

DUO

residences





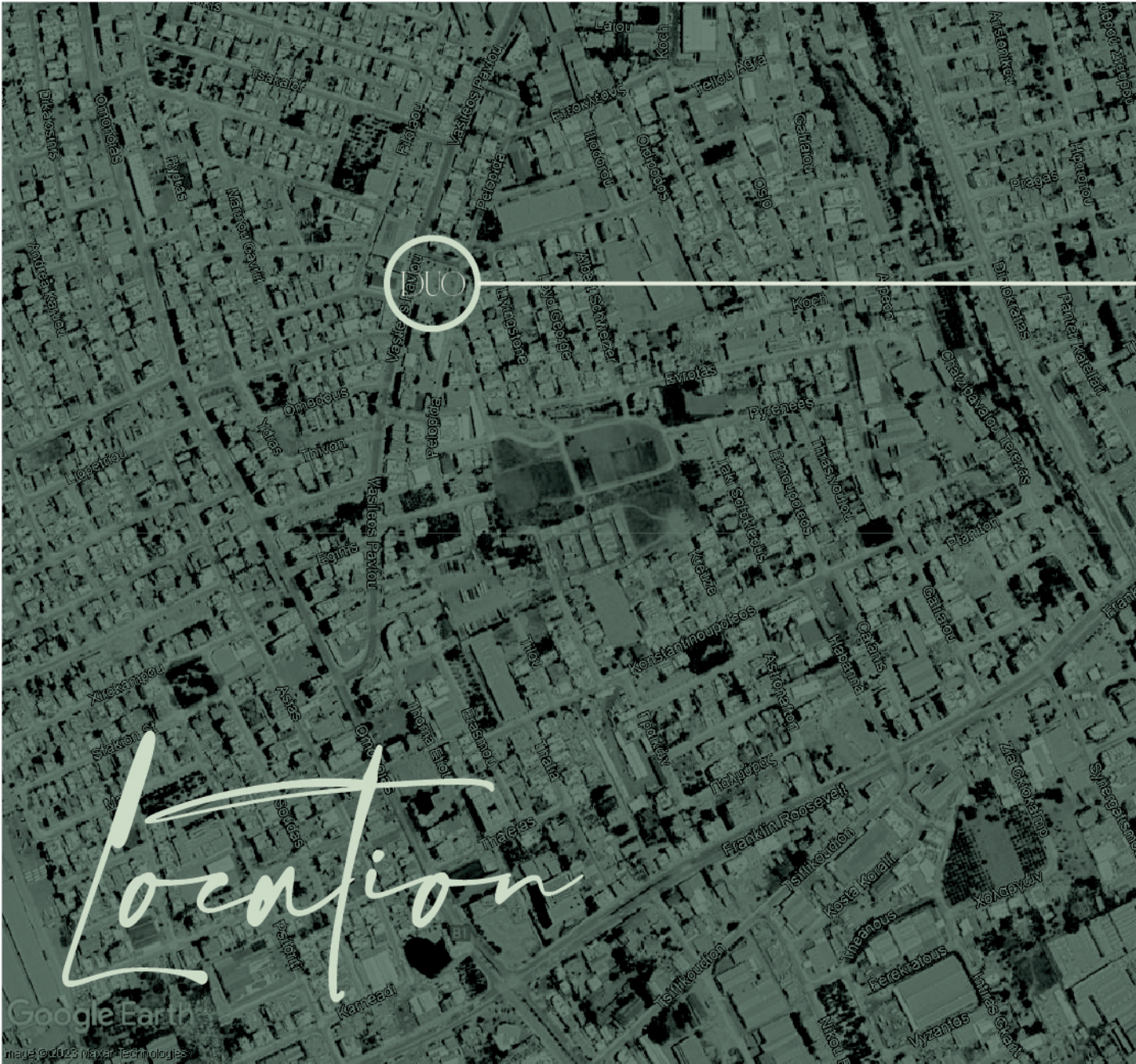


Exclusive living

Situated in the heart of Limassol
DUO Residences are the new residential
development by Flamingo Properties.

A captivating residential development,
created to encapsulate its residents in
the tranquility that the neighborhood
offers. With 7 types of apartments, there
is a space for everyone.

