

DUO

residences





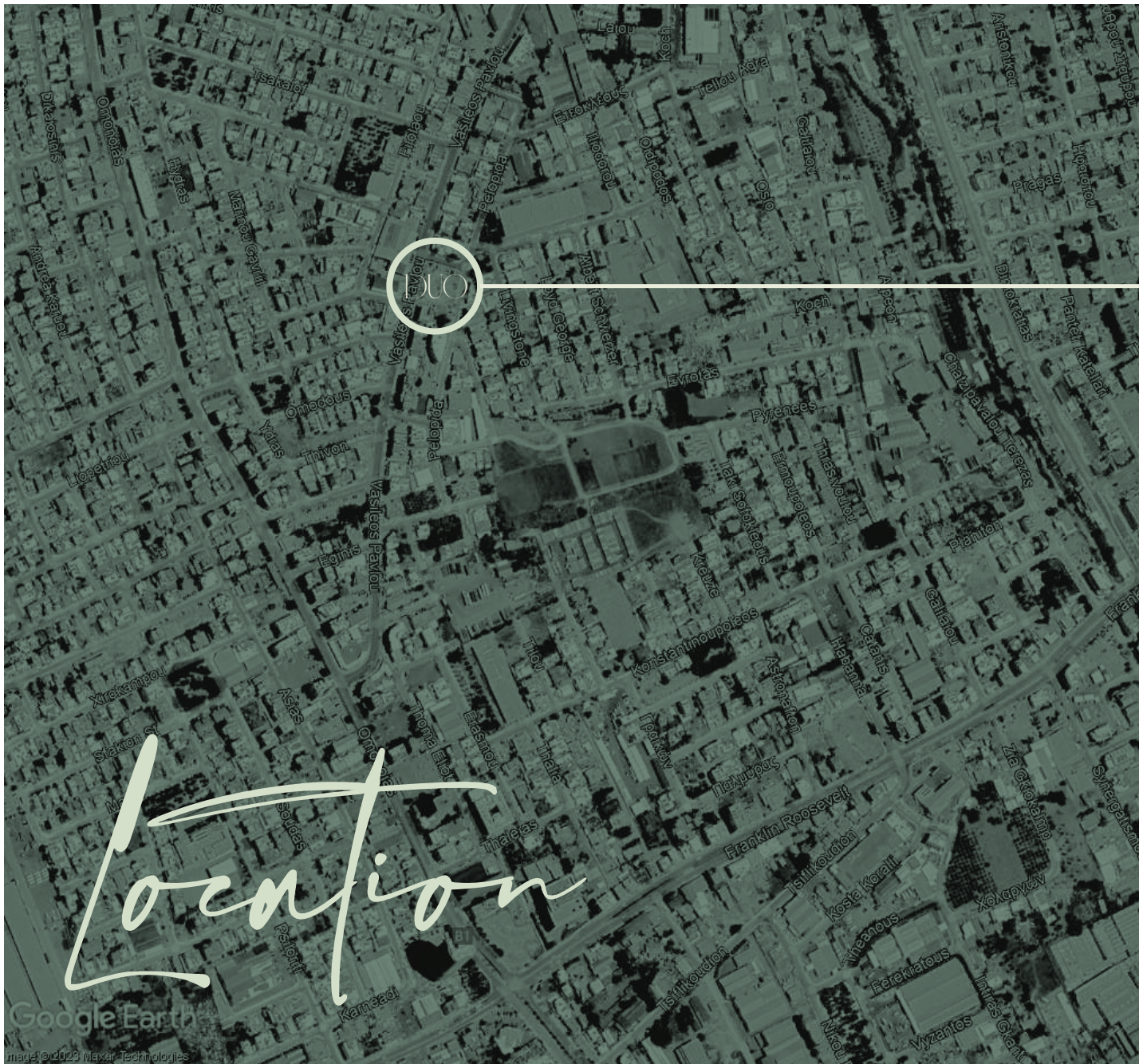


Exclusive Living

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

Located in the West commercial zone
of Limassol it provides direct access to
businesses, financial institutions, retail
and leisure attractions. It's just one km
away from Limassol New Port and minutes
away from famous landmarks including
the Limassol Marina and Limassol Mall.

DUO
residences



Google Earth

image © 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

● Lady's Mile
Beachfront



Limassol
Mall

City
Center

DUO

MyMall

New Port

Limassol
Marina

Old 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 residence creates a cocoon for its residents. Experience the vibrant vibes of the city in a quiet environment in your own apartment.





