



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





larnacca



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

Enticing dynamic city and a thriving business hub

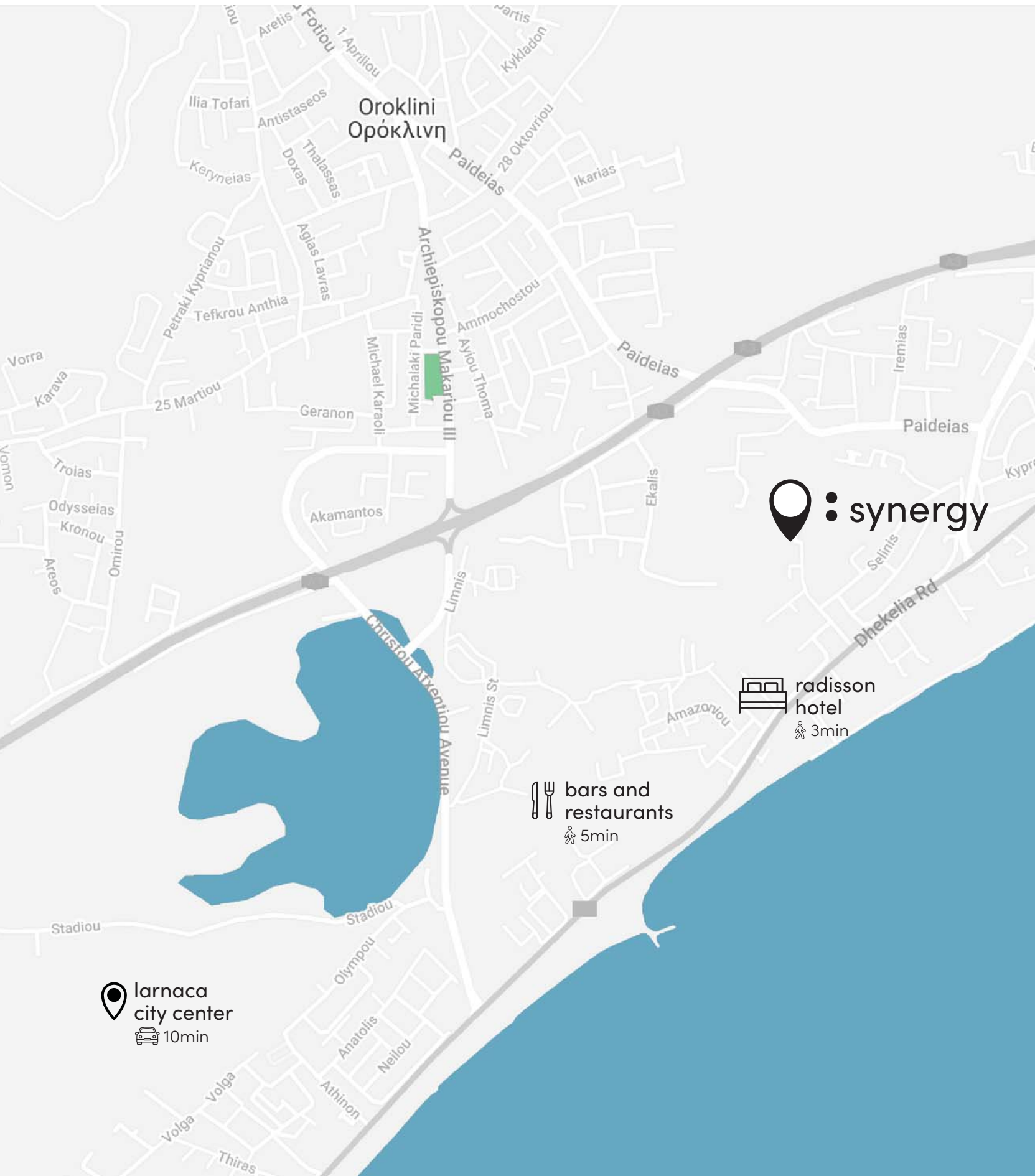
Ancient architectural landmarks and cultural sites - one of the oldest settlements in Cyprus

