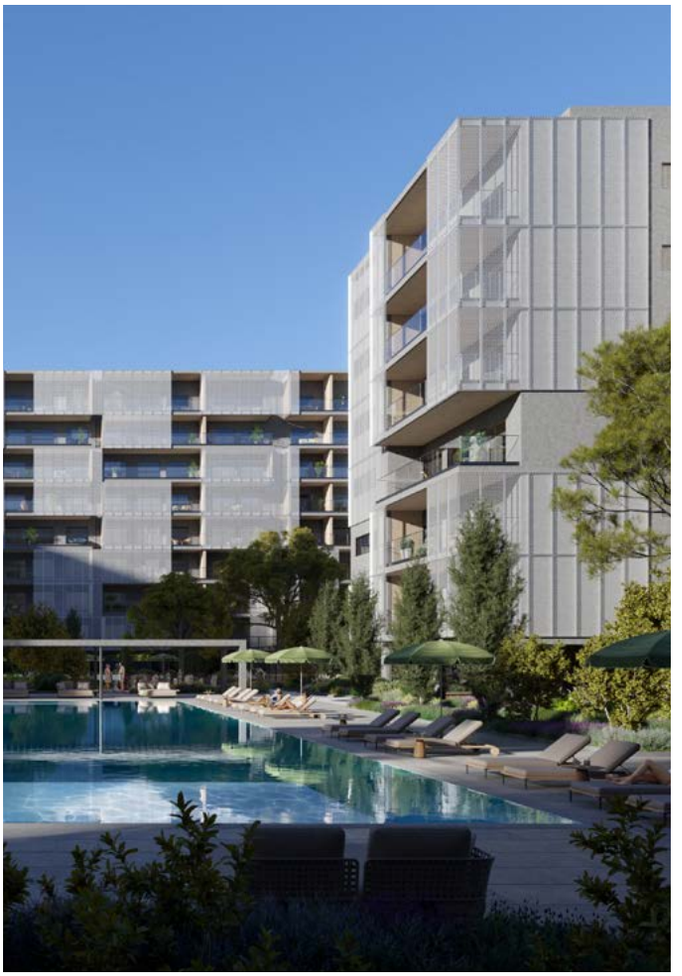
bbf:

:balance



build. better. future.

bbf:

One brand. Every layer of living. We are bbf:, a leading real estate and lifestyle developer shaping communities in Cyprus, Greece, and Canada. Our work spans seafront highrises, urban landmarks, and mountain retreats, each part of a larger architectural ecosystem.

At bbf:, we are committed to creating the best future living environments for our clients. We constantly build on our understanding of life, form, and shared urban systems in order to make a positive impact, and create a healthy, sustainable environment for future living.

a contemporary lifestyle of comfort, connection & wellbeing

bbf: balance promises an elegant residential experience in Livadia, a peaceful coastal suburb in Larnaca. It is situated minutes from stunning coastal spots, cafes, and essential amenities and sits within close proximity to international schools, the largest airport on the island and the buzzing city center.

:balance seamlessly blends the comfort of spacious studios, 1, 2- or 3-bedroom apartments to the tranquil surroundings.

With sun-kissed verandas designed for privacy and a seamless indoor-outdoor experience, the interiors are flooded with warm daylight, promise framed views and an inviting atmosphere enjoyed around the seasons.

bbf: signature amenities including a communal swimming pool, a fully equipped gym, a restorative sauna, a cozy coworking space, a joyful playground and a modern sports court foster a sense of community and promote healthy living and positive state of mind for the whole family.



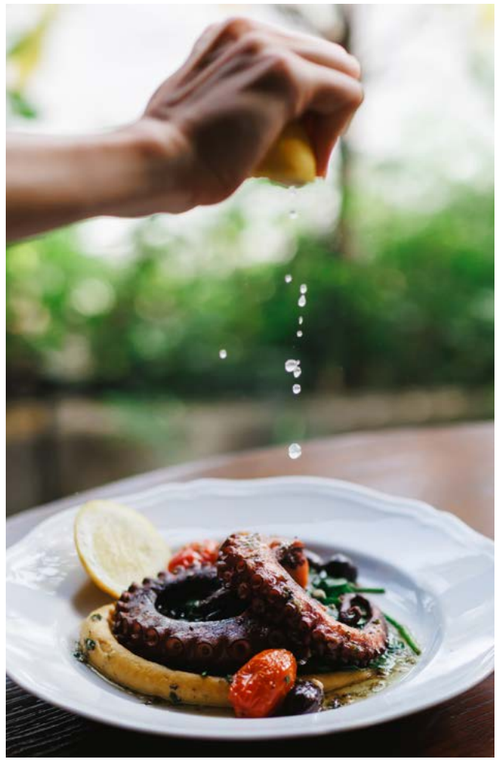
Cyprus: a strategic location at the crossroads of continents



Cyprus is uniquely located at the crossroads of Europe, Asia, and Africa — making it one of the most strategically positioned countries in the world. This prime geographic location offers quick and easy access to major global hubs, making Cyprus a gateway for international business, travel, and lifestyle.

With excellent flight connections, Cyprus is just a few hours away from key cities across three continents — even long-haul destinations are within reach. It's the perfect base for those who value global mobility, without compromising on comfort, climate, and quality of life.

: lifestyle









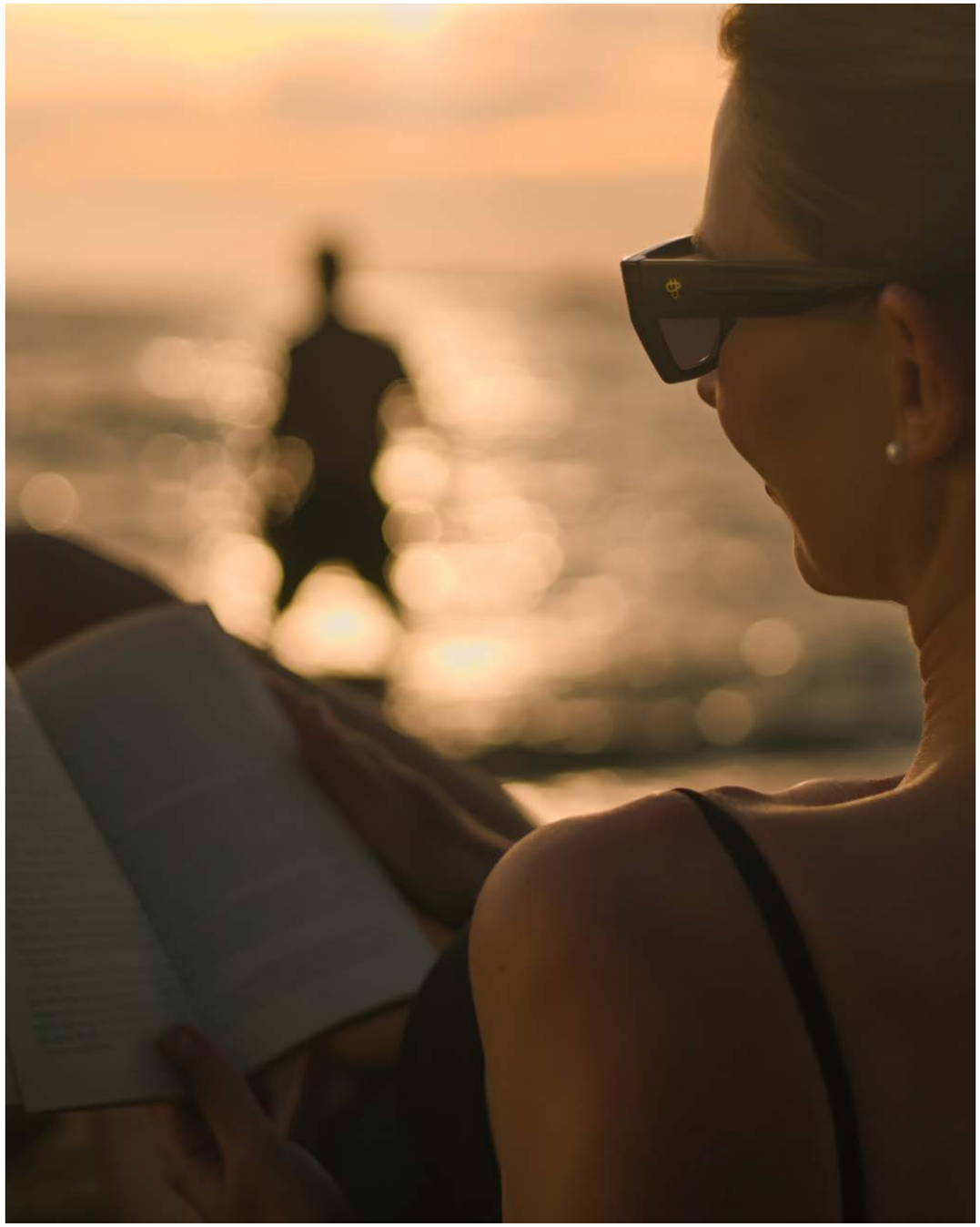
Cyprus offers a lifestyle shaped by sun, sea, and simplicity. Imagine waking up to clear blue skies, enjoying fresh, seasonal cuisine, and living moments that flow effortlessly between work, leisure, and nature. Here, the Mediterranean way of life means well-being, comfort, and timeless elegance — all set against a backdrop of a stunning coastal beauty.

