

upside



bbf:

Limassol

**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.





Paphos airport, 45 min

Trodos mountains, 40 min

Larnaka airport, 40 min

Nicosia, 60 min

: upside

Tourist area with 5\* hotels, 12 min

Marina, 15 min

Lady's mile beach, 20 min

Cyprus

Akama National Forest Park  
Εθνικό Δασικό Πάρκο Ακάμα

Polis Chrysochous  
Πόλη Χρυσοχούς

Paphos Forest  
Δάσος Πάφου

Pano Panagia  
Πάνω Παναγιά

Pano Platres  
Πάνω Πλάτρες

Omodos  
Όμοδος

Anogyra  
Ανώγυρα

Timi  
Τιμή

Kouklia  
Κούκλια Πάφου

Pissouri  
Πισσούρι

Ypsonas  
Υψωνας

Limassol  
Λεμεσός

Episkopi Bay  
Λιμνοθάλασσα Αλυκή Λεμεσού

Limassol Salt Lake

Germasogeia  
Γερμασόγεια

Pyrgos  
Πύργος

Zygi  
Ζύγι

Kalavasos  
Καλαβασός

Kofinou  
Κοφίνου

Pano Lefkara  
Πάνω Λεύκαρα

Lythrodontas  
Λυθροδόντας

Cyprus  
Κύπρος

Dali  
Δάλι

Athienou  
Αθηνένου

Strovolos  
Στρόβολος

Latsia  
Λατσαία

Astromeritis  
Αστρομερίτης

Kokkinotrimithia  
Κοκκινότριμιθιά

Lefke  
Λεύκα

Enrychou  
Ευρύχου

Kakopetria  
Κακοπετριά

Romos  
Ρώμος

Kato Pyrgos  
Κάτω Πύργος

Güzelyurt Körfezi  
Κόλπος Μορφου

Güzelyurt  
Μόρφου

Akdeniz  
Αγία Ειρήνη Κερυνείας

Koruçam  
Κορμακίτης

Sadrazamköy  
Λιβερα

Karşıyaka  
Βασιλεία

Alsancak  
Καραβάς

Girne  
Κερύνεια

Αγιος  
Αμβροσιος Κερυνείας

Tatlısu  
Ακανθού

Karlıca  
Δαυλός

Mehmetçik  
Γαλάτεια

Bafra  
Βοκολίδα

Kalecik  
Γαστριά

Yeni İskele  
Τρίκωμο

Geçitkale  
Λευκόνοικο

Değirmenlik  
Κυθρέα

