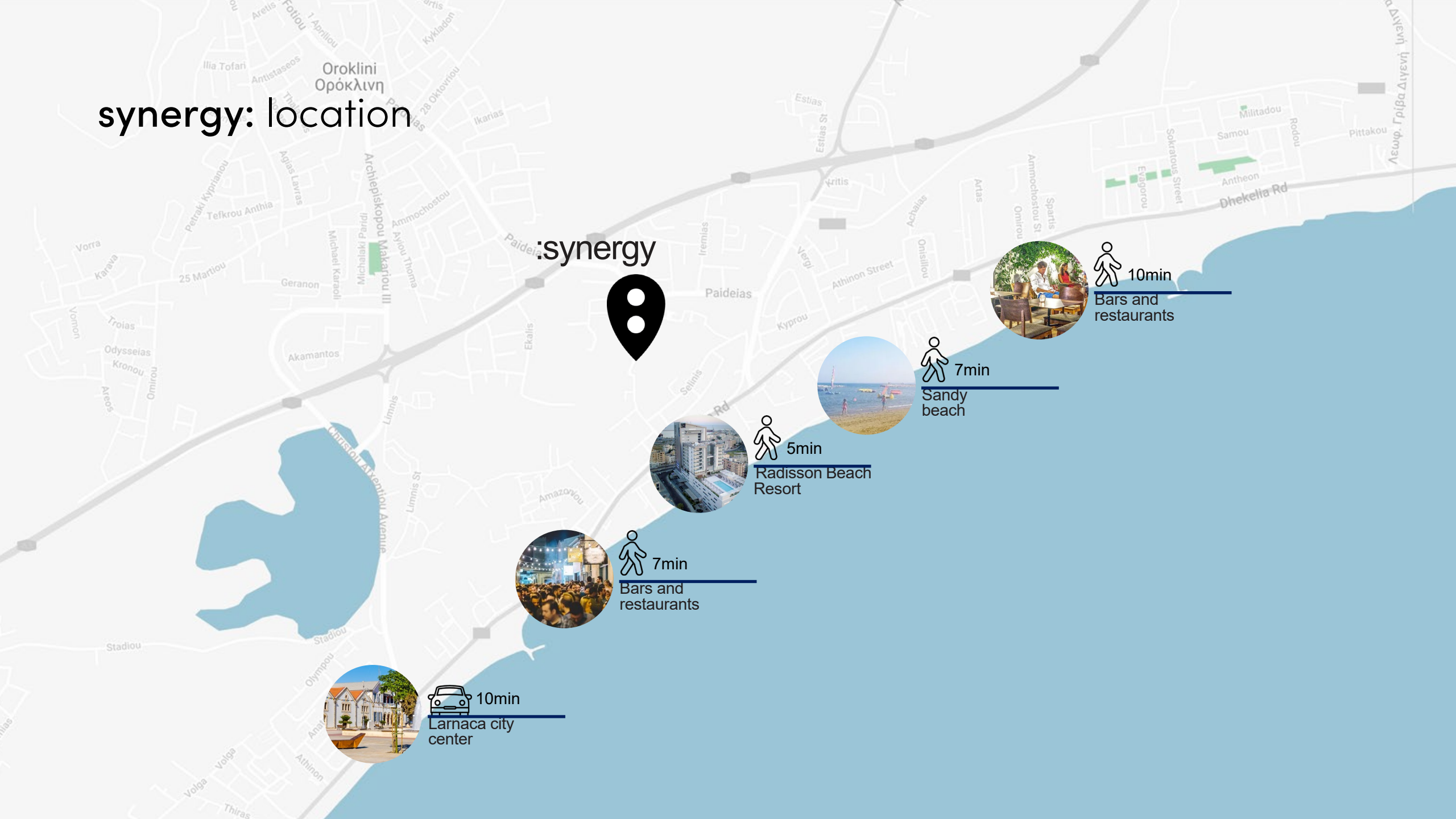


• synergy

# synergy: location




# synergy: location



synergy



 10min  
Bars and restaurants




 7min  
Sandy beach




 5min  
Radisson Beach Resort



 7min  
Bars and restaurants



 10min  
Larnaca city center



• synergy Oroklini-Larnaca

enticing dynamic area with full infrastructure for  
permanent living



private schools and universities

A photograph showing a man in a light blue button-down shirt leaning over a group of four children. They are all looking at a laptop screen. The children include a girl with dark curly hair, a girl with blonde curly hair, a girl with blonde straight hair, and a boy with short brown hair. The scene is brightly lit and appears to be indoors.

children's educational classes


# synergy: schools & universities


20min   
University of Central  
Lancashire in Cyprus.




