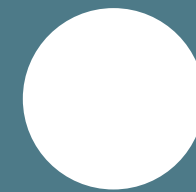
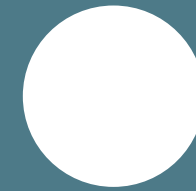


golfside



bbf:



# :golfside

**A bridge between a stretch of sandy beaches and a scenic salt lake**

:golfside embodies the true essence of its name establishing a bridge between a stretch of sandy beaches and a scenic salt lake. The contemporary project is nestled in a quiet neighborhood surrounded by unspoiled nature and breathtaking sceneries, bringing together the coveted tranquility of suburban living and direct access to the vibrant urban landscape. The property redefines the standards of residential properties in the Mediterranean setting the stage for enhanced, healthy living.



**Internal amenities including sparkling swimming pools, fully equipped gyms and sauna facilities**

With an astounding 24 blocks comprising studios, one- and two-bedroom apartments, the gated project forms a grand-scale community that prioritizes comfort, exclusivity and security.

The contemporary architectural style of :golfside is conveyed through structured, clean lines and its sophisticated aesthetic is echoed in its premium class apartments where superior quality and fine materials meet modern comforts. Luxury amenities including sparkling swimming pools, fully equipped gyms and sauna facilities highlight the complex's focus on wellness while meticulously designed playgrounds promote an active family life.

Situated in a prime location, the enviable project finds itself in the center of unparalleled natural beauty and at the crossroads of popular beaches, a lively seaside bar scene and the pulsating city center. Ensure you and your family experience the best of both worlds with a stunning apartment crafted to the highest standards or secure your own luxurious :golfside property for investment purposes.



# major benefits

- Popular burgeoning Limassol suburb with convenience stores, tavernas and other amenities around the corner;
- Modern gated complex with swimming pools, gyms, saunas, covered parking and kids' playground;
- High-quality designer finishes included in the price;
- A newly built 18-hole golf course across the road;

- 6 minutes' drive to Cyprus' biggest casino resort "City of Dreams";
- 10 minutes' drive to the popular Lady's Mile beach;
- 6 minutes' drive to Limassol's biggest shopping and leisure mall;
- 15 minutes' drive to popular Ancient Kourion archaeological site;
- 15 minutes' drive to Cyprus' biggest yacht club - Limassol Marina;
- Great option for both rental yield investment and permanent living.



# :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.



## Asomatos

Nestled in a quiet burgeoning residential area in Asomatos you will discover :golfside, the epitome of a contemporary community characterized by a unique design and outstanding quality offering a grand standard of living. The beautiful and tranquil natural surroundings set residents on a path toward health and wellness while the project's proximity to key city destinations ensures they remain truly connected to Limassol's busy and lively urban scene. The luxury resort and casino "City of Dreams", a large shopping mall, the popular Lady's Mile beach, the Limassol Marina, gourmet restaurants, luxury bars and the historic city center are but a short drive away, making the stay worthwhile.



# • exterior

**The ultimate environment for contemporary living**

The welcoming yet striking complex accomplishes an impeccable balance that mirrors the landscape's natural beauty with a minimalist aesthetic. A host of internal amenities enhance day to day life creating the ultimate environment for contemporary living and a dynamic community for residents not just to live but to thrive in.



**EU safety standards and fire department regulations**

The premium-class development's earthquake resistant structure is designed to withstand seismic activity and fire-resistant features safeguard against unforeseen events. The property rigorously adheres to EU safety standards and fire department regulations fostering a sense of peace and calm among its residents.



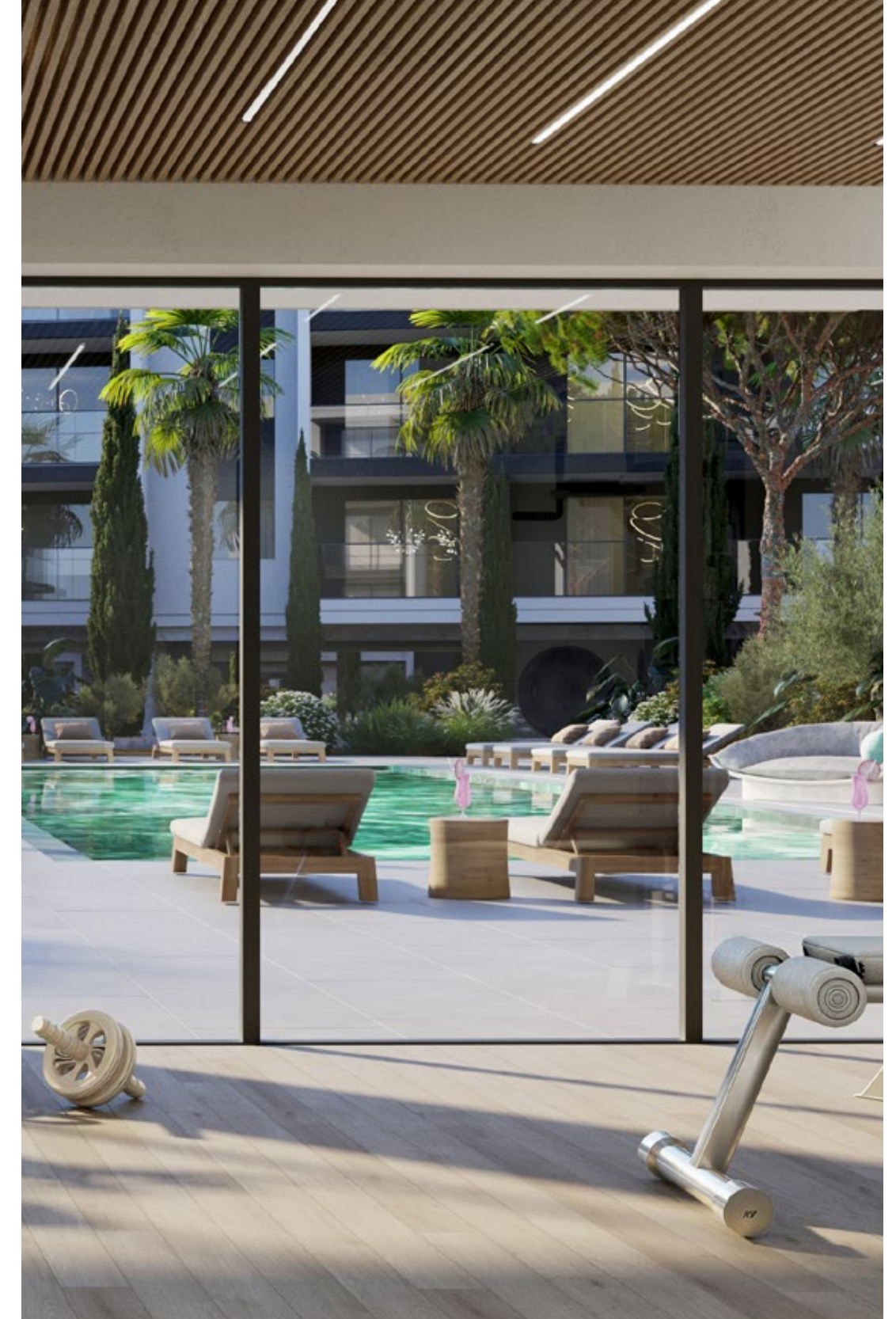
# • residence facilities

- 4 internal gyms
- 3 kids playgrounds
- 3 swimming pools
- kids pool
- yoga room
- golf simulator

- sauna
- lounge
- play room & kids area
- multi-sport court
- landscape park
- co-working



# • swimming pool



# choice of properties

## block S

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	S101	Studio	Studio	1	1	3%	35.90	10.90	46.80	7.15	53.95
1st	S102	Apartment	2	2	1	6%	77.70	16.50	94.20	14.39	108.59
1st	S103	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
1st	S104	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
1st	S105	Studio	Studio	1	1	3%	34.80	12.70	47.50	7.26	54.76
1st	S106	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
1st	S107	Apartment	1	1	1	4%	53.90	9.90	63.80	9.75	73.55
1st	S108	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
1st	S109	Apartment	1	1	1	4%	51.20	9.90	61.10	9.33	70.43
2nd	S201	Studio	Studio	1	1	3%	35.90	10.90	46.80	7.15	53.95
2nd	S202	Apartment	2	2	1	6%	77.70	16.50	94.20	14.39	108.59
2nd	S203	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
2nd	S204	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
2nd	S205	Studio	Studio	1	1	3%	34.80	12.70	47.50	7.26	54.76
2nd	S206	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
2nd	S207	Apartment	1	1	1	4%	53.90	9.90	63.80	9.75	73.55
2nd	S208	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
2nd	S209	Apartment	1	1	1	4%	51.20	9.90	61.10	9.33	70.43
3rd	S301	Studio	Studio	1	1	3%	35.90	10.90	46.80	7.15	53.95
3rd	S302	Apartment	2	2	1	6%	77.70	16.50	94.20	14.39	108.59
3rd	S303	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
3rd	S304	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
3rd	S305	Studio	Studio	1	1	3%	34.80	12.70	47.50	7.26	54.76
3rd	S306	Apartment	1	1	1	4%	50.20	10.10	60.30	9.21	69.51
3rd	S307	Apartment	1	1	1	4%	53.90	9.90	63.80	9.75	73.55
3rd	S308	Apartment	1	1	1	4%	53.80	9.90	63.70	9.73	73.43
3rd	S309	Apartment	1	1	1	4%	51.20	9.90	61.10	9.33	70.43

## block R

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	R101	Apartment	1	1	1	5%	54.60	10.00	64.60	10.22	74.82
1st	R102	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
1st	R103	Apartment	2	2	1	8%	85.00	23.00	108.00	17.08	125.08
1st	R104	Apartment	1	1	1	5%	53.90	9.90	63.80	10.09	73.89
1st	R105	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
1st	R106	Apartment	1	1	1	5%	51.20	9.90	61.10	9.66	70.76
2nd	R201	Apartment	1	1	1	5%	54.60	10.00	64.60	10.22	74.82
2nd	R202	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
2nd	R203	Apartment	2	2	1	8%	85.00	23.00	108.00	17.08	125.08
2nd	R204	Apartment	1	1	1	5%	53.90	9.90	63.80	10.09	73.89
2nd	R205	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
2nd	R206	Apartment	1	1	1	5%	51.20	9.90	61.10	9.66	70.76
3rd	R301	Apartment	1	1	1	5%	54.60	10.00	64.60	10.22	74.82
3rd	R302	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
3rd	R303	Apartment	2	2	1	8%	85.00	23.00	108.00	17.08	125.08
3rd	R304	Apartment	1	1	1	5%	53.90	9.90	63.80	10.09	73.89
3rd	R305	Apartment	1	1	1	5%	53.80	9.90	63.70	10.07	73.77
3rd	R306	Apartment	1	1	1	5%	51.20	9.90	61.10	9.66	70.76

