



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

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300 m

away from  
endless beaches





larnaca

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

Enticing dynamic city and a thriving business hub

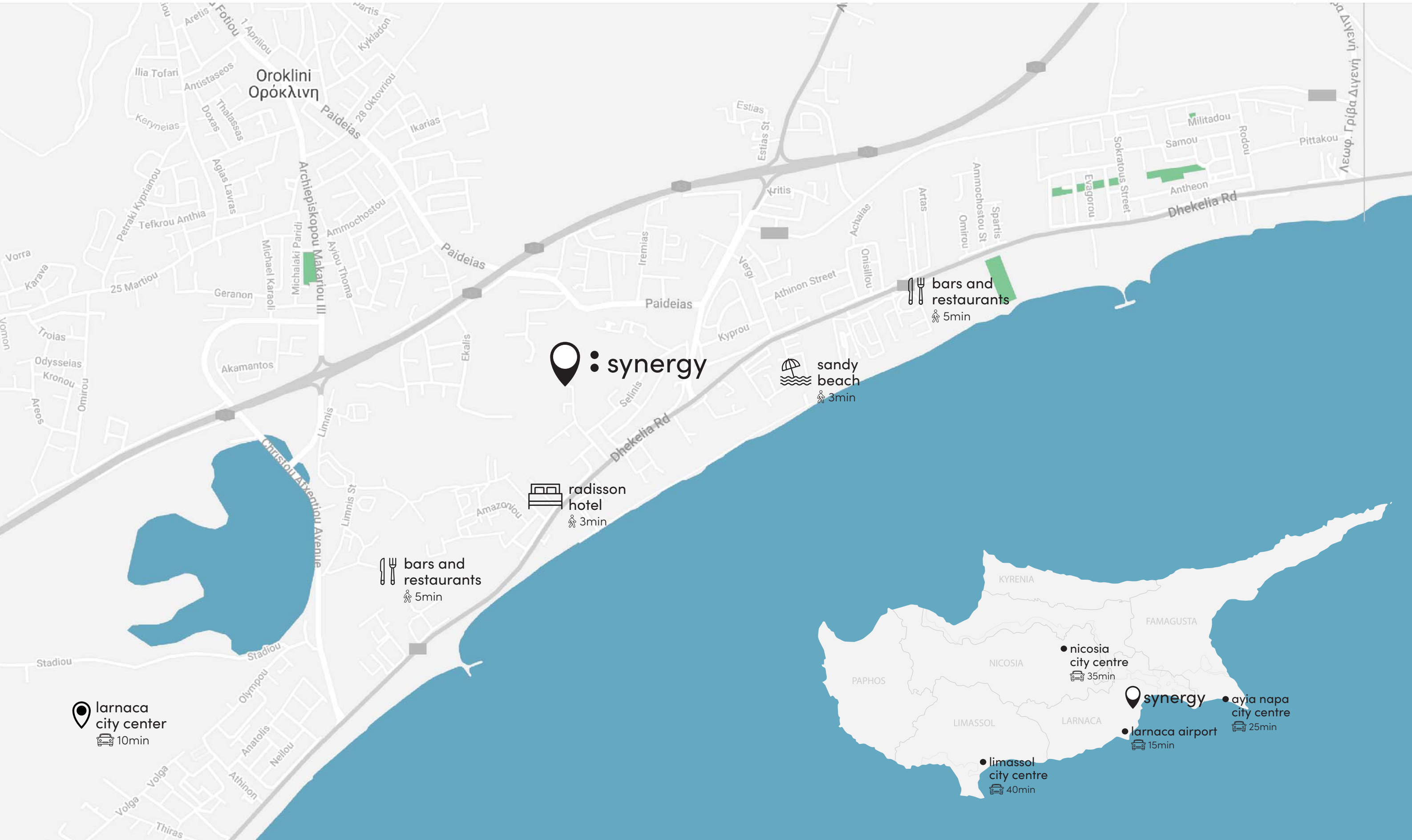
Ancient architectural landmarks and cultural sites - one of the oldest settlements in Cyprus

