





LONDA

LIMASSOL RIVIERA

An intimate reimagining of  
a Limassol landmark







## Limassol's only beachfront living and Riviera lifestyle

Rivieras – where creative sybarites go for inspiration, relaxation, socialising, and indulge. A new icon for Limassol Riviera, The Residences by Londa offers elegance and understated glamour in Limassol's only beachfront destination, from the heritage brand behind the island's first boutique hotel.





## The evolution of a bespoke experience

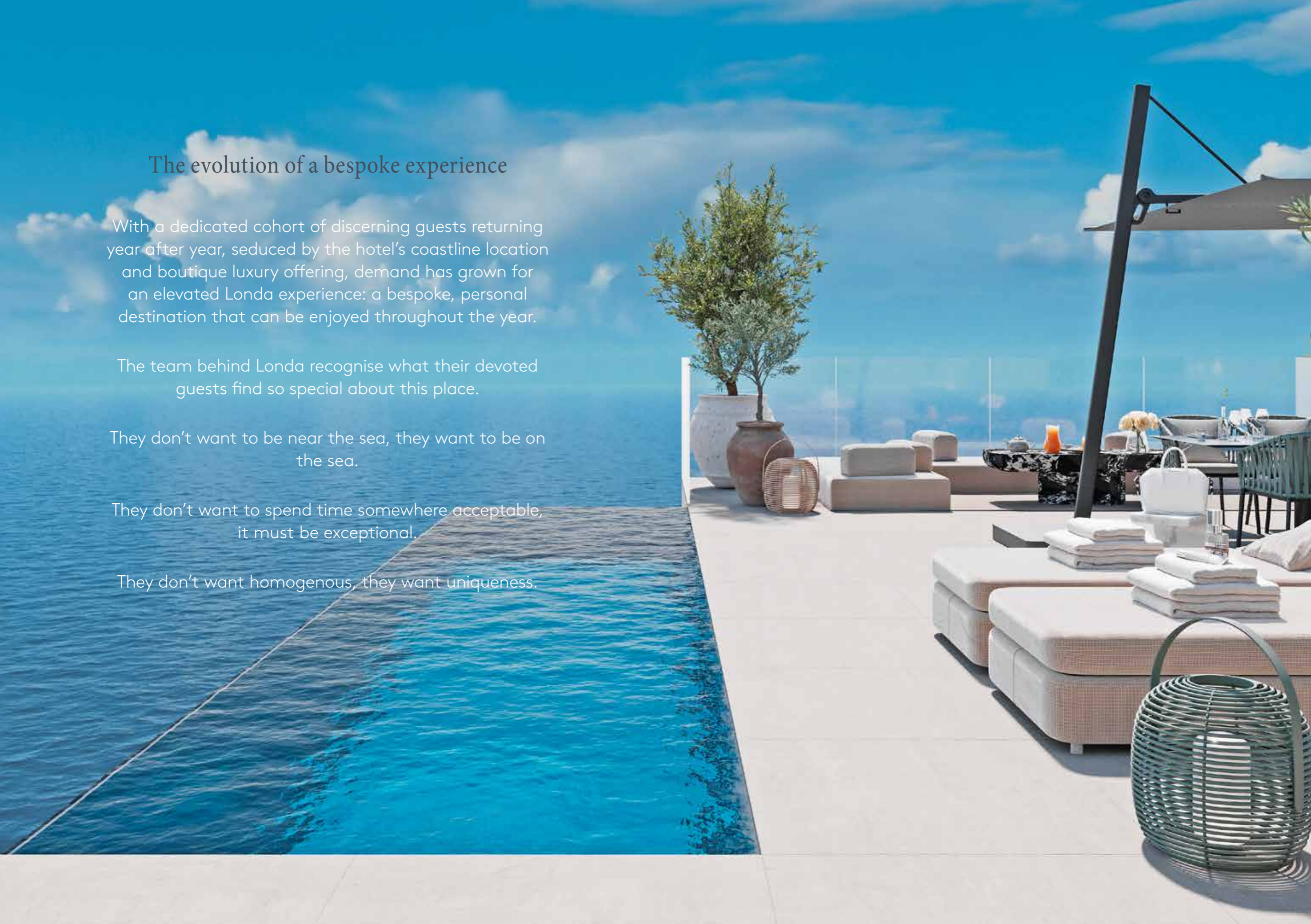
With a dedicated cohort of discerning guests returning year after year, seduced by the hotel's coastline location and boutique luxury offering, demand has grown for an elevated Londa experience: a bespoke, personal destination that can be enjoyed throughout the year.