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

📍 synergy

🏨 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**

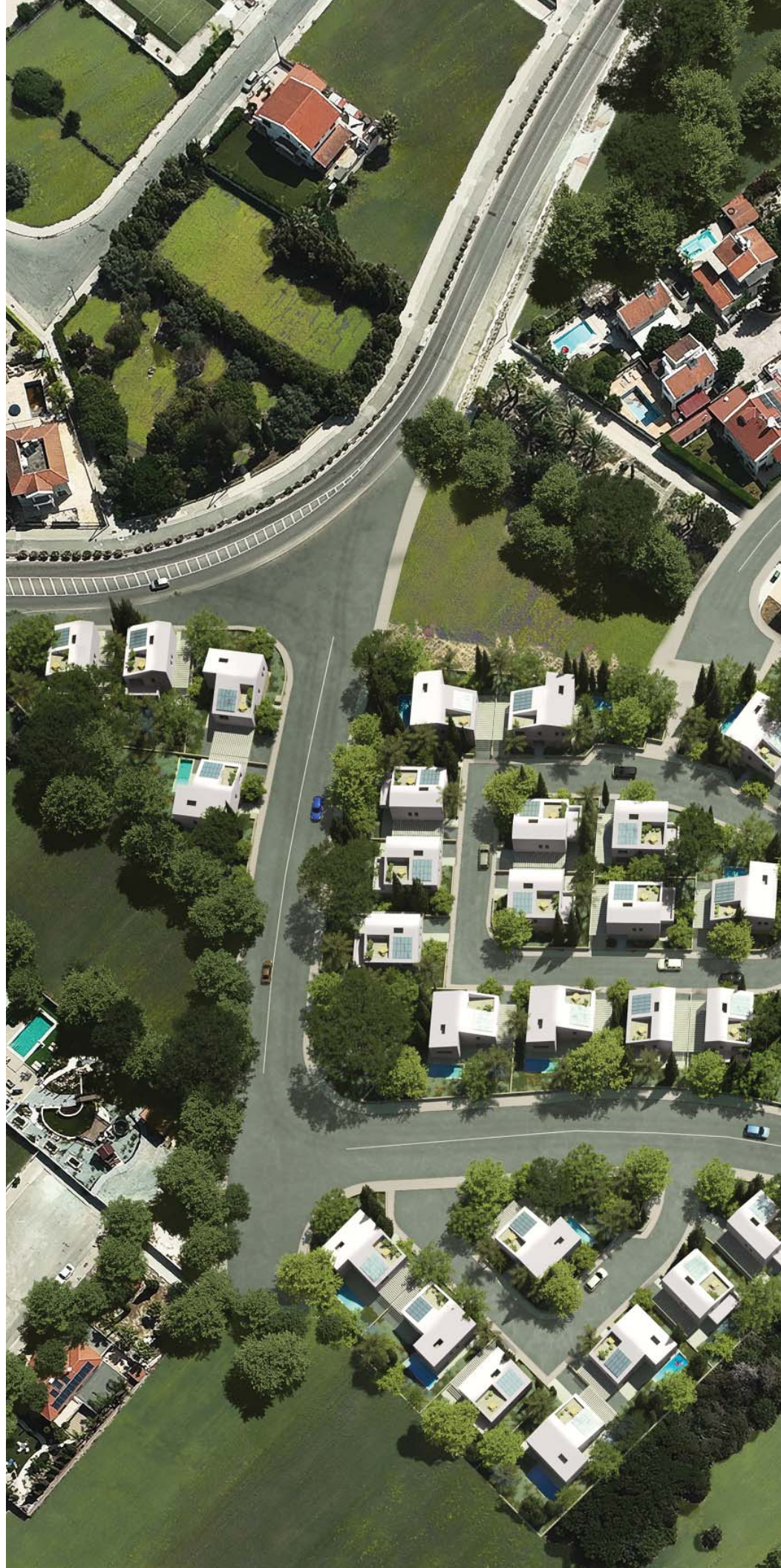
- gated community complex
- 89 units
- 2 parking places per villa
- 2 green areas with a playgrounds & sport facilities
- co-working area
- club house
- communal swimming pool
- sauna
- gym







# Masterplan





Villa  
Three-Bedroom H1



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



3  
bathrooms

gf: 72.90 m<sup>2</sup>  
ff: 78.70 m<sup>2</sup>  
cov. veranda: 20.00 m<sup>2</sup>



