

bbf:



: synergy



• synergy

family community in the touristic area of Larnaka

A large gated community complex with common and private swimming pools, gorgeous landscaped gardens and overlooking stunning views of a natural environment only in 300 meters to endless beaches.

The 89 villas establish the standard for premium living with its warm minimalism interiors and impressive indoor facilities for permanent living.

89

luxury villas

300m

to endless beaches





larnaka



Oroklini is one
of the most stunning
touristic areas
in Larnaka

Enticing dynamic city and a
thriving business hub

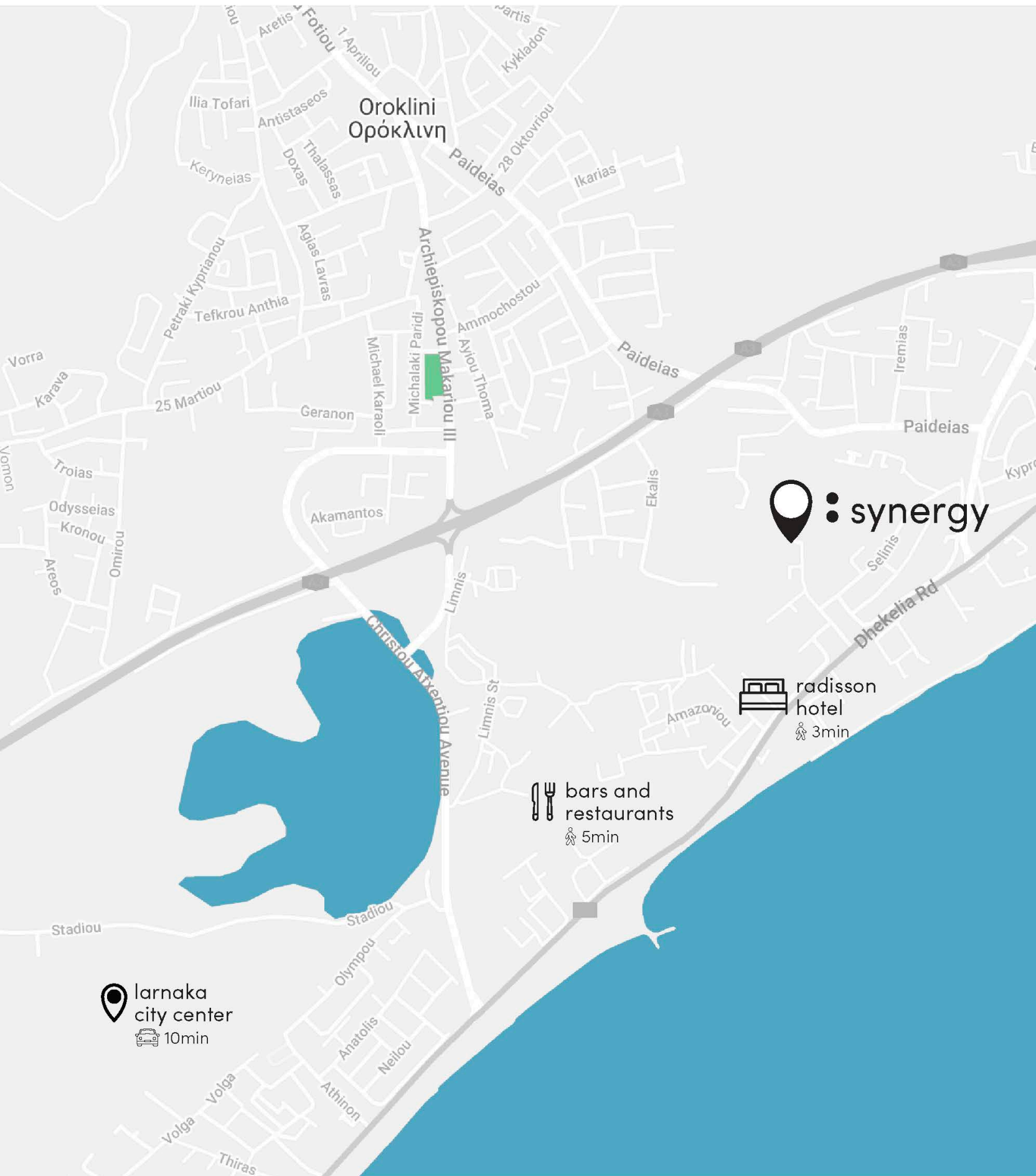
Ancient architectural and
cultural attractions - one of the
oldest settlements in Cyprus