synergy



10min   
aicy american  
university of cyprus

10min   
Pascal English  
School




15min   
TIME Private  
School Institute



15min   
American  
Academy




15min   
Primary  
School



10min   
Med High  
Preschool



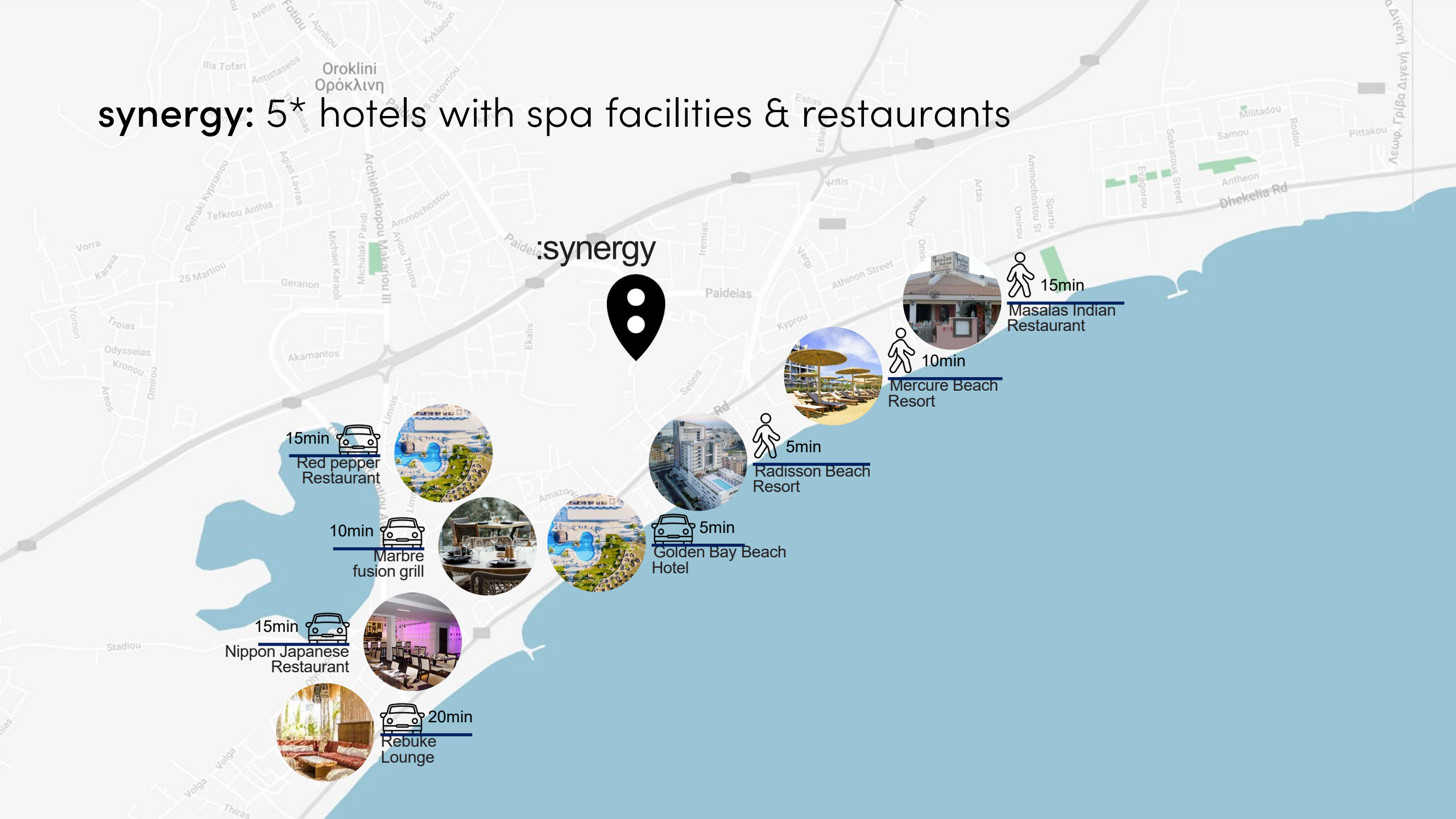
15min   
Cyprus Academy of  
Sculpture & Fine Arts





