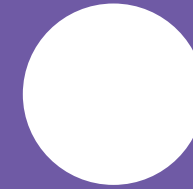




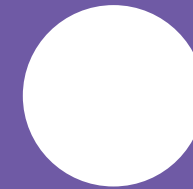
fortebello



bbf:



an octagon of independent luxury



• fortebello

**An octagon
of independent
luxury**

8 stunning villas to embrace high-quality living with your loved ones, among the nature, ultra-modern architecture in the most prestigious area of Limassol – Agios Tychonas. Additionally, each villa has a private swimming pool with mosaic tiles and a jacuzzi for your maximum relaxation.



**Indulge yourself
in a deluxe
comfort.
your perfect
gateway**

forte bello lies in the center of historical and cultural local attractions and extensive leisure opportunities. Dive in to the luxury and post lifestyle, that you deserve.

Treat yourself for a lifetime with BBF.



major benefits

- One of the most sought after suburbs of Limassol – Agios Tychonas;
- 5-minute drive to the best 5-star hotels Amathus and Four Seasons;
- Unobstructed sea panoramas and mountain views;
- 8 houses with private pools;

- Modern design and top standard finishes;
- High ceilings (3.15m);
- Water underfloor heating and central VRV conditioning;
- Smart home automation.



• Limassol

**You are my heart –
Limassol.**

**One-of-a-kind dreamy
place, combining a
business environment,
full of opportunities and
comfort of a first-class
Mediterranean resort**

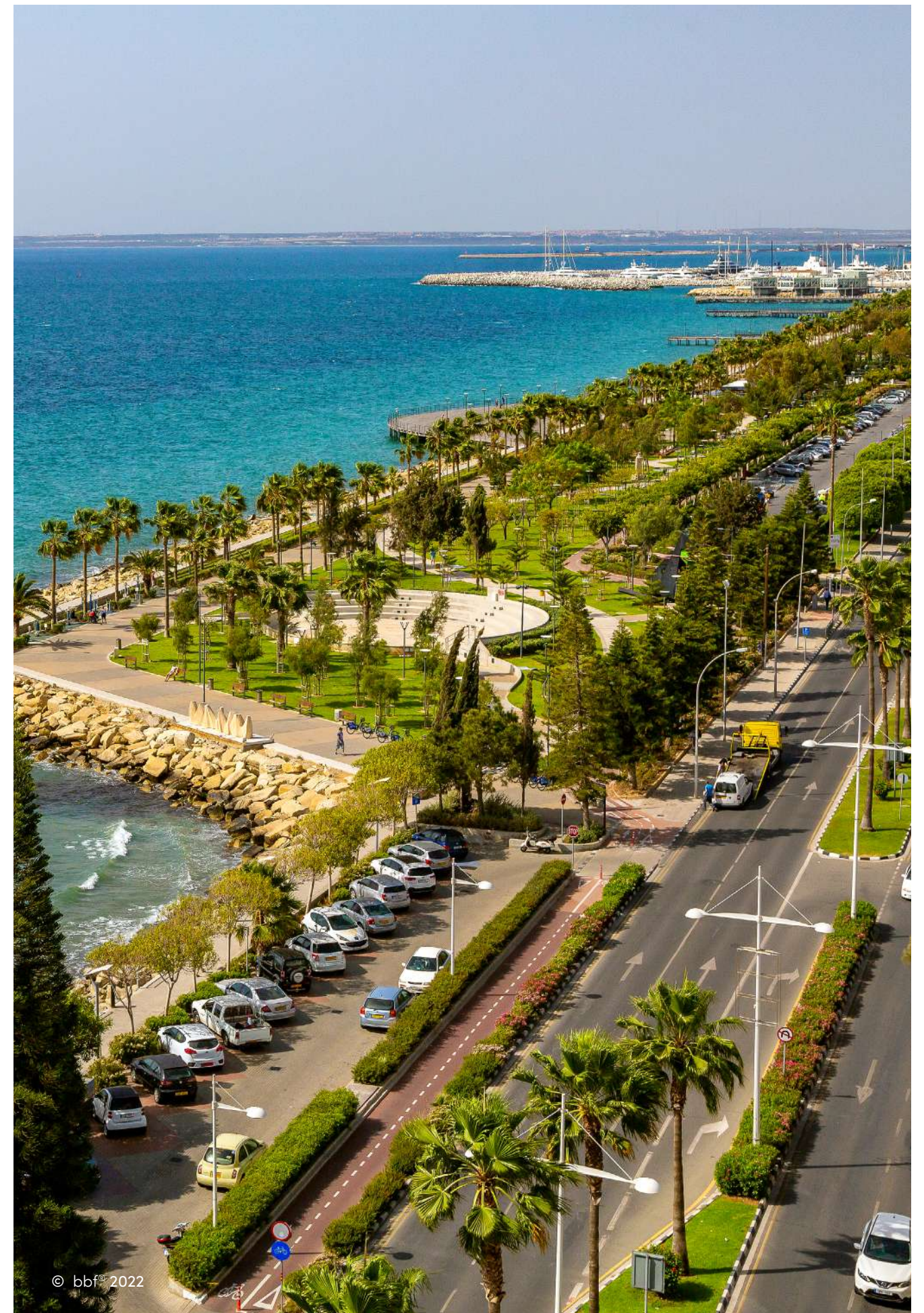
The largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

Limassol encompasses a great number of historical landmarks, such as an Ancient City Kourion, with its breathtaking white stones and lovely beaches; medieval Limassol Castle, the Old Port and Old Town, full of scenic views.

A beautiful island, with its center in Limassol, where there are no bad days, only maximum joy from being surrounded by the happiest people. Best education to invest to on behalf of your children, where they can study, being nearby the turquoise waters. and Mediterranean resort facilities, and for yourself – career opportunities at any global headquarters without the need to learn a third language.

Studying and working at the subtropics – is uniting with your family for a glass of freshly squeezed orange juice, sipping on it while enjoying a delicious platter of prawns and kalamari rings at any local seaside bar.

You dreamt of a paradise life – and you just found it. BBF is here to make is even dreamier.



© bbf 2022

location

Welcome to the most prestigious area of Limassol, where you can enjoy the deluxe standard of living

fortebello is at the crossroads of the finest Mediterranean natural amenities - a captivating sea and grand breezy mountains, surrounded by the ultramodern selection of 5-star hotels and fine dining. Only moments away from the golden beaches, recreational sports and quality entertainment. Located in the most prestigious areas of Limassol with a close proximity to all the amenities for happy living.



• transport accessibility

- Equally easy access to A1 Highway and the seaside;
- 5-minute drive to the greatest bars and restaurants;
- 5-minute drive to the luxurious Parklane and Amara hotels;
- 8-minute drive to the Metro supermarket;
- 3 hospitals within a 20-minute reach;

- 4 private English Schools within a 25-minute drive (Grammar School, Grammar School Junior, the Heritage and Foley's);
- Within a 25-minute drive from the Historical Old Town of Limassol, Marina and Lady's Mile beach;
- 35-minute drive to Larnaca Airport.



• engineering features

Each villa has a VRV airconditioning installed

8 state-of-the-art detached houses are truly an architectural delight, completed with an exceptional taste, high-quality finishes and to European standards. The outdoor specifications are designed in a way to provide comfort to the residents all-year-long, such as thermal and sound insulation, concealed A/C units and underfloor heating system.

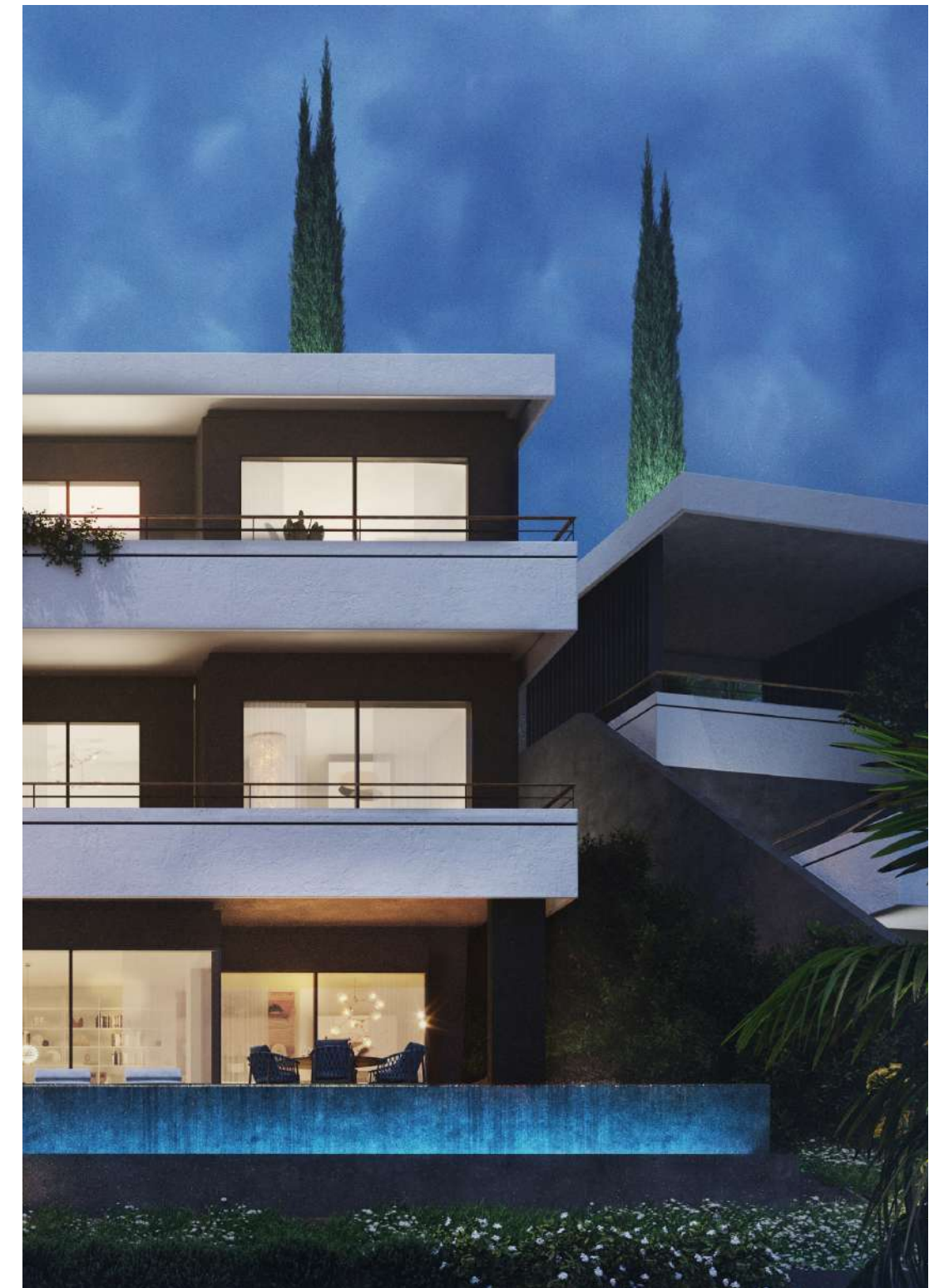


Special touch in every villa - natural finishing materials

A home automation system could be incorporated for various smart systems, such as lighting and central heating control, intruder alarm and fire detection system to perfect your experience with BBF.