Blue Flag sandy beaches with
crystal waters

Fifteen minutes drive to
Larnaca International airport

Private schools and universities,
that offer a high-standard
education

Beautiful nature, the presence
of unique salt lakes and
flamingos nesting there





facilities

private areas

- swimming pools
- garden with BBQ area
- parking area for 2 cars
- storage area
- photovoltaic system

common areas

- clubhouse for all residents
- gym with state of the art equipment
- sauna
- communal swimming pool for residents
- kids playground with a wide range of activities









designed for families

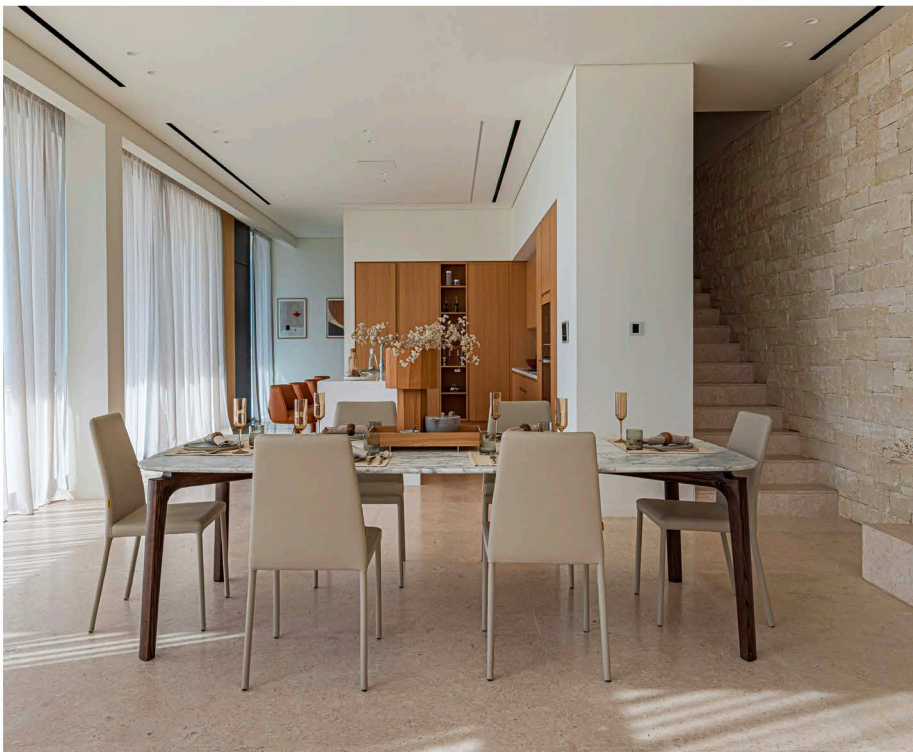
modern parents

- controlled gated community residence offer a privacy and safety to the residents
- perfect for local and expat families with kids who wants to be a part of unique lifestyle by sea coast
- a sanctuary that combines a harmony of outdoor activities with indoor pleasure and comfort.

children

- enjoy the pleasure of meeting friends at the playground and communal swimming pool
- socialise, play in a place that offers safe spaces for fun and games
- engage parents and kids in different activities in the comfort of large landscape area
- evolve in perfect constructed community with a sense of unity, elegance and charm

interior /



signature finishes of the villa:

- underfloor heating and air conditioning
- security and fireproof entrance doors;
- thermal aluminum window frames with double glazing;
- high standard sanitary ware and wardrobes from European brands;
- high standard kitchen cabinets
- laminated parquet in living areas and bedrooms;
- ceramic tiles in the toilets and bathrooms;
- photovoltaic system





general information

- 54 402 m² plot area
- 89 units:
 - 21 five-bedroom villas: 241.60 m² each
 - 68 four-bedroom villas: 204.00 m² each
- 18 946 m² of sellable area
- 5 683 m² green and communal areas



