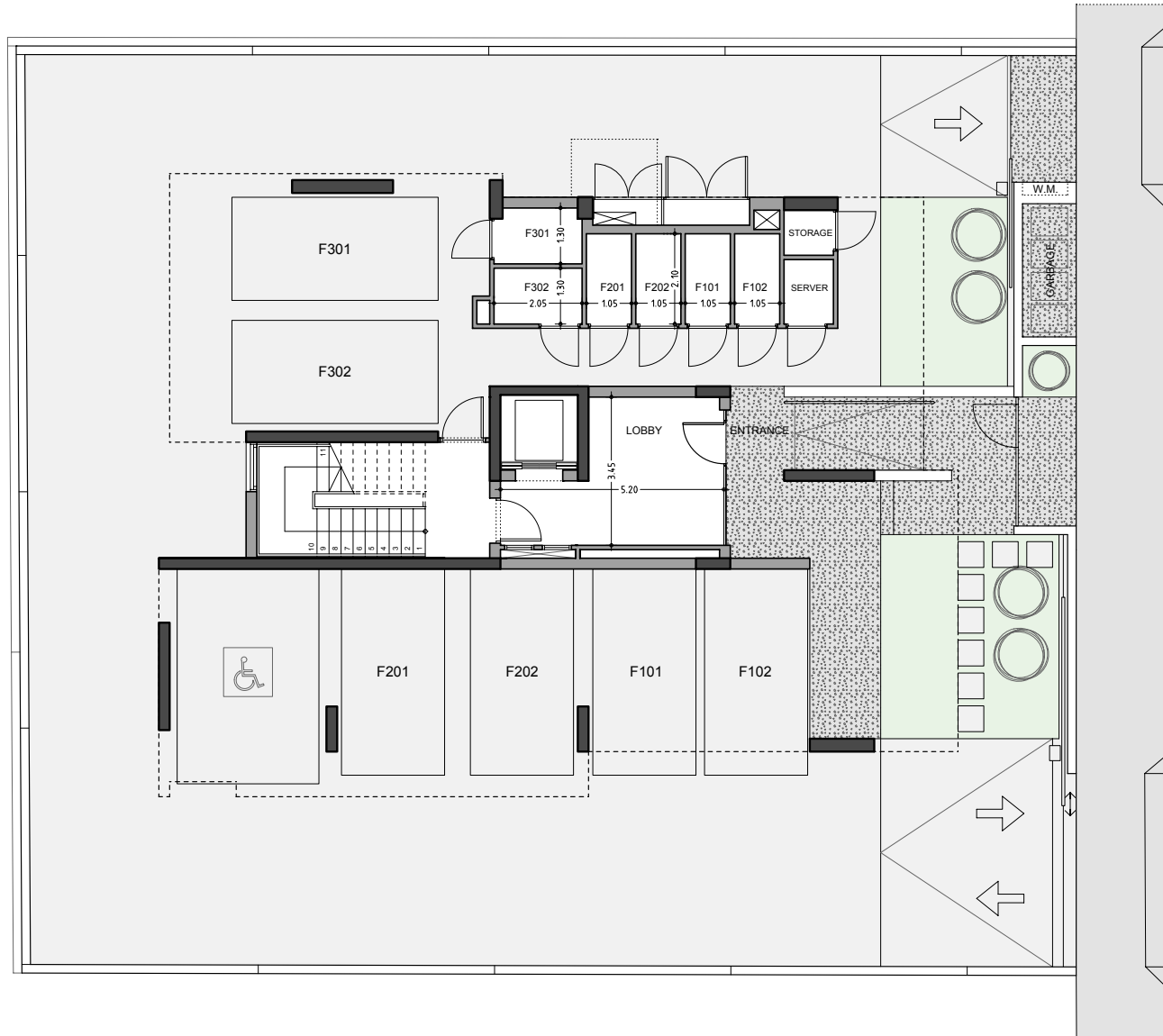
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



