

berengaria

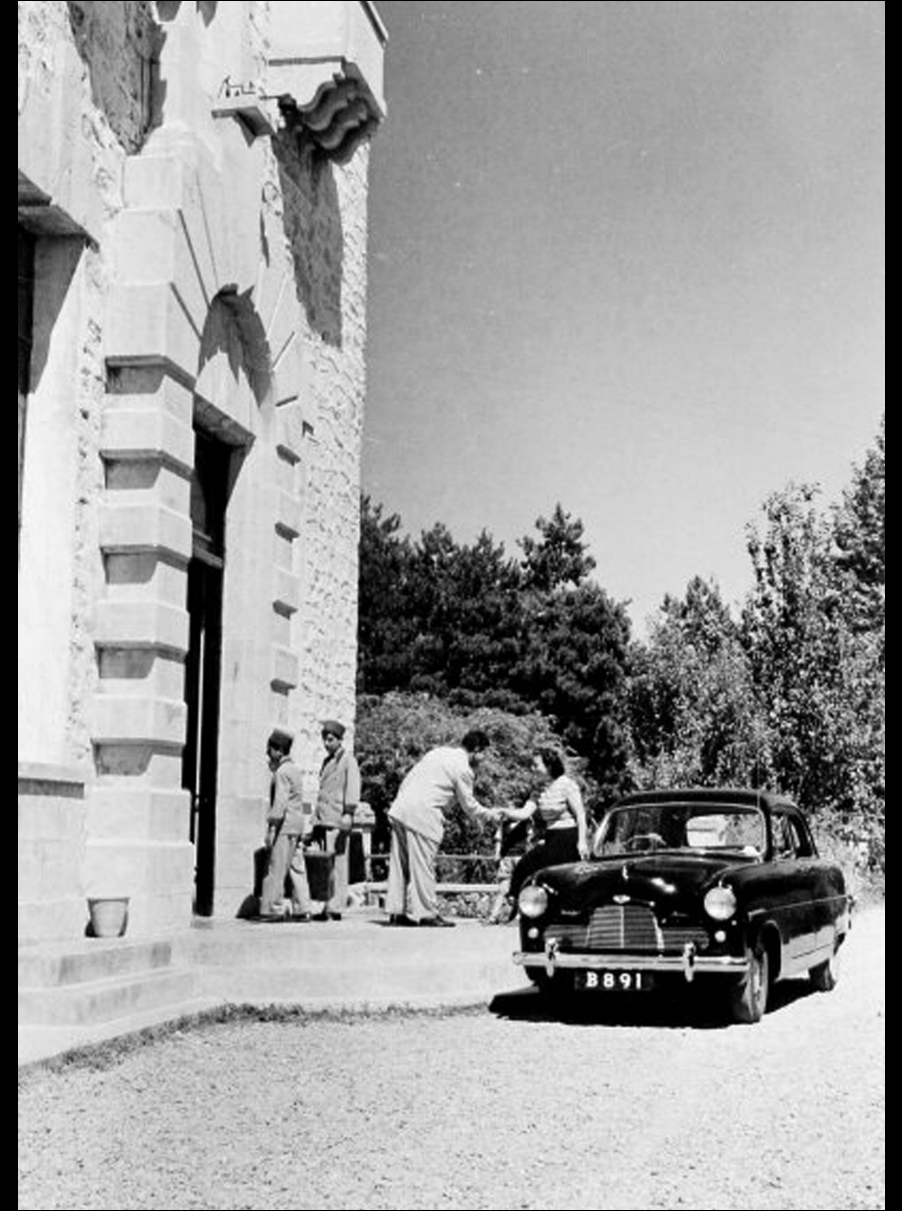
where
nature, history
and luxury
coexist





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”.

where royals wined and dined



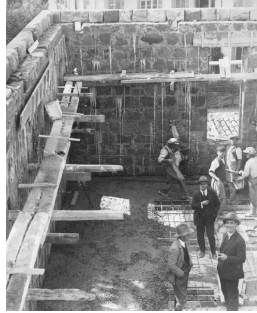
timeline

1928-2024



The very start of Berengaria. The hotel was designed by Henrik Clark and built by Michalis Kokkalos.

1928-1931



The swimming pool, the Knights Club, kids play room and other buildings are added.

1961



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

1984-2020



Renovation works begin.

2022

1931-1984

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



1984

The hotel closes.



2020

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



2023

Official start of the project.





rediscover one of the era's most cosmopolitan destinations

- /Unique aristocratic community
- /5* boutique hotel
- /Luxury spa
- /Restaurant & bar
- /Eco friendly architecture
- /Combination of apartments, lodges & residences

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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.

higher state of living



Incredible views.
Natural trails.



Fresh air
with smell
of pine trees.

Snow.



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masterplan

the hotel

residential development
/ studios & apartments
/ the lodges
/ the residences



the hotel

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

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restaurant & bar



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spa



residential development



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studios & apartments
/ 8 studios 46 m²
/ 6 one-bedroom
apartments 66-93 m²
/ 6 hotel condo
apartments 90-526 m²

the lodges

/ 13 private lodges

/ 2 & 3 bedrooms

/ 182-225 m²

/ plots 124-369 m²



the residences

/ 9 luxury residences

/ 4 & 5 bedrooms

/ 244-318 m²

/ plots 510-791 m²



masterplan

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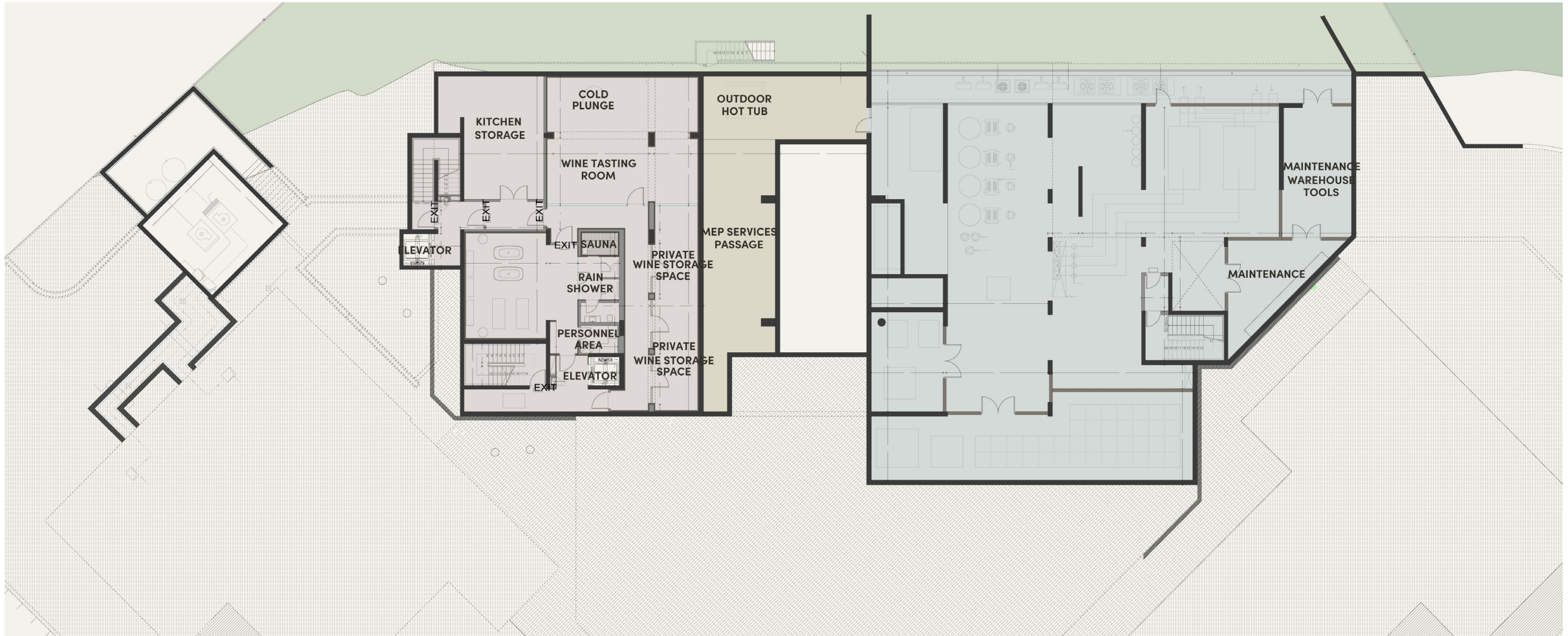
choice of properties

hotel condo apartments

FLOOR	UNIT N°	PROPERTY TYPE	BEDROOMS	BATHROOMS	INDOOR AREA M²	COV. VERANDA M²	UNCOVERED VERANDA M²	TOTAL AREA M²
Ground	N001	Apartment	3	3	176.70		102.70	279.40
1ST	N103	Apartment	2	2	87.30	4.40		91.70
	N104	Apartment	2	2	92.50	4.50		97.00
2ND	N203	Apartment	3	3	193.90		8.90	202.80
1ST	S101	Apartment	2	2	88.88	4.39		93.27
	S102	Apartment	2	2	85.49	4.38		89.87
2ND	S201	Apartment	3	3	189.90		8.83	198.73
2ND+3RD	C202	Apartment	3	4	227.66	2.23	2.54	232.43
	3RD				104.56		2.54	
	2ND				123.10	2.23		