Masterplan









Villa

Four-Bedroom



204.00 m²
interior area



4
bedrooms



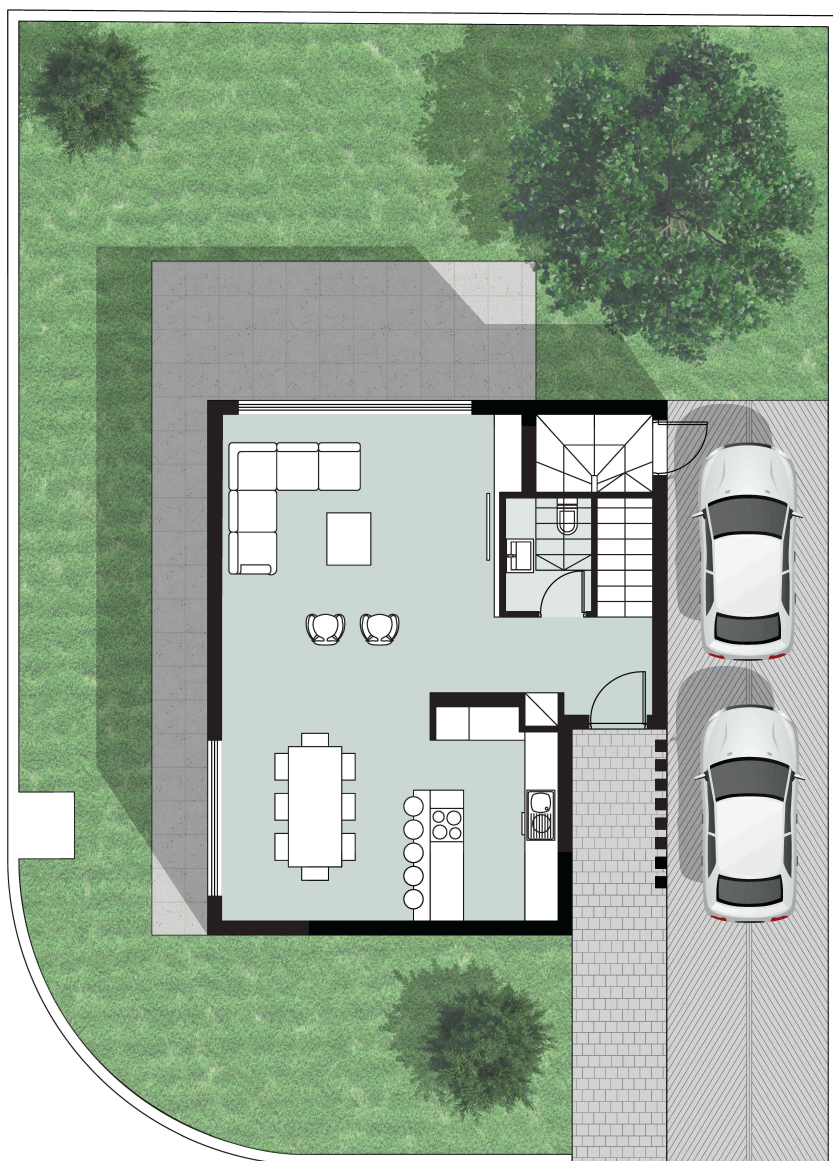
3
bathrooms



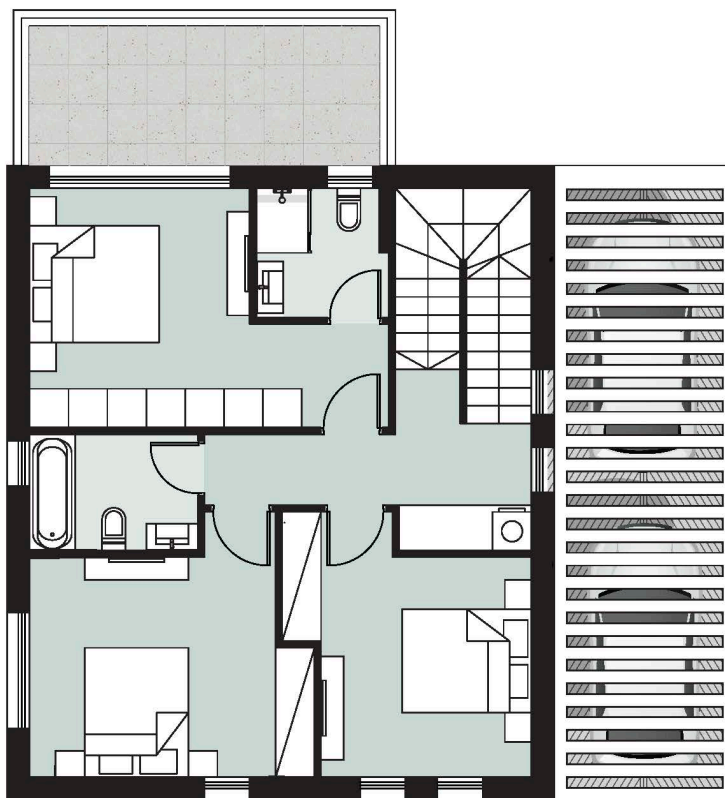
2
parking spaces



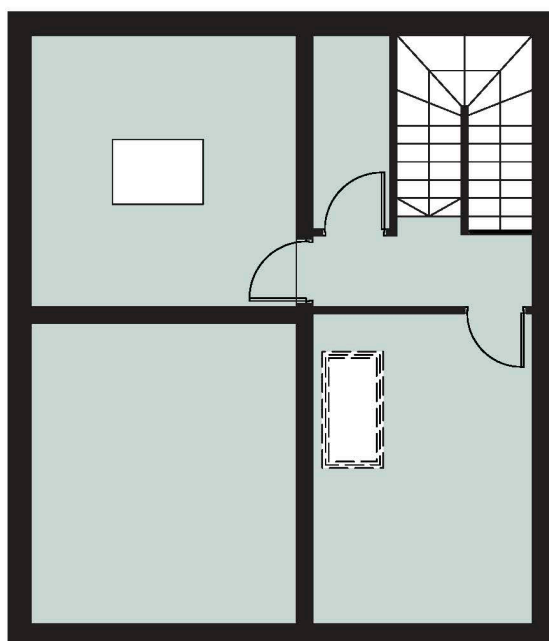
1
storage space



ground level

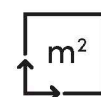


1st floor



2nd floor

Villa
Five-Bedroom



241.60 m²
interior area



