

berengaria

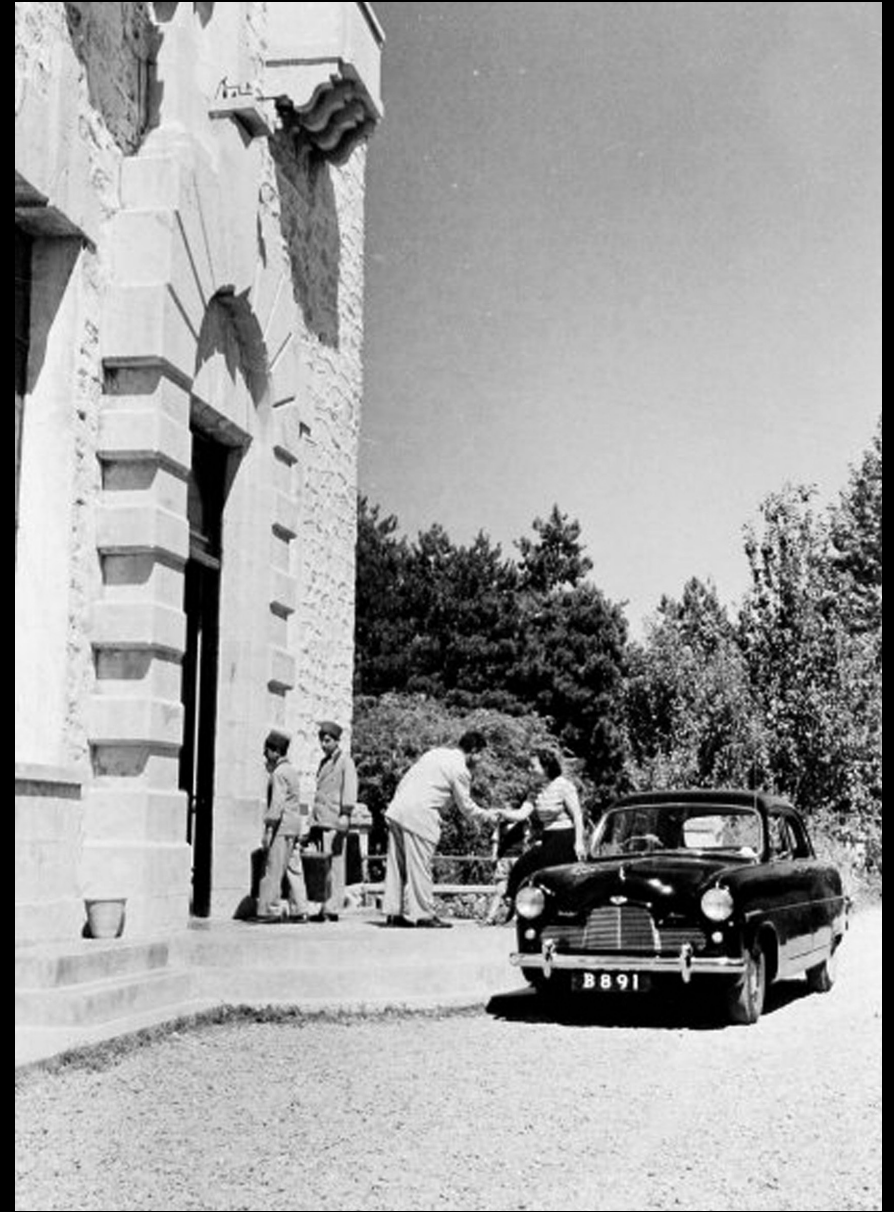
where  
nature, history  
and luxury  
coexist





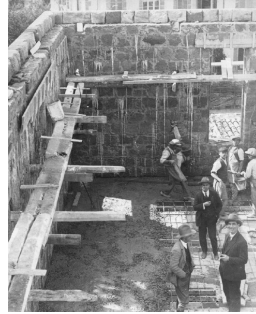
The legendary hotel Berengaria, a unique architectural treasure in the picturesque mountains of Prodhromos in Cyprus, once called the “Jewel of Prodhromos,” is to be restored by bbf® with the aim of being transformed into what was once known as the “Hotel of Kings”.

# where royals wined and dined



# timeline

1928-2024



The very start of Berengaria. The hotel was designed by Henrik Clark and built by Michalis Kokkalos.



The swimming pool, the Knights Club, kids play room and other buildings are added.



The property is resold many times but plans to renovate it are never completed.



Renovation works begin.

1928-1931

1961

1984-2020

2022

1931-1984

53 years of glorious hotel operation with elite guests and exquisite service.



1984

The hotel closes.



2020

bbf® buys the property to restore it to its former glory.



2023

Official start of the project.





# rediscover one of the era's most cosmopolitan destinations

- /Unique aristocratic community
- /5\* boutique hotel
- /Luxury spa
- /Restaurant & bar
- /Eco friendly architecture
- /Combination of apartments, lodges & residences



Prodromos village, is located at an altitude of 1450 meters above sea level. It is the highest mountain village in Cyprus and part of the district of Limassol.



Less than 1 hour from  
Limassol & Nicosia.

# higher state of living



Incredible views.  
Natural trails.



Fresh air  
with smell  
of pine trees.

# Snow.



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# masterplan

the hotel

residential development  
/ studios & apartments  
/ the lodges  
/ the residences



# the hotel

- / 30 rooms
- / restaurant & bar
- / indoor & outdoor pool
- / spa

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# restaurant & bar



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spa



# residential development



**studios & apartments**  
/ 8 studios 46 m<sup>2</sup>  
/ 6 one-bedroom  
apartments 66-93 m<sup>2</sup>  
/ 6 hotel condo  
apartments 90-526 m<sup>2</sup>

