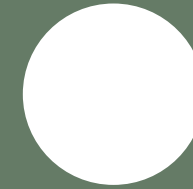




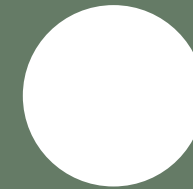
eden roc  
block d



bbf:



elegance has a new address



# eden roc block d

**EDEN ROCK IS A  
STYLISH RESIDENTIAL  
DEVELOPMENT  
BOASTING  
LUXURIOUS  
APARTMENTS  
AND PENTHOUSES**

designed to offer residents a sophisticated living experience with effortless luxury. Each apartment represents a unique elegant masterpiece with its unique layouts. Opulent living spaces with high quality finishing materials, coupled with an outstanding design that will definitely complement your taste and inspire your inner soul. These master plans enjoy spacious layouts and ample facilities giving each resident those hotel home amenities right at their doorstep.



**THIS COMPLEX  
HAS BEEN CREATED  
TO INSPIRE AND  
CAPTIVATE YOUR  
SENSES THROUGH  
IMPECCABLE  
ARCHITECTURE**

and stunning views that fuses all the core elements of true sophistication. These comfortable luxurious living spaces have large floor to ceiling windows that flow out onto verandas that overlook stunning manicured gardens with magnificent views of the Mediterranean Sea and the city itself as your very own personal backdrop.



# major benefits

- Landmark architecture from one of London's leading architects
- 500 meters from crystal clear turquoise waters and golden sands
- Close proximity to amenities
- Internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens

- Penthouses with private pools and roof gardens
- High ceilings (3.15 m)
- High standards of finish (parquet floors, high doors of 2.4 m, security entrance doors, thermal aluminum window frames, high quality in-built furniture, and sanitary ware)
- Water under floor heating and VRV air conditioning



# introduction

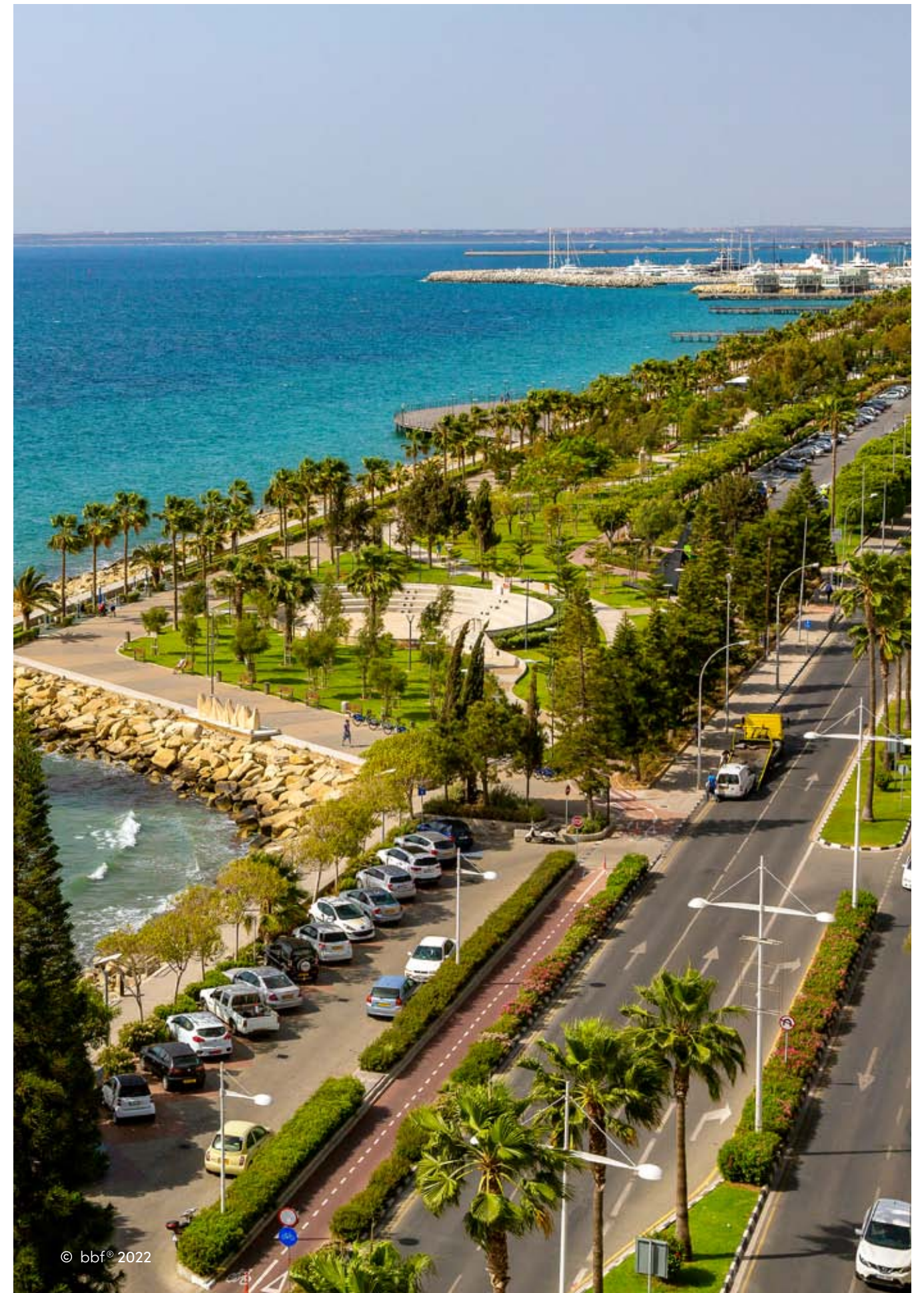
## **LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT**

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 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.

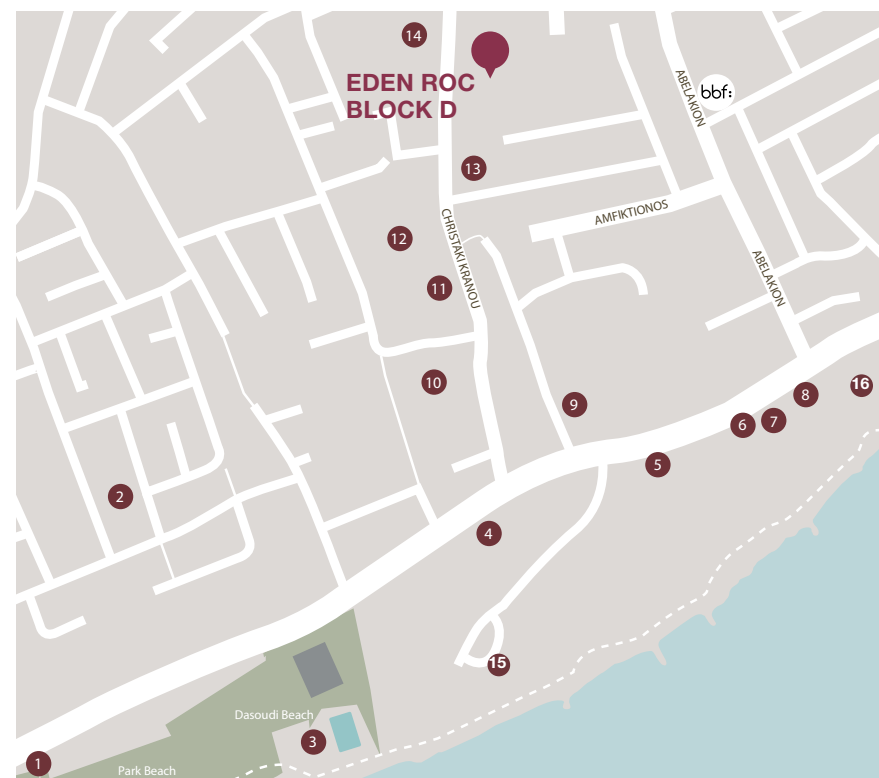
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



# location

**THE TOURIST AREA IS ONE OF THE MOST BEAUTIFUL AREAS IN LIMASSOL WITH A STUNNING VIEW OF THE MEDITERRANEAN SEA ONLY A FEW KILOMETRES FROM THE CITY CENTRE.**

This area is embraced by the sapphire crystal blue waters and its gorgeous crescent soft sand, enclosed by a beautiful long stretch promenade. This location is a superb and stunning place for a family, newlyweds or simply an escapist. It boasts a unique thriving business hub inspired by nature and its unparalleled surroundings. Residents will enjoy a wide range of amenities, from fine dining to an enticing nightlife to high end boutiques and 5 star hotels. Live where your balcony overlooks the horizon of blue waters and golden sandy beaches. Experience luxury, opulence and space in a home with all amenities just around the corner.



