

THE EDGE

BY



ADVANCED TECH
PROPERTIES LTD



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CONCEPT

Combining technological innovation, sophisticated ergonomic design and an inviting sense of comfort, the project will foster a unique bond between the building and the people within it, guaranteeing a competitive edge in any business environment.





OVERVIEW

Implementing a visionary architectural design, The Edge is an exclusive, state-of-the-art office building that will set new standards for commercial properties in Cyprus.

Accommodating

With 88 covered parking spaces in a secured area, the building offers comfort and safety for employees and their vehicles.

Spacious

With six office floors and a roof garden, The Edge boasts over 3,300m² of workspace, meeting the needs of any business.

Captivating

Situated within a prime location, the building will offer unobstructed 360-degree views of the city, sea and mountains.



ΑΡΧΑΪΟΛΟΓΙΑ
Germeosgia
ΑΧΕΡΕΩΣ
Lemesos

ΛΑΡΝΑΚΑ
Larnaka
ΛΕΥΚΩΣΙΑ
Lefkousia
(A1)

500m

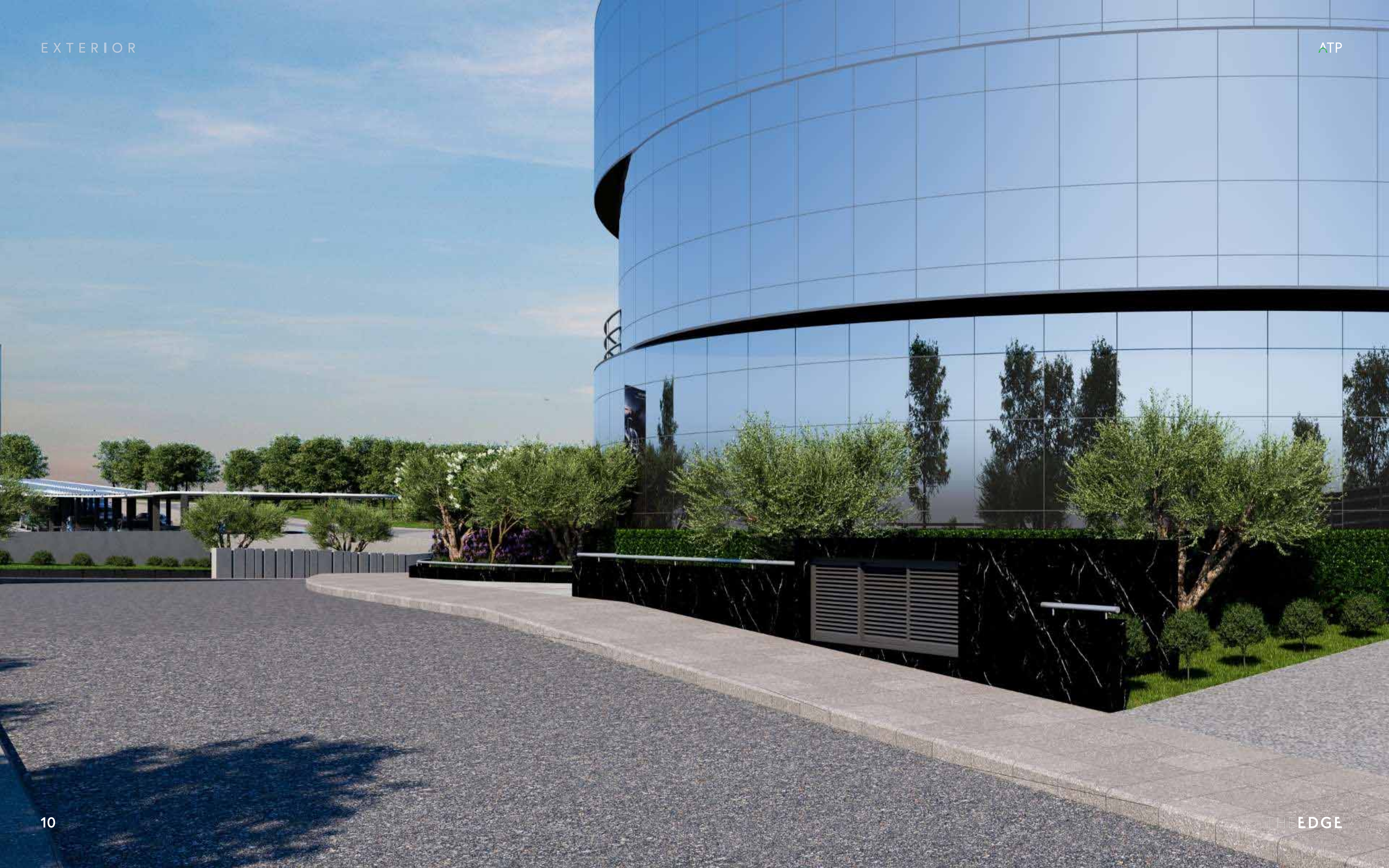
EXTERIOR

Inspired by the profound imperfection of nature, The Edge features a spectacular floor-shifting effect that will add a unique perspective to the Limassol skyline.











LOBBY

With a feature water fountain, real marble floors and grand double-height ceilings, visitors to The Edge can expect a luxurious welcome.





OFFICES

Every element of The Edge's office space is designed with the comfort and productivity of every business's most important resource in mind: its manpower.















ROOF GARDEN

Bringing together a mixture of business, leisure and fun, The Edge offers a relaxing rooftop oasis with incredible views of the city.







LOCATION

Strategically located next to the main motorway,
The Edge offers easy and congestion-free access
from every part of the city.

