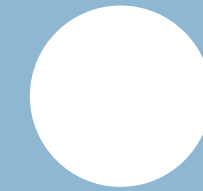




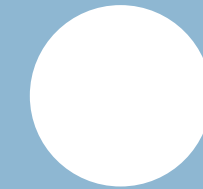
eden bay



bbf:



curves of luxury



eden bay

This stunning and masterfully designed project welcomes you to experience life in perfect balance, promising an ideal living destination within the vibrant city of Kato Paphos

eden bay stands out with its unique, curvy contemporary architecture, inspired by the Mediterranean character of the surrounding natural topography—the sea and the formed coastlines. It's a true masterpiece with a carefully curated master plan to meet the highest interior and outdoor living design standards. Every aspect focuses on premium quality and efficiency, from the best finishes to carefully thought-out floor plans, promising an exciting lifestyle at the crossroads of the Mediterranean seashore.



Situated in a prime location — within easy walking distance to a long coastal stretch of the finest sandy beaches, the bustling city and its rich, inviting heritage

This unique project merges five luxurious apartment buildings amidst vibrant urban living and endless scenic sea views to offer the best of both worlds. eden bay is masterfully designed to feature eighty-eight luxurious apartments, ranging from compact studio apartments to efficient and spacious floorplans of one—to four-bedroom apartments to exclusive penthouses with private rooftops and swimming pools.

Residents indulge in modern comfort with the highest design specifications—high-quality kitchens, solid wood floors, marble bathrooms, and floor-to-ceiling windows.



major benefits

- Sea views;
- 600 meters from the best sandy beach of Paphos tourist area
- Gated projects with resident facilities: swimming pool, SPA, business lounge, gym and covered parking;
- City amenities around the corner;
- 2 minutes walk from the 5-star Elysium Hotel;

