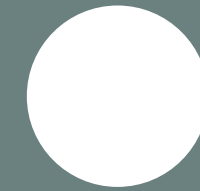




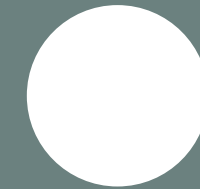
**sense**



**bbf:**



sense of opulence





# • sense

**A stylish complex consisting of two blocks and forty four apartments located in a beautiful tranquil area that offers serenity and luxury at its best**

Upon entering the property you are simply taken away by its beautiful modern classic design combined with a contemporary luxurious twist. Unwind and relax in the living room or dining area and enjoy floor to ceiling windows that bring in natural light opening the space and giving that sense of freedom and spaciousness.



**Each apartment is carefully designed with functional living spaces and high standards of finish**

These apartments also enjoy communal or private swimming pools and manicured private gardens where you can immerse and enjoy special moments with family and friends. Residents will have the privilege to enjoy a views of the Mediterranean Sea complemented with green landscapes surrounding the area. Here residences will have access to a Mediterranean resort at their doorsteps, from your personal well-being and fitness to recharging and revitalising, you will have it all.





# major benefits

- Landmark architecture from one of the most renowned bureaus in London;
- Breathtaking views of the Mediterranean Sea and neighbouring mountains;
- Resident facilities: outdoor pool, gym & yoga room, steam room & sauna;
- 250 meters to the golden crescent sandy beaches;

- The heart of Limassol's tourist area;
- Fine dining restaurants and the 5-star Four Seasons hotel in 2 minutes walk;
- High ceilings (3.15 meters);
- High standards of finish;
- Water heated floors and VRV air conditioning;
- Penthouses with private pools and terraces.





# • introduction

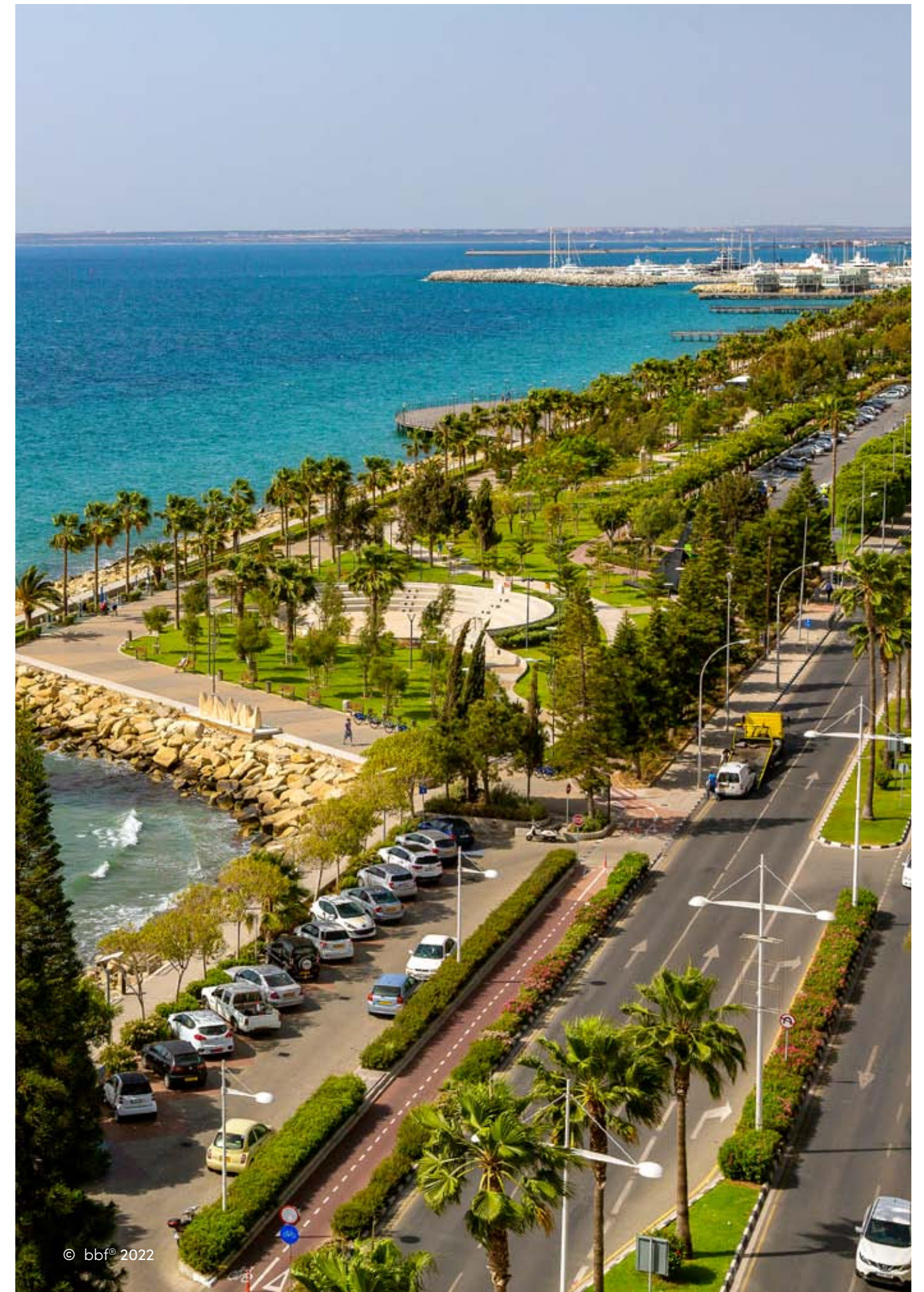
Limassol combines the fast pace of a city and the comfort of a first-class mediterranean resort