The team behind Londa recognise what their devoted guests find so special about this place.

They don't want to be near the sea, they want to be on the sea.

They don't want to spend time somewhere acceptable, it must be exceptional.

They don't want homogenous, they want uniqueness.



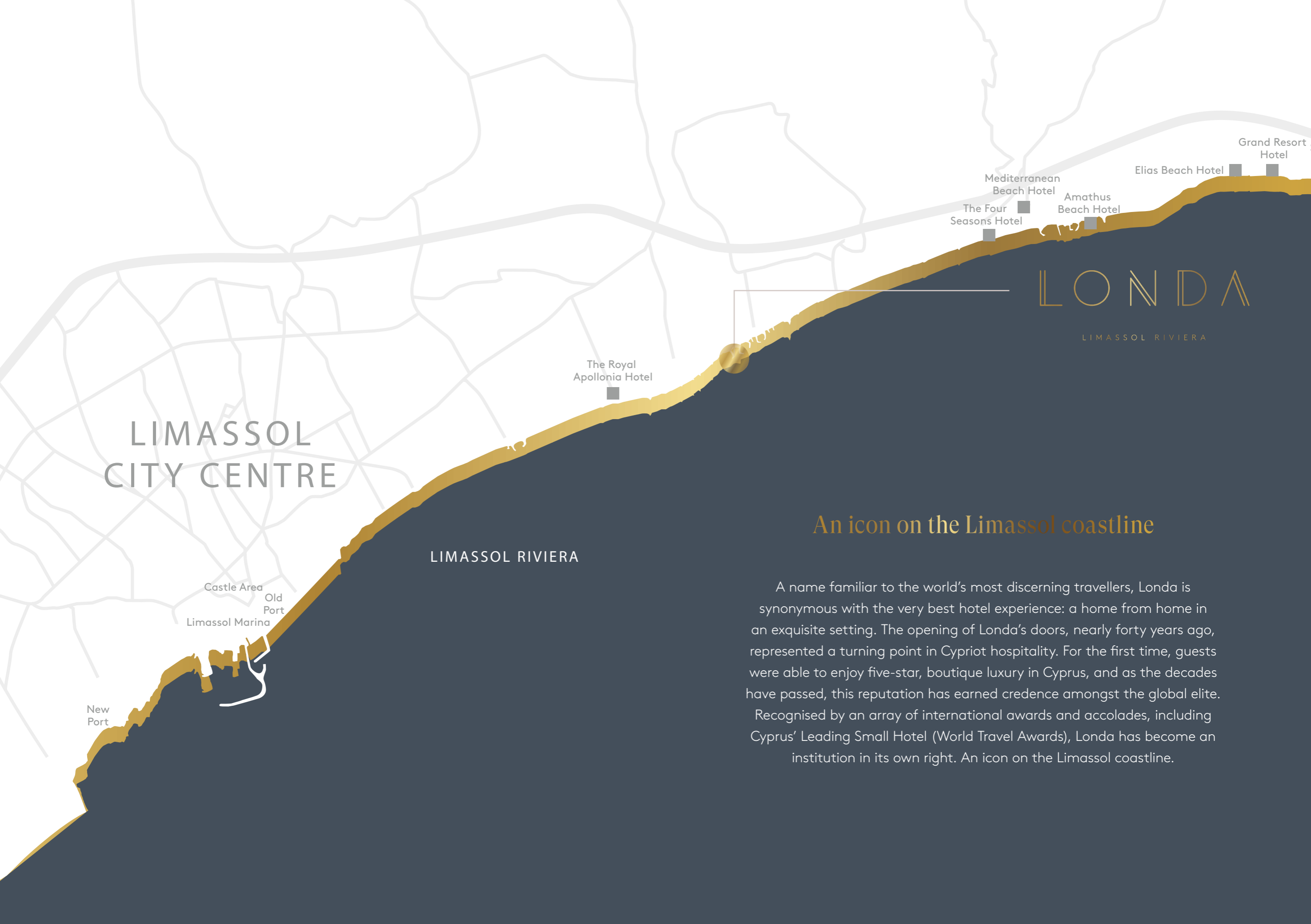


## A Unique Investment Opportunity

Finished to the highest standard, with an emphasis on security, residents own an asset that is protected wherever they are in the world.

As one of the few VAT exempt real estate opportunities in Limassol, Cyprus' prime property hot spot, buyers at The Residences by Londa can take advantage of this financial incentive to maximise their purchasing power.





LIMASSOL  
CITY CENTRE

LIMASSOL RIVIERA

LONDA  
LIMASSOL RIVIERA

### An icon on the Limassol coastline

A name familiar to the world's most discerning travellers, Londa is synonymous with the very best hotel experience: a home from home in an exquisite setting. The opening of Londa's doors, nearly forty years ago, represented a turning point in Cypriot hospitality. For the first time, guests were able to enjoy five-star, boutique luxury in Cyprus, and as the decades have passed, this reputation has earned credence amongst the global elite. Recognised by an array of international awards and accolades, including Cyprus' Leading Small Hotel (World Travel Awards), Londa has become an institution in its own right. An icon on the Limassol coastline.