← PAPHOS
50 MIN 

 LARNACA →
40 MIN

Mediterranean
Hospital of Cyprus

The Edge Parking
THEEDGE

AGIOS
ATHANASIOS

Bank of Cyprus

Columbia Ship
Management

MESA
GEITONIA

Alphabank

Ajax Hotel

Dasoudi Beach

AGIOS
NEKTARIOS

NEAPOLIS

Crown Plaza

Ygia Polyclinic
Private Hospital

Limassol District Court

Limassol Zoo

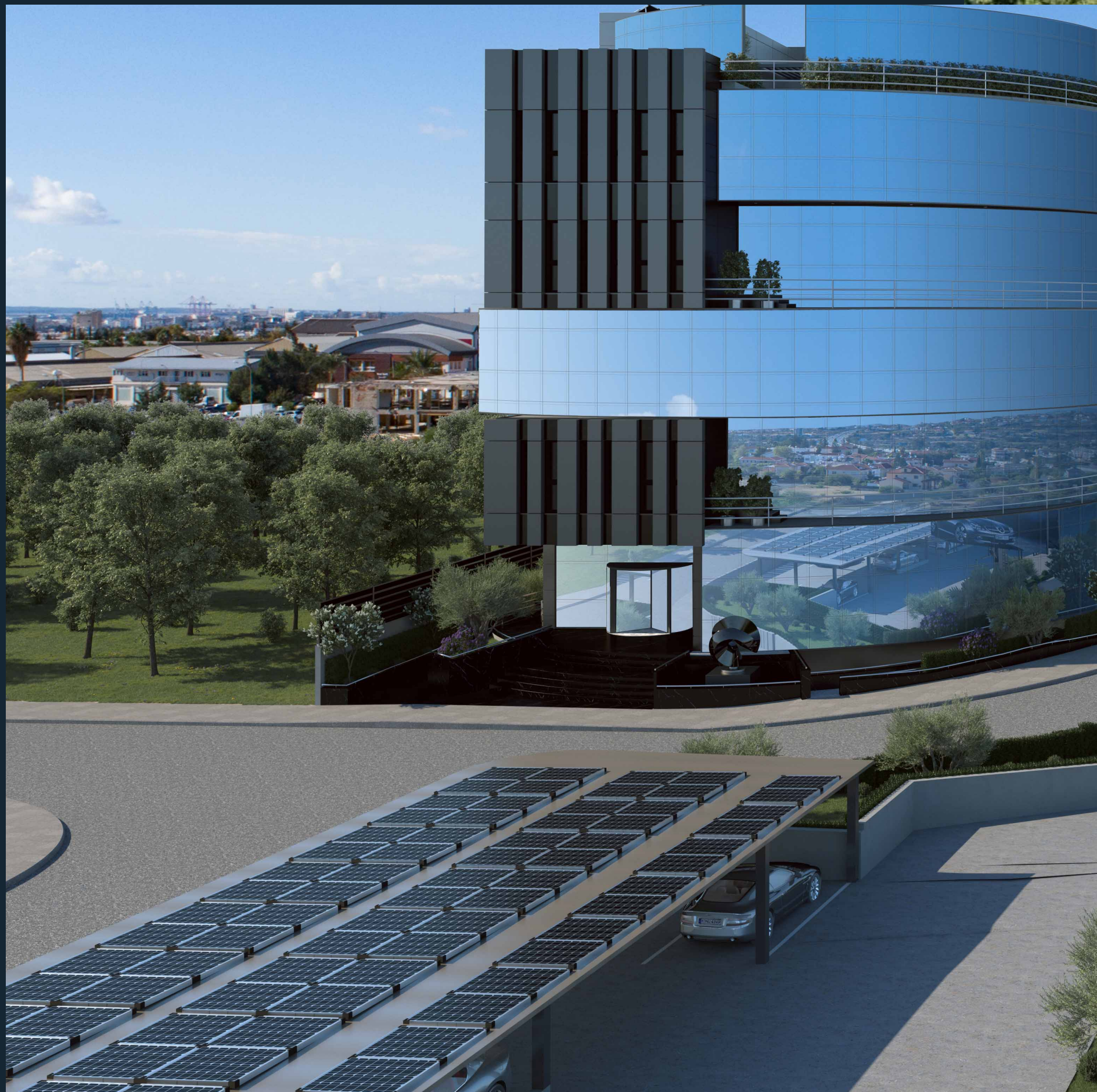
LIMASSOL
TOWN CENTER

ENERGY PRODUCTION

The Edge will continually produce green energy, while still preserving the beauty and high-quality craftsmanship of the building's modern design.

SOLAR POWERED

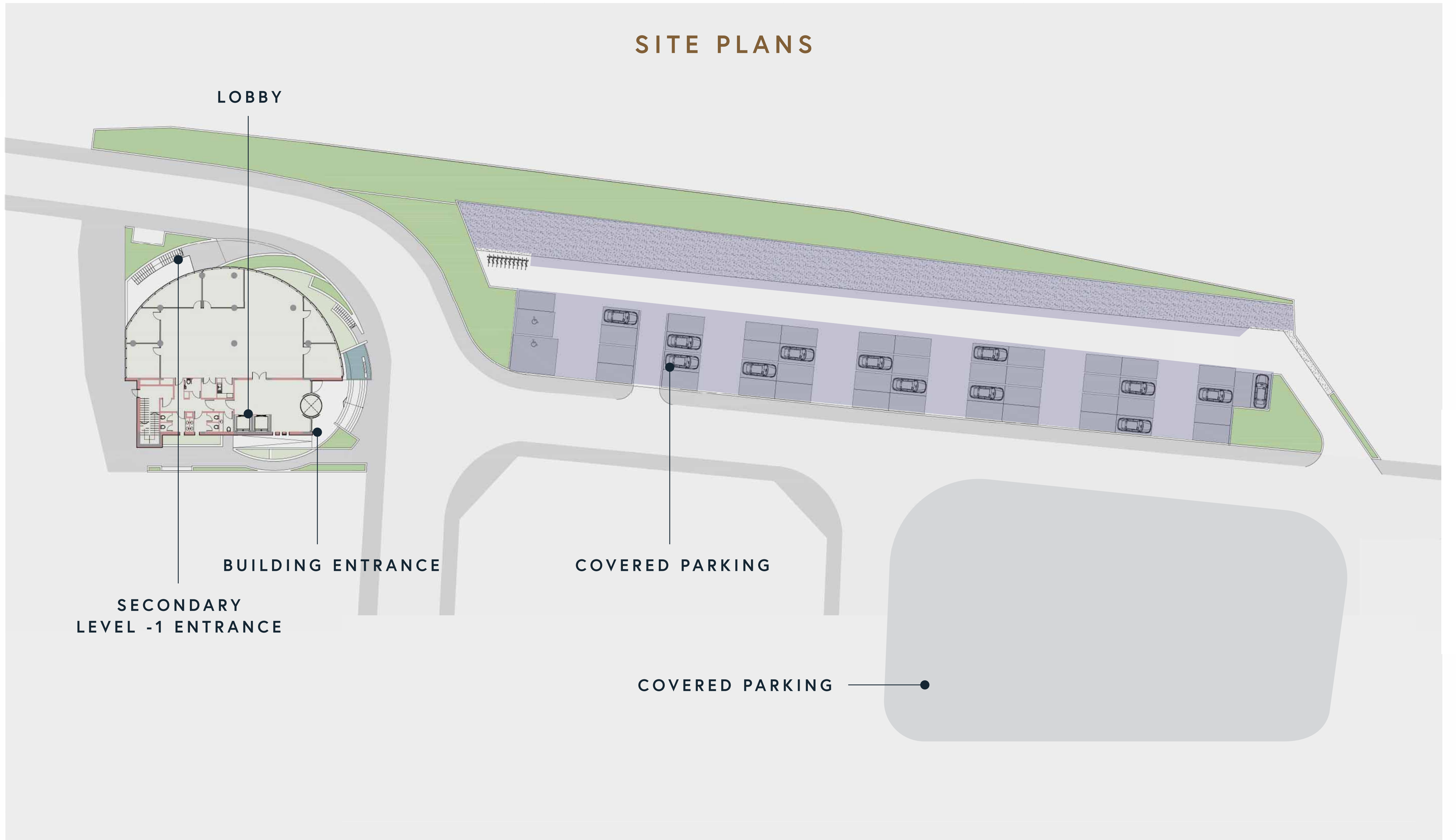
To meet the building's energy needs, The Edge project is setting ambitious sustainability targets, primarily through the application of a 0.15MW photovoltaic energy plant that will also serve as a roof cover for the secure parking area.



