



spirit



bbf:



The Spirit of the Mediterranean

:spirit

**Where modern
luxury meets
a lifestyle
of fulfillment**

Contemporary elegance and spectacular opulence define the essence of the upscale gated residential apartment building, :spirit. Effortless in its design, it exudes unparalleled sophistication and is adorned with modern amenities that cater to a prime lifestyle. Crafted with the finest materials and matched by its masterfully designed interiors, it creates an atmosphere of living spaces that embody unprecedented luxury and enjoyable comfort. Exquisite finishes and exceptional aesthetics merge to encapsulate the spirit of an elevated urban experience, materializing the inspiration behind the project – to reimagine living in the city with finesse and refinement.



**A welcoming
common
outdoor pool
with carefully
designed green
garden**

:spirit offers a unique selection of luxurious properties – featuring a select number of units, from efficient 1-to 2-bedroom apartments to spacious 2-to 3-bedroom exclusive penthouses with private pools and grand roof patios – while the exterior environment offers a welcoming common outdoor pool with carefully designed green garden, fostering a strong sense of community and exclusivity, and inviting residents to step into a realm of unparalleled living experience where each resident feels special amidst the Mediterranean island lifestyle.



major benefits

- Located in Limassol – Cyprus' business capital
- 10 minutes' walk to bars, restaurants, nightclubs
- 10 minutes' walk to the beachfront
- 20 minutes' drive to Limassol city center
- 15 minutes' drive to My Mall
- Ground floor private parking area

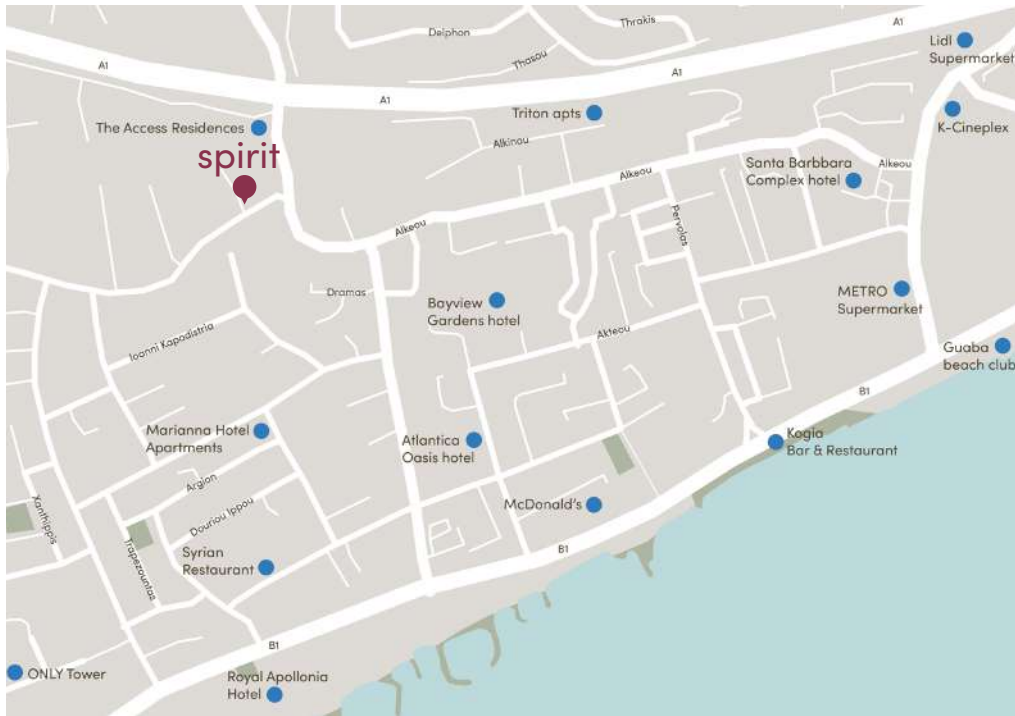
- Photovoltaic panels
- Communal swimming pool
- Private swimming pool and roof garden for penthouses
- Under-floor heating and central air conditioning
- High standard of finishes
- Compliance with EU safety standards



:location

Everything you
desire is right
at your doorstep

Nestled in a highly sought-after location in the Germasogeia district, :spirit promises a seamless fusion of opportunities for business and leisure. Situated only moments away from a stretch of sandy beaches and close to a host of top-tier entertainment options, it combines proximity to key business centers and easy access to the main highway, delivering the best of both worlds. Perfectly merging urban lifestyle with a Mediterranean haven of prosperity, this property is ideal for residents and investors who desire to have everything at their fingertips.