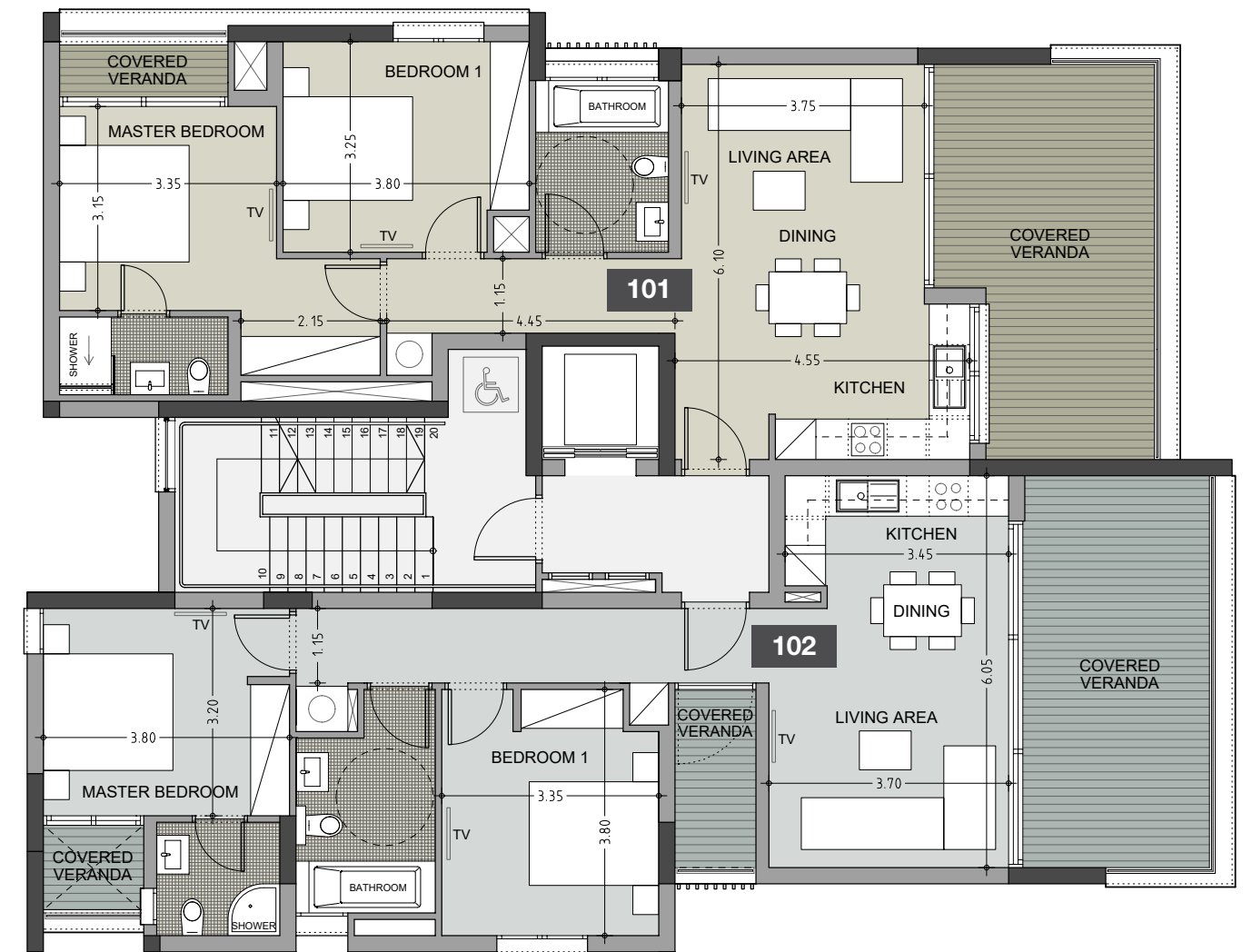
• floor plans



Ground Floor