- 1 Pizza Hut
- 2 Swing Latina Dance & Fitness Studio
- 3 Limassol's Olympic Swimming Pool
- 4 Filippou Papadopoulos Pharmacy
- 5 The Garden Restaurant
- 6 Starbucks
- 7 Ocean Basket
- 8 Costa Coffee
- 9 Plus Discount Market
- 10 Cyprus Post Office
- 11 Christina Metaxa Pharmacy
- 12 Sigma Bakery
- 13 Pet Shop
- 14 Slavyanka Russian supermarket
- 15 Atlantica Miramare
- 16 The Royal Apollonia 5-star

# ◉ exterior

500 meters from crystal clear  
turquoise waters and golden sands



## • exterior

**internal infrastructure: outdoor pool, indoor pool, gym, sauna, lounge, kids club, covered parking, large landscaped gardens**





# • exterior



**landmark architecture**  
**from one of London's leading**  
**architects**



# ◉ exterior



# resident facilities

outdoor pool



# resident facilities

indoor pool

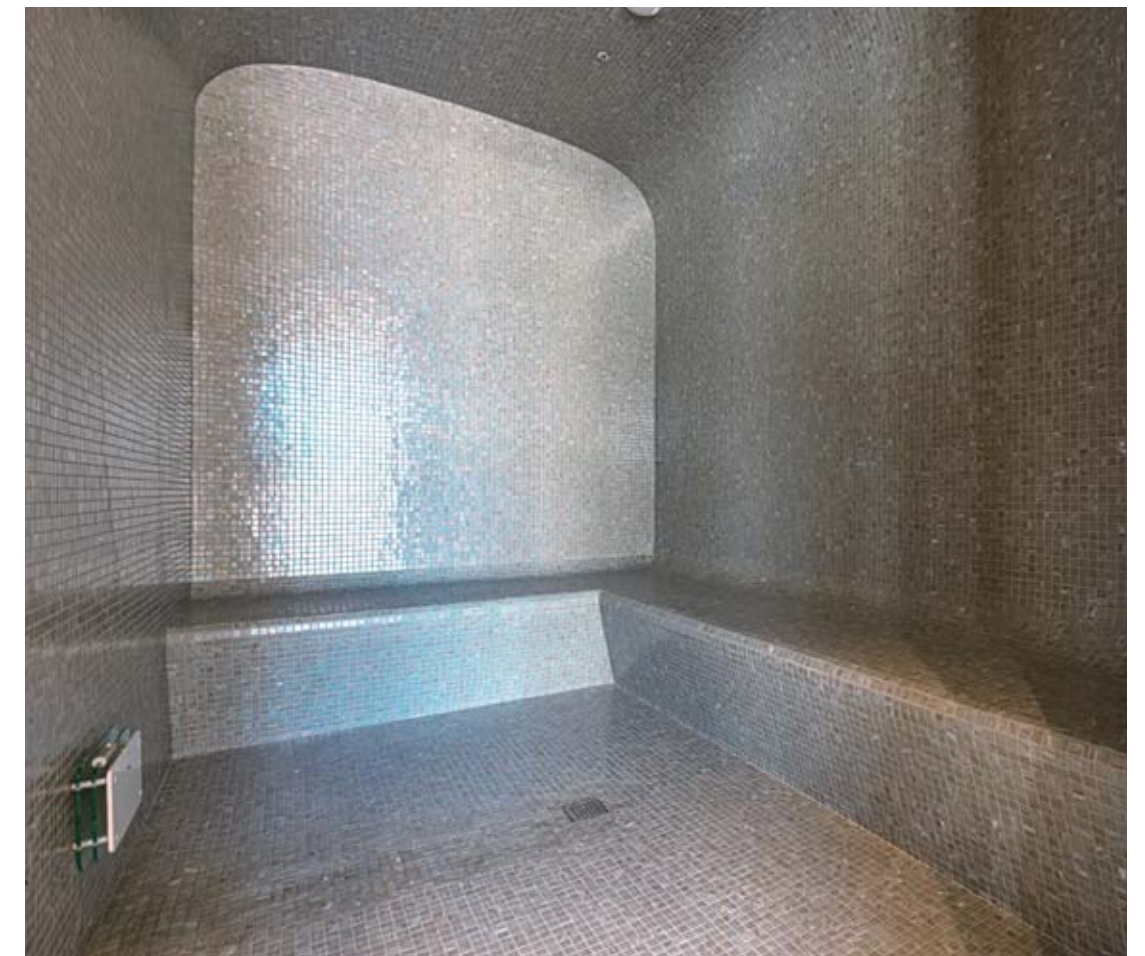


# resident facilities

indoor pool



steam room



# • resident facilities

gym



sauna



kids playroom



# interiors

living room



kitchen



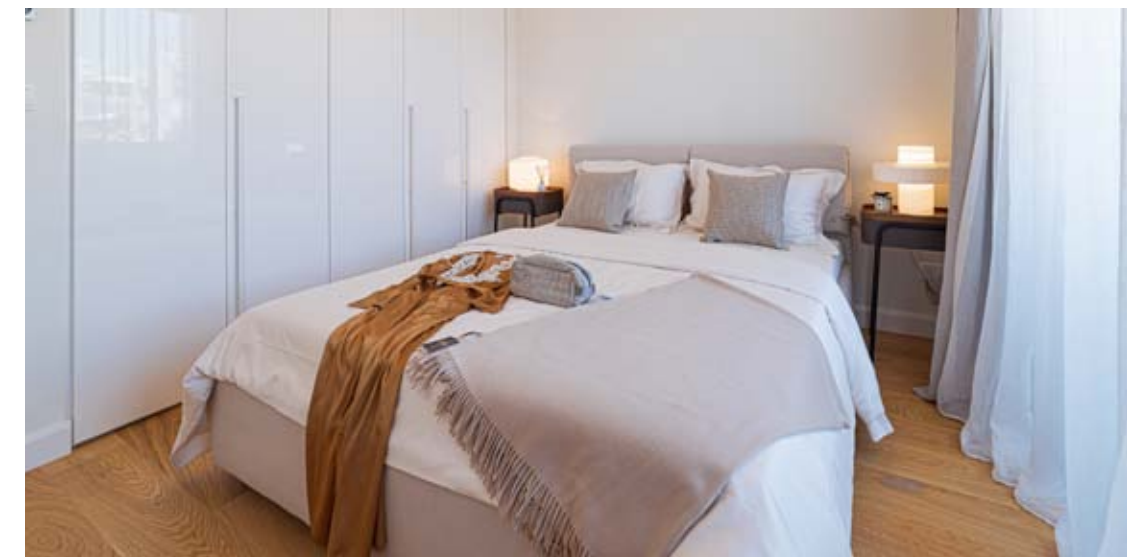
master bedroom





# interiors

bedroom



# interiors

bathroom



**Marble floor and walls  
in the bathrooms**



# choice of properties

| UNIT NO | PROPERTY TYPE | NO OF BED-ROOMS | NO OF BATH-ROOMS | PRIV S.P. | INDOOR AREA M <sup>2</sup> | COV. VERANDA M <sup>2</sup> | SELLABLE AUXILIARY M <sup>2</sup> |       | NO OF PARK SPACES | UNCOVERED VERANDA | ROOF TERRACE M <sup>2</sup> | BASEMENT AUXILIARY | TOTAL AREA M <sup>2</sup> |
|---------|---------------|-----------------|------------------|-----------|----------------------------|-----------------------------|-----------------------------------|-------|-------------------|-------------------|-----------------------------|--------------------|---------------------------|
|         |               |                 |                  |           |                            |                             | FLOOR                             | AREA  |                   |                   |                             |                    |                           |
| 101     | Duplex        | 3               | 4                |           | 152.56                     | 41.41                       | GF                                | 38.65 | 2                 | 49.07             |                             |                    | 281.69                    |
| 102     | Duplex        | 2               | 3                |           | 108.65                     | 27.21                       | GF                                | 41.30 | 4                 | 36.05             |                             |                    | 213.21                    |
| 201     | Apartment     | 3               | 4                |           | 153.19                     | 41.41                       |                                   |       | 3                 |                   | 46.50                       |                    | 241.10                    |
| 202     | Apartment     | 2               | 3                |           | 98.93                      | 27.21                       |                                   |       | 2                 |                   | 44.85                       |                    | 170.99                    |
| 301     | Apartment     | 3               | 4                |           | 153.19                     | 41.41                       |                                   |       | 3                 |                   | 44.85                       |                    | 239.45                    |
| 302     | Apartment     | 2               | 3                |           | 98.93                      | 27.21                       |                                   |       | 3                 |                   | 44.85                       |                    | 170.99                    |
| 401     | Penthouse     | 3               | 5                | YES       | 152.40                     | 41.41                       | 5th                               | 39.96 | 4                 | 78.55             | 44.85                       |                    | 357.17                    |
| 402     | Penthouse     | 2               | 4                | YES       | 108.65                     | 43.17                       | 5th                               | 36.84 | 3                 | 102.42            | 44.85                       |                    | 335.93                    |