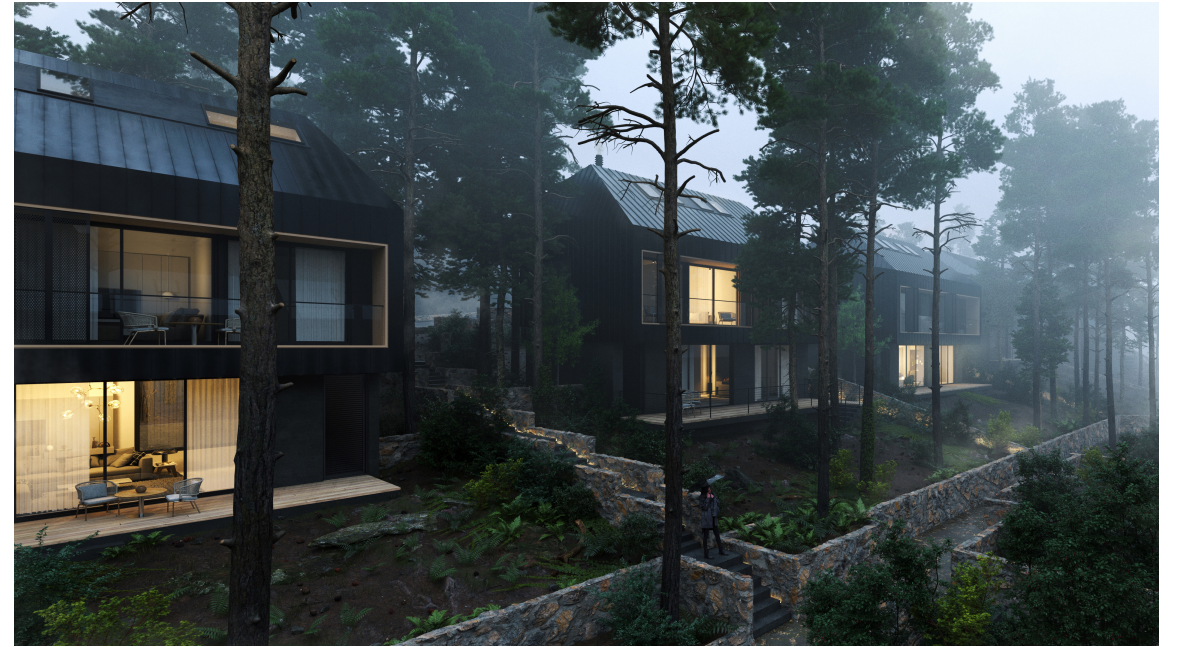
## the lodges

/ 13 private lodges

/ 2 & 3 bedrooms

/ 182-225 m<sup>2</sup>

/ plots 124-369 m<sup>2</sup>



## the residences

/ 9 luxury residences

/ 4 & 5 bedrooms

/ 244-318 m<sup>2</sup>

/ plots 510-791 m<sup>2</sup>



# masterplan



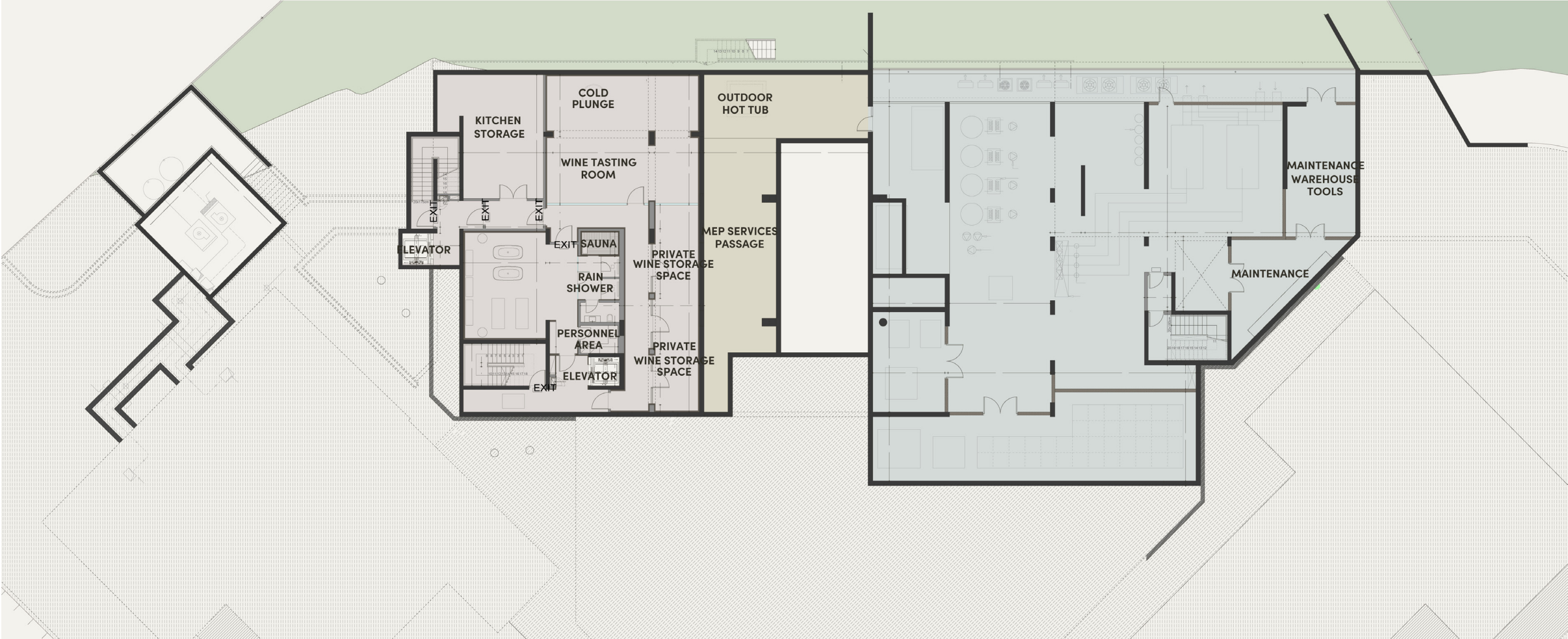
# choice of properties

## hotel condo apartments

FLOOR	UNIT N°	PROPERTY TYPE	BEDROOMS	BATHROOMS	INDOOR AREA M²	COV. VERANDA M²	UNCOVERED VERANDA M²	TOTAL AREA M²
<b>Ground</b>	<b>N001</b>	Apartment	3	3	176.70		102.70	<b>279.40</b>
<b>1ST</b>	<b>N103</b>	Apartment	2	2	87.30	4.40		<b>91.70</b>
	<b>N104</b>	Apartment	2	2	92.50	4.50		<b>97.00</b>
<b>2ND</b>	<b>N203</b>	Apartment	3	3	193.90		8.90	<b>202.80</b>
<b>1ST</b>	<b>S101</b>	Apartment	2	2	88.88	4.39		<b>93.27</b>
	<b>S102</b>	Apartment	2	2	85.49	4.38		<b>89.87</b>
<b>2ND</b>	<b>S201</b>	Apartment	3	3	189.90		8.83	<b>198.73</b>
<b>2ND+3RD</b>	<b>C202</b>	Apartment	3	4	227.66	2.23	2.54	<b>232.43</b>
	<b>3RD</b>				104.56		2.54	
	<b>2ND</b>				123.10	2.23		

