



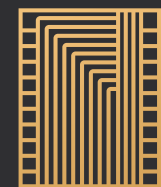
Address: 85 Spyrou Kyprianou Street,  
Eleio Megaro 1<sup>st</sup> floor, Flat/Office 101,  
6051, Larnaca, Cyprus

Landline: +357 24 021820

Fax: +357 24623102

Email: [kyriacos@edgedevelopment.eu](mailto:kyriacos@edgedevelopment.eu)

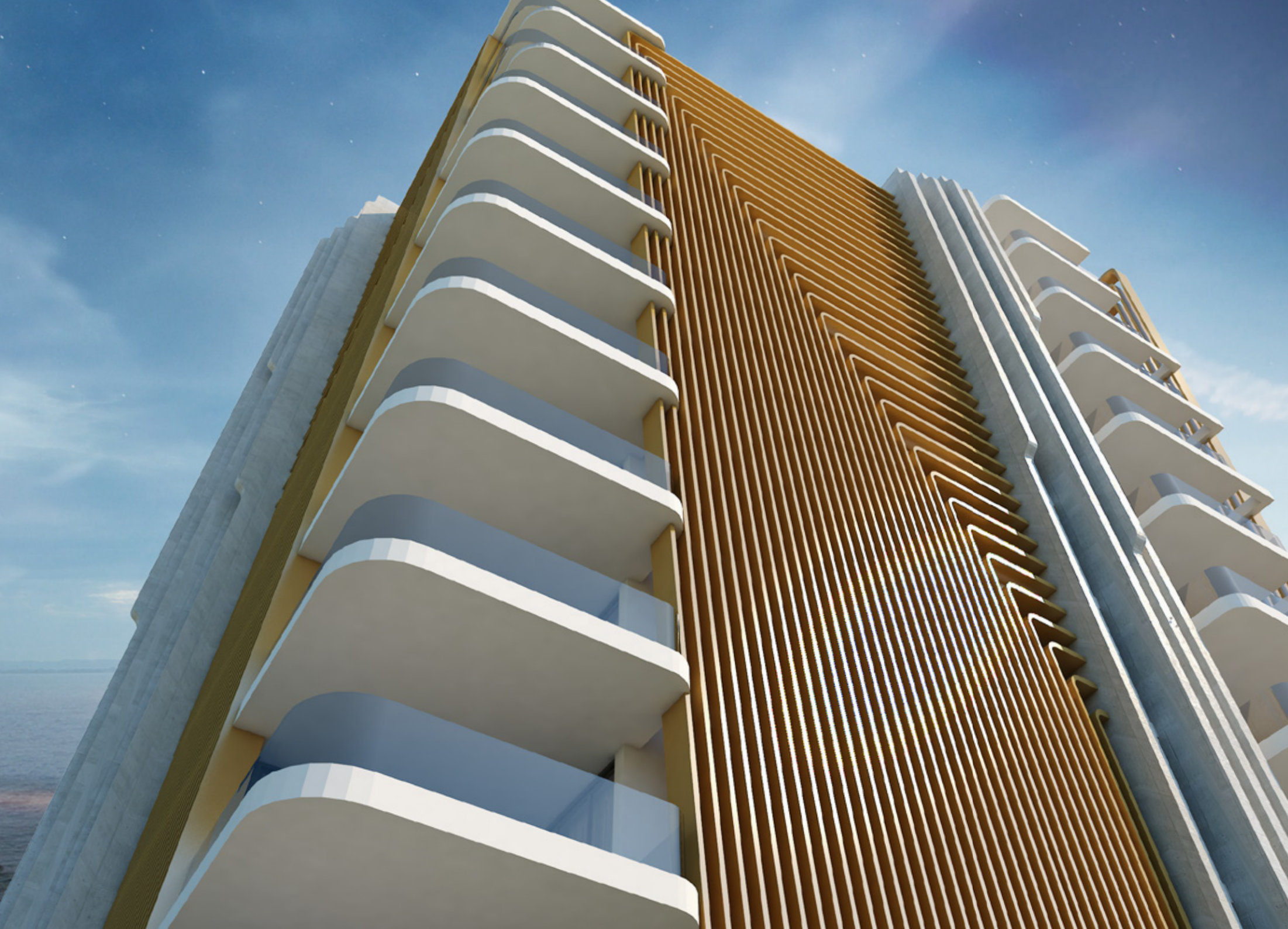
[www.edgedevelopment.eu](http://www.edgedevelopment.eu)



**PARK AVENUE**

*Downtown Luxury Living*





**EDGE DEVELOPMENT GROUP**  
**EXCLUSIVE DEVELOPMENT, GLOBAL EXPERIENCE**

Edge Development Group is a new company operating in the construction and development sector in Larnaca. The company offers diverse and innovative property types and styles, each an exemplar of superior living, all built to the highest standards at prime locations in Larnaca.

