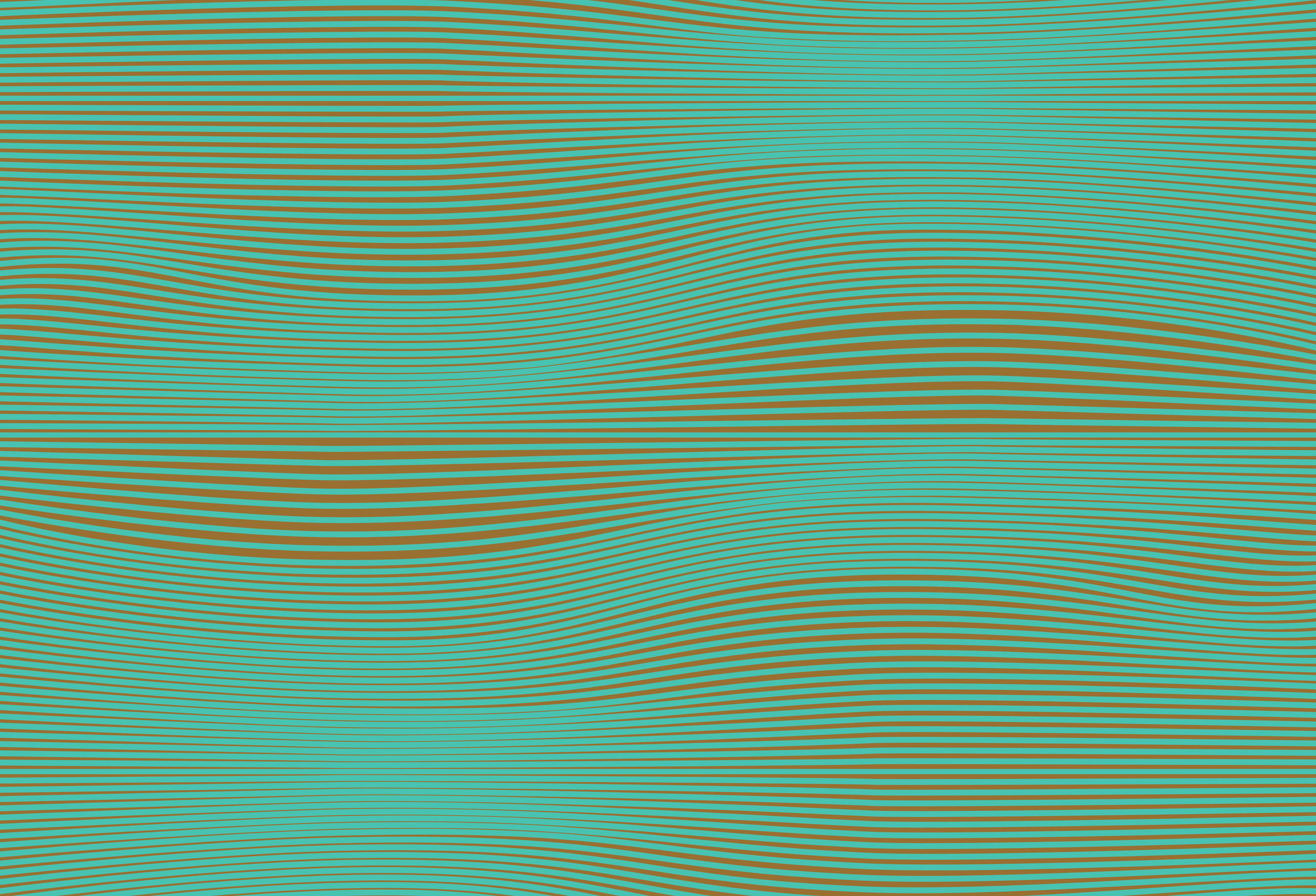
LIMASSOL

DEL MAR

EXCLUSIVE SEAFRONT LIVING



LIMASSOL
DEL MAR

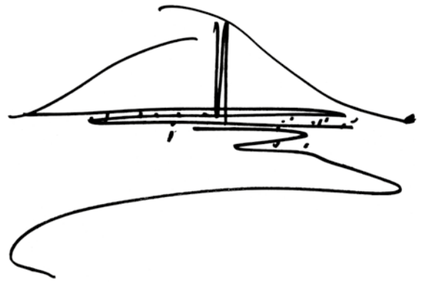
Welcome to our stunning new residences on the shoreline of Limassol – where old world charm effortlessly blends with contemporary riviera chic. A sumptuous retreat for the discerning, Limassol Del Mar offers the epitome of exclusive seafront living in the heart of Cyprus' most coveted destination.

