

CYPRUS



"...omnia cum tempore, sed tempore certo"

LARNACA



Build. Better. Future.



• why Global Real Estate

150

residential and commercial
projects in Cyprus, Greece,
Portugal, Canada

4

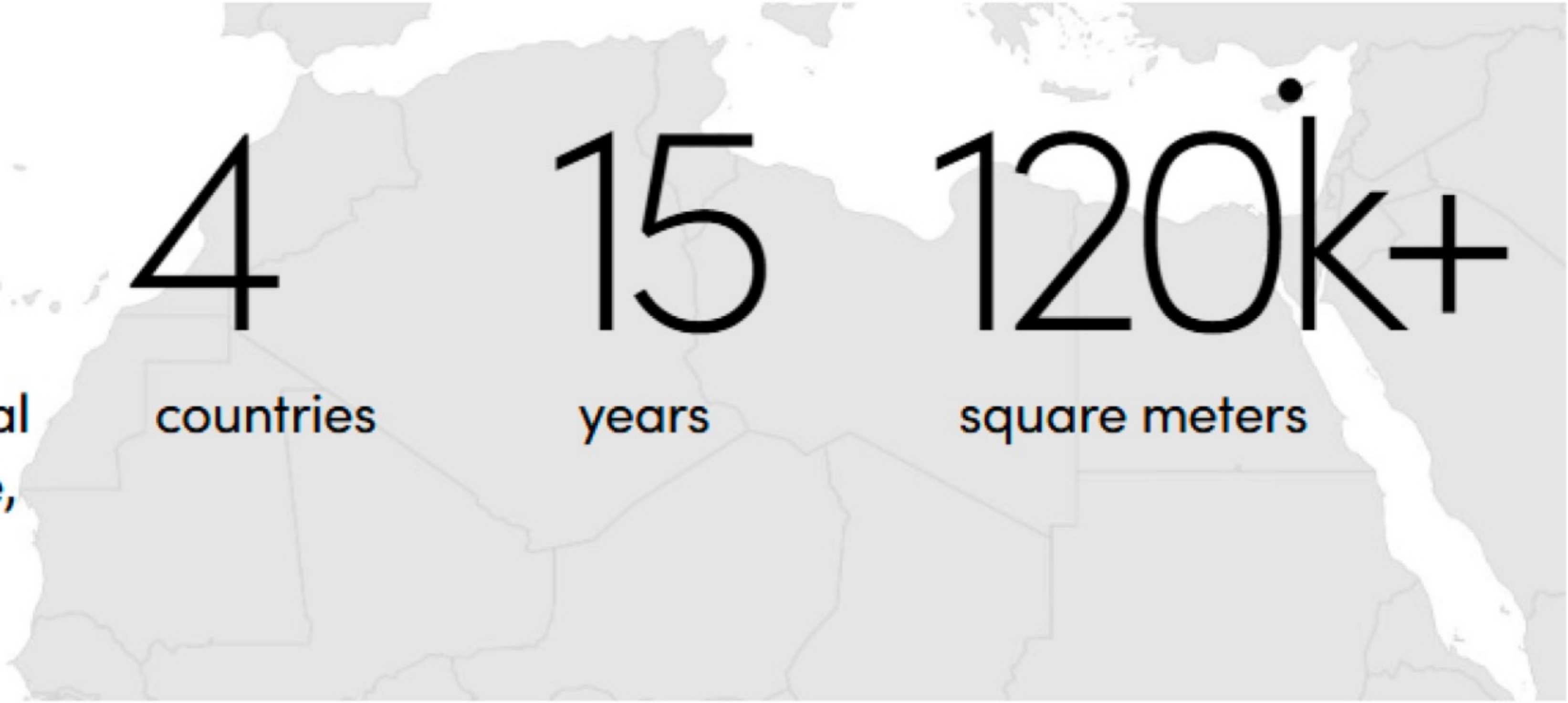
countries

15

years

120k+

square meters



● ● unique one-stop-shop services

**development
and construction**



**property rentals
and rental
management**

rent



**immigration
services**

residency permits



**property sales
and marketing**



furniture store

interior design, wide selection of
styles, materials and accessories,
management and installation

design



**property
maintenance
and after-sales
support**

care

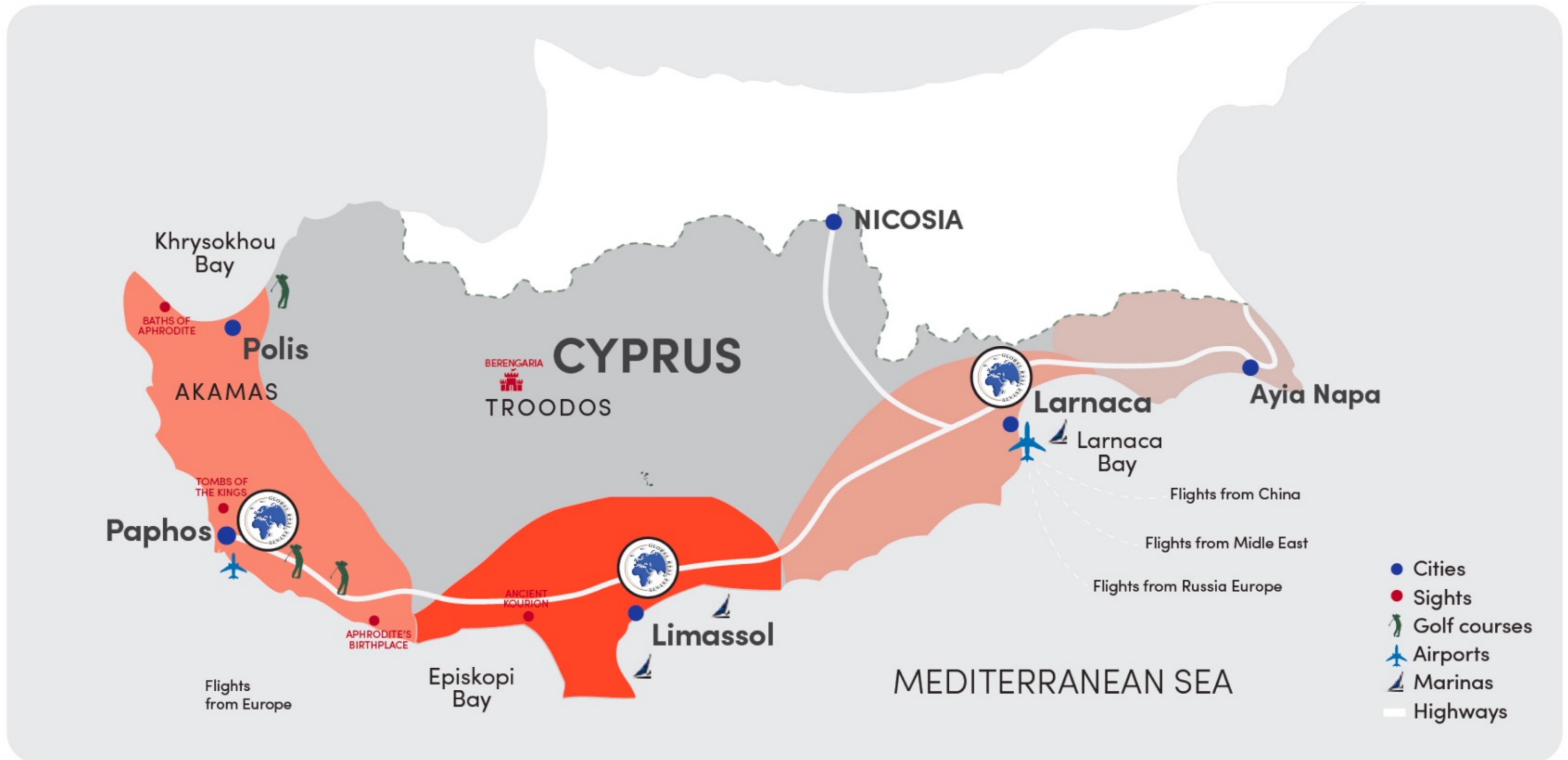




"unique product"



Cyprus map





land of to[~]orrow

Larnaka

a project by:



bbf:

Foster + Partners



land of tomorrow



• synergy Oroklini-Larnaca



synergy: master plan

89 luxury villas
300m away from endless beaches

● synergy



Mercure Hotel

Radisson Beach Hotel

Dhekelia beach

Larnaca city center

An architectural rendering of a modern residential complex. The scene is set outdoors with a large, multi-level swimming pool in the center. People are seen relaxing on lounge chairs around the pool. In the foreground, a woman is sitting on a concrete ledge. The background features modern, white buildings with large windows and balconies. The sky is blue with some clouds. The overall atmosphere is bright and sunny.

● synergy: facilities

common areas

- clubhouse for all residents
- gym with state-of-the-art equipment
- sauna
- communal swimming pool
- co-working area
- kids playground with a wide range of activities

private area

- swimming pool
- private garden with a BBQ area
- parking area for 2 cars
- storage area
- photovoltaic system



● synergy

3- bedroom villas from **€ 671.000 + VAT**

4-bedroom villas from **€ 1.229.000 + VAT**



Completion date: June 2027

Units: 89

[Location link](#)




