

:flow, limassol



- one of the TOP 3 developers in Cyprus in the premium real estate segment
- more than 320 employees in 5 countries
- projects:
Cyprus, Greece, Canada, Portugal
- full scope of real estate services from project development to property management





- 145 projects - in portfolio
- 2.4 mln. m² - land bank
- 1,21 mln. m² - sellable area
- 3.2 bln. € - total sales value of all developments





limassol



business capital of Cyprus

international community

developed infrastructure

active cultural life

best 5* hotels

world-class restaurants, bars, nightclubs

a variety of private schools

flow location



● ● **flow location**

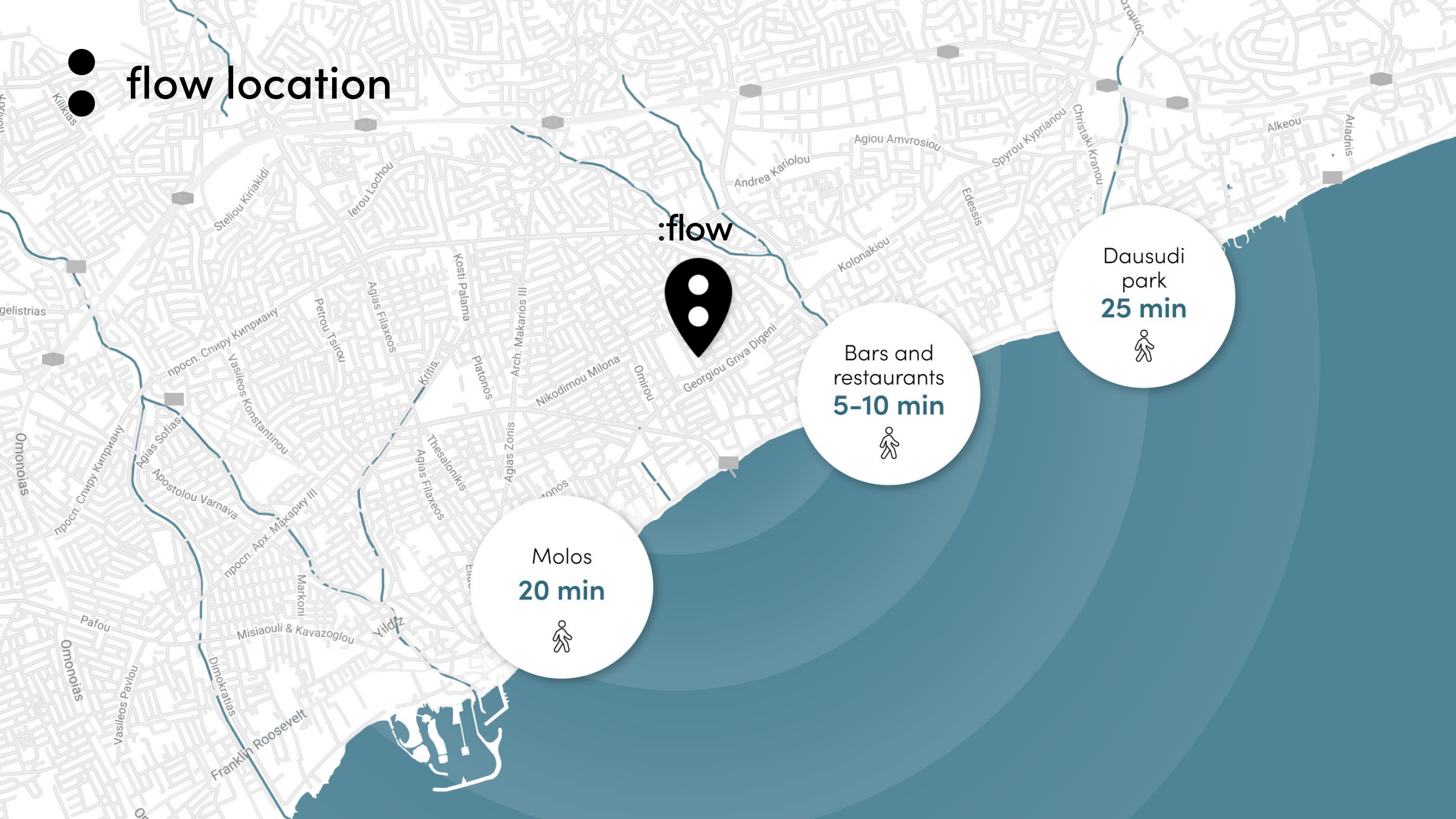
:flow



Molos
20 min

Bars and restaurants
5-10 min

Dausudi park
25 min





flow – project concept

a vibrant urban project in the heart of the city, where families can find their ideal homes, professionals can work in modern offices, and everyone can enjoy shopping and resident facilities, all within a secure, gated community.

● ● flow

- 10,871 m² plot area
- 17,361 m² sellable area
- 13,514 m² private indoor
- 3,846 m² covered verandas

5 buildings

- 4 residential (5 floors)
- 1 commercial (6 floors)

