

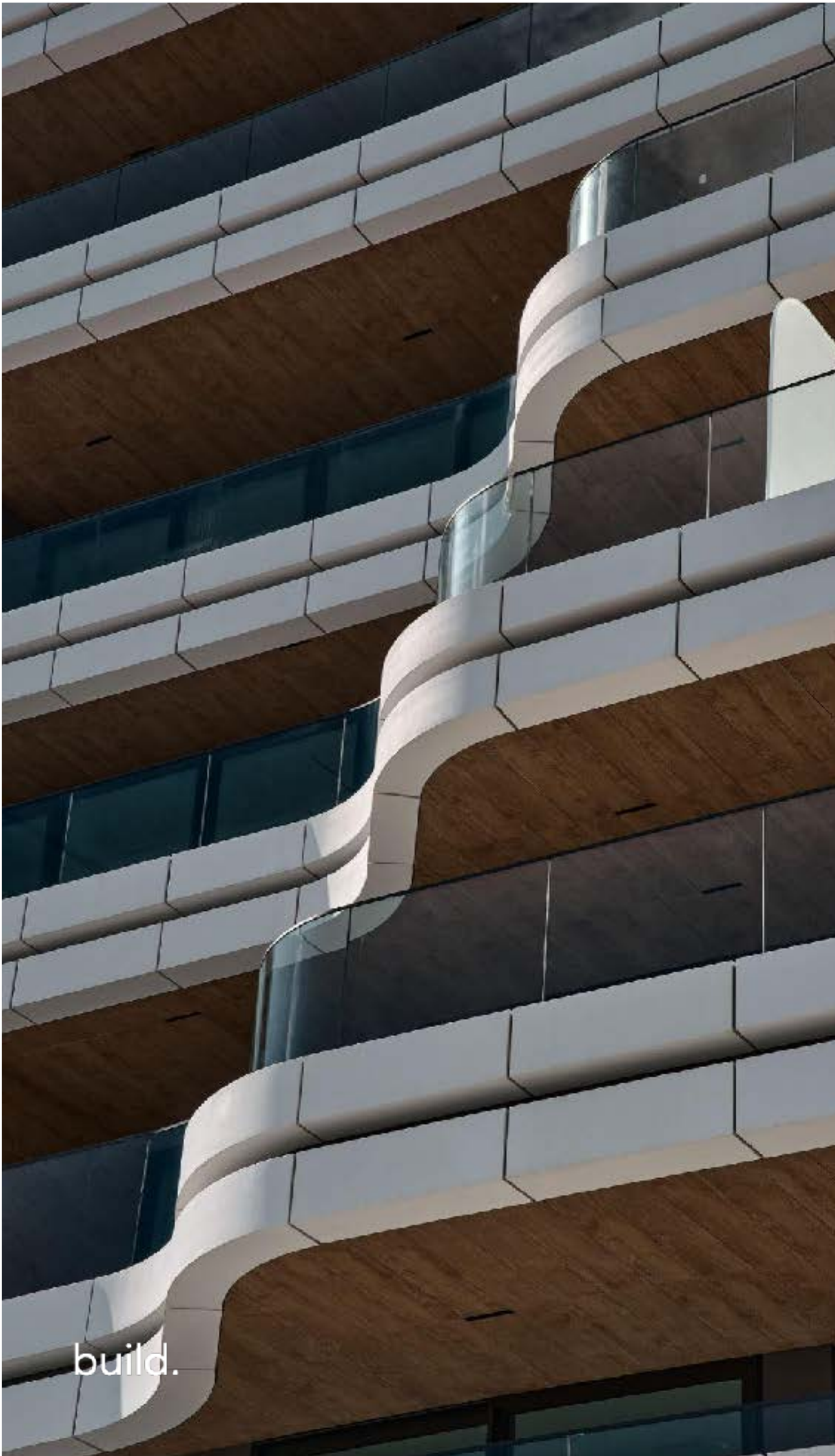
# elias residences

villa 1

bbf:







build.