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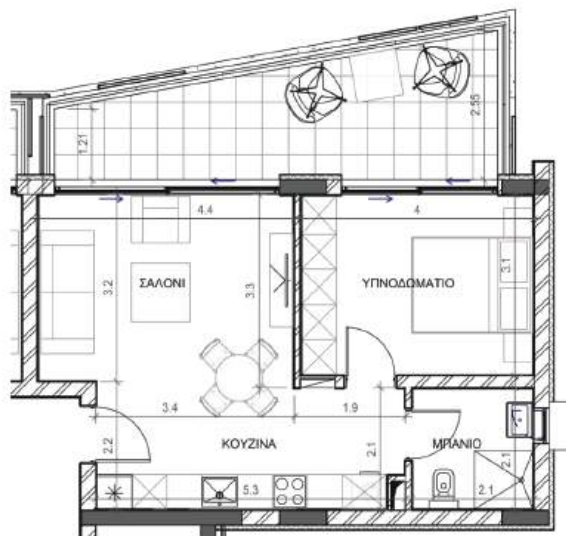
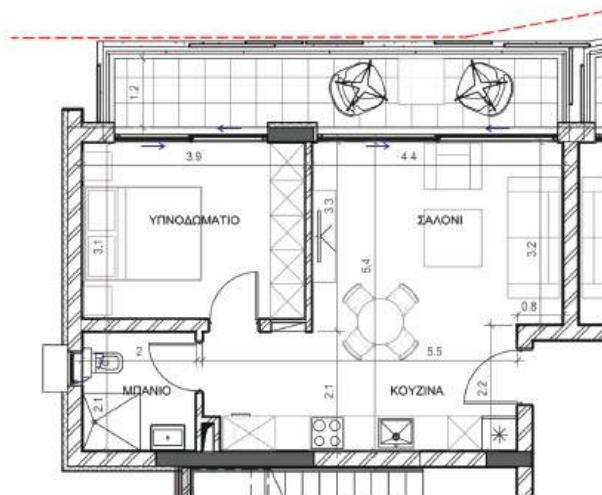
*Your sanctuary
in the city.*





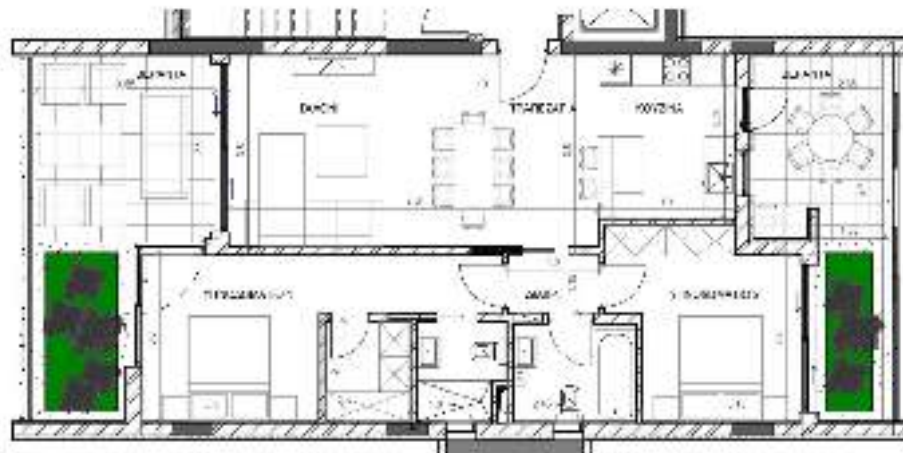
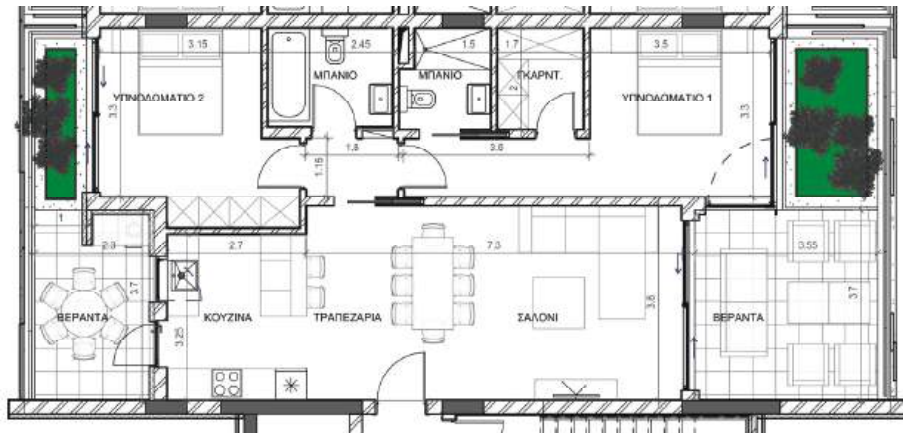
FLOORS 1 - 3