2  
parking spaces



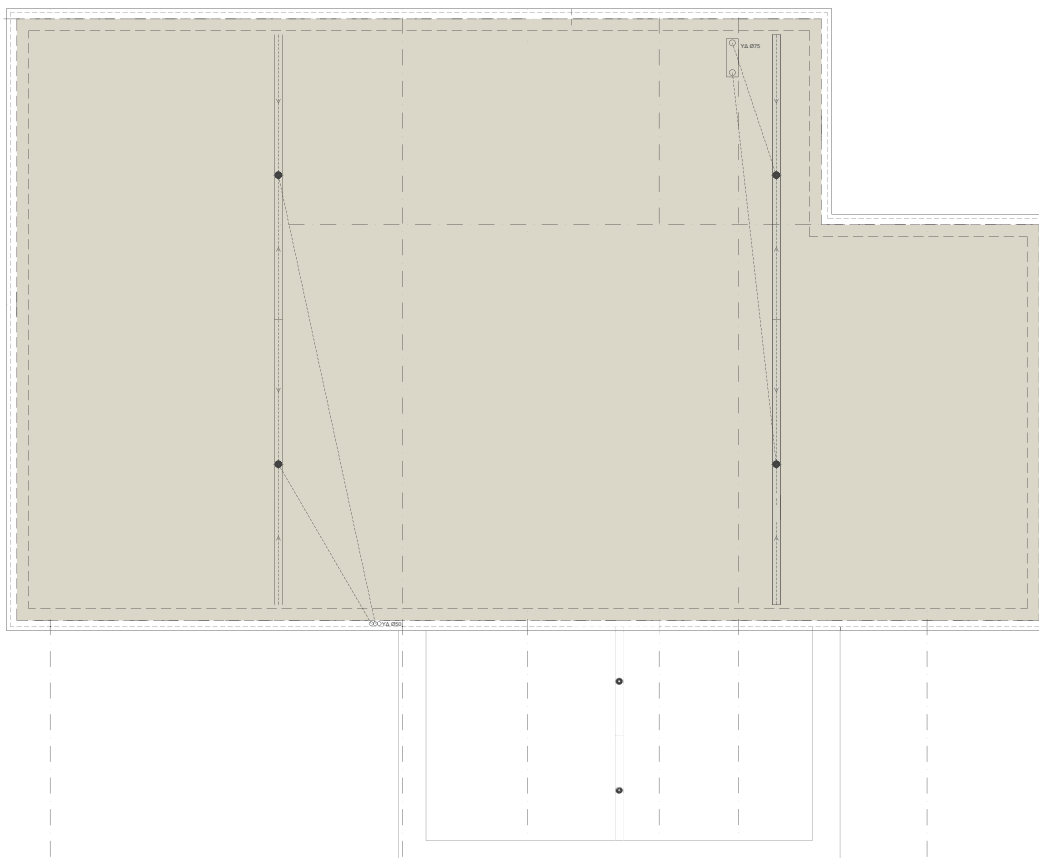
3  
bedrooms



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>



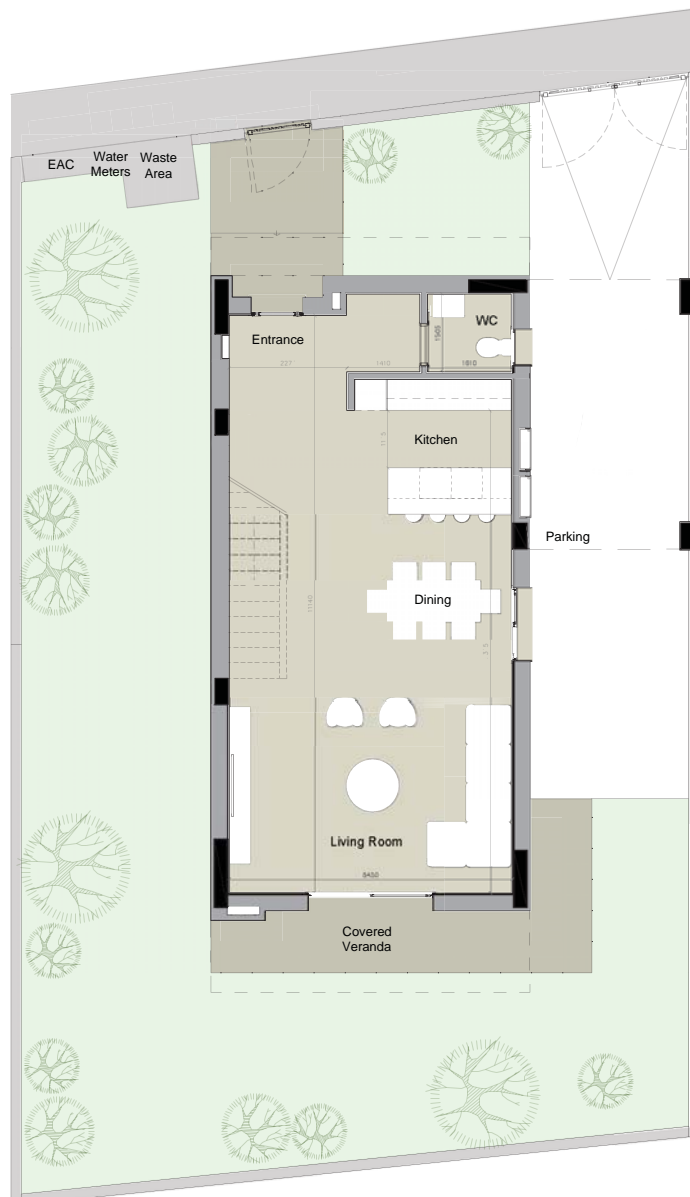
3  
bathrooms



2  
