



nest



bbf:

- one of the TOP 3 developers in Cyprus in the premium real estate segment
- more than 300 employees in 5 countries
- projects: Cyprus, Greece, Canada
- full scope of real estate services from project development to property management



bbf:

150+

projects in portfolio

1.21

mln. m² of a sellable area

2.4

mln. m² of the land bank

3.2

bln. € is a total sales value of all developments



Nicosia , 60 min

Nicosia
Λευκωσία

Trodos mountains, 40 min

Paphos airport, 50 min

Larnaka airport, 50 min

Tourist area
with 5* hotels, 5 min

Marina, 10 min

Lady's mile beach, 15 min

Cyprus

Akama
National
Forest Park
Εθνικό Δασικό
Πάρκο Ακάμα

Polis
Chrysochous
Πόλη
Χρυσοχούς

Paphos Forest
Δάσος Πάφου

Kakopetria
Κακοπετριά

Cyprus
Κύπρος

Lythrodontas
Λυθροδόντας

Aradippou
Αραδίππου

Larnaca Bay
Κόλπος Λάρνακας

Larnaca
Λάρνακα

Dromolaxia
Δρομολασία

Kiti
Κίτι

Larnaka airport, 50 min

: nest

Gerogeia
Γεωργεία

Pyrgos
Πύργος

Zygi
Ζύγι

Tourist area
with 5* hotels, 5 min

Ypsonas
Υψωνας

Limassol
Λεμεσός

Marina, 10 min

Lady's mile beach, 15 min

Episkopi Bay

Limassol Salt Lake
Αλυκή Λεμεσού

Anogyra
Ανώγυρα

Pissouri
Πισσούρι

Timi
Τιμή

Kouklia
Κούκλια
Πάφου

Pano Panagia
Πάνω Παναγιά

Pano Platres
Πάνω Πλάτρες

Omodos
Όμοδος

Kathikas
Κάθικας

Peyia
Πέγεια

Polis
Chrysochous
Πόλη
Χρυσοχούς

Romos
Ρώμος

Kato Pyrgos
Κάτω Πύργος

Güzelyurt Körfezi
Κόλπος Μορφου

Güzelyurt
Μόρφου

Astromeritis
Αστρομερίτης

Kokkinotrimithia
Κόκκινοτριμιθιά

Strovolos
Στρόβολος

Latsia
Λατσιά

Dali
Δάλι

Athienou
Αθηνένου

Pasakoy
Άσκεια

Serdarli
Κιάδος

Geçitkale
Λευκόνοικο

Yeni İskele
Τρίκωμο

Gazimağusa Körfezi
Κόλπος Αμμόχωστου

Yeni Boğaziçi
Αγ. Σέργιος

Gazimağusa
Αμμόχωστος

Paralimni
Παραλίμνι

Liopetri
Λιοπέτρι

Xylofaou
Ξυλοφάγου

Ayia Napa
Αγ. Νάπα

Oroklini
Ορόκλινη

Pyla
Πύλα

Mehmetçik
Γαλάτεια

Bafra
Βοκολίδα

Kalecik
Γαστριά

Tatlısu
Ακανθού

Άγιος
Αμβροσιος
Κερυνείας

Girne
Κερύνεια

Alsancak
Καραβάς

Karşıyaka
Βασιλεία

Koruçam
Κορμακίτης

Akdeniz
Αγία Ειρήνη
Κερυνείας

Sadrazamköy
Λιβερα

Yeni Erenköy
Αιγιαλούσα
Yeşilköy
Αγ. Ανδρόνικος
Ziyamet
Λεωνάρισο

Kaleburnu
Γαληνοπωρνή

Kaplıca
Δαυλός



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.