APARTMENT TYPE 1 & 2



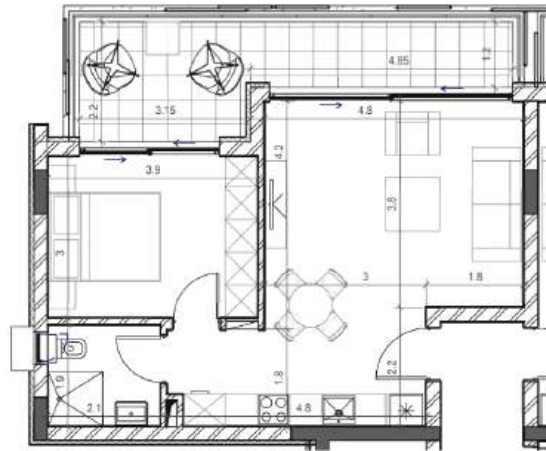
FLOORS 1 - 3

APARTMENT TYPE 3 & 4



FLOORS 1 - 3

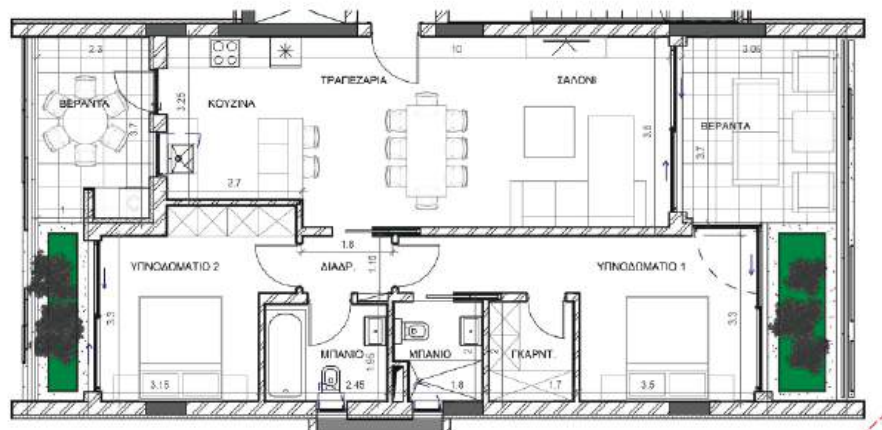
APARTMENT TYPE 5 & 6





FLOORS 1 - 3

APARTMENT TYPE 7



BUILDING A

SPECIFICATIONS

LEVEL	AREA DESCRIPTION	INTERIOR		TOTAL	COVERED EXTERIOR		UNCOV. VERANDA	TOTAL COVERED AREA
		FAR INCLUDED	FAR EXCLUDED		VERANDA	OTHER		
GROUND	LOBBY	0	30	30	0	0		30
	CIRCULATION	0	52	52	0	407		459
	SERVICES	0	10	10	0	0		10
	STORAGE	0	52	52	0	0		52
1st	APT. A101	50		50	9	0		59
	APT. A102	50	0	50	14	0		64
	APT. A103	91	0	91	20	0		111
	APT. A104	91	0	91	20	0		111
	APT. A105	93	0	93	23	0		116
	CIRCULATION	37	6	43	0	0		43
2nd	APT. A201	50		50	9	0		59
	APT. A202	50	0	50	14	0		64
	APT. A203	91	0	91	20	0		111
	APT. A204	91	0	91	20	0		111
	APT. A205	93	0	93	23	0		116
	CIRCULATION	37	6	43	0	0		43
3rd	APT. A301	50		50	9	0		59
	APT. A302	50	0	50	14	0		64
	APT. A303	91	0	91	20	0		111
	APT. A304	91	0	91	20	0		111
	APT. A305	93	0	93	23	0		116
	CIRCULATION	37	6	43	0	0		43
ROOF	CIRCULATION	0	54	54	0	0		54
	GARDEN	0	0	0	0	0	134	0
TOTALS	0	1236	216	1452	258	407	134	2117

