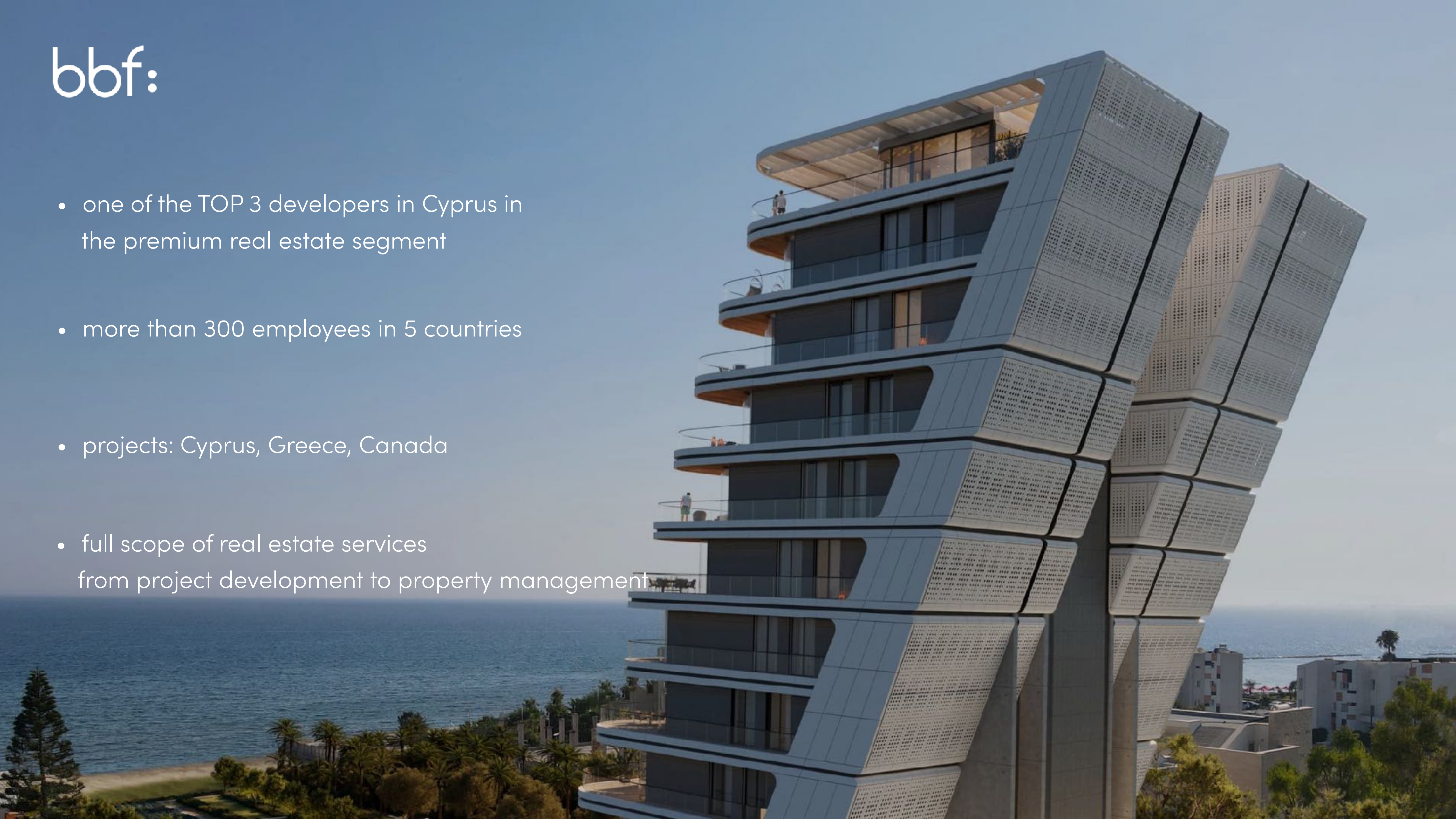




ridge

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



Paphos airport, 45 min

Trodos mountains, 40 min

Nicosia, 60 min

Larnaka airport, 40 min

Marina, 10 min
Tourist area with 5* hotels, 5 min

Lady's mile beach, 20 min

: ridge

Cyprus

Nicosia
Λευκωσία

Akama National Forest Park
Εθνικό Δασικό Πάρκο Ακάμα

Paphos Forest
Δάσος Πάφου

Cyprus
Κύπρος

Larnaca Bay
Κόλπος Λαρνακας

Limassol Salt Lake
Αλυκή Λεμεσού

Karlica
Δαυλός

Mehmetcik
Γαλάτεια

Bafra
Βοκολίδα

Kalecik
Γαστριά

Tatlisu
Ακανθού

Αγιος
Αμβροσιος
Κερυνειας

Girne
Κερύνεια

Alsancak
Καραβάς

Karşıyaka
Βασιλεία

Koruçam
Κορμακίτης

Sadrazamköy
Λιβέρα

Akdeniz
Αγία Ειρήνη
Κερυνειας

Güzelyurt
Μόρφου

Güzelyurt Körfezi
Κόλπος Μορφου

Kato Pyrgos
Κάτω Πύργος

Romos
Ρώμος

Strovolos
Στρόβολος

Kokkinotrimithia
Κοκκινότριμιθιά

Astromeritis
Αστρομερίτης

Lefke
Λεύκα

Enrychou
Ευρύχου

Kakopetria
Κακοπετριά

Athienou
Αθηνού

Dali
Δάλι

Lythrodontas
Λυθροδόντας

Agros
Αγρός

Pano Platres
Πάνω Πλάτρες

Pano Panagia
Πάνω Παναγιά

Kathikas
Κάθικας

Peyia
Πέγεια

Larnaca
Λάρνακα

Dromolaxia
Κίτι

Mazotos
Μαζωτός

Pano Lefkara
Πάνω Λεύκαρα

Kofinou
Κοφίνου

Kalavasos
Καλαβασός

Zygi
Ζύγι

Germasogeia
Γερμασόγεια

Ypsonas
Υψωνας

Anogyra
Ανώγυρα

Kouklia
Κούκλια

Pissouri
Πισσούρι

Timi
Τιμή

Episkopi Bay

