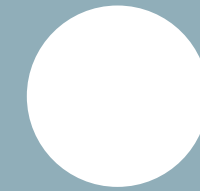


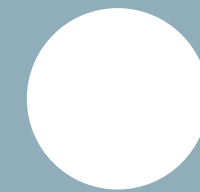
**:balance**

bbf:





the art of balance



# balance

**bbf: balance promises an elegant residential experience in Livadia, a peaceful coastal suburb in Larnaca.**

With its sleek design, it reimagines the quaint charm and reflects the scenic beauty of the surrounding environment. It is situated minutes from stunning coastal spots, cafes, and essential amenities and sits within close proximity to international schools, the largest airport on the island and the buzzing city center.



**offering a mix of commercial and residential spaces,**

bbf: balance seamlessly blends a dynamic business center with a tranquil retreat. Residents enjoy everyday comfort in spacious studios or 1,2- or 3-bedroom apartments.

With sun-kissed verandas designed for privacy and a seamless indoor-outdoor experience, the interiors are flooded with warm daylight, promise framed views and an inviting atmosphere enjoyed around the seasons.



# major benefits

**Comprehensive Wellness Facilities:** The development features an on-site «amenities collection» including a communal swimming pool, a fully-equipped fitness center, a sauna, and a dedicated spa area.

**Family-Oriented Security:** Designed as a gate community, the project provides a secure environment with specific family-first features like creative playgrounds and landscaped gardens.

**Modern Urban Infrastructure:** Located in the rapidly evolving municipal district of Livadia , the project benefits

from proximity to a massive ongoing port and marina redevelopment, enhancing long-term investment value.

**High-End Interior Standards:** Units are finished with premium materials, including walnut parquet flooring, quartz granite kitchen countertops, and designer ceramic tiling in bathrooms and verandas.

**Integrated Lifestyle Services:** The masterplan includes an active-living sports court and is situated within 1 minute of supermarkets and 10 minutes of private schools.



# ◉ Larnaca

## **:tranquil coastal living**

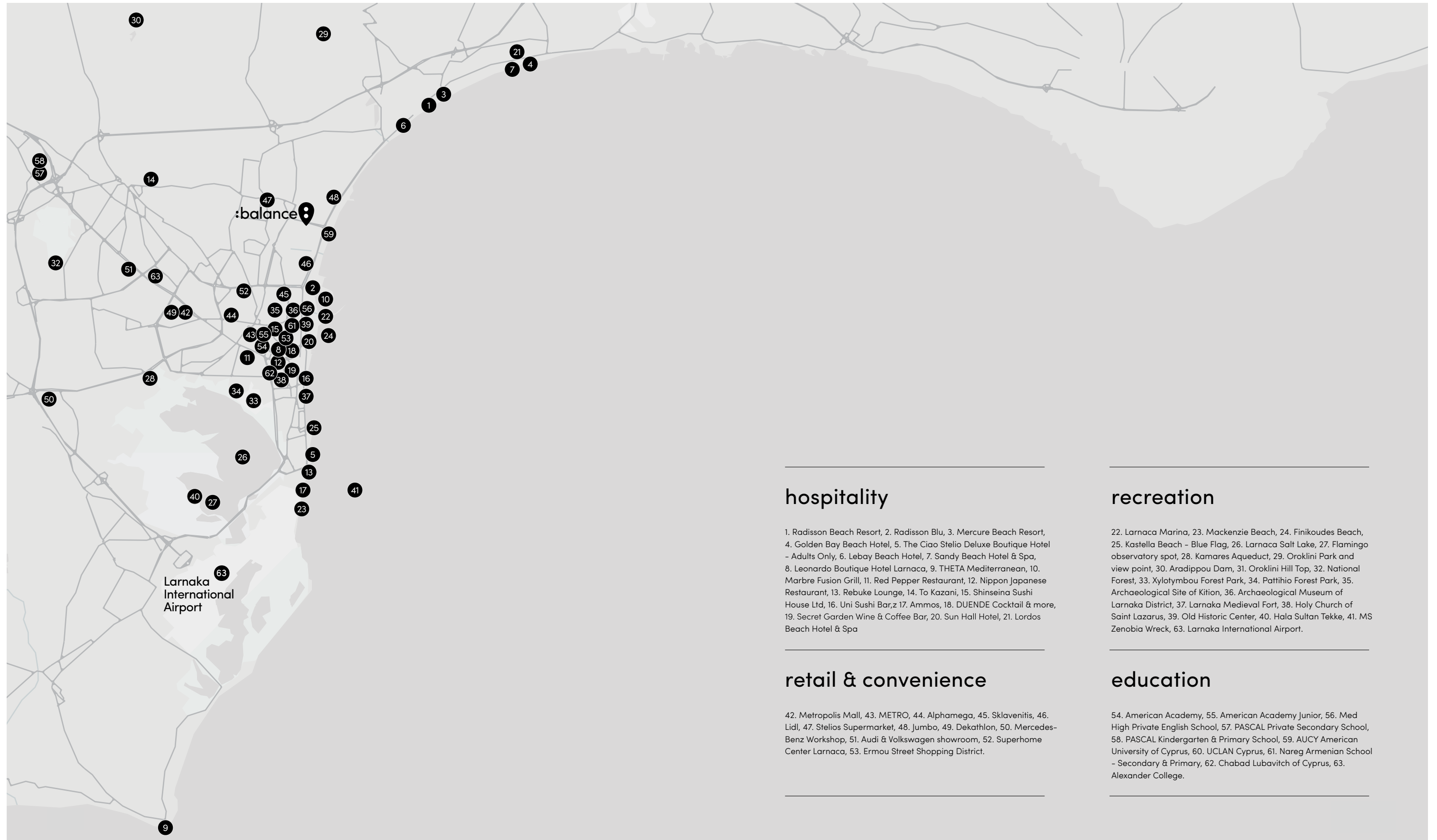
Larnaca, boasting a history of 10,000 years, is the island's oldest soul, a place where past and present fuse into a multi-layered tapestry of culture and development. Deeply authentic and diverse, it is as much a trove of glorious history as it is a thriving modern European city.