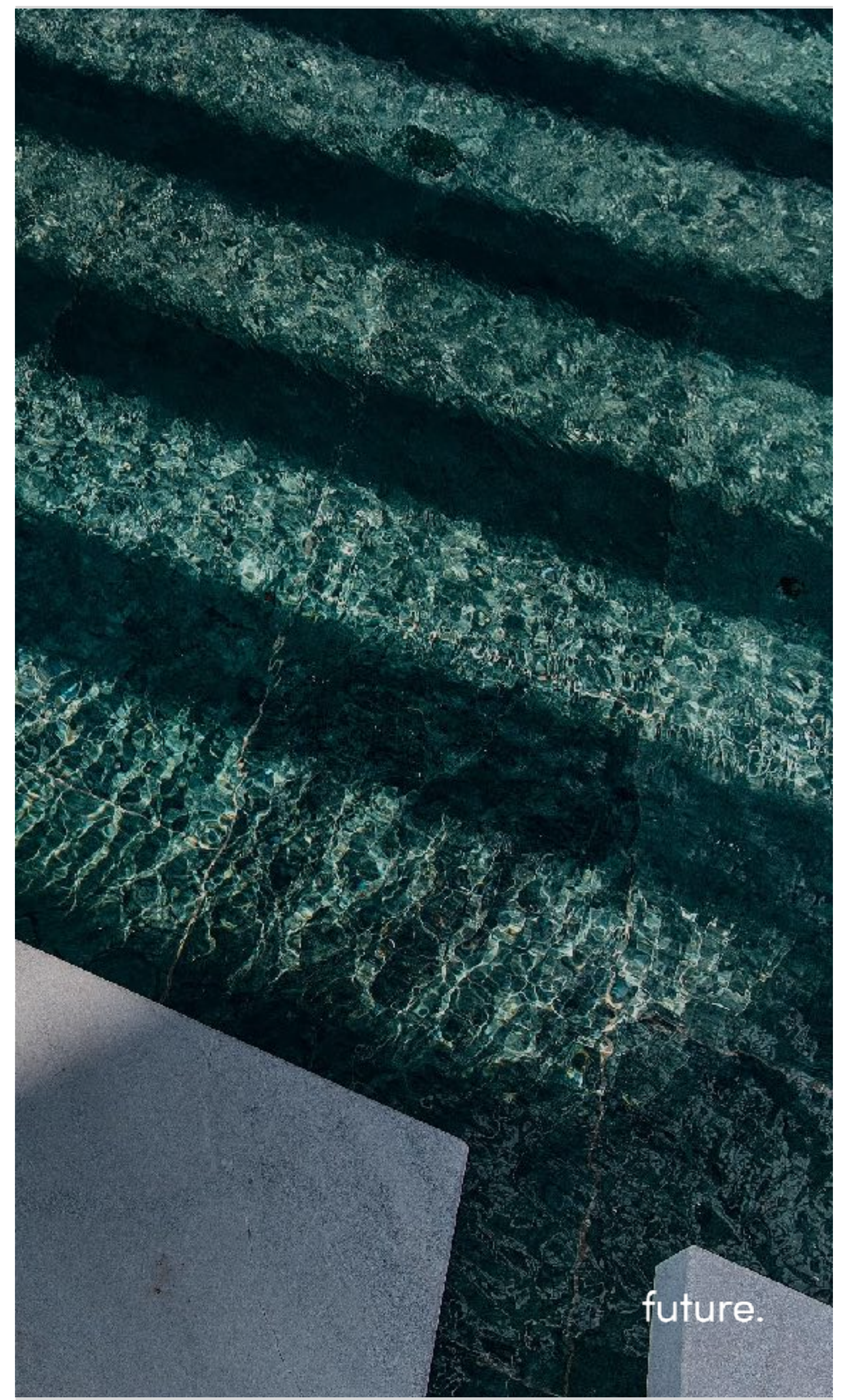


One brand. Every layer of living.

We are bbf:, a leading real estate and lifestyle developer shaping communities in Cyprus, Greece, and Canada.

Our work spans seafront high-rises, urban landmarks, and mountain retreats, each part of a larger architectural ecosystem.

better.



future.

bbf:

Limassol

**Limassol is the business capital of Cyprus, known for its dynamic economy, thriving international community, and fast-growing real estate sector.**

Set along the island's southern coast, it seamlessly combines cosmopolitan city life with resort-style living, offering beautiful beaches, vibrant nightlife, and a year-round Mediterranean climate. Rich in history and culture, Limassol is also home to museums, art festivals, and archaeological sites, making it a truly multifaceted destination for both residents and investors.





