











# harmony villas

## 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

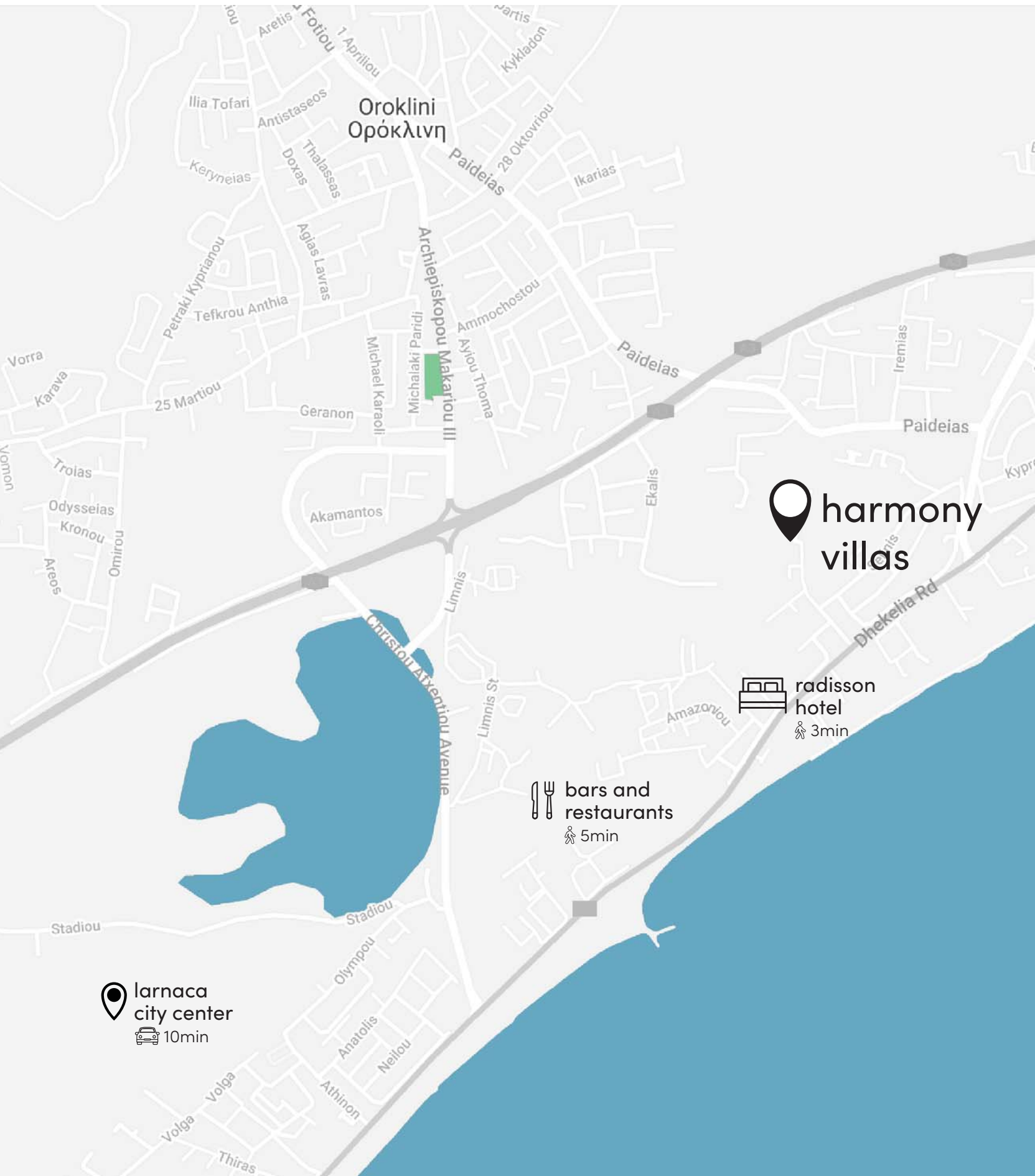
Ancient architectural landmarks and cultural sites - one of the oldest settlements in Cyprus