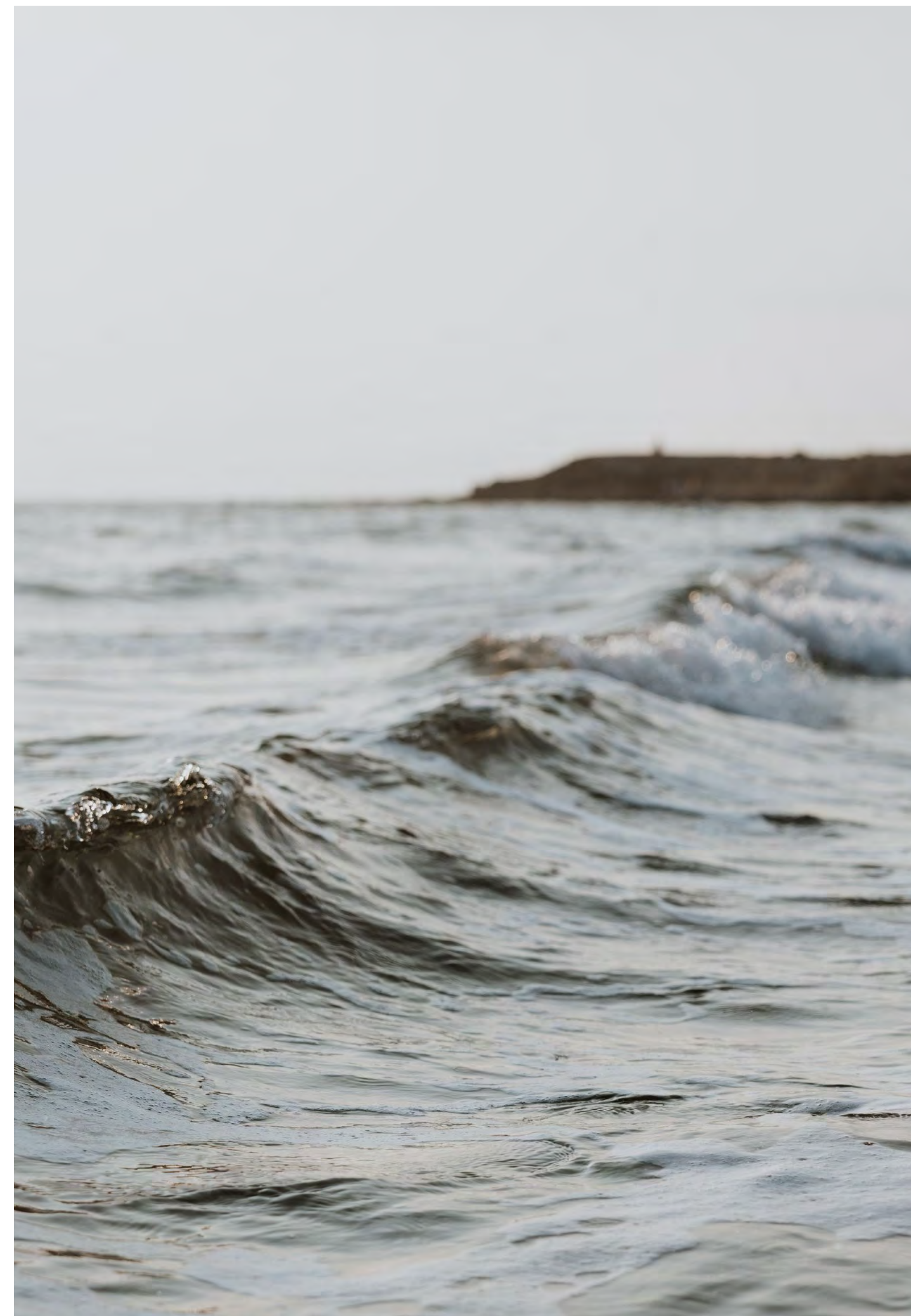




: nest is located in Germasogeia, Limassol, a residential area known for its convenience, accessibility and balanced lifestyle. The neighborhood offers quick connections to Kolonakiou Avenue, the main highway, international schools, supermarkets, cafes, restaurants, sports clubs and wellness facilities.

Despite its central accessibility, the area maintains a quiet residential character, offering a sense of privacy and comfort. The coastline and beaches are within close proximity, providing easy access to seaside leisure and outdoor activities.

This location is well-suited for both permanent residence and investment, supported by strong local and international demand.





:nest is a contemporary residential development designed to offer a calm, comfortable and well-balanced living experience in one of Limassol's most desirable districts. The architectural approach emphasizes clean lines, functional layouts and bright interiors, complemented by generous covered verandas that invite natural light and extend the living space outdoors. Many apartments enjoy beautiful open views towards the city and the sea, creating a sense of elevation and visual openness.





The project features a thoughtfully selected mix of **1-, 2- and 3-bedroom apartments**, each designed with efficient interior planning and quality finishing materials. Homes come with thermal insulation building envelopes, provisions for air-conditioning and underfloor heating, as well as private covered parking and storage rooms.





The development is complemented by thoughtfully designed shared spaces that support comfort, wellness and a balanced everyday lifestyle:

- Landscaped communal areas with seating and greenery
- Outdoor swimming pool for residents' leisure and relaxation
- Fully equipped gym for everyday fitness
- Sauna and wellness facilities for restorative routines
- Co-working lounge ideal for remote work and study
- Children's playground and outdoor activity spaces
- Secure environment with internal access roads and controlled entrance