EXCLUSIVE SEAFRONT LIVING

A DREAM DESTINATION

Set on Limassol's stunning shoreline and surrounded by tranquil landscaped gardens, generous terracing and pretty outdoor pools, our luxuriously finished two to six bedroom residences, penthouses and duplexes are the perfect destination for relaxing and unwinding.

Enjoy laid-back resort-style living in an exceptional apartment that has been customised to your lifestyle. Dine overlooking the crystal clear waters of the Mediterranean Sea, take a stroll on the beautiful sandy beach, pamper yourself with world-class shopping on our prestigious promenade and rejuvenate with an array of five-star sea-facing leisure amenities.



AN ICON, INSPIRED BY THE SEA

"Our vision was inspired by the entrancing landscape of the Cypriot coastline. We wanted to create a unique residential address and very special experience; we wanted to translate the beauty of the Troodos Mountains and the Mediterranean Sea into architectural form. With its undulating silhouette, the design gracefully echoes the rhythm of the landscape while bringing the magic of the sea into the development. Generous terracing and outdoor pools complete the sense of place.

Our design celebrates the many reasons why people have wanted to visit this part of the world for centuries."

John Dawes, Chief Architect

Benoy

THE PROJECT

Located in the heart of the popular 17km-long promenade along the coastline, Limassol Del Mar will be built on a large plot of 34,000 sq m, stretched across the 170 meters of the land's sea frontage, allowing magnificent sea views from ground to top floor.

Situated close to the most prestigious residential areas and five-star hotels, the development is aiming to transform Limassol's seafront.

Limassol Del Mar will be surrounded with beautiful, lush landscaping, and will have extensive parking available, including allocated parking for residents.

MEDITERRANEAN SEA

CYPRUS

Kyrenia

MORFOU BAY

AMMOCHOSTOS BAY

Latchi Marina

CHRYSOCHOU BAY

Nicosia

Ammochostos

Protaras

Ayia Napa

Akamas Peninsula

Larnaca

LARNACA BAY

LARNACA AIRPORT

CORAL BAY

Pafos

Marina

PAFOS AIRPORT

LIMASSOL DEL MAR

Limassol

Marina

Marina

Pissouri

Aphrodite's Rock

EPISKOPI BAY

AKROTIRI BAY

LIMASSOL DEL MAR IS ONLY:
35 mins from Larnaca Airport
35 mins from Pafos Airport
40 mins to Troodos mountains
2 mins to highway exits
Towards
Troodos Mountains
LIMASSOL
CITY CENTRE
LIMASSOL
DEL MAR
Londa Beach
Boutique Hotel
The Royal
Apollonia Hotel
Crown Plaza
Hotel
Castle Area
Limassol Marina
Old Port
New Port
Mediterranean
Beach Hotel
The Four
Seasons Hotel
Amathus
Beach Hotel
Elias Beach Hotel
Grand Resort
Hotel
St Raphael
Hotel & Marina
Parklane
Limassol Spa & Resort
PERFECTLY PLACED
Limassol Del Mar is ideally located in the south east of Limassol just 35 minutes from two international airports, in the heart of an area renowned for its luxurious residential developments.
Limassol's exclusive 17km-long coastline promenade stretches as far as the eye can see, leading to beautiful sandy beaches, while picturesque villages, ancient monuments and majestic mountains are all close by.

THE LIMASSOL LIFESTYLE

While Nicosia is the capital of Cyprus, Limassol is its beating heart. From chic promenades to ancient monuments, distinct local flavour and the legendary Cypriot hospitality, this is a place where the traditional and the contemporary blend to create a lifestyle unmatched anywhere in the Mediterranean.

Buzzing with restaurants, cafés and bars, and redolent with rich cultural heritage, it's one of the islands premier destinations for exploration, with some of Cyprus' best historical remnants and the Troodos Mountains all in easy striking distance. Add to the mix some of the regions best private schools and hospitals, stylish marinas and designer shopping districts; and you've an exciting metropolis with an international outlook.

RIVIERA CHIC

The Mediterranean Sea is the soul of the region, and at the centre of life for those fortunate enough to live on this sublime island. Calm, cool and clear, for millennia the sea has brought prosperity, health and wellbeing to the people of Cyprus.

For Limassol Del Mar residents the sea can be glimpsed at every turn, bringing with it a chance to escape. A chance to bask in its infinite tranquility, forget about the day to day and live purely in the here and now.

LIFE ENRICHING

It is hard to imagine a more relaxing way to while away the hours than sailing through the Mediterranean. Take to the seas on your own boat, or charter a crewed yacht and relax on the deck, watching the waves rush past.

