



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.



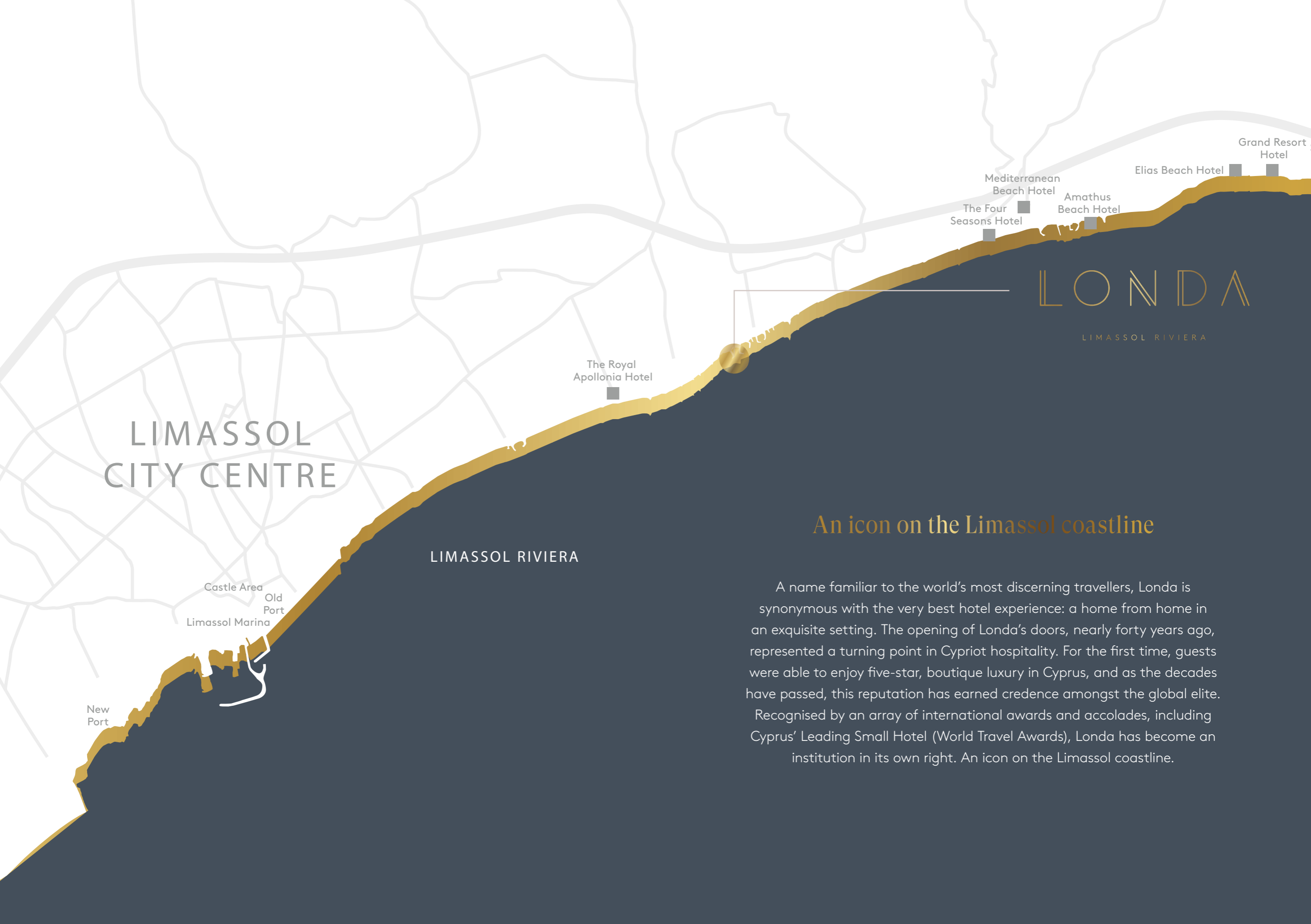
A Unique Investment Opportunity

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
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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.

