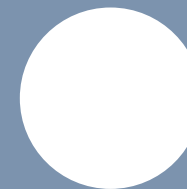




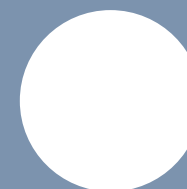
matisse



bbf:



inspiration is your new way of living

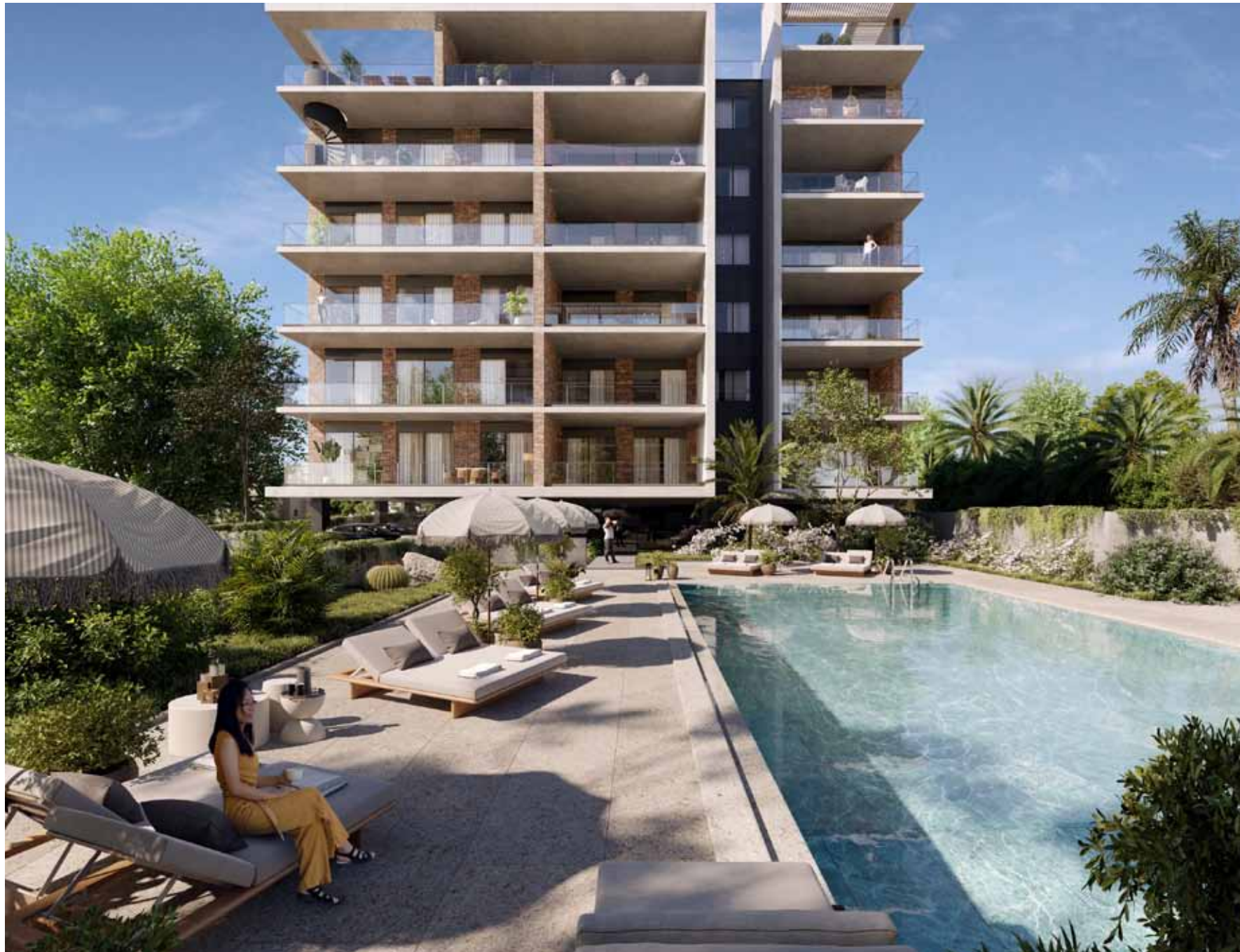




# :matisse

**A magnificent project in the heart of an exclusive high end area that offers an opulent lifestyle with tranquillity and serenity**

Each luxurious apartment is created to be enriched by your vision, using floor to ceiling windows looking out to breathtaking views of the vibrant city and neighbouring hills as your backdrop. Experience a comfortable sophisticated home kitted out with those homely touches and well thought out details. Each apartment provides an intelligent and functional design that inspires that feeling of pure luxury.



**All the residences welcome you with contemporary gourmet quality kitchen layouts, living and dining areas**

Designed perfectly for food preparation and entertainment and bathrooms and toilets complemented with indulgent sanitary ware. Finding a pocket of calm at :matisse is a must, relax and enjoy a sauna or relieve your stress through exercise at the fully equipped gym followed by a breath of fresh air on your veranda overlooking stunning views of your bustling locale.





# major benefits

- | 350 meters to the sandy Dasoudi Beach with Eucalyptus Park;
- | One of the most prestigious areas in Limassol;
- | Tranquil and peaceful neighbourhood;
- | City amenities are within walking distance;
- | Fully equipped gym and yoga room;
- | Common swimming pool, sauna, steam room;

- | Covered parking;
- | Spacious living and dining areas;
- | Breathtaking city views;
- | High ceilings of 3.15 meters;
- | High standards of finish;
- | Under floor heating and air conditioning.





# • exterior



**350 meters to the sandy  
Dasoudi beach with  
eucalyptus park**



# •introduction

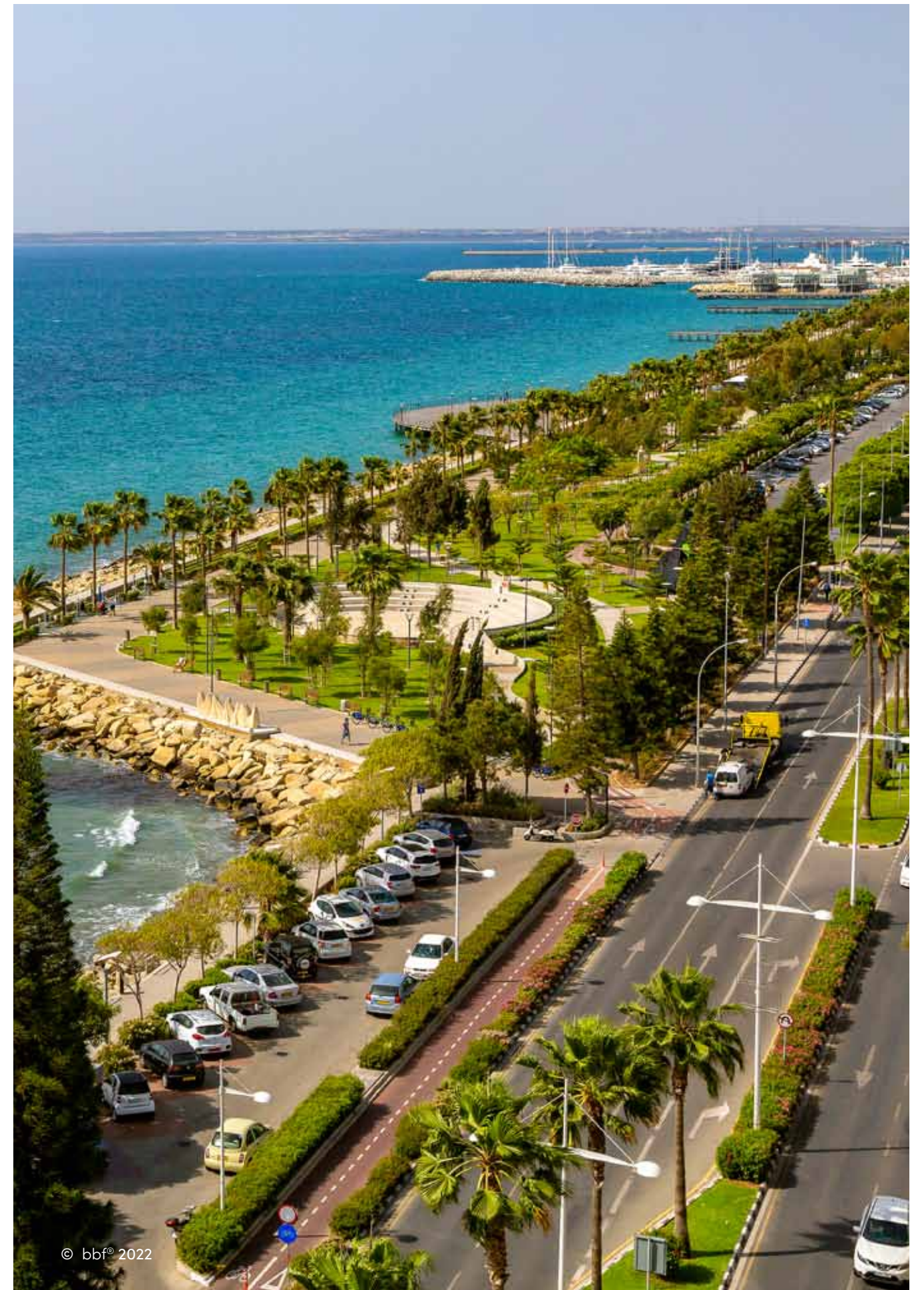
**Limassol combines the fast pace of a city and the comfort of a first-class Mediterranean resort**

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

**Outside your  
idyllic luxurious  
home, you are  
blessed with  
an incredible  
location  
situated near  
Germasogeia**

Just off one of the most desirable roads in Limassol, Papas area. Germasogeia serves up every simple aspect you could ever dream of on a silver spoon, from fine dining to high end boutiques and from business centres to leisure activities and everything in between. 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. From enticing water sports to pleasurable fun and games, Limassol is the place to be.