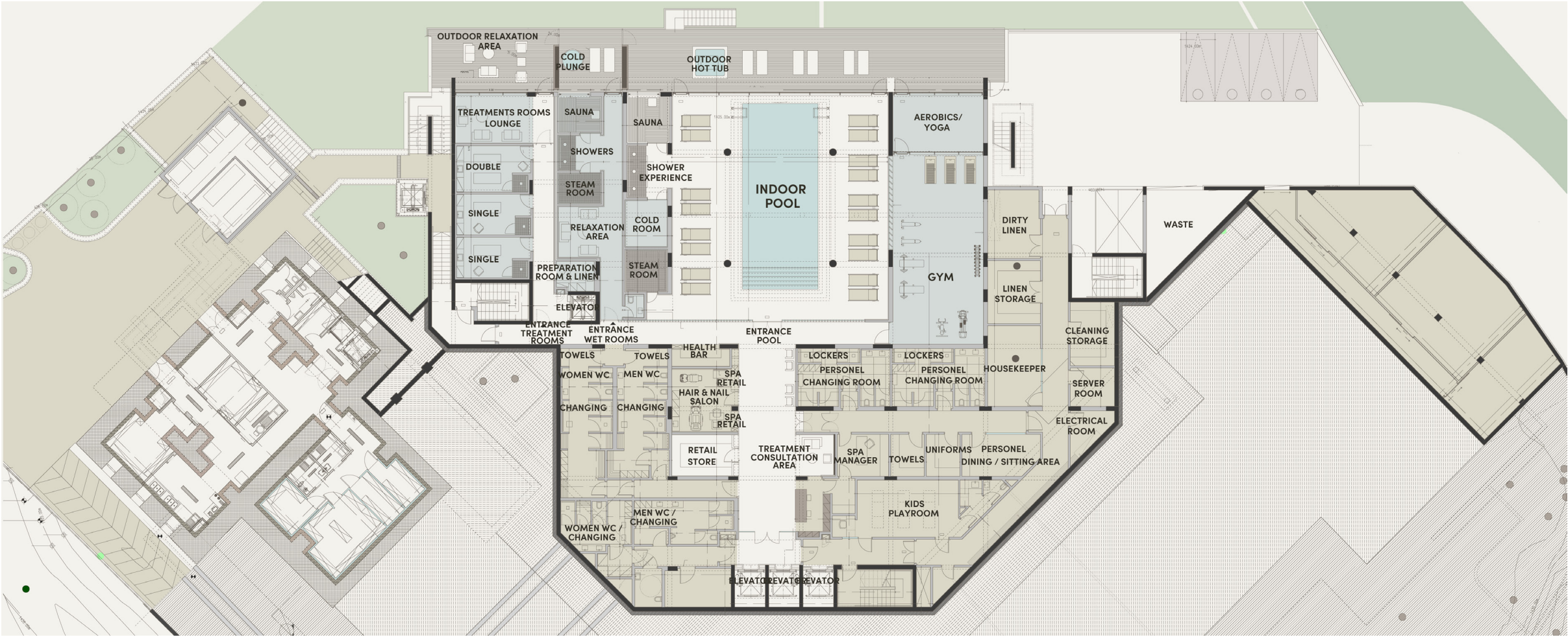
# floor plans

## basement -2



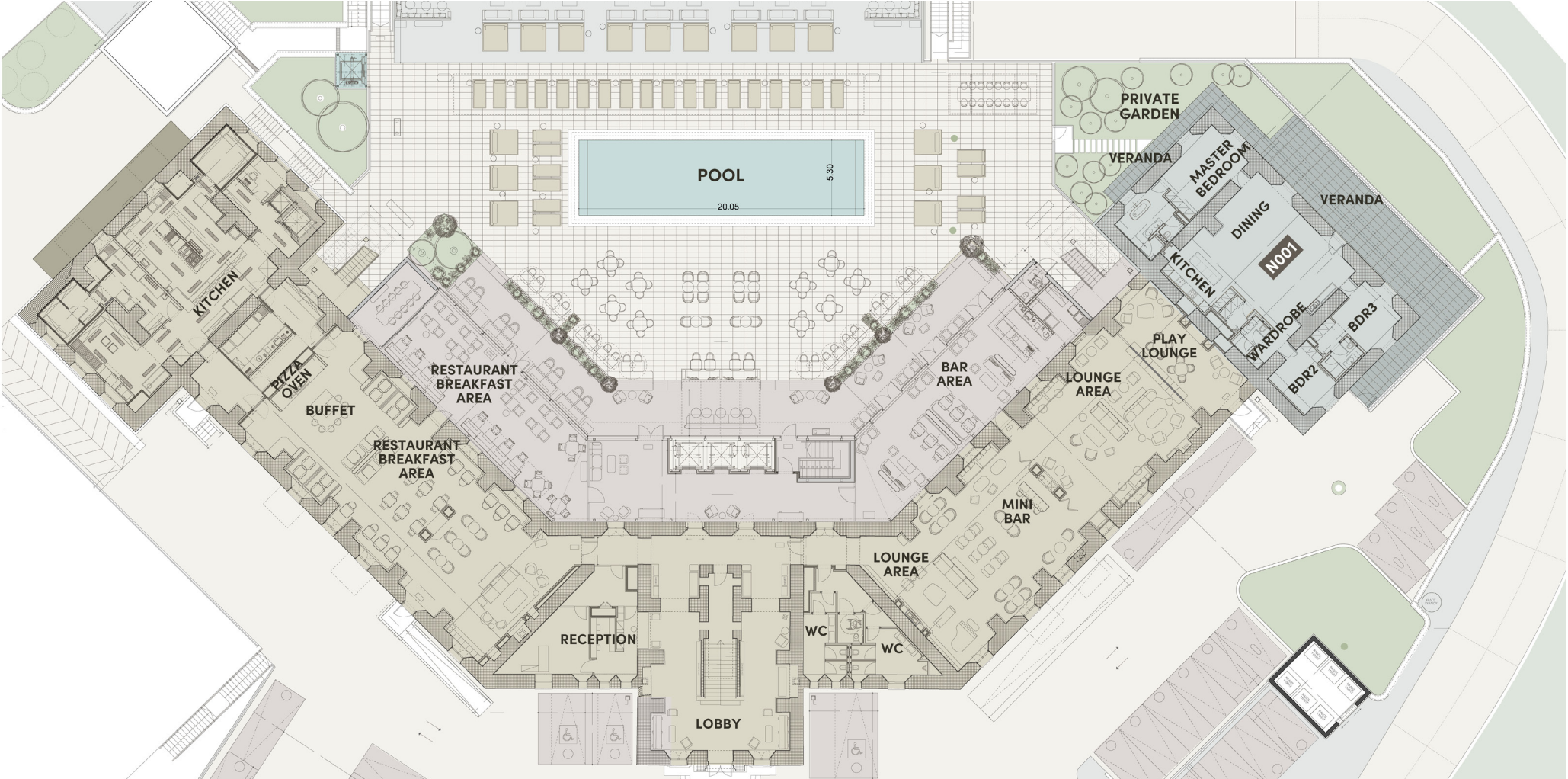
# floor plans

## basement



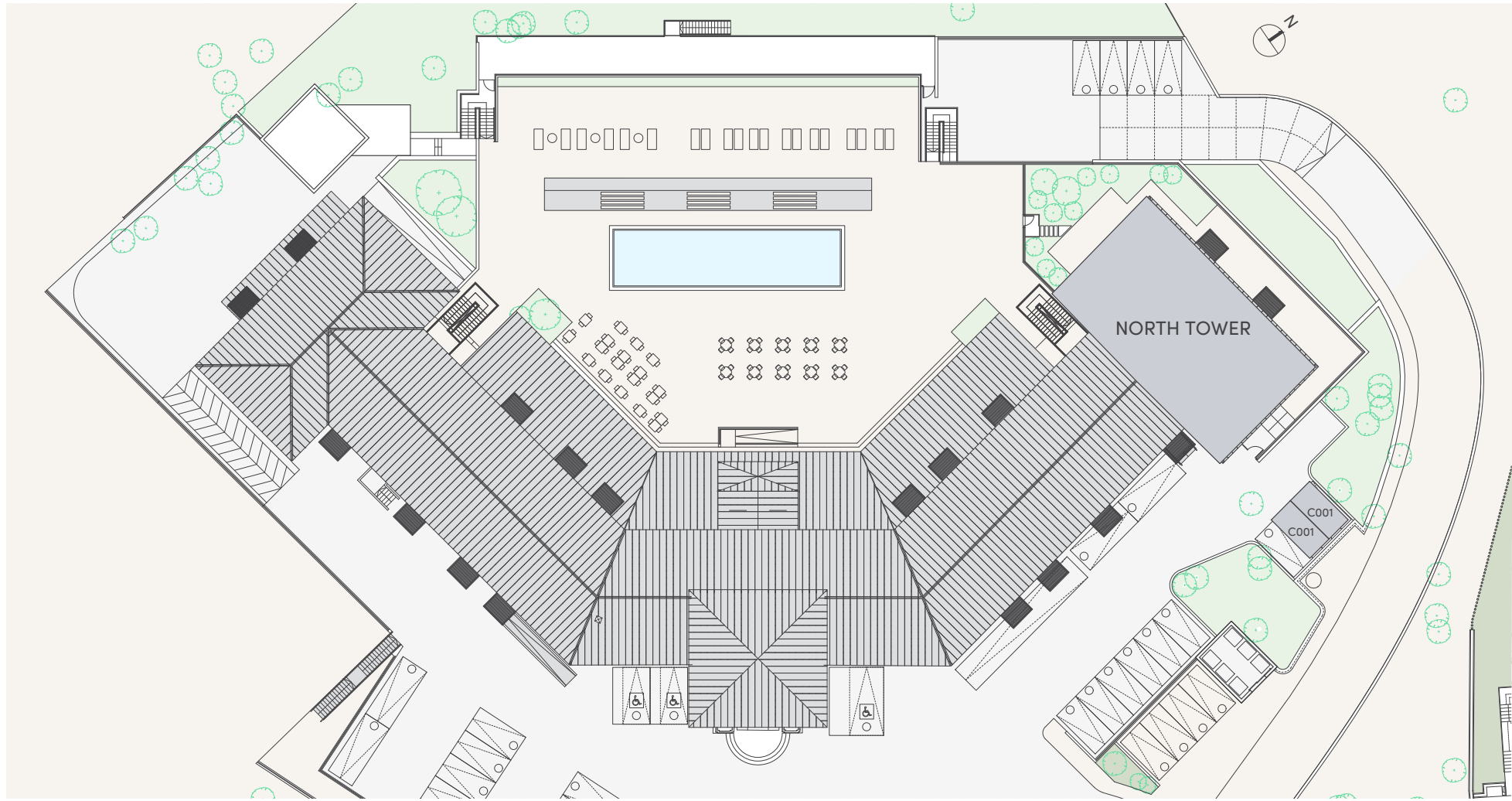
# floor plans

## ground floor



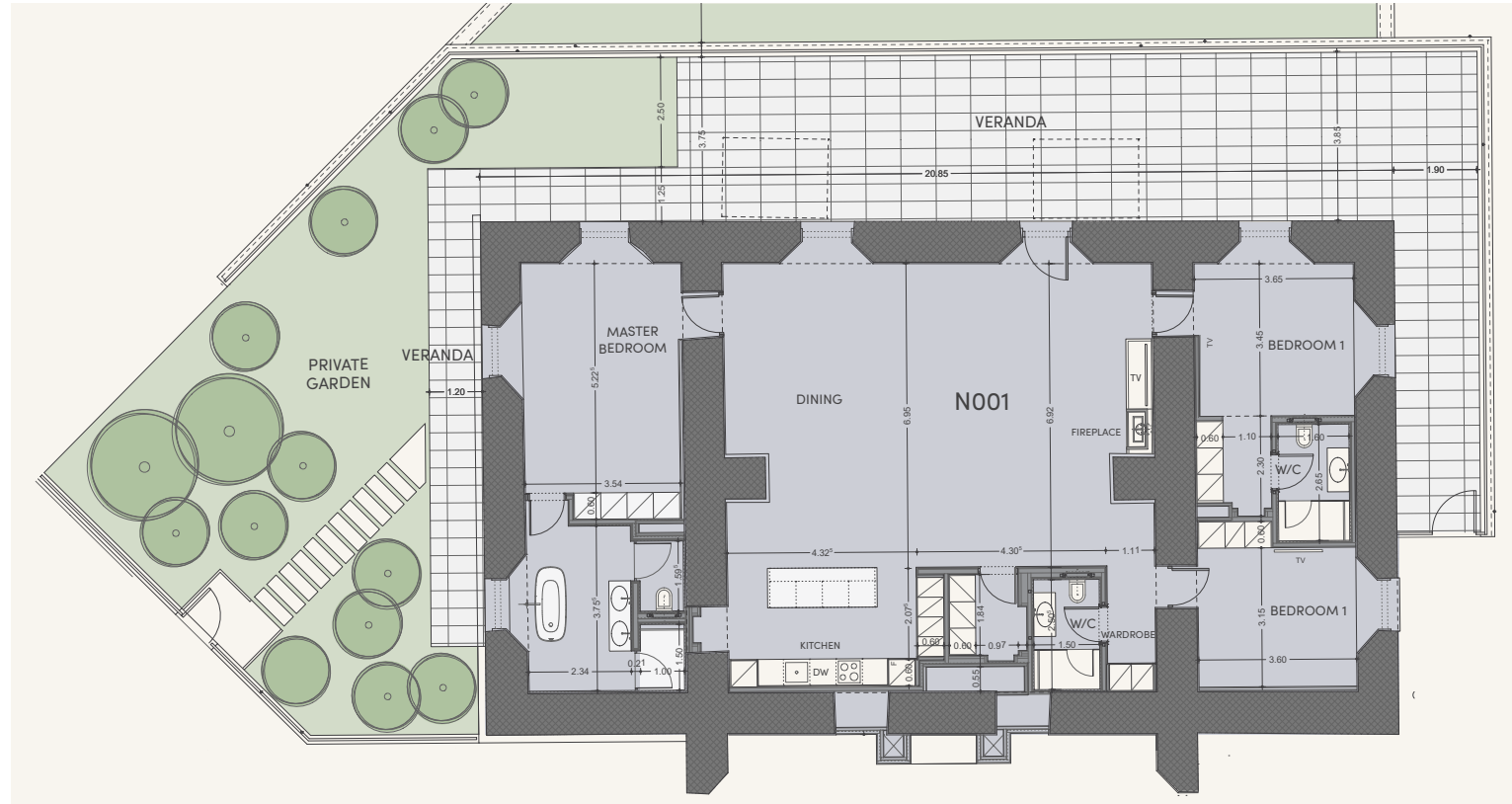
# north tower

## overall plan

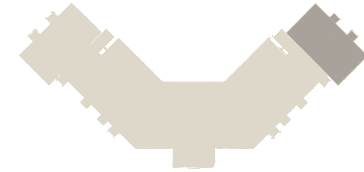