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

Agios Tychonas is a beautiful costal developed area with stunning views of the blue Mediterranean Sea and neighbouring mountains.

Agios Tychonas is a beautiful costal developed area with stunning views of the blue Mediterranean Sea and neighbouring mountains. A picturesque destination where mountain meets sea offering clean fresh mountain air combined with the oceans minerals and elements which deliver a cool sweet breeze all year round. Enter a world of calmness and tranquillity in a location away from the hustle and bustle of a city where precious moments may be spent with family and friends. From fine dining to relaxing lounge bars and from high end boutiques to five star hotels and a thriving business hub, this is a must visit destination.





# • communal swimming pool





# • exterior



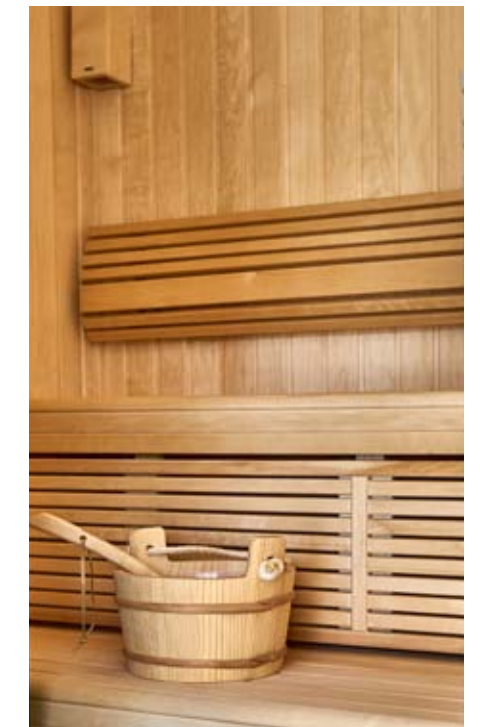
**Breathtaking views of the  
Mediterranean Sea and  
neighbouring mountains**





## • 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 N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M <sup>2</sup>	COV. VE-RANDA M <sup>2</sup>	AUXILIARY AREA M <sup>2</sup>		ROOF TERRACE	UNCCOVERED VE-RANDA M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
								FLOOR	AREA			
A101	Apartment	3	3		2	120.12	26.27				3.56	149.95
A102	Apartment	2	2		1	80.30	22.90				10.64	113.84
A103	Apartment	1	1		1	55.00	10.70				9.64	75.34
A104	Apartment	2	2		1	89.80	29.20					119.00
A105	Apartment	1	1		1	55.00	9.40					64.40
A201	Apartment	3	3		2	119.50	26.00					145.50
A202	Apartment	2	2		1	80.00	22.00					102.00
A203	Apartment	1	1		1	55.00	11.00					66.00
A204	Apartment	2	2		1	89.80	29.20					119.00
A205	Apartment	1	1		1	55.00	9.40					64.40
A301	Apartment	3	3		2	120.12	26.27					146.39
A302	Apartment	3	3		2	108.66	36.10					144.76
A303	Apartment	3	3		2	116.37	29.15					145.52
A304	Apartment	1	1		1	55.00	9.40					64.40
A401	Apartment	3	3		2	120.12	26.27					146.39
A402	Apartment	3	3		2	105.00	36.30					141.30
A403	Apartment	3	3		2	113.80	29.60					143.40
A404	Apartment	1	1		1	55.00	9.40					64.40
A501	Penthouse	3	3	yes	2	128.20	26.65	6th	36.70	100.80		191.55
A502	Penthouse	3	3	yes	2	126.61	43.33	6th	48.04	84.80		217.98
A503	Penthouse	3	3	yes	2	131.90	29.41	6th	46.23	122.00		207.54

