



# larius, Palaio Faliro, Athens



- 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:

- **136** projects – in portfolio
- **2.27** mil. m<sup>2</sup> – land bank
- **900 000** m<sup>2</sup> – sellable Area
- **€3.2 bln** – total sales value of all developments





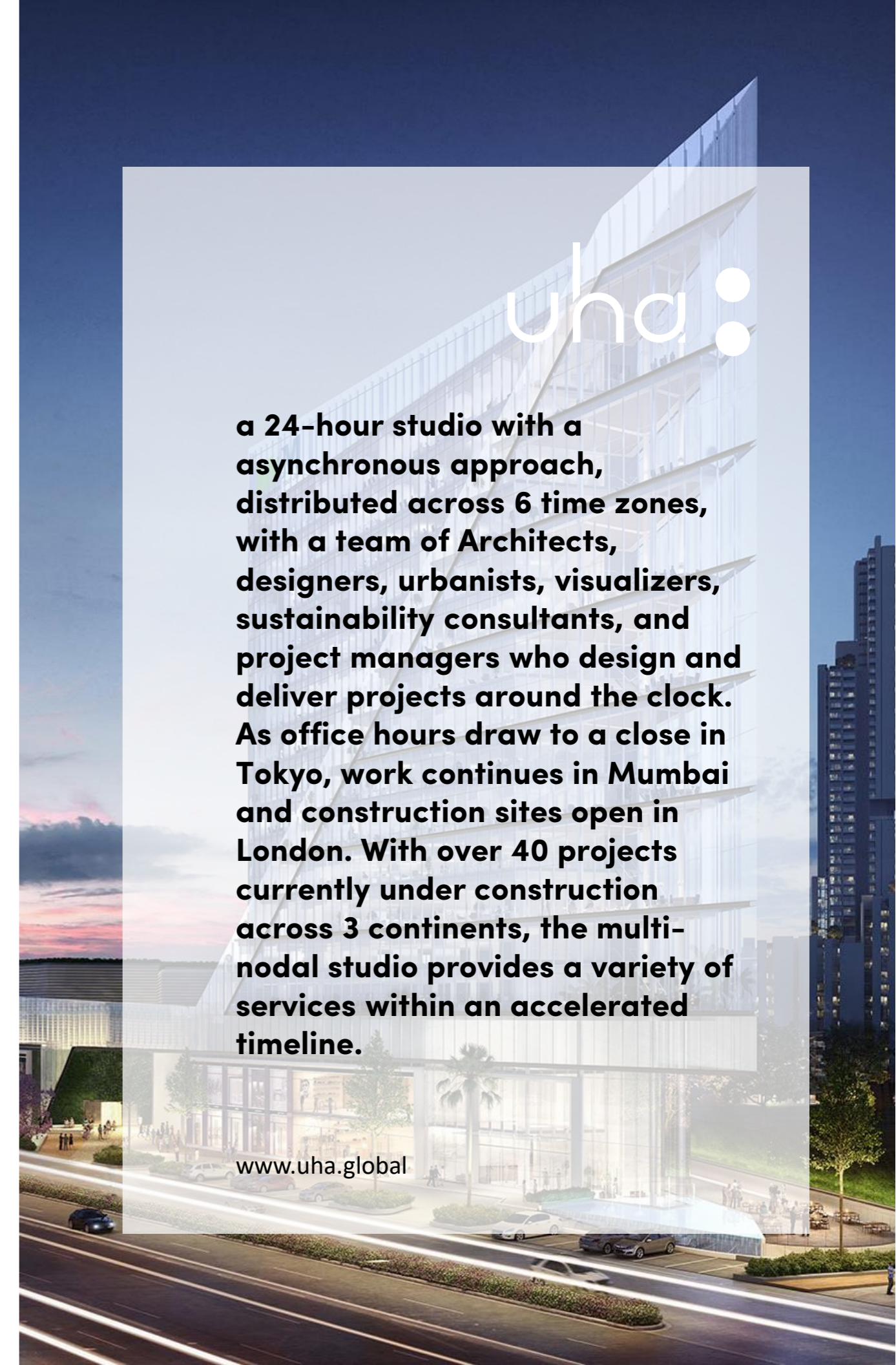
**:larus- architecture**

bbf.com

uha:

**a 24-hour studio with a asynchronous approach, distributed across 6 time zones, with a team of Architects, designers, urbanists, visualizers, sustainability consultants, and project managers who design and deliver projects around the clock. As office hours draw to a close in Tokyo, work continues in Mumbai and construction sites open in London. With over 40 projects currently under construction across 3 continents, the multi-nodal studio provides a variety of services within an accelerated timeline.**

[www.uha.global](http://www.uha.global)





:larus- location

- Palaio Faliro, a gateway to the Athenian
- Riviera

a polished seafront **neighborhood** centered on Flisvos Marina, the first marina of high standards in Greece with the capacity to accommodate a large number of mega – yachts

a **coastal district** and a municipality in the southern part of Athens

next to the beaches of southern Athens, close to the city center

**Ellinikon Experience Park**, which is one of the biggest urban renewal projects implemented in Athens. The park's modern facilities offer a **wide variety of activities for visitors**, **Mediterranean gardens**, **playgrounds** and **outdoor fitness facilities**



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restaurants and cafes in a scenic promenade at  
**Flisvos Marina**

palm-lined promenade, play parks, an outdoor cinema and  
a luxe marina generate a year-round resort vibe


next to game-changing **Stavros Niarchos Foundation Cultural Centre**, recreational center for all ages and a piece of art designed by the well-known Italian architect Renzo Piano