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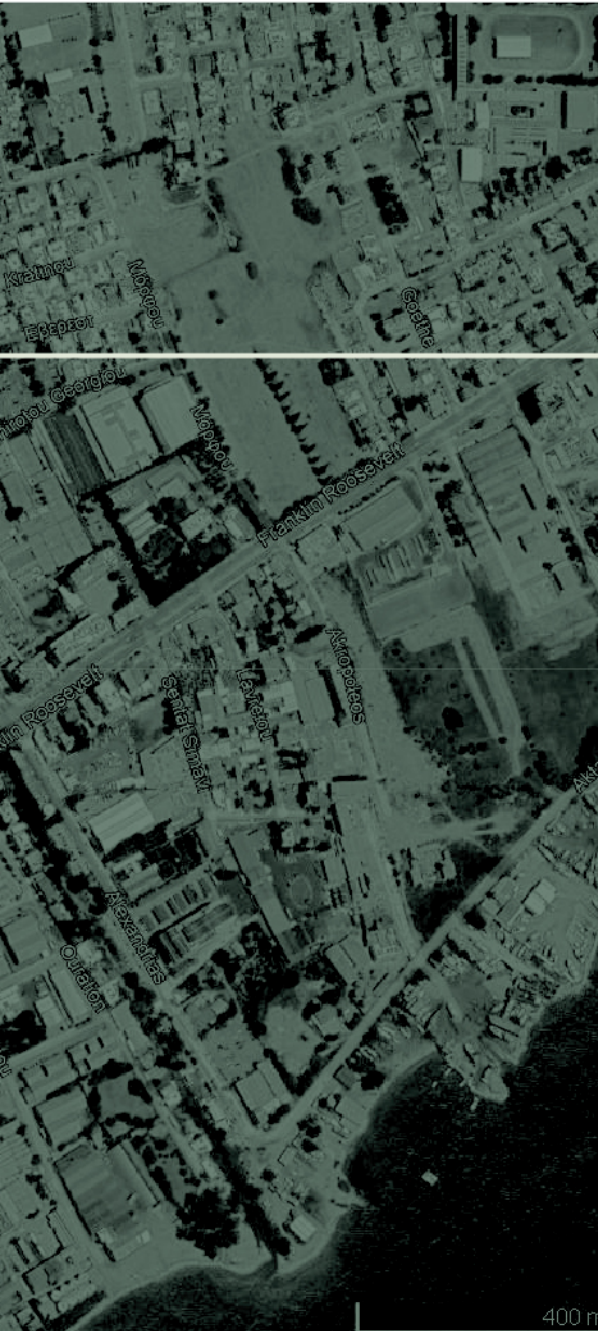