● synergy

floor plans H1

 172.00 m²
indoor area

 3
bedrooms

 3
bathrooms

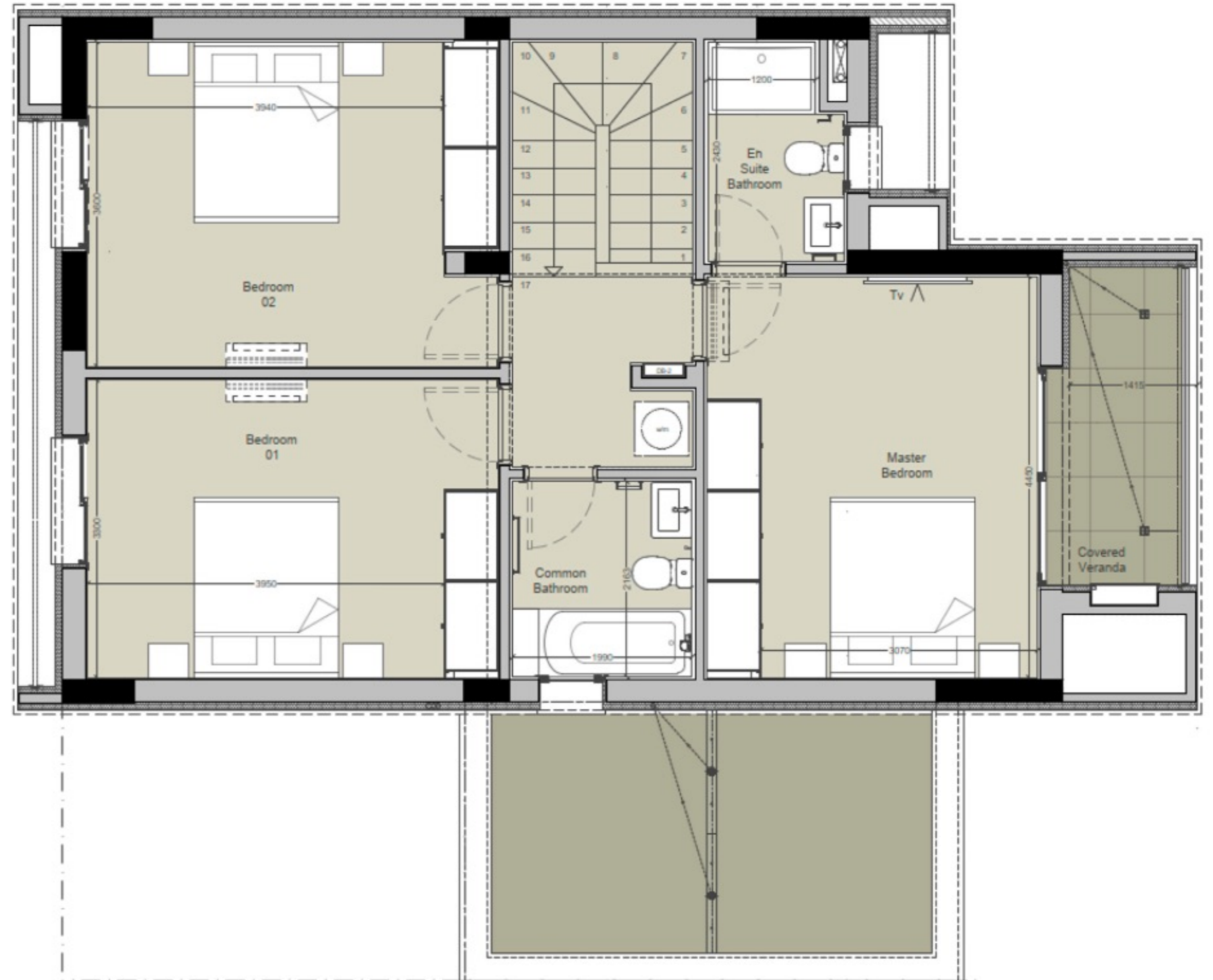
 2
parking spaces



:ground level

● synergy

floor plans H1



:1st floor



Project portfolio: Paphos

affordable luxury
5.300 € m²

- 1 eden bay
- 2 the heritage

comfort
3.200 € m²

- 3 eden golf



eden bay



City center
20 min 🚶

King's mall
10 min 🚶

Restaurants and
bars 5 min 🚶

Old port with tavernas
25 min 🚶

Beaches and
waterfront 5 min 🚶

Elysium Hotel 5*
4 min 🚶

Archeological park

Archeological park



eden bay

Studio apartments from **€ 280.000 + VAT**

1- bedroom apartments from **€ 360.000 + VAT**

2- bedroom apartments from **€ 580.000 + VAT**

3-bedroom apartments from **€ 720.000 + VAT**

3-bedroom penthouse from **€ 890.000 + VAT**



Completion date: October 2028

Units: 89



eden bay

eden bay B 103, 1 br

56.3m² living area + 13.5 cov. Veranda

€ 360.000 + VAT



eden bay E 202, 2 br

83m² living area + 14 cov. Veranda

€ 540.000 + VAT

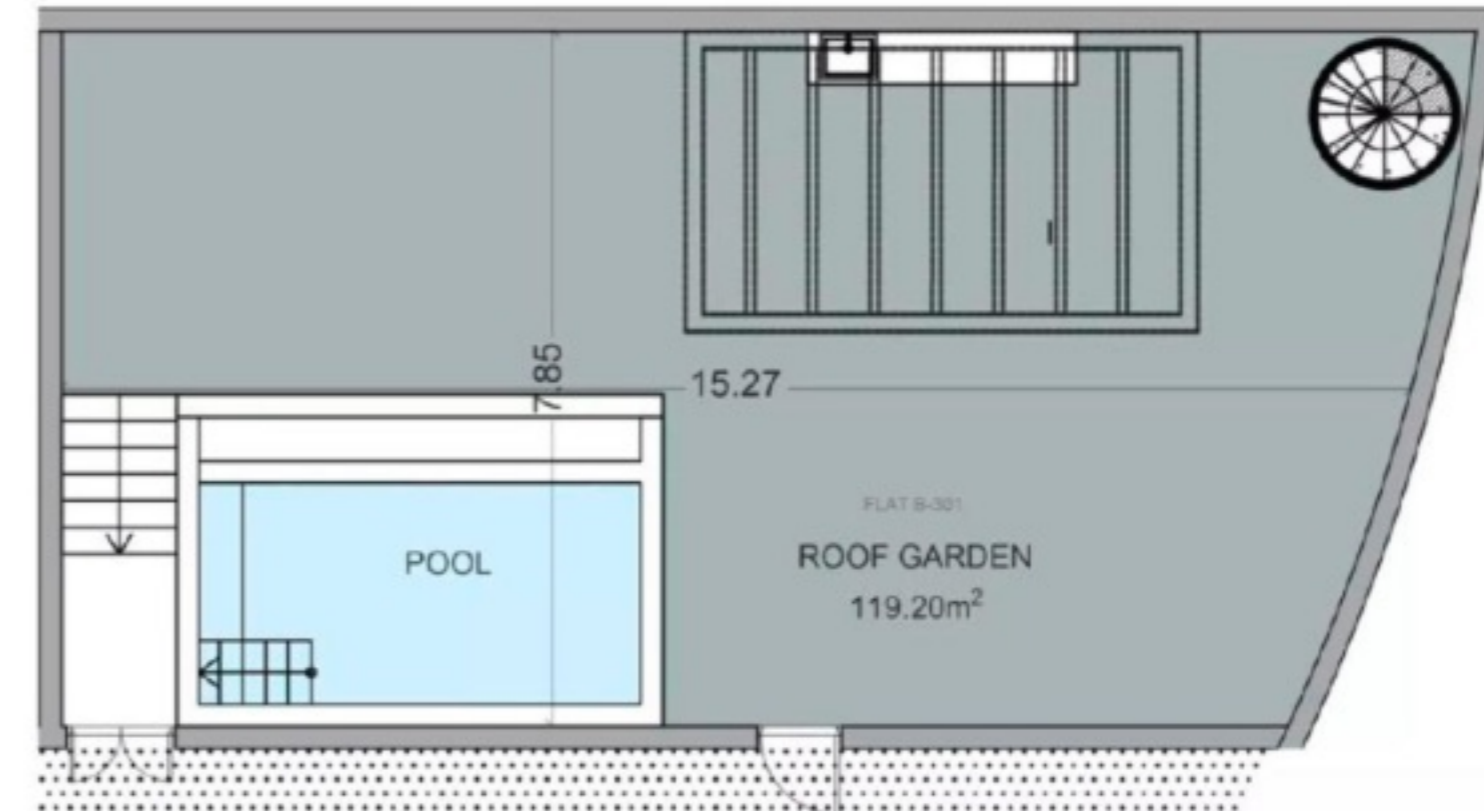
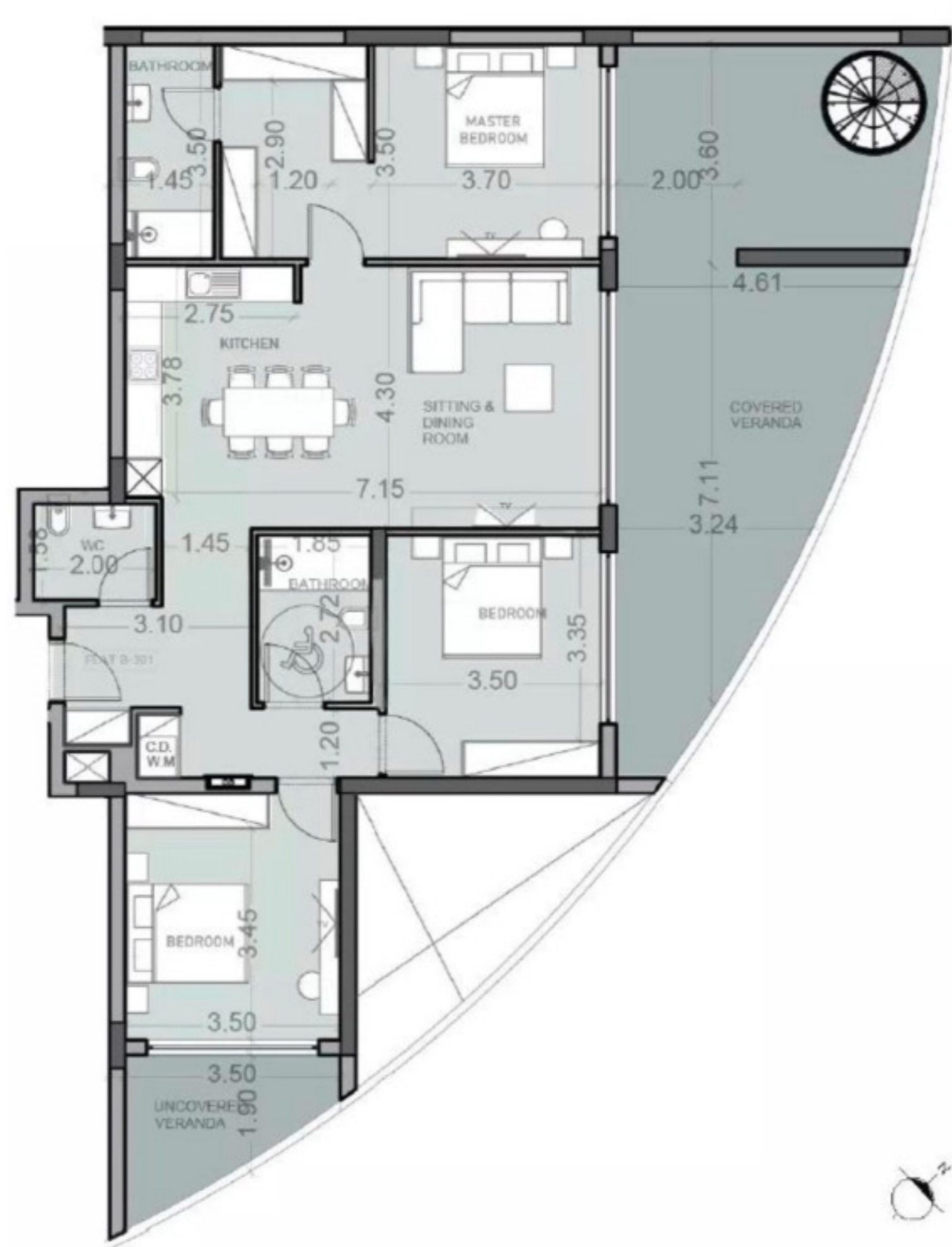


eden bay

eden bay B 301, 3br

125.5 m2 living area + 43 cov. Veranda

€ 890.000 + VAT



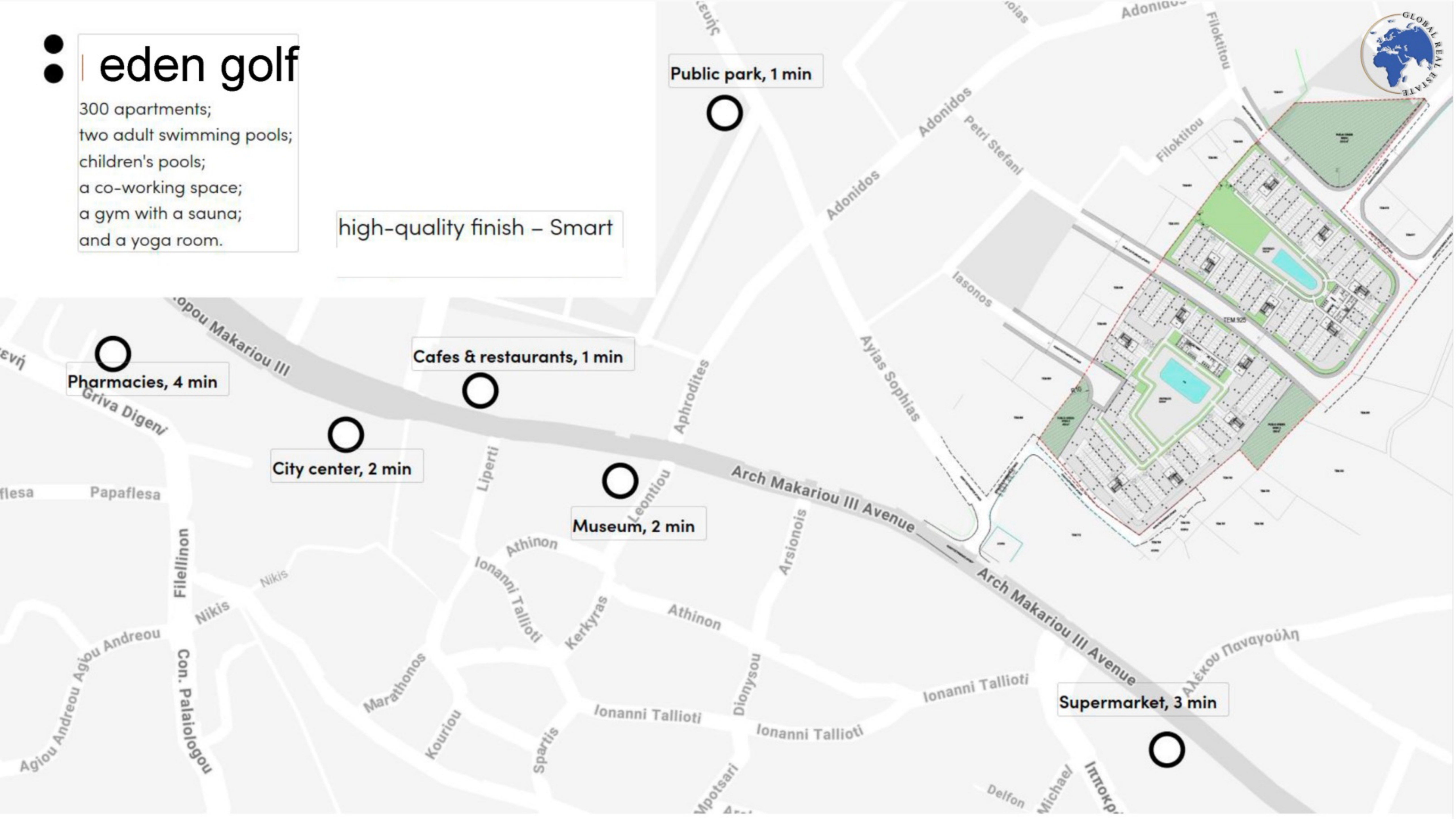
● ● eden golf



eden golf

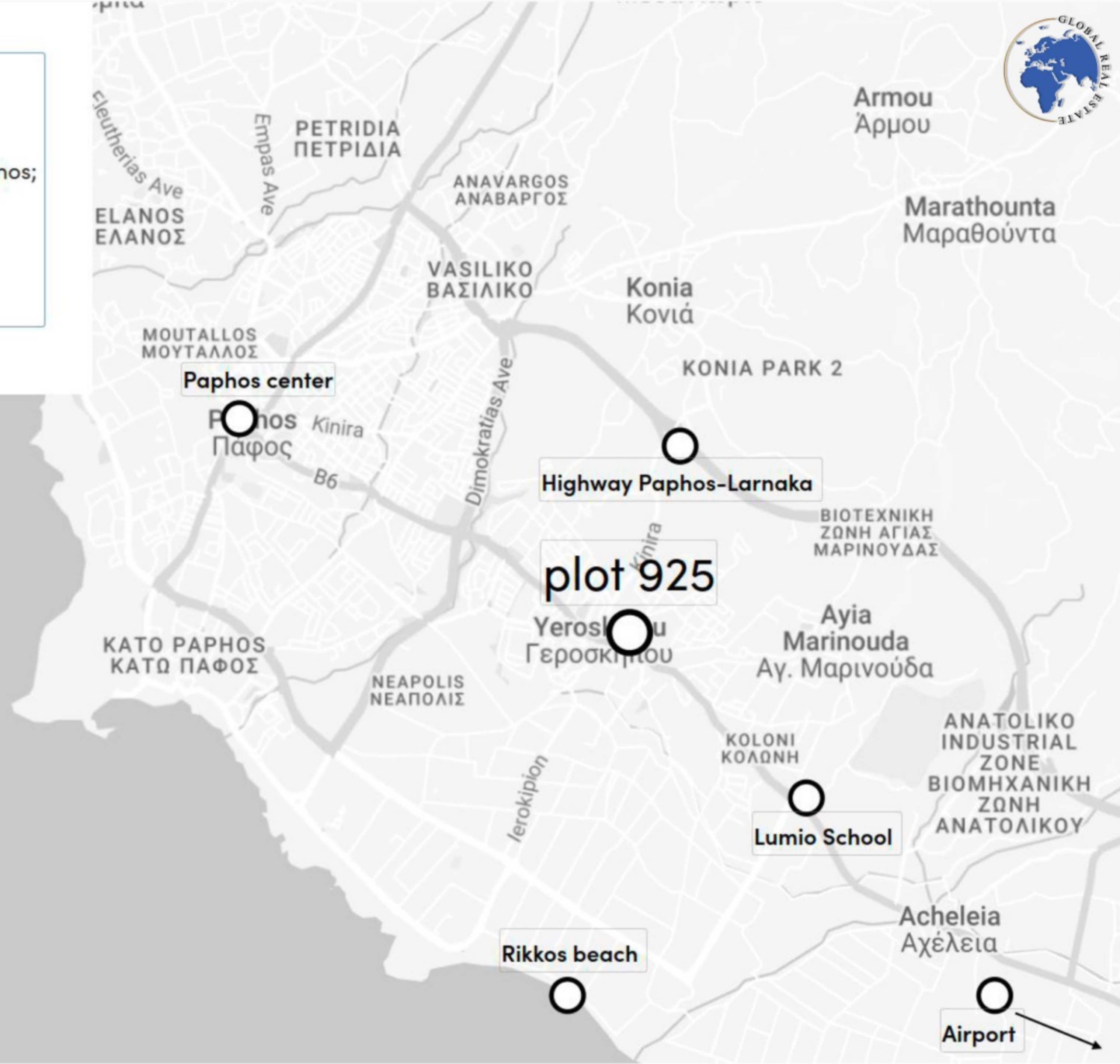
300 apartments;
two adult swimming pools;
children's pools;
a co-working space;
a gym with a sauna;
and a yoga room.

high-quality finish – Smart



eden golf

5 minutes by car to Rikkos Beach, the best sandy beach in Paphos;
3 minutes to the new Lumio School;
15 minutes to the airport;
2 minutes to the highway leading to Limassol;
10 minutes to Paphos city center.