254 parking spaces

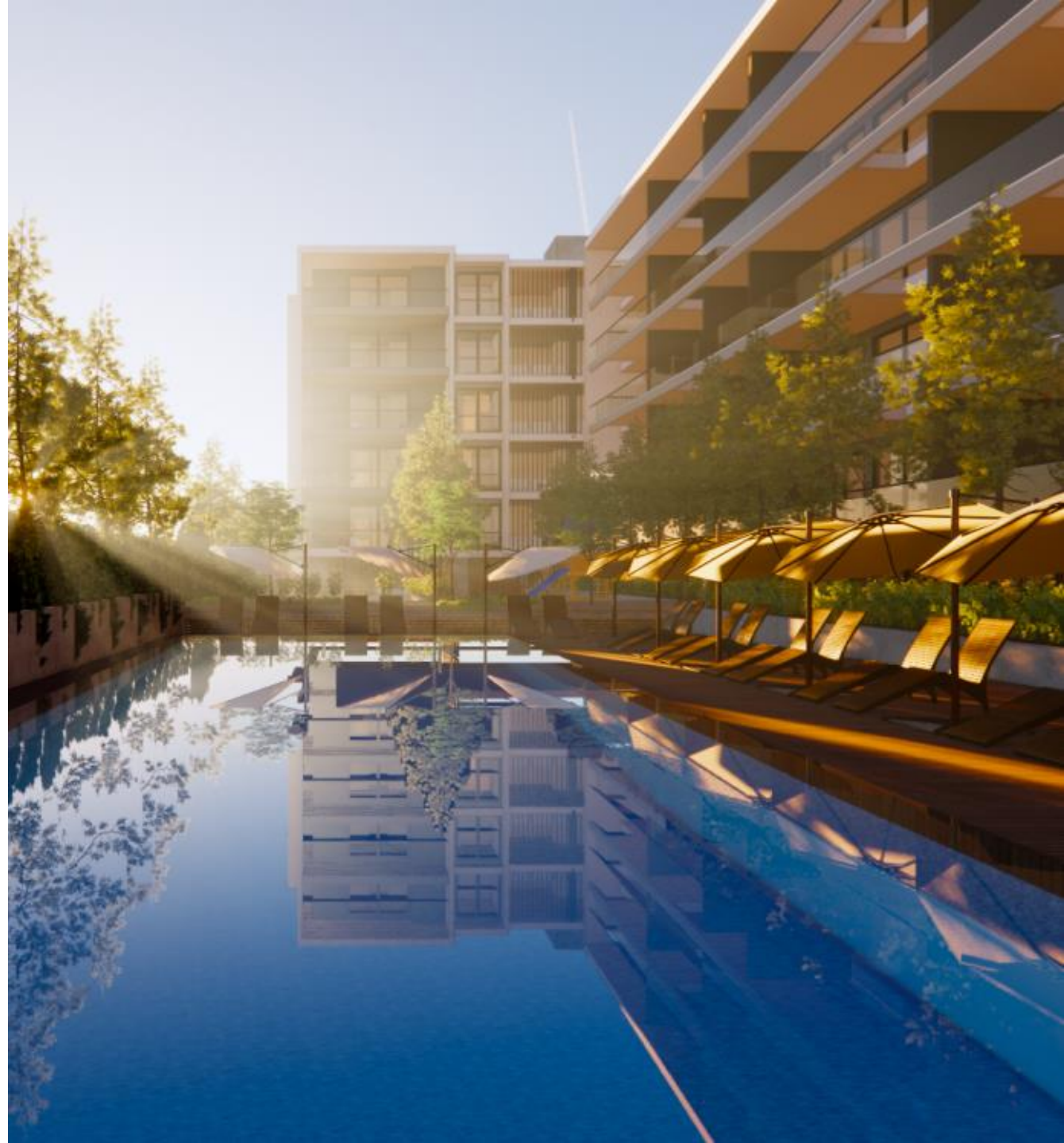


● ● flow - residential

unit mix

- 10 studios
- 50 one-bedroom apartments
- 40 two-bedroom apartments
- 20 three-bedroom apartments

- 1 parking space per apartment
- 149 total parking spaces



● ● flow - residential

amenities & facilities

- common swimming pool
- lobby
- co-working spaces
- common living room & bbq
- media / gaming room
- laundry room
- gym & yoga studio
- spa & beauty salon
- playground





flow - commercial



benefits

- mix-use development
- located in popular business area
- very central and privileged location
- office and retail spaces

building specs

- class A building
- 6 floors of office space
- 12 offices / 3 shops
- SA 5,311 m²



