





ace



bbf:



Face the art of luxurious living





welcome to the fastest  
developing business  
and education hub -  
enjoy a grand  
standard of living

imagine waking up on a Saturday morning in a stunning residential complex with the first sunrays, gently touching your cheeks. The smell of freshly made black coffee and a slightly burnt toast are preparing you for a new beautiful day.

your agenda might begin from a refreshing dive in the captivating waters of your swimming pool, that will set you on the positive mindset, healthy body and grand motivation for the entire day.



**an ace of your  
home for good  
luck in the  
«City of Dreams»**

afterwards, you may take a meditative walk to the sandy golden beach, that is only a few moments away from your home.

enjoy freshly-caught seafood at the Limassol Marina, while gazing at the beautiful yachts, accompanied by the joy, radiating from the walking-by people.

continue your journey to a luxury complex “City of Dreams”, where some might enjoy spa and beauty treatments, others – entertainment events, and some – a memorable night at the local casino. remember – everything is possible here.

there’s a new chapter about to begin, and it starts here with bbf:



# major benefits

- 2 minutes away from My Mall Limassol
- 2 minutes from a newly built 18-hole golf center
- 2 minutes away from the biggest and only casino resort «City of Dreams»
- 3 hospitals within a 20-minute reach
- 4 private English Schools within a 25-minute drive
- gated community with in-house facilities:  
pool, gym and sauna
- Grammar School, Grammar School Junior,

- the Heritage and Foley's
- less than 10-minutes away from the Historical Old Town of Limassol, Marina and Lady's Mile beach
- 15-minute drive from Cyprus' cultural icon - open-air museum Ancient Kourion
- 45-minute drive to Paphos Airport
- equally easy access to A1 highway and the seaside
- prestigious upcoming area of Limassol with rapidly rising demand



# • introduction

**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**

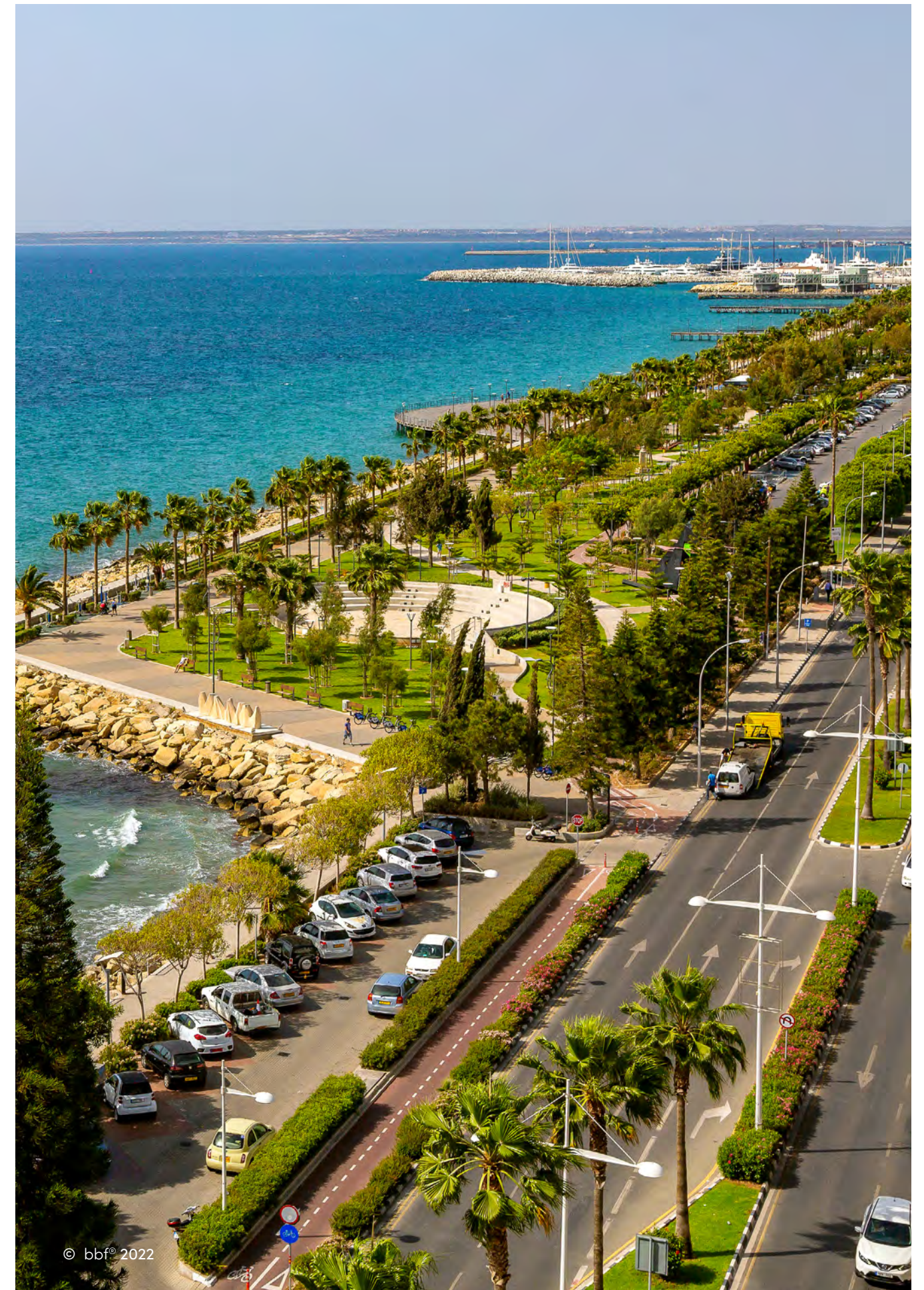
the largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