5\* resorts and restaurants

# synergy: 5\* hotels with spa facilities & restaurants




synergy



15min   
Red pepper  
Restaurant



10min   
Marbre  
fusion grill



15min   
Nippon Japanese  
Restaurant



 20min  
Rebuke  
Lounge



5min   
Radisson Beach  
Resort



10min   
Mercure Beach  
Resort



15min   
Masalas Indian  
Restaurant

private schools  
and universities



children's educational  
classes



ancient architectural  
landmarks  
and cultural sites



supermarkets and  
shopping malls



blue flag beaches



5\* resorts and restaurants



sports activities for  
all family



A vibrant, sunlit residential street scene. The architecture is modern and minimalist, featuring white facades and large windows. The street is lined with lush greenery, including tall pine trees and flowering shrubs. In the foreground, a man in a blue tank top is jogging. A red car is driving away on the road. On the right, a man is interacting with a young child near a green car. The overall atmosphere is one of a well-designed, family-friendly community.

crafted with families in mind

this is a place where each member will discover something  
that resonates personally with them



89 luxury villas  
300m away from endless beaches



gated community

A modern playground set in a lush, green environment. The central feature is a large, egg-shaped wooden structure with a circular opening. To the right, there's a wooden frame with a rope net and swings. In the foreground, two children are on a blue mat with insect-shaped spring riders. A boy is climbing a set of wooden logs. In the background, a man and a woman are near a table with a dog, and another child is sitting on a wooden bench. The scene is framed by large, leafy trees and a modern building in the distance.

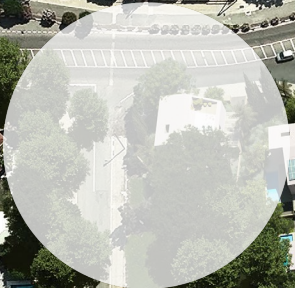
kids and family facilities



unique aesthetic touches,  
high standard of finish



synergy: master plan



An architectural rendering of a modern residential complex. The scene is set outdoors with a large, rectangular swimming pool in the center. The pool is surrounded by a paved deck with lounge chairs and umbrellas. In the background, there are several white, multi-story buildings with large windows and balconies. A woman is sitting on a concrete ledge in the foreground, smiling. There are several trees and landscaped areas with plants. The sky is blue with some clouds.

