

FIRST LINE OFFICES



investing our hearts into your future

First line offices

A dream come true — your new office in the First line offices of Limassol

Imagine working by the seashore, with the azure waves gently shimmering under the Mediterranean sun. For every day to be perfect, filled with stunning views, easily accessible amenities nearby and a wide choice of places to explore.



For every day to feel like paradise

A signature chic exterior is extended to the Molos area office building — 8 spacious offices for small-to-medium-sized businesses and one shop area at the mezzanine.



major benefits

- Sea front position opposite the famous Molos promenade;
- 1 ground floor shop and 8 offices enjoying sea views;
- City amenities around the corner;

- 5-minute walk to the Limassol Marina with its posh restaurants and boutiques;
- 5 minutes walk to the historical center of Limassol with its rich cultural life.



transport accessibility

- Opposite Molos Park;
- In the heart of the best cafes, restaurants and bars;
- 5-minute walk to the Limassol Old Town;
- 5-minute drive to the Rio Cinema;

- 10-minute walk to the biggest shopping street – Anexartisias;
- 10-minute drive to Dasoudi Park;
- 20-minute walk to Limassol Marina;
- 55-minute drive to Larnaca and Paphos Airports.



introduction

You are my heart – Limassol. A one-of-a-kind dreamy place, combining a business hub environment, full of opportunities and a comfort of a first-class

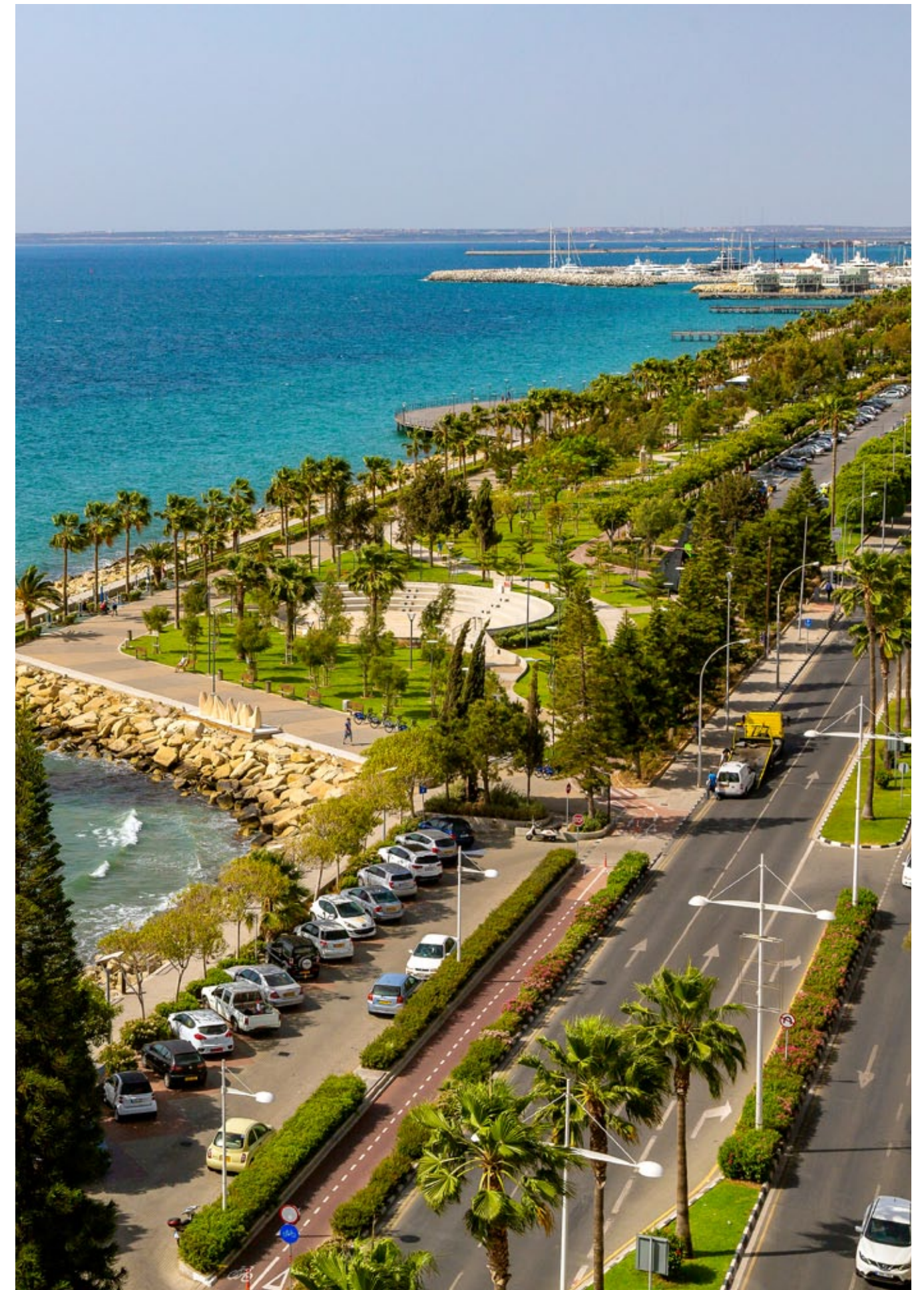
The largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