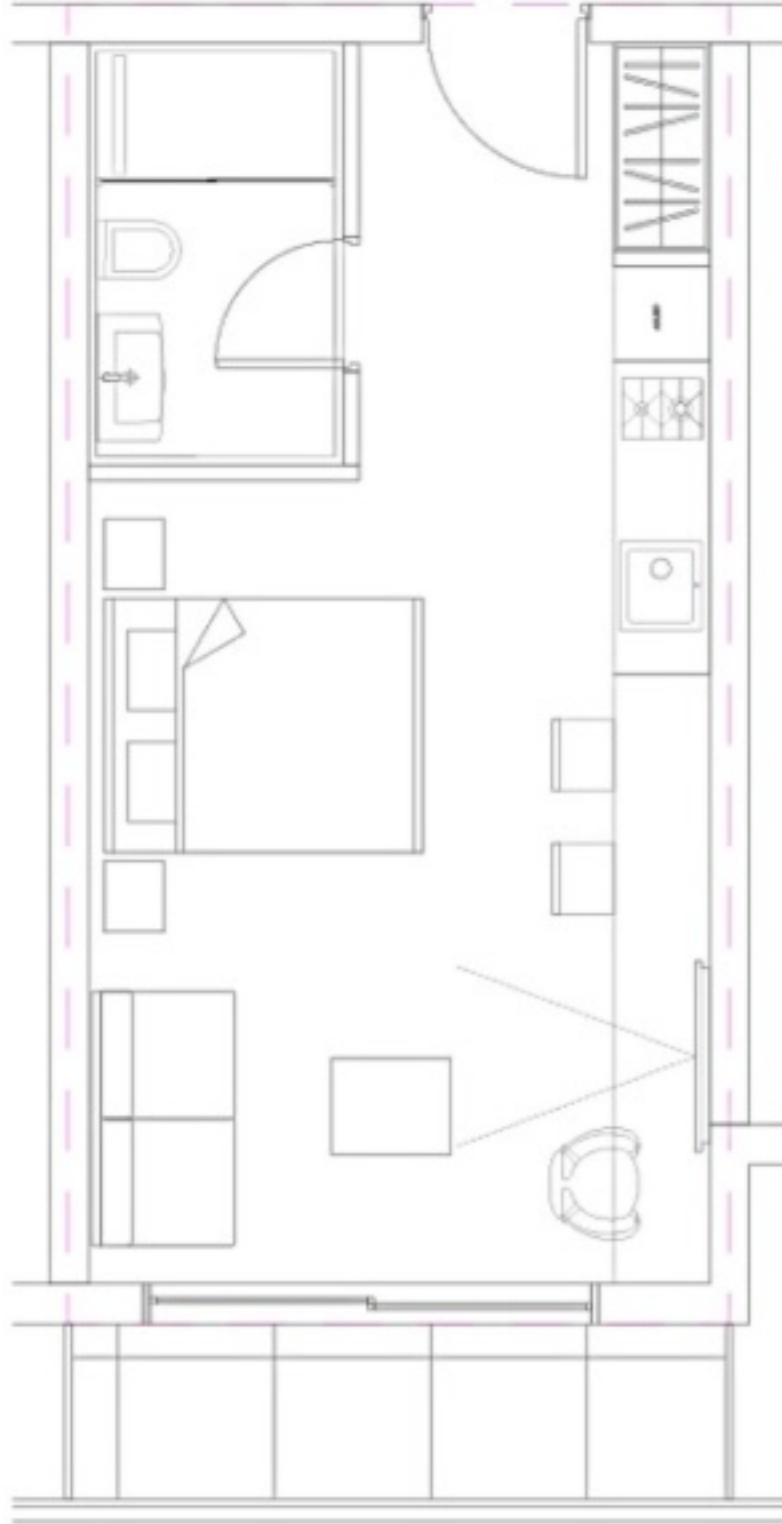
● eden golf



● ● eden golf



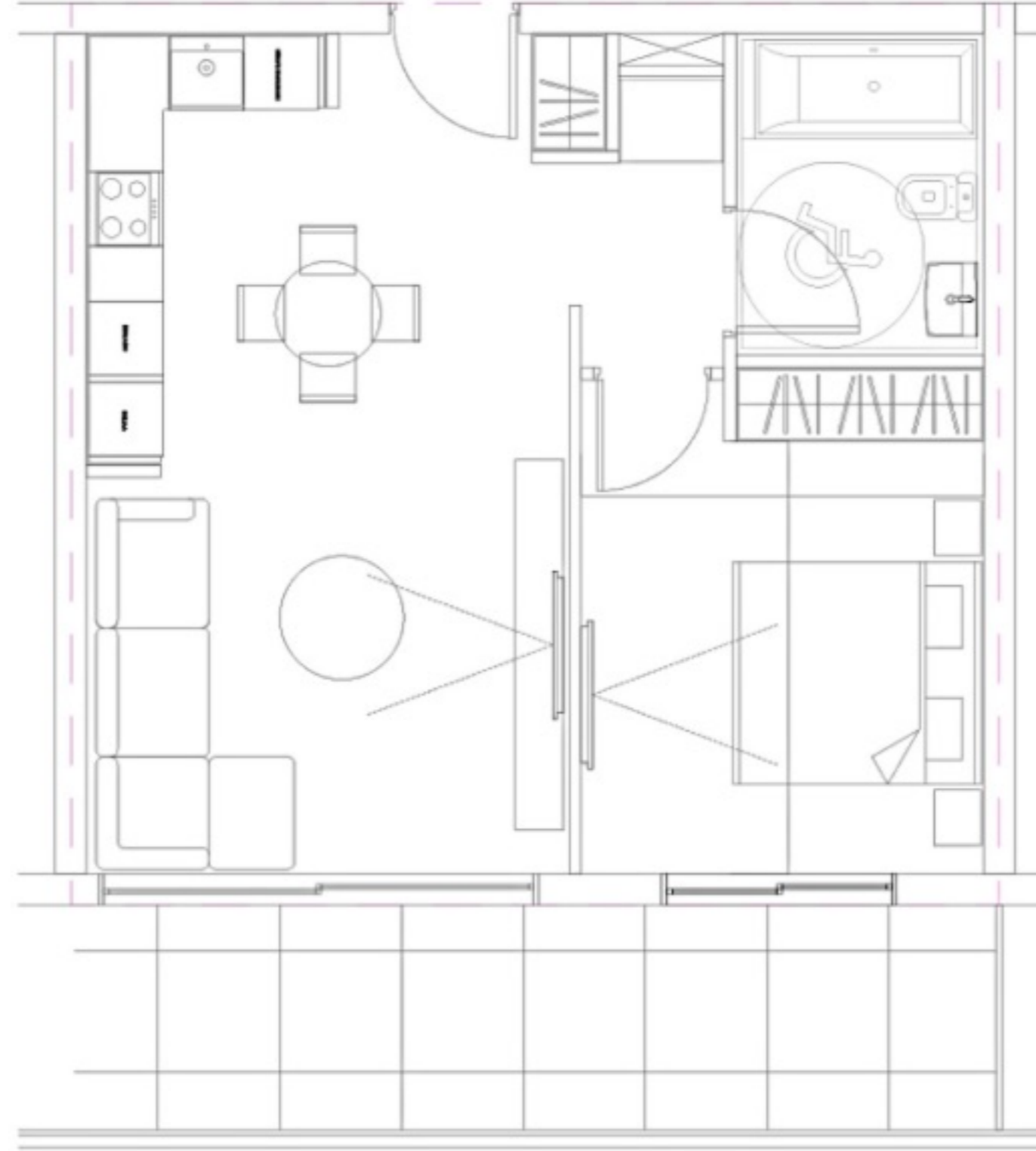
● ● eden golf



now A 103, studio

34.4 m2 living area + 12.2 cov. Veranda

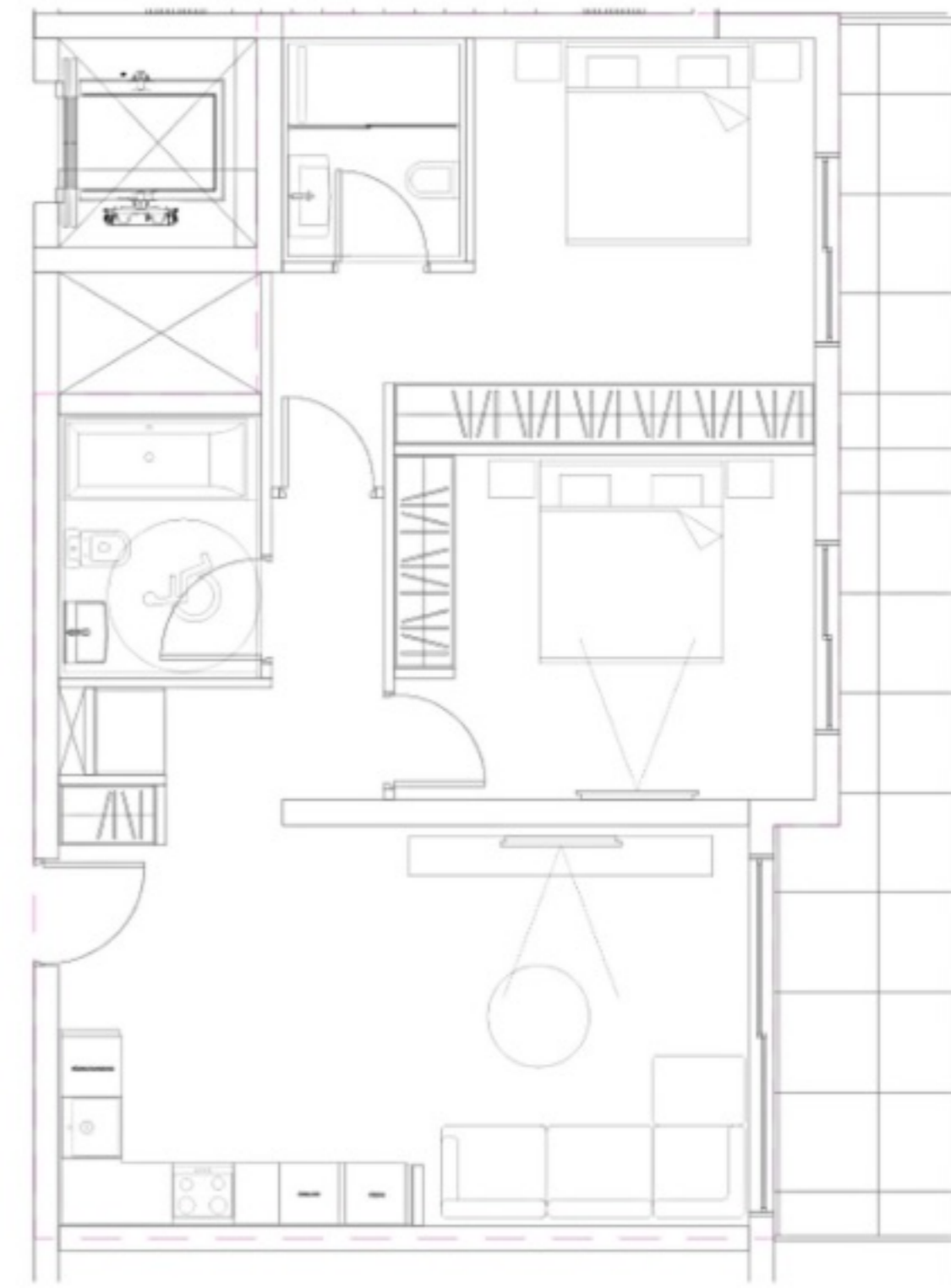
€ 191.000 + VAT



now C 105, 1br

59 m2 living area + 15.9 cov. Veranda

€ 266.000 + VAT



now A 101, 2br

87.7 m2 living area + 22.75 cov. Veranda

€ 350.000 + VAT



Portfolio: Limassol



elite
10.000 – 20.000 € m²

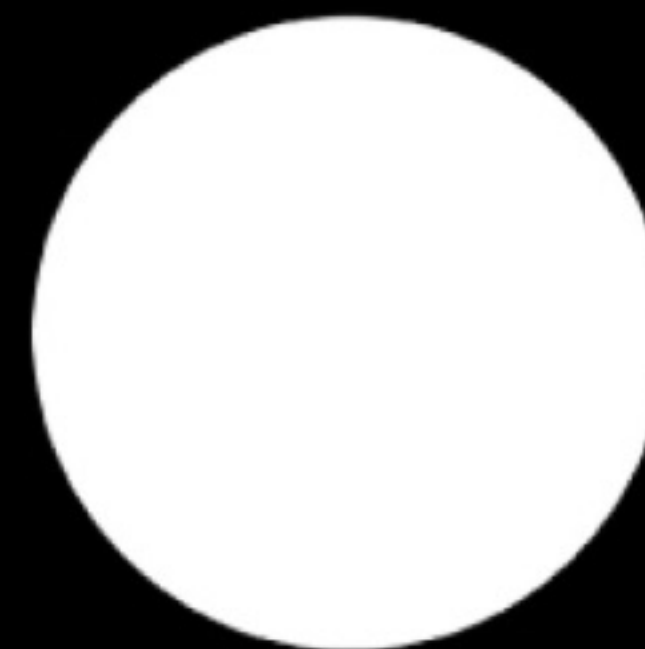
affordable luxury
6.000 € m²

comfort (new territories)
3.000 – 4.000 € m²

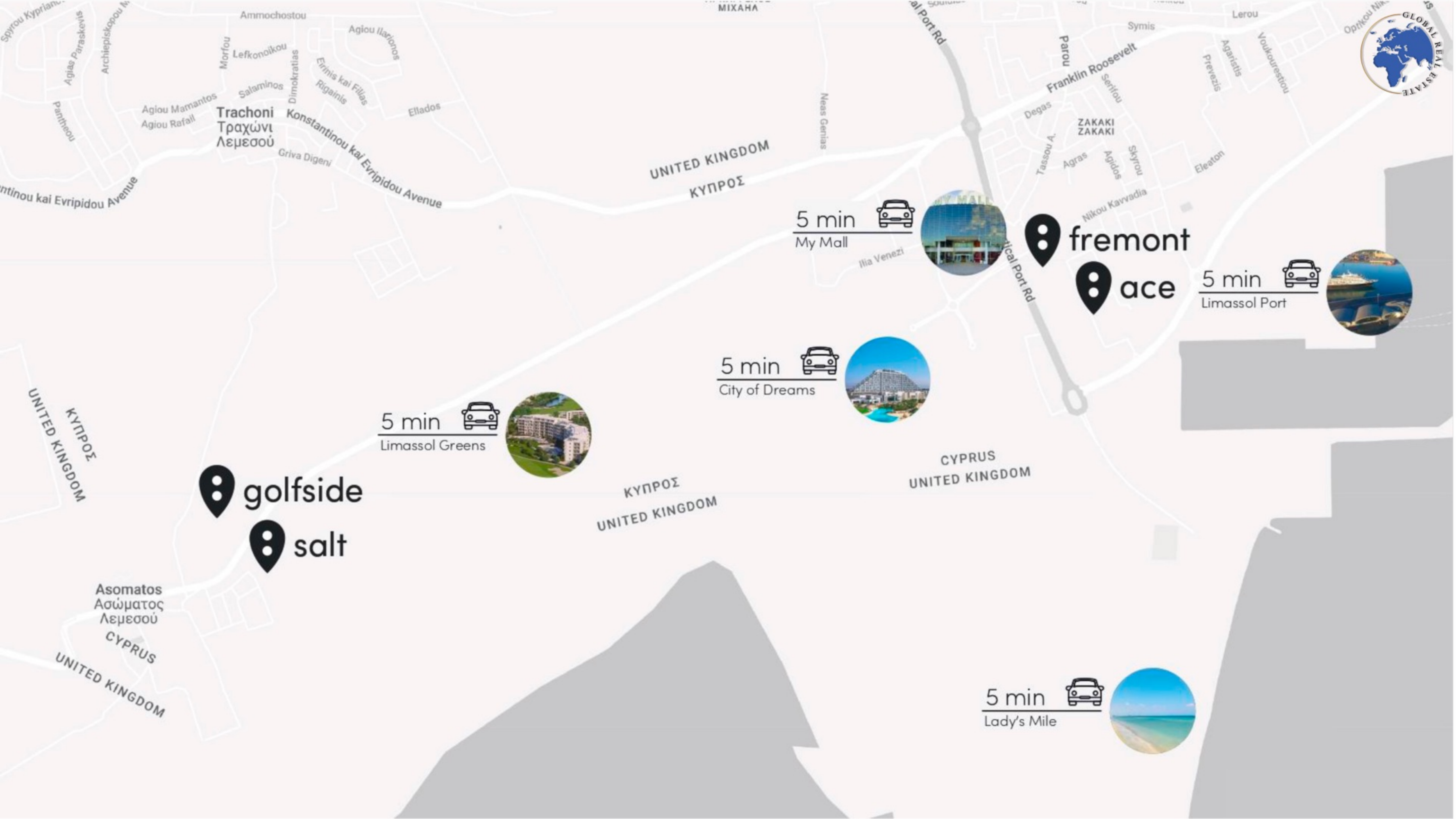
offices

- 1 capri
- 2 eden roc
- 3 kean
- 4 rosa dei venti
- 5 sense
- 6 flow
- 7 vision
- 8 prime residence
- 9 matisse
- 10 lake view
- 11 fremont
- 12 salt
- 13 golfside
- 14 ace
- 15 heart
- 16 force
- 17 gravity
- 18 evolution

comfort
(new territories)



drf



Trachoni
Τραχώνι
Λεμεσού

UNITED KINGDOM
ΚΥΠΡΟΣ

fremont

ace

golfside

salt

CYPRUS
UNITED KINGDOM

ΚΥΠΡΟΣ
UNITED KINGDOM

Asomatos
Ασώματος
Λεμεσού

CYPRUS
UNITED KINGDOM

5 min
My Mall



5 min
Limassol Port



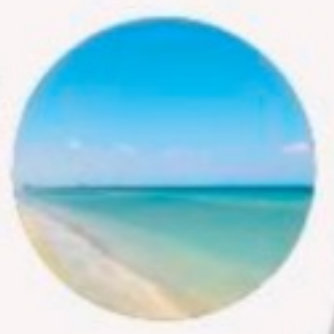
5 min
City of Dreams



5 min
Limassol Greens



5 min
Lady's Mile



fremont



fremont



● ● fremont

- club project with landscaped grounds: swimming pool, gym and sauna
- 2 minutes from the new 18-hole golf course
- **next to the largest and only casino resort in Cyprus, City of Dreams**
- 2 minutes from the famous Lady's Mile beach
- across the road from the largest shopping and entertainment centre in Limassol My Mall
- 15 min from the historic site of Cyprus - Ancient Kourion