## block b

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M <sup>2</sup>	COV. VE-RANDA M <sup>2</sup>	AUXILIARY AREA M <sup>2</sup>		ROOF TERRACE	UNCCOVERED VE-RANDA M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
								FLOOR	AREA			
B101	Apartment	1	1		1	55.00	12.00					67.00
B102	Apartment	2	2		1	93.00	39.50					132.50
B103	Apartment	2	2		1	83.50	25.00				11.52 m2	120.02
B104	Apartment	3	3		2	119.00	25.50				3.57 m2	148.07
B105	Studio		1		1	45.00	17.00					62.00
B201	Apartment	1	1		1	55.00	12.00					67.00
B202	Apartment	2	2		1	93.00	40.00					133.00
B203	Apartment	2	2		1	83.50	25.00					108.50
B204	Apartment	3	3		2	119.00	25.50					144.50
B205	Studio		1		1	45.00	17.00					62.00
B301	Apartment	1	1		1	55.00	12.00					67.00
B302	Apartment	2	2		1	94.50	38.50					133.00
B303	Apartment	2	2		1	83.50	25.00					108.50
B304	Apartment	3	3		2	118.50	25.50					144.00
B305	Studio		1		1	45.00	17.00					62.00
B401	Studio		1		1	45.00	17.00					62.00
B402	Apartment	1	1		1	55.00	12.30					67.30
B403	Apartment	2	2		1	94.50	40.00					134.50
B404	Apartment	2	2		1	83.50	25.00					108.50
B405	Apartment	3	3		2	119.00	26.00					145.00
B501	Penthouse	3	3	yes	2	138.41	46.91	6th	36.23	175.80		221.55
B502	Penthouse	2	2	yes	2	103.78	31.45	6th	58.54	74.30		193.77
B503	Penthouse	3	3	yes	2	128.10	26.70	6th	39.50	103.90		194.30