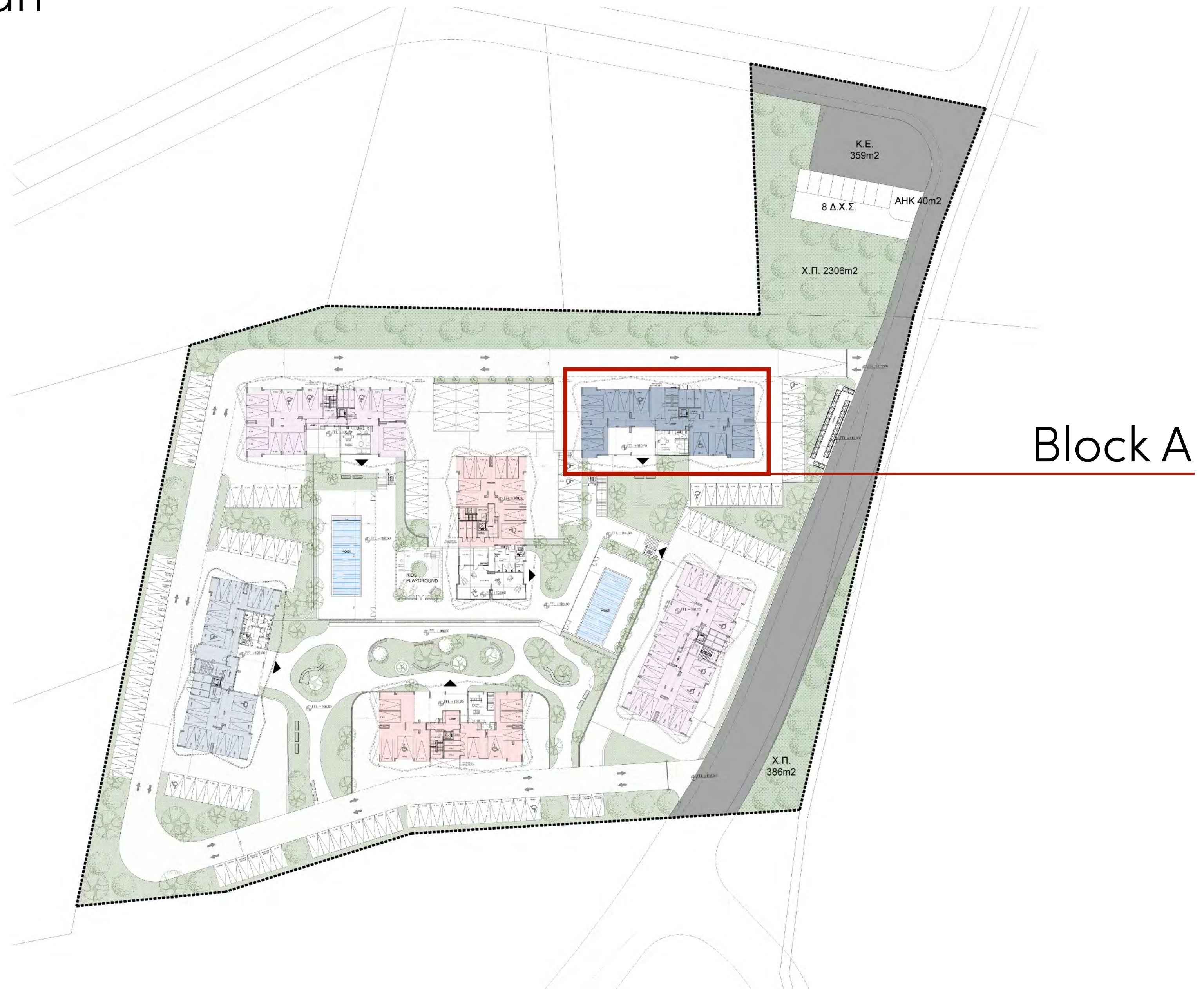




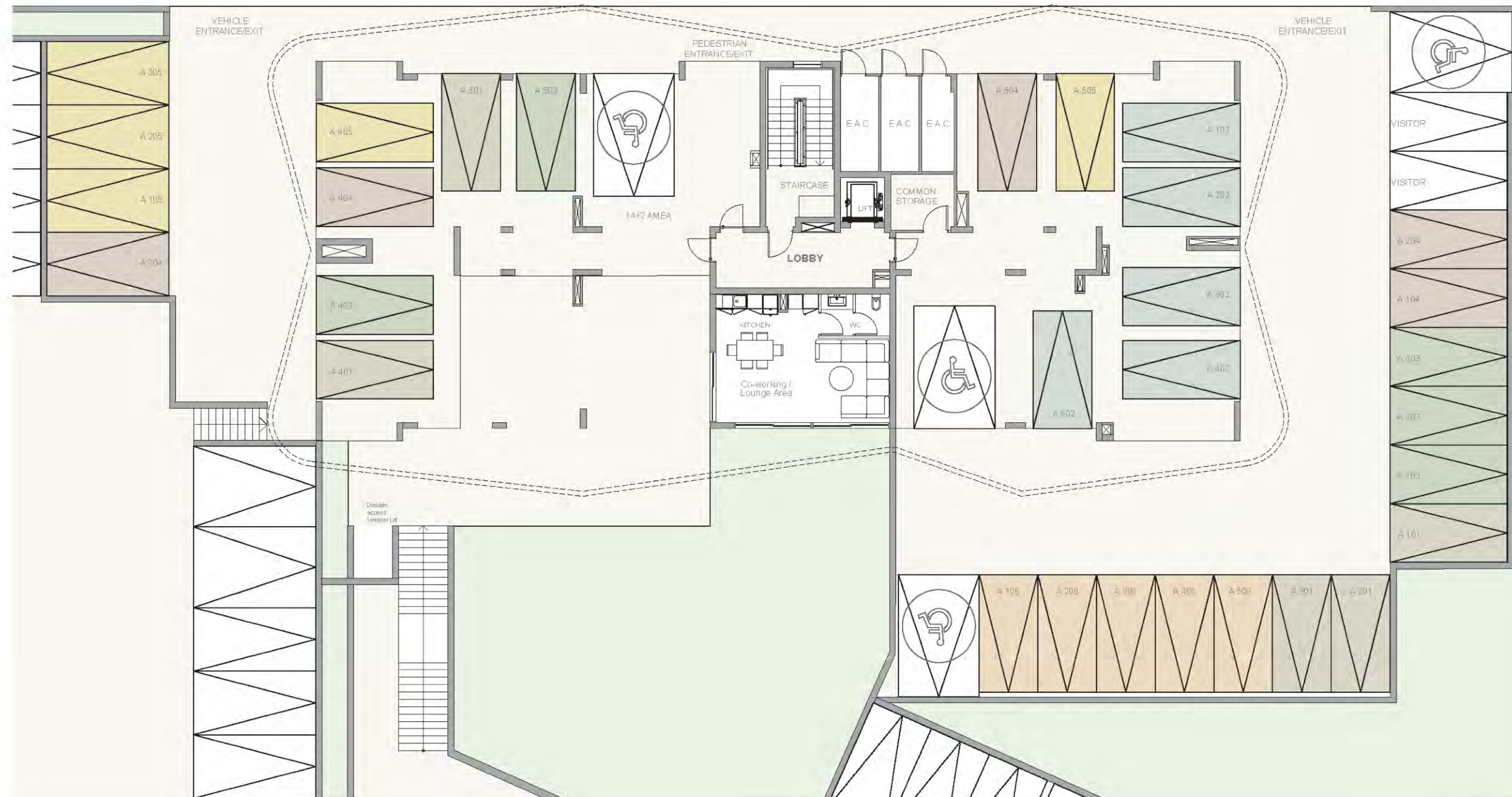
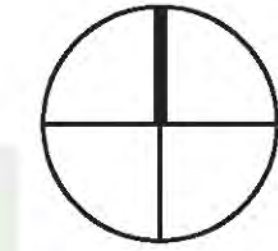