Limassol encompasses a great number of historical landmarks, such as an Ancient City Kourion, with its breathtaking white stones and lovely beaches; medieval Limassol Castle, the Old Port and OldTown, full of scenic views.

A beautiful island, with its center in Limassol, where there are no bad days, only maximum of joy, surrounded by the happiest people. Best education to invest to on behalf of your children, where they can study, being surrounded by the turquoise waters and Mediterranean resort facilities, and for yourself – career opportunities at any global headquarters without the need to learn a third language.

Studying and working at the Subtropics - is uniting with your family for a glass of freshly squeezed orange juice, sipping on it while enjoying a delicious platter of prawns and kalamari rings at any local seaside bar.

You dreamt of a paradise life – and you just found it. bbf: is here to make is even dreamier.



architectural description

A dream office location

A state-of-the-art commercial building on the sea front location is perfect for small-to-medium sized businesses.

8 offices from 149.20 m2 to 428.90 m2 are spread out across 6 floors with breathtaking views.

Enjoy the Mediterranean lifestyle with BBF

On the ground floor, you may find a shop space, perfect for a variety of retail solutions. 34 parking spaces are available for the employees, with a large public space of Molos additionally available across the office.



engineering features

Class A building

Class A commercial building with smart finishes and customizable spaces was developed to elevate your business to a new level.

Exterior and interior

While the exterior is made with high-quality European materials and thermal sections, all the internal provisions are also foreseen. VRV conditioning, electrical, sanitary ware and plumbing provisions are available for you customization.



