



*Imagine a new era of modern living where  
innovation dances in harmony with nature.  
Embrace the future where luxury  
and sustainability coexist in perfect balance.  
Welcome to the Land of Tomorrow – a visionary  
21st-century community designed to breathe  
new life into Larnaka, Cyprus' stunning coastal jewel.*

Project by:



bbf:

**Foster + Partners**



New life, by the sea.

# A bridge

between Larnaka and the future



land of tomorrow

With a bold commitment to reimagining our environment, we're transforming over 300,000m<sup>2</sup> of industrial land into a breathtaking seafront oasis accessible to all, where the beauty of nature and cutting-edge infrastructure come together in a seamless embrace, integrating residential, commercial, and recreational spaces.

At its heart, Land of Tomorrow is dedicated to environmental renewal, restoring and enriching the area's natural value, while celebrating Larnaka's relationship with the sea.

Experience a flourishing sustainable haven, a model for the future, and a benchmark for eco-conscious, mixed-use communities.

This is more than a project, it's a catalyst for the responsible revitalization of Larnaka and the broader region, inspiring the coming generations to cherish and care for our environment.

A bold design for the future, taking shape in the present.



Larnaka

2.5 km  
of stunning beachfront  
300,000 m<sup>2</sup>  
of endless possibilities



*A transformative change for Larnaka,  
the gateway of Cyprus*



# The Mediterranean

needs a new destination

Picture yourself surrounded by crystal-clear seas that sparkle under the radiant sun, inviting you to dive into their refreshing embrace. Stroll along palm-fringed shores, where gentle waves serenade your senses.

Every moment in Larnaka is an invitation to explore, relax, and bask in the beauty of nature. Beyond the stunning views crowned by the sun's warm embrace, this cosmopolitan city – nestled in a prominent location on Cyprus' southeast coastline – offers a gateway to the world through its international airport.



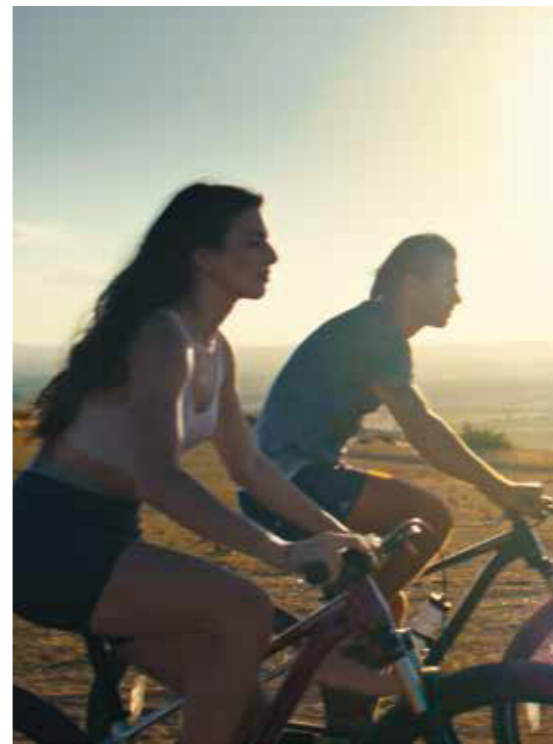


Larnaka, a picturesque coastal city in Cyprus, is a harmonious blend of history, culture, and modernity. Stroll through the bustling streets of the old town, or dive into the azure Mediterranean waters.

A multicultural haven, that thrives as a melting pot where Cypriot traditions meet global influences, reflected in its diverse cuisine, vibrant festivals, and welcoming community. This unique blend makes it a fascinating destination for people seeking both relaxation and cultural discovery.