5
bedrooms



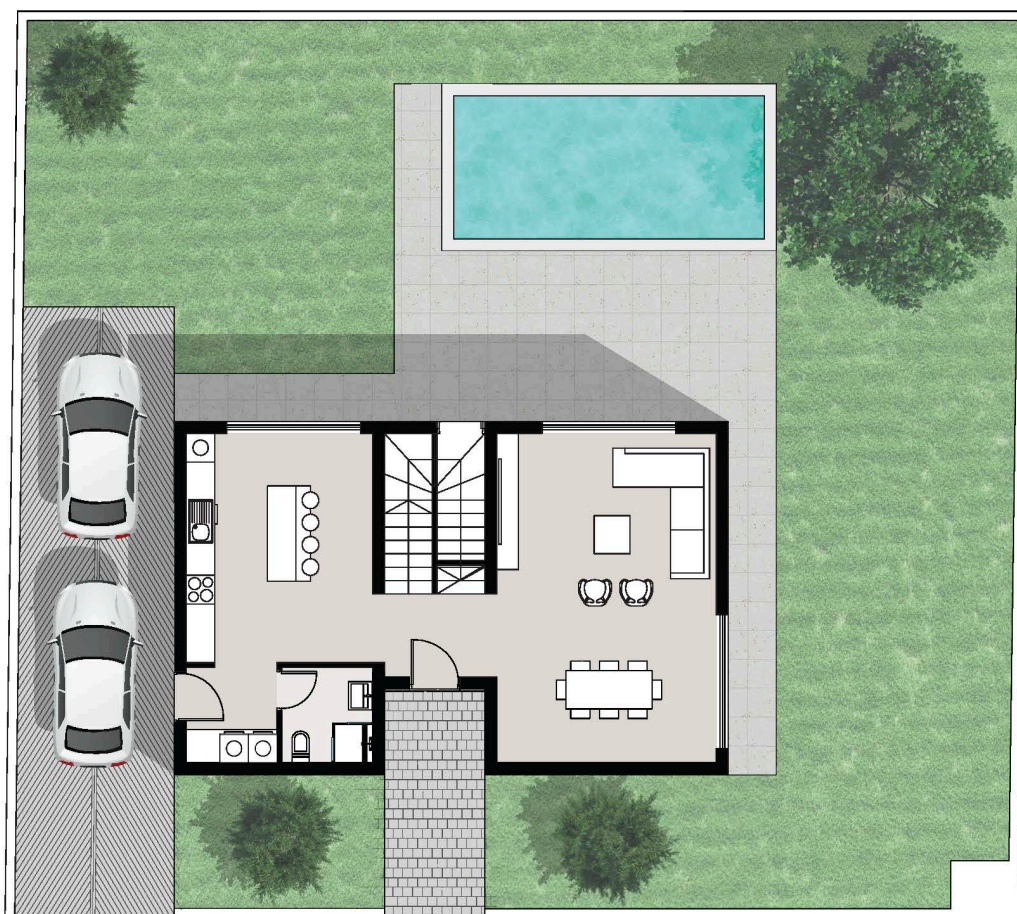
4
bathrooms



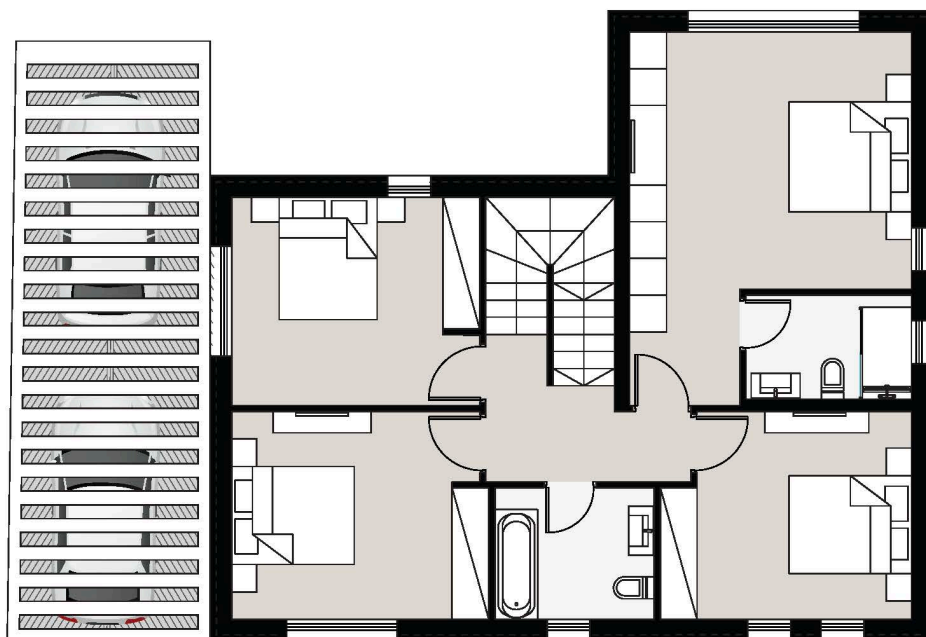
2
parking spaces



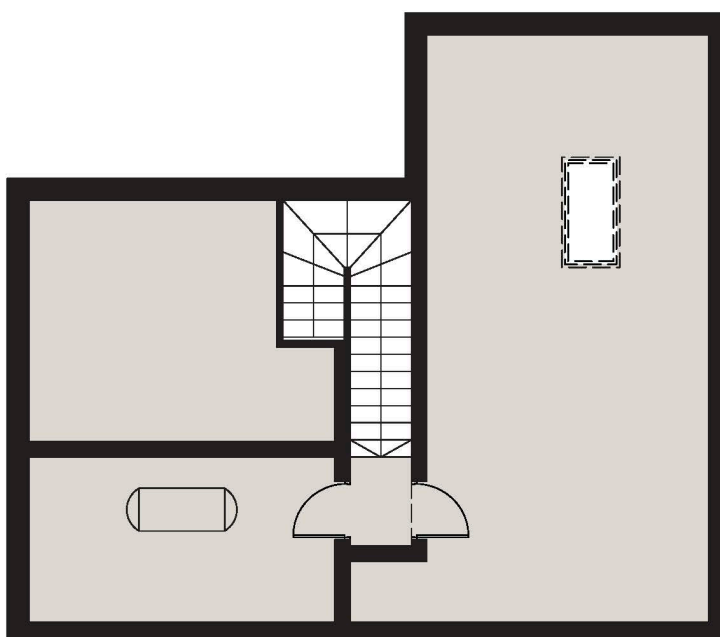
1
storage space



ground level



1st floor



2nd floor





bbf:

about us

bbf® is actively committed to creating the best future living environments for our clients.

We continuously build upon our understanding of life form and shared urban systems to make a positive impact and create a healthy, sustainable environment for future living.

- One of the top 3 developers in Cyprus premium real estate market
- Operations in Cyprus, Greece, Portugal and Canada
- more than 145 projects in portfolio
- Over 260 employees in 5 countries



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