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





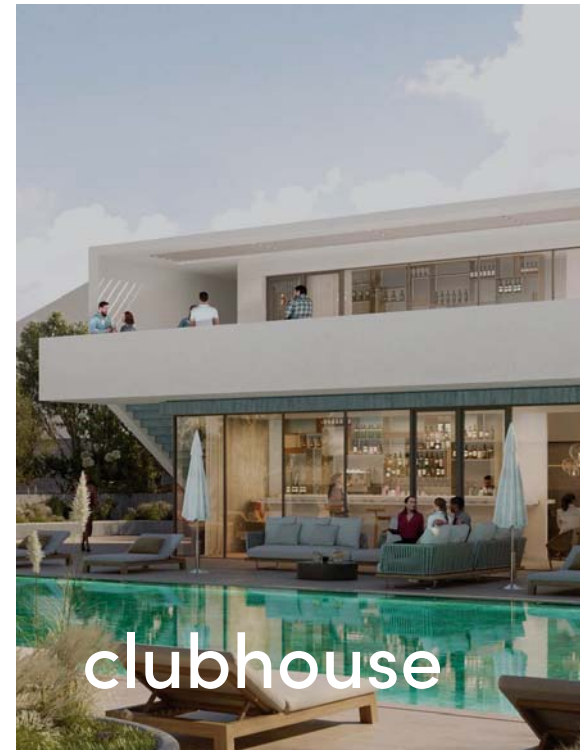
# facilities

## 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







**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**

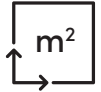
- gated community complex
- 89 units
- 2 parking places per villa
- 2 green areas with a playgrounds & sport facilities
- co-working area
- club house
- communal swimming pool
- sauna
- gym




Masterplan




Villa  
Three-Bedroom H1


 **171.60 m<sup>2</sup>**  
 total covered area  
 gf: 72.90 m<sup>2</sup>  
 ff: 78.70 m<sup>2</sup>  
 cov. veranda: 20.00 m<sup>2</sup>