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 it even dreamier.



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# introduction

**high-quality living.  
enjoying life with  
an endless summer.  
a dream of millions.  
6 letters – infinite  
happiness.  
Cyprus –  
let's explore together.**

\* \* \*

*the land of oldest wine, the land of cats, who saved this island once;  
Is where you'd want to be, have visited the stunning Cyprus once. The  
land of oldest wine, the land of cats, who saved this island once;  
the land of dreams, the land of heights.  
where steep mountains meet the crystal clear waters,  
is where you would want to be, have visited the stunning Cyprus once.*

*to introduce this hidden gem to you, let's take a little tour:  
for education, job perspectives by the shore –  
Limassol would be the one for you.  
if you prefer a business hub – the capital is calling for your overview.  
to spend your days away from any worries– the scenic views  
of Paphos are on cue.  
yet, for a blend of all entices– Larnaca might be your true venue.*

\* \* \*

Cyprus inspires, facilitates the perfect environment for your growth and future. After gaining independence from the UK in 1960, Cyprus has focused on trade and development, resulting into them achieving the highest standard of living among almost all neighboring countries. The agricultural sector has expanded, exports tripled and tourism began to account for the biggest foreign exchange index. Since then, the local economy has flourished, and today, Cyprus has one of the lowest crime rates (of 1 in 100 000 people), low unemployment rate and high GDP per capita (about \$50.000 PPP). Primarily Christian Orthodox, the Greek Cypriots have a few religious landmarks, such as the Kykkos monastery, that is a place of power for the local and tourists. However, the island facilitates people of other locals and beliefs, having Synagogues, Mosques and Russian Churches.

Cyprus is at the crossroads of religion, language and geography.

start exploring Cyprus with bbf.



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# location

## welcome to the Mediterranean Cote d'Azur

a beautiful modern area, that has absolutely everything one can desire.