Liopetri
Λιοπέτρι

Paralimni
Παραλίμνι

Yeni Boğaziçi
Αγ. Σέργιος

Paşaköy
'Ασκεια

Serdarli
Κιάδος

Değirmenlik
Κυθρέα

Geçitkale
Λευκόνοικο

Gazimağusa Körfezi
Κόλπος Αμμόχωστου

Yeni Erenköy
Αιγιαλούσα

Yeşilköy
Αγ. Ανδρόνικος

Kaleburnu
Γαληνοπιωρή

Ziyamet
Λεωνάρισο

Mehmetcik
Γαλάτεια

Bafra
Βοκολίδα

Kalecik
Γαστριά

Tatlisu
Ακανθού

Αγιος
Αμβροσιος
Κερυνειας

Girne
Κερύνεια

Alsancak
Καραβάς

Karşıyaka
Βασιλεία

Koruçam
Κορμακίτης

Sadrazamköy
Λιβέρα

Akdeniz
Αγία Ειρήνη
Κερυνειας

Güzelyurt
Μόρφου

Güzelyurt Körfezi
Κόλπος Μορφου

Kato Pyrgos
Κάτω Πύργος

Romos
Ρώμος

Strovolos
Στρόβολος

Kokkinotrimithia
Κοκκινότριμιθιά

Astromeritis
Αστρομερίτης

Lefke
Λεύκα

Enrychou
Ευρύχου

Kakopetria
Κακοπετριά

Athienou
Αθηνού

Dali
Δάλι

Lythrodontas
Λυθροδόντας

Agros
Αγρός

Pano Platres
Πάνω Πλάτρες

Pano Panagia
Πάνω Παναγιά

Kathikas
Κάθικας

Peyia
Πέγεια

Larnaca
Λάρνακα

Dromolaxia
Κίτι

Mazotos
Μαζωτός

Pano Lefkara
Πάνω Λεύκαρα

Kofinou
Κοφίνου

Kalavasos
Καλαβασός

Zygi
Ζύγι

Germasogeia
Γερμασόγεια

Ypsonas
Υψωνας

Anogyra
Ανώγυρα

Kouklia
Κούκλια

Pissouri
Πισσούρι

Timi
Τιμή

Episkopi Bay

Liopetri
Λιοπέτρι

Paralimni
Παραλίμνι

Yeni Boğaziçi
Αγ. Σέργιος

Paşaköy
'Ασκεια

Serdarli
Κιάδος

Değirmenlik
Κυθρέα

Geçitkale
Λευκόνοικο

Gazimağusa Körfezi
Κόλπος Αμμόχωστου

Yeni Erenköy
Αιγιαλούσα