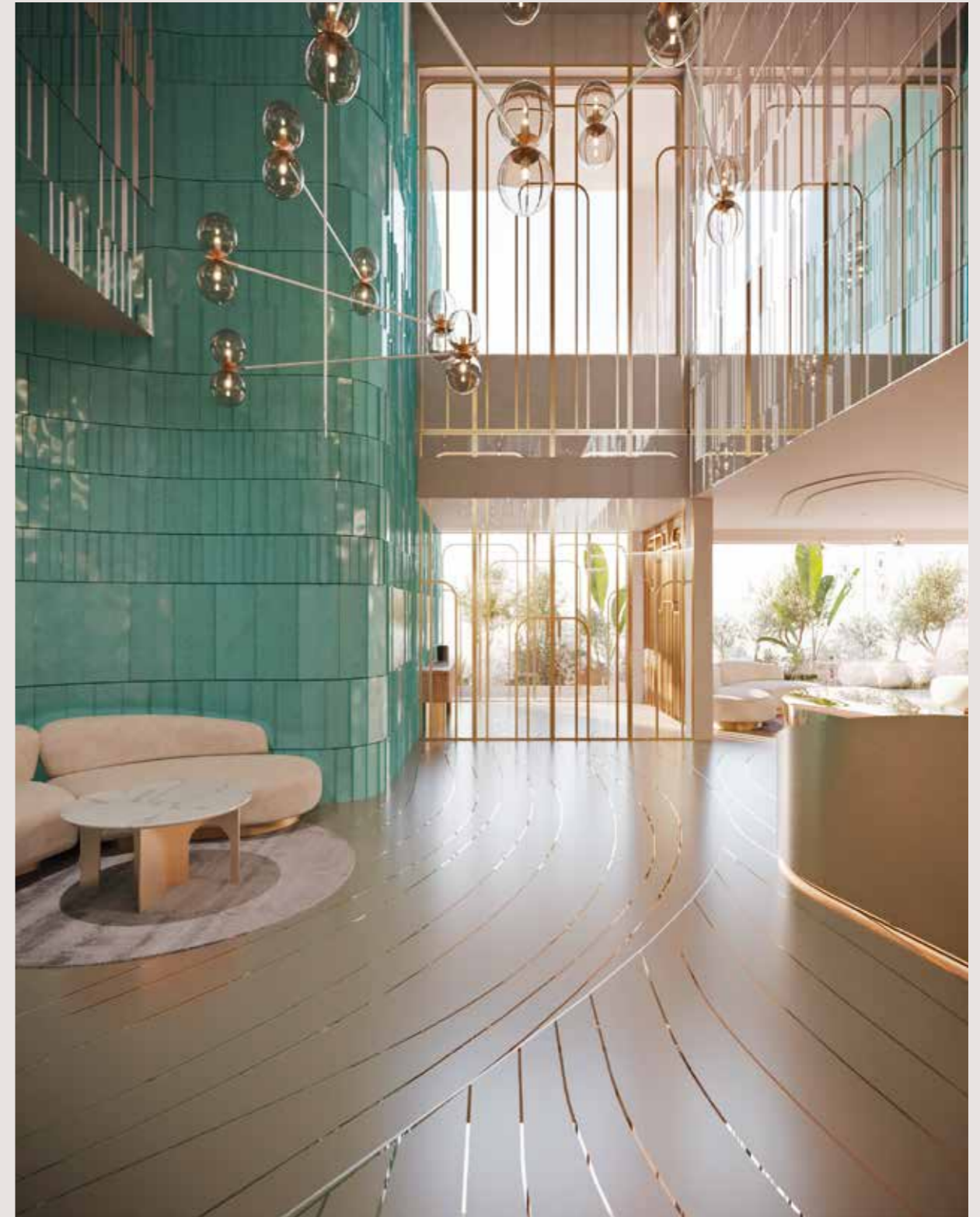




## The Londa hallmark

With direct access to the luxuriously appointed Londa Spa and Wellness Suite, the collection has the look and feel of a private members' club, an exclusive enclave tucked away from the bars, restaurants, boutiques, and nightlife that make Limassol such a sought-after destination.

Residents can meet friends and neighbours in the stylish lobby by Thierry Lemaire, a central focal point from which to start the evening.











## The Garden Collection

Inspired by the art deco influences which shaped the Golden Age of Riviera living, Londa has been designed by Parisian aesthete, Thierry Lemaire, as a space that has seemingly grown organically from the ancient coastal landscape.

Muted tones of marble and wood complement the sand and rock of the coastline, with glimmers of copper and gold tones mimicking the effect of the Cypriot sun caressing the gentle waves of the sea. The simplicity of design allows the unique light of the Mediterranean – an inspiration to generations of artists – to fill the rooms, blurring the boundary between interior and exterior.

From sumptuous interiors and relaxing exteriors that take in the southerly views across the Mediterranean Sea, The Garden Collection apartments offer star-studded layouts.

Vast open-plan living is offered inside with entertaining space that continues out onto the sunrise terrace, steps down to your own private garden, a large swimming pool, Mediterranean landscaping, and private beach access.

Expansive bedroom suites include dressing rooms so you can get ready for your guests with plenty of space, indulge in the luxuriously appointed bathrooms for a spa-like retreat, or gather in the separate family room for time to unwind.

Londa has always played host to a rich melee of guests, international sybarites united by the finest taste in understated luxury – and accordingly a variety of apartment layouts has been created, with individual design tweaks incorporated to appeal to different residents' lifestyles and needs.

