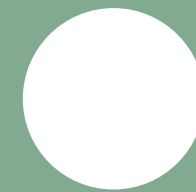
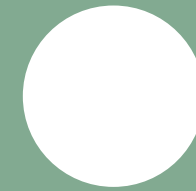




golf valley



bbf:



• golf valley

**A beautifully
balanced
community
of residences
and villas**

Set in the peaceful and fast-growing area of Asomatos, Limassol, •golf valley brings together contemporary apartments and boutique private villas to form a thoughtfully planned residential neighbourhood. Surrounded by greenery and moments from the coastline, the project offers a refined Mediterranean lifestyle where comfort, privacy and wellbeing come naturally.



**A neighbourhood
designed for
living well**

Tree-lined pathways, landscaped courtyards and calming communal spaces create an atmosphere that feels intimate and connected. Whether relaxing by the pool, practising yoga outdoors, or watching children play safely, residents enjoy a lifestyle that blends nature, leisure and modern convenience.



major benefits

- mix of apartments and villas for diverse buyer profiles
- resort-style amenities in a private gated community
- low-rise, nature-integrated masterplan

- high demand micro-location near major attractions
- strong rental and resale potential
- modern finishes and long-lasting materials



contemporary residences

blocks E, F & G

:golf valley features 54 residences across Blocks E, F & G, offering a selection of studios and one-bedroom homes designed for effortless everyday living.

Ideal for homeowners, young professionals, and investors seeking strong value in a developing residential district.

Each residence includes:

- smart layouts with bright interiors
- generous covered verandas
- high-quality finishes and modern specifications
- private parking
- access to all community amenities



location

Limassol | Dubbed the headquartering mecca for international businesses and known as a luxurious resort in the Mediterranean, Limassol has it all. Situated on the southern coast of the island of Cyprus, the city offers ample investment and employment opportunities and elite entertainment options setting an ideal backdrop for a balanced lifestyle promising a flourishing career trajectory and fun-filled days and nights. A warm climate, a rich cultural heritage, fine dining, award winning spas, world-class bars and clubs, await you.



A location with convenience and growth

Asomatos offers a rare balance – peaceful suburban surroundings just minutes from key Limassol destinations:

- Lady's Mile beach – 5 minutes
- Casino resort – 5 minutes
- Limassol Marina – 10 minutes
- Golf courses – 3 minutes
- Private schools – 20 minutes
- Highways and major road links nearby

This positioning supports both long-term lifestyle value and strong investment appeal.



• exterior

**resort-style amenities
in a private gated community**



◉ exterior

landscaped playgrounds and recreational spaces



◉ exterior

**modern finishes and
long-lasting materials**



• lifestyle amenities shared across the community



• golf valley enhances daily life with a curated selection of facilities, including:

- large outdoor swimming pool with relaxation deck
- gym, sauna and steam room
- outdoor yoga deck surrounded by greenery
- landscaped playgrounds and recreational spaces
- secure internal private road network
- gated and calm residential environment



choice of properties

apartments

block E

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	COMMON AREA PER UNIT	TOTAL AREA
1st	E101	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
1st	E102	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
1st	E103	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
1st	E104	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
1st	E105	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
1st	E106	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
1st	E107	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
1st	E108	Studio		1	1	4%	37.80	7.90	45.70		45.70
2nd	E201	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
2nd	E202	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
2nd	E203	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
2nd	E204	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
2nd	E205	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
2nd	E206	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
2nd	E207	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
2nd	E208	Studio		1	1	4%	37.80	7.90	45.70		45.70

block G

FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	COMMON AREA PER UNIT	TOTAL AREA
1st	G101	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
1st	G102	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
1st	G103	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
1st	G104	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
1st	G105	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
1st	G106	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
1st	G107	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
1st	G108	Studio		1	1	4%	37.80	7.90	45.70		45.70
2nd	G201	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
2nd	G202	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
2nd	G203	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
2nd	G204	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
2nd	G205	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
2nd	G206	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
2nd	G207	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
2nd	G208	Studio		1	1	4%	37.80	7.90	45.70		45.70