Cyprus

Nicosia , 60 min

Nicosia  
Λευκωσία

Trodos mountains, 40 min

Paphos airport, 45 min

Larnaka airport, 40 min

Marina, 10 min

Tourist area  
with 5\* hotels, 0 min

Lady's mile beach, 20 min

: elias

Akama  
National  
Forest Park  
Εθνικό Δασικό  
Πάρκο Ακάμα

Polis  
Chrysochous  
Πόλη  
Χρυσοχούς

Paphos Forest  
Δάσος Πάφου

Kathikas  
Κάθικας

Pano Panagia  
Πάνω Παναγιά

Pano Platres  
Πάνω Πλάτρες

Omodos  
Όμοδος

Anogyra  
Ανώγυρα

Timi  
Τιμή

Kouklia  
Κούκλια  
Πάφου

Pissouri  
Πισσούρι

Ypsonas  
Ύψωνας

Limassol  
Λεμεσός

Germasogeia  
Γερμασόγεια

Pyrgos  
Πύργος

Zygi  
Ζύγι

Kalavasos  
Καλαβασός

Pano Lefkara  
Πάνω  
Λεύκαρα

Lythrodontas  
Λυθροδόντας

Cyprus  
Κύπρος

Dali  
Δάλι

Athienou  
Αθηνένου

Latsia  
Λατσαία

Strovolos  
Στρόβολος

Astromeritis  
Αστρομερίτης

Kokkinotrimithia  
Κοκκινότριμιθιά

Lefke  
Λεύκα

Enrychou  
Ευρύχου

Kakopetria  
Κακοπετριά

Kato Pyrgos  
Κάτω Πύργος

Romos  
Ρώμος

Sadrazamköy  
Λιβερα

Koruçam  
Κορμακίτης

Akdeniz  
Αγία Ειρήνη  
Κερυνείας

Güzelyurt  
Μόρφου

Karşıyaka  
Βασιλεία

Alsancak  
Καραβάς

Girne  
Κερύνεια

Αγιος  
Αμβροσιος  
Κερυνείας

Değirmenlik  
Κυθρέα

Serdarlı  
Κιαδος

Geçitkale  
Λευκόνοικο

Yeni İskele  
Τρίκωμο

Gazimağusa Körfezi  
Κόλπος Αμμόχωστου

Yeni Boğaziçi  
Αγ. Σέργιος

Gazimağusa  
Αμμόχωστος

Paşaköy  
Άσκεια

Aslanköy  
Αγγαστίνα

Mehmetçik  
Γαλάτεια

Bafra  
Βοκολίδα

Kalecik  
Γαστριά

Tatlısu  
Ακανθού

Karlıca  
Δαυλός

Yeni Erenköy  
Αιγιαλούσα  
Yeşilköy  
Αγ. Ανδρόνικος  
Ziyamet  
Λεωνάρισσο

Kaleburnu  
Γαληνοπηγή

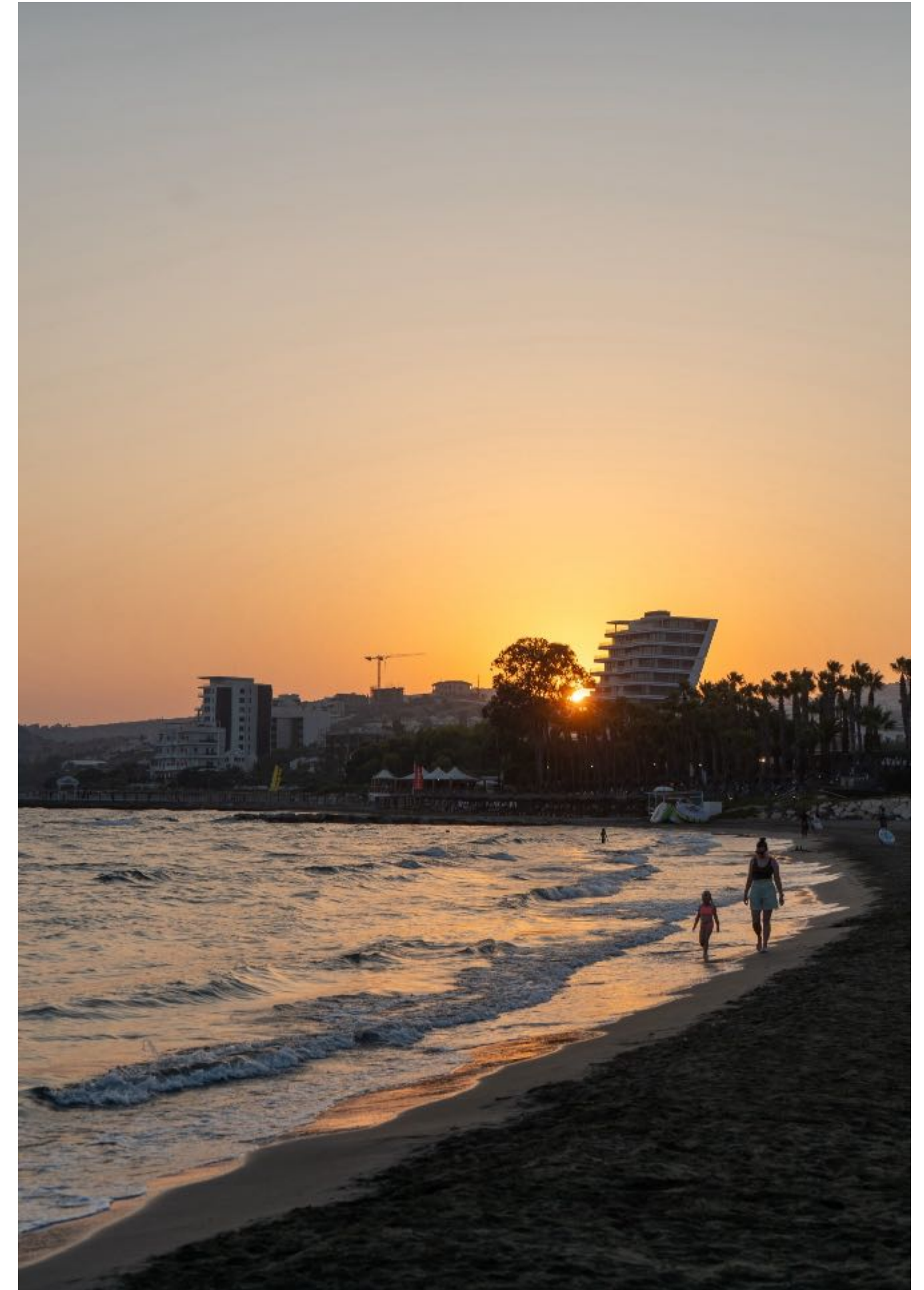
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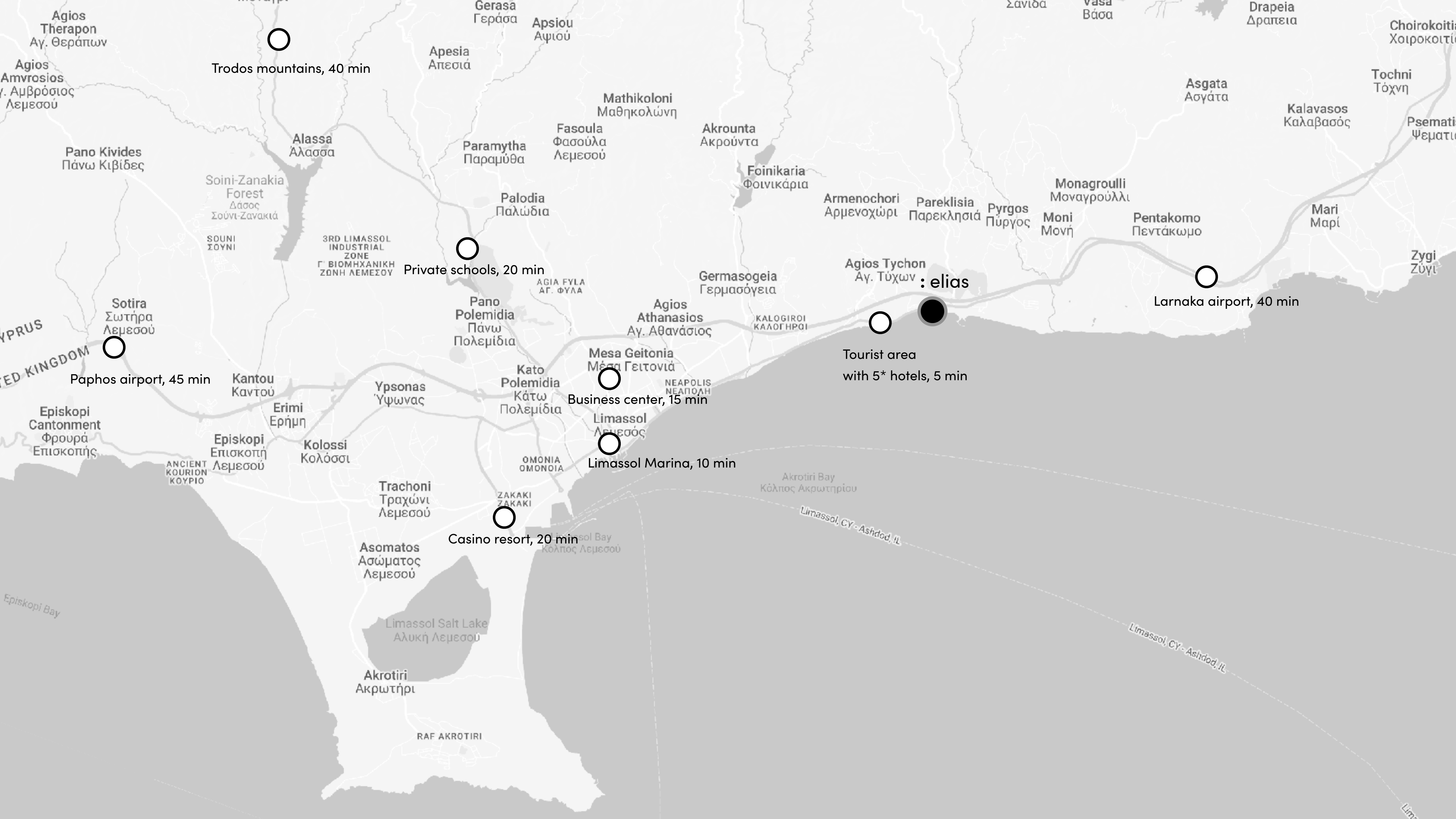
Agios