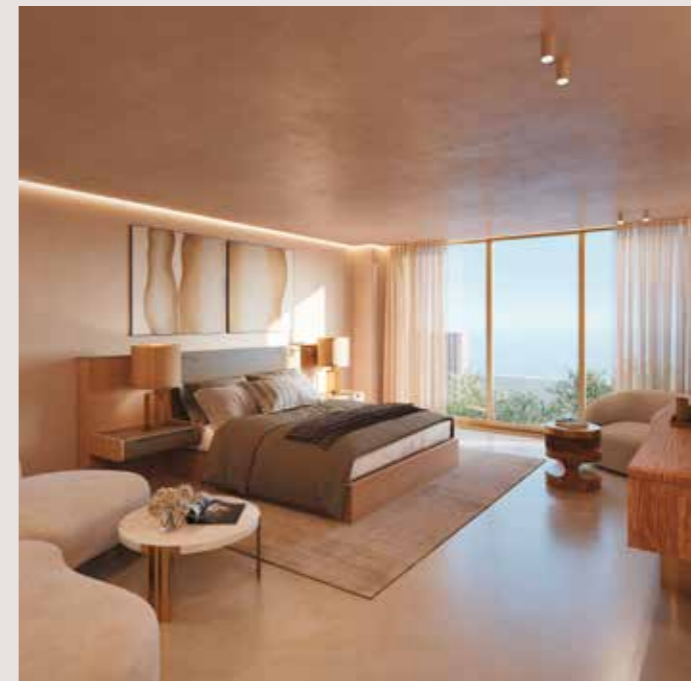












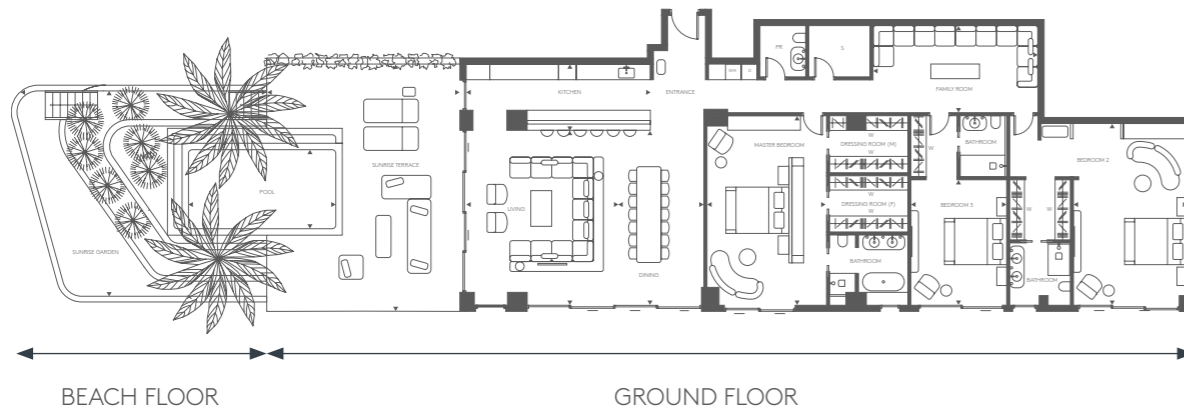






# SUNRISE GARDEN | 3 BEDROOM GARDEN APARTMENT

FLOORS: BEACH | GROUND



W: Wardrobe | WM: Washing Machine | D: Dryer | PR: Powder Room | S: Storage