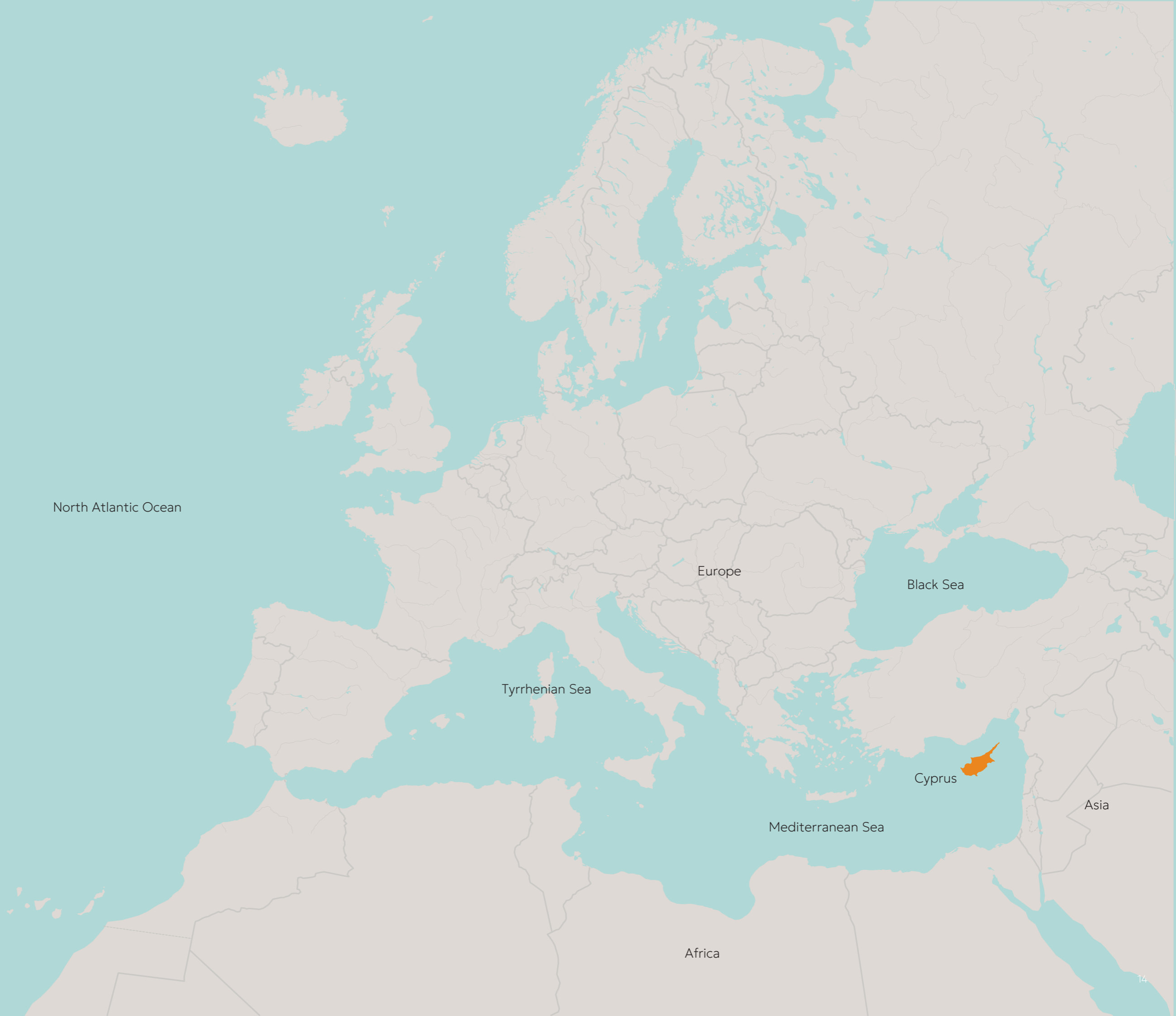
# Larnaka

always more to discover



# A crossroad of cultures

in the Mediterranean





**land of  
to<sup>o</sup>orrow**  
Larnaka

Mediterranean Sea

# A town within a town

- F&B
- Parks - Trees
- Shopping streets - Retail
- Sports activities

land of tomorrow

Lamoka





# An ideal setting for a fulfilling lifestyle

*Land of Tomorrow further reimagines the city's future, inviting dreamers and doers to be part of its remarkable journey.*

Bestowed with a sparkling future, Larnaka is rapidly evolving into a sought-after investment and relocation hotspot in the Mediterranean, spearheaded by ambitious redevelopment projects, including a state-of-the-art luxury marina and revamped port.