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



Oroklini  
Ορόκλινη

harmony  
villas

radisson  
hotel  
3min

bars and  
restaurants  
5min

larnaca  
city center  
10min















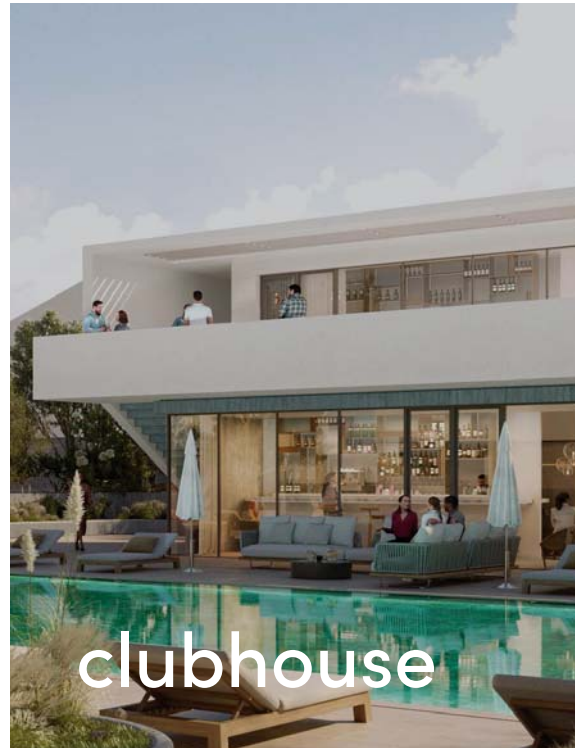
# facilities

## 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







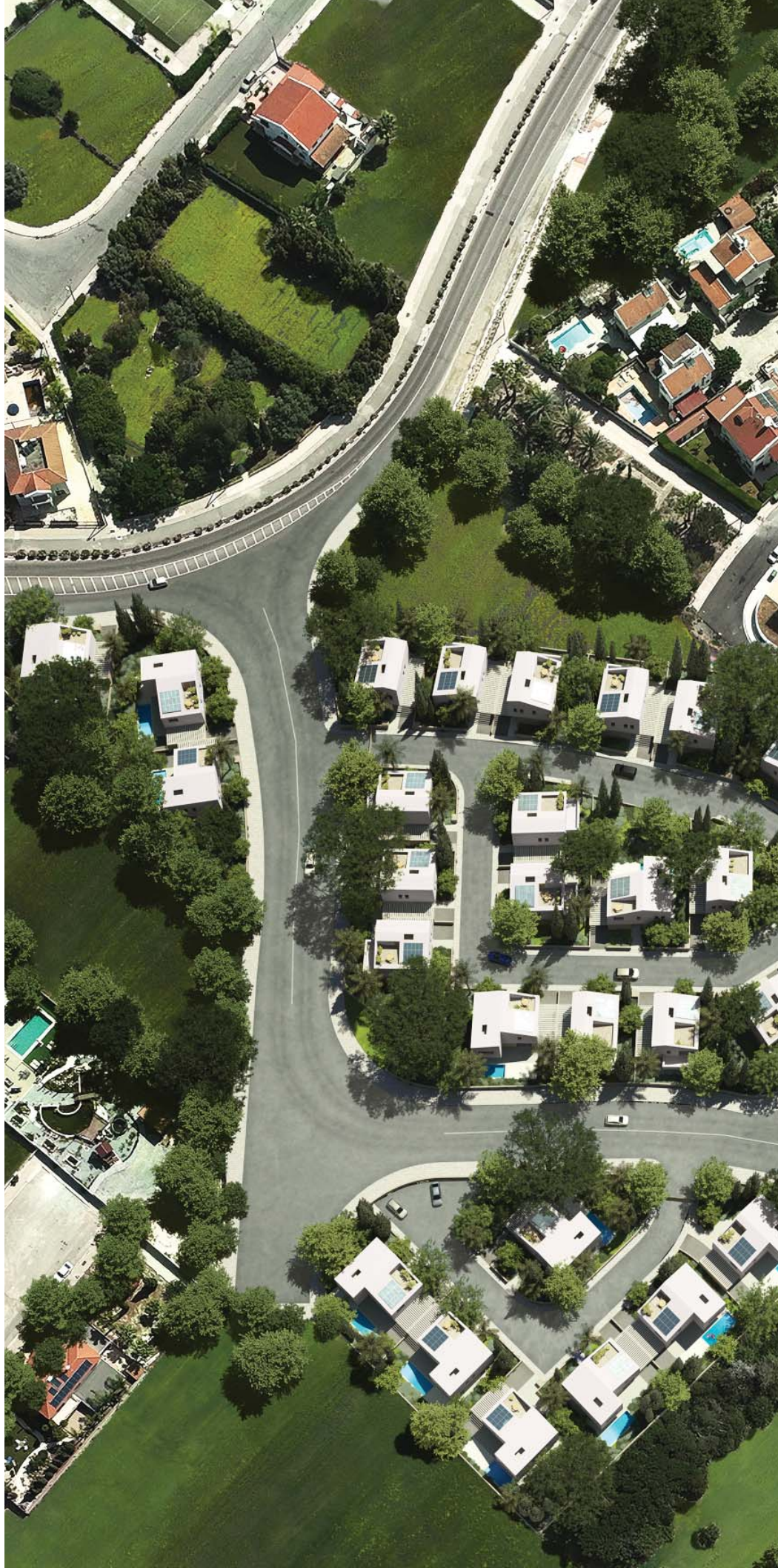








# Masterplan

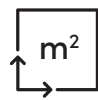