AREA	SQM
LIVING AREA	284
COVERED VERANDA SUNRISE TERRACE	26
UNCOVERED VERANDA	59
GARDEN AREA WITH PRIVATE BEACH GATE	162
<b>TOTAL</b>	<b>531</b>



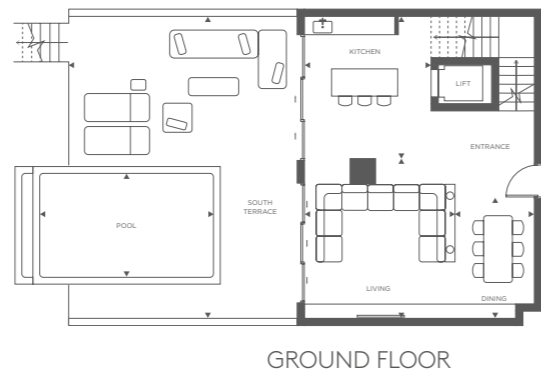
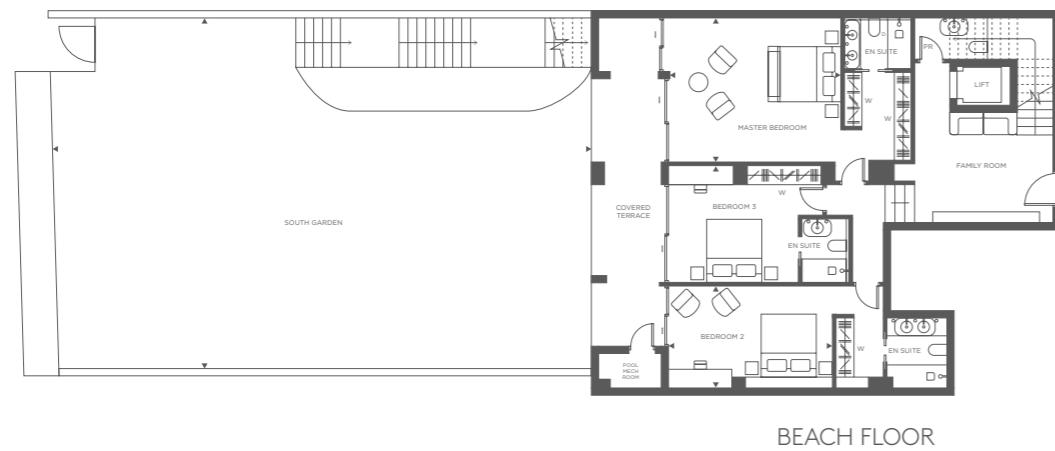
## KEY FEATURES

