

berengaria 
revive.reborn.

where
nature, history
and luxury
coexist

Cyprus is a unique country with breathtaking scenery, an exceptional natural environment, friendly people, and a fascinating historical heritage. For myself and all the dedicated team at bbf®, Cyprus is more than just a place where we work – it's where we build our lives, raise our children and nurture new possibilities. It is also where we plan and hope for a better and brighter future. As such, we must preserve the island's cultural and historical legacy.

In 2019, took on one of the most challenging and ambitious projects in the island's history, determined to revive the legendary Berengaria and upgrade the stunning Troodos mountain region.

Our endeavours have sparked widespread public interest in Cyprus and across Europe, as everyone anticipates the grand reopening of this exceptional landmark.

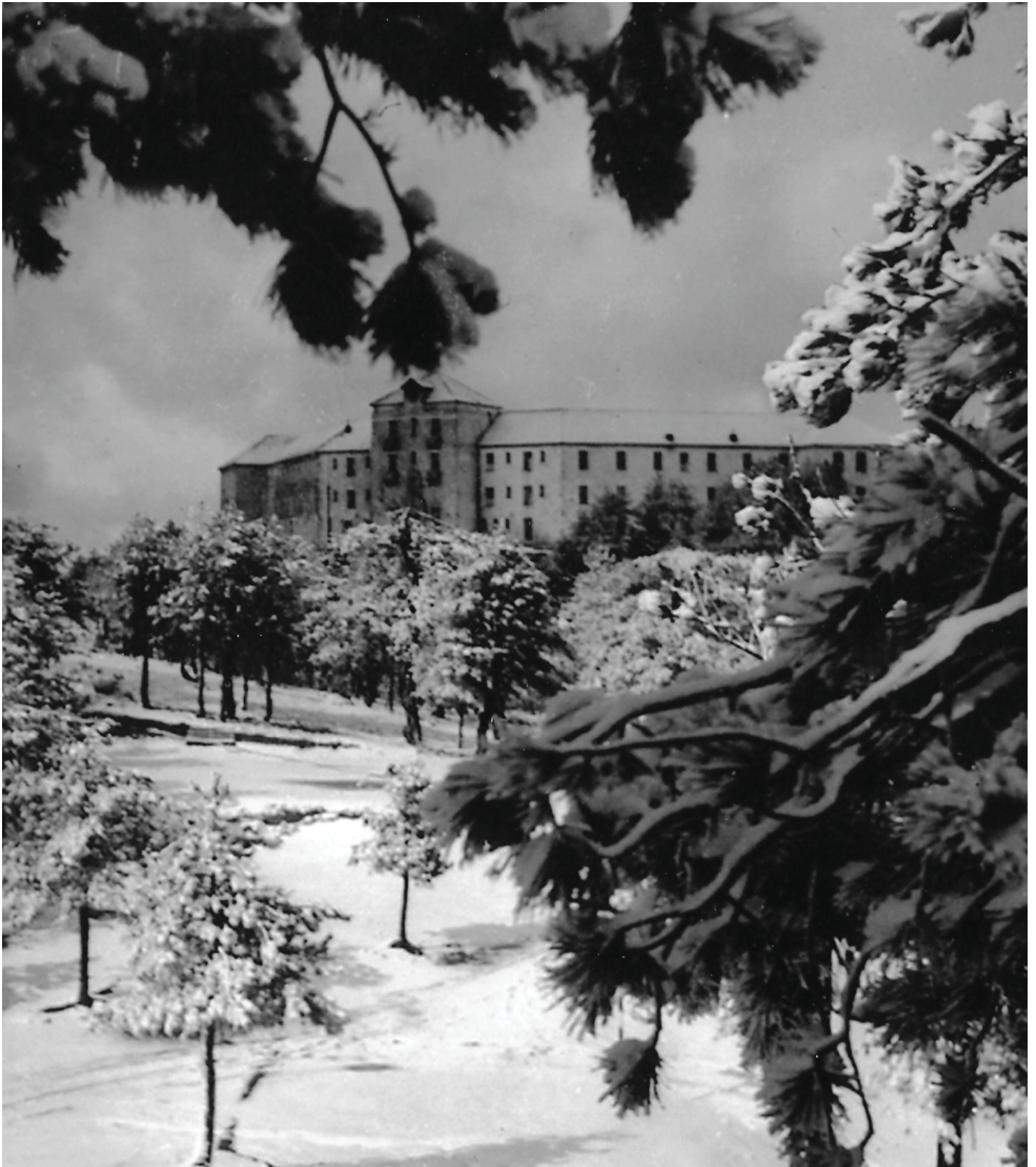
I am confident and proud that the Berengaria will once again open its doors in 2027, marking the start of a new chapter for the island. Locals and tourists will re-discover the grand hotel and surrounding nature, stay in rooms designed to world-class standards, savour fine cuisine and breathe fresh mountain air in elevated style.