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



# basement



# • ground floor



# • floor plans



## floor 1

### 3 BEDROOM

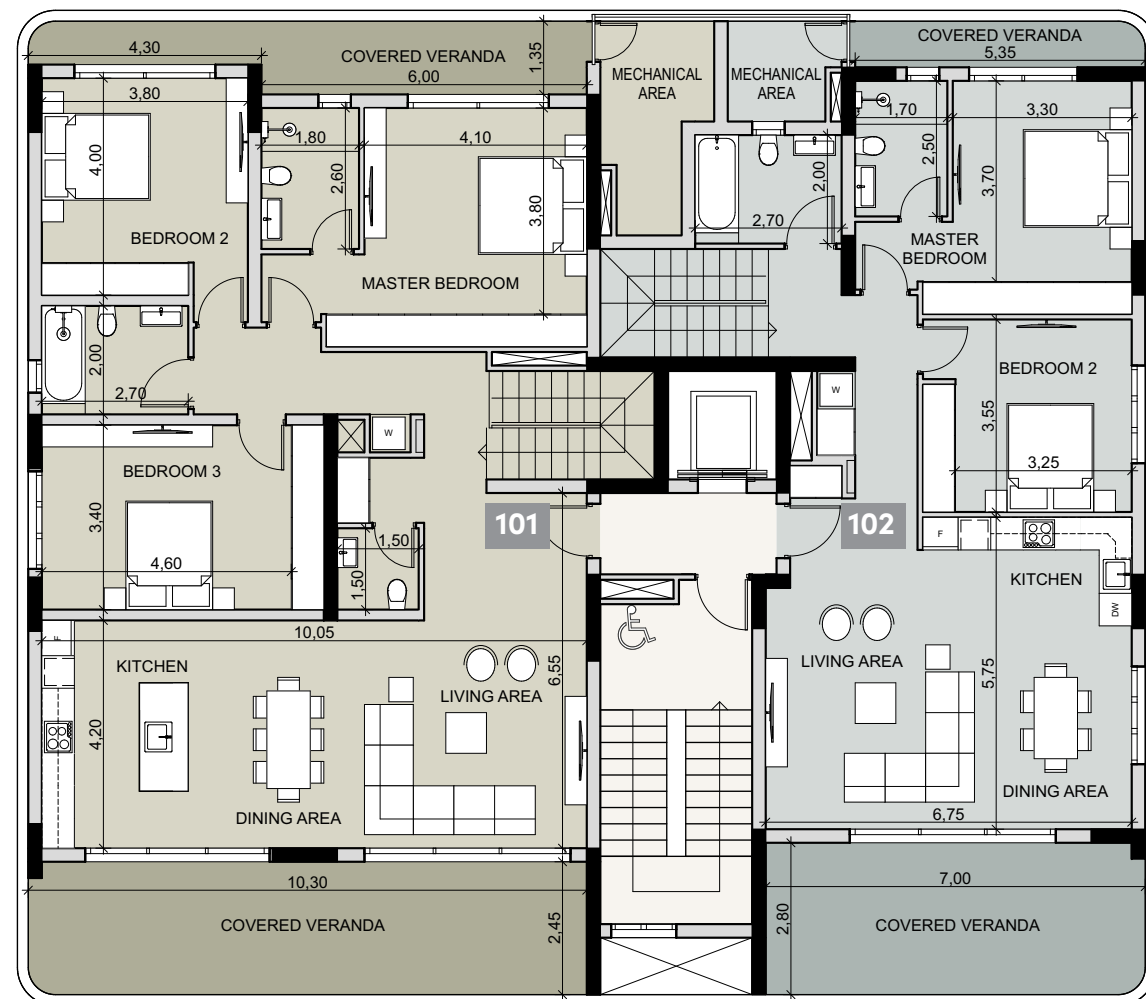
Duplex  
101

Total area  
281.69 m<sup>2</sup>

### 2 BEDROOM

Duplex  
102

Total area  
213.21 m<sup>2</sup>



## floor 2

### 3 BEDROOM

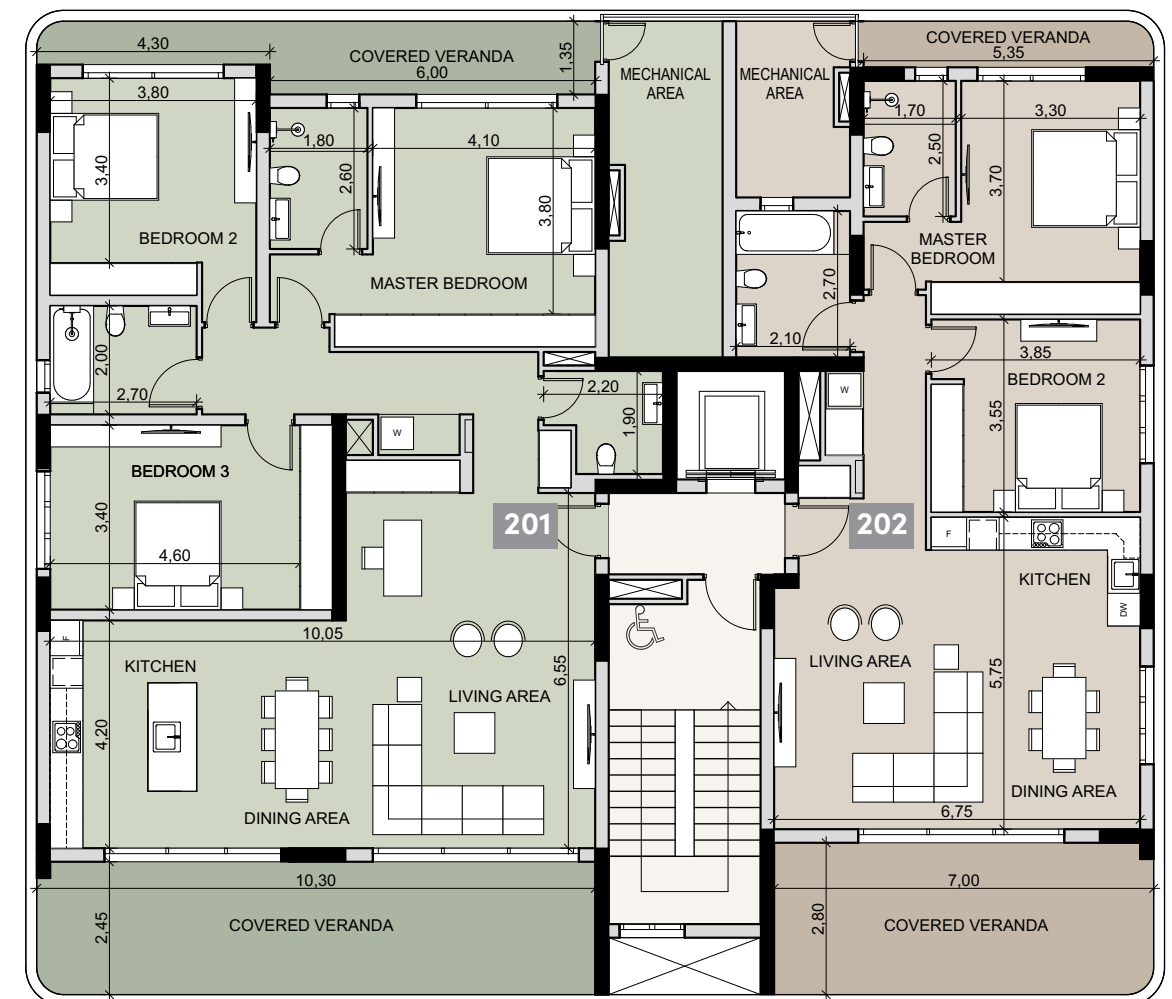
Apartment  
201

Total area  
241.10 m<sup>2</sup>

### 2 BEDROOM

Apartment  
202

Total area  