FLOOR PLANS

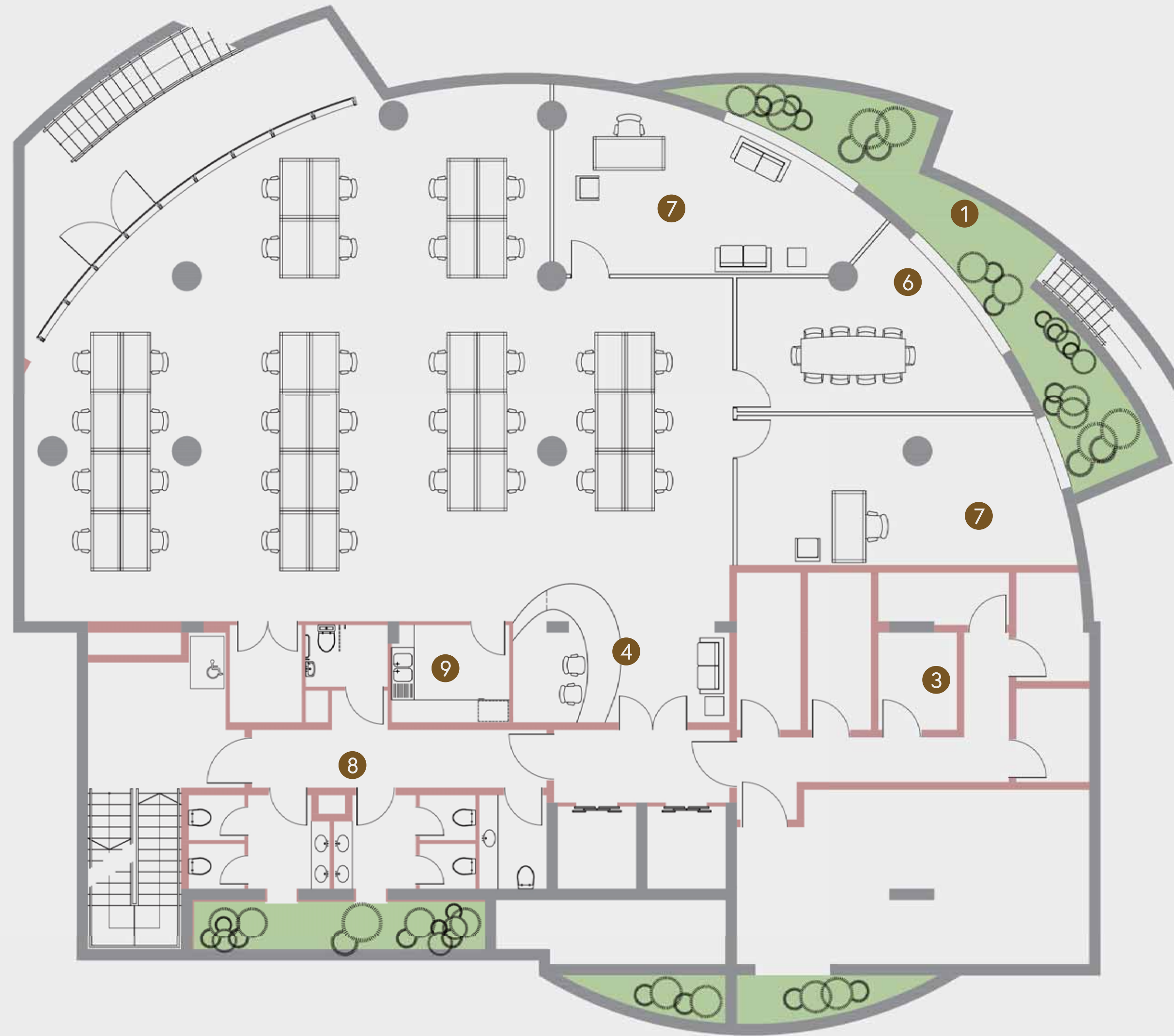
Featuring an open floorplan, The Edge is designed to encourage communication and collaboration. All offices are structured to receive maximum natural light, with unobstructed panoramic views of the surrounding city, sea and mountains.

SITE PLANS



LEVEL -1

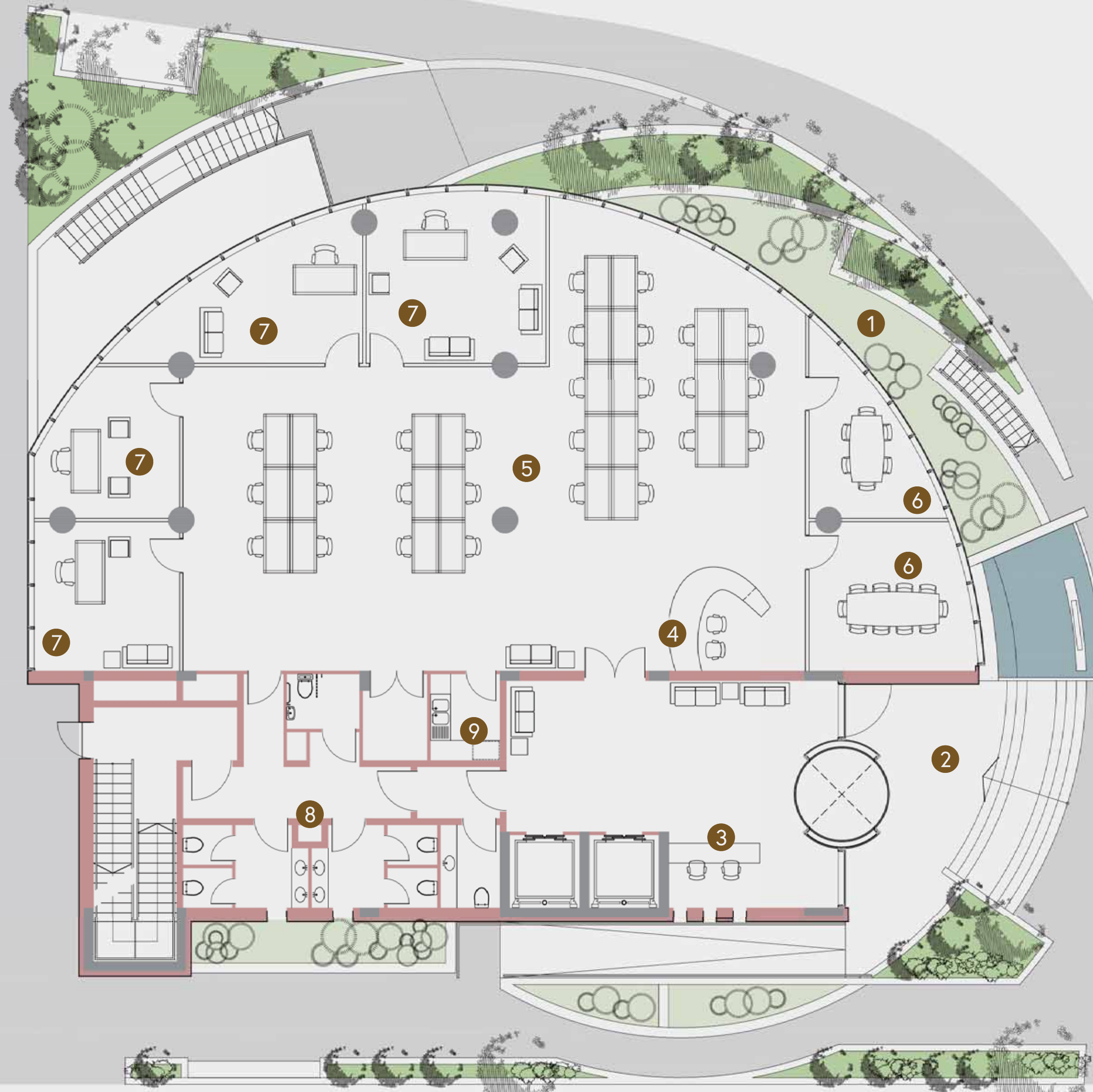
- 1 LANDSCAPED GARDENS
- 2 BUILDING ENTRANCE (ON THE FIRST FLOOR)
- 3 STORAGE SPACE
- 4 RECEPTION
- 5 OPEN PLAN OFFICE SPACE
- 6 CONFERENCE ROOMS
- 7 SEPARATE OFFICES
- 8 WC
- 9 KITCHEN