New homeowners will also embrace a new way of living in their residences and lodges, immersed in the beauty of the natural world. And once again, Prodromos will pulsate with vitality as Berengaria reclaims its title as the 'Jewel of the mountains'!

Vadim Romanov
CEO, bbf:







Card postal with Berengaria Hotel (detail), 1931-1984

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

bbf[®] will recreate a beautiful development project that is perfect for people who want a unique lifestyle experience. Visitors will be surrounded by a beautiful natural landscape to enjoy all year round at the newly renovated Berengaria boutique hotel, which will provide 5-star hotel amenities like a luxury spa that includes a large heated swimming pool, a well-designed gym, a yoga area, massage, a sauna, a jacuzzi, and extensive outdoor exercise and relaxation areas, as well as an additional modern exclusive residential development project that consists of 36 luxury residences located in the captivating scenery of the mountains.

With its former glory brought back to life, the Berengaria is sure to attract both local and international visitors who are looking for something special. It is also intended that the real estate development by bbf: as an integrated mountain resort, will upgrade the mountain area of Cyprus and make it a better place to visit.

where royals wined and dined

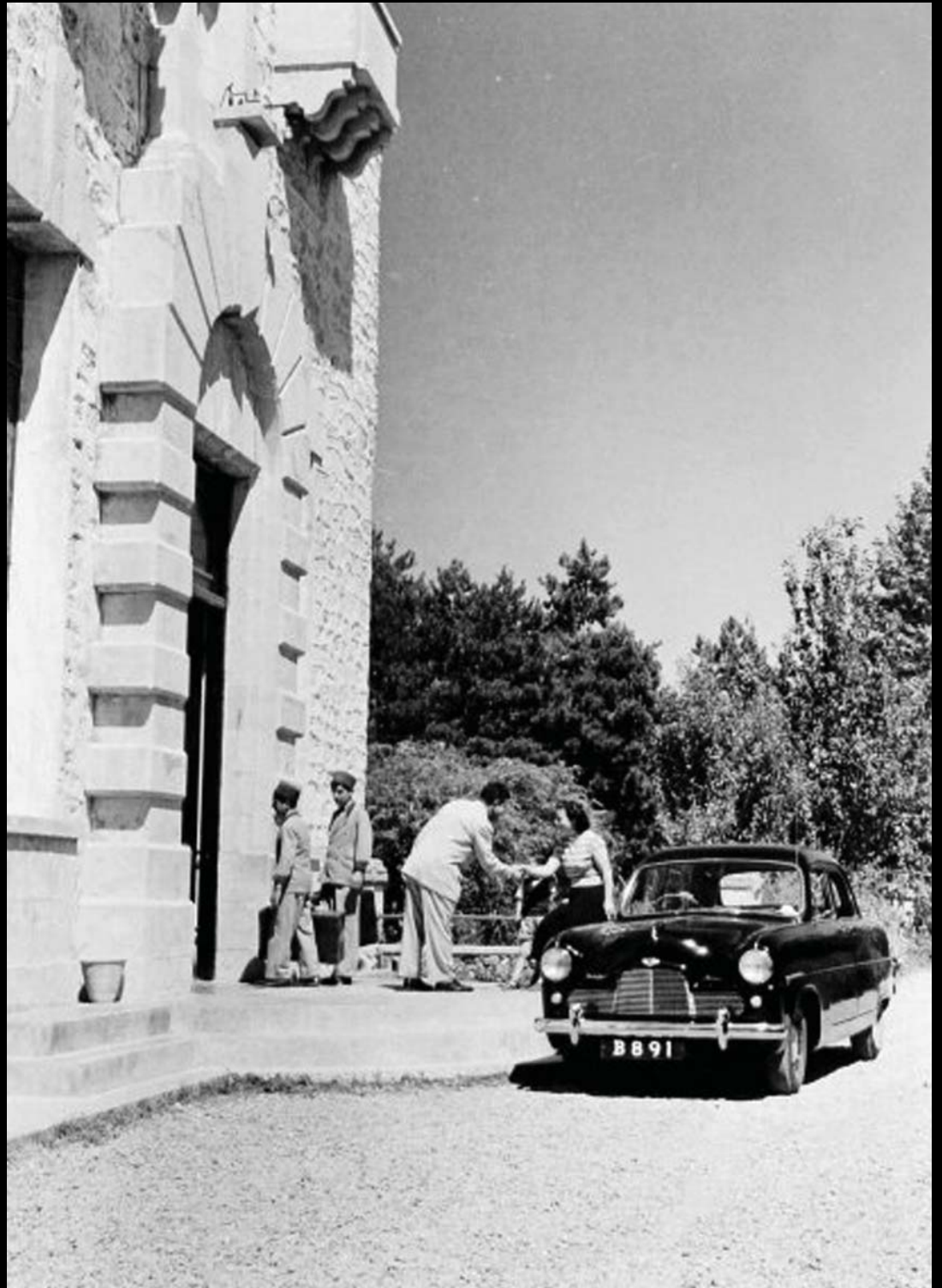
The Berengaria hotel, one of the first luxurious hotels on the island, was named after the wife of Richard the Lionheart, whose wedding took place in Cyprus. This legendary hotel has not only attracted several prominent guests, but also remains an enchanting presence, despite having fallen to disrepair.