For a life enriching Mediterranean experience, why not anchor by some of the beautiful caves along the coastline to watch the sunset over the tranquil sea, before returning home to a place that is equally as extraordinary.

BEACHFRONT LIVING

Literally on your doorstep lie vast expanses of pristine and unspoilt sandy beaches that make Limassol Del Mar such a highly prized destination for those seeking the ultimate in beachfront living.

Whether you prefer a peaceful stroll along the shore at sunset, or are keen to immerse yourself in the water sports on offer, the beach is a fabulous asset to make use of and enjoy.

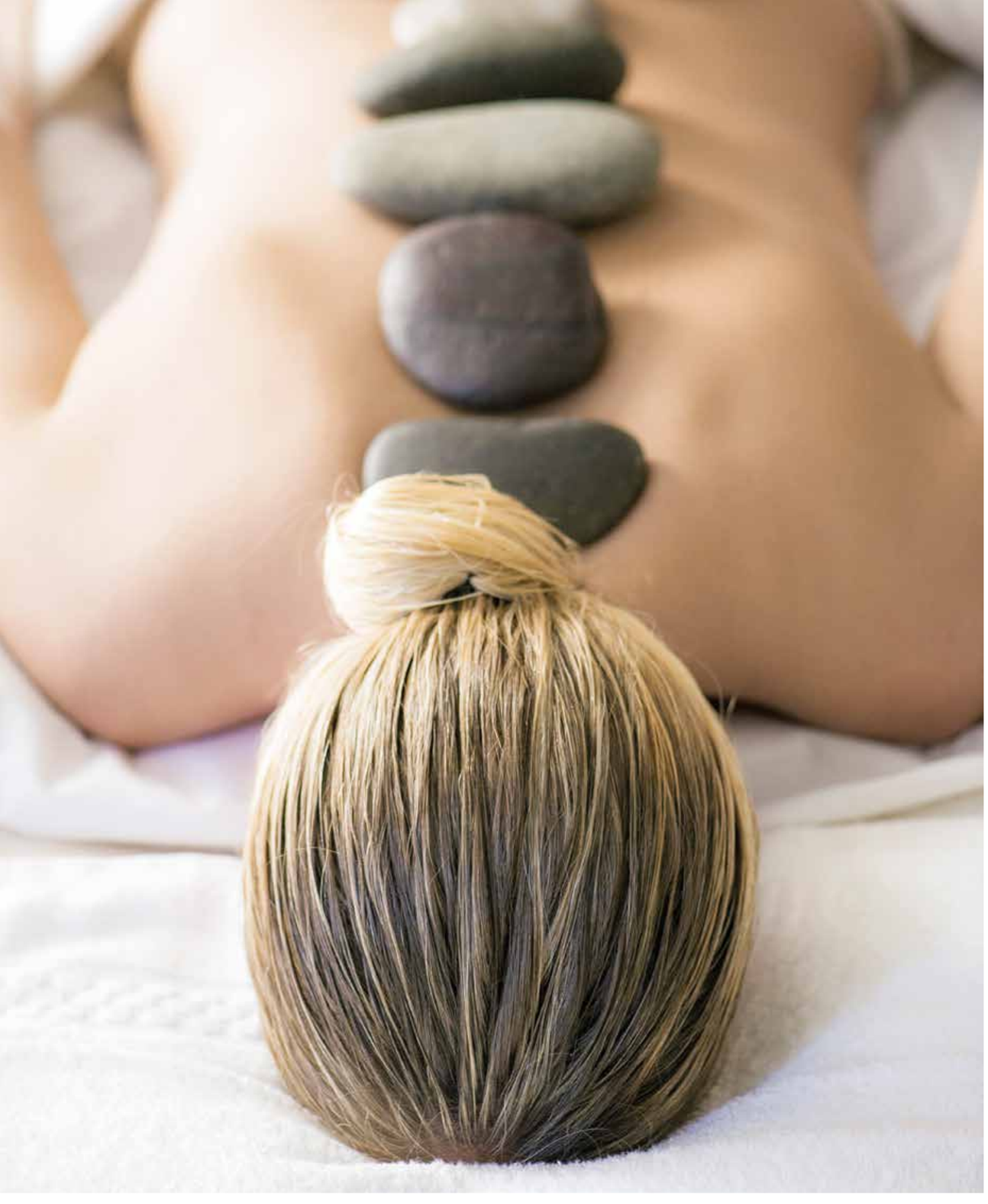
BREATHTAKING SEA VIEWS

Our exceptional development showcases both architectural originality and cosmopolitan personality. Each apartment features an uninterrupted view of the sea from a spacious veranda. Full height glazing seamlessly merges the interior with the exterior, adding to the immense sense of space.