Villa  
Four-Bedroom



208.50 m<sup>2</sup>  
indoor area



2  
parking spaces



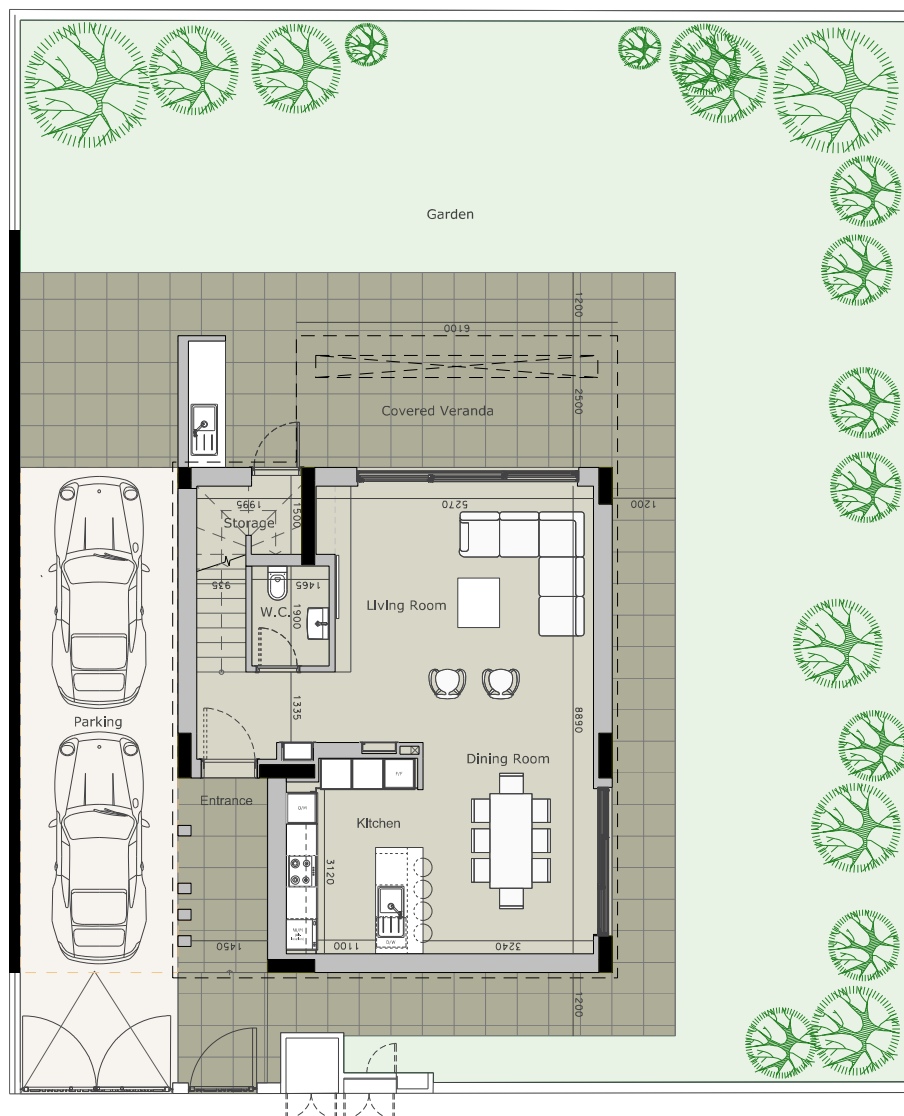
4  
bedrooms



3  
storage spaces

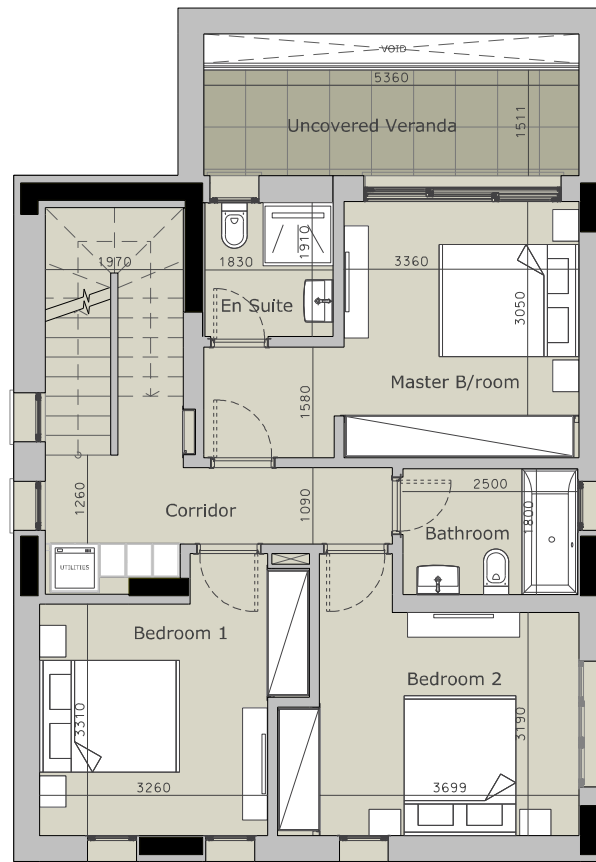


