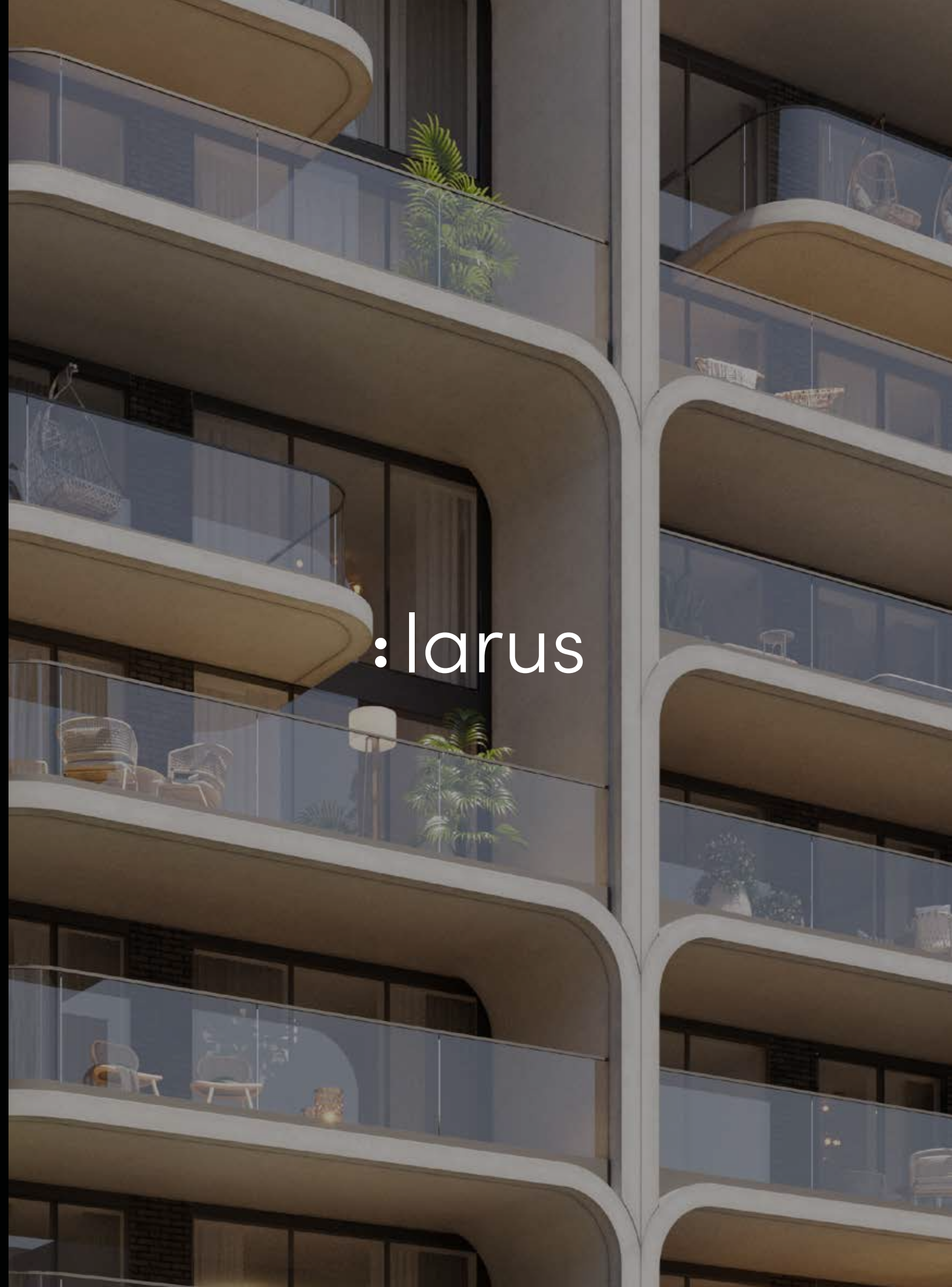




bbf: Greece

:larus





larus

Palaio Faliro,
a gateway
to Athenian riviera

larus is an innovative and modern residence, with an elegant architectural design, spacious and comfortable indoor areas. It is located in the heart of Palaio Faliro, just a few minutes walk from the coastal zone, with easy access to the popular marinas of the Athenian riviera and next to the cultural center "stavros niarchos foundation". The 7-storey building has controlled access and consists of 21 residences, 2- and 3-bedroom apartments and duplexes with common swimming pool and bbq area on the roof top.

7
storey building

2-3
bedroom duplexes
and apartments

21
residences

common
swimming pool and bbq area

class A+
energy efficiency





**palaio faliro,
a gateway
to the athenian riviera**

a polished seafront
neighborhood centered
on flisvos marina, the first
marina of high standards in
Greece with the capacity to
accommodate a large number
of mega - yachts

—

a coastal district
and a municipality in
the southern part of Athens

—

next to the beaches of southern
Athens, close to the city center

—

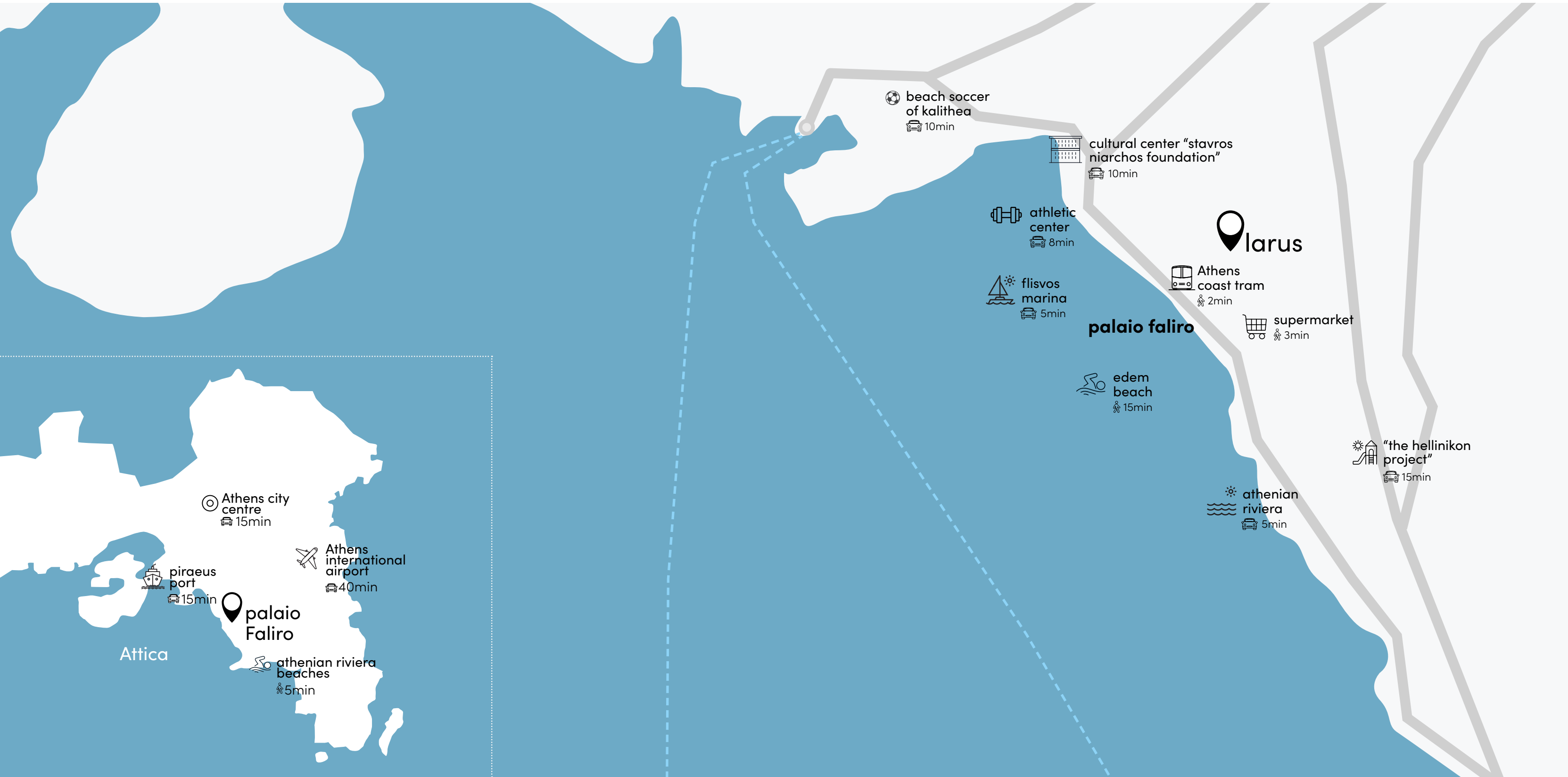
next to «the hellinikon project»,
which is one of the biggest
urban renewal projects
implemented in Athens