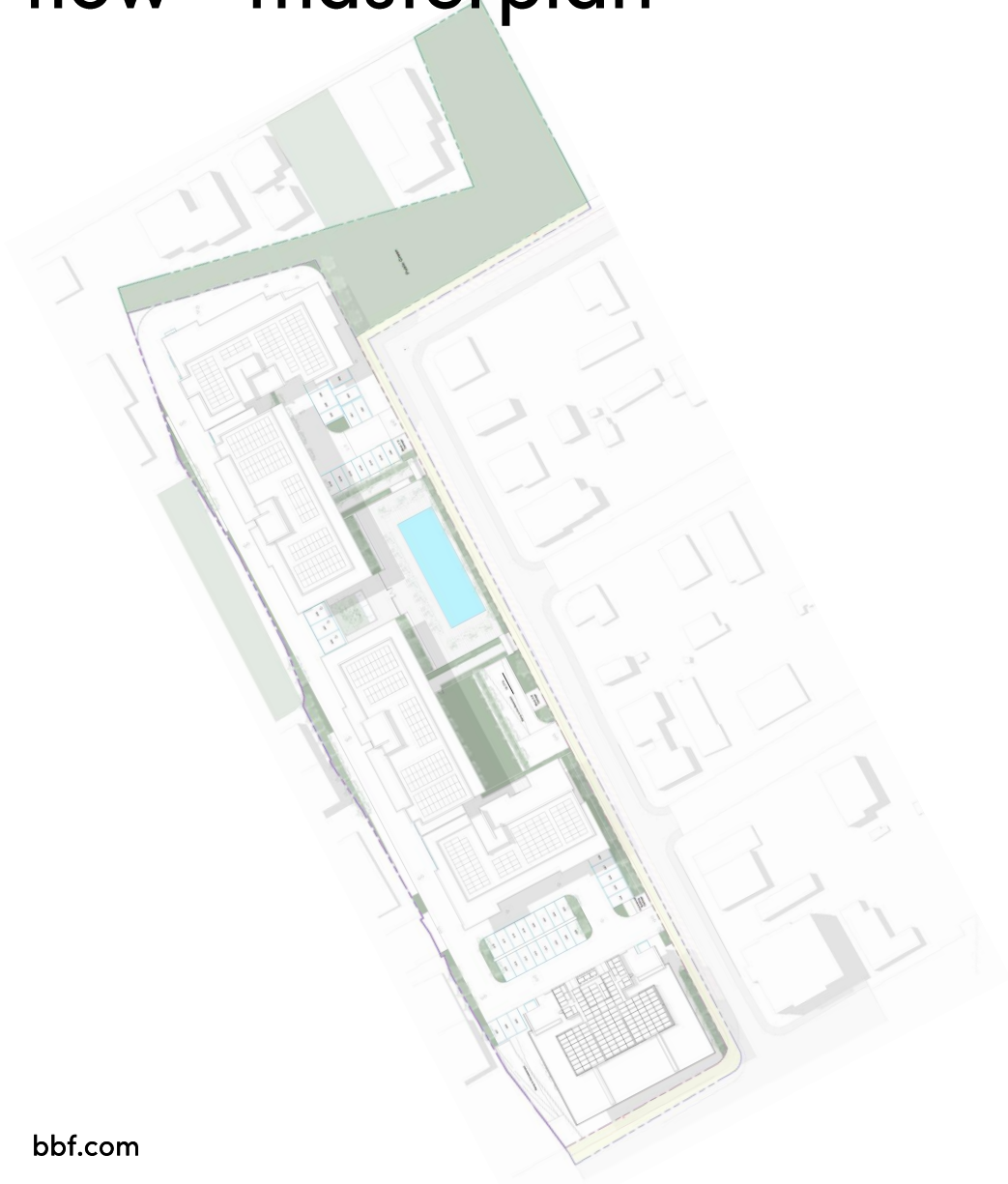
flow – preliminary unit mix

Unit No	Property Type	Bedrooms	Bathrooms	Parking	Indoor Area M²	Cov. Veranda M²	Sellable Area M²	Unit No	Property Type	Bedrooms	Bathrooms	Parking	Indoor Area M²	Cov. Veranda M²	Sellable Area M²
BLOCK A								BLOCK B							
A101	Apartment	2	2	G29	90.69	24.14	114.83	B101	Apartment	1	1	G50	60.80	17.83	78.63
A102	Apartment	1	1	G30	55.18	23.76	78.94	B102	Apartment	3	3	G54	120.10	36.30	156.40
A103	Apartment	1	1	G31	55.11	23.76	78.87	B103	Apartment	1	1	G51	55.62	19.93	75.55
A104	Apartment	2	2	G32	90.80	24.56	115.36	B104	Studio	1	1	G55	37.80	14.65	52.45
A105	Apartment	2	2	G33	89.76	25.77	115.53	B105	Apartment	2	2	G52	91.30	26.65	117.95
A106	Apartment	1	1	G34	57.55	26.76	84.31	B106	Apartment	3	3	B89	119.00	31.05	150.05
A201	Apartment	2	2	G35	90.69	23.05	113.74	B201	Apartment	1	1	G44	60.80	17.83	78.63
A202	Apartment	1	1	G36	55.18	19.10	74.28	B202	Apartment	3	3	B88	120.10	36.30	156.40
A203	Apartment	1	1	G37	55.11	19.10	74.21	B203	Apartment	1	1	G45	55.62	19.93	75.55
A204	Apartment	2	2	G38	90.80	24.79	115.59	B204	Studio	1	1	B87	37.80	14.65	52.45
A205	Apartment	2	2	G39	89.76	25.77	115.53	B205	Apartment	2	2	G46	91.30	26.65	117.95
A206	Apartment	1	1	G40	57.55	17.42	74.97	B206	Apartment	3	3	B86	119.00	31.05	150.05
A301	Apartment	2	2	G41	90.69	23.05	113.25	B301	Apartment	1	1	G47	60.80	17.83	78.63
A302	Apartment	1	1	G42	55.18	19.10	75.24	B302	Apartment	3	3	B85	120.10	36.30	156.40
A303	Apartment	1	1	G43	55.11	19.10	74.81	B303	Apartment	1	1	G48	55.62	19.93	75.55
A304	Apartment	2	2	B112	90.80	24.79	114.71	B304	Studio	1	1	B119	37.80	14.65	52.45
A305	Apartment	2	2	B111	89.76	25.77	115.91	B305	Apartment	2	2	G49	91.30	26.65	117.95
A306	Apartment	1	1	B110	57.55	17.42	76.46	B306	Apartment	3	3	B120	119.00	31.05	150.05
A401	Apartment	2	2	B109	90.69	23.05	113.25	B401	Apartment	1	1	B121	60.80	17.83	78.63
A402	Apartment	1	1	B114	55.18	19.10	75.24	B402	Apartment	3	3	B122	120.10	36.30	156.40
A403	Apartment	1	1	B115	55.11	19.10	74.81	B403	Apartment	1	1	B123	55.62	19.93	75.55
A404	Apartment	2	2	B108	90.80	24.79	114.71	B404	Studio	1	1	B124	37.80	14.65	52.45
A405	Apartment	2	2	B107	89.76	25.77	115.91	B405	Apartment	2	2	G53	91.30	26.65	117.95
A406	Apartment	1	1	B118	57.55	17.42	76.46	B406	Apartment	3	3	B125	119.00	31.05	150.05
A501	Apartment	2	2	B96	90.69	23.05	113.25	B501	Apartment	1	1	B84	60.80	17.83	78.63
A502	Apartment	1	1	B95	55.18	19.10	75.24	B502	Apartment	3	3	B83	120.10	36.30	156.40
A503	Apartment	1	1	B94	55.11	19.10	74.81	B503	Apartment	1	1	B126	55.62	19.93	75.55
A504	Apartment	2	2	B92	90.80	24.79	114.71	B504	Studio	1	1	B127	37.80	14.65	52.45
A505	Apartment	2	2	B91	89.76	25.77	115.91	B505	Apartment	2	2	B128	91.30	26.65	117.95
A506	Apartment	1	1	B90	57.55	17.42	76.46	B506	Apartment	3	3	B129	119.00	31.05	150.05
TOTAL BLOCK A					2,195.43	665.67	2,867.27	TOTAL BLOCK B					2,423.10	732.05	3,155.15