INFINITE POSSIBILITIES

Directly connecting to the elemental, the flowing façade of Limassol Del Mar creates wonderfully fluid outside spaces, allowing residents to experience the blurring of boundaries between inside and outside – one of the hallmarks of Mediterranean life.

Reflect and unwind on one of our beautiful sun terraces, escape in our stunning infinity pool and savour seamless vistas of the Mediterranean Sea as it stretches out on the horizon.



A WEALTH OF AMENITIES

Limassol Del Mar exclusively presents an experience of international standards to each and every resident. Enjoy five-star hotel-style services and facilities, including designer shopping, a residents lounge and fine dining.

Relax and unwind in the sauna and indoor swimming pool, indulge in bespoke spa treatments or workout in the state-of-the-art gym while taking in panoramic sea views from each of these facilities.

EXCEPTIONAL SERVICE THAT EXCEEDS EXPECTATIONS

Our world-class services are as unobtrusive as possible, while remaining fully accessible. Round-the-clock services are available from our experienced concierge, always on hand to cater to your requests, no matter how small or large.

For your safety and security, the residences at Limassol Del Mar are in a gated environment, with monitored but discreet security systems. Underground and surface parking is provided to residents and access is strictly controlled, ensuring you and your family can come and go with absolute peace of mind.

WORLD CLASS LIFESTYLE

With its convenient location, cosmopolitan character and treasure trove of exciting historic and cultural sites, it's hardly surprising Limassol is considered one of the world's most up-and-coming cities. Renowned for its vibrant nightlife, an array of clubs and bars cater to all music tastes, and food lovers are spoilt for choice with an abundance of restaurants and cafés.

Le Plaza Del Mar forms the ground floor of Limassol Del Mar, hosting the city's hottest new restaurant, cigar lounge, wine bar and café, serving traditional Cypriot dishes alongside international favourites.

HIGH-END SHOPPING

Limassol enjoys a coveted reputation for being the most cosmopolitan city in Cyprus, and so it is entirely fitting that our luxurious development will offer the very best international brands and upscale retail outlets.

Le Plaza Del Mar will house a collection of high-end boutiques in what will become Cyprus' most exclusive designer shopping experience.

THE BENEFITS OF CITIZENSHIP

Limassol Del Mar offers you the chance to acquire an address in the heart of Cyprus' most desired region. An address that exudes prestige and represents the pinnacle of achievement.

As the area's most exclusive address on Limassol's coastline, purchasing a residence at Limassol Del Mar is a once-in-a-lifetime opportunity. Offering the perfect 'lock up and leave' home, you can enjoy the security of our after-sales service and property management, including maintenance and rental services in our gated and secure environment. The world-class facilities and exceptional service standards will be at yours and your families disposal whenever you require them.

By purchasing a residence at Limassol Del Mar you will have the opportunity to obtain EU citizenship with a Cyprus passport. Based on the scheme for the naturalisation of investors in Cyprus, citizenship has countless benefits.

THIS MEANS

Your entire family can obtain citizenship.

You can travel, live, work and study anywhere in the European Economic Area which includes the European Union, Iceland, Lichtenstein and Switzerland.

You can travel to more than 157 countries without a visa.

It offers an effective tool for family and tax planning.

It also offers an additional insurance against instability.

Cyprus has zero inheritance, wealth, gift and immovable property taxes.

It will enable you to access some of the finest education and healthcare institutions in the world.

You will be able to enjoy free movement of capital, services and goods.

AN EYE FOR DETAIL

DOORS & WINDOWS

ENTRANCE DOOR
Imported metal structure security door with security lock, door viewer, security block mechanism and air stop.

INTERNAL DOORS
Laminated imported internal doors with rubber seals for silent closing.

PATIO & BALCONY DOORS
High quality aluminium, lift and slide, double glazed patio & balcony doors, with built-in mosquito screens. Secondary entrance doors with high quality aluminium and double glazed, according to design.

WINDOWS
High quality aluminium, lift and slide, double glazed windows with built-in mosquito screens.

FLOORING

Main reception areas, circulation, kitchen and washrooms with marble or tile floors. All master suites and bedroom with engineered wood floor. The tiled verandas and roof terraces will compliment internal floors, creating an inside out lifestyle.