palm-lined promenade

—

next to the cultural center
“stavros siarchos foundation”,
a recreational center for
all ages and a piece of art
designed by the well-known
Italian architect Renzo Piano

location



• facilities

common areas

roof top swimming pool
roof top bbq zone
roof terrace

private areas

parking area
storage area



swimming pool



barbeque zone

residence with controlled access for the
privacy and safety of the residents, ideal for:

active and modern couples and families who wish to upscale their lifestyle
sociable and energetic audience with a vibrant lifestyle
those who want to have easy access to the beach and the Athenian riviera
who value status high-end finishes and home amenities



•signature finishes

bbf: smart

laminate parquet in each room
 quality ceramic tiles in bathrooms and toilets
 aluminium window frames with double glazing
 high quality entrance doors



•signature finishes

bbf: smart

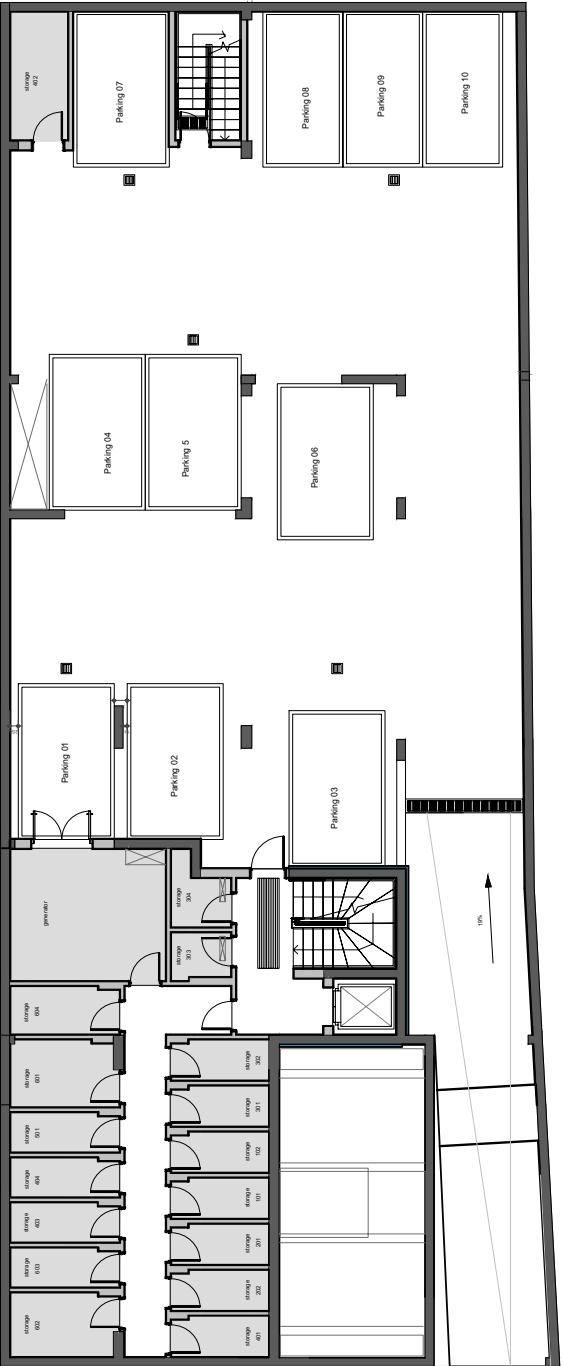
provisions for split A/C units in all rooms
 sanitary ware from European brands
 high quality kitchen cabinets and wardrobes
 artificial granite worktop

basement



larus complex

- 4 apartments on the 1st floor
- 4 apartments on the 2nd floor
- 4 apartments on the 3rd floor
- 1 apartment and 3 duplexes on the 4th/5th floor
- 1 apartment on the 5th floor
- 4 duplexes on the 6th/ 7th floor