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

block F

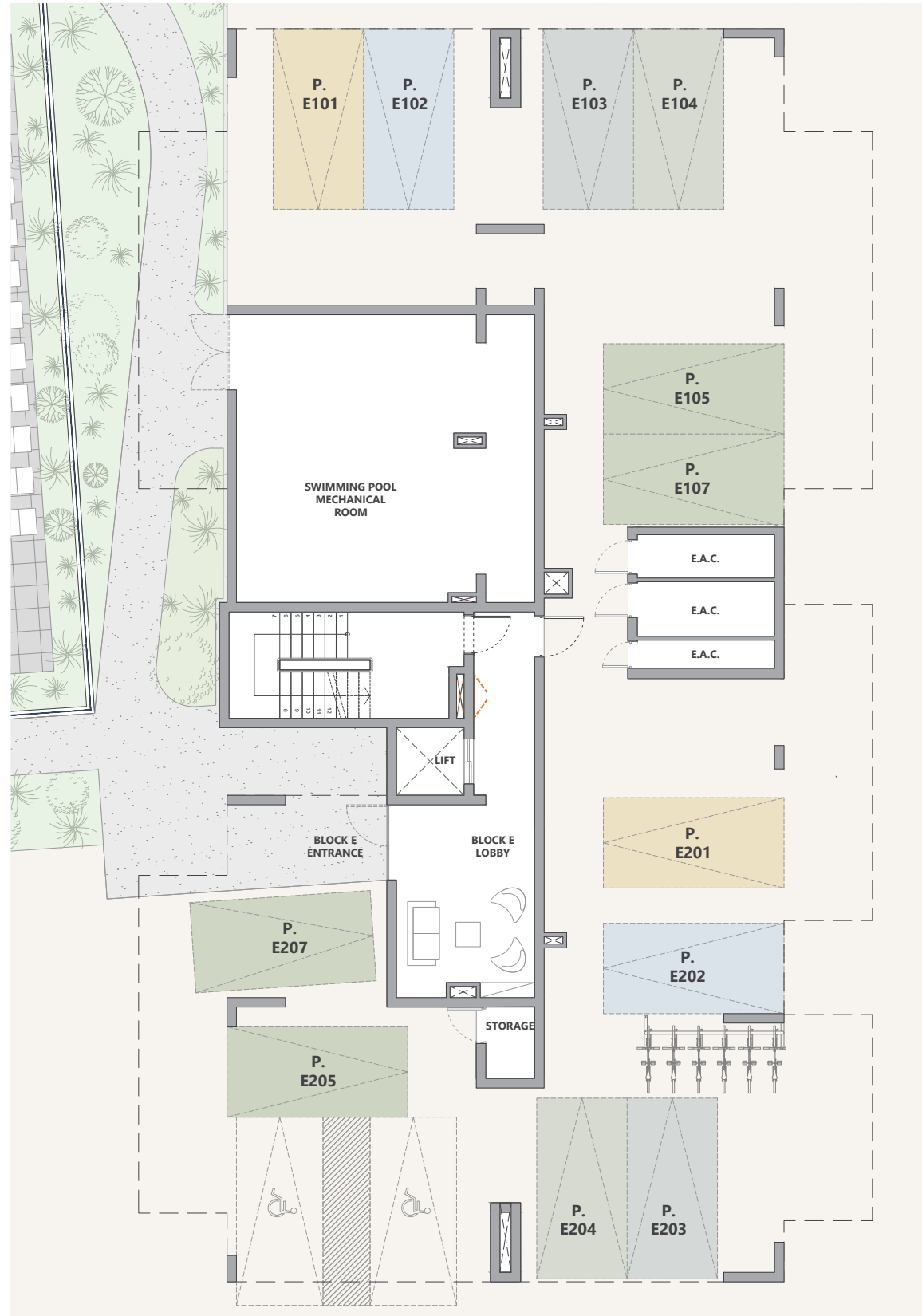
FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	COMMON AREA PER UNIT	TOTAL AREA
1st	F101	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
1st	F102	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
1st	F103	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
1st	F104	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
1st	F105	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
1st	F106	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
1st	F107	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
1st	F108	Studio		1	1	4%	37.80	7.90	45.70		45.70
2nd	F201	Apartment	1	1	1	6%	55.17	10.45	65.62		65.62
2nd	F202	Apartment	1	1	1	6%	54.25	10.45	64.70		64.70
2nd	F203	Apartment	1	1	1	6%	50.75	10.45	61.20		61.20
2nd	F204	Apartment	1	1	1	6%	51.00	10.45	61.45		61.45
2nd	F205	Apartment	2	1	1	9%	76.68	18.47	95.15		95.15
2nd	F206	Apartment	1	1	1	6%	50.55	12.05	62.60		62.60
2nd	F207	Apartment	1	1	1	6%	53.88	11.82	65.70		65.70
2nd	F208	Studio		1	1	4%	37.80	7.90	45.70		45.70