Yeşilköy
Αγ. Ανδρόνικος

Kaleburnu
Γαληνοπιωρή

Ziyamet
Λεωνάρισο

Mehmetcik
Γαλάτεια

Bafra
Βοκολίδα

Kalecik
Γαστριά

Tatlisu
Ακανθού

Αγιος
Αμβροσιος
Κερυνειας

Girne
Κερύνεια

Alsancak
Καραβάς

Karşıyaka
Βασιλεία

Koruçam
Κορμακίτης

Sadrazamköy
Λιβέρα

Akdeniz
Αγία Ειρήνη
Κερυνειας

Güzelyurt
Μόρφου

Güzelyurt Körfezi
Κόλπος Μορφου

Kato Pyrgos
Κάτω Πύργος

Romos
Ρώμος

Strovolos
Στρόβολος

Kokkinotrimithia
Κοκκινότριμιθιά

Astromeritis
Αστρομερίτης

Lefke
Λεύκα

Enrychou
Ευρύχου

Kakopetria
Κακοπετριά

Athienou
Αθηνού

Dali
Δάλι

Lythrodontas
Λυθροδόντας

Agros
Αγρός

Pano Platres
Πάνω Πλάτρες

Pano Panagia
Πάνω Παναγιά

Kathikas
Κάθικας

Peyia
Πέγεια

Larnaca
Λάρνακα

Dromolaxia
Κίτι

Mazotos
Μαζωτός

Pano Lefkara
Πάνω Λεύκαρα

Kofinou
Κοφίνου

Kalavasos
Καλαβασός

Zygi
Ζύγι

Germasogeia
Γερμασόγεια

Ypsonas
Υψωνας

Anogyra
Ανώγυρα

Kouklia
Κούκλια

Pissouri
Πισσούρι

Timi
Τιμή

Episkopi Bay



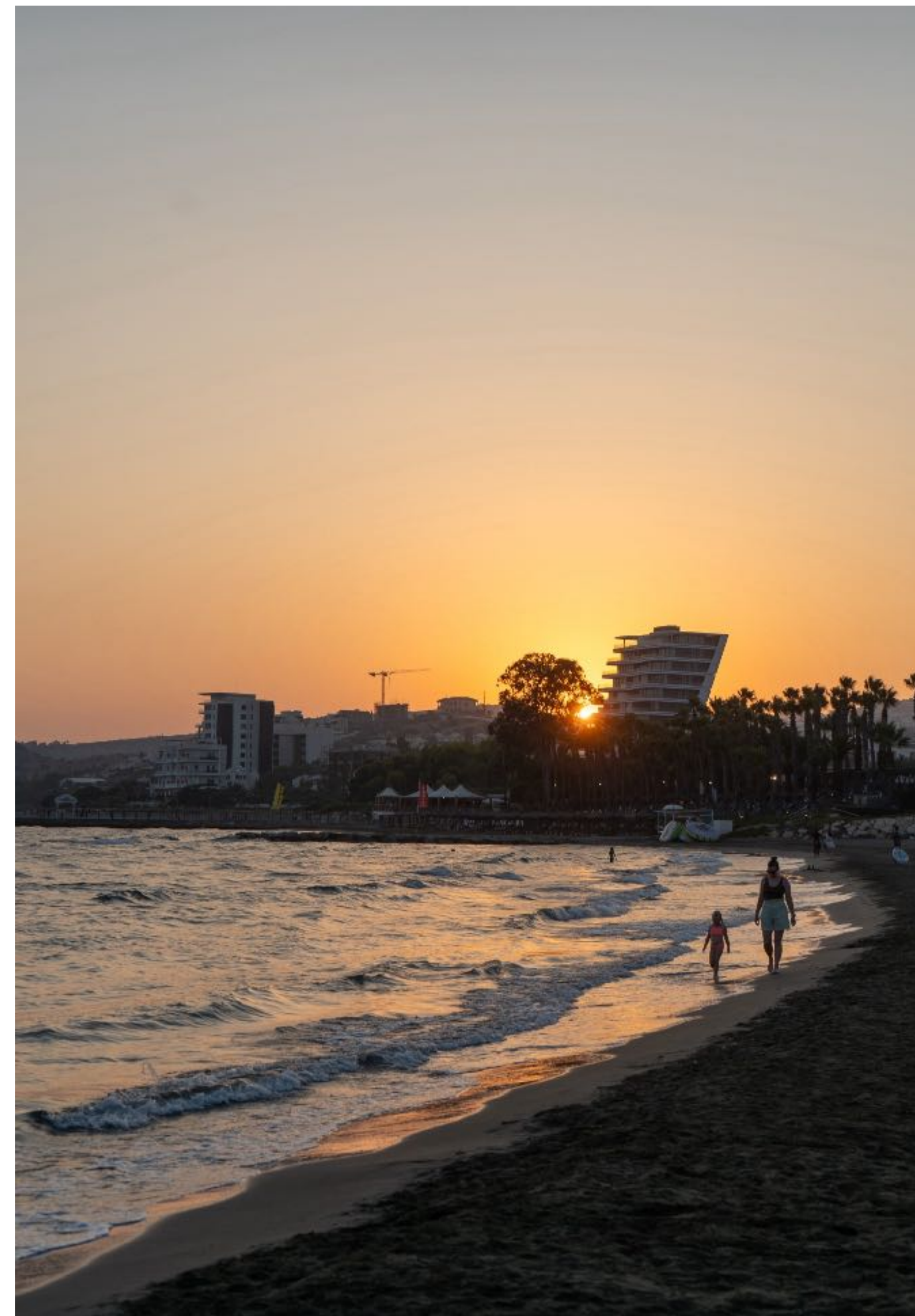
Limassol is the business capital of Cyprus, known for its dynamic economy, thriving international community, and fast-growing real estate sector. Set along the island's southern coast, it seamlessly combines cosmopolitan city life with resort-style living, offering beautiful beaches, vibrant nightlife, 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.





Agios Tychonas is one of Limassol's most prestigious coastal areas, offering an exclusive lifestyle in close proximity to the city. Known for its prime location by the sea, the area combines luxury seaside living with excellent accessibility to Limassol's business and leisure districts.

Once a traditional village, Agios Tychonas has transformed into a highly sought-after destination featuring five-star resorts, upscale residences, and elegant beachfront developments. Its blend of pristine beaches, fine dining, wellness facilities, and strong infrastructure makes it an attractive choice for both holidaymakers and discerning homeowners seeking a refined lifestyle in a vibrant yet serene Mediterranean setting.





Located in the established residential district of **Agios Tychonas**, this development comprises a curated complex of villas designed to balance community security with individual privacy.

The project is situated in a high-value coastal zone that offers immediate connectivity to Limassol's premier leisure infrastructure. Residents benefit from direct proximity to the city's elite **5-star hotel corridor** and culinary scene. The location provides effortless access to organized **sandy beaches**, allowing residents to transition from a private home environment to the coastline's recreational amenities in minutes.



