



King George
Oroklini Resort Spa

Introduction

King George Group: Premier Real Estate Developers

With over 20 years in the industry, King George Group excels within the development, construction, property management, after sales and rentals of real estate projects, whilst having managed more than 2,000 units offering innovation and precision to our turnkey units.

Expertise and Versatility

Our team specializes in A-Z services, including Project management, Engineering, Architectural, Finance, Construction, after sales management and property and rental management, having a diverse portfolio that includes also Food & Beverage establishments.

Core Specialties:

Branding and managing luxury and unique concept hotels in Cyprus
Elegant residential and commercial resorts Innovative large-scale housing developments
Developing and Managing Urban hotel apartments in Athens
Project Management and quality assurance control

Our subsidiaries ensure flawless execution and management of luxury resorts and urban projects.

Professional Credentials

Licensed Engineers and Architects under the Cyprus ETEK, Technical Advisor Body of Cyprus
Accredited by the Cyprus Securities and Exchange Commission; Regulated Authority in Cyprus
Accredited by the Royal Institution of Chartered Surveyors in Europe and Cyprus
Experts in high-rise design and licensing Architectural Influence and Leadership

Over 2,000 units in Cyprus and Greece showcase our innovative design leadership. Experience Excellence with Us

King George Partners transforms visions into exceptional properties. Let us bring your vision to life.







Reception



Reception

Private Indoor Jacuzzi

Welcome to a world of luxury and comfort at «King George», where every detail is designed to create unforgettable moments.

Your Stay Includes:

Private Indoor Jacuzzi: Relax and unwind in complete privacy.

Elegant and Warm Design: Modern details that make you feel right at home.

Stunning Natural Surroundings: Breathtaking scenery adds a magical touch to your stay. Exceptional Services: A dedicated team ensures your every need is met.

Perfect for Every Occasion: Romantic getaways for couples. Cozy family retreats.







Play



Kids in the Exclusive Playroom

At «King George», we ensure happiness for the entire family, including the little ones. Our dedicated kids' playroom offers a space filled with fun and creativity, making your vacation a truly complete experience.

What Makes Our Playroom Special?

Educational and Entertaining Games: Suitable for all age groups.

Creative Spaces: Areas for activities like drawing and coloring.

Group Games: Encouraging kids to interact and have fun with their peers.

Safe and Comfortable Design: Allowing children to play freely and securely.

With the kids playroom at «King George», your children will have their own special place to enjoy while you relax and unwind.

Open Pool

Have you ever dreamed of swimming in a stunning pool surrounded by breathtaking natural scenery? At King George, that dream comes true. Our open pool offers the perfect blend of refreshment and enjoyment for an unforgettable experience.

Why Should You Be the First to Dive In?

Feel the Freedom: Swim under an open sky with crystal-clear waters.

Relax in Style: Enjoy sun loungers designed for ultimate comfort.

Capture the Moment: Ideal for stunning photos and unforgettable memories.

Perfect for Everyone: Whether you seek a serene adventure or fun with family.

Don't miss the chance to spend your day in a space that balances energy and relaxation.

Choose King George for a moment you truly deserve.









Fitness Gym

At «King George», your health and well-being are our priority. Enjoy staying active in our state-of-the-art gym, providing the perfect environment to maintain your fitness routine during your stay.

Why Choose Our Gym?

Modern Equipment: Covering all workout needs, from cardio to strength training.

Comfortable Spaces: Thoughtfully designed for an optimal training experience.

Motivational Atmosphere: Helping you achieve your fitness goals.

Suitable for All Levels: Whether you're a beginner or a seasoned athlete.

Start your day with energy or end it with a satisfying workout to recharge.

At «King George», we ensure you have everything you need to stay healthy and active, even on vacation.

Enclosed Hot Pool

At «King George», we offer you an exceptional relaxation experience with our enclosed hot pool, designed to be your perfect retreat in every season.

Turn your stay into an unforgettable blend of comfort and luxury.

What Makes Our Enclosed Hot Pool Special?

Modern and Cozy Design: Ensures an ideal ambiance for relaxation and tranquility.

Warm Waters: Rejuvenate your body and refresh your energy.

Perfect for Families and Friends: A fun and unique experience for everyone.

Private and Enclosed Setting: Suitable for any weather, providing complete privacy.

Whether you're unwinding after a long day or looking to enjoy quality time with loved ones, the hot pool at «King George» is the perfect place for a blend of relaxation and entertainment.









A Luxurious Restaurant

At «King George», we offer more than just food; we deliver a distinctive dining experience where you savor exquisite flavors in a luxurious and serene ambiance. Relish the finest dishes at our restaurant, known for its unparalleled quality and service.

What Sets Our Restaurant Apart?

Diverse Menu: Dishes crafted with the finest local and international ingredients, including vegetarian and healthy options.

Elegant Atmosphere: A modern and sophisticated design with breathtaking views, perfect for any dining occasion.

Exceptional Service: A dedicated team providing personalized service to ensure your comfort and satisfaction.

Innovative Dining Experience: Every detail is meticulously curated to make you feel like you're on a culinary journey.

Whether you're seeking a light meal or a luxurious dining experience for a special celebration, King George is where fine dining meets exceptional comfort.

Green Space for Barbecue

At «King George», we offer an open green space dedicated to barbecue, where you can enjoy a unique experience that blends fresh air and delicious food.

Spend quality time with friends and family in a captivating natural setting.

Why You'll Love This Space:

Breathtaking Natural Setting: A spacious area surrounded by greenery that offers peace of mind while barbecuing.

Fully Equipped Facilities: High-quality grilling tools and comfortable seating areas to ensure a relaxing and exciting experience.

Perfect for Families: An ideal spot for family gatherings or small celebrations with friends.

Complete Privacy: An open space where you can enjoy your time away from noise and crowds.

Whether you're planning a celebration or simply want to spend quality time with loved ones, King George provides the perfect place to enjoy a barbecue in nature.









Sports Facilities

Are you ready to challenge your sports skills at King George?

We offer you the best sports facilities for an experience filled with action and excitement, featuring 4 unique courts: a tennis court, a football field, a basketball court, and a sand court for beach games, so you can enjoy every moment.

Our Sports Facilities Include:

Tennis Court: Equipped with the latest technology, providing the best experience for both professional and beginner players.

Football Field: A spacious, world-class facility where you can score goals and enjoy matches with your friends.

Basketball Court: Carefully designed to give you the freedom and excitement to play with your team.

Sand Court: Perfect for beach games like volleyball, combining summer fun and sports.

Whether you're looking for a sports challenge or simply want to enjoy quality time with friends, King George is the place where competition and fun come together in every game.