# north tower

ground floor Apartments N001  
3 Bedroom



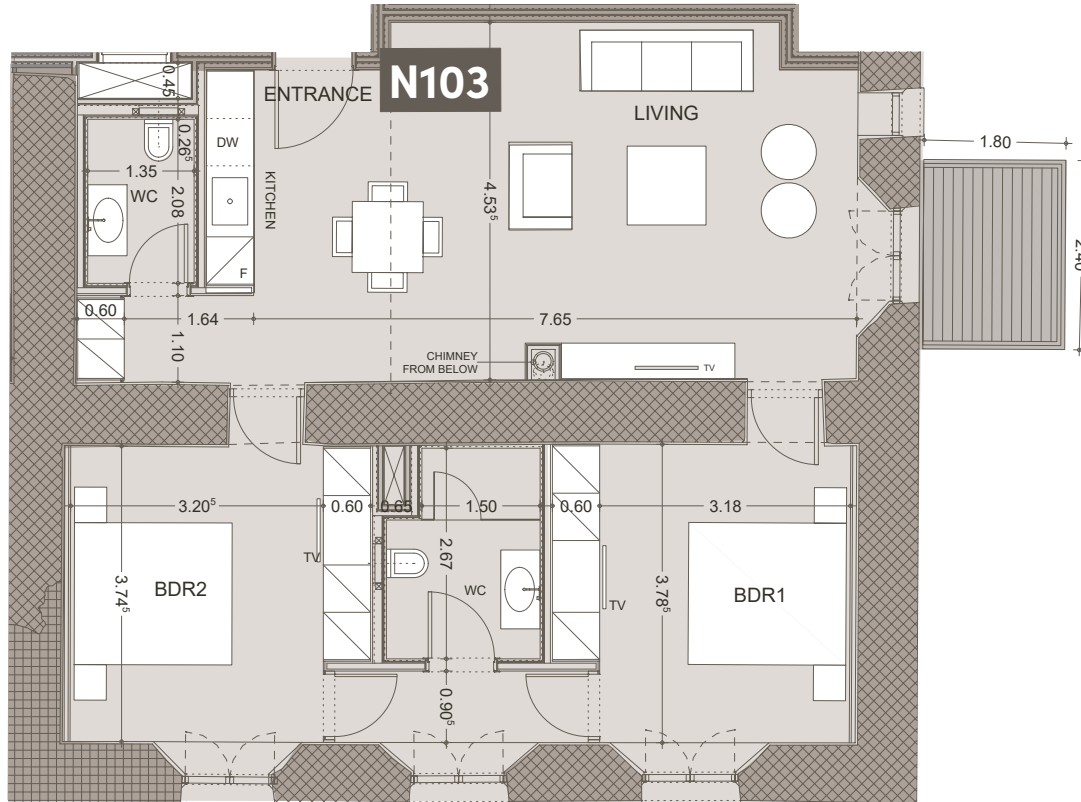
UNIT N°	TOTAL AREA M <sup>2</sup>
N001	279.4



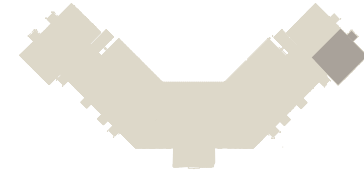
# north tower

## first floor

Apartments N103  
2 Bedroom



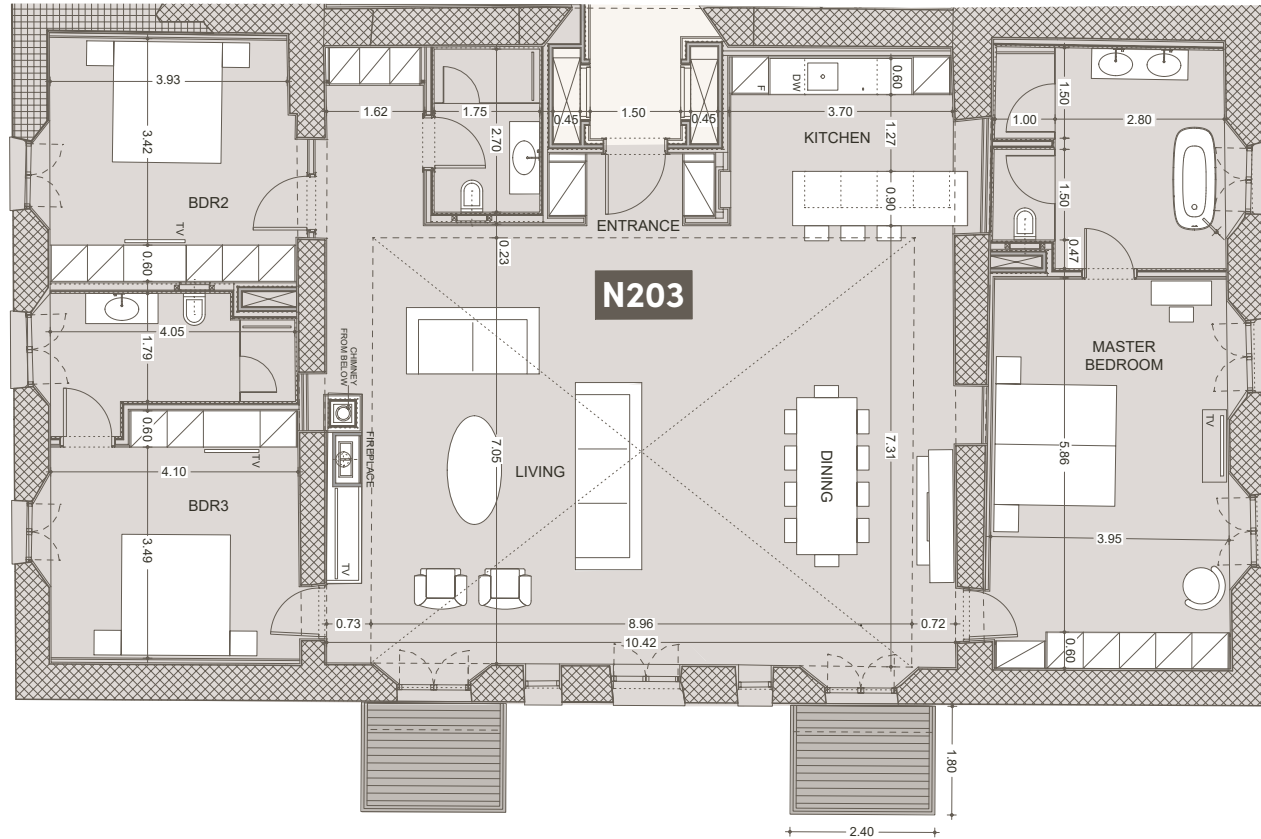
UNIT N°	TOTAL AREA M <sup>2</sup>
N103	91.70