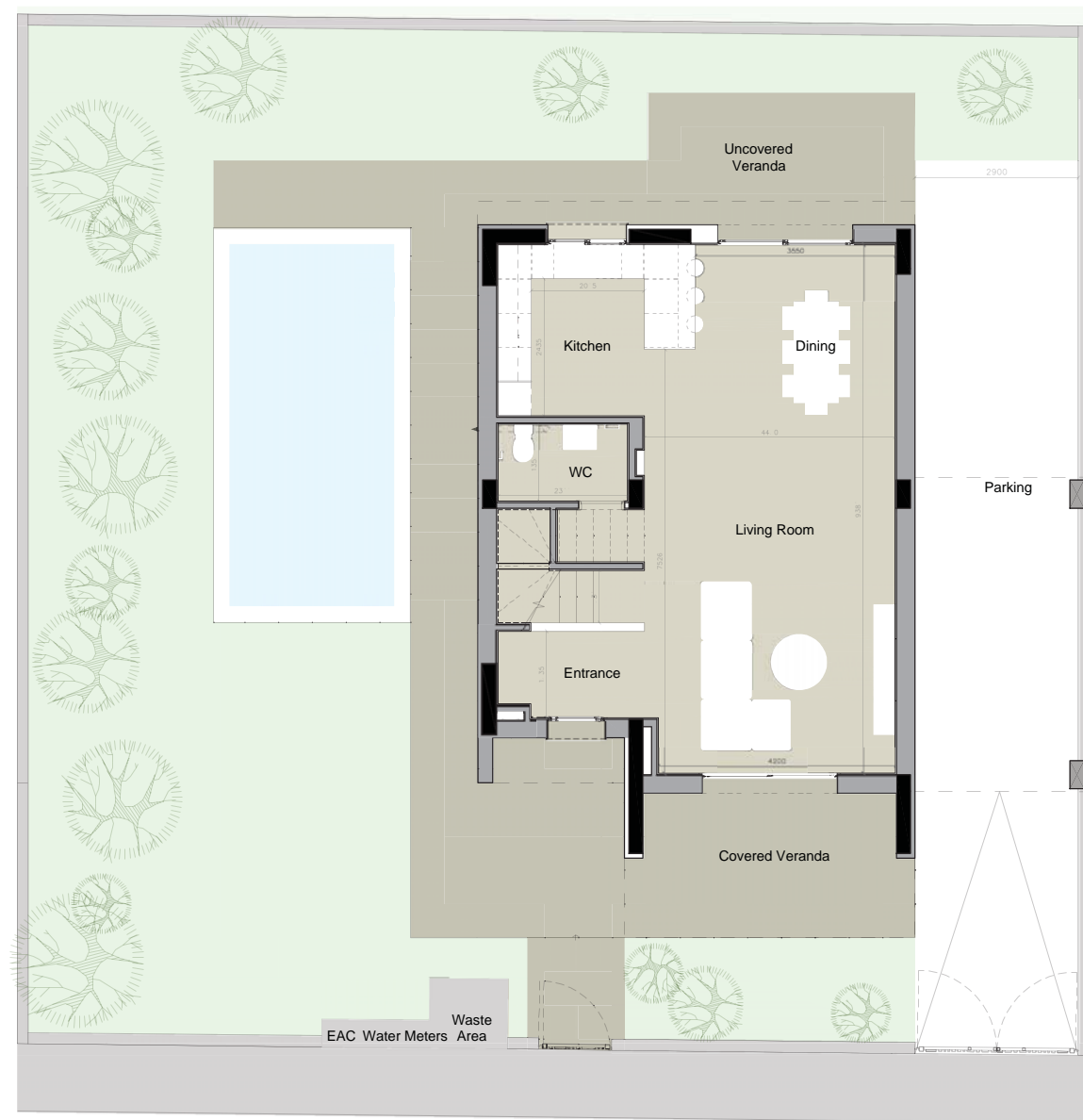
 **3**  
 bathrooms

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 **2**  
 parking spaces

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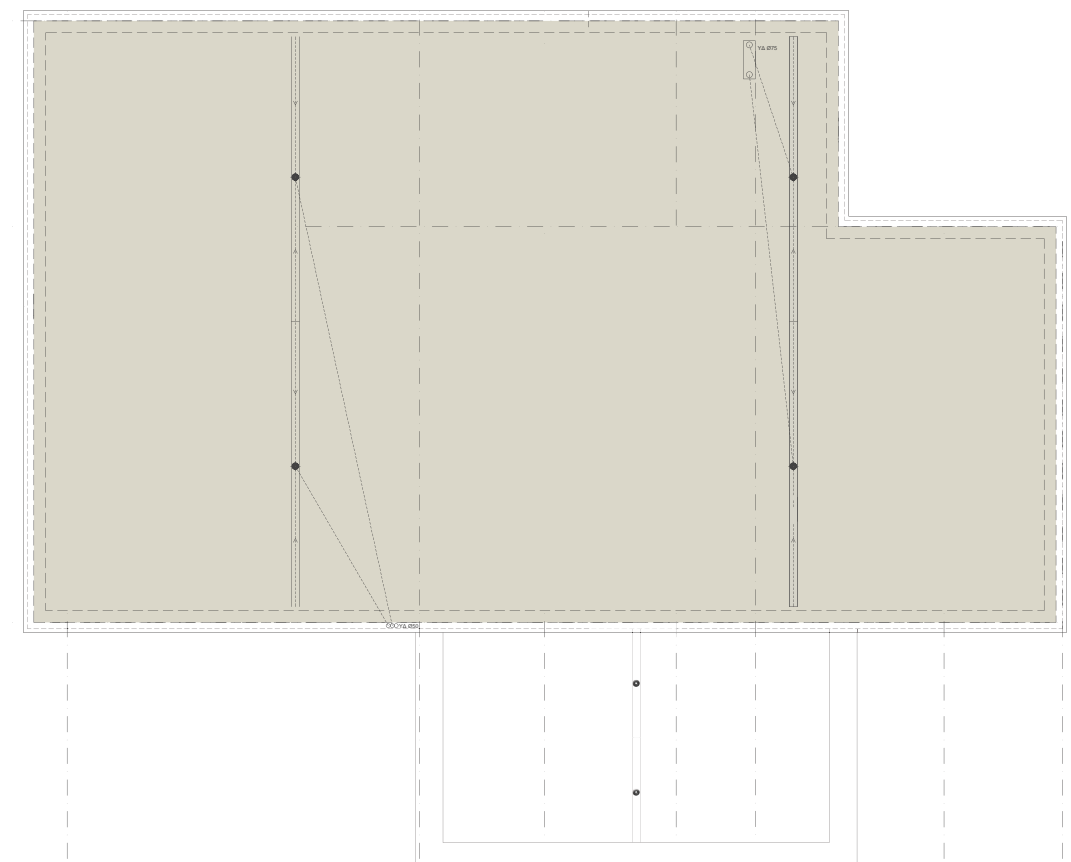
 **3**  
 bedrooms



ground floor

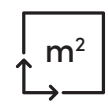


1st floor



2nd floor

Villa  
Three-Bedroom H2



162.70 m<sup>2</sup>  
total covered area

gf: 71.70 m<sup>2</sup>  
ff: 79.80 m<sup>2</sup>  
cov. veranda: 11.20 m<sup>2</sup>