 15min  
:Athens city centre




 15min  
:Piraeus Port

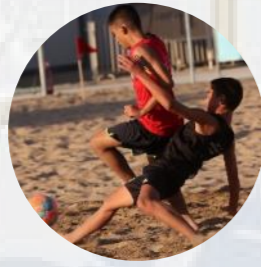
 **larus**




 5min  
:Athens Riviera beaches




 40min  
:Athens  
International  
Airport




 10min  
:Beach Soccer  
of Kallithea




 10min  
:Niarchos Cultural  
center



 8min  
:Cultural and sports  
center of Palaio Faliro



 7min  
:Marina Flisvos




 15min  
:Edem beach



**:larus**



 2min  
:Athens Coastal  
Tram



 3min  
:My market  
supermarket



 15min  
:The Ellinikon  
Experience  
Park



 5min  
:Athenian  
Riviera

# :larus – description

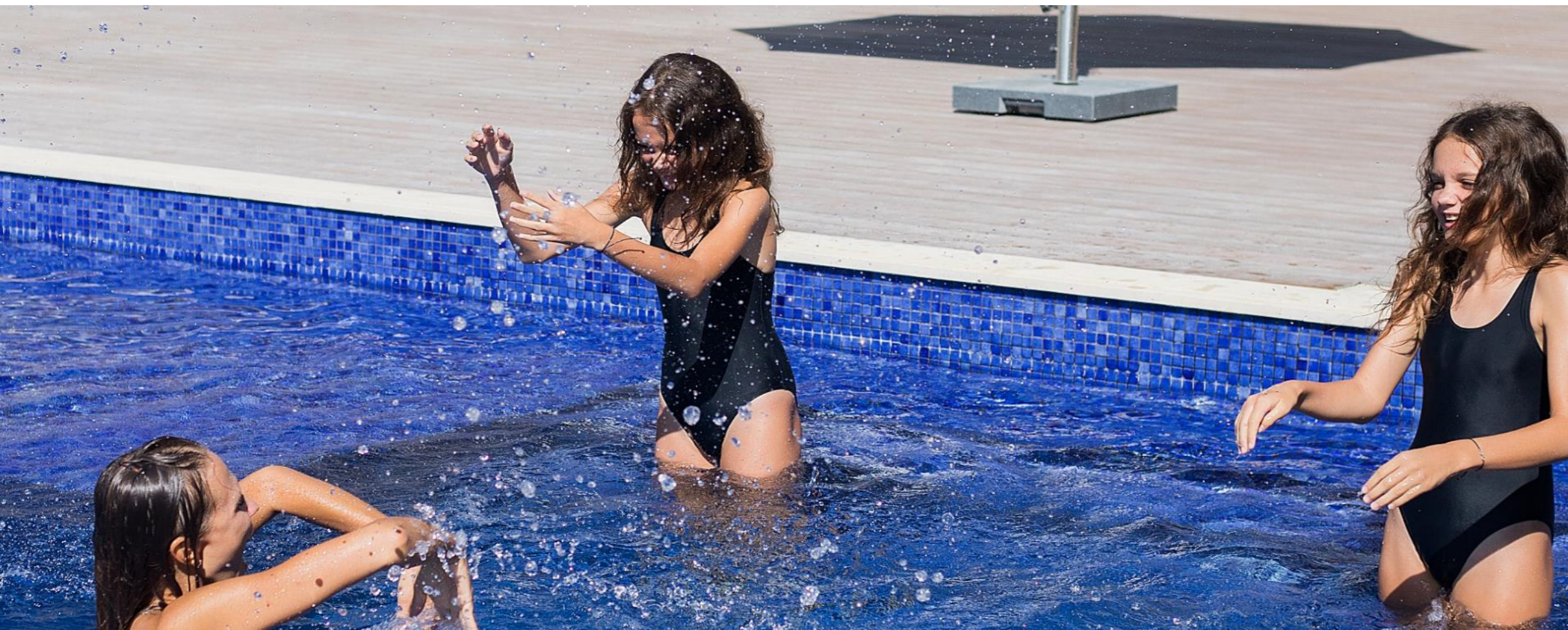


- larus – general information
- gated contemporary residential complex
- 21 residences
- roof top swimming pool and BBQ area
- 7-storey building
- duplexes and 2 to 3-bed apartments
- unique innovative residence for the area





**:comfort. urban. safety**



# :larus – facilities

## common areas

- roof top swimming pool with sea view
- roof top BBQ area
- roof terrace

## private areas

- parking area
- storage area

## residential complex designed for big city life

Enjoyment and comfort of a warm winter and a cool summer home atmosphere with:

- double glazed windows
- signature finishes





## :larus

- 4 apartments on the 1<sup>st</sup> floor
- 4 apartments on the 2<sup>nd</sup> floor
- 4 apartments on the 3<sup>rd</sup> floor
- 1 apartment and 3 duplexes on the 4<sup>th</sup>/5<sup>th</sup> floor
- 1 apartment on the 5<sup>th</sup> floor
- 4 duplexes on the 6<sup>th</sup>/ 7<sup>th</sup> floor



## ● **larus** for active & modern parents

- residence with controlled access for the privacy and safety of the residents
- ideal for working Athenians and for families with young kids who wish to upscale their lifestyle
- for those who wish to combine outdoor activities with sublime and elegant interiors
- who value status high-end finishes and home amenities

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