1 (ABOVE)

GROUND FLOOR

- 1 LANDSCAPED GARDENS
- 2 BUILDING ENTRANCE
- 3 MAIN RECEPTION
- 4 RECEPTION
- 5 OPEN PLAN OFFICE SPACE
- 6 CONFERENCE ROOMS
- 7 SEPARATE OFFICES
- 8 WC
- 9 KITCHEN



LEVEL 1

1 BUILDING ENTRANCE
(ON THE FIRST FLOOR)

2 RECEPTION

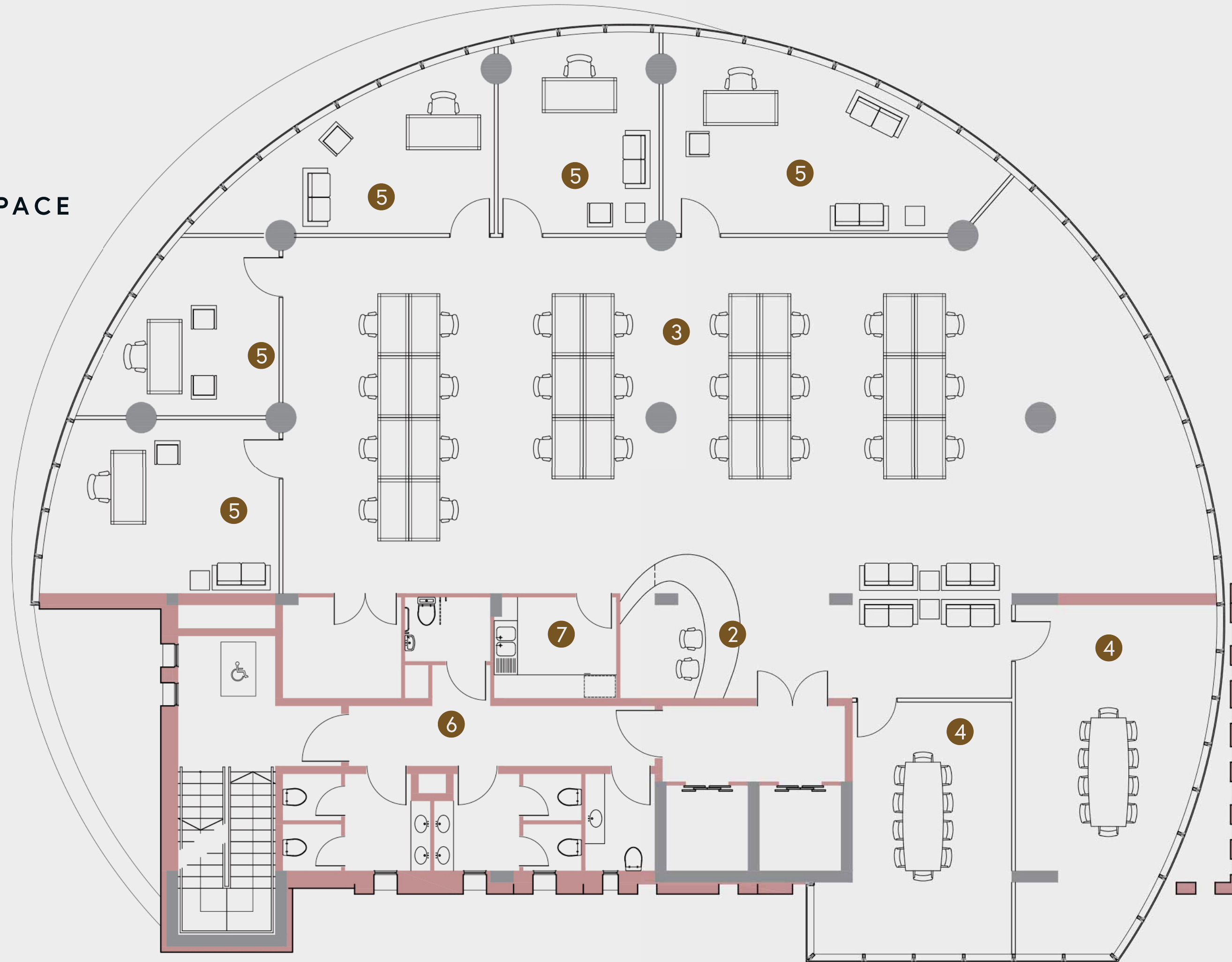
3 OPEN PLAN OFFICE SPACE