With over 300 days of sunshine a year, Cyprus invites you to slow down and savour life — from morning swims in crystal-clear waters to long, laid-back dinners under the stars. The island's rich cultural heritage blends seamlessly with modern infrastructure, offering a unique combination of tradition and convenience.



Cyprus is also one of the safest countries in Europe, with a strong sense of community and a warm, welcoming atmosphere. It’s an ideal place for families, a place where children can grow up close to nature and enjoy a healthy, active lifestyle. Access to international schools, top-tier healthcare, and modern amenities ensure a high standard of living for all ages.

Whether you’re looking for peaceful seafront living, vibrant urban energy, or a wellness-focused lifestyle connected to nature, Cyprus delivers the best of the Mediterranean — with warmth, charm, and effortless style.



unlimited possibilities in the heart of the Mediterranean



Cyprus offers endless opportunities for relaxation, business, and leisure — all in one dynamic destination. Whether you're seeking a peaceful seaside escape, a thriving investment climate, or vibrant cultural experiences, the island delivers all of it, with ease and elegance.

Its highly developed infrastructure makes getting around effortless. A modern highway network connects all major cities and international airports, while scenic drives take you from the sunny coastline to the cool, pine-covered peaks of the Troodos Mountains in under an hour.

Cyprus is where natural beauty meets modern convenience — making it an ideal place to live, work, and explore.

tranquil. sun-washed. coastal.

tranquil days,
sun-washed afternoons,
coastal living



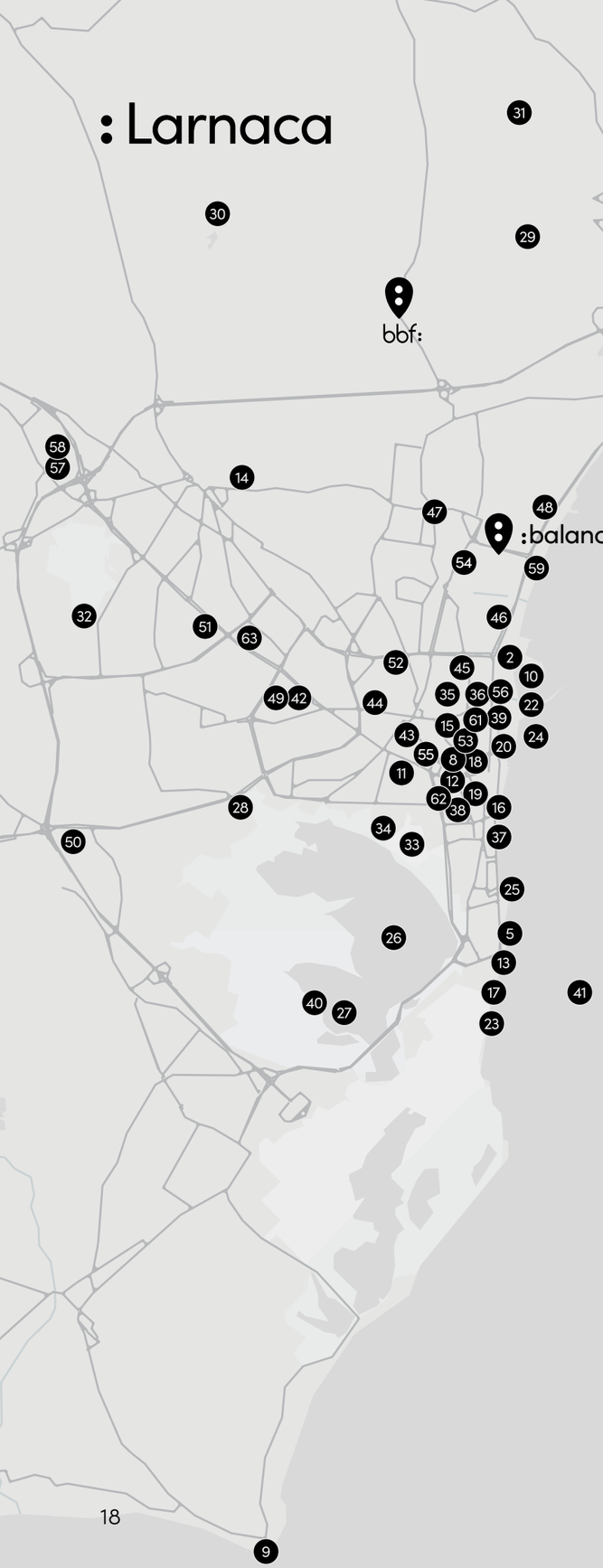






Nestled in a quiet neighborhood and located near Larnaca, :balance harmoniously blends the signature slow paced lifestyle of the Mediterranean with the urban ease that comes with convenient access to the city center. Minutes away from golden beaches, this residential retreat experience is elevated as much by the breezy atmosphere as by the old-world character of its surroundings.

Set amid charming cafes, local taverns, international restaurants, and essential amenities, :balance delivers coastal serenity framed by the urban pulse, in one of the city's most picturesque suburbs promising future growth.



hospitality

1. Radisson Beach Resort, 2. Radisson Blu, 3. Mercure Beach Resort, 4. Golden Bay Beach Hotel, 5. The Ciao Stelio Deluxe Boutique Hotel - Adults Only, 6. Lebay Beach Hotel, 7. Sandy Beach Hotel & Spa, 8. Leonardo Boutique Hotel Larnaca, 9. THETA Mediterranean, 10. Marbre Fusion Grill, 11. Red Pepper Restaurant, 12. Nippon Japanese Restaurant, 13. Rebuke Lounge, 14. To Kazani, 15. Shinseina Sushi House Ltd, 16. Uni Sushi Bar, 17. Ammos, 18. DUENDE Cocktail & more, 19. Secret Garden Wine & Coffee Bar, 20. Sun Hall Hotel, 21. Lordos Beach Hotel & Spa

recreation

22. Larnaca Marina, 23. Mackenzie Beach, 24. Finikoudes Beach, 25. Kastella Beach - Blue Flag, 26. Larnaca Salt Lake, 27. Flamingo observatory spot, 28. Kamares Aqueduct, 29. Oroklini Park and view point, 30. Aradippou Dam, 31. Oroklini Hill Top, 32. National Forest, 33. Xylotymbou Forest Park, 34. Pattihio Forest Park, 35. Archaeological Site of Kition, 36. Archaeological Museum of Larnaka District, 37. Larnaka Medieval Fort, 38. Holy Church of Saint Lazarus, 39. Old Historic Center, 40. Hala Sultan Tekke, 41. MS Zenobia Wreck

retail & convenience

42. Metropolis Mall, 43. METRO, 44. Alphamega, 45. Sklavenitis, 46. Lidl, 47. Stelios Supermarket, 48. Jumbo, 49. Dekathlon, 50. Mercedes-Benz Workshop, 51. Audi & Volkswagen showroom, 52. Superhome Center Larnaca, 53. Ermou Street Shopping District, 54. Cavaway Retail & Wholesale

education

55. American Academy, 56. Med High Private English School, 57. PASCAL Private Secondary School, 58. PASCAL Kindergarten & Primary School, 59. AUCY American University of Cyprus, 60. UCLAN Cyprus, 61. Nareg Armenian School - Secondary & Primary, 62. Chabad Lubavitch of Cyprus, 63. Alexander College