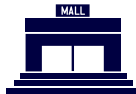
12 Min To Finikoudes Beach Center



15 Min From Airport



15 Min To Metropolis Mall



25 Min To Ayia Napa

32 Min To Nicosia

37 Min To Limasol

75 Min To Paphos



**Radisson Beach
Hotel**





Larnnaca Beach

This is an aerial architectural rendering of a new residential development. The scene is set during the 'golden hour' of sunset, with a warm, orange glow over the landscape. In the background, the sea is visible on the left, and a sprawling town with numerous houses and buildings extends across the middle ground. The development itself is a large, modern complex consisting of several long, parallel blocks of multi-story apartment buildings. These blocks are arranged around a central road and are flanked by green spaces, trees, and parking areas. Specific features include a blue tennis court, a playground, and a swimming pool. The overall design is clean and contemporary, with flat roofs and large windows. The labels are placed in yellow boxes with white text, and white lines connect them to the corresponding parts of the development.

King George Resort Spa

BLOCK A

BLOCK B

VILLAS



Villa







Your Dream Villa in the Heart of Nature

Imagine waking up to breathtaking views where lush greenery meets serene tranquility, recharging your soul every morning. This villa is not just a home; it's a masterpiece of modern design, embodying elegance and comfort in every detail.

The villa offers spacious interiors with state-of-the-art architecture, featuring panoramic windows that flood the space with natural light and showcase stunning views.

Enjoy your private swimming pool, unwind in the jacuzzi, or relax in the sauna after an active day.

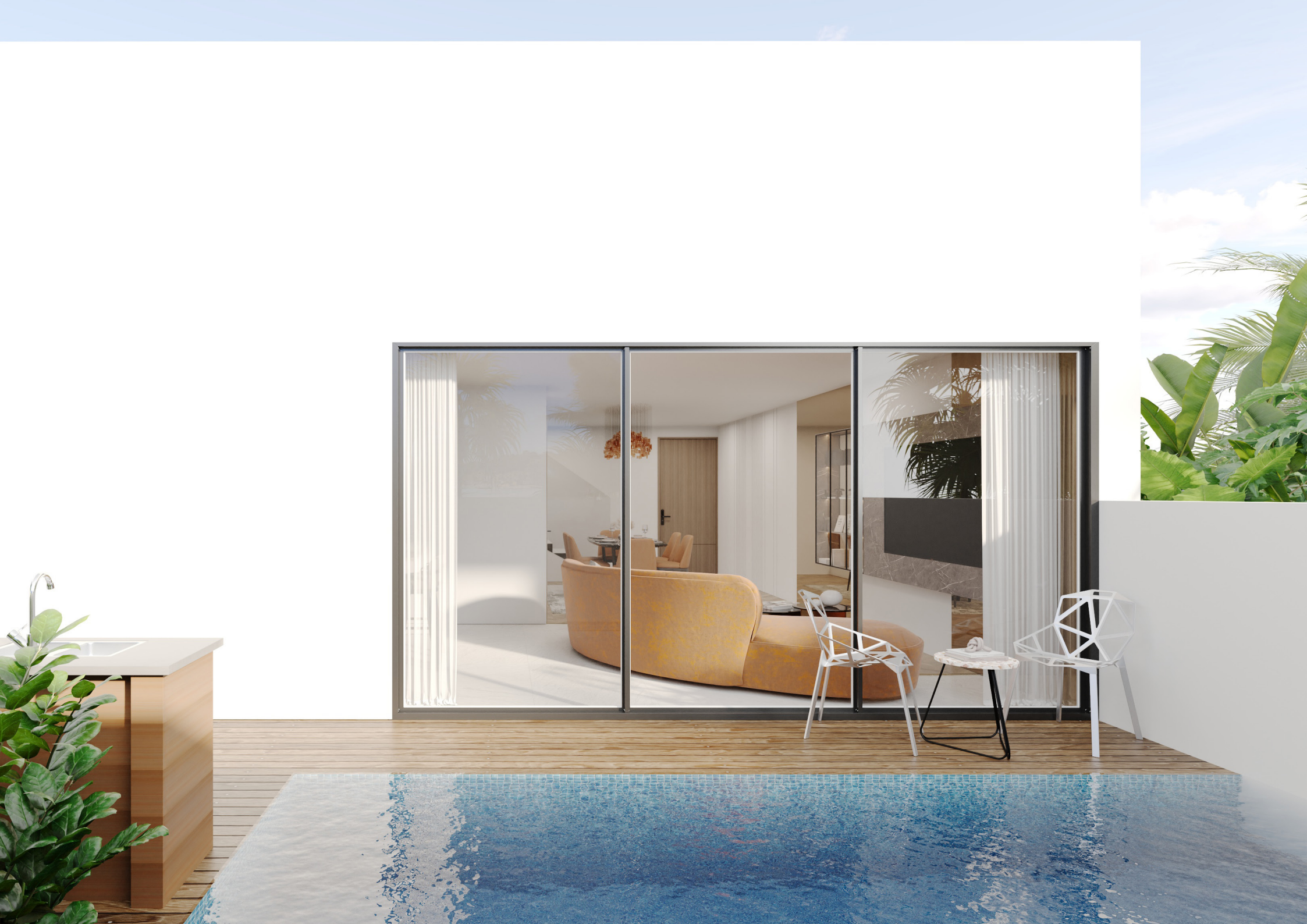
As part of a fully integrated resort, the villa comes with access to world-class amenities: sports courts, gourmet restaurants, and a premium wellness center. This is not just an investment; it's a unique lifestyle experience that guarantees peace and rejuvenation.

Turn your dream into reality today and become part of this exceptional project where luxury meets nature in perfect harmony.

