

DEL SUR

RESIDENCE

 **DOMO**
properties

Del Sur presents a selection of just 6 superb apartments situated on the top side of the prestigious Riga Fereou neighbourhood in Limassol centre.

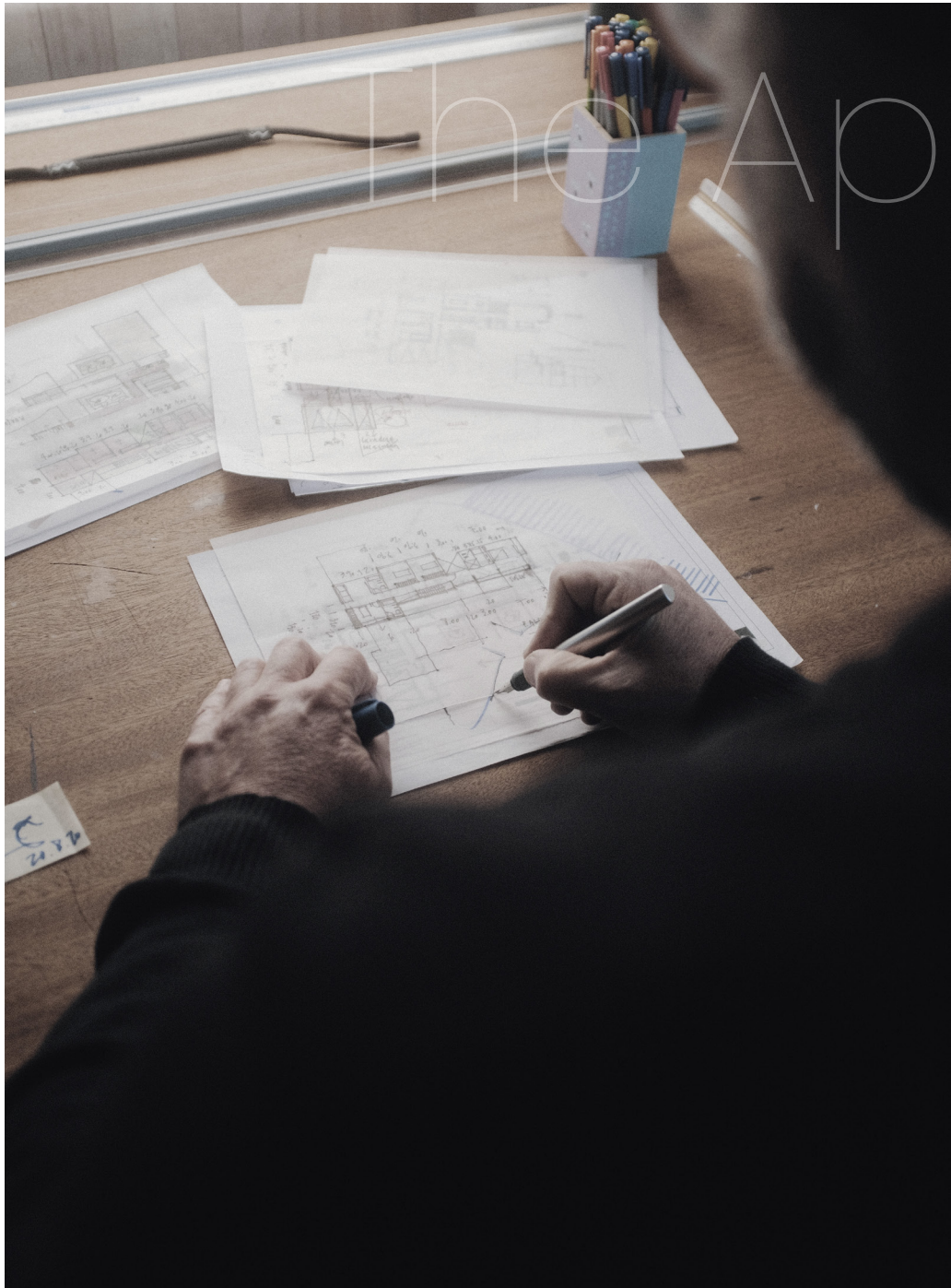
Thoughtfully designed, Del Sur embodies the best of contemporary living harmonized with beautiful and practical spaces enlaced in quality materials.

“Del Sur” derives from a Spanish phrase meaning southward or southward looking.

It is unmistakably proposing of beautiful views, sunlight, liveliness and priceless moments.

The right side of the image features a decorative background of thin, light grey wavy lines. Overlaid on this background is the text 'Del Sur' in a large, bold, grey sans-serif font. The text is oriented vertically, with 'Del' at the top and 'Sur' at the bottom, and is partially cut off by the right edge of the frame.