: tranquil coastal living



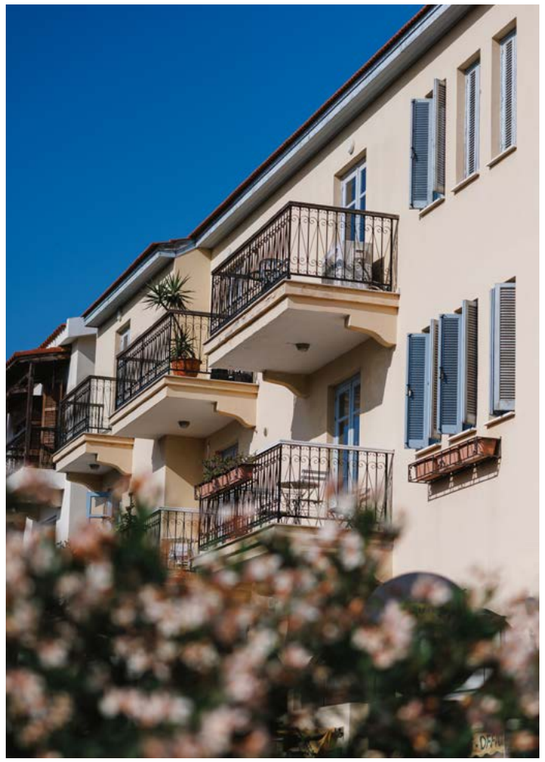


Larnaca, boasting a history of 10,000 years, is the island's oldest soul, a place where past and present fuse into a multi-layered tapestry of culture and development. Deeply authentic and diverse, it is as much a trove of glorious history as it is a thriving modern European city.

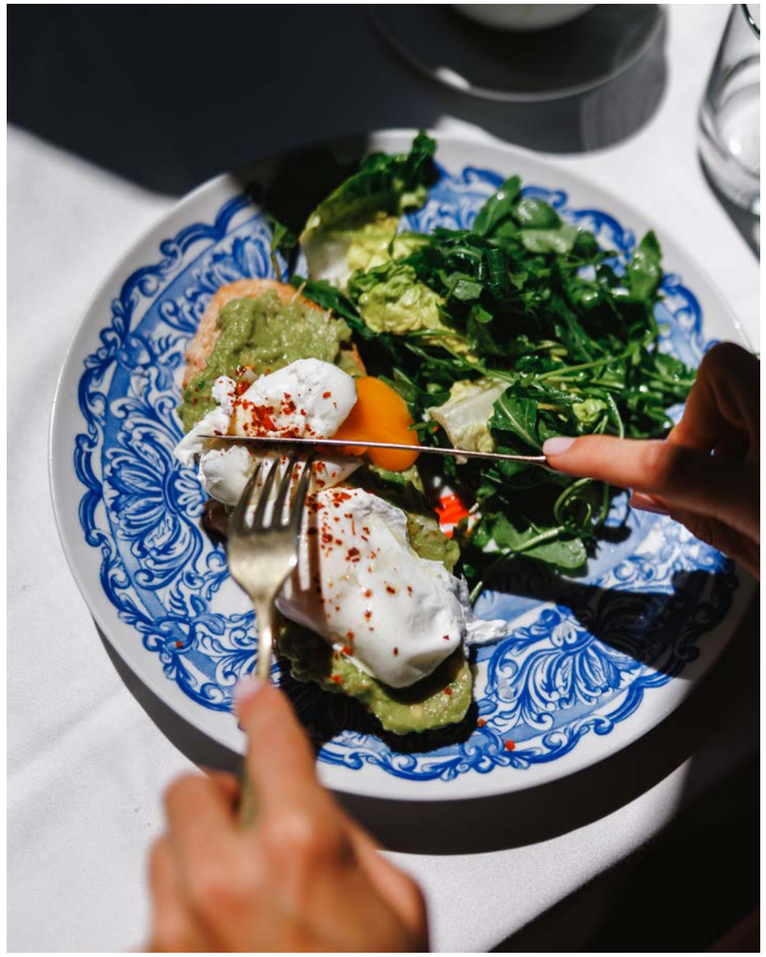
Leisurely strolls along the palm-lined Foinikoudes promenade leading to picturesque paths flanked by the sea, ending at the Mackenzie beach inspire a journey of discovery. Quaint neighborhoods, historical monuments, traditional workshops, old-world architecture blend with a modern coastal haven for a harmonious symphony of the old and the new.

From scenic sea views to ruins from past dynasties, this historic city offers a glimpse into a glorious Cyprus past and opens a gateway into the diverse atmosphere and welcoming environment that defines its true essence. The old town is brimming with a selection of modern eateries, inviting cafes and lively bars that set a relaxing mood during the day and create an atmosphere of vibrancy for nighttime.

Whether basking in the sun, visiting famed landmarks, enjoying a rejuvenating swim, Larnaca delivers a fusion of sparkling vitality and deep-rooted legacy. Sitting at the center of the island, it encapsulates the ideal balance between fun, relaxation and exploration.







a contemporary residential experience, crafted for modern life





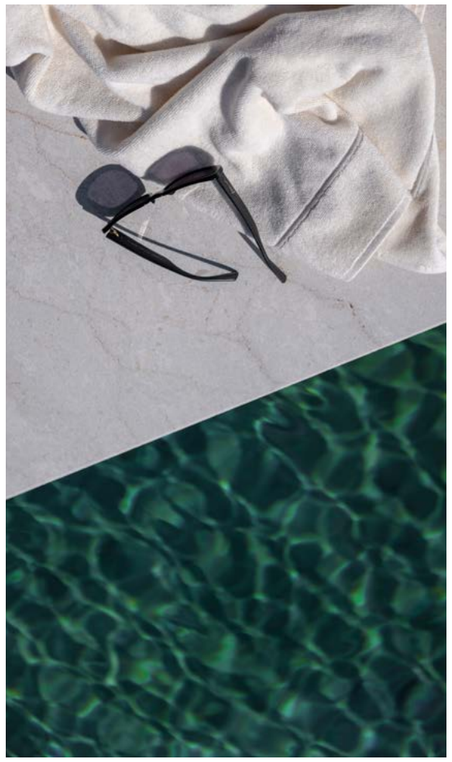


A wide collection of residential units and some office spaces, :balance offers dynamic workspaces and peaceful retreats for individual residents, couples and families. Spacious studios and cozy 1 -, 2- and 3-bedroom apartments promise comfortable coastal living. Luxurious amenities exclusively available to the community's residents enhance day-to-day life.

Crafted with intention, each home offers elegant open-plan living spaces that allow for effortless flow and encourage quality time on quiet days or during lively gatherings. Covered, separate verandas with large windows promote outdoor living and ensure privacy. Large windows flood the interiors with natural light and create an atmosphere of warmth.

nestled in a quiet neighborhood close to the city center









Surrounded by key amenities and scenic coastal spots, :balance offers a fusion of urban access and tranquility. Within minutes, by foot or car, you can arrive at key destinations:

- beaches with glistening waters and golden sand
- the sea promenade for relaxing, picturesque walks
- local taverns, restaurants, cafes, bakeries
- the international Larnaca airport
- the Metropolis Mall & Larnaca's high street
- the quaint old city center buzzing with life
- international schools, like the American Academy and PASCAL
- wellness resorts and nature observatories

The strategically located :balance blends urban connectivity with coastal relaxation offering you the best of both worlds.