Serdarlı  
Κιαδος

Aslanköy  
Αγγαστίνα

Paşaköy  
Άσκεια

Gazimağusa Körfezi  
Κόλπος Αμμόχωστου

Yeni Boğaziçi  
Αγ. Σέργιος

Gazimağusa  
Αμμόχωστος

Paralimni  
Παραλίμνι

Liopeetri  
Λιοπέτρι

Ayia Napa  
Αγ. Νάπα

Xylofaou  
Ξυλοφάγου

Pyla  
Πύλα

Oroklini  
Ορόκλινη

Larnaca Bay  
Κόλπος Λαρνακας

Larnaca  
Λάρνακα

Aradippou  
Αραδίππου

Dromolaxia  
Δρομολαξία

Kiti  
Κίτι

Mazotos  
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Agios

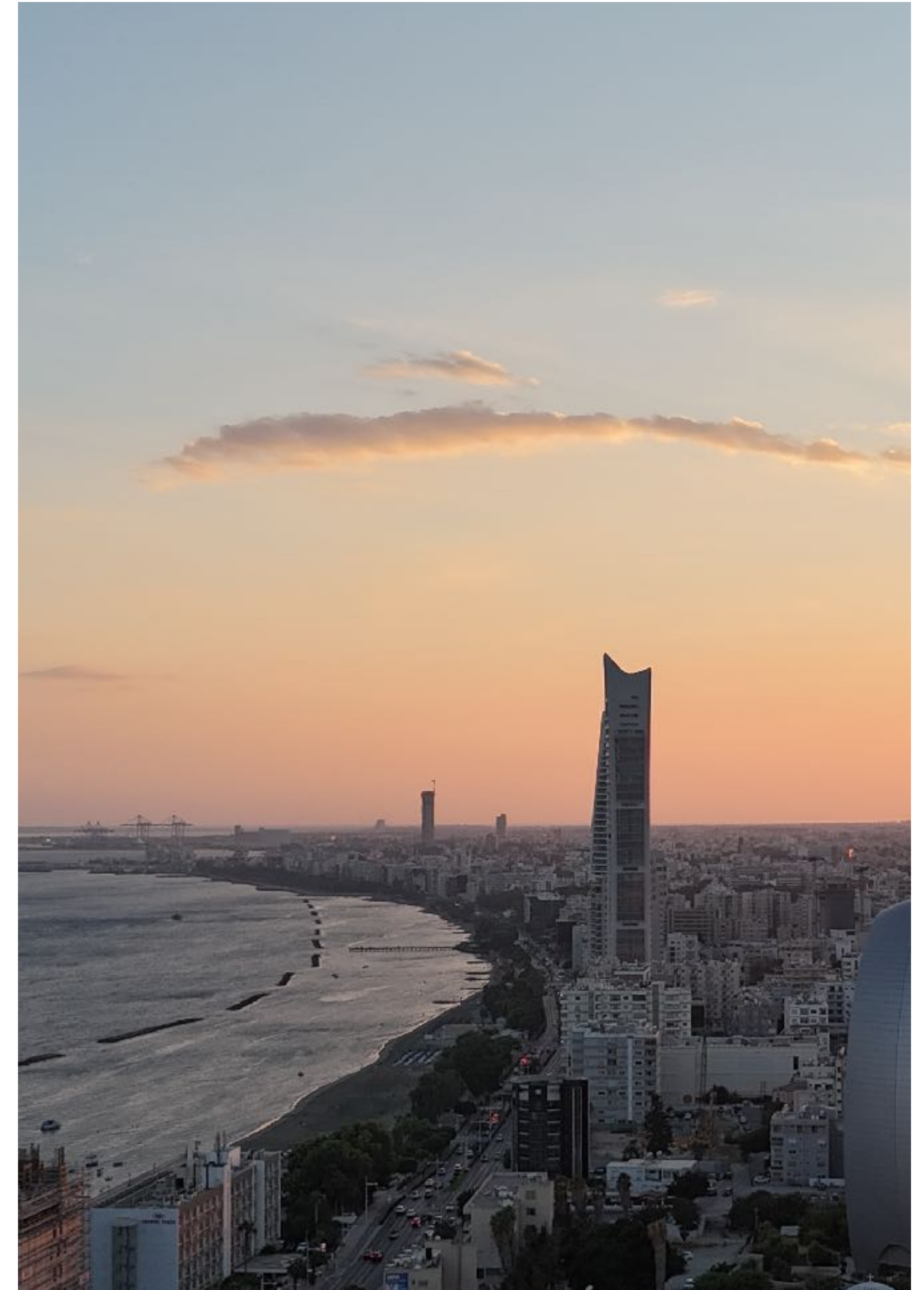
Athanasios

Agios Athanasios is a prime residential area in Limassol, offering a perfect balance between urban convenience and a quiet lifestyle. It is ideal for those who want everything within reach while staying in a well-established neighborhood.

**key features of the area:**

- **ultimate accessibility:** Located just minutes away from the city's main business hubs, the charming Old Town, and the Limassol coastline.
- **everything at your doorstep:** The area is packed with essential infrastructure, including large supermarkets, pharmacies, banks, and a variety of retail shops.
- **strategic connection:** Situated right next to the city center with immediate access to the highway, ensuring easy travel across Limassol and to other cities.

because of its central location and proximity to all essential amenities, the lower part of Agios Athanasios is one of the most practical and sought-after areas for both living and property investment.







