Villa

DP08897/DRE_0145

Londa Residence - South Garden Apartment in Germasogeia, Limassol

Germasogeia, Limassol Maisonette

Price

Καλέστε για Τιμή

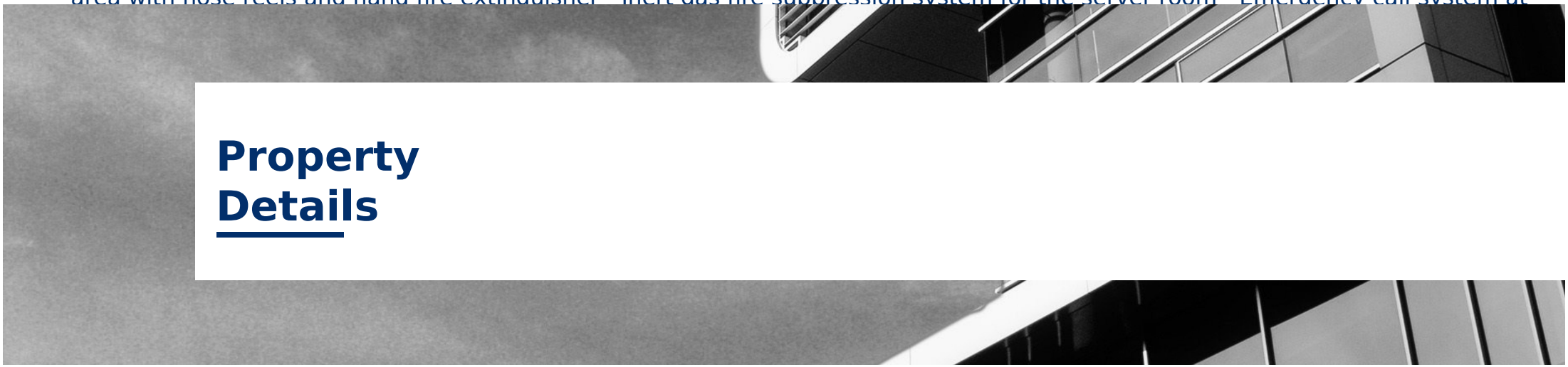
* Not Subject to VAT



Description

Situated in the heart of Limassol (Germasogeia), the Residences by Londa offers elegance and understated glamour in Limassol’s only beachfront destination. From sumptuous interiors and relaxing exteriors that take in the southerly views across the Mediterranean Sea, the "South Garden" two-bedroom apartment offers star-studded layouts. It features 226sqm of internal areas, large verandas (covered and uncovered) and a 218sqm garden. Key features: - Stunning views out over the beach and the Mediterranean Sea - Highly desirable and vast south facing terrace with swimming pool and entertaining space - Take steps down to your own large, private garden and covered terrace with direct access to the sandy beach beyond - Floor to ceiling windows to flood the Thierry Lemaire designed interiors using muted tones and exquisite materials that reflect the alluring surroundings - Star-studded layouts including a vast open plan living space with bespoke fitted kitchen with preparation island, two separate family rooms and spa-like bathrooms - Master Suite with fitted wardrobes, dressing table and luxurious en suite - 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 - Fire fighting system in common areas and underground parking

area with hose reels and hand fire extinguisher - Inert gas fire suppression system for the server room - Emergency call system at



Property Details

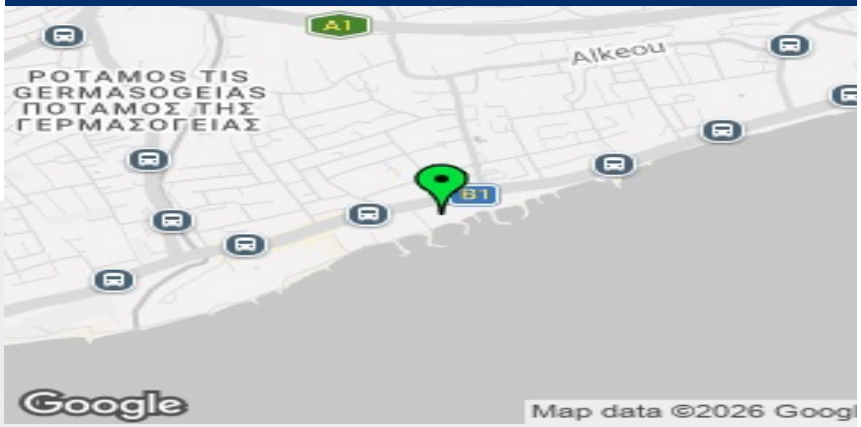
✓ Air Conditioning	Fireplace	Guestroom	✓ Storage room	Solar Heater
✓ Alarm System	Barbeque Area	Basement	Shower	✓ Photovoltaic System
✓ Ensuite Toilet	✓ Swimming Pool	✓ Dining Room	Gym	✓ Garden
Jacuzzi	✓ Double Glaze Windows	Showroom	✓ Kitchen	✓ Near Beach
Central Heating	Roof Garden	Barbeque Area	Spa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





Modern Home
For Modern Life

Location:





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