

bbf:



: synergy



• synergy

family community in the touristic area of Larnaca

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

Eighty-nine villas establish the standard for premium living with its warm minimalistic interior design and impressive indoor facilities for permanent living.

89

luxury villas

300 m

away from
endless beaches





larnacca



**Oroklini is one
of the most stunning
touristic areas
in Larnaca**

Enticing dynamic city and a thriving business hub

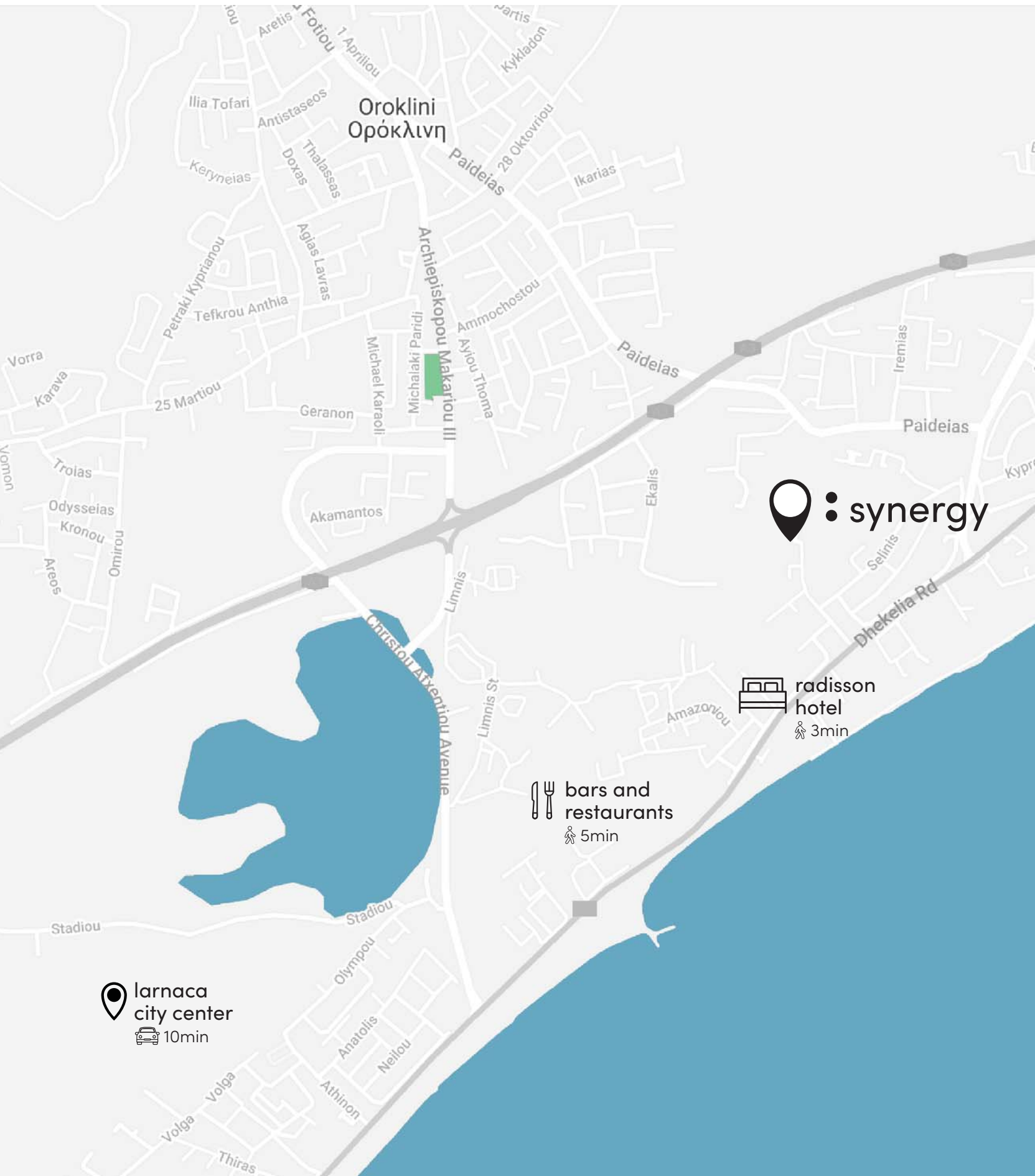
Ancient architectural landmarks and cultural sites - one of the oldest settlements in Cyprus