- ▶ Stunning views out over the private garden, private access to the beach and the Mediterranean Sea
- ▶ Highly desirable and vast south-facing terrace where you can dine alfresco, entertain guests, or relax with a great book
- ▶ Take steps down to your own private garden with a large swimming pool lined with tropical landscaping and 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 a bespoke fitted kitchen with a preparation island, a separate family room, and spa-like bathrooms
- ▶ Expansive Master Suite with two opulent dressing rooms and a luxurious en suite



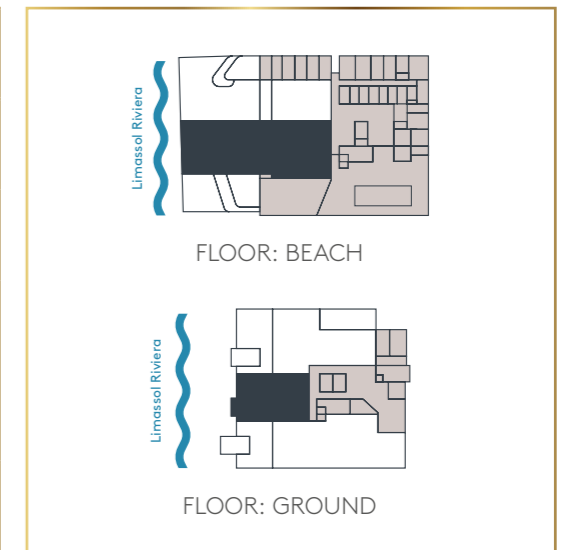
# SOUTH GARDEN | 3 BEDROOM DUPLEX APARTMENT

FLOORS: BEACH | GROUND



W: Wardrobe | PR: Powder Room

AREA	SQM
LIVING AREA	226
COVERED VERANDA SUNSET TERRACE	55
UNCOVERED VERANDA	58
GARDEN AREA WITH PRIVATE BEACH GATE	218
<b>TOTAL</b>	<b>557</b>