• groundfloor



101
apartment

indoor area
1st floor / 75.92m²
covered veranda / 18.78m²

common areas
swimming pool
at the rooftop
with a bbq zone

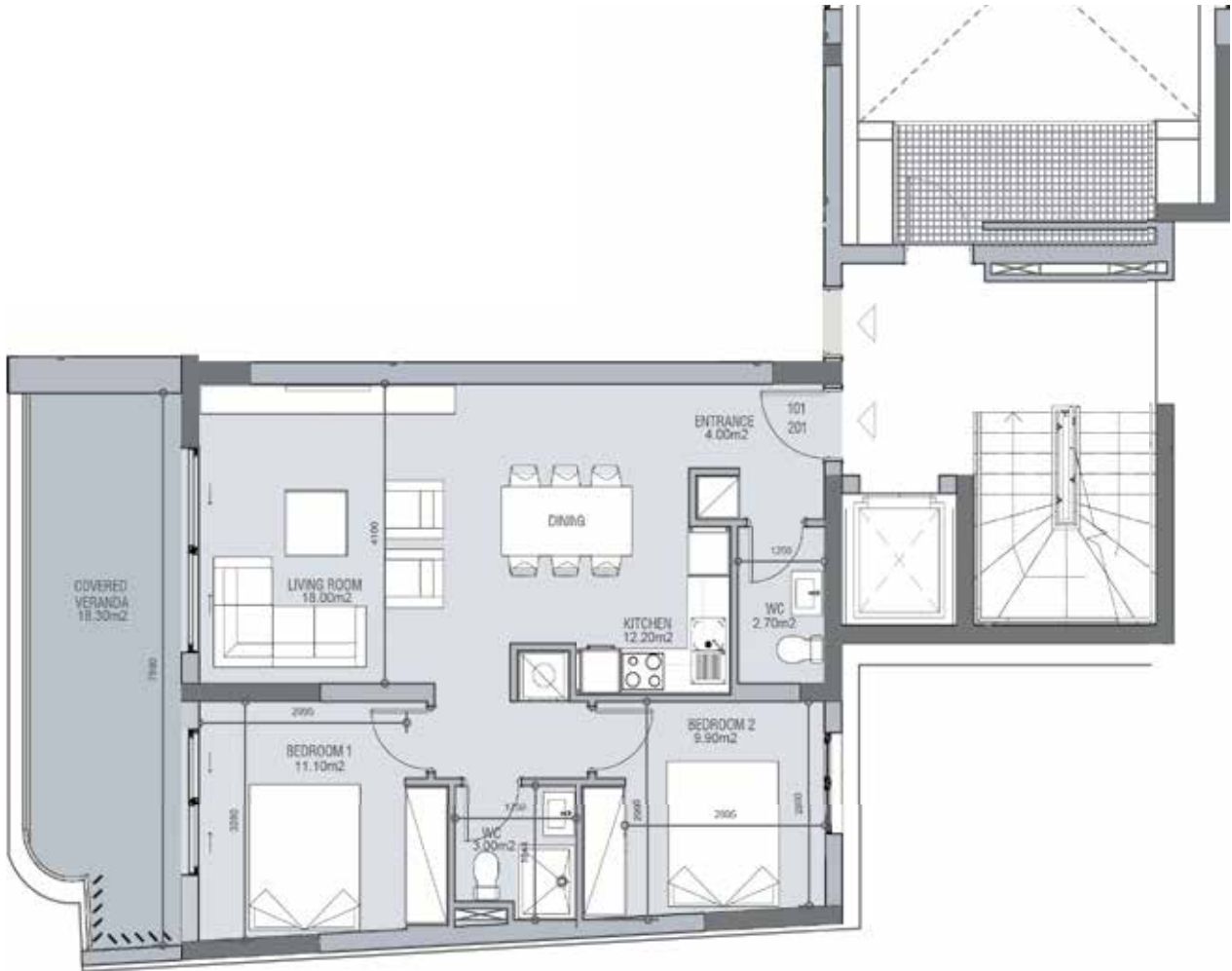
 75.92m²
interior area

 2
bedrooms

 1
bathroom

 1
wc

 1
parking space



1st floor

102
apartment

indoor area
1st floor / 75.14m²
covered veranda / 18.73m²

common areas
swimming pool
at the rooftop
with a bbq zone

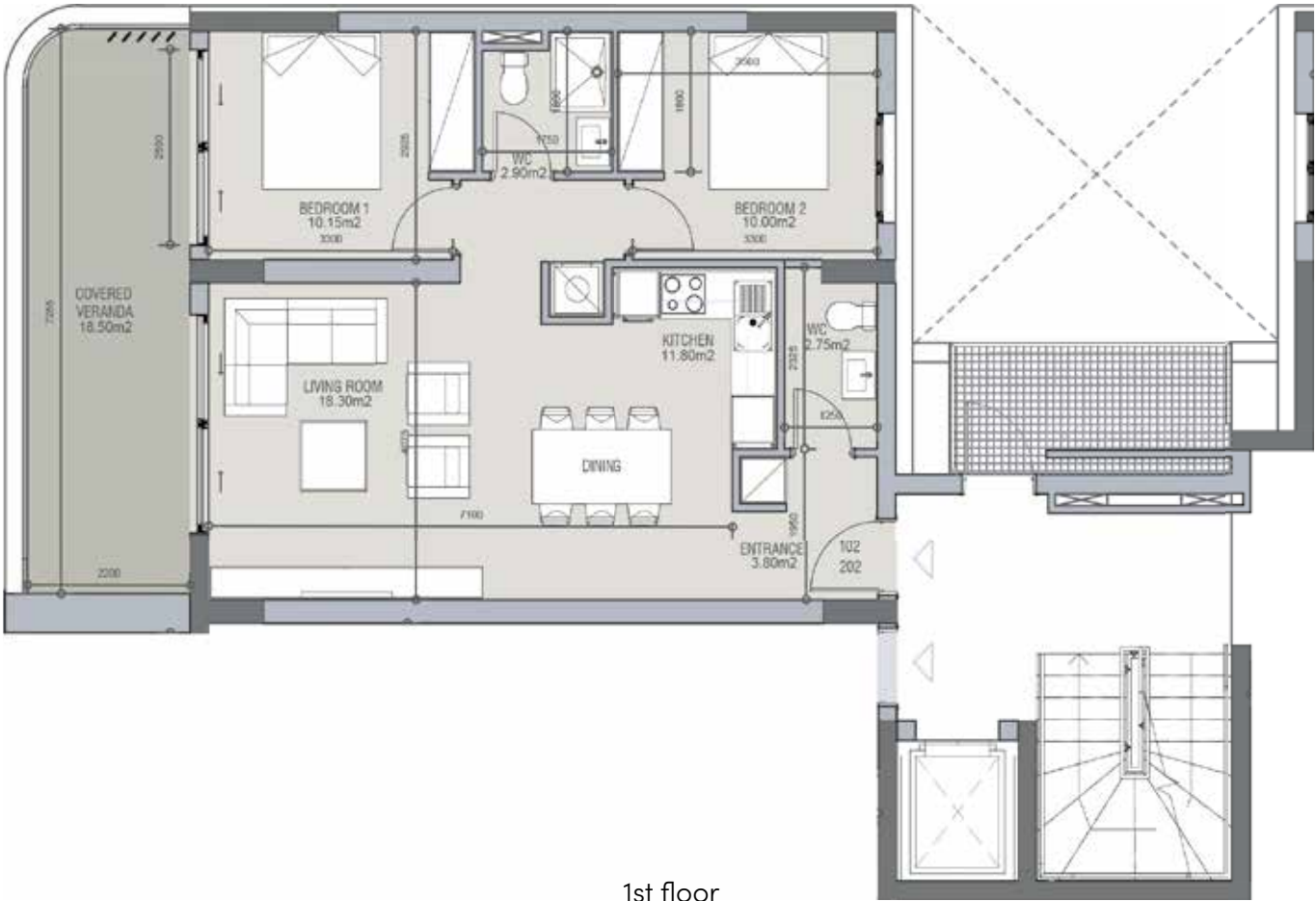
 75.14m²
interior area

 2
bedrooms

