



:plot 74, paphos

• bbf:

- one of the TOP 3 developers in Cyprus in the premium real estate segment
- more than 220 employees in 4 countries
- projects:
Cyprus, Greece, Canada, Portugal
- full scope of real estate services from project development to property management





bbf:

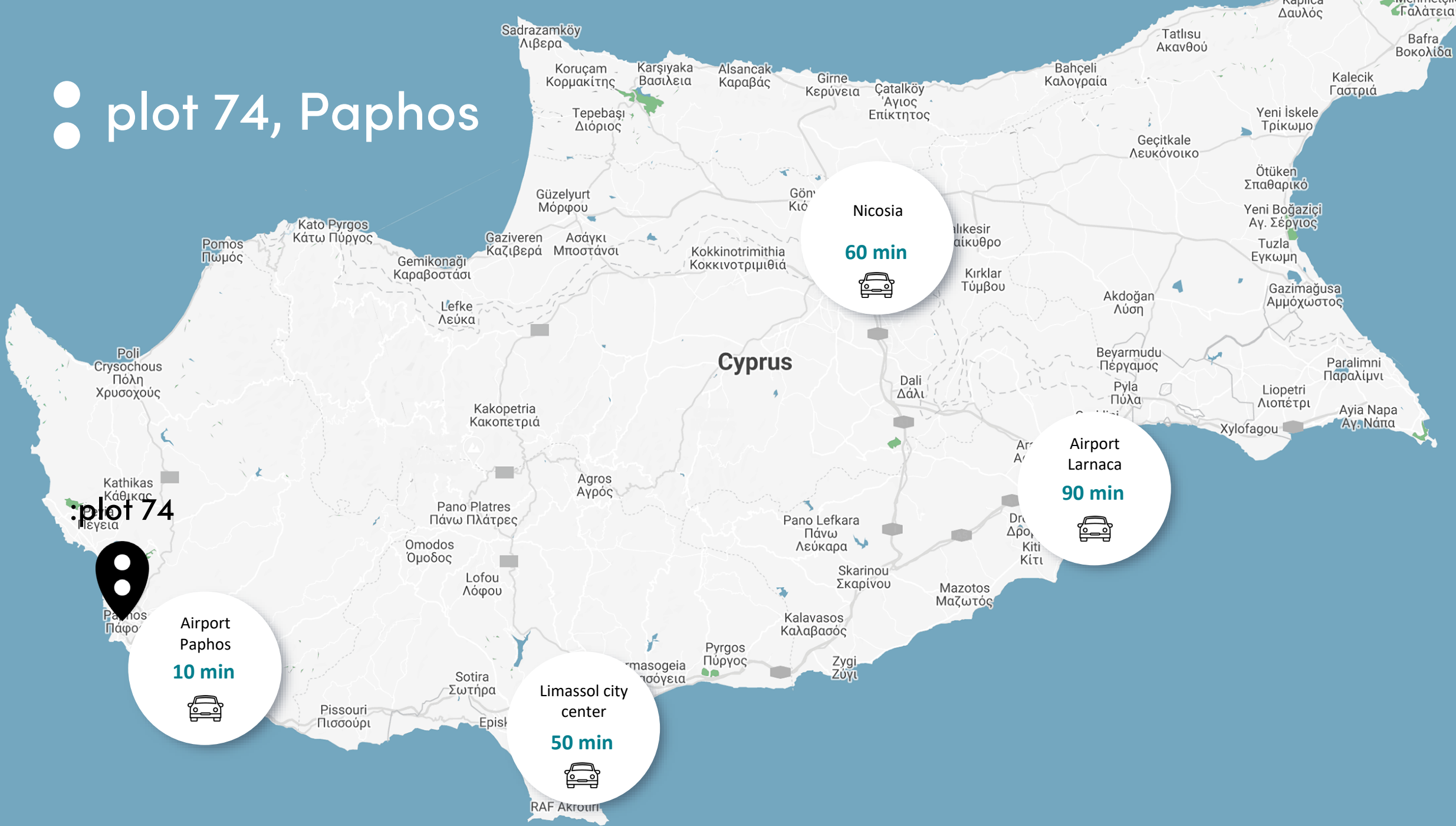
- 145 projects - in portfolio
- 2.27 mil. m² - land bank
- 1.21 m² - sellable Area
- €3.2 bln - total sales value of all developments