Tychonas

**Agios Tychonas is one of Limassol's most prestigious coastal areas, offering an exclusive lifestyle in close proximity to the city. Known for its prime location by the sea, the area combines luxury seaside living with excellent accessibility to Limassol's business and leisure districts.**

Once a traditional village, Agios Tychonas has transformed into a highly sought-after destination featuring five-star resorts, upscale residences, and elegant beachfront developments. Its blend of pristine beaches, fine dining, wellness facilities, and strong infrastructure makes it an attractive choice for both holidaymakers and discerning homeowners seeking a refined lifestyle in a vibrant yet serene Mediterranean setting.

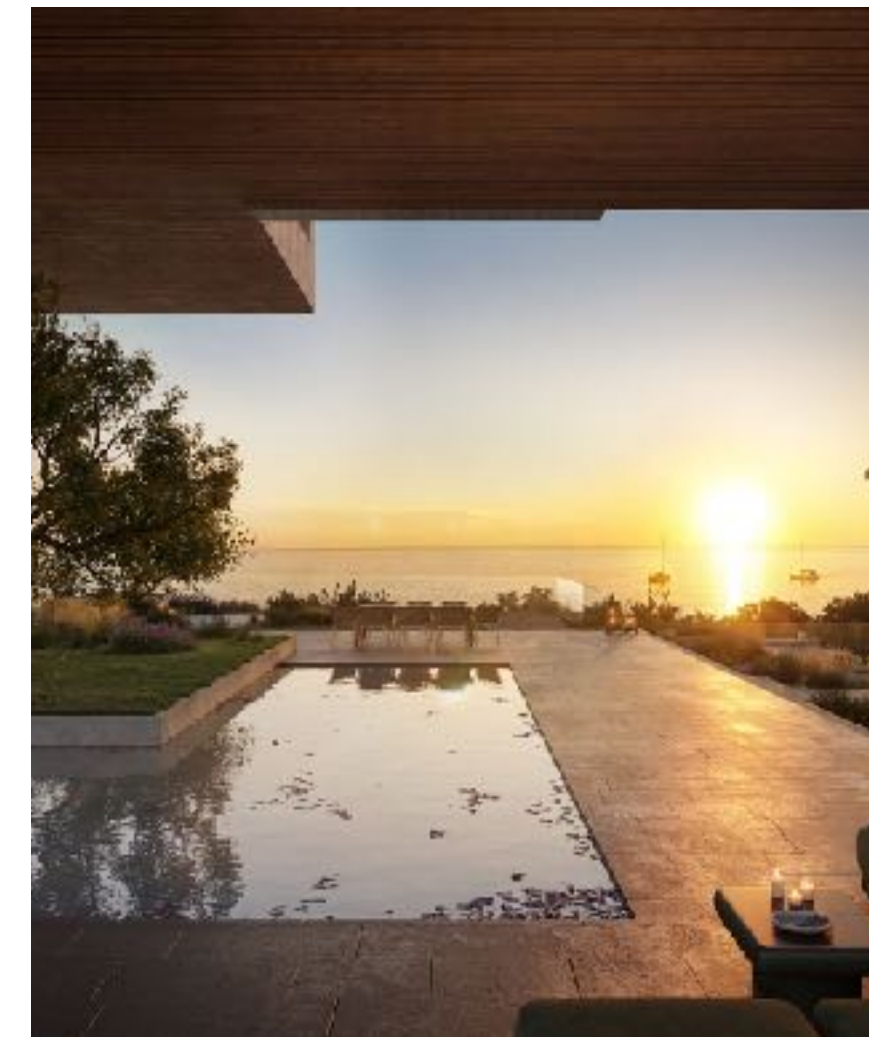






bbf:

welcome to **elias**, an architectural masterpiece nestled within Limassol's most exclusive deluxe complex. Here, private luxury is redefined by world-class, **hotel-level amenities** and seamless service at your doorstep.



bbf:



The **elias** complex is more than a residence; it is a curated ecosystem of private luxury and world-class hospitality. Designed to rival the finest 5-star hotels, our community offers a seamless blend of relaxation, wellness, and social vibrancy. From the moment you step into our grand lobbies, every detail is engineered for an elevated lifestyle, allowing you to work, train, dine, and unwind without ever leaving home.

# bbf: masterplan

indoor swimming pool, sauna, gym, spa

outdoor swimming pool

lounge, co-working, cafes and restaurant

villa 1

blue flag beach



bbf:

# The Amenities Collection:



**Indoor Pool:** A climate-controlled, spa-level swimming pool for year-round use.

**Outdoor Pool:** A magnificent open-air pool surrounded by a sun deck and landscaped gardens.

### **Fitness Suite:**

- High-tech **Gym Area** with cardio and resistance zones.
- Dedicated **Pilates & Yoga Studio** for mindful movement.

### **Lobbies & Lounges:**

- **Two Grand Lobbies** featuring concierge-style reception desks.
- Designer-furnished **Internal & External Lounges** for hosting or relaxing.