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

## block Q

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	Q101	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82
1st	Q102	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
1st	Q103	Studio	Studio	1	1	5%	34.80	13.10	47.90	9.06	56.96
1st	Q104	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
1st	Q105	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82
2nd	Q201	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82
2nd	Q202	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
2nd	Q203	Studio	Studio	1	1	5%	34.80	13.10	47.90	9.06	56.96
2nd	Q204	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
2nd	Q205	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82
3rd	Q301	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82
3rd	Q302	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
3rd	Q303	Studio	Studio	1	1	5%	34.80	13.10	47.90	9.06	56.96
3rd	Q304	Apartment	1	1	1	7%	53.80	9.90	63.70	12.05	75.75
3rd	Q305	Apartment	1	1	1	7%	54.60	10.00	64.60	12.22	76.82

## block P

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	P101	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
1st	P102	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
1st	P103	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
1st	P104	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
1st	P105	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
1st	P106	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
1st	P107	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
1st	P108	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
1st	P109	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31
2nd	P201	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
2nd	P202	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
2nd	P203	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
2nd	P204	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
2nd	P205	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
2nd	P206	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
2nd	P207	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
2nd	P208	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
2nd	P209	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31
3rd	P301	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
3rd	P302	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
3rd	P303	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
3rd	P304	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
3rd	P305	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
3rd	P306	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
3rd	P307	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
3rd	P308	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
3rd	P309	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31

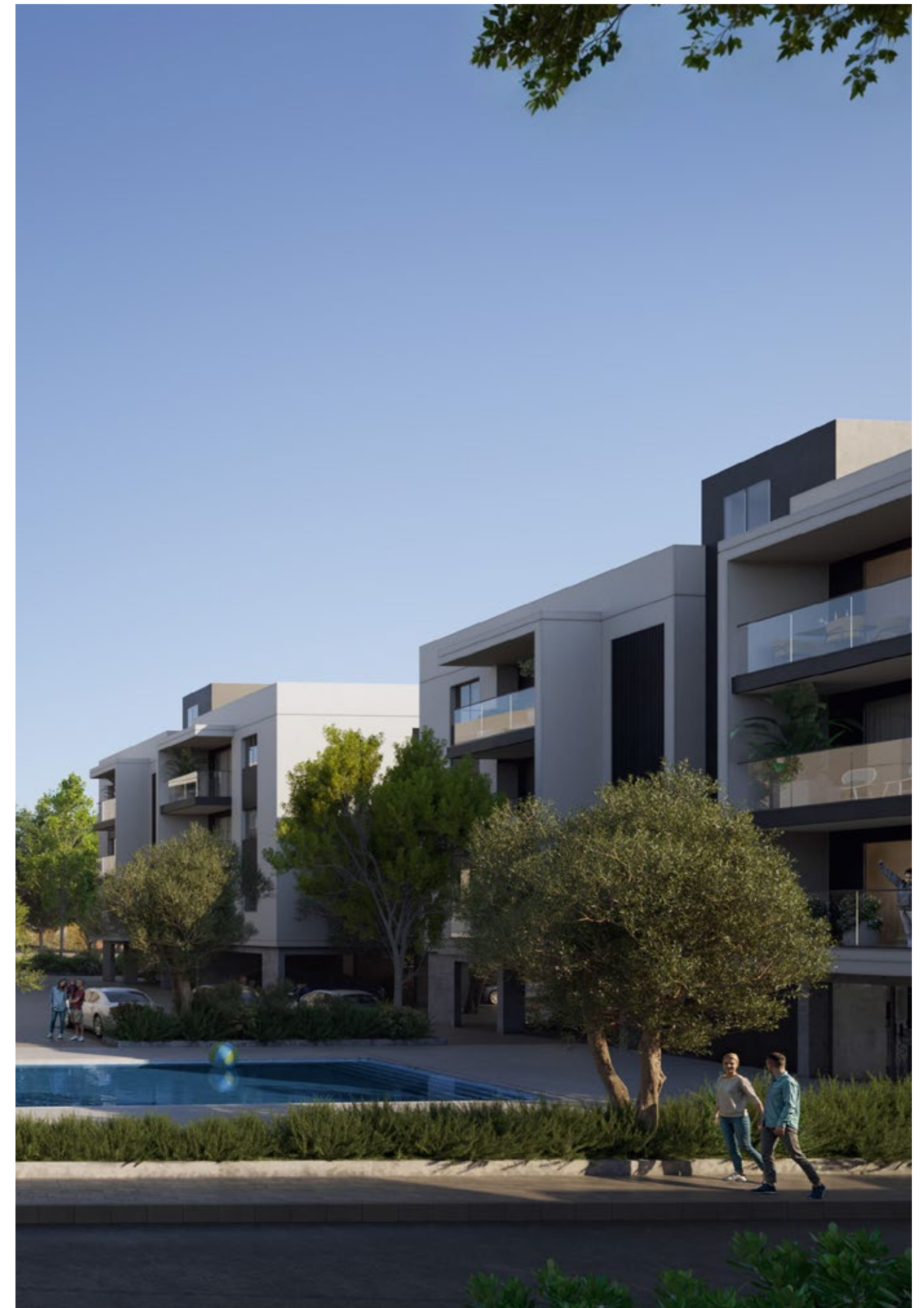
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

# choice of properties

block N

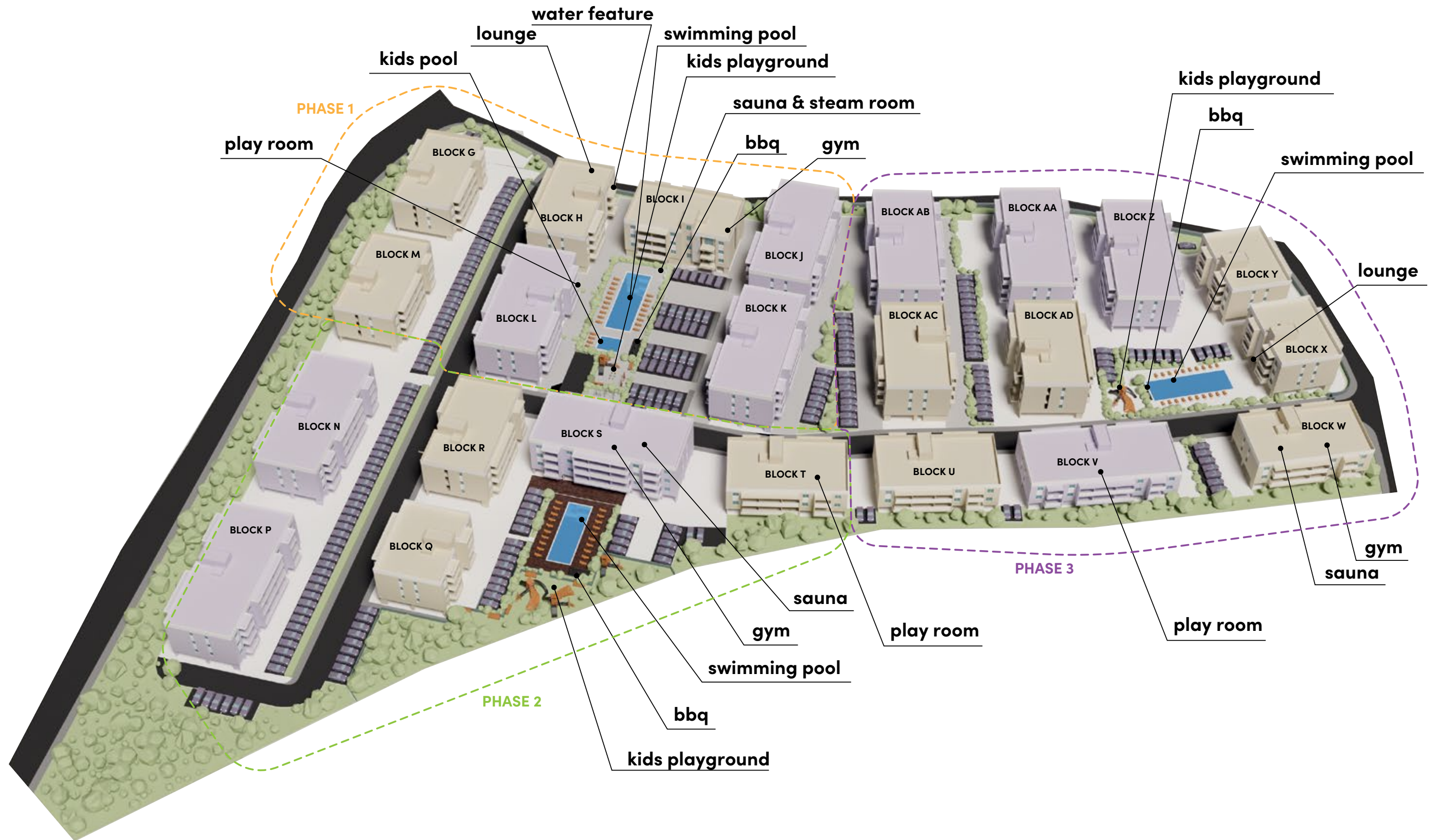
FLOOR	UNIT N°	PROPERTY TYPE	BED ROOMS	BATH ROOMS	PARK SPACES	% OF COMMON AREA PER FLOOR	PRIVATE INTERIOR	COVERED VERANDA	SELLABLE AREA	COMMON AREA PER UNIT	TOTAL AREA
1st	N101	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
1st	N102	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
1st	N103	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
1st	N104	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
1st	N105	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
1st	N106	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
1st	N107	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
1st	N108	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
1st	N109	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31
2nd	N201	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
2nd	N202	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
2nd	N203	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
2nd	N204	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
2nd	N205	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
2nd	N206	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
2nd	N207	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
2nd	N208	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
2nd	N209	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31
3rd	N301	Studio	Studio	1	1	3%	35.90	10.90	46.80	6.29	53.09
3rd	N302	Apartment	2	2	1	6%	77.70	16.50	94.20	12.65	106.85
3rd	N303	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
3rd	N304	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
3rd	N305	Studio	Studio	1	1	3%	34.80	12.70	47.50	6.38	53.88
3rd	N306	Apartment	1	1	1	4%	50.20	10.10	60.30	8.10	68.40
3rd	N307	Apartment	1	1	1	4%	53.90	9.90	63.80	8.57	72.37
3rd	N308	Apartment	1	1	1	4%	53.80	9.90	63.70	8.56	72.26
3rd	N309	Apartment	1	1	1	4%	51.20	9.90	61.10	8.21	69.31

