



ABSOLUTE
PROPERTY

71 Bondway
London, SW8 1SF
Price Range £830,000



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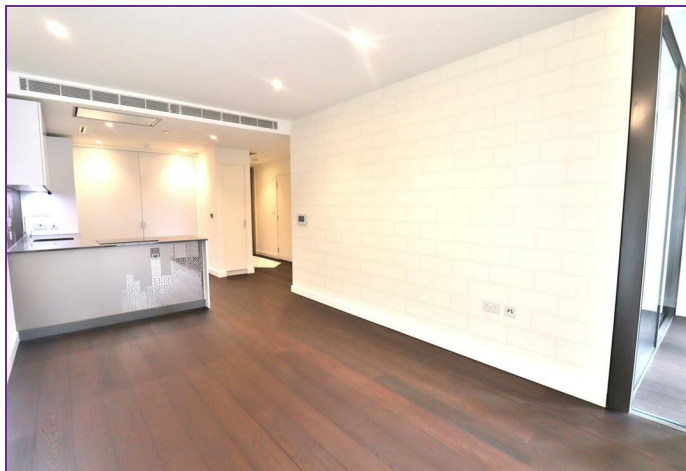
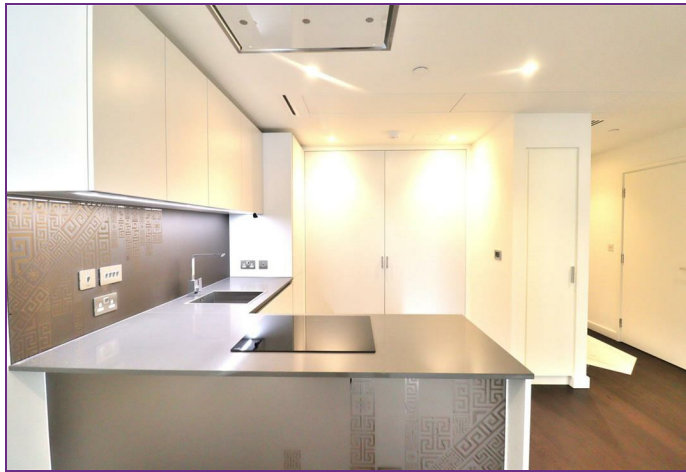
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Absolute Property Agents are delighted to present the DMAC Tower, Nine Elms in partnership with Versace Home. Our prestigious one bedroom apartment offers 639.38 of square foot square foot of exquisite design.



The DAMAC Tower

Step into the enchanting realm of DAMAC Tower and embrace a world of elegance and refinement, a masterpiece of architectural brilliance, which offers a symphony of sophistication, showcasing the epitome of modern elegance over 50 floors of luxury in the heart of London.

Prepare for opulence and sophisticated living, as the DEMAC Tower, stands adorned in an exclusive partnership with none other than Versace Home. The zenith of glamour, Versace Home which infuses your living space with a brand of luxury where every detail has been meticulously curated to create a luxurious ambiance.

The DAMAC Tower offers a haven of opulence nestled high above the city skyline with unrivalled vistas where luxury meets panoramic perfection which embrace the iconic skyline of central London and the undulating curves of the River Thames that encapsulate the very soul of London. Witness the sun's tender caress on the city's skyline, from dawn to dusk from the upper levels of the tower which gift you with vistas that shape-shift into breath-taking canvases – each a portrait of the city's magnificence that will captivate your senses and redefine your perspective of the city.

The Facilities

Every resident will enjoy exclusive access to amenities and services on the 23rd and 24th floors which will cater for your every need.

Swimming Pool, Jacuzzi, Sauna and Steam Room

Enrich your days with the luxurious amenities that will seamlessly blend into your existence. An indoor oasis of a swimming pool and a rejuvenating Jacuzzi beckon, whilst the sauna and steam room will revitalise your body and spirit.

Gymnasium

If you are feeling more athletic, a state-of-the-art gymnasium, bearing the magic of TechnoGym Key Training is located on the 24th floor and the views are guaranteed to take your breath away.

Outdoor Space

Enjoy the 360° views from the serene and beautifully kept gardens spanning over 8,010 square feet which offer tranquillity away from the hustle and bustle of life or perhaps spend time on the 40th floor enjoying one of the three South-facing spacious terraces from the deck area and enjoy their 180° vistas.

Children's Play Haven

Discover on the 24th floor, a play haven with over 2,084 square feet will keep your young ones enchanted, entertained and mentally stimulated with a slide, books, games and much more. A perfect safe space for making new friends.