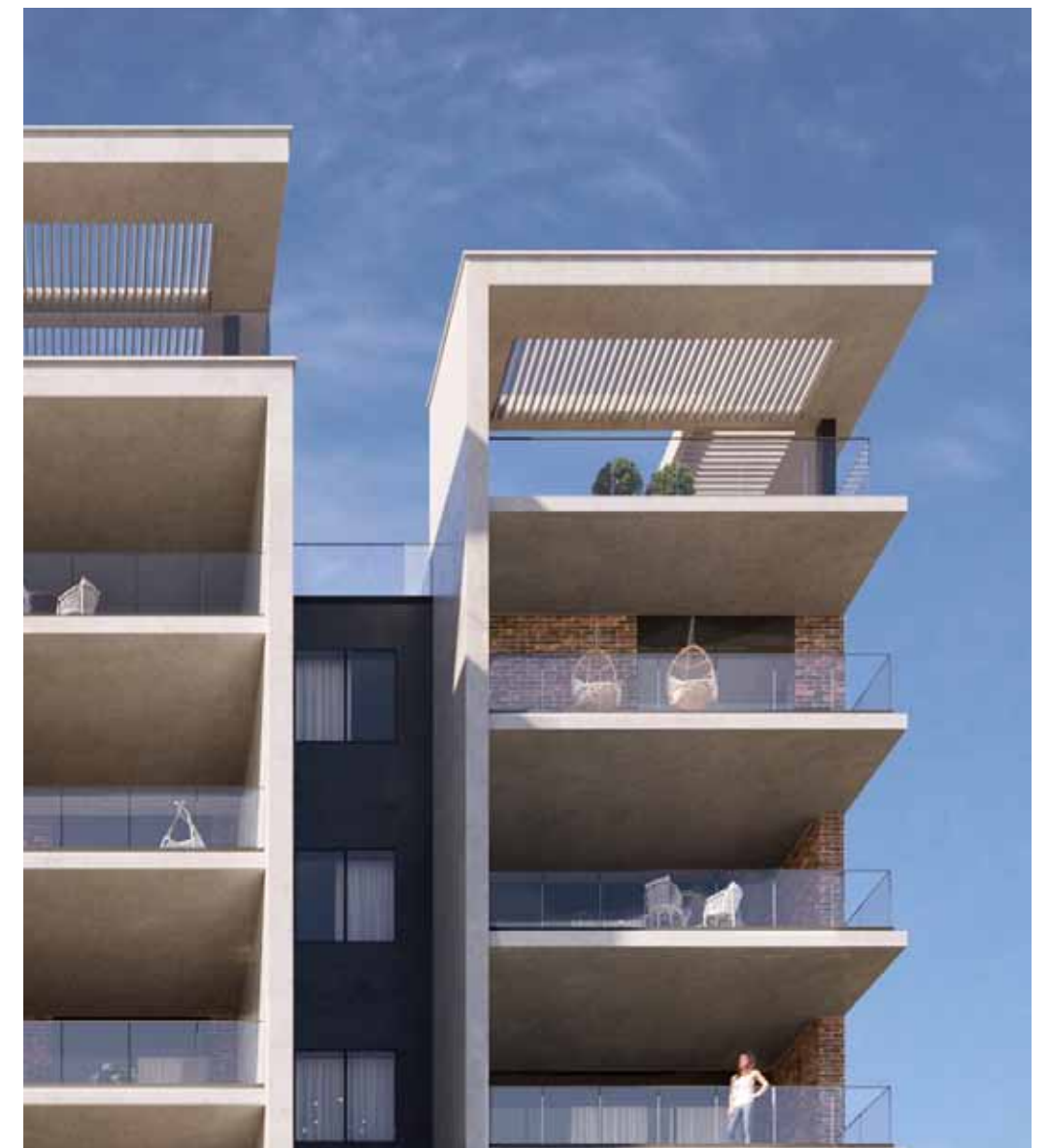




# • exterior



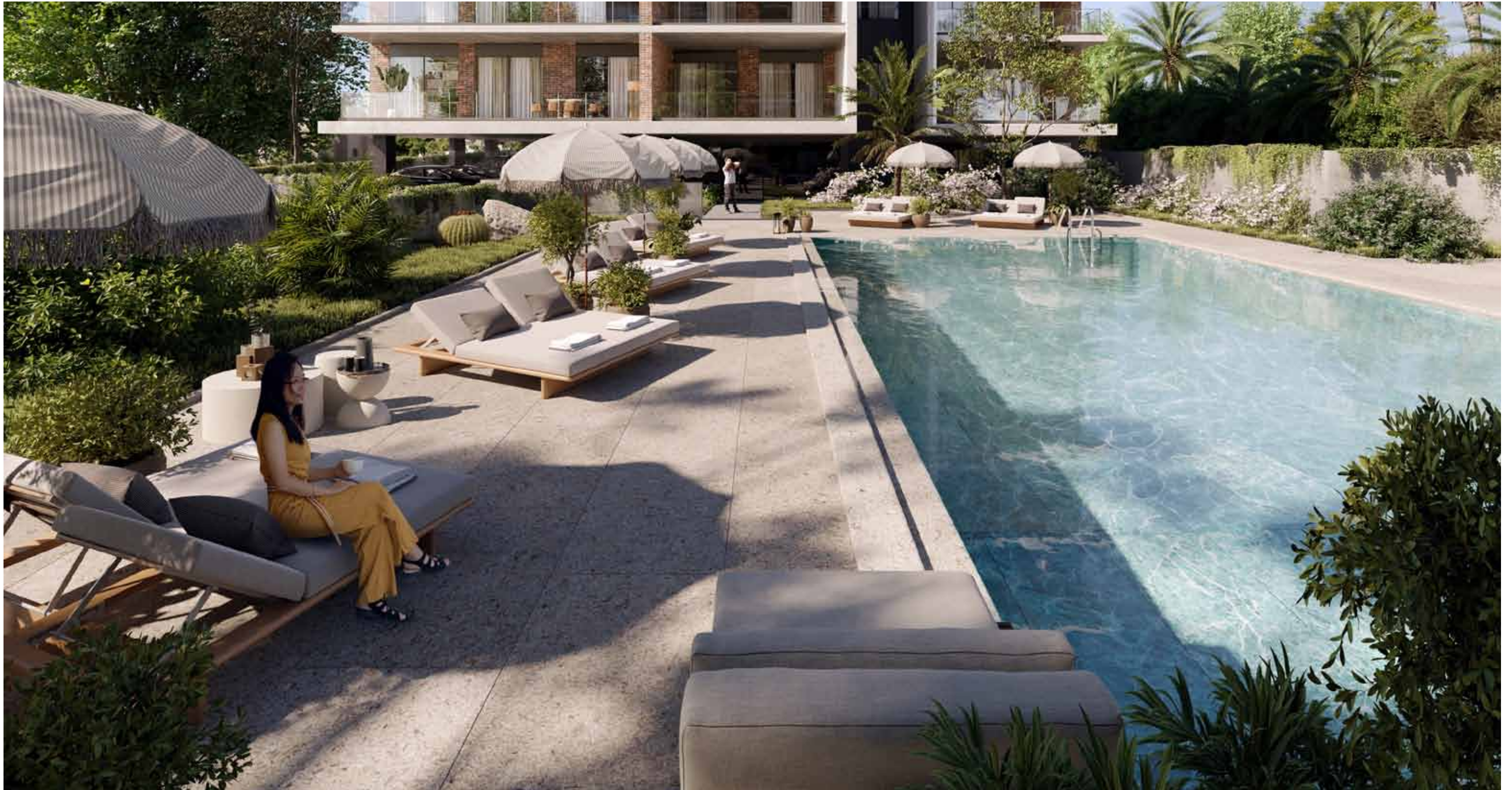
**Tranquil and  
peaceful  
neighbourhood**





## ◉ exterior

**Residents will  
luxuriate the communal  
swimming pool**





# • exterior





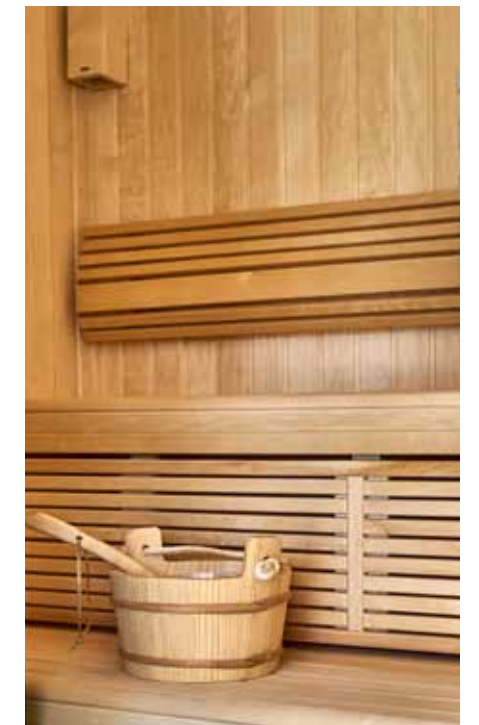
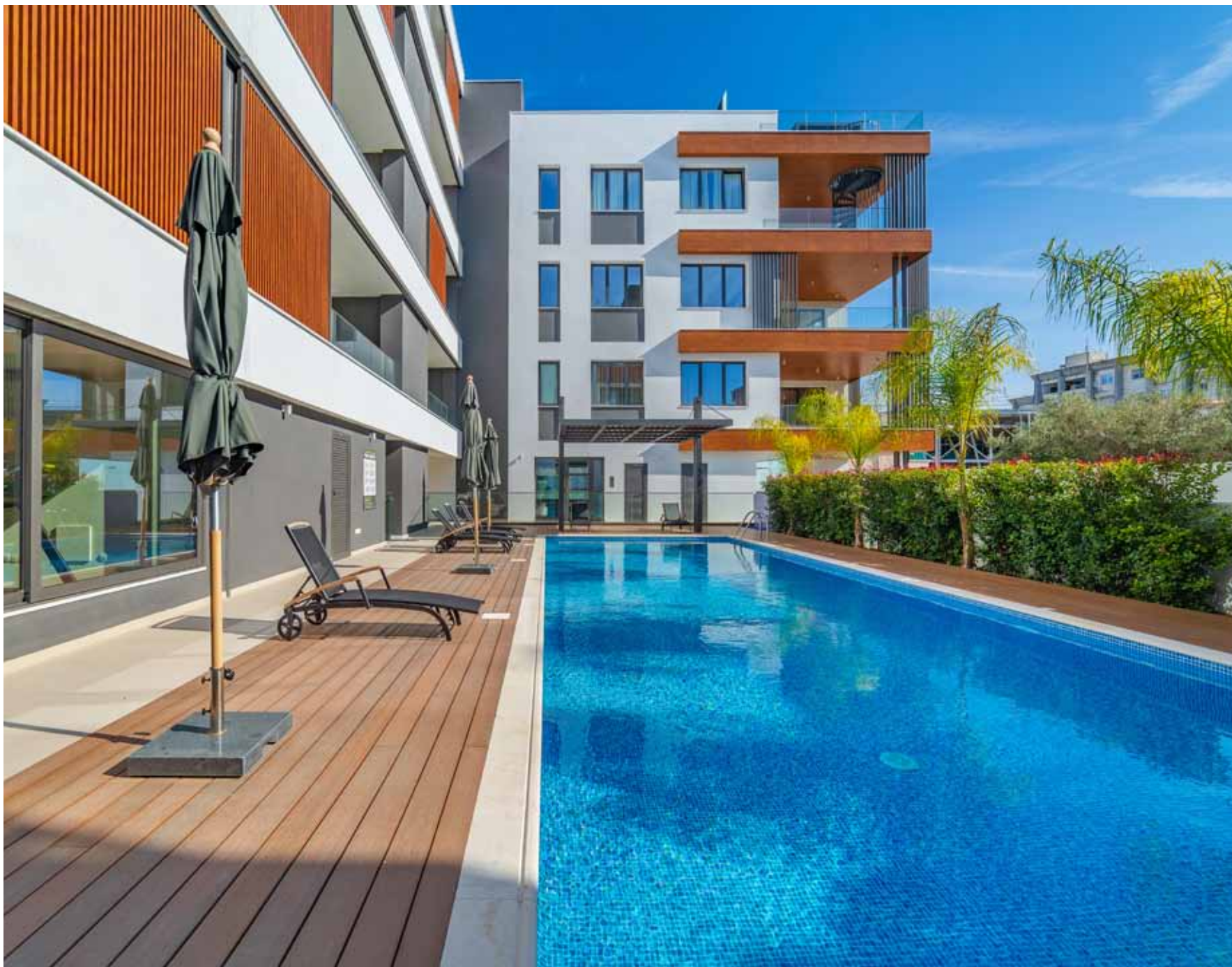
# • exterior