 1
bathroom

 1
wc

 1
parking space



1st floor

103
apartment

indoor area
1st floor / 66.80m²
covered veranda / 12.94m²

common areas
swimming pool
at the rooftop
with a bbq zone

66.80m²
interior area

2
bedrooms

1
bathroom

1
parking space



1st floor

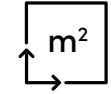
floorplans



104
apartment

indoor area
1st floor / 67.75m²
covered veranda / 15.30m²

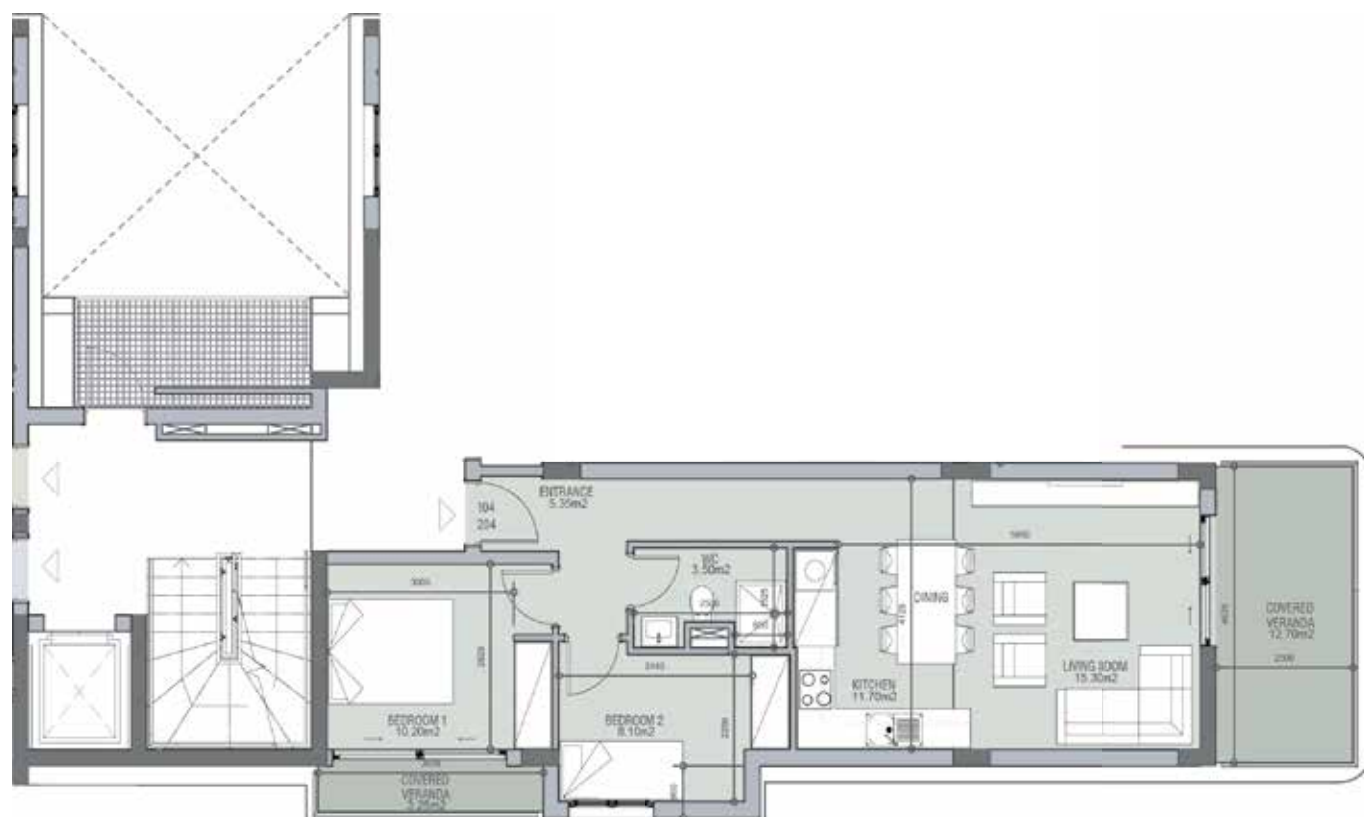
common areas
swimming pool
at the rooftop
with a bbq zone