Location

Location

Google Earth

Map © 2023 Maxar Technologies



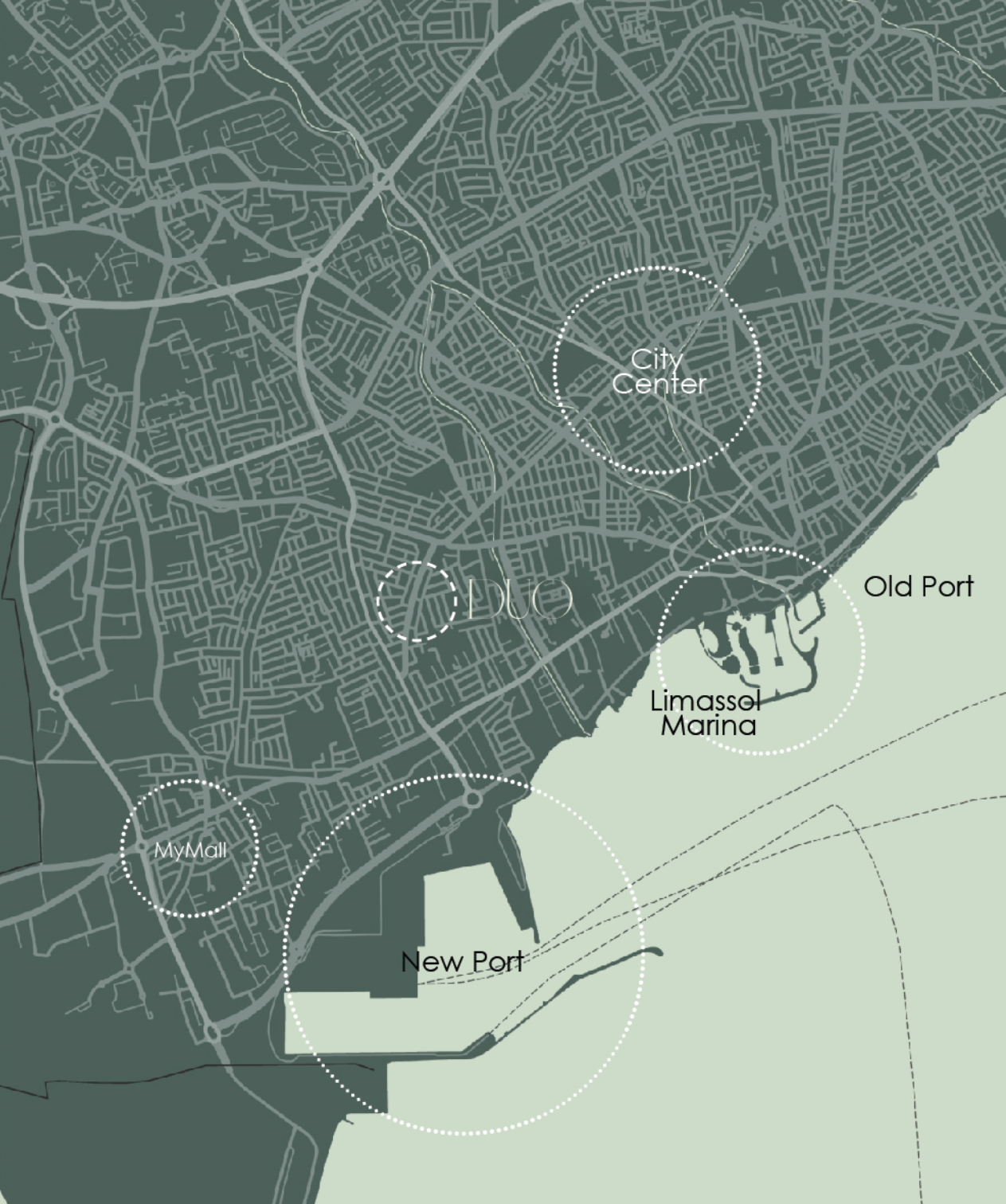
Explore the enchanting Omonia district in the heart of Limassol. This lively urban neighborhood is renowned for its prime location, offering residents a seamless blend of city convenience and coastal tranquility. Stroll along the picturesque streets, where trendy boutiques and local eateries harmoniously coexist. With its proximity to both the vibrant city center and the serene shores of Limassol, Omonia is a sought-after address.

Discover your dream property in Omonia, where the best of Limassol is just a stone's throw away. Experience the epitome of modern living in this dynamic district.



New port

DUO



City Center

DUO

Old Port

Limassol Marina

MyMall

New Port

REST, PLAY, RELAX
AND ENJOY YOUR HOME
in the city.

CITY LIVING, QUIET LIFE.

Forget the outside, enjoy the inside. With architecture that is meant to keep the noise outside, DUO Residences creates a cocoon for its residents. Experience the vibrant vibes of the city in a quiet environment in your own apartment.