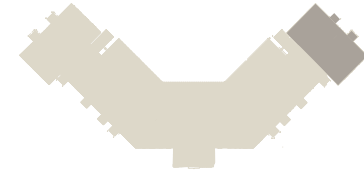


# north tower

second floor Apartments N203  
3 Bedroom

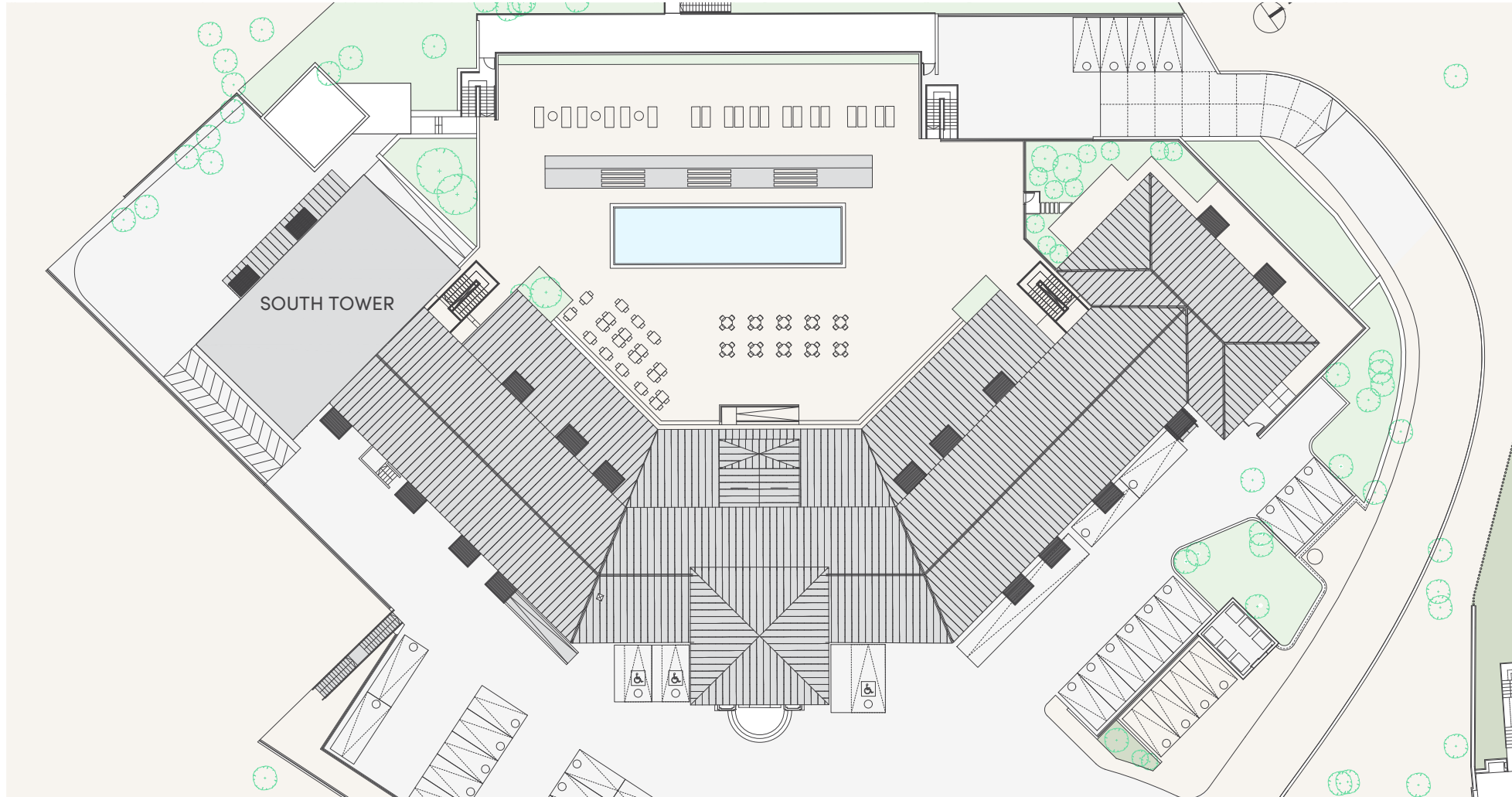


UNIT N°	TOTAL AREA M <sup>2</sup>
N203	202.80



# south tower

## overall plan



# south tower

## first floor

Apartments  
S101 & S102



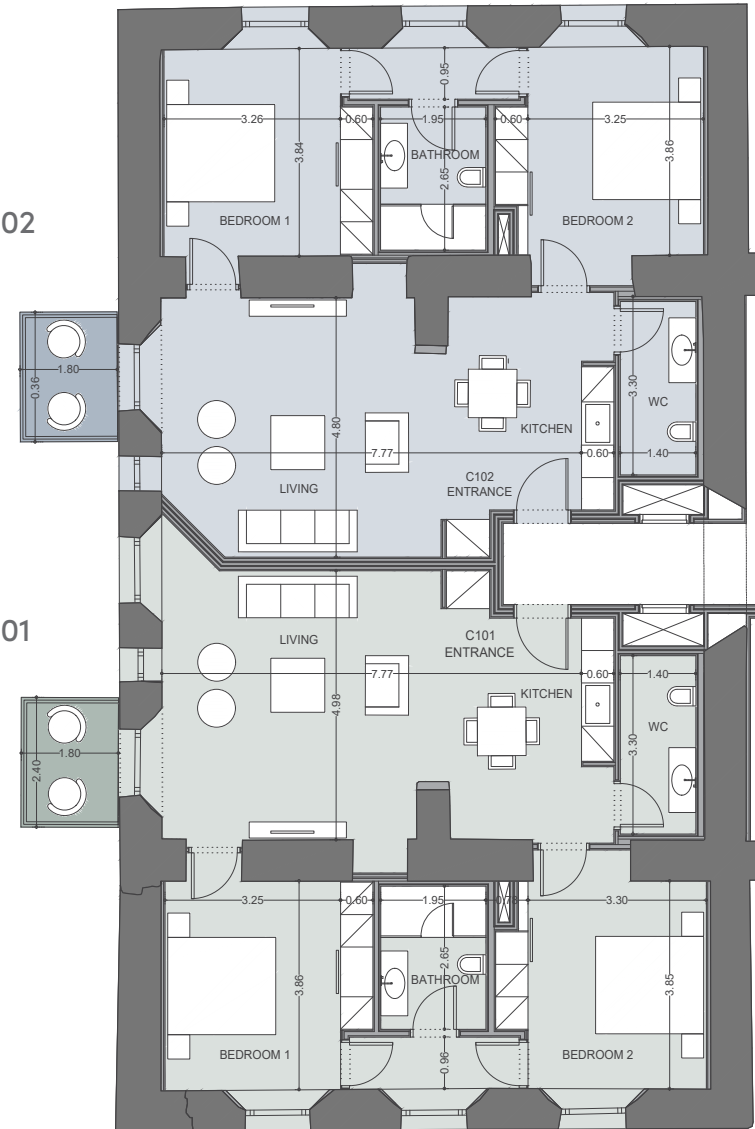
UNIT N°	TOTAL AREA M <sup>2</sup>
S102	89.87



