



THE EDGE



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COMING HOME TO LUXURY

Redefining modern living in Limassol, these residences feature soaring ceilings and open layouts. Thoughtful floorplans and integrated smart systems provide both convenience and efficiency. Rooftop terraces and premium amenities create a home where contemporary design meets effortless comfort.

MOODBOARD





KEY FEATURES

High-ceilinged residences designed with smart, sustainable systems, including underfloor heating and EV charging provision. Each home includes private storage and parking, set within professionally landscaped surroundings.





PRIME LOCATION

The Edge is located in Limassol's city centre, just off Makarios Avenue. A prime address with excellent connectivity and convenience.

LUXURIOUS BEDROOMS

Generous, calming bedrooms designed for privacy, relaxation, and everyday comfort.

SPACIOUS BATHROOMS

Bathrooms with refined fixtures and ample space, balancing style and functionality.

SUNSET TERRACE

Rooftop terraces offer panoramic city and mountain views, ideal for relaxing or entertaining.

GOURMET KITCHEN

Modern kitchens with practical layouts and premium finishes, designed for everyday living.

SMART HOME READY

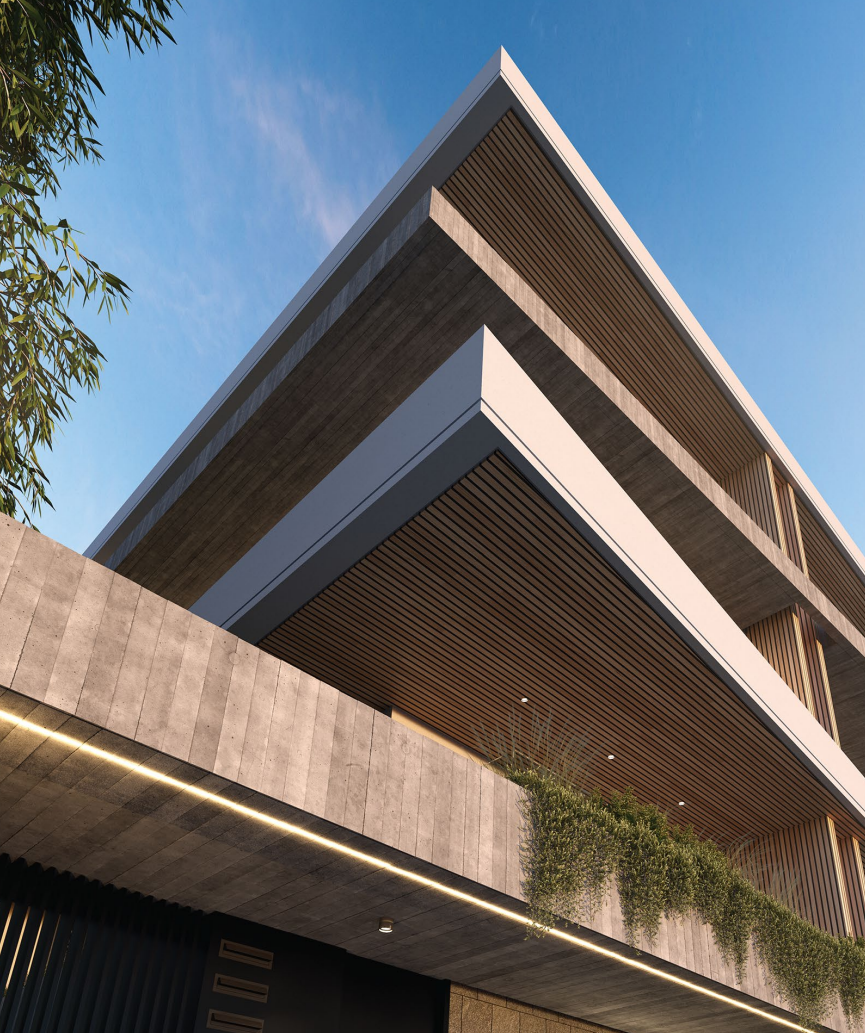
Pre-wired for smart home technology upon client's request, offering convenience, security, and seamless control.