Del
Sur



The Approach

Design Is in the Details

From concept to completion, Del Sur Residence has been thoughtfully designed so that every detail has been reflected. Driven by a 'people-orientated approach', our drive for uncompromising quality was key to ensuring that Del Sur is the place and space for priceless living.

Excellence in Every Detail

Del Sur has challenged every single traditional design argument. Incremental improvements to the overall design and structure have been painstakingly applied and carried out to exceptional standards. The finished building brings genuine satisfaction to the team, as everything has come together to form the attractive masterpiece you see today.

Southward Privacy

The structure has been thoughtfully designed to offer southward views for each apartment, whilst overlooking the street in appropriate privacy. The clean lines of the architecture and large sized windows mean bright rooms where natural sunlight can flood in unhindered.



Del Sur

RESIDENCE



Del Sur



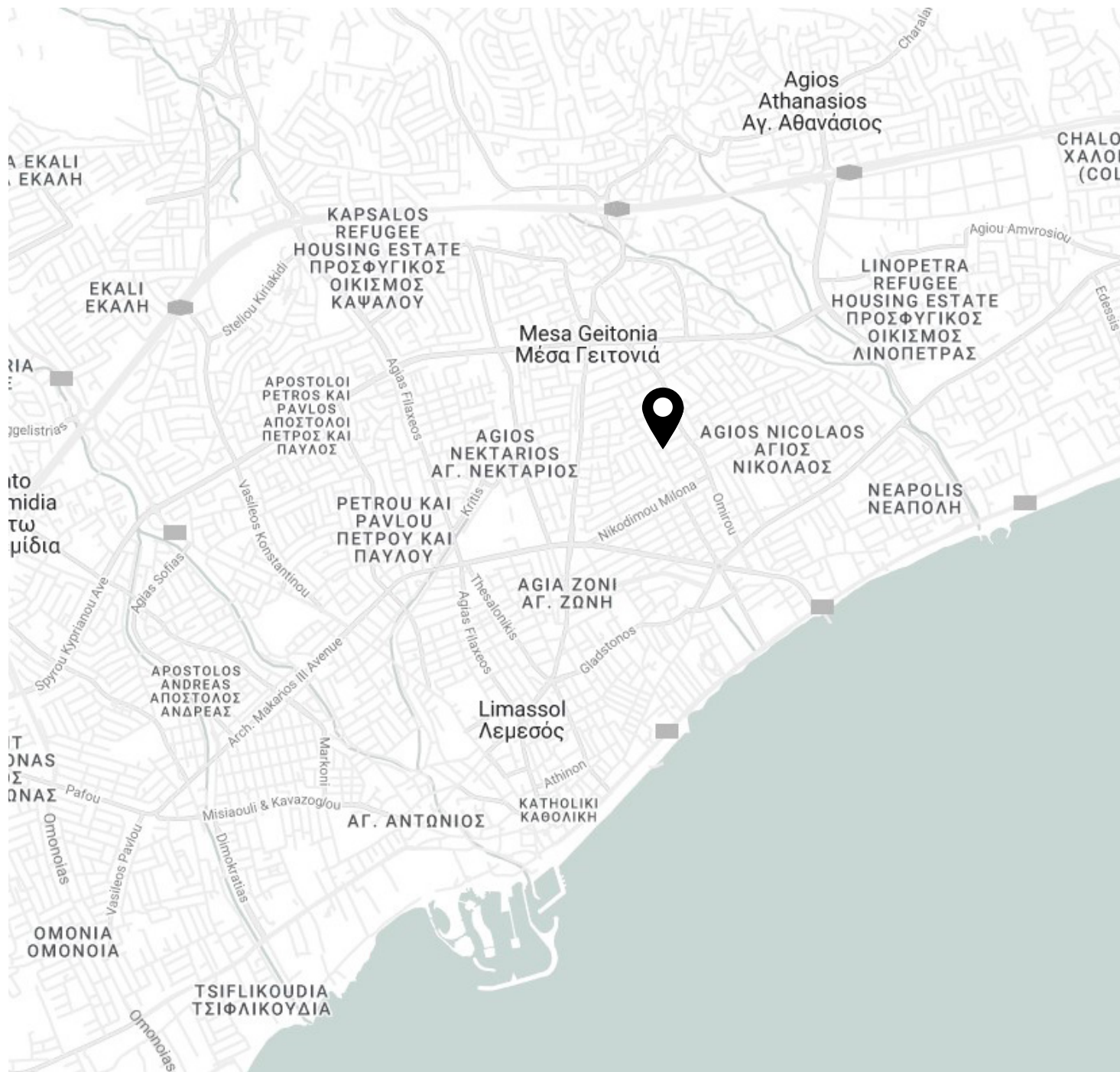
Classy Riga Fereou

Riga Fereou area is home to some of Limassol's most renowned personalities such as prominent artists, statesmen and business people.