● ● fremont

prices and availability

Studio from **€ 220.000 + VAT**

1-bedroom apartments from **€ 290.000 + VAT**

2-bedroom apartments from **€ 390.000 + VAT**



Completion date: September 2026 **Units:** 136

[Location link](#)

fremont

fremont- F204 - € 242.000 + VAT - studio, 36.2m²+13m²



fremont- C105 - € 430.000 + VAT - 2br, 76.6m²+26m²





fremont- C101 - € 286.000 + VAT - 1br, 50.6m²+12.3m²

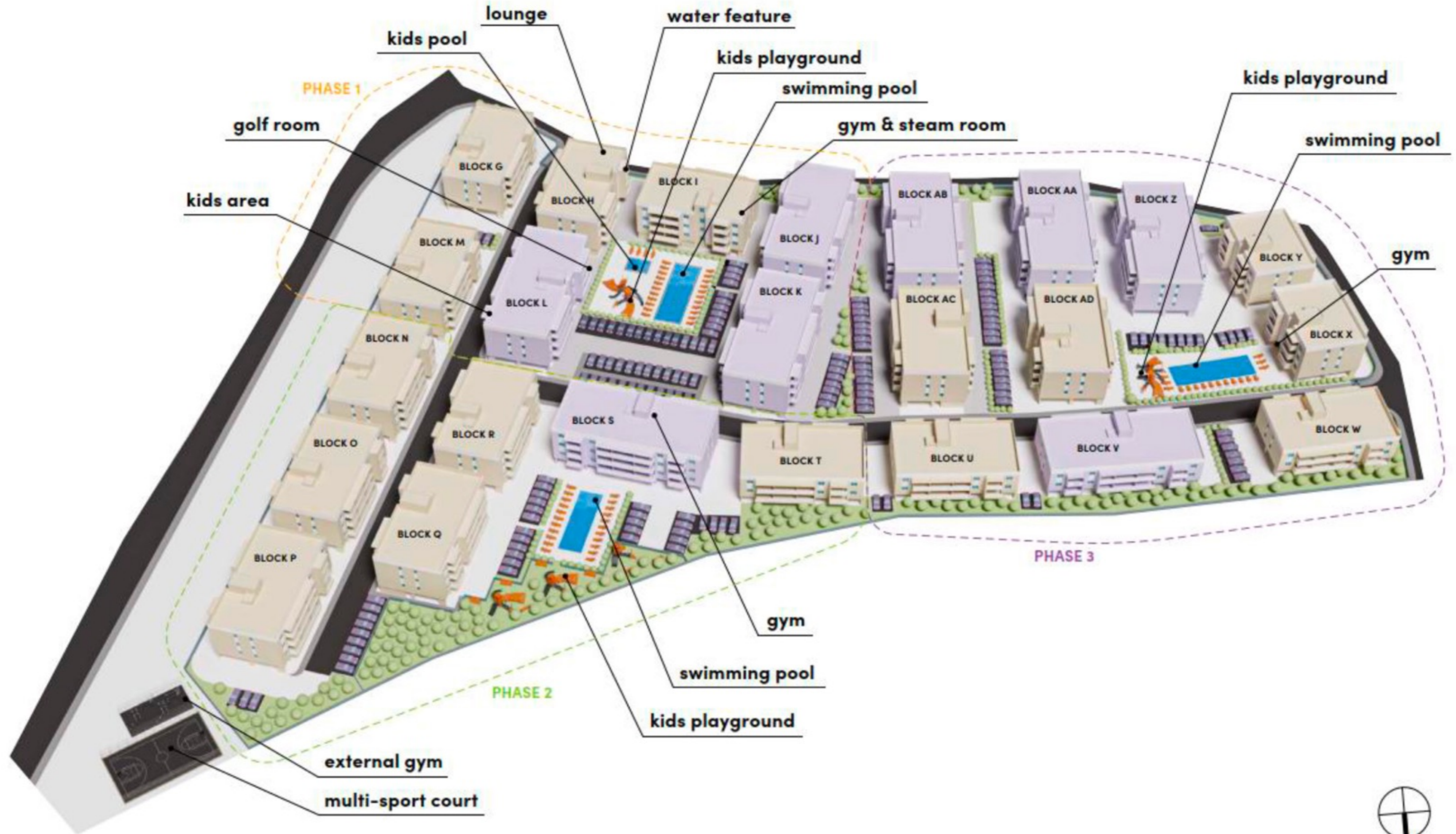


● ● fremont
construction progress



 golfside





● ● golfside

- exclusive gated residential community;
- resort atmosphere for an upscale community lifestyle;
- 24 modern apartment blocks with a total of 471 units;
- units are ranging from studios to 1- and 2-bedroom apartments;
- **exclusive communal amenities that offer co-working space, golf academy and simulator, swimming pools, gyms with saunas, and kids' playgrounds**