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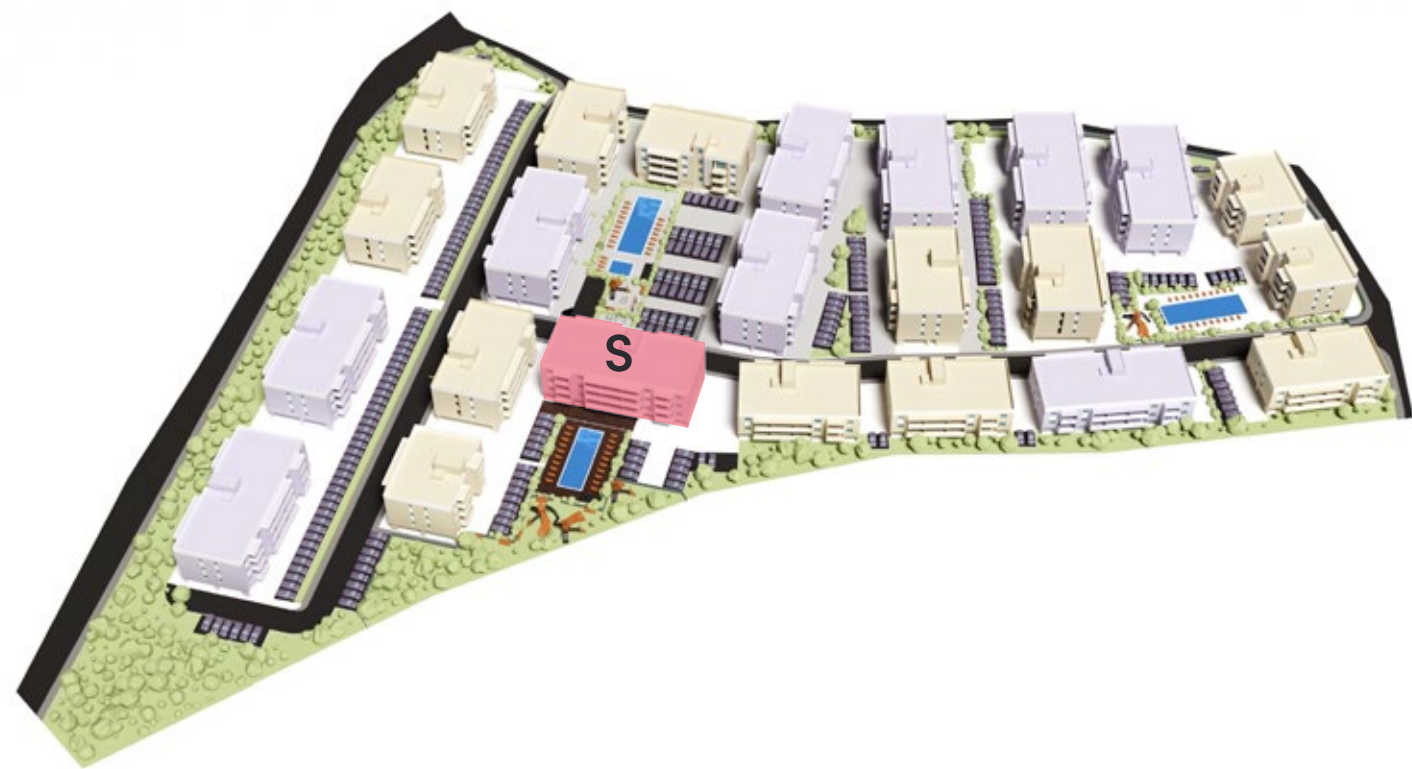
# masterplan

## facilities & amenities



# masterplan

block S

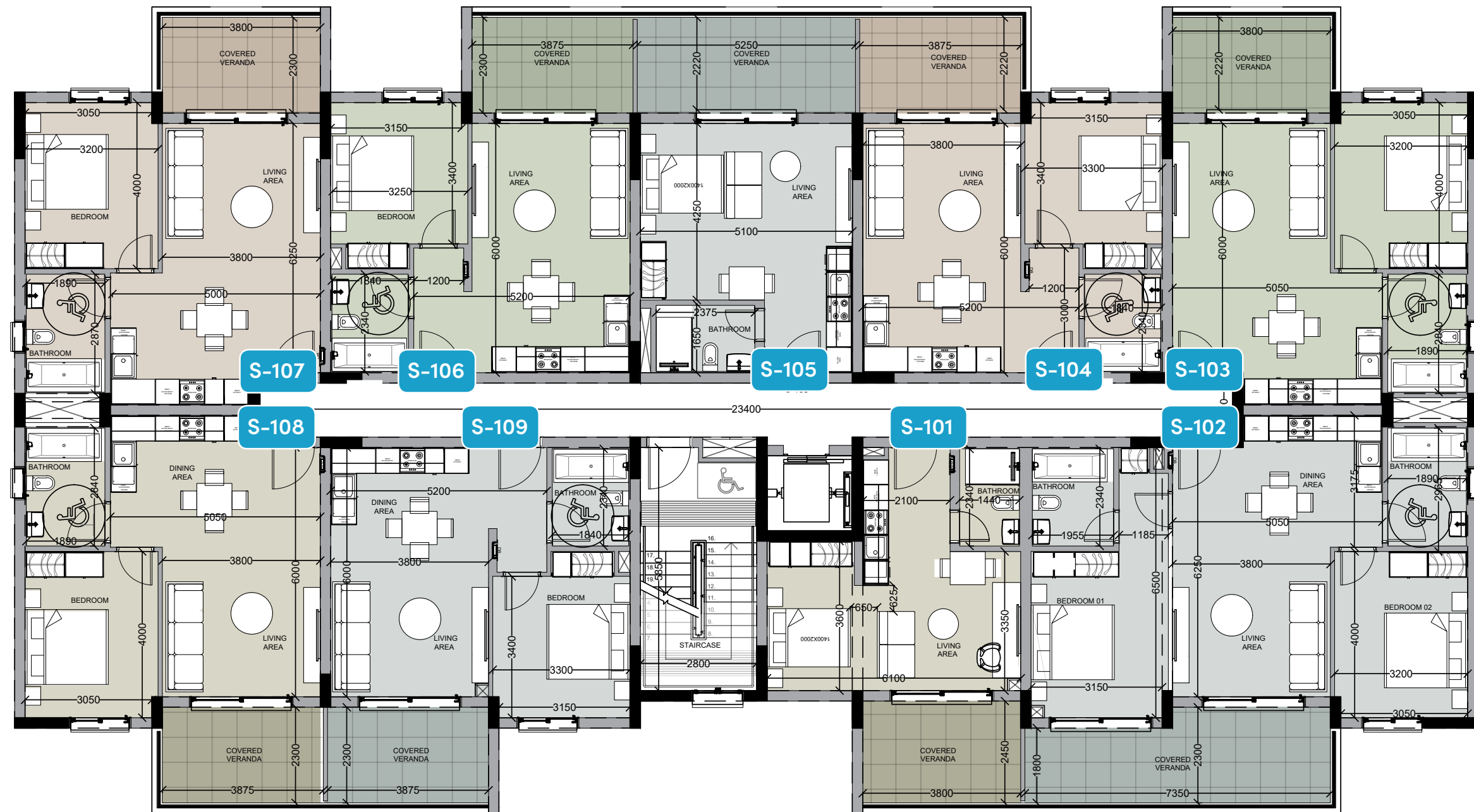


# plans

## block S 1st floor



UNIT N°	TOTAL AREA M2
S101	53.95
S102	108.59
S103	73.43
S104	69.51
S105	54.76
S106	69.51
S107	73.55
S108	73.43
S109	70.43



# plans

## block S 2nd floor



UNIT N°	TOTAL AREA M2
S201	53.95
S202	108.59
S203	73.43
S204	69.51
S205	54.76
S206	69.51
S207	73.55
S208	73.43
S209	70.43



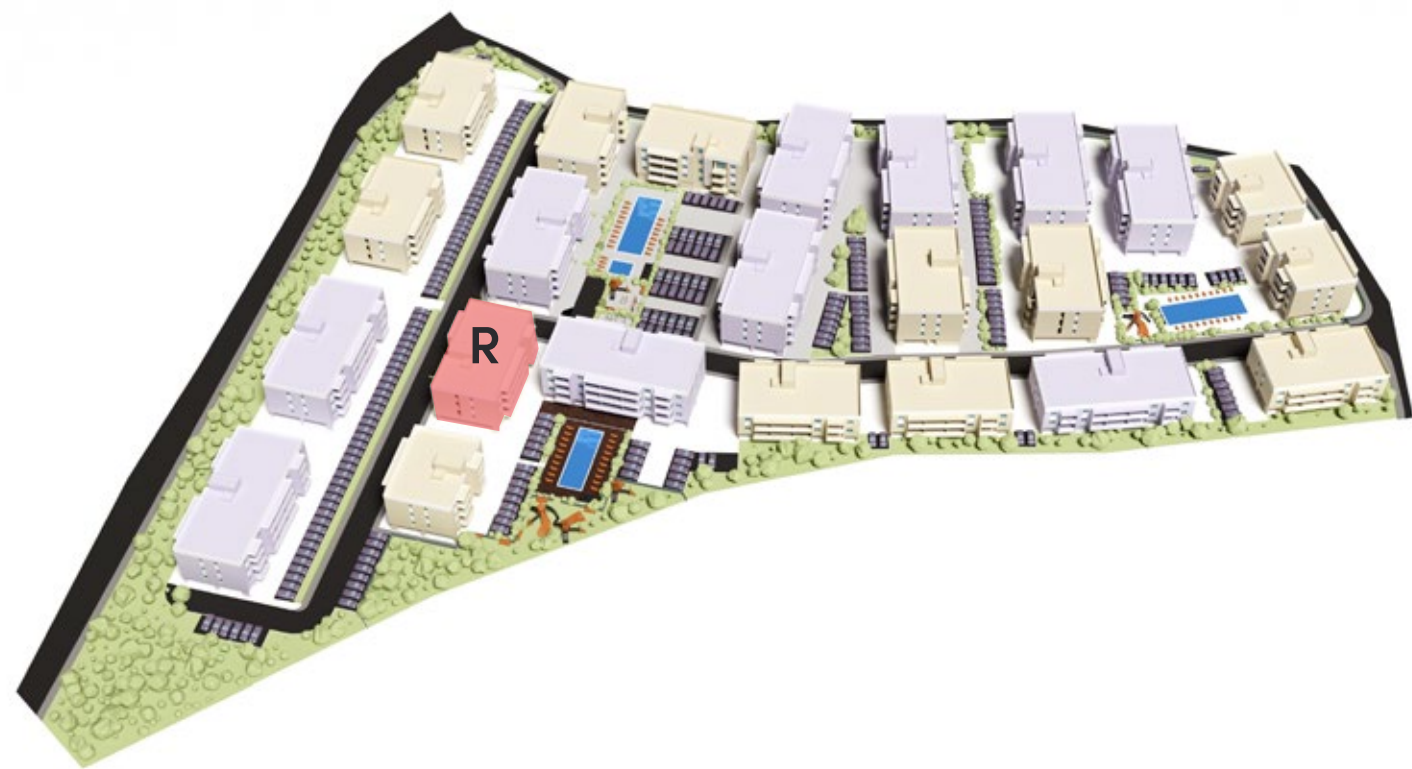


UNIT N°	TOTAL AREA M2
S301	53.95
S302	108.59
S303	73.43
S304	69.51
S305	54.76
S306	69.51
S307	73.55
S308	73.43
S309	70.43