Our commitment to provide absolute customer satisfaction is constant. At every stage of the process, from designing and planning to the final finishing touches, while always considering the emotional and practical priorities of the residents.

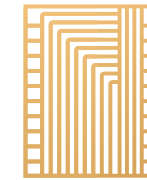
Edge Group's promise is to provide value to its clients in terms of quality, design, service, support and investment returns. Through a unified and focused strategy, we continually engage in initiatives that enrich and strengthen the community. Significant consideration is given to the environment and long-term sustainability when developing a site, ensuring Edge Development Group residents enjoy environmentally friendly/clean/natural surroundings.





## THE PROJECT | PARK AVENUE

---



### PARK AVENUE

*Downtown Luxury Living*

Park Avenue is the first development/construction project that Edge Development Group has undertaken in Larnaca.

It is a fresh and exclusive residential investment opportunity situated in a prime location in the centre of Larnaca. This fusion of luxury design apartments and surrounding natural beauty is in close proximity to many amenities, making it the ideal opportunity to invest in a prime and future-proof real estate, with high resale and rental value.

Park Avenue comprises of 21 two-bedroom and 3 three-bedroom apartments on ten floors. Each apartment has its own smart covered parking space.

The development is characterized by its extravagant architectural design and its breath-taking panoramic views of Sea and the Salt Lake.





- 1 Park Avenue
- 2 American Academy
- 3 Municipal library  
Municipal theatre  
Municipal park
- 4 Municipal theatre
- 5 Sports center GSZ
- 6 Ermou square
- 7 Saint Lazarus church
- 8 Larnaka's Marina
- 9 Europe square  
Finikoudes  
Municipal art gallery
- 10 Lanaka's Marina
- 11 Medieval castle  
Medieval museum

## LOCATION | LARNACA, DOWNTOWN

Areas like Larnaca which have a housing stock shortage and a growing professional population, are a fantastic place to invest in a buy-to-let property.

Larnaca is the next big thing in Cyprus as more and more foreign investments are coming in the city. The future development plans across the coastal area are promising for the future.

Park Avenue is a great investment opportunity as it combines luxury, modern design and prime location. It is an exceptional option and opportunity for investors who seek to obtain high returns on their investments.

- 1. Extravagant architectural design
- 2. Amenities in 50m walking distance (Private School, municipal Park and Library)
- 3. 10 Minutes away from Larnaca International Airport
- 4. Walking distance to the beach and City Center (1.5km)
- 5. Cyprus No1 city for Capital growth potential
- 6. Panoramic views of Sea and Salt Lake

### PREMIUM APARTMENTS

2 Bedroom apartments, 2 bathrooms and 2 toilets.  
Estimated internal area 104m<sup>2</sup> and covered verandas 19m<sup>2</sup>

### EXCLUSIVE APARTMENTS

3 Bedroom apartments, 2 bathrooms and 3 toilets.  
Estimated internal area 192m<sup>2</sup> and covered verandas 80m<sup>2</sup>









FLOOR PLANS | 1<sup>ST</sup> - 8<sup>TH</sup> FLOOR









FLOOR PLANS | 9<sup>TH</sup> - 10<sup>TH</sup> FLOOR







APARTMENT NUMBER	FLOOR	BEDROOMS	INTERNAL AREA	COMMUNAL AREA	TOTAL INTERNAL AREA	BALCONIES	TOTAL SQM
101	1	2	85.2	17.5	102.7	18.6	121.3
102	1	2	85.4	17.6	103	19.1	122.1
103	1	2	88.5	18.2	106.7	19.1	125.8
201	2	2	85.2	17.5	102.7	18.6	121.3
202	2	2	85.4	17.6	103	19.1	122.1
203	2	2	88.5	18.2	106.7	19.1	125.8
301	3	2	85.2	17.5	102.7	18.6	121.3
302	3	2	85.4	17.6	103	19.1	122.1
303	3	2	88.5	18.2	106.7	19.1	125.8
401	4	2	85.2	17.5	102.7	18.6	121.3
402	4	2	85.4	17.6	103	19.1	122.1
403	4	2	88.5	18.2	106.7	19.1	125.8
501	5	2	85.2	17.5	102.7	18.6	121.3
502	5	2	85.4	17.6	103	19.1	122.1
503	5	2	88.5	18.2	106.7	19.1	125.8
601	6	2	85.2	17.5	102.7	18.6	121.3
602	6	2	85.4	17.6	103	19.1	122.1
603	6	2	88.5	18.2	106.7	19.1	125.8
701	7	2	85.2	17.5	102.7	18.6	121.3
702	7	2	85.4	17.6	103	19.1	122.1
703	7	2	88.5	18.2	106.7	19.1	125.8
801	8	3	248	22	270	102	372
901	9	3	165.5	27.2	192.7	80.9	273.6
1001	10	3	165.5	27.2	192.7	80.9	273.6