THE RESIDENCES

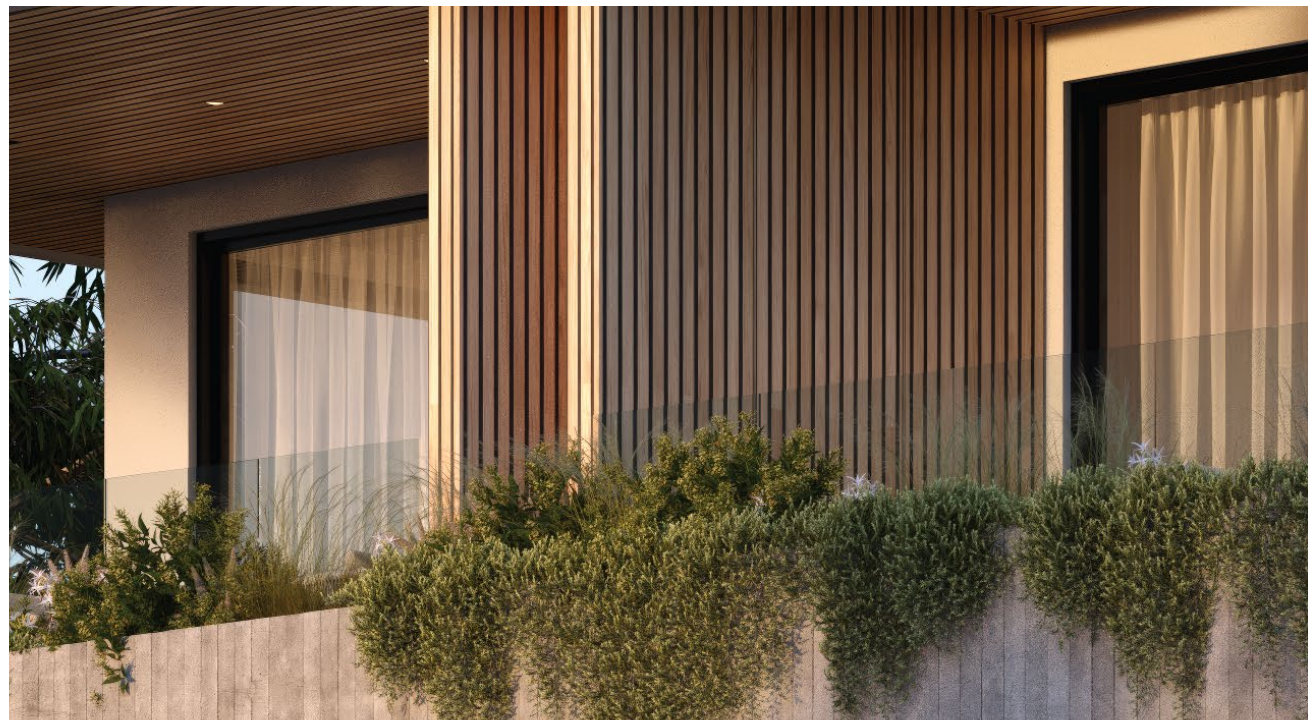
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Residences feature thoughtful layouts that balance functionality and style.
Spaces flow naturally, offering privacy, calm, and adaptable living
areas for modern lifestyles.





Open layouts
highlight clean lines
and flowing spaces,
providing privacy
while creating
a sense of openness.





Greenery at the entrance and throughout the building creates a welcoming, calming atmosphere, enhancing the connection to nature.



DESIGN THAT DARES TO STAND APART

Black and white interiors emphasize clean lines and curated details, combining style and visual impact while maintaining comfort.







RESIDENCES THAT INSPIRE

The Edge features one and two-bedroom residences, each combining modern layouts with expansive verandas that extend living outdoors. Select homes offer panoramic views and private terraces, the pinnacle of contemporary urban design.