4 CONFERENCE ROOMS

5 SEPARATE OFFICES

6 WC

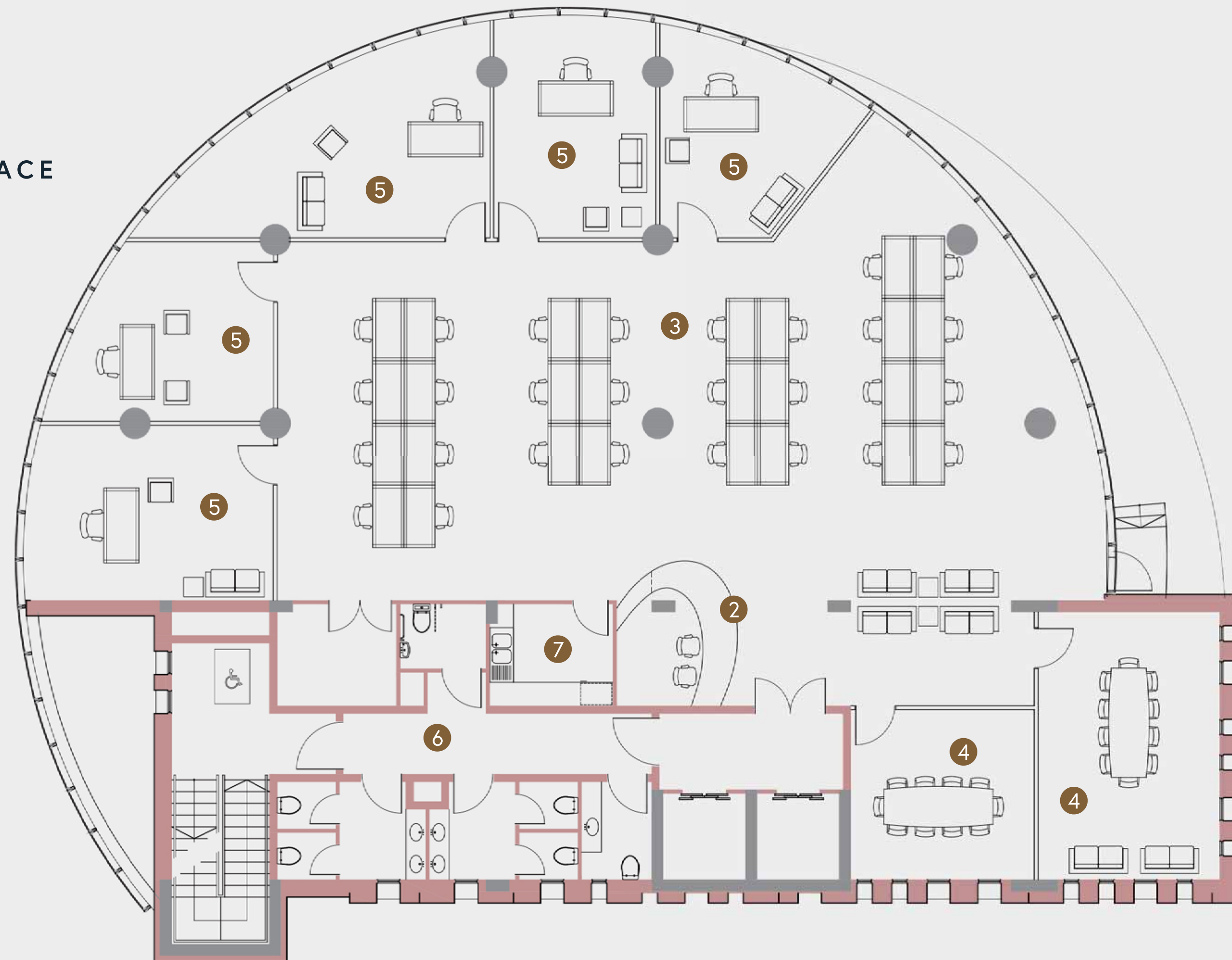
7 KITCHEN



1
(BELOW)

LEVEL 2

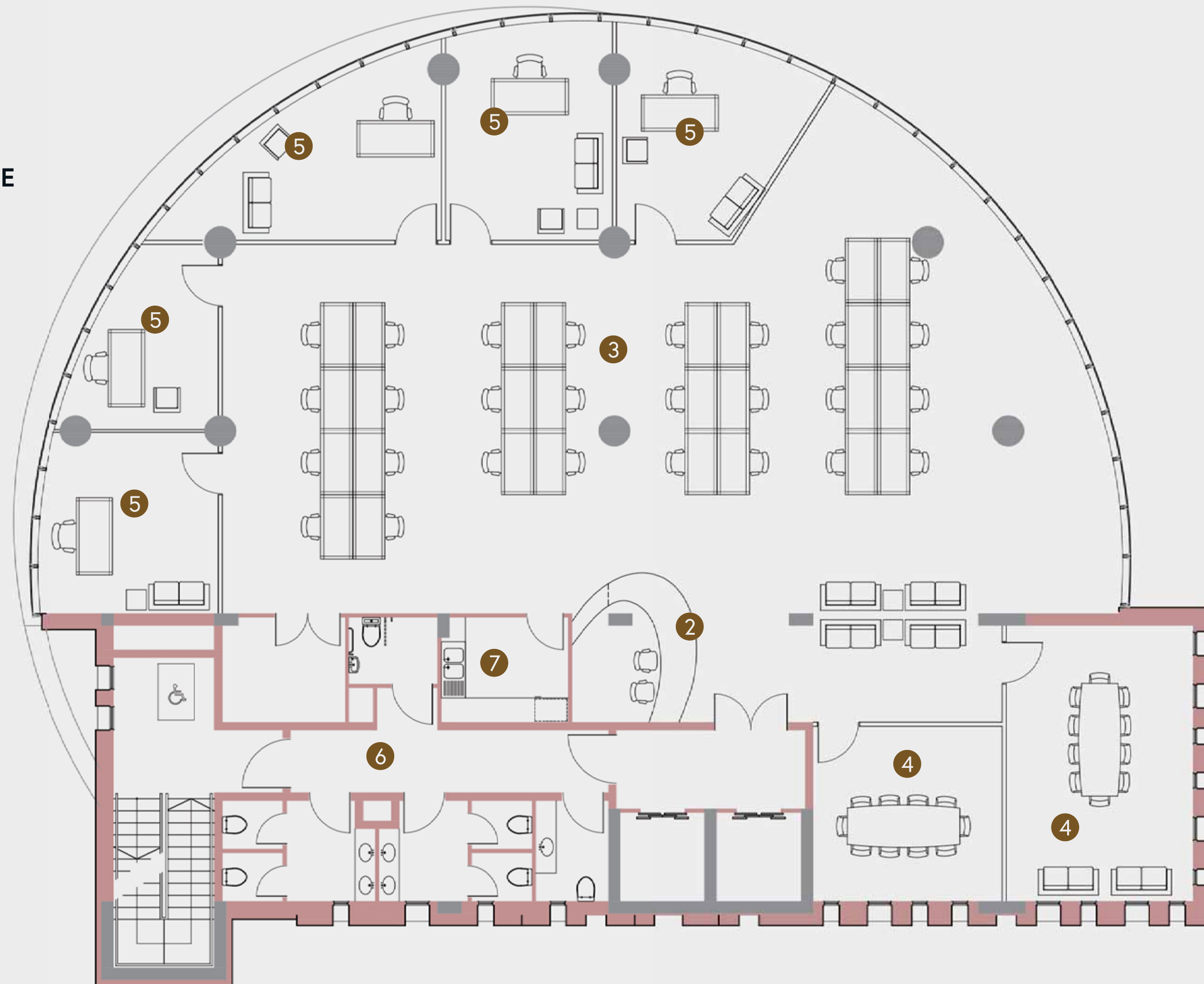
- 1 BUILDING ENTRANCE
(ON THE FIRST FLOOR)
- 2 RECEPTION
- 3 OPEN PLAN OFFICE SPACE
- 4 CONFERENCE ROOMS
- 5 SEPARATE OFFICES
- 6 WC
- 7 KITCHEN