 67.75m²
interior area

 2
bedrooms

 1
bathroom

 1
parking space



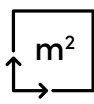
1st floor



201
apartment

indoor area
2nd floor / 75.92m²
covered veranda / 18.78m²

common areas
swimming pool
at the rooftop
with a bbq zone

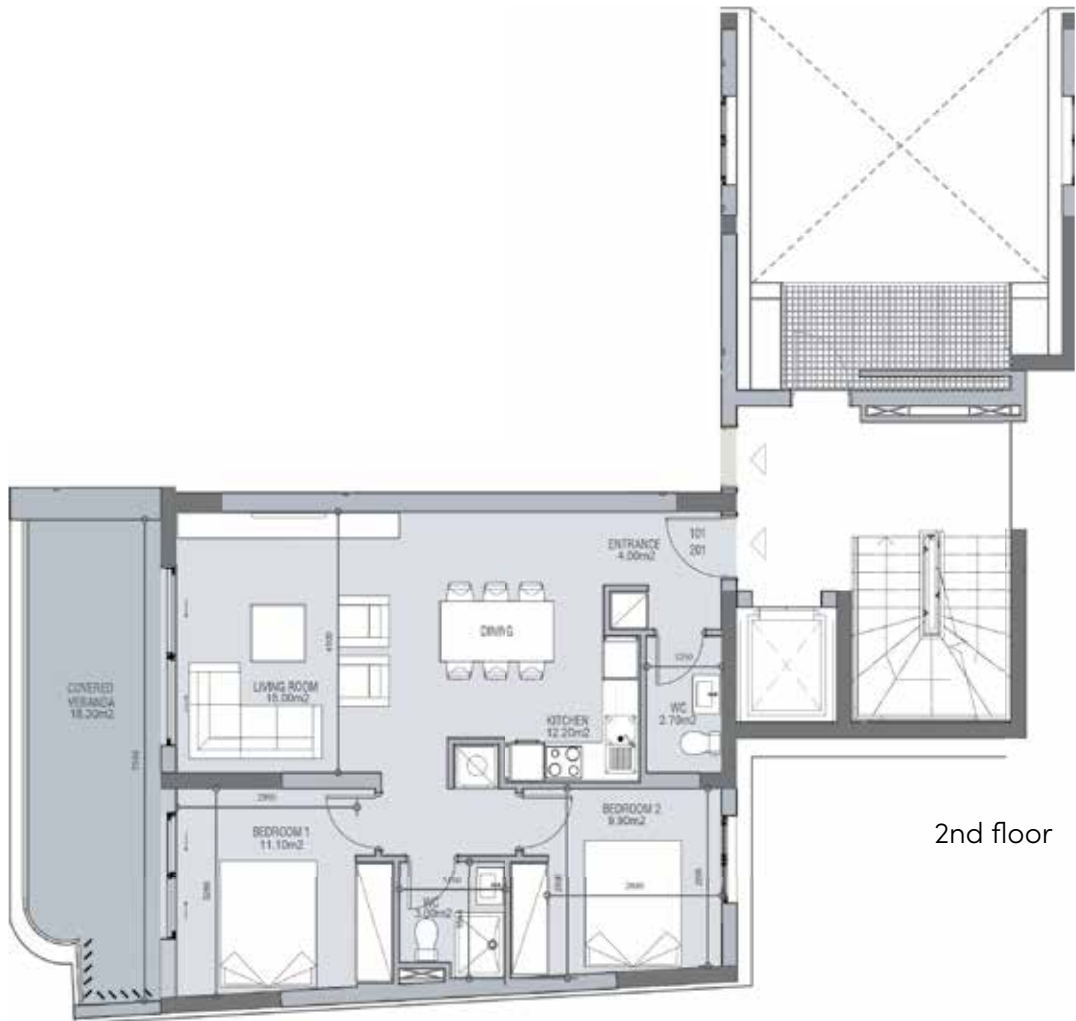
 75.92m²
interior area

 2
bedrooms

 1
bathroom

 1
wc

 1
parking space

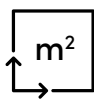


2nd floor

202
apartment

indoor area
2nd floor / 75.14m²
covered veranda / 18.73m²

common areas
swimming pool
at the rooftop
with a bbq zone

 75.14m²
interior area

 2
bedrooms

 1
bathroom

 1
wc

 1
parking space

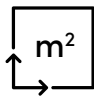


2nd floor

203
apartment

indoor area
2nd floor / 66.80m²
covered veranda / 12.94m²

common areas
swimming pool
at the rooftop
with a bbq zone

 66.80m²
interior area

 2
bedrooms

 1
bathroom

 1
parking space



2nd floor

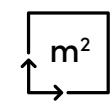


floorplans

204
apartment

indoor area
1st floor / 67.75m²
covered veranda / 15.30m²

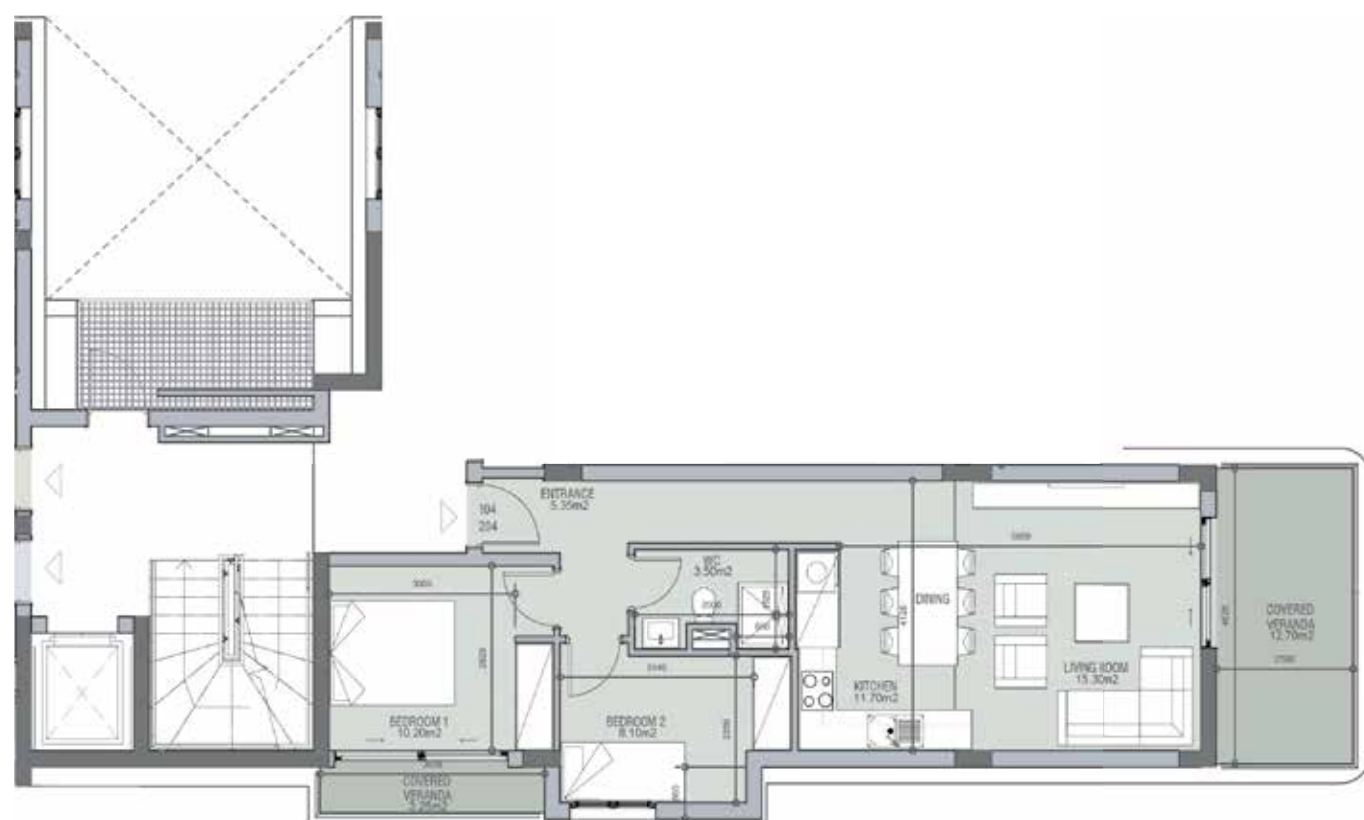
common areas
swimming pool
at the rooftop
with a bbq zone