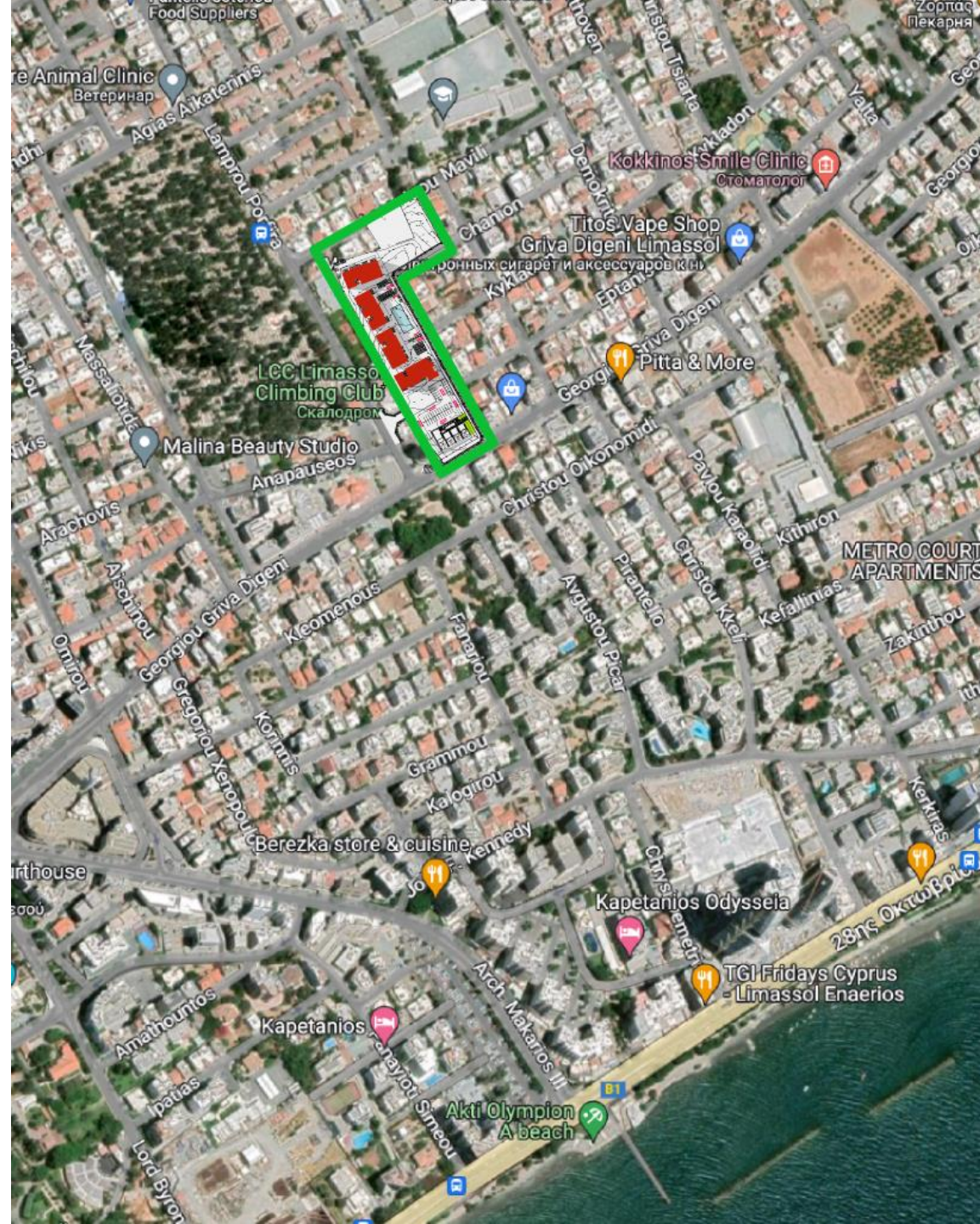
Unit No	Property Type	Bedrooms	Bathrooms	Parking	Indoor Area M²	Cov. Veranda M²	Sellable Area M²	Unit No	Property Type	Bedrooms	Bathrooms	Parking	Indoor Area M²	Cov. Veranda M²	Sellable Area M²
BLOCK C								BLOCK D							
C101	Apartment	1	1	B130	60.81	17.84	78.65	D101	Apartment	2	2	G71	90.46	23.60	114.06
C102	Apartment	3	3	B131	120.10	36.28	156.38	D102	Apartment	1	1	G77	55.12	18.92	74.04
C103	Apartment	1	1	B132	55.49	20.40	75.89	D103	Apartment	1	1	G78	55.12	18.85	73.97
C104	Studio	1	1	B133	37.67	14.65	52.32	D104	Apartment	2	2	G72	92.39	25.73	118.12
C105	Apartment	2	2	G59	90.88	26.68	117.56	D105	Apartment	2	2	G73	92.72	27.73	120.45
C106	Apartment	3	3	B134	118.80	31.20	150.00	D106	Apartment	1	1	G79	57.55	18.36	75.91
C201	Apartment	1	1	B75	60.81	17.07	77.88	D201	Apartment	2	2	G74	90.46	23.60	114.06
C202	Apartment	3	3	B74	120.10	36.28	156.38	D202	Apartment	1	1	G80	55.12	18.92	74.04
C203	Apartment	1	1	B73	55.49	20.40	75.89	D203	Apartment	1	1	G81	55.12	18.85	73.97
C204	Studio	1	1	B72	37.67	14.65	52.32	D204	Apartment	2	2	G75	92.39	25.73	118.12
C205	Apartment	2	2	G60	90.88	26.68	117.56	D205	Apartment	2	2	G76	92.72	27.73	120.45
C206	Apartment	3	3	B71	118.80	31.20	150.00	D206	Apartment	1	1	B53	57.55	18.36	75.91
C301	Apartment	1	1	B136	60.81	17.07	77.88	D301	Apartment	2	2	B67	90.46	23.60	114.06
C302	Apartment	3	3	B137	120.10	36.28	156.38	D302	Apartment	1	1	B66	55.12	18.92	74.04
C303	Apartment	1	1	B138	55.49	20.40	75.89	D303	Apartment	1	1	B145	55.12	18.85	73.97
C304	Studio	1	1	B139	37.67	14.65	52.32	D304	Apartment	2	2	B146	92.39	25.73	118.12
C305	Apartment	2	2	G61	90.88	26.68	117.56	D305	Apartment	2	2	B147	92.72	27.73	120.45
C306	Apartment	3	3	B37	118.80	31.20	150.00	D306	Apartment	1	1	B148	57.55	18.36	75.91
C401	Apartment	1	1	B142	60.81	17.07	77.88	D401	Apartment	2	2	B65	90.46	23.60	114.06
C402	Apartment	3	3	B143	120.10	36.28	156.38	D402	Apartment	1	1	B64	55.12	18.92	74.04
C403	Apartment	1	1	B144	55.49	20.40	75.89	D403	Apartment	1	1	B63	55.12	18.85	73.97
C404	Studio	1	1	B38	37.67	14.65	52.32	D404	Apartment	2	2	B62	92.39	25.73	118.12
C405	Apartment	2	2	B40	90.88	26.68	117.56	D405	Apartment	2	2	B61	92.72	27.73	120.45
C406	Apartment	3	3	B41	118.80	31.20	150.00	D406	Apartment	1	1	B60	57.55	18.36	75.91
C501	Apartment	1	1	B70	60.81	17.07	77.88	D501	Apartment	2	2	B50	90.46	23.60	114.06
C502	Apartment	3	3	B69	120.10	36.28	156.38	D502	Apartment	1	1	B51	55.12	18.92	74.04
C503	Apartment	1	1	B68	55.49	20.40	75.89	D503	Apartment	1	1	B52	55.12	18.85	73.97
C504	Studio	1	1	B43	37.67	14.65	52.32	D504	Apartment	2	2	B54	92.39	25.73	118.12
C505	Apartment	2	2	B44	90.88	26.68	117.56	D505	Apartment	2	2	B55	92.72	27.73	120.45
C506	Apartment	3	3	B46	118.80	31.20	150.00	D506	Apartment	1	1	B56	57.55	18.36	75.91
TOTAL BLOCK C					2,418.75	732.17	3,150.92	TOTAL BLOCK D					2,216.80	665.95	2,882.75