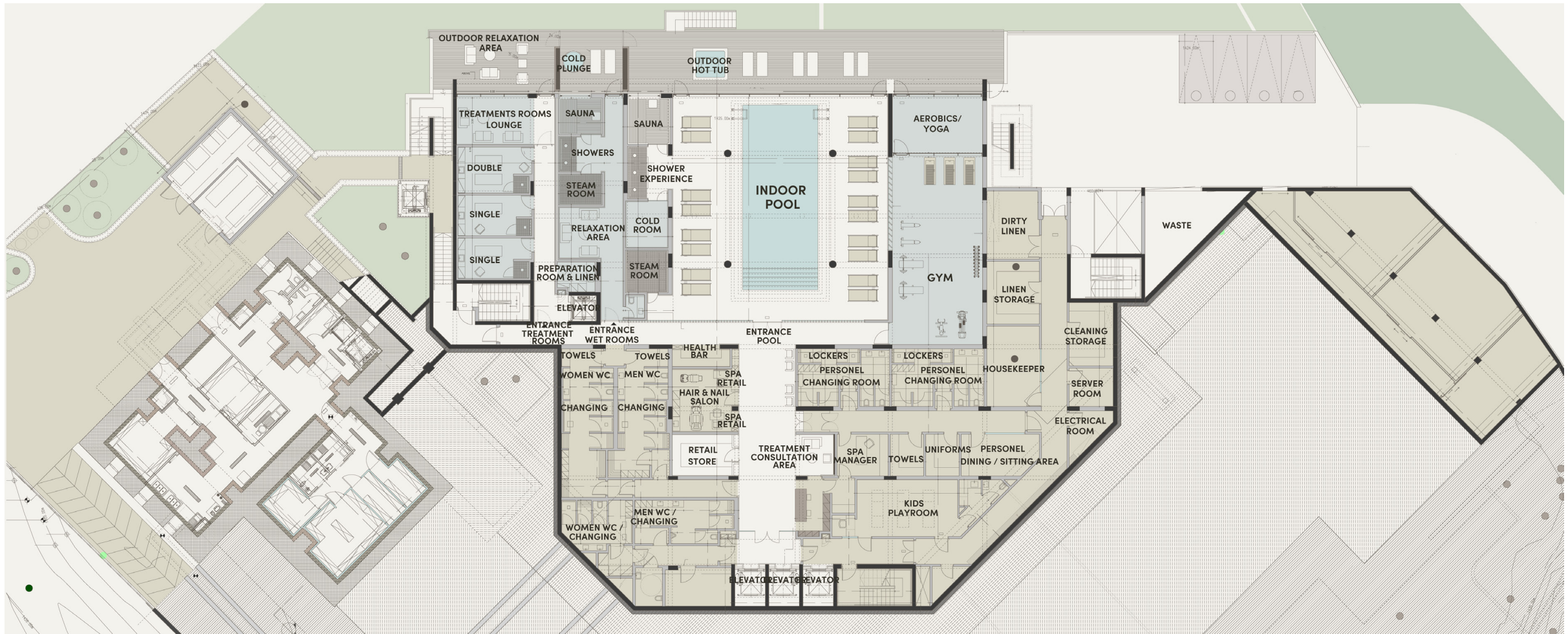
floor plans

basement -2



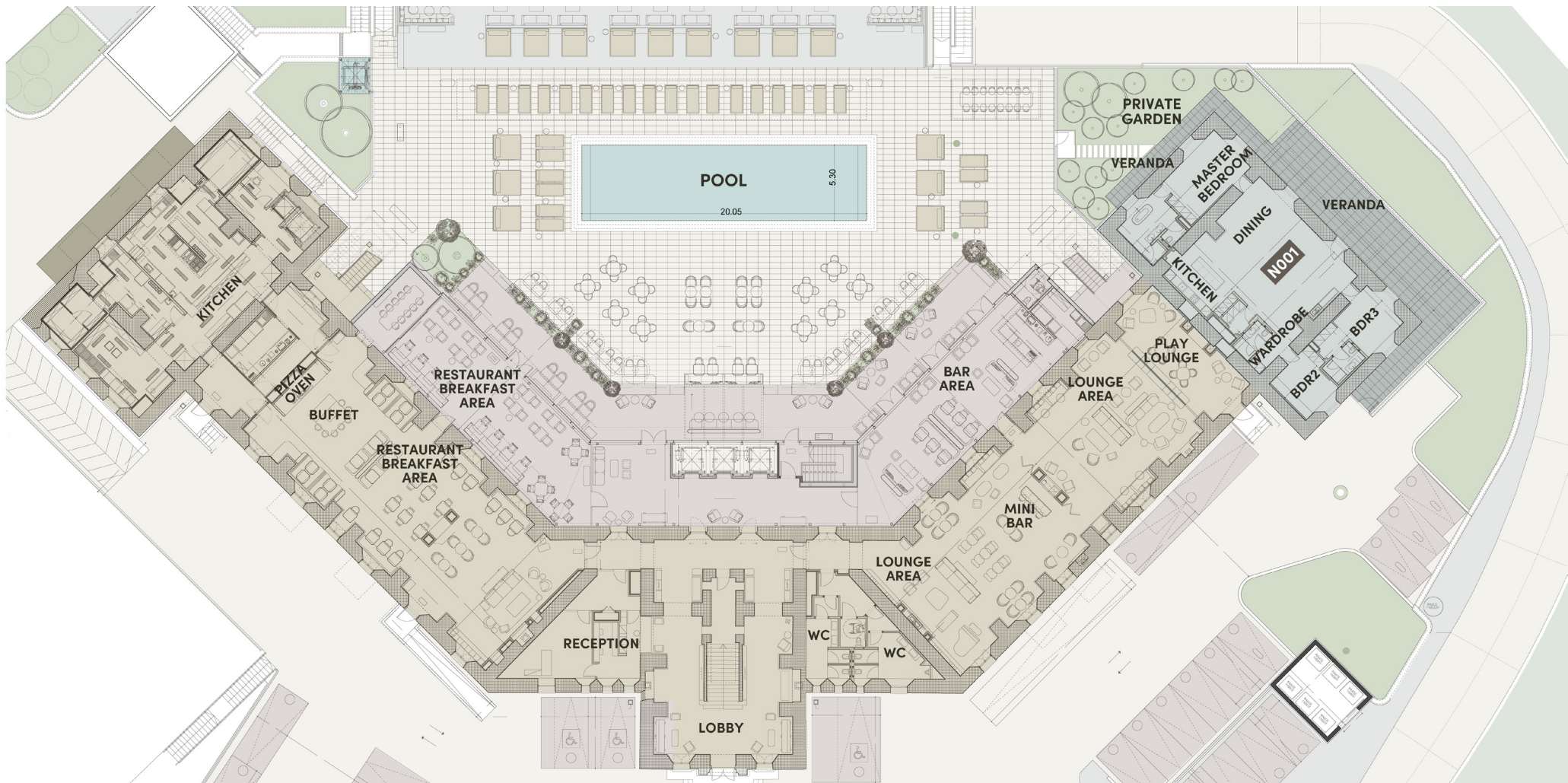
floor plans

basement



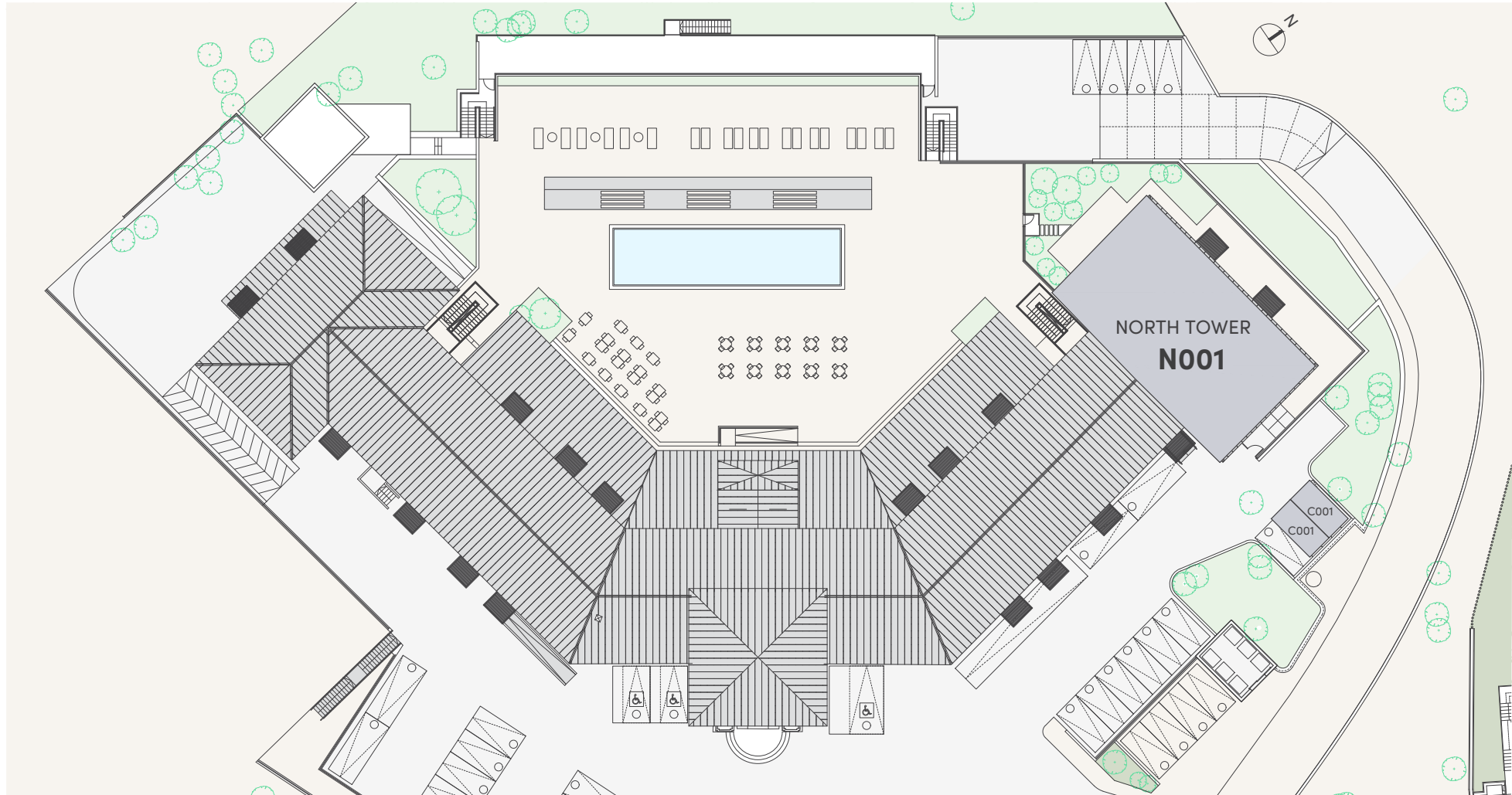
floor plans

ground floor



north tower

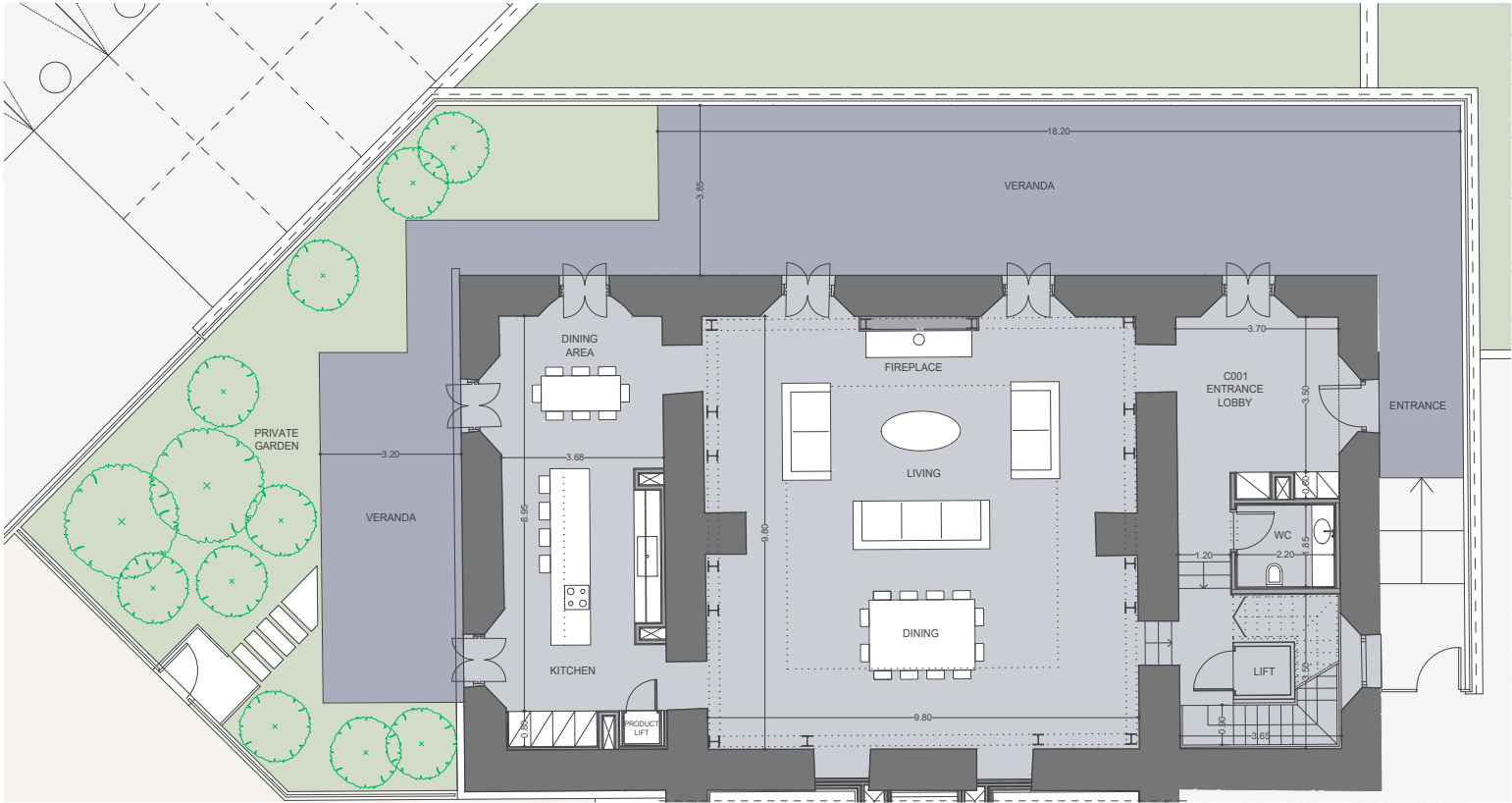
overall plan



north tower

ground floor

Apartments N001
4 Bedroom



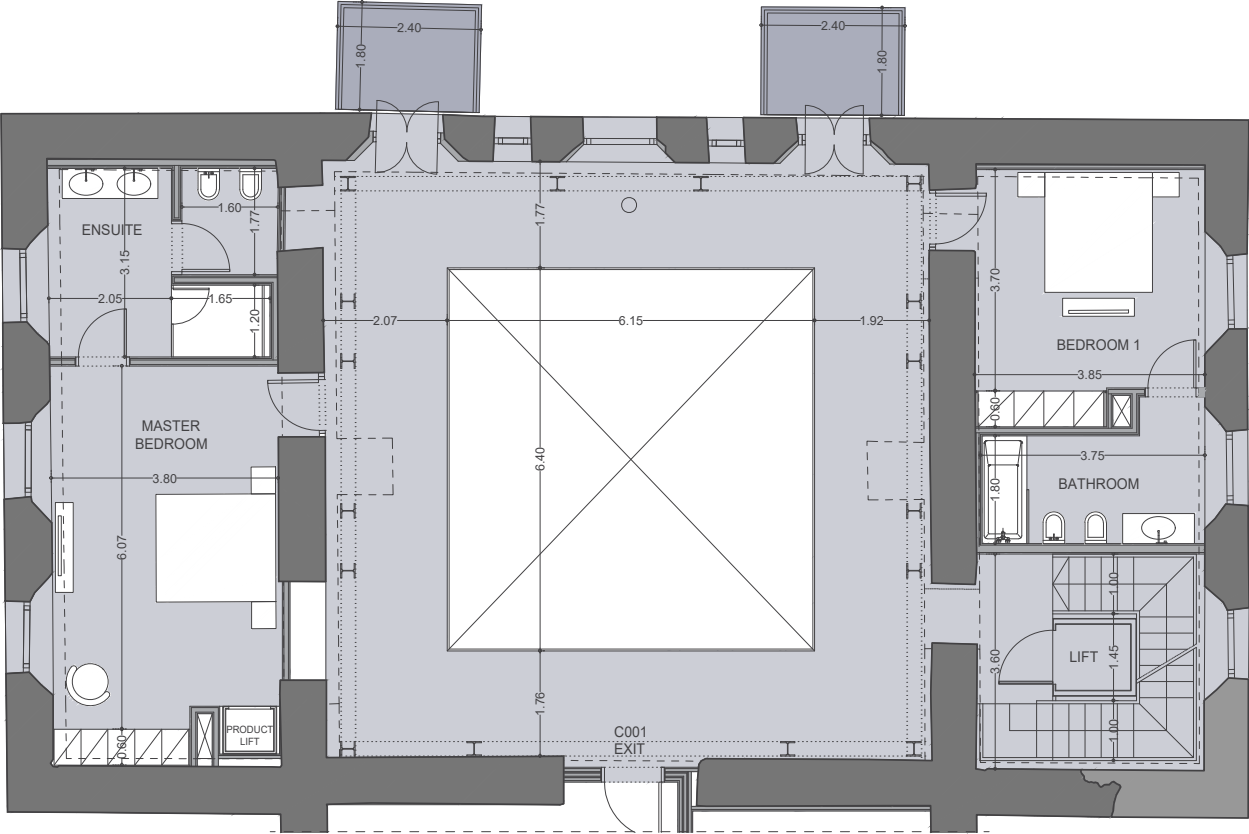