KITCHENS

A branded kitchen with corian or reconstructed granite worktop and upstand. All doors and drawer openings will be fitted with soft closing mechanism. Wall units will be with under cupboard lights and kitchen cupboards with house accessories to compliment the kitchen and everyday use. Franke stainless steel under counter kitchen sink unit and 3 way mixer. Each kitchen will be designed to accommodate the following electrical appliances Bosch or Miele type: oven, electric hob, integrated extractor fan, integrated fridge freezer, integrated washing machine, and dishwasher according to interior design.

WARDROBES

Branded wardrobes and closets for all bedrooms. Drawers with clear panels and hanging rails according to design. The wardrobes and closets will have interior light. One built in safe will be installed within a wardrobe.

*all of the above will be subject to architectural design and detailing and may be substituted with similar brands.

BATHROOMS

Floor surfaces will be marble or tile and walls will be finished up to ceiling height with marble or tile, according design. Custom made vanity cupboard with corian or reconstructed granite worktop. Bathroom fittings will be “Vileroy & Boch”, “Duravit” or similar. Taps and mixers will be “New Form” or “Hansgrohe” or similar.

Stainless steel accessories will be installed in all bathrooms, such as paper holder and towel bars. All showers will have a tempered glass enclosure.

ELECTRICAL

HEATING & COOLING
Under floor heating throughout. A.C. system in all main reception rooms and bedrooms can be used for cooling and heating. A heated towel rail in bathrooms.

SOCKETS & SWITCHES
Double electric sockets and two way switches according to design. Shaving point in master bathroom.

COMMUNICATION
Telephone points in living area, kitchen and bedrooms. Colour video phone connected to main lobby entrance and doorbell. Wi-fi points to cover all main areas.

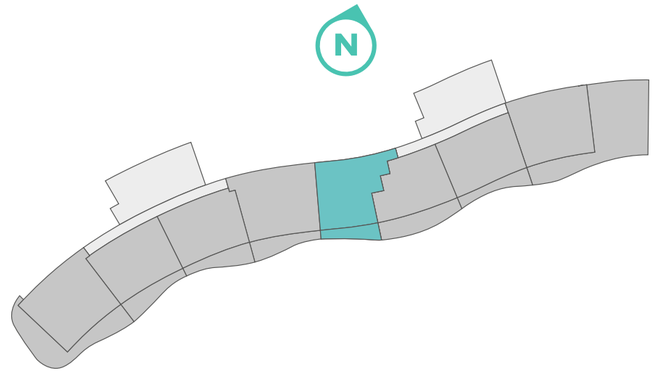
SECURITY
Security alarm system.

ENTERTAINMENT
Central SateliteTV.

SMART HOME
Basic smart home system.

LIGHTING

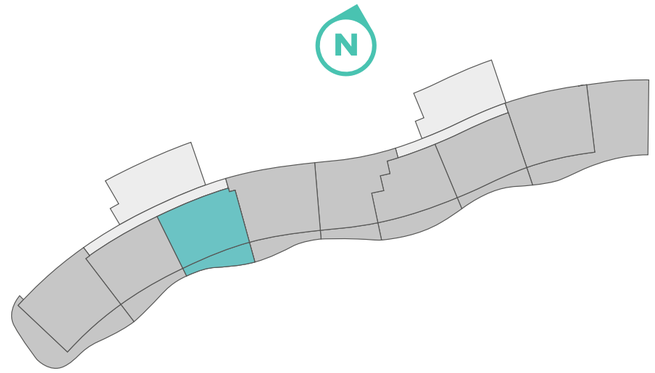
Entrance and balcony ceiling lights. Internal ceilings with high quality basic PVC fittings.



TWO BEDROOM + STUDY / TYPE A

ALL AREAS	147.40 sq m
TOTAL COVERED	147.40 sq m
INTERNAL AREA	113.20 sq m
COVERED VERANDA	16.23 sq m
COMMON	17.97 sq m

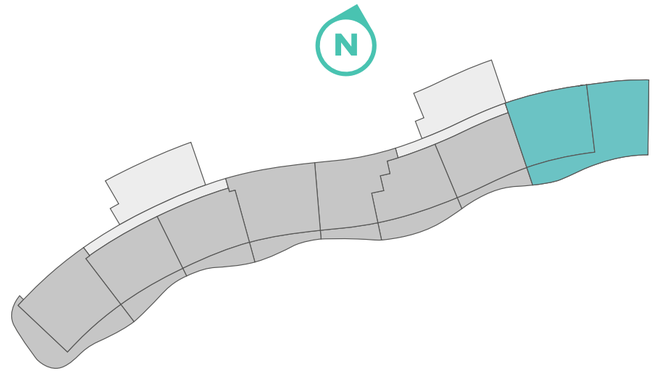
VIEWS OVER THE MEDITERRANEAN SEA



TWO BEDROOM / TYPE B

ALL AREAS	152.19 sq m
TOTAL COVERED	152.19 sq m
INTERNAL AREA	110.43 sq m
COVERED VERANDA	23.46 sq m
COMMON	18.30 sq m