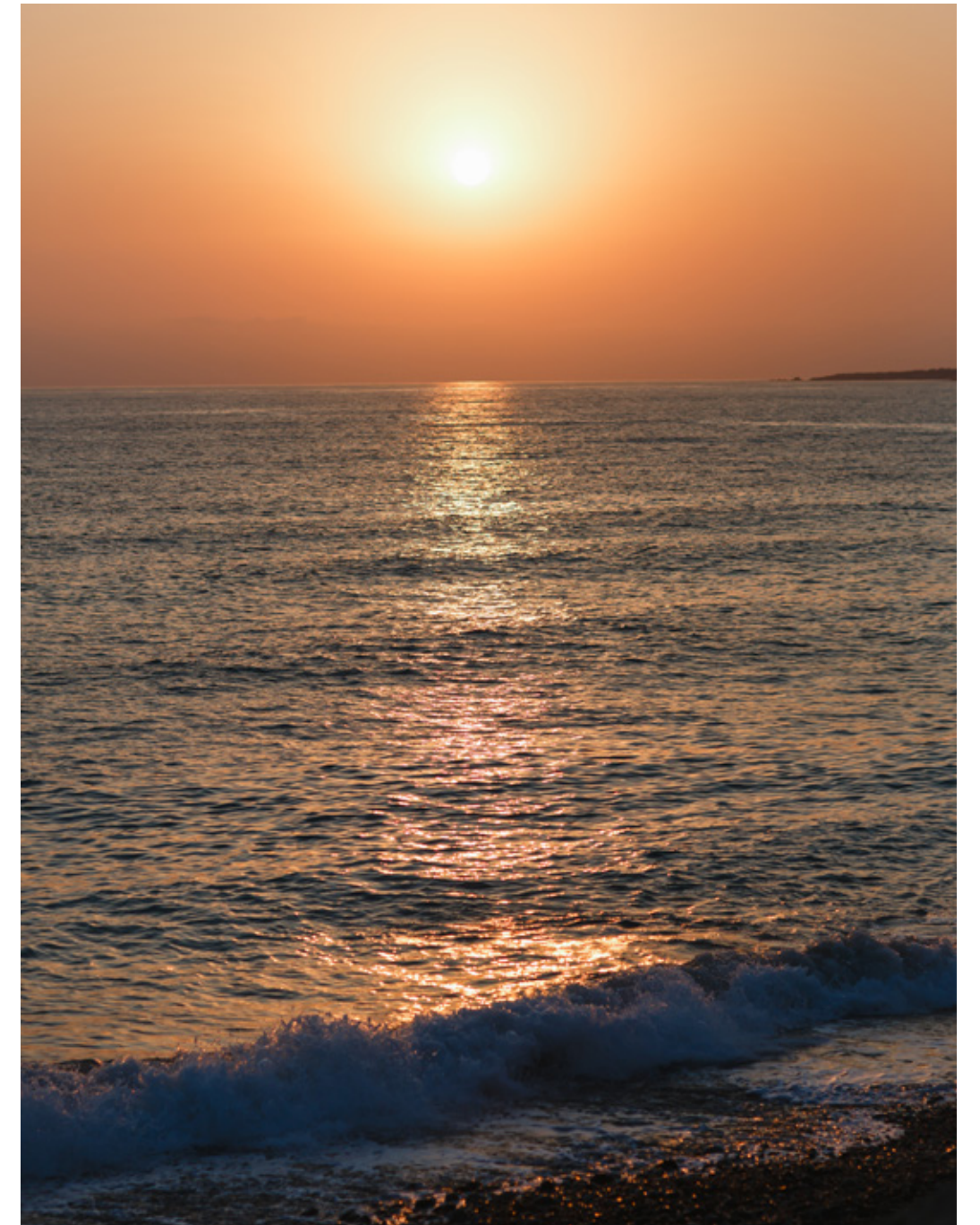
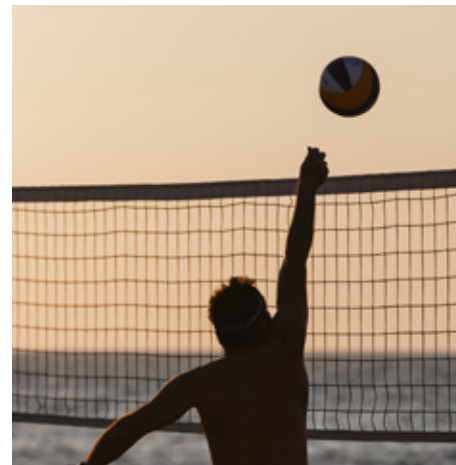
- 5 minutes walk to the Kings Avenue Mall;
- Spacious layouts;
- Top standard finishes with parquet floors and marble in bathrooms;
- Underfloor heating and central air conditioning.