parking spaces



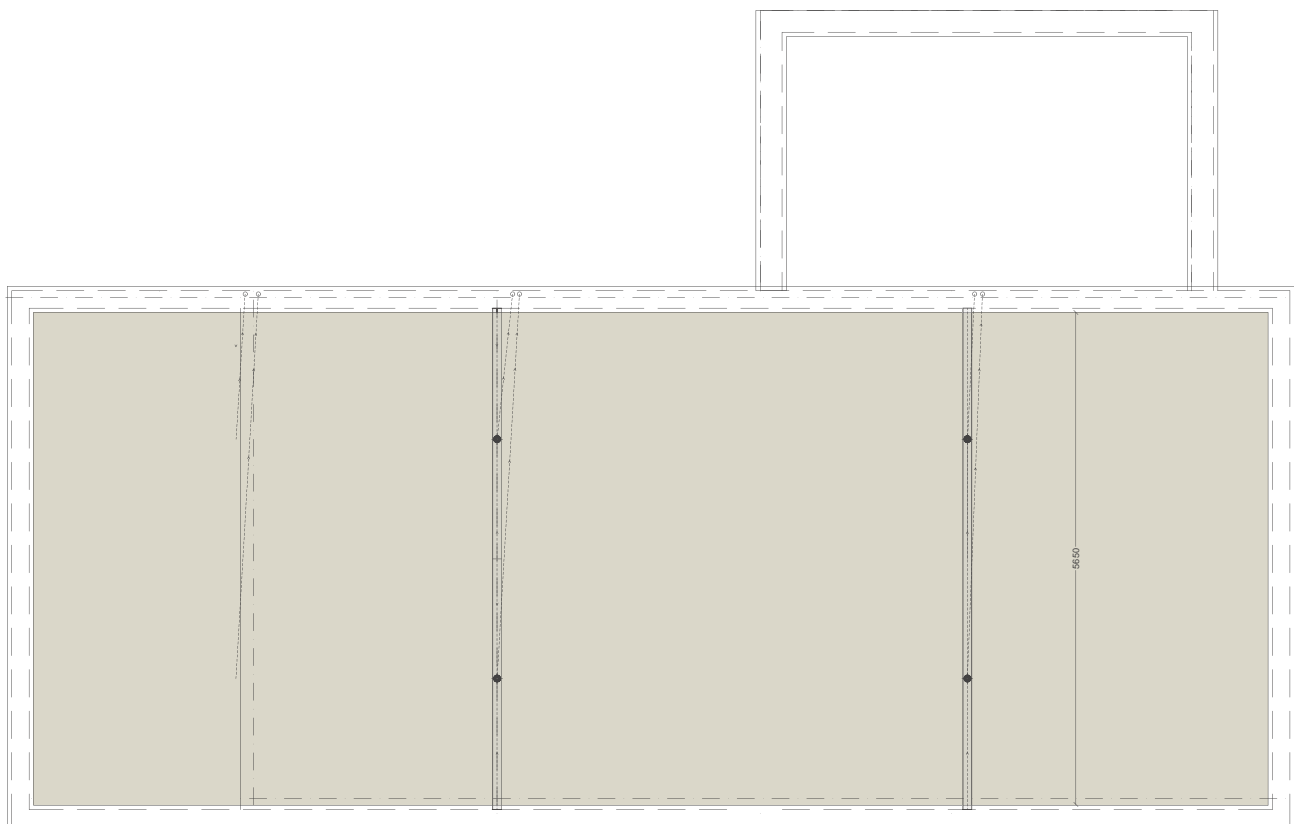
3  
bedrooms



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>



3  
bathrooms



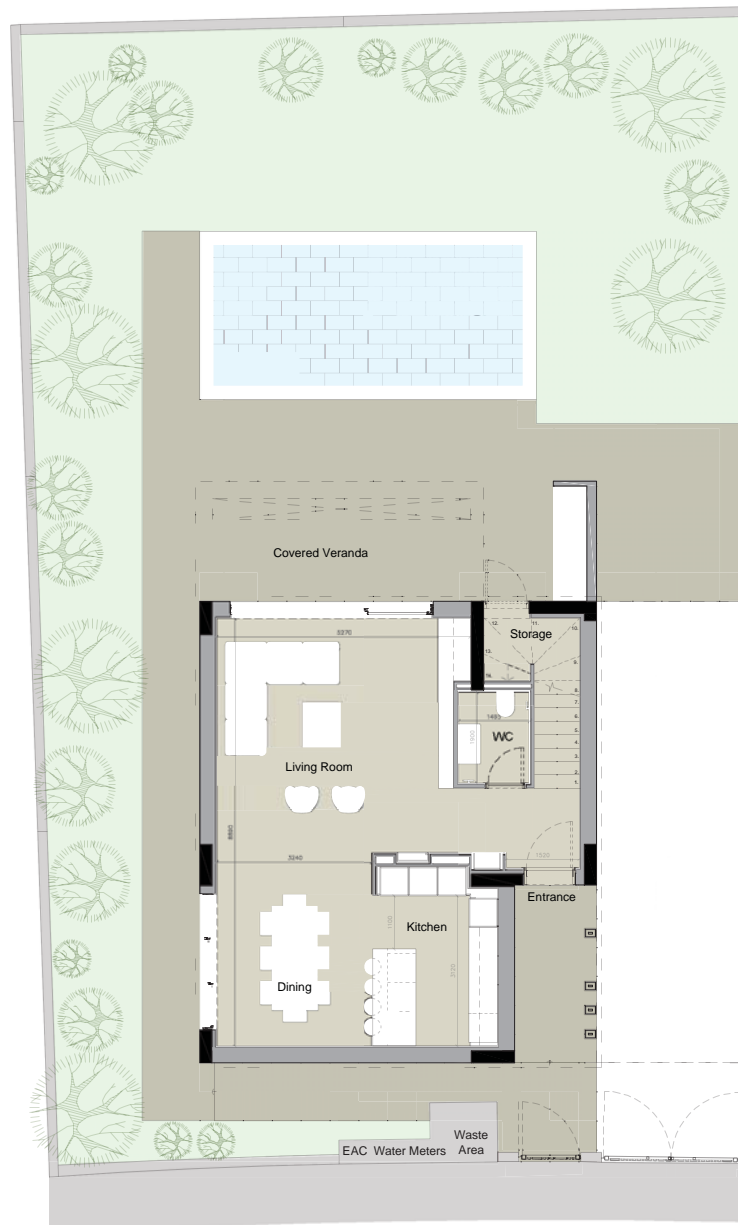
2  
parking spaces