This timeless neighbourhood is indulged with villas, modern elegant houses, green areas and safe spaces for careless walks and leisure.

The magic with this neighbourhood is that this classy and serene setting is found right in the heart of the city.

Limassol is literally at your feet with 5' minute walks from any services, the high street or the beachfront.



WALK

- Bakery 3 min
- Supermarket 5 min
- School 8 min
- Makariou Avenue 10 min
- Bank 9 min



DRIVE

- Spyrou Kyprianou 2 min
- Motorway Access 4 min
- Limassol Marina 8 min

The Neighborhood



A Home in the City

Limassol is the new Business Hub of the Mediterranean and it's only just commencing to raise a global interest. Del Sur takes in all the serenity and prettiness of this exclusive neighbourhood while offering exceptional access to everything the city has to offer.

Lifestyle

Del Sur provides an oasis-like retreat in the middle of the hustle and bustle of this vibrant city. In contrast, a five minute stroll will bring you to the high-end Makariou Avenue where classy boutiques, stylish cafés and attractive bistros are all there for the taking.



Markets & Bakeries

Just one block away on the south side of Del Sur you'll find the lively Omirou Street. Here you can stock up at Sklavenitis Superstore before browsing the vast selection of local markets and bakeries providing everything from fresh bread to everyday essentials.

Public & Private Schools

A public primary school and the highly respected Foleys School are both within a short 5-minute walk. Foley's School has an international enrolment with around 45 different nationalities representing a diverse and multicultural approach.



Easy Access Everywhere

Within minutes you can be out of the city and on the motorway towards Paphos, Nicosia or anywhere else you wish to be. On your return, you'll enjoy easy access to Limassol's centre via major streets such as Spirou Kyprianou.

Del Sur

Contemporary Design Philosophy



Del Sur exudes minimal sophistication and organic individuality. It was designed to embrace the view and create an open feel using a mixture of light and shading to mirror the natural world outside.

All apartments are designed and built to the highest standards with all the advantages of modern living. High ceilings, hidden LED lighting and ceiling mounted A/C units are some of the criteria used to experience an unparalleled luxury lifestyle.

Each apartment is also designed for day-to-day convenience. Bright, airy living spaces for people to live in, to laugh in and to write their own stories.





















The Penthouse







Floor-through & Penthouse Residences

The 3rd full floor residence offers an amazing full floor living courter while the 4th floor penthouse offers an exclusive experience with its rooftop spaces. Both incorporate many additional luxuries and of course heart stirring views of the city and the Mediterranean.

Both full floor residences incorporate uncompromising living spaces and terraces, where family, friends and lovers can enjoy dining, music and life with uncompromised views of the city. Perfect for peace and relaxation no matter what the season or the reason.

Main Features



Energy - Class a+

Building complies with the local regulations of Energy Performance and has received a certificate of energy class 'A+'.



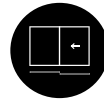
Air Condition - Vrf

Mitsubishi - VRF SYSTEM



Heating - Under Floor

Full installation of premium quality (EU) electrical under-floor heating.



Floor to Ceiling Doors

Lift&Slide Floor to ceiling - thermal insulated aluminum doors.



Wide-ranging Technology Infrastructure

Each residence is fully prepared with state of the art (Cat 5) structured cabling that is ready to accommodate sophisticated home automation systems and security.



Fire Alarm Reassurance

All kitchen and food preparation areas are protected by state of the art fire alarm ceiling systems ready to activate at the threat of a fire incident.



Green Practices



Green Architecture Design

Del Sur is designed with efficiency and effective use of energy and space in mind. This includes passive and active techniques to reduce the energy requirements of the structure.



Environmentally Friendly Materials

Del Sur has a certificate of energy efficiency of grade 'A'. The stringent design and European specifications have been met or exceeded to attain this standard.



Photovoltaics & Net Metering

The development will include the installation of a photovoltaics system on the rooftop. An option on the basis of first come/first served to achieve low consumption homes.



Electric Vehicle Charging Stations

The building offers a complete provision for the installation of an electric charge station for Electric or Hybrid Vehicles. This option can be offered on each parking station as well.