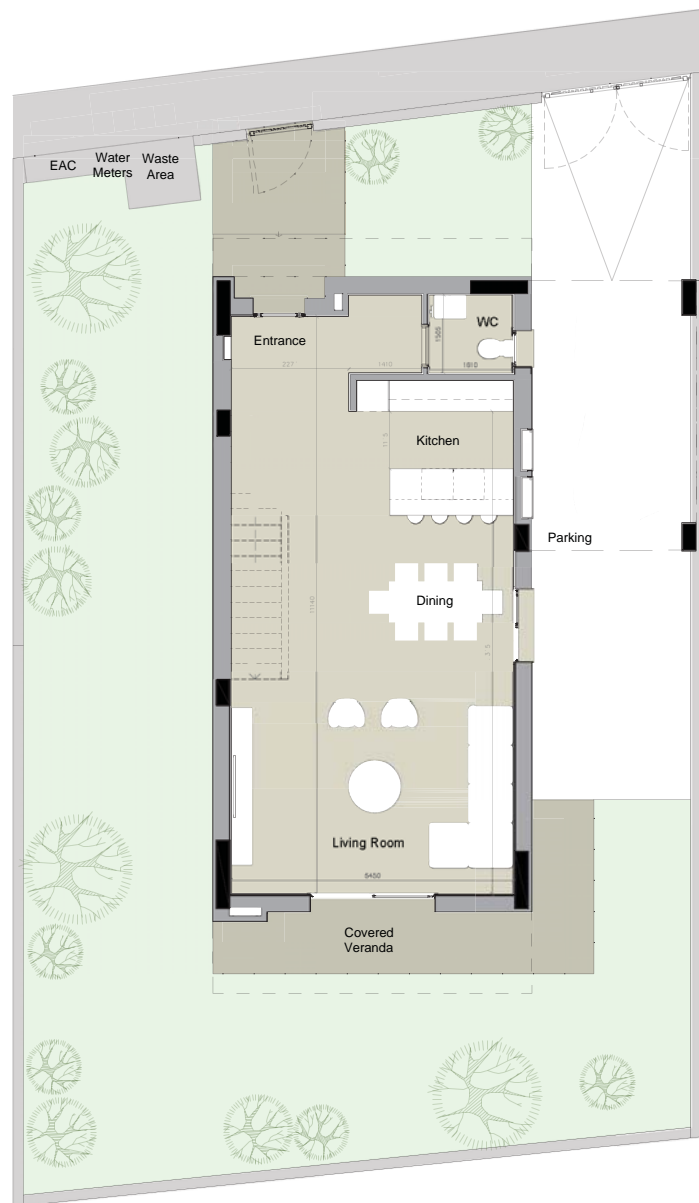
3  
bathrooms



2  
parking spaces



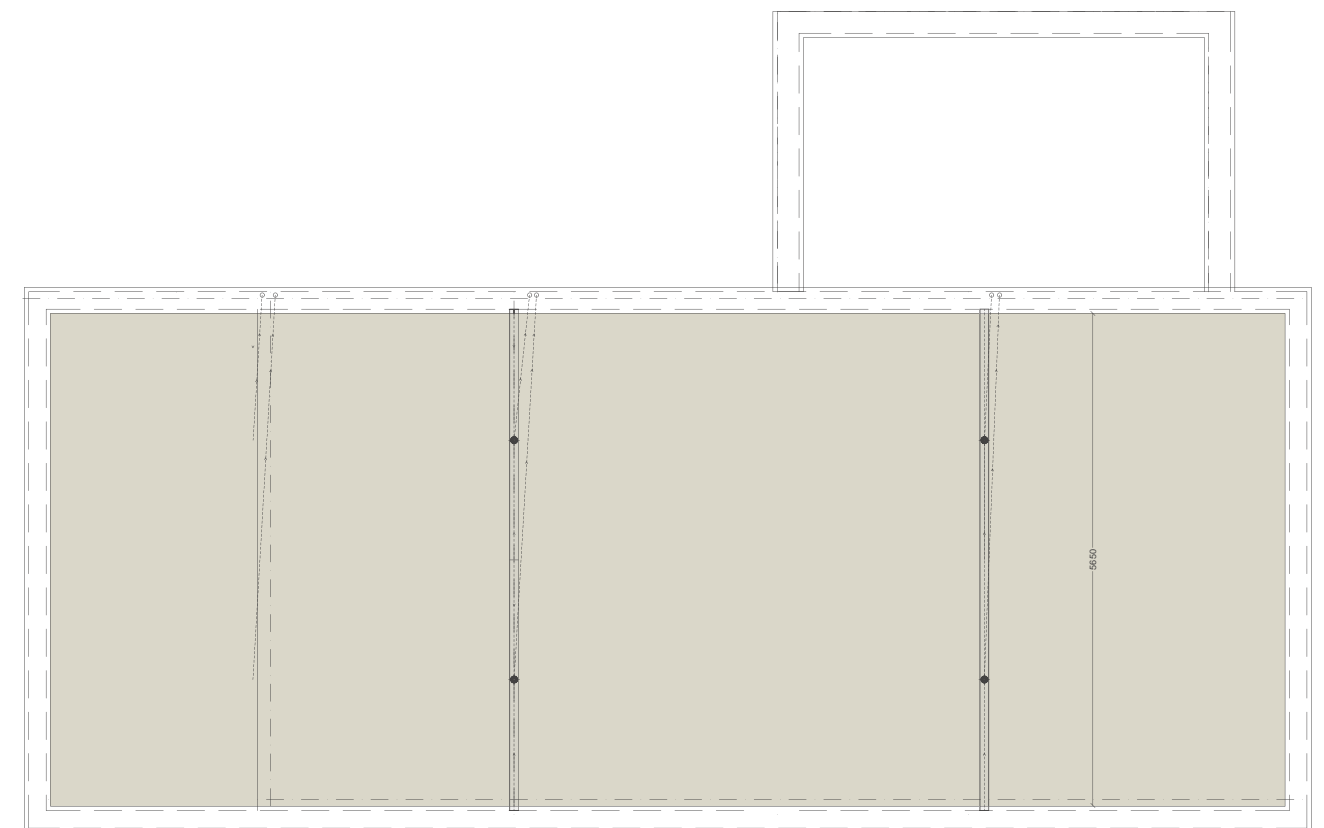
3  
bedrooms



ground floor



1st floor



2nd floor

Villa  
Four-Bedroom