The hotel was built in 1930, using stones that were gathered by the residents of the area who worked for years to construct it. Its eventual operation took on a mythical dimension, as it was presented as 'House of the Gods' by the local press.

Its 1450-meter altitude, the idyllic location within the pine forest, its imposing size, and its opulence made the Berengaria very popular.

The construction of a swimming pool in the mid-1960s confirms that it was one of the era's most cosmopolitan destinations.

Entrance of the Berengaria Hotel





above:
Bath accessories of the hotel

top right:
Entrance of the Berengaria Hotel

below right:
Front garden restaurant

right page:
The swimming pool of the hotel, 1961

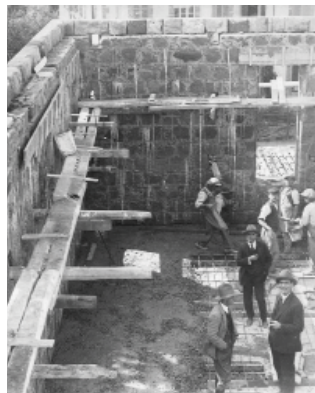




timeline

key events

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.

1928-1931

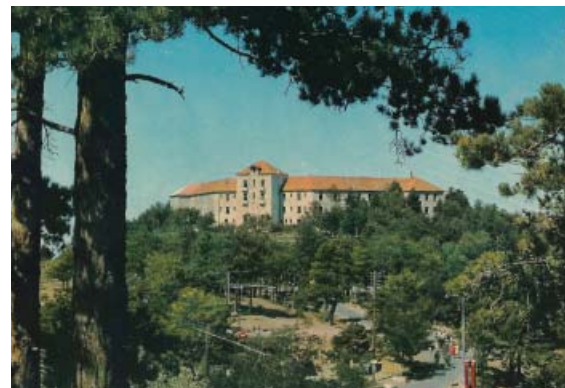
1961

1931-1984

1984

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

The hotel closes.





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

1984-2020



Renovation works begin.