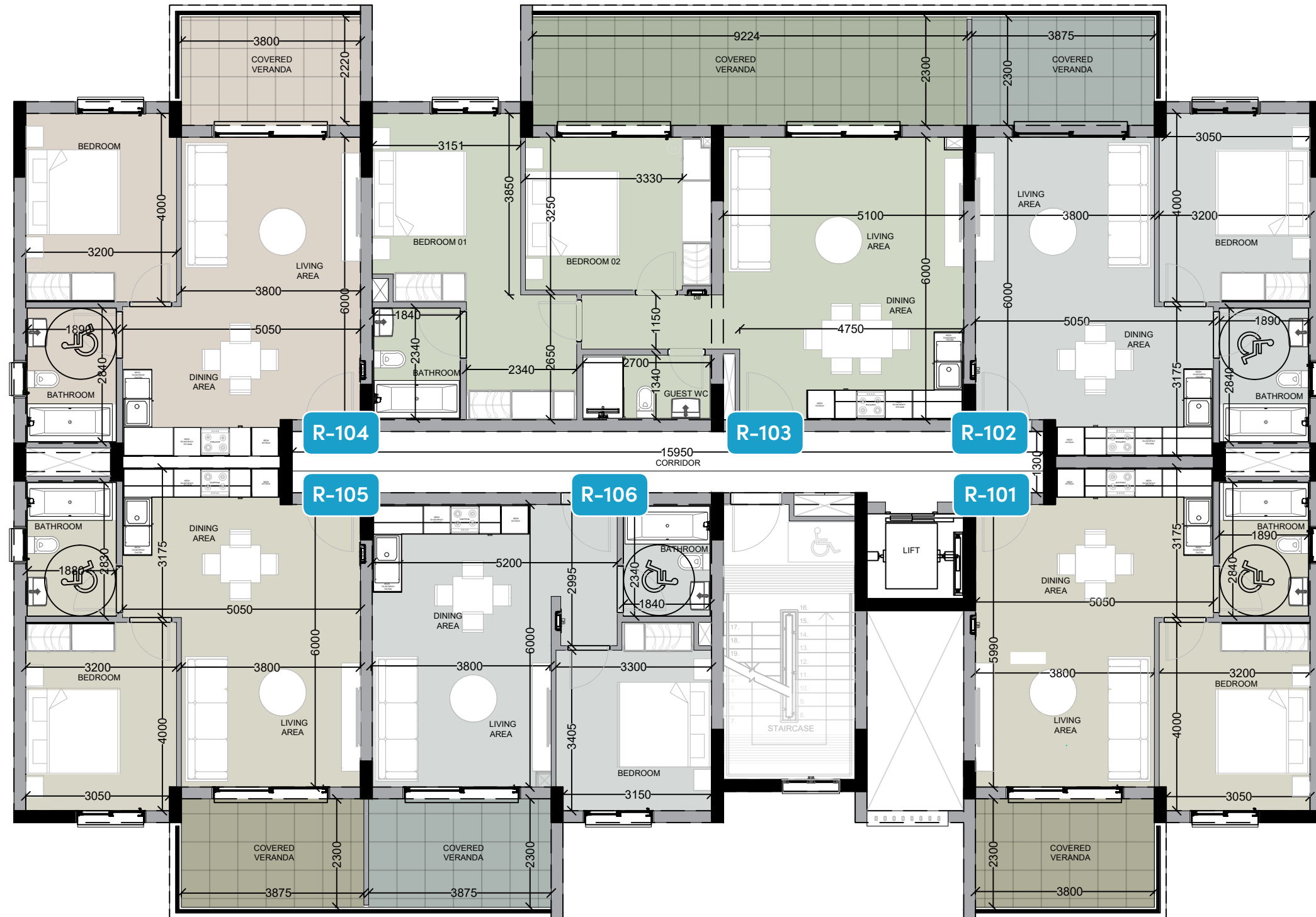
# masterplan

block R



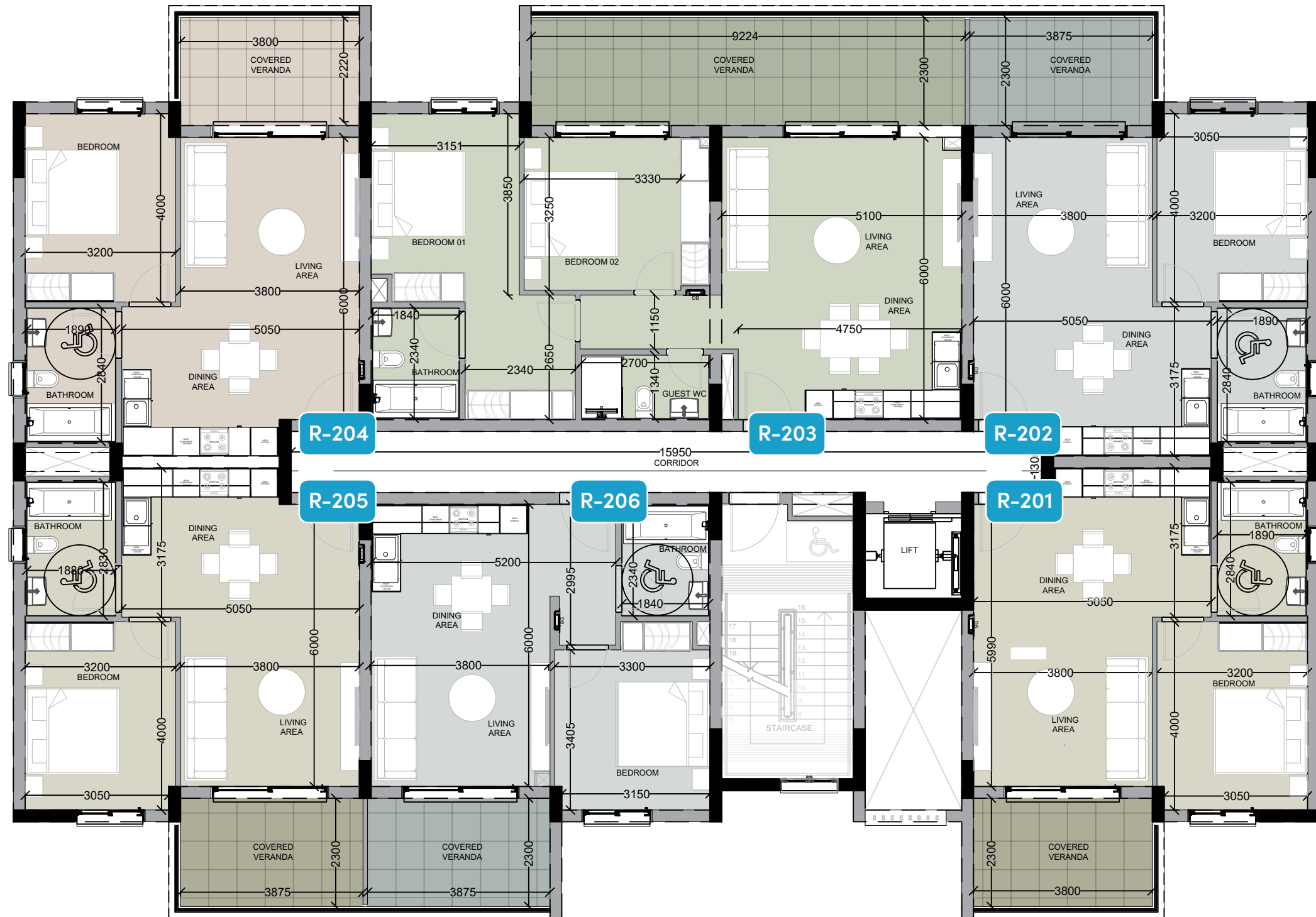


UNIT N°	TOTAL AREA M2
R101	74.82
R102	73.77
R103	125.08
R104	73.89
R105	73.77
R106	70.76