1st Floor



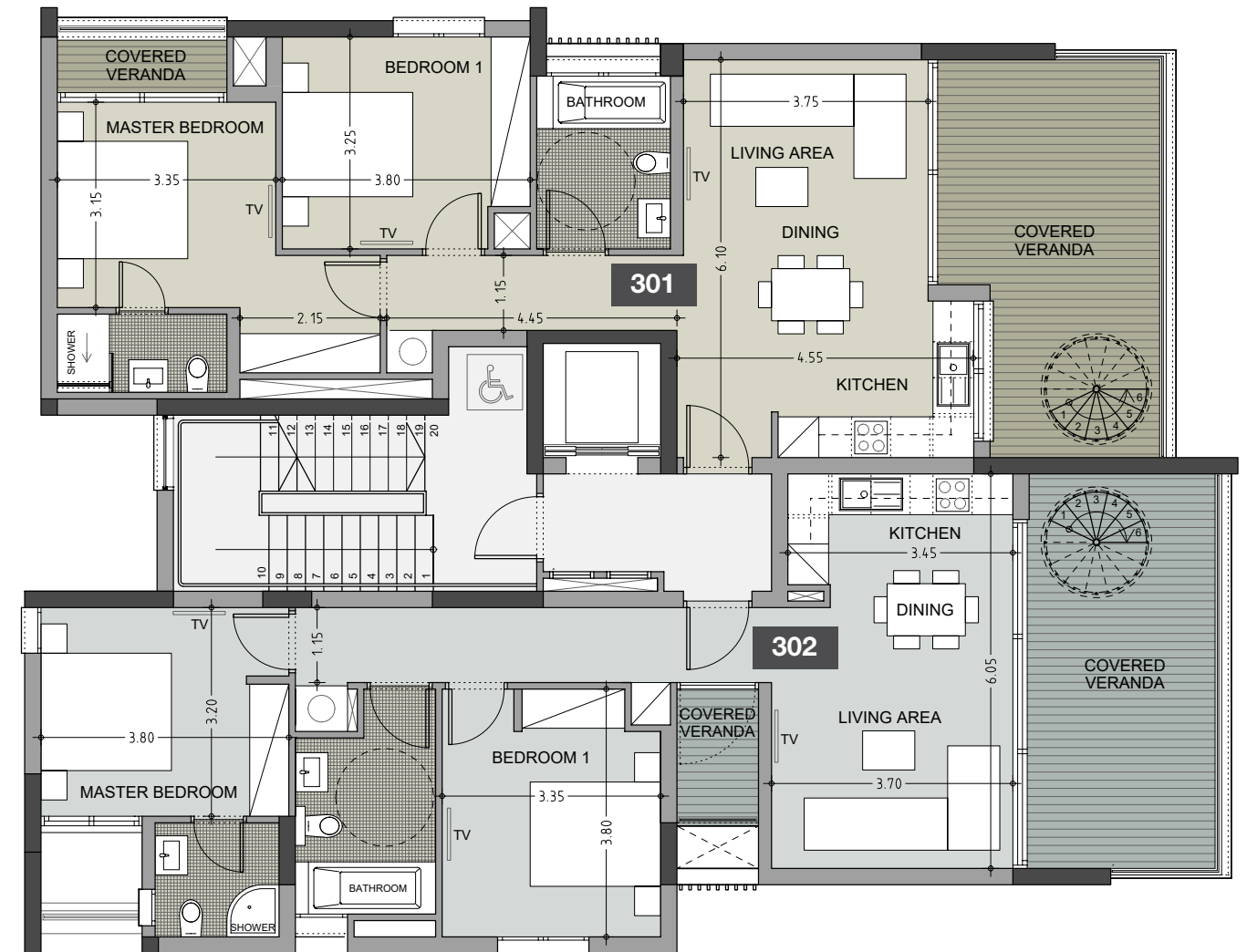