choice of properties

office building

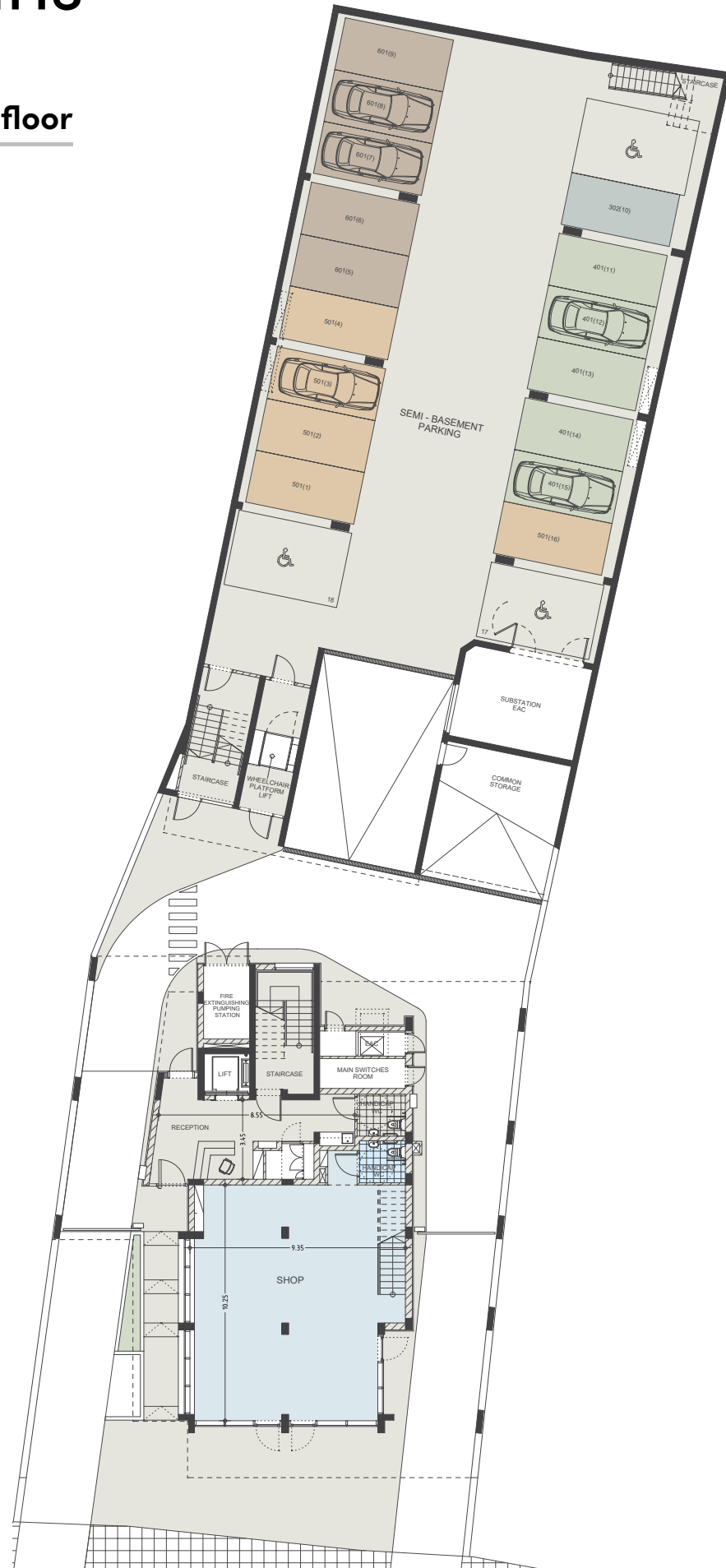
FLOOR	UNIT NO	PROPERTY TYPE	INDOOR AREA M ²	COV. VERANDA M ²	SELLABLE AUXILIARY M ²		TOTAL AREA M ²
					FLOOR	AREA	
GF	A001	Shop	109.00		Mezanine	70.95	179.95
1st	A101	Office	139.05	10.15			149.20
	A102	Office	164.70	29.10			193.80
2nd	A201	Office	139.05	10.15			149.20
	A202	Office	164.70	29.10			193.80
3rd	A301	Office	139.05	10.15			149.20
	A302	Office	164.70	29.10			193.80
4th	A401	Office	303.50	39.80			343.30
5th	A501	Office	303.50	39.80			343.30
6th	A601	Office	303.50	39.80	7th	85.6	428.90