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: upside

experience refined contemporary living with :upside, a modern residential development located in the prestigious area of Agios Athanasios, Limassol.

positioned in one of the city's most desirable neighbourhoods, the project offers the perfect balance between privacy, comfort, and direct access to key destinations.



unit mix **studio, 1-4 bdrm**

swimming pool, gym

covered parking

lobby in each block

bbf:

## project highlights:



**Exclusive Amenities:** Residents have access to a common swimming pool and a gym.

**Energy Efficiency & Comfort:** The building features thermal insulation, double-glazed thermal glass, solar collectors for hot water, and provisions for underfloor heating and split A/C units.

**Diverse Unit Selection:** The development offers a wide range of living options, including studios and one- to four-bedroom apartments.

**Safety Standards:** Constructed with a reinforced concrete frame designed for earthquake resistance according to Eurocodes, featuring fire-rated entrance doors.





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# area list| block A

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED- ROOMS	NO OF BATH- ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	Uncovered Veranda	Common area per unit	TOTAL AREA
1st	A101	Apartment	Studio	1	1	3%	41.10	12.90	54.00		7.90	54.00
	A102	Apartment	1	1	1	4%	54.85	15.80	70.65		10.34	70.65
	A103	Apartment	3	3	1	8%	110.00	27.95	137.95	6.20	20.19	137.95
	A104	Apartment	1	1	1	4%	53.40	10.90	64.30		9.41	64.30
	A105	Apartment	1	1	1	4%	53.90	10.70	64.60		9.45	64.60
2nd	A201	Apartment	2	2	1	6%	82.30	21.10	103.40		15.13	103.40
	A202	Apartment	2	2	1	6%	77.10	20.00	97.10		14.21	97.10
	A203	Apartment	2	2	1	7%	85.15	25.85	111.00		16.24	111.00
	A204	Apartment	2	2	1	6%	82.20	21.50	103.70		15.17	103.70
3rd	A301	Apartment	2	2	1	6%	82.30	21.10	103.40		15.13	103.40
	A302	Apartment	2	2	1	6%	77.10	20.00	97.10		14.21	97.10
	A303	Apartment	2	2	1	7%	85.10	25.80	110.90		16.23	110.90
	A304	Apartment	2	1	1	6%	82.20	21.50	103.70		15.17	103.70
4th	A401	Apartment	2	2	1	6%	82.30	21.10	103.40		15.13	103.40
	A402	Apartment	4	3	1	11%	137.20	35.70	172.90		25.30	172.90
	A403	Apartment	3	3	1	8%	107.30	31.00	138.30		20.24	138.30