• exterior



choice of properties

UNIT N°	PROPERTY TYPE	NAME	BED ROOMS	BATH ROOMS	NO OF PARK SPACES	PRIVATE INTERIOR	SELLABLE AUXILIARY	
							FLOOR	AREA
1	House	P1-H1	4	7	2	295	Pool level	48
2	House	P2-H2	4	5	2	269	Pool level	20
3	House	P3-H3	4	5	2	269	Pool level	20
4	House	P4-H4	4	5	2	269	Pool level	20
5	House	P5-H5	4	4	2	229	Pool level	20
6	House	P6-H6	3	4	2	192	Pool level	16
7	House	P7-H7	3	4	2	192	Pool level	16
8	House	P8-H8	3	4	2	192	Pool level	21

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

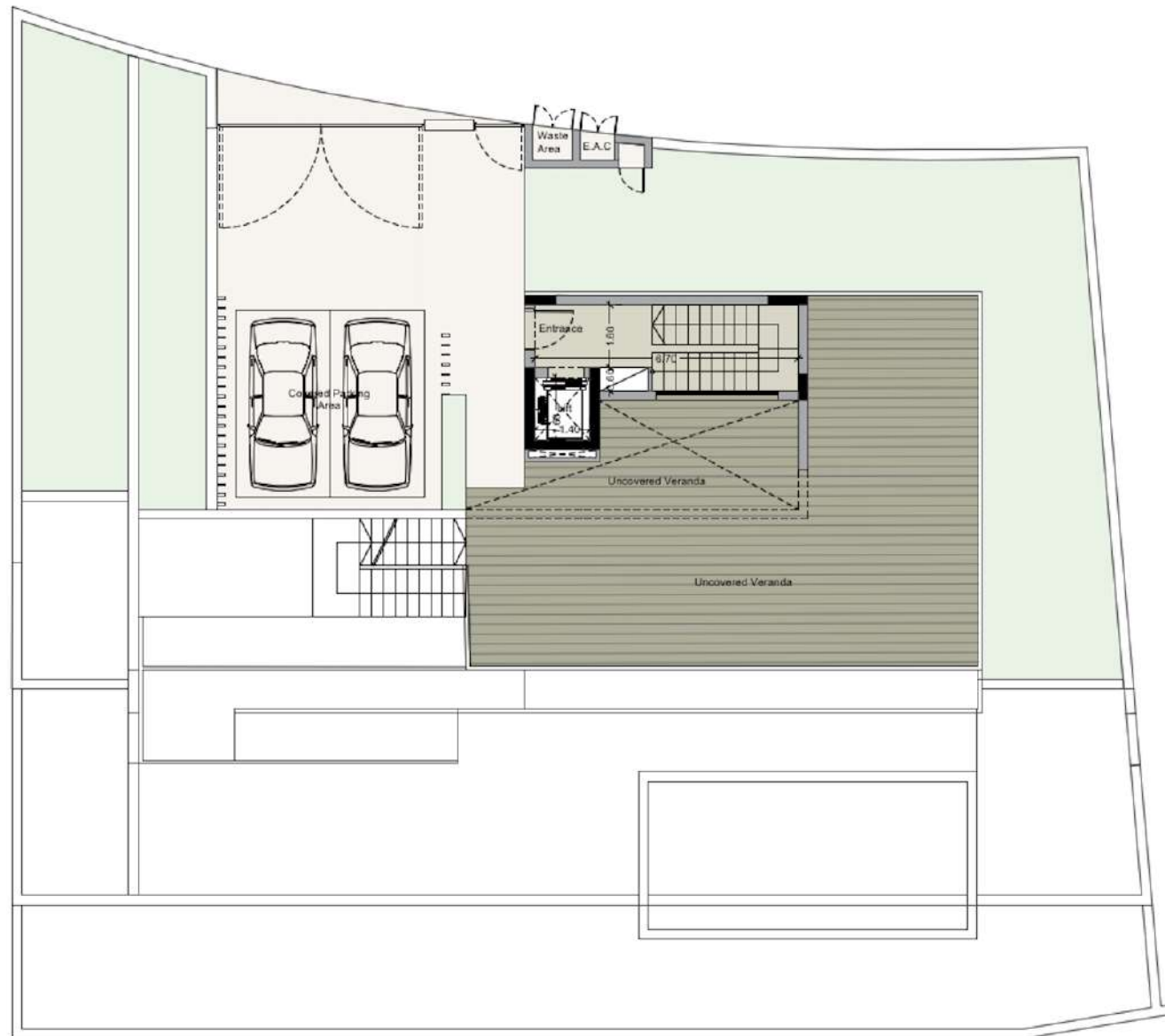
PRIVATE SWIMMING POOL	COVERED VERANDA M ²	SELLABLE AREA M ²	GARAGE AREA	POOL AREA DECK	PLOT AREA
YES	83	425	45	55.00	650.00
YES	74	363	39	36.00	620.00
YES	74	363	33	47.00	620.00
YES	74	362	39	58.00	748.00
YES	61	311	48	47.00	718.00
YES	53	261	45	34.00	520.00
YES	54	262	36	45.00	567.00
YES	42	255	29	38.00	532.00