2022

2020

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

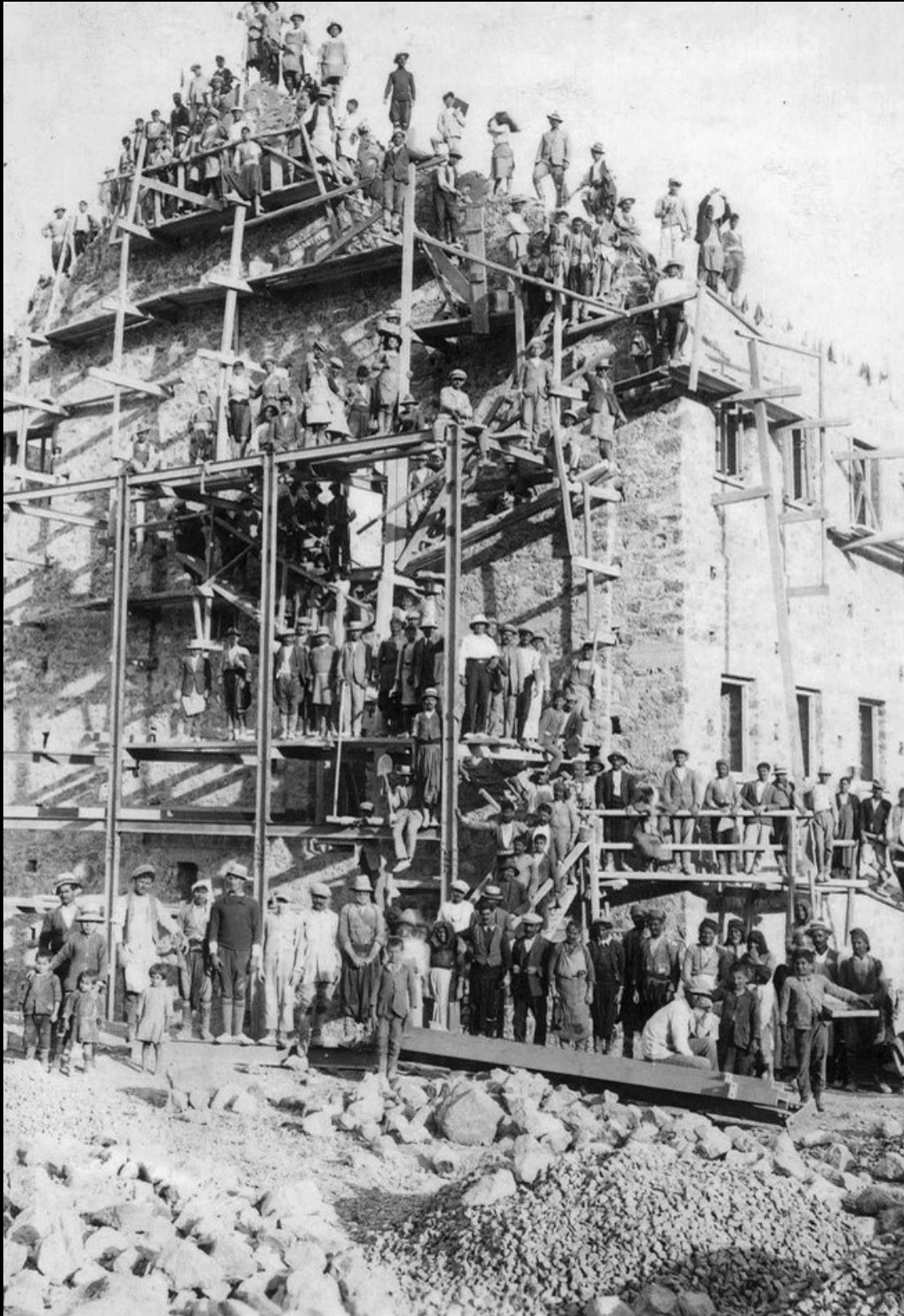


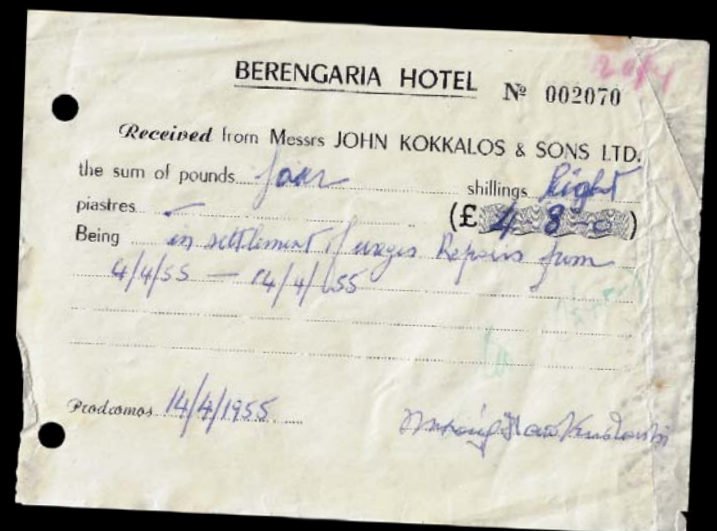
2023

Official start of the project.