● ridge | masterplan



ridge | villa 9

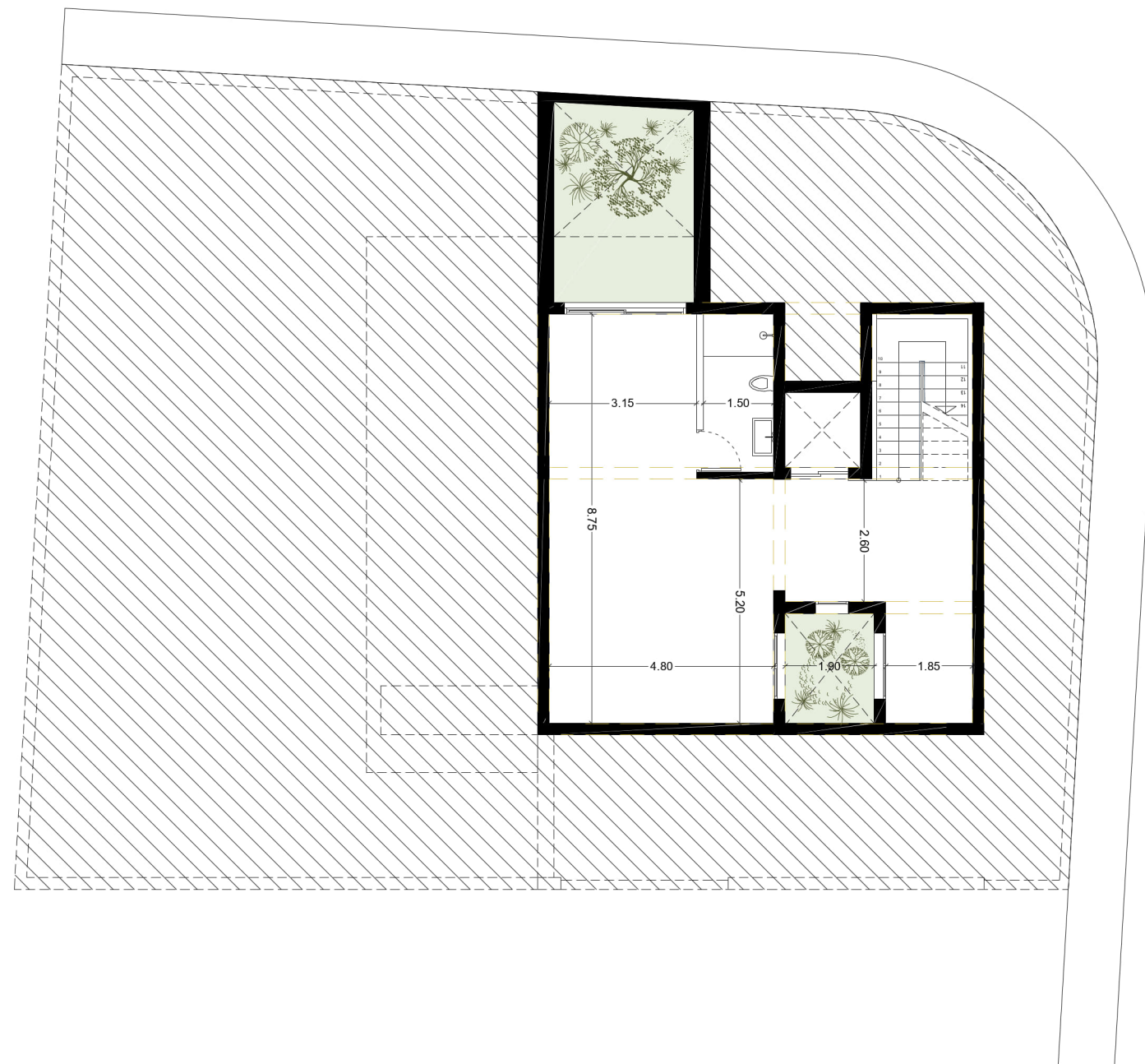
The Residence Villa 9 creates a distinct separation between social and private spheres across a total area of 271 m². Designed with a functional 3.10m ceiling height, the interiors maximize volume and natural light without relying on artificial staging. The ground floor establishes a linear flow from the open-plan living and dining areas directly to the external pool deck and veranda, effectively extending the usable living space