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

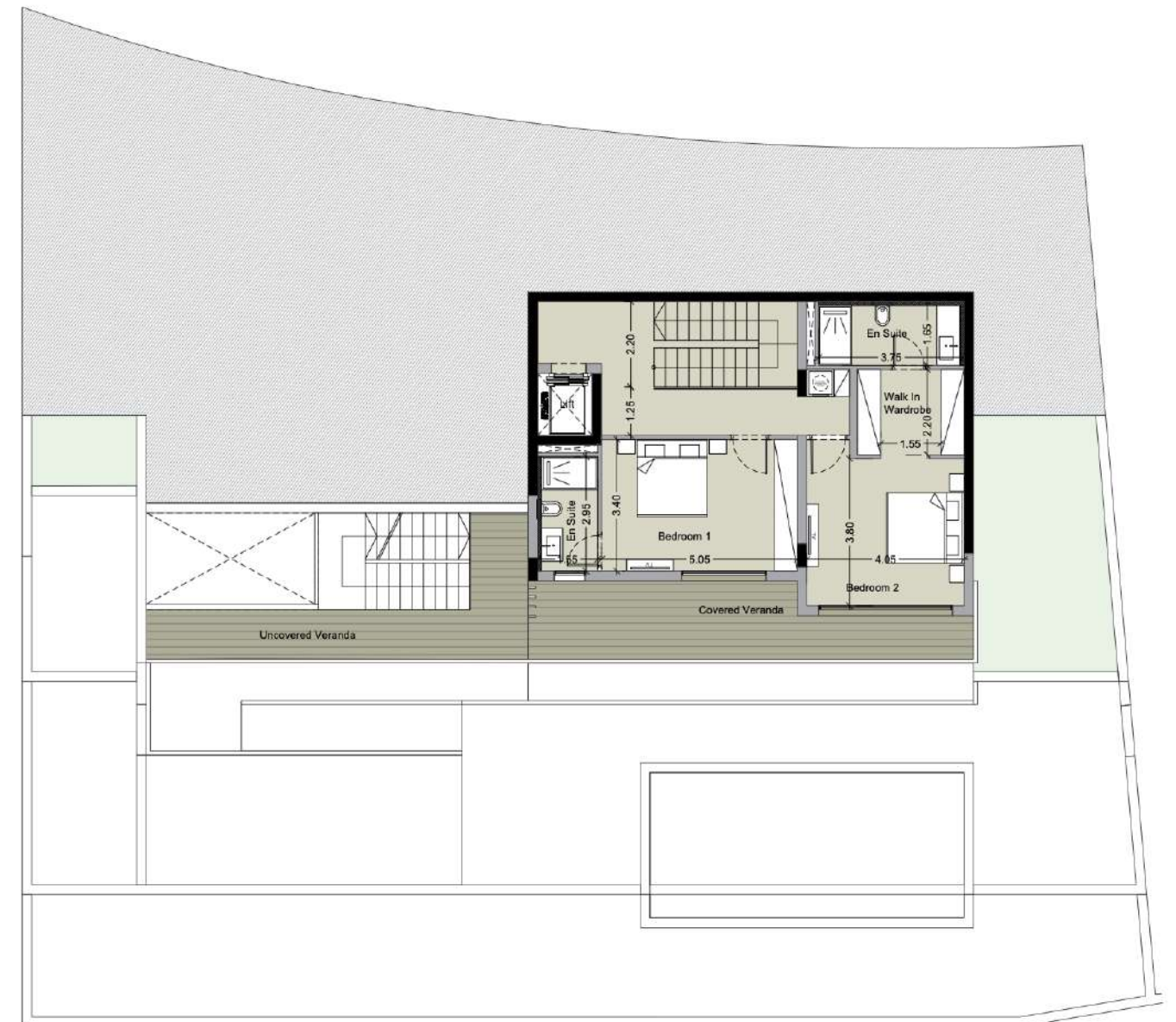


plans

Villa - H 01
5 bedroom



level 3

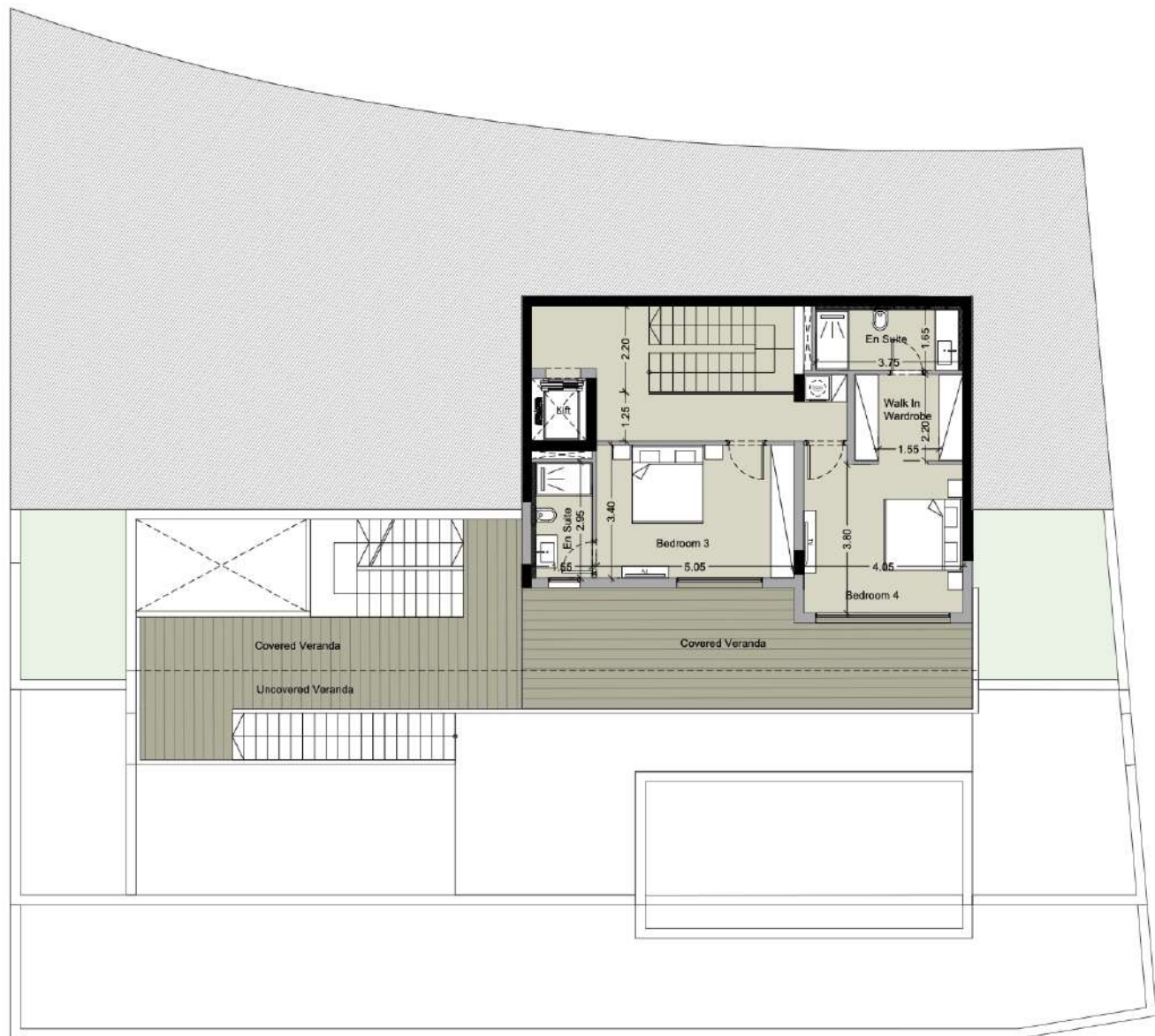


level 2

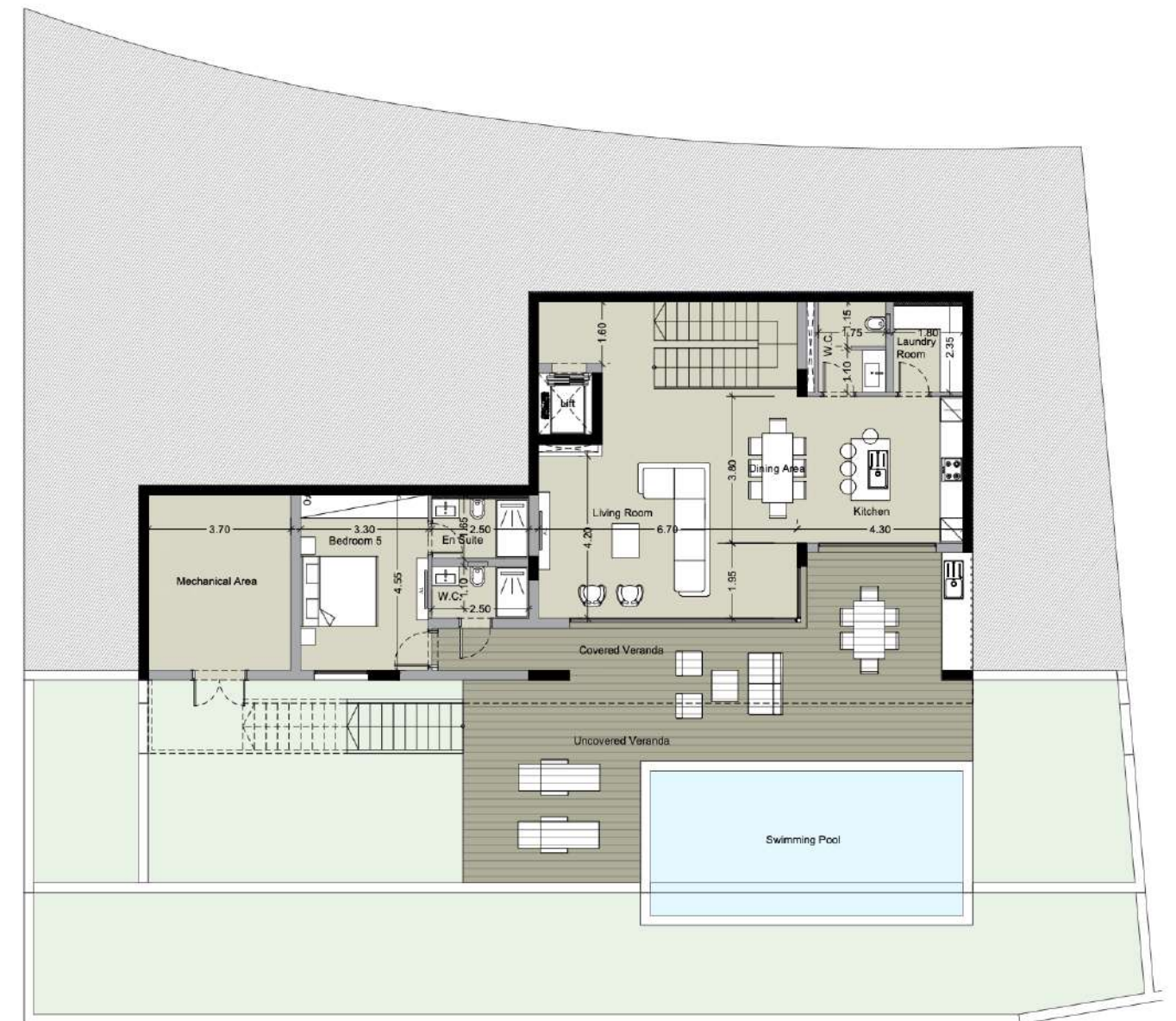


plans

Villa - H 01
5 bedroom



level 1

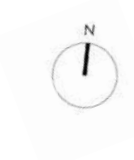
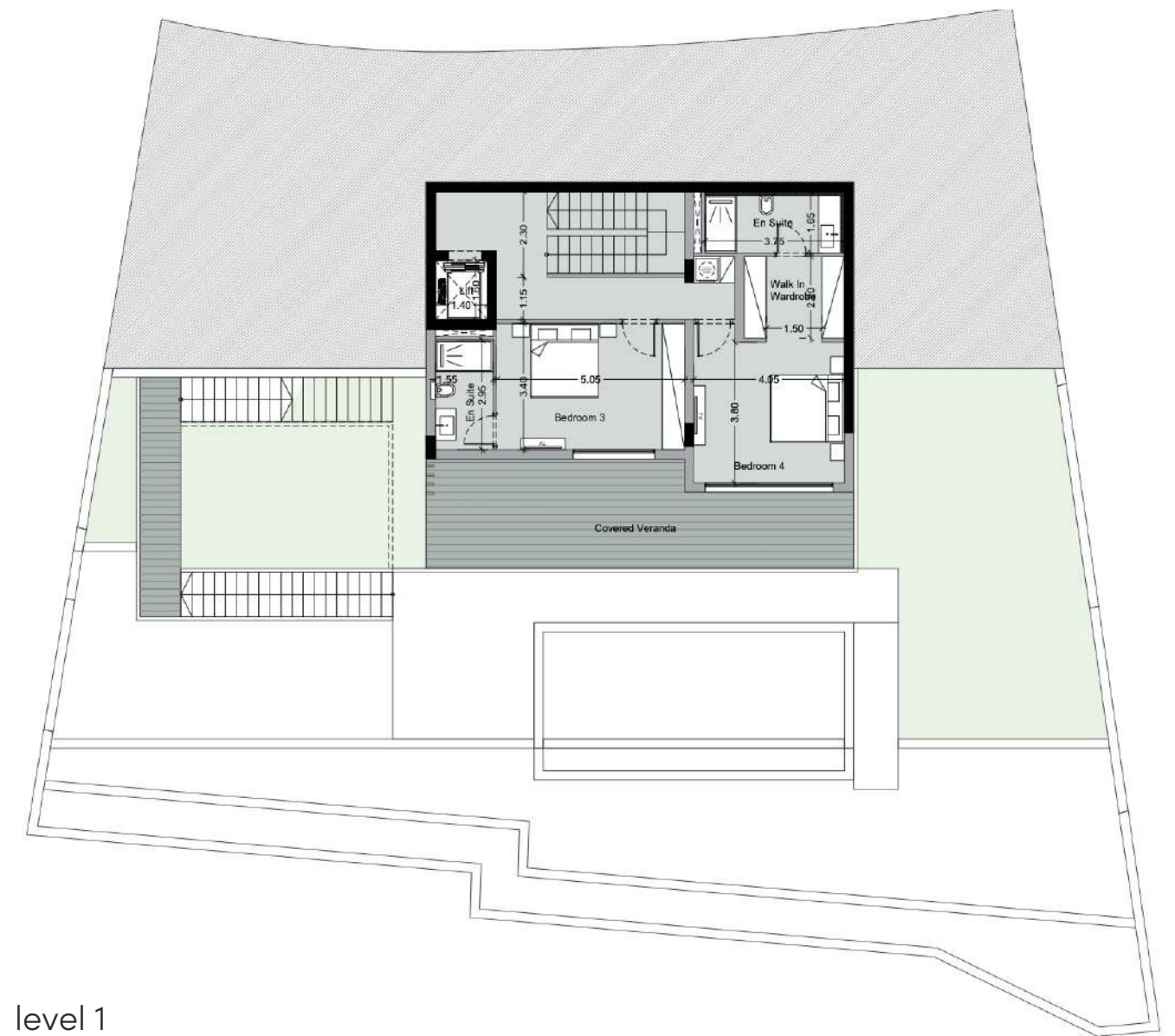
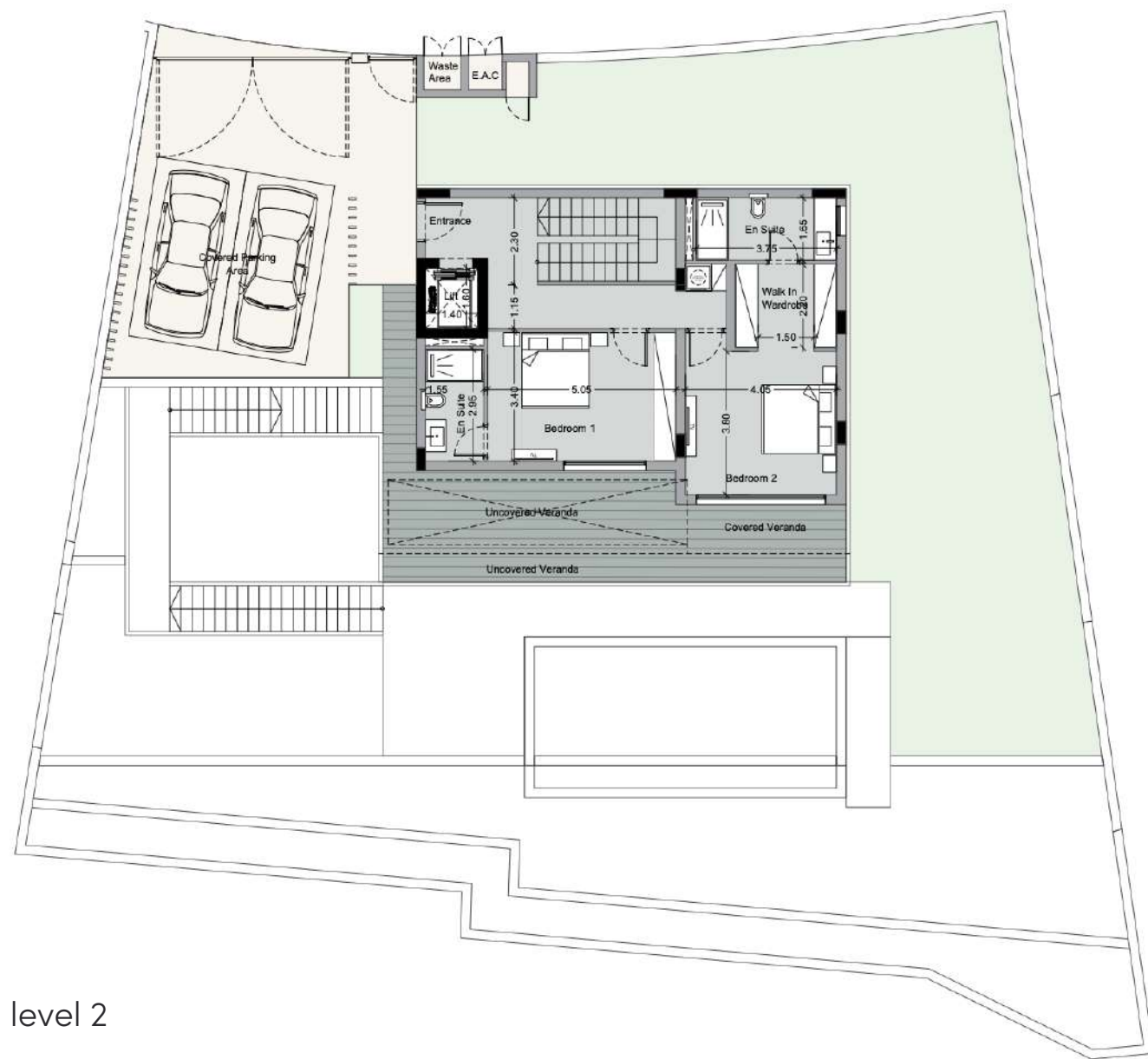