golfside prices and availability

studio apartments from **€ 215.700 + VAT**

1-bedroom apartments from **€ 242.800 + VAT**

2-bedroom apartments from **€ 341.800 + VAT**



Completion date: July 2028

Units: 471



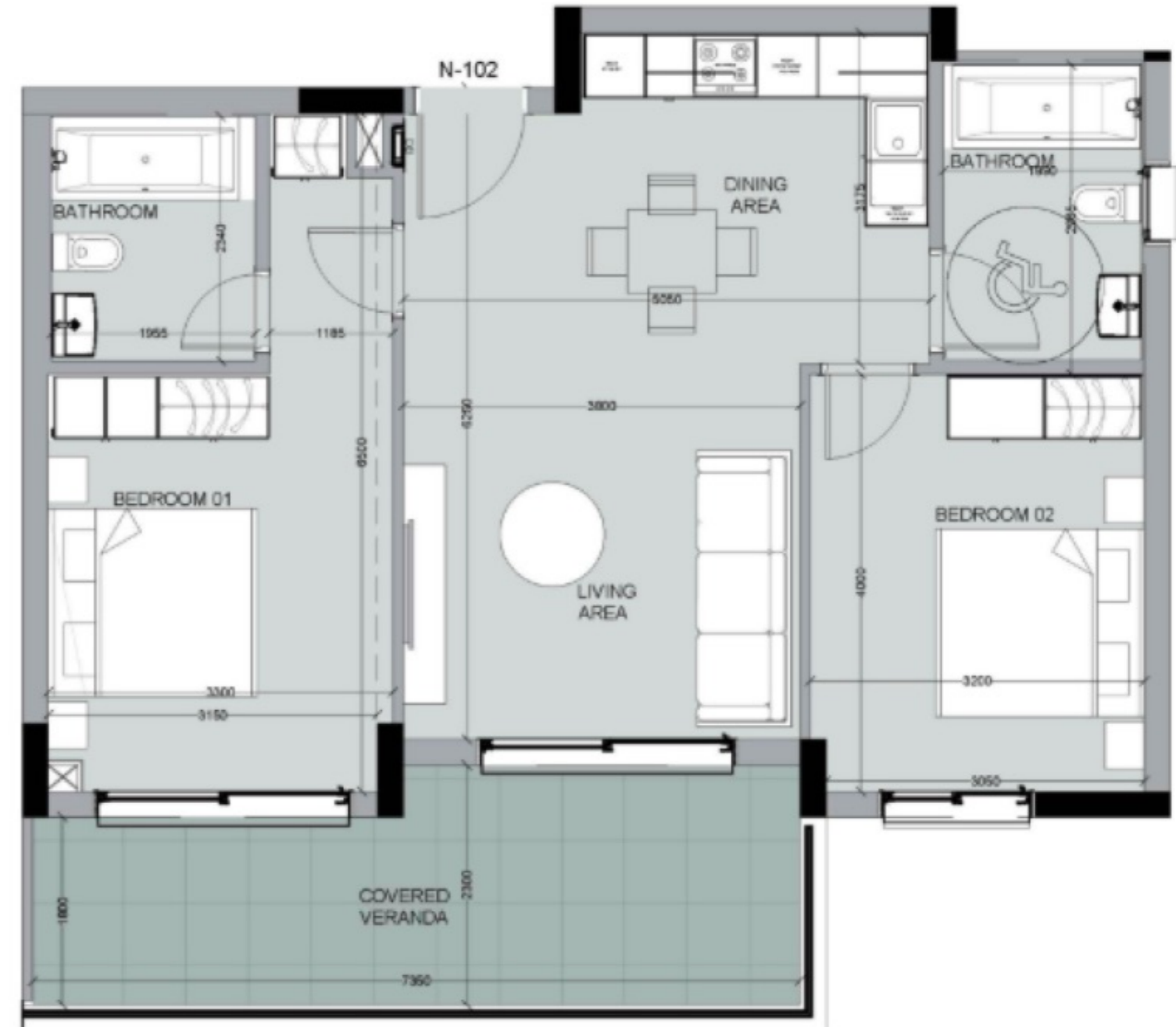
golfside

golfside– M105, € 215.700 +VAT, studio – 34.8m²+12.7m²



apartment N - 105 layout plan

golfside– N102, € 341.800 +VAT, 2br – 77.7m²+16.5m²

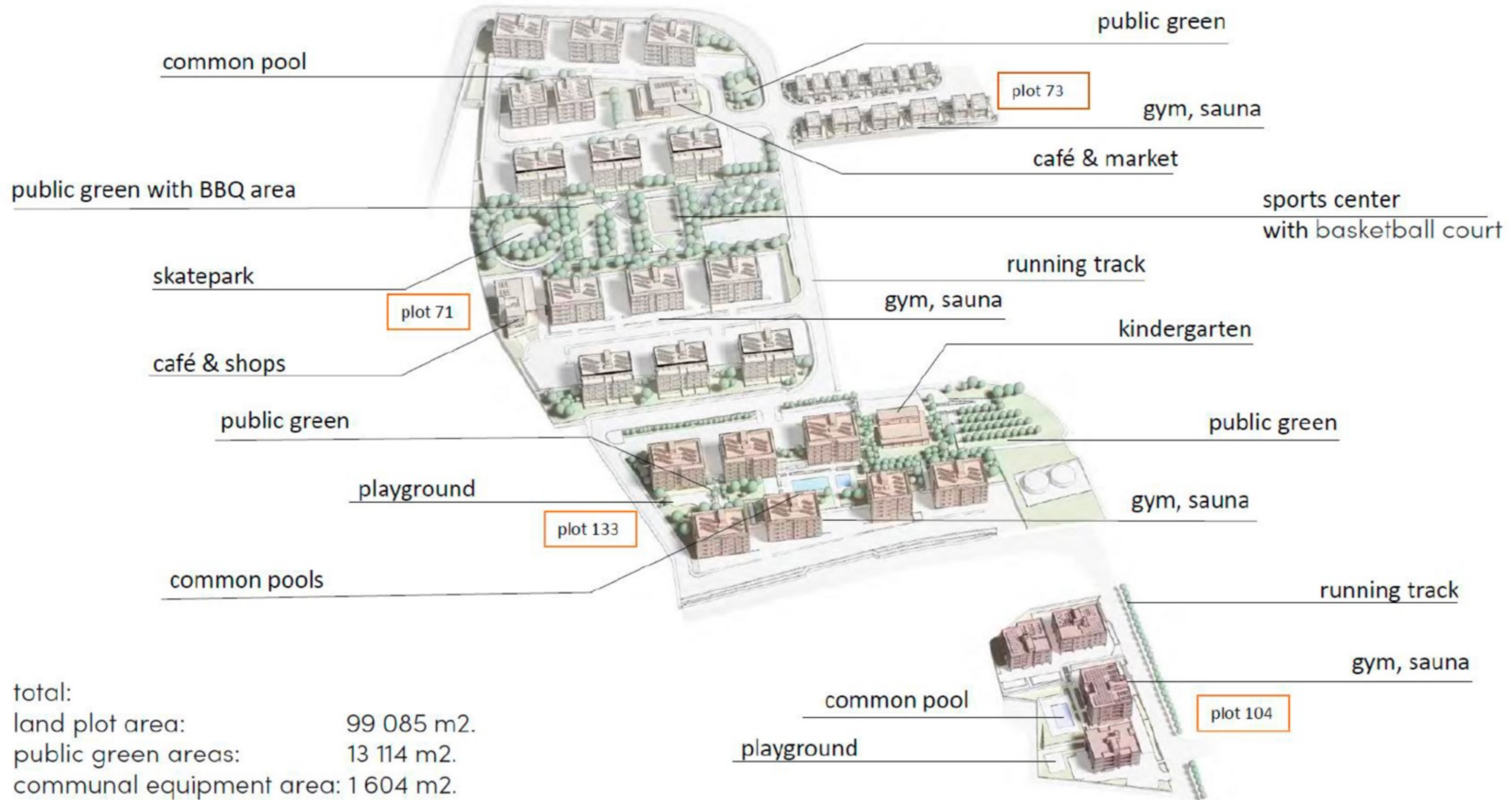


apartment N - 102 layout plan

lake view 2



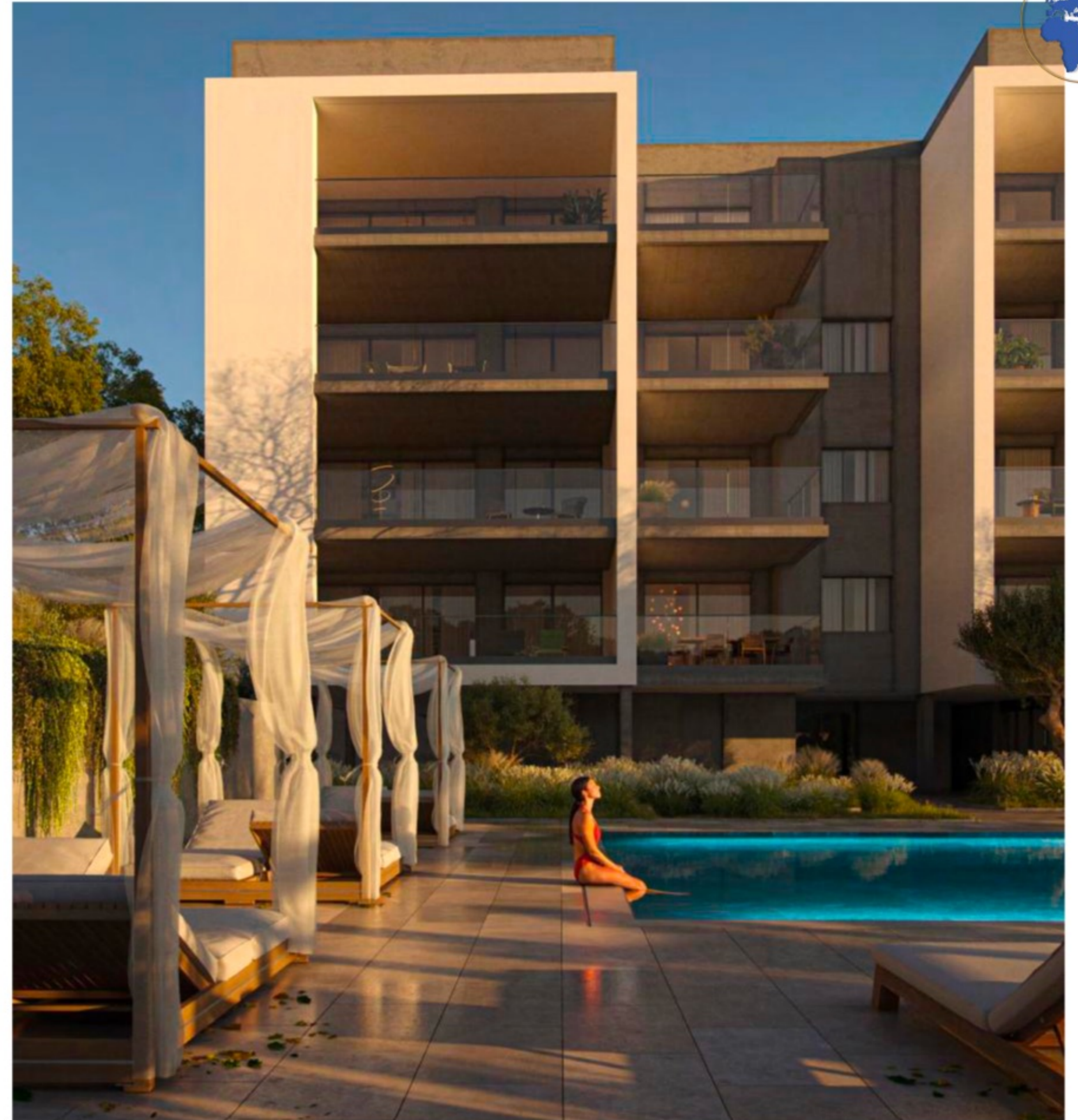
lake view - facilities & amenities



total:
 land plot area: 99 085 m2.
 public green areas: 13 114 m2.
 communal equipment area: 1 604 m2.

● lake view 2

- Breathtaking sea and city panoramas;
- Apartments in a wide range of different sizes;
- **Kindergarten, SPA, gym, coworking space;**
- Unique gated compound with indoor facilities:
gym and pool;
- Spacious layouts;
- Best international schools around the corner:
The Heritage, Pascal and The Island
- New motorway to Troodos



lake view 2

prices and availability

1-bedroom apartments from **€ 250.000 + VAT**

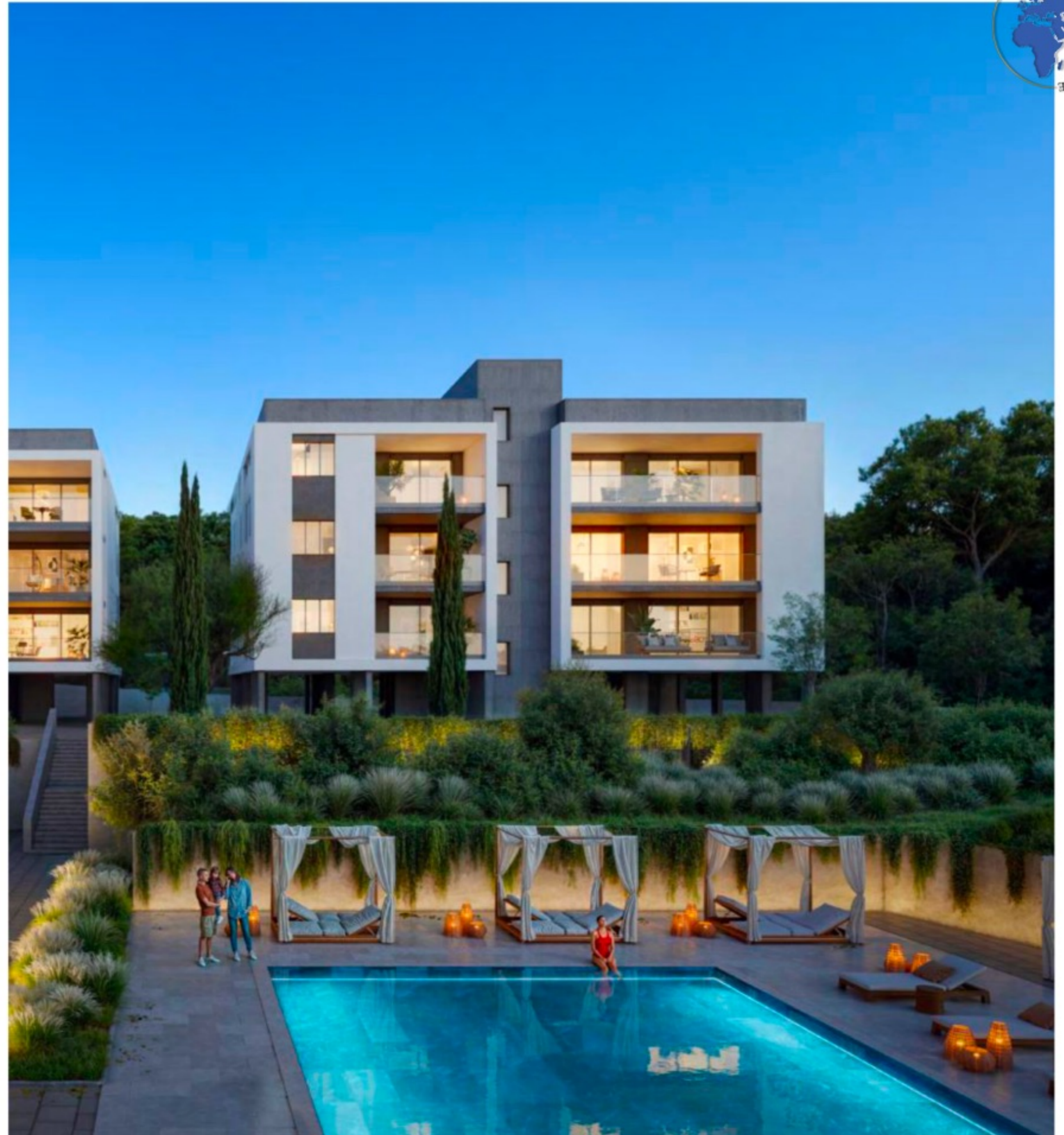
2-bedroom apartments from **€ 380.000 + VAT**

3-bedroom apartments from **€ 540.000 + VAT**



Completion date: August 2028

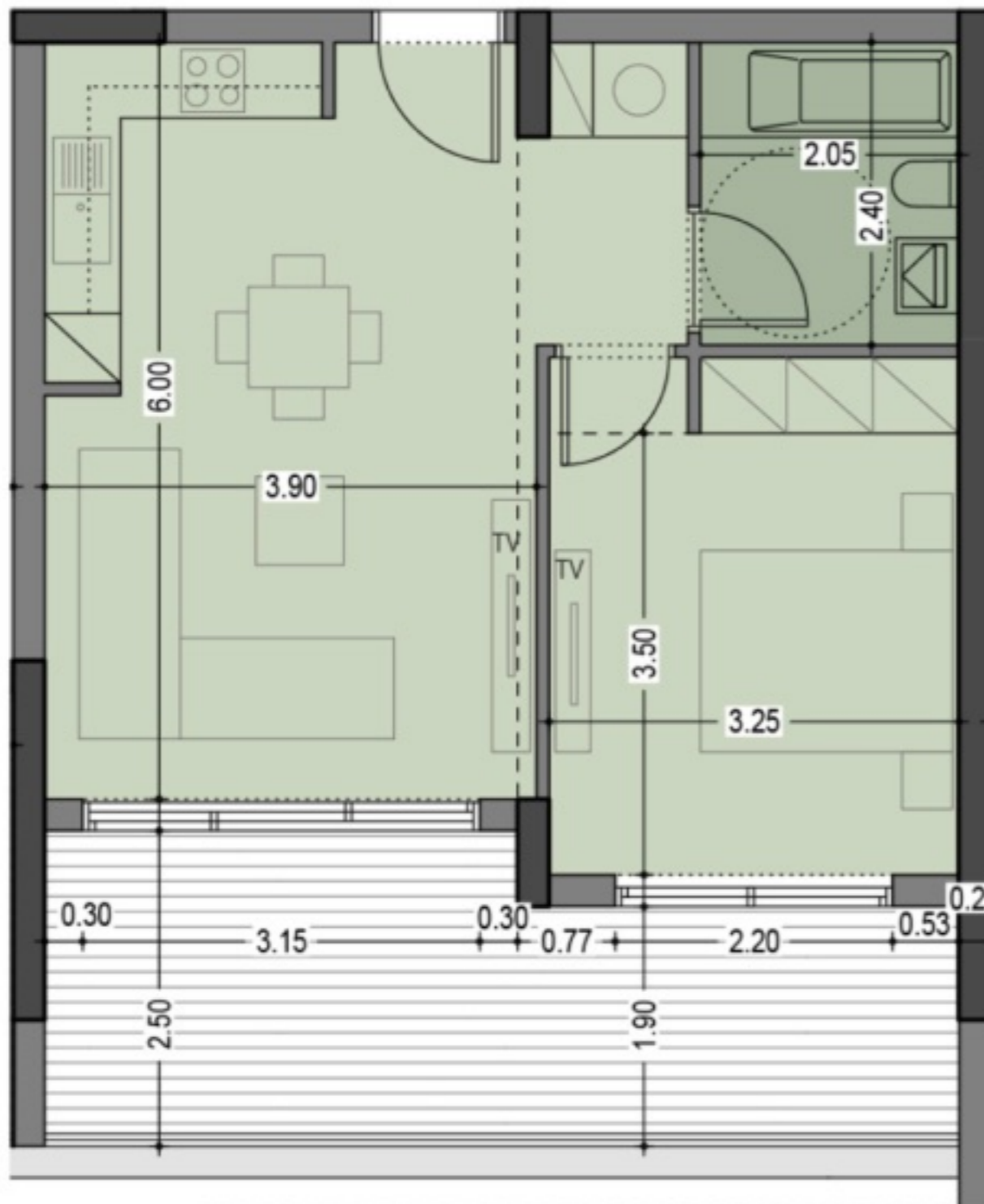
Units: 158



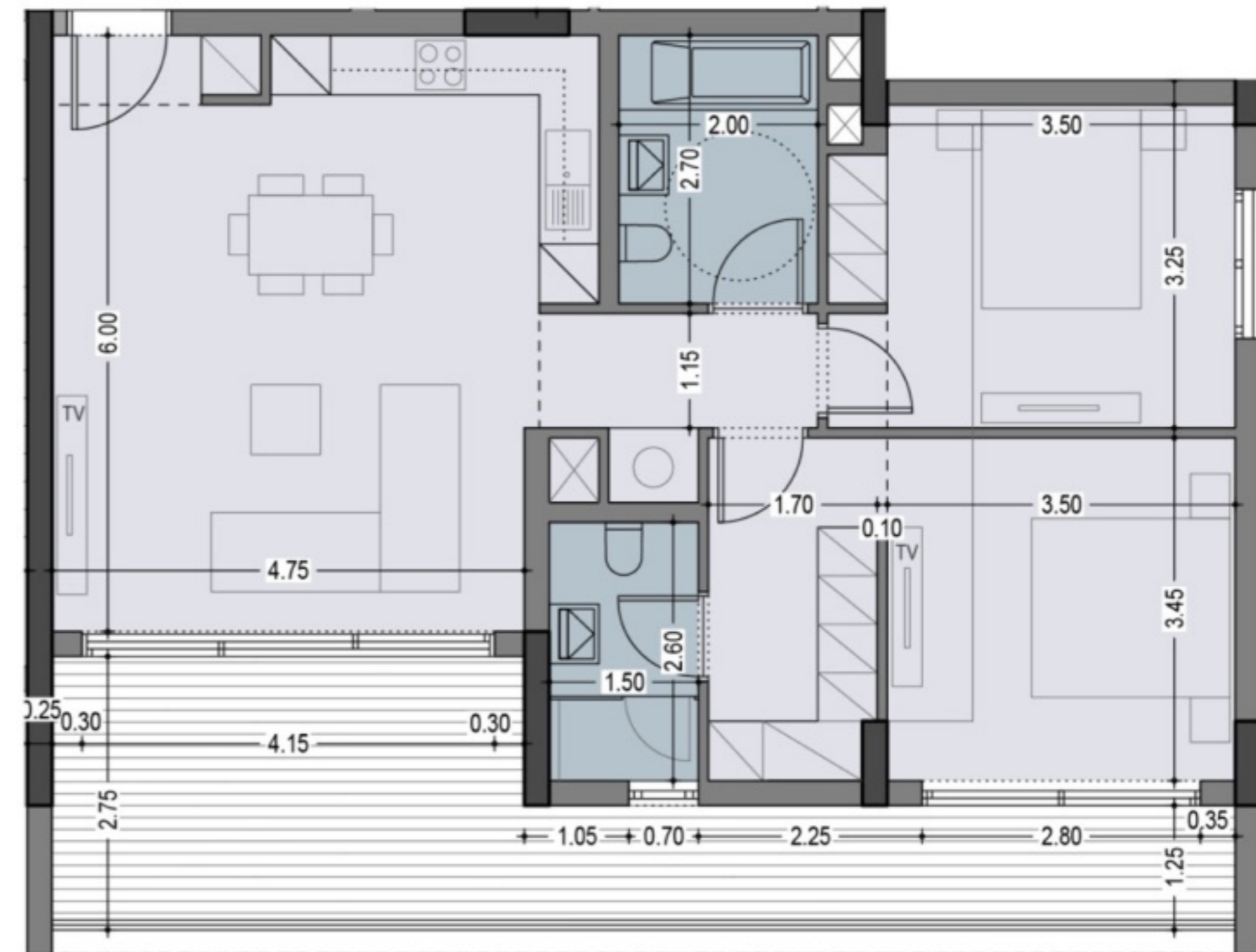
lake view 2

floor plans

Apt B206, € 314.000, 1br –
51.7m²+16.8m²



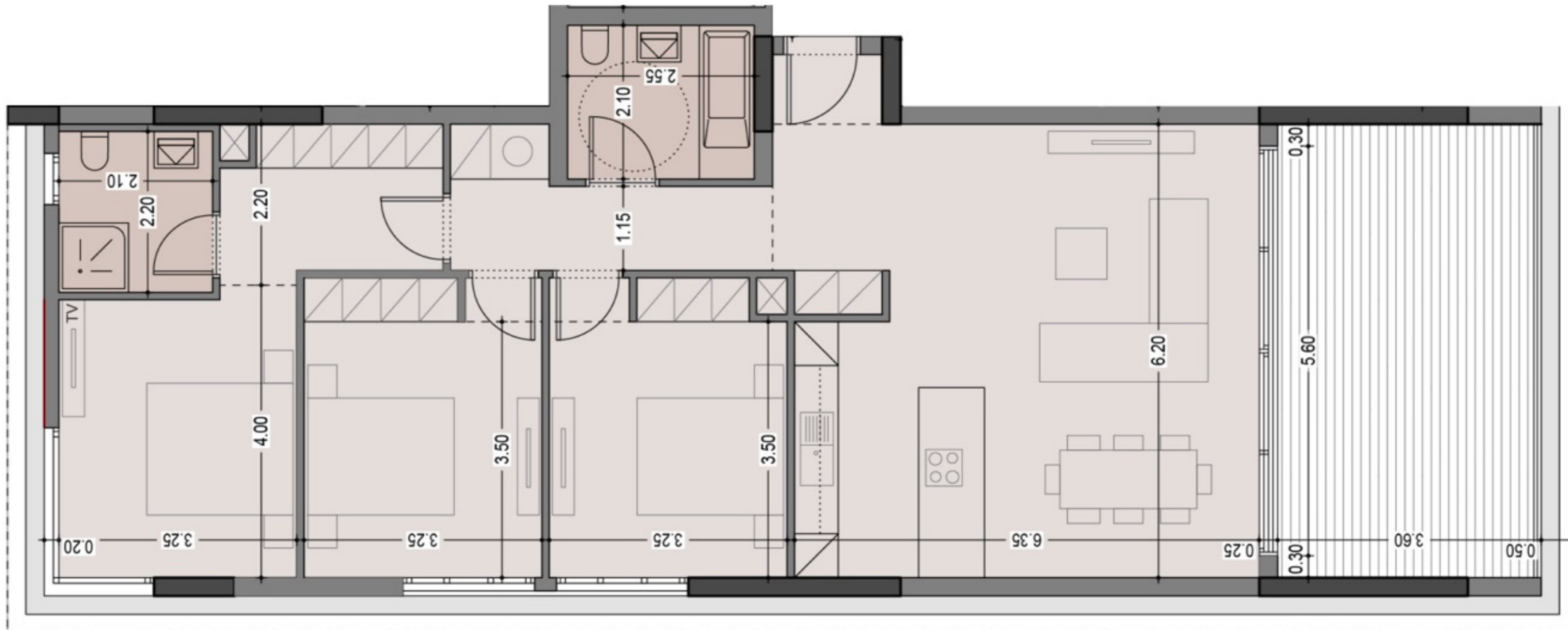
Apt B205, € 440.000, 2br –
110.4m²+12.4m²