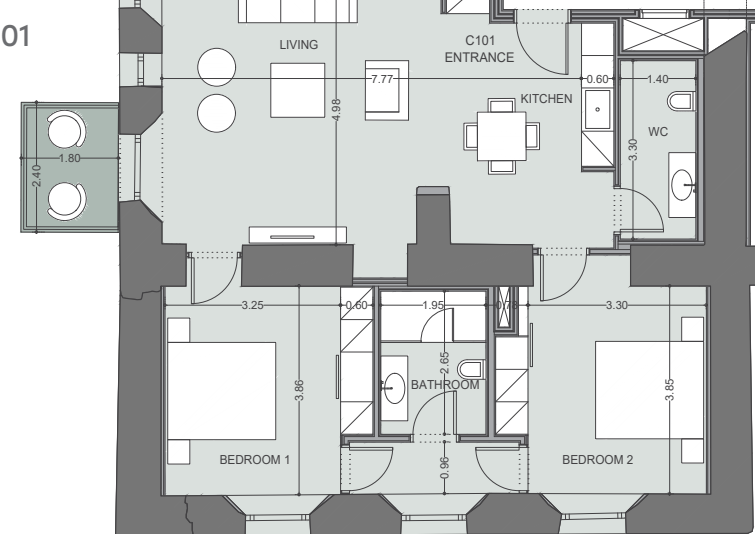
UNIT N°	TOTAL AREA M <sup>2</sup>
S101	93.27