FLOOR	APT. NO.	SIZE	VERANDA	BEDROOMS	BATHROOMS
1	101	85m ²	25m ²	2	2
1	102	85m ²	25m ²	2	2
1	103	50m ²	10m ²	1	1
1	104	50m ²	10m ²	1	1
2	201	85m ²	23m ²	2	2
2	202	85m ²	23m ²	2	2
2	203	50m ²	10m ²	1	1

FLOOR	APT. NO.	SIZE	VERANDA	BEDROOMS	BATHROOMS
2	204	50m ²	10m ²	1	1
3	301	85m ²	21m ²	2	2
3	302	85m ²	23m ²	2	2
3	303	50m ²	10m ²	1	1
3	304	50m ²	10m ²	1	1
4	401	90m ²	55m ²	2	2

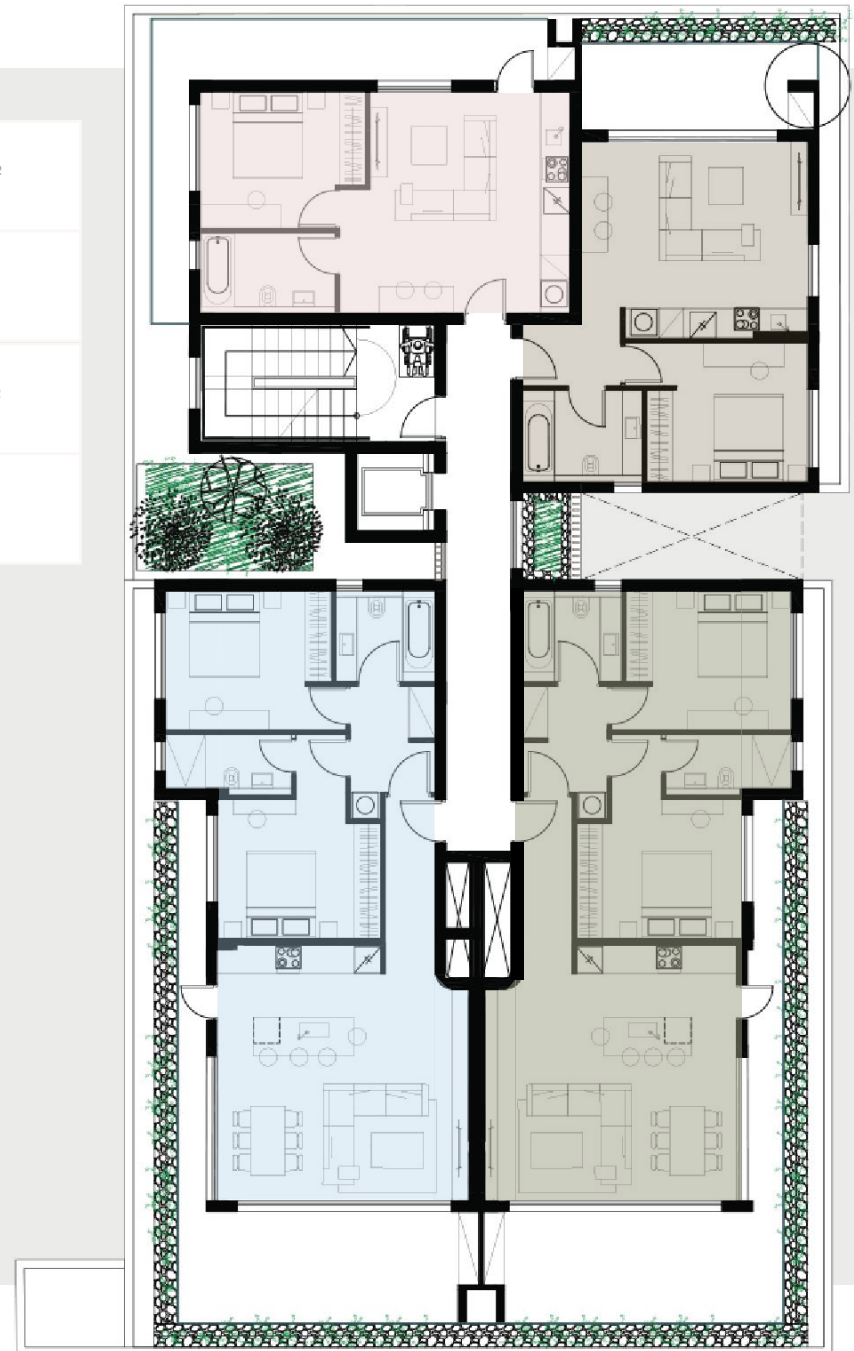
Note: All residences include private parking and storage.