Leisurely strolls along the palm-lined Foinikoudes promenade leading to picturesque paths flanked by the sea, ending at the Mackenzie beach inspire a journey of discovery. Quaint neighborhoods, historical monuments, traditional workshops, old-world architecture blend with a modern coastal haven for a harmonious symphony of the old and the new. In addition, the project is situated just a 15-minute drive from the Larnaca International Airport, effortlessly connecting you any preferred destination.



# location

## larnaca



### hospitality

1. Radisson Beach Resort, 2. Radisson Blu, 3. Mercure Beach Resort, 4. Golden Bay Beach Hotel, 5. The Ciao Stelio Deluxe Boutique Hotel - Adults Only, 6. Lebay Beach Hotel, 7. Sandy Beach Hotel & Spa, 8. Leonardo Boutique Hotel Larnaca, 9. THETA Mediterranean, 10. Marbre Fusion Grill, 11. Red Pepper Restaurant, 12. Nippon Japanese Restaurant, 13. Rebuke Lounge, 14. To Kazani, 15. Shinseina Sushi House Ltd, 16. Uni Sushi Bar, 17. Ammos, 18. DUENDE Cocktail & more, 19. Secret Garden Wine & Coffee Bar, 20. Sun Hall Hotel, 21. Lordos Beach Hotel & Spa

### recreation

22. Larnaca Marina, 23. Mackenzie Beach, 24. Finikoudes Beach, 25. Kastella Beach - Blue Flag, 26. Larnaca Salt Lake, 27. Flamingo observatory spot, 28. Kamares Aqueduct, 29. Oroklini Park and view point, 30. Aradippou Dam, 31. Oroklini Hill Top, 32. National Forest, 33. Xylotymbou Forest Park, 34. Pattihio Forest Park, 35. Archaeological Site of Kition, 36. Archaeological Museum of Larnaca District, 37. Larnaca Medieval Fort, 38. Holy Church of Saint Lazarus, 39. Old Historic Center, 40. Hala Sultan Tekke, 41. MS Zenobia Wreck, 63. Larnaca International Airport.

### retail & convenience

42. Metropolis Mall, 43. METRO, 44. Alphamega, 45. Sklavenitis, 46. Lidl, 47. Stelios Supermarket, 48. Jumbo, 49. Dekathlon, 50. Mercedes-Benz Workshop, 51. Audi & Volkswagen showroom, 52. Superhome Center Larnaca, 53. Ermou Street Shopping District.

### education

54. American Academy, 55. American Academy Junior, 56. Med High Private English School, 57. PASCAL Private Secondary School, 58. PASCAL Kindergarten & Primary School, 59. AUCY American University of Cyprus, 60. UCLAN Cyprus, 61. Nareg Armenian School - Secondary & Primary, 62. Chabad Lubavitch of Cyprus, 63. Alexander College.