masterplan



floor plans apartments

block E
ground floor



block E
1st floor



UNIT N°	TOTAL AREA M ²
E101	65.62
E102	64.70
E103	61.20
E104	61.45
E105	95.15
E106	62.60
E107	65.70
E108	45.70

floor plans apartments

block E
2nd floor

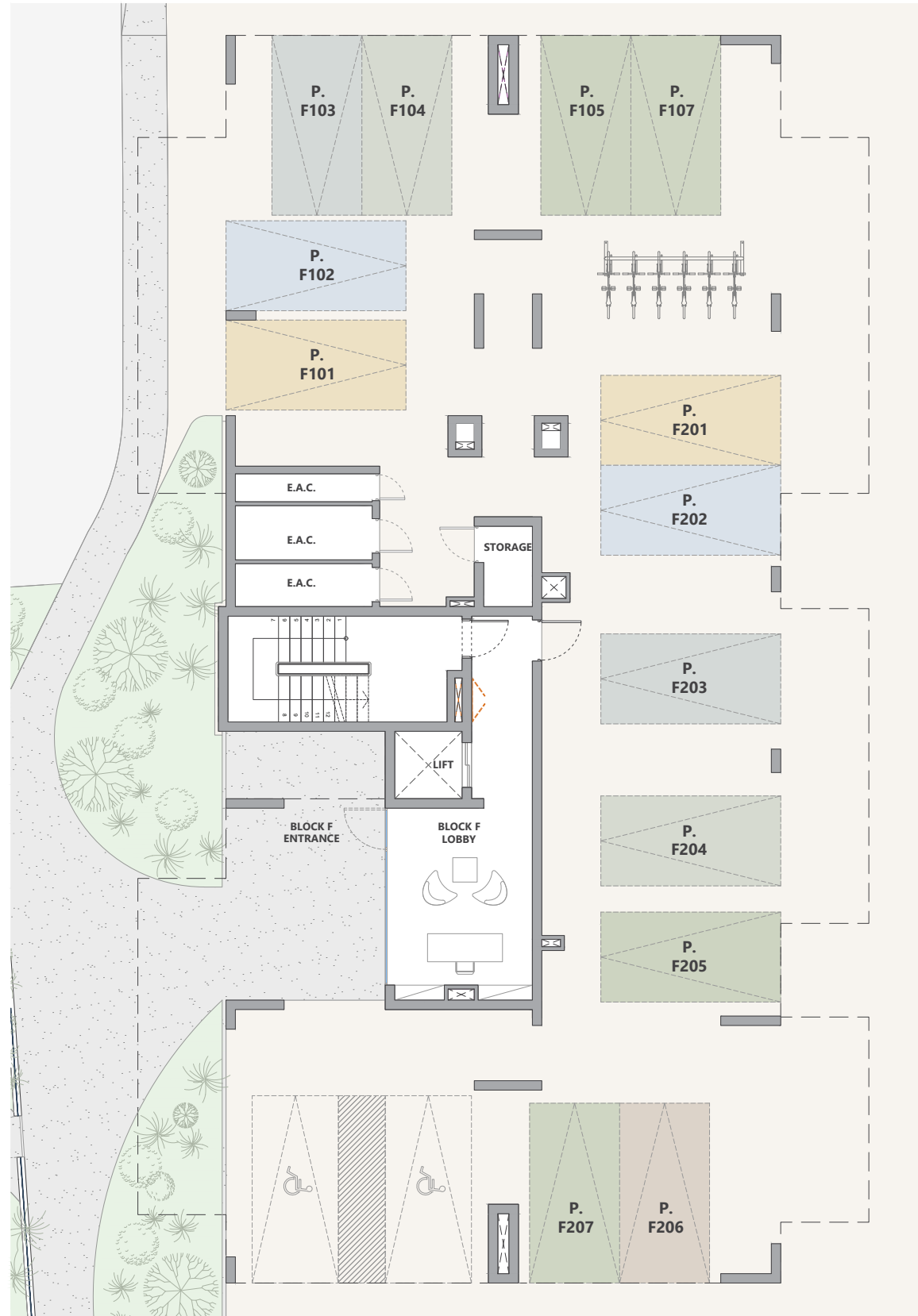


UNIT N°	TOTAL AREA M ²