 67.75m²
interior area

 2
bedrooms

 1
bathroom

 1
parking space



2nd floor



301
apartment

indoor area
3rd floor / 75.92m²
covered veranda / 18.78m²

common areas
swimming pool
at the rooftop
with a bbq zone

m²

75.92m²

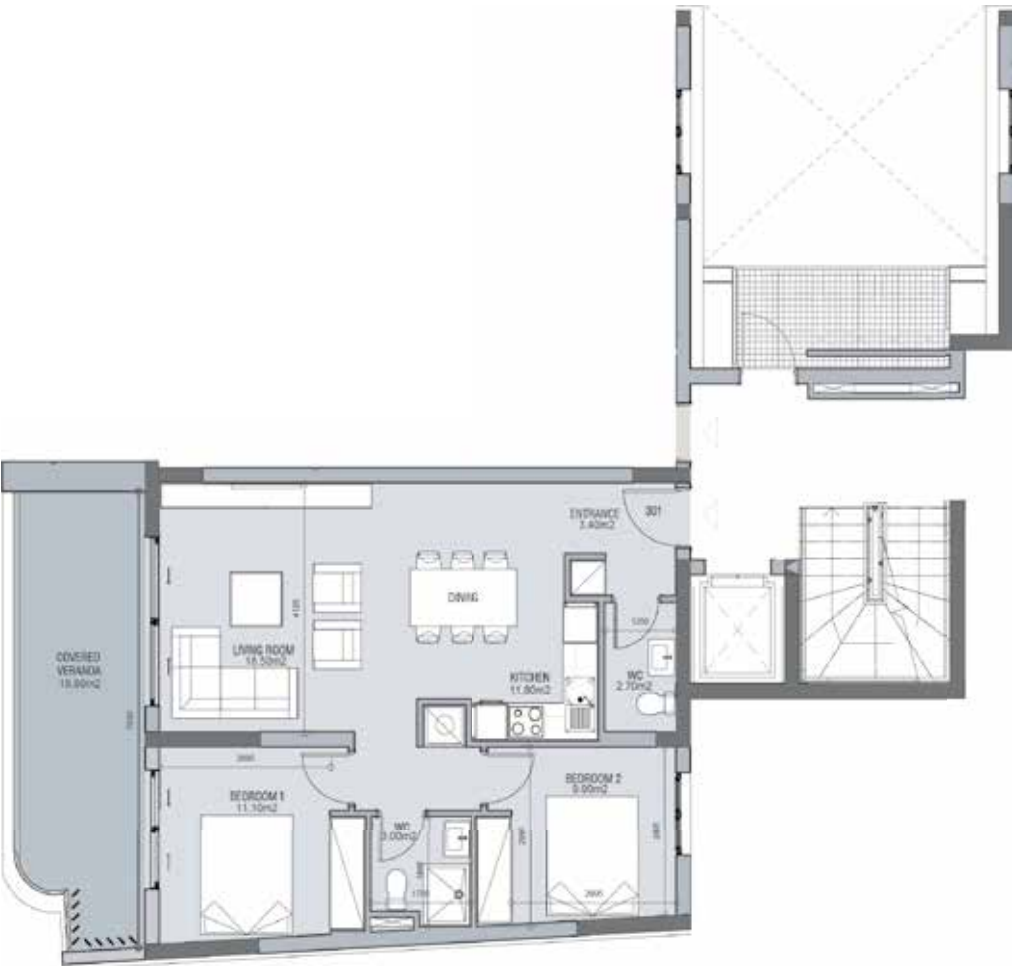
interior area

2
bedrooms

1
bathroom

1
wc

1
parking space



3rd floor

302
apartment

indoor area
3rd floor / 75.14m²
covered veranda / 18.73m²

common areas
swimming pool
at the rooftop
with a bbq zone

m²

75.14m²

interior area

2
bedrooms

1
bathroom

1
wc

1
parking space



3rd floor

303
apartment

indoor area
2nd floor / 66.80m²
covered veranda / 12.94m²

common areas
swimming pool
at the rooftop
with a bbq zone

m² 66.80m²
interior area

2
bedrooms

1
bathroom

1
parking space



3rd floor

304
apartment

indoor area
1st floor / 67.75m²
covered veranda / 15.30m²

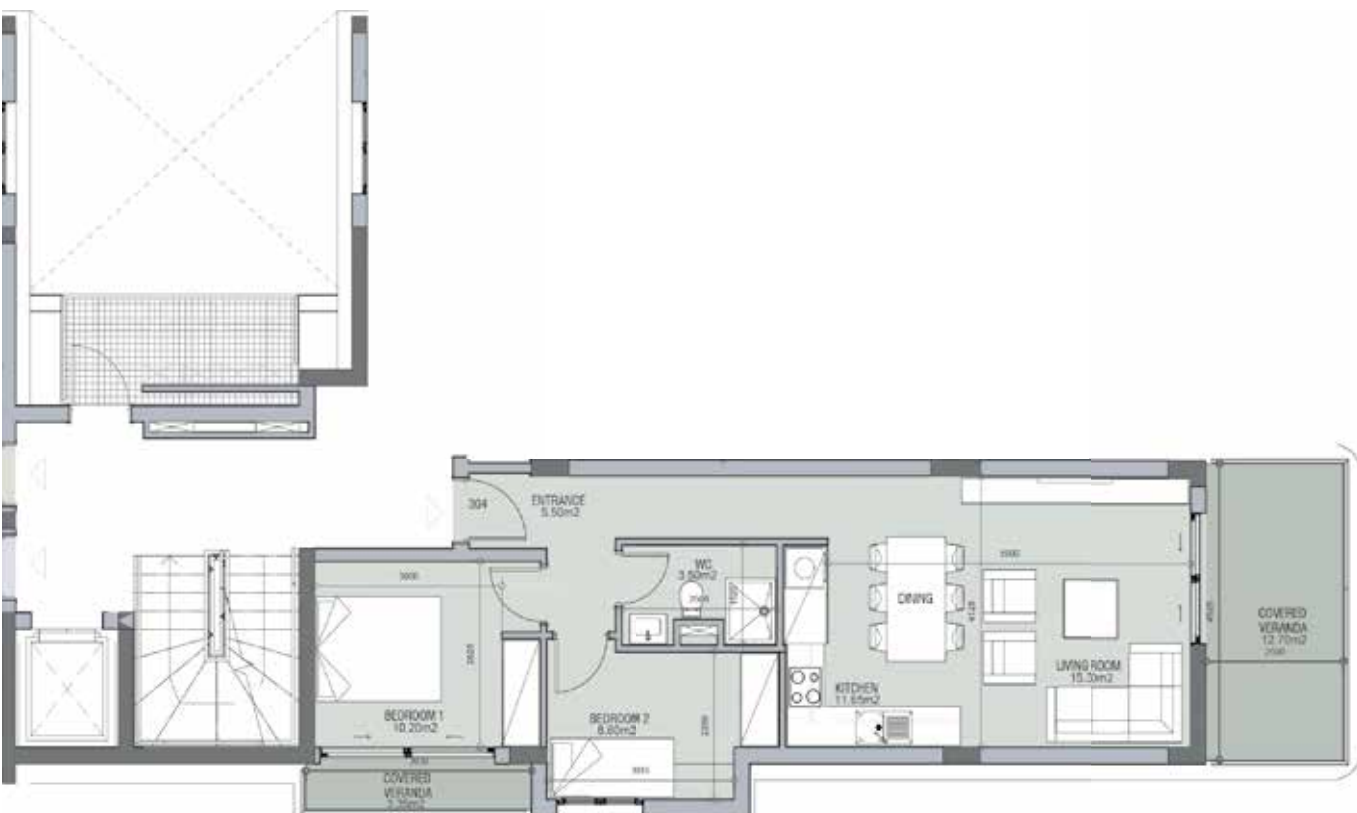
common areas
swimming pool
at the rooftop
with a bbq zone