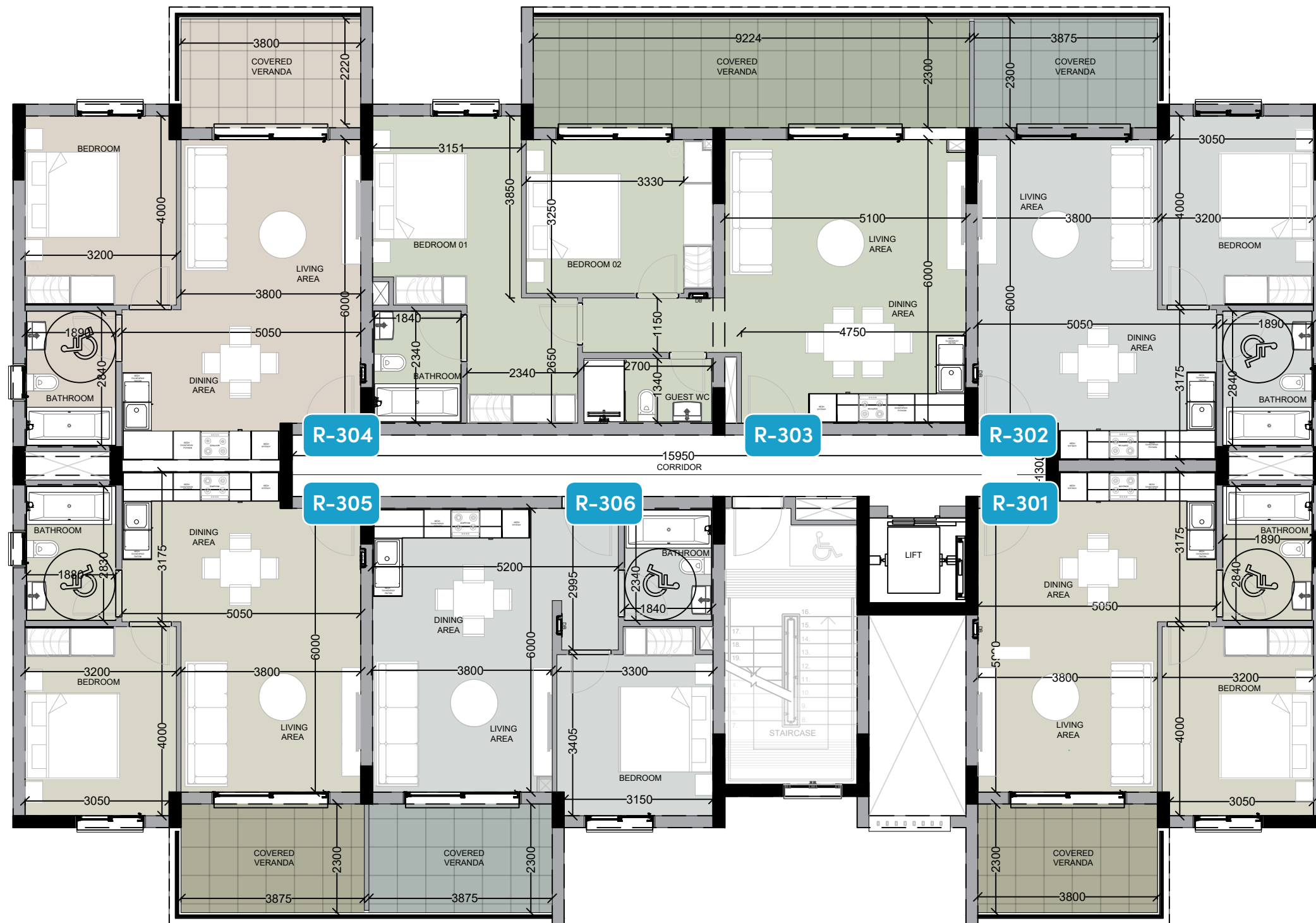


UNIT N°	TOTAL AREA M2
R201	74.82
R202	73.77
R203	125.08
R204	73.89
R205	73.77
R206	70.76



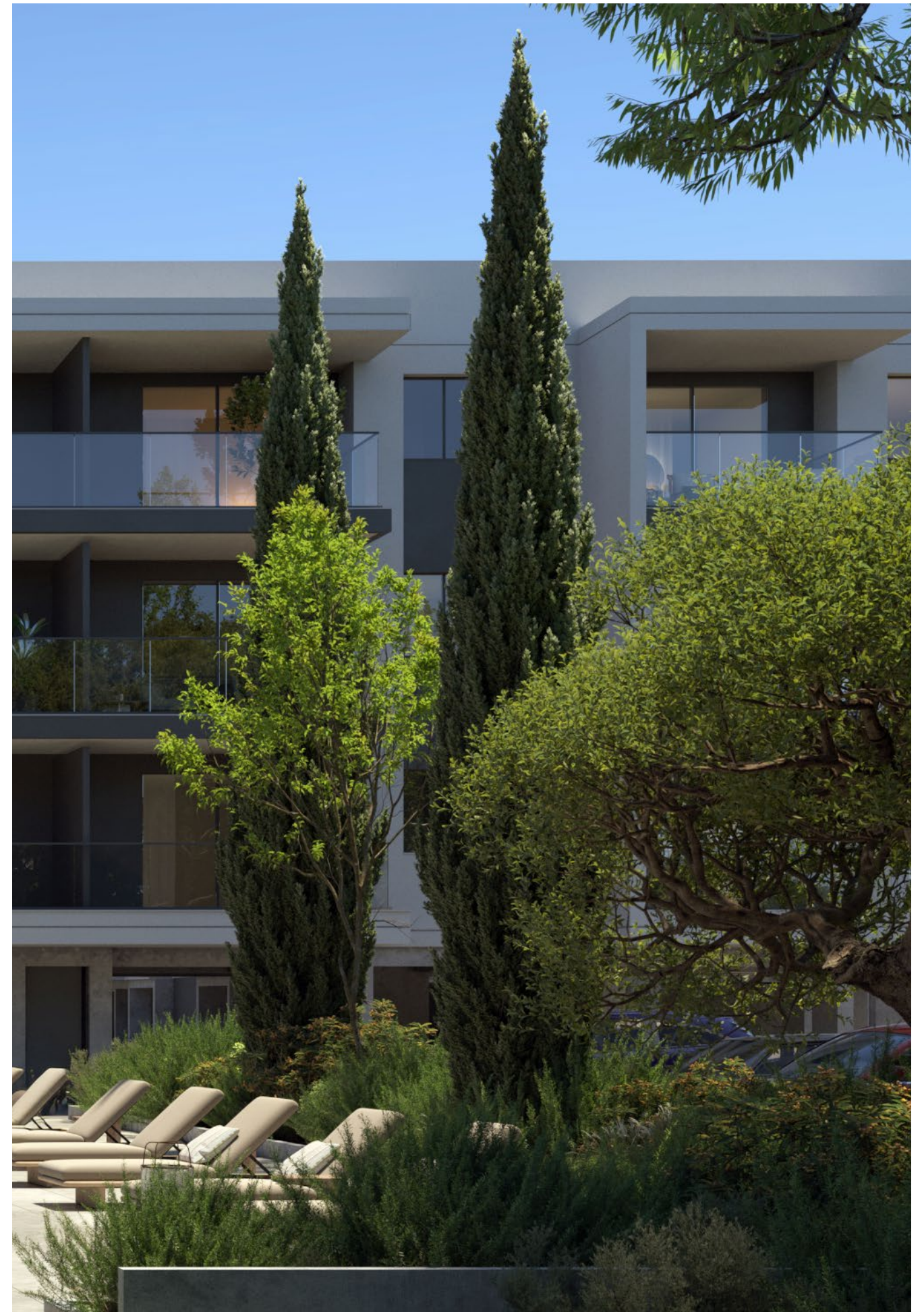
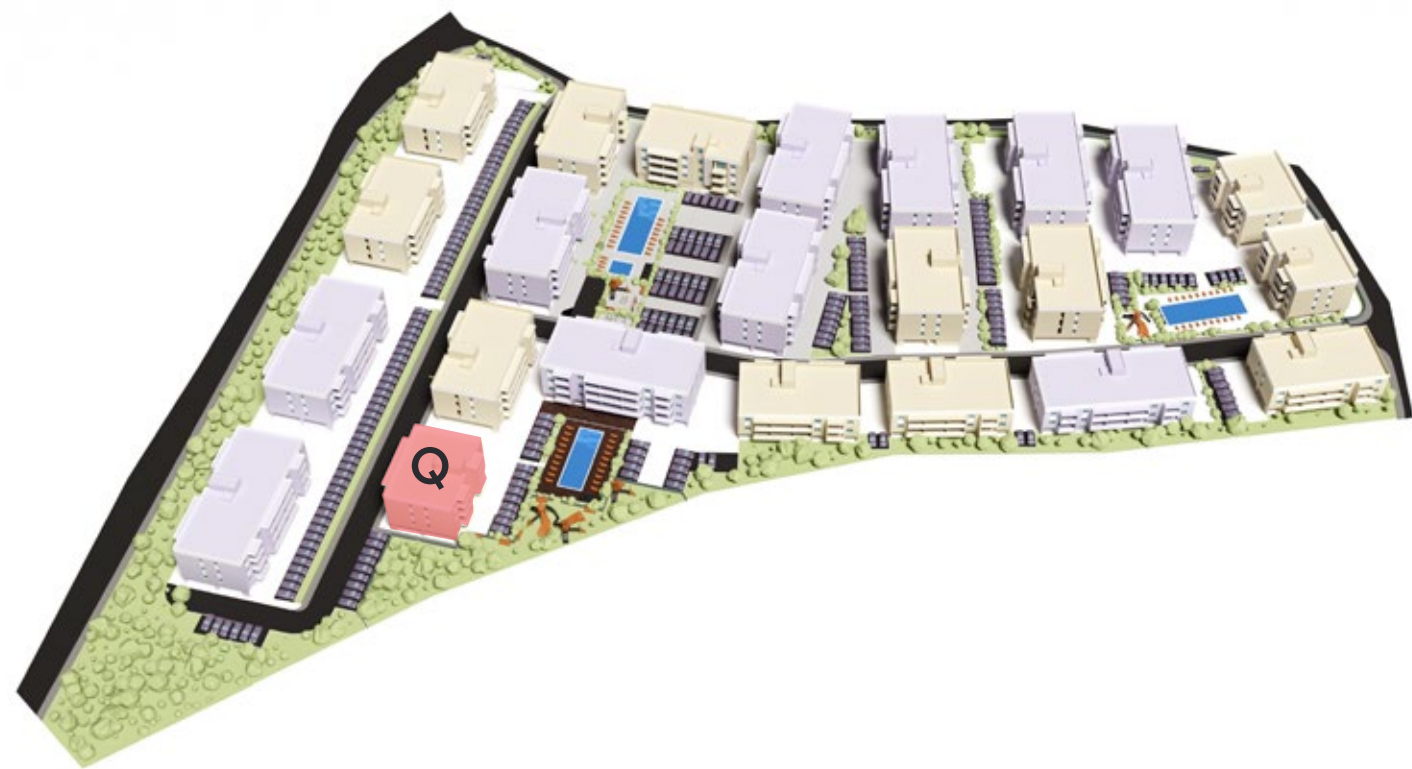