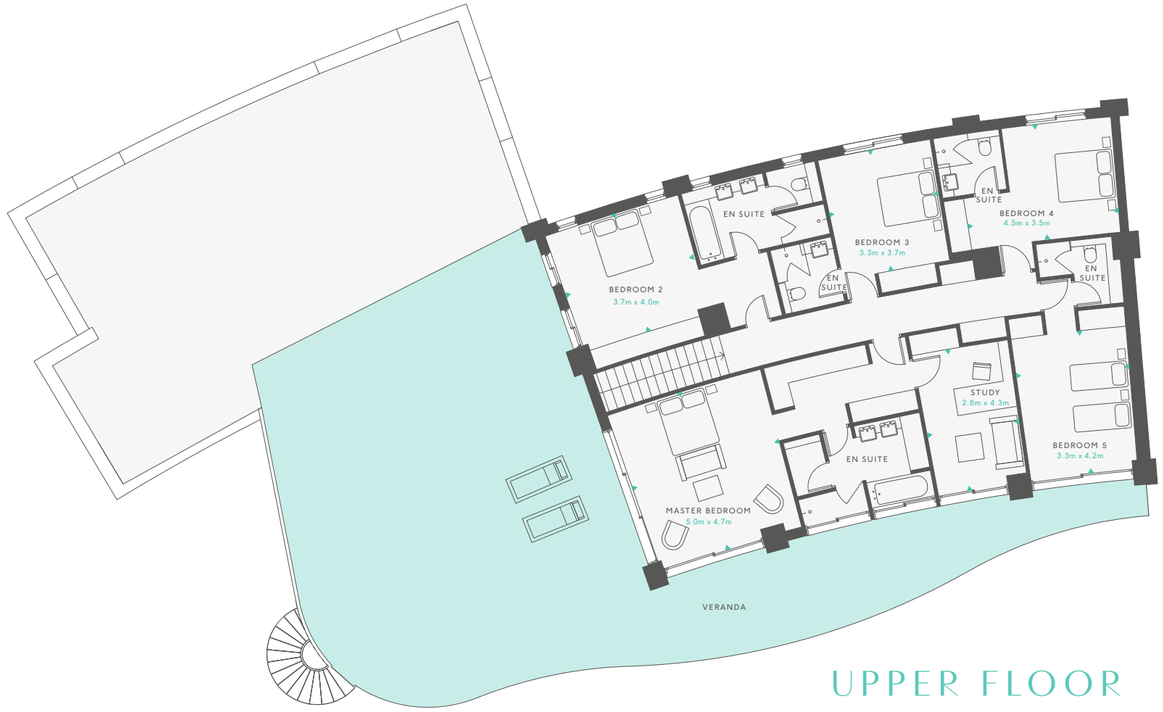
VIEWS OVER THE MEDITERRANEAN SEA



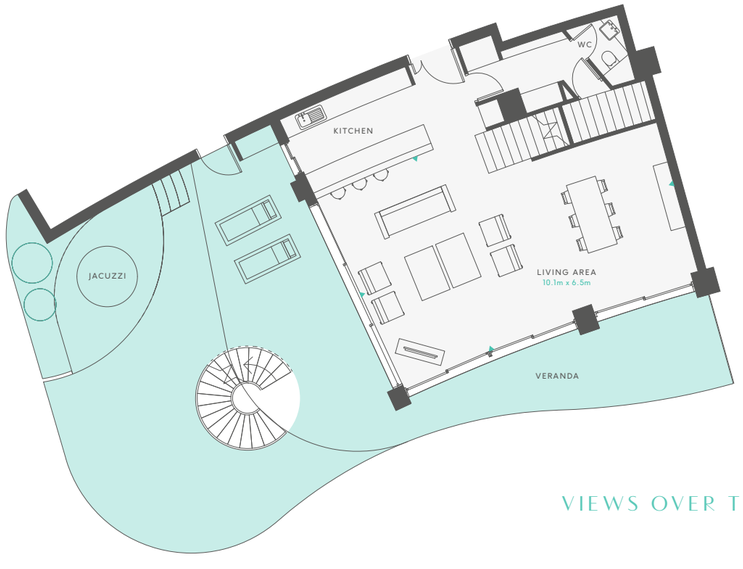
THREE BEDROOM

ALL AREAS	279.71 sq m
UNCOVERED VERANDA	65.44 sq m
TOTAL COVERED	214.27 sq m
INTERNAL AREA	135.25 sq m
COVERED VERANDA	57.42 sq m
COMMON	21.60 sq m