170.99 m<sup>2</sup>



# • floor plans



## floor 3

### 3 BEDROOM

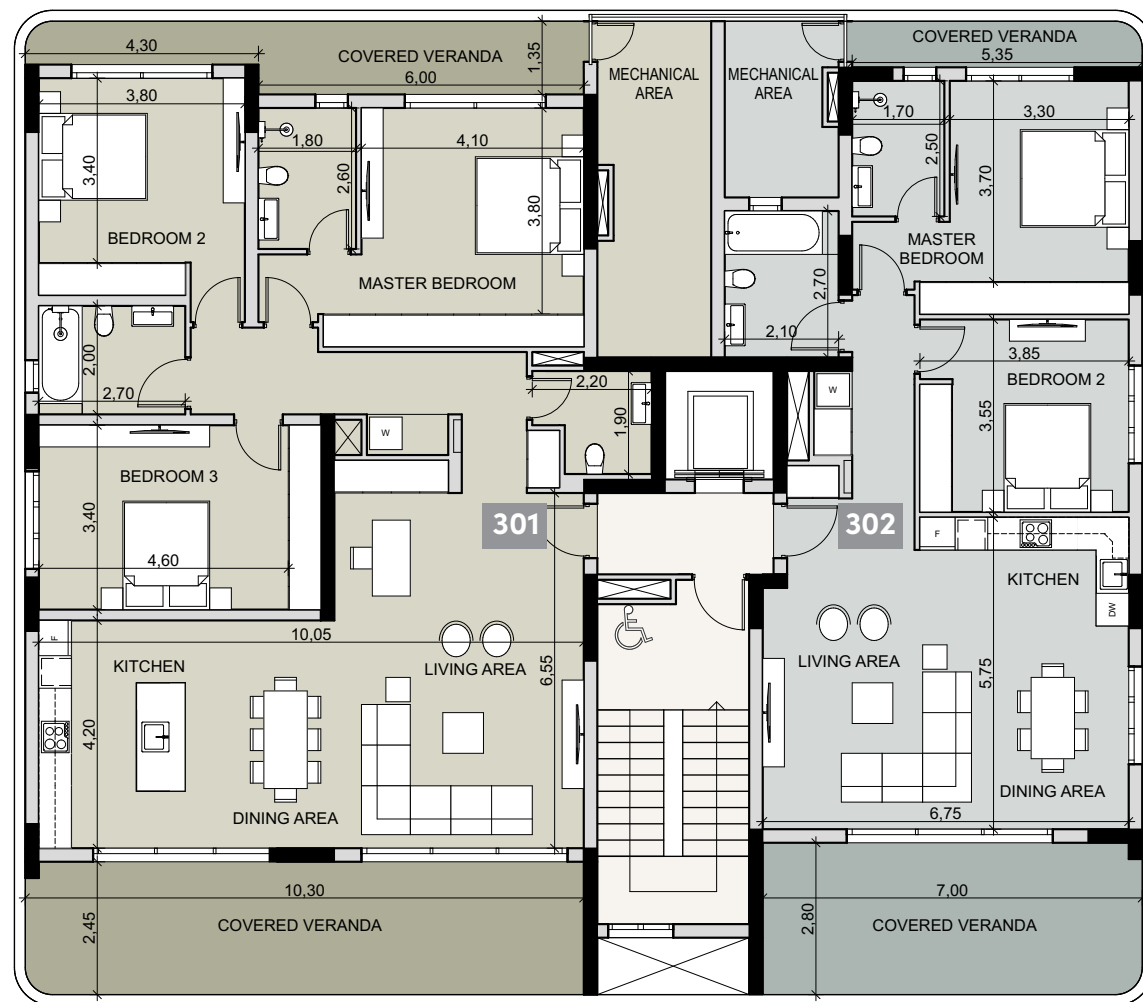
Apartment  
301

Total area  
239.45 m<sup>2</sup>

### 2 BEDROOM

Apartment  
302

Total area  
170.99 m<sup>2</sup>



## floor 4

### 3 BEDROOM

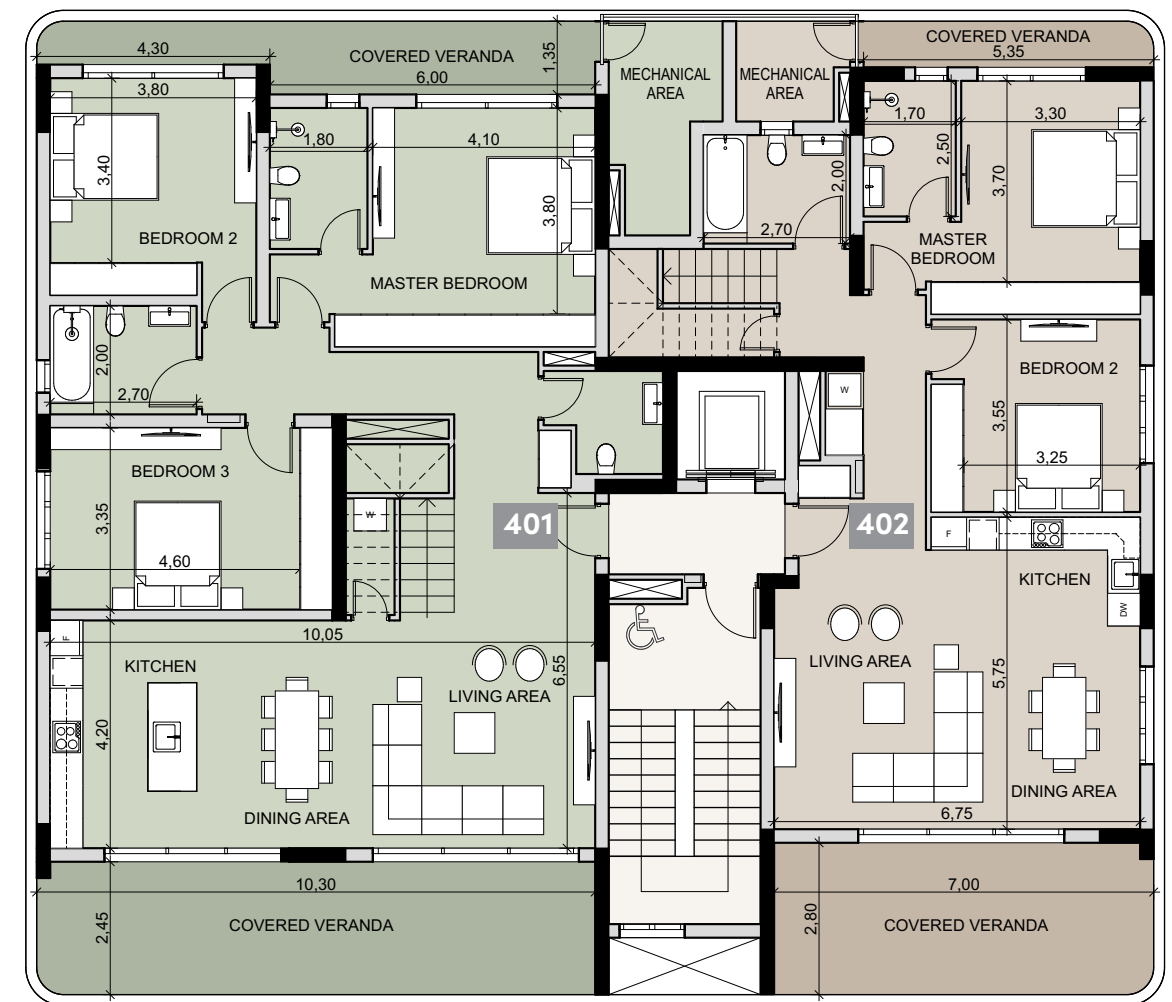
Duplex  
401

Total area  
357.17 m<sup>2</sup>

### 2 BEDROOM

Duplex  
402

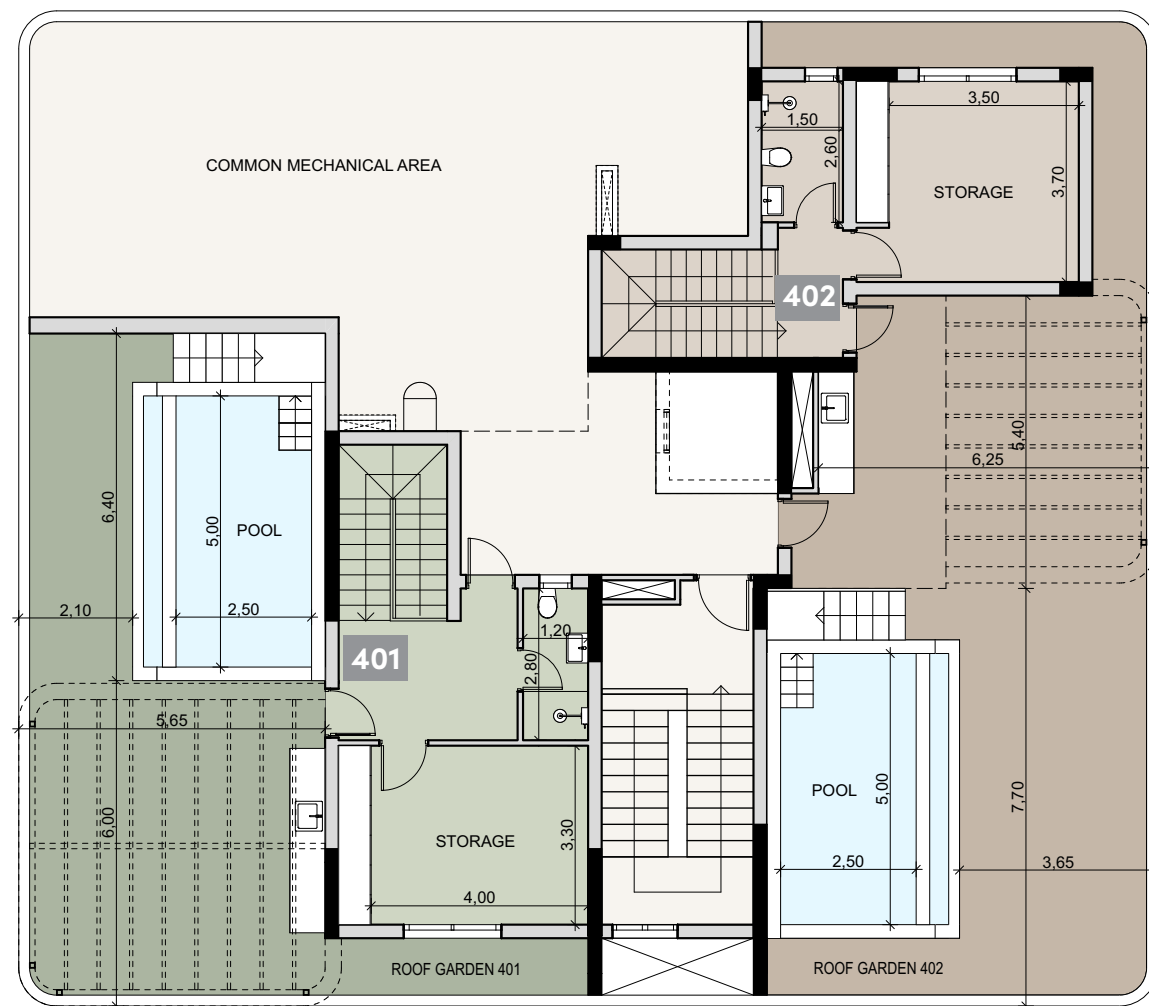
Total area  
319.97 m<sup>2</sup>