## synergy: facilities

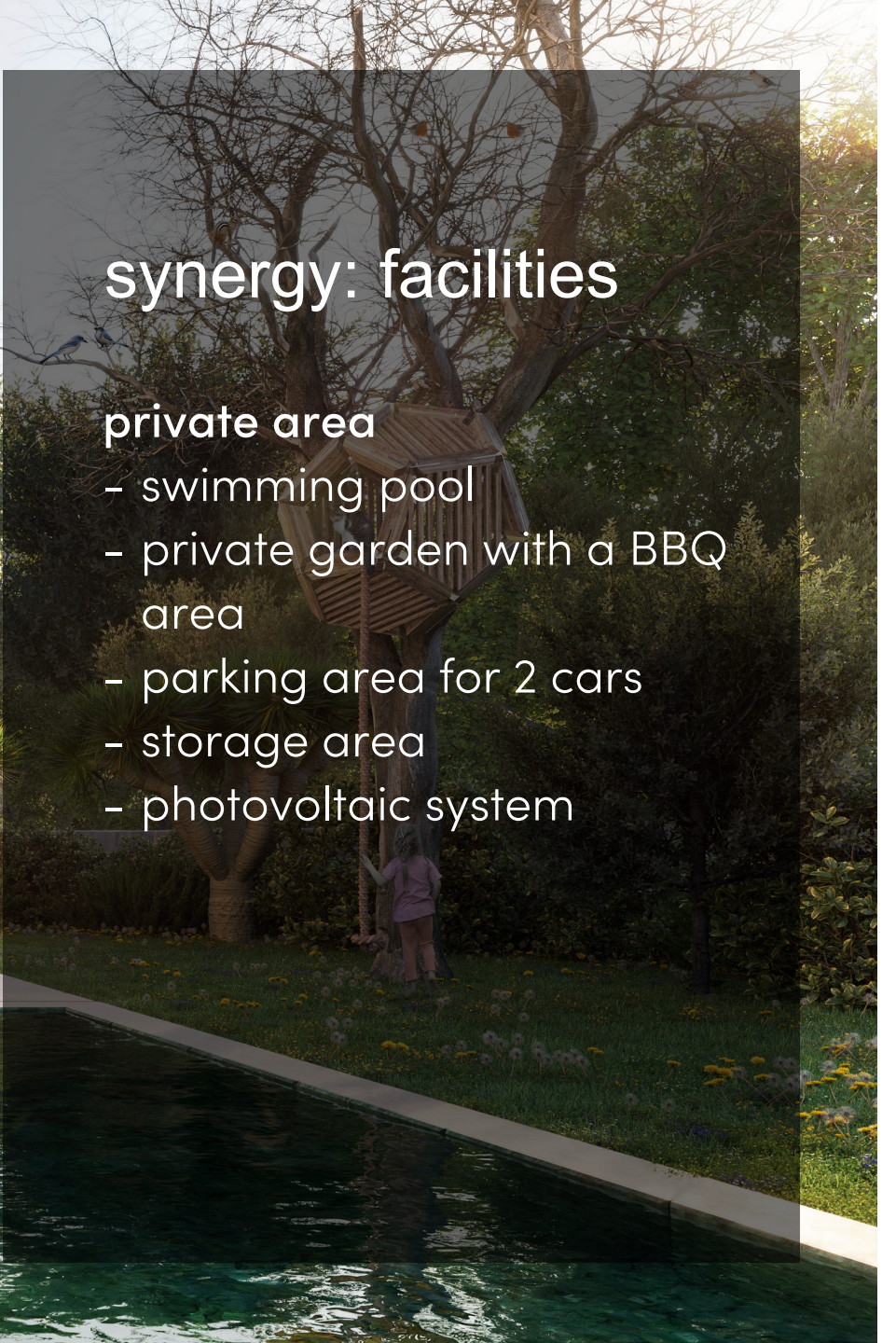
### common areas

- 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



## synergy: facilities

### private area

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

# synergy: phase 1



# synergy: area list

N°	property	bedrooms	bathrooms	swimming pool	parking spaces	type of house	area (m2)									
							private interior	covered veranda	sellable auxiliary		sellable area	garage area	uncovered veranda	storage at attic	total area	plot area
									attic	area						
4.41	villa	3	3	common	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	319.00	
4.42	villa	3	3	common	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	294.00	
4.43	villa	3	3	common	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	294.00	
4.44	villa	3	3	common	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	290.00	
4.45	villa	3	3	optional	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	343.00	
4.46	villa	3	3	optional	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	339.00	
4.47	villa	3	3	optional	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	339.00	
4.48	villa	3	3	common	2	H2	151.60	11.20	-	-	162.70	17.20	-	179.90	266.00	
4.49	villa	3	3	common	2	H2	151.60	11.20	-	-	162.70	17.20	-	179.90	280.00	
4.50	villa	3	3	optional	2	H2	151.60	11.20	-	-	162.70	17.20	-	179.90	357.00	
4.51	villa	5	4	private	2	H4	181.70	17.50	2nd	63.40	262.60	32.00	12.00	306.60	571.00	
4.52	villa	5	4	private	2	H4	181.70	17.50	2nd	63.40	262.60	32.00	12.00	306.60	460.00	
4.53	villa	5	4	private	2	H4	181.70	17.50	2nd	63.40	262.60	32.00	12.00	306.60	399.00	
4.54	villa	4	3	private	2	H3B	152.10	16.40	2nd	37.40	205.90	30.70	21.80	258.40	408.00	
4.55	villa	4	3	private	2	H3B	152.10	16.40	2nd	37.40	205.90	30.70	21.80	258.40	352.00	
4.56	villa	4	3	private	2	H3B	152.10	16.40	2nd	37.40	205.90	30.70	21.80	258.40	359.00	
4.57	villa	4	3	private	2	H3B	152.10	16.40	2nd	37.40	205.90	30.70	21.80	258.40	376.00	
4.58	villa	4	3	private	2	H3B	152.10	16.40	2nd	37.40	205.90	30.70	21.80	258.40	398.00	
4.59	villa	3	3	common	2	H1	151.60	20.00	-	-	171.60	18.10	-	189.70	289.00	