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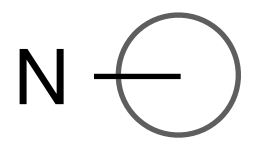
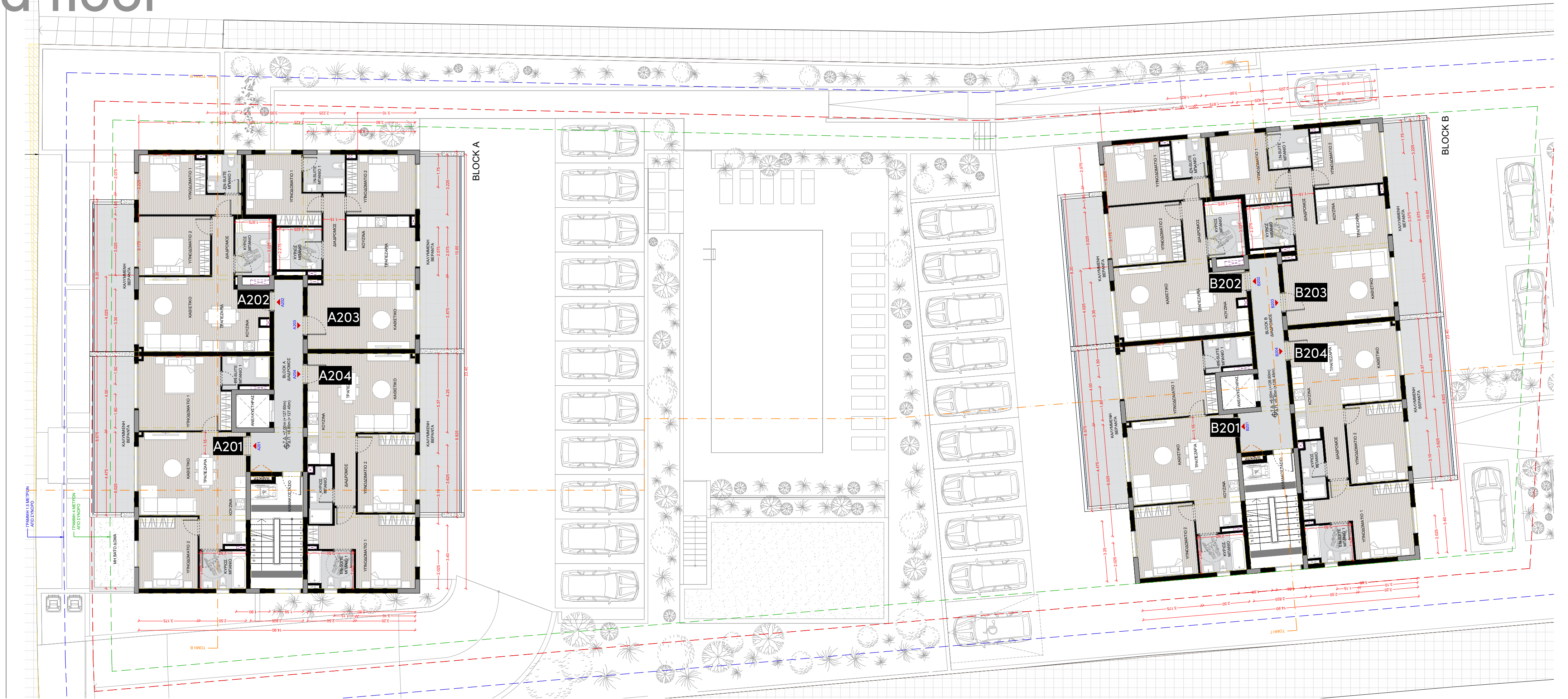
# area list| block B

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH-ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	Common area per unit	TOTAL AREA
1st	B101	Apartment	1	1	1	4%	55.30	11.60	66.90	9.28	66.90
	B102	Apartment	1	1	1	4%	54.20	11.30	65.50	9.09	65.50
	B103	Apartment	3	3	1	9%	110.00	34.40	144.40	20.04	144.40
	B104	Apartment	1	1	1	4%	53.40	10.90	64.30	8.92	64.30
	B105	Apartment	1	1	1	4%	53.90	10.70	64.60	8.96	64.60
2nd	B201	Apartment	2	2	1	6%	82.30	21.10	103.40	14.35	103.40
	B202	Apartment	2	2	1	6%	77.10	20.00	97.10	13.47	97.10
	B203	Apartment	2	2	1	7%	85.10	25.85	110.95	15.39	110.95
	B204	Apartment	2	2	1	6%	82.20	21.50	103.70	14.39	103.70
3rd	B301	Apartment	2	2	1	6%	82.30	21.10	103.40	14.35	103.40
	B302	Apartment	2	2	1	6%	77.10	20.00	97.10	13.47	97.10
	B303	Apartment	2	2	1	7%	85.10	25.85	110.95	15.39	110.95
	B304	Apartment	2	2	1	6%	82.20	21.50	103.70	14.39	103.70
4th	B401	Apartment	2	2	1	6%	82.30	21.10	103.40	14.35	103.40
	B402	Apartment	4	3	1	11%	137.20	36.30	173.50	24.07	173.50
	B403	Apartment	3	3	1	8%	107.30	31.00	138.30	19.19	138.30