⋮ Paphos

Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences

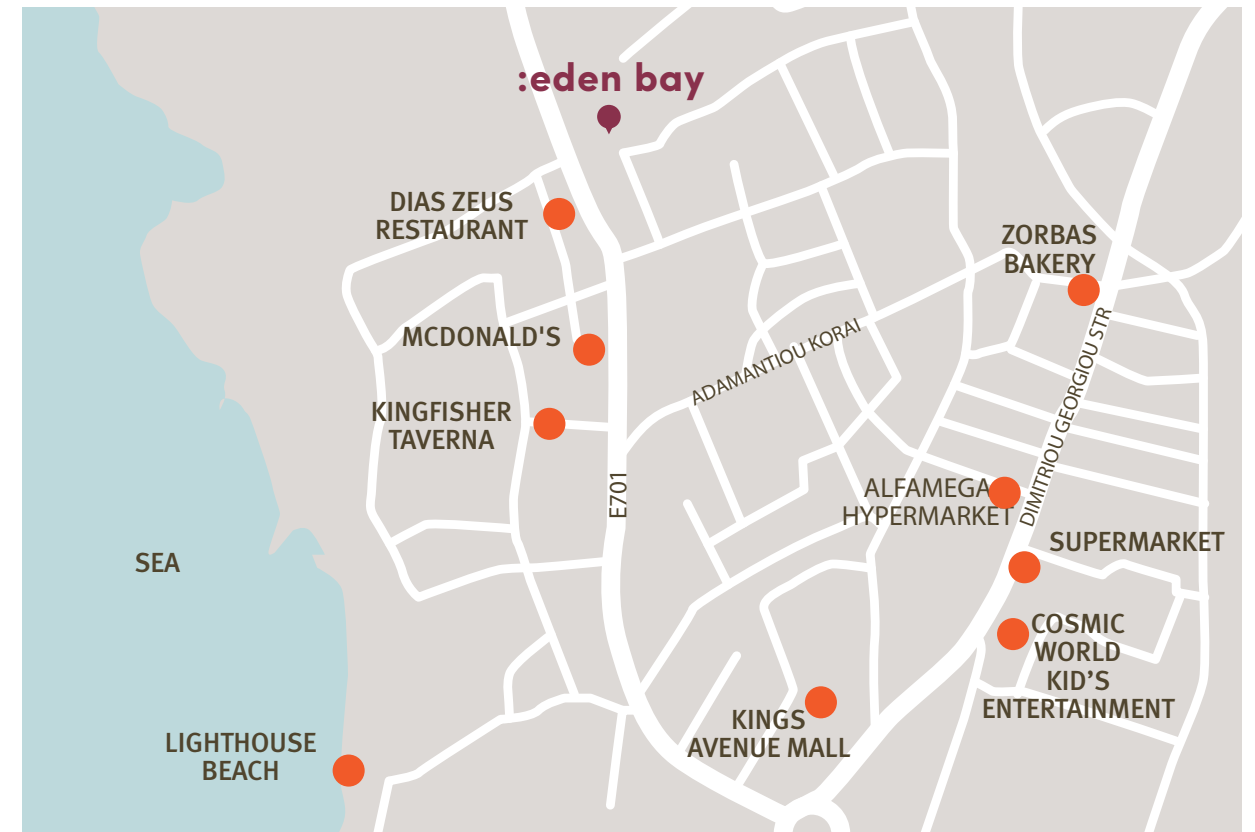
Paphos is a picturesque coastal and vibrant resort city in Cyprus, situated on the west coast of the Mediterranean island and is a treasure trove of unique experiences. The city is a harmonious blend of the ancient, the old, and the new, boasting multiple sites on UNESCO's World Heritage List and offering world-class restaurants and accommodation. Ancient sites, pristine beaches, a charming harbor, unspoiled countryside, breathtaking sunsets, and gastronomic experiences are just a glimpse of the myriad pleasures and attractions that city dwellers and visitors can enjoy.



location

A haven of relaxation by the sea and an elevated horizon, creating a timeless vista where the sky meets the sea

:eden bay is situated in Kato Paphos, surrounded by picturesque nature, cityscapes, and rich historical heritage. Located close to the sea, it offers a haven of relaxation by the sea and an elevated horizon, creating a timeless vista where the sky meets the sea. Easy access to the city amenities and necessities merged with a gateway to the glorious past – all conveniently located within walking distance—redefining luxurious urban living.



location



• exterior



• exterior



• exterior



Eden bay is a secure gated community that rigorously adheres to EU safety and fire department regulations.

Eden bay is more than just a place to live – it is a vibrant ecosystem that creates a secure, comfortable, and environmentally responsible environment for families and businesspeople who want to thrive in the dynamic setting of a city without compromising their closeness to nature and love for historical heritage.