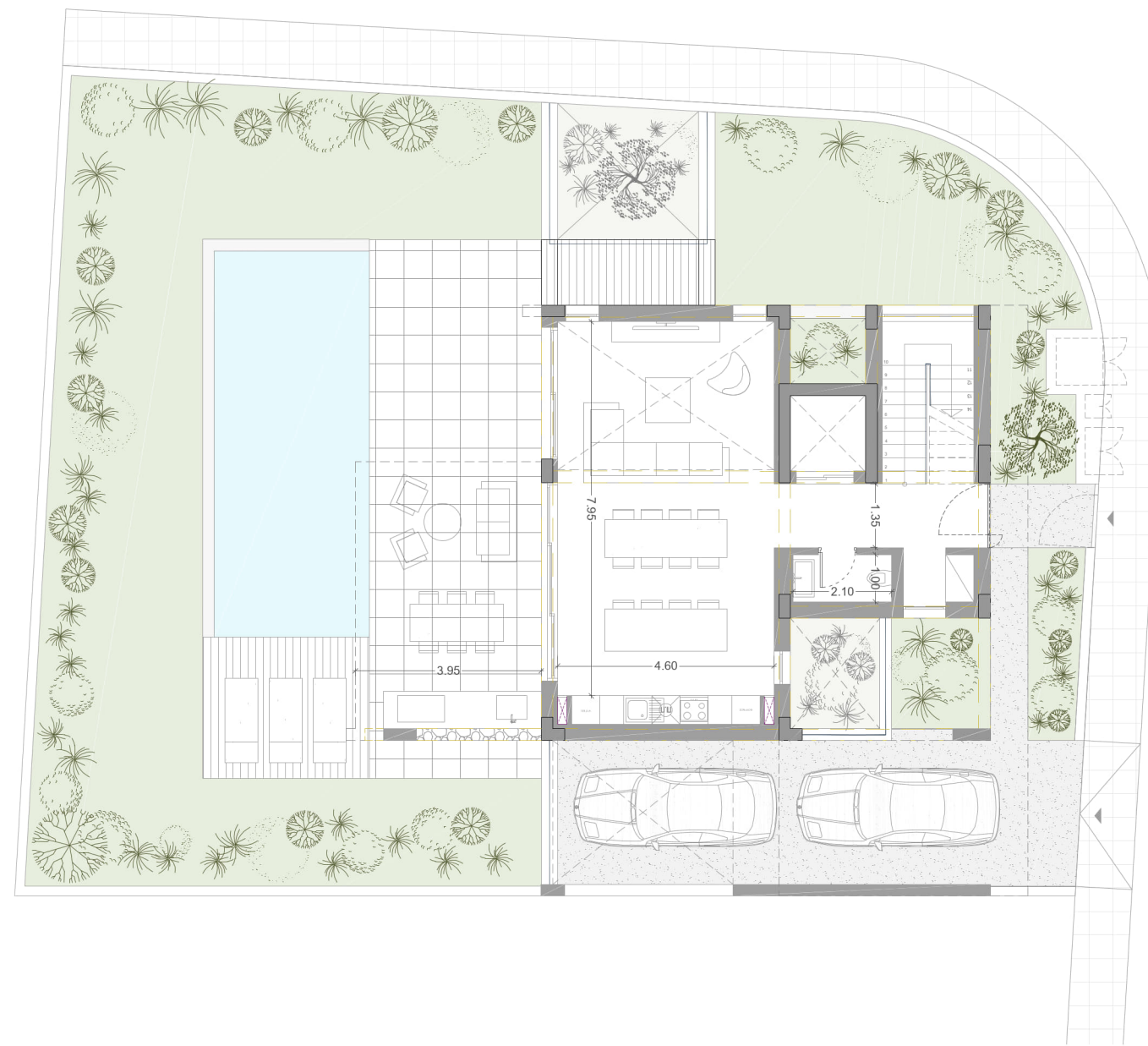
ridge | area list

TYPE	FL	UNIT NO	PROPERTY TYPE or USE	NO OF BED- ROOMS	NO OF BATH- ROOMS	PRIV S.P.	NO OF PARK SPACES	AREA (m2)					
								1	2	3	4	5	6
								Private Interior (Gross area)	Covered Veranda	Sellable Area (1+2)	COVERED PARKING	UNCOVERED VERANDAS	PLOT AREA
B	Basement	9	House	3	4	OPTIONAL	2	81.20		81.20		12.86	
	Ground Floor							74.60	23.40	98.00	20.70	17.25	
	1st Floor							92.16		92.16			
	House 9							248 m2	23 m2	271 m2	21 m2	30.11	377m2