1
(BELOW)

LEVEL 3

- 1 BUILDING ENTRANCE
(ON THE FIRST FLOOR)
- 2 RECEPTION
- 3 OPEN PLAN OFFICE SPACE
- 4 CONFERENCE ROOMS
- 5 SEPARATE OFFICES
- 6 WC
- 7 KITCHEN



1
(BELOW)

LEVEL 4

1 BUILDING ENTRANCE
(ON THE FIRST FLOOR)

2 RECEPTION

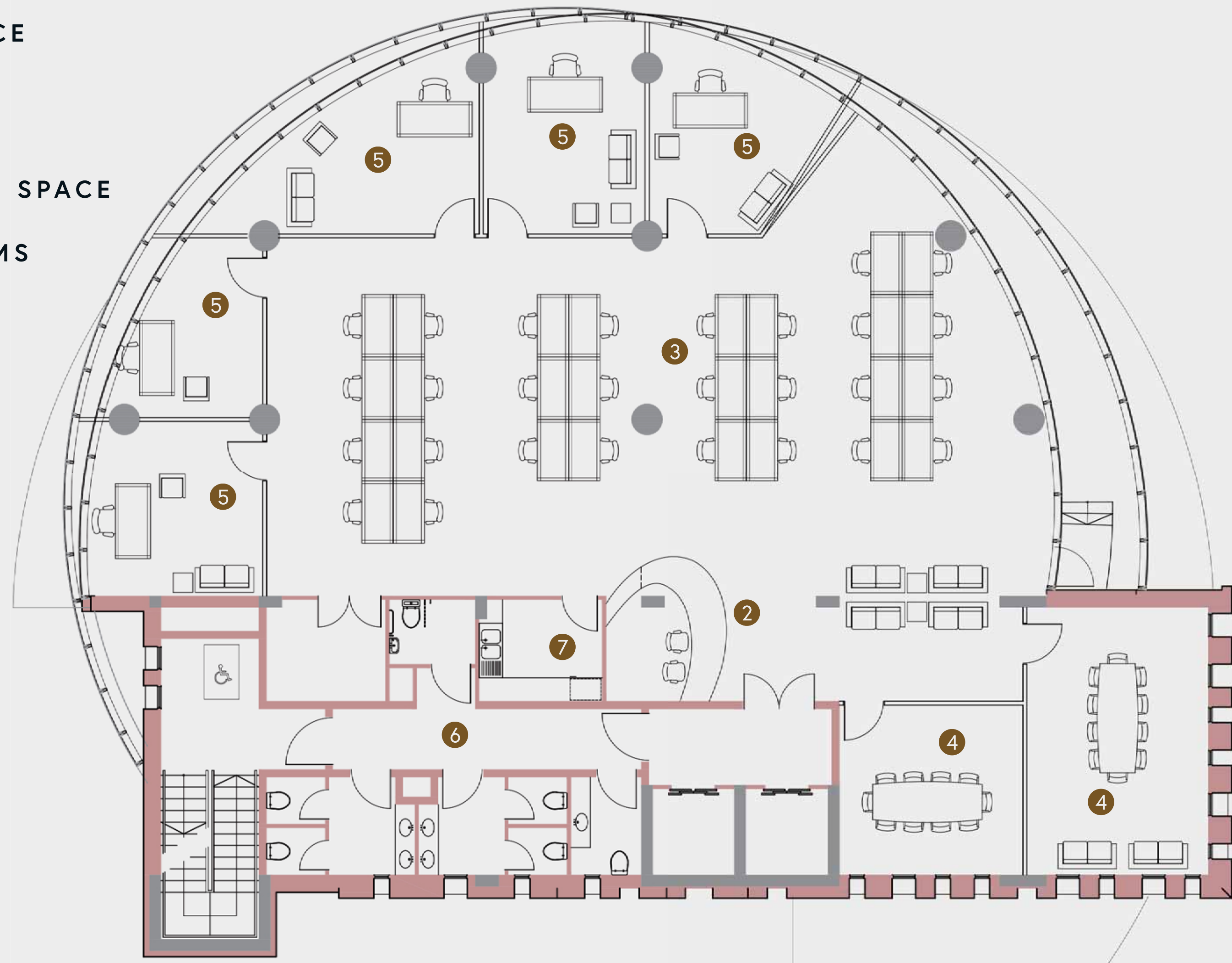
3 OPEN PLAN OFFICE SPACE

4 CONFERENCE ROOMS

5 SEPARATE OFFICES

6 WC

7 KITCHEN



1
(BELOW)

ROOF GARDEN

1 BUILDING ENTRANCE
(ON THE FIRST FLOOR)

2 ENTRANCE

3 TERRACE WITH SEATING AREA

4 AC UNITS

5 STORAGE



1
(BELOW)

ABOUT CYPRUS

As a popular, multicultural tourist destination with full EU membership rights, Cyprus is an ideal and strategically important business hub within the region.



