



In the heart of Limassol town  
(Near Riga Fereou str.)

The Edge is a 4-storey, ultra-modern, contemporary building located in Limassol. All of its 4 floors host a total of four apartments, generously spread out to allow for a complete maximization of space, and boasting a unique design, synonymous with innovation and modernity. Its sparkling white, black and white exterior gleams beneath the Mediterranean sun, while the geometric façade gives the entire building an air of sophistication, making it particularly attractive for prestigious companies seeking an inspirational building in which to set up their business!

## SPECIAL PACKAGE €3 600 000 + VAT

**8% income return (Rent €23 000 monthly)**

**TOTAL COVERED AREA: 1428 m<sup>2</sup> (20 parking spaces)**

Residence No	Covered area m <sup>2</sup>	Common area m <sup>2</sup>	Warehouse m <sup>2</sup>	Covered Veranda m <sup>2</sup>	Total Covered area m <sup>2</sup>	Uncovered Veranda m <sup>2</sup>	Covered Parking	Uncovered Parking
Basement	442				442			
Lobby	59				59			
101	132	41	4	38	215	-	2	2
201	141	41	4	29	215	-	3	2
301	150	41	5	30	226	-	3	2
401	155	41	9	16	221	-	4	2
Roof Garden	-	-		50	50	40	-	-
<b>TOTAL</b>	<b>1079</b>	<b>164</b>	<b>22</b>	<b>163</b>	<b>1428</b>	<b>40</b>	<b>12</b>	<b>8</b>

### Facilities

- **Basement**
- **Concierge at the Lobby area**
- **Covered roof garden** (Gym and Bbq area)
- **Raised floors**
- **Server room for every floor and a large common server**
- **Solar Panel/Tank for every floor**
- **Granite** in All kitchen counter tops
- **Cooling** Installation of VRV air conditioning Provisions (wall mounted).
- **Heating:** Complete installation of electrical heating with wall panels.
- **Windows** PVC with double glazed glass /Thermal series (Kommerling)
- **Horizontal shading louvers**
- **Surveillance System** Whole building external & internal common areas will be monitored & viewed from any smart device (provision only).
- **Fire Detectors**
- **Door Intercom** Doorbell with intercom camera system in all apartments
- **Gates** Electrical opening gates

14 April 2020

All information, prices and availability are subject to change without notice.