VIEWS OVER THE MEDITERRANEAN SEA

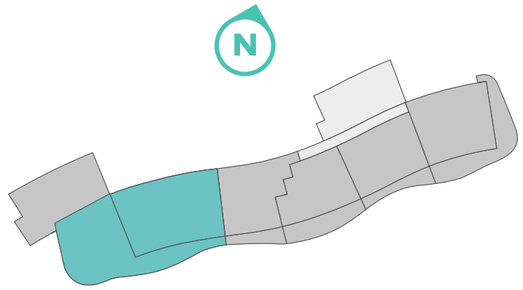


UPPER FLOOR



LOWER FLOOR

VIEWS OVER THE MEDITERRANEAN SEA



FIVE BEDROOM + STUDY DUPLEX

ALL AREAS	714.87 sq m
UNCOVERED VERANDA	251.57 sq m
TOTAL COVERED	463.30 sq m
INTERNAL AREA	276.47 sq m
COVERED VERANDA	135.36 sq m
COMMON	51.45 sq m
PLANTERS	6.50 sq m

A PASSION FOR SUCCESS

The team responsible for creating this extraordinary development is a collection of world-renowned architects, designers, engineers and visionaries.

Each and every collaborator boasts vast international experience and a shared passion for conceiving and delivering the exceptional in terms of quality and aesthetic.

DESIGN WITH DISTINCTION

ara Design was established in 1996 by Andre Avedian and Harry Gregory, specialising in the global hospitality sector. “We have since secured ourselves as being at the forefront of innovative and inspiring design, focusing on quality and integrity for top brand operators all over the world. From our regional offices in Europe, Middle East and Far East, we have completed interior design projects in more than 30 countries, which include 5-star hotels, resort spas, boutique hotels, restaurants and private residences”.

ara

ENGINEERED FOR SUCCESS

The concept design for both the structure and the environmental services was provided by BurroHappold. The detailed structural analysis together with the construction drawings are provided by ASD Hyperstatic Engineering whereas the detailed environmental services design and construction drawings by Unemec. The vision was to develop a high performance structural frame to act as armature for the architecture while minimising the embodied energy. The concept environmental services strategy is designed to deliver exceptional living standards while reducing the environmental impact by working in harmony with the climate and harnessing renewable resources. Digital design techniques were used to optimise the thermal performance of the building envelope while taking maximum advantage of the daylight opportunities and views of the coast to create inspirational internal spaces.

BUROHAPPOLD ENGINEERING

A.S.D. Hyperstatic Engineering Design
Civil and structural engineering

UNEMEC ENGINEERS LTD

WORLD CLASS ARCHITECTS

Benoy are an internationally-acclaimed, award-winning architects, masterplanners, interior and graphic designers. Working across its global offices, the practice has designed projects in over 80 countries where it has completed some of the world's most significant developments including Ferrari World Abu Dhabi, Westfield London, The Beach in Dubai, Cali City in Colombia, Changi Airport in Singapore and Parc Central in Guangzhou, China.

UDS architects antoniades+eleftheriou, founded in 1996 by Pavlos Antoniades and Andreas Eleftheriou, has its main offices in Limassol. The practice works on commercial, residential, resort and mixed use development projects in Cyprus, providing full architecture, masterplanning and construction supervision services. UDS has worked closely with the Benoy masterplanners for Limassol Del Mar.

Benoy

UDS architects antoniades+eleftheriou

CYPEIR PROPERTIES LTD

A VISIONARY PARTNERSHIP

Cypeir Properties Ltd is a joint venture between two of the most renowned developers in Cyprus, and together they are delivering Limassol Del Mar.

The Leptos Group has been a leader in the Cyprus economy for over 55 years. Its diversified presence covers the areas of property development, construction, hotels, property management, travel and tourism, insurance brokerage, healthcare and education. Today the company operates offices in Paphos, Limassol, Nicosia, London, Moscow, St. Petersburg, Kiev, Beijing and Dubai with affiliations throughout the globe.

D. Zavos Group is one of the leading land and building development companies in Cyprus. Established in 1980, they have proudly developed a reputation for building successful leading edge residential estates and commercial projects at prime locations in Cyprus. Today the company operates offices in Limassol, Larnaca, London, Moscow, St. Petersburg and Kiev, with affiliations throughout the globe.