Blue Flag sand beaches with crystal water

Fifteen minutes drive to Larnaca International Airport

Private schools and universities providing high-standard education

Beautiful nature, with unique salt lakes and flamingos' nests located there



📍 synergy

🛏️ radisson hotel
🚶 3min

🍴 bars and restaurants
🚶 5min

📍 larnaca city center
🚗 10min







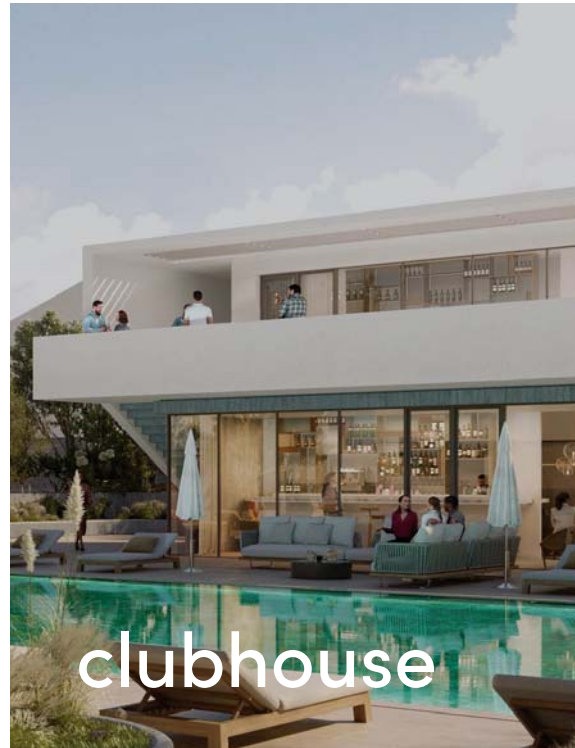
facilities

private areas

- swimming pool
- private garden with a 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





swimming
pool



gym



sauna









**designed
for families**

modern parents

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

children

- enjoy the pleasure of meeting friends at the playground and communal swimming pool
- socialize and play in a place that offers safe spaces for fun and games
- engage parents and other children in different activities in the comfort of a large landscaped area
- evolve in a perfectly built community with a sense of unity, elegance and charm

interior



signature finishes of the villa:

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









general information

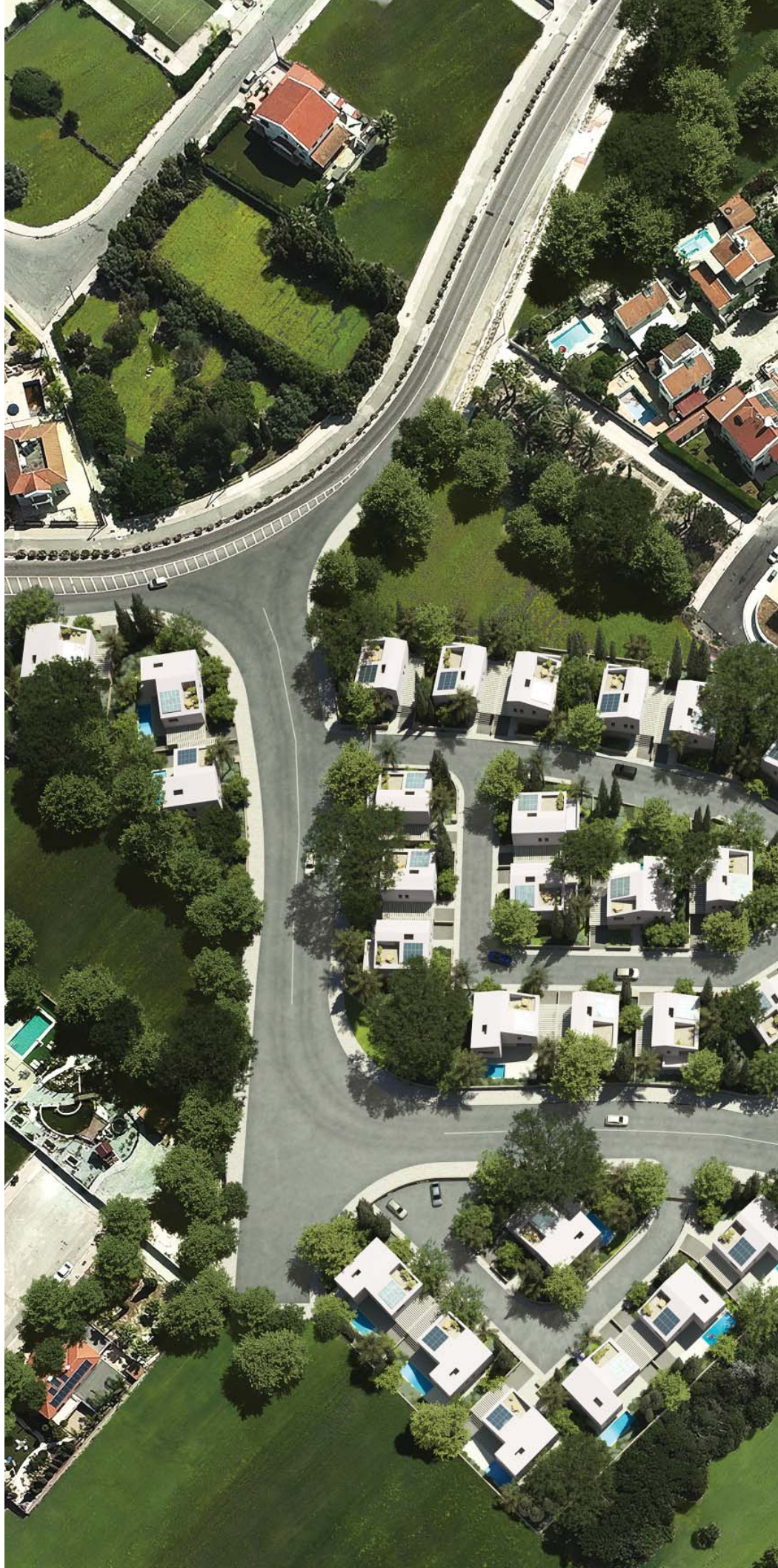
- gated community complex
- 89 units:
 - 59 four-bedroom villas
 - 30 five-bedroom villas
- 2 parking places per villa
- 2 green areas with a playgrounds & sport facilities
- co-working area
- club house
- communal swimming pool
- sauna
- gym