**205.90 m<sup>2</sup>**  
total covered area

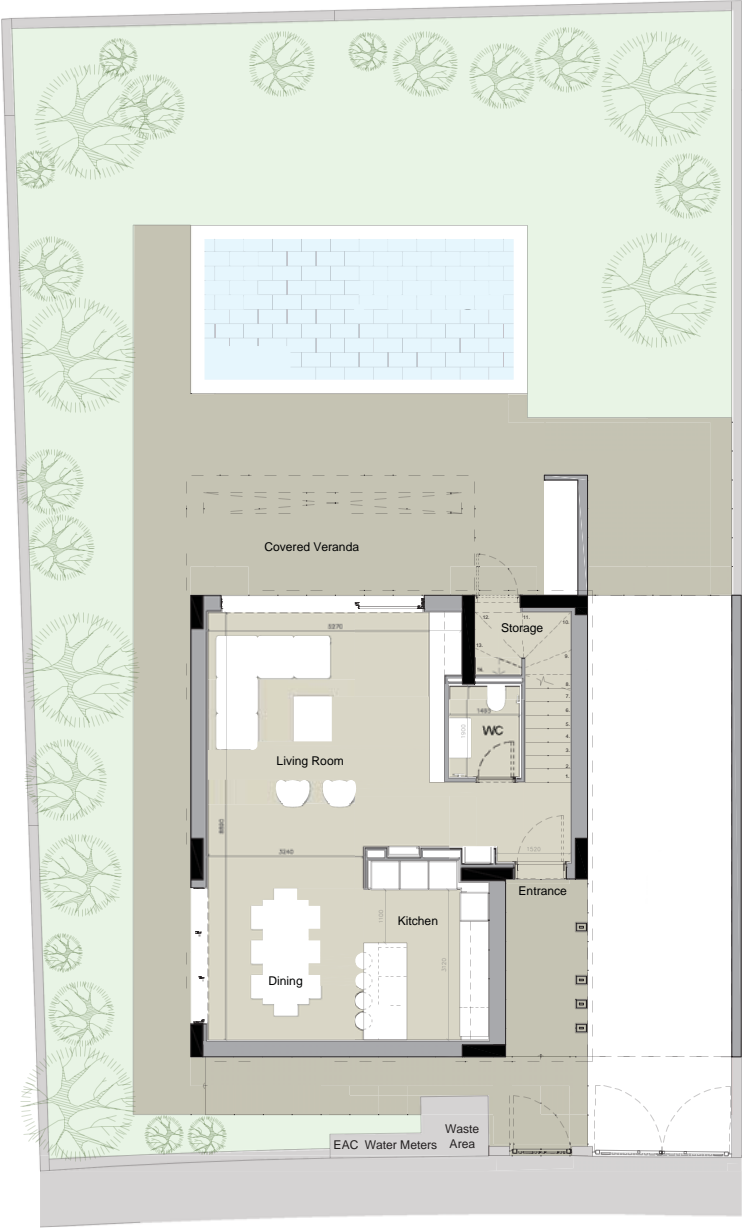
gf: 72.90 m<sup>2</sup>  
ff: 79.20 m<sup>2</sup>  
attic room: 37.40 m<sup>2</sup>  
cov. veranda: 16.40 m<sup>2</sup>