The new project spans 2.5km along the Dhekelia coastline, just 23km from the airport and 10km from the city centre. Designed to act as a gateway to the island, it offers easy access to the bustling capital of Nicosia and the cosmopolitan city of Limassol via the main highway.

Larnaka's mild coastal climate and unspoiled natural beauty create an ideal setting for a fulfilling lifestyle. The city is alive with an array of amenities – renowned private schools, prestigious universities, family-friendly recreational activities, exquisite dining, and lavish 5-star hotels – all contributing to a vibrant, contemporary environment.



*A modern complex that features a diverse array of shopping, dining, and entertainment options, offering a vibrant hub for food, beverage, and lifestyle experiences.*



# 21st-century coastal community

Discover a pulsating coastal community with a heart and soul – a dynamic new hub that honours the past while paving the way for a better future.

Enhancing the breathtaking natural environment and deep-rooted connection to the sea that define this vibrant area, Land of Tomorrow harmoniously blends high-density, low-rise living with inviting work, entertainment, and leisure spaces. All are designed to inspire and uplift while creating a world of possibilities with abundant opportunities for tourism, culture, entrepreneurship, and innovation.

Attracting residents and businesses from around the globe, while nurturing the growth of Larnaka's local population, you'll discover a lively, human-centric environment that celebrates the beauty of coastal living. A community that embraces the area's unique natural assets while showcasing the rich cultural tapestry and history of Larnaka.

With a commitment to community-first principles, our optimized phasing ensures accessibility and usability throughout the entire development process. We invite residents and visitors to experience the exciting evolution and join us in building a convenient, idyllic, and sustainably designed Mediterranean community that stands as a beacon of inspiration on a global scale.





land of tomorrow

Yonko

# A legacy

for future generations

“For the bbf: team and myself, Land of Tomorrow is an exciting project that inspires and motivates us immensely. It’s more than just building properties - it’s about shaping a future that enhances lives and strengthens communities.

This ambitious project is a big challenge, but our shared vision is to transform a former industrial zone into one of the most attractive beachfront communities in the Mediterranean.

Thoughtfully designed and sustainable, it will bring new energy to the area, boost the economy, and contribute to Cyprus’s growth and evolution for years to come.

We are proud to create a development that not only inspires but also leaves a lasting positive legacy for future generations.”

land of tomorrow



Vadim Romanov  
CEO, bbf:



Lanoka



A vibrant coastline defined by endless blue.