Hotel construction, 1930





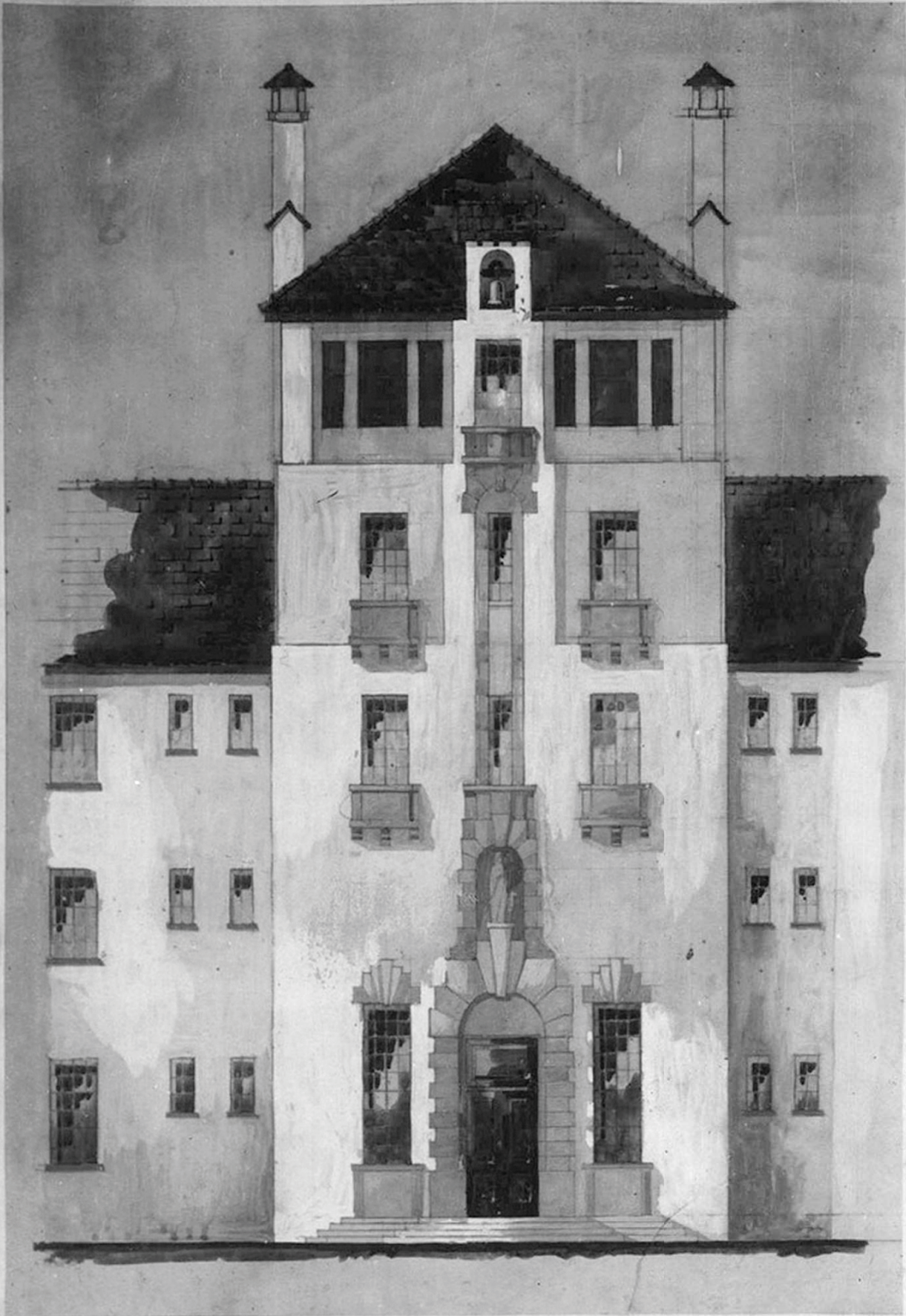
above:
Front garden of the hotel

right:
Hotel accommodation receipt, 1955

below:
Restaurant of the hotel

right page:
Card postal with central tower and main entrance of the
Berengaria Hotel, 1931-1984





CENTRAL TOWER & MAIN ENTRANCE — THE HOTEL PRODOMOS CYPRUS

CHARLES CLARK ARCHT. CONSULT. 2/25

SCOTT & BROWN





rediscover one of the era's most cosmopolitan destinations



All 3D images consist of indicate information and the project can differ insignificantly from the displayed images.



- / 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.



Prodomos enjoys an idyllic Mediterranean climate and due to its altitude wins its visitors' hearts throughout the year, because of the snow that covers everything in the winter and due to the coolness which prevails there during summer.

The snow often exceeds one meter and covers the village for several weeks, and sometimes the temperature falls below zero, making the village a favorite destination for winter tourism, since at a short distance there is the Troodos ski center. With the coming of spring, many are those who enjoy hiking in the mountains, through various Nature Trails. In summer, people visit the mountains to enjoy nature and weather, while adventurers rejoice in the adrenaline rush of climbing or camping.

higher state of living

right:

The Cyprus mouflon is an endangered subspecies of mouflon endemic only in the mountains of Cyprus. It is the largest animal on the island and due to its uniqueness and rarity it is the national animal of Cyprus.

right page:

Prodromos village Square





κεράσια [GR] (EN: cherry)

Various species of deciduous fruit trees such as apple, cherry, plum, pear and peach trees are grown in the area.





Incredible views. Natural trails.

The view of Troodos mountains





Fresh air
with smell
of pine trees.

above:
Pine tree. The black pine (*Pinus nigra*) is found on the highest peaks of Troodos, as it naturally occurs at an altitude of over 1,500 meters.

right:
Water reservoir at Prodromos village in Troodos mountains in Cyprus







μήλα [GR]
(EN: apples)

Prodromos is a village well known for the excellent quality of its apples.