## • resident facilities

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





## • resident facilities





# choice of properties

## block a

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	AUXILIARY AREA M² FLOOR AREA	PRIVATE SWIMMING POOL	ROOF TERRACE M²	PLANTER AREA M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
101	Apartment	4	3	1	150.00	39.00					4.05	36.62	229.67
102	Apartment	2	2	1	85.00	34.50					4.05	23.15	146.70
103	Apartment	2	2	1	93.00	27.50					4.05	23.35	147.90
104	Apartment	2	2	1	92.00	16.00					4.20	20.92	133.12
105	Apartment	1	1	1	57.00	12.00					4.20	13.37	86.57
201	Apartment	3	2	1	122.00	31.50					4.20	29.74	187.44
202	Apartment	2	2	1	85.50	34.50					5.41	23.25	148.66
203	Apartment	2	2	1	93.00	27.50					4.75	23.35	148.60
204	Apartment	2	2	1	92.00	16.00					4.75	20.92	133.67
205	Apartment	1	1	1	57.00	12.00					3.86	13.37	86.23
301	Apartment	4	3	1	150.00	39.00					3.86	36.62	229.48
302	Apartment	2	2	1	85.00	34.50					3.82	23.15	146.47
303	Apartment	2	2	1	93.00	27.50					4.03	23.35	147.88
304	Apartment	2	2	1	92.00	16.00					4.03	20.92	132.95
305	Apartment	1	1	1	57.00	12.00					3.13	13.37	85.50
401	Apartment	4	3	1	150.00	39.00					3.13	36.62	228.75
402	Apartment	2	2	1	85.00	34.50					3.13	23.15	145.78
403	Apartment	2	2	1	93.00	27.50					3.19	23.35	147.04
404	Apartment	2	2	1	92.00	16.00					3.19	20.92	132.11
405	Apartment	1	1	1	57.00	12.00					3.94	13.37	86.31
501	Apartment	3	2	2	122.00	31.50					3.58	29.74	186.82
502	Apartment	2	2	1	85.50	34.50					5.36	23.25	148.61
503	Penthouse	3	3	2	117.00	30.00	6th10.50	YES	70.20	1.51	4.20	30.51	263.92
504	Penthouse	3	3	2	132.00	23.00	6th10.50	YES	56.27	1.51	4.20	32.06	259.54
601	Penthouse	3	4	2	302.50	90.50					11.25	101.23	826.98
601	Penthouse		2			7.50	7th122.00	YES	192.00				

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

## block b

UNIT NO	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PARK SPAC-ES	IN-DOOR AREA M²	COV. VERAN-DA M²	AUXILIARY AREA M² FLOOR AREA	PRIVATE SWIM-MING POOL	UNCOV-ERED VERANDA M²	STORAGE M²	COMMON AREA PER UNIT M²	TOTAL AREA M²
101	Apartment	4	3	2	150.00	41.00				4.20	23.77	218.97
102	Apartment	2	2	1	87.00	35.00				4.05	15.19	141.24
103	Apartment	2	2	1	93.00	29.00				4.05	15.19	141.24
104	Apartment	2	2	1	90.00	18.00				4.00	13.44	125.44
105	Apartment	1	1	1	57.00	12.00				3.19	8.59	80.78
201	Apartment	3	2	2	118.00	35.00				3.19	19.04	175.23
202	Apartment	2	2	1	87.00	35.00				3.71	15.19	140.90
203	Apartment	2	2	1	93.00	29.00				3.51	15.19	140.70
204	Apartment	2	2	1	90.00	18.00				3.51	13.44	124.95
205	Apartment	1	1	1	57.00	12.00				3.51	8.59	81.10
301	Apartment	4	3	2	150.00	41.00				3.84	23.77	218.61
302	Apartment	2	2	1	87.00	35.00				2.93	15.19	140.12
303	Apartment	2	2	1	93.00	29.00				2.93	15.19	140.12
304	Apartment	2	2	1	90.00	18.00				2.93	13.44	124.37
305	Apartment	1	1	1	57.00	12.00				3.40	8.59	80.99
401	Apartment	4	3	2	150.00	41.00				4.44	23.77	219.21
402	Apartment	2	2	1	87.00	35.00				3.45	15.19	140.64
403	Apartment	2	2	2	93.00	29.00				2.93	15.19	140.12
404	Apartment	2	2	1	90.00	18.00				3.67	13.44	125.11
405	Apartment	1	1	1	57.00	12.00				5.41	8.59	83.00
501	Penthouse	2	4	2	122.00	31.50	6th45.00	YES	55.17	7.30	24.71	285.68
502	Penthouse	2	4	2	116.00	47.00	6th41.00	YES	154.52	7.30	25.39	391.21
503	Penthouse	2	3	2	123.00	91.50	5th56.00	YES	79.01	7.30	39.52	443.33
							6th47.00					

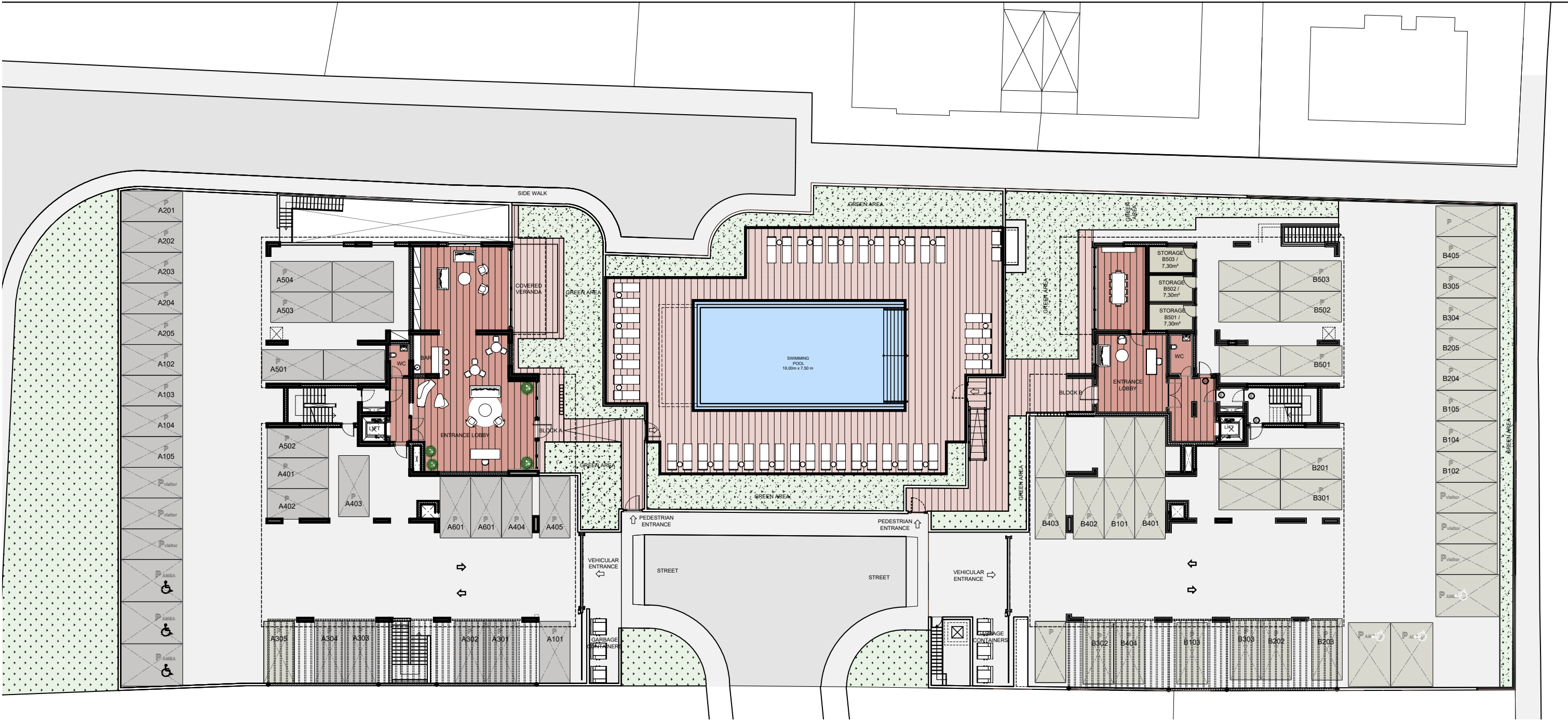
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