The city
of Limassol

Situated on the southern coast of Cyprus, Limassol boasts an array of benefits that make it an ideal choice as a seaside destination and an international business hub of world fame. This lively city embodies the harmonious union of work and play, elevated by the uplifting touch of the Mediterranean Sea. The rich history and treasure trove of archaeological sites, coupled with year-round sunshine and warm weather, lure tourists and visitors from around the world. Offering exceptional fine dining, world-class entertainment, 5-star hotels, award-winning spas; Limassol has nothing to envy of other European metropolises and can set the perfect backdrop for your next home or property investment.



◉ exterior

**Indulge
in the Mediterranean
Sea and yet be able
to retreat to a private
sanctuary of tranquility**

The outstanding building commands attention with its spectacular design and embraces an environmentally sensitive and secure gated community. Crafted with high-quality materials, it epitomizes urban luxury that caters to active businesspeople, energetic families and lively individuals who wish to experience the dynamic urban setting, indulge in the Mediterranean Sea and yet be able to retreat to a private sanctuary of tranquility.



**EU safety
standards
and fire
department
regulations**

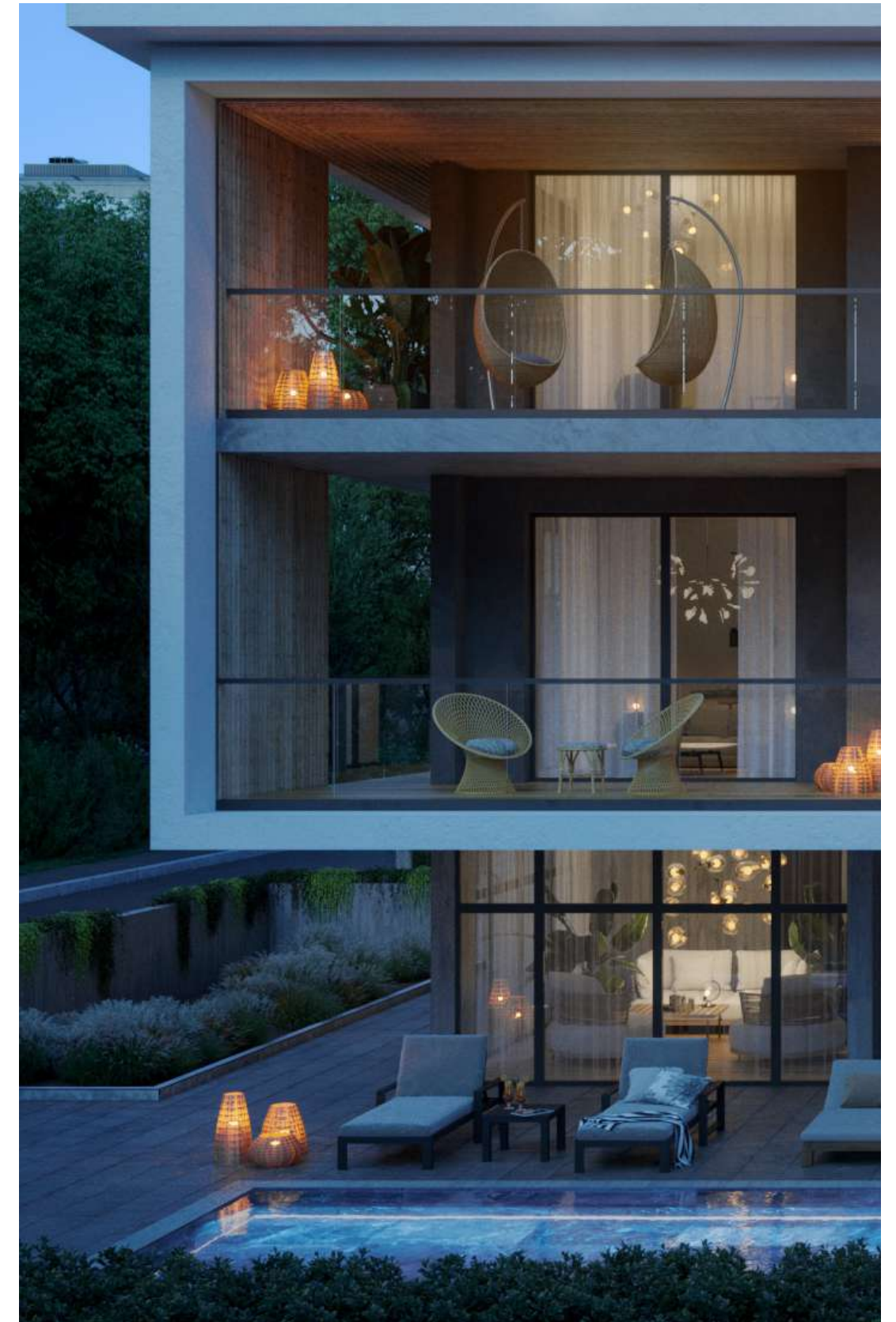
An earthquake-resistant structure designed to withstand seismic activity and fire-resistant elements to safeguard against unforeseen events ensures that the premium-class development rigorously adheres to EU safety standards and fire department regulations, fostering a sense of calm among its residents.