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



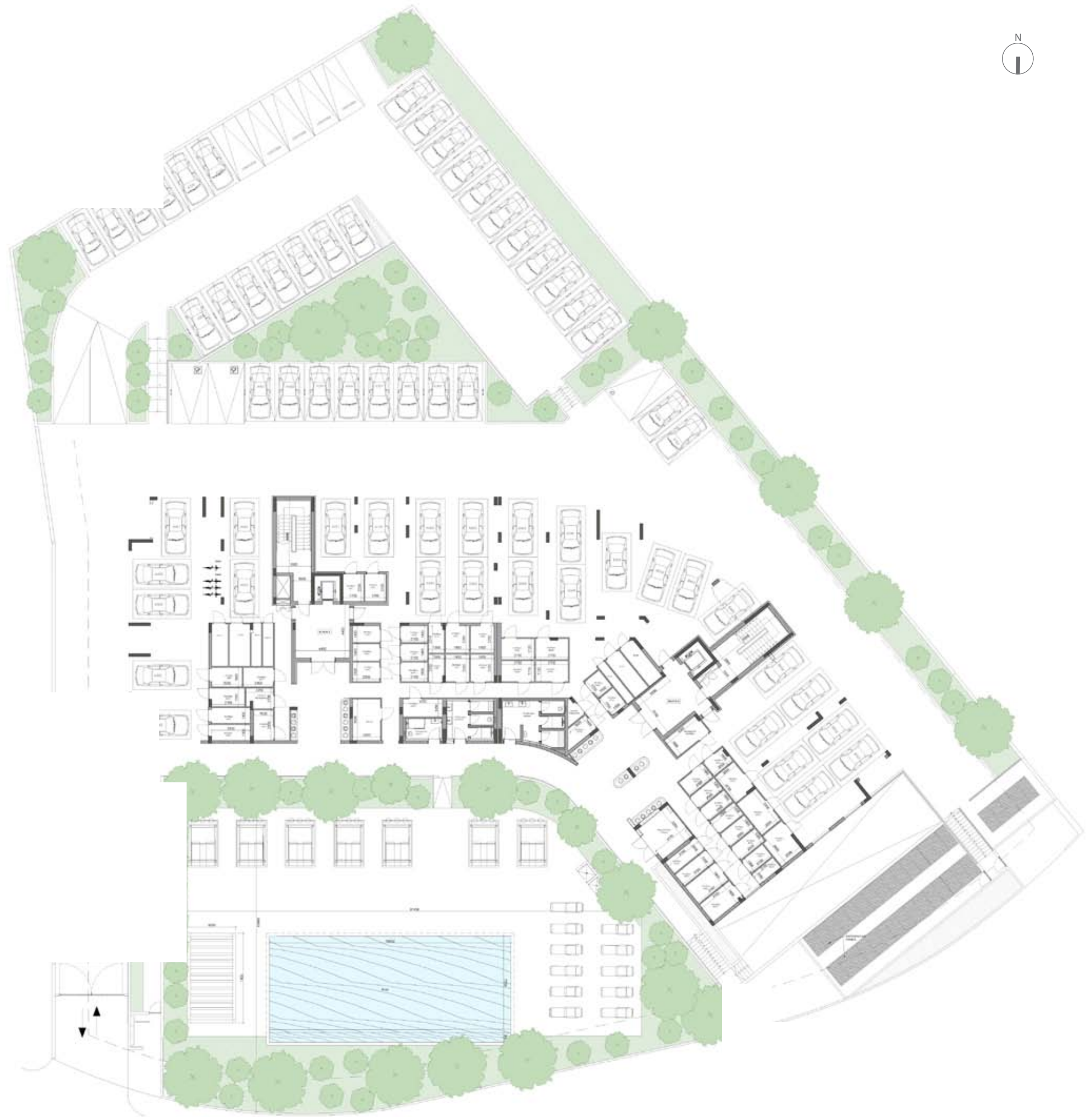
# • master plan





# • block a,b

ground floor





# block a

# block b



floor 1



UNIT N°	TOTAL AREA M <sup>2</sup>
B101	67.00
B102	132.50
B103	120.02
B104	148.07
B105	62.00

UNIT N°	TOTAL AREA M <sup>2</sup>
A101	149.95
A102	113.84
A103	75.34
A104	119.00
A105	64.40



# block a

# block b



## floor 2



UNIT N°	TOTAL AREA M <sup>2</sup>
B201	67.00
B202	133.00
B203	108.50
B204	144.50
B205	62.00

UNIT N°	TOTAL AREA M <sup>2</sup>
A201	145.50
A202	102.00
A203	66.00
A204	119.00
A205	64.40



# block a

# block b



floor 3



UNIT N°	TOTAL AREA M <sup>2</sup>
B301	67.00
B302	133.00
B303	108.50
B304	144.00
B305	62.00

UNIT N°	TOTAL AREA M <sup>2</sup>
A301	146.39
A302	144.76
A303	145.52
A304	64.40



# block a

# block b



## floor 4



UNIT N°	TOTAL AREA M <sup>2</sup>
B401	62.00
B402	67.30
B403	134.50
B404	108.50
B405	145.00

UNIT N°	TOTAL AREA M <sup>2</sup>
A401	146.39
A402	141.30
A403	143.40
A404	64.40



# block a

floor 5

# block b



UNIT N°	TOTAL AREA M <sup>2</sup>
<b>B501</b>	<b>221.55</b>
<b>B502</b>	<b>193.77</b>
<b>B503</b>	<b>194.30</b>

UNIT N°	TOTAL AREA M <sup>2</sup>
<b>A501</b>	<b>191.55</b>
<b>A502</b>	<b>217.98</b>
<b>A503</b>	<b>207.54</b>



# block a

## roof garden

# block b



UNIT N°	ROOF TERRACE M <sup>2</sup>
<b>B501</b>	<b>175.80</b>
<b>B502</b>	<b>74.30</b>
<b>B503</b>	<b>103.90</b>