# master plan

block a

block b





# master plan

block a

block b

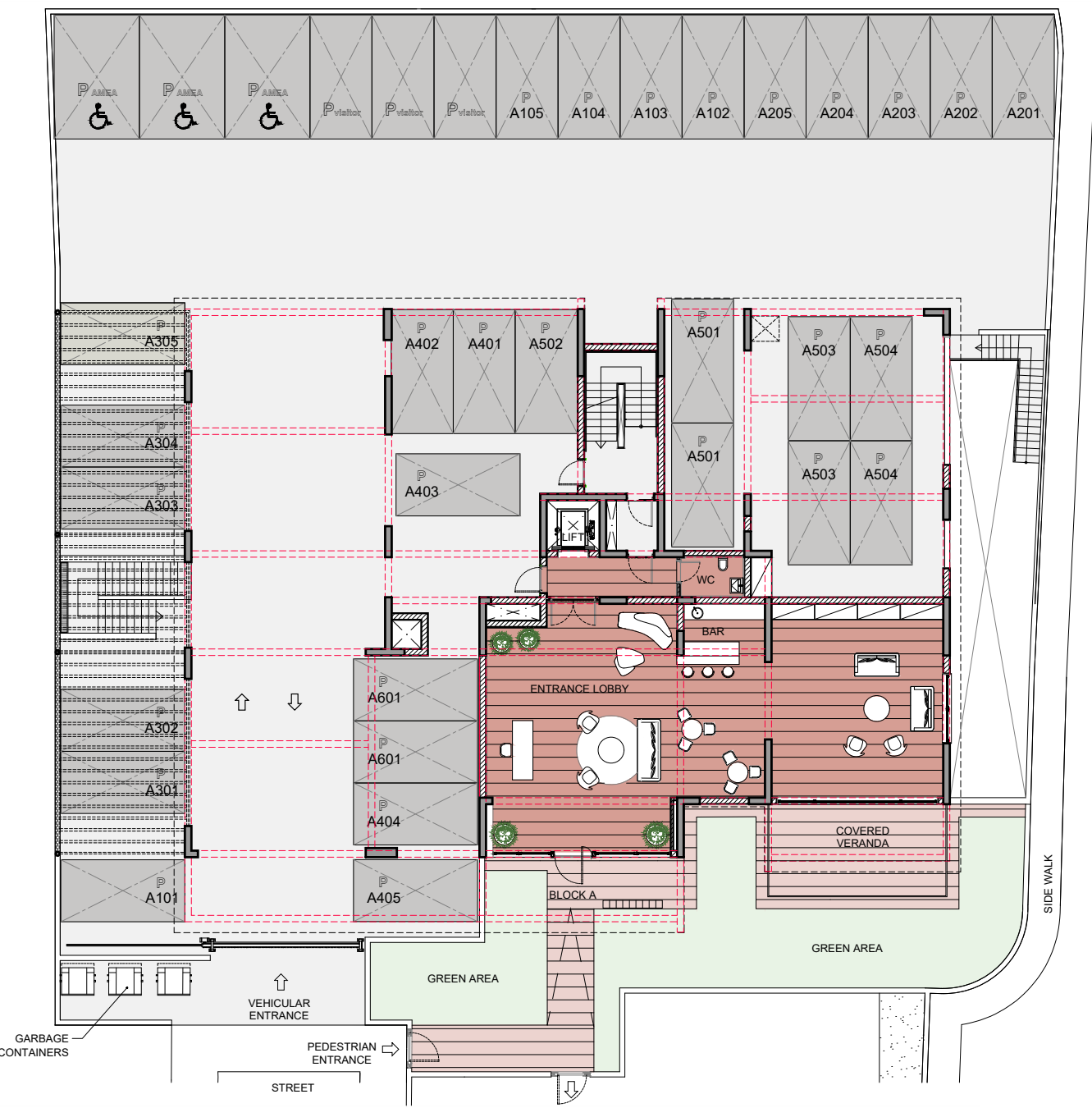




# ⦿ floor plans block a



ground floor



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





# • floor plans block a



## basement



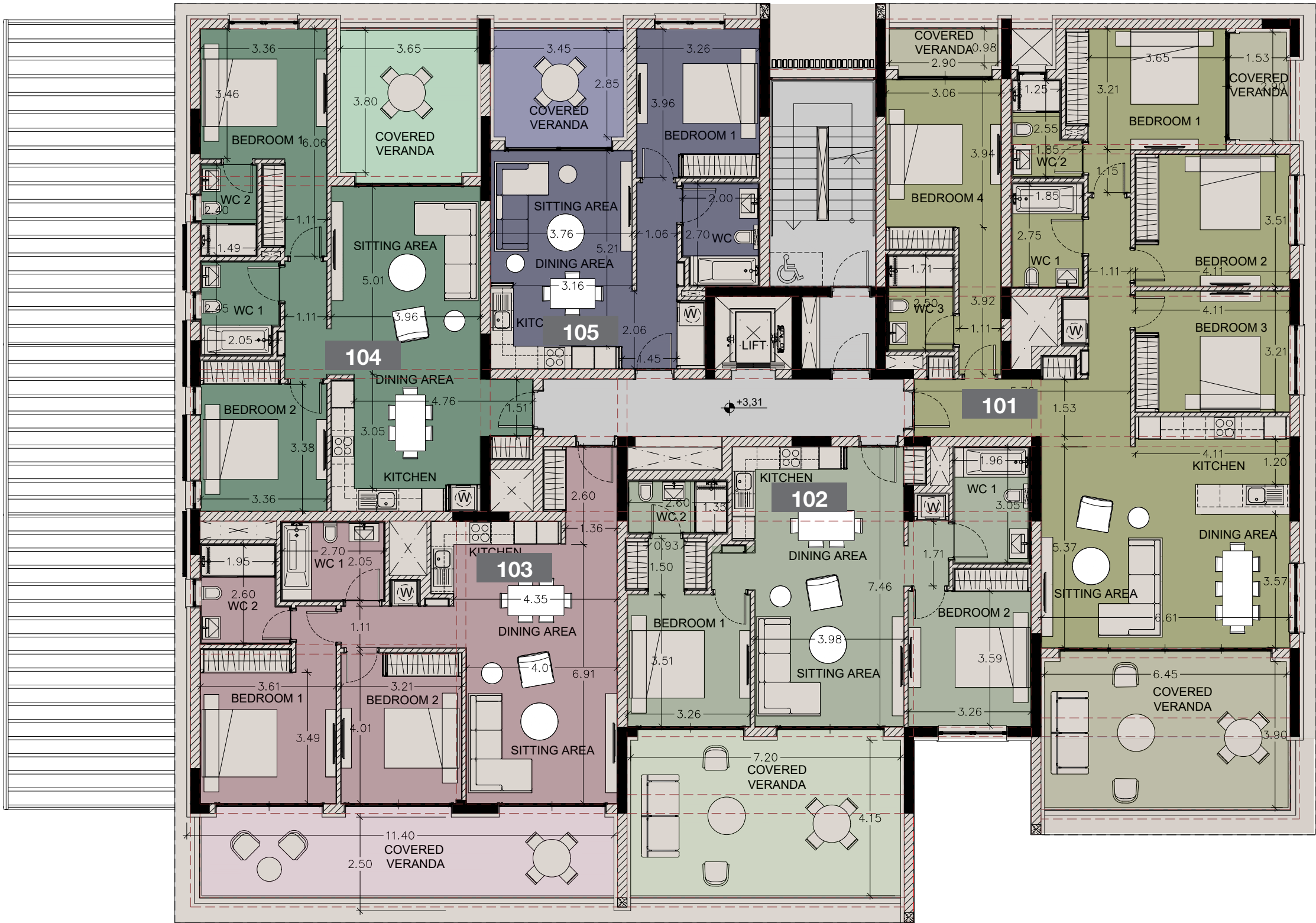


# • floor plans block a



## 1st Floor

Unit N°	Total Area, m²
101	229.67
102	146.70
103	147.90
104	133.12
105	86.57



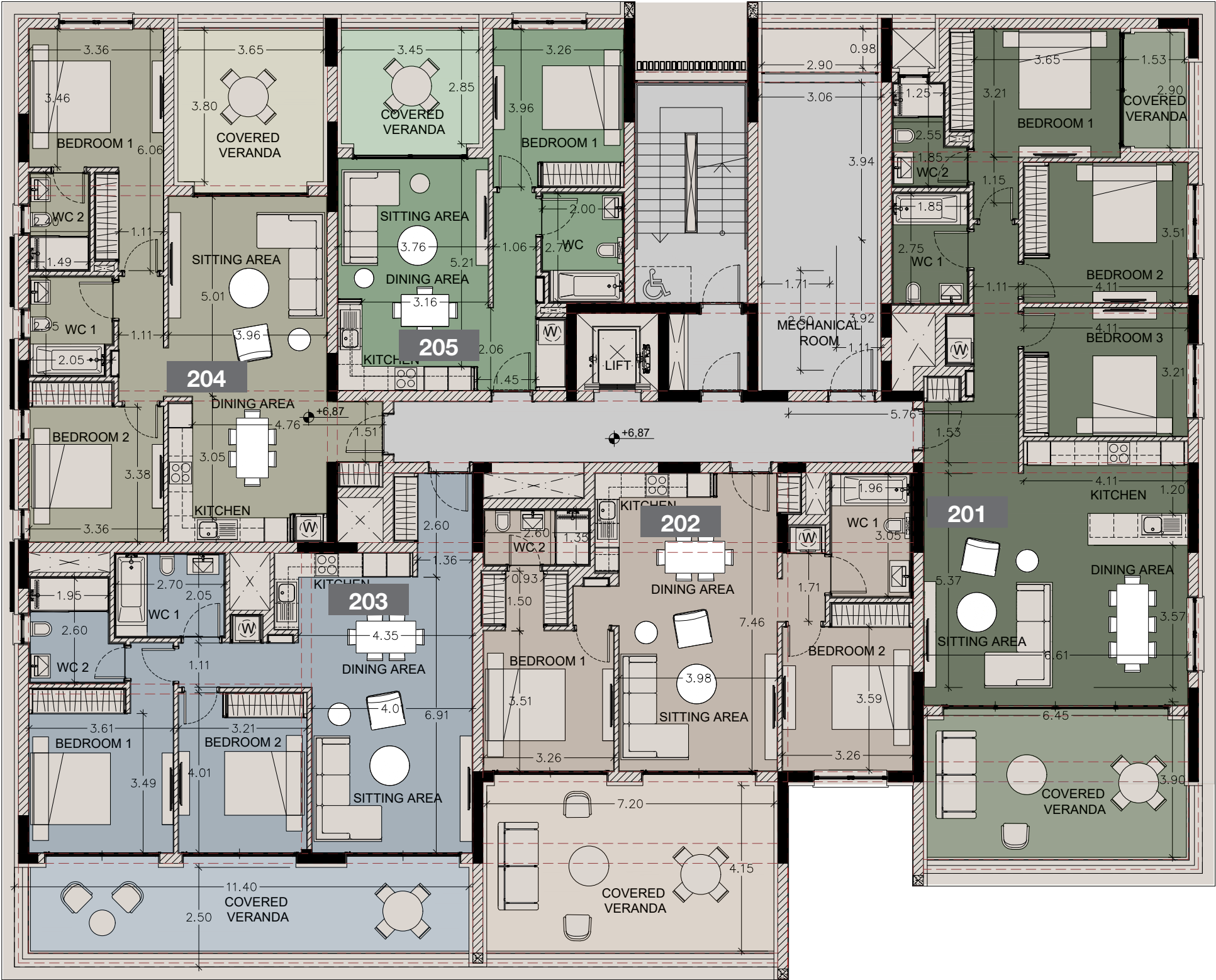


# • floor plans block a



## 2nd Floor

Unit N°	Total Area, m²
201	187.44
202	148.66
203	148.60
204	133.67
205	86.23



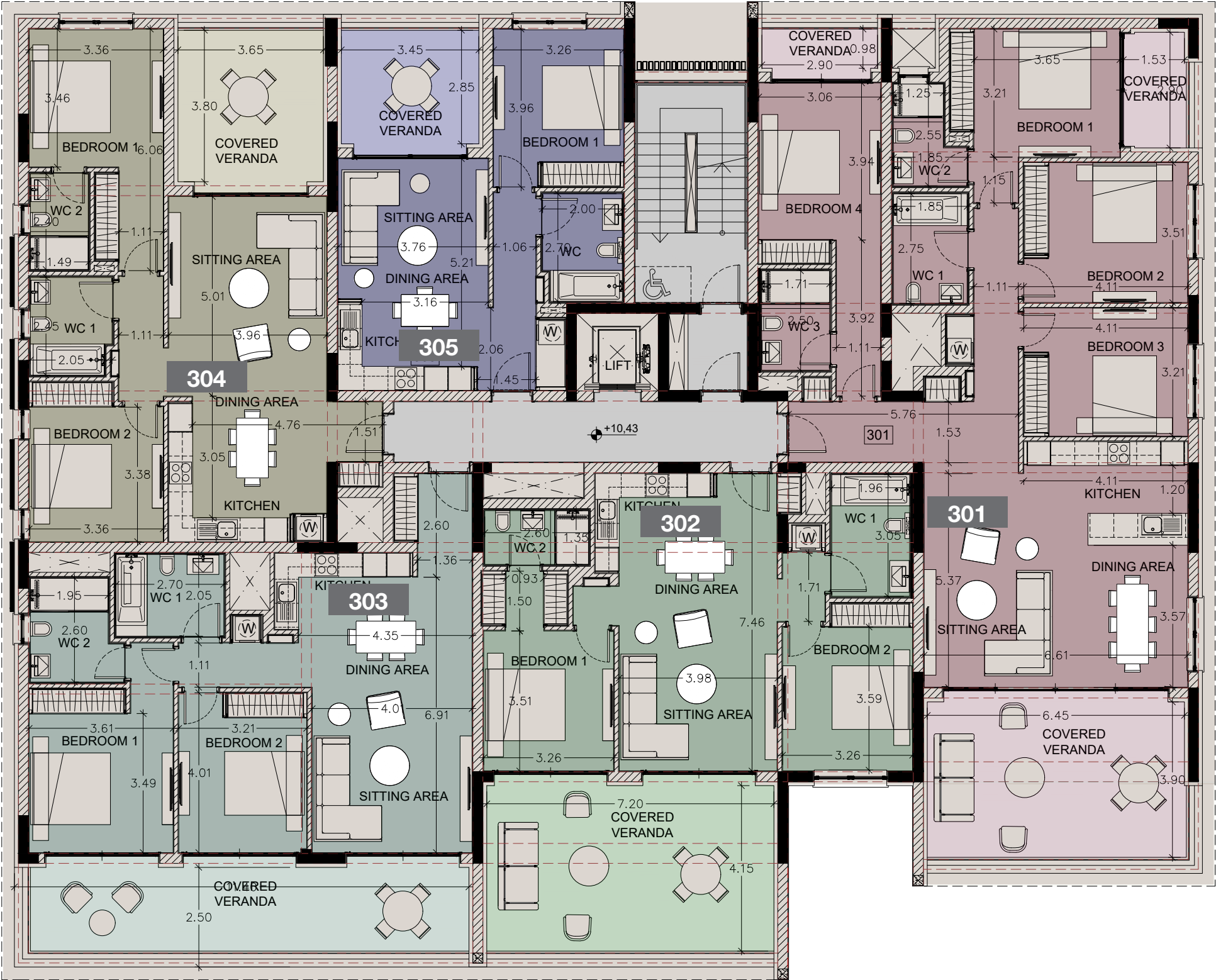


# • floor plans block a



## 3rd Floor

Unit N°	Total Area, m²
301	229.48
302	146.47