◉ exterior



◉ exterior



:choice of properties

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	PRIV. S.P.	NO OF PARK SPCES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	PRIVATE AUXILIARY		SELLABLE AREA	UNCOVERED VERANDA	UNCOVERED PRIVATE OUTDOOR	ROOF TERRACE	STORAGE	COMMON AREA PER UNIT	TOTAL AREA
									FLOOR	AREA							
GF	PO	Parking			16												
1st	A101	Apartment	2		1	9%	88.20	29.10			117.30				2.80	26.86	146.96
1st	A102	Apartment	2		1	9%	86.50	35.10			121.60				2.20	27.84	151.64
1st	A103	Apartment	1		1	6%	55.70	18.50			74.20				2.20	3.03	79.43
2nd	A201	Apartment	2		1	9%	88.20	29.10			117.30				2.20	26.86	146.36
2nd	A202	Apartment	2		1	9%	86.50	35.10			121.60				2.10	27.84	151.54
2nd	A203	Apartment	1		1	6%	55.70	18.50			74.20				2.10	16.99	93.29
3rd	A301	Apartment	2		1	9%	88.20	29.10			117.30				4.30	26.86	148.46
3rd	A302	Apartment	2		1	9%	86.50	35.10			121.60				4.60	27.84	154.04
3rd	A303	Apartment	1		1	6%	55.70	18.50	5th	35.70	74.20			87.50	2.20	16.99	93.39
4th	A401	Penthouse	2	YES	2	12%	97.60	21.00	4th	29.20	154.30				4.30	35.33	281.43
4th	A402	Penthouse	3	YES	2	18%	112.00	53.60	5th	42.40	237.20	YES	35.30	105.10	3.00	54.31	434.91