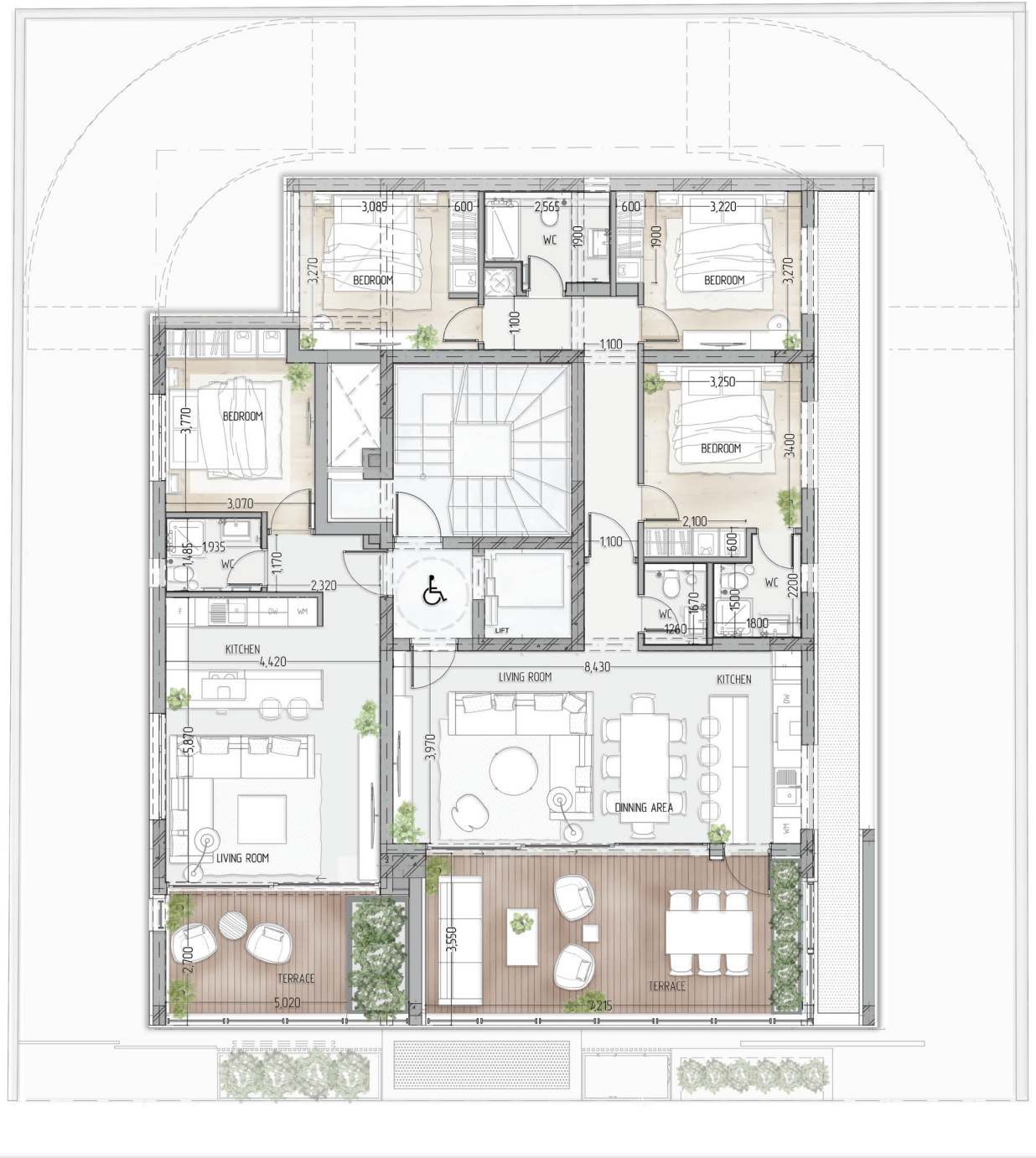


FLOOR PLANS

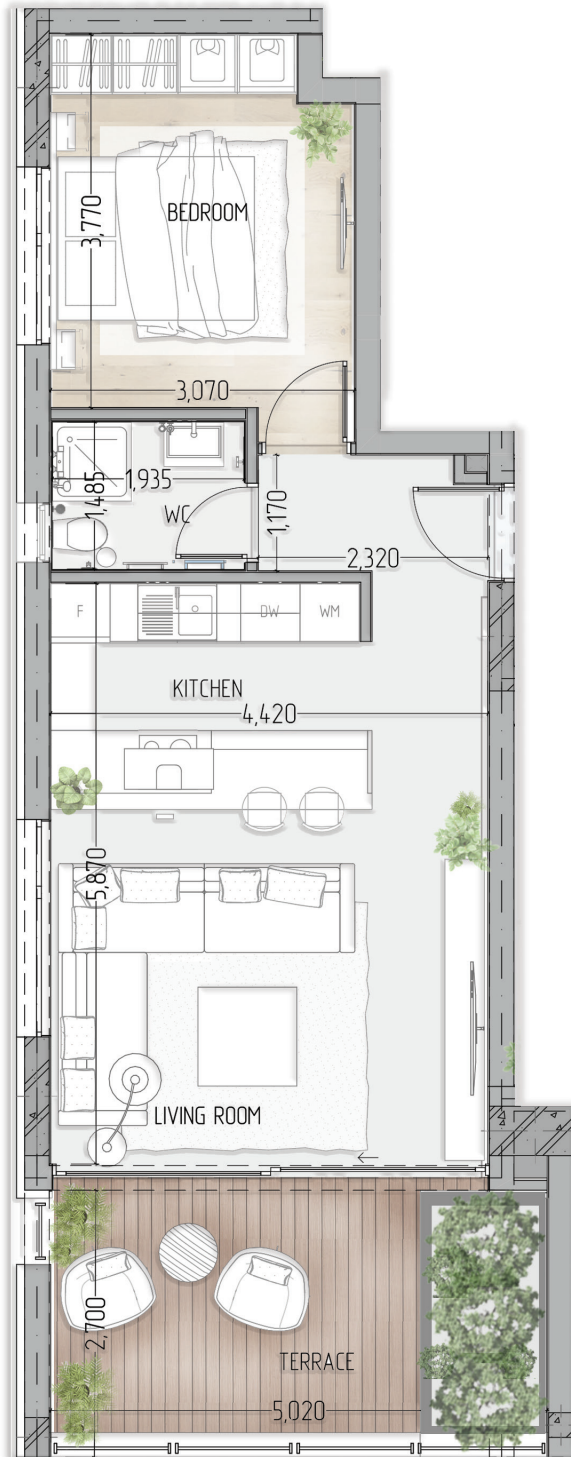
Del Sur

General Plan

FLOOR 1,2