303	147.88
304	132.95
305	85.50



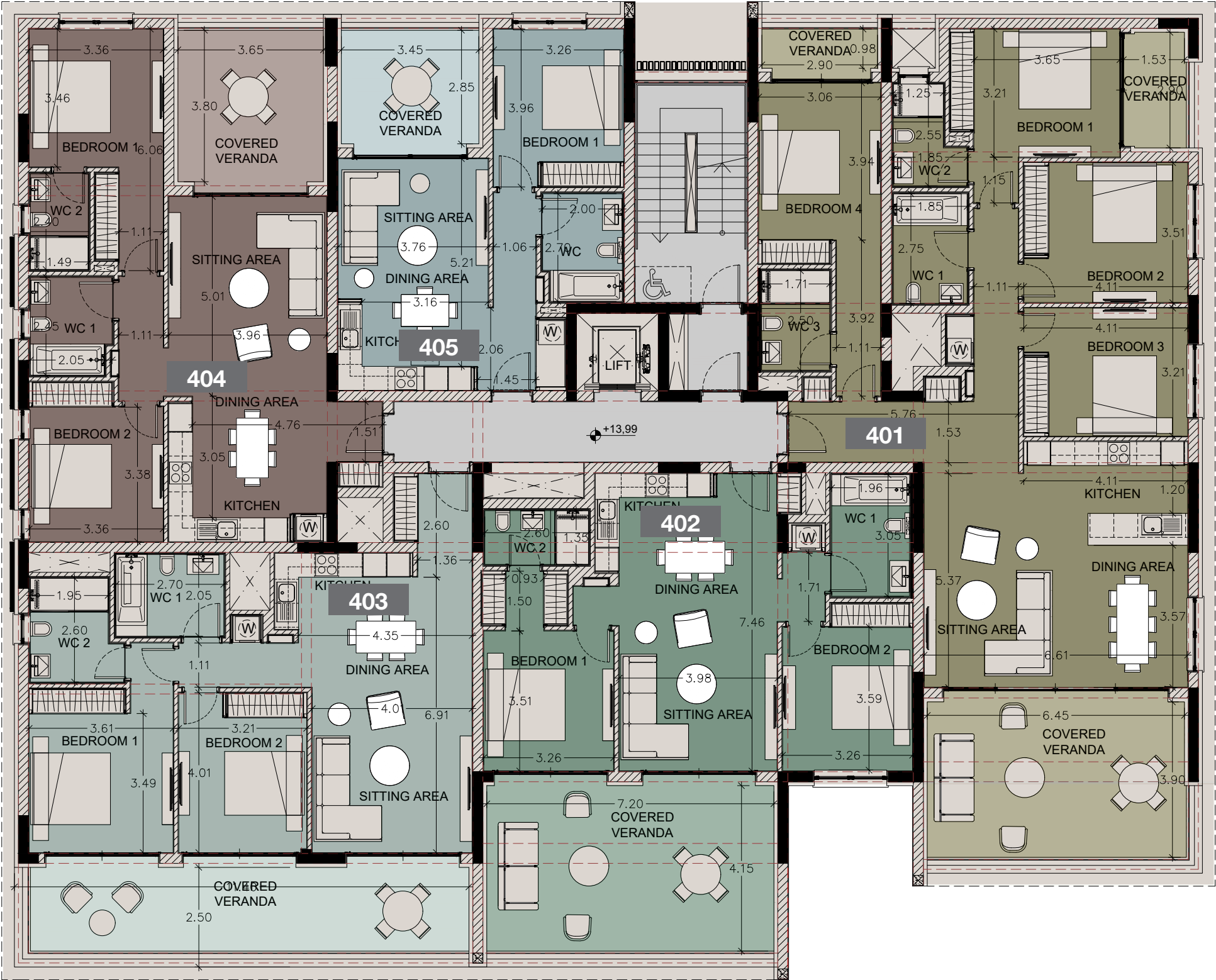


# • floor plans block a



## 4th Floor

Unit N°	Total Area, m²
401	228.75
402	145.78
403	147.04
404	132.11
405	86.31



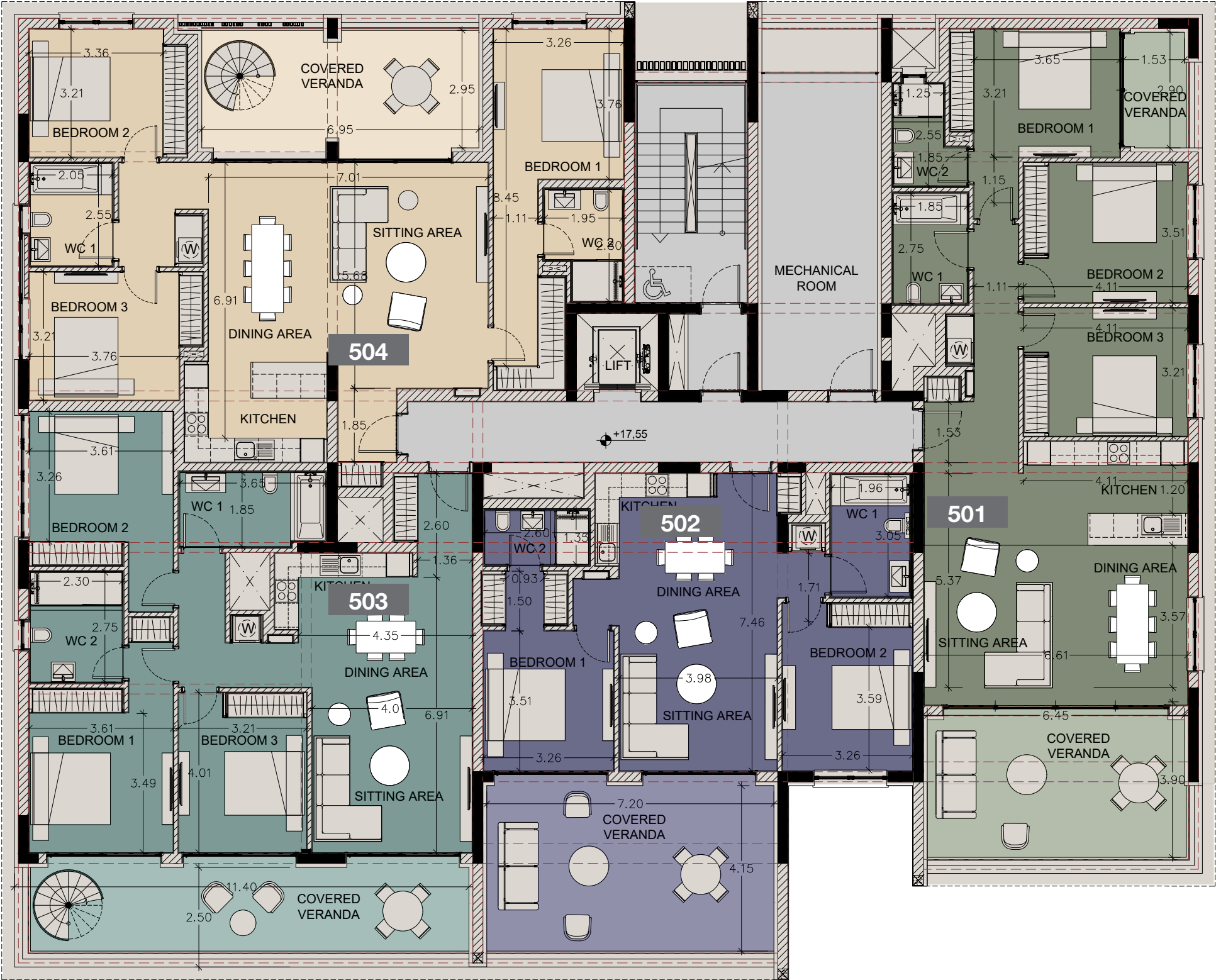


# • floor plans block a



## 5th Floor

Unit N°	Total Area, m²
501	186.82
502	148.61
503	263.92
504	259.54



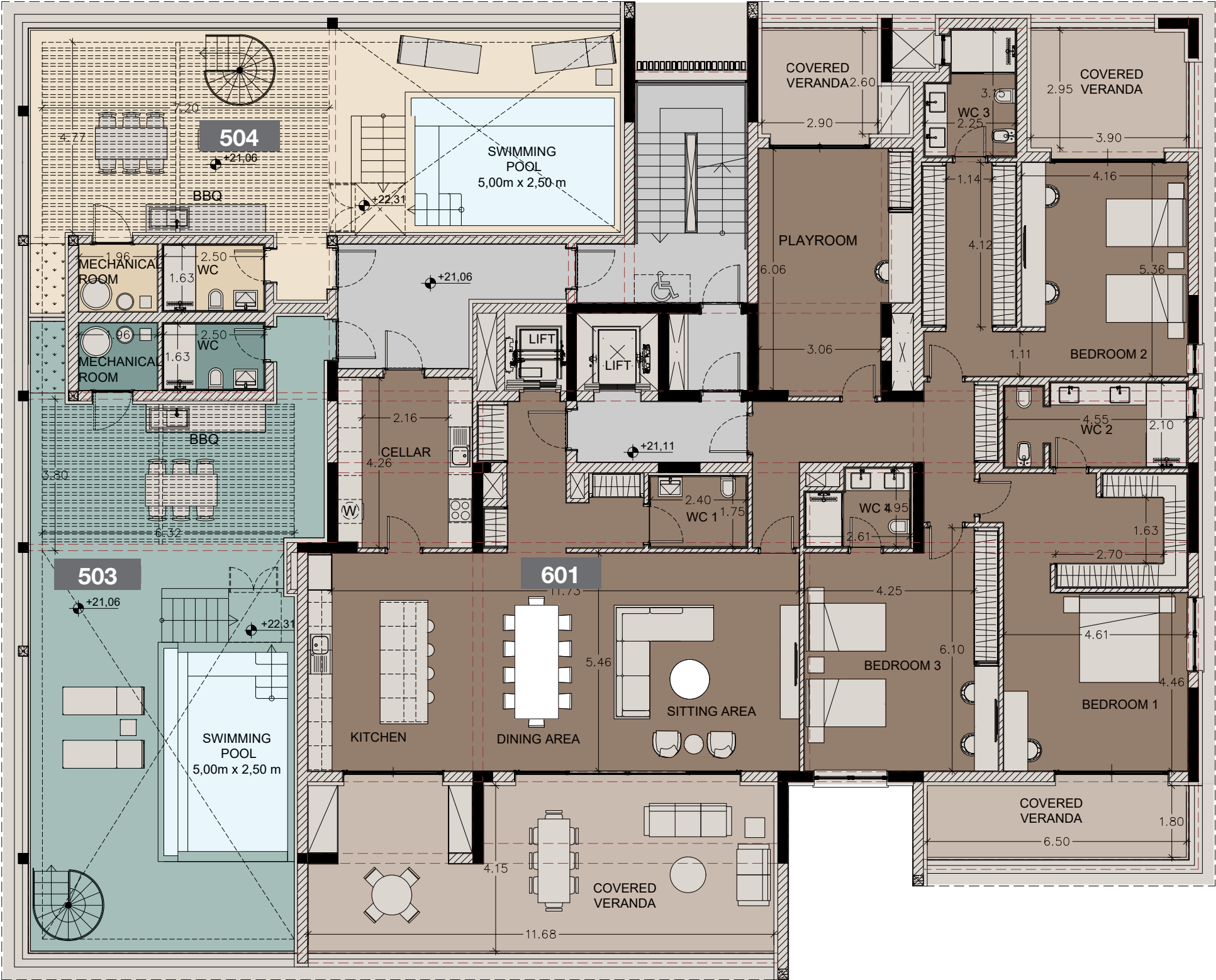


# • floor plans block a



## 6th Floor

Unit N°	Total Area, m²
601	826.98



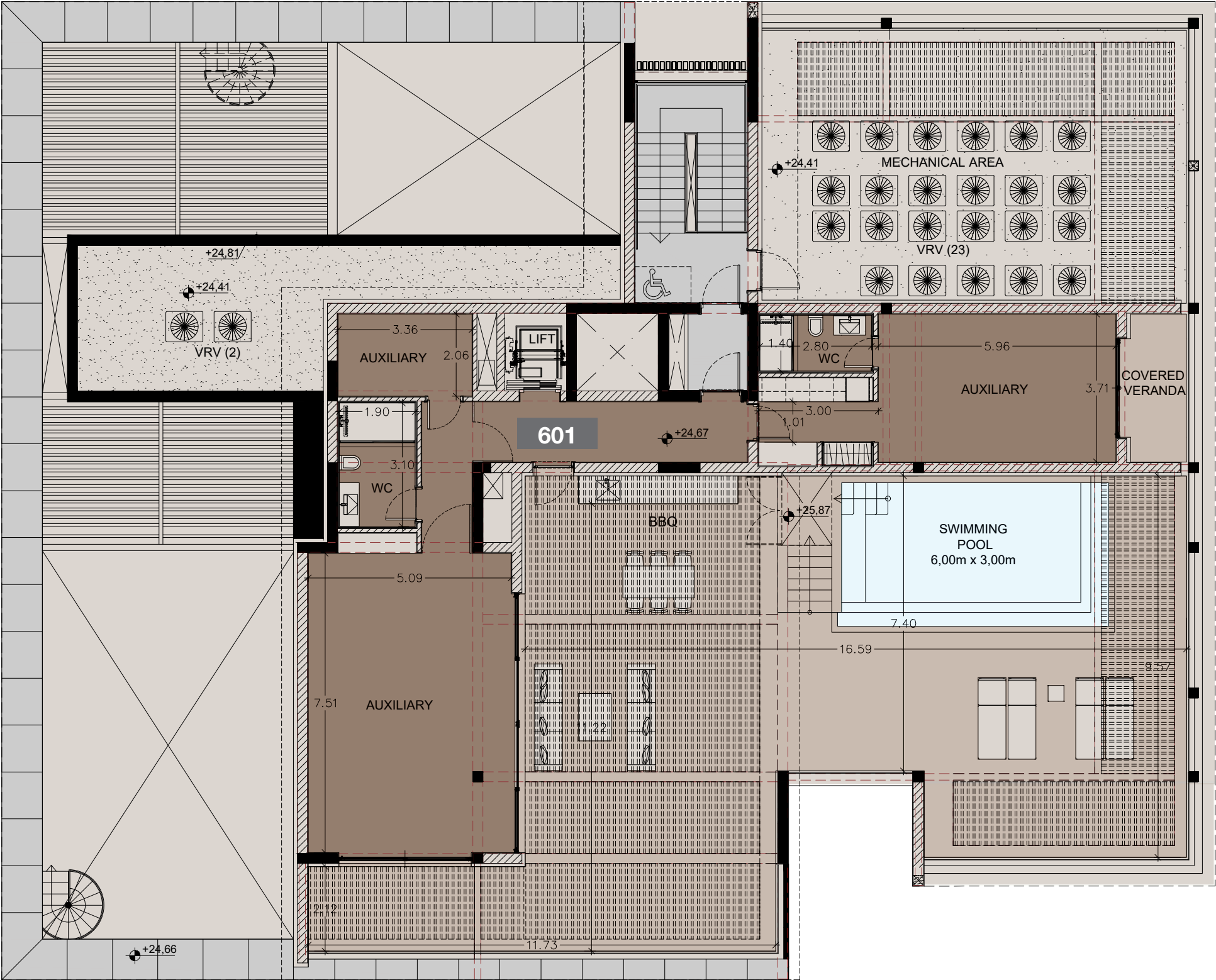


# • floor plans block a



## 7th Floor

Unit N°	Total Area, m²
601	826.98





# floor plans block b



## ground floor



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