E201	65.62
E202	64.70
E203	61.20
E204	61.45
E205	95.15
E206	62.60
E207	65.70
E208	45.70



floor plans apartments

block F
ground floor



block F
1st floor



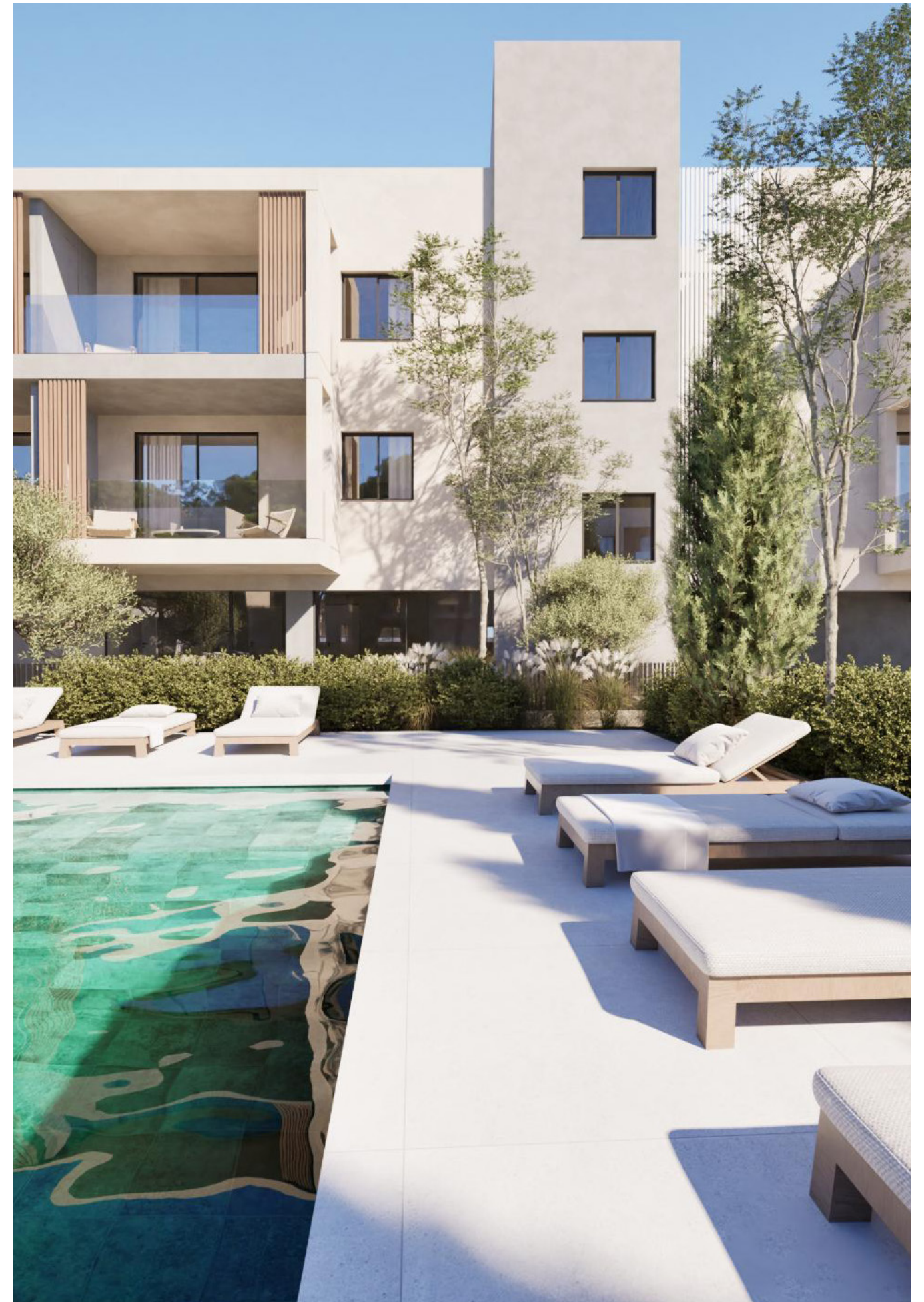
UNIT N°	TOTAL AREA M ²
F101	65.62
F102	64.70
F103	61.20
F104	61.45
F105	95.15
F106	62.60
F107	65.70
F108	45.70