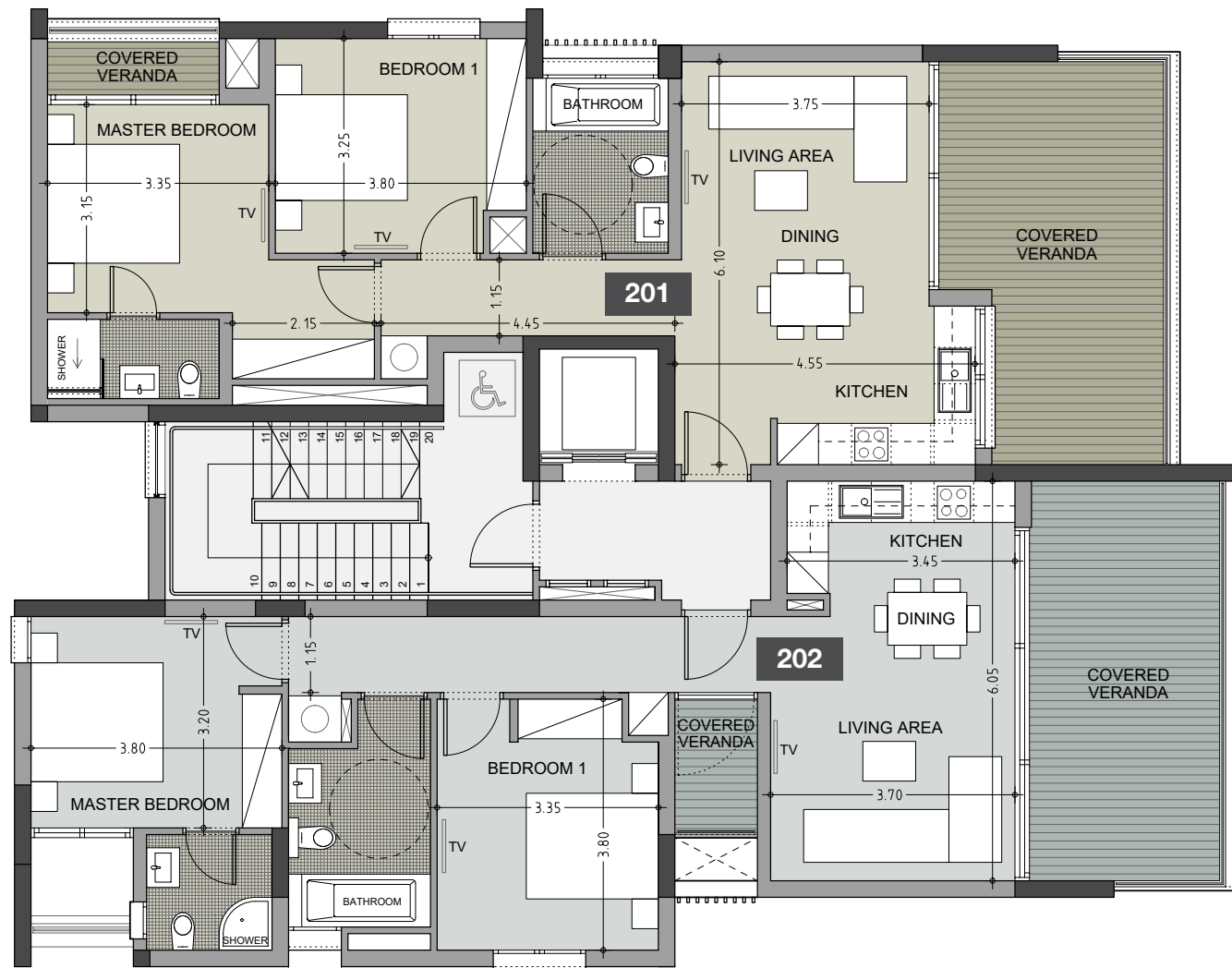
UNIT N°	TOTAL AREA M ²
101	129,15
102	132,66