UNIT N°	TOTAL AREA M2
R301	74.82
R302	73.77
R303	125.08
R304	73.89
R305	73.77
R306	70.76



# masterplan

block Q

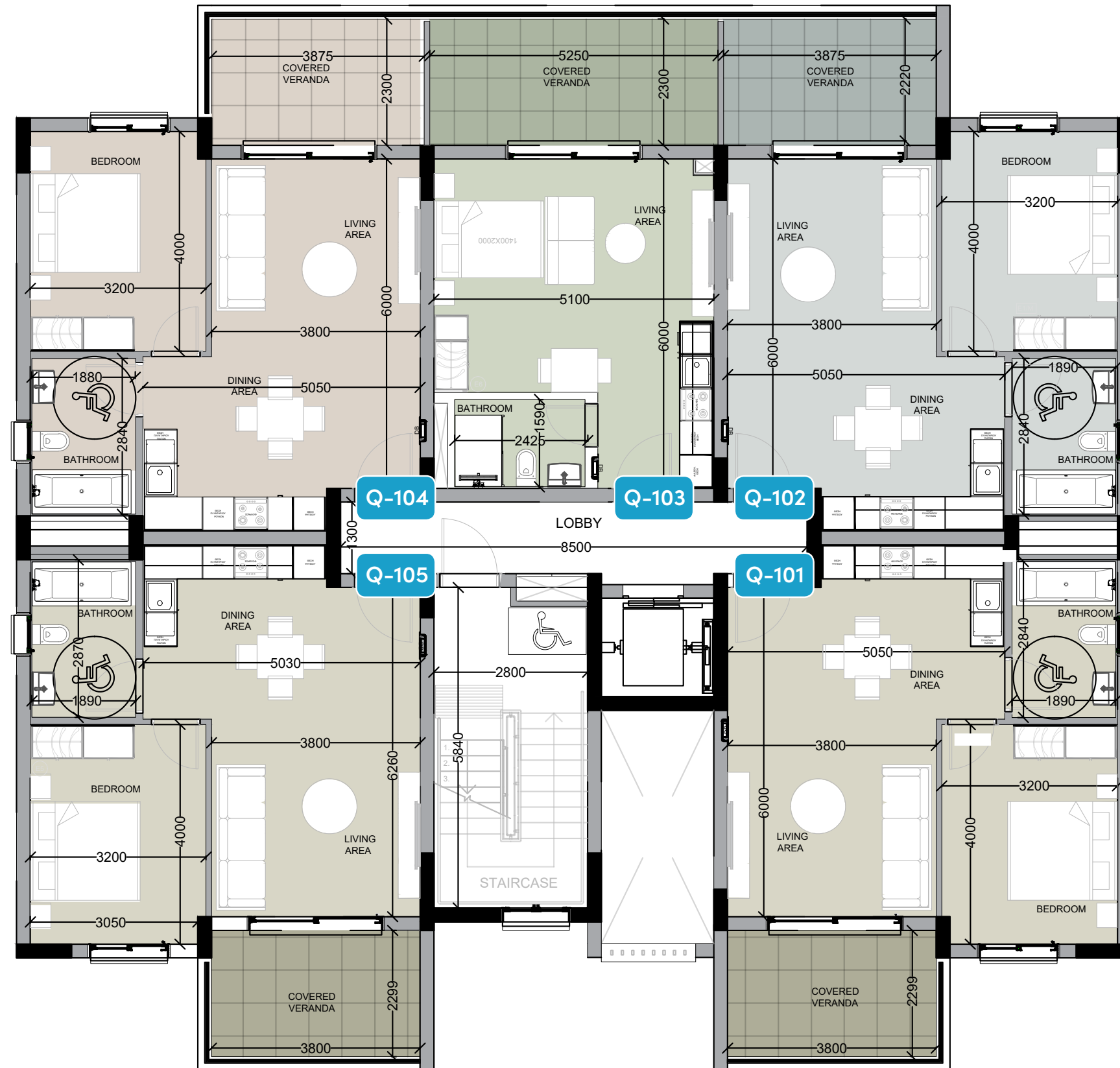


# plans

## block Q 1st floor



UNIT N°	TOTAL AREA M2
Q101	76.82
Q102	75.75
Q103	56.96
Q104	75.75
Q105	76.82

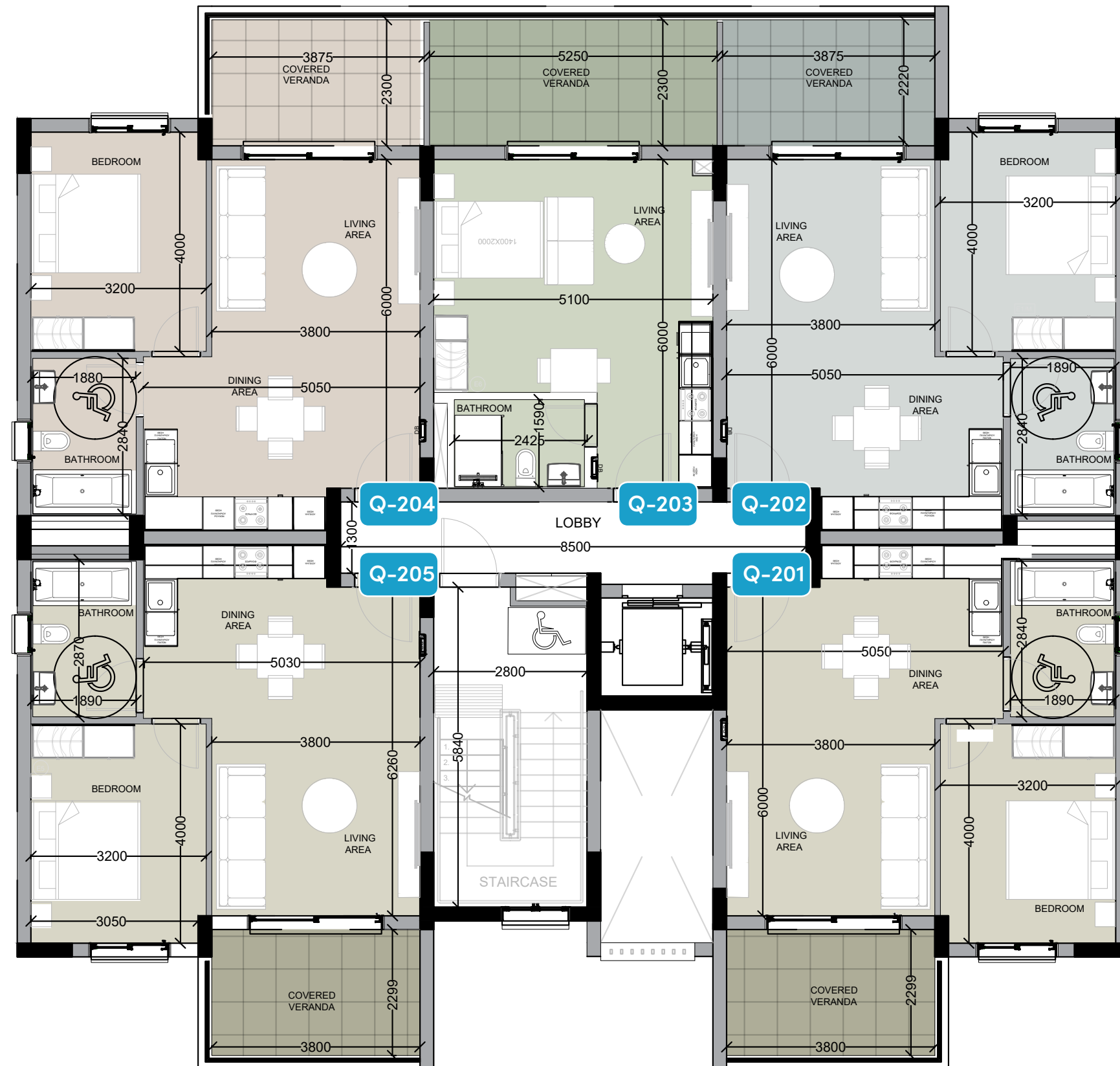


# plans

## block Q 2nd floor



UNIT N°	TOTAL AREA M2
Q201	76.82
Q202	75.75
Q203	56.96
Q204	75.75
Q205	76.82

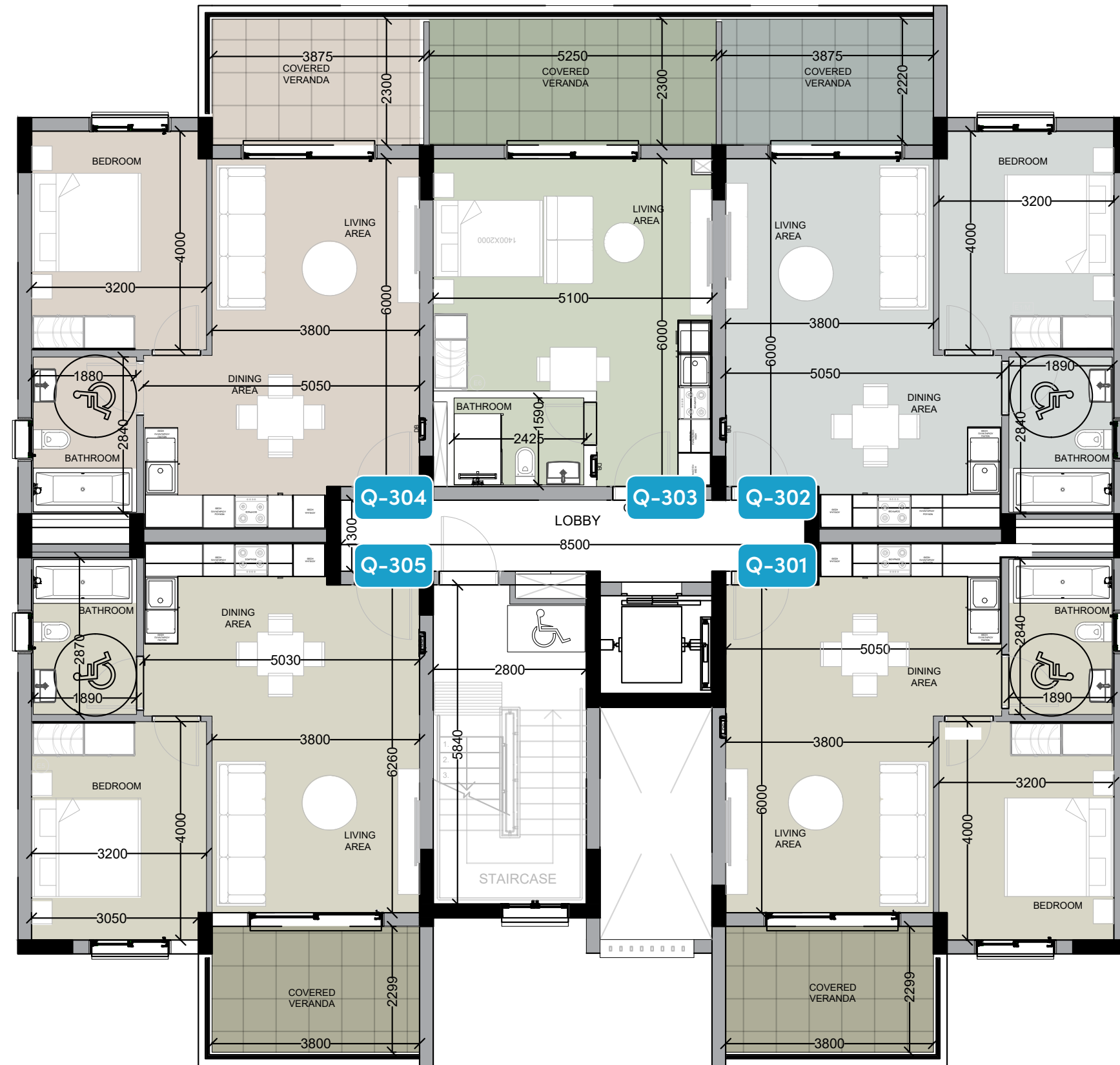