# Living, working, & leisure

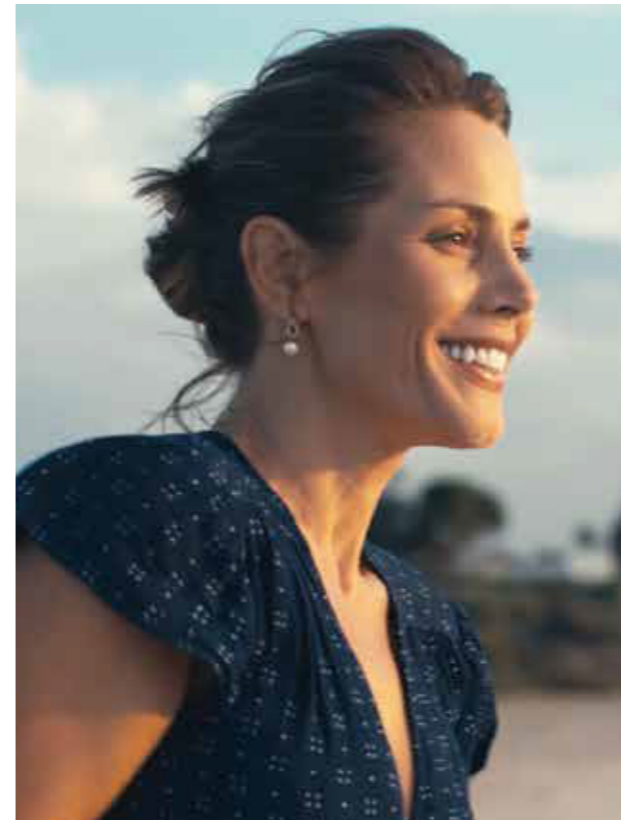
united by the coast

- 1, 2, 3, 4 & 5-bedroom apartments and penthouses
- class A offices
- retail spaces and shopping street
- restaurants and bars

A vibrant mixed-use development that is thoughtfully designed to integrate residential, commercial, working, and recreational spaces. An immersive world where sophistication meets natural beauty, creating an ideal environment for living, working, and leisure in harmony with the coast.

The development includes residences, office clusters, a 5\* hotel resort, bars and restaurants, and retail zones, all interconnected by pedestrian-friendly streetscapes that foster a sense of belonging. Lush green landscapes are seamlessly incorporated into indoor and outdoor spaces, prioritizing health and wellbeing for everyone.

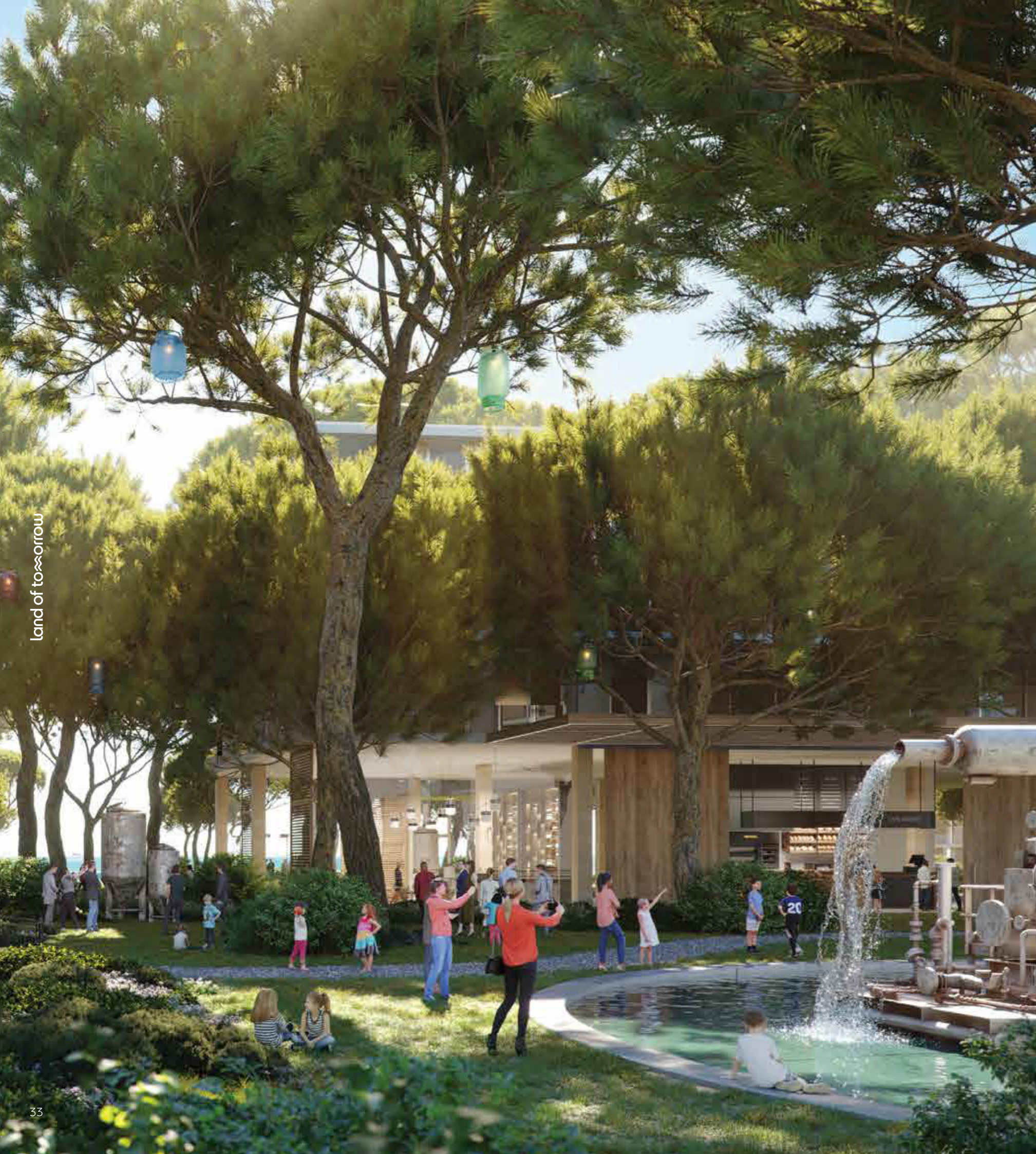
With a focus on promoting physical activity, Land of Tomorrow provides pedestrian and cycling routes, outdoor sports areas, and recreational spaces accessible to all. The cohesive environment ensures an active public realm, featuring amenities and public spaces that encourage interaction and community building.