lake view 2

floor plans

Apt B201, € 540.000, 3br-
117m²+23m²



● lake view



haven



●● haven

- Landmark design from a leading London architect;
- **Clubhouse with gym, sauna and pool;**
- Prestigious and picturesque Limassol suburb - Palodeia;
- Best international schools around the corner: The Heritage, Pascal and The Island;
- 20 minutes drive to the best mountain villages and the Troodos ski resort;
- Provisions for underfloor heating



● ● clubhouse



● ● haven

prices and availability

3-bedroom villas from € 560.000 + VAT

5-bedroom villas from € 1.360.000 + VAT



Completion date: April 2028

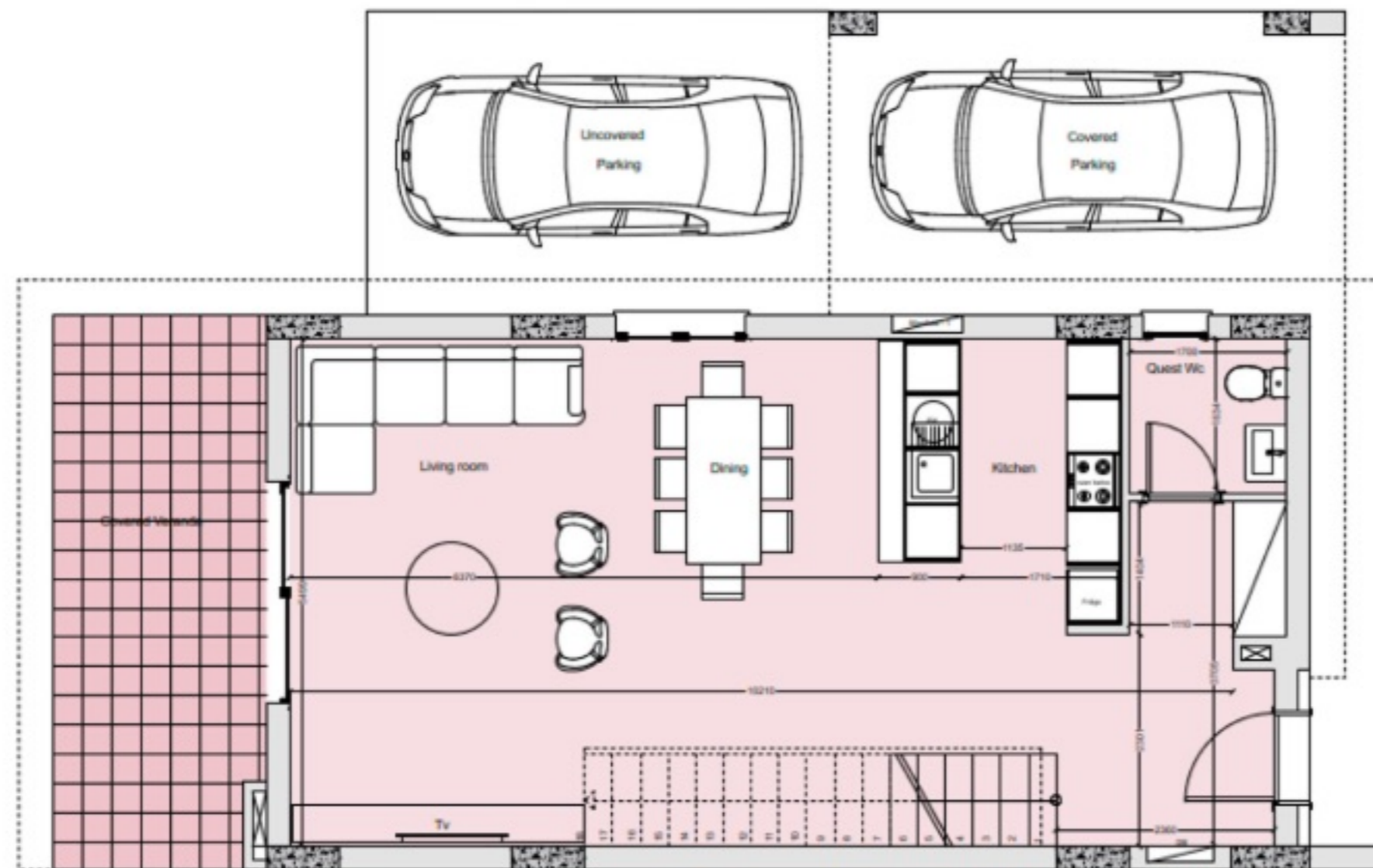
Units: 25



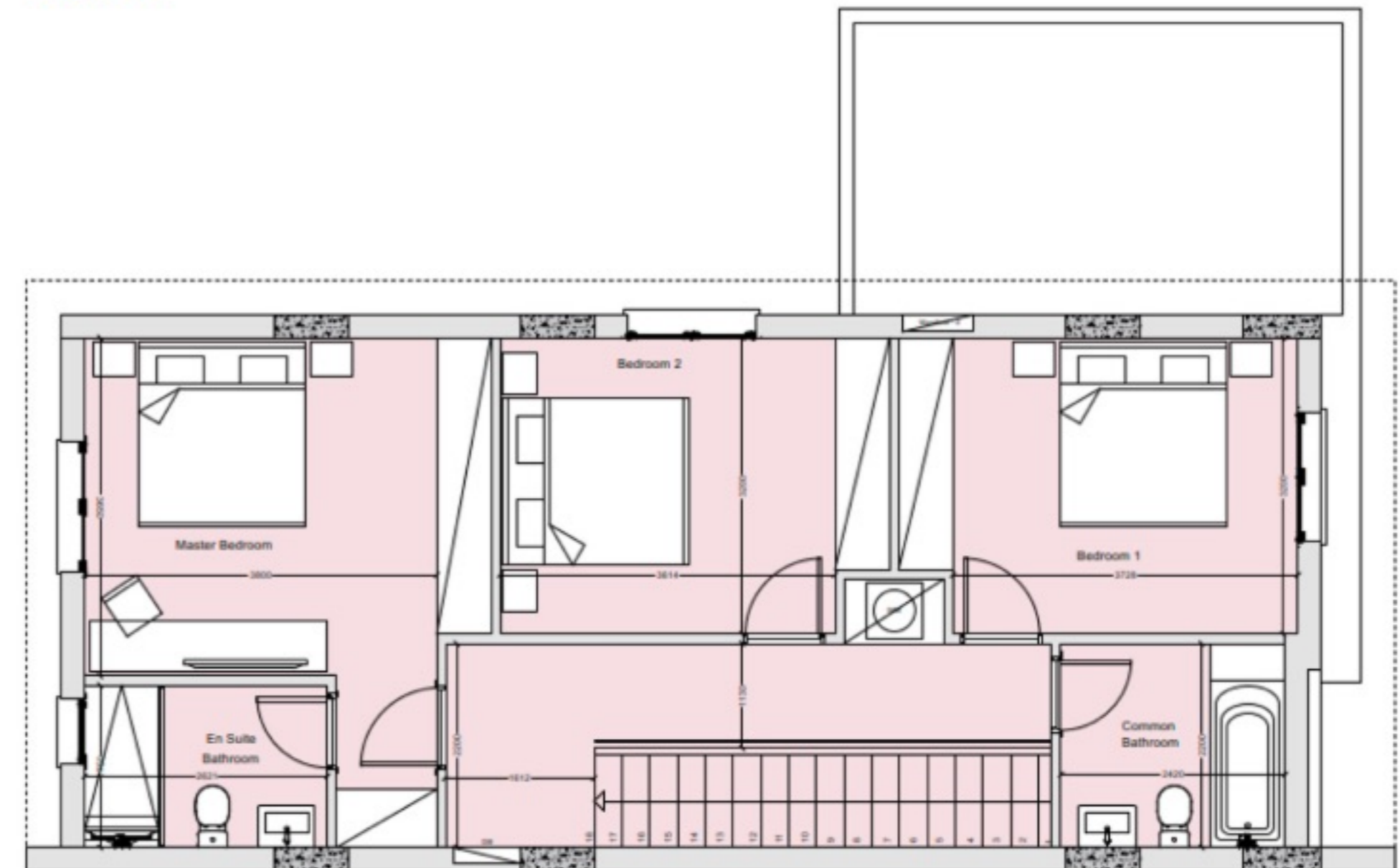
haven

haven- villa 12, € 540.000, 3br – covered area: 148m²+18.2m², plot: 251.3m²

ground floor

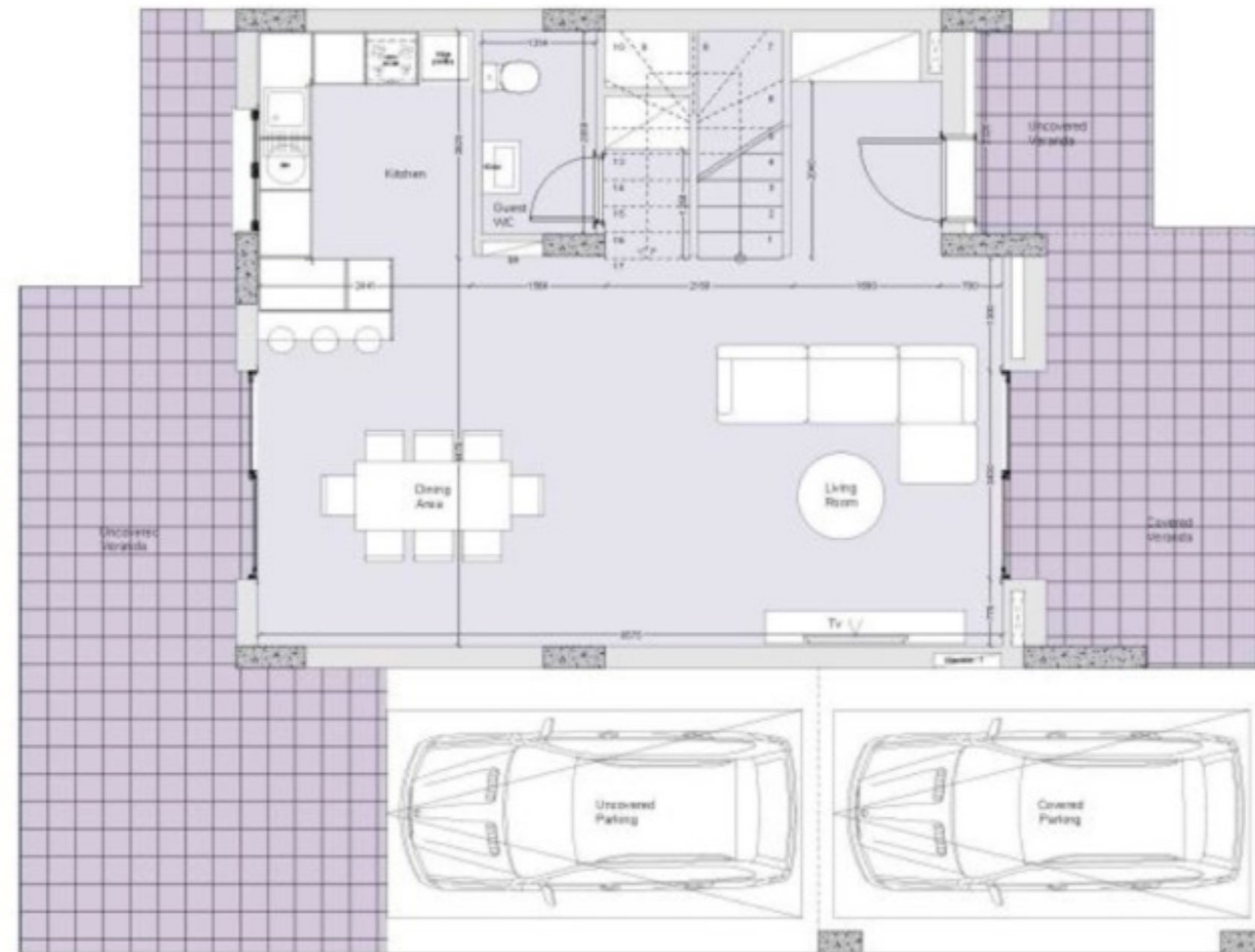


1st floor

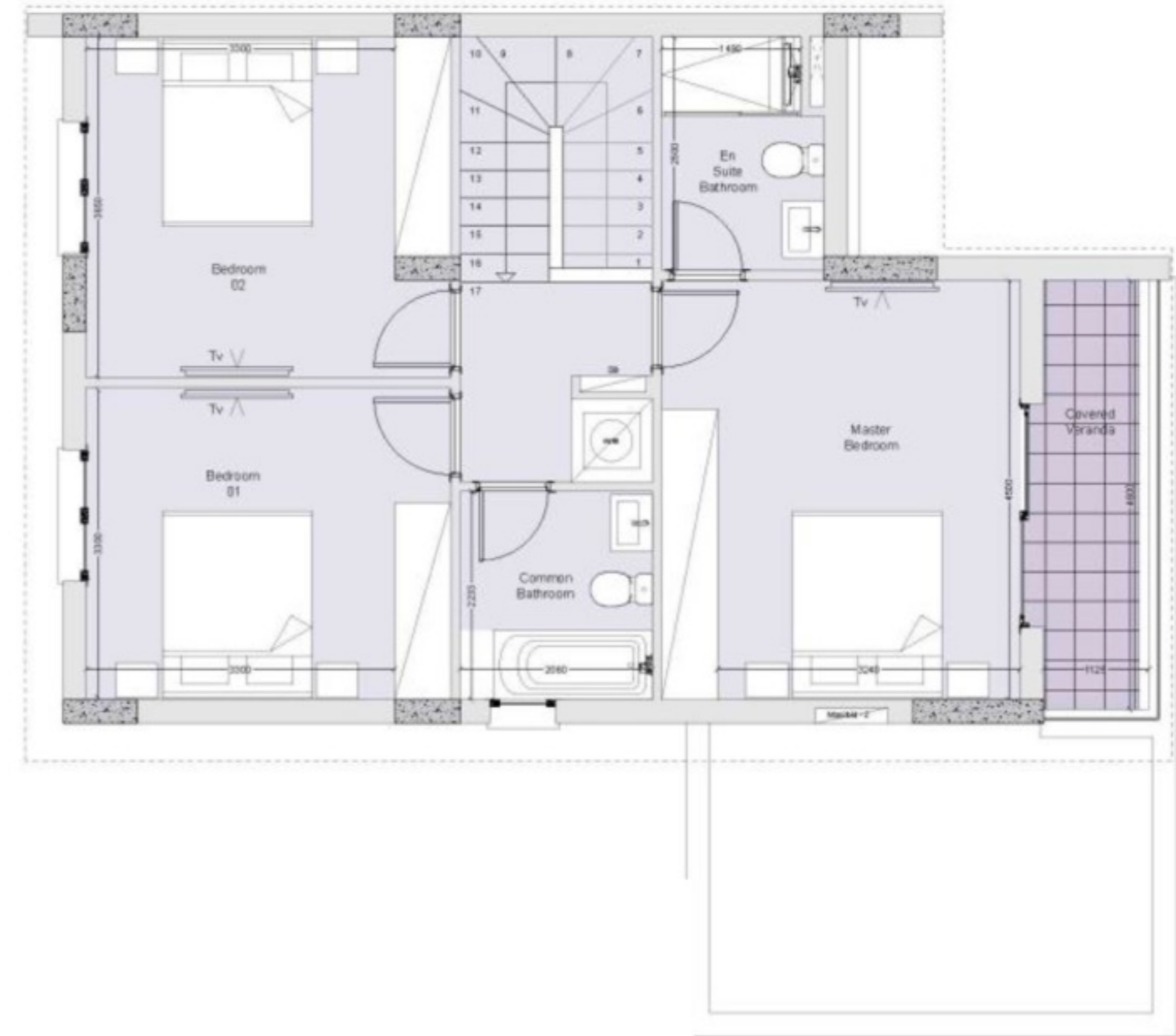


haven- villa 5, € 550.000, 3br – covered area: 142.9m²+24.8m², plot: 284.5m²

ground floor



1st floor



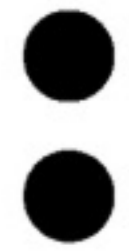
vibe



● ● **vibe**

- Peaceful elevated setting with panoramic views and fresh hillside air
- Just minutes from Limassol's city center, business hubs, private schools, and key road links
- Gated community with 2 low-rise blocks and only 31 apartments for a boutique living experience