Masterplan





Villa
Four-Bedroom



208.50 m²
indoor area



2
parking spaces



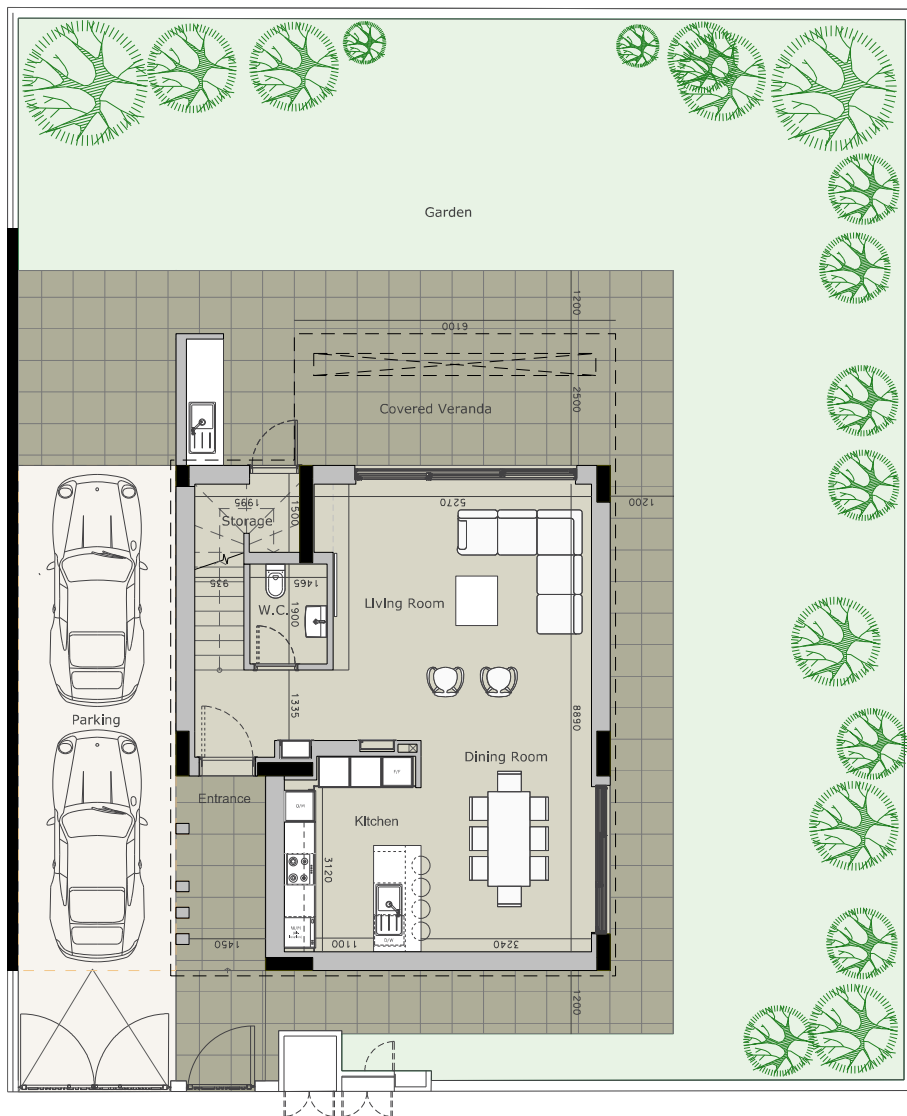
4
bedrooms



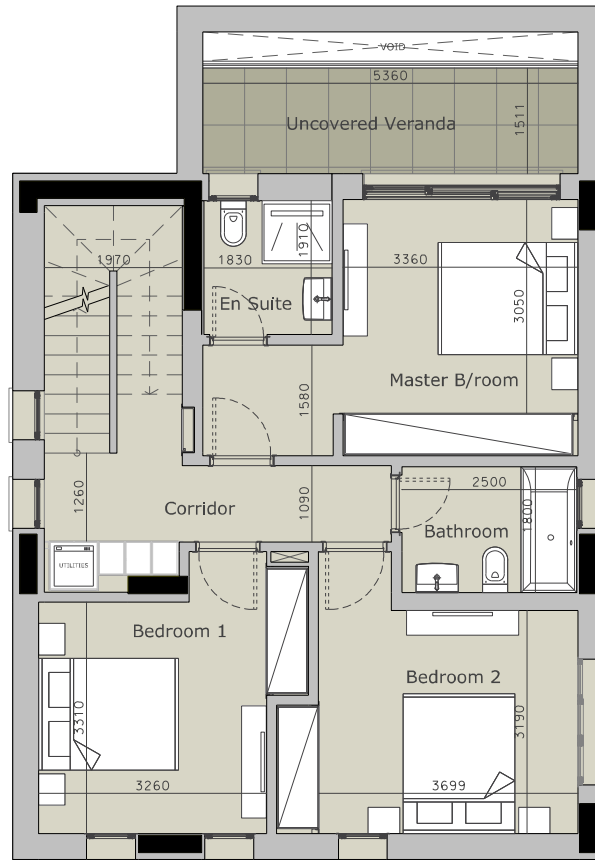
3
storage spaces



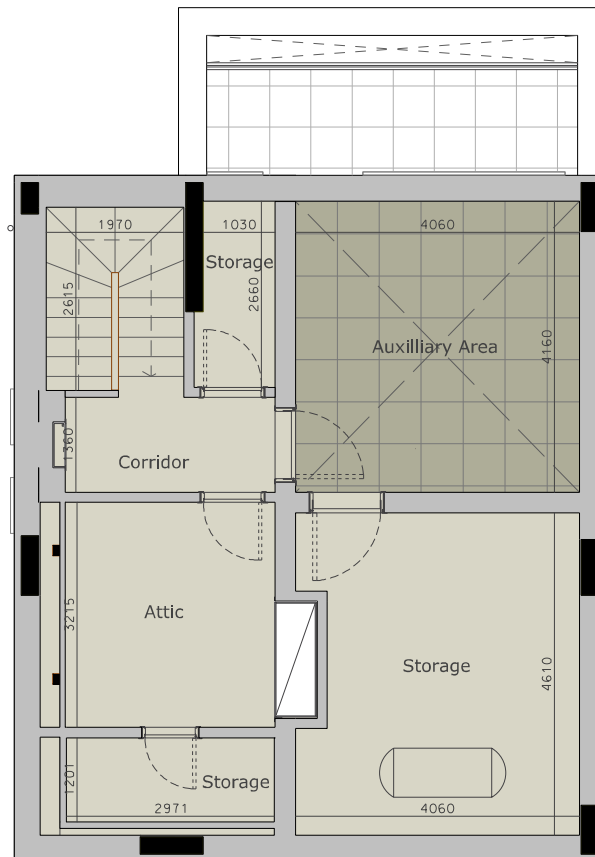