• floor plans



2nd Floor

3rd Floor



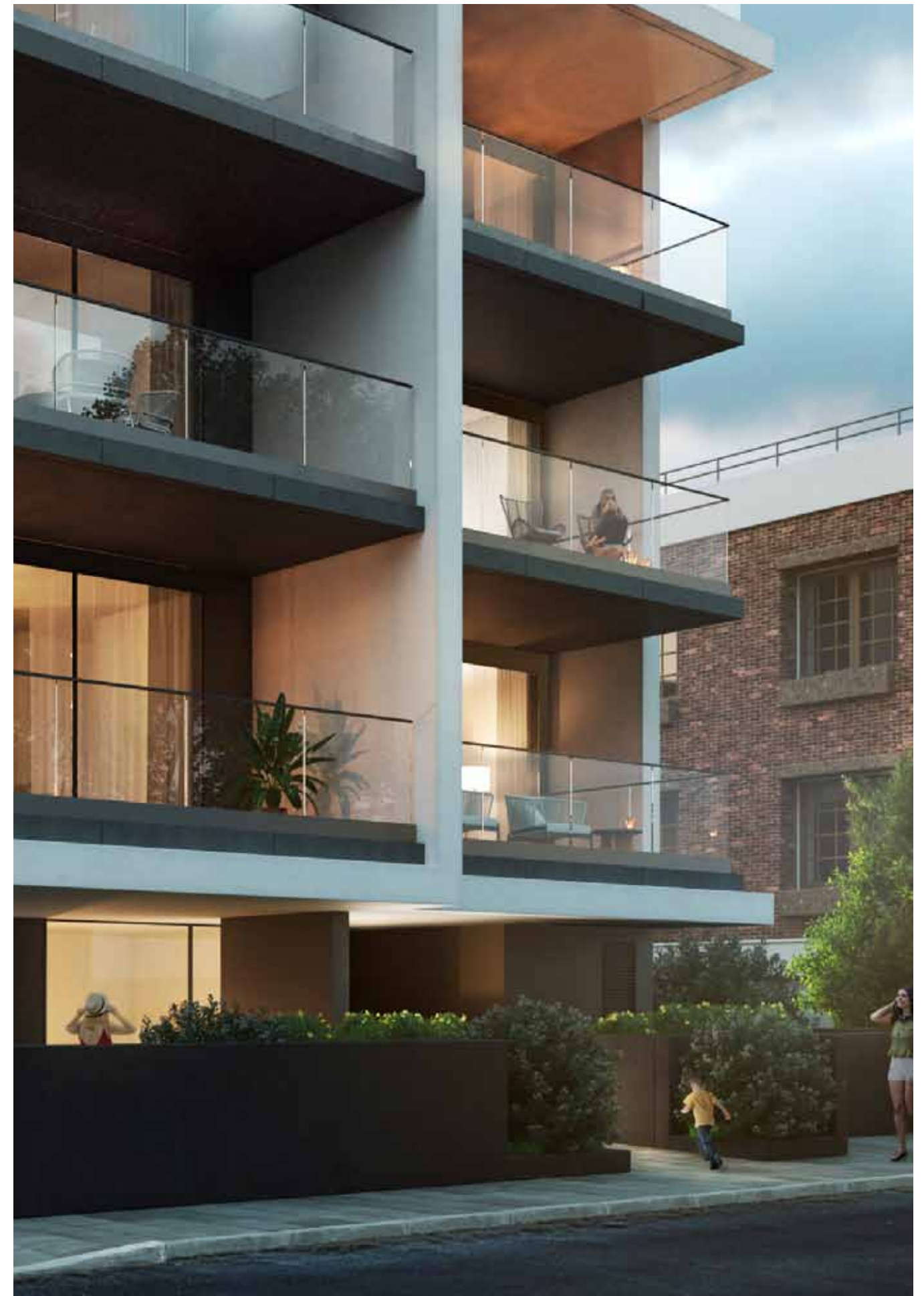