The complex is earthquake-resistant, with structural integrity designed to withstand seismic activity, and uses fire-resistant materials to enhance its high-standard safety measures and provide peace of mind for its residents.



resident facilities

The lavish curves of the five blocks embrace two swimming pools, where residents can luxuriate in the island's balmy weather

Modern comfort harmonizes with refined luxury in facilities that elevate everyday life and foster a sense of community. Digital nomads and remote workers will discover elegantly designed co-working spaces where work-life balance is perfectly harmonized within the development's common facilities.



two outdoor swimming pools, sauna, gym, co-working spaces



choice of properties

Block A

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²
1st	A101	Apartment	3	3		2	10%	131.90	28.40	160.30			5.70	34.24	5.70
	A102	Apartment	2	2		1	7%	80.70	21.70	102.40	9.50		2.50	21.87	2.50
	A103	Apartment	1	1		1	4%	52.60	12.50	65.10	10.75		3.20	13.91	3.20
	A104	Apartment	2	2		1	8%	91.40	32.30	123.70			3.00	26.42	3.00
	A105	Apartment	1	1		1	4%	53.50	9.20	62.70			3.20	13.39	3.20
2nd	A201	Apartment	3	3		2	10%	131.90	28.40	160.30			4.70	34.24	4.70
	A202	Apartment	2	2		1	7%	80.70	21.70	102.40			3.40	21.87	3.40
	A203	Apartment	1	1		1	4%	52.60	12.50	65.10			3.00	13.91	3.00
	A204	Apartment	2	2		1	8%	91.40	32.70	124.10			2.80	26.51	2.80
	A205	Apartment	1	1		1	4%	53.50	9.20	62.70			2.50	13.39	2.50
3rd	A301	Apartment	3	3	YES	2	10%	131.90	26.20	158.10		97.00	4.70	33.77	4.70
	A302	Apartment	3	3	YES	2	9%	109.00	32.00	141.00		80.00	5.25	30.12	5.25
	A303	Apartment	3	3	YES	2	10%	115.10	40.60	155.70		97.00	6.50	33.26	6.50
	A304	Apartment	1	1		1	4%	53.50	9.20	62.70			5.30	13.39	5.30

Block B

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²
1st	B101	Apartment	3	3		1	8%	125.30	41.50	166.80			4.45	23.57	194.82
	B102	Apartment	1	1		1	4%	73.00	21.40	94.40			2.80	13.34	110.54
	B103	Apartment	1	1		1	3%	56.30	13.50	69.80			2.40	9.86	82.06
	B104	Apartment	3	3		1	7%	130.30	30.20	160.50			8.20	22.68	191.38
	B105	Apartment	2	2		1	5%	80.70	23.30	104.00	11.60		2.30	14.69	132.59
	B106	Apartment	2.5	2		1	6%	99.80	28.50	128.30			2.50	18.13	148.93
2nd	B201	Apartment	3	3		1	8%	125.30	41.50	166.80			3.95	23.57	194.32
	B202	Apartment	1	1		1	4%	73.00	21.40	94.40			2.40	13.34	110.14
	B203	Apartment	1	1		1	3%	56.30	13.50	69.80			3.20	9.86	82.86
	B204	Apartment	3	3		2	7%	130.30	30.60	160.90			4.05	22.73	187.68
	B205	Apartment	2	2		1	5%	80.70	23.30	104.00			3.95	14.69	122.64
	B206	Apartment	2.5	2		1	6%	99.80	28.50	128.30			3.50	18.13	149.93
3rd	B301	Apartment	3	3	YES	2	8%	125.30	43.00	168.30	7.00	122.00	5.00	23.78	326.08
	B302	Apartment	1	1		1	4%	73.00	21.50	94.50			3.40	13.35	111.25
	B303	Apartment	1	1		1	3%	56.30	13.50	69.80			3.20	9.86	82.86
	B304	Apartment	3	3	YES	2	7%	130.40	28.40	158.80		115.00	7.95	22.44	304.19
	B305	Apartment	4	4	YES	4	11%	179.50	49.60	229.10		141.00	9.00	32.37	411.47