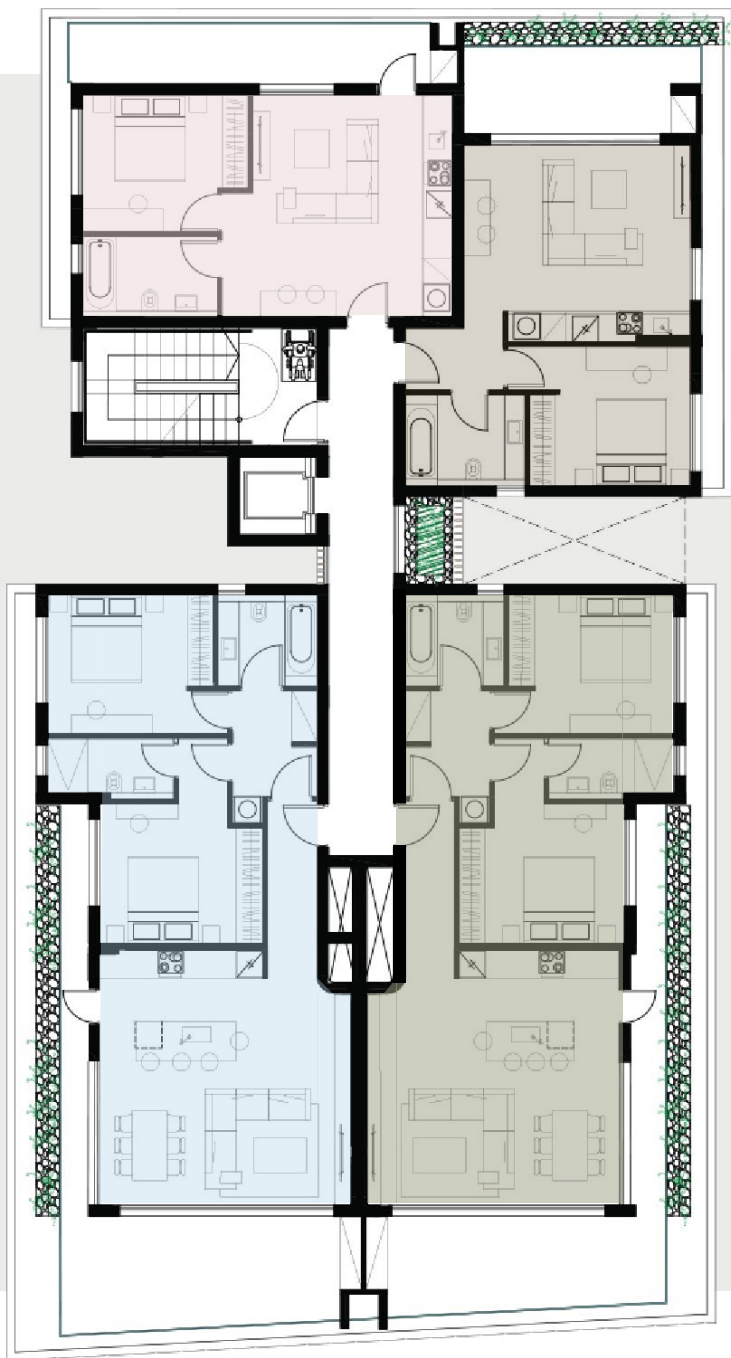


101	 2 Bedrooms	 2 Bathrooms	 25m ²	 85m ²
102	 2 Bedrooms	 2 Bathrooms	 25m ²	 85m ²
103	 1 Bedroom	 1 Bathroom	 10m ²	 50m ²
104	 1 Bedroom	 1 Bathroom	 10m ²	 50m ²

FIRST FLOOR

Residences with open layouts
and flowing living spaces.