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



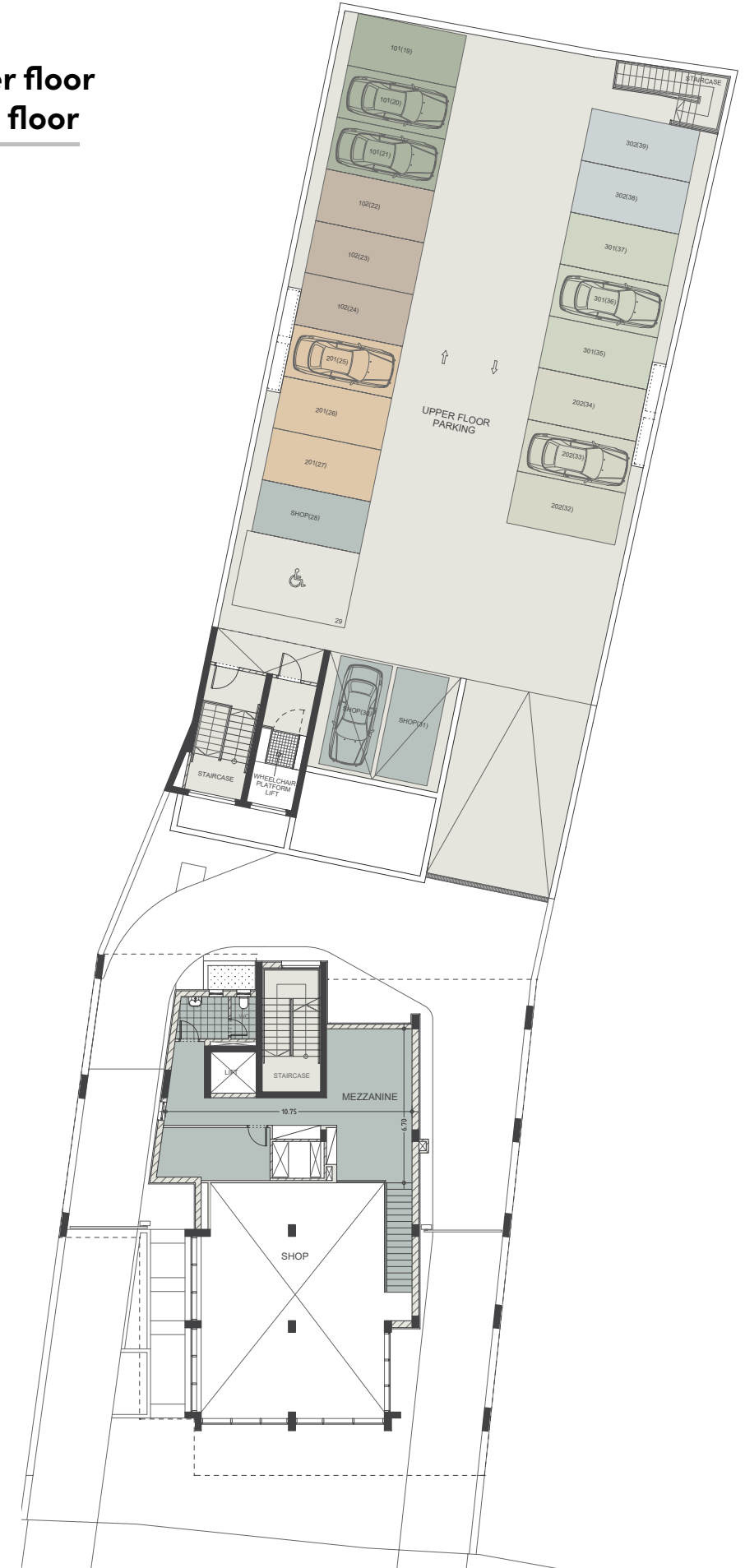
floor plans

Ground & semi basement parking floor



Mezzanine & upper floor basement parking floor