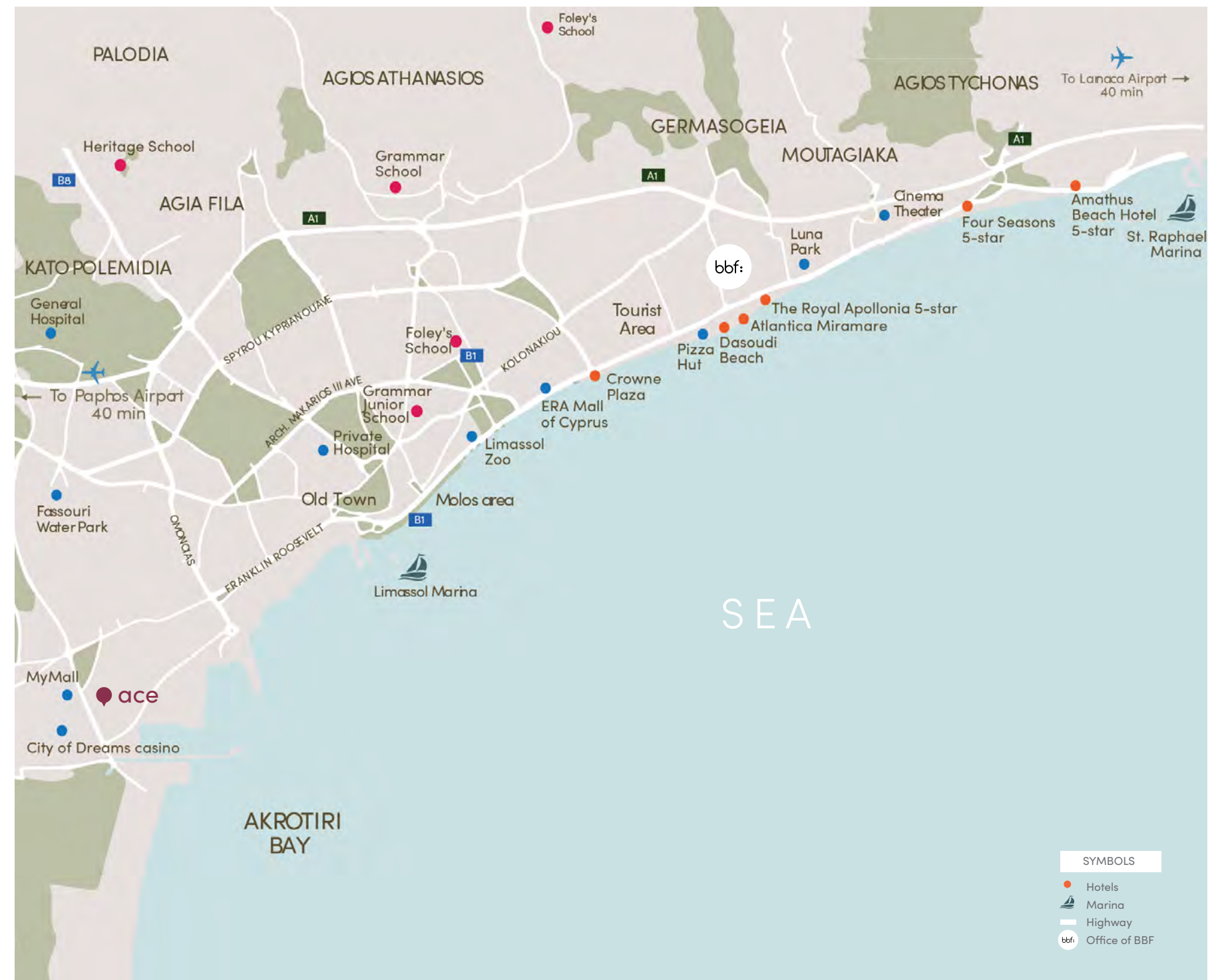
an emerald forest, next to one of the largest malls in Cyprus and all the important amenities. Just a few moments away from the Limassol Marina, full of cafés, restaurants and captivating views on yachts at the Mediterranean sea and the Lady's Mile golden beach.

the magnificent property further enjoys a close proximity to the luxury spa, restaurant, entertainment and casino resort "City of Dreams" – where everything is possible!

additionally, 4 international private schools are easily accessible within a 25-minute drive from the complex.

the famous ancient Kourion, captivating with it's white rocks and Mediterranean Cote d'Azur is within a 20-minute drive.

an envious location, perfect for short-term rent or more permanent living to make memories and enjoy life like no other.



**each apartment is delivered with premium finishes made from high-quality materials**

3 stunning, modern and stylish blocks, forming a gated community in the middle of the emerald park.

the reinforced concrete foundation of each blocks is made with the close accordance to the European standard, protecting it from any external natural or time damages.



**experience luxury in our gated community with exclusive in-house amenities**

the external brick walls are covered with thermal insulation, while the internal walls are equipped with dry-wall system for maximum comfort all-year long. Experience elegance, practicality and comfort at :ace.

there's a new chapter about to begin, and it starts here with bbf.





# • project in numbers

1 swimming pool  
1 gym & yoga room  
1 sauna  
4 floors per block  
3 blocks

3.15m height ceilings  
89 units of parking spaces  
48 to 131 sq.m. apartment area  
4 private English schools within a 25-minute drive



# • communal swimming pool



# • exterior



# internal infrastructure

**modern engineering systems are implemented in every infrastructure object**

signature internal infrastructure objects made for different parts of every day – swimming in the morning, gym in the afternoon and sauna in the evening, or however you please to mix&match.

there is a wide, majestic swimming pool is available at your doorstep at any given point of the hour, day and season.



**class A+ energy efficiency**

take a refreshing dive in a beautiful turquoise water, reflecting the stunning home of yours and enjoy your time on the sunbed, until it's time for another activity.

you may additionally enjoy an in-house gym, eliminating any travelling costs, time and effort.

a modern, fully-equipped gym, with very few people in it at all-times.