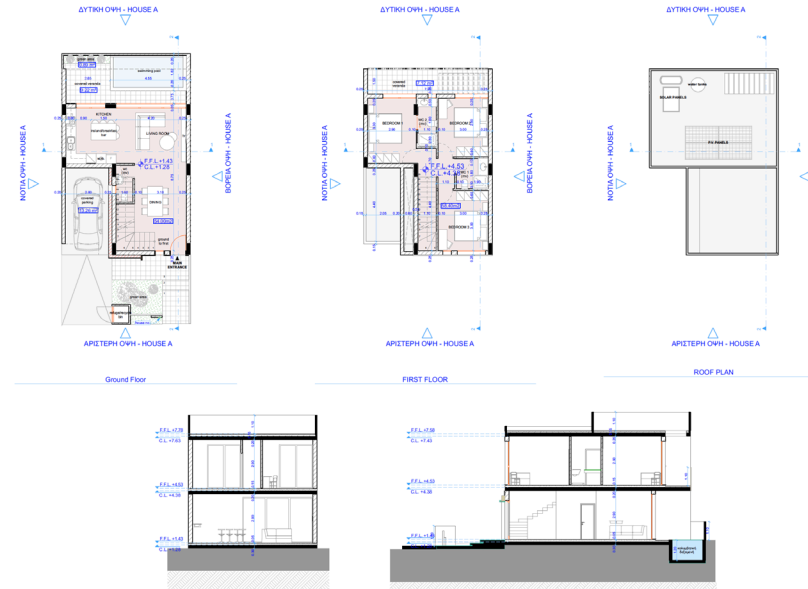




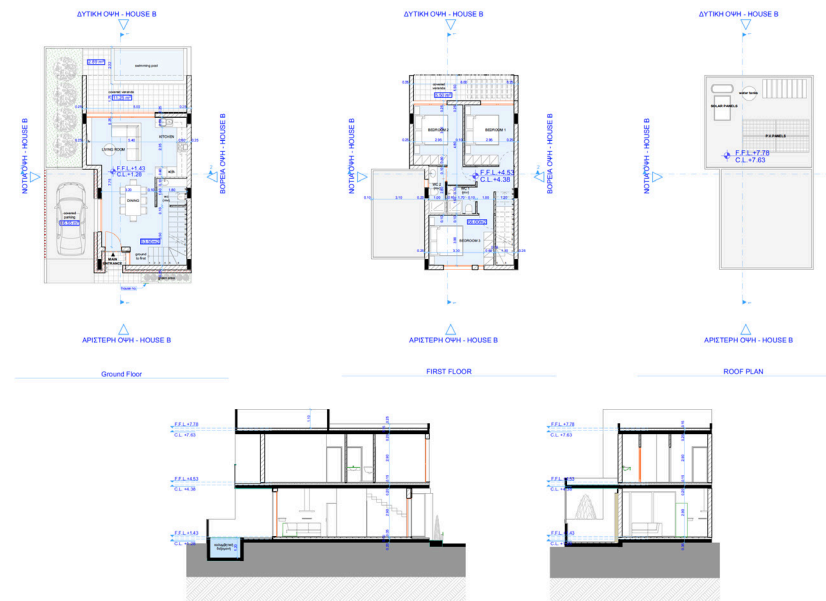




Villa Type A



Villa Type B





Villa
Type A

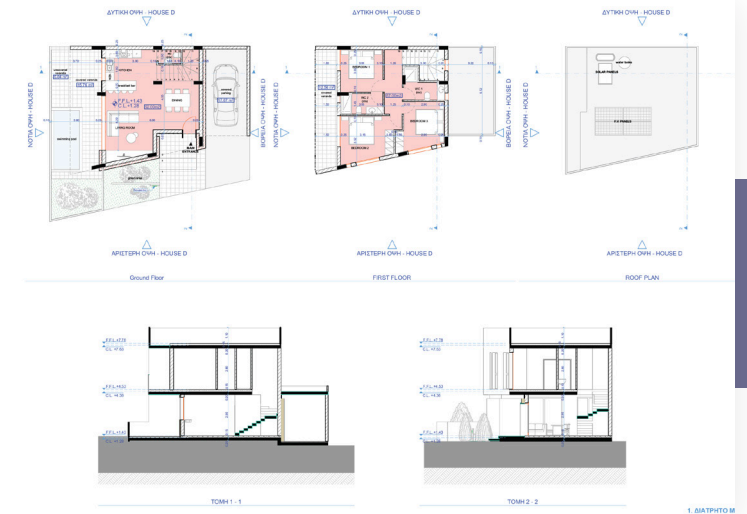
Villa
Type B

Villa Type C

Villa Type D

Villa Type E

Villa Type F





Villa
Type C

Villa
Type D

Villa
Type E

Villa
Type F



An architectural rendering of a modern residential development. The scene features a wide, dark asphalt road with white dashed lane markings. On the left side of the road, there is a low concrete wall with a planter box containing green shrubs. A man in a suit and a woman in a black dress are standing near the wall. In the background, a tall palm tree stands against a clear blue sky with a few birds. Further back, a parking area with several cars is visible. On the right side of the road, there is a long, modern building with a light blue facade and large windows. A sidewalk runs alongside the building, where a few people are walking. The overall atmosphere is bright and sunny, suggesting a warm climate.

Residential Apartments





Residential Apartments

Are you looking for the perfect residence that combines elegance and quality? **King George is your destination!** Discover apartments with splendid designs inspired by luxurious boutique hotel styles, blending modernity and youthfulness to offer you an unparalleled living experience.

Features:

Unique design suitable for the finest hotels.

High-quality finishes adding a touch of luxury.

Multiple options to suit your needs:

One-bedroom, 50 square meters.

Two-bedroom, 77 and 80 square meters.

This is not just a residence, it's a lifestyle! Book your apartment now and elevate your daily experience.