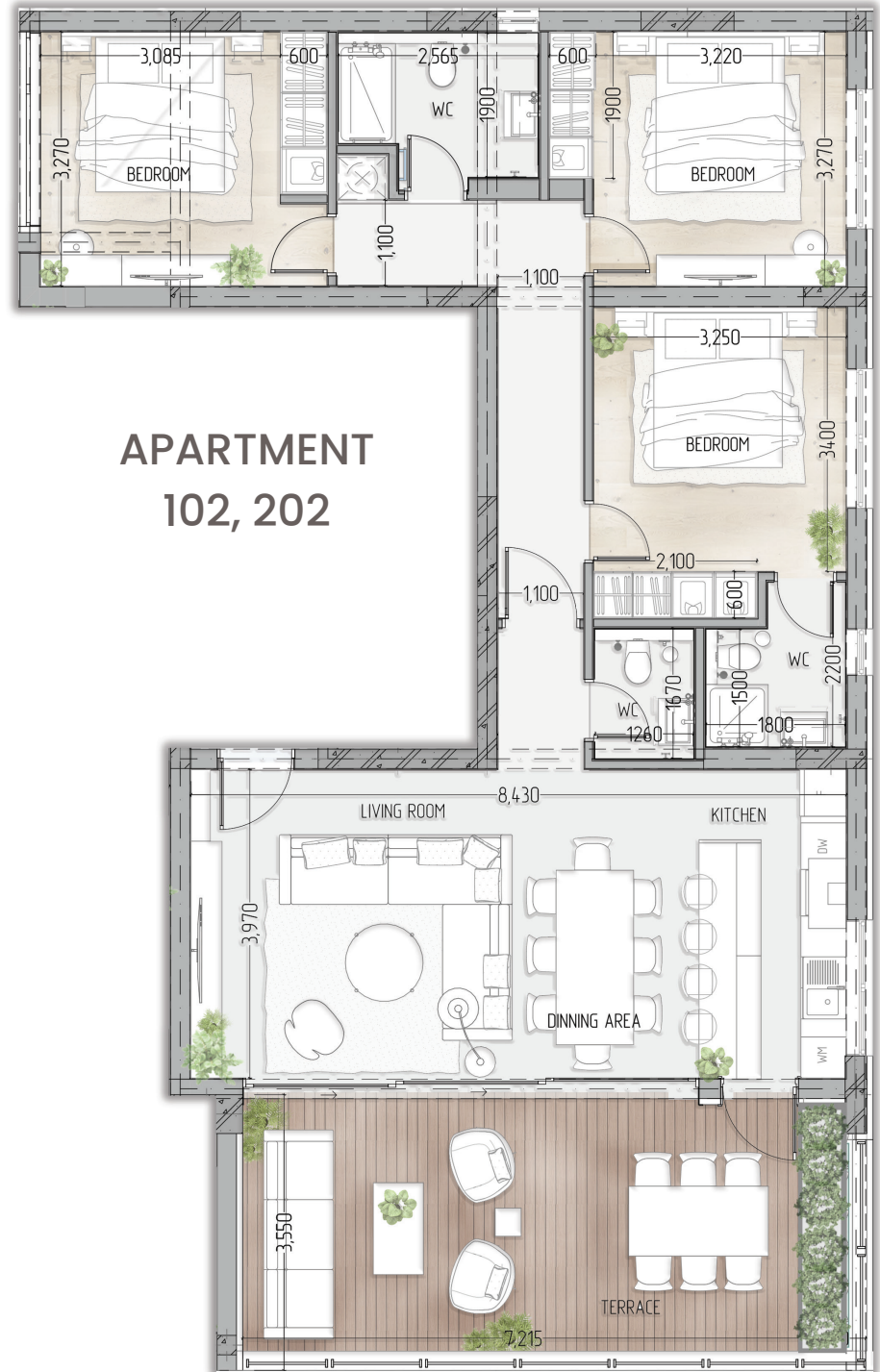


APARTMENT 101, 201



Del Sur

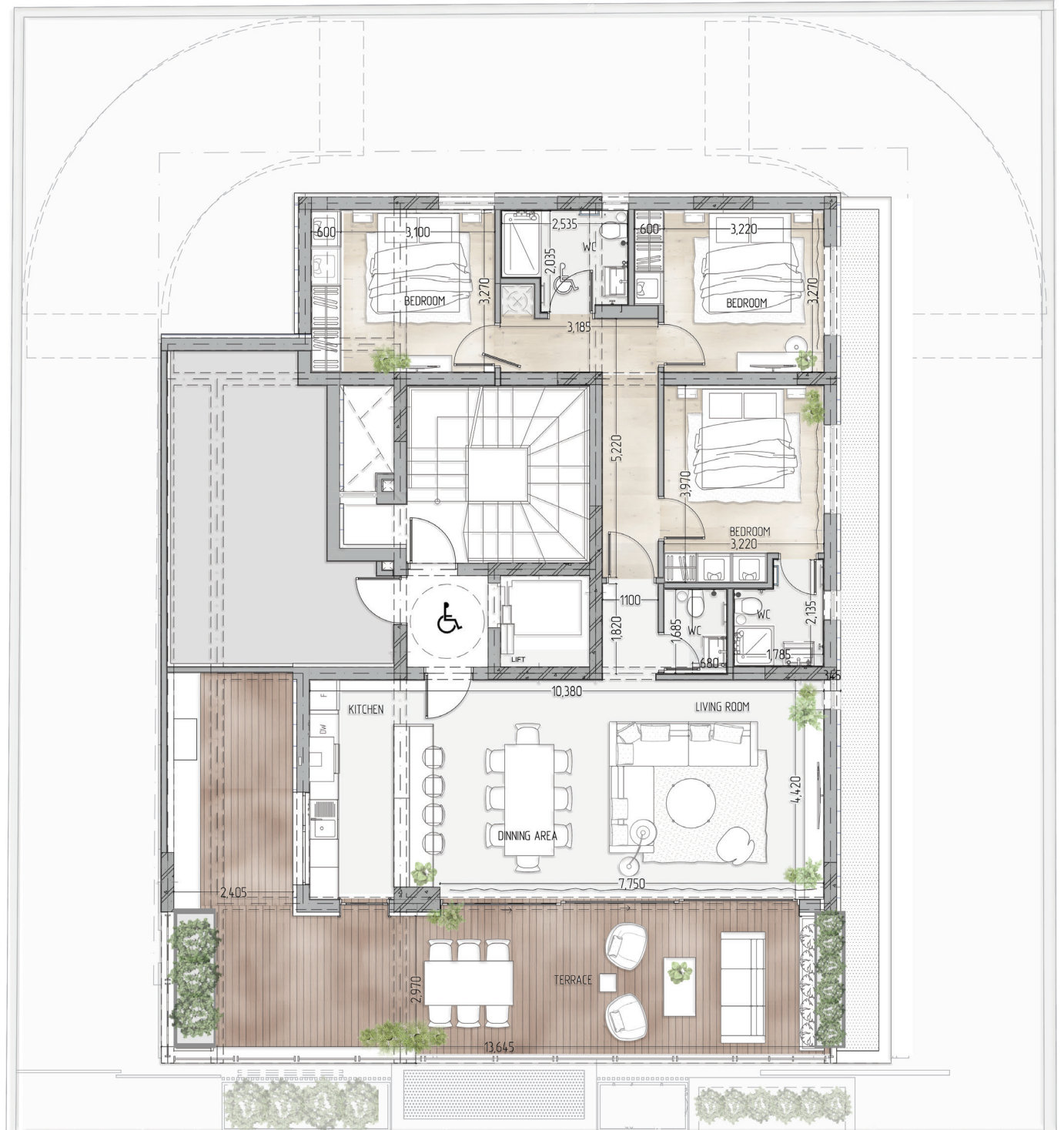