nest | area list | block A

Floor	Unit	Type	Bedrooms	Bathrooms	Private Interior	Covered Veranda	Sellable Area	TOTAL AREA
BLOCK A								
1st	A101	Apartment	2	2	83.15	25.05	108.20	108.20
	A102	Apartment	3	2	102.20	26.90	129.10	129.10
	A103	Apartment	2	2	82.20	17.17	99.37	99.37
	A104	Apartment	2	2	79.05	21.75	100.80	100.80
	A105	Apartment	2	2	79.05	21.75	100.80	100.80
	A106	Apartment	1	1	50.35	14.00	64.35	64.35
2nd	A201	Apartment	2	2	83.15	25.05	108.20	108.20
	A202	Apartment	3	2	102.20	26.90	129.10	129.10
	A203	Apartment	2	2	82.20	17.17	99.37	99.37
	A204	Apartment	2	2	79.05	21.75	100.80	100.80
	A205	Apartment	2	2	79.05	21.75	100.80	100.80
	A206	Apartment	1	1	50.35	14.00	64.35	64.35
3rd	A301	Apartment	2	2	83.15	25.05	108.20	108.20
	A302	Apartment	3	2	102.20	26.90	129.10	129.10
	A303	Apartment	2	2	82.20	17.17	99.37	99.37
	A304	Apartment	2	2	79.05	21.75	100.80	100.80
	A305	Apartment	2	2	79.05	21.75	100.80	100.80
	A306	Apartment	1	1	50.35	14.00	64.35	64.35
4th	A401	Apartment	2	2	83.15	25.05	108.20	108.20
	A402	Apartment	3	2	102.20	26.90	129.10	129.10
	A403	Apartment	2	2	82.20	17.17	99.37	99.37
	A404	Apartment	2	2	79.05	21.75	100.80	100.80
	A405	Apartment	2	2	79.05	21.75	100.80	100.80
	A406	Apartment	1	1	50.35	14.00	64.35	64.35
5th	A501	Apartment	2	2	83.15	25.05	108.20	108.20
	A502	Apartment	3	2	102.20	26.90	129.10	129.10
	A503	Apartment	2	2	82.20	17.17	99.37	99.37
	A504	Apartment	2	2	79.05	21.75	100.80	100.80
	A505	Apartment	2	2	79.05	21.75	100.80	100.80
	A506	Apartment	1	1	50.35	14.00	64.35	64.35
TOTAL BLOCK A			30 Units		2,380.00	633.10	3,013.10	3,013.10