synergy: villa petite H1

three-bedroom  
perfect for starting your family

# floor plans H1

 172.00 m<sup>2</sup>  
total cover area

 3  
bedrooms

 3  
bathrooms

 2  
parking spaces

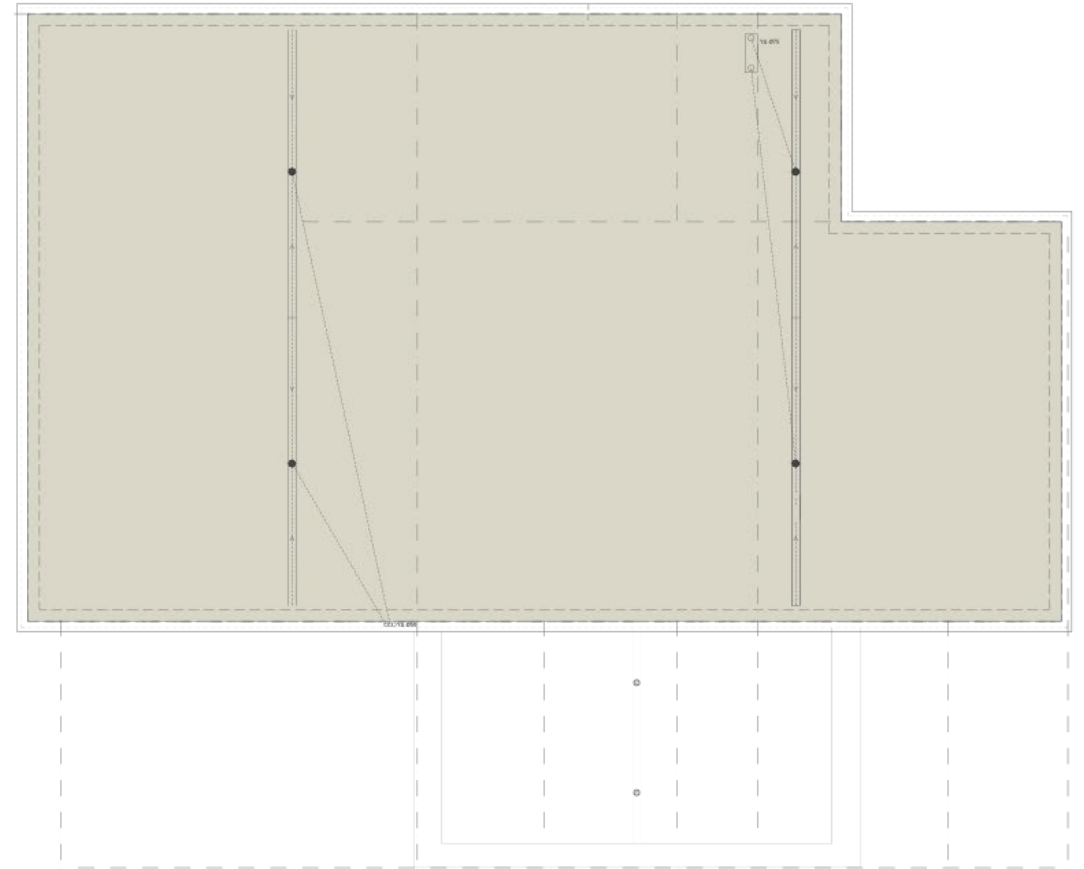


:ground level

floor plans H1



:1st floor




:roof

An aerial view of a modern, multi-unit villa complex. The buildings are white with flat roofs and large windows. In the foreground, there is a swimming pool with a person sitting on the edge. The area is landscaped with various trees and plants. Two semi-transparent white circles are overlaid on the image, one above and one below the main text.