:living







:balance embraces contemporary design. It utilizes quality materials to channel an elegant aesthetic and yet deliver practical functionality. Clean lines define thoughtfully arranged floor plans that maintain openness. A light, bright atmosphere evokes a sense of home.

The interiors are illuminated with soft natural light, courtesy of large windows opening up to spacious verandas to deliver breezy extensions of the living spaces. Carefully selected, premium finishes seamlessly flow from room to room, to offer comfortable lounges, contemporary kitchens, spa-like bathrooms and restful bedrooms.



Blending ultimate comfort with elevated sophistication, the lounge room, a serene retreat for moments of relaxation can transform into an inviting space for lively gatherings. With an open concept design for a light and airy atmosphere, it fosters a sense of togetherness and helps cultivate connections between residents, family and friends.







Defined by openness, the kitchen and dining area blend contemporary functionality, everyday practicality and refined style. With abundant room for the preparation and enjoyment of homemade meals, the space turns into the heart of the home. Whether it is an intimate dinner or a larger gathering, connection becomes effortless and conversation flows.



: haven of serenity

Boasting ample space, each bedroom in :balance showcases refined finishes and a clean aesthetic. The parquet flooring and the sleek wardrobes help keep the space warm and uncluttered. Soft daylight seeps gently through large windows that lead to spacious private verandas. Each room becomes an ideal setting to slow pace, rest and recharge after a long day.

The bathrooms in :balance reflect an elevated and refined aesthetic. Clean lines, simple fittings and clear glass showers keep the space light and bright and ensure openness. Designed as much for a spa-like experience as for everyday comfort and practicality, they offer ample storage and are finished with high-quality European fixtures. The private sanctuaries of relaxation promise a peaceful escape and an invigorating experience by the stunning coast.







: exceptional amenities

living in :balance







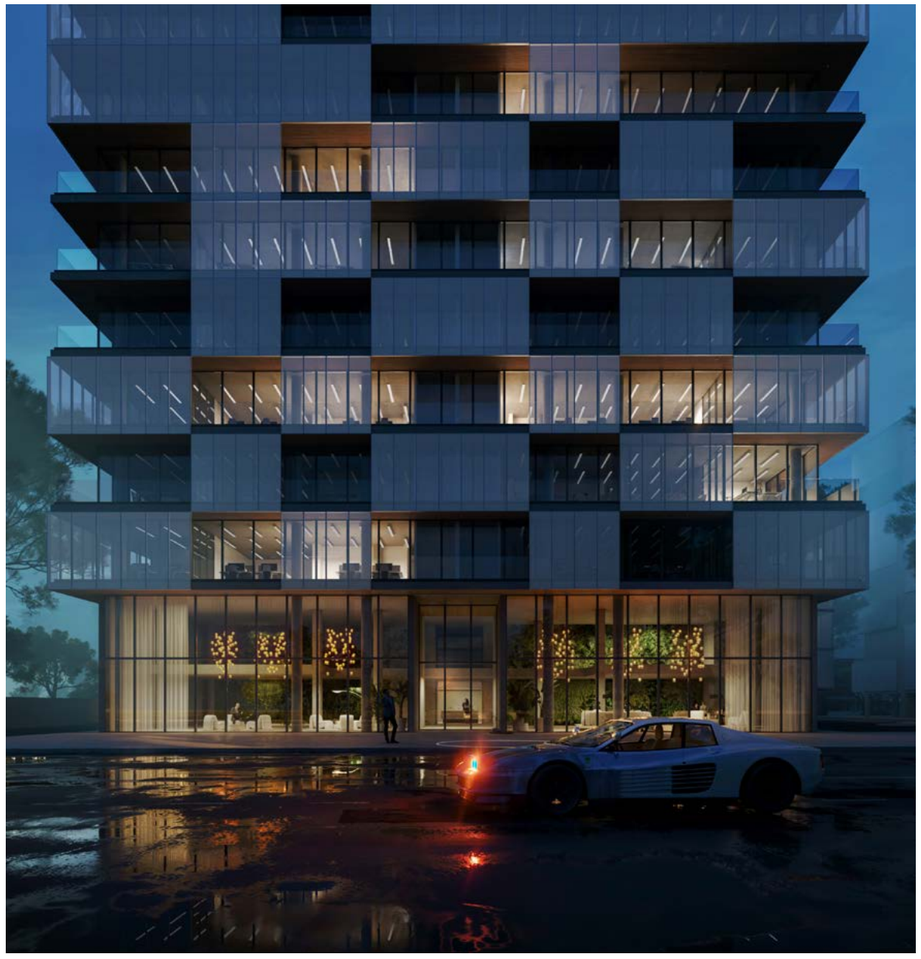


:balance offers a carefully curated collection of lifestyle amenities designed to complement modern living. Every space has been created to encourage wellbeing, productivity, recreation, and meaningful connections, allowing residents to enjoy a balanced way of life without leaving the community.

Beautifully landscaped surroundings provide the setting for two swimming pools, a kid’s pool, a gym and sauna, outdoor yoga deck, tennis court, coworking space, children's play areas, and urban chess. Together, these amenities create an environment where work, leisure, and personal life exist in perfect balance.

: commercial

elevate your business
at :balance







The project's dedicated commercial building, positioned in the north-east corner, offers premium office spaces designed for productivity and wellbeing. Spacious, ergonomic layouts can be tailored to suit your business's specific needs, while two ground-floor retail units enhance the dynamic commercial setting. A dedicated four-level parking structure ensures seamless access and convenience for employees and visitors alike.

: project highlights

location

700 meters away from the sea, minutes away from local tavernas, quaint cafes and essential infrastructure points.

accessibility

ideally located in a coastal neighborhood of Livadia, :balance is situated 15-minutes away from the Larnaca International Airport, 10-minutes away from the major international schools and 5-minutes away from the city center.

contemporary living

offering comfortable and elegant residential options, :balance is designed for modern coastal living elevated by exceptional amenities.

spacious layouts

thoughtfully designed floor plans, open-plan living areas and generous verandas create bright, flexible spaces suited for modern coastal living.

natural light

large windows and well-oriented interiors maximize daylight and ventilation, enhancing everyday comfort and atmosphere.

high-end finishes

laminate parquet flooring in the kitchen, corridor and bedrooms, ceramic tiles in the bathrooms, ceiling height of 2.80 m.

sustainability

reinforced concrete frames, double-glazed windows and efficient cooling, support energy, performance and long-term comfort.

comfort & cooling

provision for the underfloor heating and a/c systems and/or VRF, ensuring year-round temperature control with smooth, modern efficiency.

safety

quality construction and durable materials provide lasting peace of mind for residents.

convenience

close proximity to essential services, international schools, supermarkets, bakeries, wellness studios and everyday amenities.

parking

dedicated covered parking for all residences ensures security and easy access.

bbf: care









bbf: care team supports clients throughout their entire property journey — from after-sales service and maintenance to rental and full property management.