FLOOR NO	UNIT NO	PROPERTY TYPE	INDOOR AREA M ²	COVER VERANDA M ²	SELLABLE AUXILIARY		SELLABLE AREA M ²	ROOF TERRACE	STORAGE	COMMON AREA M ²	TOTAL AREA M ²
					FLOOR	AREA M ²					
COMMERCIAL											
G	O001	Shop	161.20				161.20		225.18	36.01	422.39
	O002	Shop	145.60				145.60		166.40	32.52	344.52
	O003	Shop	161.20				161.20		219.90	36.01	417.11
MEZ	OM01	Shop	87.88				87.88			19.63	107.51
	OM02	Shop	79.04				79.04			17.66	96.69
	OM02	Shop	88.04				88.04			19.67	107.71
1st	O101	Office	289.56	87.47			377.03			84.22	461.25
	O102	Office	289.67	87.63			377.30			84.28	461.58
2nd	O201	Office	289.56	87.47			377.03			84.22	461.25
	O202	Office	289.67	87.63			377.30			84.28	461.58
3rd	O301	Office	289.56	87.47			377.03			84.22	461.25
	O302	Office	289.67	87.63			377.30			84.28	461.58
4th	O401	Office	289.56	87.47			377.03			84.22	461.25
	O402	Office	289.67	87.63			377.30			84.28	461.58
5th	O501	Office	289.56	87.47			377.03			84.22	461.25
	O502	Office	289.67	87.63			377.30			84.28	461.58
6th	O601	Office	289.56	87.47	7th	31.00	408.03	185.10		91.15	699.33
	O602	Office	289.67	87.63	7th	31.00	408.30	184.70		91.21	699.26
Common Roof								131.43			
TOTAL COMMERCIAL			4,198.34	1,050.60		62.00	5,310.94			1,186m2	7,509m2

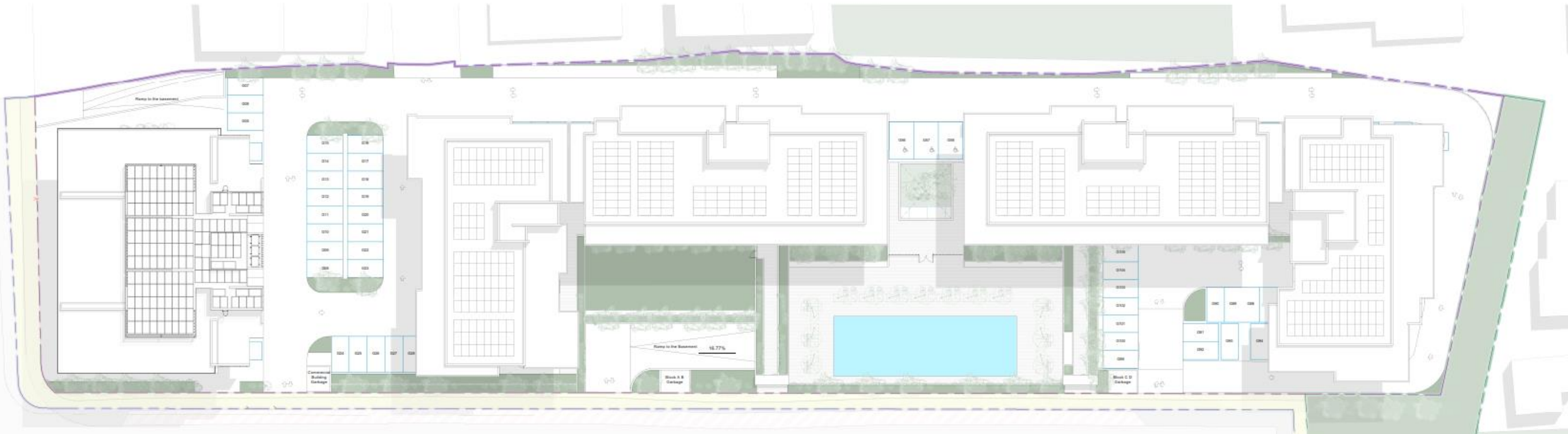
● ● flow - masterplan



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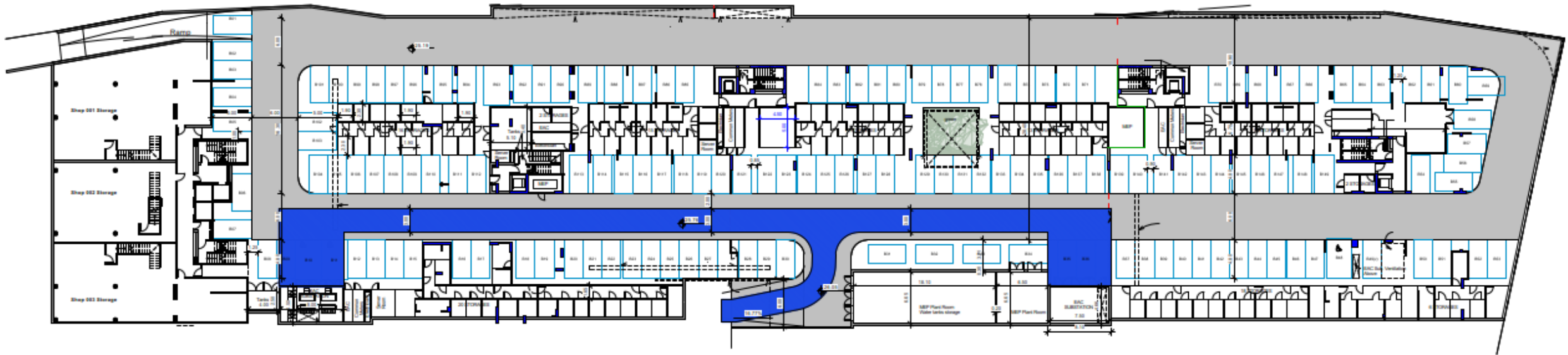