choice of properties

Block C

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²
1st	C101	Apartment	2.5	2		1	8%	95.00	22.80	117.80			2.90	30.09	150.79
	C102	Apartment	1	1		1	5%	53.05	13.60	66.65	9.20		2.80	17.03	95.68
	C103	Studio	Studio	1		1	4%	39.40	15.70	55.10			2.80	14.08	71.98
	C104	Studio	Studio	1		1	4%	40.40	17.20	57.20			2.80	14.61	74.61
	C105	Studio	Studio	1		1	4%	40.40	17.20	57.10			2.80	14.59	74.49
	C106	Apartment	2.5	2		1	8%	103.00	17.30	120.20			2.80	30.70	153.70
2nd	C201	Apartment	2.5	2		1	8%	95.00	23.00	117.80			2.90	30.09	150.79
	C202	Apartment	1	1		1	5%	53.05	13.60	66.65			2.90	17.03	86.58
	C203	Studio	Studio	1		1	4%	39.40	15.70	55.10			2.80	14.08	71.98
	C204	Studio	Studio	1		1	4%	40.40	17.20	57.20			2.80	14.61	74.61
	C205	Studio	Studio	1		1	4%	40.40	17.20	57.10			2.80	14.59	74.49
	C206	Apartment	2.5	2		1	8%	103.00	17.30	120.20			2.80	30.70	153.70
3rd	C301	Apartment	3.5	3	YES	2	10%	121.40	30.00	144.55	5.85	111.00	7.15	36.92	305.47
	C302	Studio	Studio	1		1	4%	40.60	15.30	56.65			2.90	14.47	74.02
	C303	Apartment	1	1		1	7%	63.20	34.60	97.25			2.80	24.84	124.89
	C304	Apartment	3.5	3	YES	2	13%	144.70	34.80	178.60		110.00	6.10	45.62	340.32

Block D

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²
1st	D101	Apartment	2.5	2		1	8%	94.20	22.30	116.50			2.80	21.33	140.63
	D102	Apartment	1	1		1	5%	53.10	13.70	66.80	9.40		2.90	12.23	91.33
	D103	Studio	Studio	1		1	4%	40.40	16.05	56.45			2.90	10.34	69.69
	D104	Studio	Studio	1		1	4%	40.40	16.85	57.25			2.80	10.48	70.53
	D105	Studio	Studio	1		1	4%	40.10	16.80	56.90			2.80	10.42	70.12
	D106	Apartment	2.5	2		1	8%	103.25	17.00	120.25			2.90	22.02	145.17
2nd	D201	Apartment	2.5	2		2	8%	94.20	22.30	116.50			4.50	21.33	142.33
	D202	Apartment	1	1		1	5%	53.10	13.70	66.80			2.80	12.23	81.83
	D203	Studio	Studio	1		1	4%	40.40	16.05	56.45			3.70	10.34	70.49
	D204	Studio	Studio	1		1	4%	40.40	16.85	57.25			3.25	10.48	70.98
	D205	Studio	Studio	1		1	4%	40.10	16.80	56.90			2.80	10.42	70.12
	D206	Apartment	2	2		2	8%	103.25	17.00	120.25			3.30	22.02	145.57
3rd	D301	Apartment	3.5	3	YES	2	10%	120.90	29.20	150.10		110.70	5.15	27.48	293.43
	D302	Studio	Studio	1		1	4%	40.50	16.05	56.55			3.50	10.35	70.40
	D303	Apartment	1	1		1	7%	67.00	30.30	97.30			3.30	17.82	118.42
	D304	Apartment	3.5	3	YES	2	12%	144.65	33.70	178.35		110.00	4.65	32.66	325.66