UNIT N°	VERANDA M²
N001	102.70



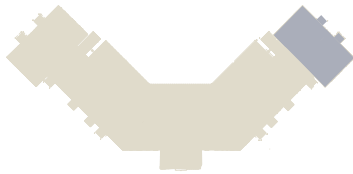
north tower

first floor

Apartments N001
4 Bedroom



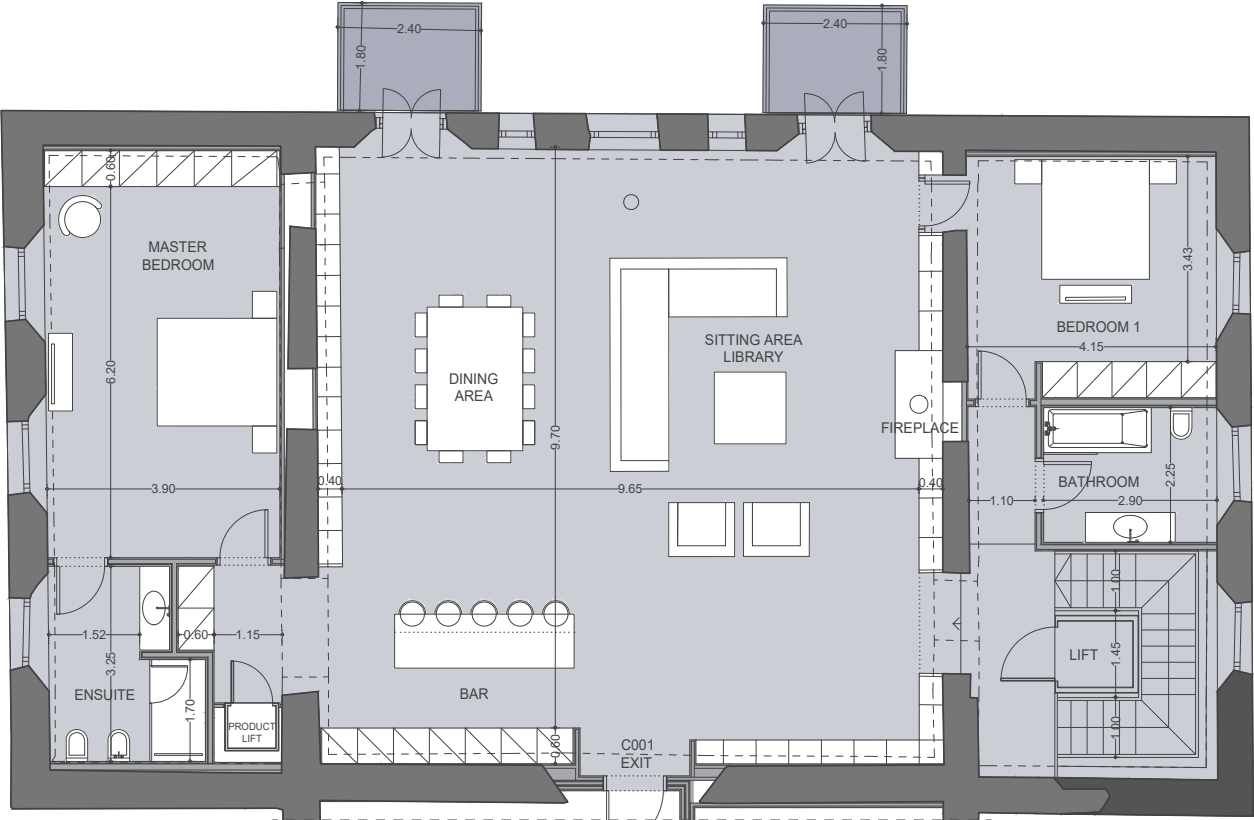
UNIT N°	TOTAL AREA M ²
N001	279.40



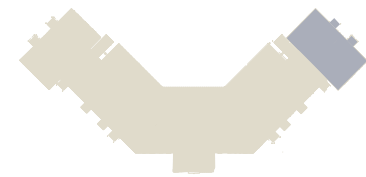
north tower

second floor

Apartments N001
4 Bedroom



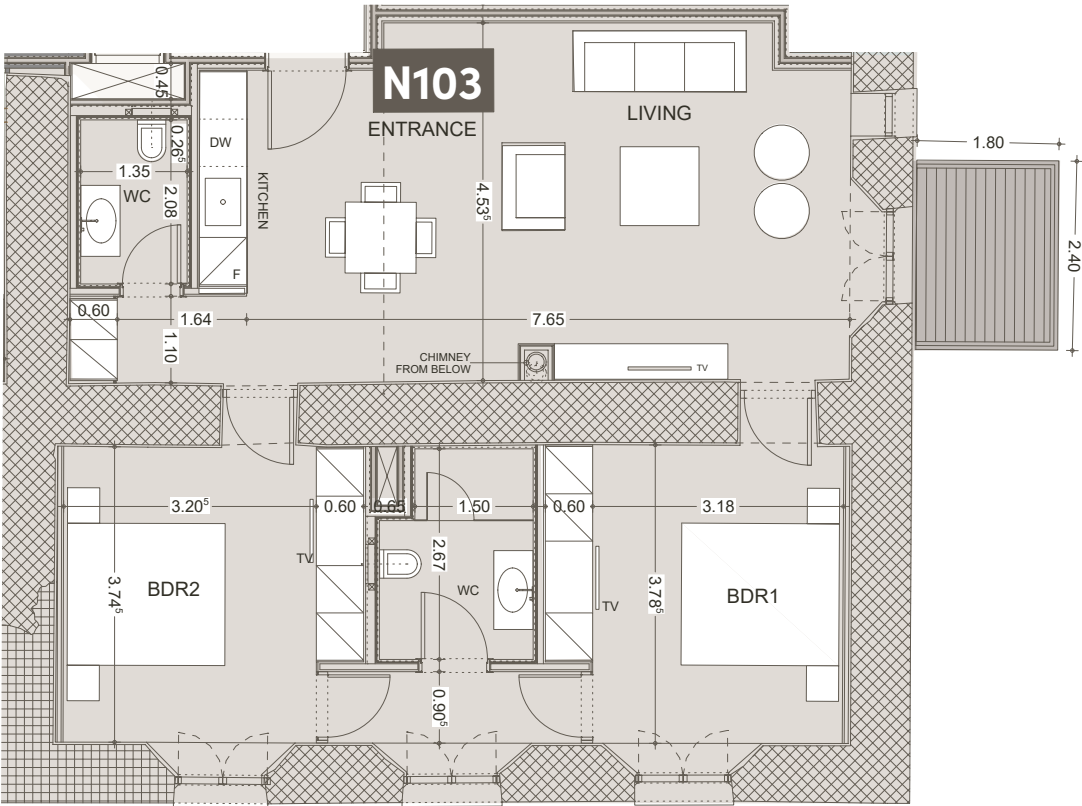
UNIT N°	TOTAL AREA M ²
N001	279.40