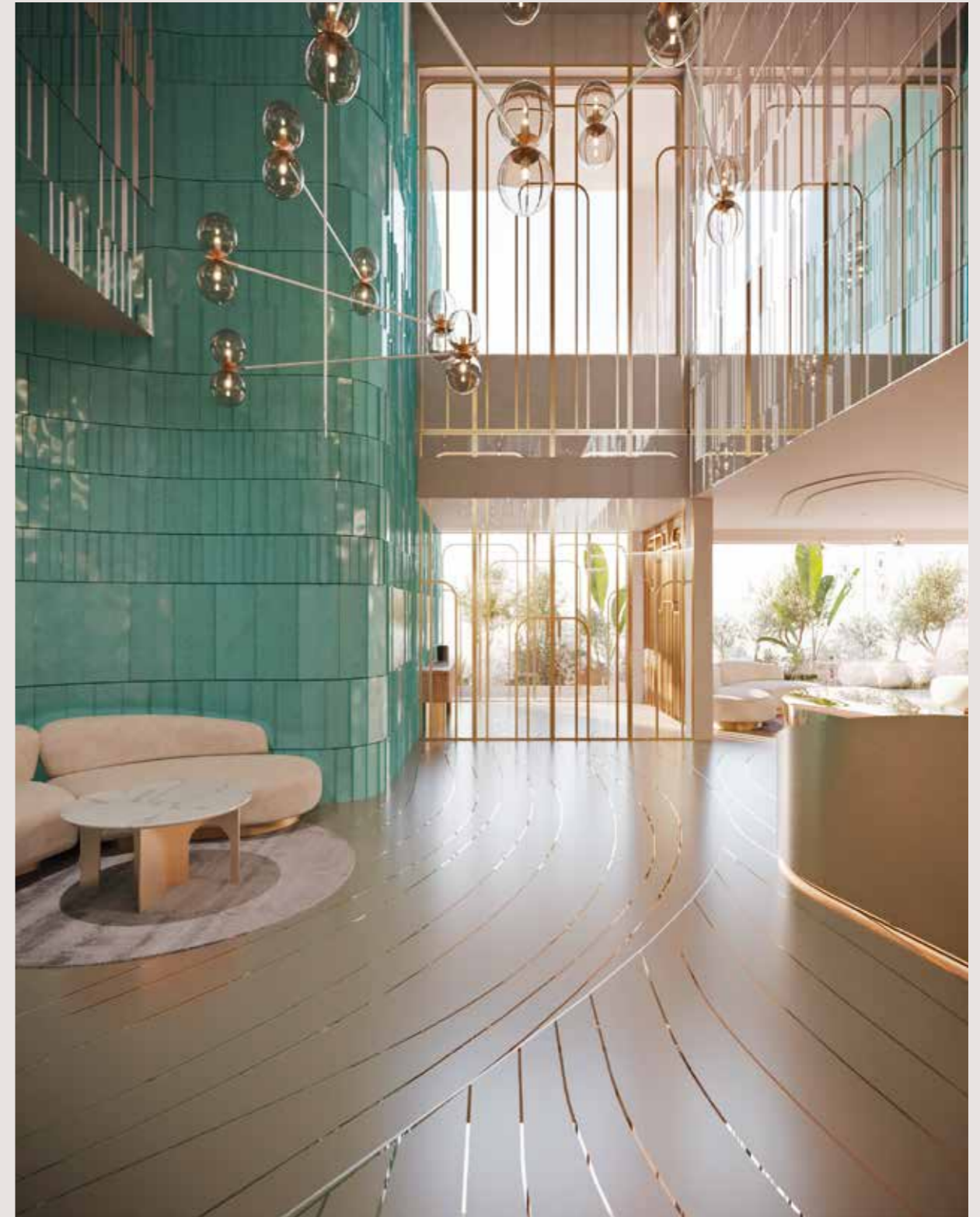




The Londa hallmark

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 Penthouse Collection

Inspired by the art deco influences which shaped the Golden Age of Riviera living, Londa has been designed by Parisian aesthete Thierry Lemaire; 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.

Set across the highest floors of Londa, the four-bedroom apartments within The Penthouse Collection benefit from the furthest reaching views across Limassol and offer the most opulent interiors.

Each Penthouse in the collection has more than one terrace and its private roof gardens where residents can enjoy the morning calm of the Mediterranean Sea and the sparkling lights of the city come evening. The rooftop terraces are designed for both entertaining and relaxing with plenty of space for basking in the sun, cooking alfresco, or entertaining at your signature marble-topped bar by Thierry Lemaire - a precious mirror placed in its center means you can view the sea wherever you sit.

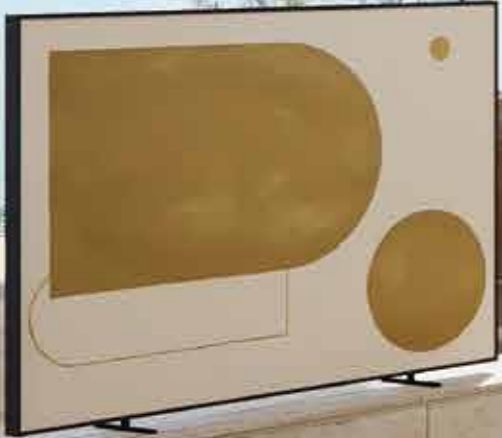
Interior spaces are luxuriously appointed, with book-matched marble in kitchens creating one-of-a-kind motifs and private bathrooms for each of the four bedrooms.

