



Pre-Launch Prices

Starting at Euro 235,000

- Exclusive 3 Bedroom Luxury Apartments in Capepoint
 - 156m² to 187m²
- Offering **10% Discount** on Listed Price
 - Valid till 30th September, 2024



PRE-LAUNCH PRICES
VALID TILL 30TH SEPTEMBER, 2024

UNIT#	FLOOR#	UNIT TYPE	LOCATION	VIEWS/FACING	INTERNAL AREA	TERRACE AREA	COMBINED AREA	LISTED PRICE	PRE-LAUNCH PRICE	STATUS
					SQ. MT	SQ. MT	SQ. MT	EUR (€)	10% OFF EUR (€)	
C-1	GF	COMMERCIAL	-	-	151.66	0	151.66	€ 238,900	€ 215,010	
C-2	GF	COMMERCIAL	-	-	76.80	0	76.80	€ 121,000	€ 108,900	
C-3	GF	COMMERCIAL	-	-	117.20	0	117.20	€ 184,600	€ 166,140	
C-4	GF	COMMERCIAL	-	-	97.33	0	97.33	€ 153,300	€ 137,970	
C-5	GF	COMMERCIAL	-	-	117.47	0	117.47	€ 185,100	€ 166,590	
C-6	GF	COMMERCIAL	-	-	104.13	0	104.13	€ 164,100	€ 147,690	
1A	1ST	3 BR	CORNER	CAPE CREEK / SEA FACING	129.00	59.20	188.20	€ 248,100	-	SOLD
1B	1ST	3 BR	MIDDLE	SEA FACING	127.40	74.40	201.80	€ 241,700	€ 217,530	
1C	1ST	3 BR	MIDDLE	SEA FACING	127.40	74.40	201.80	€ 241,700	€ 217,530	
1D	1ST	3 BR	CORNER	UN / SEA FACING	129.00	71.00	200.00	€ 248,100	€ 223,290	
2A	2ND	3 BR	CORNER	CAPE CREEK / SEA FACING	129.00	58.00	187.00	€ 241,300	€ 217,170	
2B	2ND	3 BR	MIDDLE	SEA FACING	127.40	29.00	156.40	€ 235,000	€ 211,500	
2C	2ND	3 BR	MIDDLE	SEA FACING	127.40	29.00	156.40	€ 235,000	€ 211,500	
2D	2ND	3 BR	CORNER	UN / SEA FACING	129.00	58.00	187.00	€ 241,300	€ 217,170	



platinum
TOWER

UNIT#	FLOOR#	UNIT TYPE	LOCATION	VIEWS/FACING	INTERNAL AREA	TERRACE AREA	COMBINED AREA	LISTED PRICE	PRE-LAUNCH PRICE	STATUS
					SQ. MT	SQ. MT	SQ. MT	EUR (€)	10% OFF EUR (€)	
3A	3RD	3 BR	CORNER	CAPE CREEK / SEA FACING	129.00	58.00	187.00	€ 254,800	€ 229,320	SOLD
3B	3RD	3 BR	MIDDLE	SEA FACING	127.40	29.00	156.40	€ 241,700	-	
3C	3RD	3 BR	MIDDLE	SEA FACING	127.40	29.00	156.40	€ 241,700	€ 217,530	
3D	3RD	3 BR	CORNER	UN / SEA FACING	129.00	58.00	187.00	€ 251,400	€ 226,260	
4A	4TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 268,400	€ 241,560	
4B	4TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 245,000	€ 220,500	
4C	4TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 245,000	€ 220,500	
4D	4TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 261,600	€ 235,440	
5A	5TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 278,500	€ 250,650	SOLD
5B	5TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 258,400	€ 232,560	
5C	5TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 258,400	-	
5D	5TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 268,400	€ 241,560	
6A	6TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 281,900	€ 253,710	
6B	6TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 258,400	€ 232,560	
6C	6TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 258,400	€ 232,560	
6D	6TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 268,400	€ 241,560	



platinum
TOWER

UNIT#	FLOOR#	UNIT TYPE	LOCATION	VIEWS/FACING	INTERNAL AREA	TERRACE AREA	COMBINED AREA	LISTED PRICE	PRE-LAUNCH PRICE	STATUS
					SQ. MT	SQ. MT	SQ. MT	EUR (€)	10% OFF EUR (€)	
7A	7TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 288,700	€ 259,830	
7B	7TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 265,100	€ 238,590	
7C	7TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 265,100	€ 238,590	
7D	7TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 281,900	-	SOLD
8A	8TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 288,700	€ 259,830	
8B	8TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 265,100	€ 238,590	
8C	8TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 265,100	€ 238,590	
8D	8TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 281,900	€ 253,710	
9A	9TH	3 BR	CORNER	CAPE CREEK / SEA VIEW	129.00	58.00	187.00	€ 295,500	€ 265,950	
9B	9TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 271,800	€ 244,620	
9C	9TH	3 BR	MIDDLE	SEA VIEW	127.40	29.00	156.40	€ 271,800	€ 244,620	
9D	9TH	3 BR	CORNER	UN / SEA VIEW	129.00	58.00	187.00	€ 288,700	€ 259,830	
10A	10TH	PENTHOUSE	CORNER	CAPE CREEK / SEA VIEW	154.00	192.60	346.60	€ 424,700	€ 382,230	
10B	10TH	PENTHOUSE	CORNER	UN-SIDE	154.00	192.60	346.60	€ 392,300	-	SOLD

Payment Plans

INSTALLLEMENT	MILESTONE	PLAN 1	PLAN 2
RESERVATION FEE (NON-REFUNDABLE)		EURO 1,000	EURO 1,000
1ST INSTALLMENT	Sep-24	10%	10%
2ND INSTALLMENT	Jan-25	10%	10%
3RD INSTALLMENT	Apr-25	-	-
4TH INSTALLMENT	Jul-25	10%	20%
5TH INSTALLMENT	Oct-25	10%	-
6TH INSTALLMENT	Jan-26	10%	15%
7TH INSTALLMENT	Apr-26	10%	-
8TH INSTALLMENT	Jul-26	10%	15%
9TH INSTALLMENT	Oct-26	10%	-
10TH INSTALLMENT	Jan-27	10%	15%
11TH INSTALLMENT	Apr-27	5%	-
12TH INSTALLMENT	Jul-27	5%	15%

Other Charges

- Annual Management Fee: Euro 1,800
- Reserve/Asset Fund (One time): Euro 2,000
- Legal Fee on Preparation of Under lease: Euro 600
- Consent Processing Fee: Euro 100
- Under lease Registration Fee: Euro 50
- Stamp Duty: 2% of Purchase Price

Terms & Conditions

- All above discounts offered are subject to change any time as sole discretion of the developer.
- Any default in payment terms shall result in cancellation of any discount offered without any further notice.
- Due Dates of payment must be honored in order to enjoy discounts.
- All payments should be made by Cheque/ Bank Transfer / RTGS to EDGE DEVELOPERS LIMITED.
- Apartment number & Project name must be quoted in the reference for Bank Transfers.
- All prices are quoted in EUROS and subject to change from time to time at sole discretion of the developer.
- Payment can be made into equivalent Dalasis/USD/Pounds as per the prevailing Foreign Exchange rate.
- Note that statutory fees are subject to changes