201	2 Bedrooms	2 Bathrooms	23m ²	85m ²
202	2 Bedrooms	2 Bathrooms	23m ²	85m ²
203	1 Bedroom	1 Bathroom	10m ²	50m ²
204	1 Bedroom	1 Bathroom	10m ²	50m ²

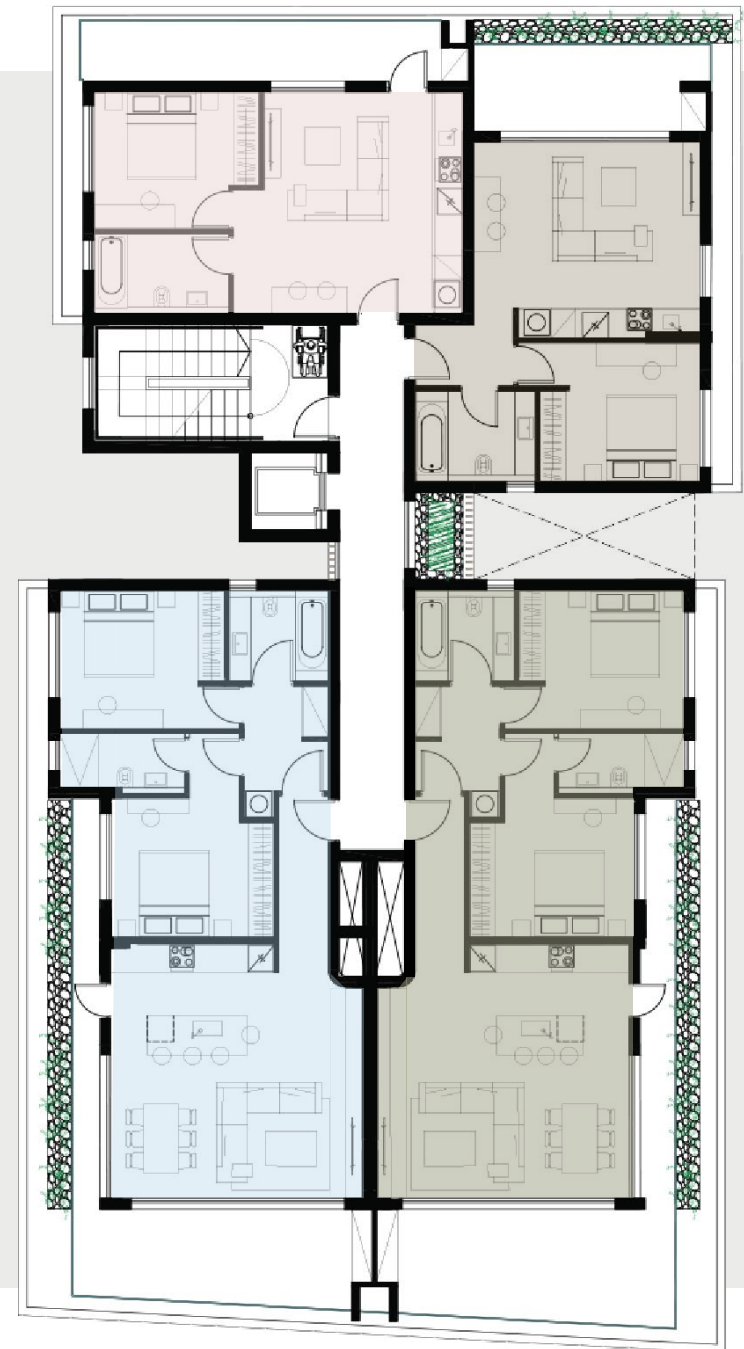
SECOND FLOOR

Spacious apartments with versatile, functional interiors.