ground floor



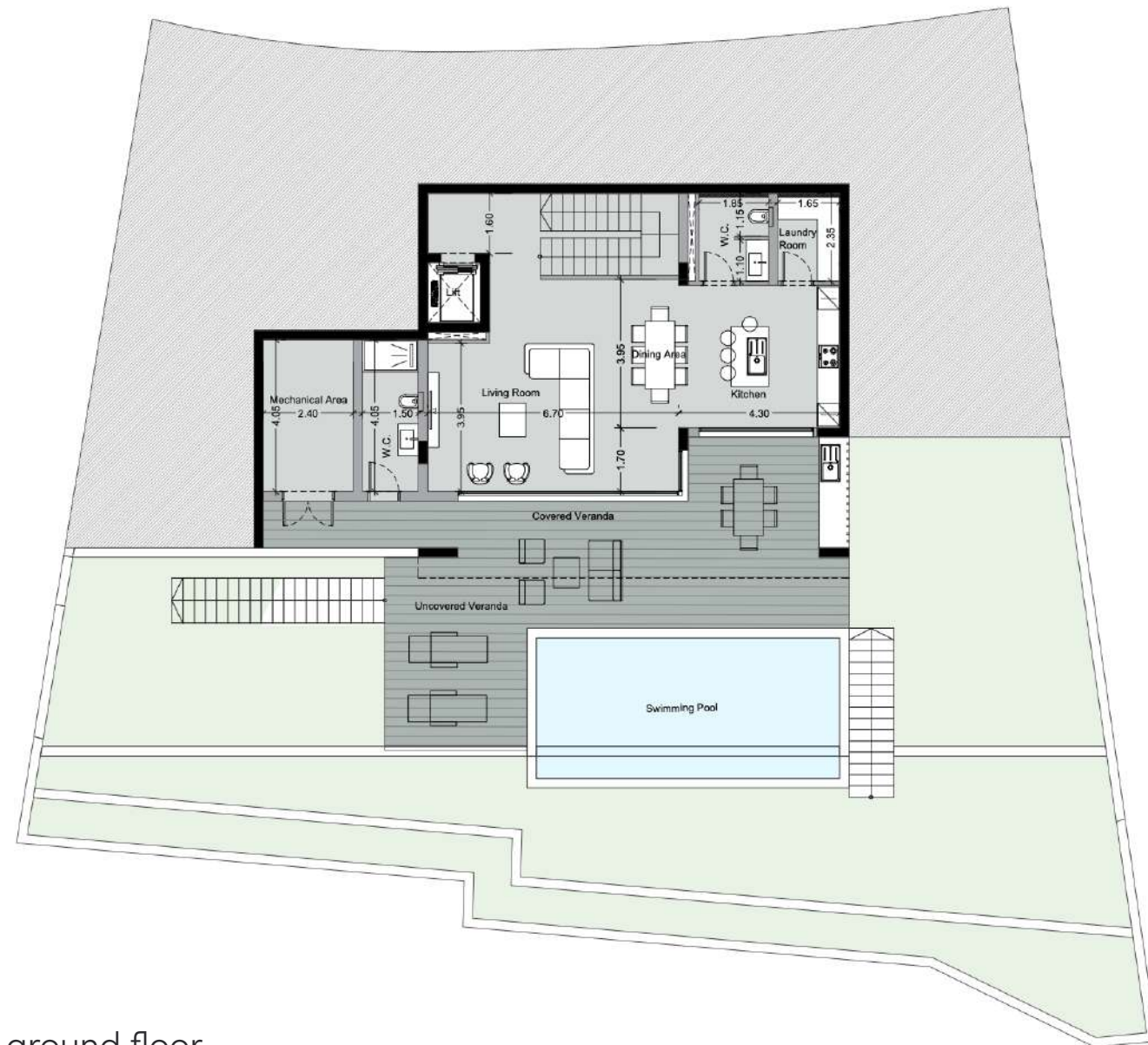
plans

Villa - H 02
4 bedroom



plans

Villa - H 02
4 bedroom



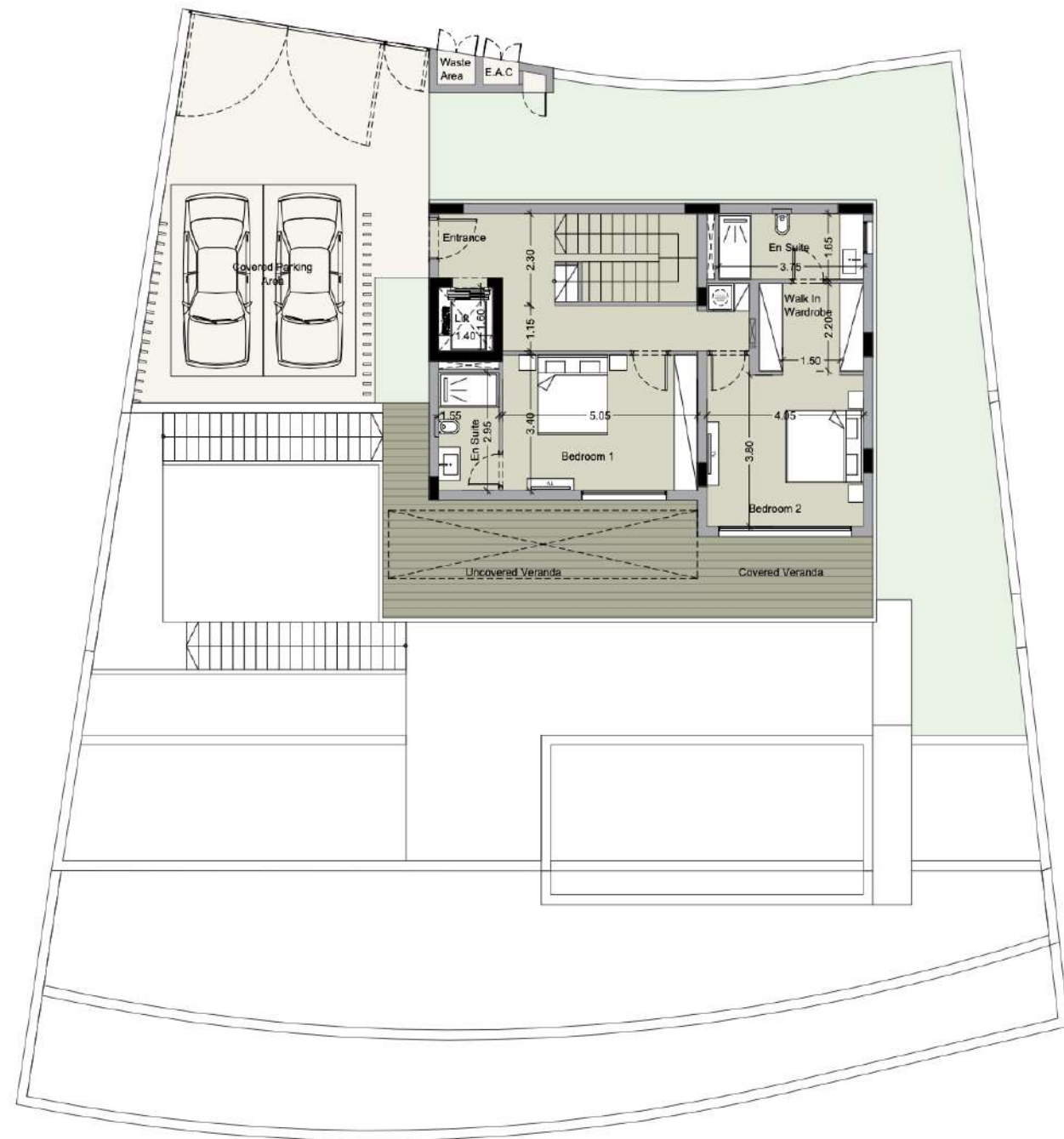
ground floor



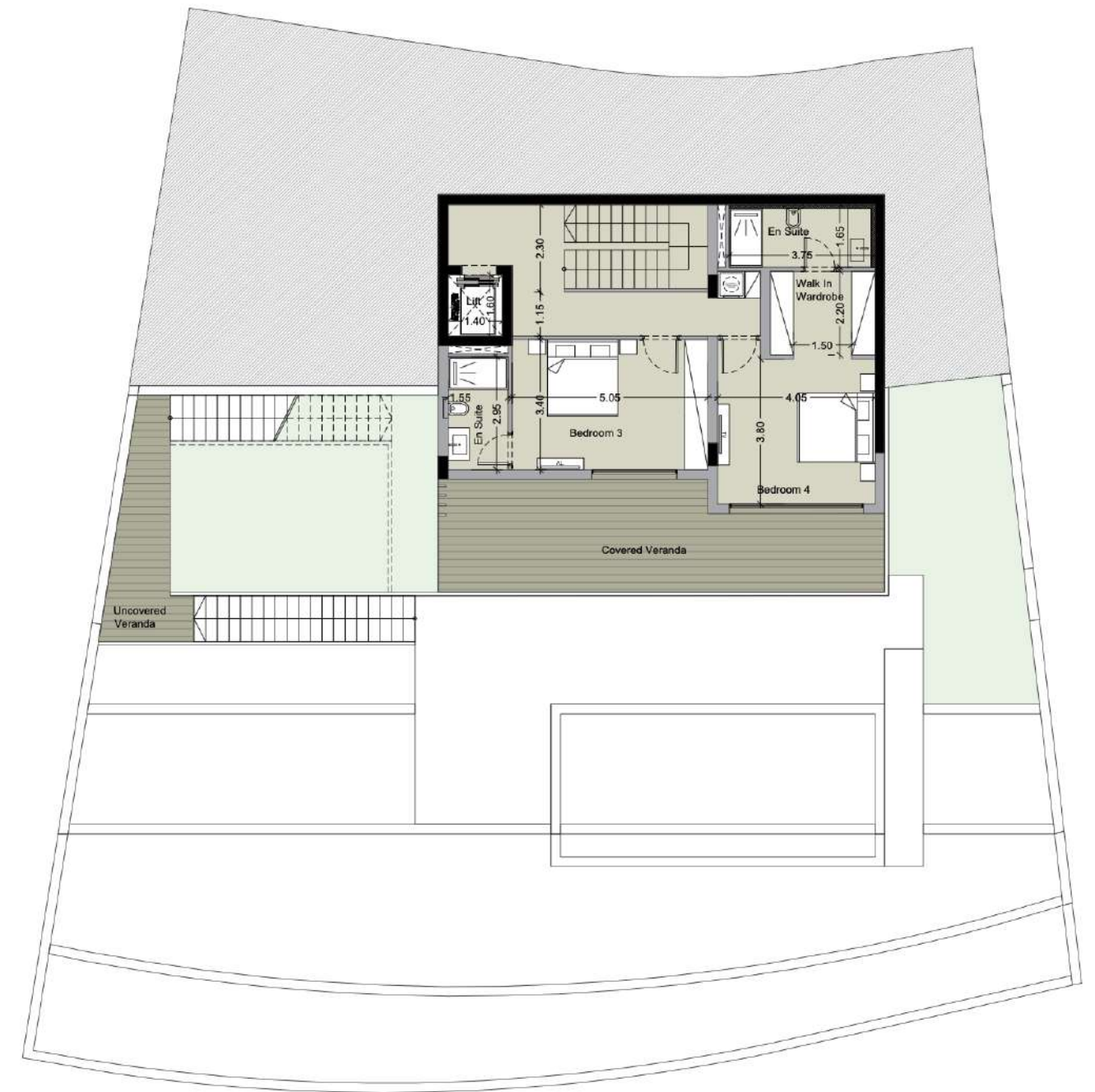