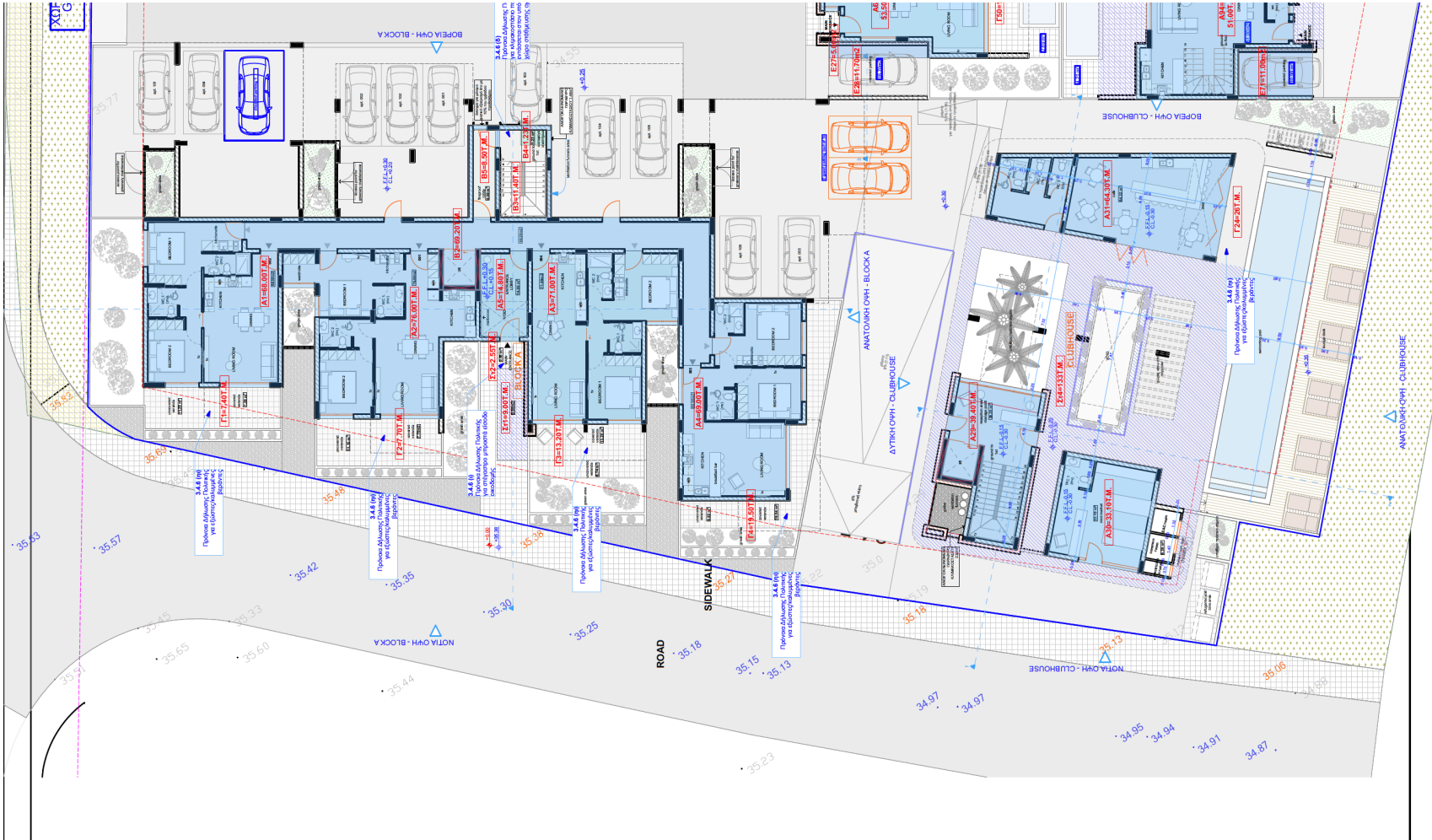






Parking and Clubhouse

APARTMENT BLOCK A & CLUBHOUSE GROUND FLOOR



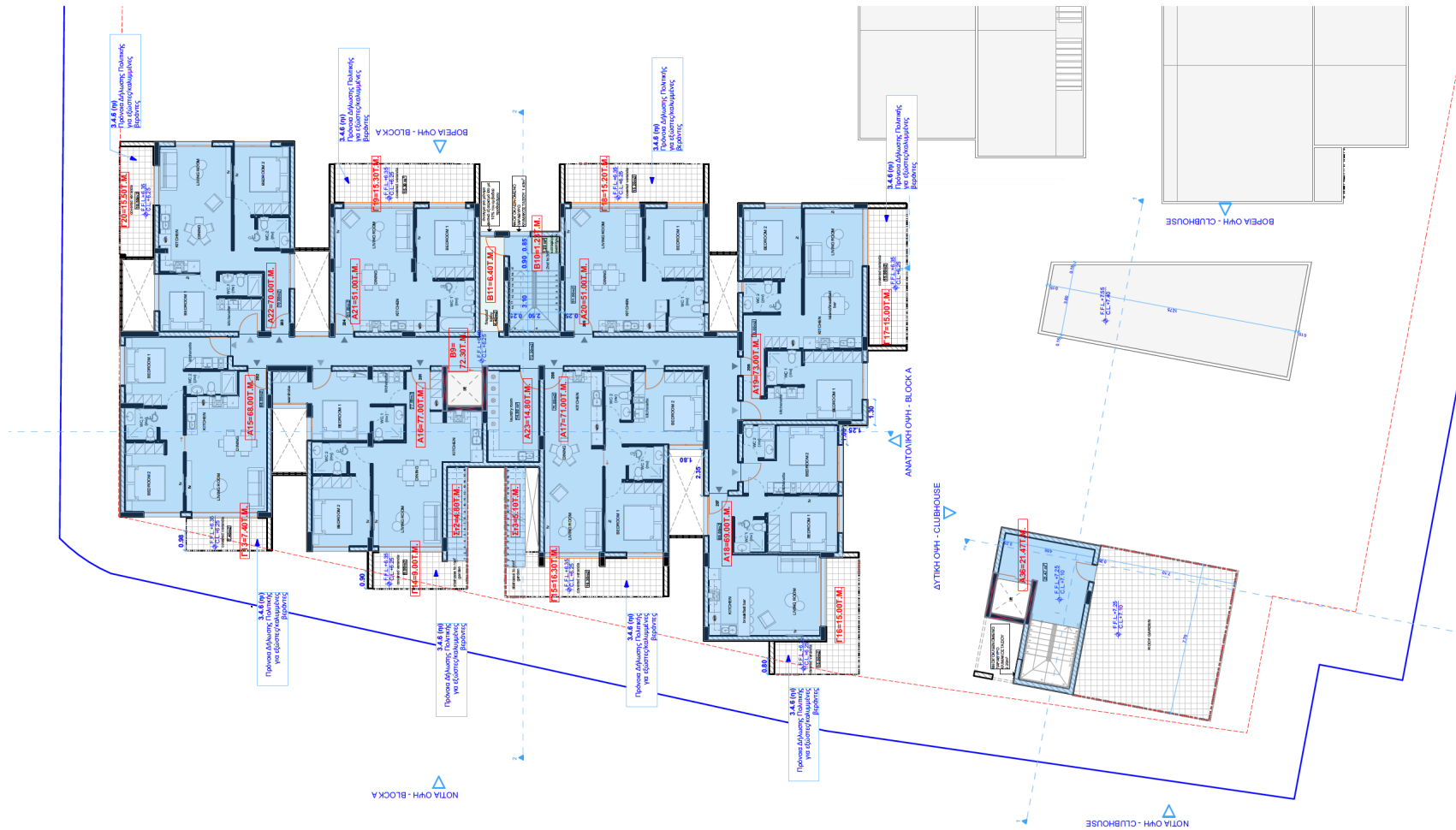
Apartments A1, A2, A3 and A4 and Clubhouse