3  
bathrooms

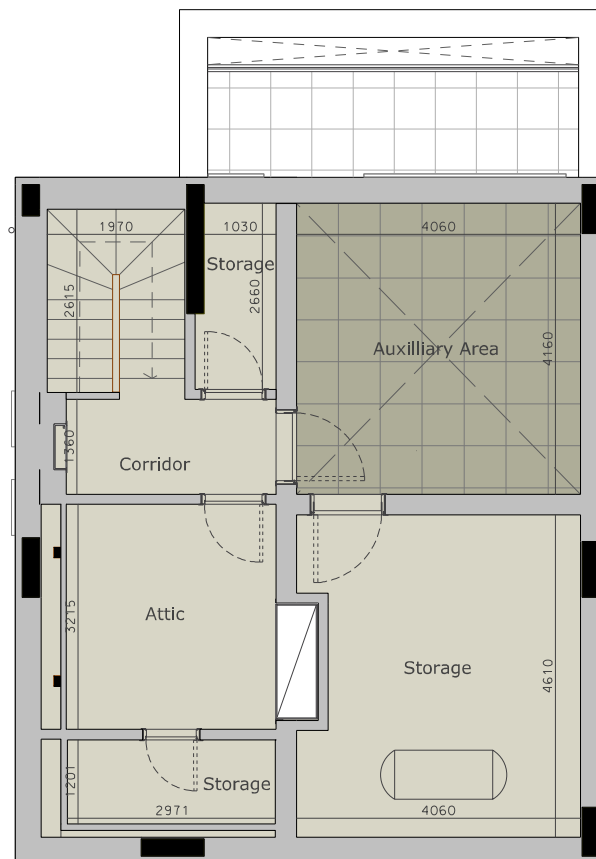


ground level





1st floor



2nd floor



Villa  
Five-Bedroom



246.50 m<sup>2</sup>  
indoor area



2  
parking spaces



5  
bedrooms