**4** bathrooms

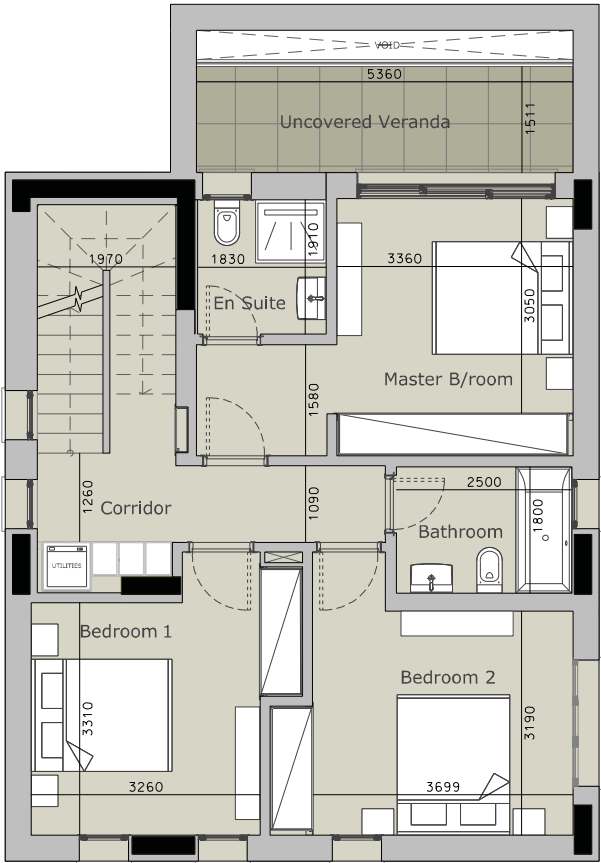
**2** parking spaces

**4** bedrooms

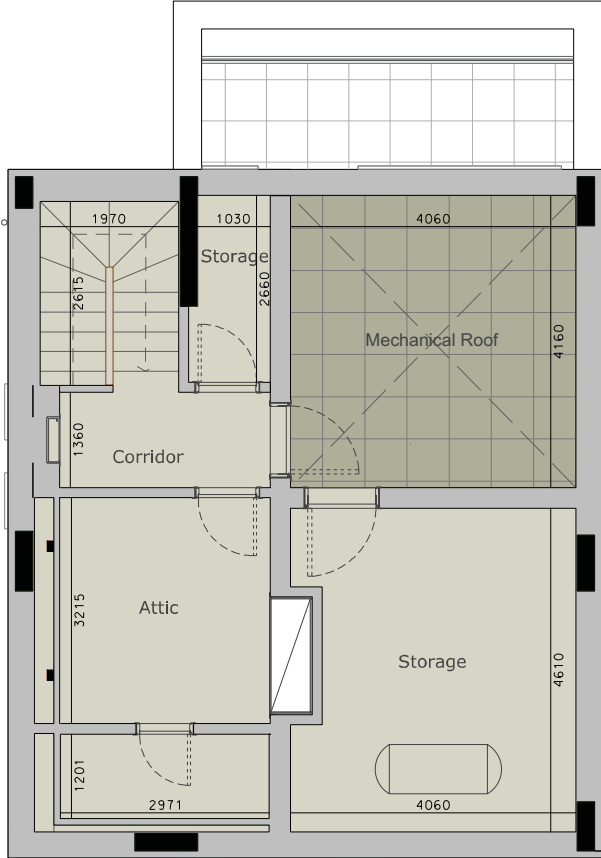
**3** storage spaces



ground floor









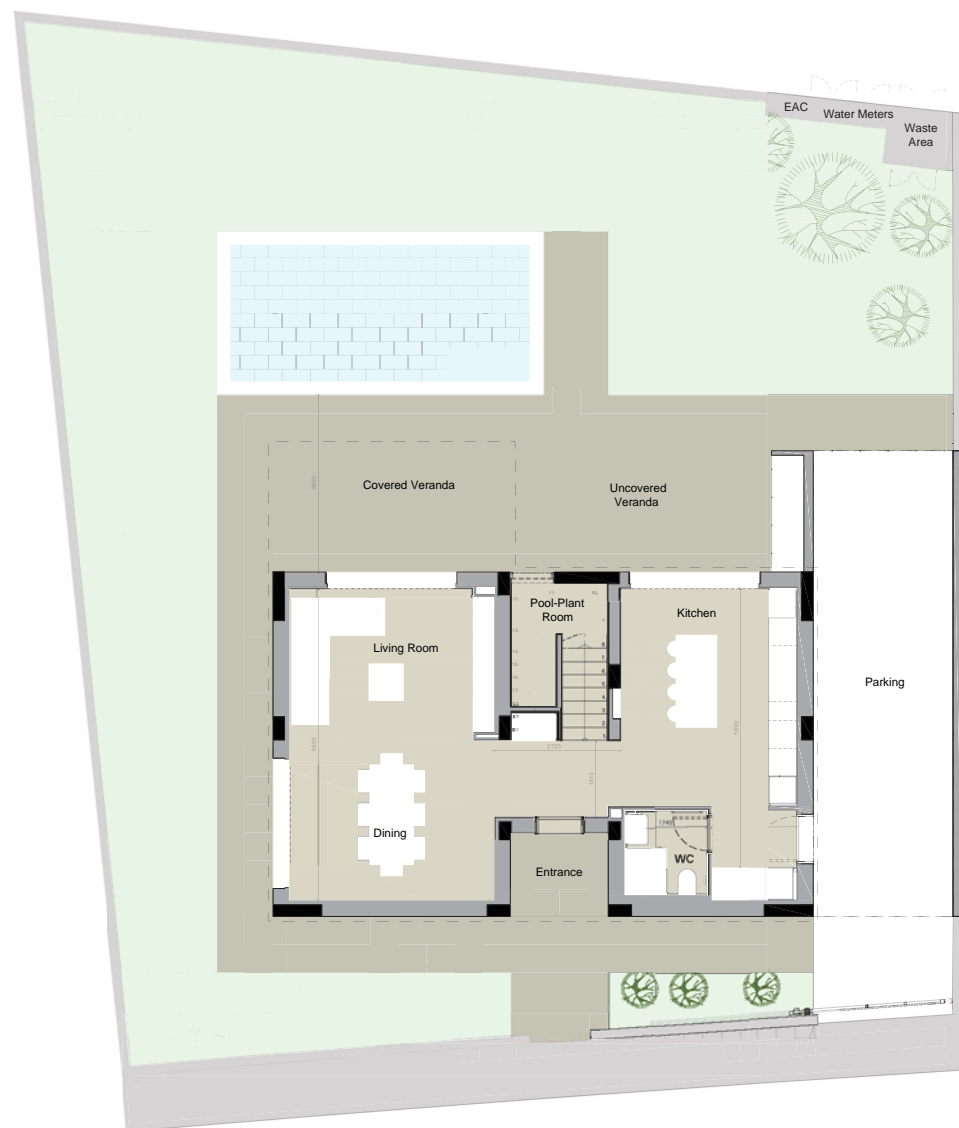
1st floor