A JOINT VENTURE BY

Leptos Group

D. ZAVOS GROUP
LAND & BUILDING DEVELOPERS

LIMASSOL
DEL MAR

BOOK YOUR PRIVATE APPOINTMENT

If you would like to know more about Limassol Del Mar
and the unique lifestyle and benefits it offers, please get in touch:

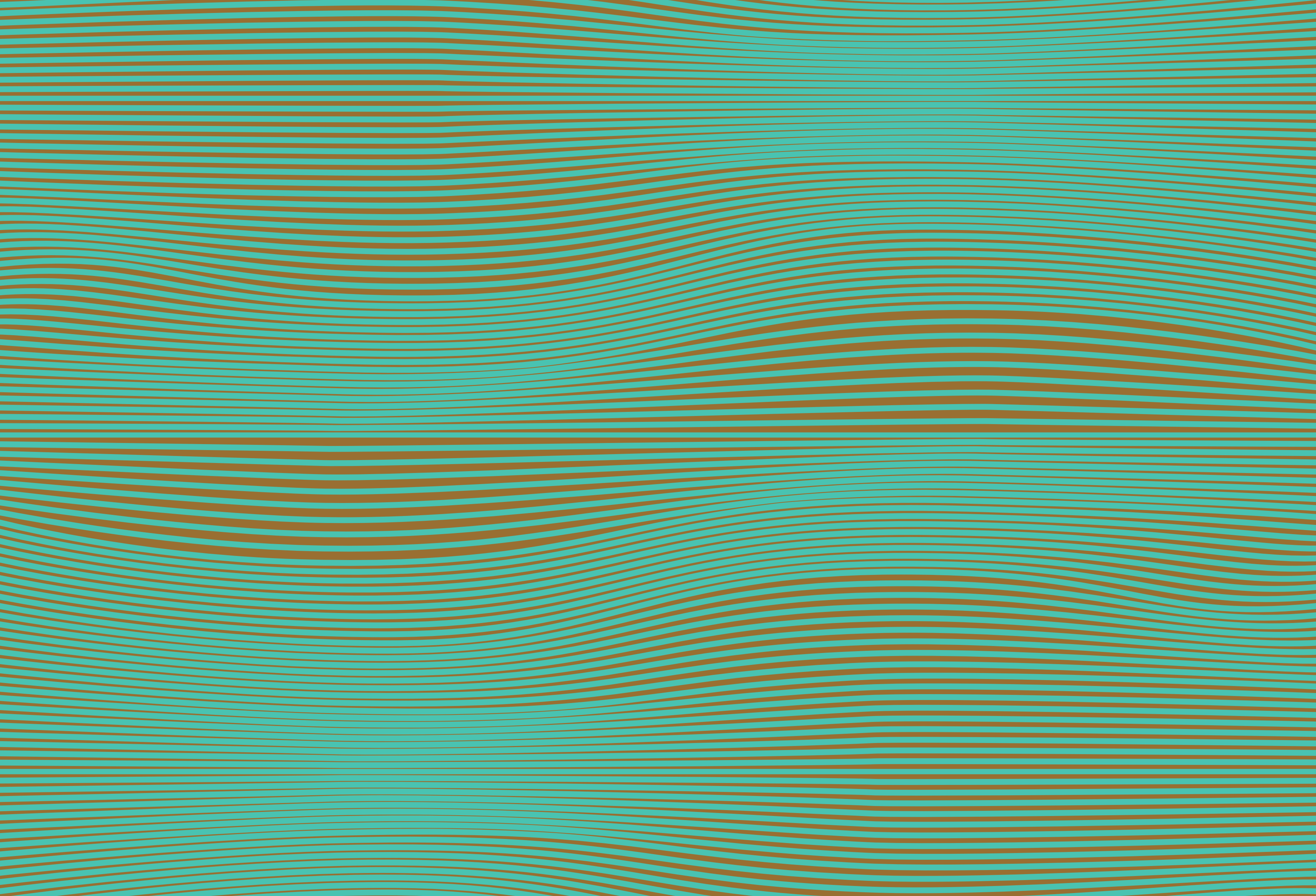
117-123, Georgiou A' Avenue,
P.O. BOX 54344, 3723
Limassol, Cyprus

T +357 25 510 888
F +357 25 510 880
E info@limassoldelmar.com

limassoldelmar.com

EXCLUSIVE SEAFRONT LIVING

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. Limassol Del Mar is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are indicative only. Design by Four Communications.



EXCLUSIVE SEAFRONT LIVING

limassoldelmar.com