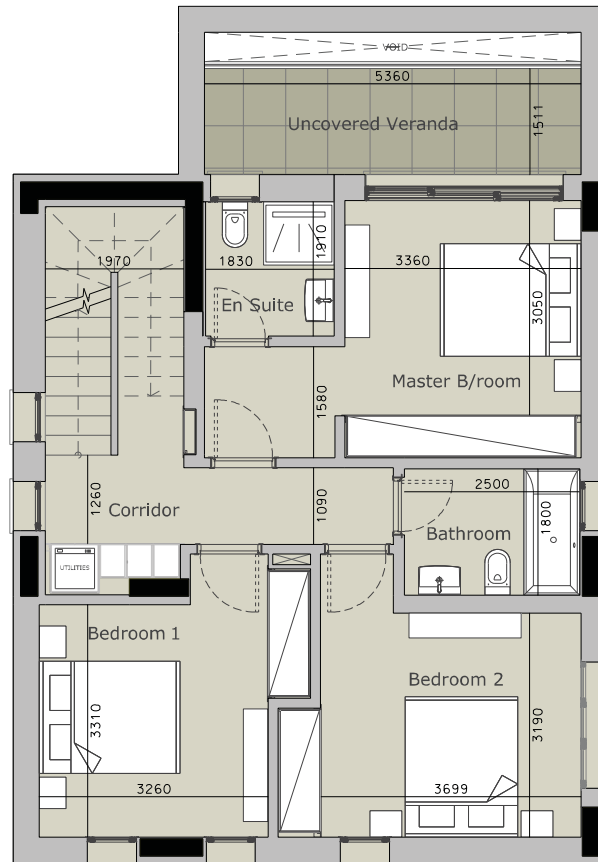
4  
bedrooms



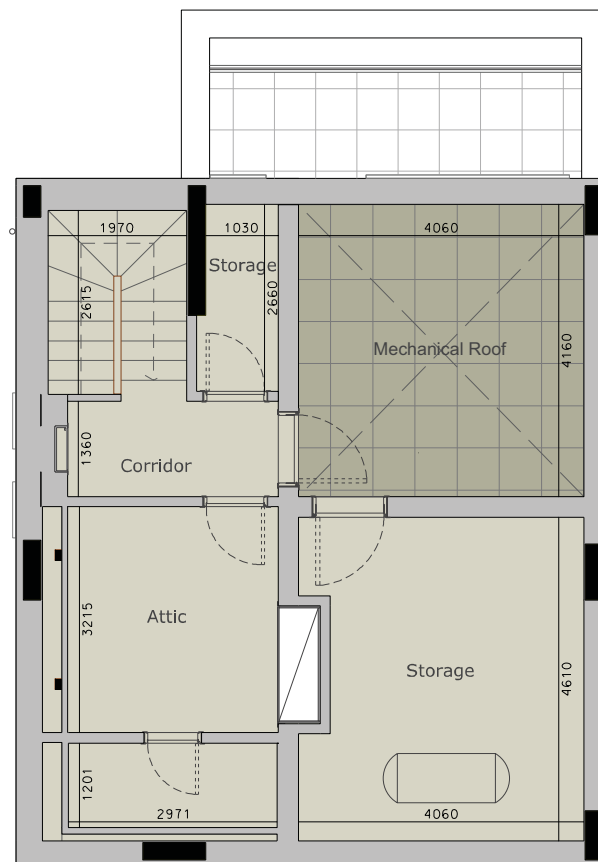
3  
storage spaces



ground floor

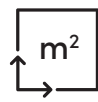


1st floor



2nd floor