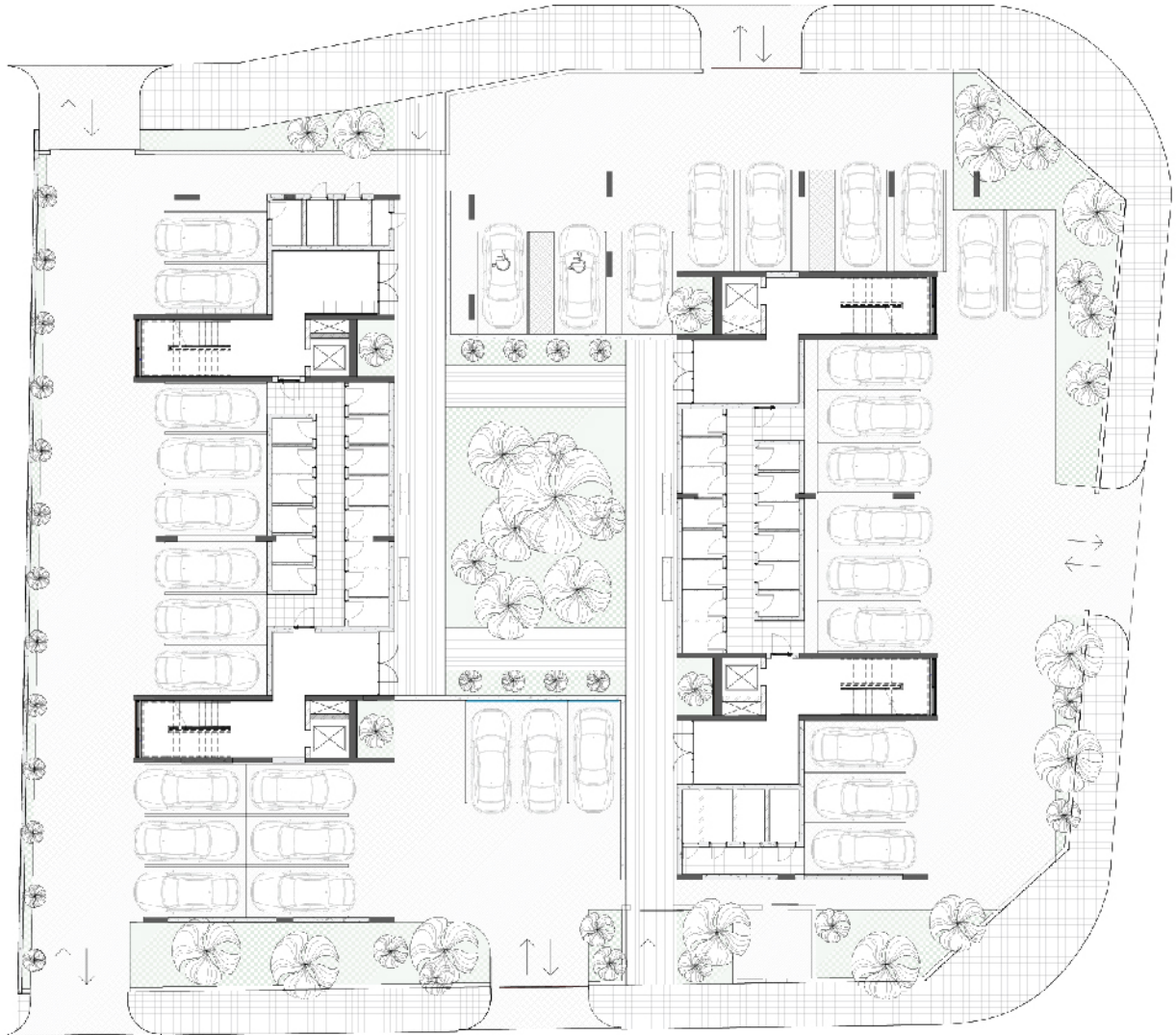
Built to encapsulate its residents, DUO Residences are sanctuary in the midst of a busy city. Relax in your apartment and let the outside noise for outside.