# plans

## block Q 3rd floor



UNIT N°	TOTAL AREA M2
Q301	76.82
Q302	75.75
Q303	56.96
Q304	75.75
Q305	76.82



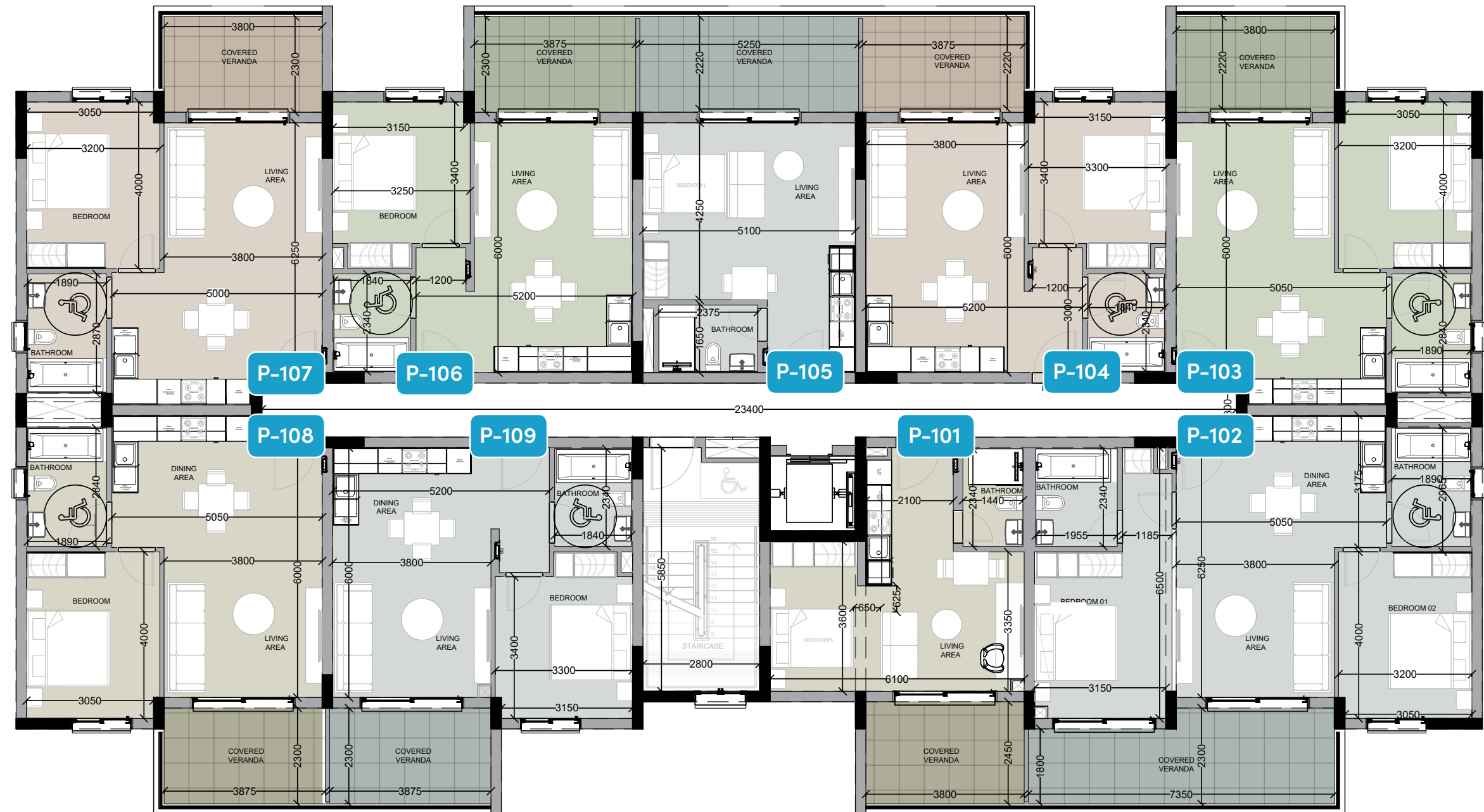
# masterplan

block P





UNIT N°	TOTAL AREA M2
P101	46.80
P102	106.85
P103	72.26
P104	68.40
P105	53.88
P106	68.40
P107	72.37
P108	72.26
P109	69.31



# plans

## block P 2nd floor

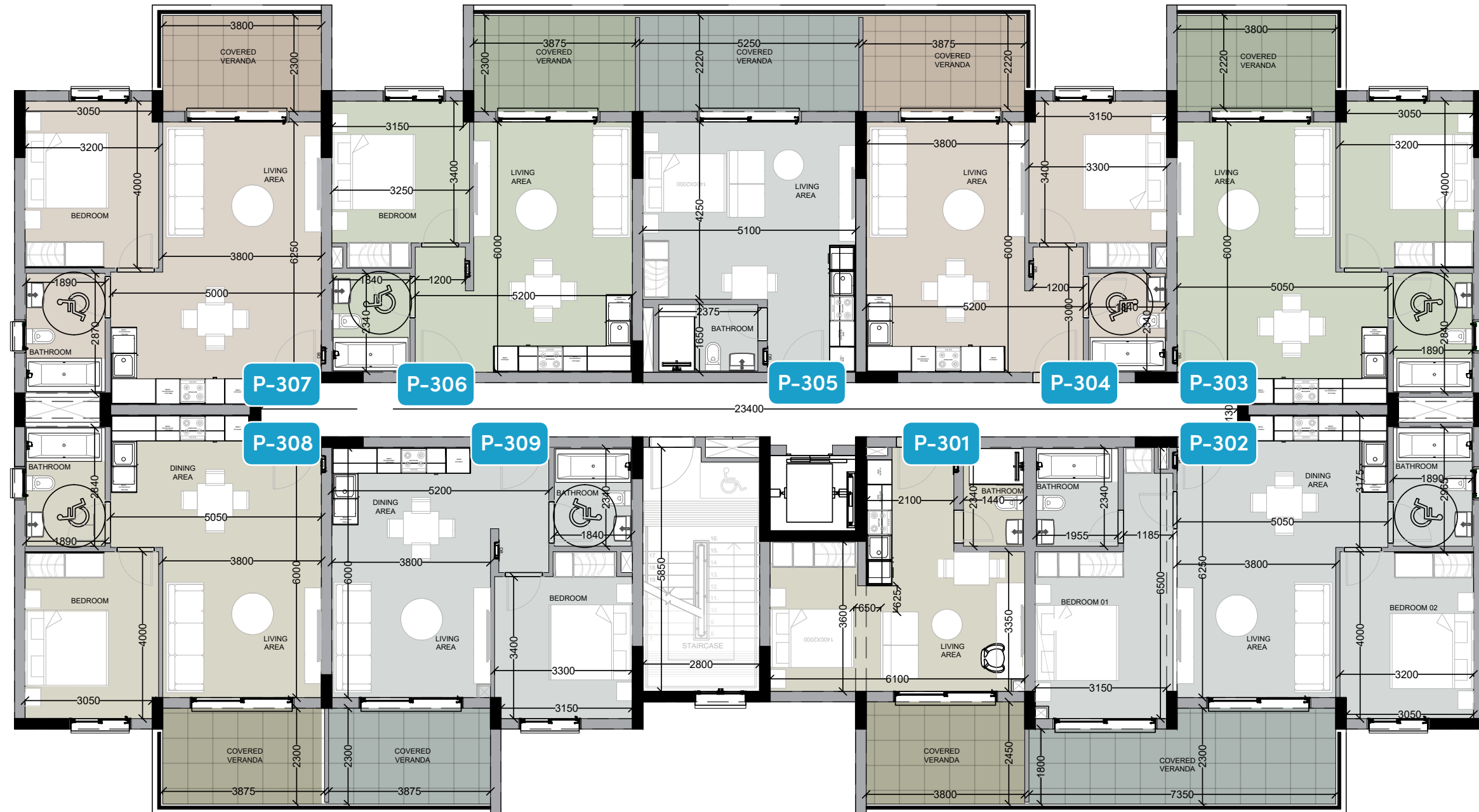


UNIT N°	TOTAL AREA M2
P201	53.09
P202	106.85
P203	72.26
P204	68.40
P205	53.88
P206	68.40
P207	72.37
P208	72.26
P209	69.31