plans

Villa - H 03
4 bedroom

location



level 2



level 1

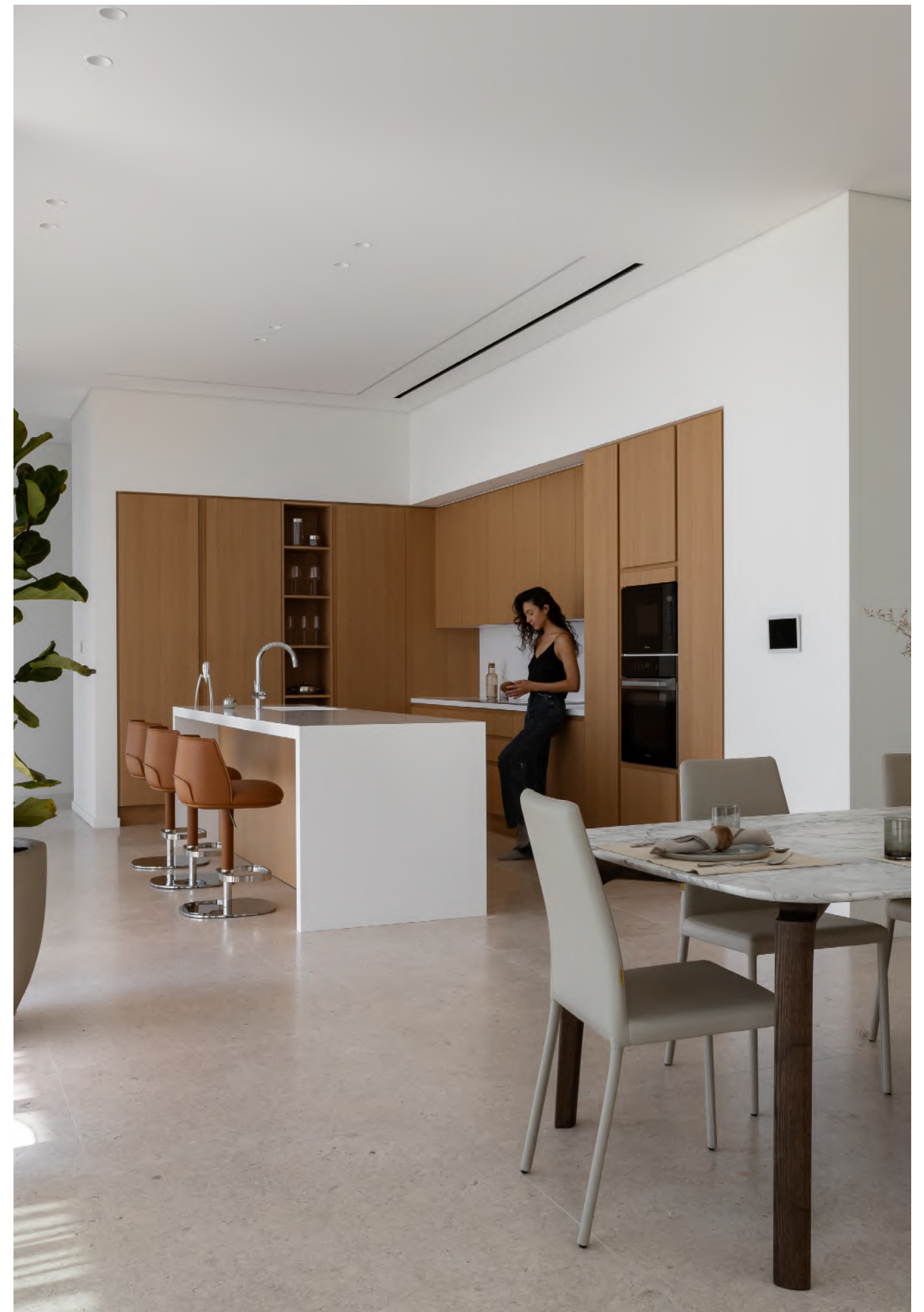


plans

Villa - H 03
4 bedroom

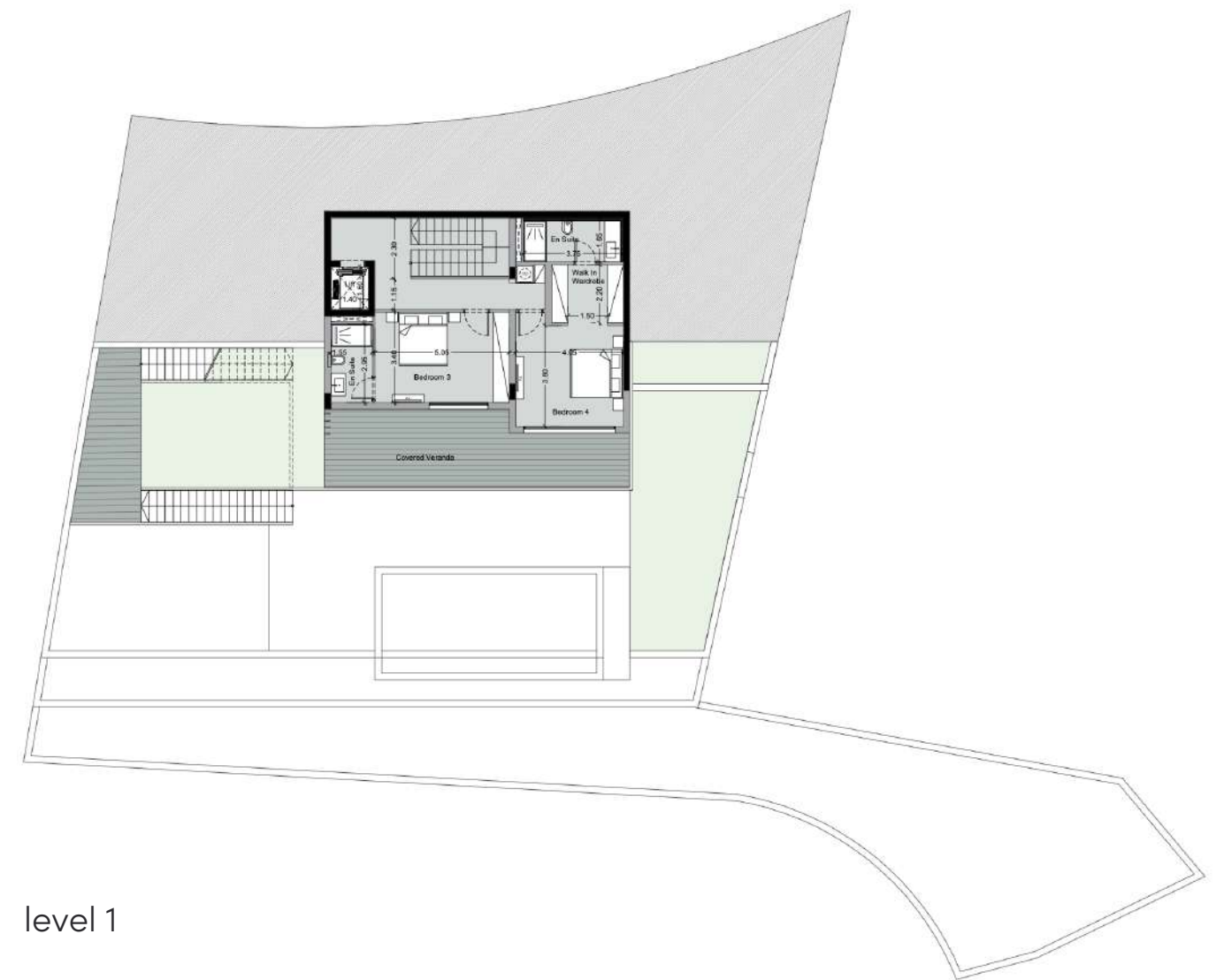
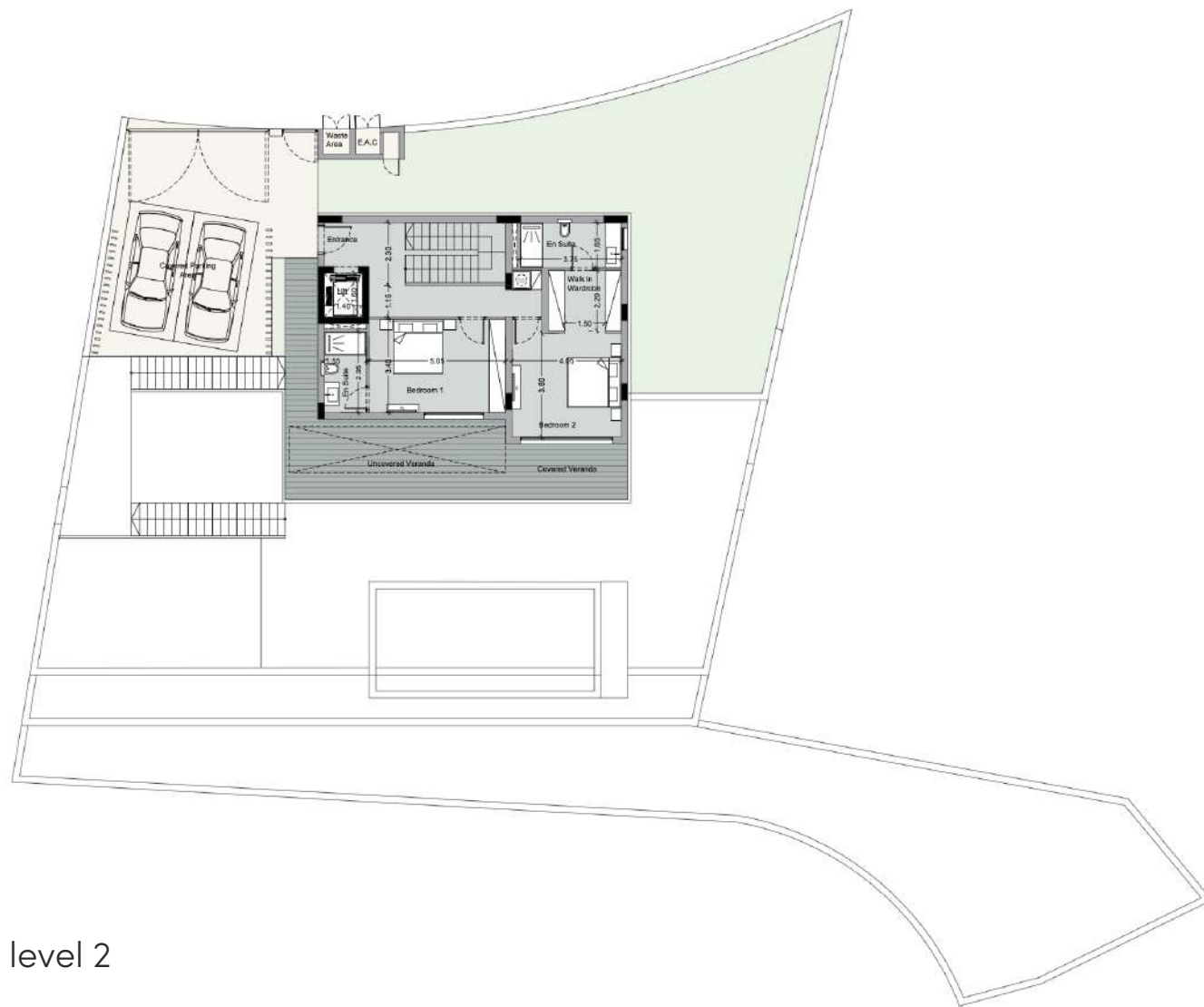