- Elegant shared spaces: stylish lobbies, common swimming pool, gym
- Contemporary architectural design with clean lines and refined materials
- Provisions for underfloor heating and split-unit air conditioning in all areas





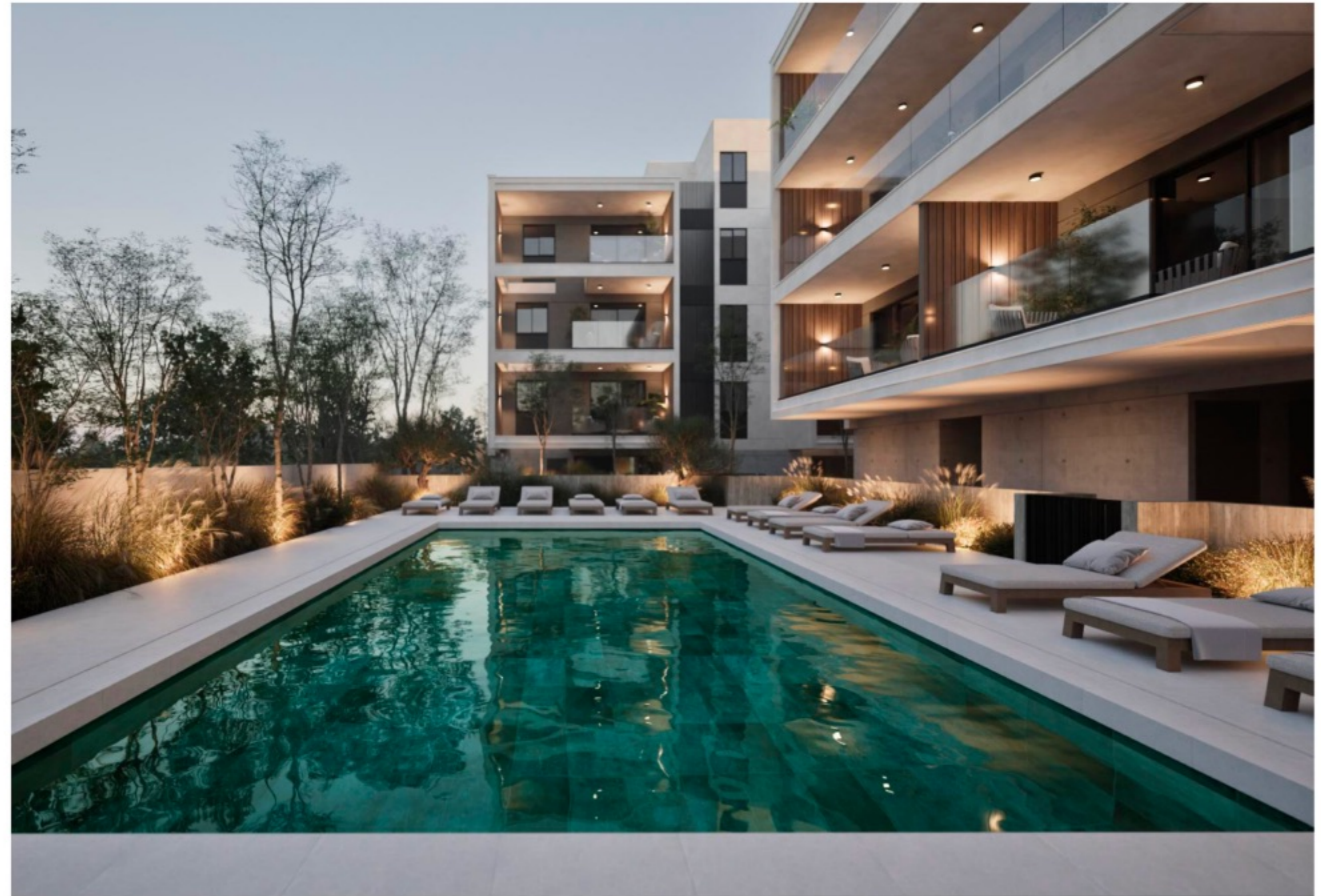
vibe

prices and availability

1-bedroom apartments from **€ 237.500 + VAT**

2-bedroom apartments from **€ 437.000 + VAT**

3-bedroom apartments from **€ 550.500 + VAT**

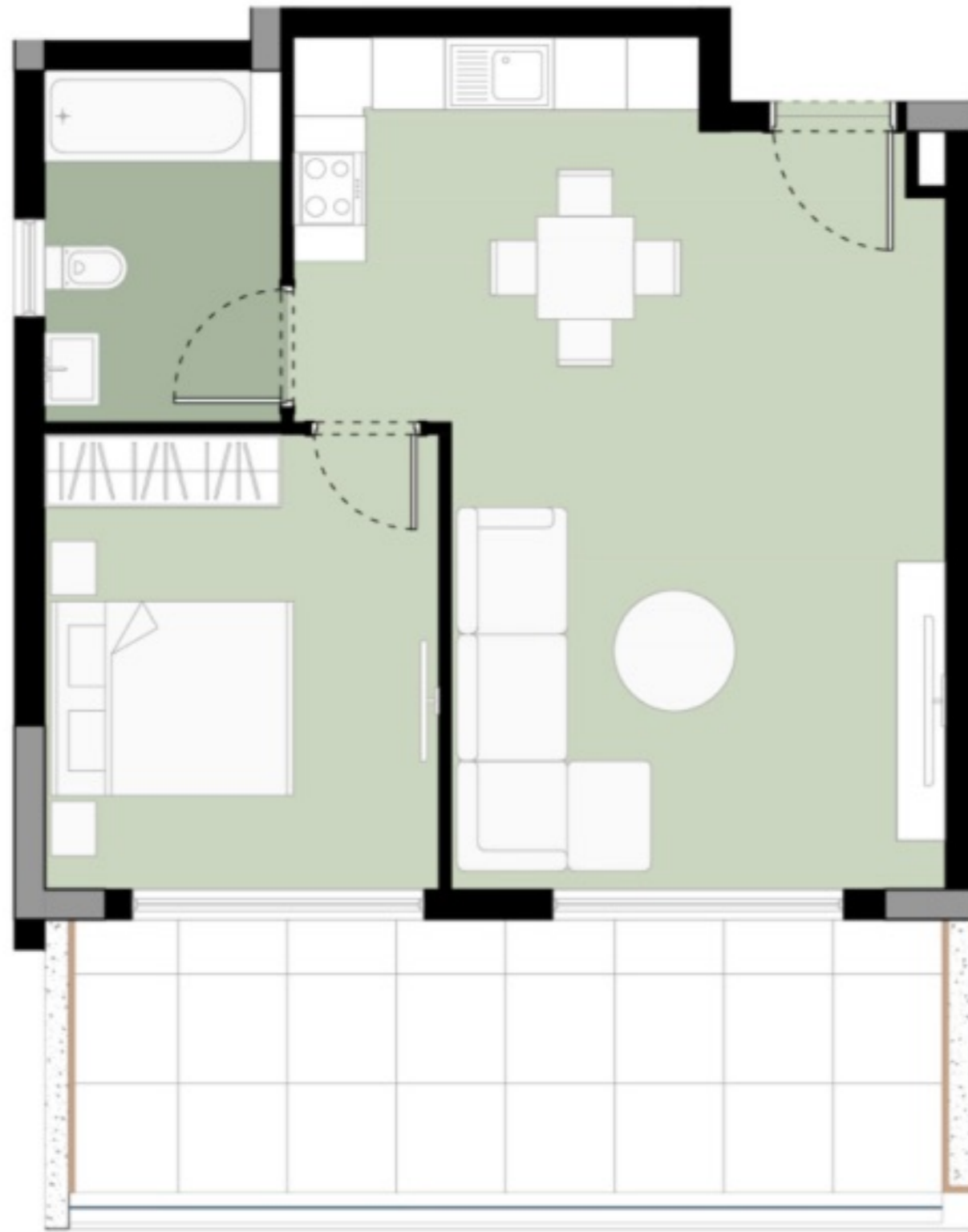


Units: 31

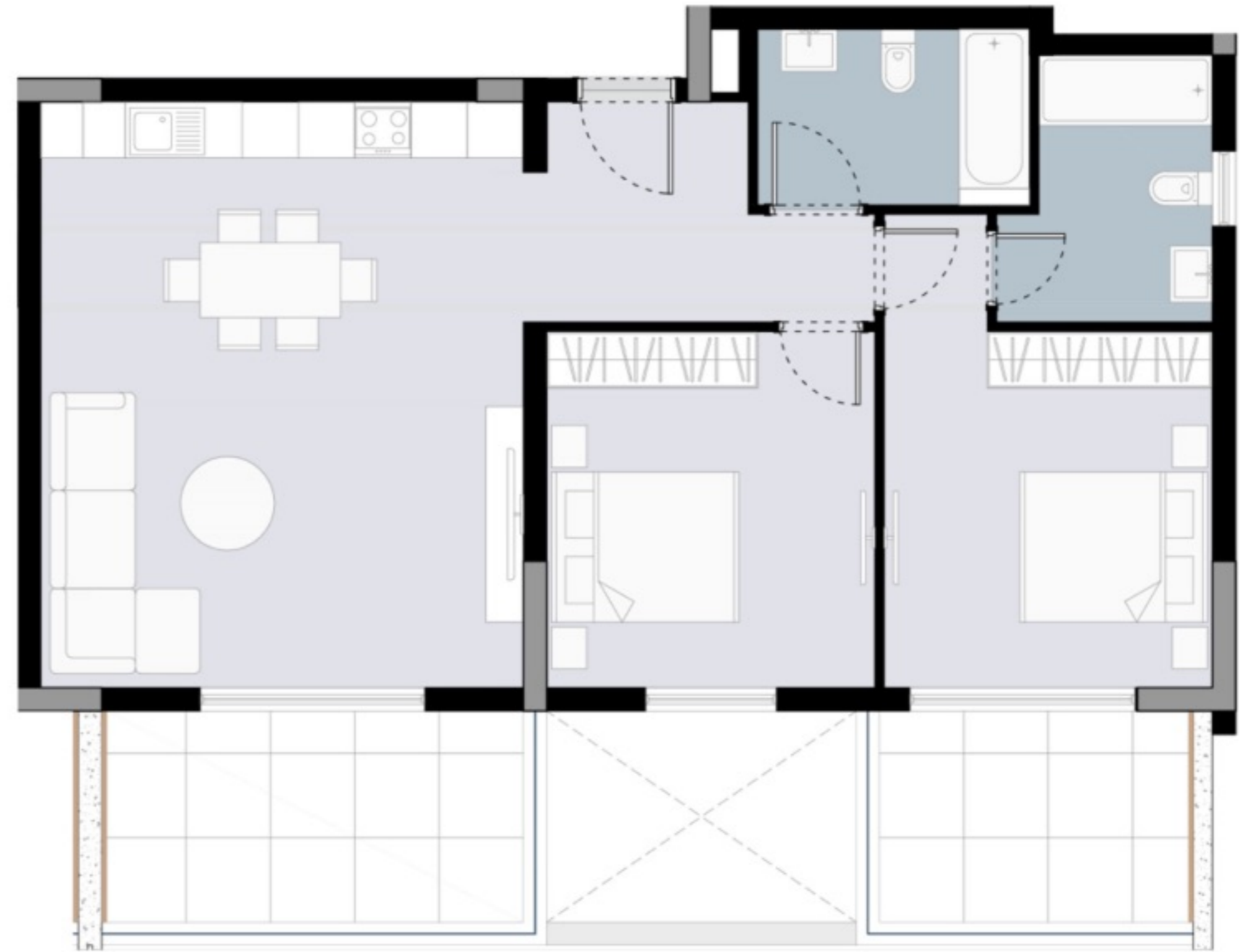
[Location link](#)

● ● **vibe**
floor plans

Apt B104, € 390.000, 1br –
57m²+19m²



Apt B102, € 520.000, 2br –
91m²+22m²

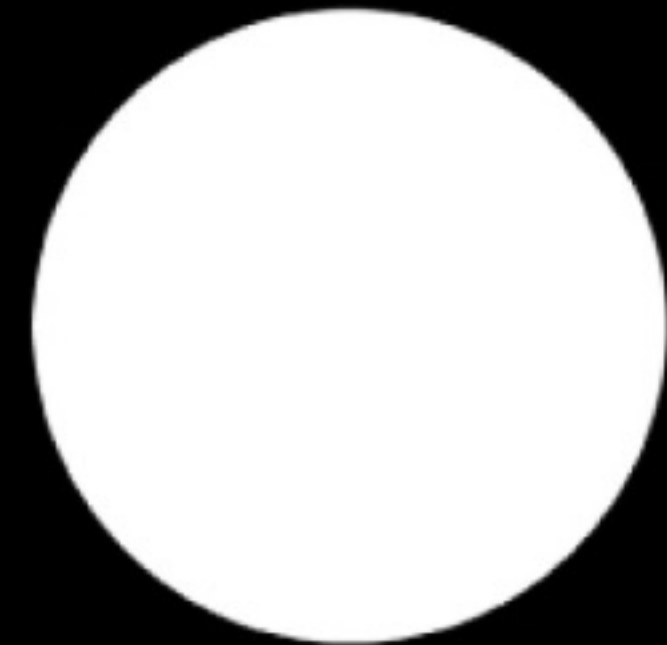


● ● **vibe**
floor plans

Apt B203, € 640.000, 3br –
116m²+39m²



affordable
luxury



arf

●● rosa dei venti



●● rosa dei venti

- residential complex in a privileged neighbourhood of the tourist area
- **ready to move-in!**
- landmark architecture from UHA - London's leading architects
- **hotel-type facilities: outdoor pool, semi-Olympic size indoor heated pool, SPA, concierge, playroom, club house, underground parking, large outdoor gardens, gym, playground for kids**
- penthouses with private pools and apartments with private gardens