3
bathrooms



ground level



1st floor



2nd floor

Villa
Five-Bedroom



246.50 m²
indoor area



2
parking spaces



5
bedrooms



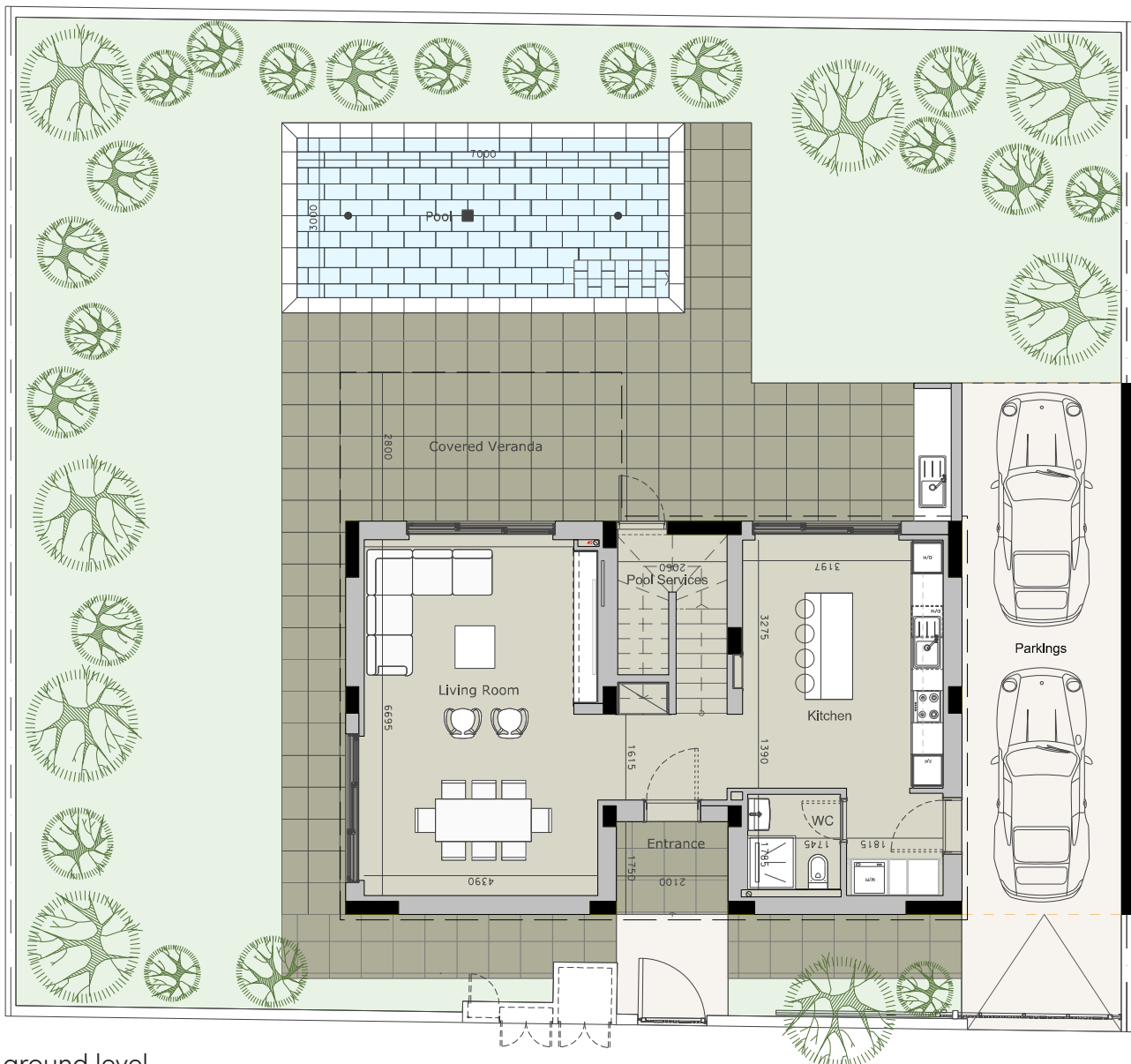
2
storage spaces