### **Lifestyle Hub:**

- **Gourmet Restaurant & Café:** Fine dining and casual bites just an elevator ride away.
- **Business Lounge:** A professional co-working space blended with a social club atmosphere.





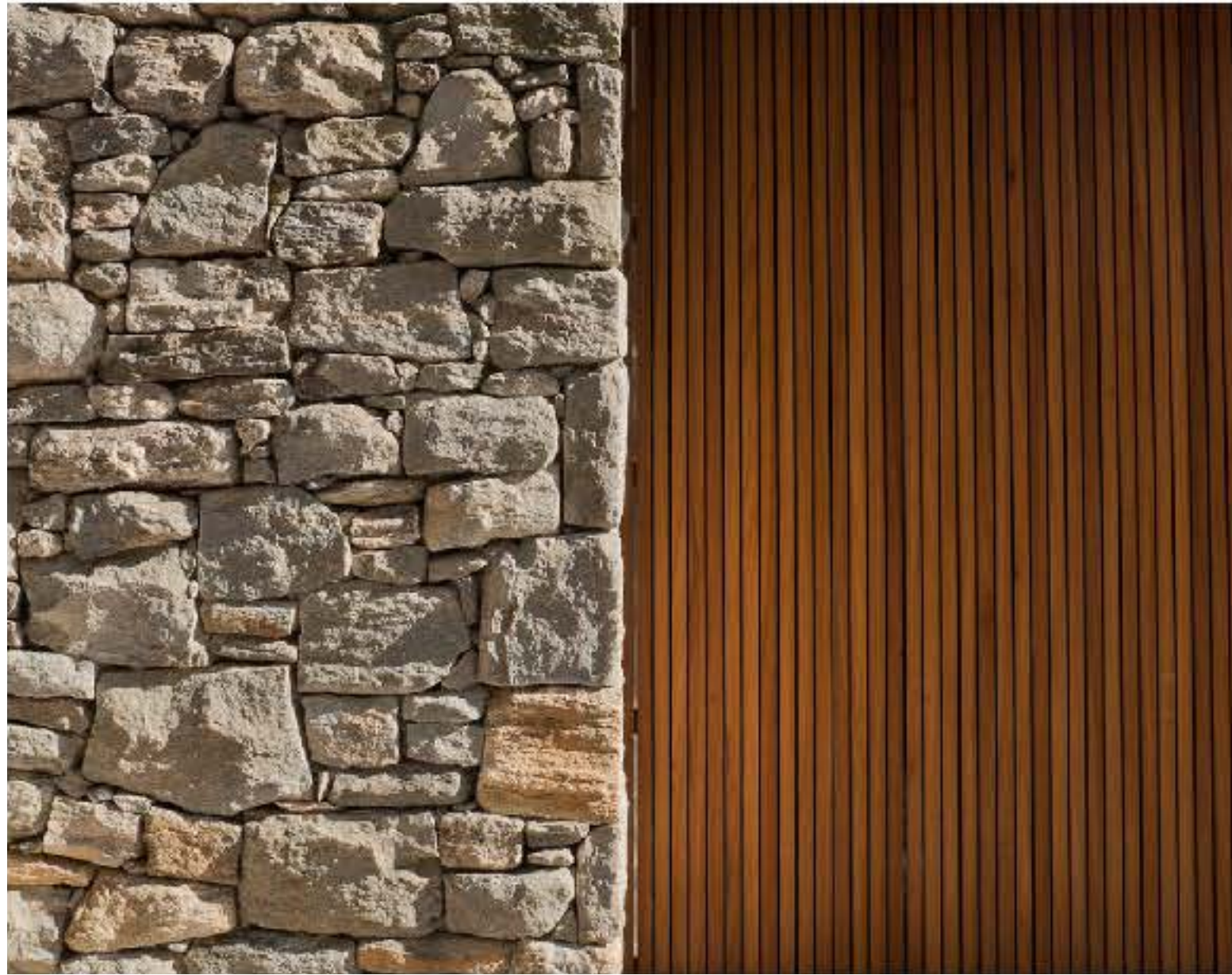
bbf:

# elias villa 1

Spanning four magnificent levels with a total sellable area of 1,039 m<sup>2</sup>, elias villa 1 is a fortress of comfort. The architecture blends raw natural stone with warm wood accents and floor-to-ceiling glass, dissolving the lines between the opulent interiors and the Mediterranean landscape.