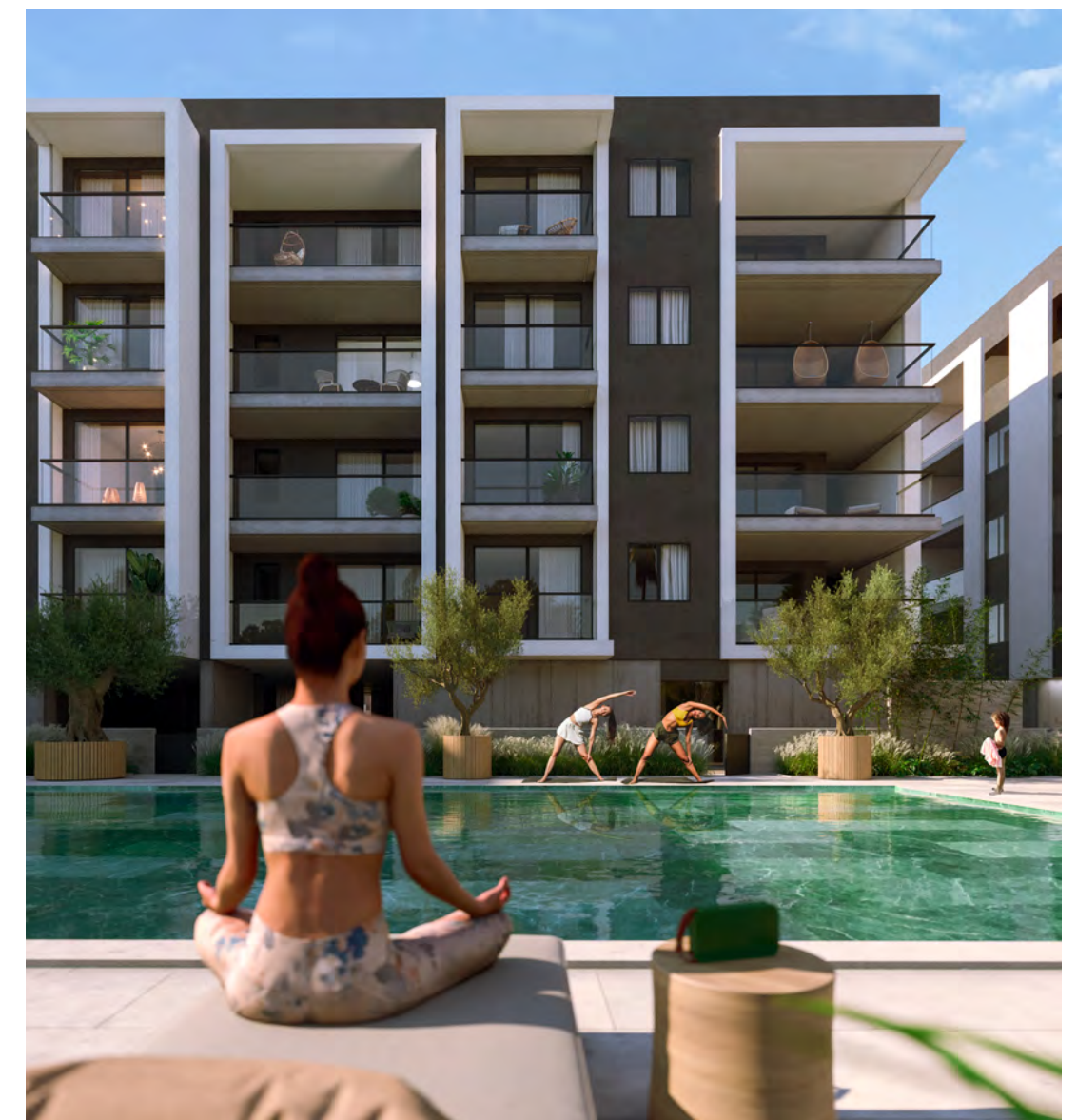
complete the full relaxing ritual with a toxin-eliminating sauna session. Let all of the negative thoughts and feelings in our compact, pleasing and recharging sauna.