BUILDING B

SPECIFICATIONS

LEVEL	AREA DESCRIPTION	INTERIOR		TOTAL	COVERED EXTERIOR		UNCOV. VERANDA	TOTAL COVERED AREA
		FAR INCLUDED	FAR EXCLUDED		VERANDA	OTHER		
GROUND	LOBBY	0	32	32	0	0		32
	CIRCULATION	0	53	53	0	409		462
	SERVICES	0	12	12	0	0		12
	STORAGE	0	52	52	0	0		52
1st	APT. B101	93		93	20	0		113
	APT. B102	91	0	91	22	0		113
	APT. B103	91	0	91	22	0		113
	APT. B104	51	0	51	13	0		64
	APT. B105	51	0	51	12	0		63
	CIRCULATION	37	6	43	0	0		43
2nd	APT. B201	93		93	20	0		113
	APT. B202	91	0	91	22	0		113
	APT. B203	91	0	91	22	0		113
	APT. B204	51	0	51	13	0		64
	APT. B205	51	0	51	12	0		63
	CIRCULATION	37	6	43	0	0		43
3rd	APT. B301	93		93	20	0		113
	APT. B302	91	0	91	22	0		113
	APT. B303	91	0	91	22	0		113
	APT. B304	51	0	51	13	0		64
	APT. B305	51	0	51	12	0		63
	CIRCULATION	37	6	43	0	0		43
ROOF	CIRCULATION	0	54	54	0	0		54
	GARDEN	0	0	0	0	0	134	0
TOTALS	0	1242	221	1463	267	409	134	2139

TECHNICAL SPECIFICATIONS

1. BUILDING STRUCTURE

Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs. The design on both ways will be in line with European anti-earthquake construction specification codes.

2. WALLS AND CLADDING

The walls will be constructed out of clay bricks and three coats of plaster. The exterior walls will be constructed out of 20cm reinforced concrete. The external surface will be covered with thermal insulation and will be clad with aluminum panels. 3 coats of normal plaster (25mm thickness) will be applied on the internal surface. The interior walls will be constructed out of 10cm hollow insulated bricks and will have 3 coats of normal plaster (25mm thickness) and will be applied on both sides of the brick's surface. Before applying the plaster, a fiberglass plastic net is applied in order to control settlements and Cracks of the walls, at all the joints of concrete with brick-walls.

3. INTERNAL FINISHES FLOORS

Above the concrete slab of each internal area:

Light concrete screed will be installed where the internal area will be paved by ceramics or marble. Grated concrete and anti-dust sealer will be installed in internal areas where there will be raised floor.

- Marble paving in entrance

and lift lobbies

- Granite paving in staircase
- Ceramic tiles in toilets, verandas
- Raised floor in the office

4. ROOF

The thermal insulation of the roof will be installed above the concrete slab of the roof

The thermal insulation of the roof will be covered with a concrete layer of screed and will have a minimum thickness of 5cm. For water insulation of the roof above the screed bituminous double membrane reinforces with polyester cloth, of 8mm in thickness (4+4) with mineral chipping and paint

5. CEILINGS

- Reception and elevator lobbies are decorated with gypsum-board suspended ceiling
- Office and toilet areas are decorated with gypsum tile suspended acoustic ceiling fixed in metal grid system

6. CURTAIN WALLS AND WINDOWS

Anodized aluminum windows with double glazing glasses for the three floors of offices

For the ground floor and the mezzanine laminated glass (6mm - 6mm) with low e-coating surface on the one surface.

Windows of dimensions 90x155cm will be tilt and turn type.

7. PAINT WORK

- Interior ceilings: Three coats of

emulsion and spatula on interior ceilings

- Interior walls: Three coats of emulsion and spatula on interior walls
- Exterior Walls: Three coats of emulsion of outdoor use
- Exterior Ceilings: Three coats of emulsion for outdoor use and spatula on exterior ceilings
- Wood surfaces: Lacquer paint will be applied on wood surfaces
- Metal Surfaces: Oil paints will be applied in three coats (primer, undercoat and finish)

8. WOODWORKING

Doors

- Timber veneered or lacquered with glass doors to the staircase, complying with local fire regulations
 - Timber veneered or lacquered internal doors
- Kitchens
- Timber veneered or lacquered based on the architectural drawings

9. ELECTRICAL INSTALLATIONS

The electrical installations

are in accordance with BS7671:2001(2004) 17th Edition IEE wiring regulations and regulations of Electricity Authority of Cyprus (E.A.C.).