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



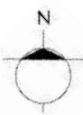
• floor plans

ground floor

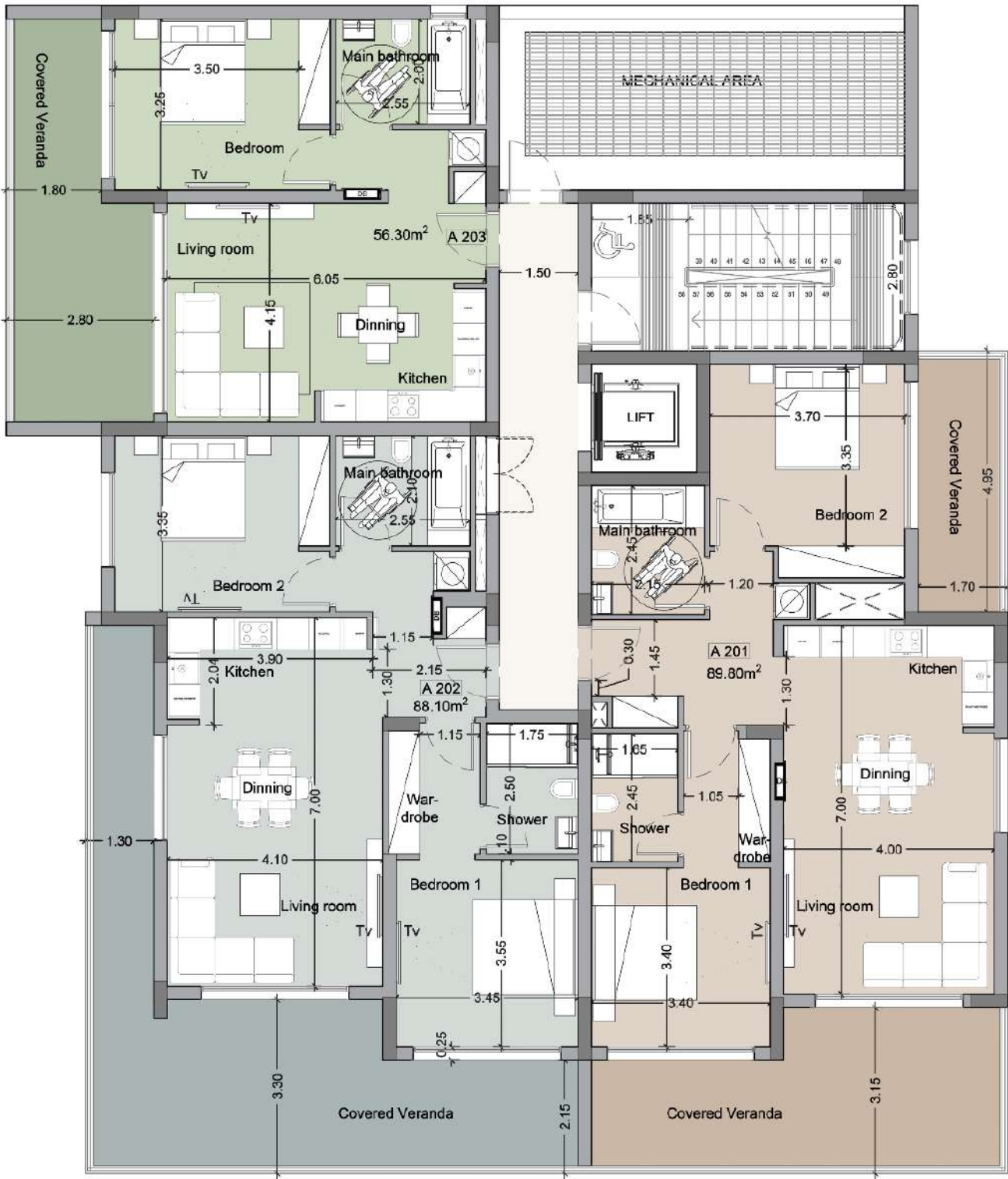