synergy: villa petite H2

three-bedroom  
perfect for starting your family

## floor plans H2

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

 3  
bathrooms

 3  
bedrooms

 2  
parking spaces

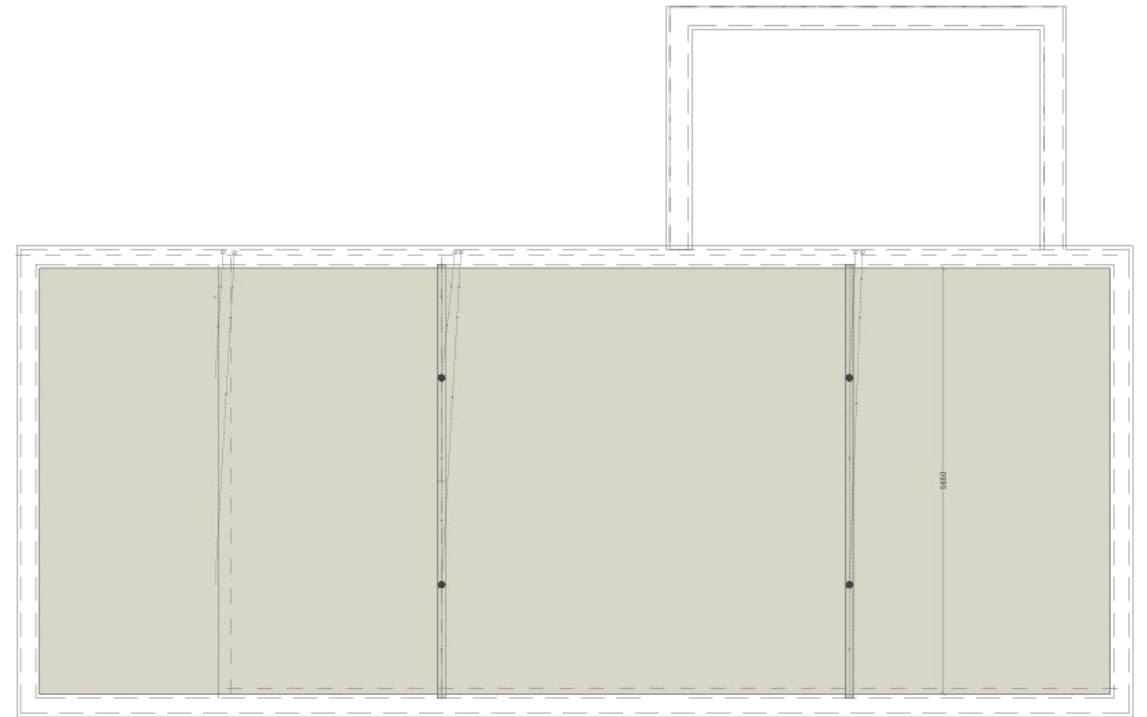


:ground level

floor plans H1



:1st floor



:roof



synergy: villa tessera

four-bedroom  
created for young couples with 1-2 kids

# floor plans H3B

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