# • floor plans

## floor 5, roof garden

| 3 BEDROOM                           | 2 BEDROOM                            |
|-------------------------------------|--------------------------------------|
| Apartment<br><b>401</b>             | Apartment<br><b>402</b>              |
| Roof garden<br>78.55 m <sup>2</sup> | Roof garden<br>102.42 m <sup>2</sup> |





# • floor plans

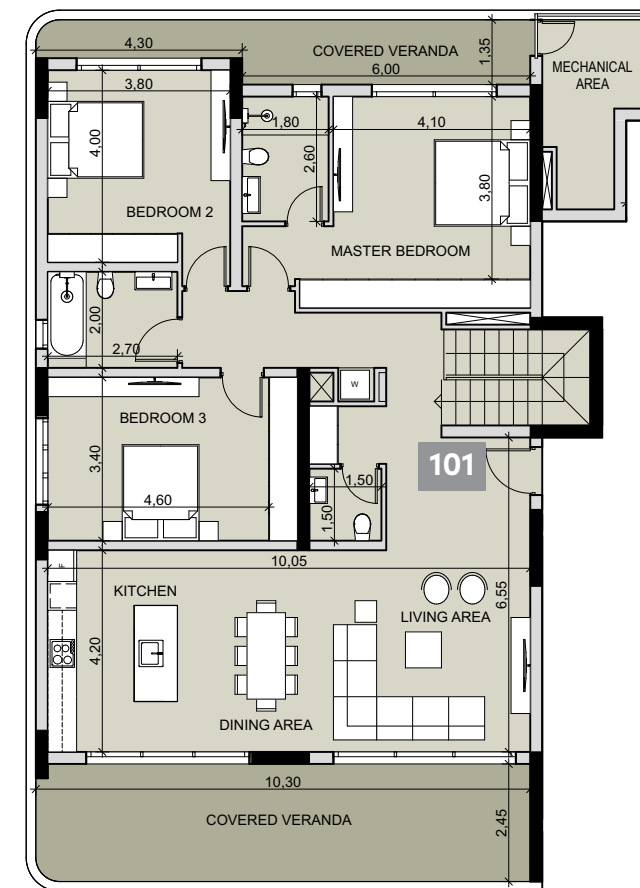
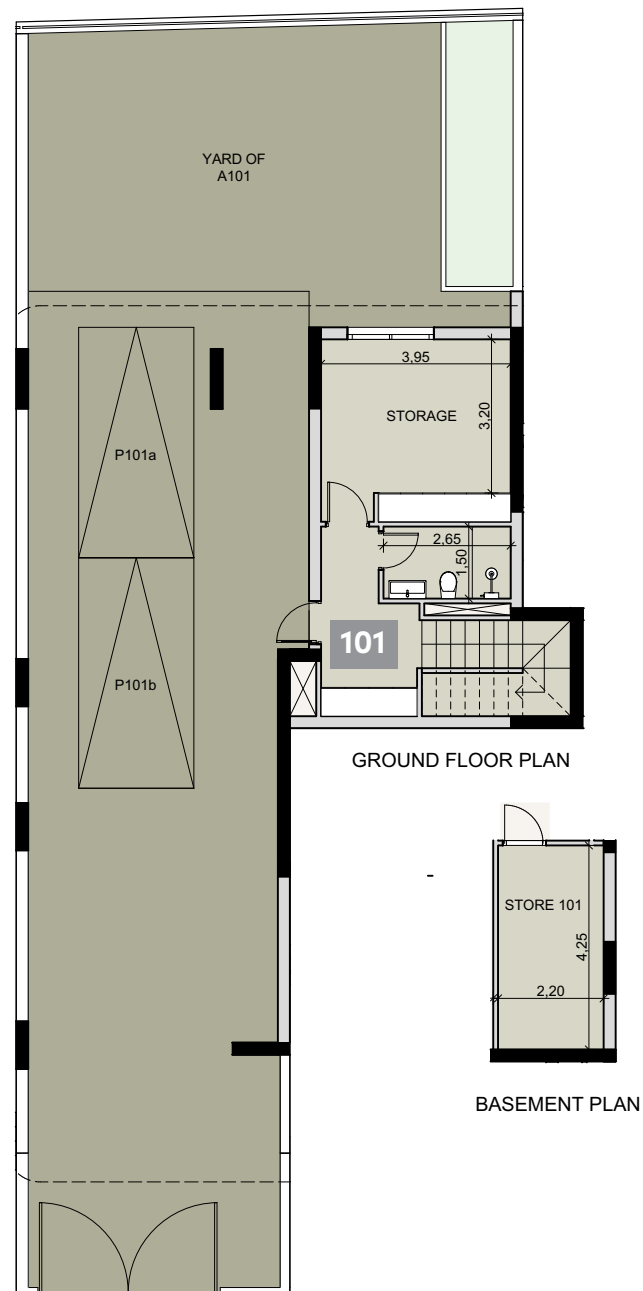