north tower

first floor

Apartments N103
2 Bedroom



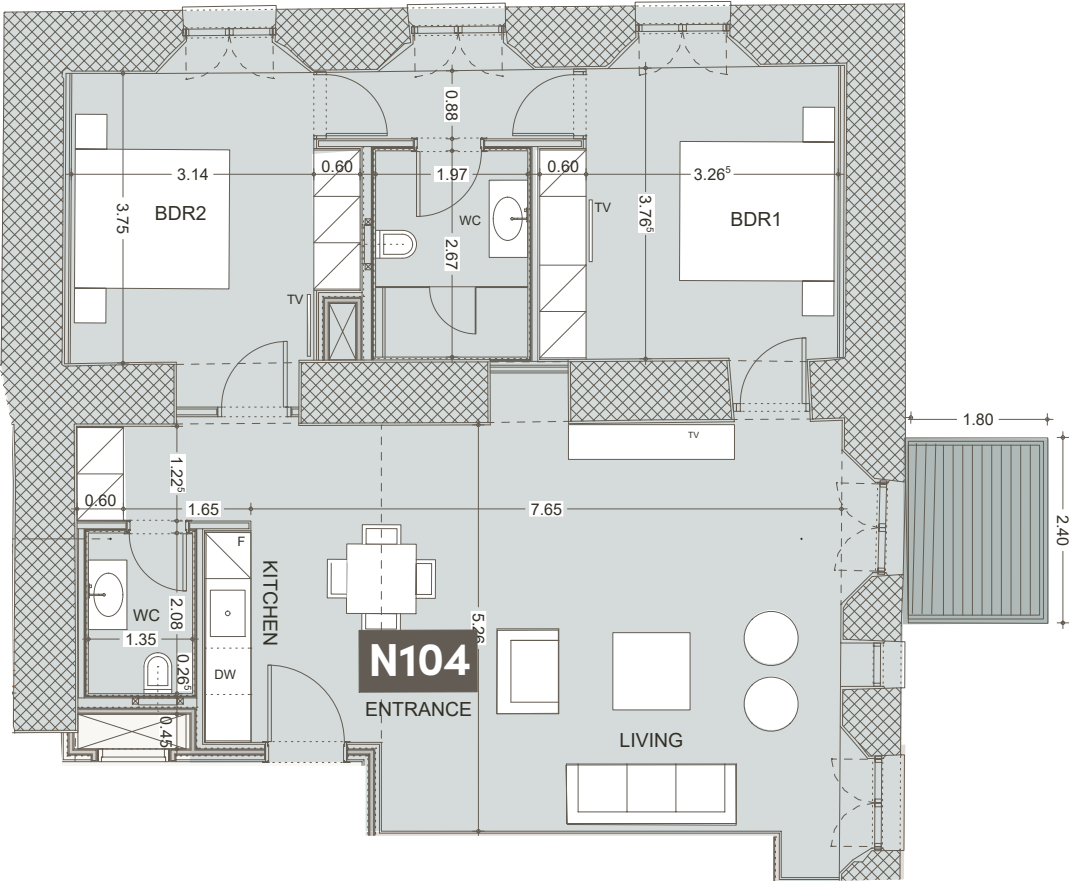
UNIT N°	TOTAL AREA M ²
N103	91.70



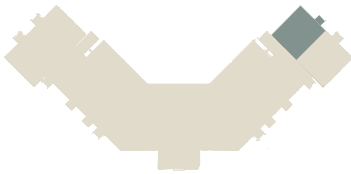
north tower

first floor

Apartments N104
2 Bedroom



UNIT N°	TOTAL AREA M ²
N104	97.00

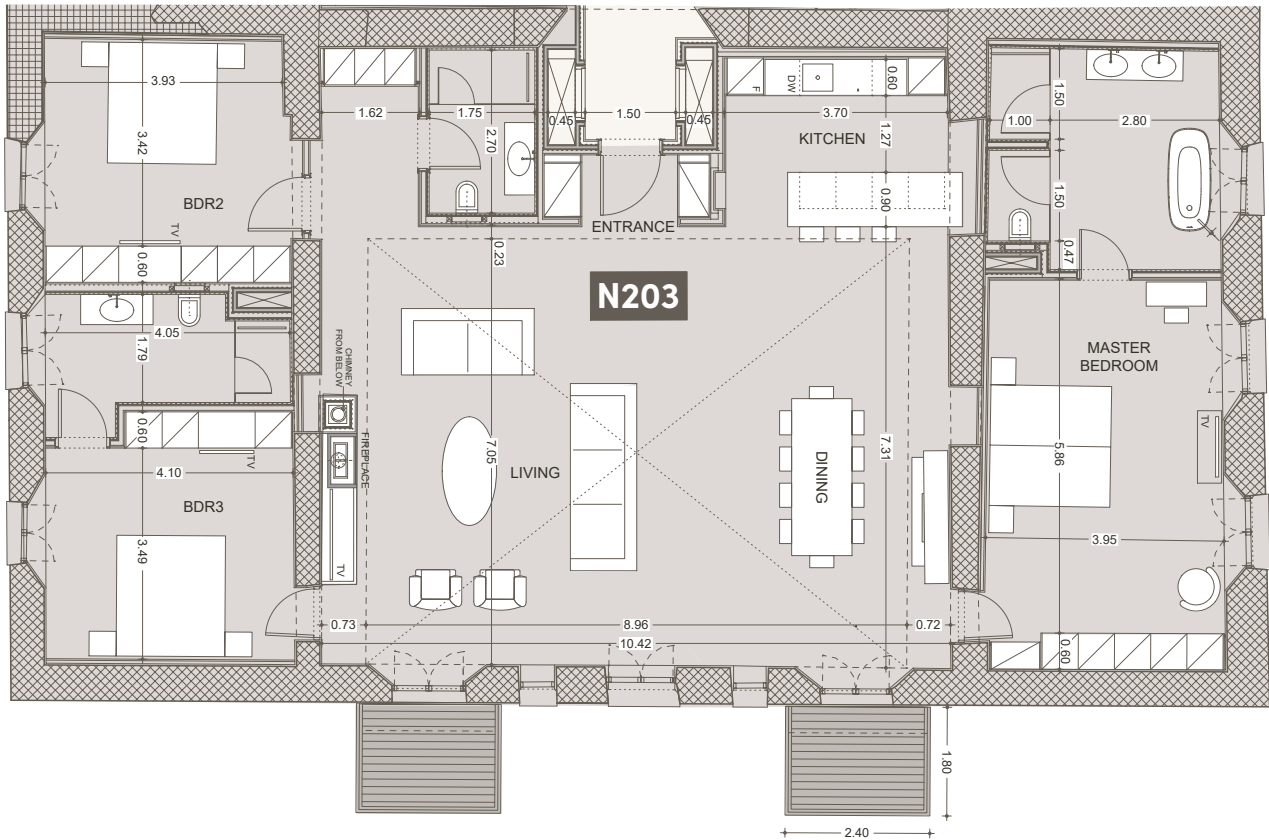


north tower

second floor

Apartments N203

3 Bedroom