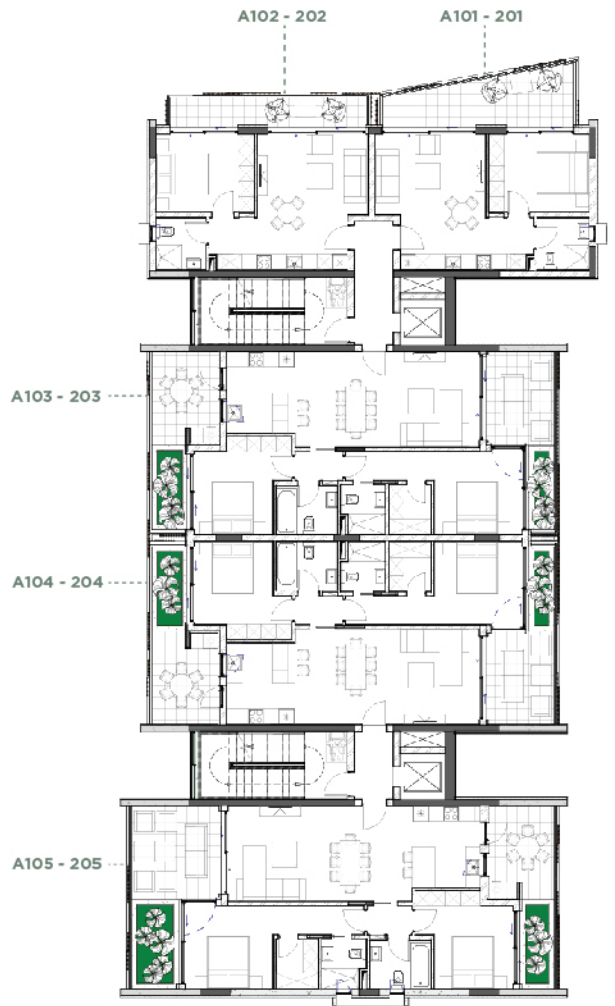
*Your sanctuary
in the city.*



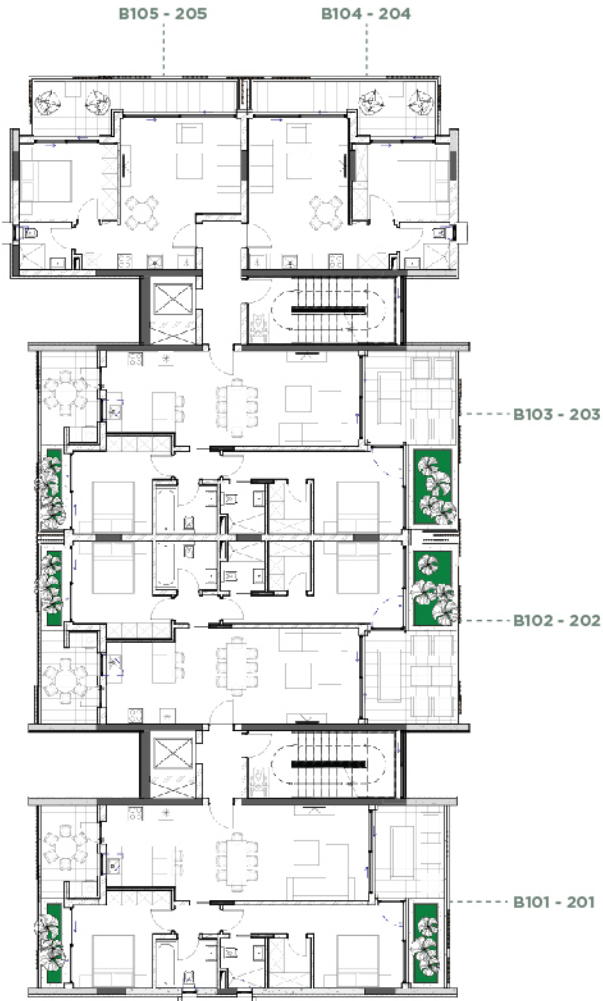
GROUND FLOOR







FLOOR 1 & 2



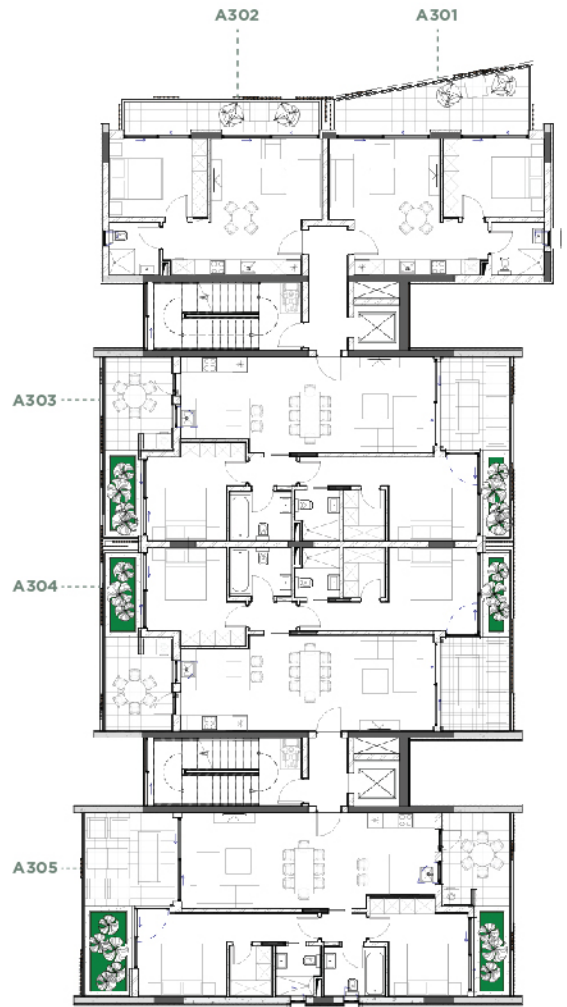
BLOCK A

APARTMENT	BEDROOMS	INTERNAL	VERANDA
A101 - 201	1	50m ²	14m ²
A102 - 202	1	50m ²	9m ²
A103 - 203	2	91m ²	20m ²
A104 - 204	2	91m ²	20m ²
A105 - 205	2	93m ²	23m ²