# • exterior

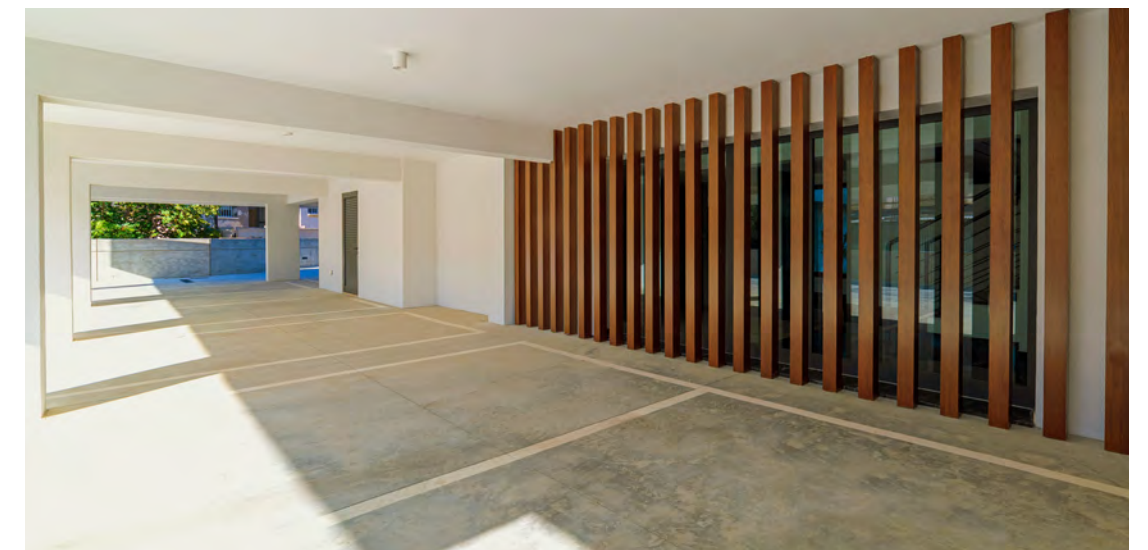


# • exterior



## • resident facilities

**the building offers outdoor swimming pool, a fully equipped gym and sauna**



# • residence





# • choice of properties

block a

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA M <sup>2</sup>	SELLABLE AREA M <sup>2</sup>
1st	A101	Apartment	1	1	1	4%	51.83	13.97	65.80
	A102	Apartment	1	1	1	4%	51.58	14.44	66.02
	A103	Apartment	2	2	1	5%	78.98	20.87	99.85
	A104	Apartment	2	2	1	6%	84.39	20.87	105.26
	A105	Apartment	2	2	1	7%	86.23	42.52	128.75
2nd	A201	Apartment	1	1	1	4%	51.83	13.97	65.80
	A202	Apartment	1	1	1	4%	51.58	14.44	66.02
	A203	Apartment	2	2	1	5%	78.98	20.87	99.85
	A204	Apartment	2	2	1	6%	84.39	20.87	105.26
	A205	Apartment	3	2	1	7%	105.28	24.13	129.41
3rd	A301	Apartment	1	1	1	4%	51.83	13.97	65.80
	A302	Apartment	1	1	1	4%	51.58	14.44	66.02
	A303	Apartment	2	2	1	5%	78.98	20.87	99.85
	A304	Apartment	2	2	1	6%	84.39	20.87	105.26
	A305	Apartment	3	2	1	7%	105.28	24.13	129.41
4th	A401	Apartment	2	2	1	7%	94.60	36.84	131.44
	A402	Apartment	2	2	1	5%	78.98	20.87	99.85
	A403	Apartment	2	2	1	6%	84.39	20.87	105.26
	A404	Apartment	3	2	1	7%	105.00	24.13	129.13

block b

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA M <sup>2</sup>	SELLABLE AREA M <sup>2</sup>
1st	B101	Apartment	1	1	1	3%	50.12	12.87	62.99
	B102	Apartment	1	1	1	3%	51.54	13.59	65.13
	B103	Apartment	2	2	1	5%	78.32	25.25	103.57
	B104	Studio	1	1	1	2%	36.04	12.45	48.49
	B105	Apartment	2	2	1	5%	78.32	20.87	99.19
	B106	Apartment	1	1	1	3%	51.54	13.59	65.13
	B107	Apartment	1	1	1	3%	52.97	12.87	65.84
2nd	B201	Apartment	1	1	1	3%	50.12	12.87	62.99
	B202	Apartment	1	1	1	3%	51.54	13.59	65.13
	B203	Apartment	2	2	1	5%	78.32	25.25	103.57
	B204	Studio	1	1	1	2%	36.04	12.45	48.49
	B205	Apartment	2	2	1	5%	78.32	20.87	99.19
	B206	Apartment	1	1	1	3%	51.54	13.59	65.13
	B207	Apartment	1	1	1	3%	52.97	12.87	65.84
3rd	B301	Apartment	1	1	1	3%	50.12	12.87	62.99
	B302	Apartment	1	1	1	3%	51.54	13.59	65.13
	B303	Apartment	2	2	1	5%	78.32	25.25	103.57
	B304	Studio	1	1	1	2%	36.04	12.45	48.49
	B305	Apartment	2	2	1	5%	78.32	20.87	99.19
	B306	Apartment	1	1	1	3%	51.54	13.59	65.13
	B307	Apartment	1	1	1	3%	52.97	12.87	65.84
4th	B401	Apartment	2	2	1	6%	89.55	27.29	116.84
	B402	Apartment	2	2	1	5%	78.32	25.25	103.57
	B403	Studio	1	1	1	2%	36.04	12.45	48.49
	B404	Apartment	2	2	1	5%	78.70	25.25	103.95
	B405	Apartment	2	2	1	6%	90.51	26.87	117.38