●● rosa dei venti prices and availability

1-bedroom apartments from **€ 620.000 + VAT**

2- bedroom apartments from **€ 880.000 + VAT**

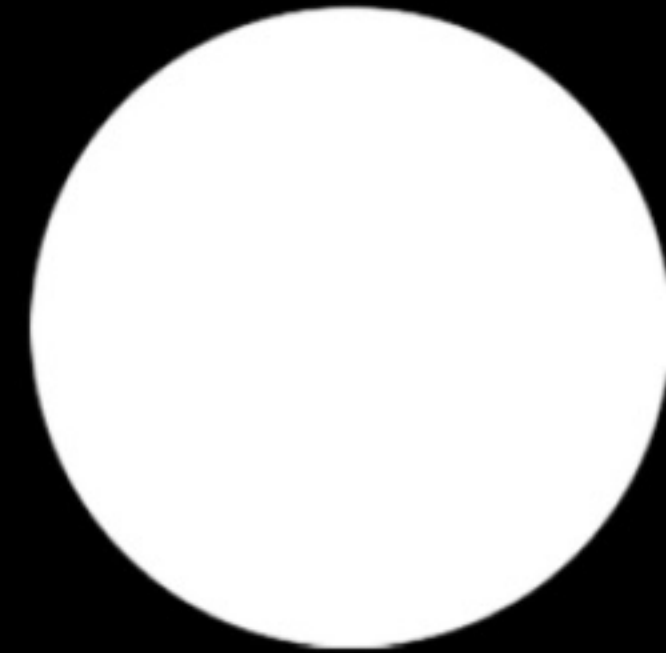


Completion date: March 2025

Units: 45

[Location link](#)

live work and holiday
(LW&H)



arf

flow



● flow

- **Long awaited "live and work" project with offices and elite apartments in one cozy establishment**
- Posh and convenient location near Limassol center and business streets with best shops, restaurants, schools, city parks and cultural sites within a stroll
- Residence facilities: gym, spa and business lounge
- Sandy beaches within 5 minutes walk (600 meters)
- Luxury specs: parquet floors, marble in bathrooms, stylish built-in furniture, high ceilings (3.1 m)
- VRV air conditioning and water underfloor heating



● flow ● prices and availability

studio from **€ 330.000 + VAT**

1-bedroom apartments from **€ 420.000 + VAT**

2- bedroom apartments from **€ 710.000 + VAT**

3-bedroom apartments from **€ 850.000 + VAT**



Completion date: March 2028

Units: 135

[Location link](#)



● ● flow

Flow – C204, € 330.000 + VAT, Studio – 37.7 m²+14.7m²



Flow – D103, € 420.000 + VAT, 1br – 58 m²+18m²

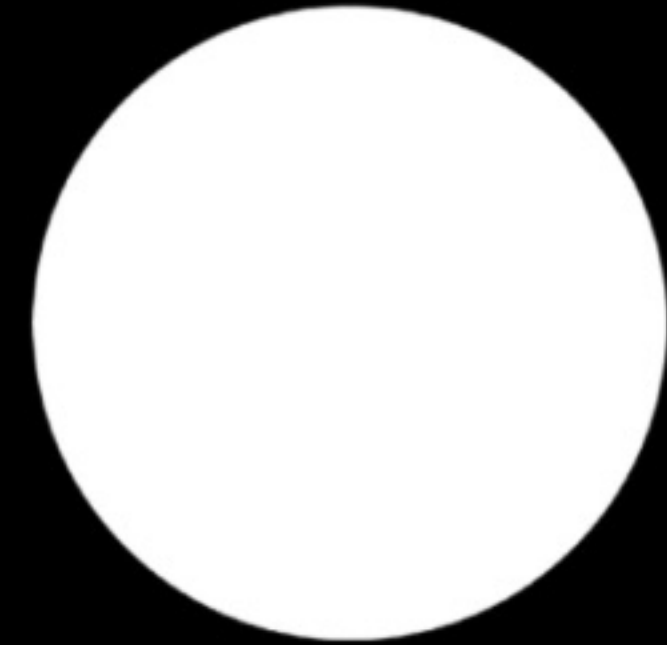




Flow – D304, € 850.000 + VAT, 3 br – 120 m² + 36m²



:elite



arf



● Berengaria: investment for sophisticated investor



berengaria

- **Integrated mountain resort**
- Aristocratic community
- 5* boutique hotel
- Luxury spa
- Restaurant & bar
- Eco friendly architecture
- Combination of apartments, lodges & residences



berengaria

prices and availability

studio apartments from **€ 505.000 + VAT**

2-bedroom berengaria apartments from **€ 1.610.000 + VAT**

3-bedroom berengaria apartments from **€ 2.970.000 + VAT**

2-bedroom townhouses from **€ 1.900.000 + VAT**

3-bedroom villas from **€ 2.670.000 + VAT**

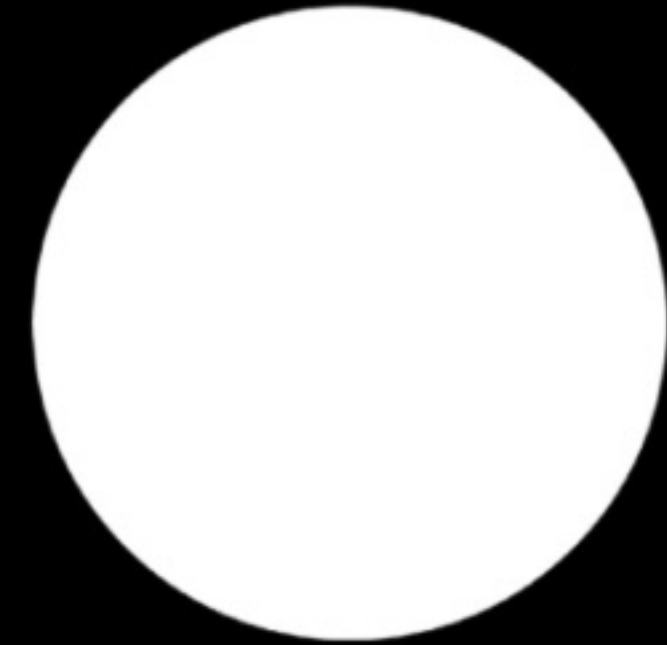
4-bedroom villas from **€ 3.220.000 + VAT**

Completion date: December 2027 **Units:** 44

[Location link](#)







offices

arf





- Modern 5-story office building;
- 1,229 sq.m. of private terraced areas;
- 129 car park spaces;
- Office areas from 349 to 879 sq.m.;
- Sunlit workspaces with floor-to-ceiling windows;
- Flexible open-plan workspaces;
- Top-floor offices with a private roof garden;
- Convenient and central location with easy access to essential amenities and the highway;
- Shell & Core finishes that allow maximum customization.

bbf.com





force

prices and availability

office 348.9m² from € 2.190.000 + VAT

office 530.4m² from € 3.610.000 + VAT

office 874.7m² from € 6.280.000 + VAT



Completion date: April 2029



 gravity



●● gravity

- Striking architectural façade;
- 1,591sq. m. of private terraced areas;
- 123 underground parking spaces, total area of 2,243sq. m.;
- **Spacious retail spaces from 374 to 489sq. m.;**
- Flexible open-plan workspaces from 335 to 408sq. m.;
- Convenient and central location with easy access to essential amenities and the seafront;
- Shell & Core finishes that allow for maximum customization.



● gravity

prices and availability

office 67m² from € 510.000 + VAT

office 126.72m² from € 1.020.000 + VAT

office 485m² from € 3.080.000 + VAT

shop 248m² + 130 from € 2.340.000 + VAT



Completion date: March 2029 Units: 16

[Location link](#)



● ● heart



● ● heart

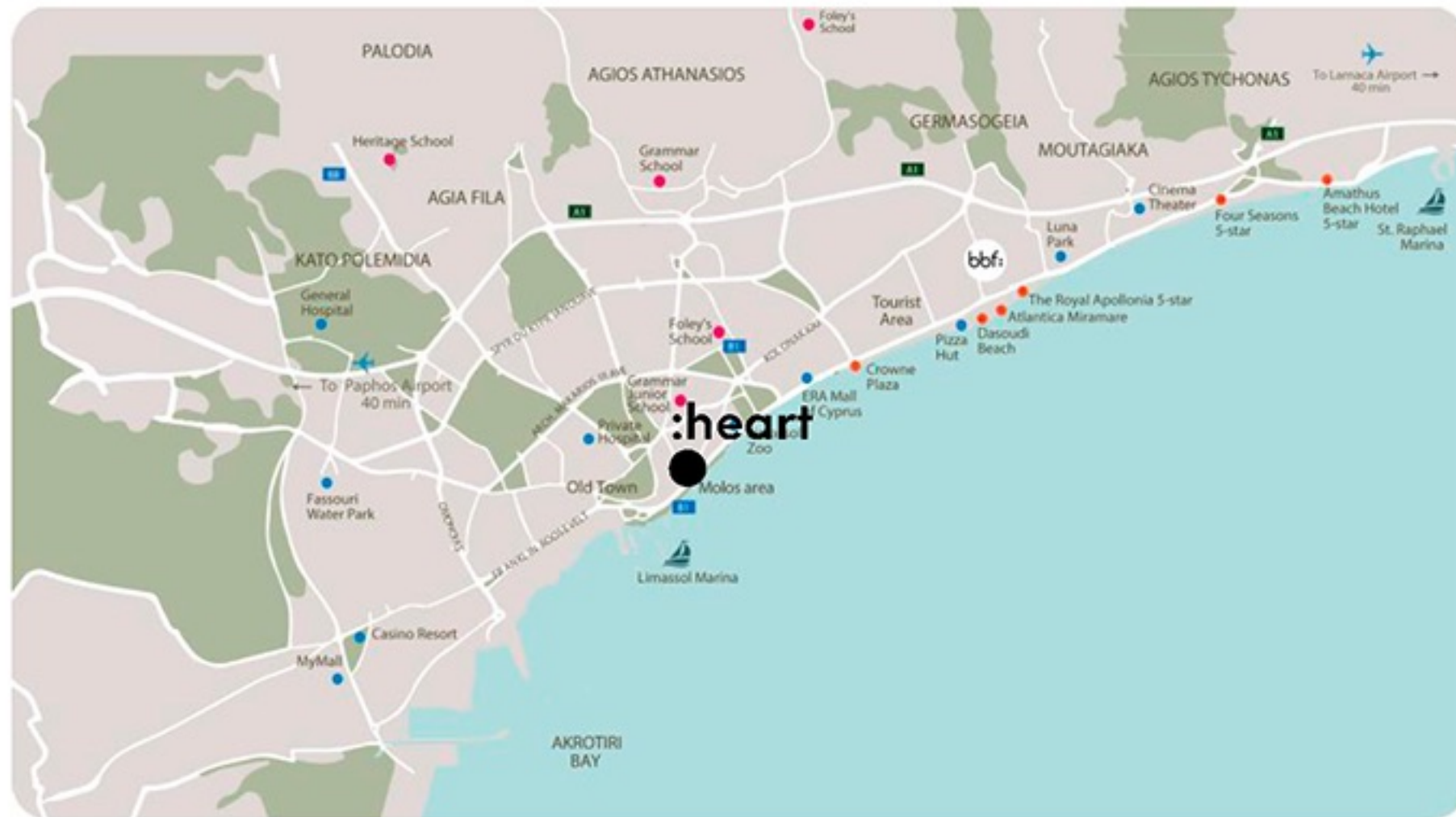
- **Sea front position opposite the famous Molos promenade**
- 1 ground floor shop and 8 offices enjoying sea views
- City amenities around the corner
- 5 minutes walk to the Limassol Marina with its posh restaurants and boutiques
- 5 minutes walk to the historical center of Limassol with its rich cultural life





office 139.1 + 10.2m² from **€ 1.460.000 + VAT**

shop 109m² from **€ 1.700.000 + VAT**



Completion date: January 2028

Units: 10

[Location link](#)



 future



kean





● ● kean



6 buildings

(3 residential / 2 commercial / 1 club house)

Private Indoor	49 761 m2
Auxiliary	657 m2
Covered Verandas	14 391 m2
Total Sellable Area	64 809 m2
Total GBA	128 486 m2



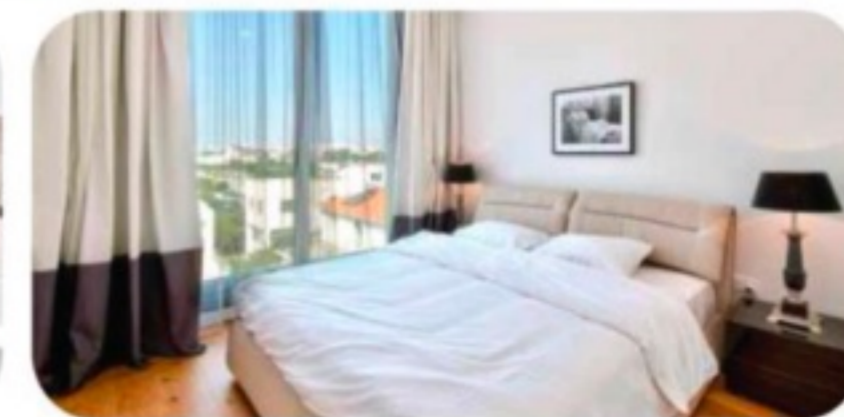
Masterplan Concept
Ground Floor



1	Public Plaza	7	Tennis Court	13	Clubhouse
2	Formal Garden	8	Kid's Playground	14	Residential
3	Event Lawn	9	Outdoor Gym	15	Office
4	Outdoor Pool	10	Public Green		
5	Kid's Pool	11	Main Lobby		
6	Basketball Court	12	F&B		

● interior specification prime

- Parquet flooring
- Marble floors and walls in toilets and bathrooms
- First-class kitchen units and wardrobes from European manufacturers
- High ceilings (3.15m)
- High security entrance doors
- Video intercom
- Water underfloor heating and central air conditioning system
- High quality plumbing from well-known European brands
- Thermo-aluminum window frames
- Penthouses with private terraces and rooftop pools



NOTE: Furniture, appliances and furnishings are not included in the property price

- interior specification
- **Comfort**

- Entirely finished - ready to move in
- Laminate parquet flooring
- Ceramic tiles in toilets and bathrooms
- Security entrance doors
- Provisions for A/C
- High quality sanitary fittings from well known European brands
- Thermo-aluminium window frames
- First-class kitchen units and wardrobes from European manufacturers



NOTE: Furniture, appliances and furnishings are not included in the property price

● signature penthouses

- Spacious roof terraces
- Stone floors
- Mosaic pool with Jacuzzi
- Barbecue
- Pergola



NOTE: Furniture, appliances and furnishings are not included in the property price



Build. Better. Future.





ROCS
GLOBAL



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— SCAN —



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