● ● flow - masterplan



● ● flow – typical floor plan

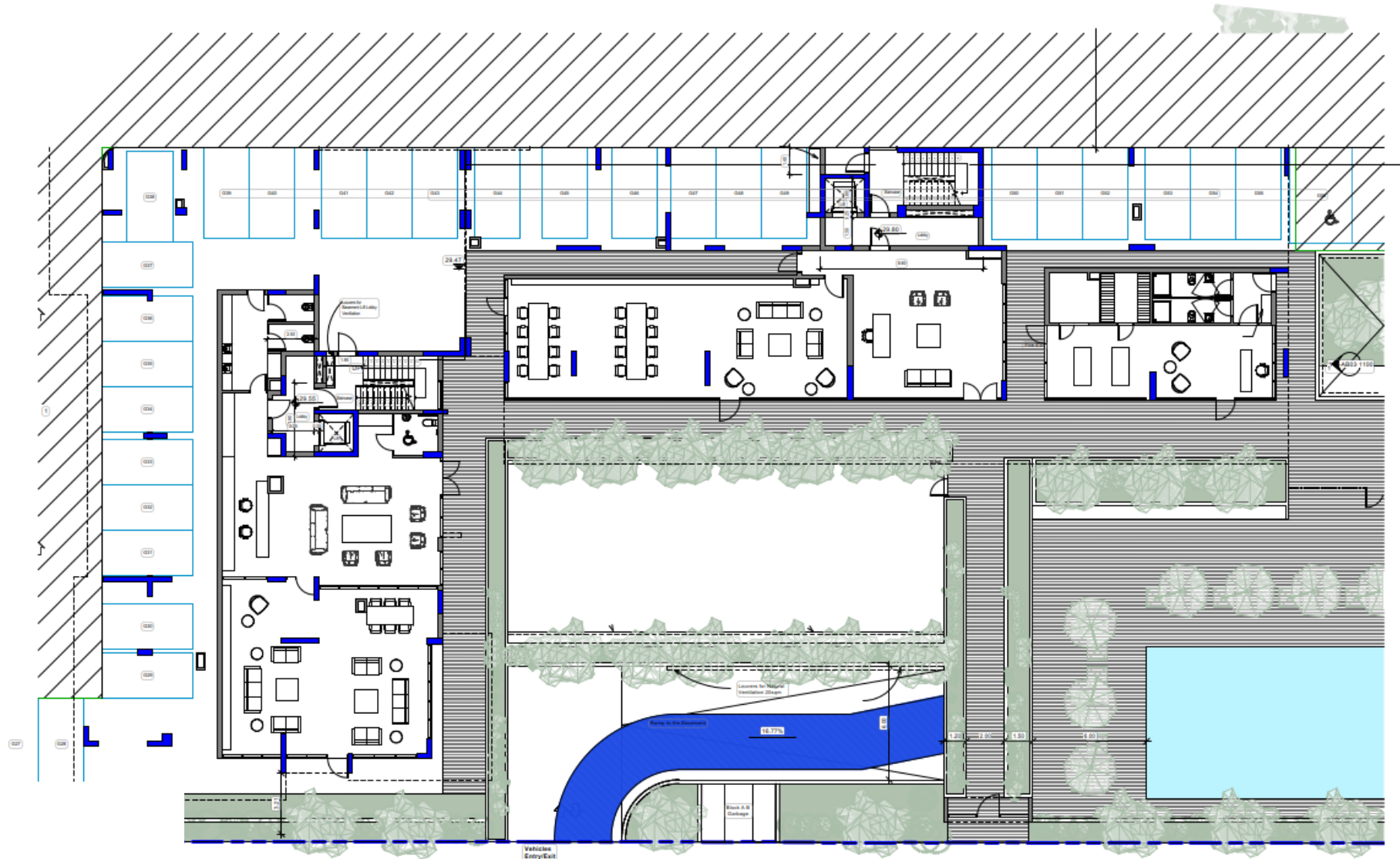
masterplan



ground floor

● ● flow – typical floor plan

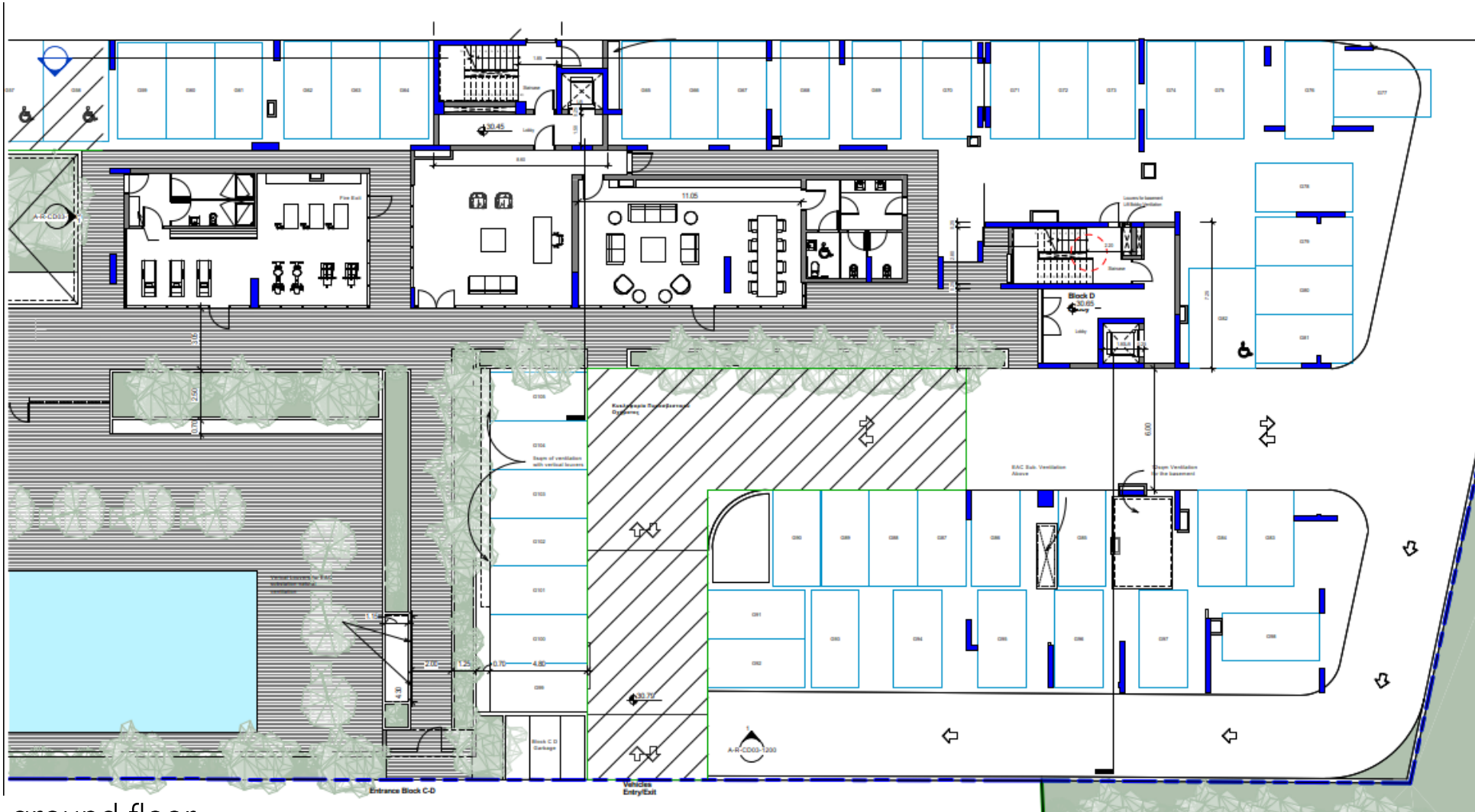
residential – blocks AB



ground floor

● ● flow – typical floor plan

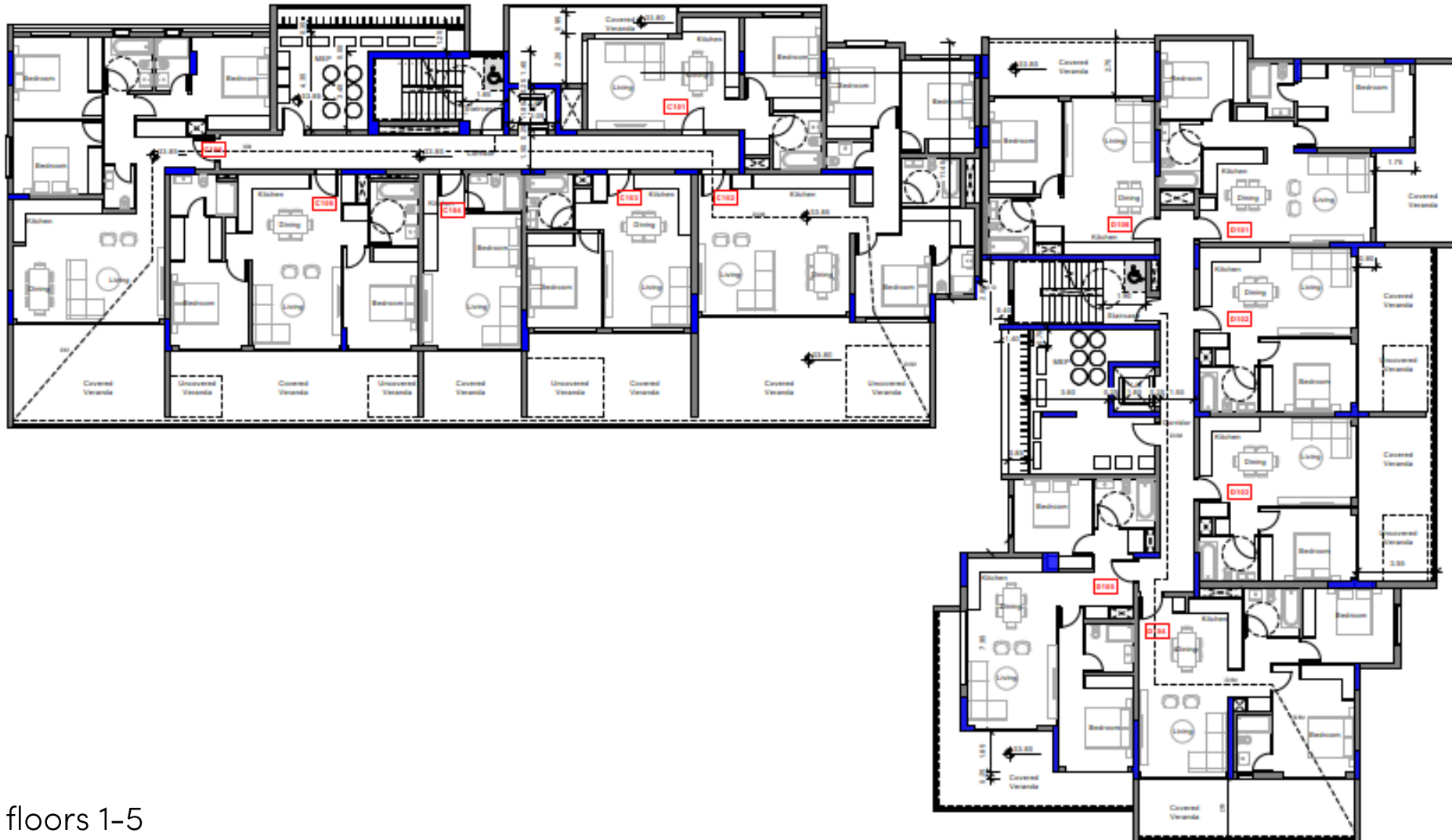
residential – blocks CD



ground floor

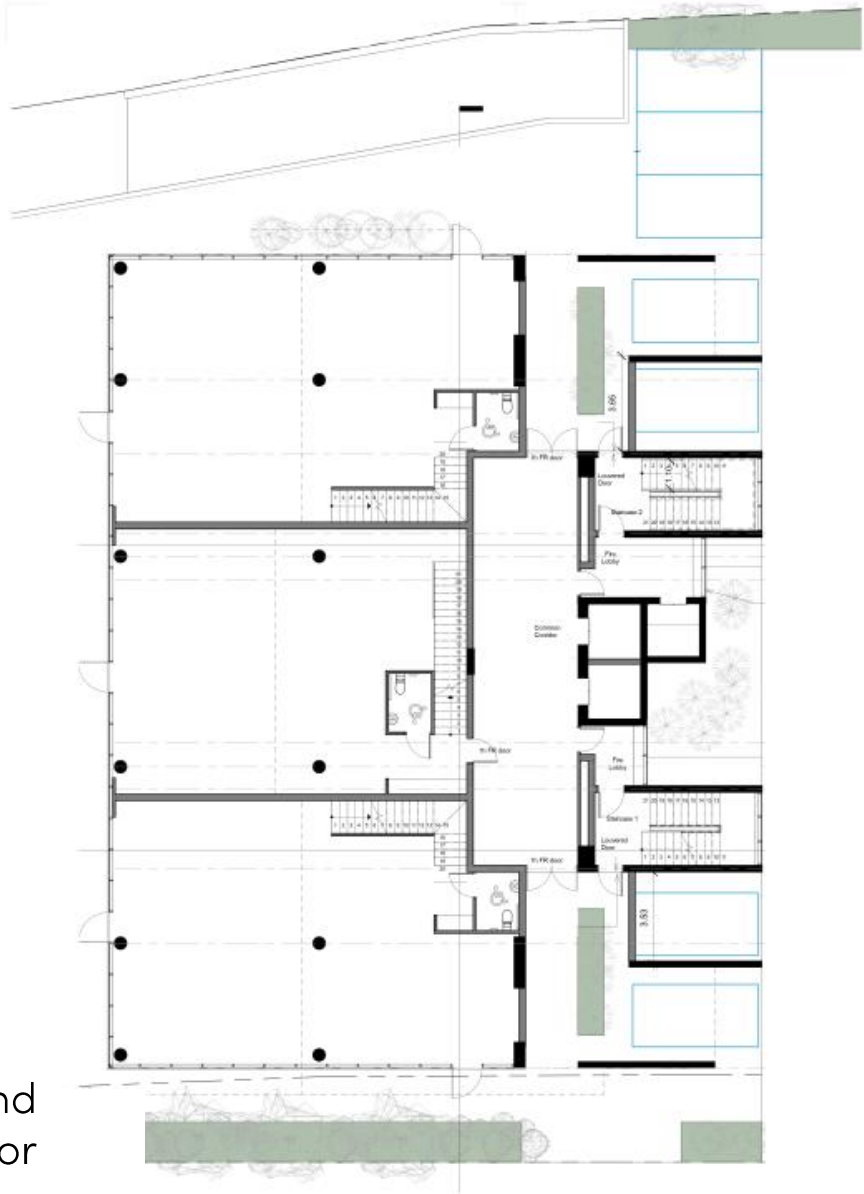
● ● flow – typical floor plan

residential – blocks CD



floors 1-5

● ● flow – shops typical floor plan



ground floor

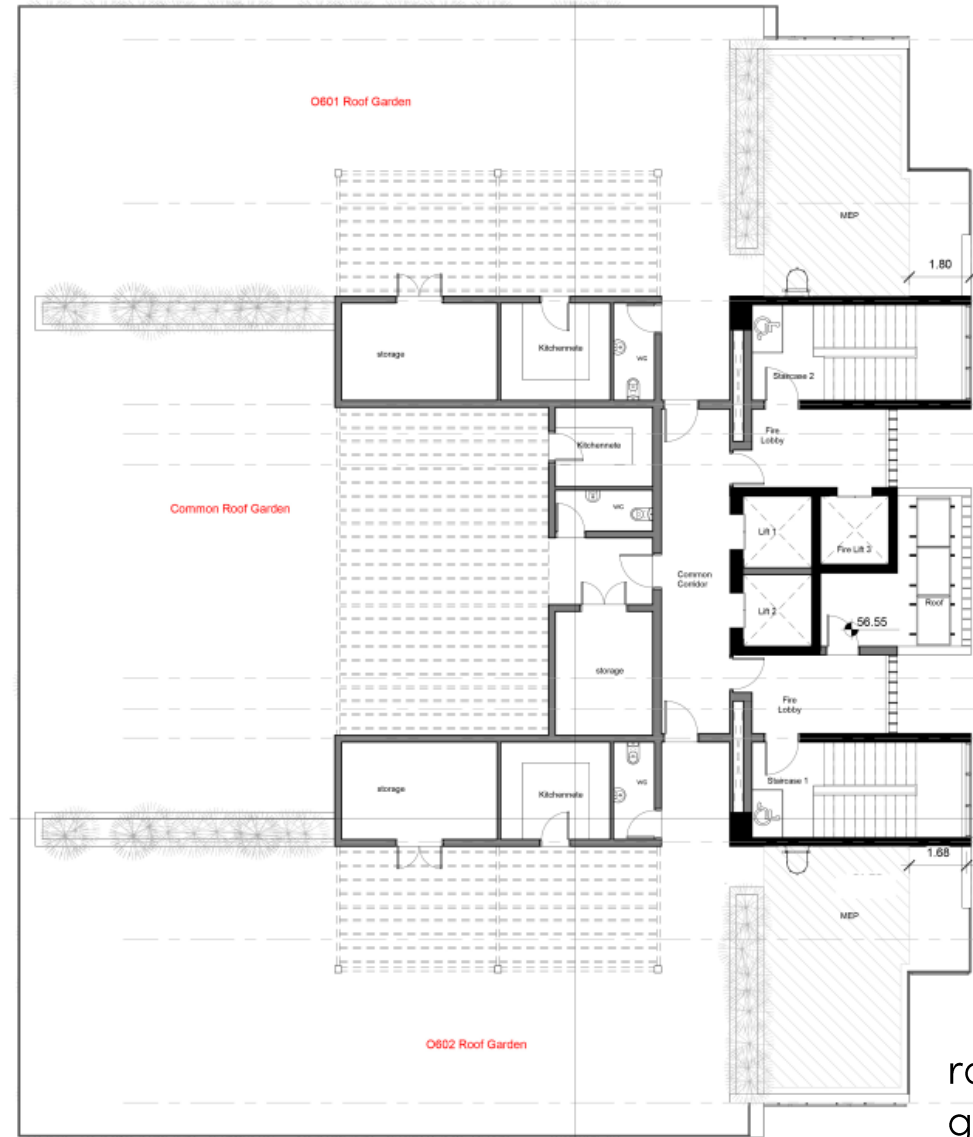


mezzanine

● ● flow – offices typical floor plan

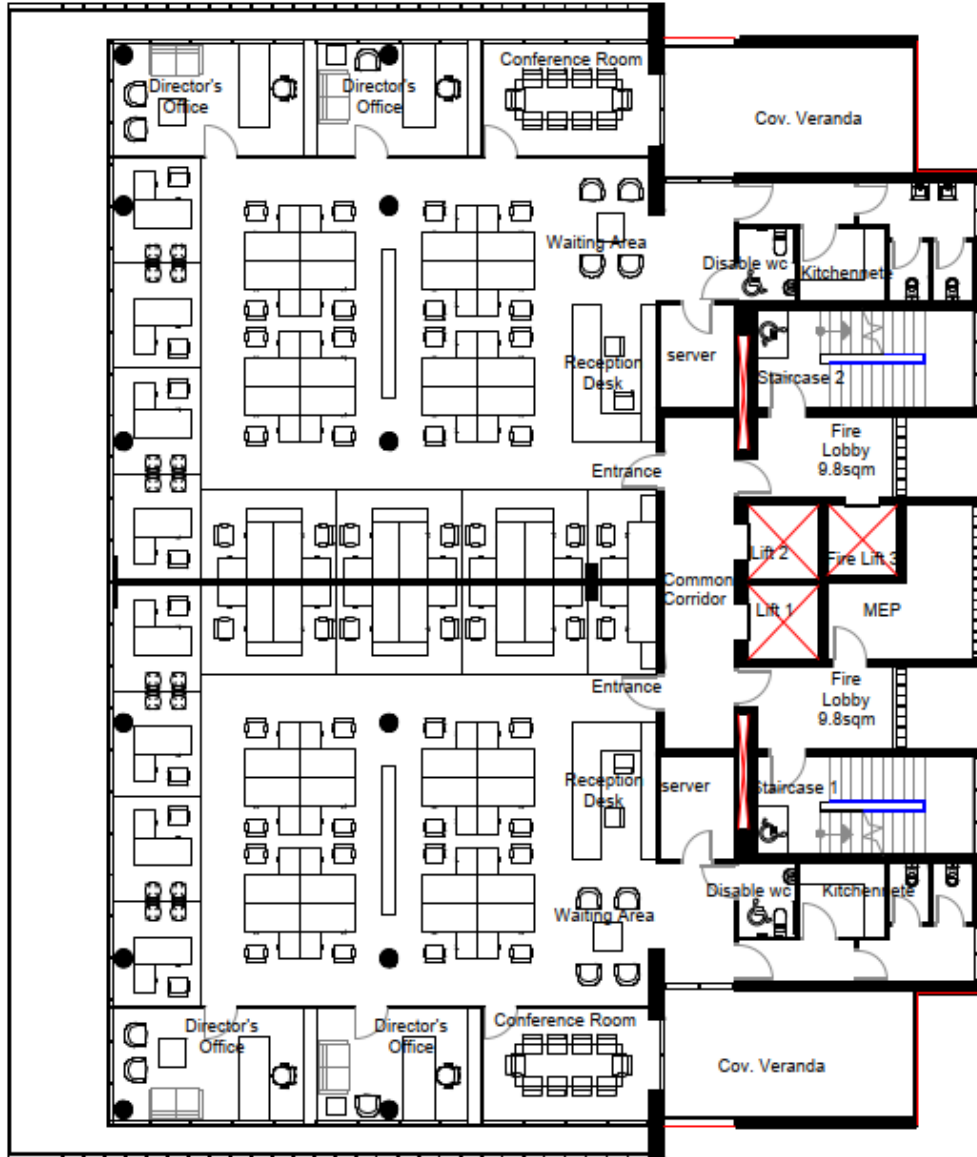


floors 1-6



roof garden

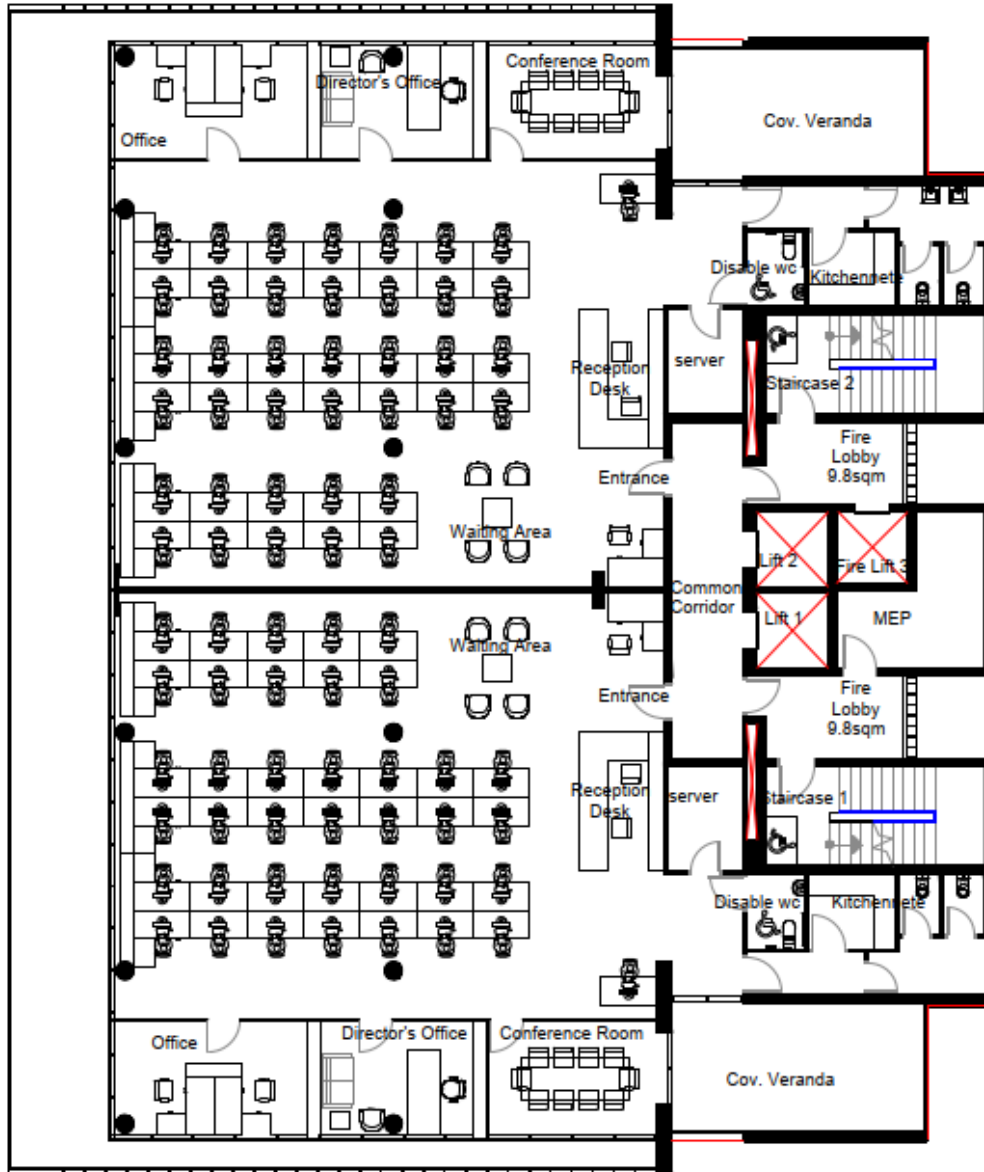
● ● flow – offices alternative space plans



fit-out 1

- conference room: 1 space x 10 persons
- director's office: 1 offices
- meeting room: 1 spaces
- open plan office: 42 workstations
- closed plan offices: ---
- reception: 2 spaces
- waiting area: 1 space x 4 persons
- breakout area: 1 space
- kitchen: 1 space

● ● flow – offices alternative space plans