UNIT N°	TOTAL AREA M ²
S001	179.95

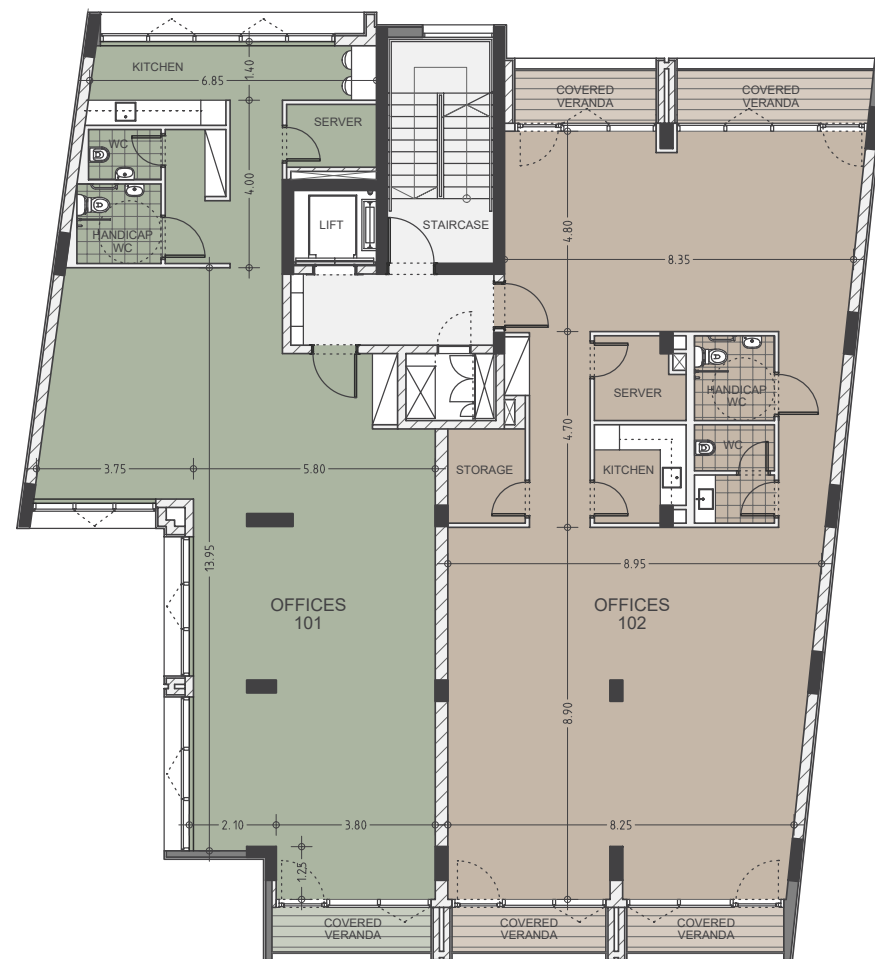


floor plans



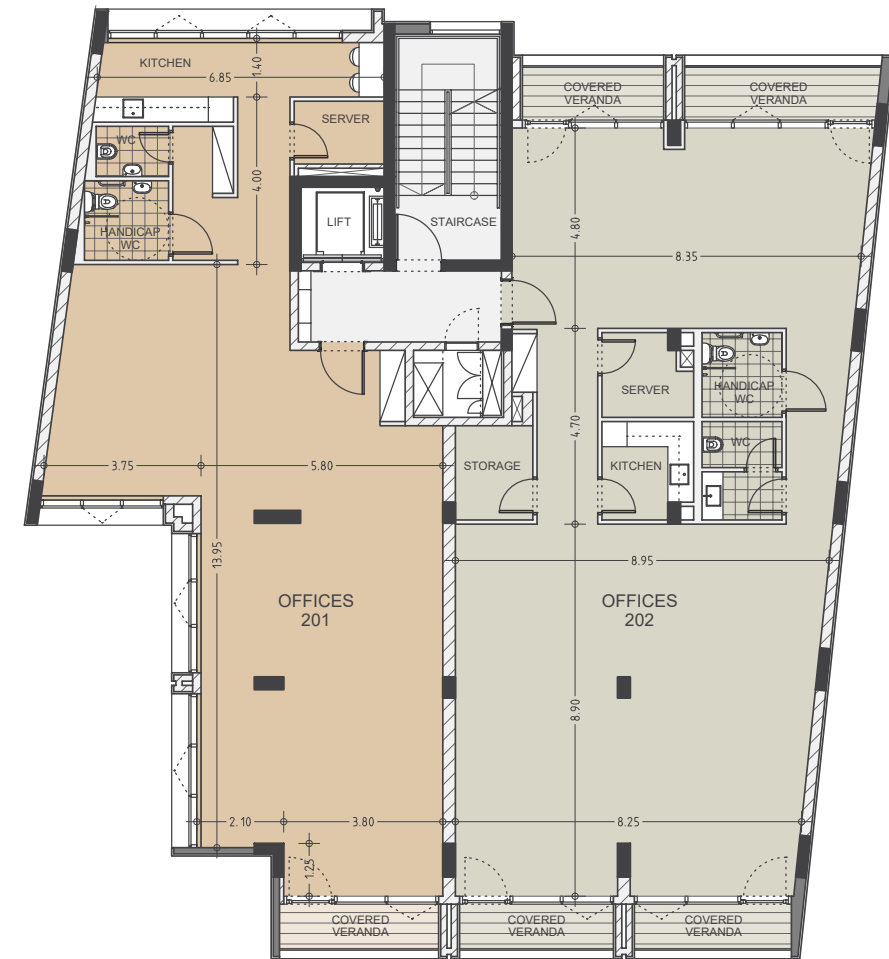
1st floor

UNIT N°	TOTAL AREA M ²
101	149.20