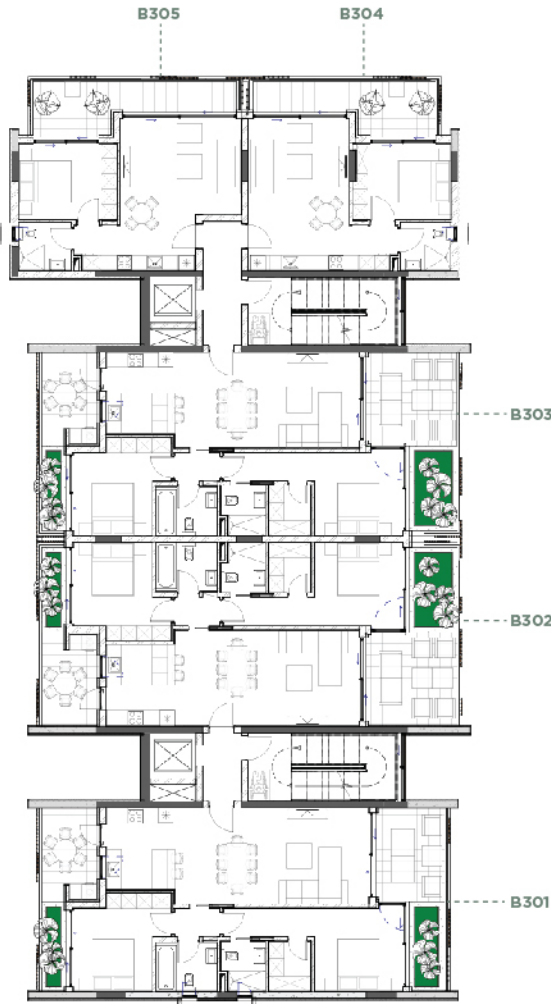
BLOCK B

APARTMENT	BEDROOMS	INTERNAL	VERANDA
B101 - 201	2	94m ²	20m ²
B102 - 202	2	91m ²	22m ²
B103 - 203	2	91m ²	22m ²
B104 - 204	1	51m ²	12m ²
B105 - 205	1	52m ²	13m ²

ROOF GARDEN



FLOOR 3 & ROOF GARDEN



BLOCK A

APARTMENT	BEDROOMS	INTERNAL	VERANDA
A301	1	50m ²	14m ²
A302	1	50m ²	9m ²
A303	2	91m ²	20m ²
A304	2	91m ²	20m ²
A305	2	93m ²	23m ²

BLOCK B

APARTMENT	BEDROOMS	INTERNAL	VERANDA
B301	2	94m ²	20m ²
B302	2	91m ²	22m ²
B303	2	91m ²	22m ²
B304	1	51m ²	12m ²
B305	1	52m ²	13m ²

TECHNICAL SPECIFICATIONS

GENERAL STRUCTURE

Foundations & Superstructure

Reinforced concrete in accordance with the anti-seismic standards and regulations.

Internal Walls

100mm brickwork.

External Walls

250mm brickwork covered with thermal insulation system. Insulation and Waterproofing.

Thermal Insulation

(80-100mm) in all walls and exposed roofs and polyurethane waterproofing system in verandas and roof.

FINISHES

Living – Dining Room

Porcelain tiles.

Bedrooms

Engineering parquet floor, Italian made wardrobes.

Kitchen

Italian cabinets and synthetic stone worktops.

Verandas

Anti-slip Porcelain tiles.

Front Doors / Internal Doors

Bespoke, according to fire and safety regulations.

External Walls

Sto-lit finish or similar
3 coats of waterproof paint
Aluminium shading screens.

Bathrooms / W.C.

Porcelain tiles for floors and walls.
Sanitary ware and mixers from European manufacturers.

Windows / External Doors

Thermal, powder-coated aluminum Double glazed.

Internal Walls

2 coats of plaster / Spatula 3 coats of emulsion paint.

Roof garden for selected top floor apartments.

Common landscaped area

MECHANICAL SERVICES

Plumbing:

- Pressured water system.

Heating:

- Convector units for all apartments.
- Production of hot water for domestic use.

Air conditioning:

- Split unit system / wall mounted for bedroom areas.
- Ceiling concealed indoor units for penthouse living areas.

Lift:

- 1 Machine Roomless Lift (MRL).

ELECTRICAL SERVICES

Lighting:

- Provision for master lighting control.
- LED lights in all living areas.
- Façade Lighting.
- Landscape Lighting.
- Occupancy sensors for parking areas.
- Electric shutters in bedrooms.
- Traffic barrier.
- Wi-Fi network.
- TV System/ Central IF-RF TV. Distribution System
- Intruder alarm/ Fire detection system.
- CCTV system provision.
- Video-entrance system.







A FLAMINGO PROPERTIES
DEVELOPMENT

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