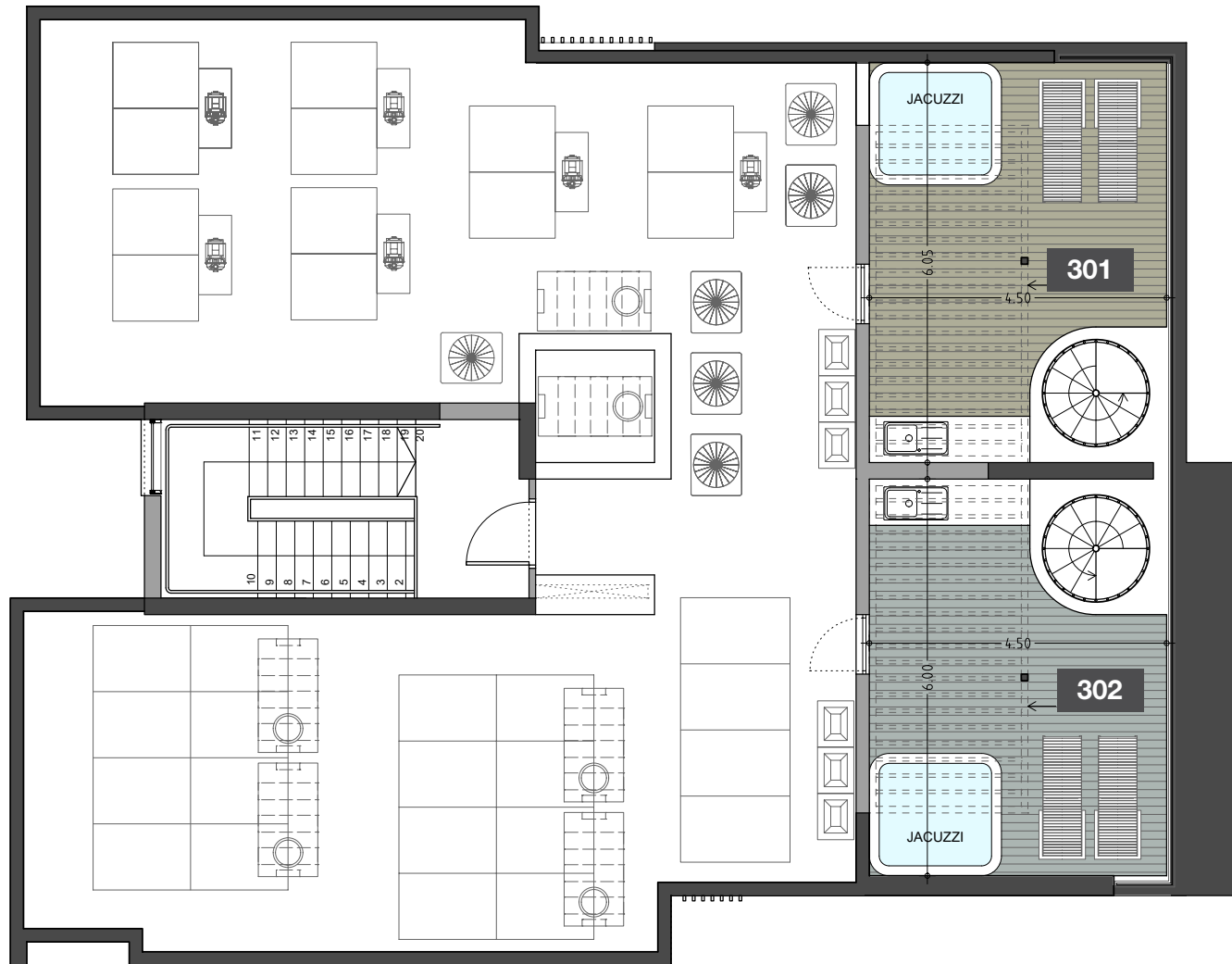
UNIT N°	TOTAL AREA M ²
201	127,85
202	126,65