Snow.



above:
Ski lift chair at Troodos Mountains in Cyprus

right page:
Berengaria residences. All 3D images consist of indicate information and the project can differ insignificantly from the displayed images.

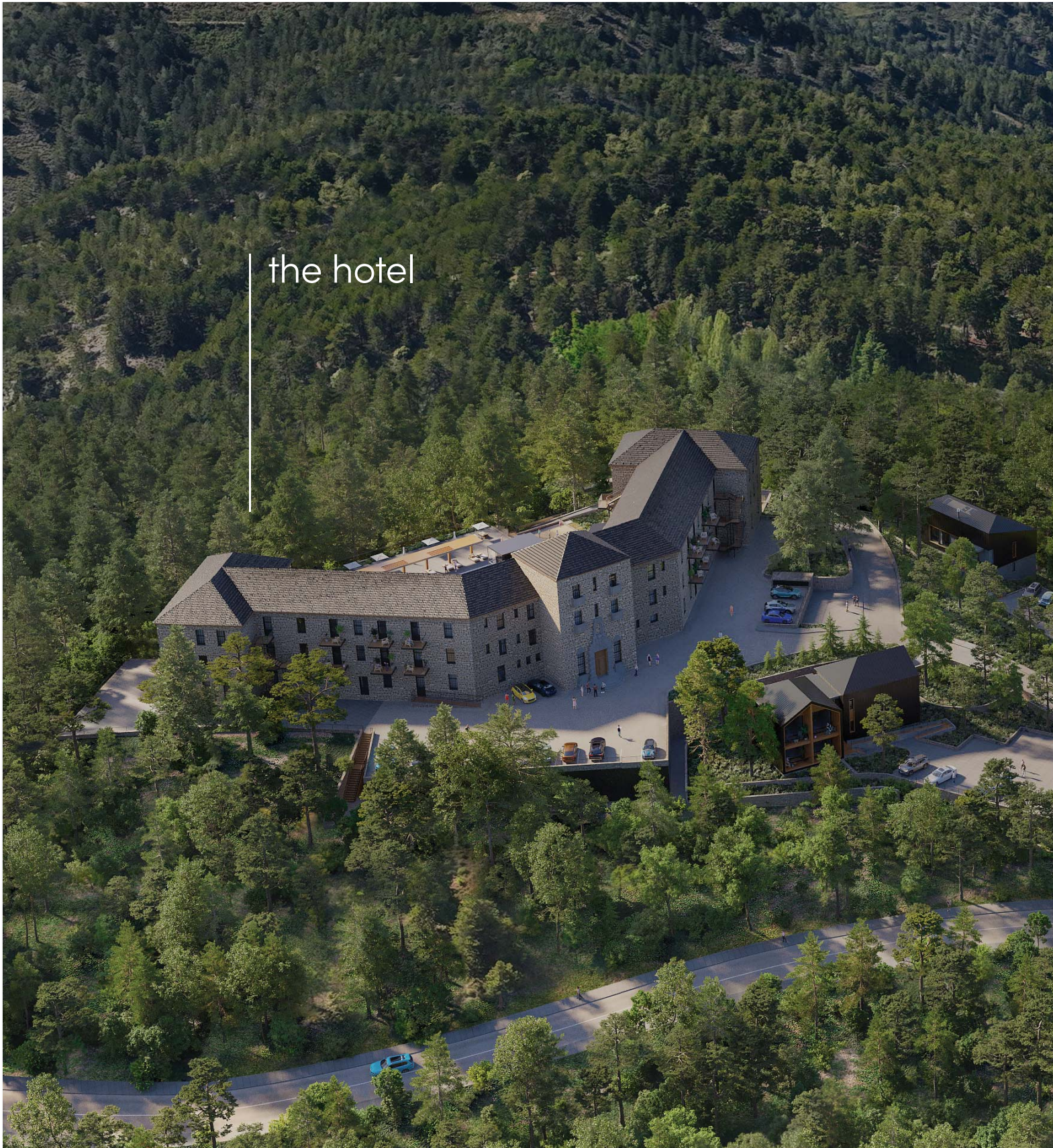
The majestic Troodos mountain with its lovely woods covers the majority of the west side of Cyprus, providing a cool refuge in the summertime and sporting opportunities in the winter. Near the summit of the Troodos Mountains, on the mountain slopes of Olympus, under the lovely Mediterranean blue sky, one may also discover Cyprus's lone Ski Center. Mount Olympus is about 9 kilometres away from the Berengaria hotel, and roughly an hour's drive from the coastal city of Limassol and the city of Nicosia.