• floor plans apartments

block F
2nd floor

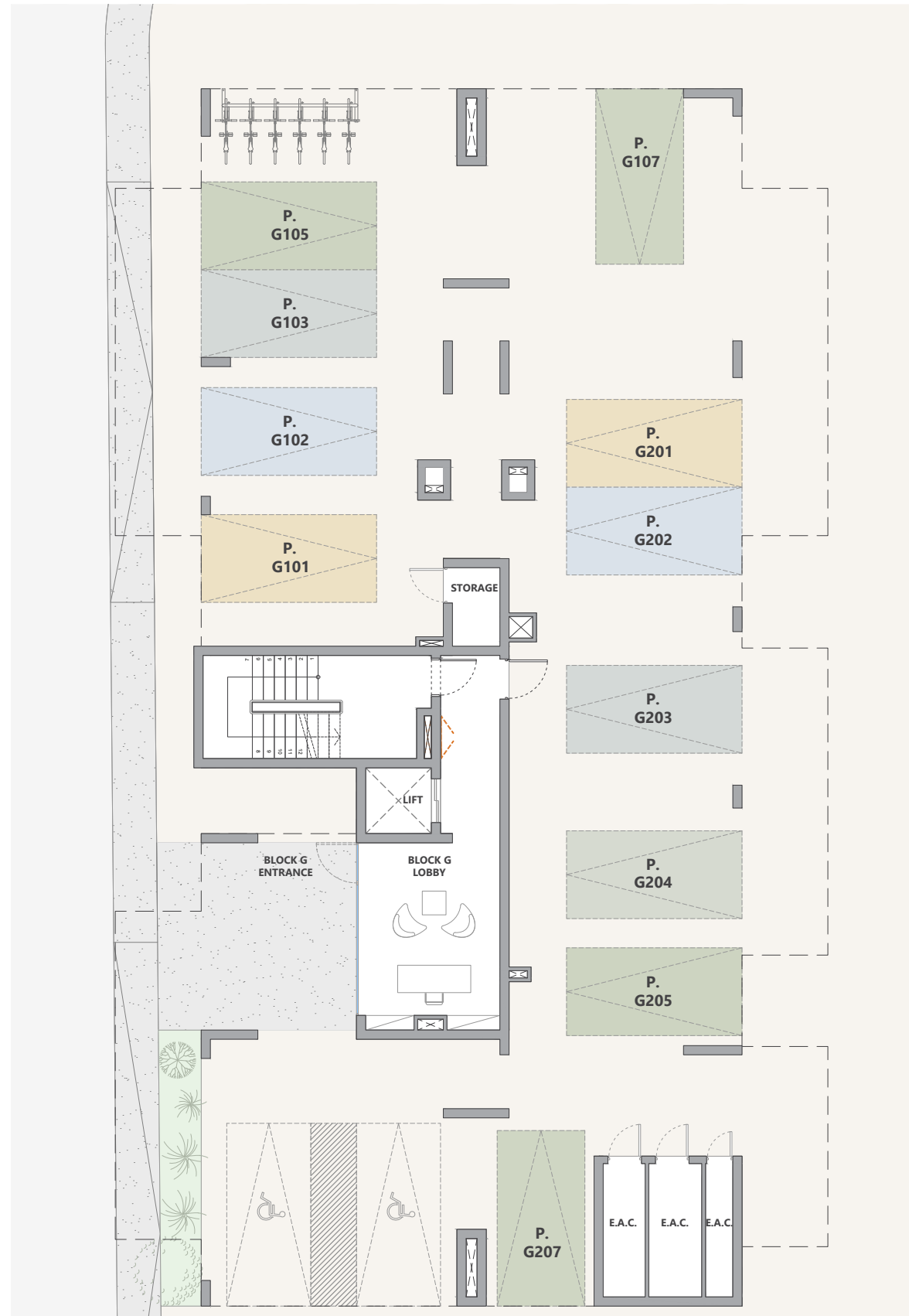


UNIT N°	TOTAL AREA M ²
F201	65.62
F202	64.70
F203	61.20
F204	61.45
F205	95.15
F206	62.60
F207	65.70
F208	45.70



floor plans apartments

block G
ground floor



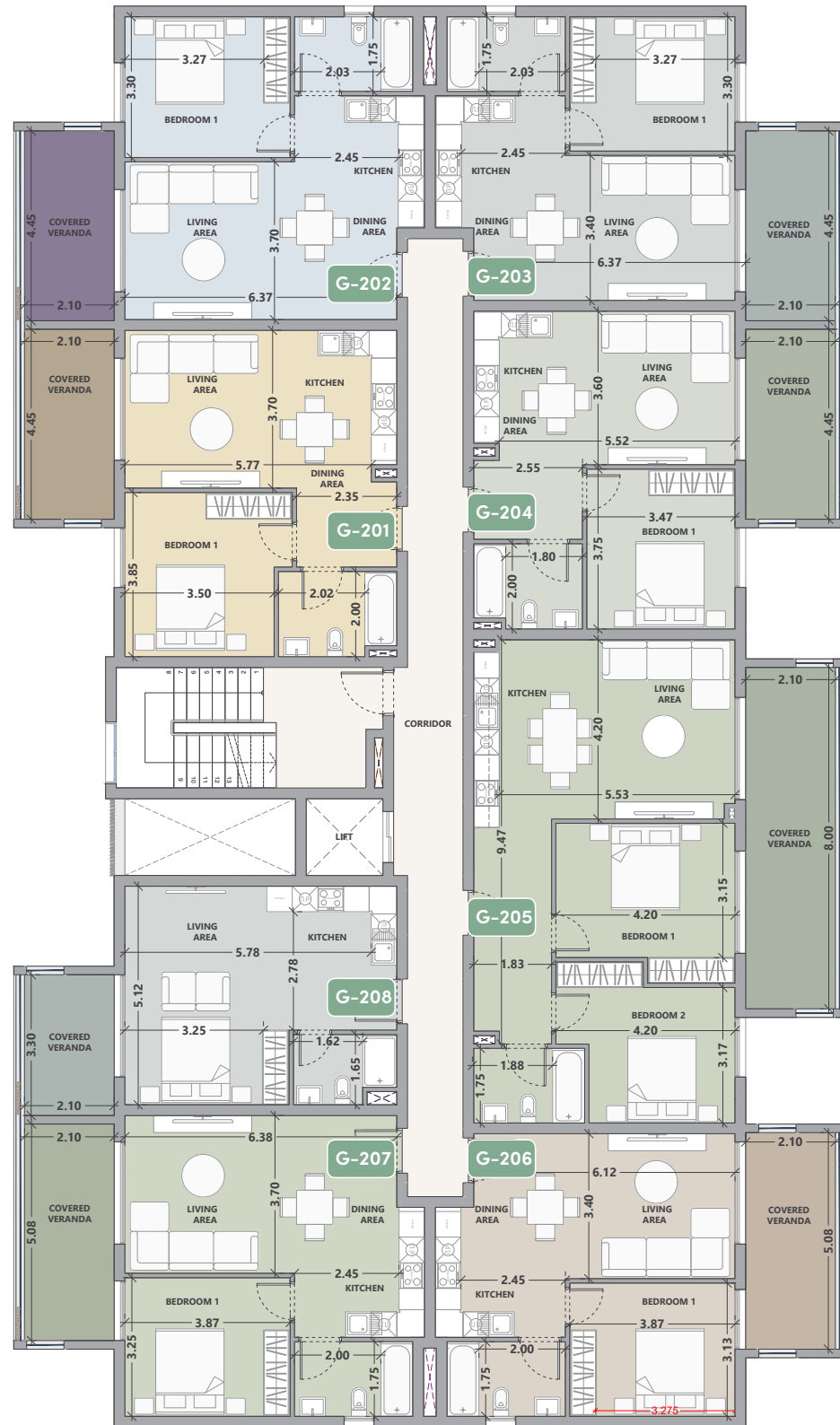
block G
1st floor



UNIT N°	TOTAL AREA M ²
G101	65.62
G102	64.70
G103	61.20
G104	61.45
G105	95.15
G106	62.60
G107	65.70
G108	45.70

• floor plans apartments

block G
2nd floor



UNIT N°	TOTAL AREA M ²
G201	65.62
G202	64.70
G203	61.20
G204	61.45
G205	95.15
G206	62.60
G207	65.70
G208	45.70





• signature finishes bbf:

**Thoughtful design and attention to detail define
:golf valley apartments interiors, balancing style with
practicality:**

- Ceramic tiles to be installed in living room, kitchen and bedrooms.—
Ceramic tiles to be applied on bathroom floors and walls.
- Internal and external doors, as well as kitchen cabinets and wardrobes, to be finished in melamine.
- Provision for split-unit A/C in all areas.

Note: movable furniture, home appliances & interior items are extras.



bbf: Head office

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bbf:

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