ground floor



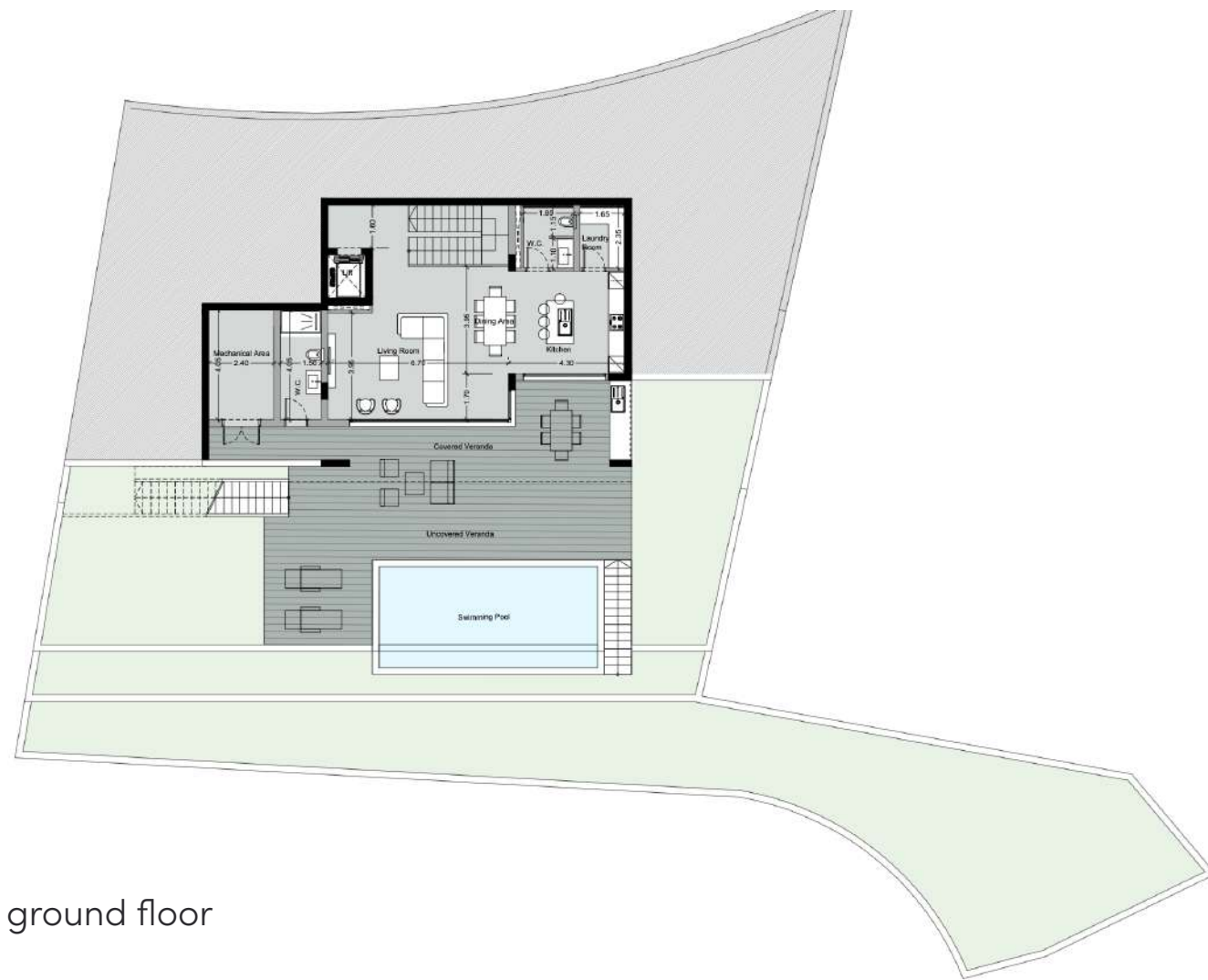
plans

Villa - H 04
4 bedroom

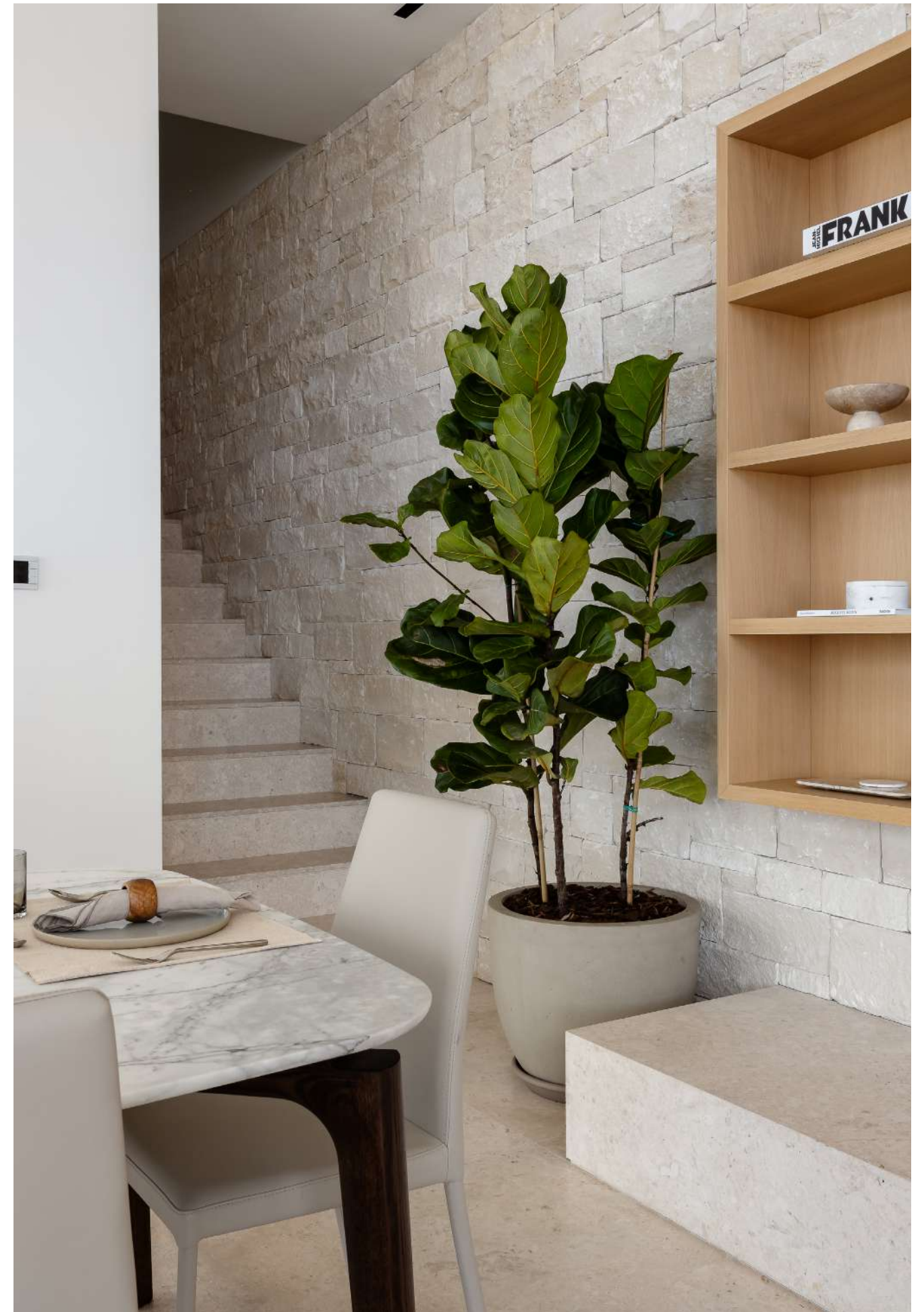


plans

Villa - H 04
4 bedroom



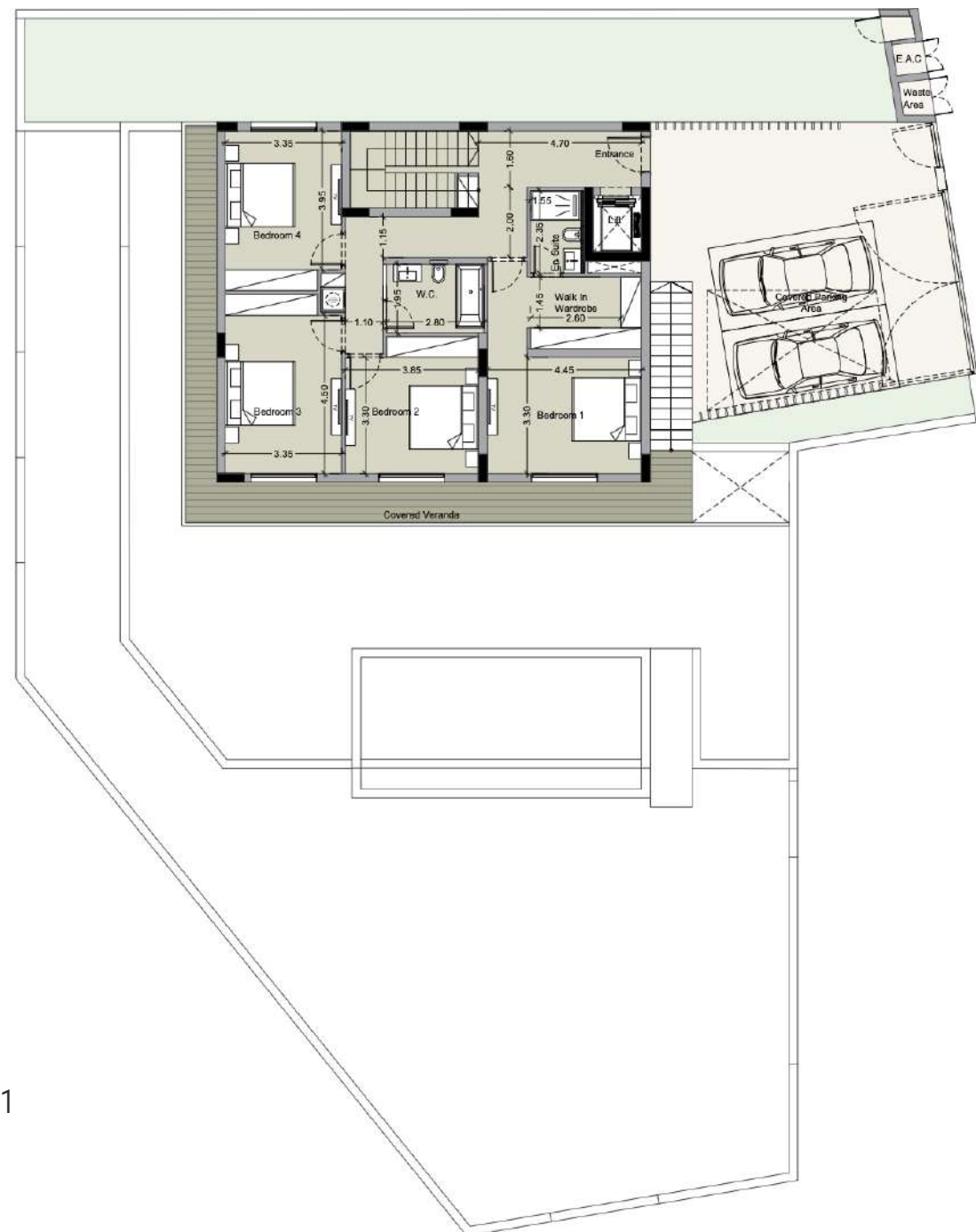
ground floor



plans

Villa - H 05
4 bedroom

location



level 1

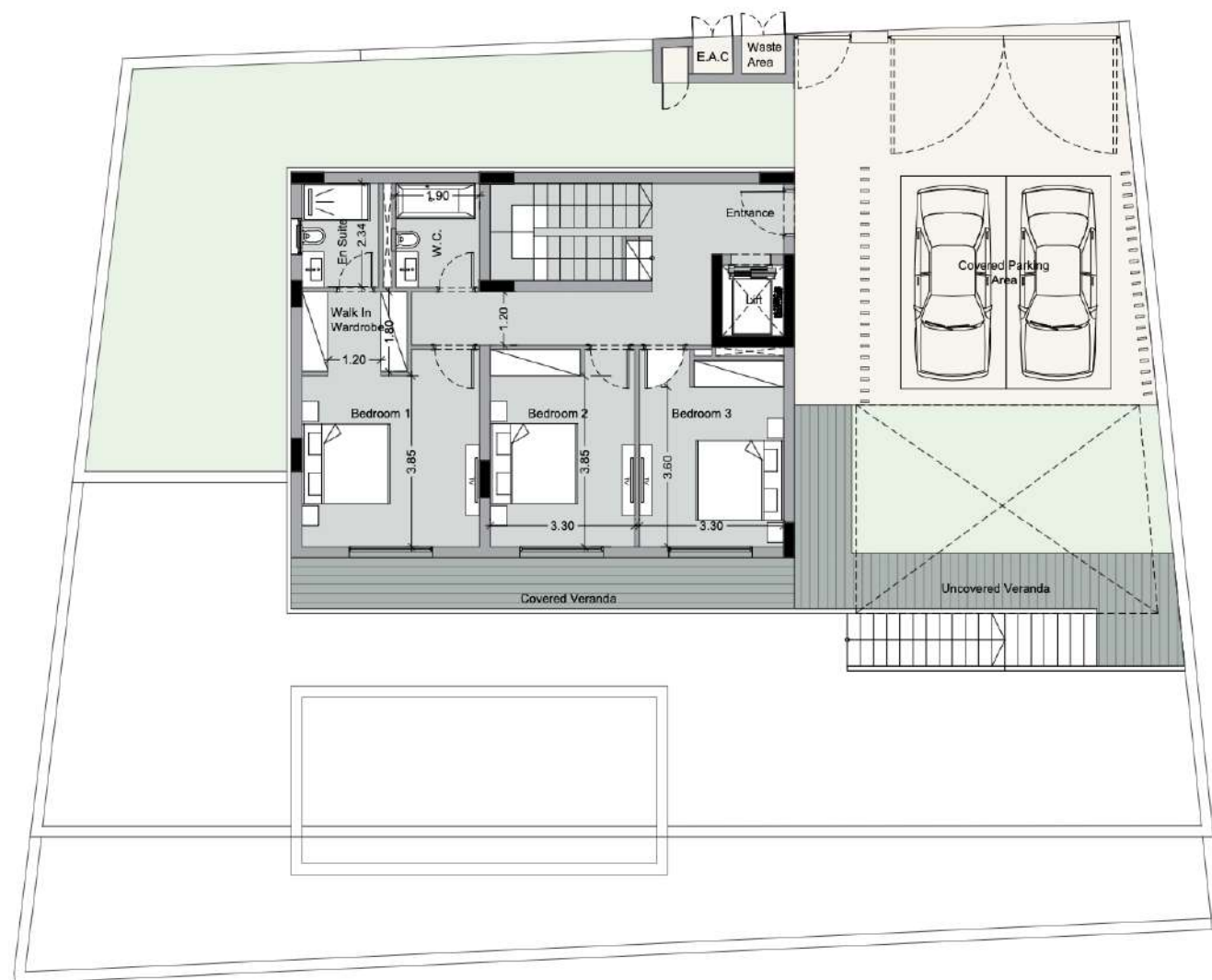