● ● plot 74 - location

plot 74, Paphos



●● plot 74, Paphos

Paphos is a city on the southwest coast of the Mediterranean

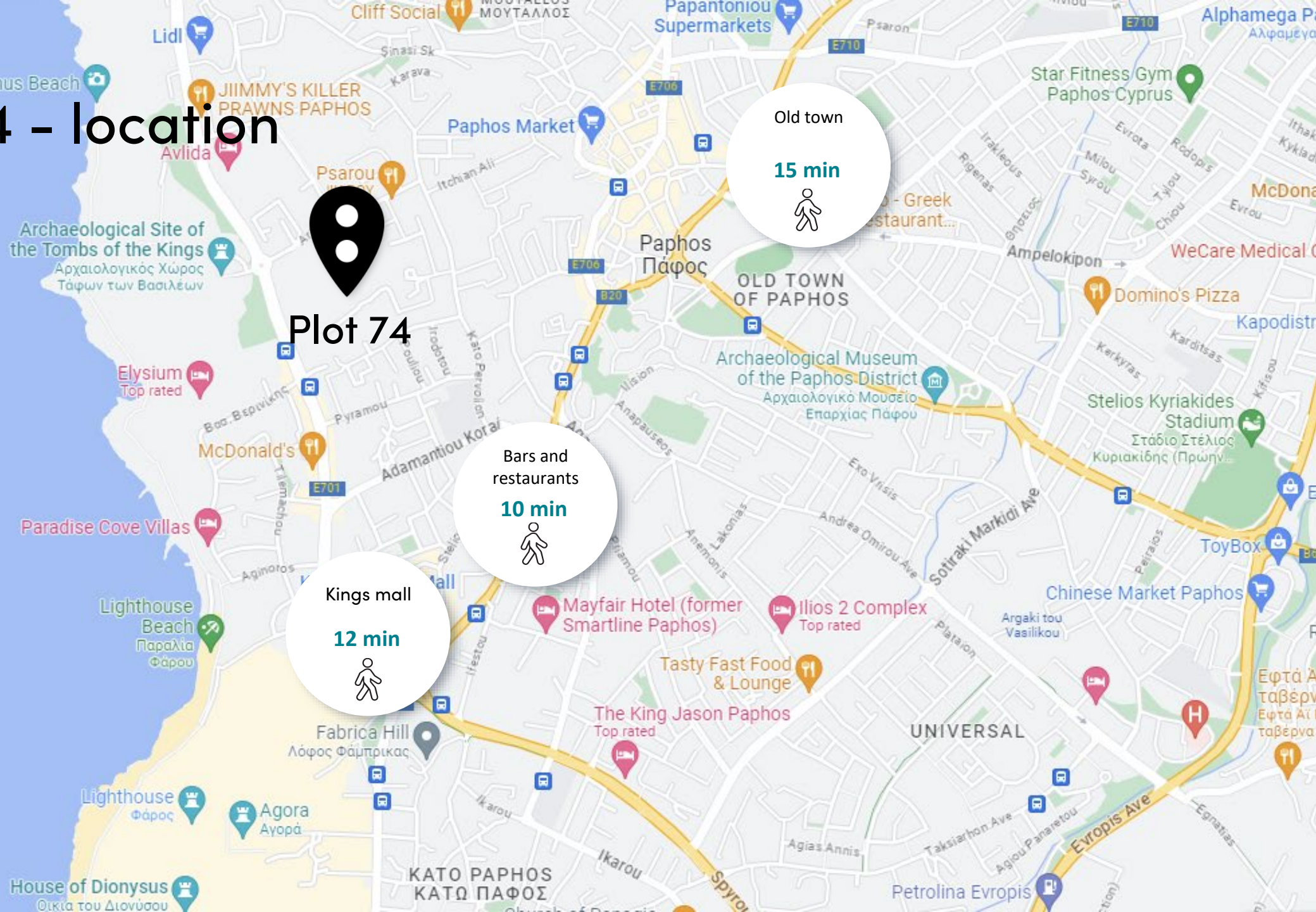
Inhabited since Neolithic times, it has several sites relating to the cult of goddess Aphrodite, whose mythical birthplace was at Old Paphos (Kouklia). New Paphos is the modern city that incorporates the harbor, and the ancient ruins of tombs, fortresses, theaters and villas at Paphos Archaeological Park.