m² 67.75m²
interior area

2
bedrooms

1
bathroom

1
parking space



3rd floor

401
apartment

indoor area
4th floor / 75.92m²
covered veranda / 18.78m²

common areas
swimming pool
at the rooftop
with a bbq zone

 75.92m²
interior area

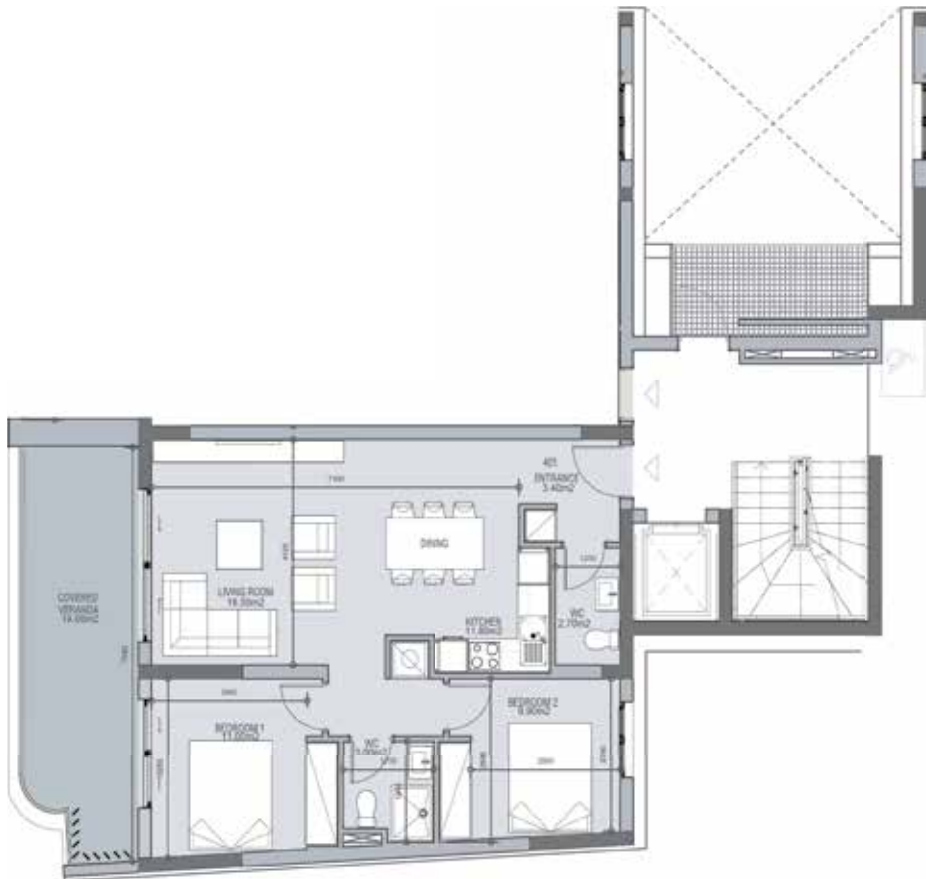
 2
bedrooms

 1
bathroom

 1
wc

 1
parking space

 1
storage space



4th floor

402
duplex

indoor area
4th floor / 75.14m²
5th floor / 58.28m²
covered veranda / 27.67m²

outdoor area
private uncovered
area / 9.79m²

common areas
swimming pool
at the rooftop
with a bbq zone

 133.42m²
interior area

 3
bedrooms

 2
bathroom

 1
wc

 1
parking space

 1
storage space



4th floor

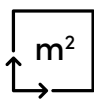
5th floor

403
duplex

indoor area
4th floor / 66.80m²
5th floor / 53.80m²
covered veranda / 11.14m²

outdoor area
private uncovered
area / 7.37m²

common areas
swimming pool
at the rooftop
with a bbq zone

 120.60m²
interior area

 3
bedrooms

 2
bathroom

 1
parking space

 1
storage space



4th floor

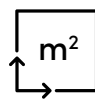
5th floor

404
duplex

indoor area
4th floor / 64.83m²
5th floor / 53.32m²
covered veranda / 19.52m²

outdoor area
private uncovered
area / 7.00m²

common areas
swimming pool
at the rooftop
with a bbq zone

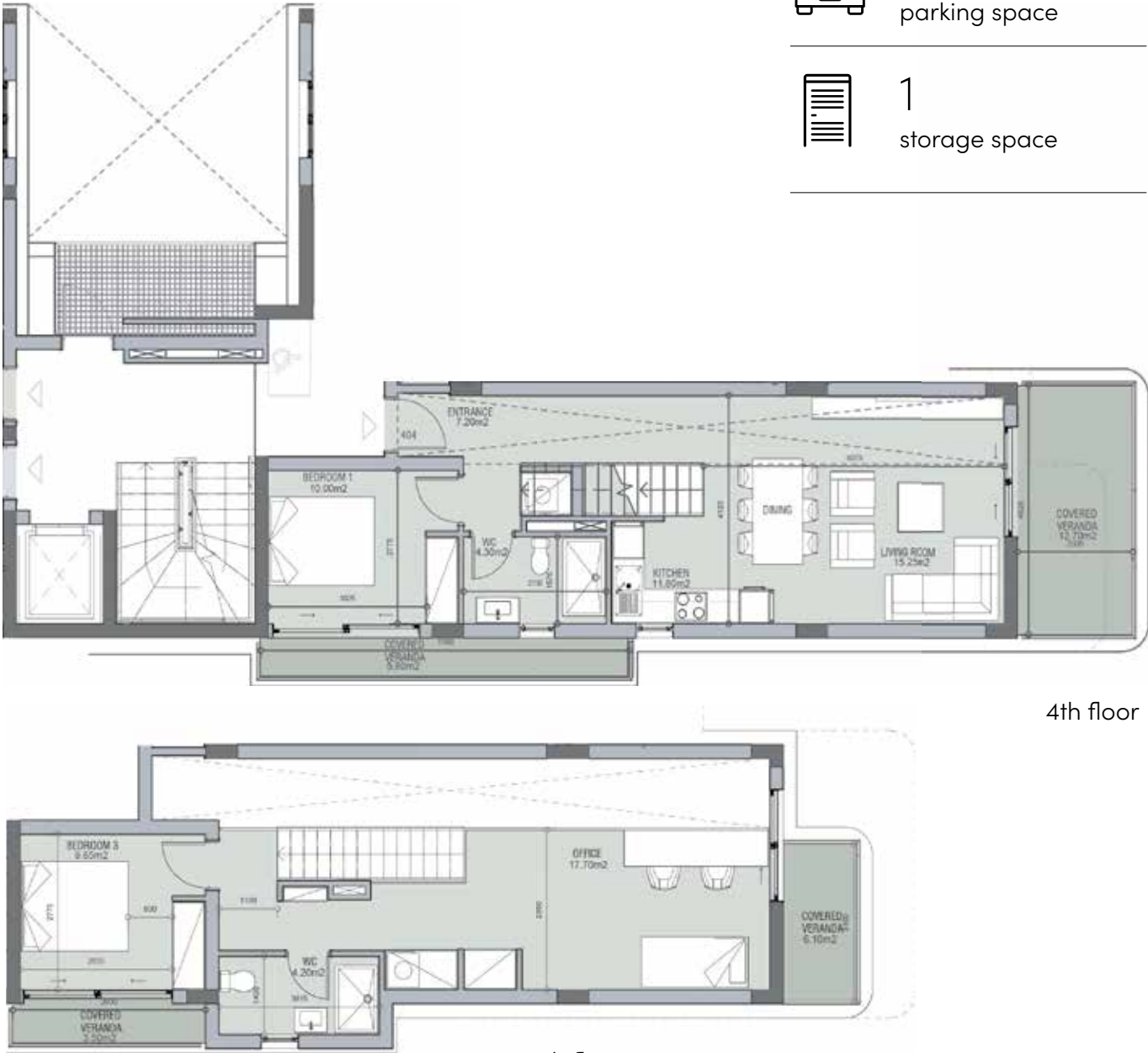
 118.15m²
interior area

 2
bedrooms

 2
bathroom

 1
parking space

 1
storage space



4th floor

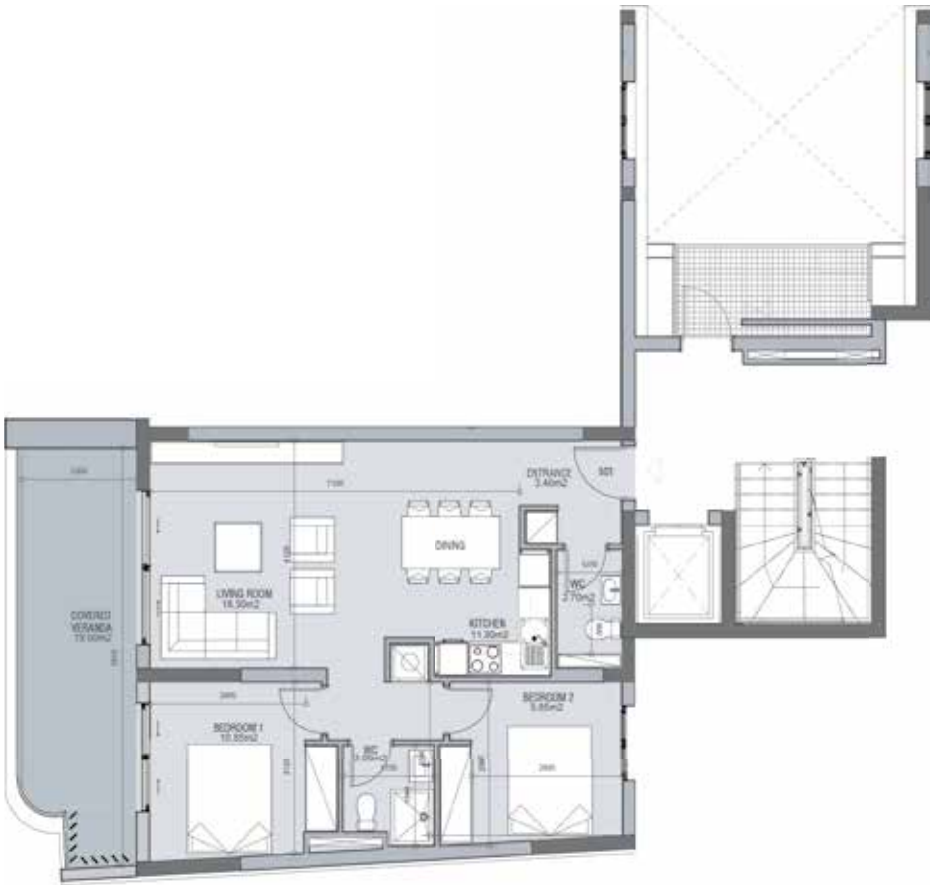
5th floor

501
apartment

indoor area
5th floor / 75.92m²
covered veranda / 18.78m²

common areas
swimming pool
at the rooftop
with a bbq zone

	75.92m ² interior area
	2 bedrooms
	1 bathroom
	1 wc
	1 parking space
	1 storage space