ground floor

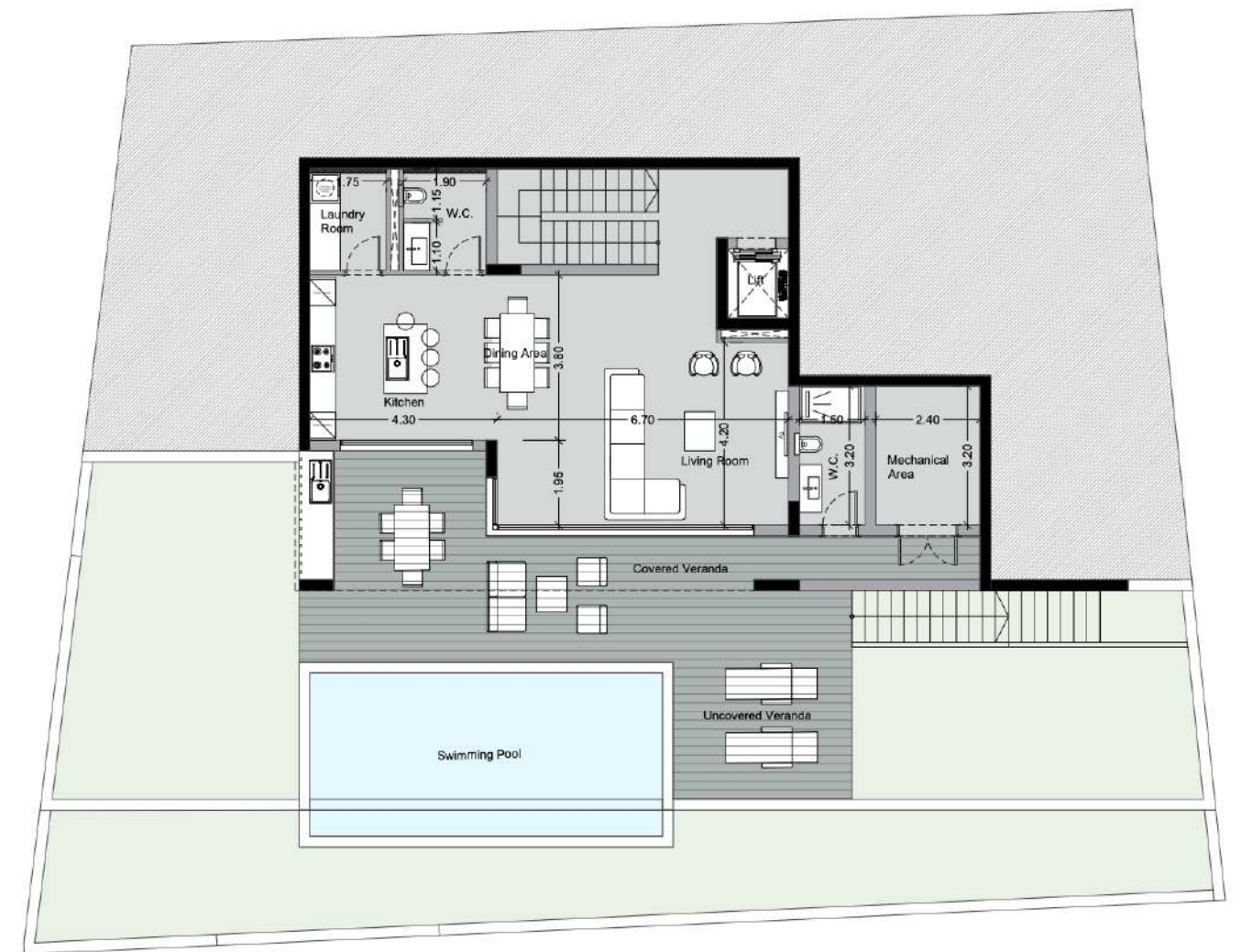
plans

Villa - H 06
3 bedroom

location



level 1



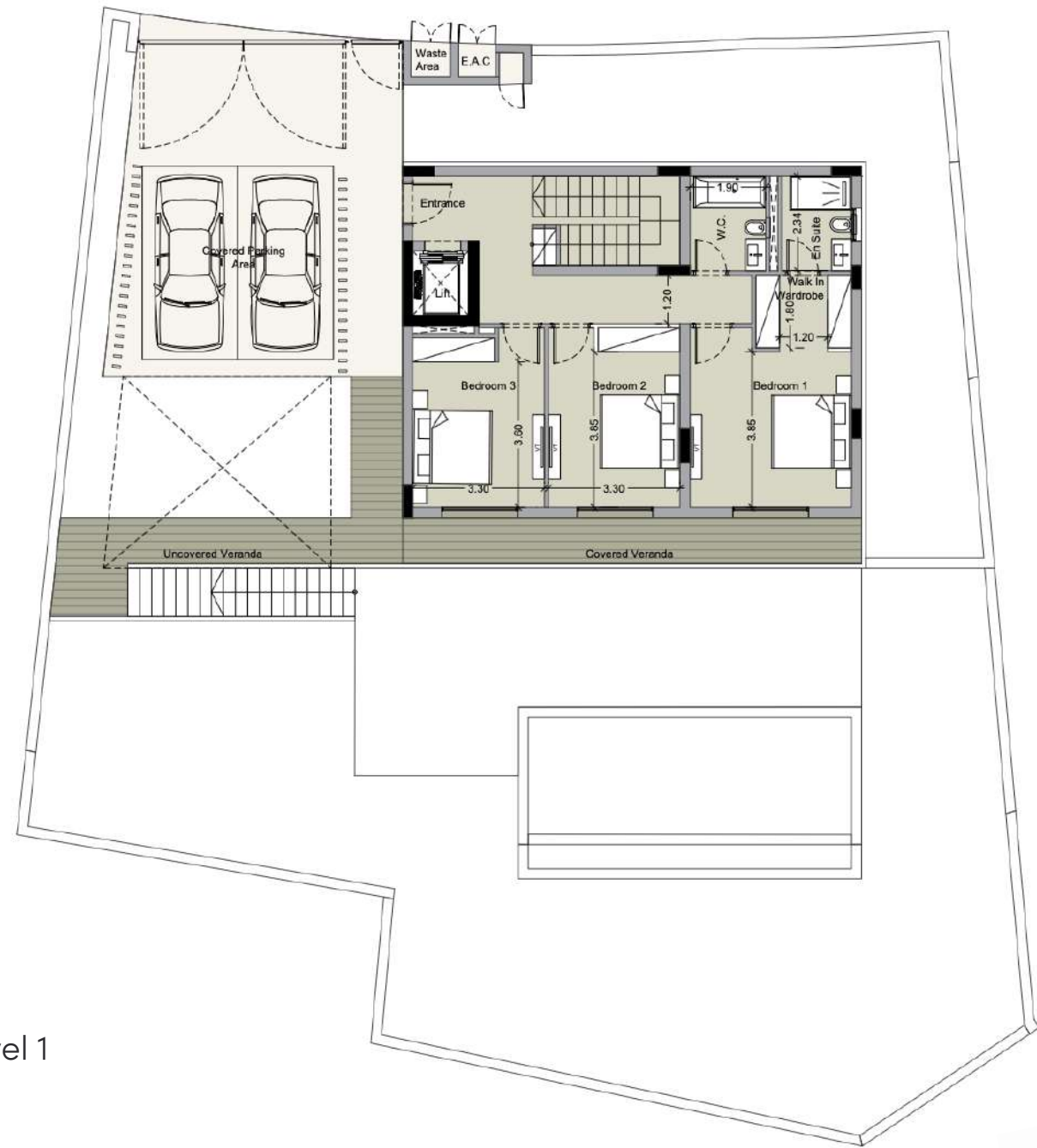
ground floor



plans

Villa - H 07
house typology: 3 bedroom

location



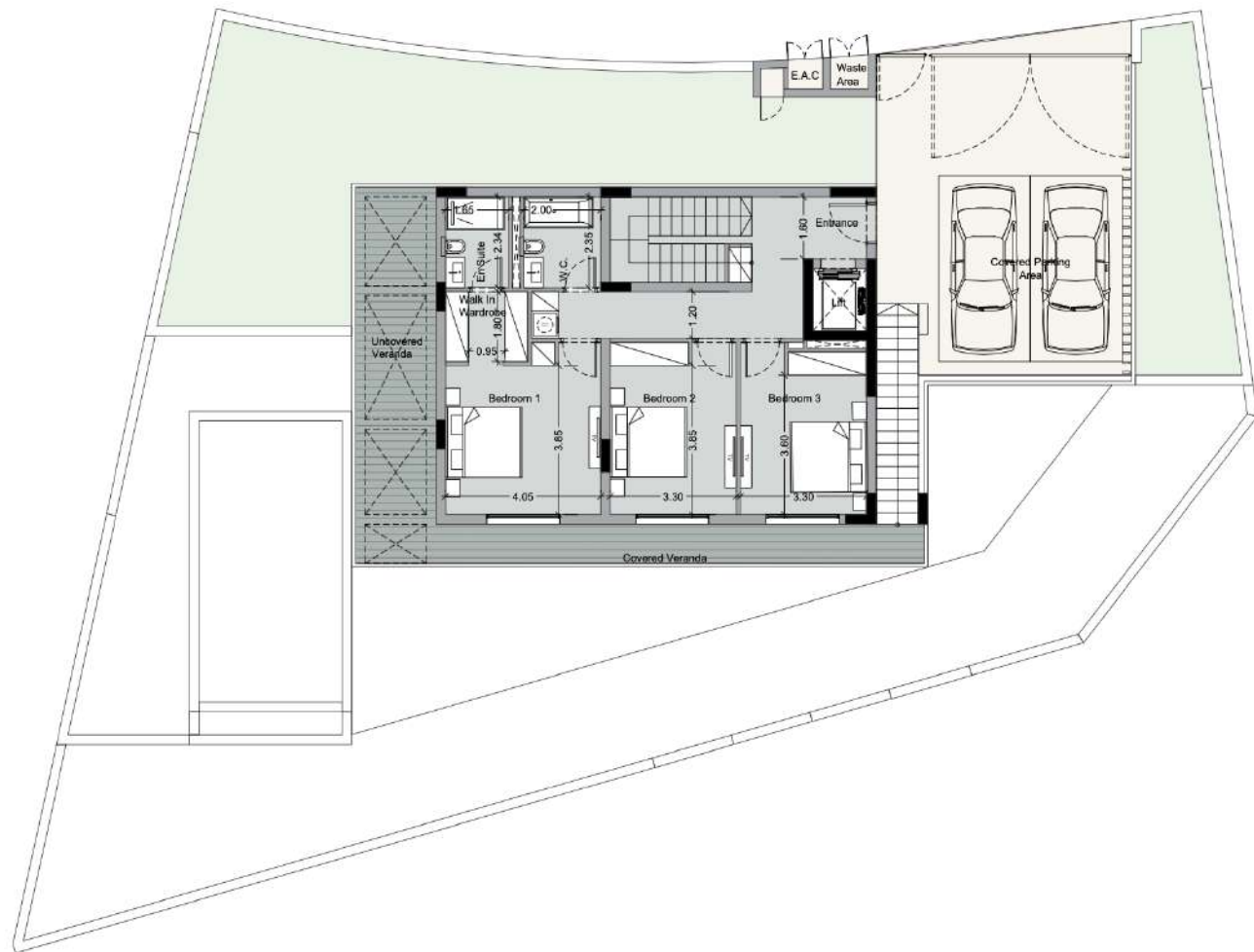
level 1



ground floor

plans

Villa - H 08
3 bedroom