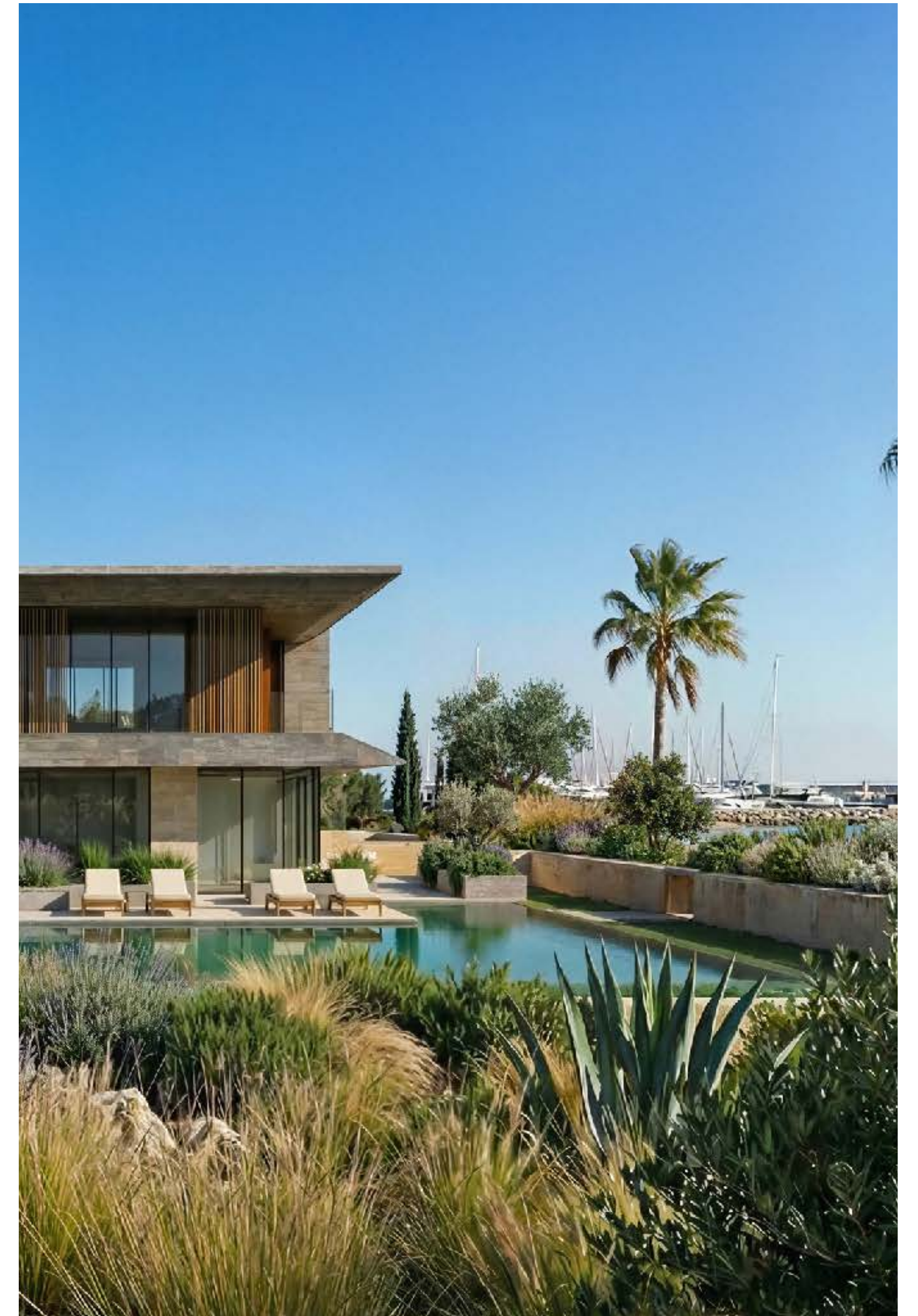
bedrooms:	9	plot size:	1,233
bathrooms:	5	sellable area:	1,039



bbf:  
location

**Situated on the historic site of the Ex. Elias Hotel, this villa commands a position of rare distinction in Limassol. The property borders a designated Beach Protection Area, ensuring that your connection to the coast remains serene and undisturbed.**

- **prime positioning:** nestled in a sought-after coastal zone, offering a perfect balance of tranquility and accessibility.
- **expansive grounds:** the residence rests on a massive 1,233 m<sup>2</sup> private plot, creating a green sanctuary in the heart of the tourist area.



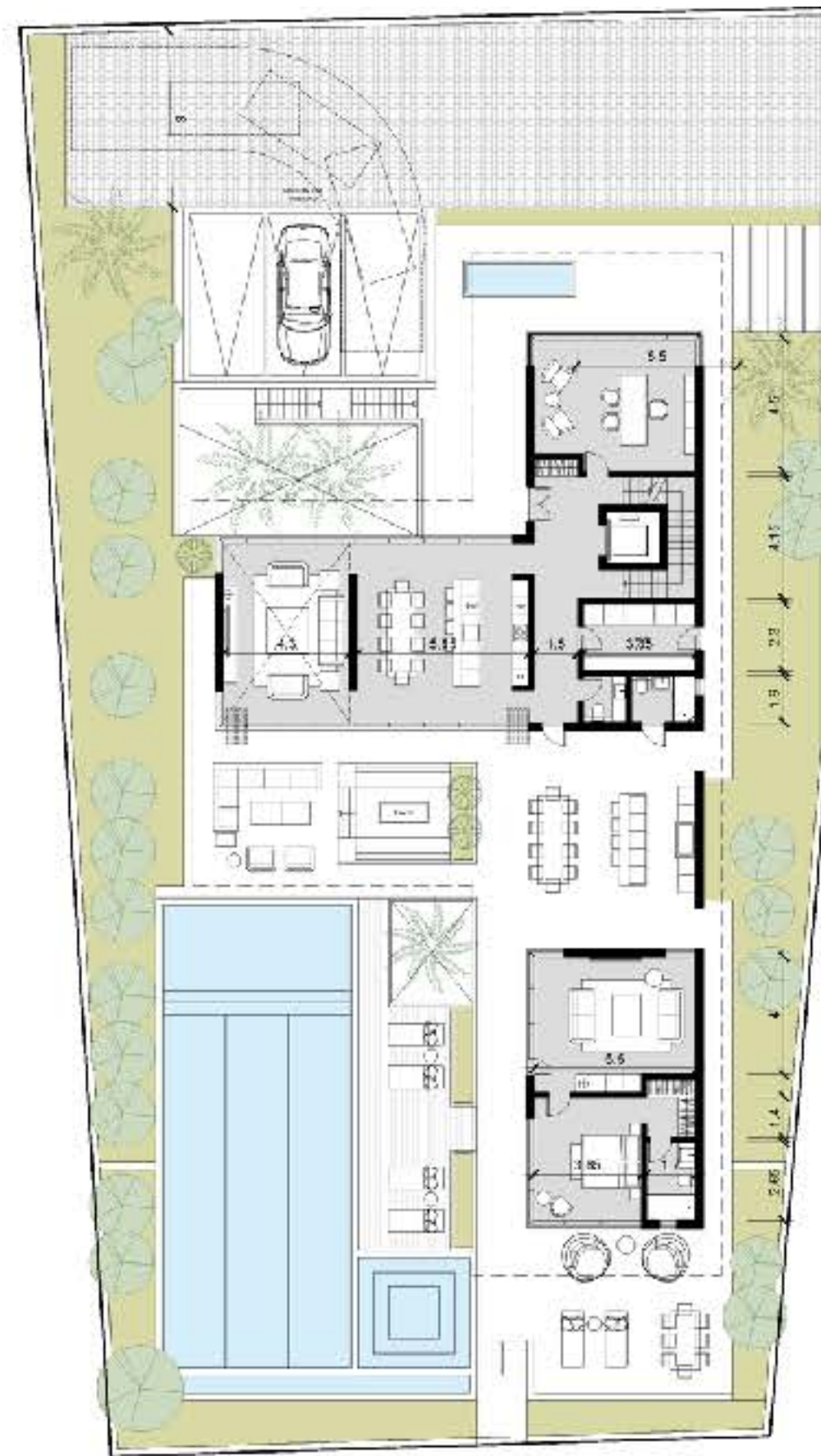
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floor plans