## floor 1

### 3 BEDROOM

Duplex  
101

Total area  
281.69 m<sup>2</sup>



1st FLOOR PLAN

# • floor plans

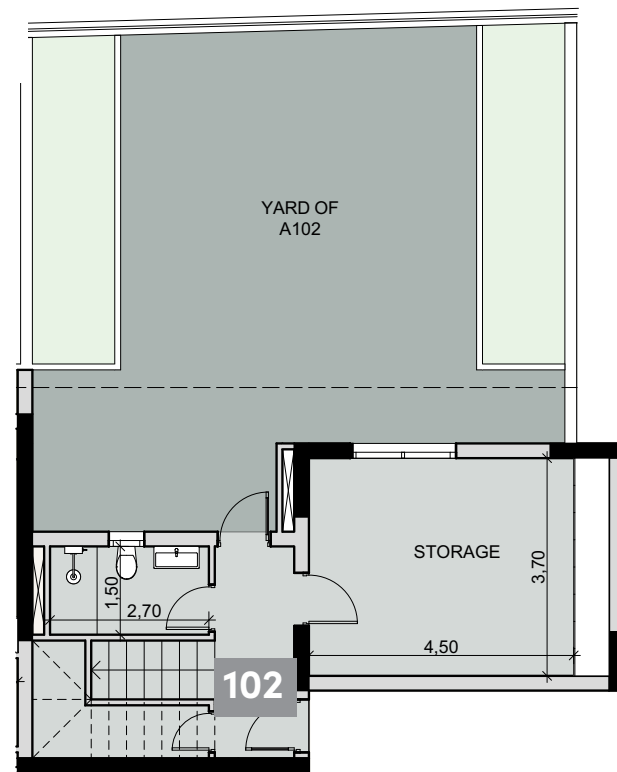


## floor 1

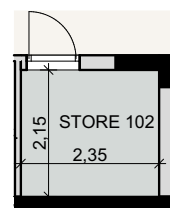
### 2 BEDROOM

Duplex  
102

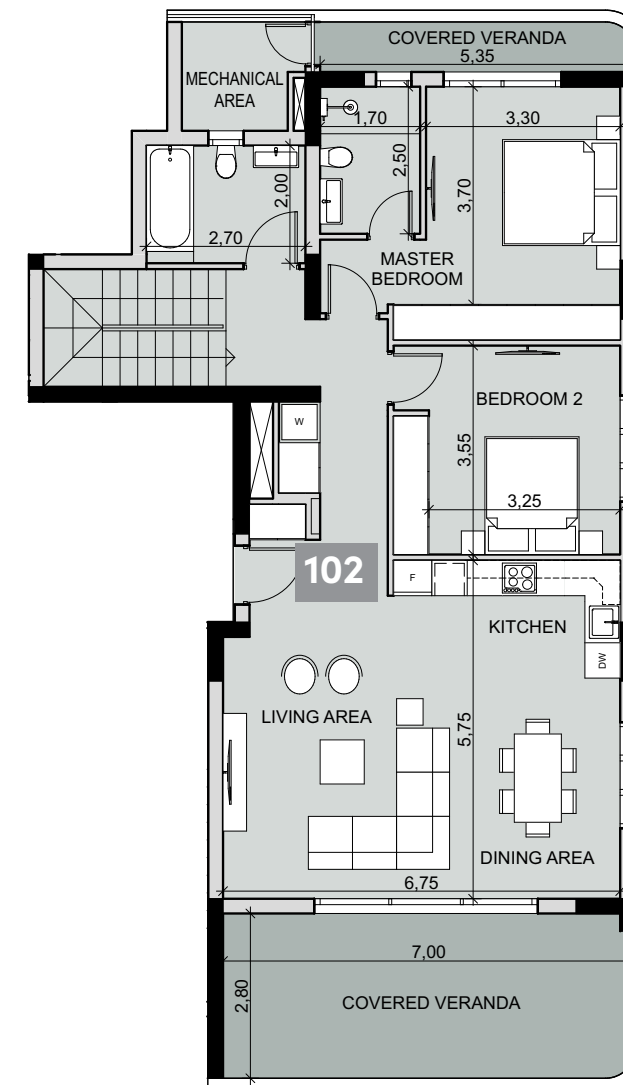
Total area  
213.21 m<sup>2</sup>



GROUND FLOOR PLAN



BASEMENT PLAN



1st FLOOR PLAN

# • floor plans

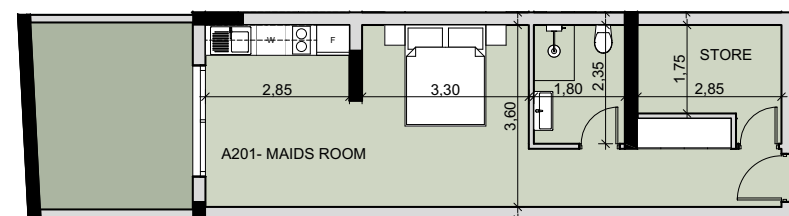
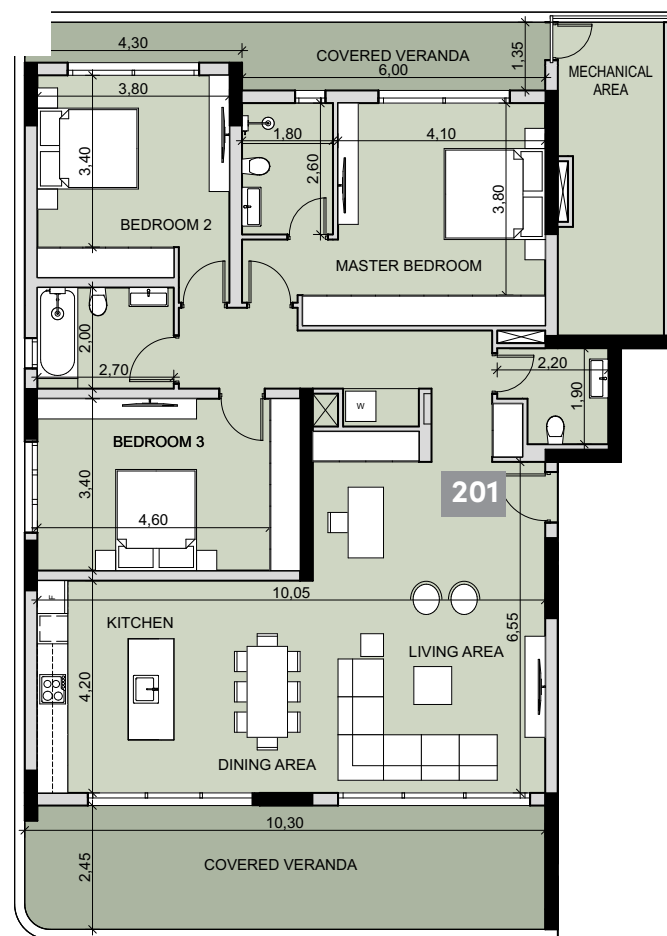


## floor 2

### 3 BEDROOM

Apartment  
201

Total area  
241.10 m<sup>2</sup>

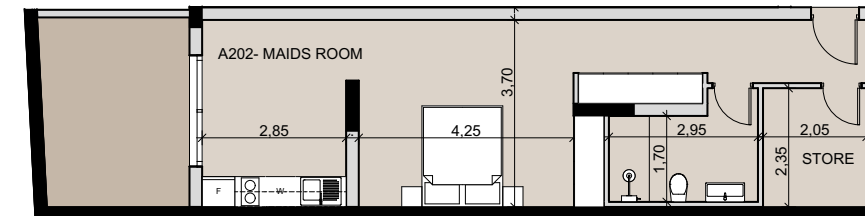
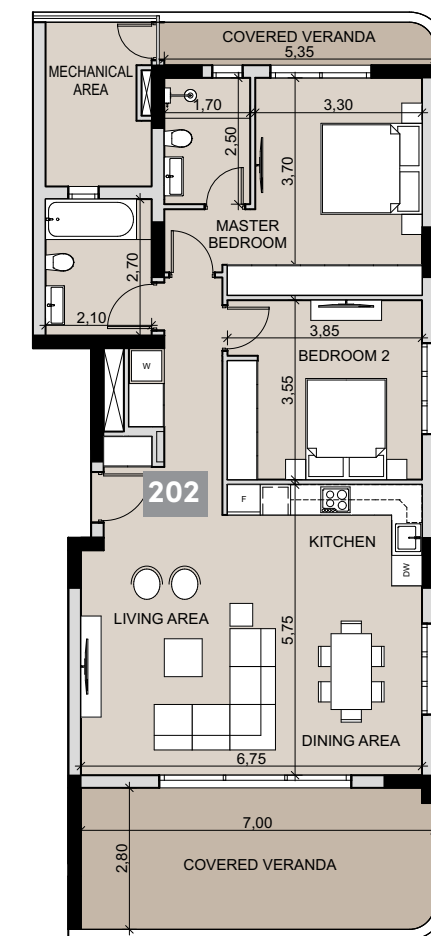