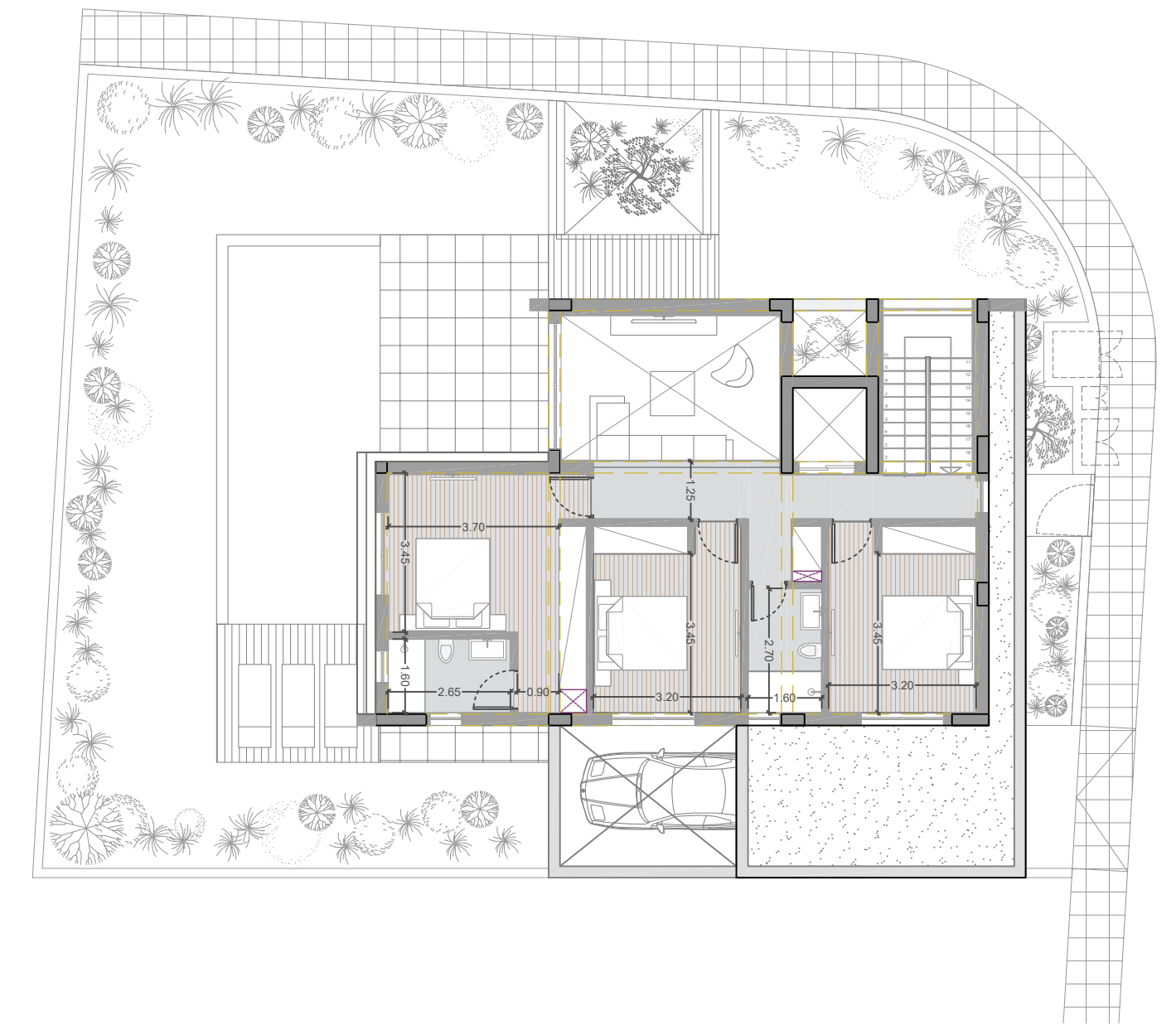
● ridge | villa 9



basement



ground floor



1st floor

ridge | signature finishes

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 Ambelakion 28 Street,
P. Germasogeia 4046 Limassol,
Cyprus

info@bbf.com

+357(25)-315-300