301	 2 Bedrooms	 2 Bathrooms	 21m ²	 85m ²
302	 2 Bedrooms	 2 Bathrooms	 23m ²	 85m ²
303	 1 Bedroom	 1 Bathroom	 10m ²	 50m ²
304	 1 Bedroom	 1 Bathroom	 10m ²	 50m ²

THIRD FLOOR

Homes with terraces providing outdoor space and city views.



401

 2 Bedrooms

 2 Bathrooms

 55m²

 90m²

MORE THAN JUST A PENTHOUSE

Exclusive penthouse with a large terrace and contemporary, flexible interiors.

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FINISHINGS

PROPERTY FEATURES

-  2.9m high ceilings
-  Provision of EV charging station
-  Fully coloured video intercom
-  Photovoltaic system
-  Private storage + parking
-  Gated community
-  Professional landscape design
-  Fireproof security entry doors

FINISHES

-  Provision of underfloor heating
-  Selection of tiles or wooden floor
-  Spotlights installed throughout
-  Provision of air condition units
-  Provision of electric shutters in bedrooms





DINING, LIVING, KITCHEN & CORRIDOR FLOORING

Italian ceramic tiles or high quality laminate wooden floor.

BEDROOMS

High quality laminate wooden floor. Made to measure wardrobes. Black-out, noise insulated electric shutters (Provision).

KITCHEN

Custom made, made to measure benches, countertops and backsplash. All kitchen fittings from respected European suppliers such as GROHE and FRANKE.

VERANDAS

Italian ceramic tiles.

FRONT DOORS / INTERNAL DOORS

High security entrance door, fire certificate 45 minutes. Interior doors finish in laminate white matt melamine.

EXTERNAL WALLS

3 coats of plaster and fair-face concrete.
Partially wood cover.
3 coats of waterproof paint.

BATHROOMS / W.C.

Italian ceramic tiles walls and flooring.
All bathroom sanitary from respected European suppliers such as GROHE and IDEAL STANDARD.

WINDOWS / EXTERNAL DOORS

High ceiling at 2.60m, thermal coloured aluminium double glazed (6mm & 5mm).

INTERNAL WALLS

2 coats of plaster / Spatula.
3 coats of emulsion paint.



THE NEIGHBORHOOD

Located in the heart of Limassol, The Edge redefines urban living with bold architecture and contemporary design. Just steps away from the city's vibrant business, dining, and shopping districts, it offers residents the perfect balance of comfort, convenience, and prestige.



THE CITY

The city of Limassol is where cosmopolitan flair meets Mediterranean charm. With its vibrant business hub, cultural landmarks, and endless leisure options, Limassol offers a lifestyle defined by sophistication and opportunity, all set against the backdrop of the sparkling Mediterranean Sea.