## floor 2

### 2 BEDROOM

Apartment  
202

Total area  
170.99 m<sup>2</sup>



# • floor plans

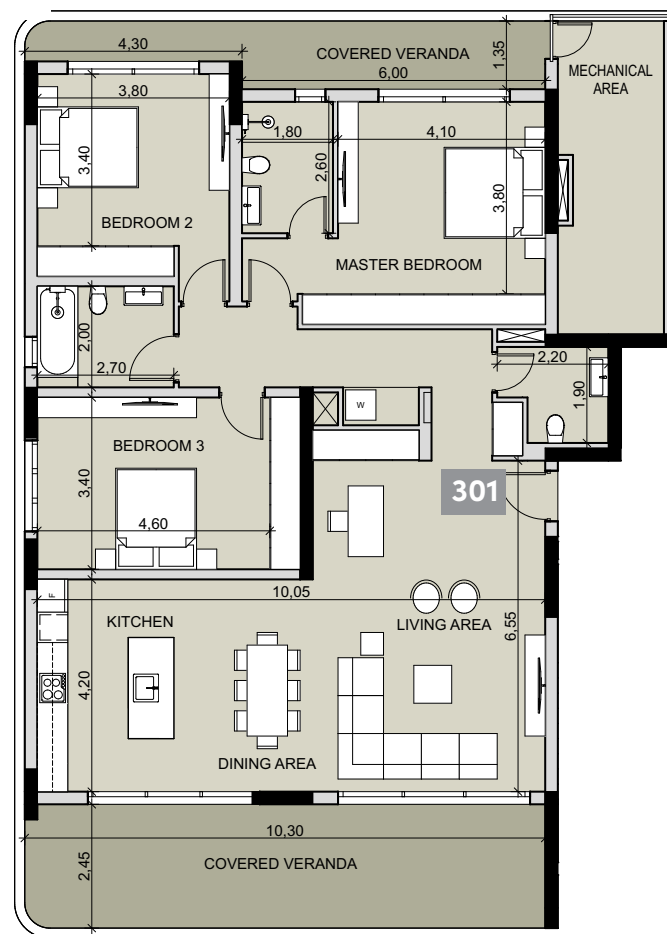


## floor 3

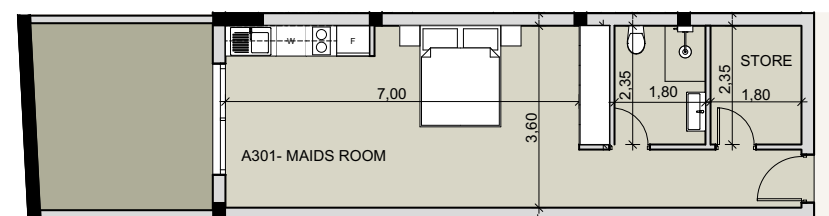
### 3 BEDROOM

Apartment  
301

Total area  
239.45 m<sup>2</sup>



3rd FLOOR PLAN



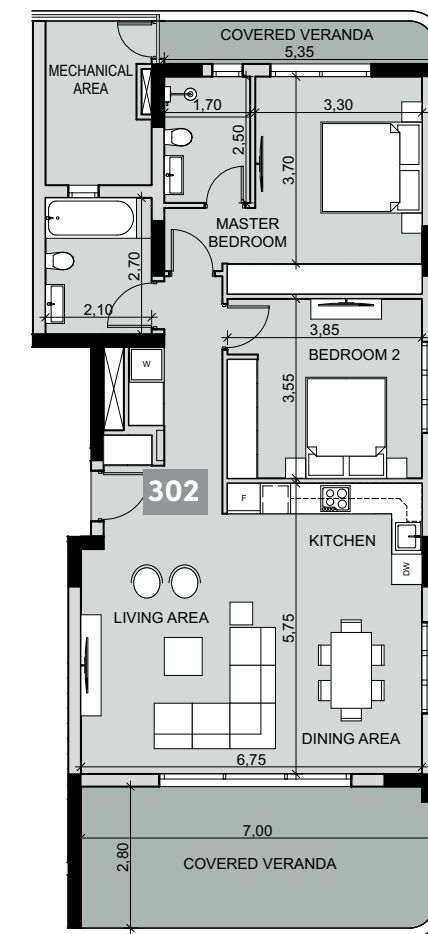
BASEMENT PLAN

## floor 3

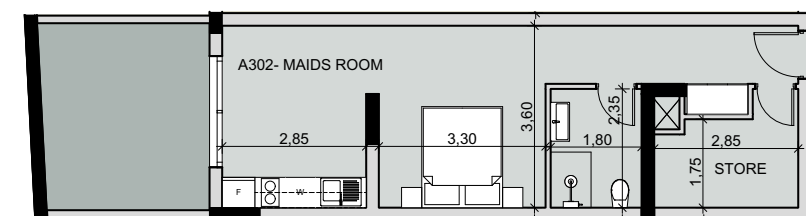
### 2 BEDROOM

Apartment  
302

Total area  
170.99 m<sup>2</sup>



3rd FLOOR PLAN



BASEMENT PLAN

# • floor plans

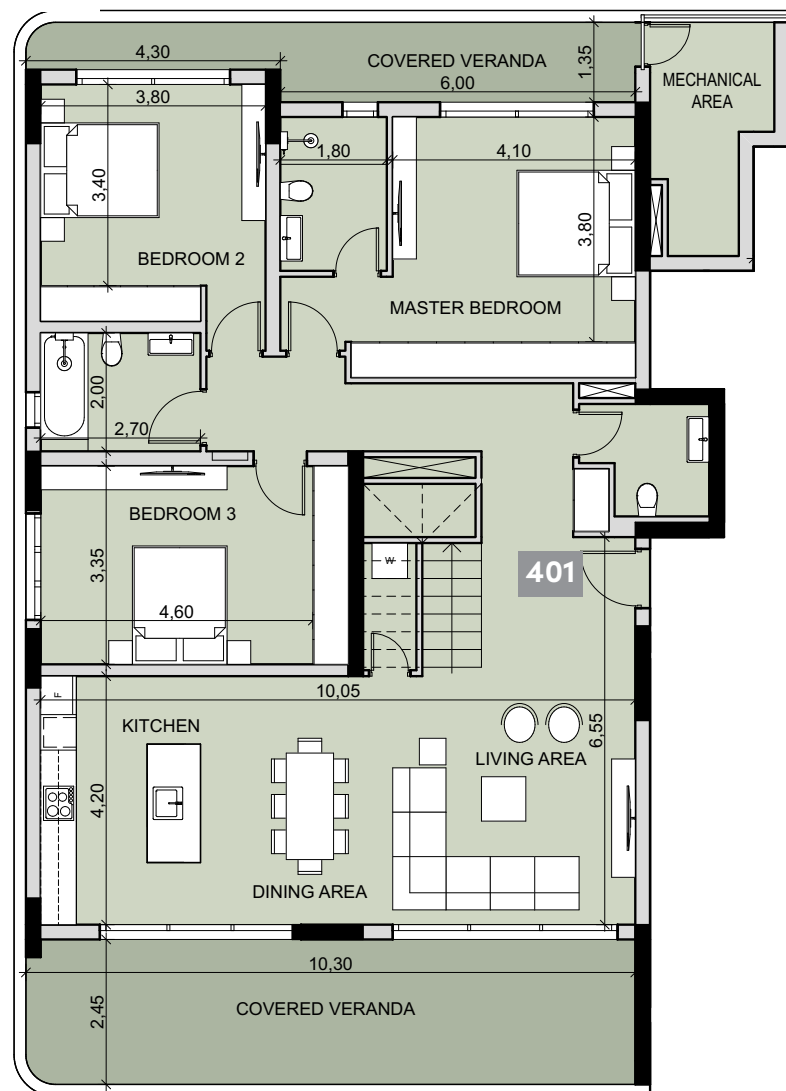


## floor 4/roof plan

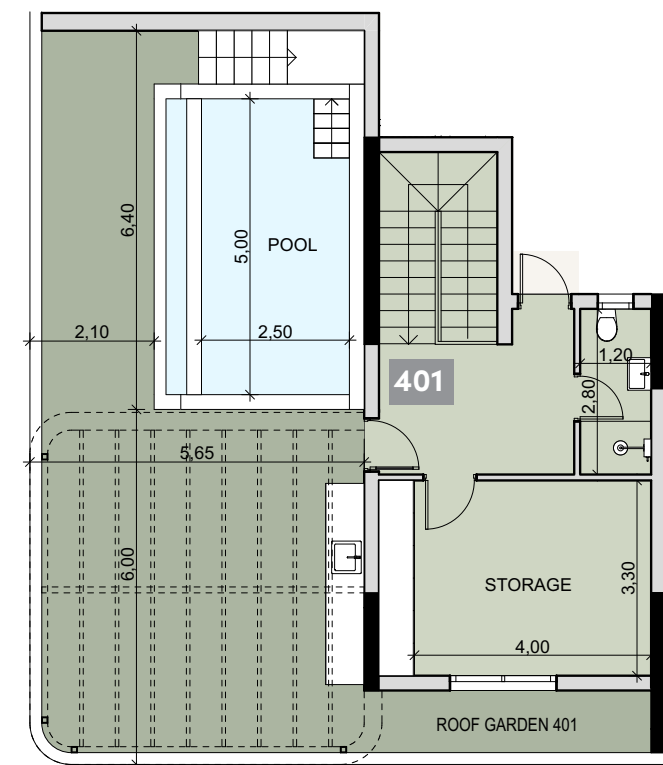
### 3 BEDROOM

Duplex  
401

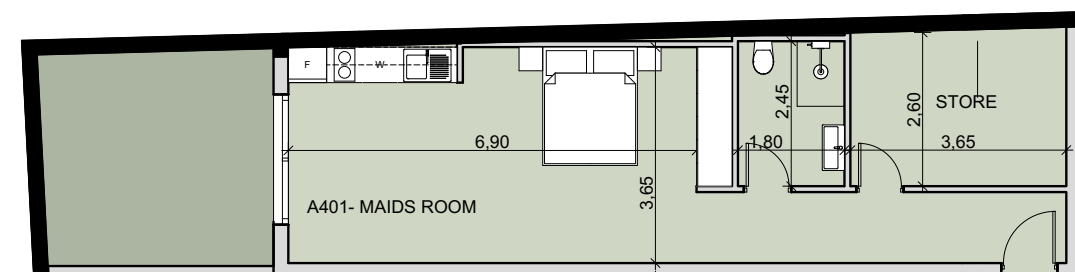
Total area  
357.17 m<sup>2</sup>



4th FLOOR PLAN



ROOF PLAN



BASEMENT PLAN

# • floor plans

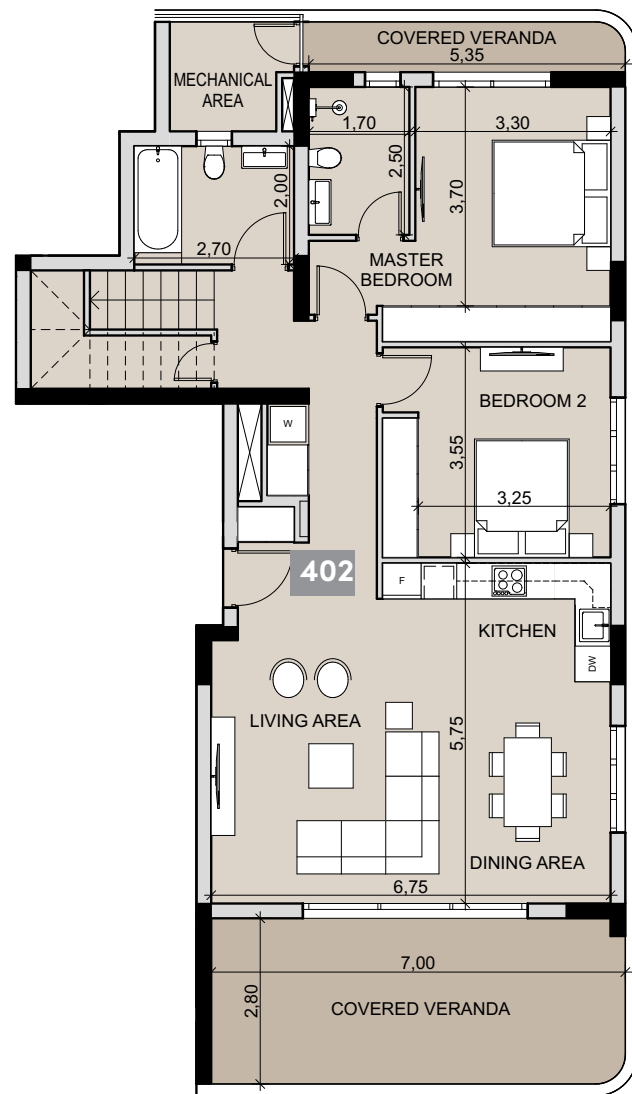


## floor 4/roof plan

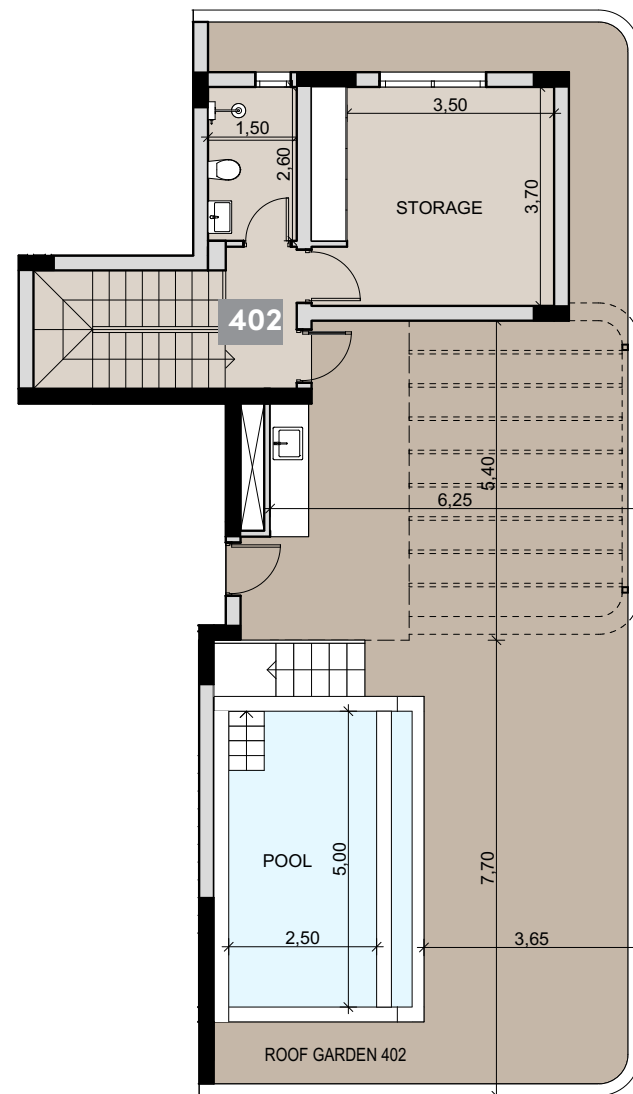
### 2 BEDROOM

Duplex  