# larnaca



# • exterior

a secure architectural ecosystem  
that prioritizes family connectivity  
and modern professional needs



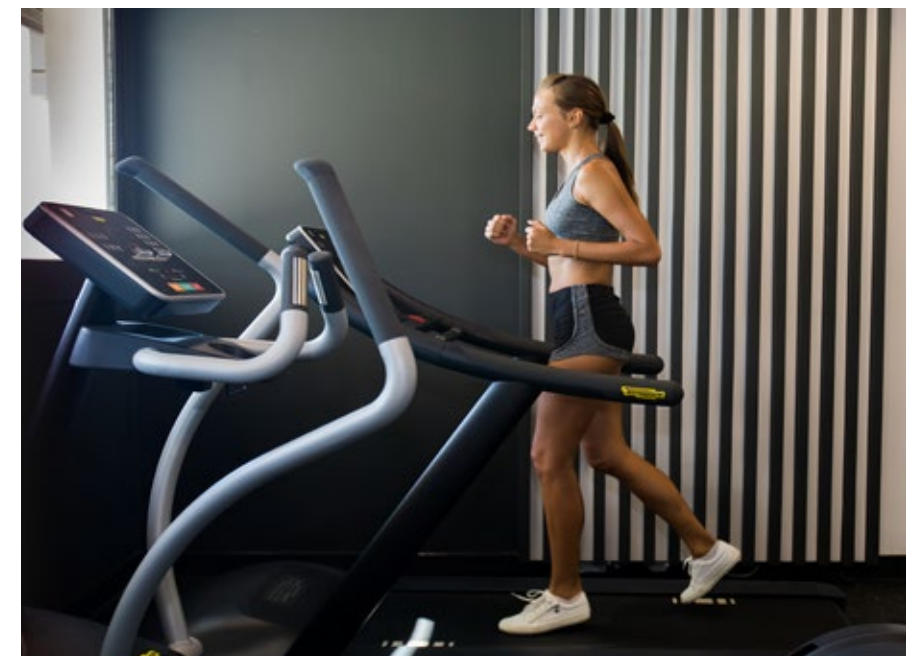
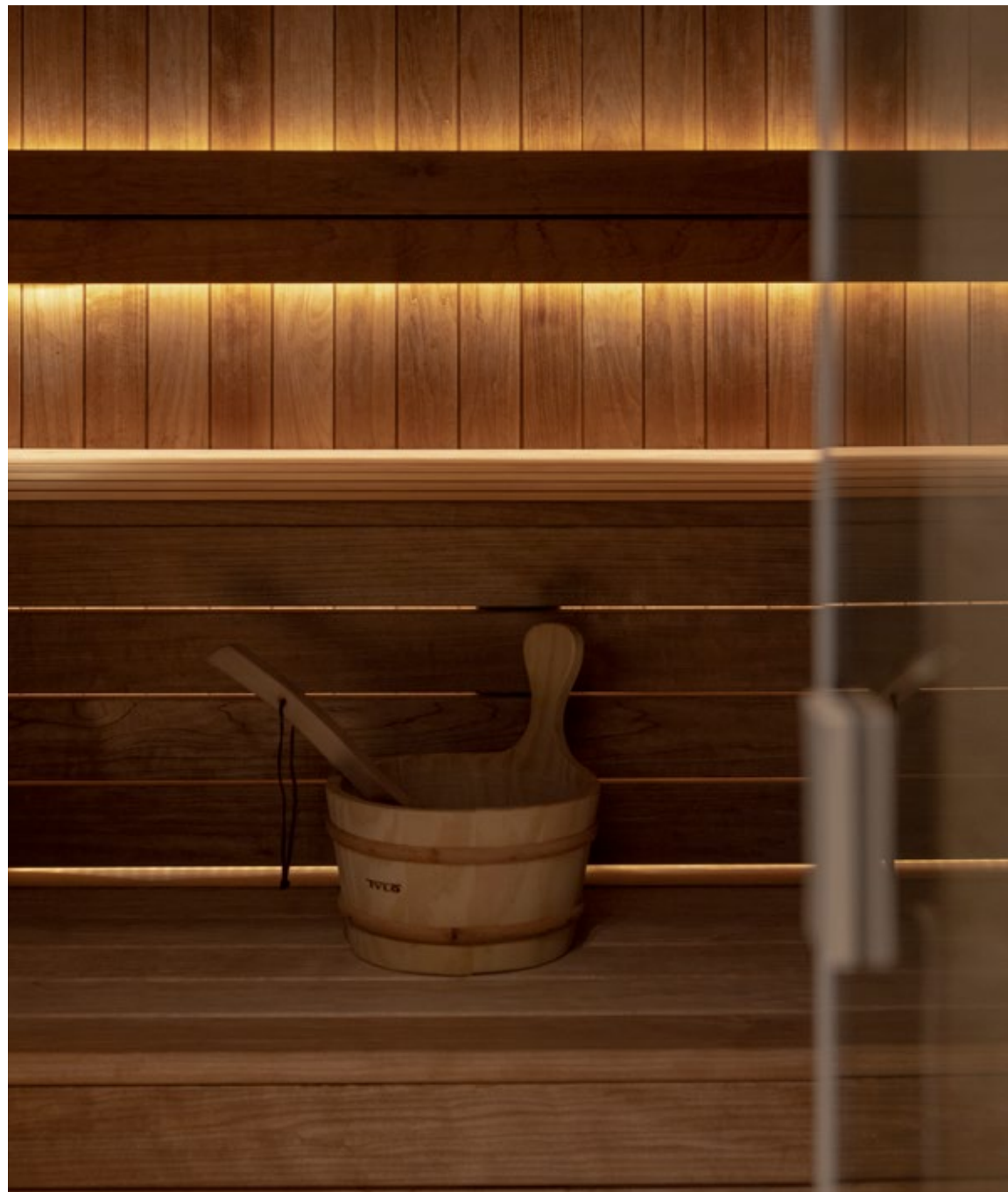
# • exterior