32/ace/a project by bbff®

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

# • choice of properties

block c

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA M <sup>2</sup>	SELLABLE AREA M <sup>2</sup>
1st	C101	Apartment	1	1	1	4%	51.83	13.97	65.80
	C102	Apartment	1	1	1	4%	51.58	14.44	66.02
	C103	Apartment	2	2	1	5%	78.98	20.87	99.85
	C104	Apartment	2	2	1	6%	84.39	20.87	105.26
	C105	Apartment	2	2	1	7%	86.23	42.52	128.75
2nd	C201	Apartment	1	1	1	4%	51.83	13.97	65.80
	C202	Apartment	1	1	1	4%	51.58	14.44	66.02
	C203	Apartment	2	2	1	5%	78.98	20.87	99.85
	C204	Apartment	2	2	1	6%	84.39	20.87	105.26
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3rd	C301	Apartment	1	1	1	4%	51.83	13.97	65.80
	C302	Apartment	1	1	1	4%	51.58	14.44	66.02
	C303	Apartment	2	2	1	5%	78.98	20.87	99.85
	C304	Apartment	2	2	1	6%	84.39	20.87	105.26
	C305	Apartment	3	2	1	7%	105.28	24.13	129.41
4th	C401	Apartment	2	2	1	7%	94.60	36.84	131.44
	C402	Apartment	2	2	1	5%	78.98	20.87	99.85
	C403	Apartment	2	2	1	6%	84.39	20.87	105.26
	C404	Apartment	3	2	1	7%	105.00	24.13	129.13

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

# master plan

## ground floor



# • floors plan

## block a

### floor 1

UNIT N°	TOTAL AREA M <sup>2</sup>
A101	65.80
A102	66.02
A103	99.85
A104	105.26
A105	128.75



### floor 2

UNIT N°	TOTAL AREA M <sup>2</sup>
A201	65.80
A202	66.02
A203	99.85
A204	105.26
A205	129.41



# • floors plan

## floor 3

UNIT N°	TOTAL AREA M <sup>2</sup>
A301	65.80
A302	66.02
A303	99.85
A304	105.26
A305	129.41



BLOCK A  
3rd FLOOR PLAN

## floor 4

UNIT N°	TOTAL AREA M <sup>2</sup>
A401	131.44
A402	99.85
A403	105.26
A404	129.13



BLOCK A  
4th FLOOR PLAN

# • floors plan

## block b

### floor 1

UNIT N°	TOTAL AREA M <sup>2</sup>
B101	62.99
B102	65.13
B103	103.57
B104	48.57
B105	99.19
B106	65.13
B107	65.84



BLOCK B  
1st FLOOR PLAN  
1:100



### floor 2

UNIT N°	TOTAL AREA M <sup>2</sup>
B201	62.99
B202	65.13
B203	103.57
B204	48.49
B205	99.19
B206	65.13
B207	65.84



BLOCK B  
2nd FLOOR PLAN  
1:100



# • floors plan

## floor 3

UNIT N°	TOTAL AREA M <sup>2</sup>
B301	62.99
B302	65.13
B303	103.57
B304	48.49
B305	99.19
B306	65.13
B307	65.84



BLOCK B  
3rd FLOOR PLAN  
1:100

## floor 4

UNIT N°	TOTAL AREA M <sup>2</sup>
B401	116.84
B402	103.57
B403	48.49
B404	103.95
B405	117.38



BLOCK B  
4th FLOOR PLAN  
1:100

# • floors plan


## block c

### floor 1

UNIT N°	TOTAL AREA M <sup>2</sup>
C101	65.80
C102	66.02
C103	99.85
C104	105.26
C105	128.75



BLOCK C  
1st FLOOR PLAN  
1:100



### floor 2

UNIT N°	TOTAL AREA M <sup>2</sup>
C201	65.80
C202	66.02
C203	99.85
C204	105.26
C205	129.41