Comprehensive services are provided for both private residences and common areas, ensuring every space is properly maintained and every client enjoys a seamless, worry-free ownership experience.

bbf: design



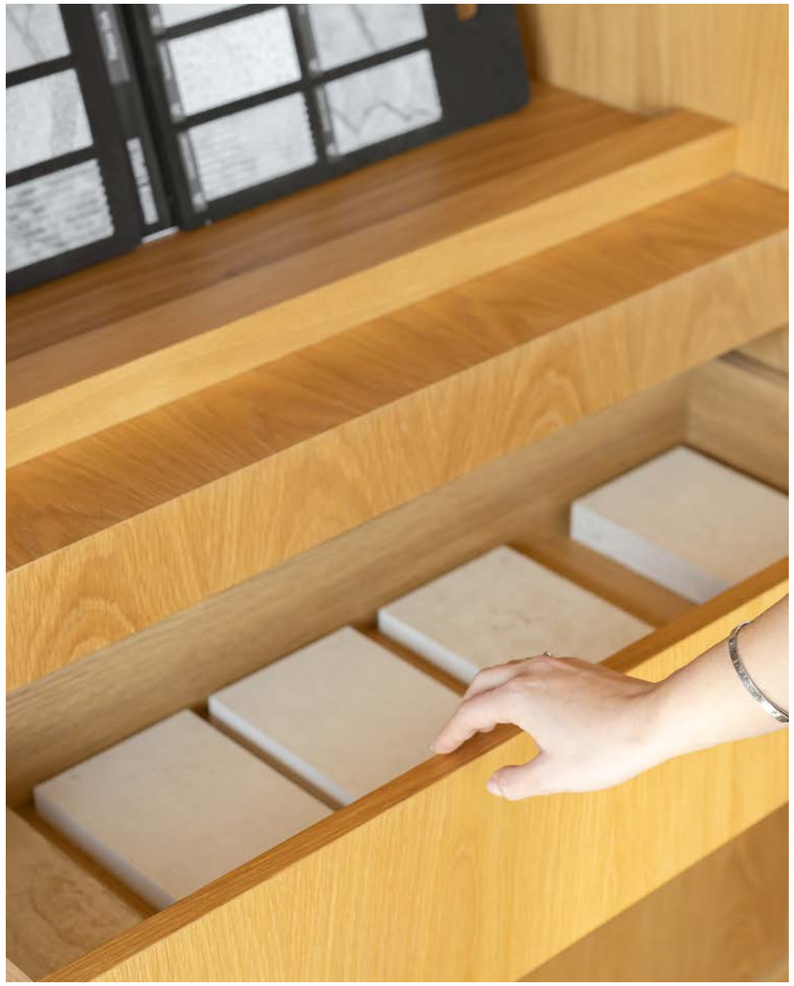




bbf: design is home to one of the largest collections of designer home furnishings and accessories. For over 10 years, distinctive pieces have been curated and supplied to homes and businesses around the world.

bbf: design transforms interiors into fully realised living environments — blending creative direction, technical precision, and seamless execution. More than a design studio, it offers a complete, end-to-end service tailored to both residential and commercial spaces.

From initial concept development and moodboard creation to detailed space planning, material selection, and 3D visualisation, every project begins with a clear and considered vision. This is supported by a full set of working drawings, including electrical and lighting plans, floor and ceiling layouts, wall elevations, and detailed specifications for contractors.



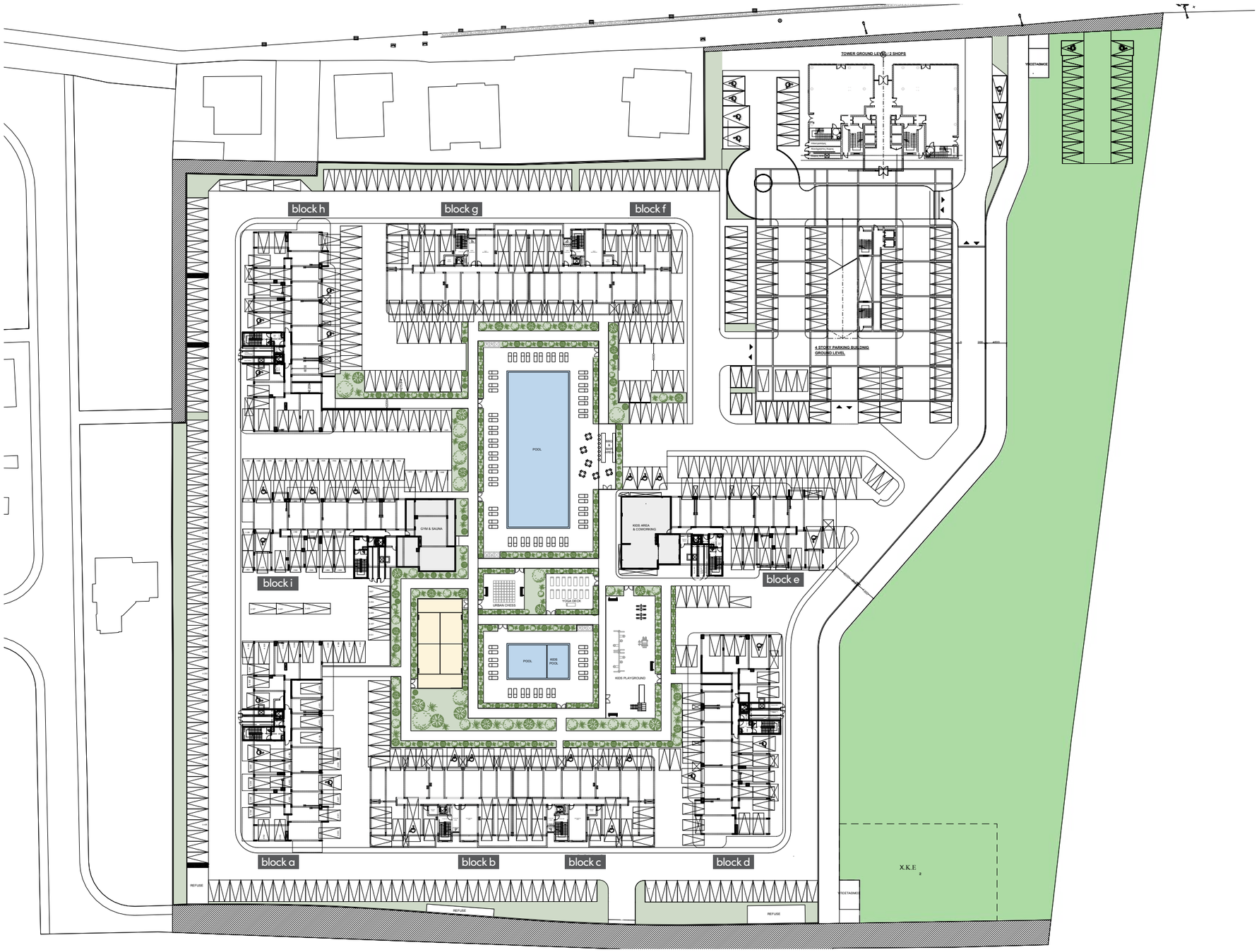


In close collaboration with leading European brands, bbf: design oversees the selection and procurement of furniture, lighting, and finishes — managing ordering, logistics, and installation as a fully integrated process.

Throughout the implementation phase, the team provides on-site supervision and coordination with contractors, ensuring each element is executed in line with the original concept. With full project management capabilities — including budget control, timeline coordination, and turnkey delivery — every project is handled as a cohesive and carefully managed whole.

The final stage brings each space to life through styling and decoration, from curated art and accessories to textiles and finishing details — ensuring a refined and complete interior experience.