coastal living: just 2 minutes  
from sandy beaches and the  
Mediterranean coastline



# resident facilities

signature amenities including  
a communal swimming pool,  
a fully equipped gym  
a restorative sauna



# resident facilities

co-working spaces



a cozy coworking space,  
a joyful playground and  
a modern sports court

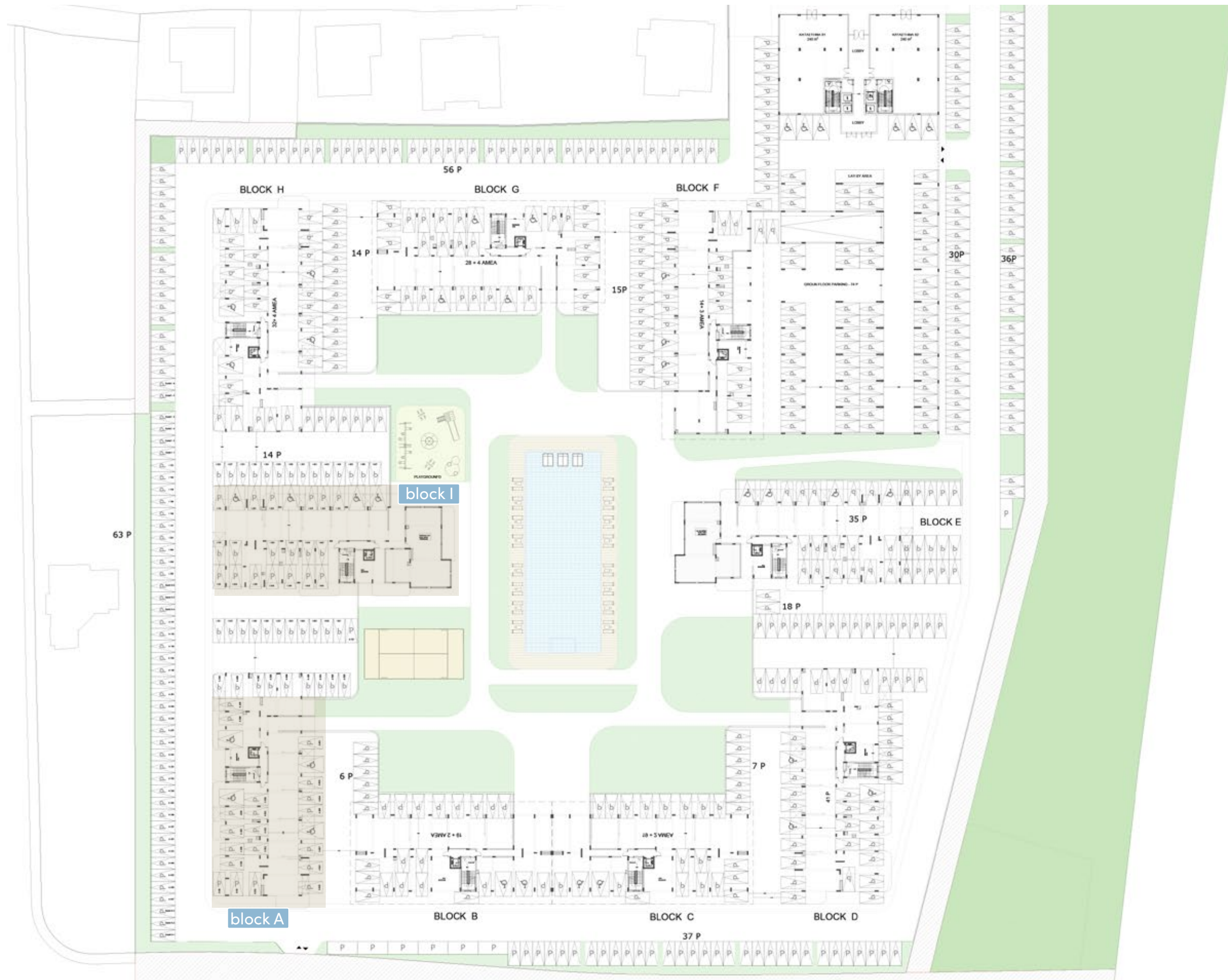
sports courts



kids area



# masterplan



# choice of properties

## block a

floor	unit no	property type	bedrooms	bathrooms	park spaces	private interior m <sup>2</sup>	covered veranda m <sup>2</sup>	total area m <sup>2</sup>
1st	<b>A101</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A102</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A103</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A104</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A105</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A106</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A107</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A108</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A109</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>
2nd	<b>A201</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A202</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A203</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A204</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A205</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A206</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A207</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A208</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A209</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>
3rd	<b>A301</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A302</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A303</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A304</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A305</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A306</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A307</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A308</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A309</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>

floor	unit no	property type	bedrooms	bathrooms	park spaces	private interior m <sup>2</sup>	covered veranda m <sup>2</sup>	total area m <sup>2</sup>
4th	<b>A401</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A402</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A403</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A404</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A405</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A406</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A407</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A408</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A409</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>