• floor plans

1st floor

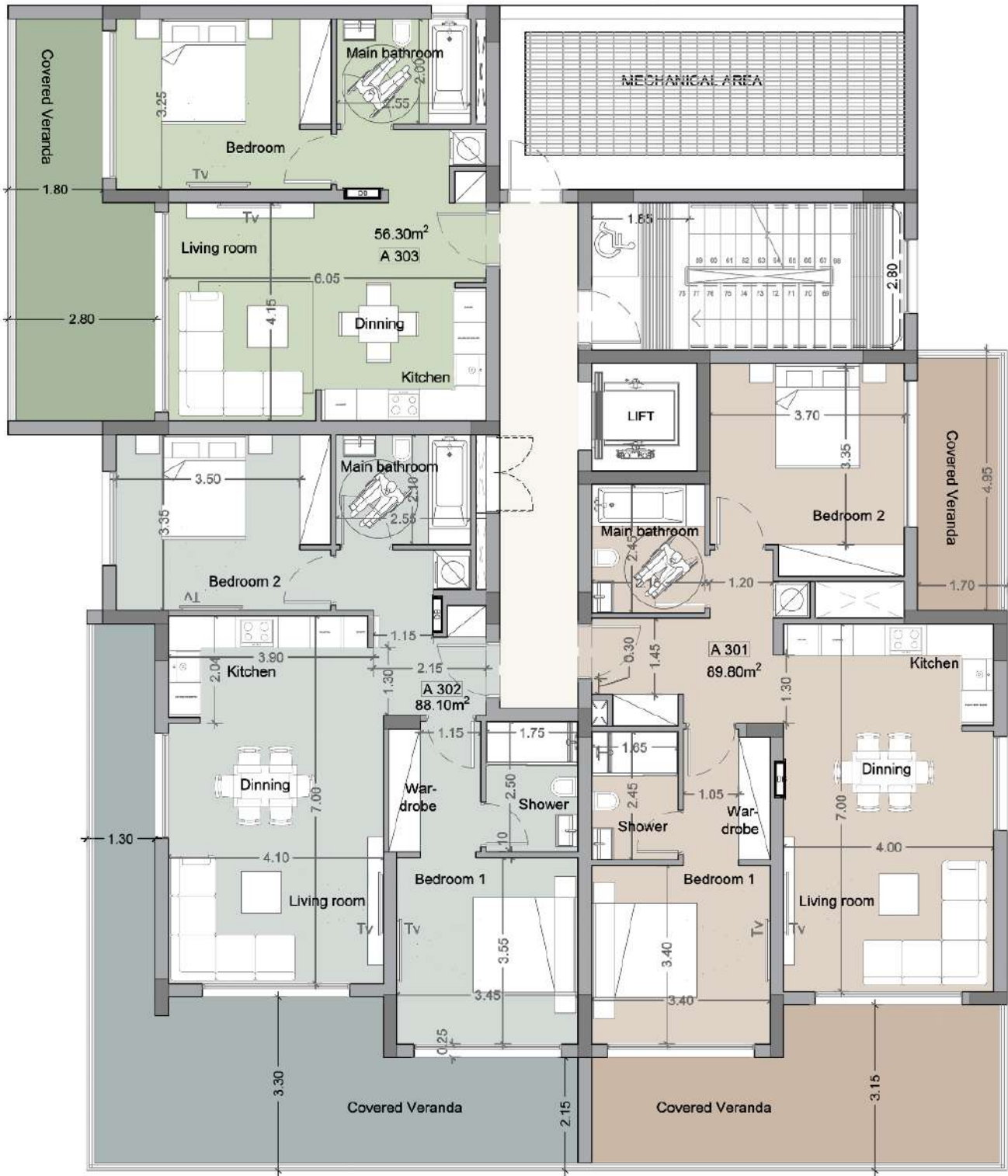


2nd floor

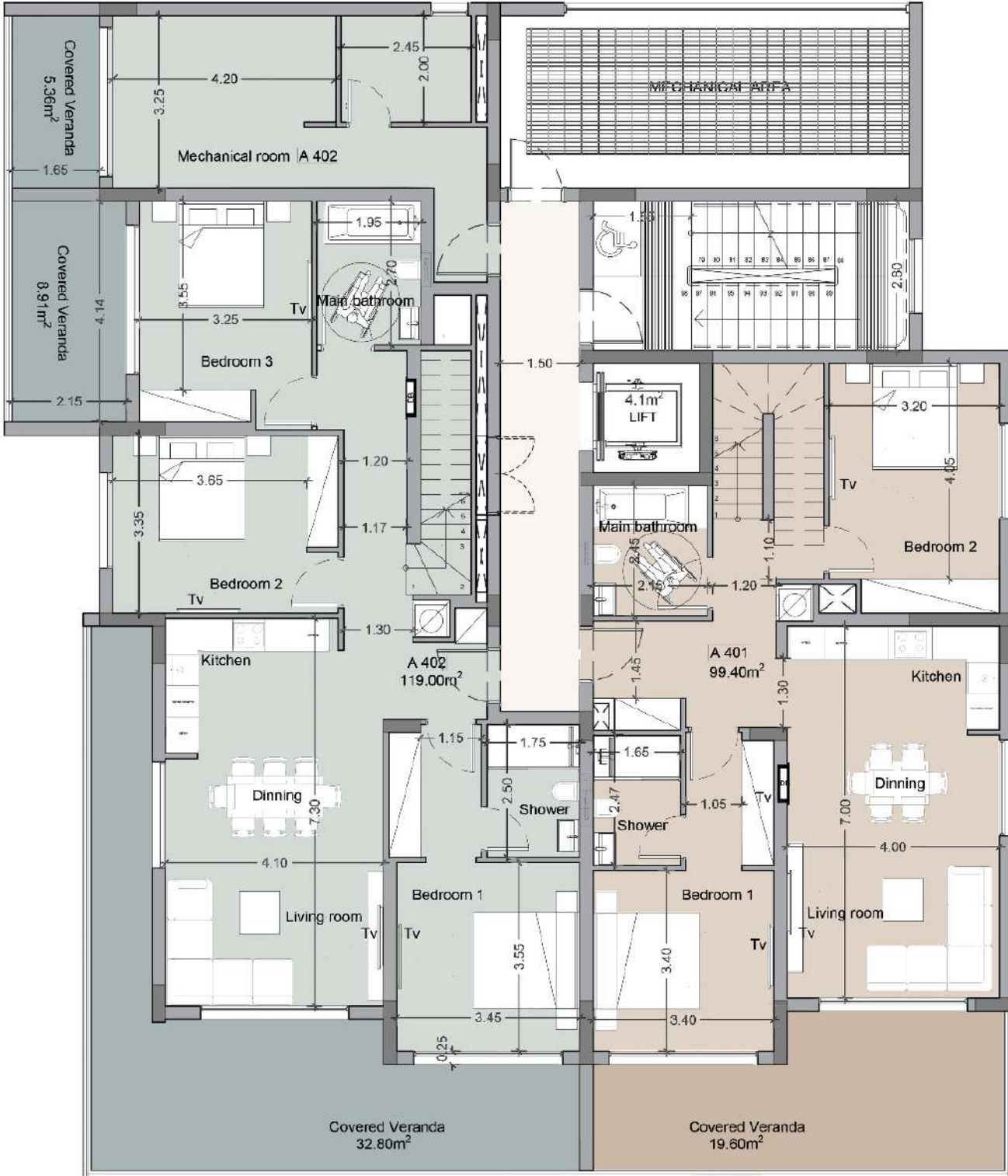
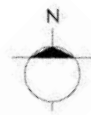