5th floor



601
duplex

indoor area
6th floor / 75.92m²
7th floor / 58.89m²
covered veranda / 15.78m²

outdoor area
private uncovered
area / 10.89m²

common areas
swimming pool
at the rooftop
with a bbq zone

 134.81m²
interior area

 3
bedrooms

 2
bathroom

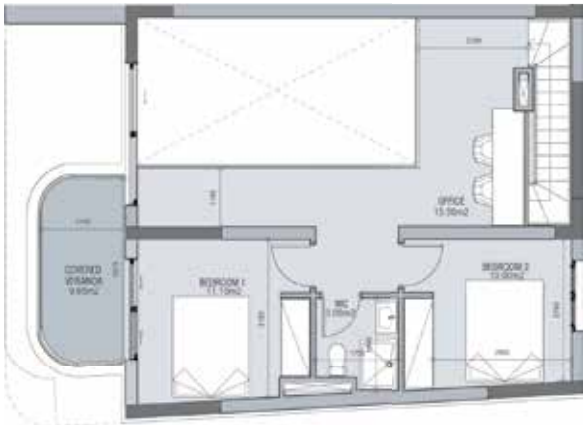
 1
wc

 1
parking space

 1
storage space



6th floor



7th floor

602
duplex

indoor area
6th floor / 75.14m²
7th floor / 58.28m²
covered veranda / 17.58m²

outdoor area
private uncovered
area / 9.94m²

common areas
swimming pool
at the rooftop
with a bbq zone

 133.42m²
interior area

 3
bedrooms

 2
bathroom

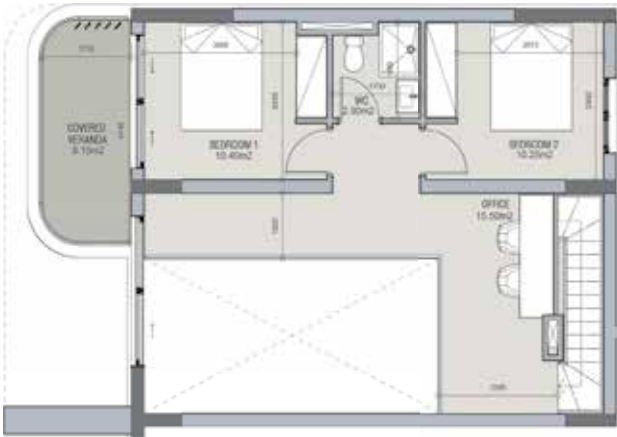
 1
wc

 1
parking space

 1
storage space



6th floor



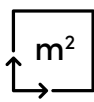
7th floor

603
duplex

indoor area
6th floor / 66.80m²
7th floor / 53.82m²
covered veranda / 11.14m²

outdoor area
private uncovered
area / 7.54m²

common areas
swimming pool
at the rooftop
with a bbq zone

 120.62m²
interior area

 3
bedrooms

 2
bathroom

 1
parking space

 1
storage space

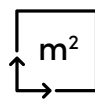


604
duplex

indoor area
6th floor / 64.83m²
7th floor / 53.06m²
covered veranda / 19.63m²

outdoor area
private uncovered
area / 6.99m²

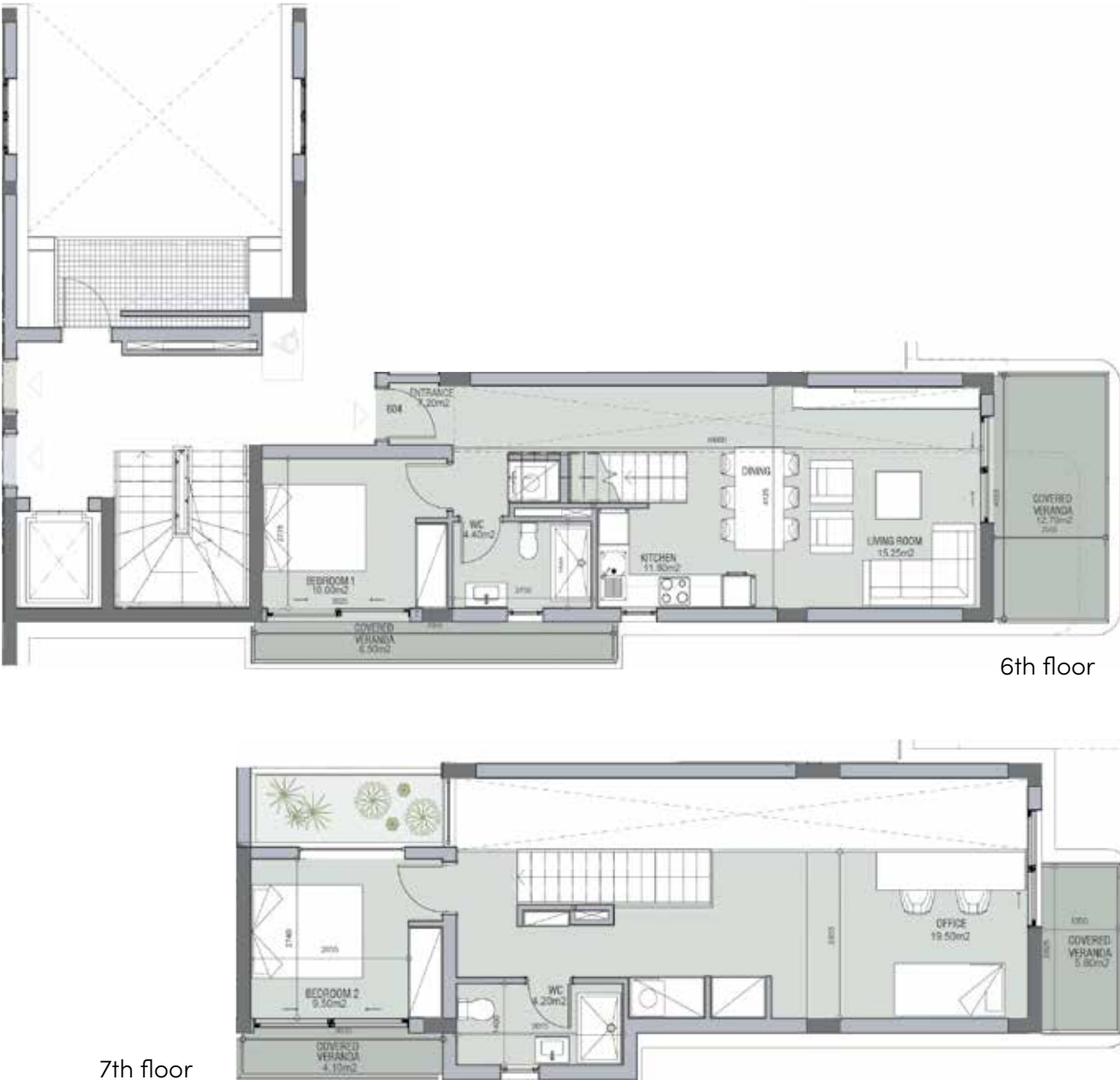
common areas
swimming pool
at the rooftop
with a bbq zone

 117.89m²
interior area

 3
bedrooms

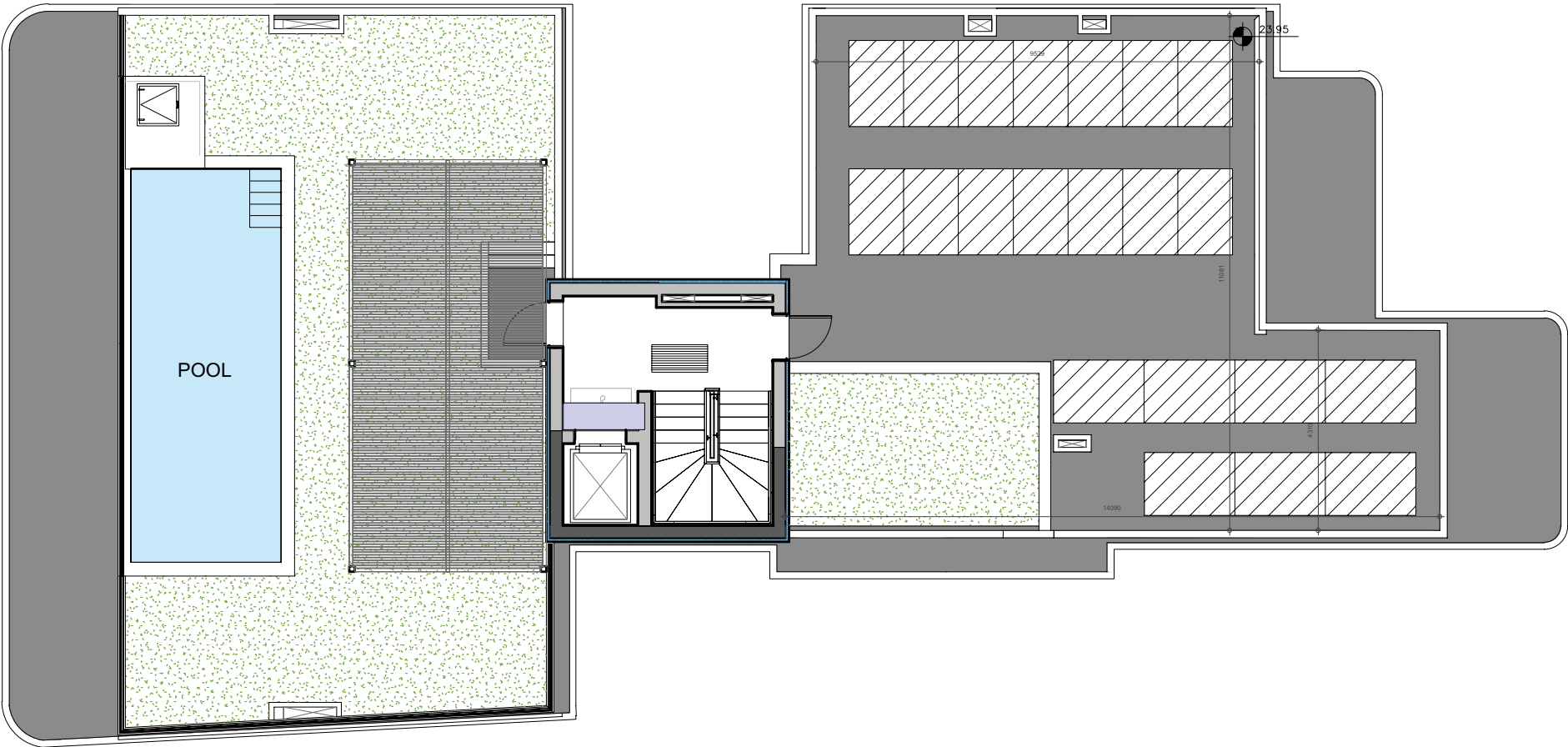
 2
bathroom

 1



roof top plan

roof terrace
bbq zone



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
- 148 projects in portfolio
- 16 projects in Athens
- over 300 employees in 5 countries



why us

full scope

Full scope of Real Estate services from project development to property management

social impact

We consider the economic needs of the location, address environmental concerns, create healthier communities, and seek to reduce the impact of climate change to build better future

interior design

Advanced smart home management systems are seamlessly incorporated with indulgent furnishings and natural accents such as polished stone, artisan textiles and wood. Our projects are designed of a diverse team of designers, innovators, architects, whose roots, and influence extend all over the world

360° home equipment service

We provide you a service which will help you equip your home with furniture and electrical appliances of your taste

sustainability

At the heart of our ethos is the understanding that modern architecture and development needs to work with, conserve and protect the environment to foster the healthy and holistic home experiences of the future

note: all 3D images consist of indicative information and the project can differ insignificantly from the displayed images



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