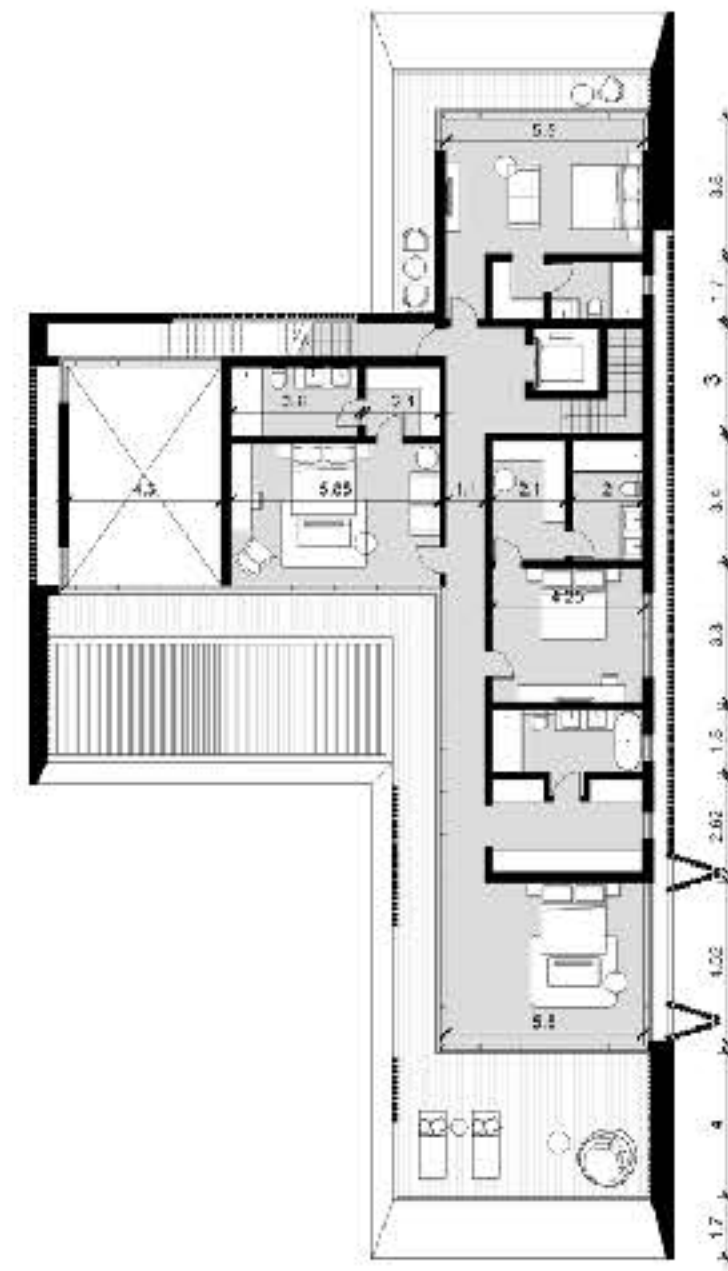
	Bedrooms	Bathrooms	Parking	AREA (m2)				
				1 Private Interior (Gross area)	2 Covered Veranda	3 Sellable Area (1+2)	4 Uncovered	5 Plot area
Basement				348.0	112.0	460.0	46.0	1,233m2
Ground Floor				217.0	113.0	330.0		
1st Floor	5	9	3	205.0	44.0	249.0	46.0	
Roof Garden							82.0	
				770 m2	269 m2	1,039 m2	174 m2	