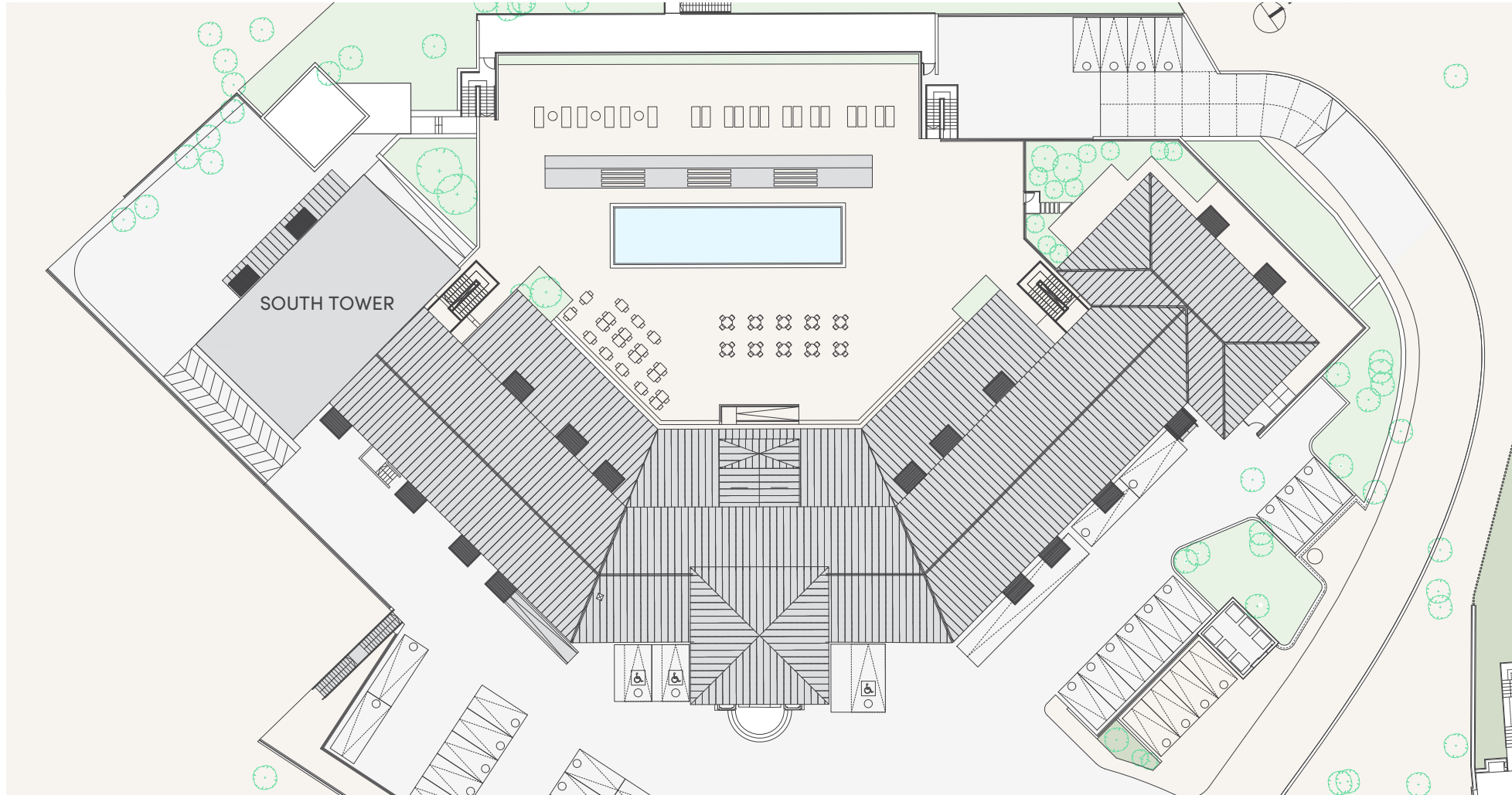


UNIT N°	TOTAL AREA M ²
N203	202.80



south tower

overall plan



south tower

first floor

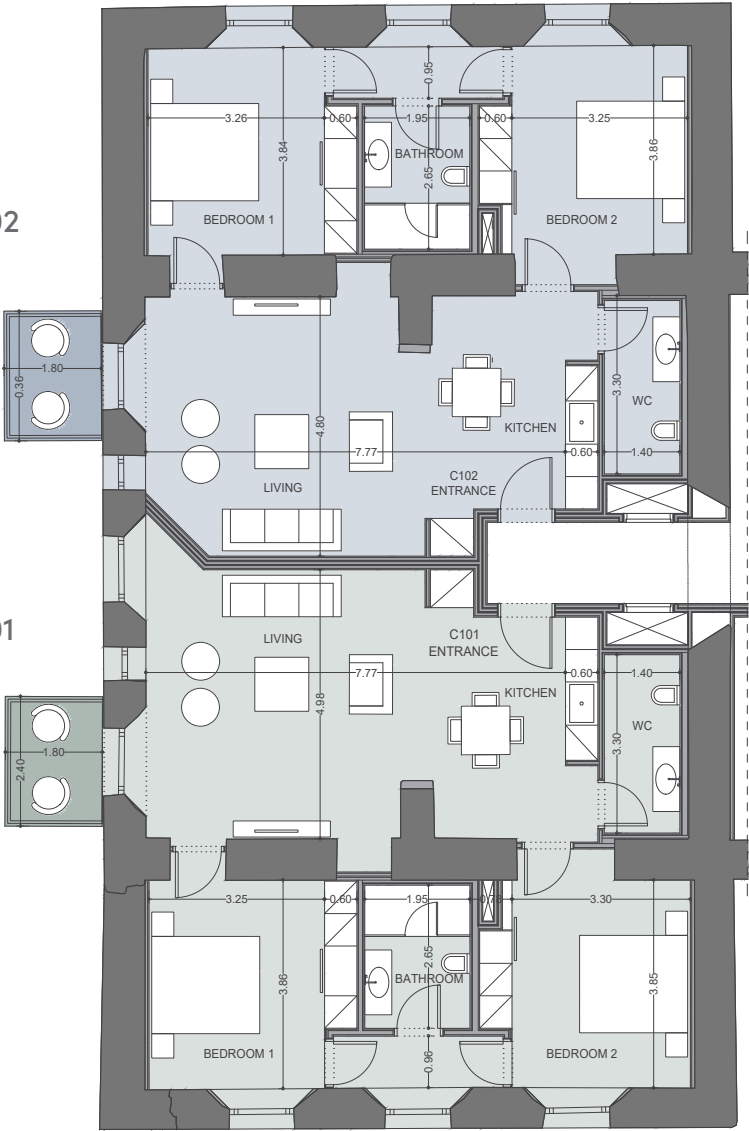
Apartments
S101 & S102



UNIT N°	TOTAL AREA M ²
S102	89.87



Apartments S102



Apartments S101

UNIT N°	TOTAL AREA M ²
S101	93.27



*Floor plans show approximate measurements only. The exact layout and sizes may vary