- There will be provision for 100 workstations and four electric sockets will be installed in each.
- Two of the four electric sockets in each workstation will be served by uninterruptible power

supply (UPS). The UPS will be procured by the Client

- Provision for a central generator will be installed. The purchase of the central generator will be procured by the Client
- The standby generator supports life safety and essential services in the event of a main supply failure.
- The location of the Central Generator will be less than 10m away of the Electric Meters Room.
- Supply and installation of all the lighting fixtures. The lighting fixtures will be LED technology

The light level:

- in the office spaces (working areas) will be 500lux
- in the office spaces (Internal Corridors) will be 200lux
- In the support spaces (Toilets, Storage rooms, Mechanical Rooms, Electrical Rooms, Generator Rooms) will be 200lux
- In the Public Areas (Elevator Lobbies, Public Corridors, Stairwells) will be 200lux
- In the Specialty Areas (Kitchens, Structured Parking, Entrances) will be 500 lux
- In the Specialty Areas (Dining areas) will be 200lux
- In the Specialty Areas (Structured Parking, Intersections) will be 100 lux
- In the Specialty Areas (Structured Parking, general) will be 50 lux

- Emergency lighting will be installed everywhere that is required to be complying with local fire and safety regulations.
- Completed structured cabling system, Cat6 with double RJ45 sockets in each workstation, cabling and finishing in a single rack included
- Completed installation of fire alarm system and lighting conductor according to the rules and regulations of Fire Service, of the Urban Planning Department or any other authority and according to the recommended (by the client) layout
- Installation of completed system of video door phone, electric barriers for cars entry/exit and garage door for the basement
- Installation of complete Security Alarm System, closed-circuit television (CCTV) and access control system
- Provision for automation controlling lighting system

10. ELEVATOR

Two (2) Elevators with capacity of 8 persons will be installed.

11. MECHANICAL -

COOLING AND HEATING

- Piping for cooling & heating as well as a fully functional HVAC system will be provided in all common and office areas
- The basement ventilation will be provided and will be according to the fire department terms

12. MECHANICAL - PLUMBING

- Installation of polypropylene water pipes PPR type, with thermal insulation in hot water 9mm armaflex AC and HT (outer tube)
- Water supply with a pressure system
- Water tanks with capacity of 4m³ of cold water will be installed on the roof
- High speed electric water heater will be installed below the cupboard of each kitchen
- Drain grates connected with a piping system that will serve the whole building will collect the rain water from the roof, balconies, ground floor and basement in a pit in the basement
- Rainwater pumping station of two pumps (Main and Secondary pump, by Lowara) will be installed in the basement
- UPVC pipes for drainage of sewage and rainwater
- Connection to the Sewerage Board of Limassol

13. SANITARY WARE, FAUCETS/TABS, FIXTURES

- The sanitary ware will be by Ideal Standard
- The faucets/taps will be by Grohe
- The sanitary fixtures will be by Davo
- The Kitchen sink will be by Franke

14. RAILS

- Metal railing for the stairwell
- Safety glass railing for the terrace and the mezzanine

15. LANDSCAPING

- The ground level has a landscaped area

16. ROOF GARDEN

- All the offices have access to the roof terrace through the common staircase and elevator

17. CAR PARKING

- Car parking spaces on ground floor
- Electric barriers controlling the entrance and exit of cars at the ground floor
- The car parking floor will be grated concrete

18. STORE ROOMS

Storage Rooms are located in the ground floor area.

- Storage floor tiles
- Wall Clay brick 25cm externally with 25mm of plaster internally and externally

19. SECURITY FACILITIES

- Boundary walls on plot borders
- Video Intercom system linking entrance gates and basement car parking entrance to reception area
- CCTV monitoring and intruder alarm systems to control entrance areas and basement car parking
- Burglar alarm
- Access door controls at all entrances of building

20. ENERGY PERFORMANCE

The building design complies with the latest local Energy performance regulations. The building will have an energy performance certificate of 'B' rating with low CO₂ emissions, achieved by:

- All frames are aluminum and all glasses are double glazed, with low energy characteristics (solar factor and light transmission) achieving high sustainability rating
- Thermal Insulations: All external hard surfaces, roof and wall aluminum cladding are installed as per energy performance regulations
- Low energy consuming LED lighting

21. RENEWABLE ENERGY

Provision for installing photovoltaic system in order to reduce electricity consumption of building and also obtain energy performance certificate of 'A' rating.





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