*Designed for modern lifestyles, Land of Tomorrow redefines coastal living with premium amenities.*



Embrace life's best, by the sea.



land of tomorrow

# A vibrant sustainable beachfront community

“We’re thrilled to help shape the future of Larnaka with a vision that’s of its place. Our designs seek to create a vibrant, sustainable beachfront community with shops, offices, and restaurants that bring life to the former industrial area.

For us, this project is about creating the first step towards a masterplan vision that will transform the city and open up the seafront for all.

We want to create a place where residents can fully embrace the beauty of their surroundings, with stunning sea views and a seamless connection to nature at their doorstep.”

Larnaka



Ben Scott  
Senior Partner, Foster + Partners



A benchmark for eco-conscious, mixed-use communities.



*Each residence is meticulously crafted to maximize panoramic sea views*

Our modern residential complex boasts an array of exquisite living options, from thoughtfully designed 1 to 5-bedroom apartments to opulent penthouses. Each residence is meticulously crafted to maximize panoramic sea views, greeting residents with stunning vistas.

The sleek and modern architectural lines of the apartment blocks gracefully descend toward the sea, blending seamlessly into the stunning renaturalised coastline adorned with Umbrella Pines and vibrant Mediterranean wildflowers, culminating in a stretch of golden sand.

Step inside to discover interiors that exude warmth and sophistication, featuring an organic palette of earthy tones. Every detail evokes the beauty of the local landscape, ensuring a luxurious yet inviting atmosphere. The residences are awash with natural light, thanks to soaring high ceilings and expansive, fully glazed living areas that create an effortless connection to the outdoors.

Experience the magic of large wrap-around terraces that dissolve the lines between indoor and outdoor living, capturing soothing sea breezes, inviting you to bask in Larnaka's exceptional climate.



# Coastal living

residences



Every detail evokes the beauty of the local landscape.



A dynamic ecosystem  
designed for inspiration and collaboration



- conference centers
- private offices
- co-working spaces
- event spaces

# A dynamic business hub

In our vibrant beachfront community, the boundaries between work and life blur, creating a harmonious blend of bustling energy and natural beauty.

At the heart of our development lies a stunning cluster of modern office spaces, strategically positioned around a lush green park. This prime location invites businesses to thrive while fostering connections with local and international enterprises.

High-end office amenities tailored to diverse tenants elevate the working environment to new heights. Here, you can enjoy the convenience of having everything within reach – live just moments away from your workplace, all while basking in the serene beauty of the nearby sea.