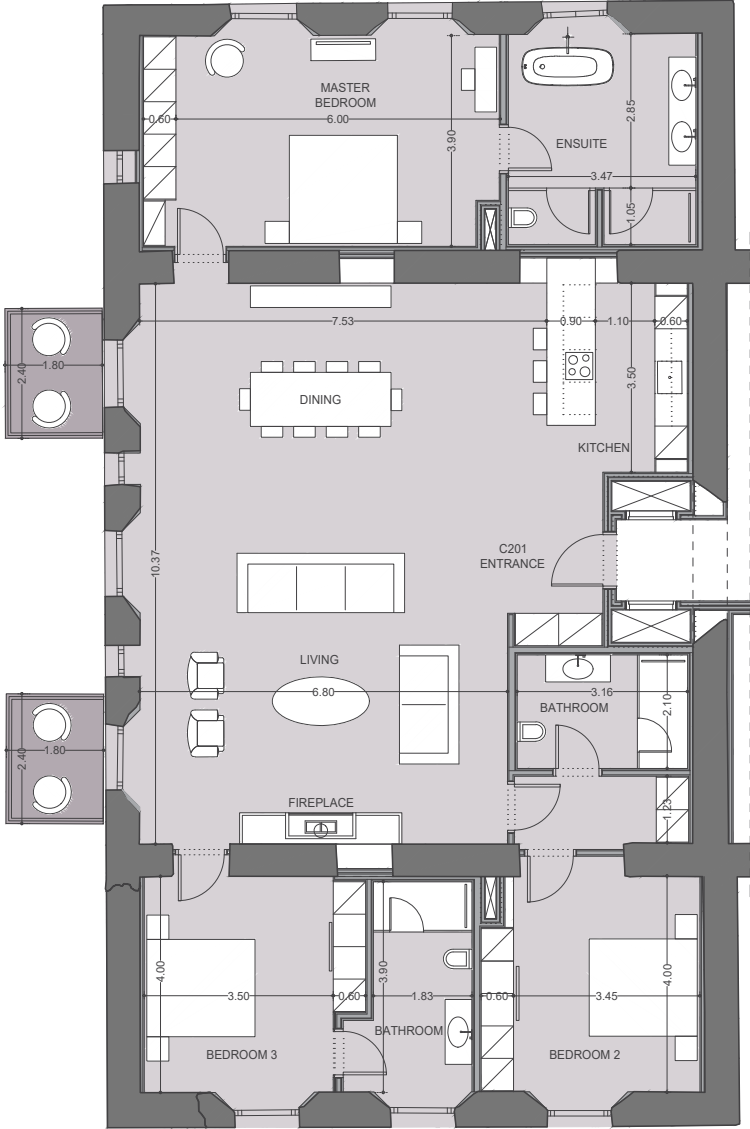
south tower

second floor

Apartments S201

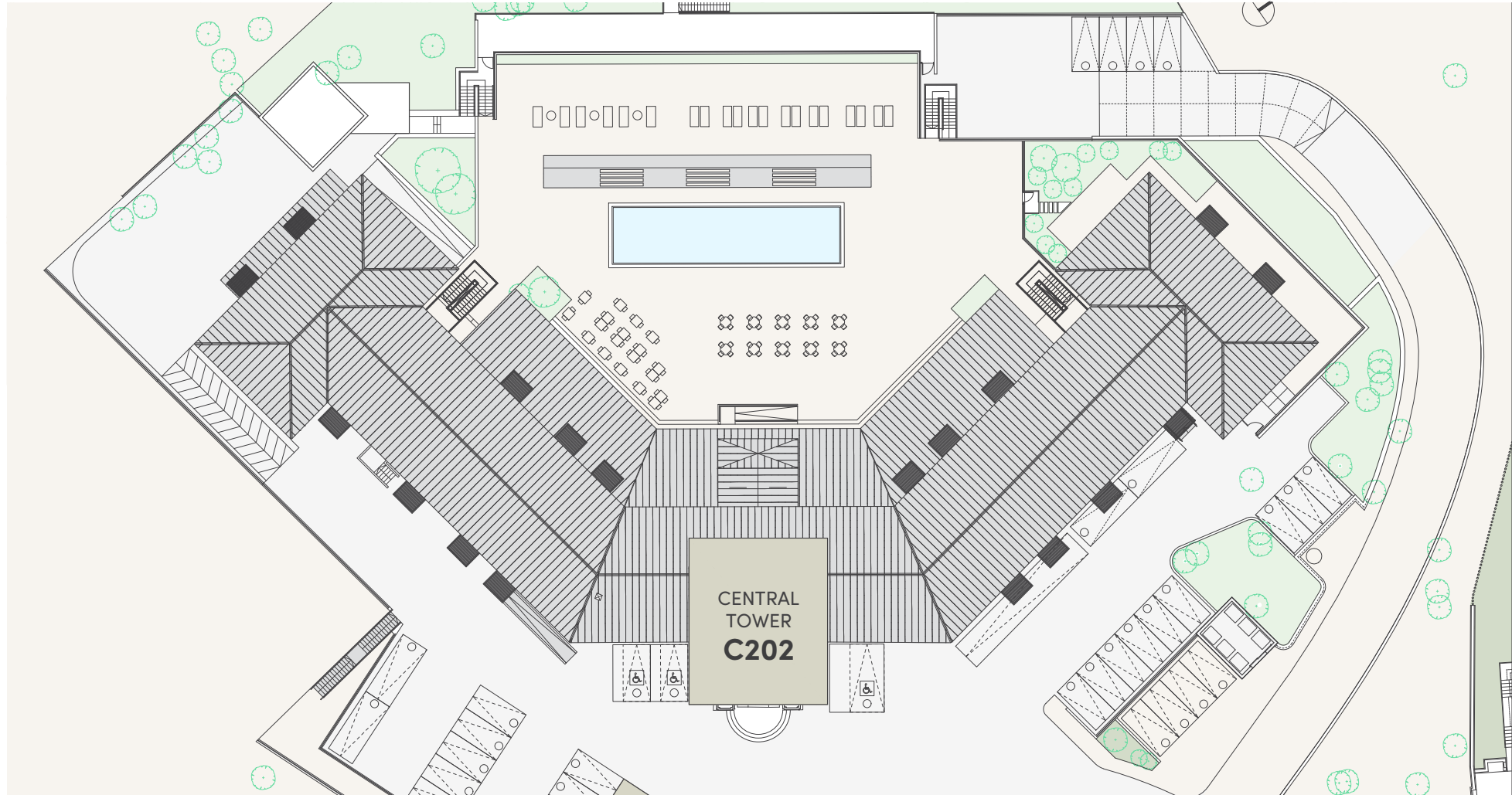


UNIT N°	TOTAL AREA M ²
S201	198.73



central tower

overall plan



central tower

second floor

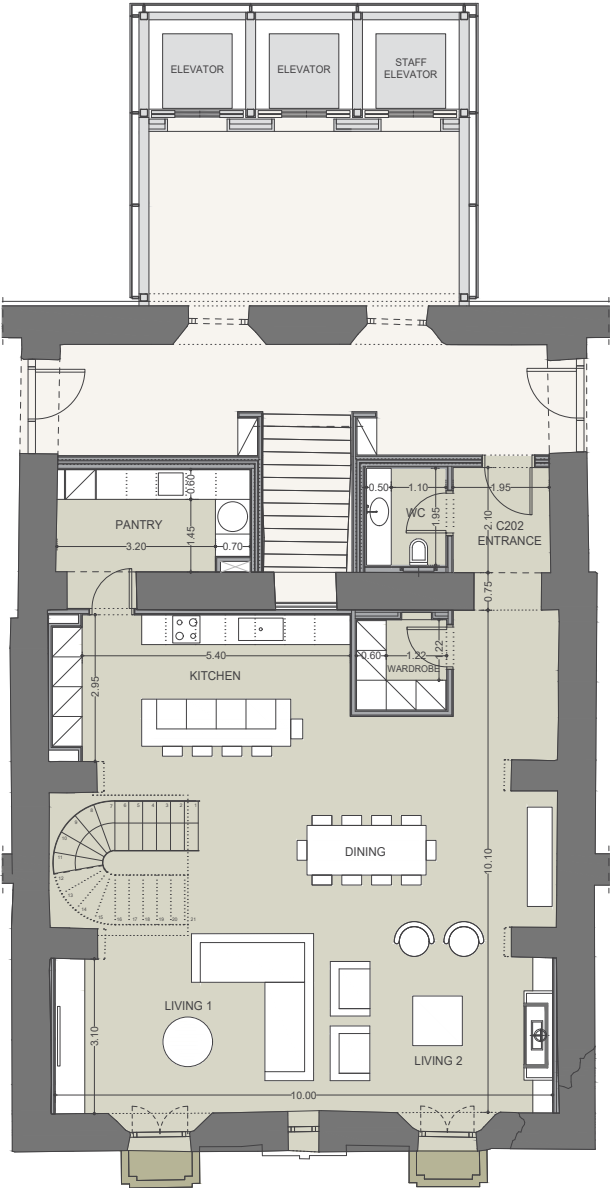
third floor

Apartment C202
3 Bedroom

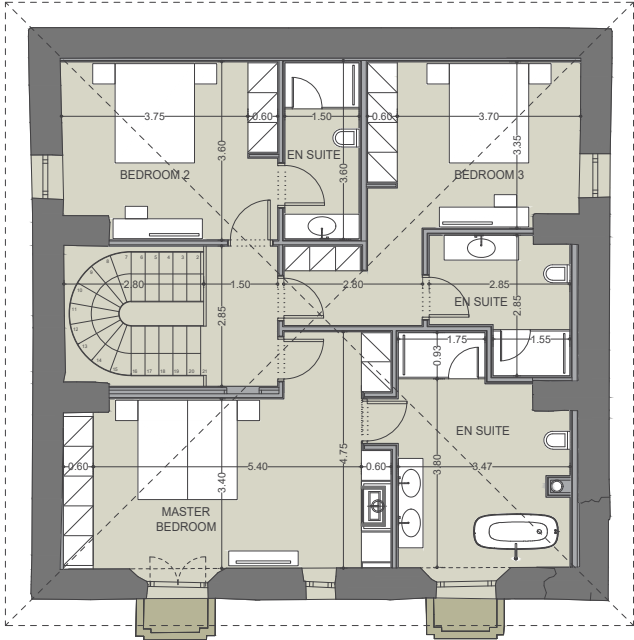
UNIT N°	TOTAL AREA M ²
C202	232.43



second floor

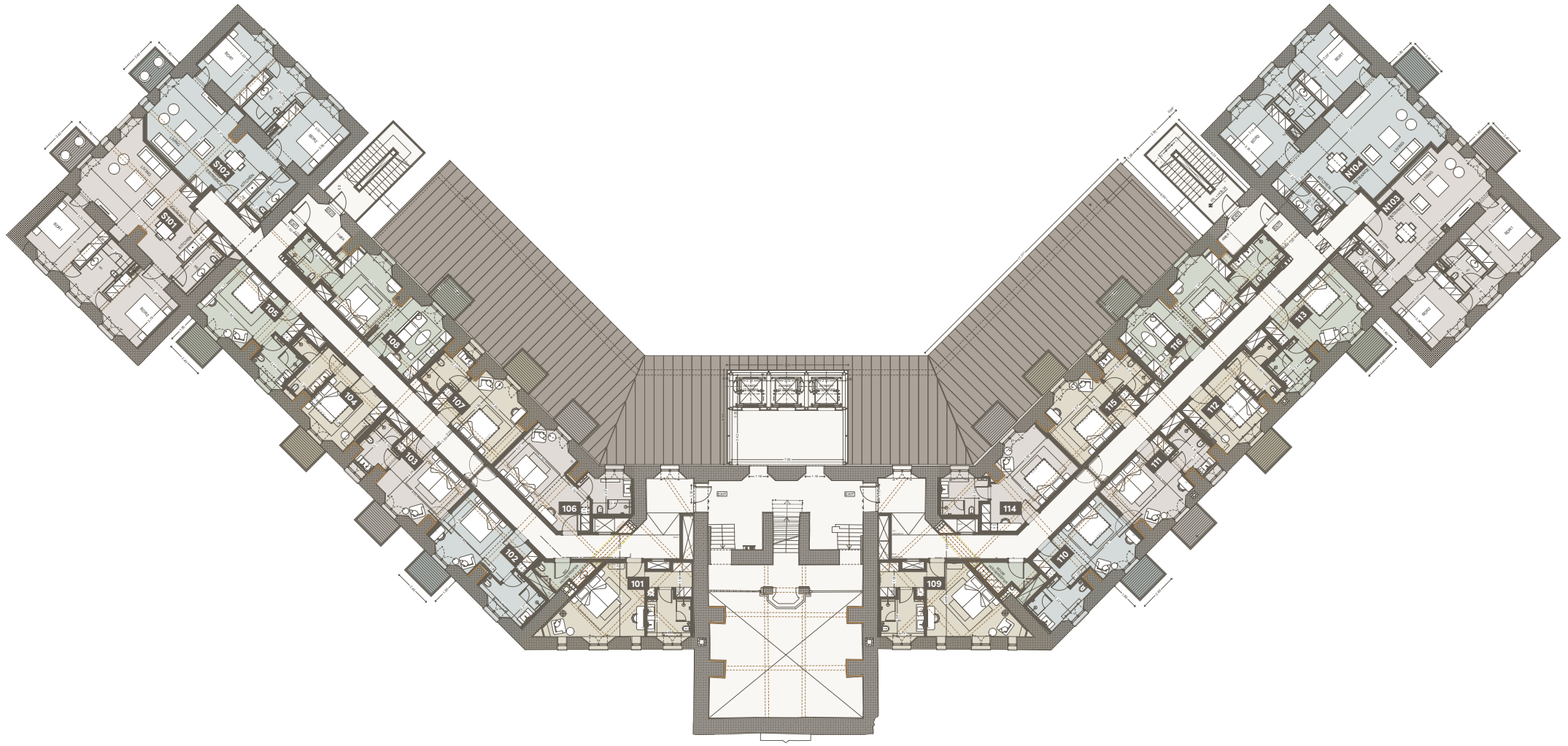


third floor



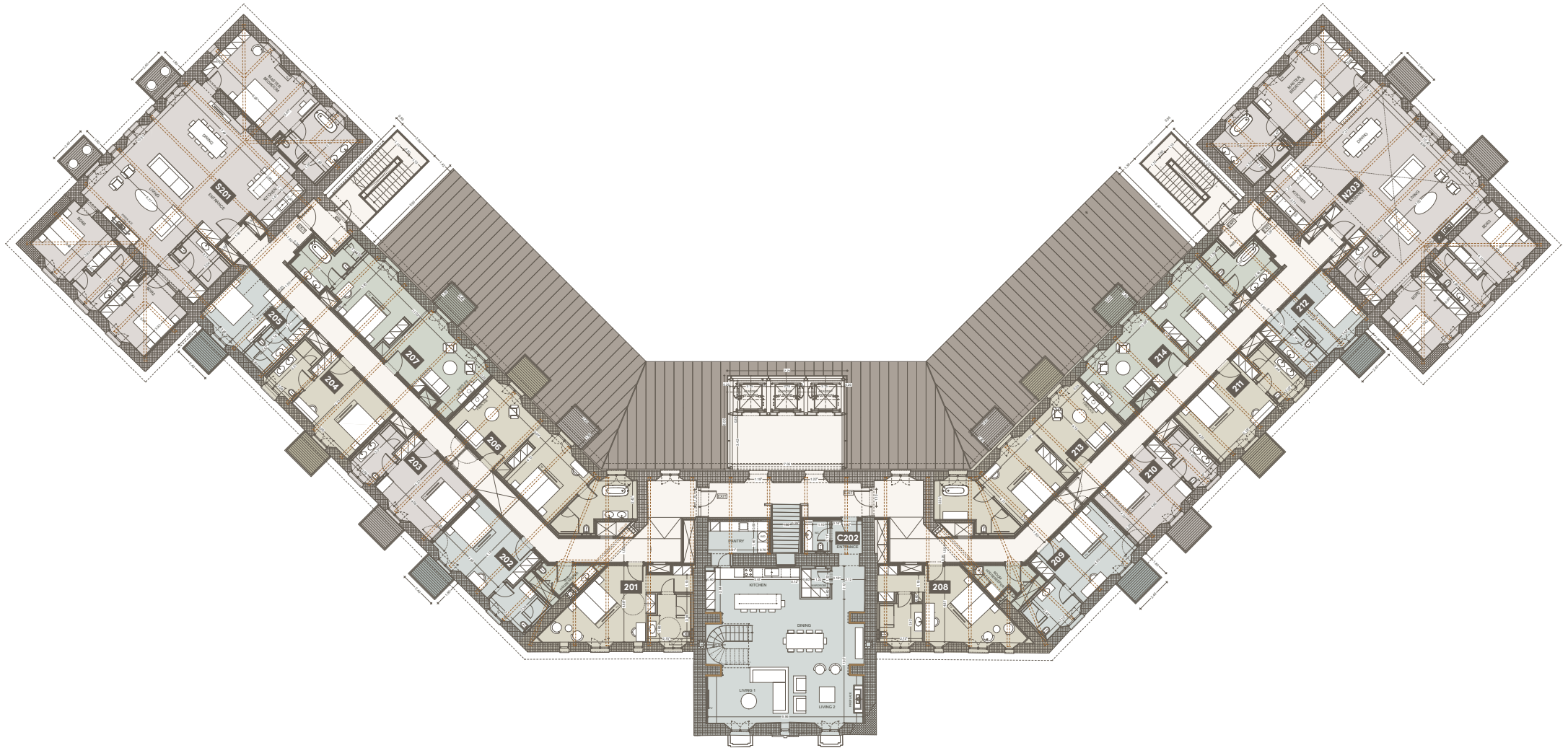
floor plans

1st floor



floor plans

2nd floor

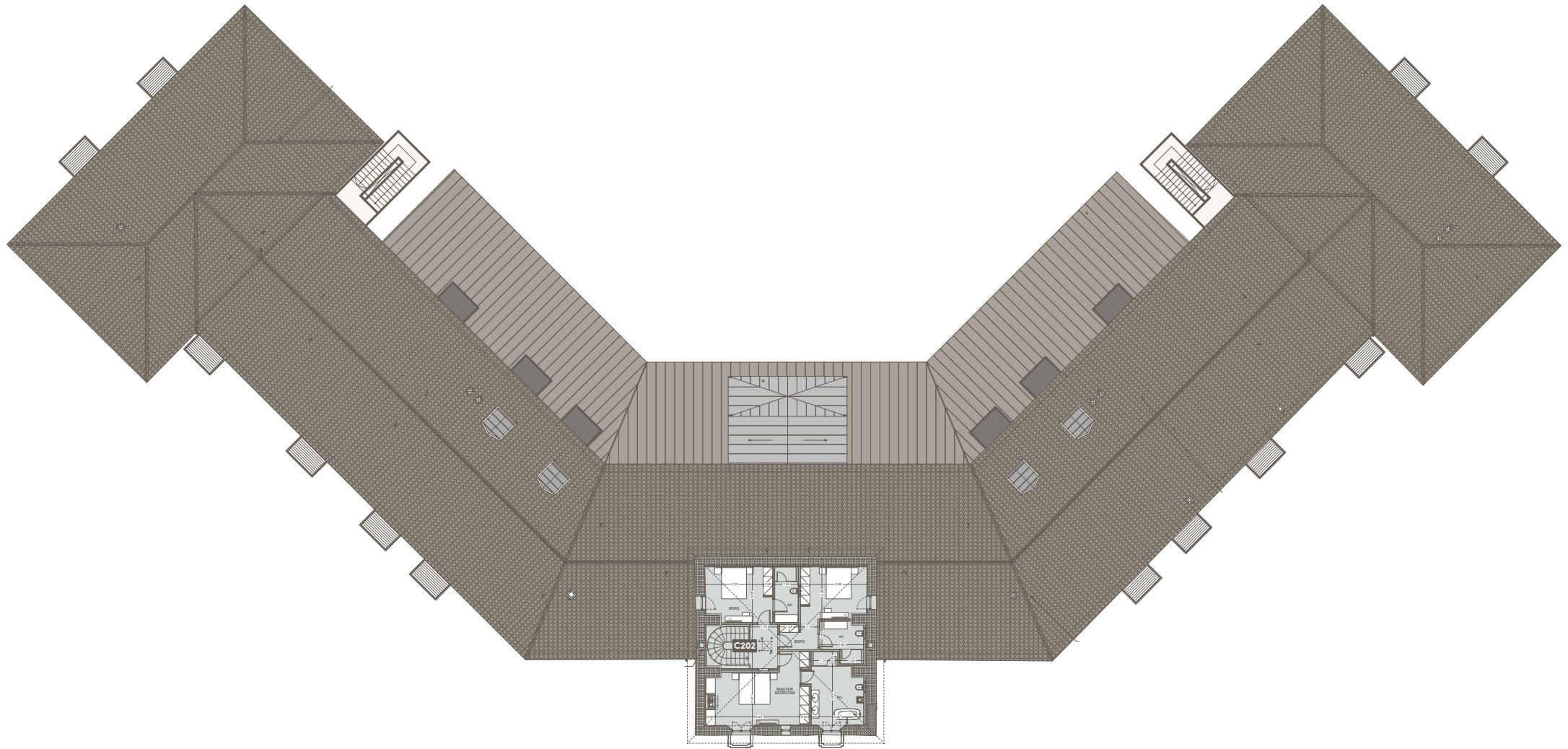


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floor plans

3rd floor



interiors

/ studios & apartments
/ the lodges
/ the residences
/ indoor pool

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*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.



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interiors



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interiors



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interiors



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interiors



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interiors



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interiors



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a unique lifestyle experience

- / 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



about us

bbf® is actively committed to creating the best future living environments for our clients.



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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

/ 145 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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