

DP08895/DRE_0143

Londa Residence - Sunrise Terrace Penthouse in Germasogeia, Limassol

Germasogeia, Limassol Apartment
Price

Καλέστε για Τιμή

* Not Subject to VAT

Description

Situated in the heart of Limassol (Germasogeia), the Residences by Londa offers elegance and understated glamour in Limassol's only beachfront destination. Set across the two highest floors of Londa, the "Sunrise Terrace" four-bedroom penthouse benefits from the furthest reaching views across Limassol and offers the most opulent interiors. It features 265sqm of internal areas, a 55sqm covered sunrise terrace and a 127sqm rooftop terrace with an infinity pool. Key features: - Far-reaching and stunning views out over the beach and the Mediterranean Sea - A highly desirable south facing terrace running the length of the penthouse plus a north-facing terrace with views out across Limassol - Designer roof garden with plenty of entertaining space, infinity pool and a signature marble-topped bar by Thierry Lemaire - Floor to ceiling windows to flood the Thierry Lemaire designed interiors using muted tones and exquisite materials that reflect the alluring surroundings - Luxuriously appointed layouts with a vast open plan living space offering a bespoke fitted kitchen with book-matched marble worktops and preparation islands - Master Suite with opulent dressing area and luxurious en suite - East facing master bedroom allowing residents to wake up to the sunrise over the city - - - Private lift between floors Specifications: - High speed telecommunications connections with direct fiber connection (FTTH) with buyer's option of ISP provider - WIFI coverage in all areas of the apartments - Provisions for High Definition Video distribution system in apartments - Smart lighting control system using DALI protocol and dimmable LED lights - Smart system for controlling electric blinds and curtains, integrated with lighting system - Central home automation system that can be controlled both locally via touch panels and remotely via remote devices to control: HVAC system Audio/HD video distribution Ventilation in bathrooms Lights Shades - Video door phone system - Hybrid (wired/wireless) Intruder alarm system including fire alarm sensors for each apartment - Video Door Phone system (and integration with central home automation system where available) - VRV Heat Pump Air conditioning systems for cooling and underfloor heating - AC fully concealed in ceilings - Electric heating towel rails in all bathrooms - In all bathrooms an independent, low noise ventilation system is installed - All (closed) rooms will offer independent thermostats for independent operation and temperature control - Independent hot water system, with a circulation system to allow for consistent temperature - Independent 'smart' water meter - Overflow swimming pool with a salt chlorination system and LED multi color lighting - Provisions for keyless entry to apartments using Bluetooth enabled mobile devices Communal areas - Gated automatic vehicle entry-exit and pedestrian access through controlled gate - High gate and landscaped area on roadside - Provisions for keyless entry for the main entrance using Bluetooth enabled mobile device - Porte cochere - Concierge service - Open air ground level and lower-level covered parking with natural light and aeration - Handicapped friendly design and parking spaces on ground level - Dedicated car wash area for the automotive aficionados - Provisions for electric car changing stations, one per two parking spaces - Bicycle parking stands - Laundry rooms - Private cellars - Storage rooms - Double custom designed panoramic elevators - Luxurious wellness suite including: Indoor heated swimming pool with a salt chlorination system and LED multi-colour lighting 35-meter long sundeck surrounded with vertical gardens High-end brand sauna & steam bath Equipped gym - Monitoring of common areas in ground floor and lower ground floor via CCTV - Lighting protection system with double down conductors and a main earthing system - Photovoltaic panels on the roof utilized for all common areas' electric consumption - Water softener system to be installed for the entire building - VRV Heat Pump Air conditioning systems for cooling and heating in all common spaces - Specialized air handling unit in indoor pool providing cooling and heating in combinations with fresh air ventilation and de-

humification - Fire detection/alarm system for the basement parking area and warning manual fire call points in common areas -

Property Details

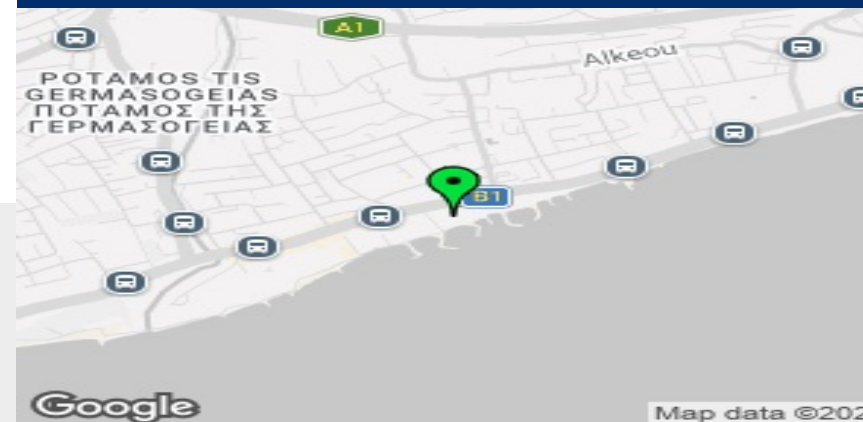
☒ Air Conditioning	☐ Fireplace	☐ Guestroom	☒ Storage room	☐ Solar Heater
☒ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☒ Photovoltaic System
☒ Ensuite Toilet	☒ Swimming Pool	☒ Dining Room	☐ Gym	☒ Garden
☐ Jacuzzi	☒ Double Glaze Windows	☐ Showroom	☒ Kitchen	☒ Near Beach
☐ Central Heating	☐ Roof Garden	☐ Barbeque Area	☐ Spa	☒ Near Public Park
☒ City View	☒ Countryside	☐ Raised Floor		



Modern Home For Modern Life



Location:





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