# bbf: 1st floor

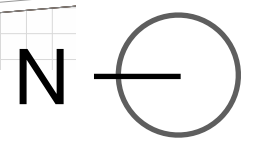
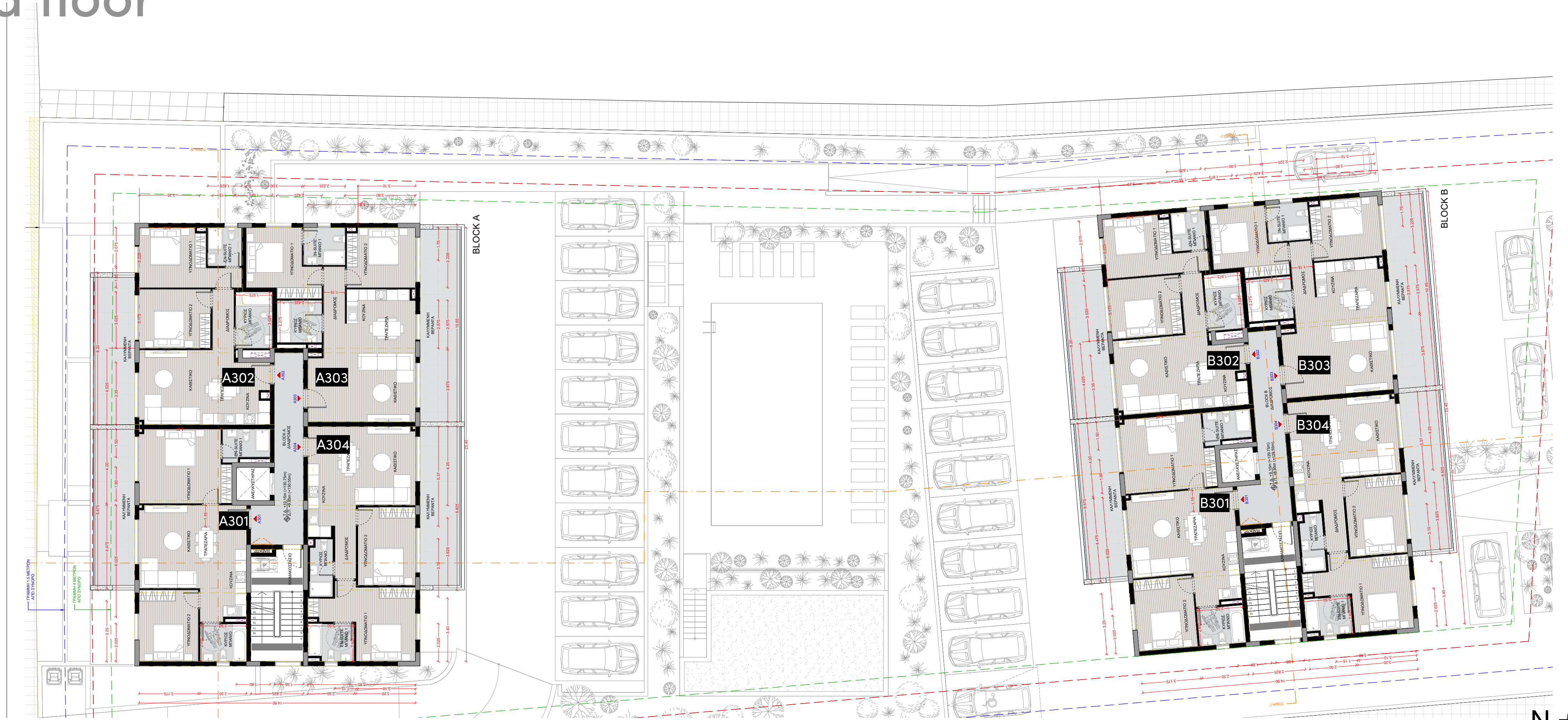