BUSINESS ENVIRONMENT

Transport & Infrastructure

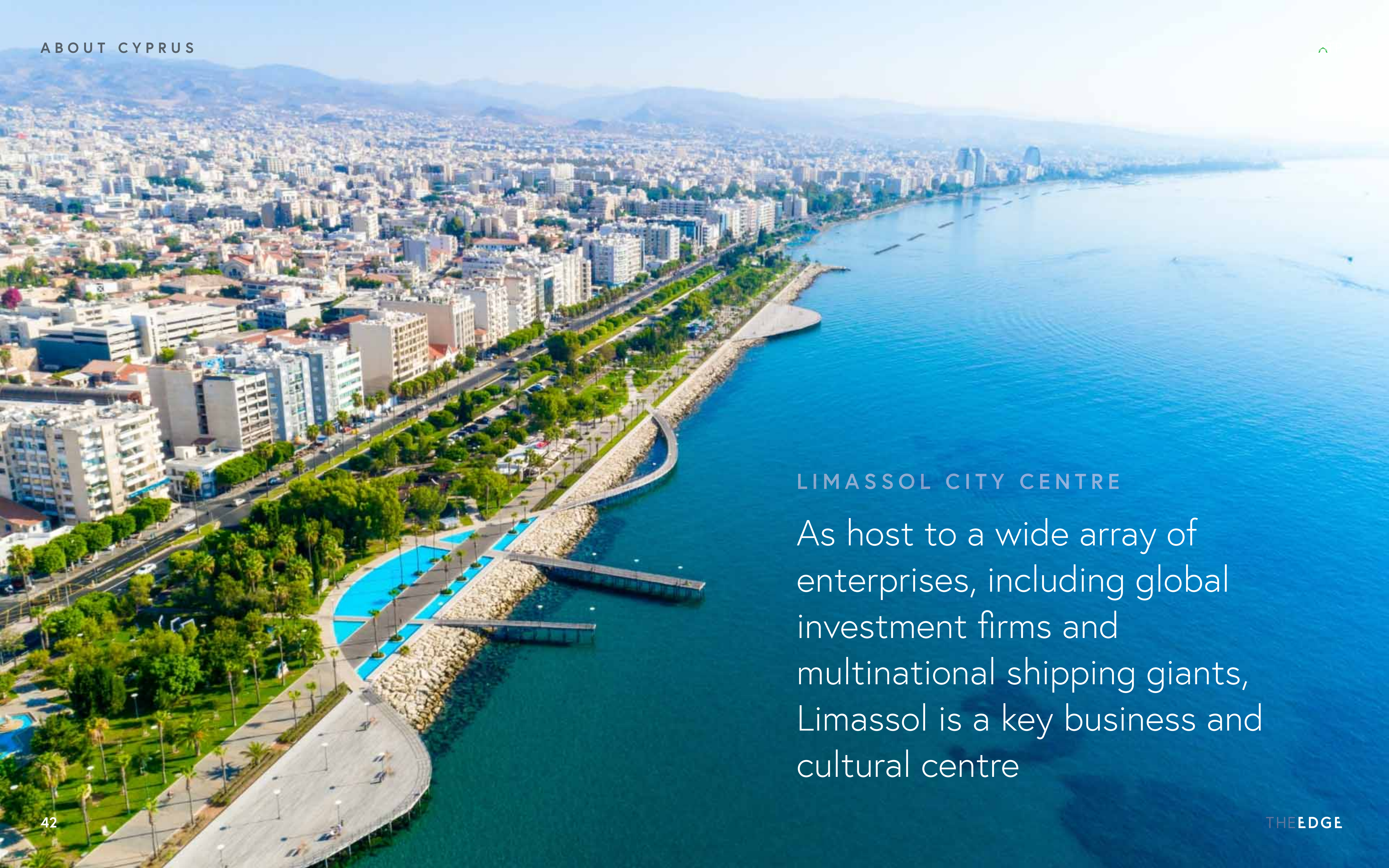
More than 70 airlines fly to and from Cyprus, with major destinations across Europe and the Middle East easily reached through the international airports at Larnaca and Paphos. Within Cyprus itself, the main cities are connected by modern highways, with traffic volume and congestion notably lower than in many other European countries.

Low Corporate Tax

Cyprus offers one of the most attractive tax regimes in Europe, with a corporate tax rate of just 12.5%. This is supplemented by an extensive network of double tax avoidance treaties, as well as many other tax benefits, making it a jurisdiction of choice for many international tax planners.

Highly Educated Workforce

Well-trained and resourceful, Cyprus' labour force consists of an experienced wealth of professional, technical and clerical staff, the majority of whom are fluent in English. Indeed, within the EU, Cyprus boasts the highest percentage of people between the ages of 25 and 35 with tertiary education qualifications, giving organisations direct access to a cost-effective and highly educated workforce.



LIMASSOL CITY CENTRE

As host to a wide array of enterprises, including global investment firms and multinational shipping giants, Limassol is a key business and cultural centre

LIFESTYLE

Weather

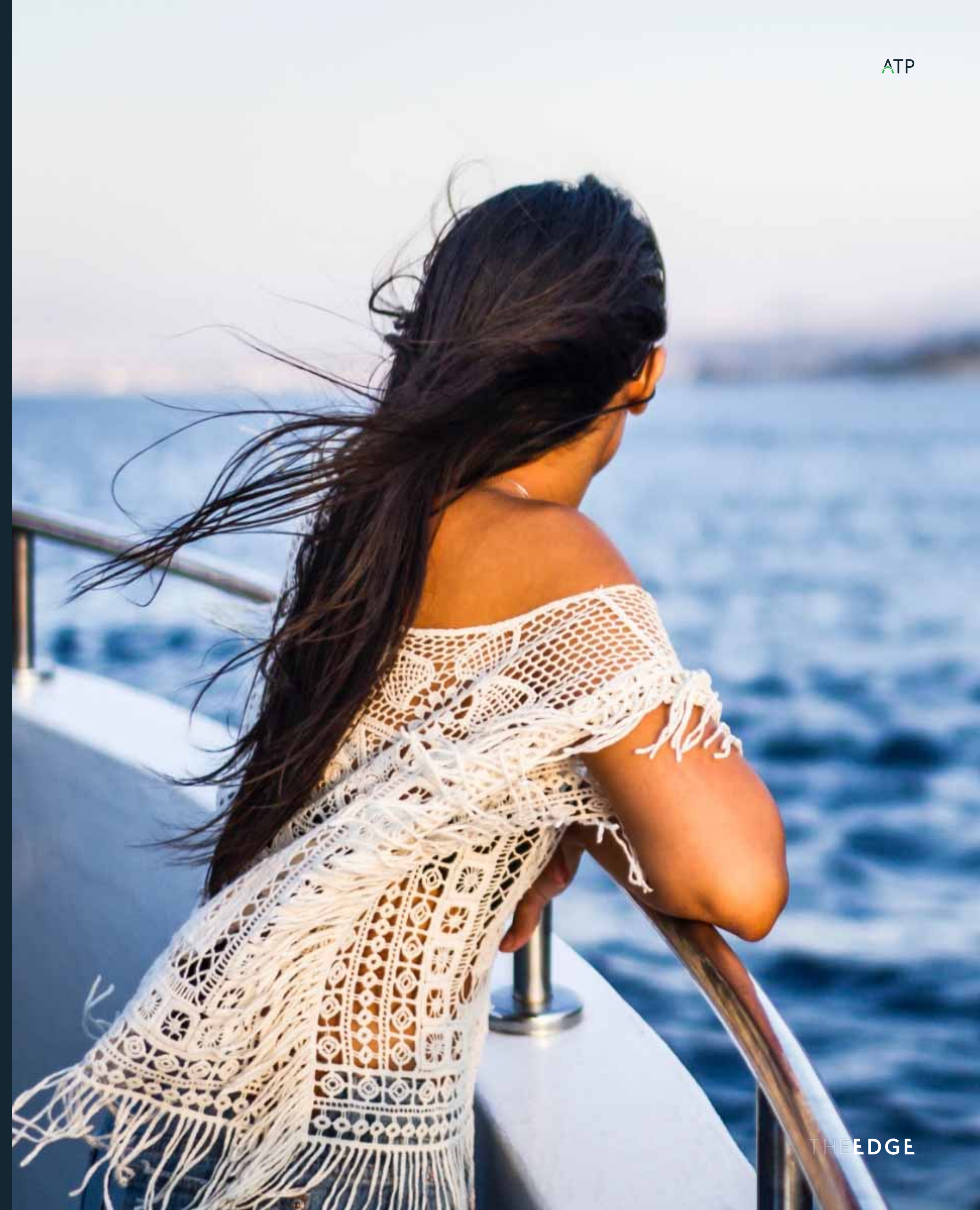
Cyprus enjoys a hot Mediterranean climate, with long dry summers from mid-May to mid-October and mild winters from December to February. Although the summer season sees high temperatures with cloudless skies, the sea breeze creates a pleasant atmosphere in the coastal areas, while in the winter, there is rain and snow in the Troodos mountains. The island enjoys an abundance of sunshine, even in December and January, where there is an average of six hours per day.