choice of properties

Block E

FLOOR	UNIT NO	PROPERTY TYPE	BEDROOMS	BATHROOMS	PRIVATE SWIMMING POOL	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	UNCOVERED VERANDA	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA M ²
1st	E101	Apartment	1	1		1	4%	67.90	15.65	83.55			3.15	12.01	98.71
	E102	Apartment	2	2		2	4%	83.25	15.95	99.20	8.55		3.05	14.26	125.06
	E103	Apartment	1	1		1	3%	54.45	20.40	74.85			3.00	10.76	88.61
	E104	Apartment	1	1		1	3%	54.25	18.55	72.80			3.00	10.46	86.26
	E105	Studio	Studio	1		1	2%	37.80	9.40	47.20			2.95	6.78	56.93
	E106	Studio	Studio	1		1	3%	41.80	18.20	60.00			2.85	8.62	71.47
	E107	Apartment	2.5	2		2	6%	103.35	28.10	131.45	8.00		3.05	18.89	161.39
	E108	Apartment	1	1		1	3%	56.10	11.20	67.30			2.90	9.67	79.87
	E109	Apartment	2.5	2		2	5%	95.10	24.85	119.95			2.90	17.24	140.09
2nd	E201	Apartment	1	1		1	4%	67.90	15.65	83.55			3.10	12.01	98.66
	E202	Apartment	2	2		2	4%	83.25	15.95	99.20			6.85	14.26	120.31
	E203	Apartment	1	1		1	3%	54.45	20.40	74.85			2.90	10.76	88.51
	E204	Apartment	1	1		1	3%	54.25	18.55	72.80			2.90	10.46	86.16
	E205	Studio	Studio	1		1	2%	37.80	9.40	47.20			2.90	6.78	56.88
	E206	Studio	Studio	1		1	3%	41.80	18.20	60.00			2.90	8.62	71.52
	E207	Apartment	2.5	2		2	6%	103.35	28.10	131.45			4.75	18.89	155.09
	E208	Apartment	1	1		1	3%	56.10	11.20	67.30			2.90	9.67	79.87
	E209	Apartment	2.5	2		2	5%	95.10	24.85	119.95			4.10	17.24	141.29
3rd	E301	Apartment	3	3	YES	2	6%	124.90	19.80	144.70	8.25	110.10	7.50	20.80	291.35
	E302	Apartment	1	1		1	3%	58.20	15.70	73.90			2.90	10.62	87.42
	E303	Apartment	2	2		1	5%	84.90	29.20	114.10			3.45	16.40	133.95
	E304	Apartment	3	3	YES	2	8%	140.40	34.75	175.15		110.70	6.05	25.17	317.07
	E305	Studio	Studio	1		1	3%	41.90	18.50	60.40			2.80	8.68	71.88
	E306	Apartment	1	1		1	3%	56.00	11.95	67.95			3.45	9.77	81.17
	E307	Apartment	2.5	2		2	5%	95.00	24.95	119.95			3.95	17.24	141.14