APARTMENT 102, 202



Del Sur

General Plan

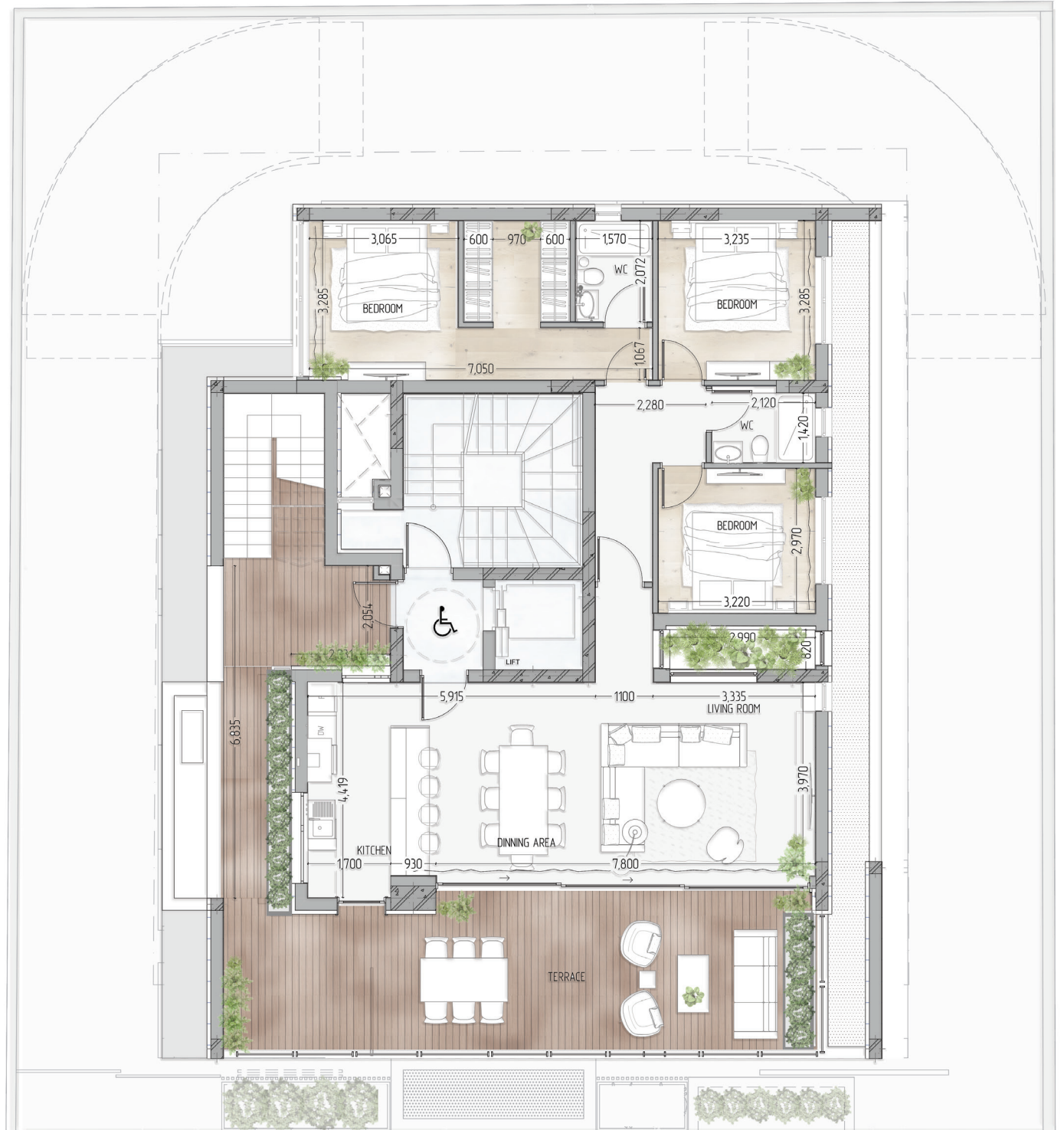
FLOOR 3



Del Sur

General Plan

FLOOR 4



Detailed Specifications



CONCRETE STRUCTURE

Del Sur Residence fully complies with the European regulation of the anti-seismic code.