: master plan


block h
block g
block f
block i
block e
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block b
block c
block d
TOWER GROUND LEVEL / 2 SHOPS
4 STORY PARKING BUILDING
GROUND LEVEL
POOL
GYM & SAUNA
KIDS AREA
& COWORKING
YOGA DECK
URBAN CHESS
POOL
KIDS
POOL
KIDS PLAYGROUND
REFUSE
REFUSE
REFUSE
X.K.E
N

: balance residences

block a

floor	unit no	property type	bedrooms	bathrooms	no of park spaces	indoor area m²	covered veranda m²	total sellable area m²	common area per unit m²	total area m²
1st	A101	apartment	1	1	1	53.40	19.40	72.80	9.44	82.24
	A102	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A103	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A104	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A105	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A106	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A107	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A108	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A109	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05
2nd	A201	apartment	1	1	1	53.40	19.40	149.70	19.41	169.11
	A202	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A203	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A204	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A205	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A206	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A207	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A208	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A209	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05
3rd	A301	apartment	1	1	1	53.40	19.40	72.80	9.44	82.24
	A302	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A303	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A304	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A305	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A306	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A307	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A308	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A309	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05

floor	unit no	property type	bedrooms	bathrooms	no of park spaces	indoor area m²	covered veranda m²	total sellable area m²	common area per unit m²	total area m²
4th	A401	apartment	1	1	1	53.40	19.40	72.80	9.44	82.24
	A402	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A403	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A404	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A405	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A406	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A407	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A408	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A409	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05
5th	A501	apartment	1	1	1	53.40	19.40	149.70	19.41	169.11
	A502	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A503	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A504	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A505	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A506	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A507	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A508	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A509	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05
6th	A601	apartment	1	1	1	53.40	19.40	72.80	9.44	82.24
	A602	apartment	3	3	1	122.00	27.70	149.70	19.41	169.11
	A603	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A604	apartment	1	1	1	52.50	17.60	70.10	9.09	79.19
	A605	studio	studio	1	1	40.20	9.10	49.30	6.39	55.69
	A606	apartment	1	1	1	52.50	19.10	71.60	9.28	80.88
	A607	apartment	1	1	1	56.60	10.30	66.90	8.67	75.57
	A608	apartment	2	2	1	82.80	20.00	102.80	13.33	116.13
	A609	studio	studio	1	1	41.10	9.40	50.50	6.55	57.05

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

: balance residences

block i

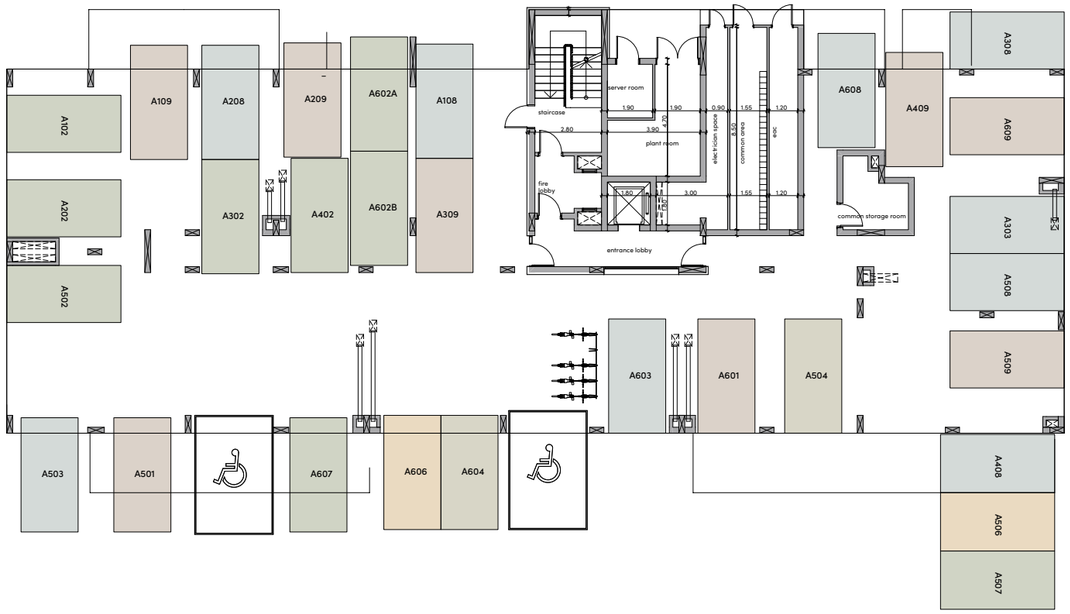
floor	unit no	property type	bedrooms	bathrooms	no of park spaces	indoor area m^2	covered veranda m^2	total sellable area m^2	common area per unit m^2	total area m^2
1st	I101	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I102	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I103	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I104	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I105	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I106	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I107	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I108	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I109	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
2nd	I201	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I202	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I203	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I204	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I205	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I206	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I207	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I208	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I209	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
3rd	I301	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I302	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I303	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I304	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I305	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I306	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I307	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I308	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I309	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
4th	I401	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I402	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I403	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I404	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I405	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I406	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I407	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I408	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I409	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63

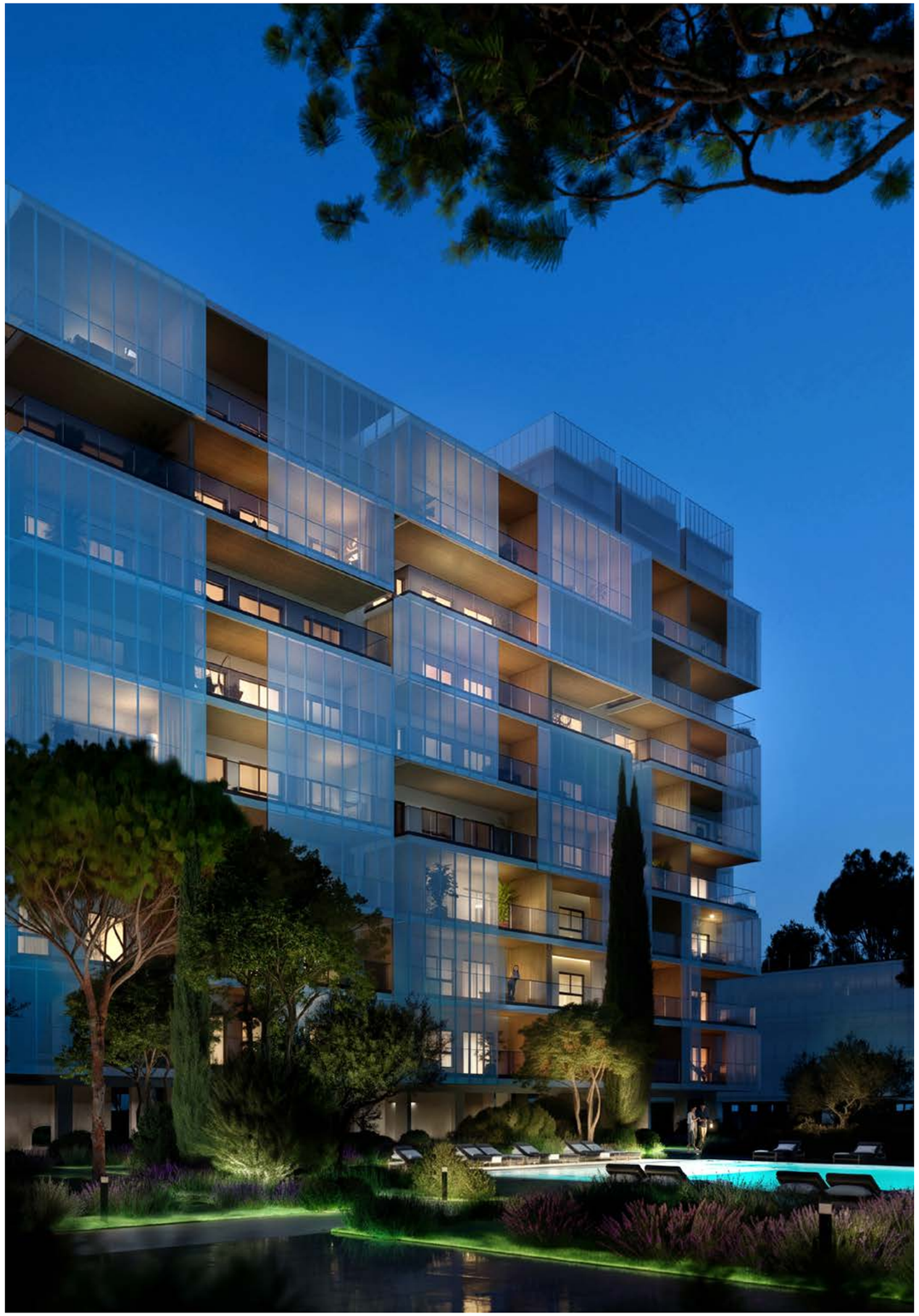
floor	unit no	property type	bedrooms	bathrooms	no of park spaces	indoor area m^2	covered veranda m^2	total sellable area m^2	common area per unit m^2	total area m^2
5th	I501	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I502	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I503	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I504	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I505	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I506	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I507	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I508	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I509	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
6th	I601	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I602	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I603	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I604	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I605	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I606	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I607	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I608	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I609	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
7th	I701	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I702	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I703	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I704	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I705	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I706	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I707	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I708	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I709	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63
8th	I801	apartment	1	1	1	53.70	19.30	73.00	12.39	85.39
	I802	apartment	3	3	1	117.70	26.60	144.30	24.50	168.80
	I803	apartment	1	1	1	52.50	17.90	70.40	11.95	82.35
	I804	apartment	2	2	1	78.80	22.60	101.40	17.21	118.61
	I805	studio	studio	1	1	40.20	9.10	49.30	8.37	57.67
	I806	apartment	1	1	1	52.50	16.70	69.20	11.75	80.95
	I807	apartment	1	1	1	61.90	13.00	74.90	12.71	87.61
	I808	apartment	2	2	1	88.80	18.00	106.80	18.13	124.93
	I809	apartment	1	1	1	53.70	19.50	73.20	12.43	85.63