Apartments S102



Apartments S101

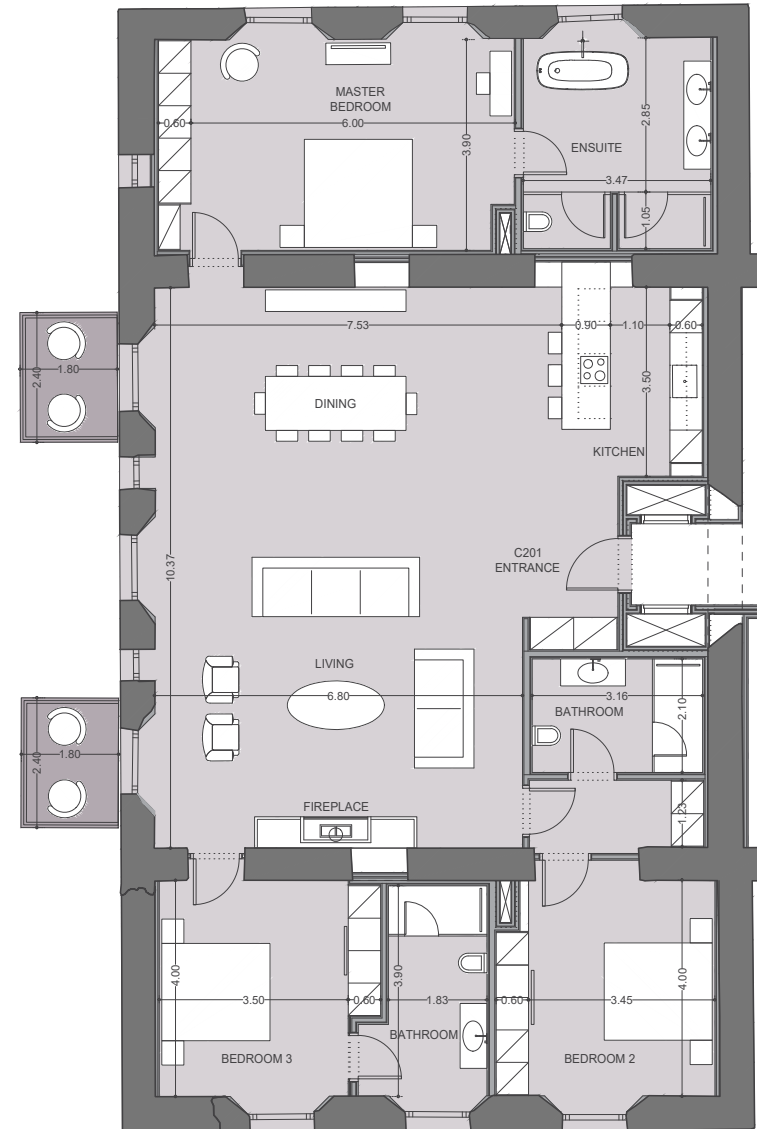


# south tower

second floor Apartments S201

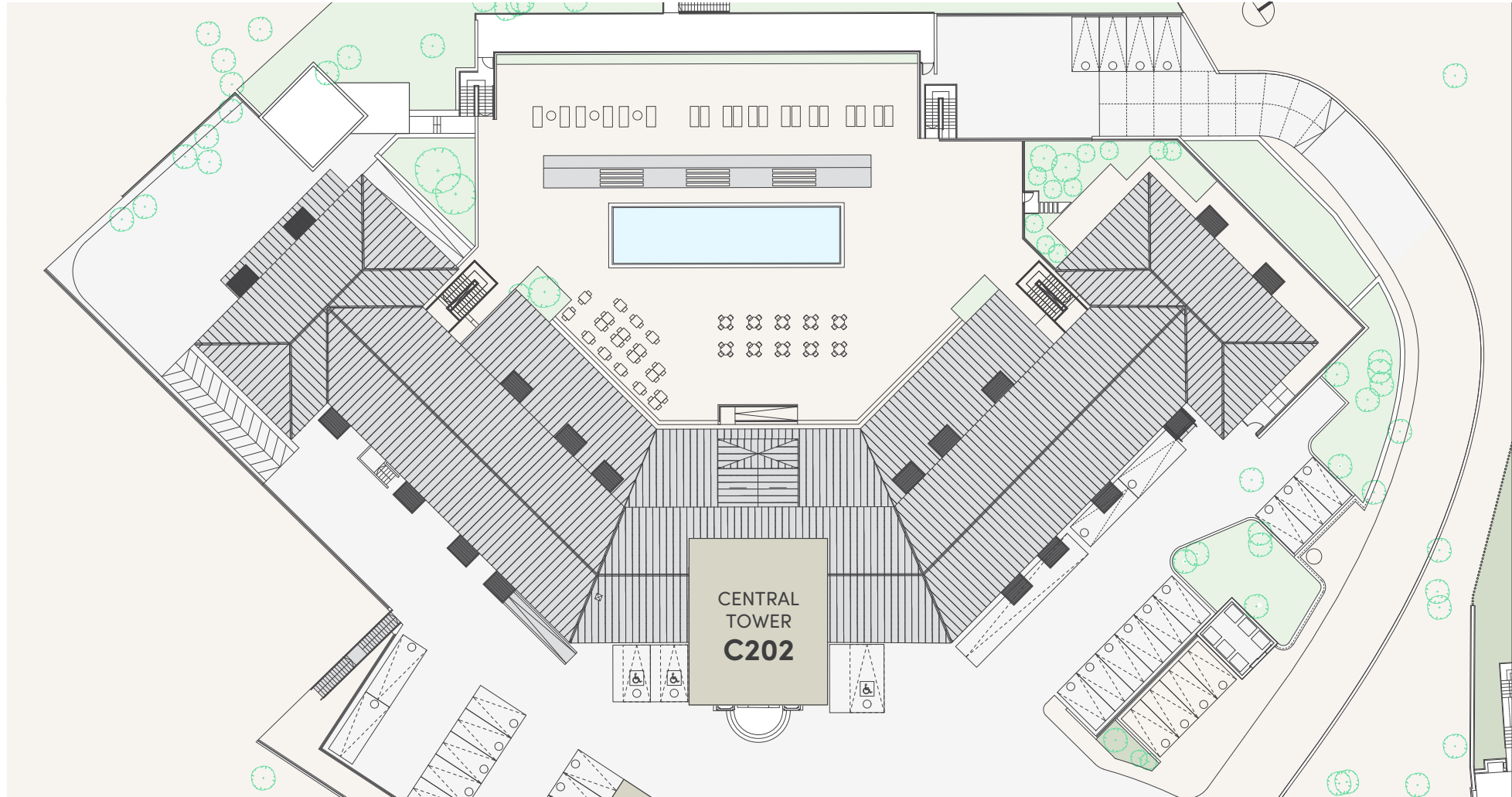


UNIT N°	TOTAL AREA M <sup>2</sup>
S201	198.73



# central tower

## overall plan



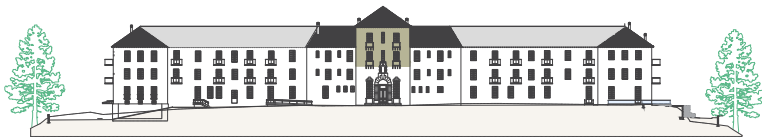
# central tower

## second floor third floor

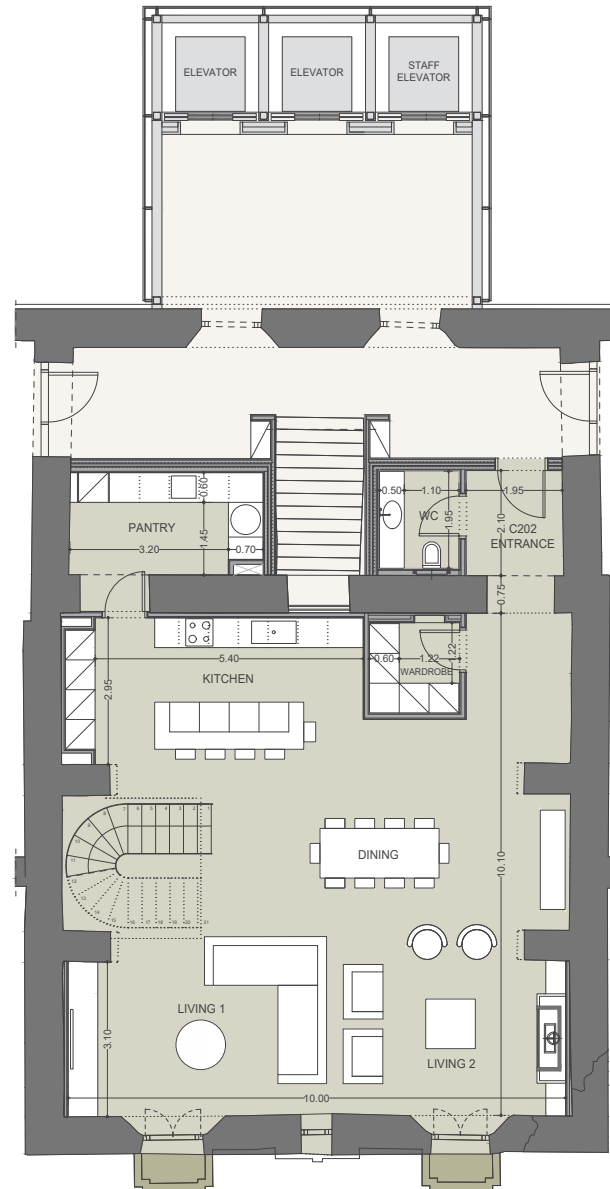
Apartment C202  
3 Bedroom



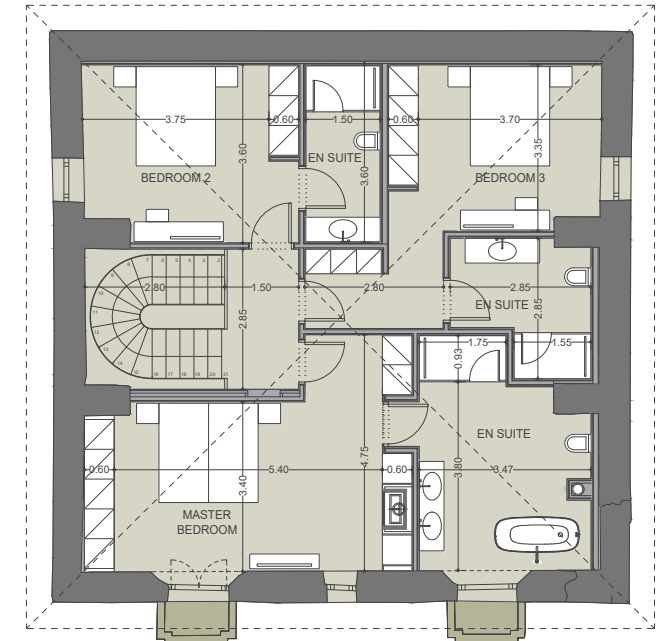
UNIT N°	TOTAL AREA M <sup>2</sup>
C202	232.43