Vibrant event spaces further cultivate a dynamic ecosystem designed for inspiration and collaboration and become the backdrop for performances, artistic gatherings, and creative exchanges.



# An inspiring

## forward-thinking vision for Larnaka

"For our family, Land of Tomorrow is much more than just a project - it's a tribute to our roots and a gift to the next generation. Larnaka is our hometown, and we're deeply committed to building a community here that embodies our vision for a vibrant, sustainable, and welcoming future.

With a holistic approach, Land of Tomorrow offers an inspiring, forward-thinking vision for Larnaka - a dynamic, easily accessible coastal community designed for families, businesses, and visitors alike. This transformative project is a major milestone in Larnaka's natural growth and evolution, and will also place Cyprus on the global map as a true Mediterranean landmark.

We're building this for the future, to leave a lasting legacy that positively impacts our community in years to come."

land of tomorrow



Dinos Lefkaritis  
CEO of Petrolina (Holdings)  
Public Ltd & Lefkaritis Group



Larnaka

# The pulse

of a new streetscape

*Vibrant public spaces  
invite connection and exploration*

land of tomorrow



Larnaka

Poised to celebrate Larnaka's rich heritage while creating a captivating destination for residents and visitors alike, pedestrianized streets are designed to feel like an extension of the beloved local community.

Vibrant public spaces invite connection and exploration, and lively cafes and restaurants become welcoming gathering spots, each element thoughtfully integrated to enhance the existing landscape. Boutiques and retail spaces enhance the charm of a streetscape designed to inspire and foster a sense of community. A central park gracefully links the waterfront to a newly envisioned pier, complete with public fountains.



A captivating destination for residents and visitors alike.



# 5\* hospitality

by the sea

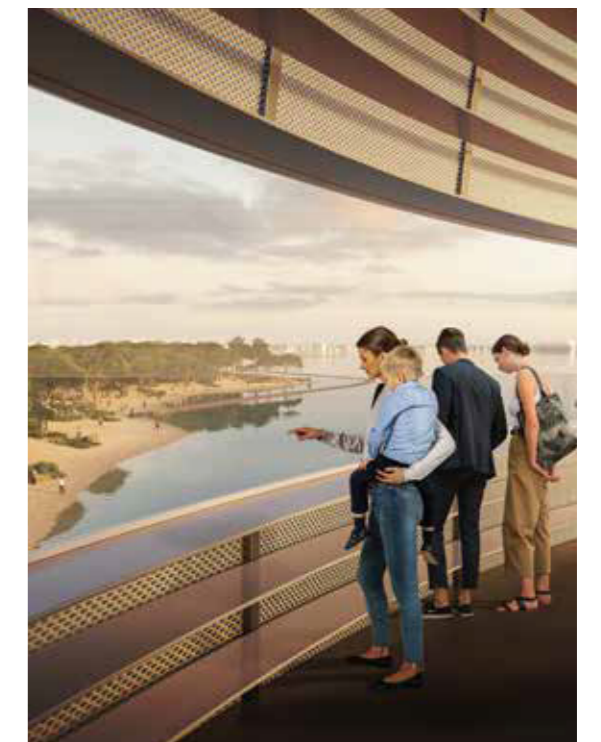
Located in the heart of a lively coastal community, a new 5\* beachfront hotel is the perfect escape for relaxation and luxury.

Covering 8,850 square meters, this stunning resort offers unmatched comfort and elegance.

Enjoy breathtaking ocean views every morning, a peaceful spa for ultimate relaxation, and modern facilities for meetings and events.

Indulge in delicious cuisine at our exceptional dining venues and unwind at the stylish rooftop bar or on serene terraces overlooking the sea.

Spacious rooms are designed to highlight the beauty of the ocean, creating a soothing and luxurious retreat where guests can experience top-tier hospitality by the water.





Leisurely strolls along a breathtaking coastal path.