APARTMENT BLOCK A & CLUBHOUSE FIRST FLOOR PLAN

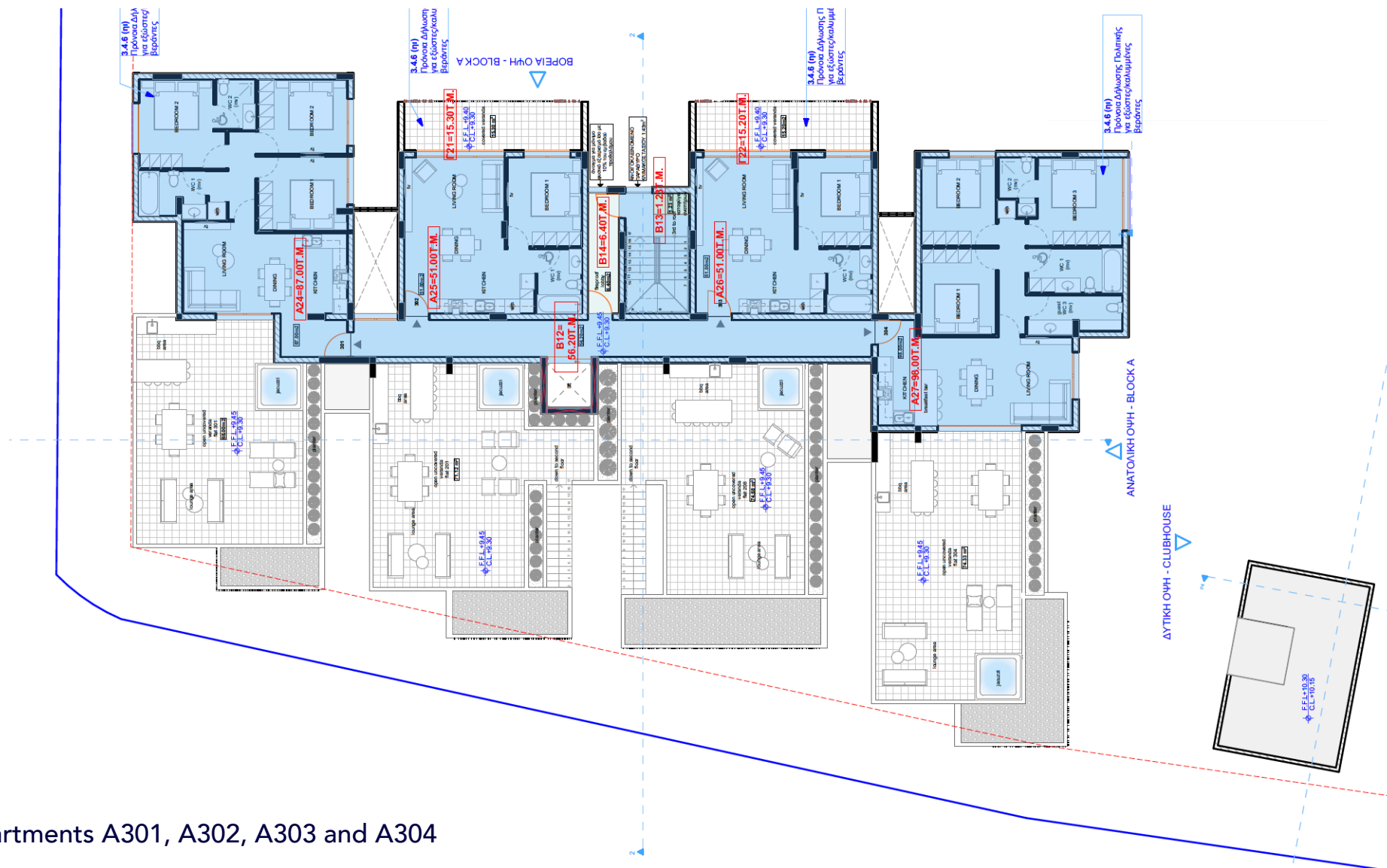


Apartments A101, A102, A103, A104, A105, A106, A107 and A108

APARTMENT BLOCK A & CLUBHOUSE SECOND FLOOR

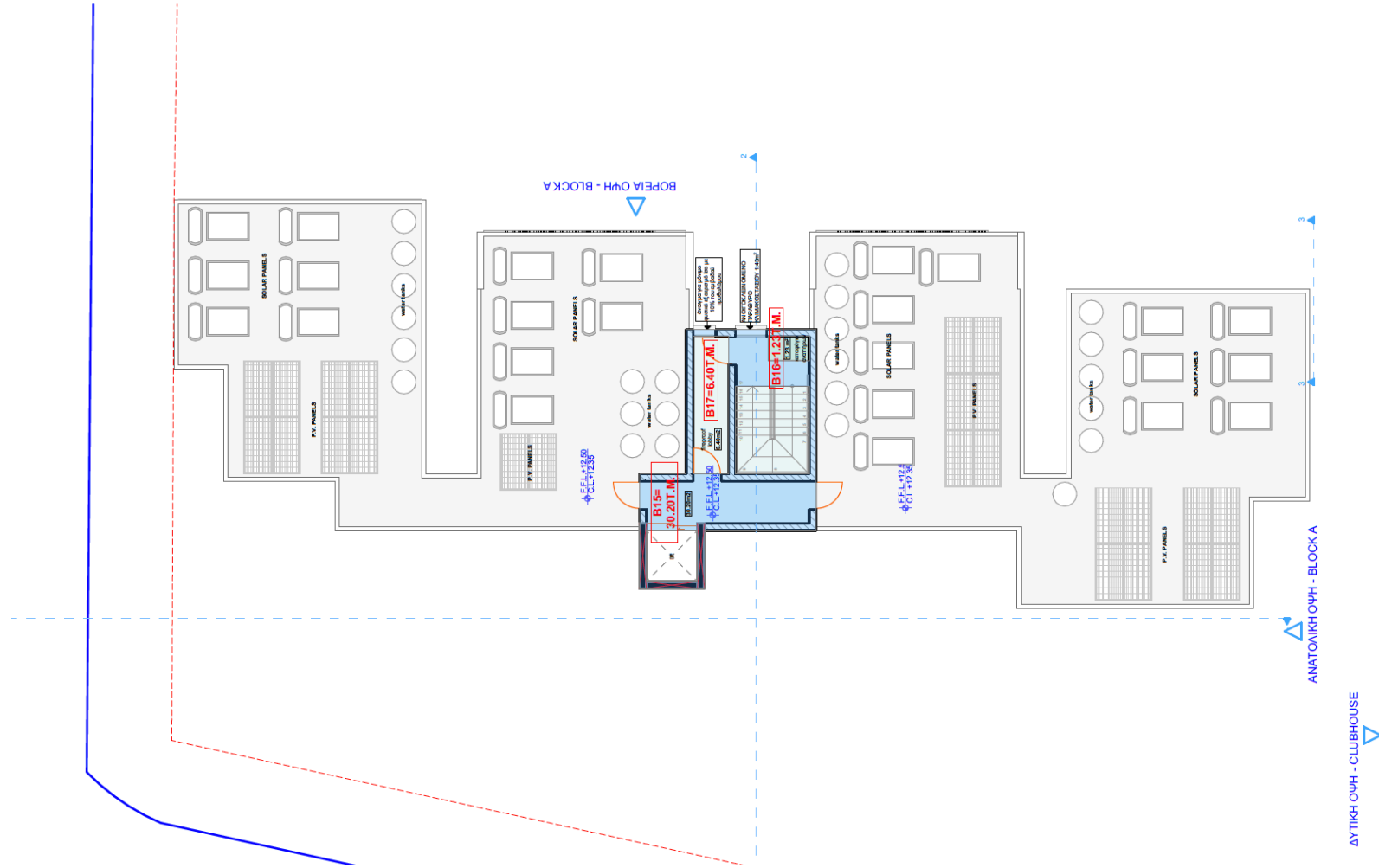


Apartments A201, A202, A203, A204, A205, A206, A207 and A208



Apartments A301, A302, A303 and A304

APARTMENT BLOCK A & CLUBHOUSE ROOF PLAN



Roof Block A

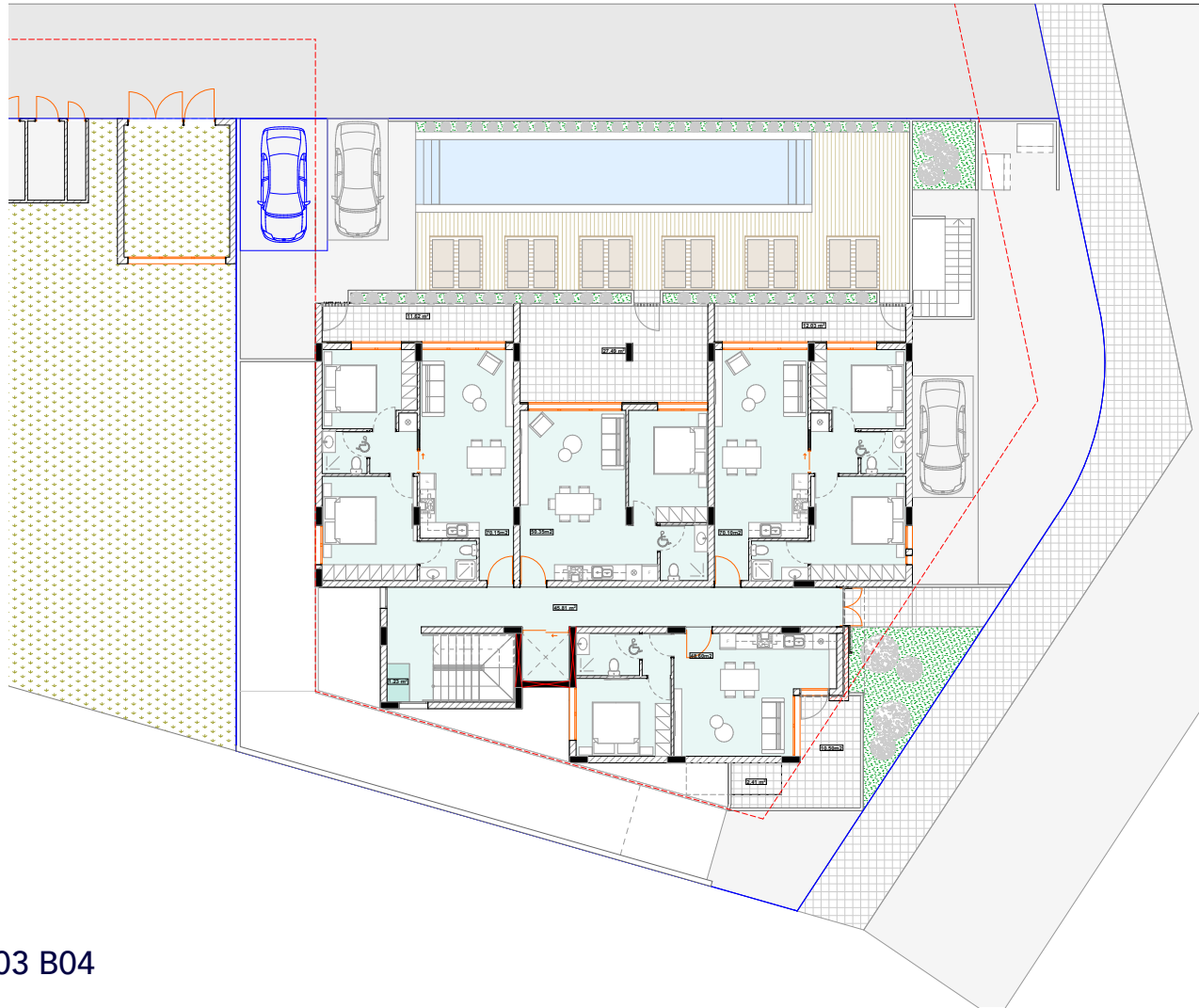
Apt. Block A Clubhouse & Specifications

BUILDING A BREAKDOWN

APARTMENTS	APTMENT No	TYPE	INTERNAL	COVERED VER.	UNCOVERED VER.	GARDEN
BUILDING A			(m2)	(m2)	(m2)	(m2)
	1	2 bed	76	8	11	50
	2	2 bed	69	7	11	31
	3	2 bed	69	20	5	41
	4	2 bed	71	13	7	44
	101	2 bed	77	8		
	102	2 bed	68	7		
	103	2 bed	70	10		
	104	1 bed	51	15		
	105	1 bed	51	15		
	106	2 bed	73	15		
	107	2 bed	69	15		
	108	2 bed	71	22	3	
	201	2 bed	77	9	71	
	202	2 bed	68	7		
	203	2 bed	70	10		
	204	1 bed	51	15		
	205	1 bed	51	15		
	206	2 bed	73	15		
	207	2 bed	69	15		
	208	2 bed	71	16	73	
	301	3 bed	85		68	
	302	1 bed	51	15		
	303	1 bed	51	15		
	304	3 bed	98		74	