102	193.80



2nd floor

UNIT N°	TOTAL AREA M ²
201	149.20
202	193.80



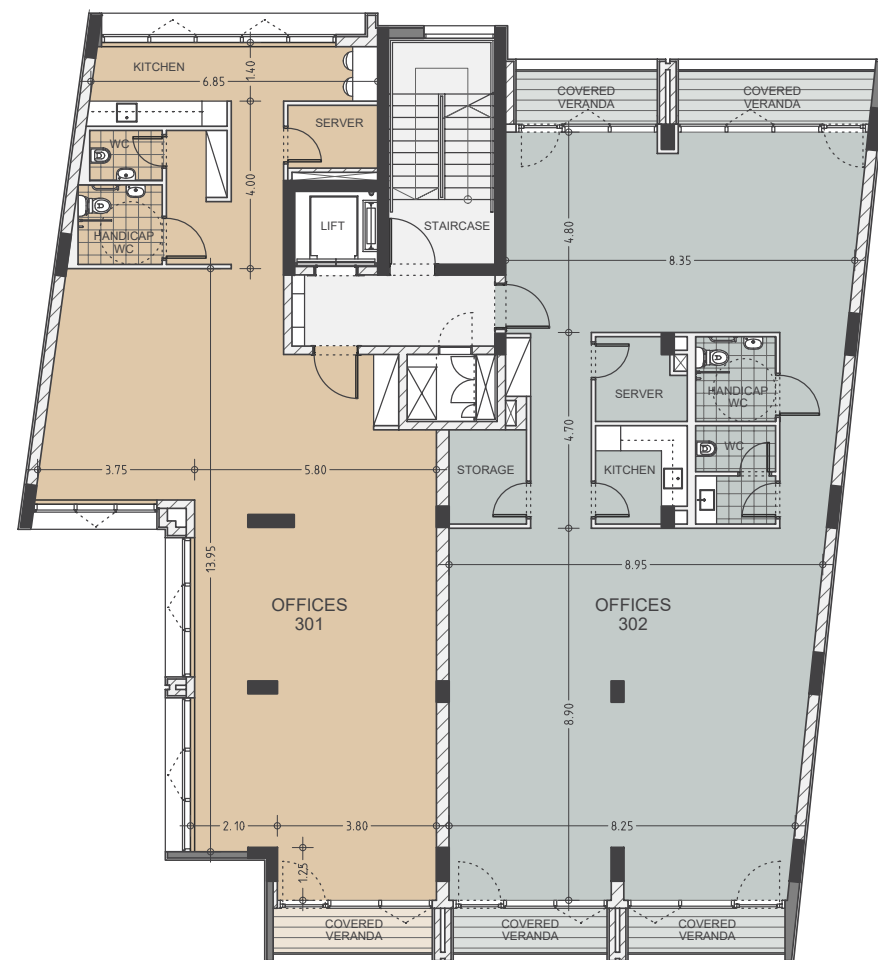
*Floor plans show approximate measurements only. The exact layout and sizes may vary