5th	<b>A501</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A502</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A503</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A504</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A505</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A506</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A507</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A508</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A509</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>
6th	<b>A601</b>	apartment	1	1	1	52.80	19.40	<b>72.20</b>
	<b>A602</b>	apartment	3	3	1	122.80	30.60	<b>153.40</b>
	<b>A603</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A604</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>A605</b>	studio	studio	1	1	40.30	9.00	<b>49.30</b>
	<b>A606</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>A607</b>	apartment	1	1	1	62.20	16.50	<b>78.70</b>
	<b>A608</b>	apartment	2	2	1	83.20	18.60	<b>101.80</b>
	<b>A609</b>	apartment	2	2	1	78.20	20.40	<b>98.60</b>

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

# choice of properties

## block i

floor	unit no	property type	bedrooms	bathrooms	park spaces	private interior m <sup>2</sup>	covered veranda m <sup>2</sup>	total area m <sup>2</sup>
1st	<b>I101</b>	apartment	1	1	1	53.70	19.10	<b>72.80</b>
	<b>I102</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
	<b>I103</b>	apartment	1	1	1	52.50	17.90	<b>70.40</b>
	<b>I104</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I105</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I106</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I107</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I108</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I109</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>
2nd	<b>I201</b>	apartment	1	1	1	53.70	19.10	<b>72.80</b>
	<b>I202</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
	<b>I203</b>	apartment	1	1	1	52.50	17.90	<b>70.40</b>
	<b>I204</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I205</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I206</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I207</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I208</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I209</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>
3rd	<b>I301</b>	apartment	1	1	1	53.70	19.10	<b>72.80</b>
	<b>I302</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
	<b>I303</b>	apartment	1	1	1	52.50	17.90	<b>70.40</b>
	<b>I304</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I305</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I306</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I307</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I308</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I309</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>