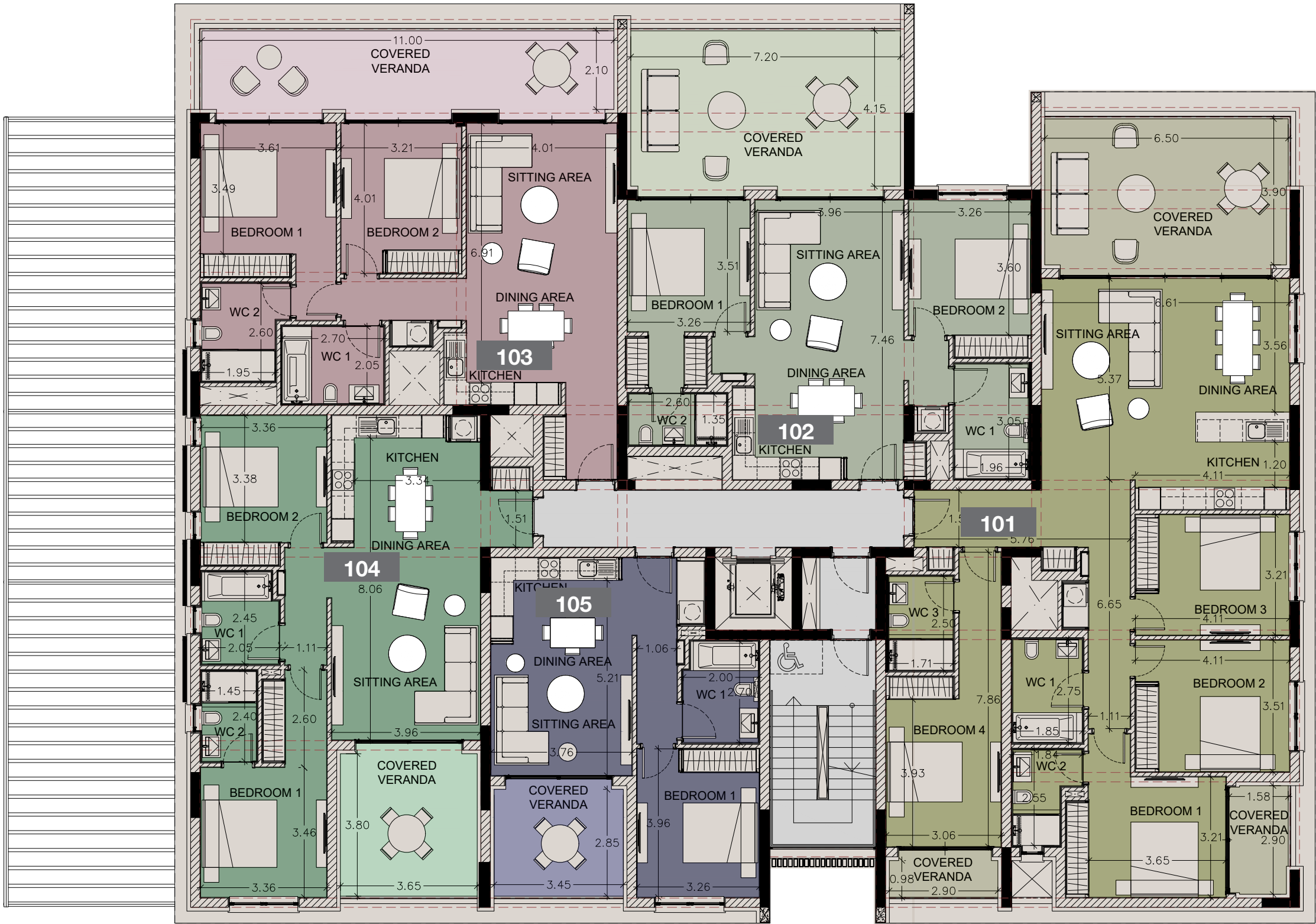


# • floor plans block b



## 1st Floor

Unit N°	Total Area, m²
101	218.97
102	141.24
103	141.24
104	125.44
105	80.78



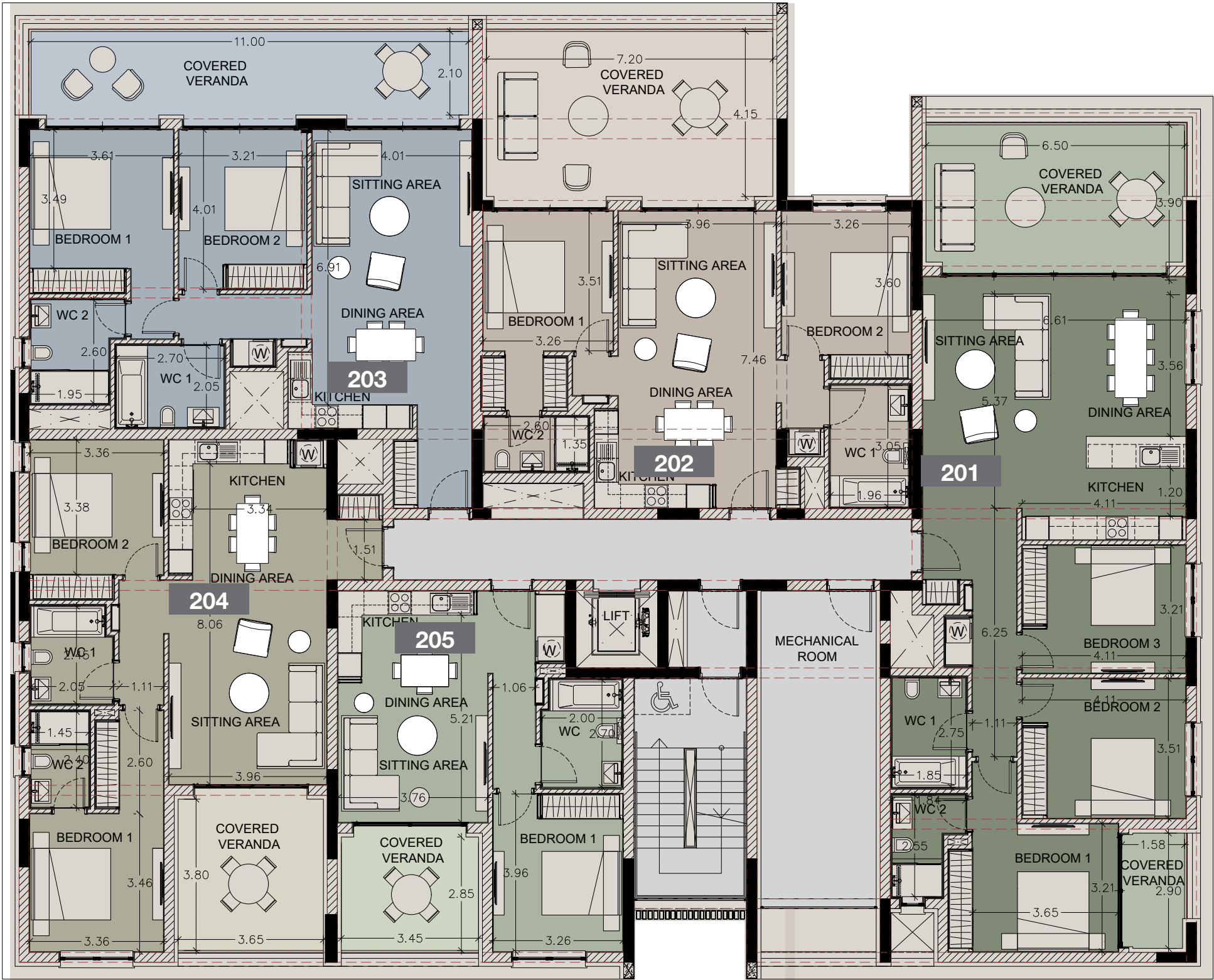


# • floor plans block b



## 2nd Floor

Unit N°	Total Area, m²
201	175.23
202	140.90
203	140.70
204	124.95
205	81.10



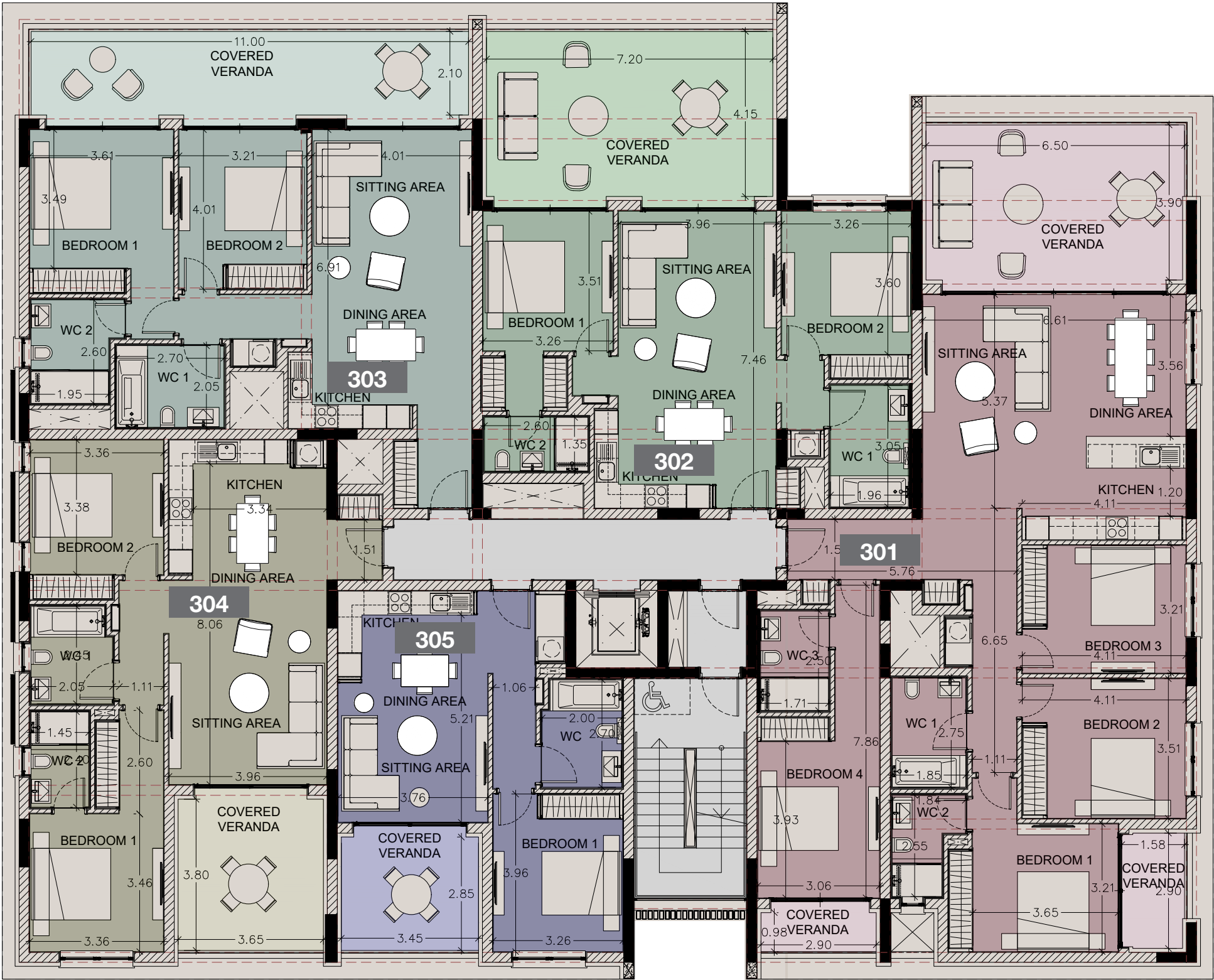


# • floor plans block b



## 3rd Floor

Unit N°	Total Area, m²
301	218.61
302	140.12
303	140.12
304	124.37
305	80.99





# • floor plans block b



## 4th Floor

Unit N°	Total Area, m²
401	219.21
402	140.64
403	140.12
404	125.11
405	83.00





# • floor plans block b



## 5th Floor

Unit N°	Total Area, m²
501	285.68
502	391.21
503	443.33