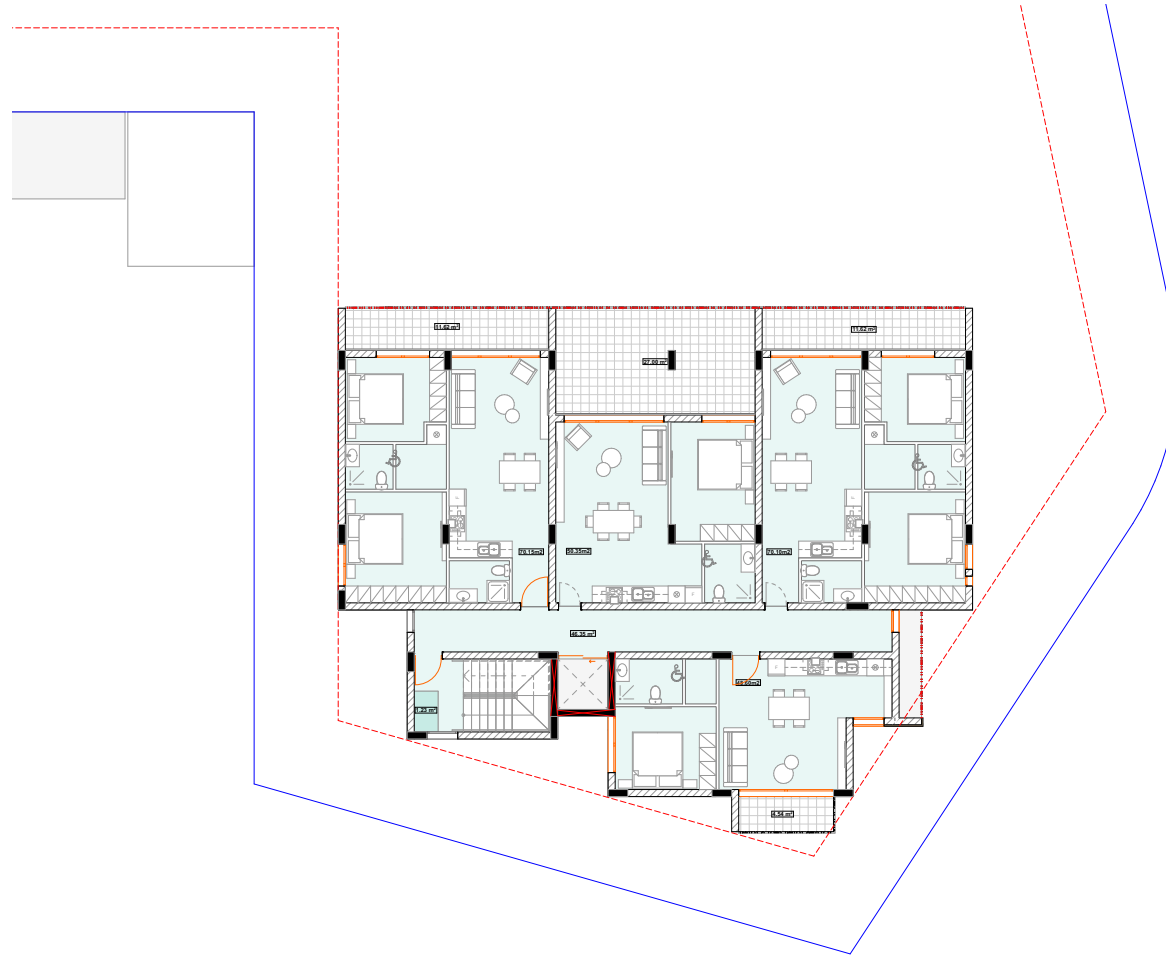
Technical Specifications for Apartments

- 1. STRUCTURE:** Of reinforced concrete minimum Grade C37/30 and/or lightweight steel gauge frame (G550 steel coil – galvanized S275), subject to all relevant permits. Structural design according to the relevant European Standards and the earthquake code.
- 2. BRICKWORK:** With hollow clay bricks and/or thermal gypsum boards externally and internally that are both based on the specifications of 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally, as per the specifications; all applied with coating or spatula and 3 coats of painting.
- 3. FLOOR FINISHES:** All living and kitchen areas will be of ceramic – granite tiles. All bedrooms will be of laminated parquet flooring. Bathrooms will be tiled (floors and walls) with ceramic tiles. All verandas will be of anti-slip tiles. All floors are finished with skirting of similar type.
- 4. DOORS & WINDOWS:** All external doors and windows will be from Aluminum sections with double glazed energy efficient glass, sliding or hinged according to the architectural drawings. All internal doors will be timber melamine finish. Entrance doors will be either of timber or aluminum sections with security locker
- 5. WARDROBES & KITCHEN UNITS:** Timber with melamine finishing to all areas as indicated within the drawings. Kitchen worktop will be with melamine finishing and/or granite work top of single layer.
- 6. SANITARY FITTINGS:** All top quality according to the EU standards (including all sanitary fittings and sanitary accessories).
- 7. WATER SUPPLY:** All as per plans with pipe in pipe system according to the EU standards. Solar panels and 1000 liters capacity water tank is included per apartment.
- 8. ELECTRICAL INSTALLATION:** All according to the electrical drawings and E.A.C. regulations. Power supply points and switches are as shown on electrical drawings. Lighting fittings are not included.
- 9. AIR-CONDITIONING:** Provisions for A/C [not supply of units] (hot & cold) in each bedroom, and in all living room areas.
- 10. INSULATION:** Moisture Insulation: All concrete and/or steel finishing surfaces exposed to earth plus all balconies and roofs will be insulated against moisture. Thermal Insulation: Thermal insulation with polystyrene to be installed on all external walls and window openings, according to the Energy Efficiency Assessment of the project's permits (category A).
- 11. OTHER ITEMS:** Private parking space as indicated in the architectural drawings per apartment.