the Arts and cultural district is a burgeoning urban residential

only moments away from the sea connecting fine culinary and entertainment. The inspiration behind Heritage is to create an environment that combines the core elements of a true luxury urban lifestyle with the energy, culture and vibe of Paphos's exhilarating Arts and Entertainment District, an area recognized as the most enjoyable region of Cyprus.



plot 74 - location



Plot 74

Old town

15 min



Bars and restaurants

10 min



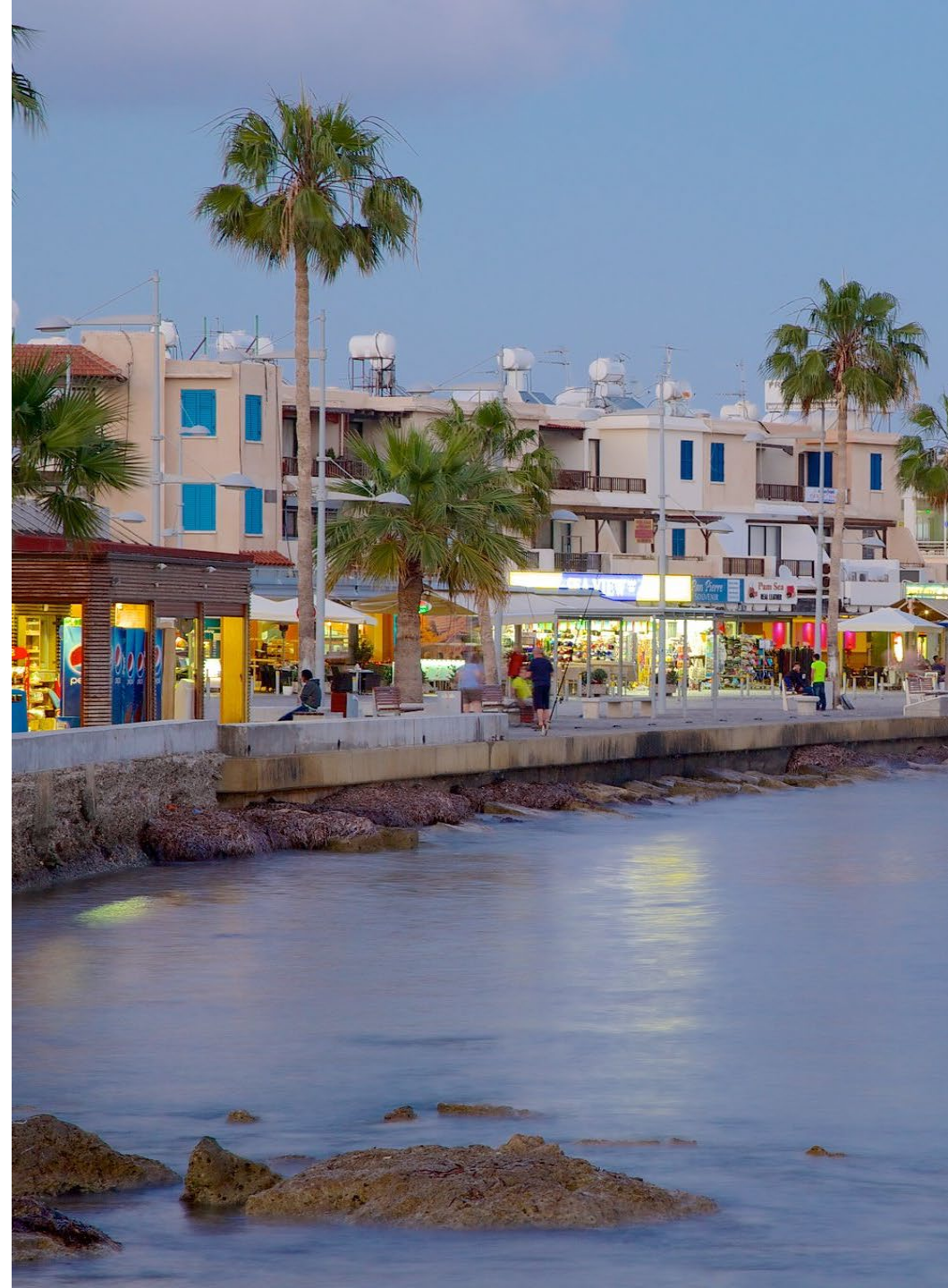
Kings mall

12 min



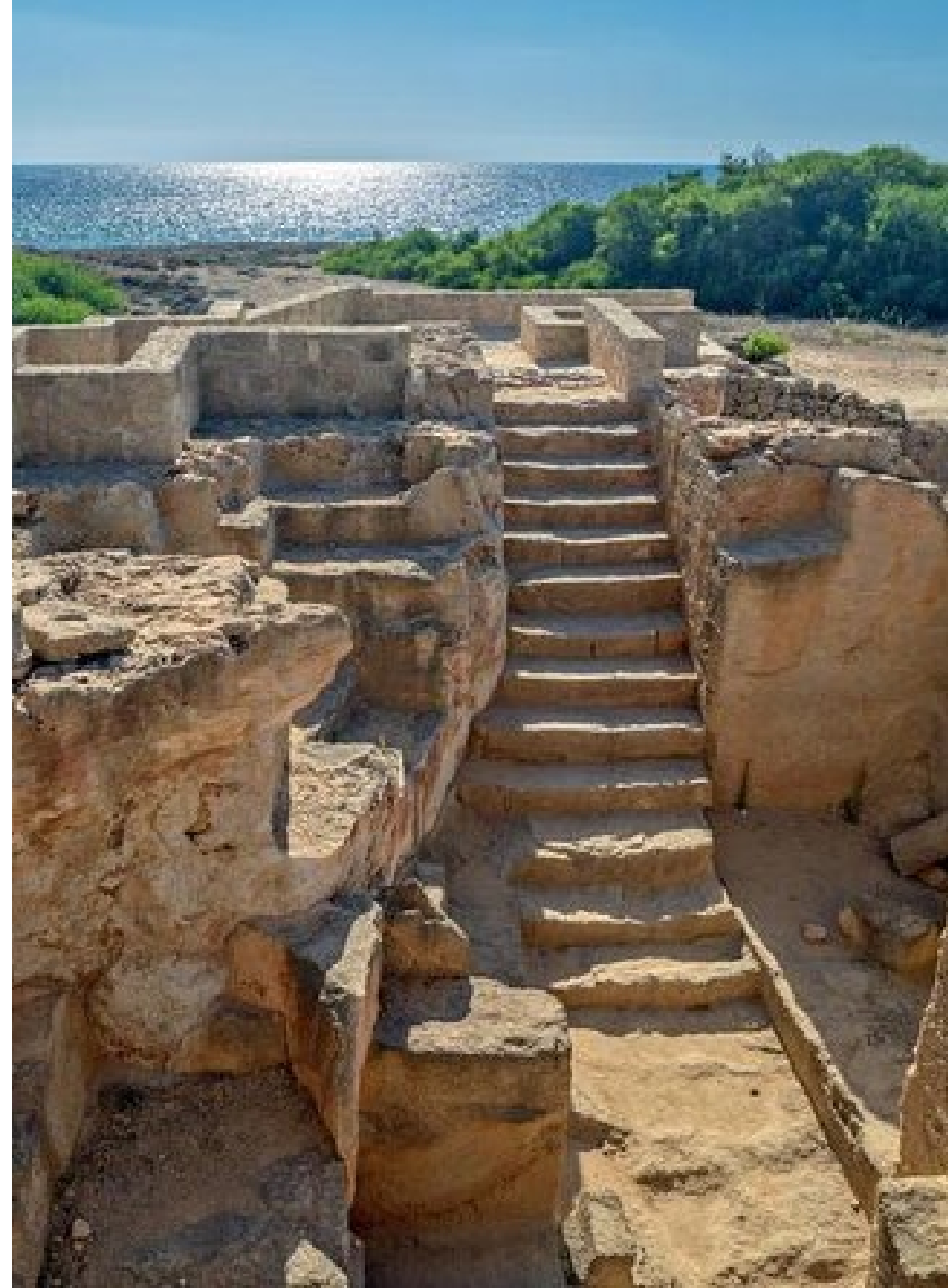
●● plot 74, Kato Paphos

Kato Paphos is a bustling resort area by the bay. There are many hotels, souvenir shops, and taverns here where they prepare fish and mezze. On Agio Antonios Street, you can find bars, nightclubs, and concert venues where musicians perform. Alykes Beach with sun loungers is a popular spot for water sports activities. In walking distance, you can find the largest shopping mall and the old town