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

: floor plans

block a
ground floor

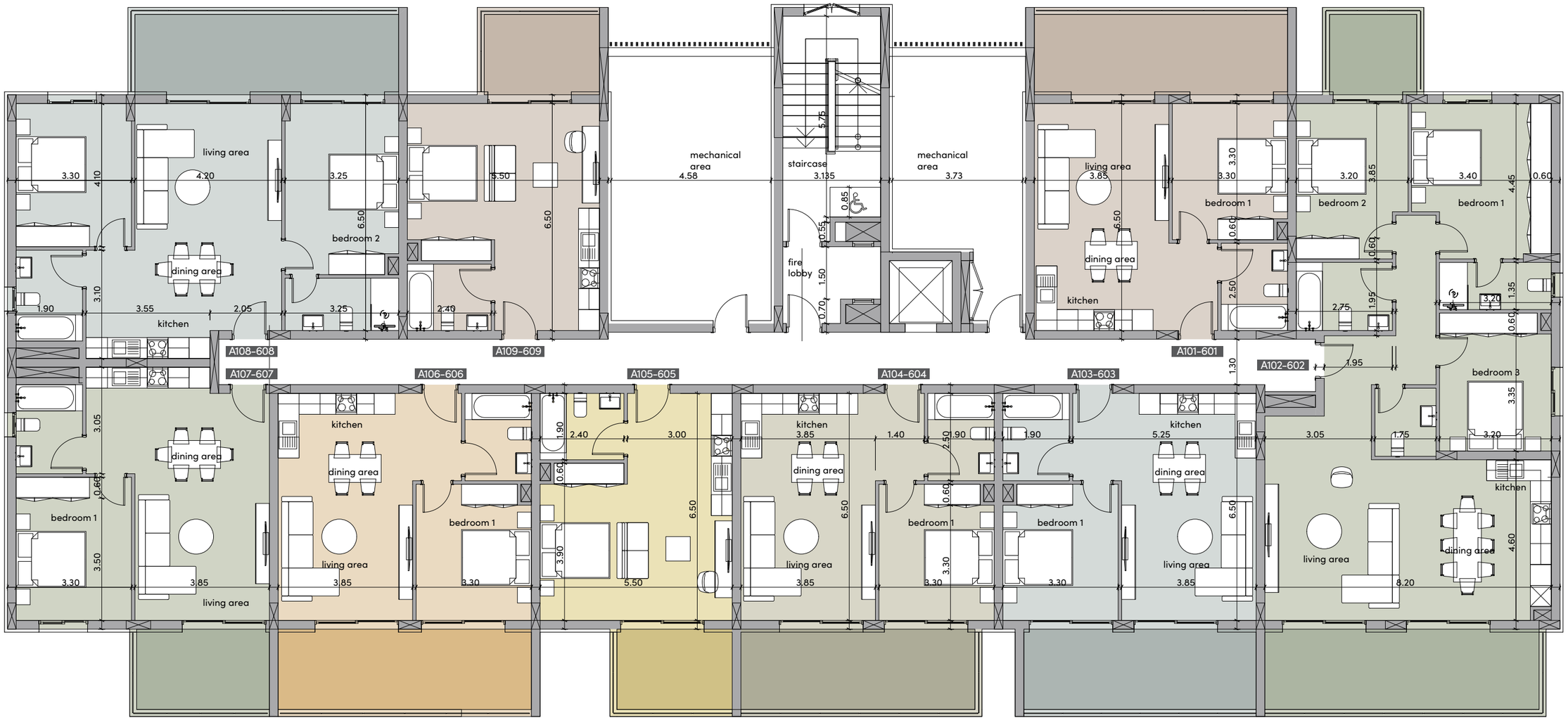




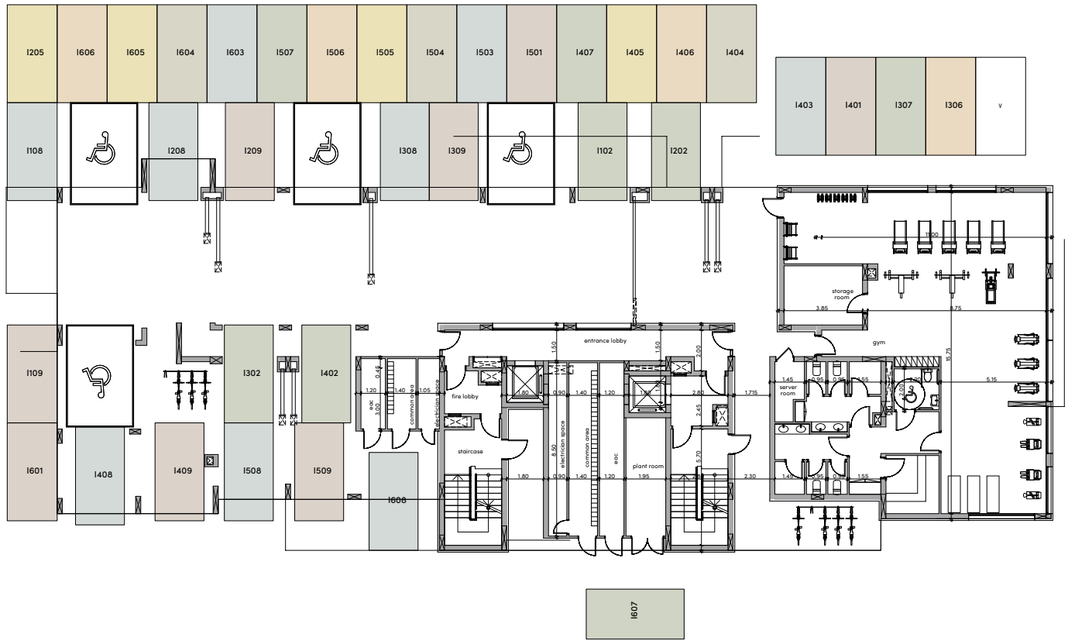
: typical floor plans

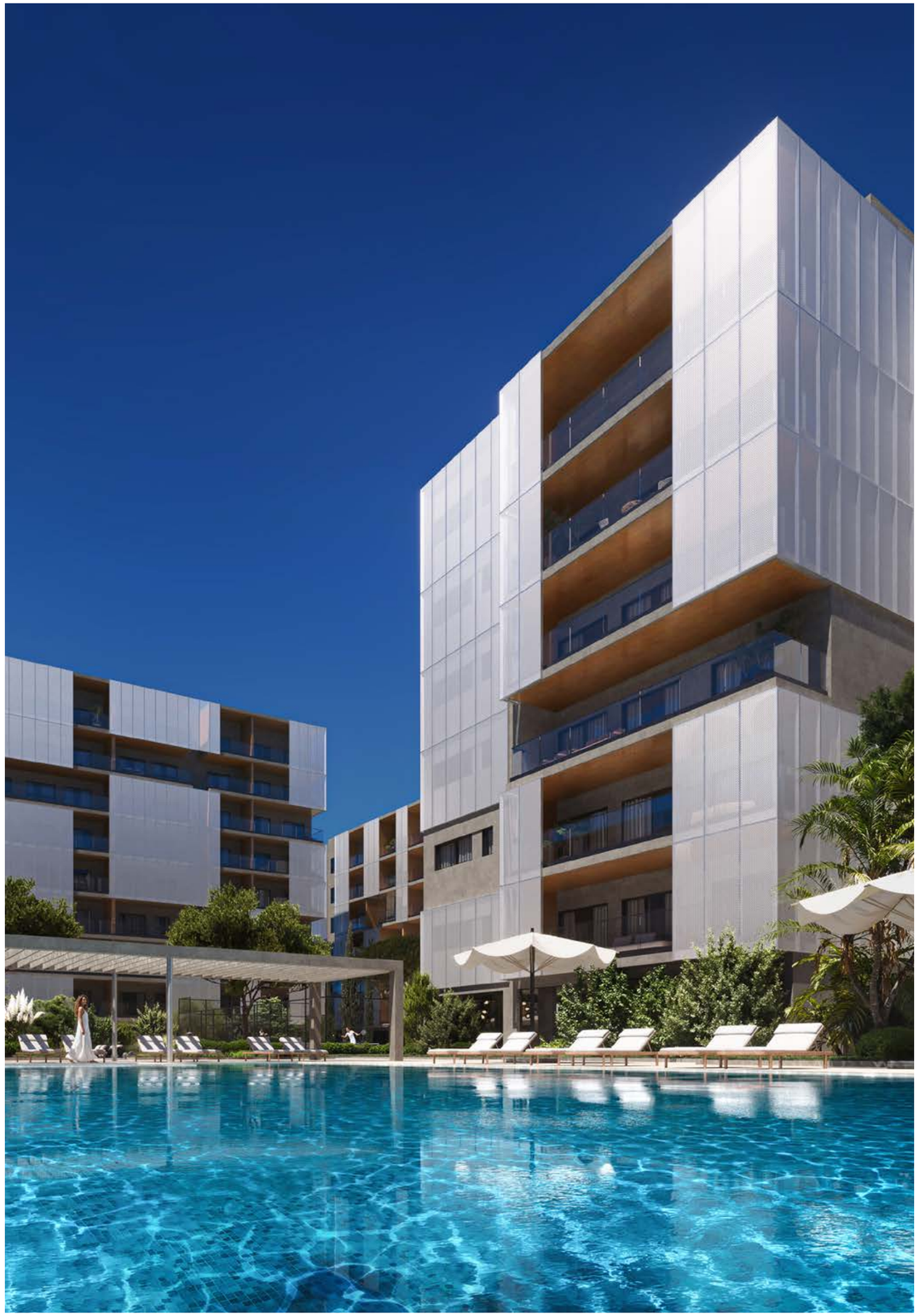
block a
1st - 6th floor

unit nº	total area m²
101-601	82.24
102-602	169.11
103-603	79.19
104-604	79.19
105-605	55.69
106-606	80.88
107-607	75.57
108-608	116.13
109-609	57.05



block i
ground floor



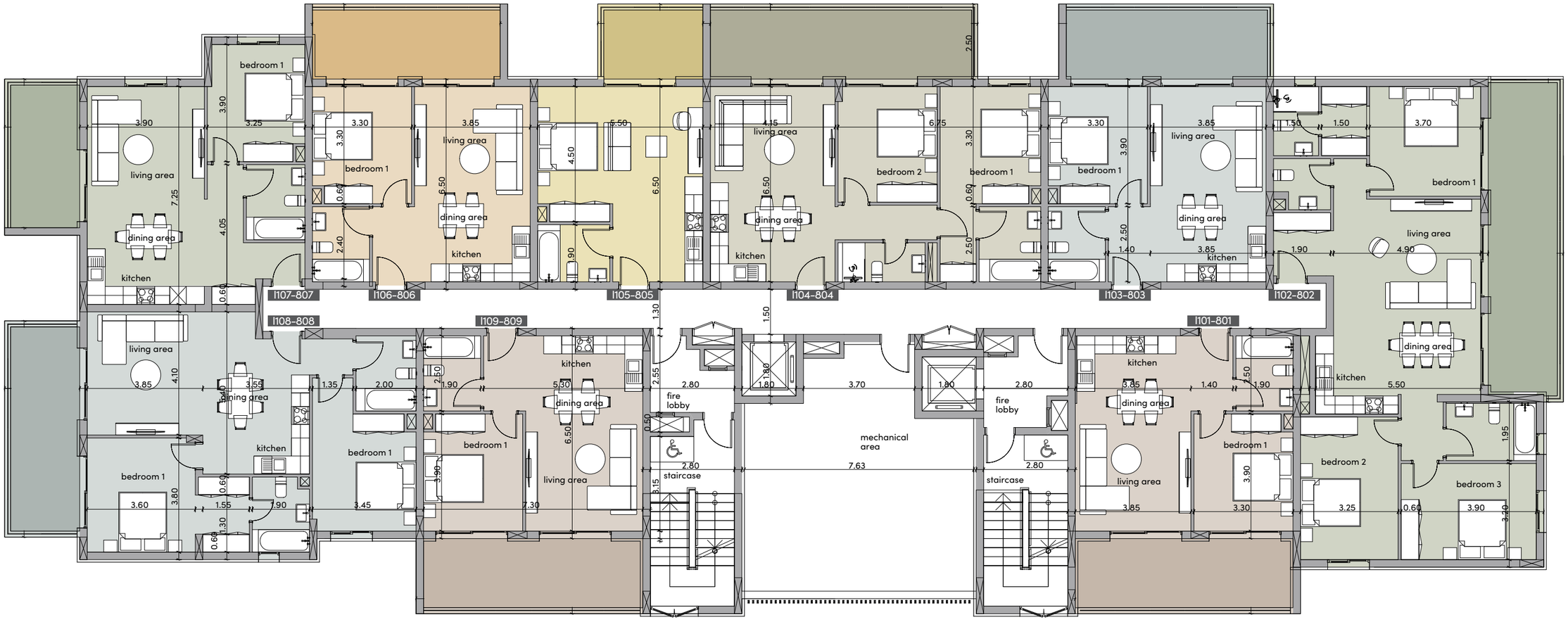


: typical floor plans

block i

1st – 8th floor

unit nº	total area m²
101-801	85.39
102-802	168.80
103-803	82.35
104-804	118.61
105-805	57.67
106-806	80.95
107-807	87.61
108-808	124.93
109-809	85.63





"At bbf: care, we currently manage and maintain 65 projects — comprising approximately 950 units. Each year, our aftercare team delivers around 200 units and provides clients with a full range of additional services, including renovations."

Ramil Gubaydullin
Director of Global Client Service Department

bbf: is a leading developer of world-class residential and commercial properties in Cyprus and Greece, offering seamless, all-inclusive development processes—sourcing land, designing, developing, and building, to ensure the smooth delivery of high-quality properties. Our commitment is to create the best living and working spaces and enhance these with sustainable and community-focused best-practices, resulting in better future environments for our clients.

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All 3D images and photographs consist of indicative information; the project can differ insignificantly from the displayed images. Furniture and interior items are extras. The type of materials and colors used in the finishes may vary from the displayed images and text.

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