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





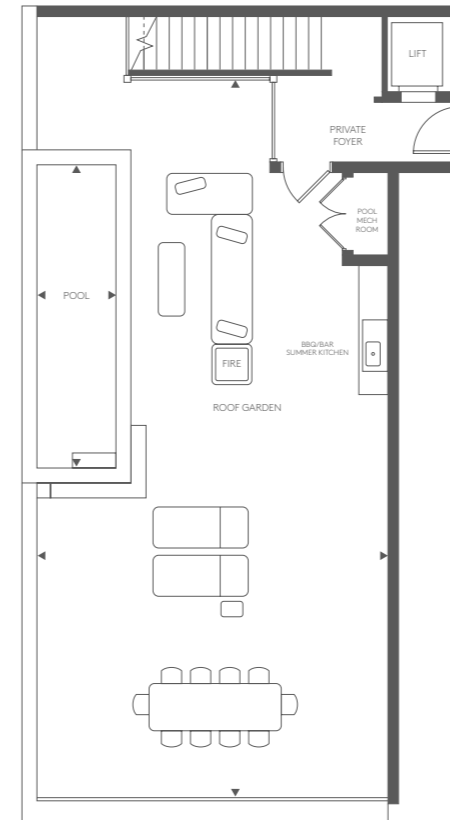






SUNRISE TERRACE | 4 BEDROOM PENTHOUSE

FLOORS: 7TH | 8TH

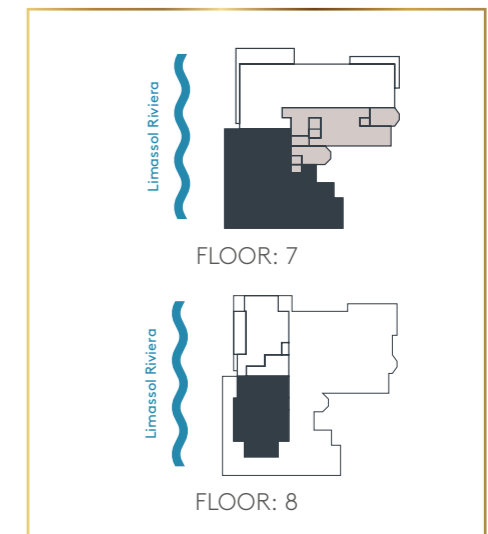


KEY FEATURES

- ▶ 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

EIGHTH FLOOR

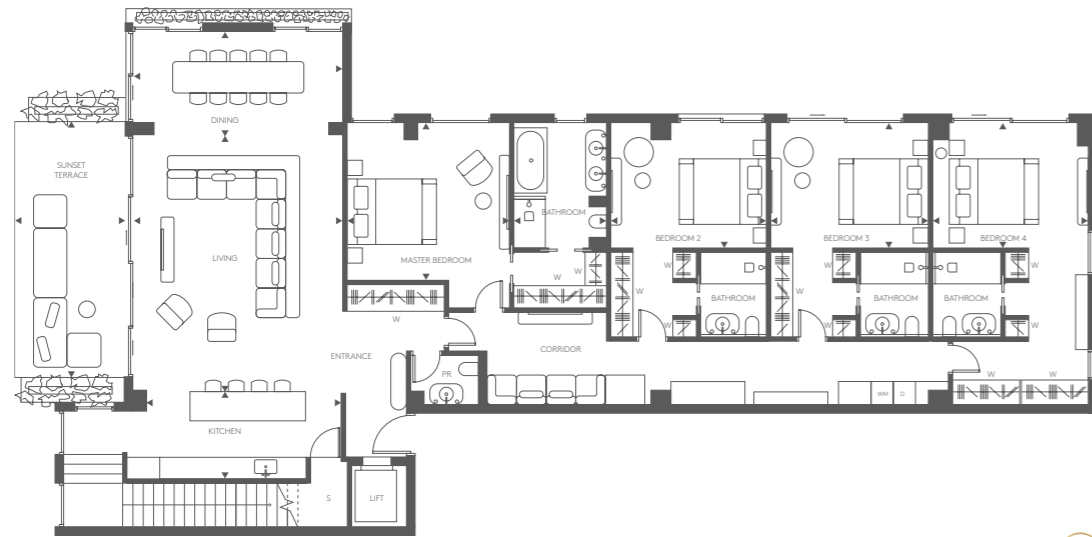
AREA	SQM
LIVING AREA	267
COVERED SUNRISE TERRACE	55
ROOF-TOP GARDEN WITH INFINITY POOL	133
TOTAL	455