# Your gateway to the sea



*A visionary space  
designed to enhance public accessibility*

Imagine dining by the water's edge, taking leisurely strolls along a breathtaking coastal path, or unwinding in lush green spaces beneath vast open skies.

Land of Tomorrow is a visionary space designed to enhance public accessibility while enriching the natural environment. The landmark project is designed to double the length of the active seafront, opening a world of possibilities including retail experiences, job opportunities, and a deeper connection with the local ecology.

This isn't just an extension of the city; it's a vibrant community where the beauty of nature meets cosmopolitan convenience.

Join us in embracing a lifestyle where you can savour a high quality of life, thrive in a healthy work environment, and be part of a community that flourishes together.



# Sustainability

rooted in nature

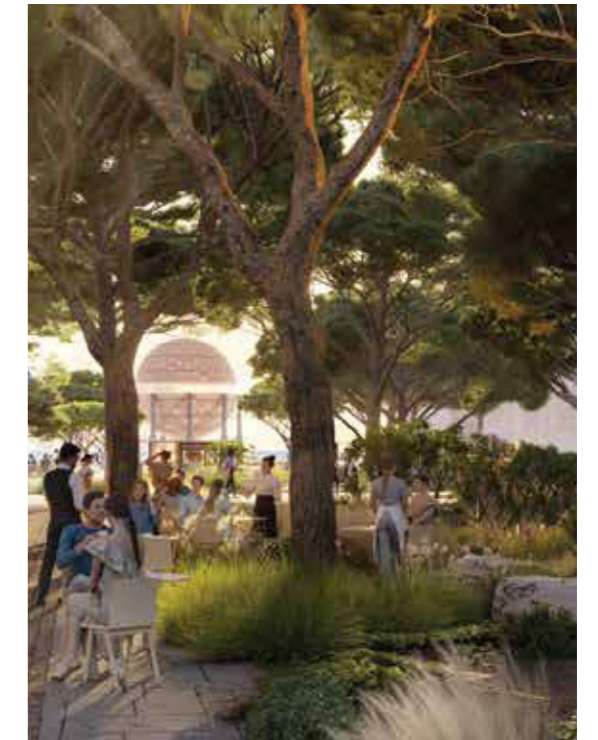
Cyprus is a testament to nature's bounty, blessed with a unique Mediterranean microclimate and a rich ecological legacy. Land of Tomorrow is a transformative journey towards environmental enhancement, where the beauty of Larnaka's natural heritage is restored and elevated, giving rise to a thriving, sustainable coastal community.

Here, people and nature co-exist, fostering a lifestyle that celebrates resilience for everyone. Pine trees revitalize the site's waterways, dunes, and seafront, reinstating ecological balance. Low-rise, high-density projects harmoniously integrate with green spaces, creating a vibrant community where habitats are enriched, establishing an eco-sensitive living and working environment.



*Land of Tomorrow embodies more than just a site – it paves the way for a new paradigm of sustainable development in Cyprus where communities thrive in harmony with nature, where local, climate-adaptive species flourish, and where quality of life is improved as part of a greener, brighter future.*

*The project also features 2.5km of natural, ecologically enhanced beachfront and a new pine forest, reinforcing its commitment to environmental stewardship and sustainable living.*





Where quality of life is improved as part of a greener, brighter future.

Your new life by the sea starts here.



land of to<sup>≈</sup>orrow

Larnaka

# A World-Class

## Team of Experts

**bbf:**

An international residential and commercial developer with a portfolio over 150 projects in Cyprus, Greece, Portugal and Canada. Headquartered in Limassol, Cyprus.

**Foster + Partners**

A global studio for sustainable architecture, urbanism, engineering and design, founded by Norman Foster in 1967. With offices across the world, the practice works as a single entity that is both ethnically and culturally diverse, with people central to all its endeavors.



The largest Cypriot oil company dealing in a wide range of petroleum operations. It is based in Larnaka. It has a nationwide retail network of 100 gas stations. Petrolina supplies and markets motor, industrial, domestic, marine and aviation fuels.

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