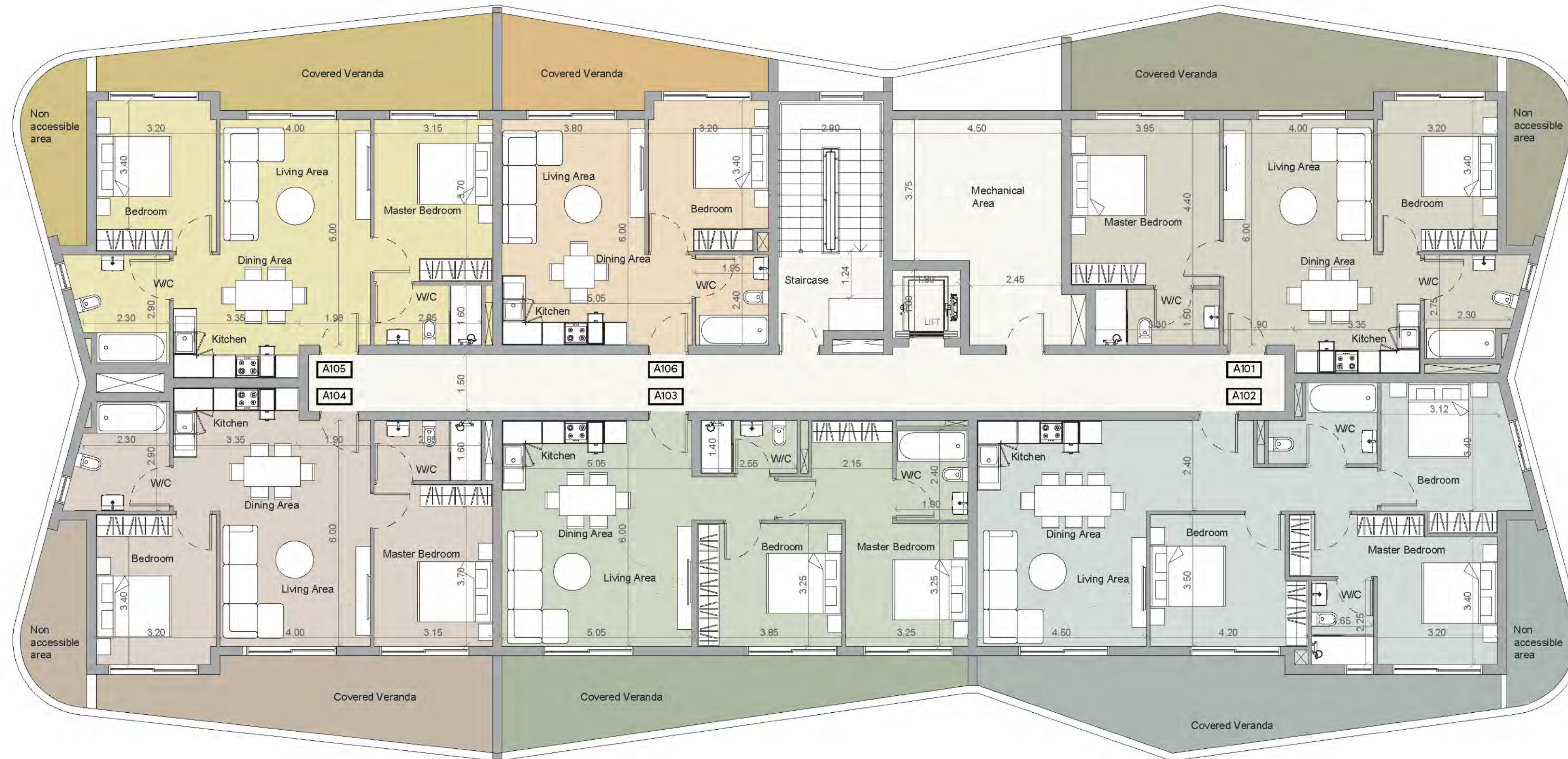
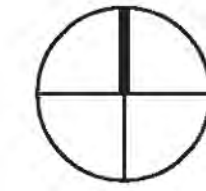