WALLS

- i. 250mm brickwork clad with 8mm polystyrene slabs for thermal insulation plaster to meet standards of insulation for energy efficiency of Class "A".
- ii. Internal walls are 100mm brickwork for insulation and soundproofing.

FLOORS

- i. The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles.
- ii. The bedrooms will have Floating type wooden parquet.
- iii. The terrace will be paved with anti-slip ceramic tiles.

WALL FINISHES EXTERNAL

- i. Blockwork wall surfaces will have three coats of plaster and two coats of external paint
- ii. Part of the external surface of the building will be covered with thermally insulated HPL panels

WALL FINISHES INTERNAL

- i. All surfaces will be finished with spatula and painted with three coats of emulsion paint.
- ii. The bathrooms will be lined with ceramic wall tiles up to a height of 2.4m.
- iii. Guest toilets will be a combination of paint and ceramic tiles.

CEILINGS

- i. Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.
- ii. Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.

DOORS & WINDOWS

- i. The main doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal.
- ii. All internal doors will be customised according to specifications.
- iii. All external doors leading to the balconies will be sliding aluminium thermal frames with double low energy glazing.
- iv. Openable external windows will be double glazed aluminium.

GRANITE & WOODWORK

- i. The kitchen will have engineered stone worktops and back splash.
- ii. The bedroom wardrobes and kitchen cabinets will be custom-made.

KITCHEN & APPLIANCES

Provisions for hi-tech automations for electrical oven, microwave oven, micro extractor hood, washer and dryer, dishwasher and refrigeration.

SANITARY WARE & MIXERS

- i. Mixers will be high quality single lever.
- ii. Stainless steel or stone sinks will be provided in the kitchens.
- iii. High quality sanitary ware will be installed complete with accessories.
- iv. Wall mounted toilets with concealed cistern can be optionally installed.
- v. Glazed cubicles for showers and tempered glass splash screens for bathtubs.

WATER SUPPLY

- i. Hot and cold-water supply lines will be PVC.
- ii. High quality solar and electrical water heating.
- iii. Hot and cold water will be connected to a pressurised system.

ELECTRICAL INSTALLATIONS

- i. Structure cabling will be provided.
- ii. All ceiling LED spotlights will be provided.
- iii. Interior lighting design to enhance living spaces.
- iv. HD intercom system with HD video entry control.
- v. Electric steel gates operated by NFC & remote control.
- vi. Complete set up provision for Electrical Car Charging station.
- vii. TV & Cable points will be provided in the living areas and all bedrooms
- viii. Telephone lines installed with telephone/ethernet sockets in the kitchen, living room and all bedrooms.

ADVANCED AUTOMATIONS

A full home automation system can be pro-

vided upon request. The home automation package will monitor and control home attributes such as lighting, climate, entertainment systems and appliances. Individual options include:

- i. Provisions for CCTV and NFC front door access.
- ii. Remote control air-conditioning system provisions.
- iii. Remote control for lighting system can be provided.
- iv. Wi-Fi provisions across rooms, verandas and rooftops.
- v. Provisions for automated electrical blinds and shutters.
- vi. Provisions for surround sound in living area and rooftop.

SMART COOLING & HEATING

- i. Provision for smart electric heating units.
- ii. Underfloor heating option (for Penthouses only)
- iii. Provisions for net-metering on Air Condition system.
- iv. Option for smart High Efficiency A/C unit infrastructure.

SECURE GATED ACCESS

Long-lasting industrial spec main entrance door with automatic access. Electrical vehicle gate sensor with NFC programmed for Remote or Mobile App.

ELEGANT LANDSCAPING

Landscaping design, planting and irrigation automations will take place for all the external green areas of Del Sur Residence by Q Gardens landscaping professionals.

DOMO PROPERTIES

Based in Limassol, we take great pride in distinctive projects across the city we love. With a strong focus on functional aesthetics, technology and sustainability we believe we make our customers lives better while protecting this island we call home.

OUR PHILOSOPHY

Spaces and places must have a positive impact on the people who use them and their surroundings. This is why we pursue to develop innovative, elegant and sustainable buildings that celebrate the use of natural light and the latest technologies.

We strongly appreciate the importance of social, environmental and economic issues and work hard to address them with a caring approach to the way we design, develop and provision for our developments. The ultimate goal is to deliver life enhancing properties that are beautiful to look at and easy to live with.

For more information please visit us at:
www.domoproperties.com

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