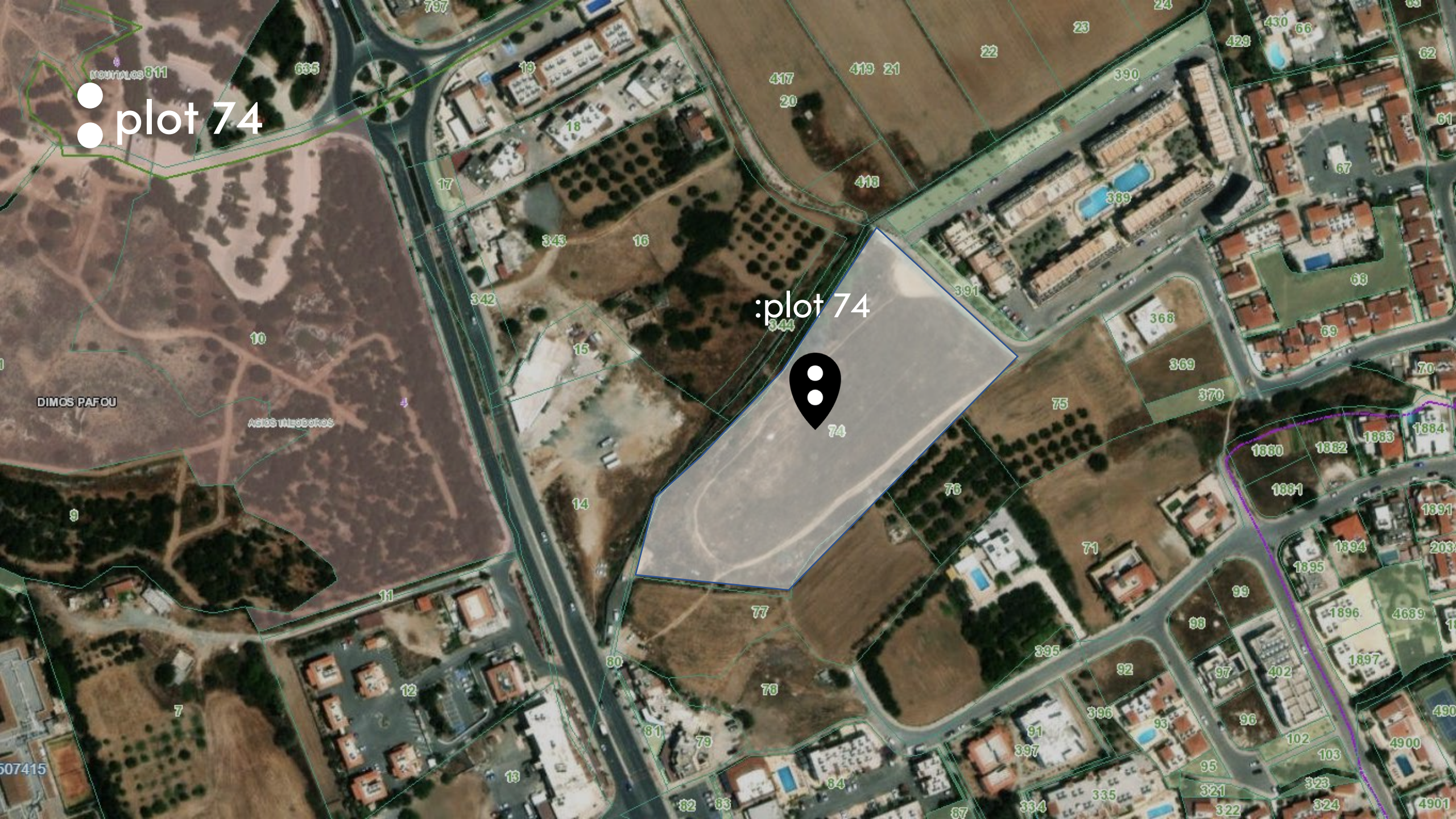
●● plot 74, Kato Paphos

- «Hybrid» location - within walking distance to both the tourist zone and the old town (a favorite spot for tourists).
- Walking distance to several popular beaches (Venus, Light House).
- Popular location for short-term/long-term rentals in Paphos.
- Walking distance to hair salons, shops, supermarkets, taverns, and Paphos attractions.
- Proximity to the Aspire English School (7 minutes on foot, 1 minute by car).
- Equipped bike paths near the residential complex.
- Views from the complex will not be obstructed by other buildings, as there is a prohibition on construction in the tourist zone opposite.



plot 74

:plot 74





● ● plot 74

● ● plot 74 - unique combination of target audiences



local and expat families
with kids



relocants from Germany,
Northern Europe, and England



young IT professionals and
families with children, digital
nomads from Europe

● ● plot 74

- plot area 12 975 m²
- sellable area 8 338 m²
- covered verandas 1 815 m²
- 78 units





● ● plot 74 – project concept

A unique project that combines luxury, comfort, and safety for active families, and business people alike, who wish to be part of a dynamic city and live near historical heritage