Villa  
Five-Bedroom



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



2  
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>



1  
storage space



5  
bedrooms



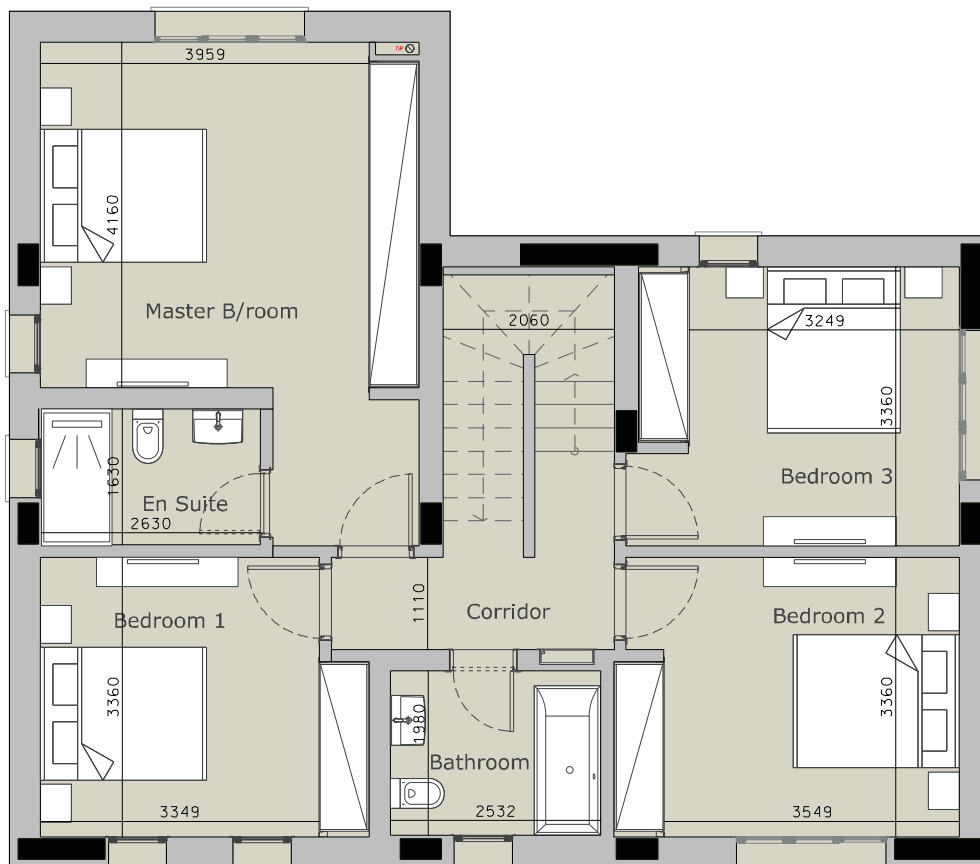