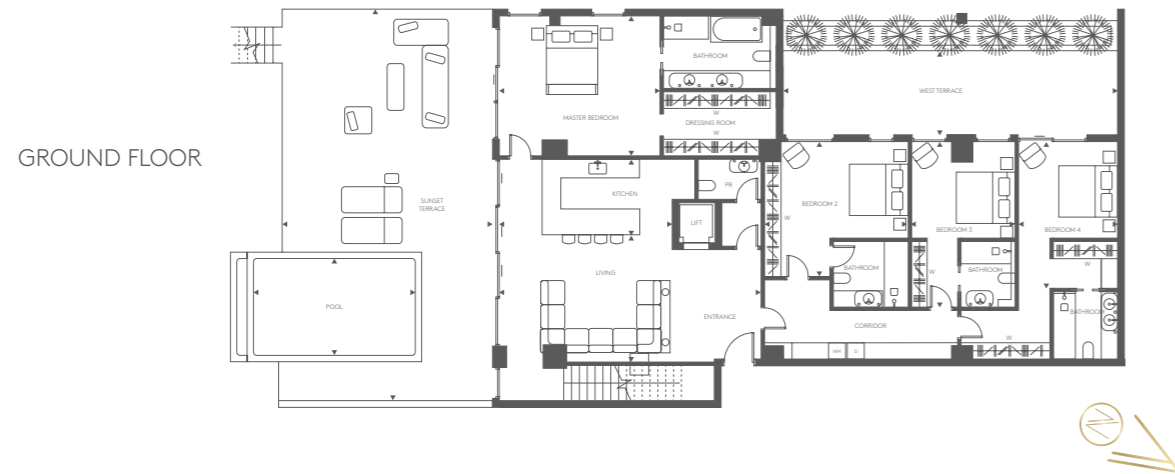
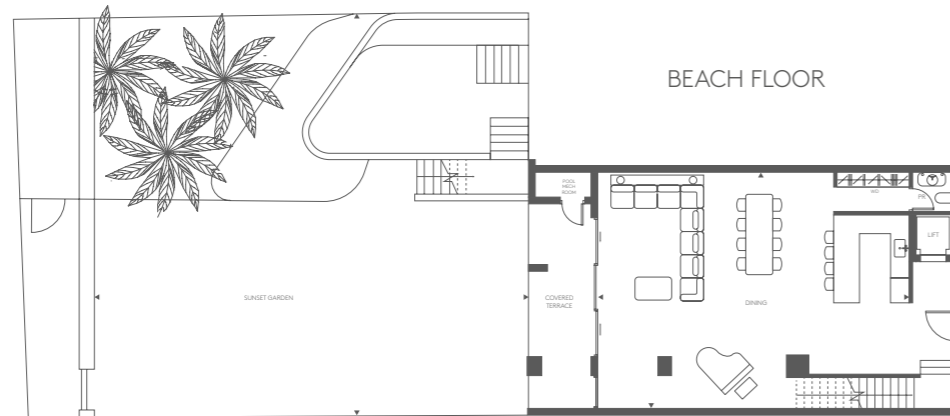


## KEY FEATURES

- ▶ Stunning views out over the private garden, private access to 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

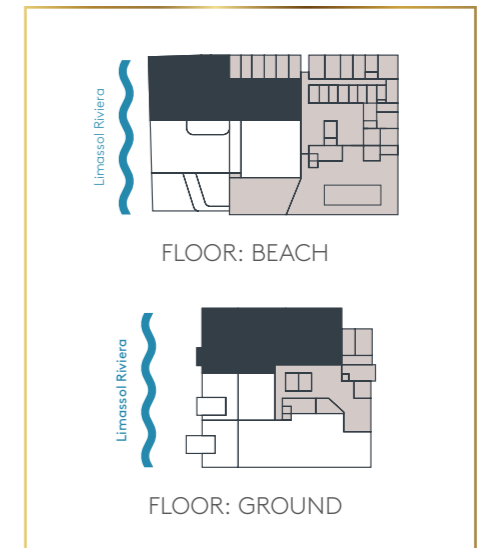
# SUNSET GARDEN | 4 BEDROOM DUPLEX APARTMENT

FLOORS: BEACH | GROUND



W: Wardrobe | WM: Washing Machine | D: Dryer | PR: Powder Room | S: Storage

AREA	SQM
LIVING AREA	356
COVERED VERANDA SUNSET TERRACE	68
UNCOVERED VERANDA	117
GARDEN AREA WITH PRIVATE BEACH GATE	282
<b>TOTAL</b>	<b>823</b>



## KEY FEATURES

- ▶ Stunning views out over the private garden, private access to the beach and the Mediterranean Sea
- ▶ A highly desirable and vast south-facing terrace with infinity pool and entertaining space plus west facing terrace with views out towards the city
- ▶ Take steps down to your own large, private garden, covered terrace, and 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 two vast open plan living spaces both with deluxe corner sofas and bespoke fitted kitchens with preparation island and breakfast bar
- ▶ Master Suite with opulent dressing area and luxurious en suite
- ▶ West-facing bedrooms perfect for watching the sun go down
- ▶ Private lift between floors