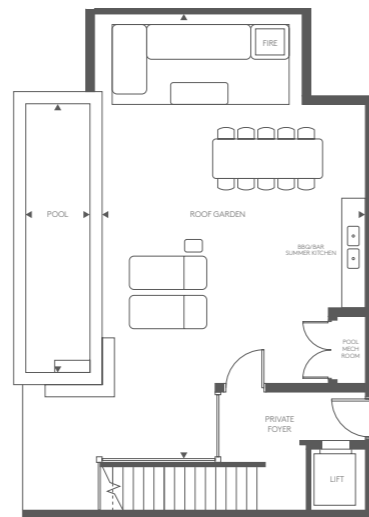
HT: Hot Tub | W: Wardrobe | WD: Washing Machine | D: Dryer | PR: Powder Room

SUNSET TERRACE | 4 BEDROOM PENTHOUSE

FLOORS: 7TH | 8TH

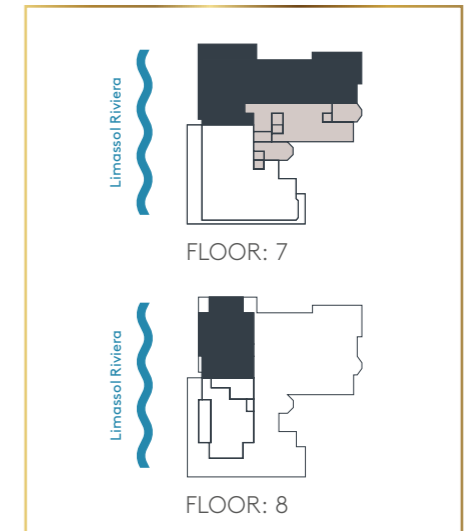


SEVENTH FLOOR



EIGHTH FLOOR

AREA	SQM
LIVING AREA	282
COVERED SUNSET TERRACE	31
ROOF-TOP GARDEN WITH INFINITY POOL	108
TOTAL	421



KEY FEATURES

- ▶ Stunning views out over the beach and the Mediterranean Sea
- ▶ A highly desirable south-facing terrace plus a west-facing terrace with views out across the city
- ▶ 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
- ▶ West-facing bedrooms perfect for watching the sun go down
- ▶ Private lift between floors

Specifications

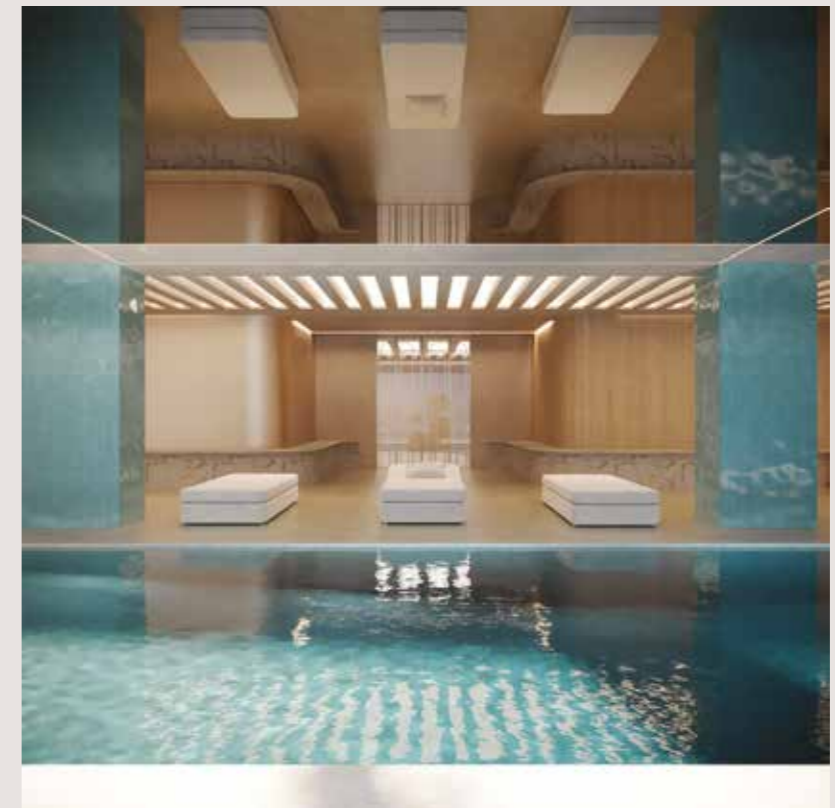
APARTMENTS

- » 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®.