 2  
parking spaces

 4  
bedrooms

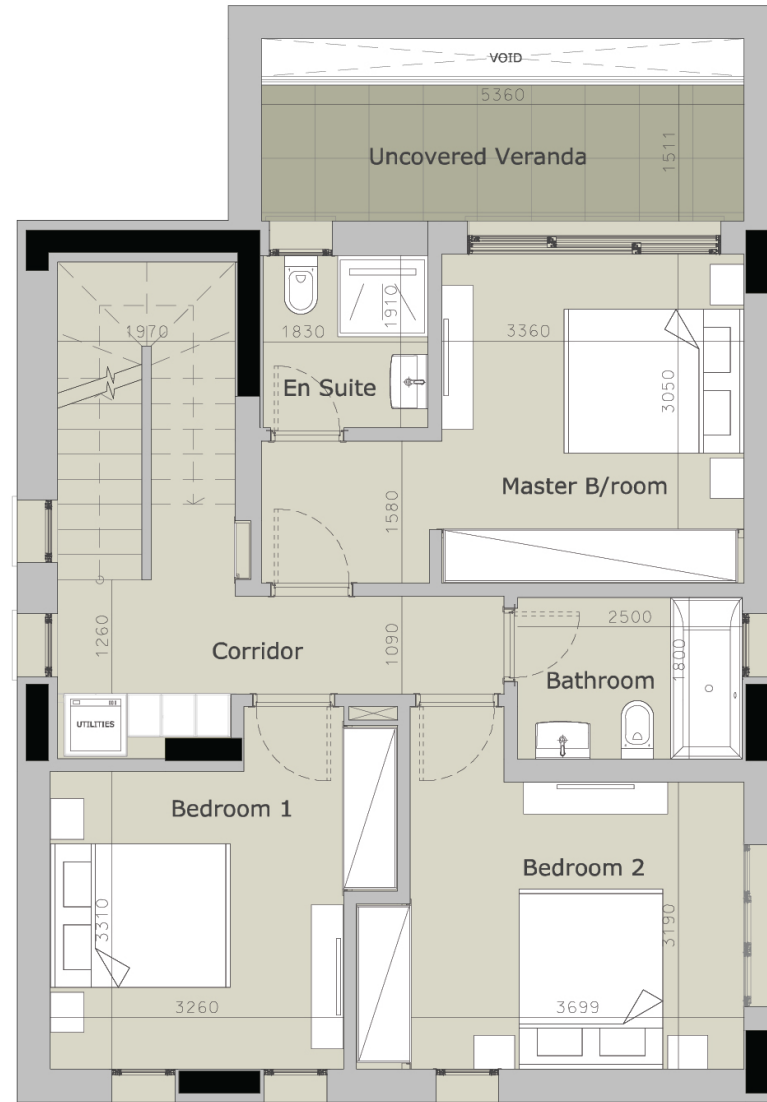
 3  
storage spaces

 3  
bathrooms

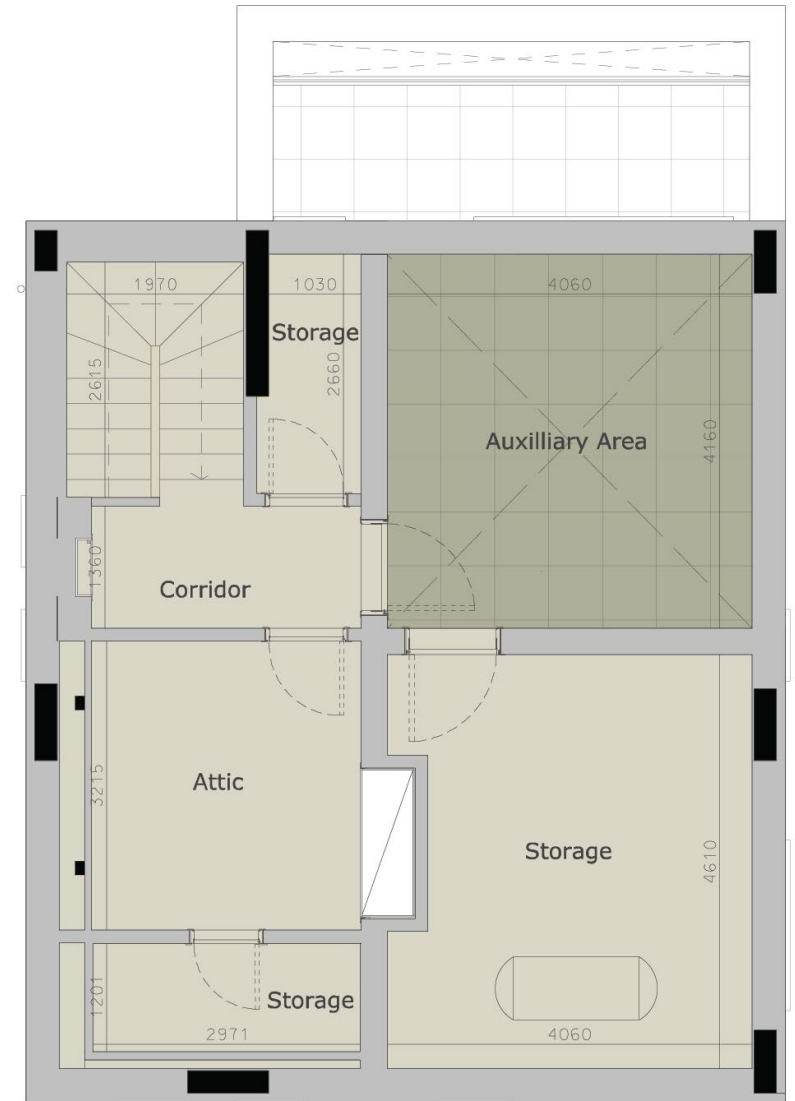


:ground level

floor plans H3B



:1st floor



:2nd floor



synergy: villa granda

five-bedroom  
when your family grows bigger

# floor plans H4

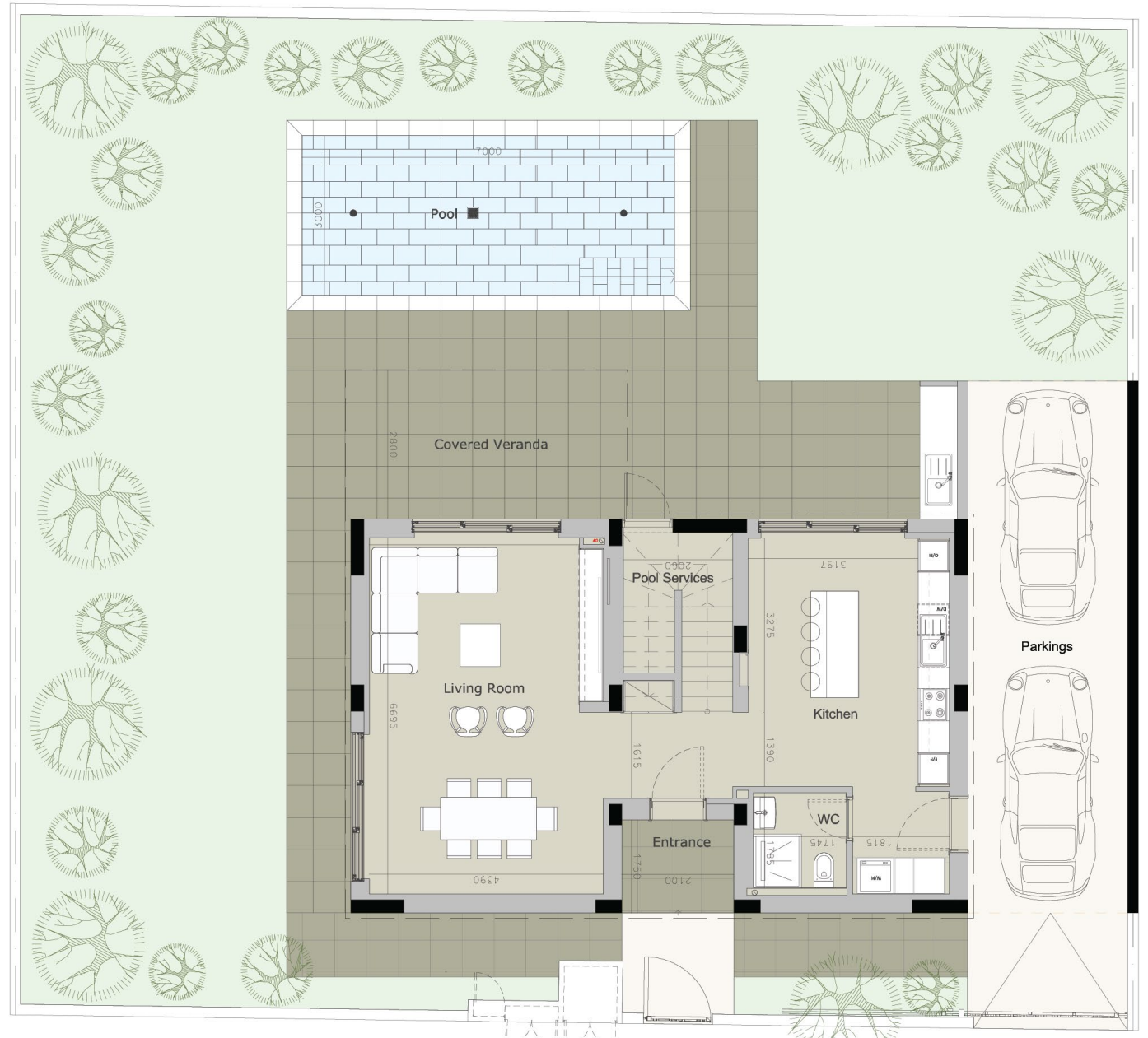
 263.00 m<sup>2</sup>  
total covered area