•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



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:

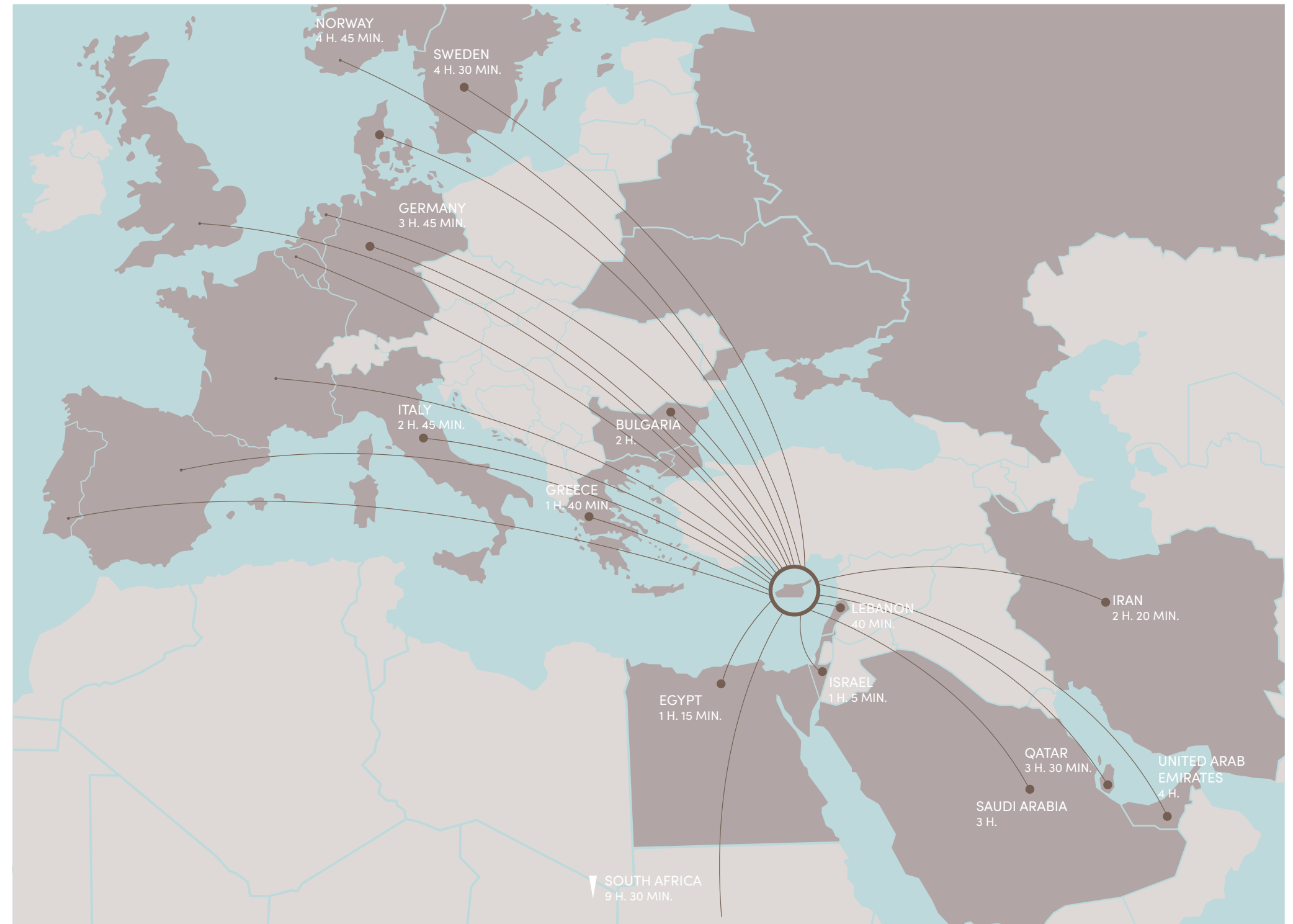
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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



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