● nest | floor plan



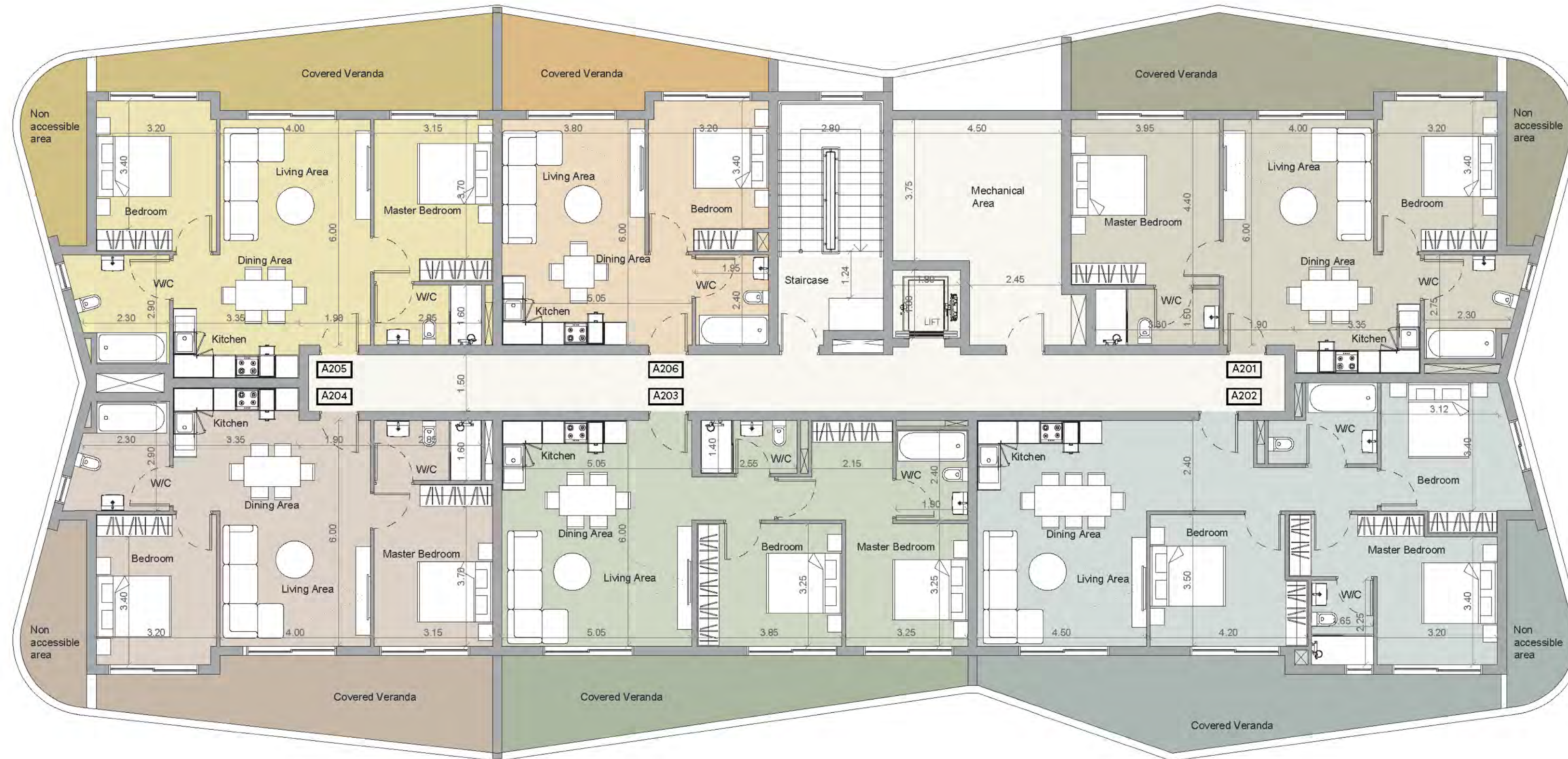
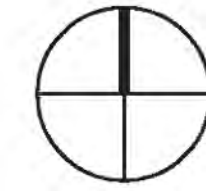
GROUND FLOOR PLAN

● nest | floor plan



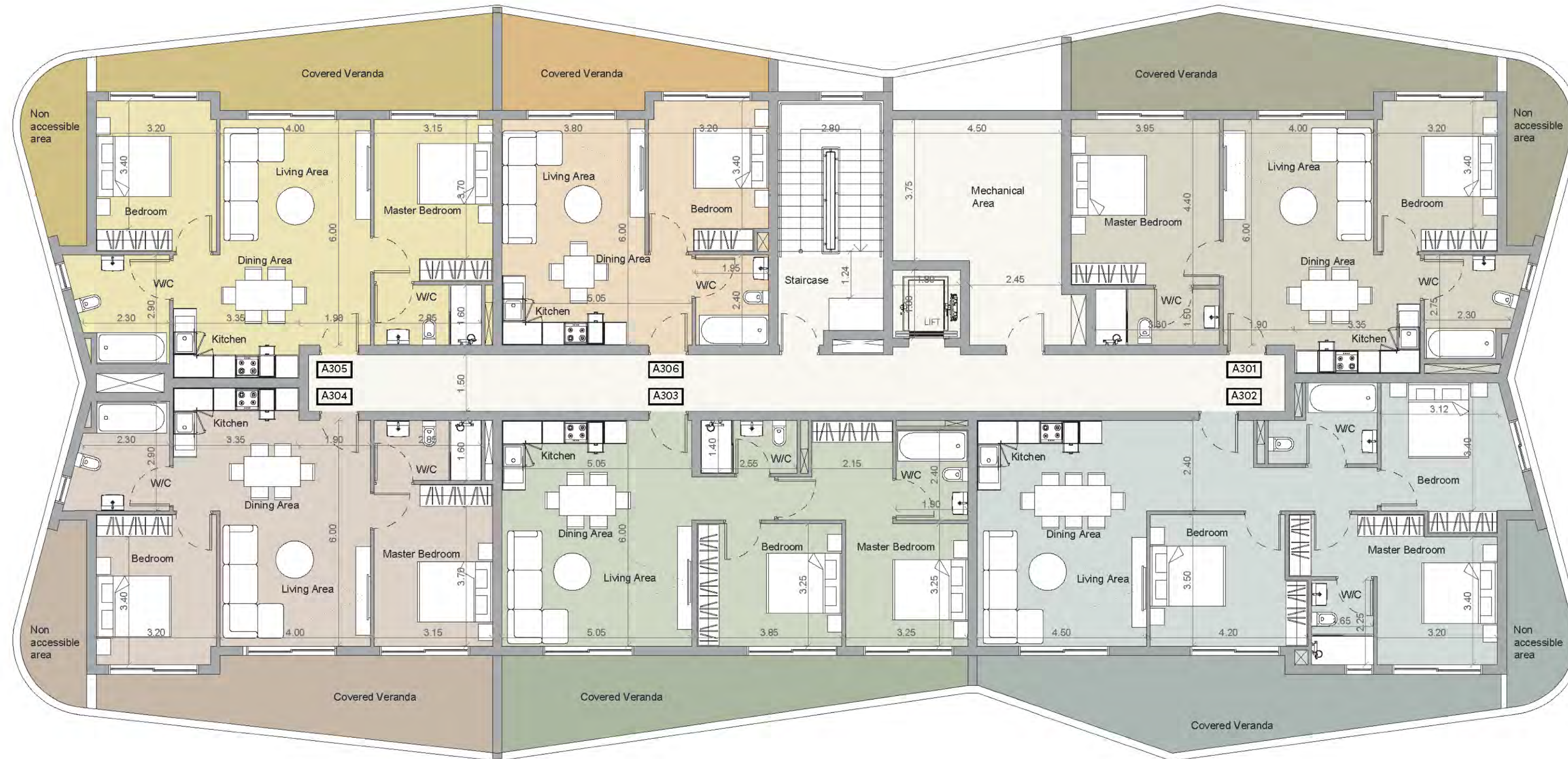
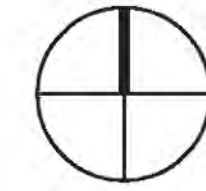
1st FLOOR PLAN