Private Cinema Room

If you can draw yourself away from the 180° vistas of the upper terrace; perhaps change perspective and enjoy the private cinema room – adorned in the plushness of Versace Home's aesthetic, providing a veritable haven for intimate luxury, and a cinematic escape that defies the ordinary.

Residents Lounge

Experience the tranquillity of living atop the world and spend time relaxing in the Residents lounge which overlooks the roof gardens and the cityscape beyond, allowing you to unwind in peace and perhaps foster connections and relationships that will enrich your social connections.

The Grand Lobby, Concierge, and Housekeeping

As the DAMAC Tower is more than just a home; for your convenience and peace of mind the DAMAC Tower offers a five-star 24-hour concierge situated within the double height Grand Lobby wrapped in marble with a high-gloss marble floor, marble walls, a fire place with marble surround and plush Versace Home chairs all set within an elegant space which greets you as you enter the lobby area.

The DAMAC Tower's housekeeping team offers varying levels of optional hospitality services ranging from at-home dining to valet services and much more which will easily fit into your busy schedule.

Underground Parking, Bicycle Storage and Additiona

Secure ample underground parking and car lifts, secure bicycle storage, and additional storage facilities – all poised to make your life seamless and available all at an additional cost.

Travel and Shopping

Your new home is well connected and the city and West End are all within easy reach via Nine Elms, and Vauxhall rail and underground stations, however, if you are looking to escape the city and broaden your horizons then nearby Queenstown Road and Battersea Park railway stations offer connections to the rest of the UK via London Bridge and London Victoria stations. Gatwick airport is less than an hour away by train.

Premier shopping destinations are all within easy reach: The Kings Road is a mere 28 minutes away and offers designer names and unique boutiques. Sloane Square is 12 minutes away and is a destination for luxury, fashion and accessories. Oxford Street (7 minutes away) and Regent Street are situated at the centre of London's West End and are famous for designer brands and department stores such as Selfridges and Hamleys. Knightsbridge is 11 minutes away and is home to the famous Harrods and Harvey Nichols; the original and exclusive luxury department stores. South Kensington is 17 minutes away and is the heart of Kensington's cultural district featuring upscale dining opportunities and art galleries.

Perhaps start your journey by making your way to the café situation on the ground level and treat yourself with coffee and tuck into an array of culinary goodness.

The Residence

As you retire to your sanctuary amidst the bustling city, where you can escape the demands of everyday life and rejuvenate in opulent comfort

and become a part of a legacy of luxury. Align yourself with brand known for timeless elegance and sophistication; the captivating interiors will immerse you in a world of aesthetic brilliance, with meticulously designed interiors that will evoke a sense of harmony, luxury and timeless beauty which reflect your impeccable taste.

Even though the DAMAC Tower provides unrivalled convenience, and accessibility to cultural dining, and entertainment destinations, your apartment is perfect for sophisticated entertaining and you will be eager to unveil the allure of your exclusive haven with others as you share the experience of hosting unforgettable gatherings in luxury and refinement that will leave a lasting impression.

Kitchen/Living Area:

Beautifully designed by Versace Home, with custom designed built-in cupboards with lacquered doors which match the overall theme of the apartment. Composite stone worktop with glass back-painted splash-back. Stainless steel recessed sink with single lever feature kitchen mixer. Feature lighting below high-level cupboards. Built-in wine cooler and coffee machine (where size of unit permits). The kitchen area boasts a range of integrated appliances which include an oven, microwave, touch-control four ring induction hob with ceiling extractor, dishwasher and fridge/freezer. Wood flooring.

Bedroom

The bedroom has wood flooring and fully fitted wardrobes.

Bathroom

Composite stone vanity shelf with wash hand basin and mixer tap, bathtub with glass screen and rain shower head (if incorporated), ceiling-mounted showerhead and control provided, with handheld shower fitment above baths where no separate shower enclosure is provided in the same bathroom, wall hung WC with soft closing lid and dual flush button, ceramic tiles, heated towel rail, integrated vanity cabinets with mirrors and feature light.

Heating and Cooling

Thermostatically controlled heating and cooling to all apartments.

Telecommunications

Wiring for satellite/cable and terrestrial television, TV outlet to living area and all bedrooms, telephone outlet with broadband capacity to living area and all bedrooms, fibre-optic connection to all apartments.

Security and Peace of Mind

CCTV to ground floor entrances, access to apartment via video door entry system and electronic access to common areas, all apartments/penthouses pre-wired for future security alarm to be fitted (if required), smoke and fire alarm system and entry to apartments/penthouses via multi-point locking timber veneer entrance door with spy hole viewer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G			
Not energy efficient - higher running costs EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G			
Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC			