



# EDGE ONE

RESIDENCE





## EDGE ONE RESIDENCE

- Panoramic views of Park and City
- Direct access to the main motorway networks
- Amenities in 10-minute walking distance (Cinema, bars and restaurants, bakeries, supermarkets)
- 50m from public school and Larnaca General Hospital
- 10-minute drive from Larnaca international Airport
- 10-minute walking distance from the new Mall of Larnaca
- Right Next to a Park



📍 42 Mystra, 6042, Larnaca, Cyprus

1. GSZ Stadium, 2. Vergina lyceum & elementary school, 3. Supermarket, 4. K Cineplex, 5. Metropolis Mall  
6. General Hospital, 7. Saint George Lyceum, 8. Fire brigade station, 9. Supermarket

EDGE ONE RESIDENCE is another residential development by EDGE DEVELOPMENT situated on a Quiet Neighbourhood, in a prime location in Larnaca.

EDGE ONE RESIDENCE is a 4-storey residential building that consists of 8 three-bedroom apartments, the top floor apartments includes roof garden with panoramic views of Larnaca.

All apartments include 1 storage and one covered parking spot on the ground floor.

Apartments includes also spacious living and dining areas and floor to ceiling glass balcony doors. The combination of the architectural design, the quality of the materials used, and the location of this project make it an ideal modern home opportunity.

## EDGE ONE | BUILDING SPECIFICATIONS



### BUILDING STRUCTURE

The main structure is made of reinforced concrete according to the applied building regulations. The structural design follows the European Standards and the seismic code.



### ELECTRICAL INSTALLATION

All according to EAC regulations, as shown on plans. In some areas there will be false ceiling with spot lights and hidden lighting.



### FINISHES

**External Doors and Windows:** double glazed aluminum frames

**Internal Doors:** wooden door with melamine finish and aluminum framed glass doors. Entrance doors will be made of Timber (Irocco or equivalent)



### WALLS AND BRICKWORK

Ceramic hollow thermal bricks are used according to Cyprus' Standards. Walls are internally plastered and painted.



### WATER SUPPLY

According to the plans with pipe in pipe system and pressure system. Solar panels and water tank is included.



### INSULATION

**Moisture Control:** foundation and all concrete faces in contact with the ground as well as all balconies and roofs will be insulated against moisture

**Thermal Insulation:** all exposed surfaces will be thermally insulated



### COMMON AREAS

Car parking and store rooms as per drawings

**Landscaping:** Non-paved external areas to be landscaped and planted.

**Wardrobes & Kitchen Units:** all wardrobes and kitchen cupboards shown on the drawings, will be manufactured from melamine panels with a soft closing mechanism

**Sanitary Fittings:** top quality sanitary products will be installed



### COOLING / HEATING

A/C units (hot & cold) in each bedroom, and in all living areas.

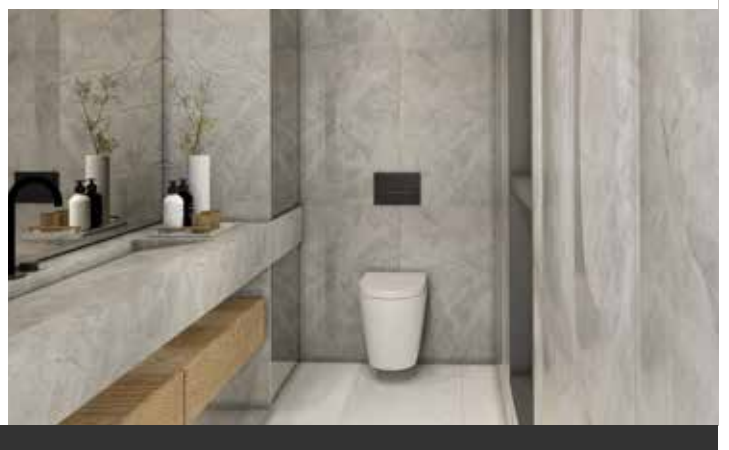
APARTMENT NUMBER	FLOOR	BEDROOMS	BATHROOMS	INTERNAL COVERED (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	STORAGE	PARKING SPACE
101	1	1	1	54	14		YES	1
102	1	1	1	54	13		YES	1
103	1	3	3	105	23		YES	1
201	2	3	3	108	27		YES	1
202	2	3	3	105	23		YES	1
301	3	3	3	108	27		YES	1
302	3	3	3	105	23		YES	1
401	4	3	3	108	24	39	YES	1
402	4	3	3	105	19	35	YES	1





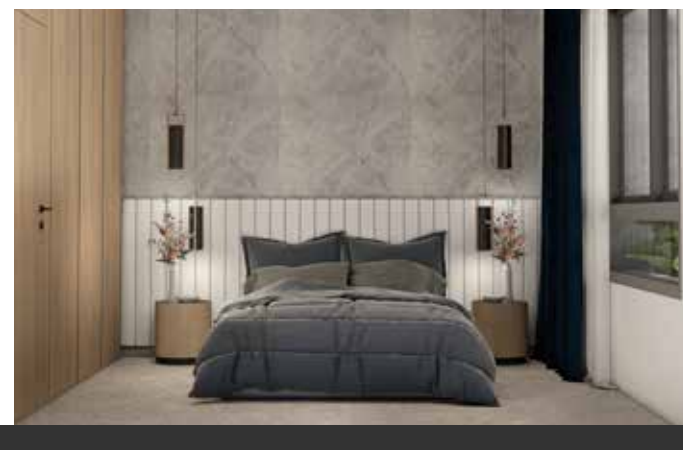


1<sup>ST</sup> FLOOR



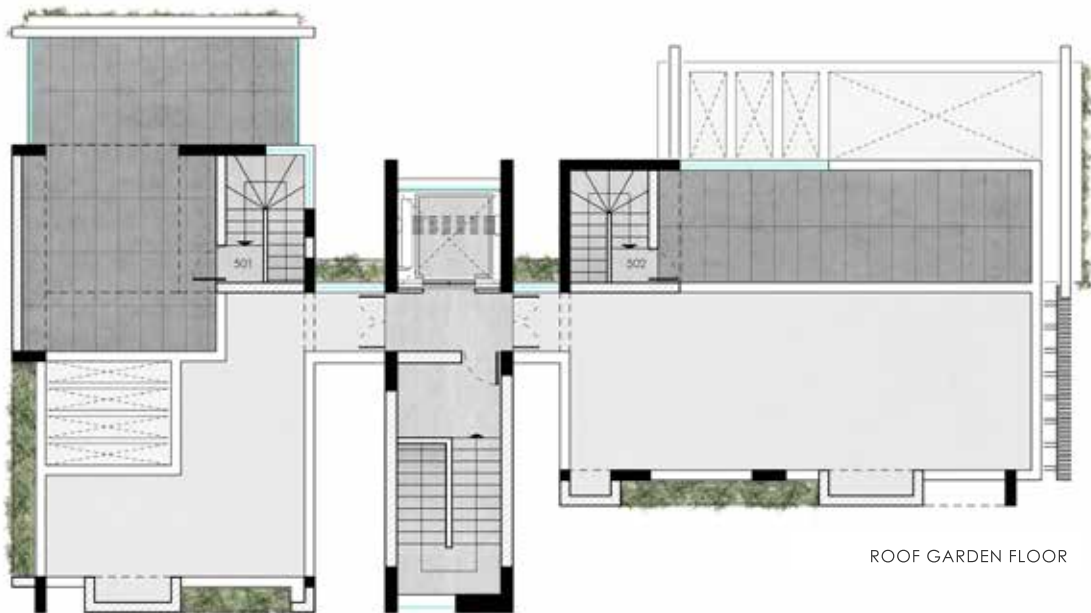


2<sup>ND</sup>-3<sup>RD</sup> FLOOR





4<sup>TH</sup> FLOOR



ROOF GARDEN FLOOR



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