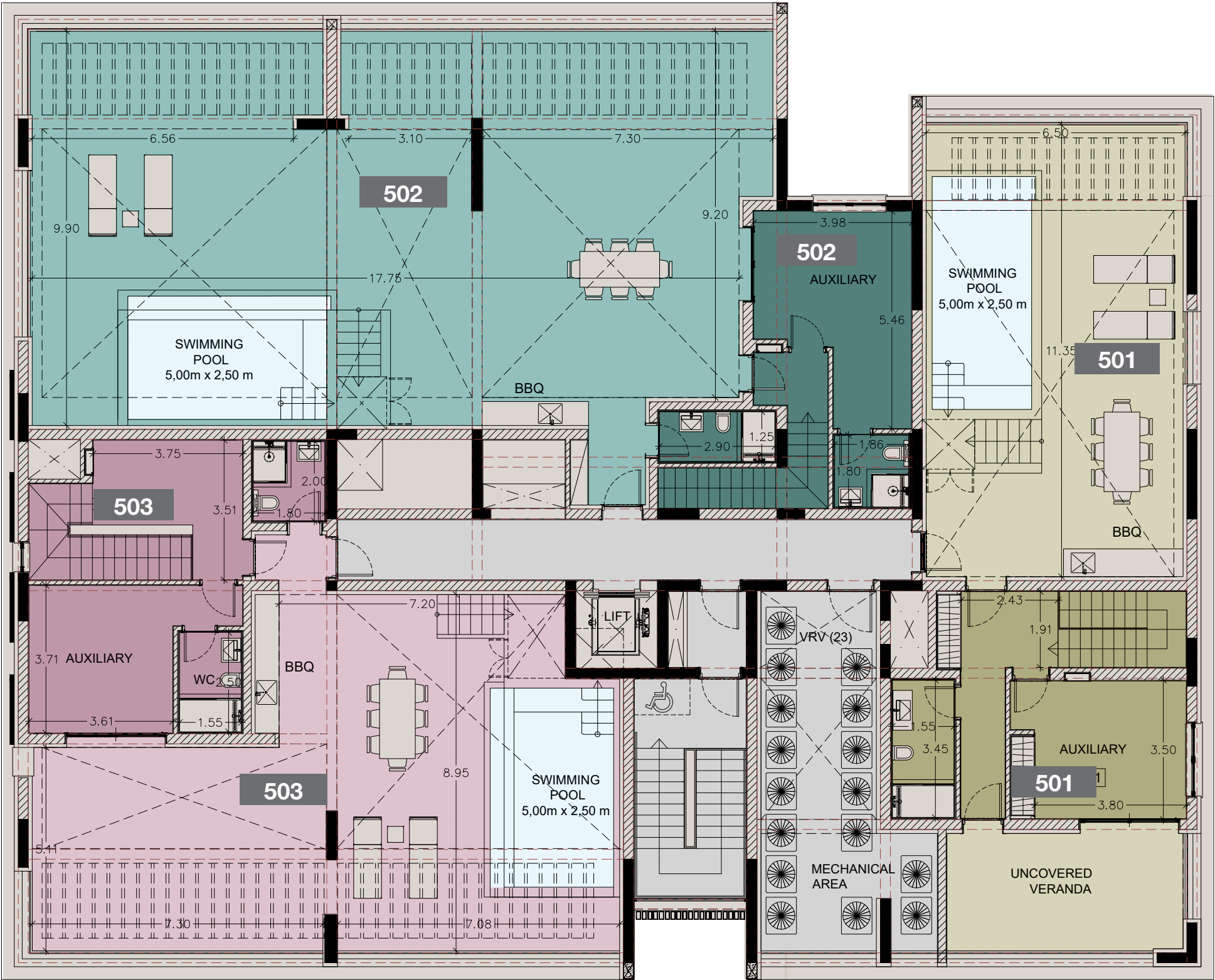


# • floor plans block b



## 6th Floor

Unit N°	Total Area, m²
501	285.68
502	391.21
503	443.33







# •signature finishes

## bbf:prime

Every property is delivered with signature top standard finishes:

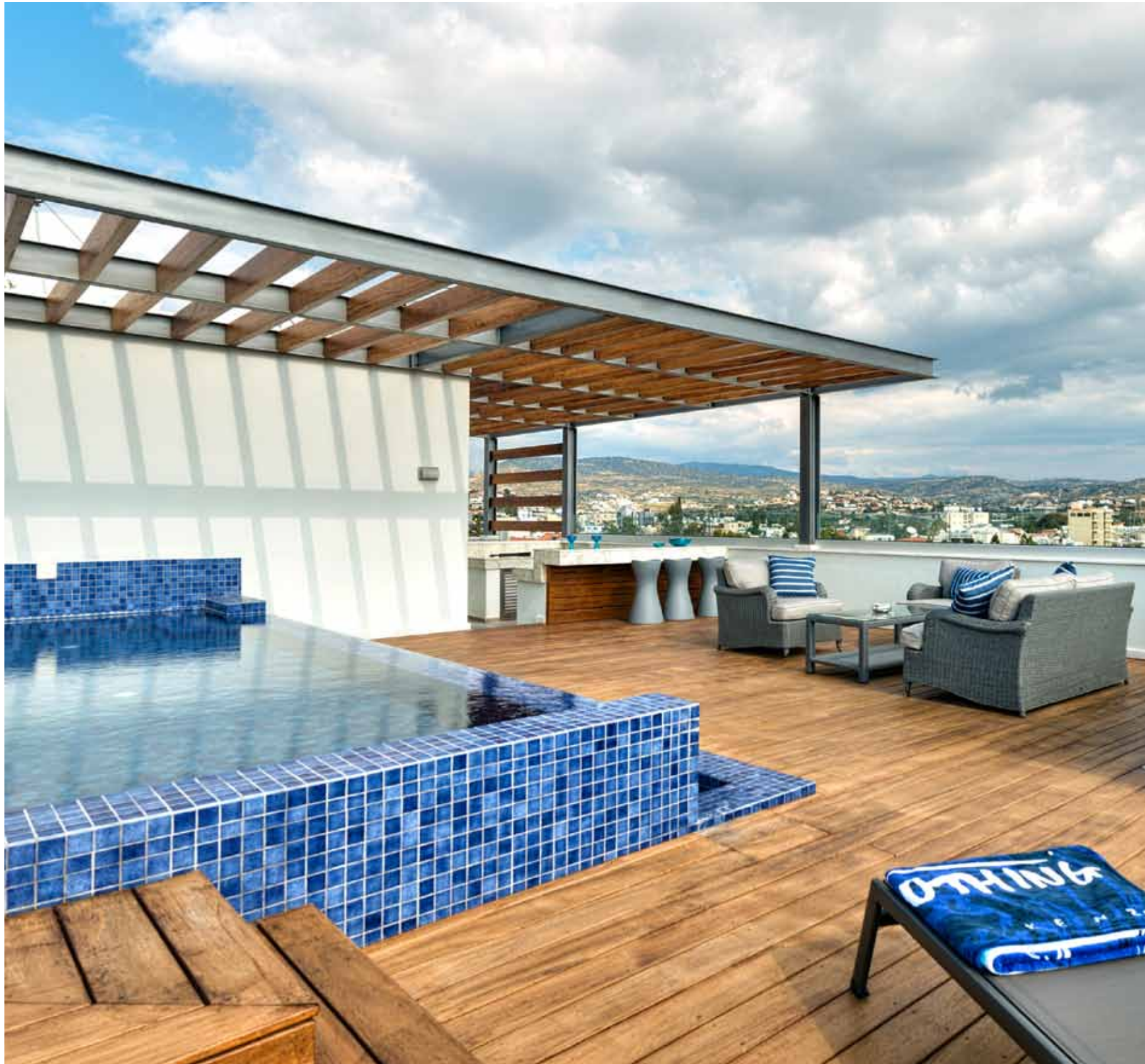
- Fully completed finishings;
- Semi-solid parquet floors in each room;
- Marble floor and walls in the toilets and bathrooms;
- High ceilings (3.15 m);
- Security and fireproof entrance doors;
- Water heated floors;
- Air conditioning;
- High standard sanitary ware from European brands;
- Thermal aluminum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

## Secure yourself with a home and a European Permanent Residency with one investment

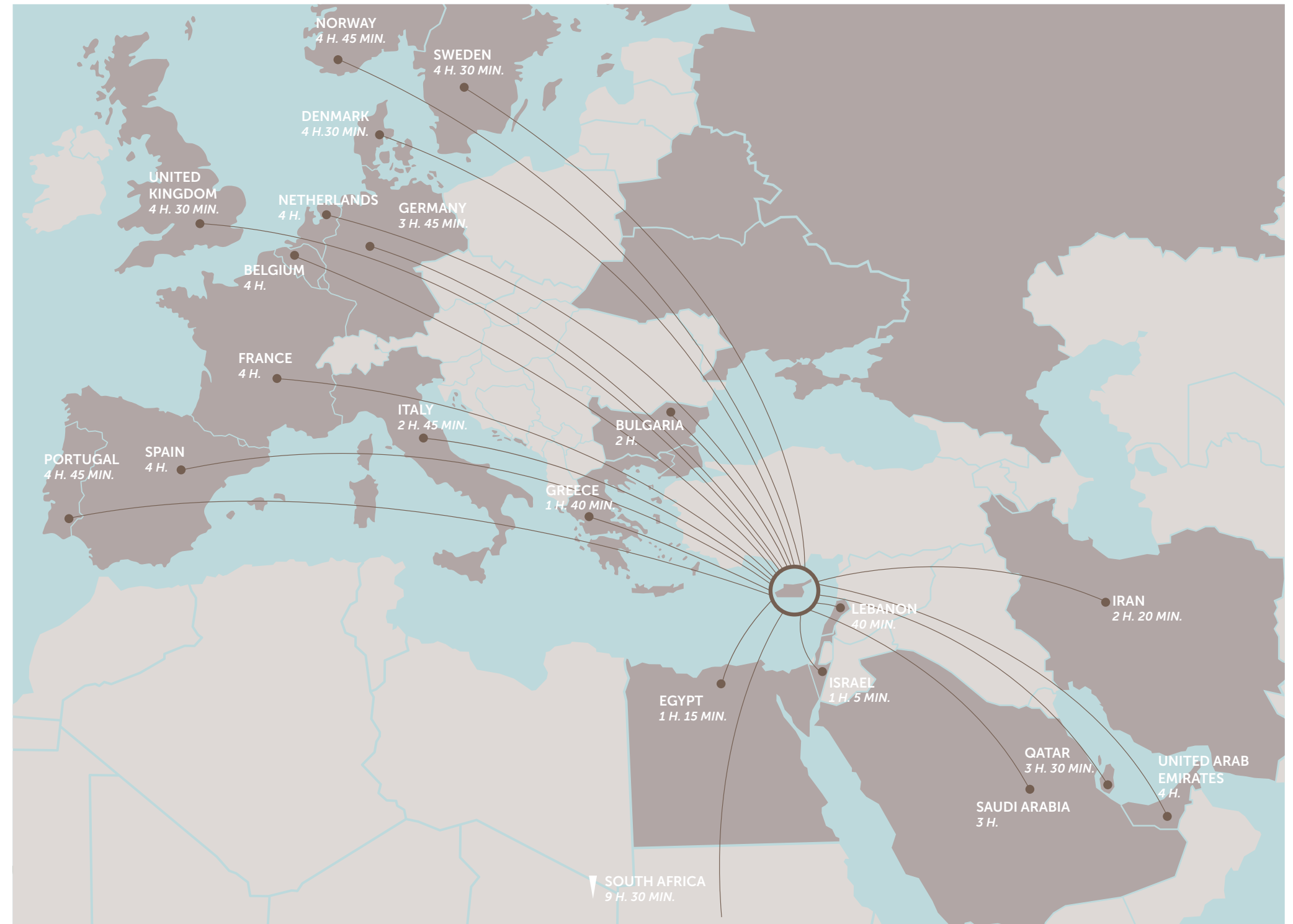
Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

The infinite residence permit is issued within 4 months to you and your family members (to your spouse and children under 25 years old), will allow you to have a business and receive shareholder dividends in Cyprus with the only obligation of visiting the island every 2 years and by investing 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



## 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](mailto:info@bbf.com)

## bbf: Greece

### Office in Athens

88 Vasilissis Sofias Avenue,  
115 28 Athens, Greece

Office: +30 210 775 5388  
[greece@bbf.com](mailto:greece@bbf.com)



[bbf.com](http://bbf.com)