# bbf: 2nd floor



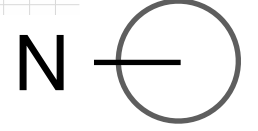
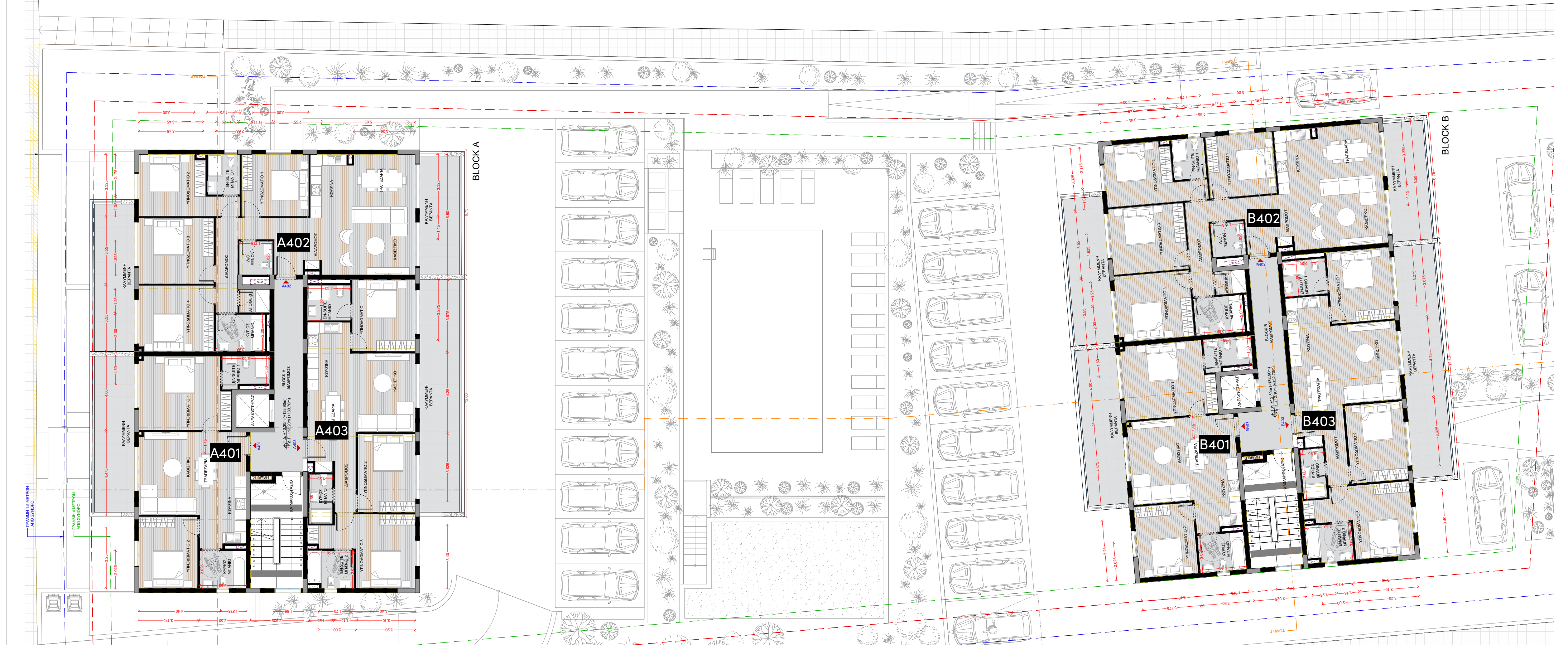
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## 3rd floor



# bbf:

## 4th floor





# bbf: signature finishes

Modern finishes and specifications **:upside** offers a high-quality living experience through its high-end finishes and attention to detail. Each apartment is designed with a modern style, featuring high-quality materials that complement the building's architecture. From the energy-efficient A rated construction to the practical interior layouts, every element has been created to ensure long-term comfort. The interiors feature premium flooring and high-quality cabinetry, creating a clean atmosphere for all residents.

**Floors:** Laminate parquet in living areas and bedrooms; ceramic tiles in bathrooms and verandas.

**Kitchen:** Quartz granite countertops and ceramic tile backsplashes.

**Joinery:** Melamine-finished interior doors, wardrobes, and kitchen cabinets.

**Doors & Windows:** 30-minute fire-rated entrance door; thermal aluminum window sections with double glazing.

**Sanitary Ware:** Chrome-finish fittings and washbasins with vanity units.

**External Walls:** Thermal insulation with decorative plaster and a Grafiato finish.

**Common Areas:** Marble for lift floors and stairs; common pool with ceramic tiling and marble frame.



bbf:

build. better. future.

Limassol

Ambelakion 28 Street, P.  
Germasogeia,  
Limassol, Cyprus 4046  
+357 (25) 315 300

[info@bbf.com](mailto:info@bbf.com)