masterplan





residential development

/ studios & apartments

/ the lodges

/ the residences

the hotel

It is an honour and a privilege to be involved in the ambitious and visionary rebirth of Berengaria. At Thanos Hotels and Resorts, we specialise in unique projects and there are few as rare and bewitching as Berengaria. It has brought us great joy to breathe new life into this storied property, drawing on its legend as a 'Hotel of Kings'. But this collaborative revival isn't just about awakening treasured memories for the community of Prodromos; it's an opportunity to write a thrilling new chapter of luxury hospitality for Cyprus.

At an altitude of 1,400 metres, Berengaria elevates Cypriot tourism beyond the beaches to a fascinating connection to the island's diverse mountainous region. An artful murgence of contemporary design, high-end facilities, historic regeneration and warm hospitality, Berengaria expands possibilities with access to verdant landscapes and soaring views, picturesque villages, unique cultural immersions, the health-giving properties of fresh mountain air and exciting winter sports.

Regal and mythical, Berengaria crowns a hilltop home high above the vineyards and forests of Prodromos. Time stops as you enter her fairy tale realm. The scent of pine carries on the breeze while Berengaria's nature-inspired design and earthy tones casts a spell of tranquillity. In this timeless sanctuary, award-winning chefs tell tantalising culinary stories in hidden dining enclaves; local herbs meet modern science in the pioneering spa retreat; luxury accommodations deliver heartfelt home-from-home harmony; and outdoor and indoor pools provide beautiful settings for year-round serenity.

Unique, perfect, humane – these are the values we live by at Thanos Hotels. Together with bb^f®, we're delighted to reimagine the palatial splendour of Berengaria and invite a new generation of visitors to celebrate and embrace the unique appeal of a rare historic gem.

Thanos Michaelides
CEO, Thanos Hotels & Resorts



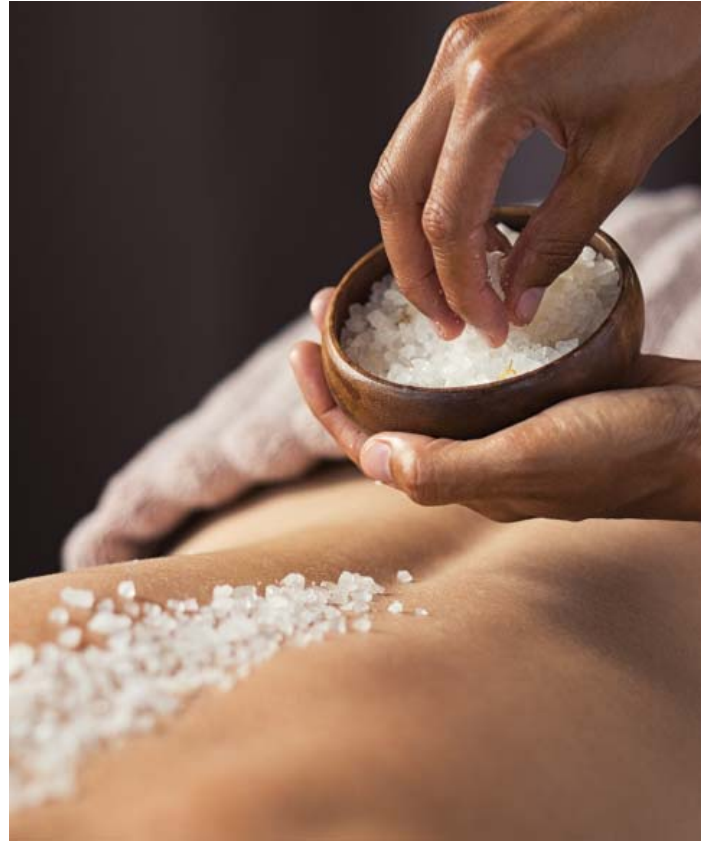
Berengaria hotel. All 3D images consist of indicate information and the project can differ insignificantly from the displayed images.

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





With an array of locally sourced products and a polished, relaxing atmosphere, our restaurants are nothing short of indulgences; sip a cocktail personally mixed to your taste buds before savouring Chef's dishes.