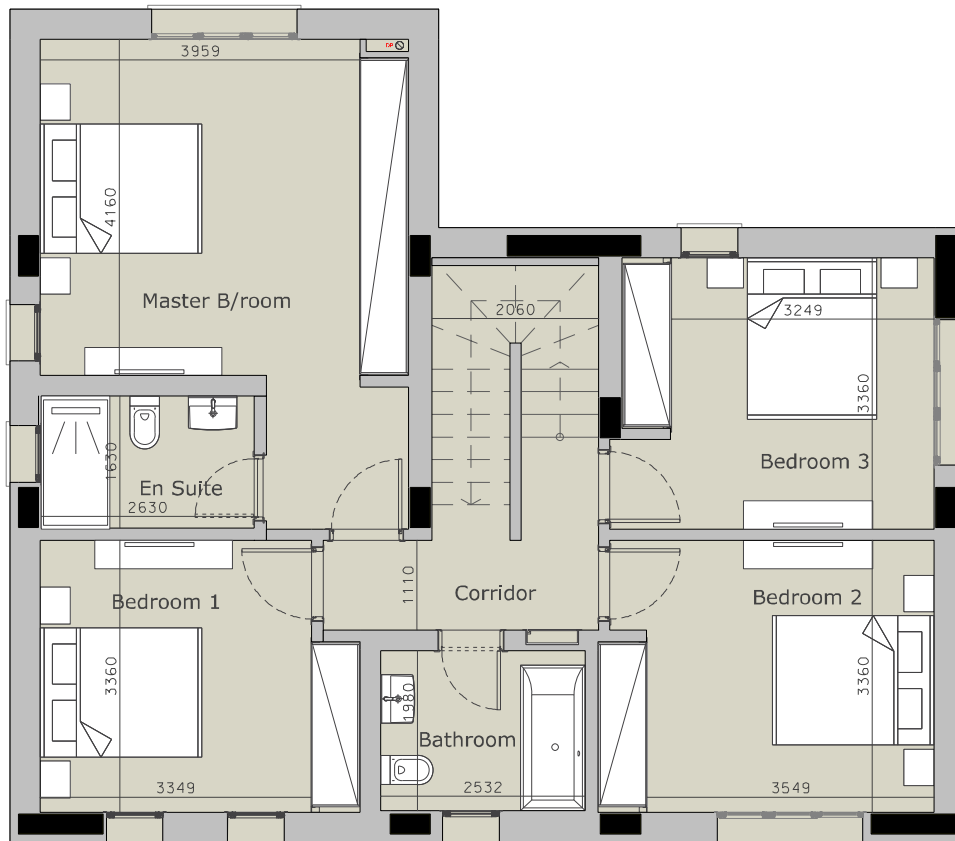
3
bathrooms



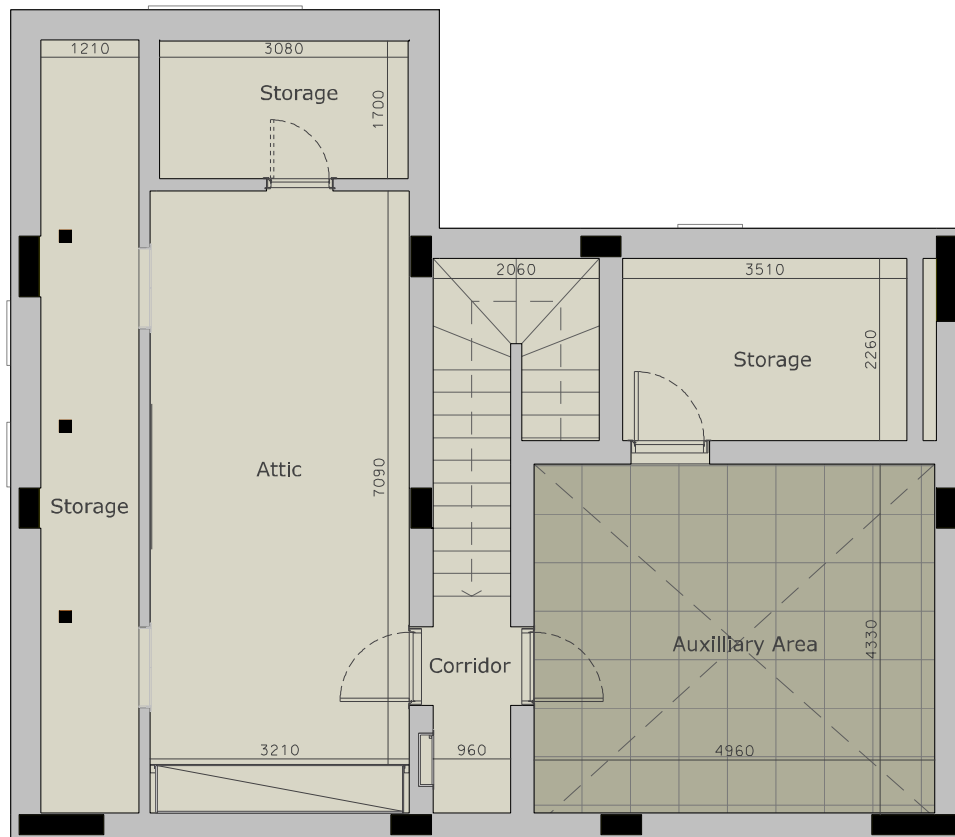
1
swimming pool



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 350 employees in 5 countries



bbf:

office in Larnaca

7 Nigritis Street, Office 6, 6018 Larnaca, Cyprus
larnaca@bbf.com
+357 24 342 050

head office in Limassol

28 Ambelakion Street, Germasogeia 4046 Limassol, Cyprus
P.O. Box 70649, 3801 Limassol
info@bbf.com
+357 25 315 300

bbf.com