UNIT N°	TOTAL AREA M ²
301	158,02
302	157,82

• floor plans



Terrace





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
- Central VRF 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

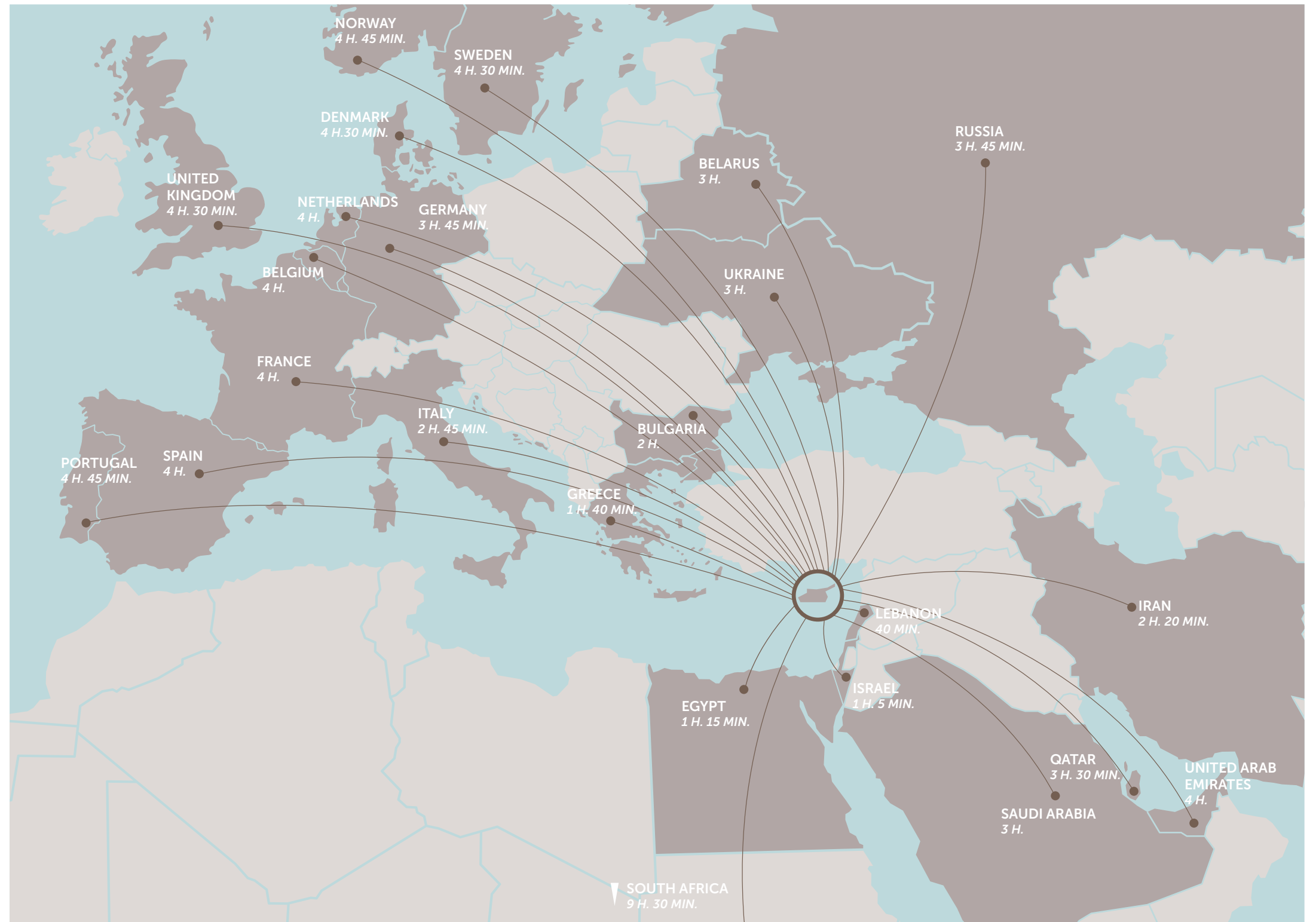
PERMANENT RESIDENCE PERMIT

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 300000 Euros excluding VAT. At the time of submission of the application, 200000 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.



bbf: Head office

Head Office in Limassol

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