Explore a tranquil escape devoted to relaxation, wellness, and rejuvenation. Enjoy our sauna, pampering treatments, and a selection of spa amenities tailored to enhance your well-being.







residential development

studios & apartments

/ 8 studios 46 m²

/ 6 one-bedroom apartments 66-93 m²

/ 8 hotel condo apartments 90-230 m²

Berengaria studios & apartments. All 3D images consist of indicate information and the project can differ insignificantly from the displayed images.



the lodges

/ 13 private lodges

/ 2 bedrooms

/ 183-217 m²

/ plots 117-320 m²





left page & above:
Berengaria residences. All images and photographs consist of indicative information and the project can differ from the displayed images.

the residences

/ 9 luxury residences

/ 3 & 4 bedrooms

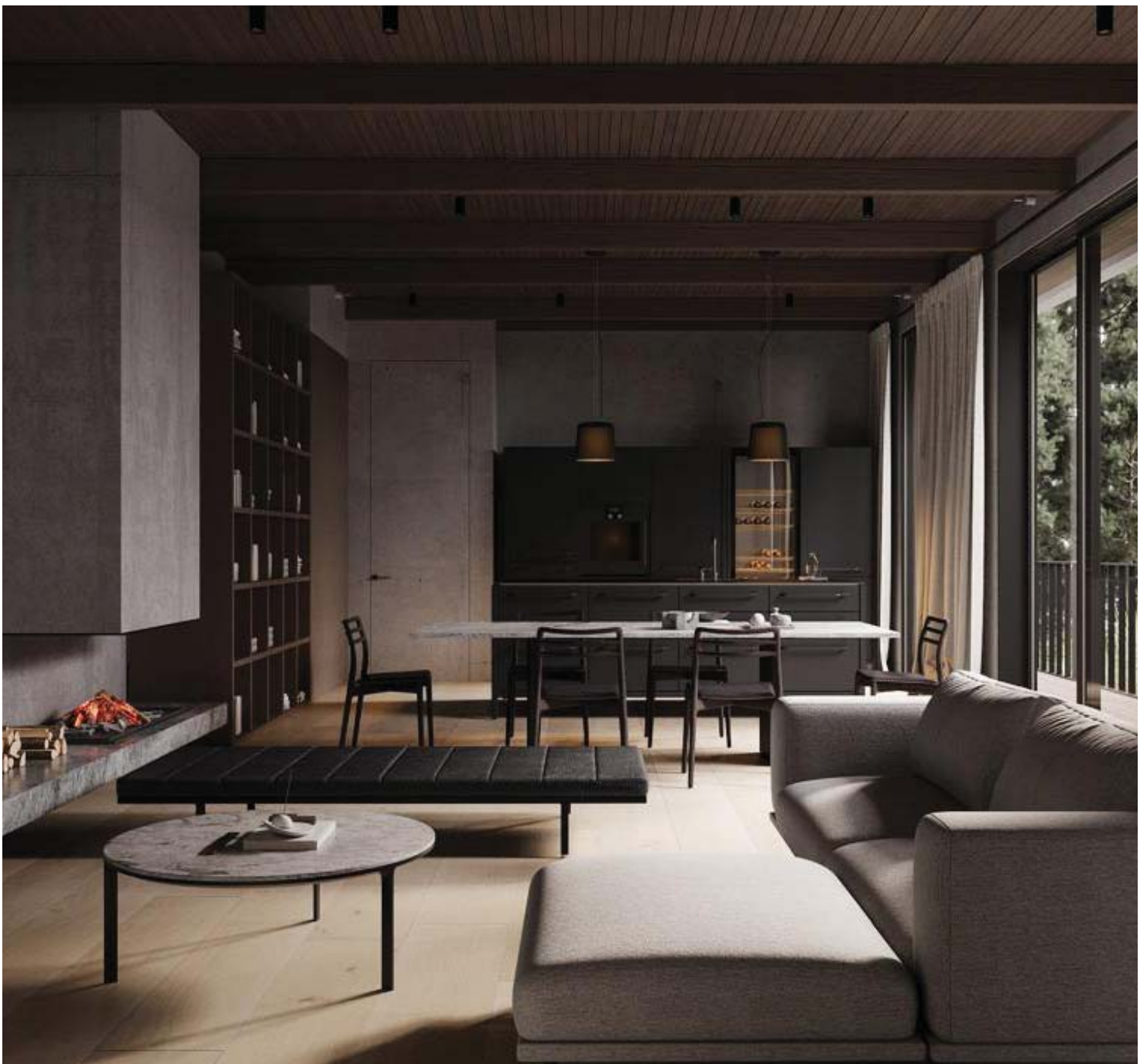
/ 244-318 m²

/ plots 327-770 m²





a unique lifestyle
experience





left page & above:

All images and photographs consist of indicative information and the project can differ from the displayed images. Movable furniture, home appliances & interior items are extras.

- / 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



bbf® head office in Limassol

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 and Canada
- / 185 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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