BLOCK C  
2nd FLOOR PLAN  
1:100



# • floors plan

## floor 3

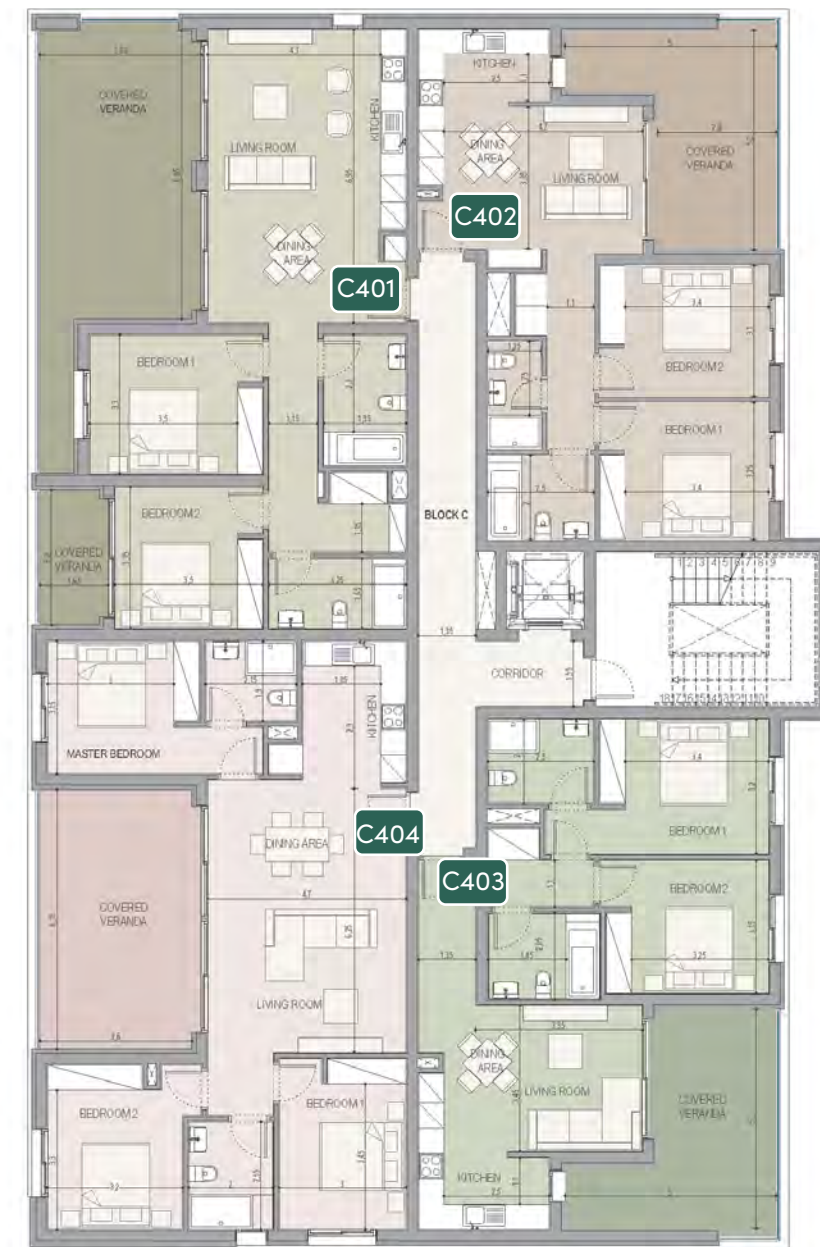
UNIT N°	TOTAL AREA M <sup>2</sup>
C301	65.80
C302	66.02
C303	99.85
C304	105.26
C305	129.41



BLOCK C  
3rd FLOOR PLAN  
1:100

## floor 4

UNIT N°	TOTAL AREA M <sup>2</sup>
C401	131.44
C402	99.85
C403	105.26
C404	129.13



BLOCK C  
4th FLOOR PLAN  
1:100





## signature finishes

### bbf:prime

**every property is delivered  
with signature top standard finishes:**

- fully completed finishings;
- laminated parquet in living areas and bedrooms;
- ceramic tiles in the toilets and bathrooms;
- security and fireproof entrance doors;
- provisions for A/C;
- provisions for underfloor heating;
- high standard sanitary ware from European brands;
- thermal aluminum window frames with double glazing;
- high standard kitchen cabinets;
- high-standard wardrobes from European brands