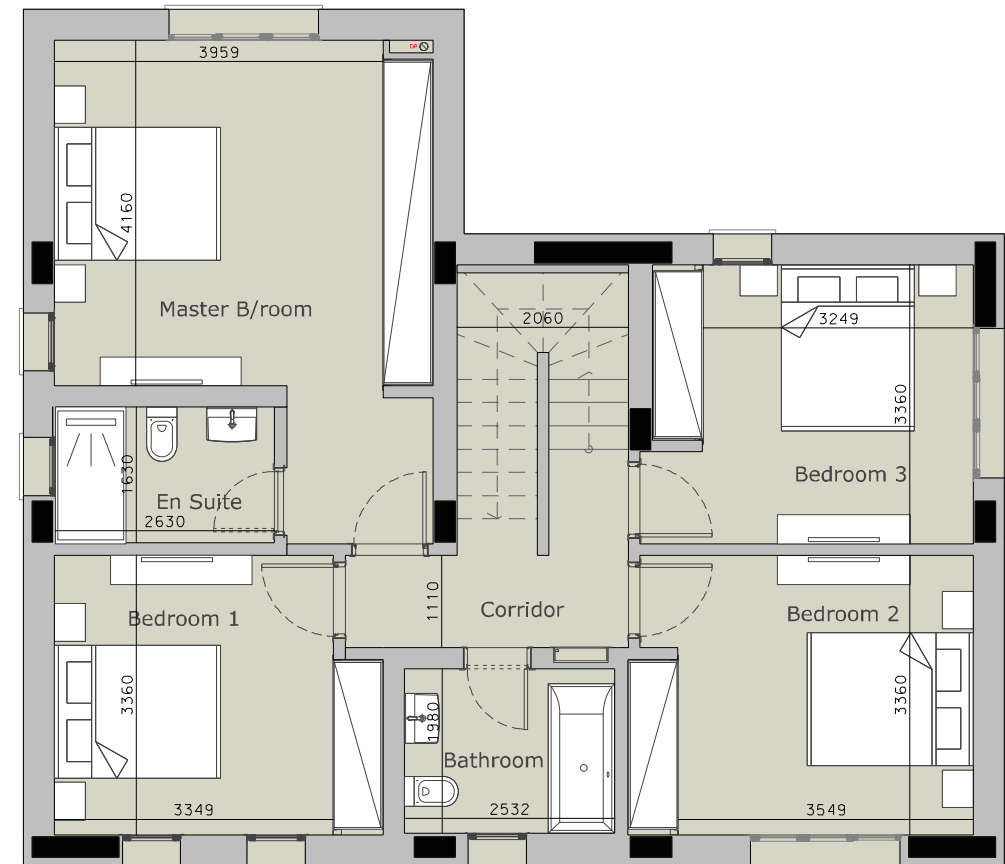
2nd floor

Villa  
Five-Bedroom

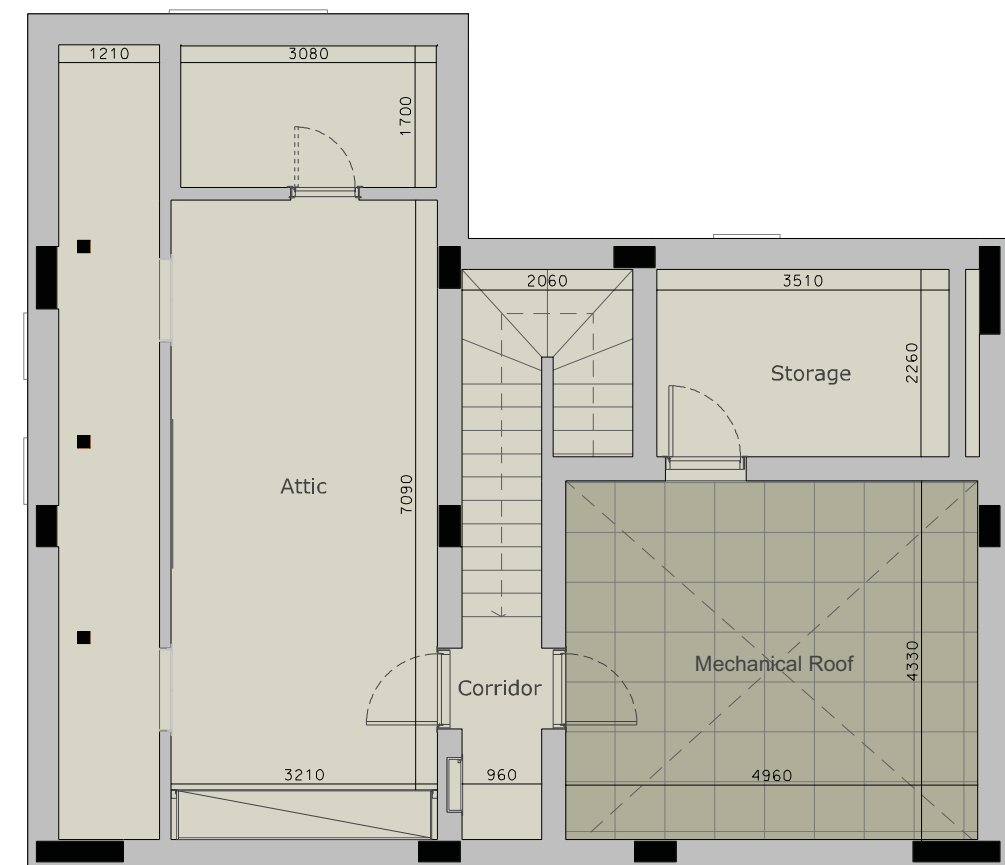
	<b>262.60 m<sup>2</sup></b> total covered area		<b>2</b> parking spaces
	gf: 82.10 m <sup>2</sup> ff: 99.60 m <sup>2</sup> attic room: 63.40 m <sup>2</sup> cov. veranda: 17.50 m <sup>2</sup>		<b>1</b> storage space
	<b>5</b> bedrooms		<b>1</b> swimming pool
	<b>4</b> bathrooms		



ground floor



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



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