● ● spirit

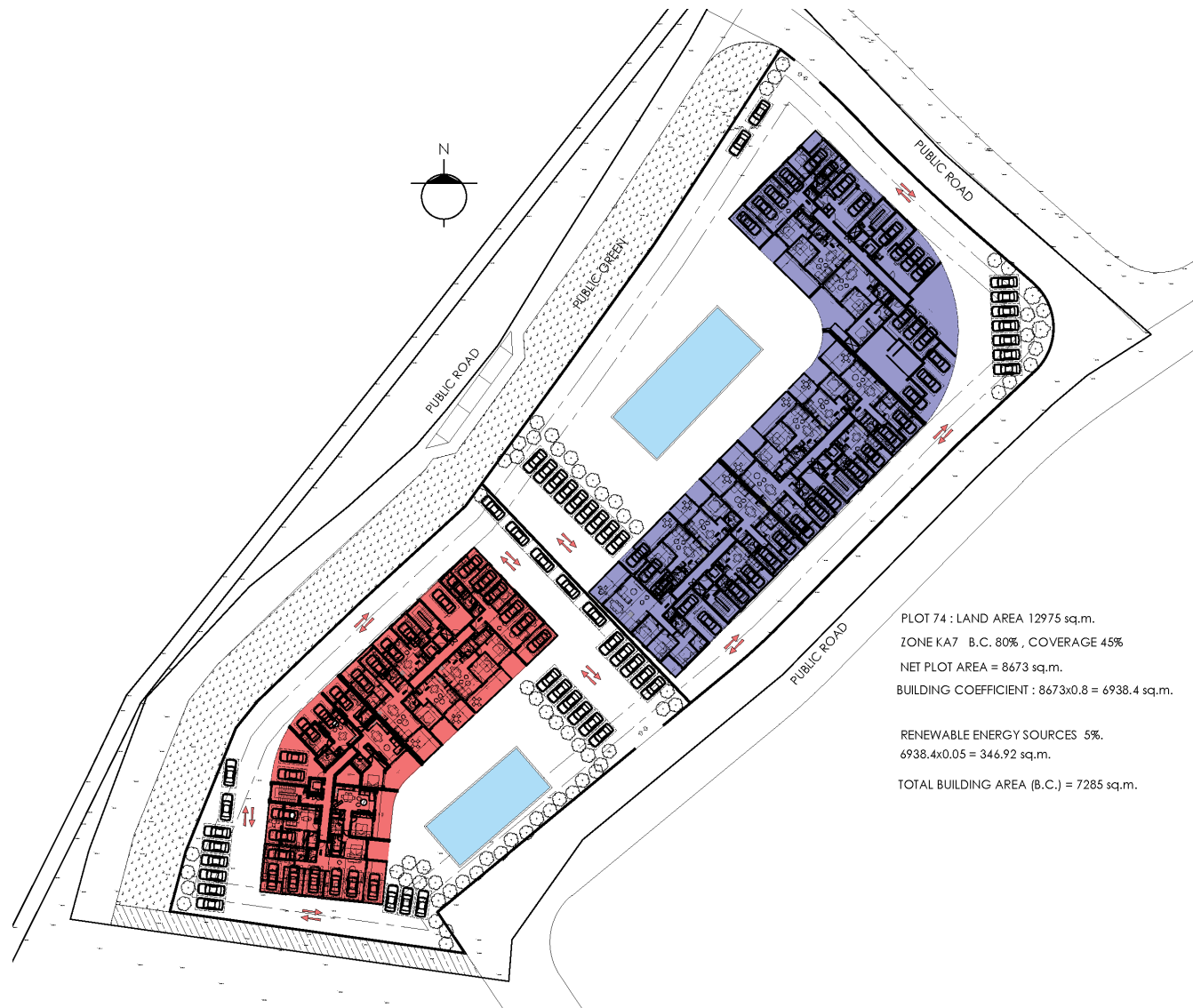
unit mix

- one bdrm 27
- two bdrm 36
- three bdrm 12
- studio 3
- total 78

amenities & facilities

- common swimming pool
- photovoltaic panels
- sauna, gym

● ● plot 74 – masterplan



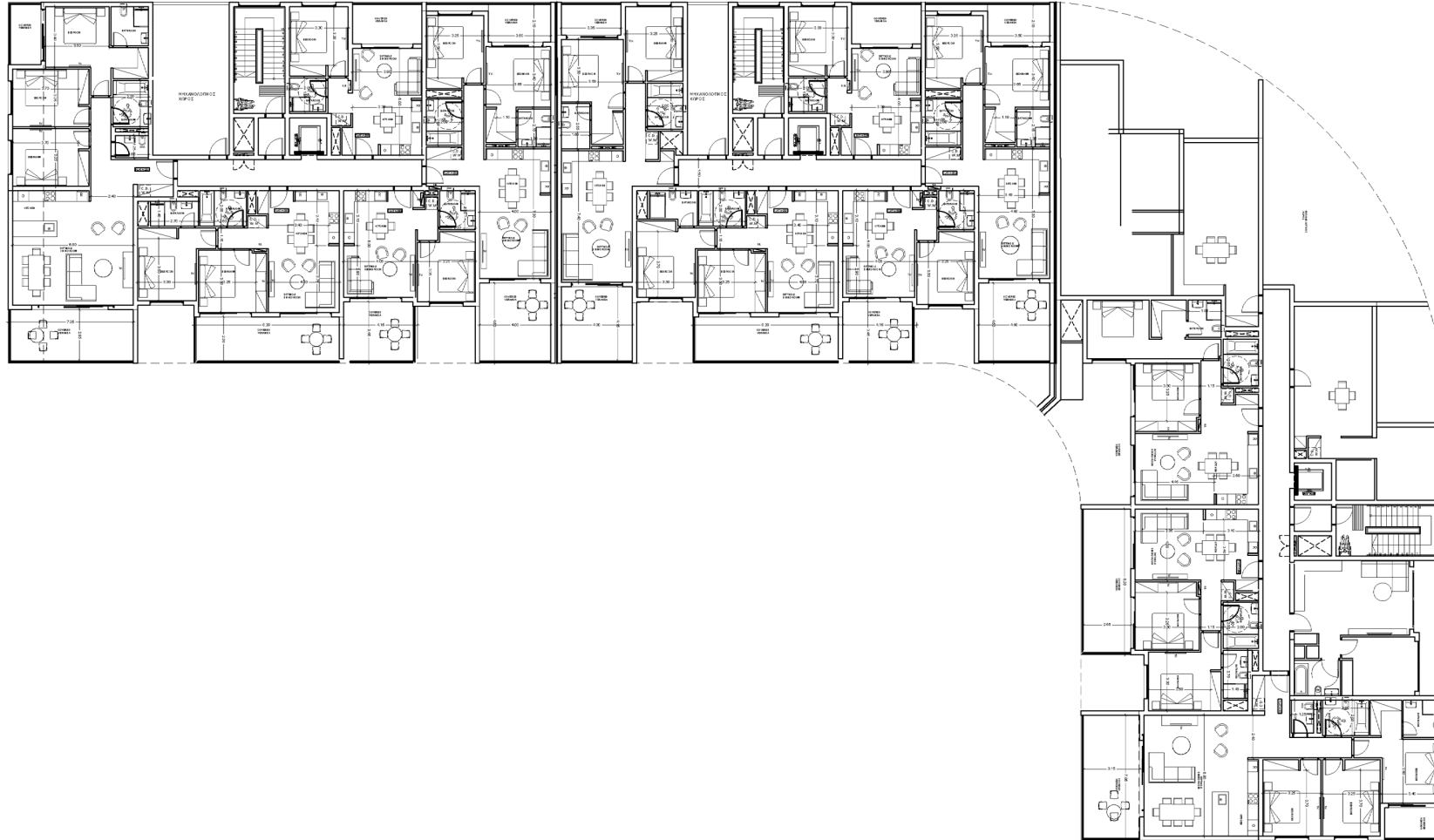
PLOT 74 : LAND AREA 12975 sq.m.
ZONE KA7 B.C. 80% , COVERAGE 45%
NET PLOT AREA = 8673 sq.m.
BUILDING COEFFICIENT : $8673 \times 0.8 = 6938.4$ sq.m.

RENEWABLE ENERGY SOURCES 5%.
 $6938.4 \times 0.05 = 346.92$ sq.m.
TOTAL BUILDING AREA (B.C.) = 7285 sq.m.

●● plot 74 – typical floor plan block a



● ● plot 74 – typical floor plan block b





bbf: plot74 finishes

- fully completed finishes
- parquet floors in living areas and bedrooms
- marble in the toilets and bathrooms
- hanging, concealed WC & built-in showers
- underfloor central heating
- concealed A/C units in all areas
- high-standard sanitary ware from European brands
- thermal aluminum window frames with double glazing
- high-standard kitchen cabinets & wardrobes from European brands
- living area ceiling height 3.10m

bbf:



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