1  
swimming pool



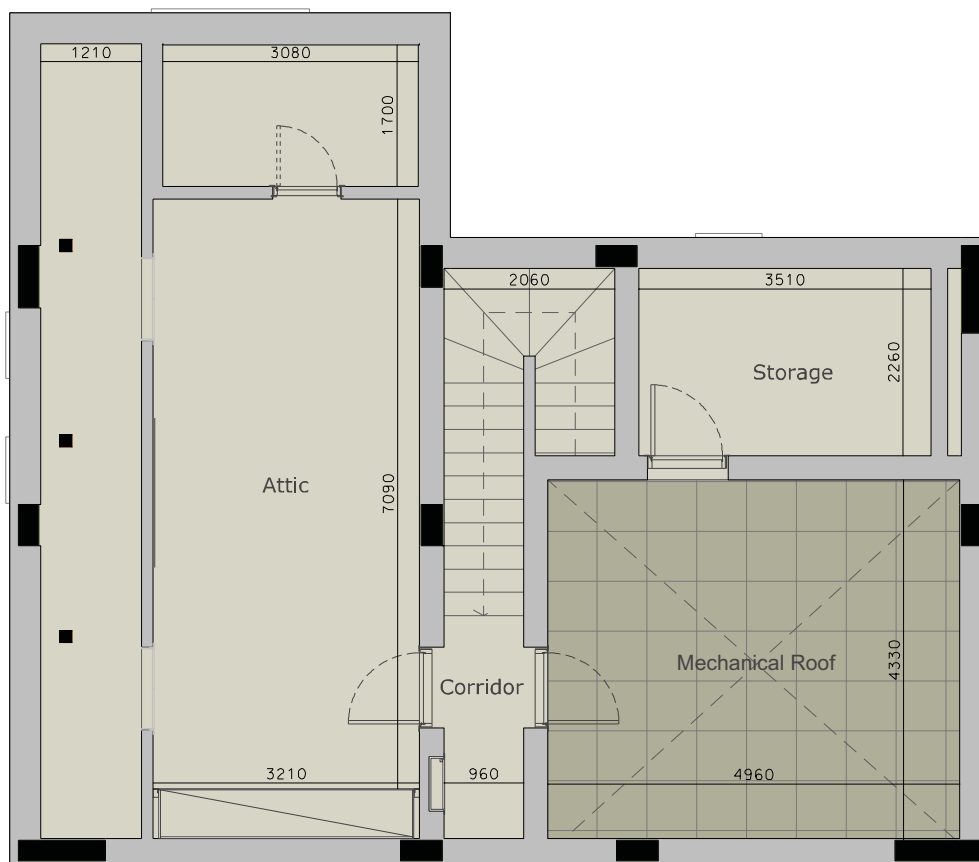
3  
bathrooms



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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