• floor plans

3rd floor

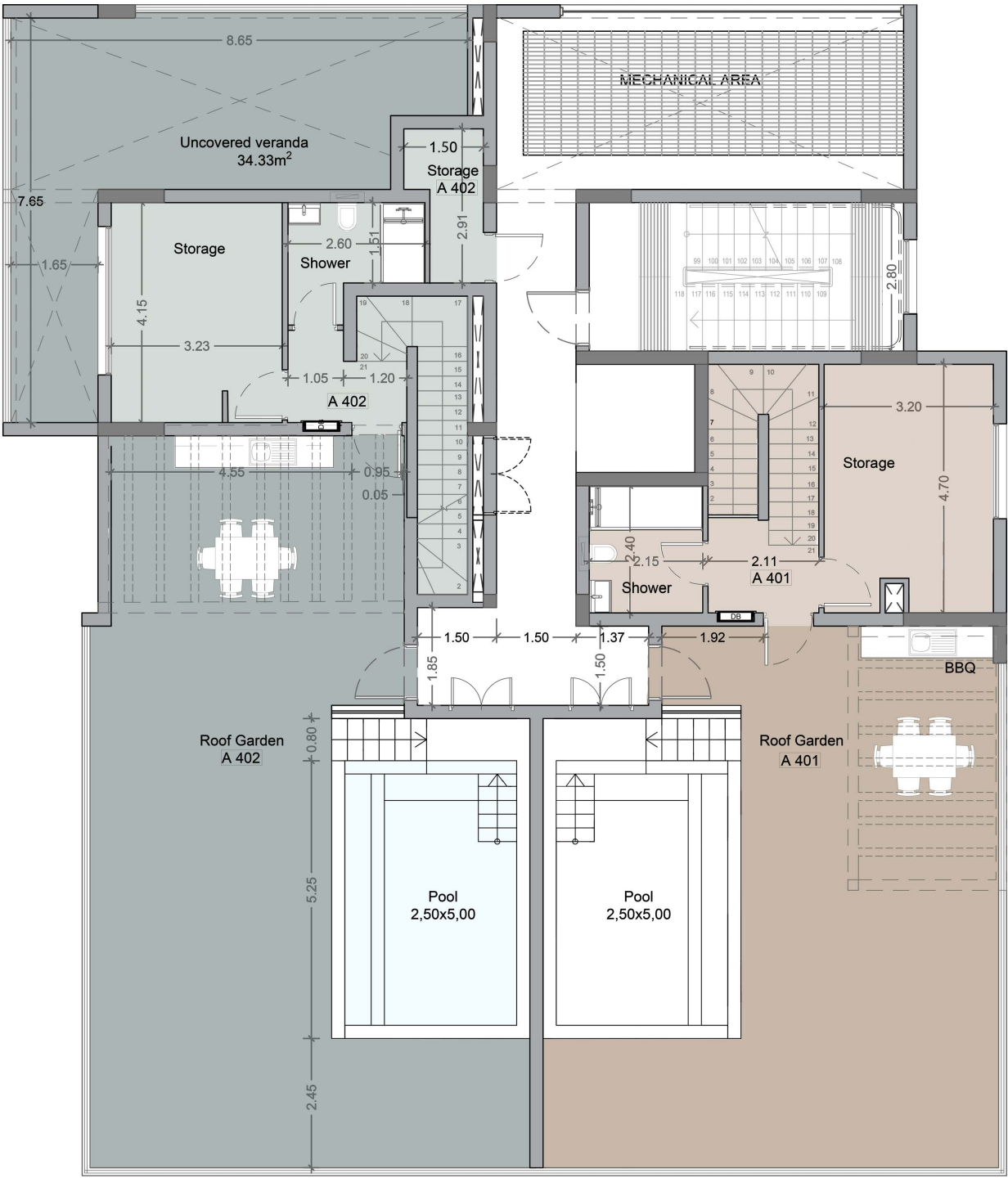


4th floor



• floor plans

5th floor



• sustainability

Driven by our unwavering commitment to environmental protection within the real estate sector, we establish and maintain high sustainability standards. Every project reflects these standards, epitomizing ecologically aware developments that emphasize not only the reduction of a negative impact but also the enhancement of the surrounding environment. Green practices are evident in our technical and design elements, offering a comfortable yet ecologically responsible lifestyle.