floor plans



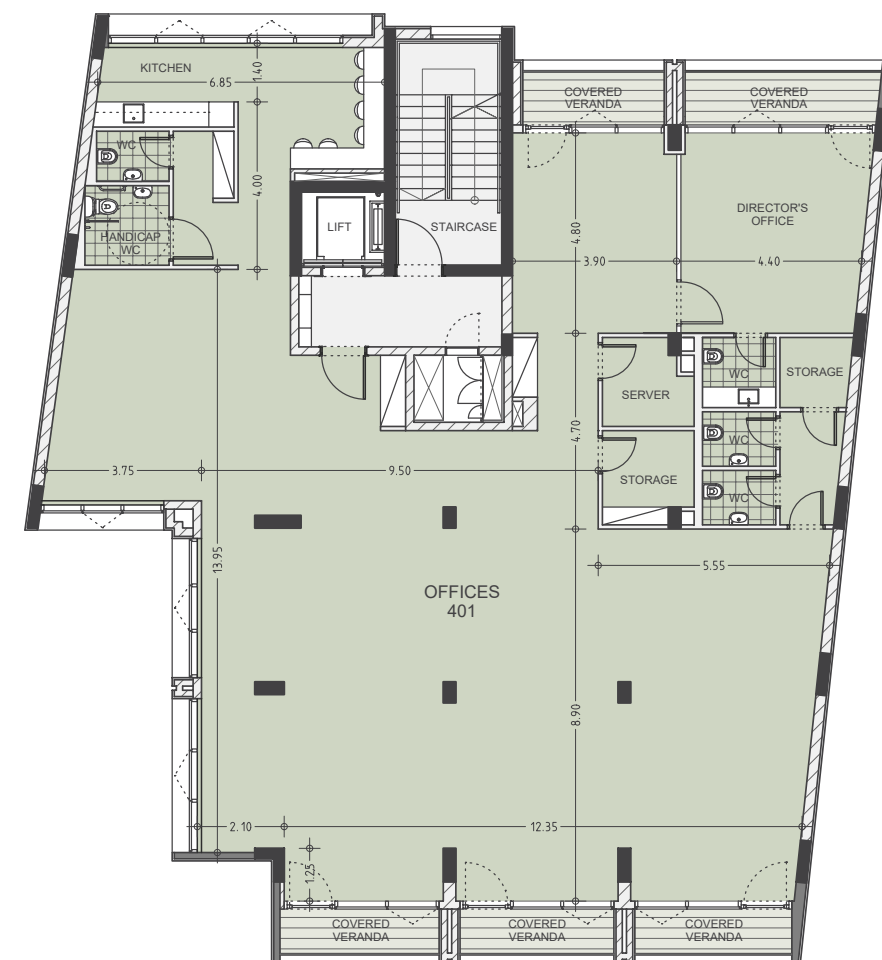
3rd floor

UNIT N°	TOTAL AREA M ²
301	149.20
302	193.80



4th floor

UNIT N°	TOTAL AREA M ²
401	343.30



signature finishes



shell & core

Design your future workspace according to your needs and vision.

- Shell & core finishings of the office spaces;
- Marble walls and floors in the restrooms;
- Ceramic tile floors in the verandas;
- Provisions for A/C in every office;
- High standard sanitary ware from European brands in common areas and restrooms;
- Thermal aluminum doors and window frames with double glazing;
- Provisions for electrical installations and lighting fittings;
- Provisions for plumbing-drainage, with hot and cold water and an instant heater included;
- No loose furniture is included;
- Keypad intercom at the lobby main entrance door.

immigration opportunities

Secure yourself with a home and a European Permanent Residency with one investment

Enjoy the full benefits of Mediterranean lifestyle, rights and opportunities with the Cyprus Permanent Residency Programme (PRP)

The infinite residence permit is issued within 4 months to you and your family members (to your spouse and children under 25 years old), will allow you to have a business and receive shareholder dividends in Cyprus with the only obligation of visiting the island every 2 years and by investing 300.000 + VAT in one of the following categories:

A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

B. Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** if the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.
- **Note 2:** at the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.
- **Note 3:** evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.