Low Crime Rates

According to recent research by ValuePenguin, Cyprus is one of the safest countries in the world. Of the 106 countries featured in the study, Cyprus is ranked as 5th overall, while, amazingly, it claims first place for countries with a population under 5 million.

Healthcare

As an EU member state, Cyprus offers excellent healthcare services, and at a lower cost than in many other EU countries, too. There are six public general hospitals on the island as well as over 70 private hospitals and healthcare clinics, while Cyprus is also home to state-of-the-art research centres in the fields of oncology, neurology and genetics.



LIFE IN CYPRUS

With a unique and historical culture, Cyprus offers something for everyone, including unspoiled nature, thriving nightlife and a wide range of outdoors activities.

SPECIFICATIONS

Building Structure

The building has an anti-seismic, high-strength reinforced concrete structure. All mainframe areas are separated by solid 30cm insulated walls that are compliant with the European Directive 2002/91/EC on energy performance. Internal partition walls are made of plasterboard, complete with insulation.

Internal Finishes

Floors: The building features marble paving on all receptions, lift lobbies and stairs. **Ceilings:** All ceilings are decorated with perforated gypsum suspended ceiling tiles, fixed in a metal grid system. **Doors:** Office entrances feature solid core timber veneered doors that are compliant with the relevant fire safety standards.

Security Facilities

CCTV monitoring and intruder alarm systems that control the entrance and car parking areas. Burglar alarm on each floor of the building. Door access controls at all entrances of the building. Video intercom systems linking the entrance lobby with each office floor.

Electrical Installations

All electrical installations will be carried out in accordance with BS7671:2001(2004) 17th Edition IEE wiring regulations. LED lighting in office spaces, lobbies, reception area, outdoor car parking area and landscaped areas. All common areas and offices within the building will be fitted with a fire detection and alarm system, as well as sprinklers that will be automatically activated in the event of a fire. Lightning protection system. Standby generator.

Car Parking

88 covered car parking spaces are located in the private parking area next to the building. Parking spaces will be allocated to respective owners/tenants according to their office size.

Mechanical Installations

Cooling and heating is to be provided throughout the building by energy-efficiency class 'A'-rated VRV systems that are installed on each floor.

Landscaping

Levels -1 and 0, and the roof garden, all feature landscaped gardens and outdoor seating areas.

Elevators

Two (2) high-performance elevators, each with a capacity of 12 persons and an energy efficiency class rating of 'A'.

Energy Performance

The building is designed to satisfy the highest energy-saving standards and has obtained the Energy Performance Certificate with an 'A' rating.

The façade of the building is a conventional glazed-window system. All frames are aluminium and all glass is double glazed with low-energy characteristics (solar factor and light transmission), helping to achieve a high sustainability rating.

Thermal Insulations: All external hard surfaces, roof and wall aluminium cladding are to be installed as per the highest energy performance regulations.

Renewable Energy: The building will possess its own photovoltaic 0.15MW power plant installed as a roof on the adjacent external parking space. The plant is expected to substantially cover all the cooling, heating and lighting needs of the building.

Reception

A controlled access, luxurious double height building reception area with fully air – conditioned spacious sitting area.

Roof Garden

The offices on Level 4 will have exclusive access to a roof terrace with green areas.

Store Rooms

Each office is allocated a store room, located on the - 1 level.

FLOOR AREAS

Total Covered Area	Shared Areas (Hall, Stairway, Lobby)	Mechanical Areas	Office Areas	Veranda Areas (Covered & Uncovered)	Storage Area (Basement)	Total Area of Covered Office Space	Covered Parking Places	Total Area of Covered Floor Space
Level -1	76.36m ²	48.95m ²						563.06m ²
			395.36m ²		5.92m ²	401.28m ²	10 places	
Ground Floor	127.94m ²		386.29m ²		6.35m ²	392.64m ²	10 places	514.23m ²
Level 1	58.06m ²		488.51m ²	27.22m ²	8.36m ²	496.87m ²	13 places	546.57m ²
Level 2	57.88m ²		506.61m ²		8.36m ²	514.97m ²	17 places	564.49m ²
Level 3	58.06m ²		459.53m ²	37.40m ²	6.44m ²	465.97m ²	17 places	517.59m ²
Level 4	58.06m ²		471.72m ²		6.96m ²	478.68m ²	21 places	529.78m ²
Roof Garden	66.52m ²	24.10m ² (Covered area) 44,38m ² (Open area)	372.42m ² (External area, exclusive use of office L1)					90.62m ²
Total Surface	502.88m²	73.05m²	2708.02m²	64.62m²	42.39m²	2750.41m²	88 places	3326.34m²

Project Land Area: 5868m²

THE TEAM

photiou architects

Architects

Established in 1973, Photiou Architects is an award-winning architectural firm based in Limassol. Their projects include the five-star Grecian Park Hotel in Ayia Napa, the Aphrodite Hills housing development in Kouklia and the internationally acclaimed Residence 51 in Limassol.



ASD SOTIRIOU
ADVANCED STRUCTURAL DESIGN

Structural Engineers

Since their launch in 2010, ASD Sotiriou has quickly become one of the most respected structural engineering firms in Cyprus. Their projects include the state-of-the-art Timinis headquarters building, the Castle Residences at Limassol Marina, Park Tower, Olympic Resort and the award-winning Sapphire Business Centre, all in Limassol.

**Christophorides Makris
& Partners Ltd.**

Quantity Surveyors

Christophorides Makris & Partners is one of the leading professional practices in Cyprus, with offices in Limassol and Nicosia. Among their projects are the PANAYI Winery and Hotel Complex in Kato Drys, the Columbia Plaza Complex and New District Court (both in Limassol), and the New National Theatre in Nicosia.



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