**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:

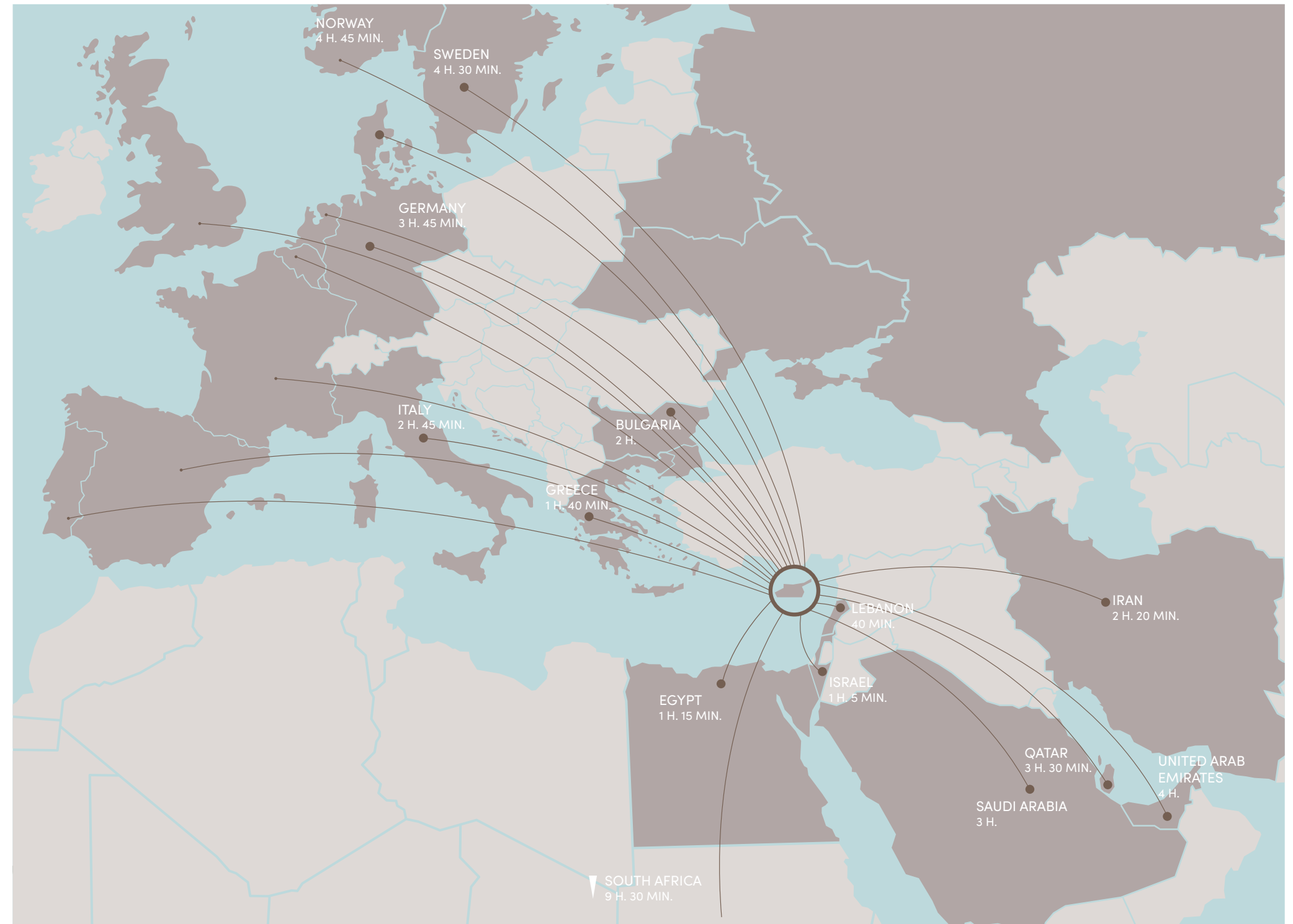
**A.** investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from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



partners

# bbf: CARE

when investing into a property from bbf: you become a part of an exclusive community with superior service.

our promise to all our residents – to make living at bbf: suggest 'living more'.

more comfortable. more responsible. more reliable.

# bbf: design

interior design services. luxury furniture and accessories showroom.

# UHA architecture

design and deliver projects that vary in context, function and scale, encompassing architecture, masterplanning, and interior design. from concept design to turnkey, we have projects on-site from London to Mumbai, covering boutique residential to high-tech workspace.



# •notes

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

**YOUR PERSONAL  
PROPERTY CONSULTANT**

A rectangular dotted-line box intended for a signature or name.

## bbf: Head office

### Head Office in Limassol

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## bbf: Greece

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115 28 Athens, Greece

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