• ground floor site plan



• floor plans

ground floor
block a and b



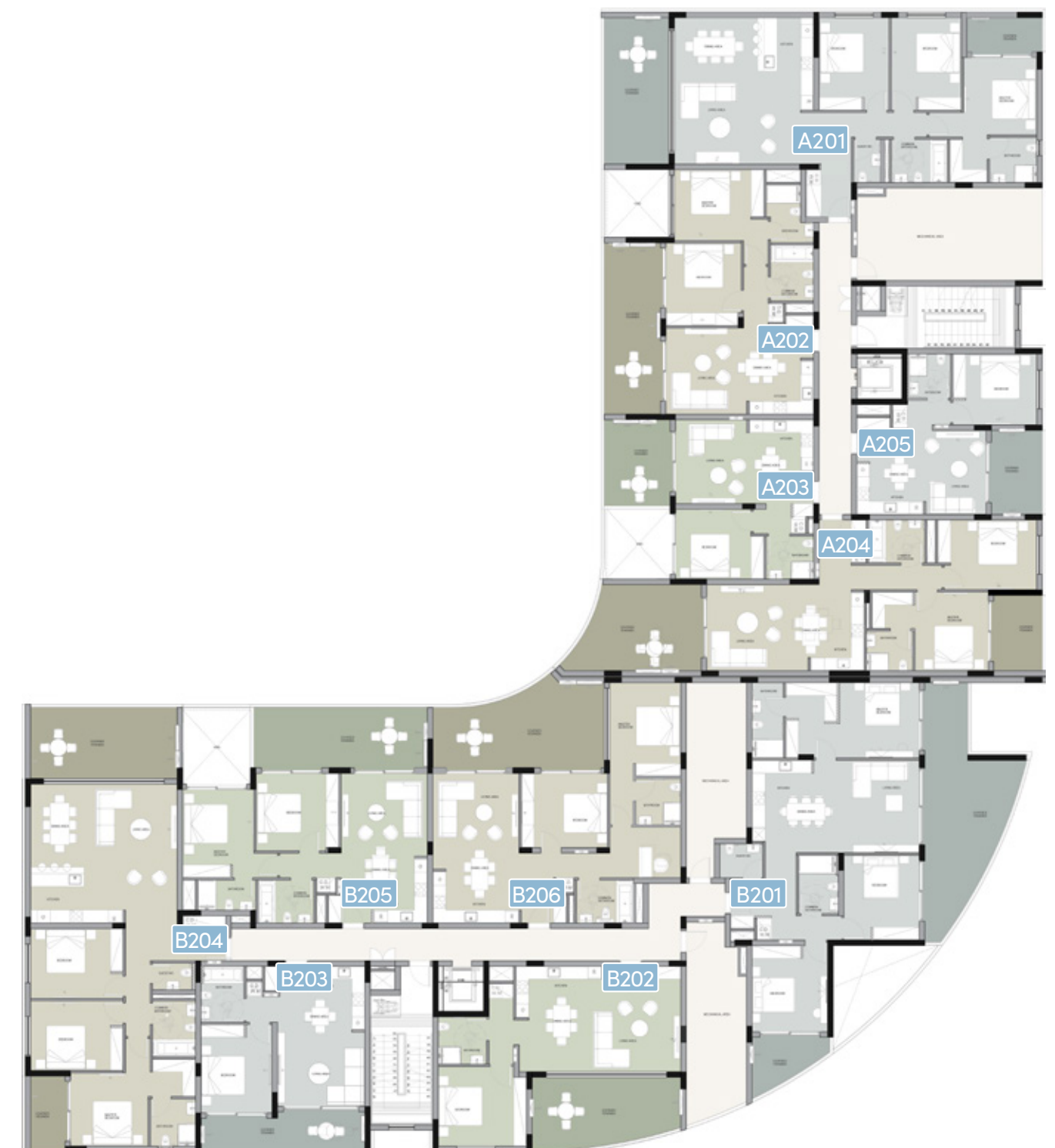
• floor plans



1st floor
Block A and B



2nd floor
Block A and B



• floor plans



3rd floor
Block A and B



Roof plan
Block A and B



• floor plans

Ground floor
Block C, D, E



• floor plans



1st floor
Block C & D



• floor plans

2nd floor
Block C & D



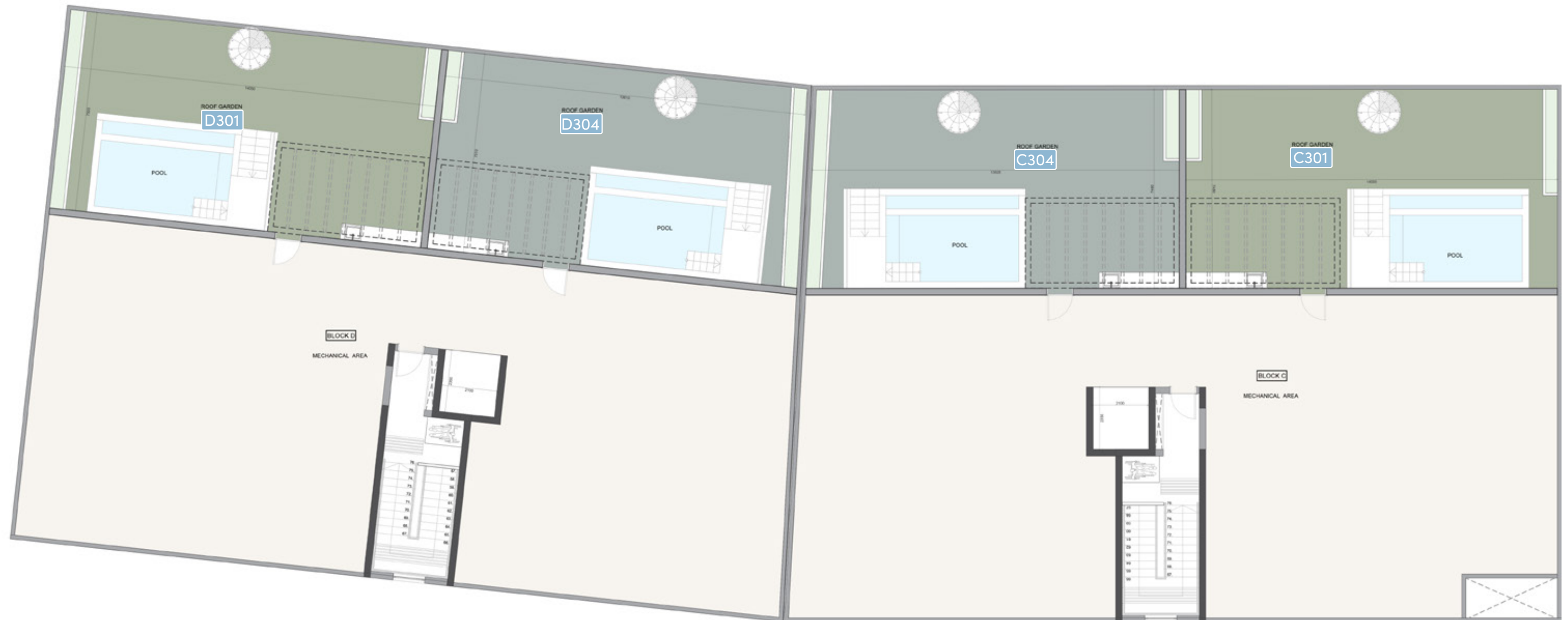
• floor plans

3rd floor
Block C & D



• floor plans

Roof plan
Block C & D



• floor plans



1st floor
Block E



2nd floor
Block E



• floor plans



3rd floor
Block E



Roof plan
Block E



• sustainability



We are committed to crafting projects that resonate with our high sustainability standards and are a testament to our efforts for a greener future:

- Landscaped gardens with a careful selection of local herbs and citrus trees create green habitats within the urban setting, creating a pleasant environment and naturally enhancing air quality;