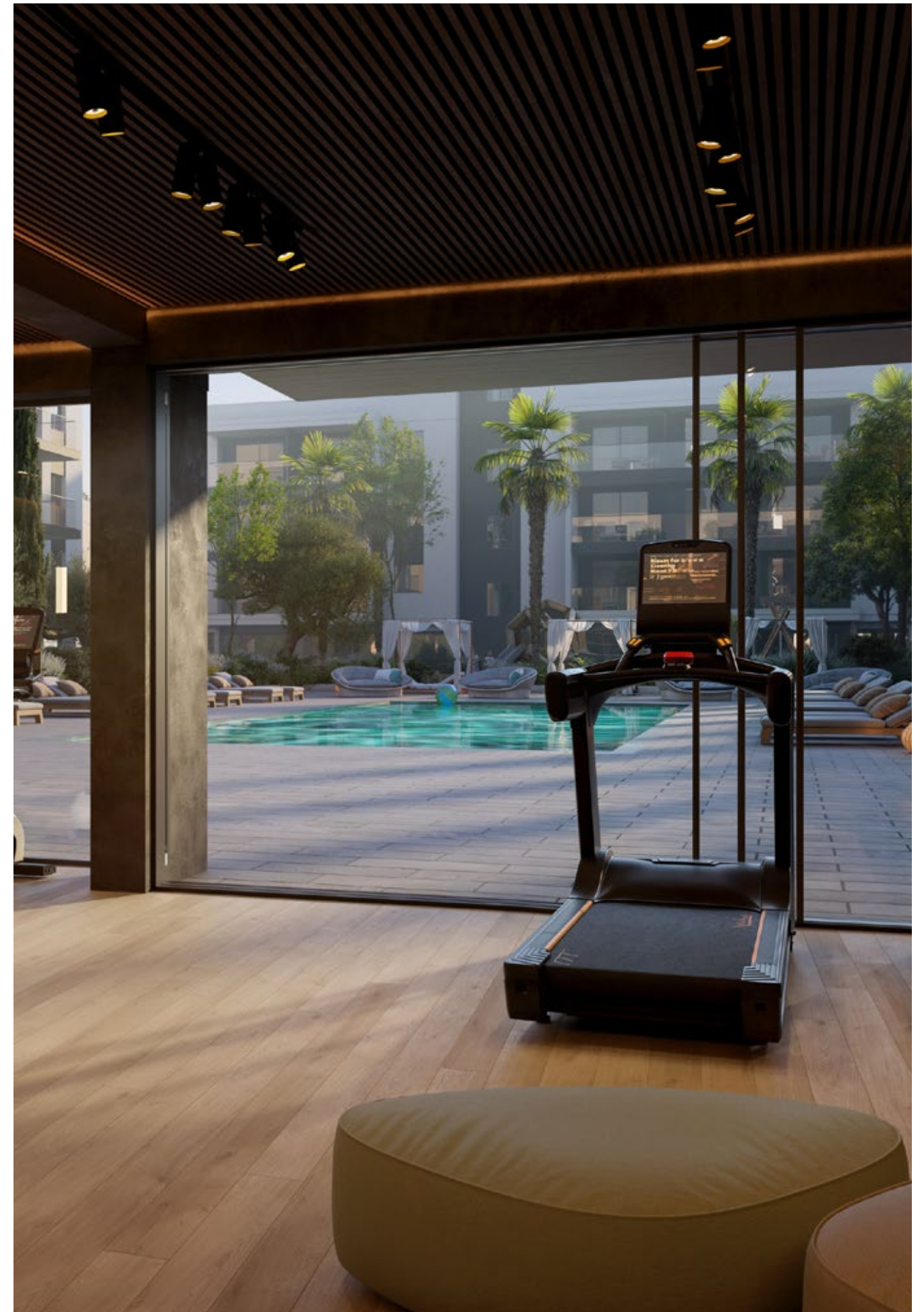
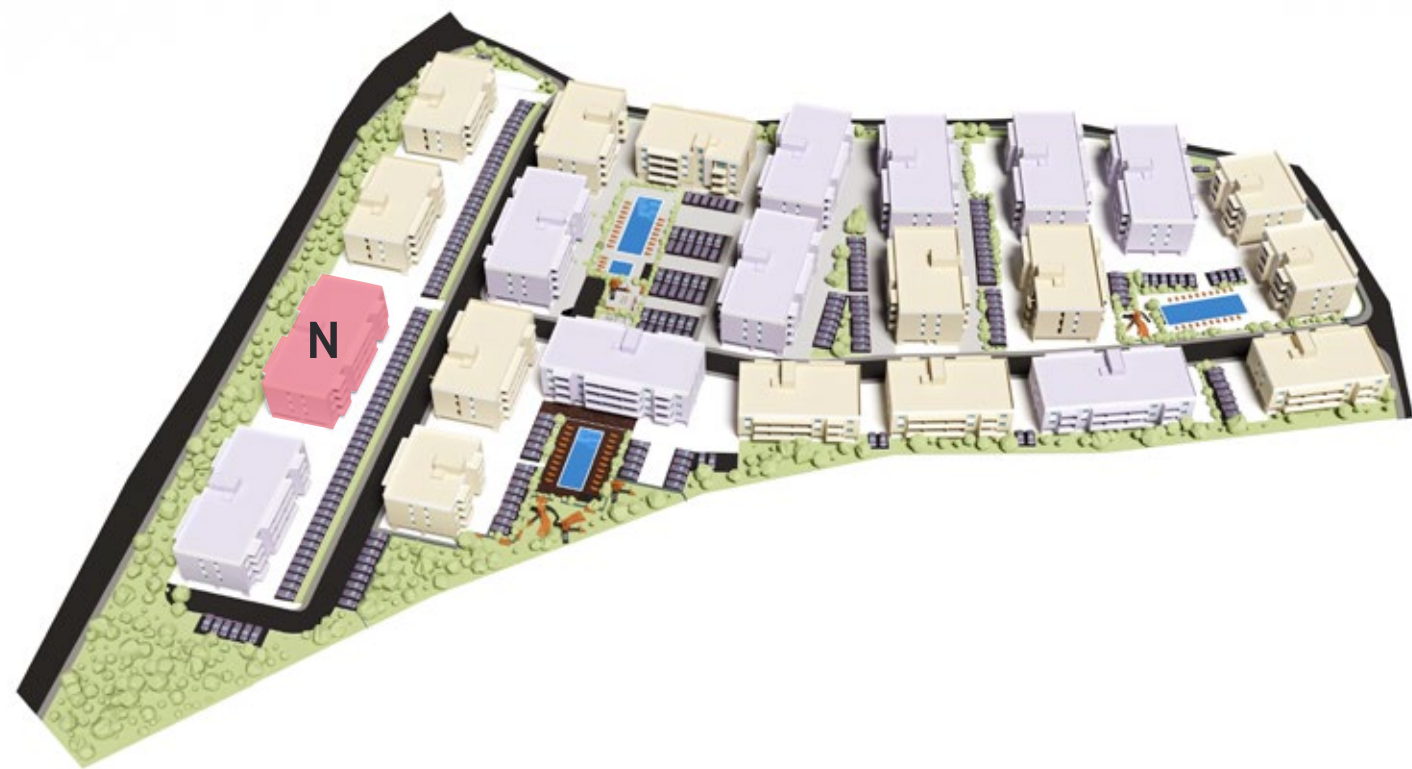


UNIT N°	TOTAL AREA M2
P301	53.09
P302	106.85
P303	72.26
P304	68.40
P305	53.88
P306	68.40
P307	72.37
P308	72.26
P309	69.31



# masterplan

block N





UNIT N°	TOTAL AREA M2
N101	53.09
N102	106.85
N103	72.26
N104	68.40
N105	53.88
N106	68.40
N107	72.37
N108	72.26
N109	69.31



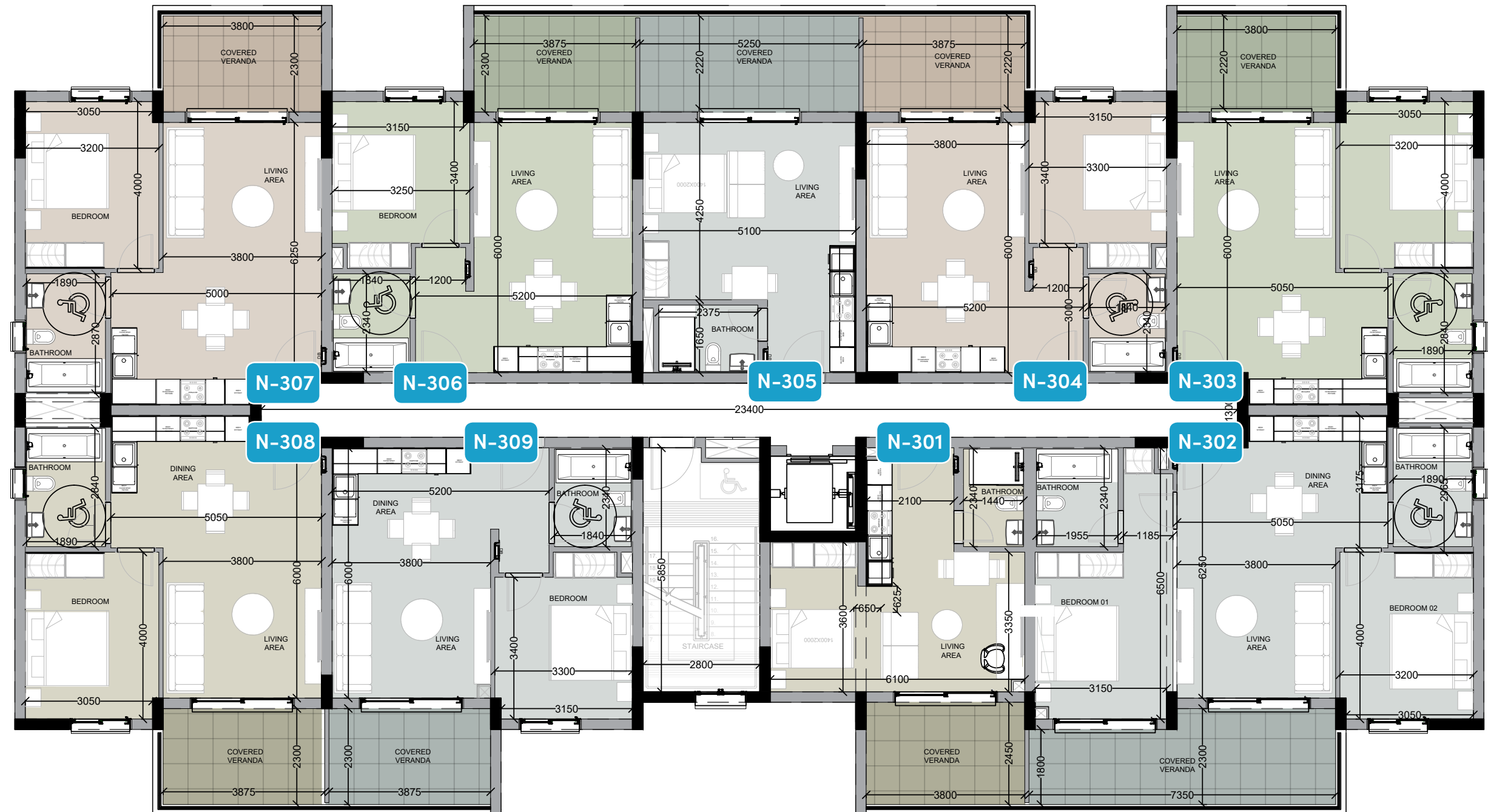


UNIT N°	TOTAL AREA M2
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UNIT N°	TOTAL AREA M2
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N304	68.40
N305	53.88
N306	68.40
N307	72.37
N308	72.26
N309	69.31



# signature finishes

## bbf:smart

**Every property is delivered with a signature, top-standard finishes package:**

- Ceramic tiles in the living room, kitchen, bathrooms and bedrooms;
- Floors & Walls in bathrooms – Ceramic Tiles;
- Internal & External doors, kitchen and wardrobes – Melamine finish;
- Provision for split A/C units in all areas;
- Ceiling height – 2.70m.

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



## bbf: Head office

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