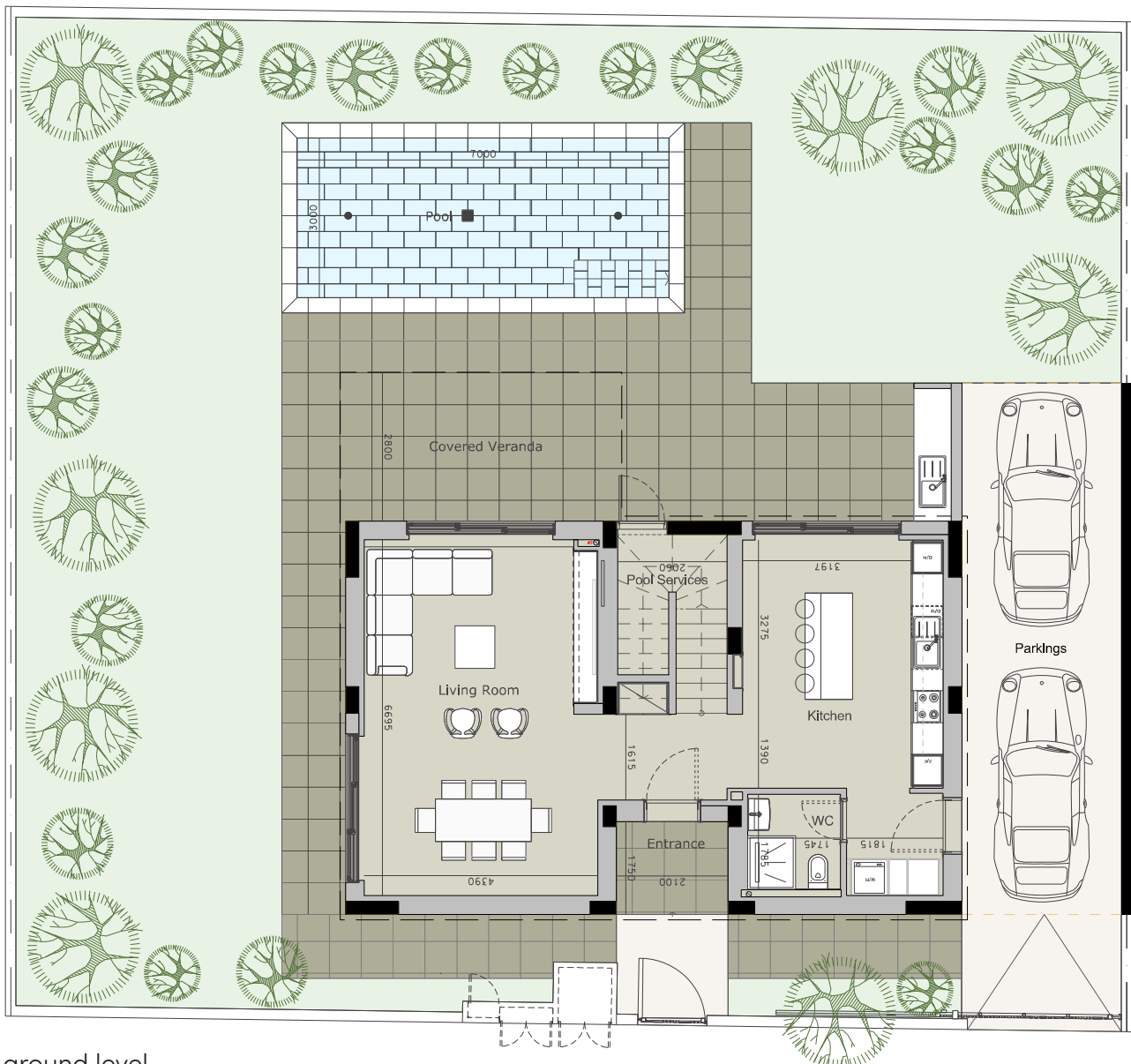
2  
storage spaces



3  
bathrooms



1  
swimming pool

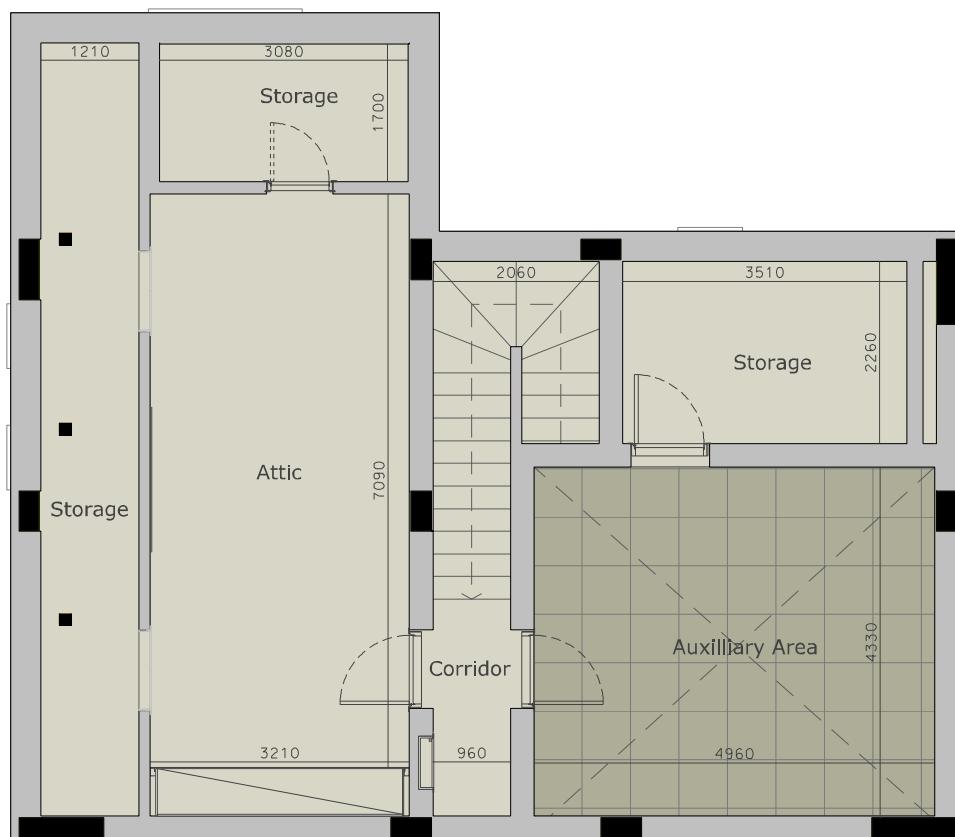


ground level





1st floor



2nd floor



