UNIT N°	ROOF TERRACE M <sup>2</sup>
<b>A501</b>	<b>100.80</b>
<b>A502</b>	<b>84.80</b>
<b>A503</b>	<b>122.00</b>





## • 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:

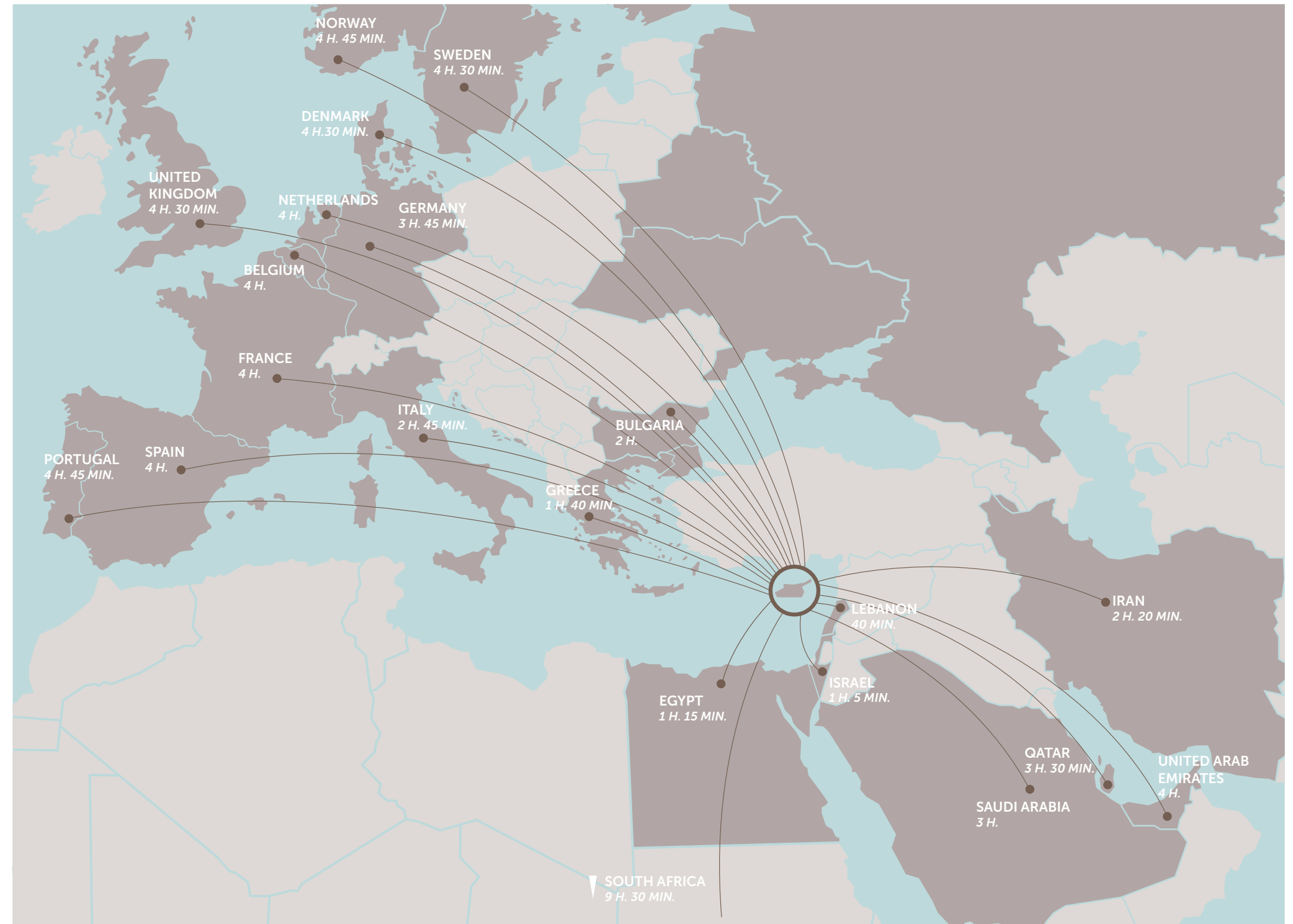
**A.** Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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

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info@bbf.com

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greece@bbf.com



bbf.com