## Specifications

### APARTMENTS

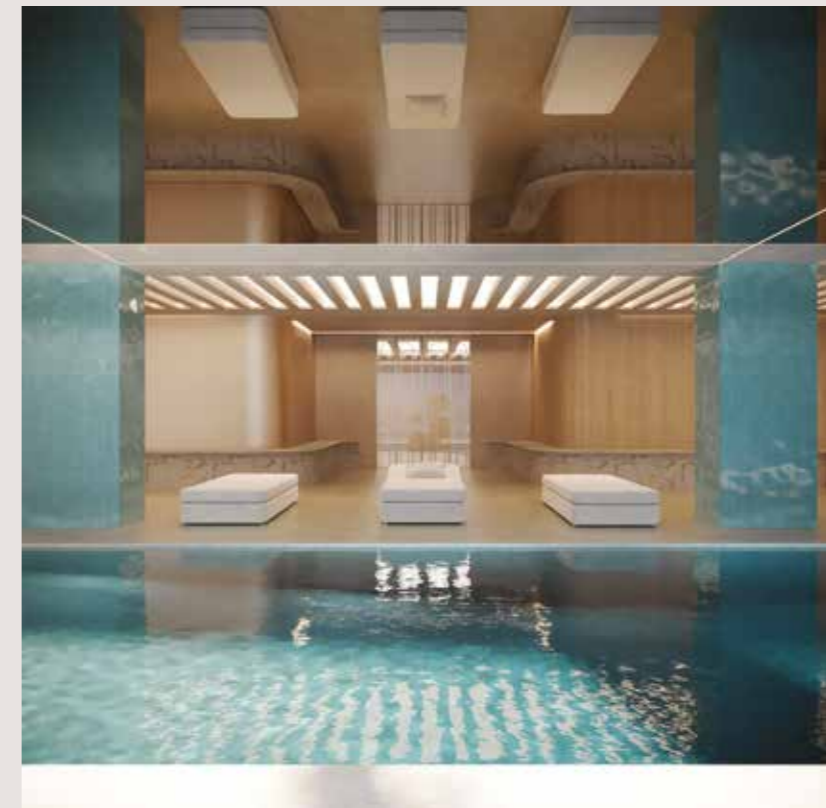
- » Provisions for keyless entry to apartments using Bluetooth enabled mobile devices
- » High-speed telecommunications connections with direct fiber connection (FTTH) with buyer's option of ISP provider
- » WIFI coverage in all areas of the apartments
- » Provisions for High Definition Video distribution 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 in four-bedroom apartments, that can be controlled both locally via touch panels and remotely via remote devices to control:
  - HVAC system
  - Audio/HD video distribution
  - 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
- » Low noise ventilation system installed in all bathrooms
- » Thermostats for independent operation and temperature control in all rooms
- » 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





## Londa Wellness Club

Unwind and relax in Londa's Residents Only state-of-the-art Wellness Club. Golden mirror elevator doors from the main lobby open up to a stunning marble Wellness Lobby on the beach level. Our idyllic heated indoor pool reflected in the dark mirror on the ceiling provides a uniquely relaxing atmosphere. You can stretch out on our deluxe lounge chairs in the indoor relaxation area, or enjoy the sea view on our beautiful outdoor 35-meter long sundeck surrounded by green. Residents can relax in a sauna and hammam room, or work out in the luxuriously equipped gym.







## Specifications

### COMMUNAL AREAS

- » Conference and meeting rooms on the ground floor
- » Covered parking areas for residents
- » Car washing facility
- » Provisions for electric car charging stations, one per two parking spaces
- » Provisions for keyless entry for the main entrance using Bluetooth enabled mobile device
- » Indoor heated overflow swimming pool with a salt chlorination system and LED multi-color lighting
- » Gym with latest sports equipment, cardio machines, and free weights
- » Security monitoring of common areas in the 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 the indoor pool providing cooling and heating in combinations with fresh air ventilation and de-humification
- » Fire fighting system in common areas and underground parking area with hose reels and hand fire extinguisher
- » Fire Detection/Alarm system for the basement parking area and warning manual fire call points in common areas
- » Inert gas fire suppression system for the Server room
- » Emergency call system at designated areas to be used by disabled people
- » Provisions for a multi-zone audio system with ceiling concealed speakers in common areas











*DISCLAIMER: The information in this brochure is indicative and is intended to act as a guide only, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Design by The Missing Element®.*