402

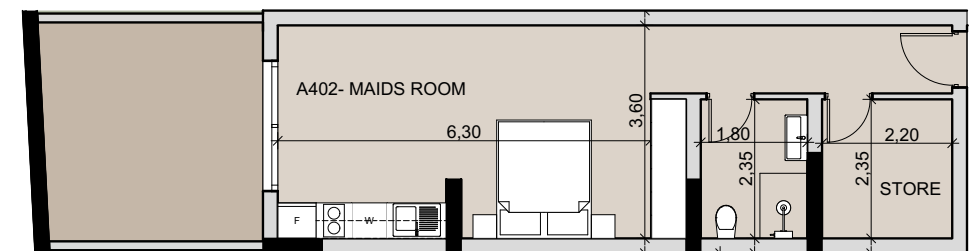
Total area  
319.97 m<sup>2</sup>



4th FLOOR PLAN



ROOF PLAN



BASEMENT PLAN



## 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 and 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 and 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 and conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

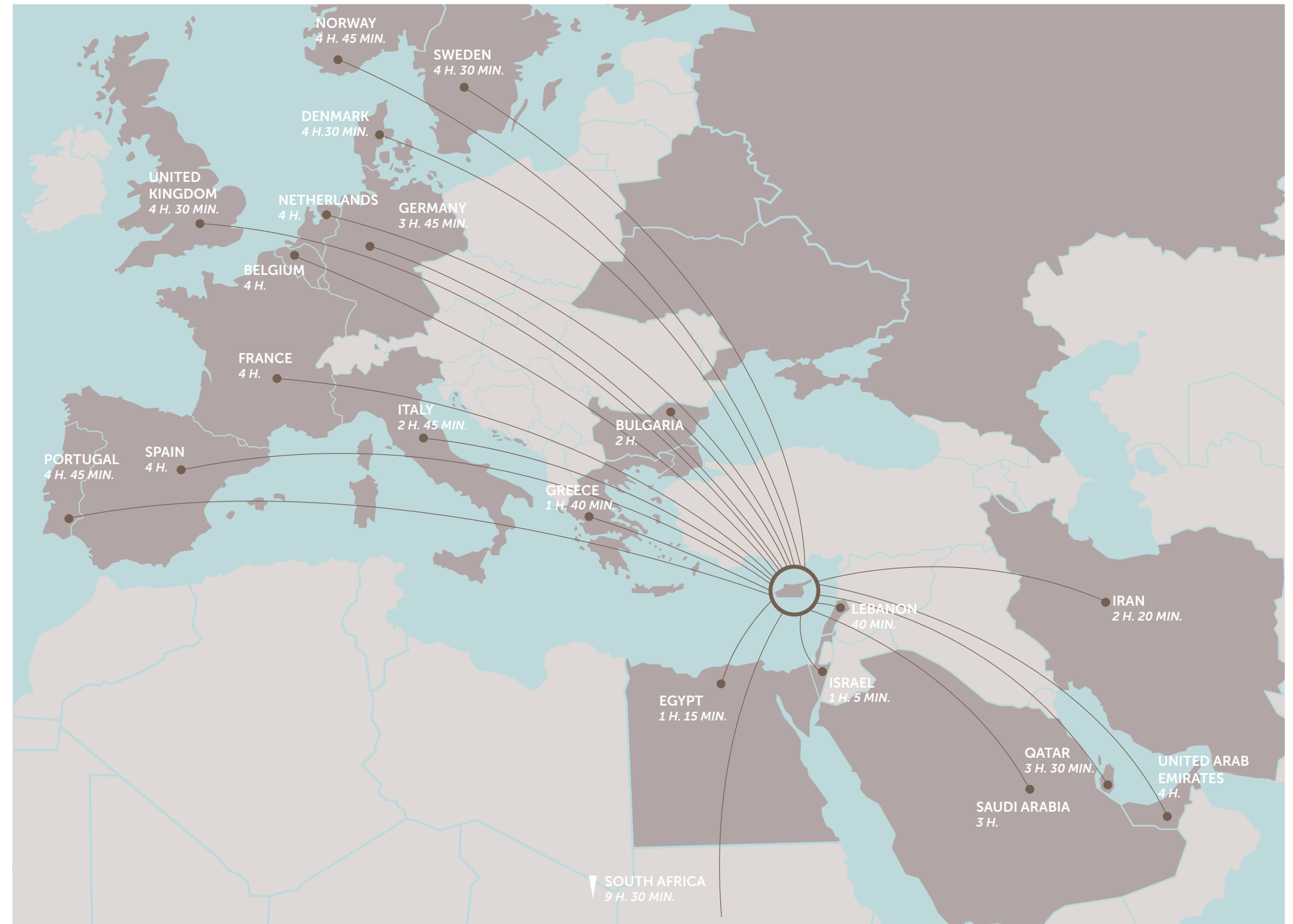
**A.** Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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

A series of horizontal dotted lines for taking notes, spanning the width of the page.

**YOUR PERSONAL  
PROPERTY CONSULTANT**

A large rectangular dotted box intended for a signature or stamp.

## 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

## bbf: Greece

### Office in Athens

88 Vasilissis Sofias Avenue,  
115 28 Athens, Greece

Office: +30 210 775 5388  
greece@bbf.com