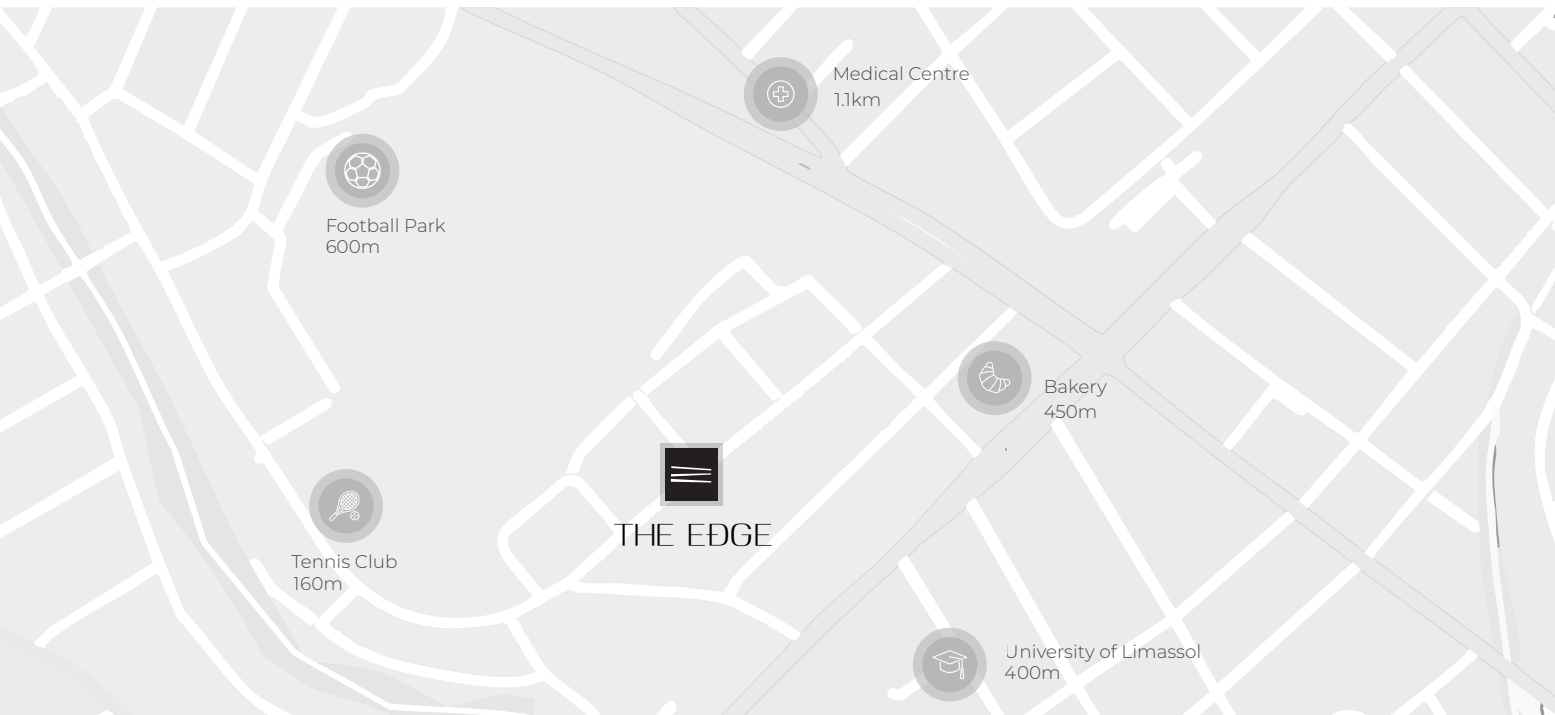
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LOCATION

Nestled in a desirable Limassol neighborhood, the development offers a peaceful home environment with easy access to cultural, business, and leisure destinations.

AT YOUR FINGERTIPS

Schools, bakeries, pharmacies, gyms, supermarkets, cafes, and restaurants - all within 1 minute on foot. A tranquil park next to the plot for your daily walks or family time. Limassol Mall, Casino, and Ladies Mile Beach only 5 minutes by car. And the Motorway access is only 3 minutes away while the popular Spyrou Kyprianou Avenue is just seconds away.



WALK

	SCHOOLS	2 MINUTES
	SUPERMARKET	6 MINUTES
	PHARMACY	5 MINUTES
	BAKERY	4 MINUTES
	RESTAURANTS	6 MINUTES

DRIVE

	BEACH	8 MINUTES
	HIGHWAY	10 MINUTES
	CASINO	15 MINUTES
	MALL	14 MINUTES
	SPYROU KYPRIANOU	5 MINUTES

**CRAFTED WITH INTENTION,
BUILT WITH INTEGRITY.**

Selecting only the best materials down to the smallest detail, combined with our personal professional supervision, we ensure to offer something unique to the local market.

We don't just build, we elevate. We select the properties we create based on market trends, taking into account the city and surrounding area vibe.

Uniqueness is our promise. Our main focus is to design and create unique buildings with each and every one of our properties to be an upgraded value addition to the area.

For more information please visit us at:

flamingoproperties.com.cy



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 **FLAMINGO**
PROPERTIES

109 Omonia Avenue 3045, Limassol, Cyprus
+357 25 256500
sales@flamingoproperties.com.cy
www.flamingoproperties.com.cy