floor	unit no	property type	bedrooms	bathrooms	park spaces	private interior m <sup>2</sup>	covered veranda m <sup>2</sup>	total area m <sup>2</sup>
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	<b>I402</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
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	<b>I404</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I405</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I406</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I407</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I408</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I409</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>
5th	<b>I501</b>	apartment	1	1	1	53.70	19.10	<b>72.80</b>
	<b>I502</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
	<b>I503</b>	apartment	1	1	1	52.50	17.90	<b>70.40</b>
	<b>I504</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I505</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I506</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I507</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I508</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I509</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>
6th	<b>I601</b>	apartment	1	1	1	53.70	19.10	<b>72.80</b>
	<b>I602</b>	apartment	3	3	1	118.80	26.40	<b>145.20</b>
	<b>I603</b>	apartment	1	1	1	52.50	17.90	<b>70.40</b>
	<b>I604</b>	apartment	1	1	1	52.50	17.60	<b>70.10</b>
	<b>I605</b>	studio	studio	1	1	40.20	9.60	<b>49.80</b>
	<b>I606</b>	apartment	1	1	1	52.50	16.50	<b>69.00</b>
	<b>I607</b>	apartment	1	1	1	62.40	13.00	<b>75.40</b>
	<b>I608</b>	apartment	2	2	1	88.80	18.00	<b>106.80</b>
	<b>I609</b>	apartment	2	2	1	78.20	19.00	<b>97.20</b>

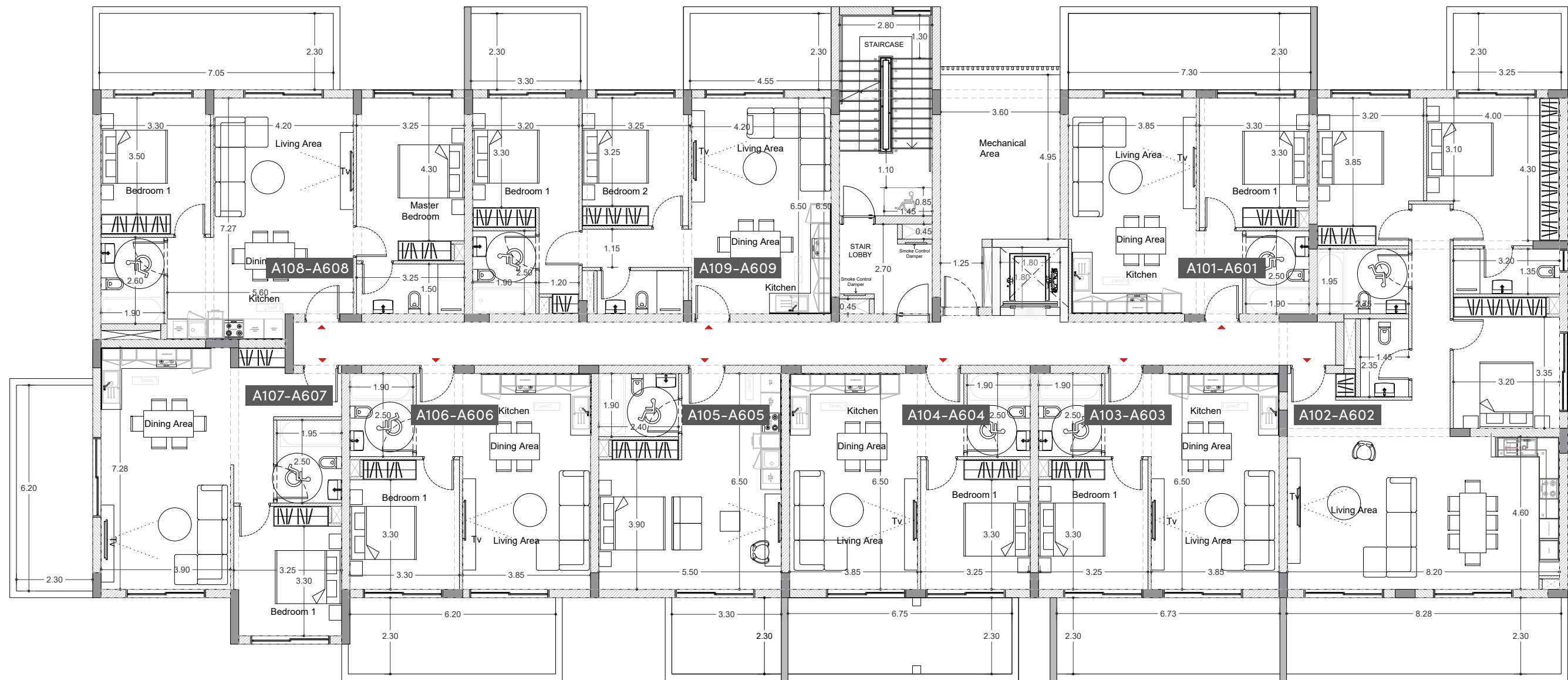
**note:** the areas stated above may slightly differ upon issuance of relevant authority permits