second floor

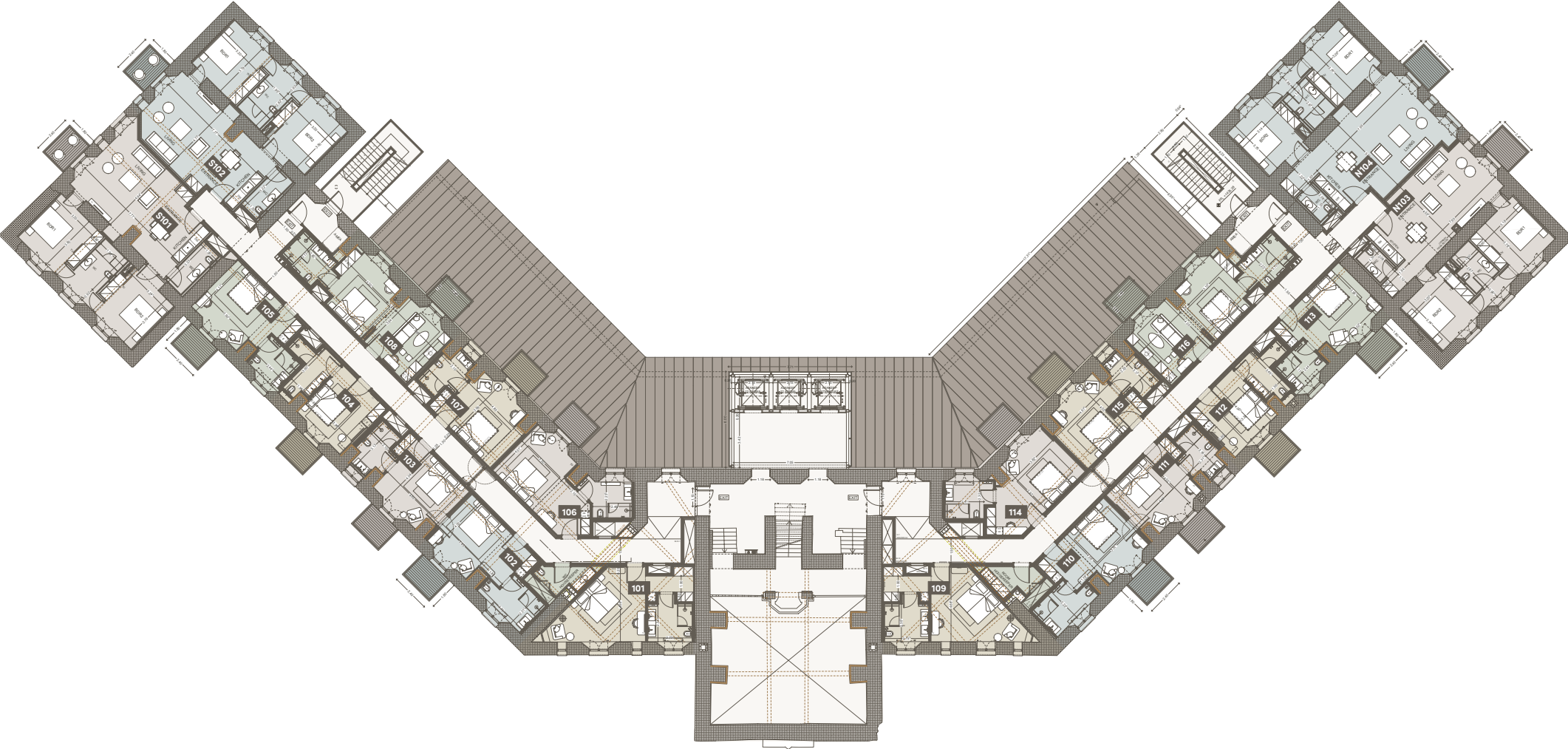


third floor



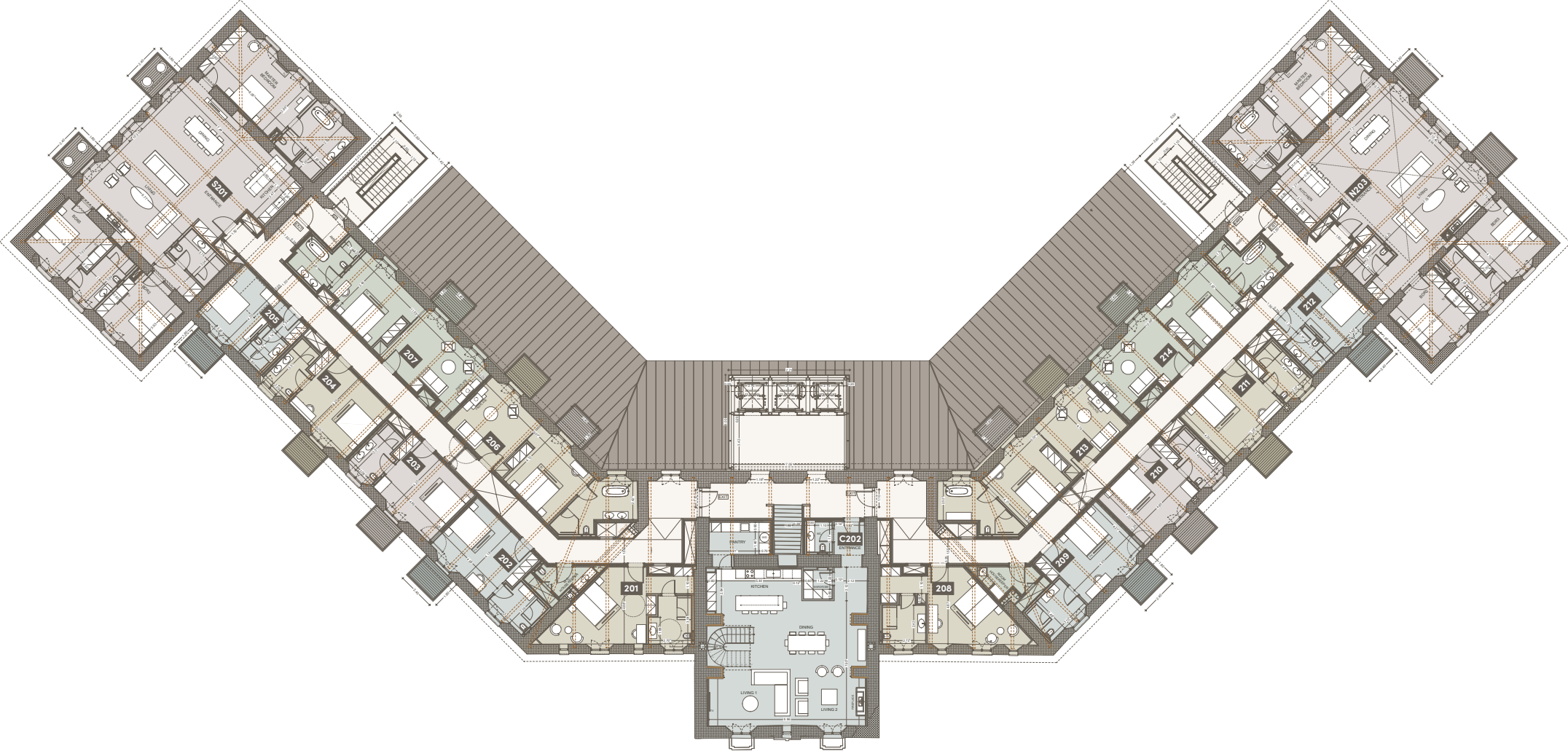
# floor plans

## 1st floor



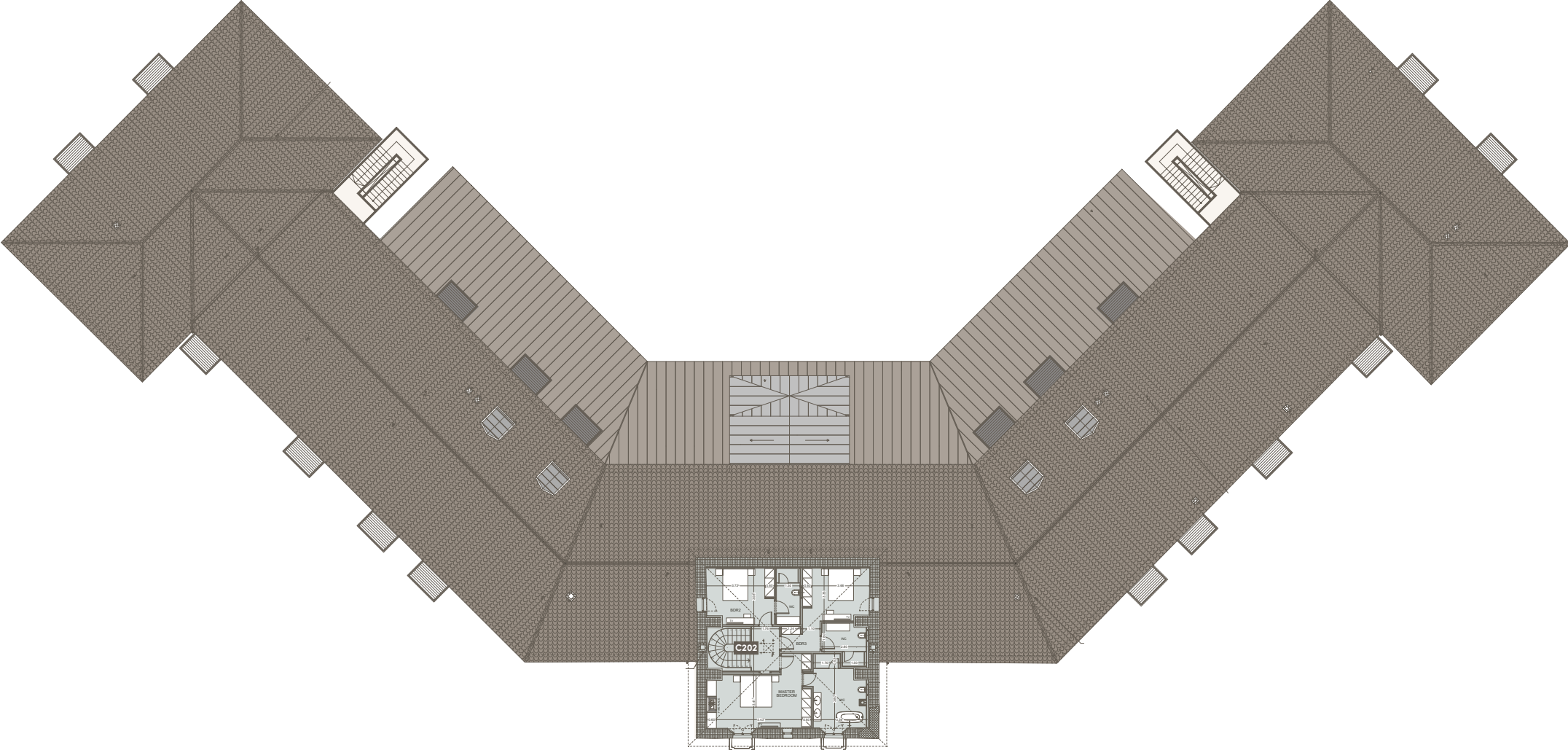
# floor plans

## 2nd floor



# floor plans

## 3rd floor



# interiors

- / studios & apartments
- / the lodges
- / the residences
- / indoor pool

a project by bbf® / berengaria



\*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.



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# interiors



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# a unique lifestyle experience

- / Fully completed finishings
- / Wooden floors in each room
- / Floor and walls in the toilets and bathrooms is natural stone
- / High ceilings (3.15 m.)
- / Security and fireproof entrance doors
- / Intercom system
- / Water underfloor heating
- / Central VRF conditioning
- / High standard sanitary ware from European brands
- / Thermal aluminium window frames with double glazing
- / High quality kitchen cabinets
- / High standard wardrobes from European brands
- / Soft closers for kitchen units



## about us

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



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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

/ 145 projects in portfolio

/ Over 300 employees in 5 countries

/ Full scope of real estate services from project development to property management

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