- The design prioritizes natural elements- utilizing orientation and large floor-to-ceiling windows to enhance natural indoor light and air circulation;
- Photovoltaic panels that convert solar energy into electricity and reduce energy consumption—supporting energy self-sufficiency;
- Use of energy-efficient construction materials, high-performance insulation, energy-efficient lighting, and double-glazed windows;
- Class A building rating for energy efficiency.

note: movable furniture, home appliances & interior items are extras



*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. The type of materials and colors used in the finishes may vary from the displayed images and text



• signature finishes

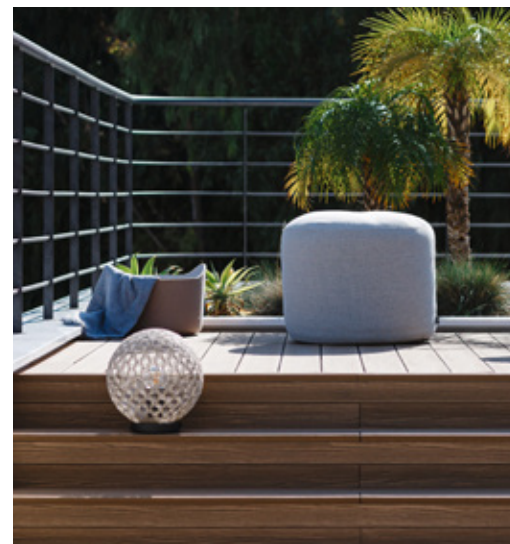
bbf: elegance

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:

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



bbf: Head office

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