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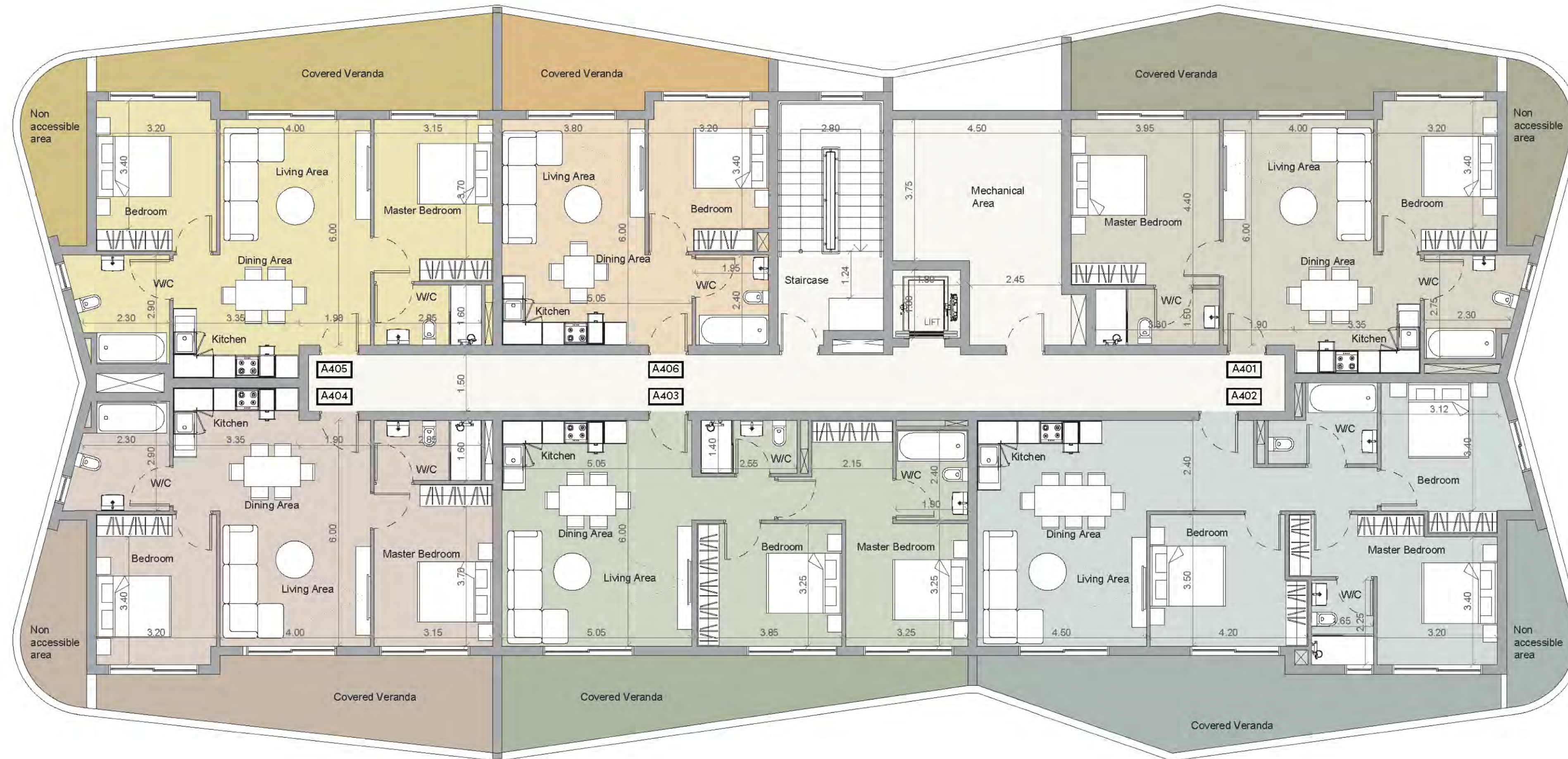
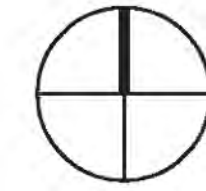
2nd FLOOR PLAN