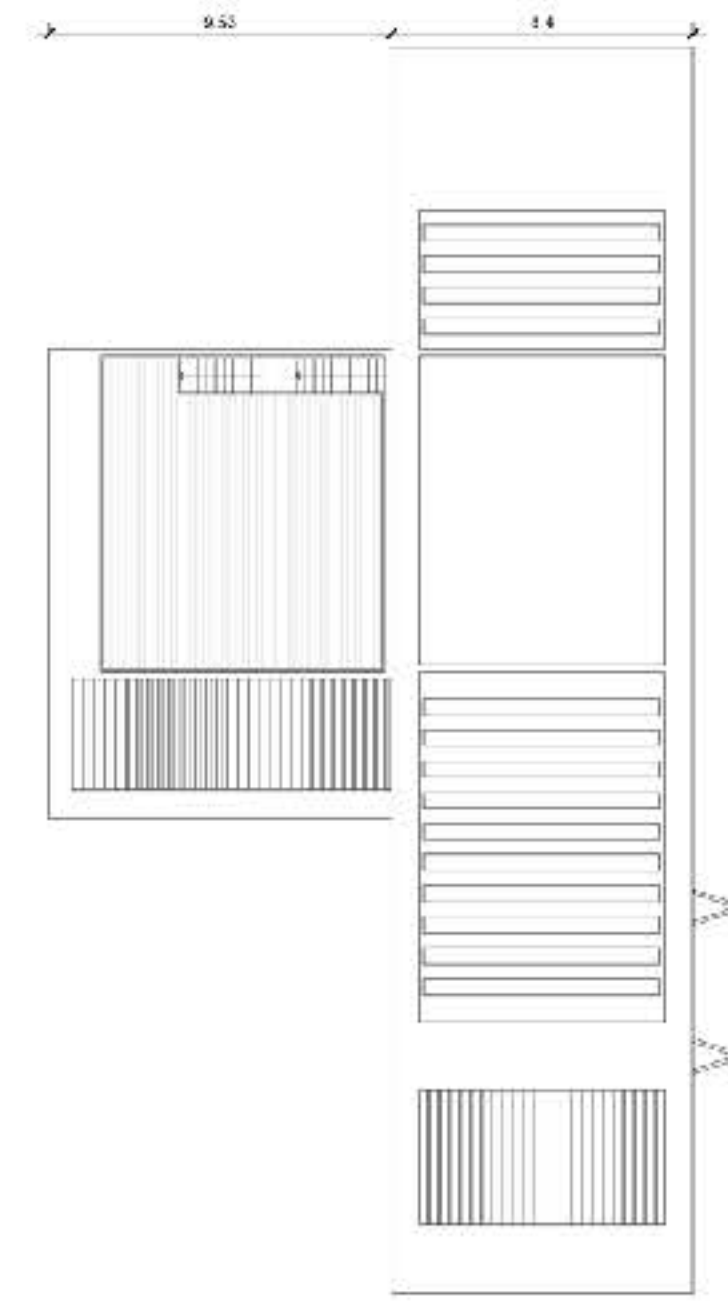
Basement



Ground Level



Level 1



Roof

# bbf:

## signature finishes

**Natural Stone & Timber:** Hand-laid stone masonry blended with architectural wood louvers.

**VRV Air Conditioning:** Discreet, high-efficiency climate control throughout the villa.

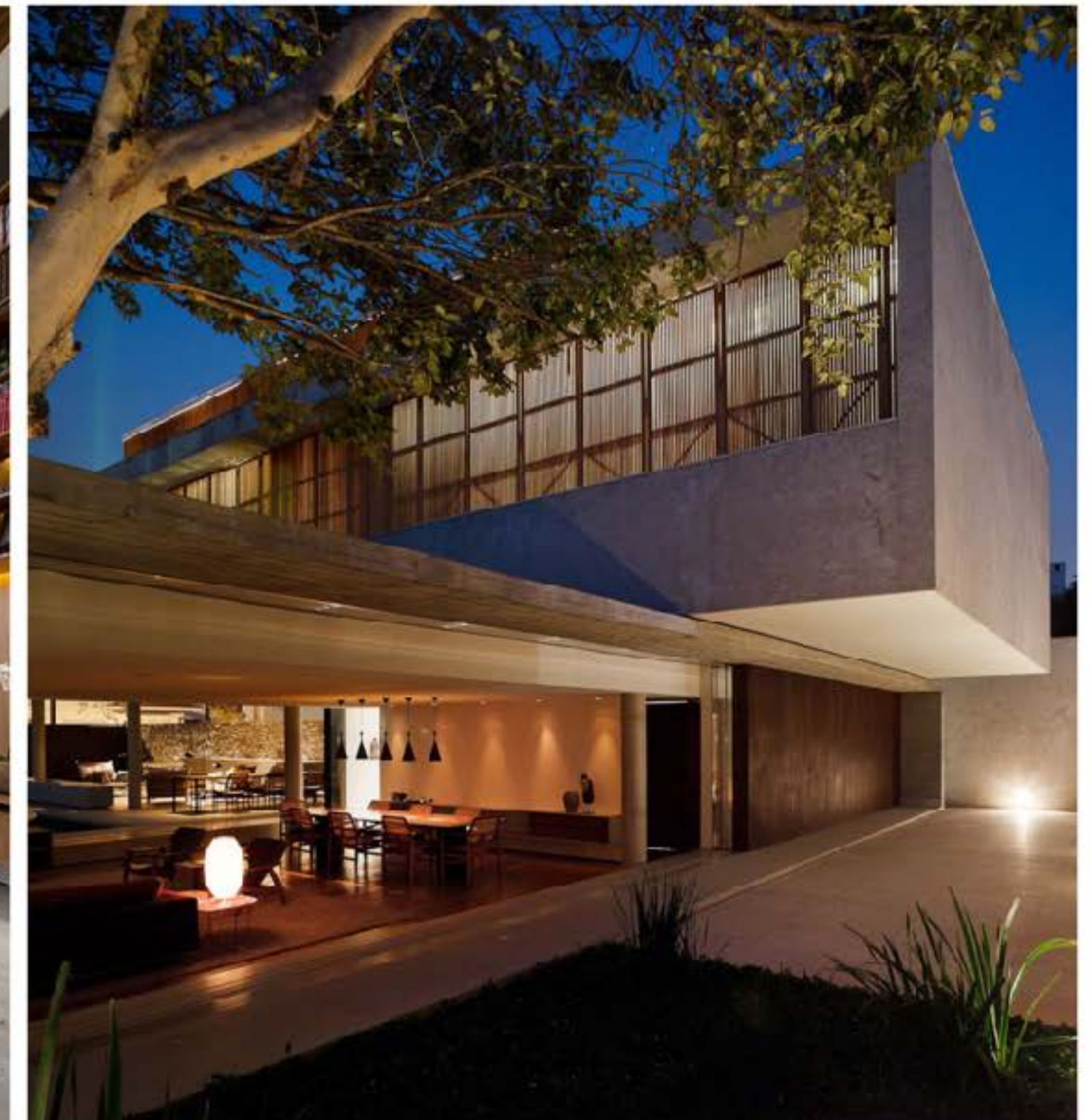
**Underfloor Heating:** Integrated heating system for consistent, year-round comfort.

**Energy Efficient Design:** Advanced thermal insulation and sustainable construction standards.

**Floor-to-Ceiling Glazing:** Massive thermal glass sliding doors maximizing natural light.

**Statement Ceilings:** High ceilings featuring rich wood cladding and recessed lighting.

**Seamless Flooring:** Premium large-format tiling connecting interiors to the outdoor pool deck.



The logo consists of the lowercase letters 'bbf' followed by a colon, rendered in a white, sans-serif font. It is positioned in the upper left corner of the image, which shows a modern building with curved balconies and a perforated facade against a clear blue sky.

bbf:

build. better. future.

## Limassol

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