# • floor plans block a

ground floor



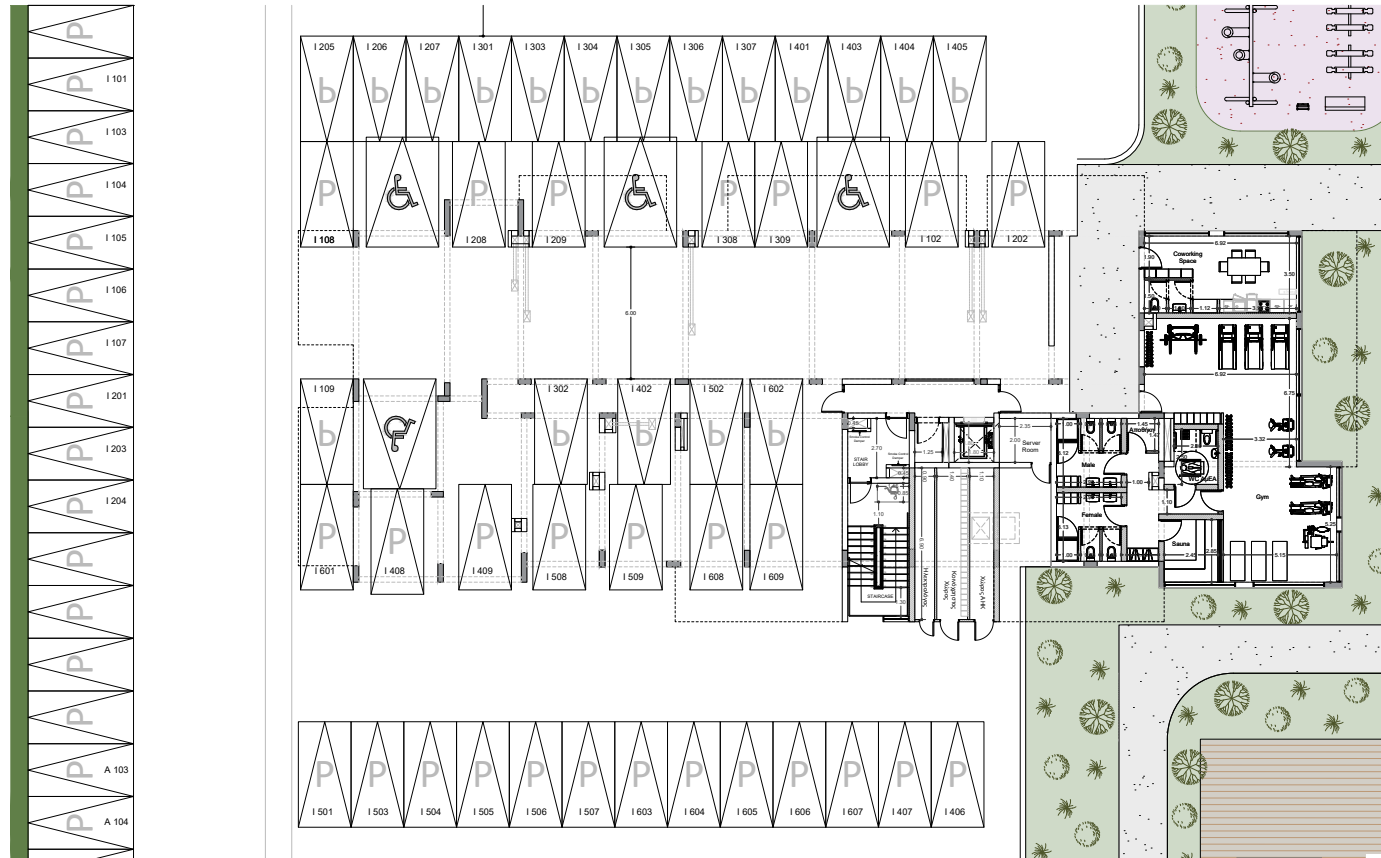
# • typical floor plan – block a



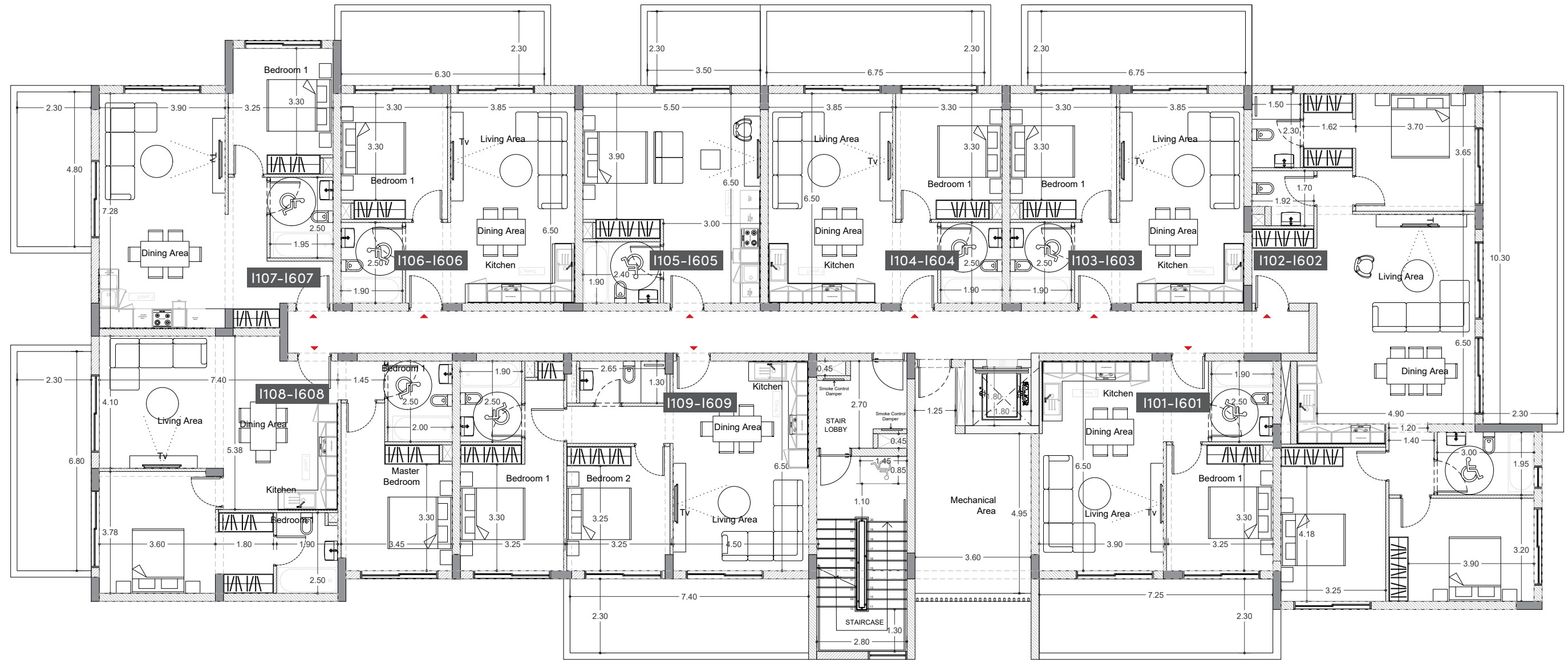
unit N°	total area m <sup>2</sup>
A101-A601	<b>72.20</b>
A102-A602	<b>153.40</b>
A103-A603	<b>70.10</b>
A104-A604	<b>70.10</b>
A105-A605	<b>49.30</b>
A106-A606	<b>69.00</b>
A107-A607	<b>78.70</b>
A108-A608	<b>101.80</b>
A109-A609	<b>98.60</b>

# • floor plans block i

ground floor



# • typical floor plan – block i



unit N°	total area m <sup>2</sup>
I101-I601	<b>72.80</b>
I102-I602	<b>145.20</b>
I103-I603	<b>70.40</b>
I104-I604	<b>70.10</b>
I105-I605	<b>49.80</b>
I106-I606	<b>69.00</b>
I107-I607	<b>75.40</b>
I108-I608	<b>106.80</b>
I109-I609	<b>97.20</b>



## • signature finishes

### bbf:smart+

**Every property is delivered with signature top standard finishes:**

- Fully completed finishings;
- Laminated parquet in living areas and bedrooms;
- Ceiling height – 2.80 meters;
- Ceramic tiles in the toilets and bathrooms;
- Security and fireproof entrance doors;
- Provisions for A/C;
- Provisions for underfloor heating;
- High standard sanitary ware from European brands;
- Thermal aluminum window frames with double glazing;
- High standard kitchen cabinets;
- High-standard wardrobes from European brands

**note:** movable furniture, home appliances & interior items are extras



# bbf:

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