fit-out 2

- conference room: 1 space x 10 persons
- director's office: 2 offices
- meeting room: 4 spaces
- open plan office: 16 workstations
- closed plan offices: 4 spaces x 7 persons
- reception: 2 spaces
- waiting area: 1 space x 4 persons
- breakout area: 1 space
- kitchen: 1 space

A modern, multi-story apartment building with balconies and large windows, illuminated at dusk. The building features a mix of dark and light grey tones. Balconies have glass railings and some have plants. A car and bicycles are parked in a covered area on the ground floor. The scene is surrounded by trees and a street with white dashed lines.

● ● flow residential finishes

- fully completed finishes
- parquet floors in living areas and bedrooms
- marble in the toilets and bathrooms
- hanging, concealed WC & built-in showers
- underfloor central heating
- concealed A/C units in all areas
- high-standard sanitary ware from European brands
- thermal aluminum window frames with double glazing
- high-standard kitchen cabinets & wardrobes from European brands
- living area ceiling height 3.10m

flow commercial finishes – shell & core

Aluminium systems



By the design concept of each project.



Storage
Ceramic Tiles / Vitacer Advance Grey
450x450mm

Verandas /
Ceramic Tiles / Stone Creek
Beige (Y40460)
600x600x20 mm (Raised Floor)
600x600x 9 mm (Glued)

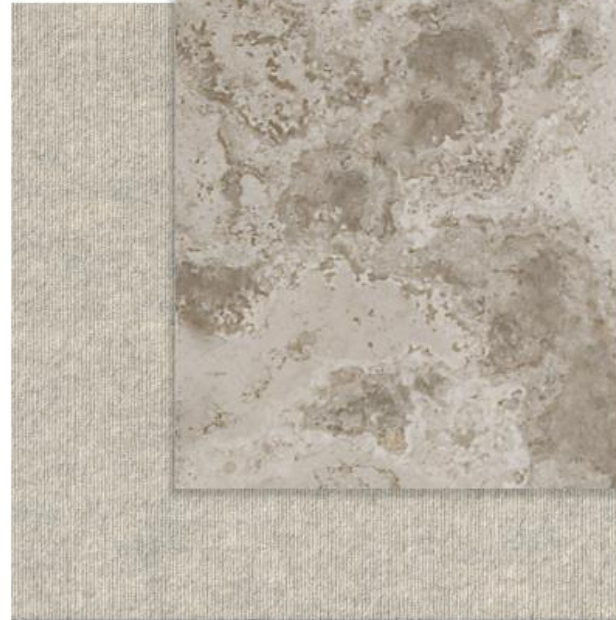


Polyurethane foam



Skirting
Plinth Orac / White Color
102 mm

Office Areas /
Carpet tiles /
On a raised Floor system
by CBI Europe
CBH or CBH_S



**Internal Doors, Wardrobes &
Kitchen /**
MDF / White matte laquered
Locally Produced



Main Entrance Doors /
Cladded with white OAK
Veneer

Kitchen /
Backsplash & Counter top
Marble / Didimon Light
Sandblasted & Brushed
Cross Cut
20 mm

Bathrooms
Floors & Walls
Marble / Didimon Light
Sandblasted & Brushed
Cross Cut
20 mm



**Stairs, Corridors, Lobbies,
Elevator floor & Border**
Marble / Didimon Light
Sandblasted & Brushed
Cross Cut
20 mm



Window Sill/
Marble / Pigon
30 mm



Window Sill/
Marble / Alivery
30 mm

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