 2  
parking spaces

 5  
bedrooms

 3  
storage spaces

 3  
bathrooms

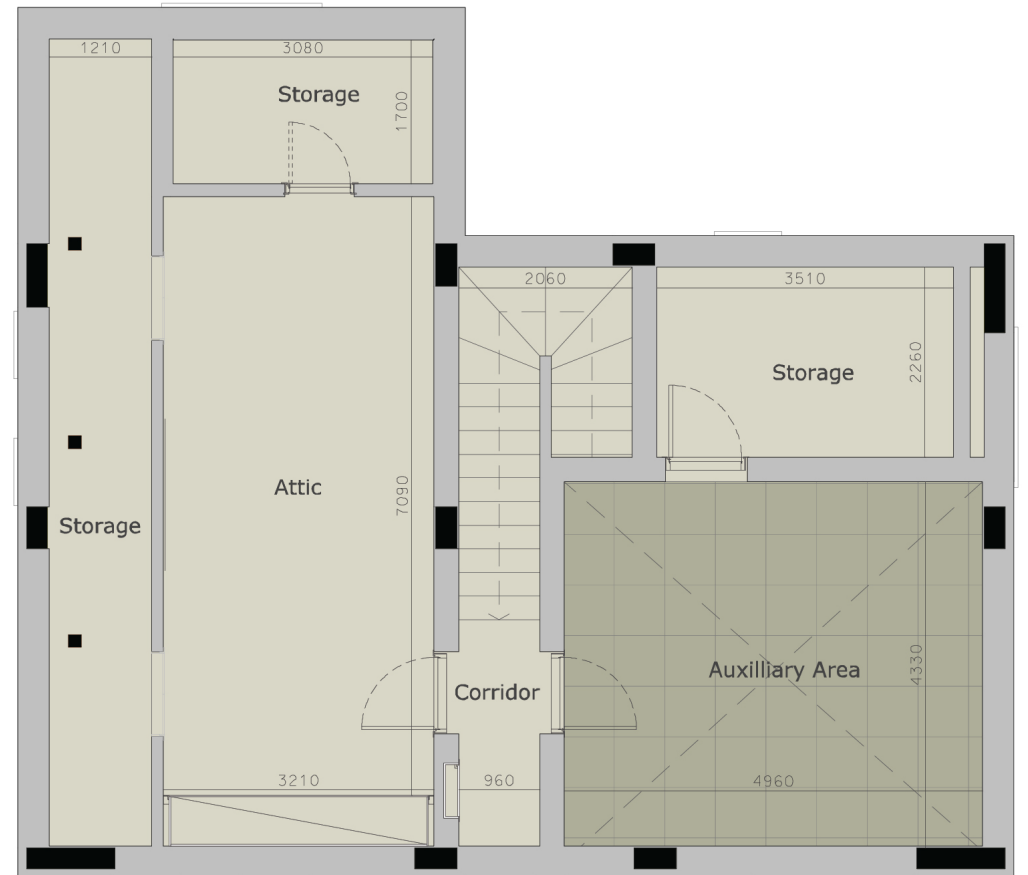


:ground level

floor plans H4



:1st floor



:2nd floor



**Build. Better. Future.**