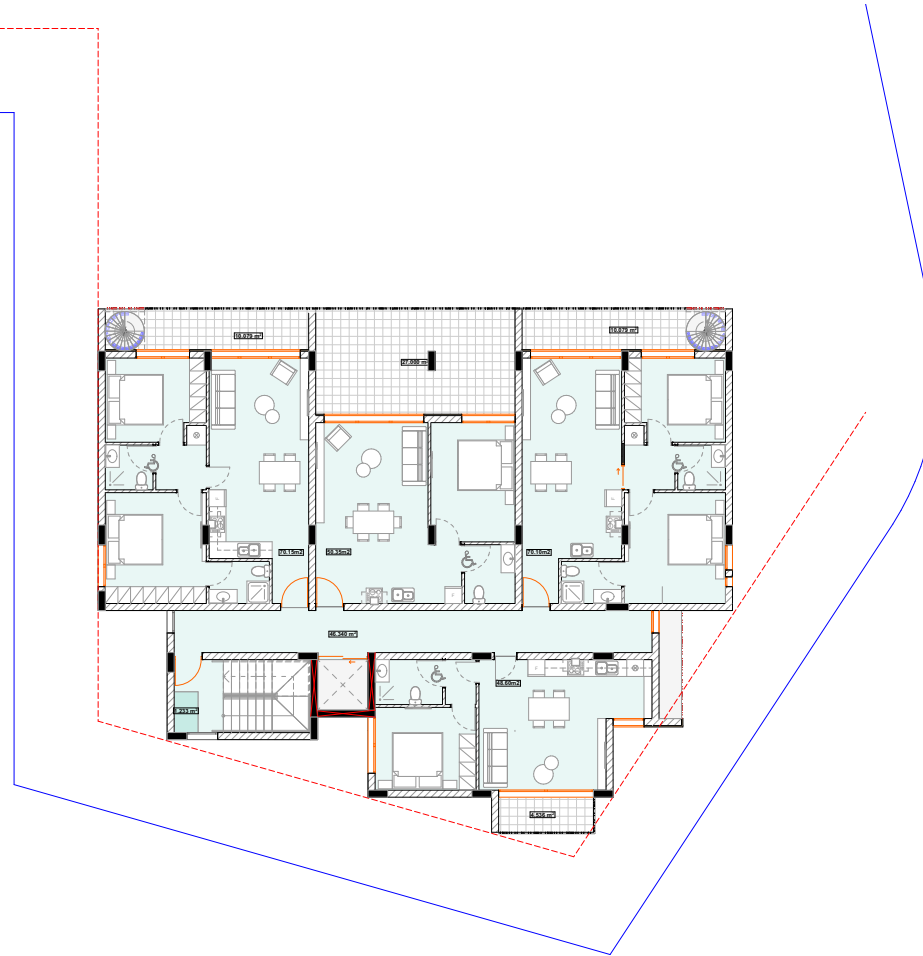


Apartments B01, B02, B03 B04

APARTMENT BLOCK B, First Floor

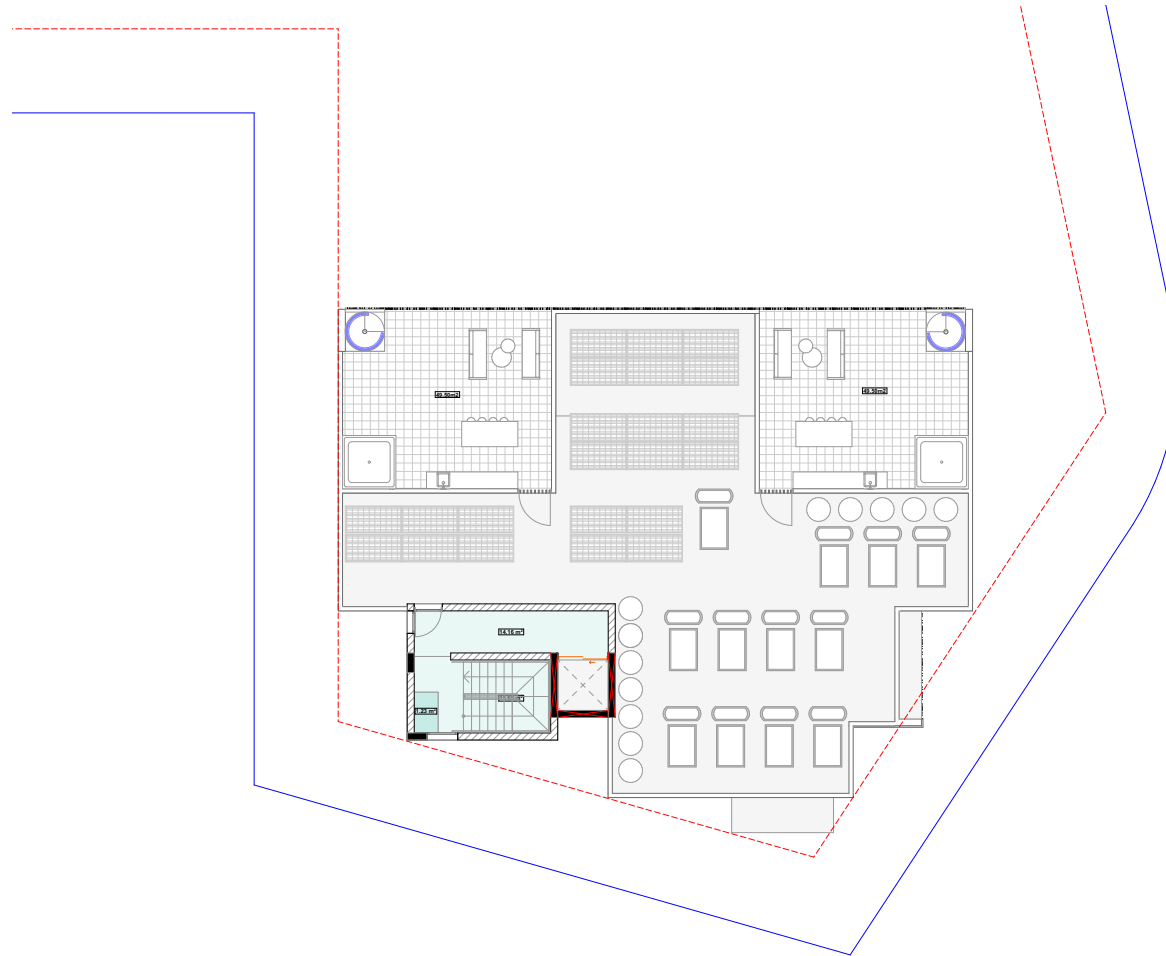


Apartments B101, B102, B103 and B104



Apartments B201, B202, B203 and B204

APARTMENT BLOCK B , Roof Terrace for penthouses



Roof Terrace for Penthouses

Apt. Block B and Specifications

BUILDING B BREAKDOWN

APARTMENTS	APTMENT No	TYPE	INTERNAL	COVERED VER.	UNCOVERED VER.
BUILDING B			(m2)	(m2)	(m2)
	1	2 bed	70	12	
	2	1 bed	50	28	28
	3	2 bed	70	12	
	4	1 bed	49	2	11
	101	2 bed	70	12	
	102	1 bed	50	27	
	103	2 bed	70	12	
	104	1 bed	49	4	
	201	2 bed	70	10	50
	202	1 bed	50	27	
	203	2 bed	70	11	50
	204	1 bed	49	4	

Technical Specifications for Apartments

- 1. STRUCTURE:** Of reinforced concrete minimum Grade C37/30 and/or lightweight steel gauge frame (G550 steel coil – galvanized S275), subject to all relevant permits. Structural design according to the relevant European Standards and the earthquake code.
- 2. BRICKWORK:** With hollow clay bricks and/or thermal gypsum boards externally and internally that are both based on the specifications of 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally, as per the specifications; all applied with coating or spatula and 3 coats of painting.
- 3. FLOOR FINISHES:** All living and kitchen areas will be of ceramic – granite tiles. All bedrooms will be of laminated parquet flooring. Bathrooms will be tiled (floors and walls) with ceramic tiles. All verandas will be of anti-slip tiles. All floors are finished with skirting of similar type.
- 4. DOORS & WINDOWS:** All external doors and windows will be from Aluminum sections with double glazed energy efficient glass, sliding or hinged according to the architectural drawings. All internal doors will be timber melamine finish. Entrance doors will be either of timber or aluminum sections with security locker
- 5. WARDROBES & KITCHEN UNITS:** Timber with melamine finishing to all areas as indicated within the drawings. Kitchen worktop will be with melamine finishing and/or granite work top of single layer.
- 6. SANITARY FITTINGS:** All top quality according to the EU standards (including all sanitary fittings and sanitary accessories).
- 7. WATER SUPPLY:** All as per plans with pipe in pipe system according to the EU standards. Solar panels and 1000 liters capacity water tank is included per apartment.
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- 9. AIR-CONDITIONING:** Provisions for A/C [not supply of units] (hot & cold) in each bedroom, and in all living room areas.
- 10. INSULATION:** Moisture Insulation: All concrete and/or steel finishing surfaces exposed to earth plus all balconies and roofs will be insulated against moisture. Thermal Insulation: Thermal insulation with polystyrene to be installed on all external walls and window openings, according to the Energy Efficiency Assessment of the project's permits (category A).
- 11. OTHER ITEMS:** Private parking space as indicated in the architectural drawings per apartment.



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*At king's George
resort & spa you are not
only investing in property
you are investing in
opportunity...*