- Landscaped gardens create green habitats within the urban setting, creating a pleasant environment and naturally enhancing air quality;
- Prioritizing bioclimatic architectural design – utilizing natural elements, design orientation and large 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.





:deluxe signature finishes

bbf:

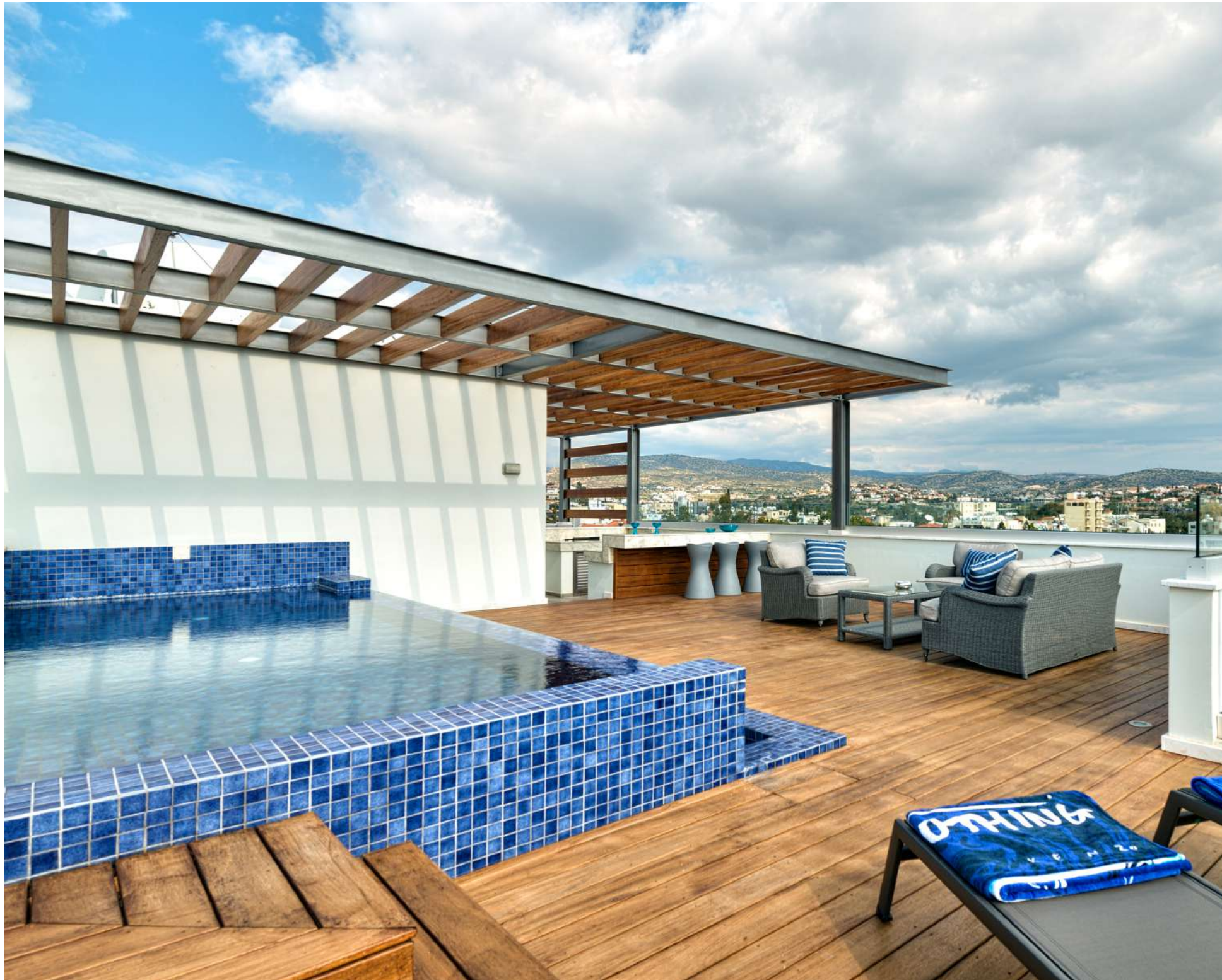
Outstanding materials harmonize with attention to detail to form premium finishes in meticulously crafted properties. Contemporary amenities, sophisticated practicality and luxurious aesthetics transform living spaces into oases of elegance and supreme comfort.

- Signature top-standard finishes package – bbf: prime;
- High-standard kitchen cabinets from European brands;
- High-standard sanitary ware from European brands;
- High-standard wardrobes from European brands;
- Marble floors and walls in toilets and bathrooms;
- Parquet floors in living areas and bedrooms;
- Hanging, concealed WC & built-in showers;
- Security and fireproof entrance doors;
- Thermal aluminum window frames;
- Concealed A/C units in all areas;
- Underfloor central heating;
- High ceilings (3.15 m);
- Double-glazed windows;
- Soft closers;
- Door stoppers.