nest | floor plan



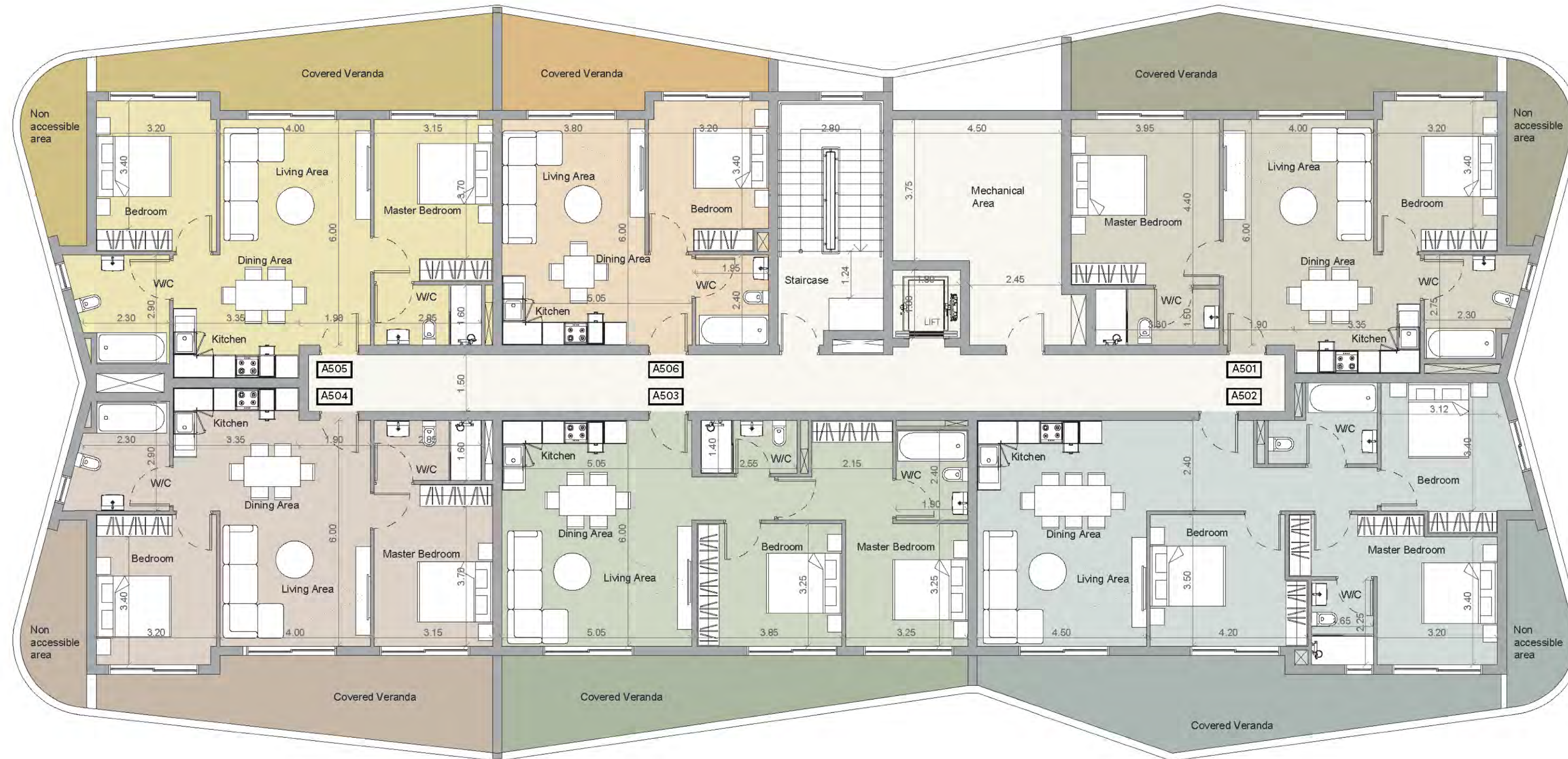
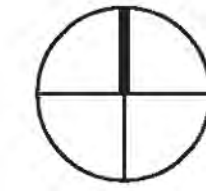
3rd FLOOR PLAN

● nest | floor plan



4th FLOOR PLAN

● nest | floor plan



5th FLOOR PLAN

nest – finishes Smart +

The villas are designed with durable, modern finishes that ensure comfort, quality, and timeless style:

- Reinforced concrete structure with thermal-insulated exterior walls
- Laminate parquet flooring in living areas and bedrooms; ceramic tiles in bathrooms and verandas
- Contemporary melamine kitchen cabinets and wardrobes with clean, functional layouts
- Artificial granite kitchen worktop with tiled backsplash
- High-performance ALUMIL thermal aluminum frames and double-glazed windows
- Chrome-finish sanitary ware and mixers
- Provision for split A/C units and underfloor heating





build. better. future.



bbf®

HEADQUARTERS

Limassol Ambelokion 28 Street,
P. Germasogeia 4046 Limassol,
Cyprus

info@bbf.com

+357(25)-315-300