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



:penthouse



:spirit penthouses redefine urban living, embody opulence and present sanctuaries of serenity in the Mediterranean. Complete with luxury penthouse staples – private swimming pools and generously sized outdoor patios – the properties stand out as the pinnacle of status and prestige.

- Sizable roof space
- Stone floors
- Marble tiled swimming pool
- 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:

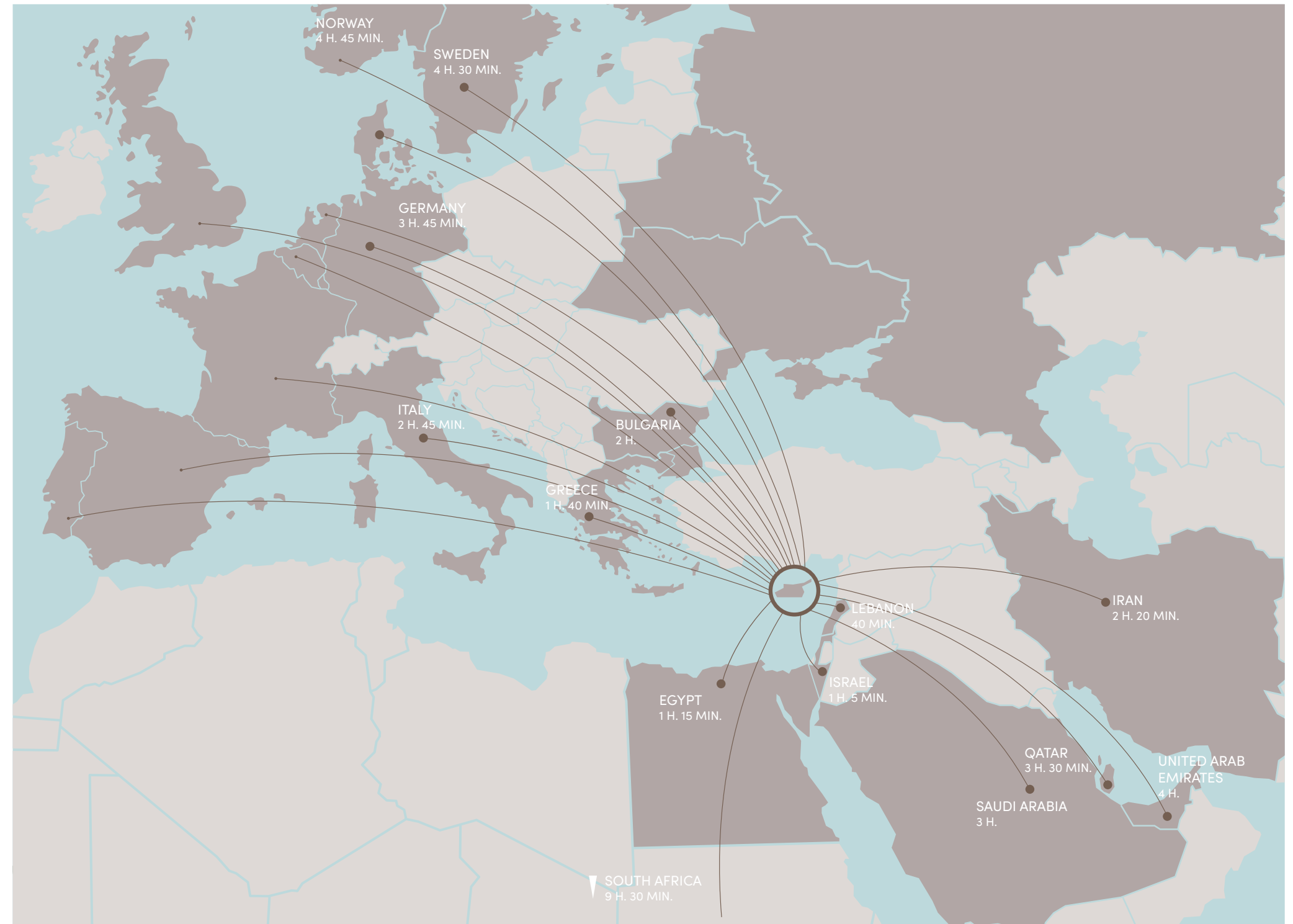
A. investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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

**YOUR PERSONAL
PROPERTY CONSULTANT**

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