

AMBER



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Discover Amber, a new residential project where modern design meets the hills of Ayios Athanasios. This exclusive development comprises just eleven residences, each thoughtfully crafted to capture sweeping sea views and abundant natural light.

Spacious interiors with soaring ceilings create an atmosphere of openness and comfort, while refined layouts are enhanced by upscale finishes that embody elegance and sophistication. From sleek architectural lines to high-quality materials, every detail has been designed for a lifestyle of distinction.

Offering the perfect blend of contemporary style, functionality, and breathtaking surroundings, this development is an ideal choice for those seeking a modern home with a timeless sense of luxury.



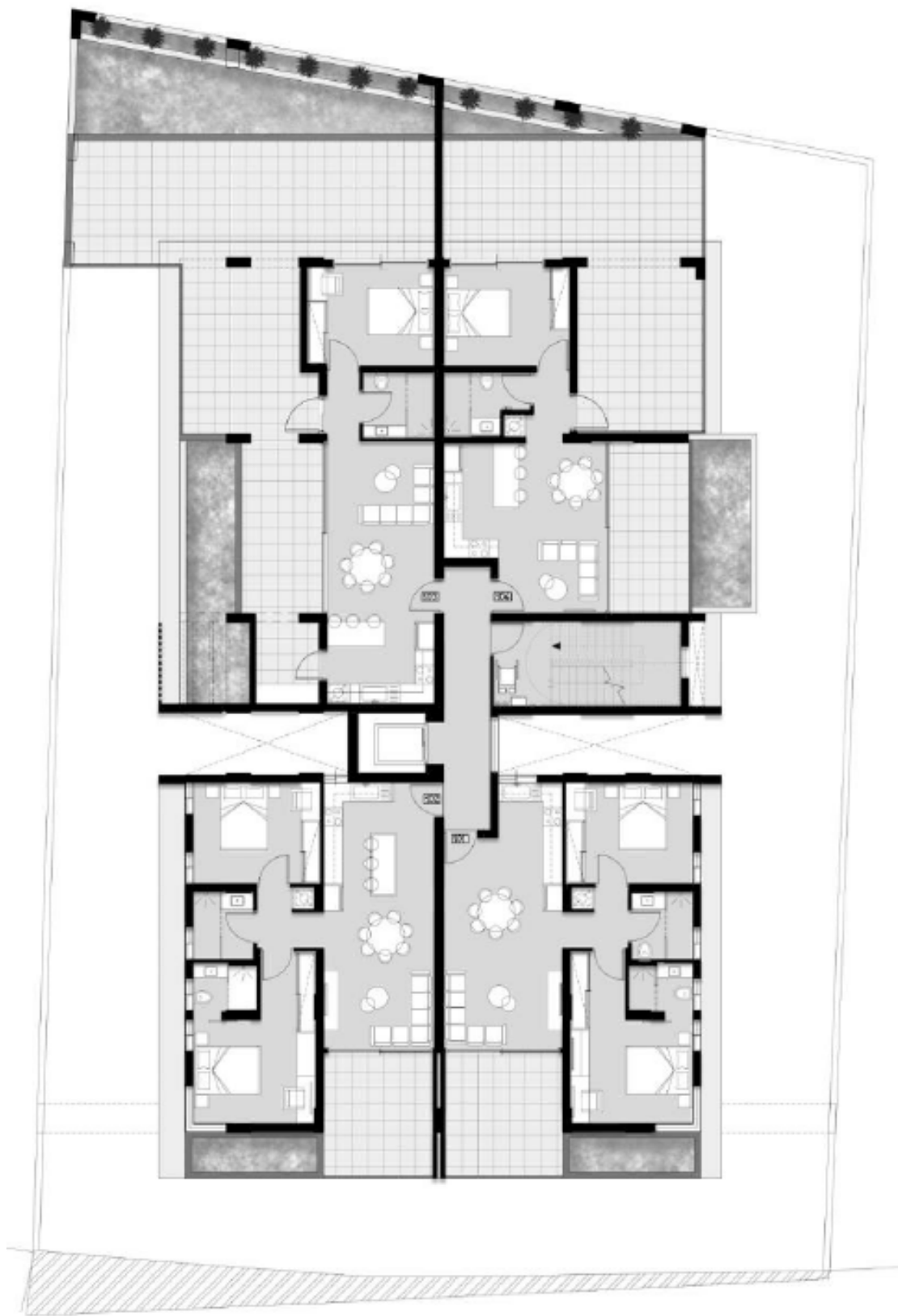




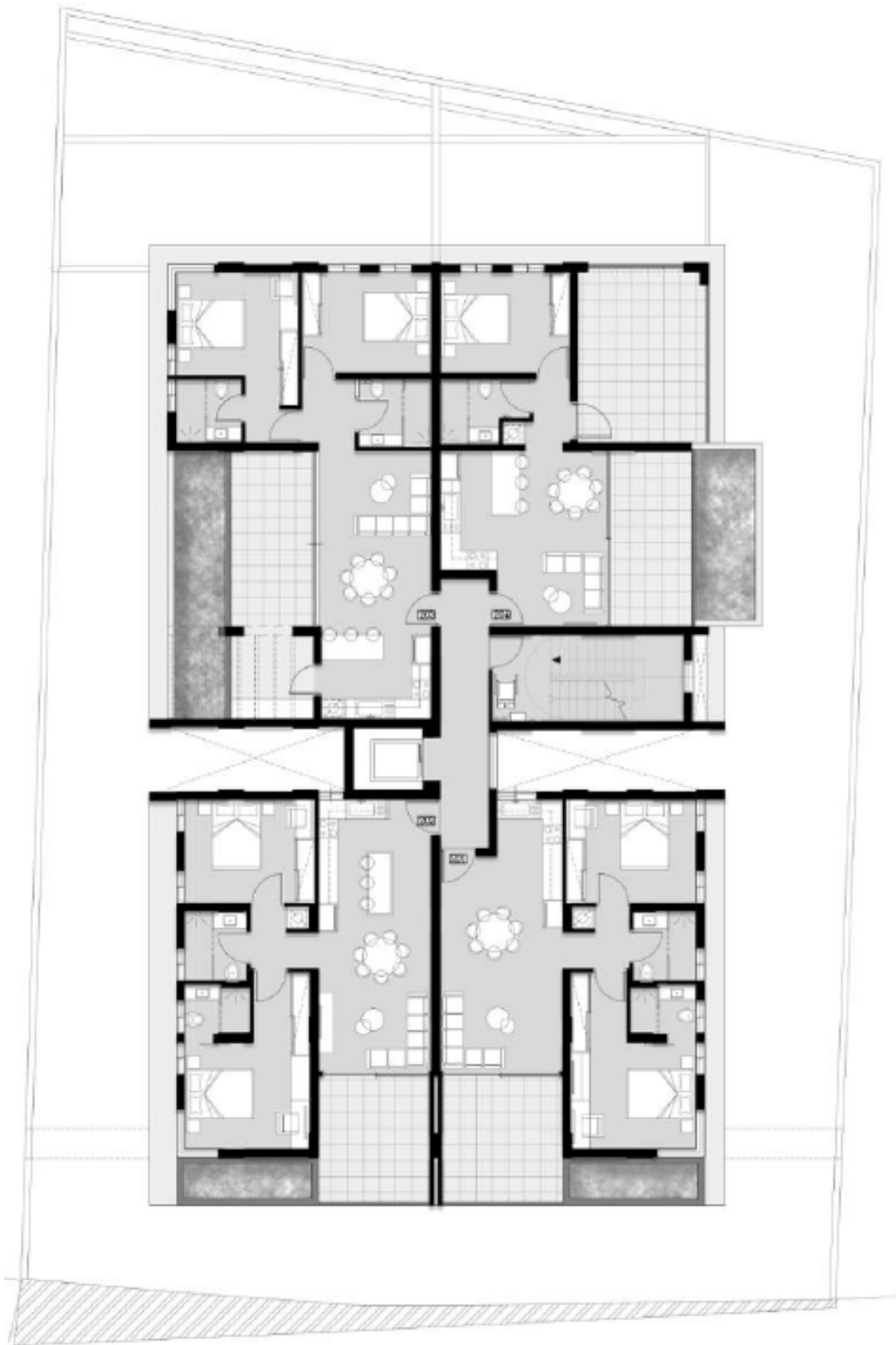
GROUND FLOOR



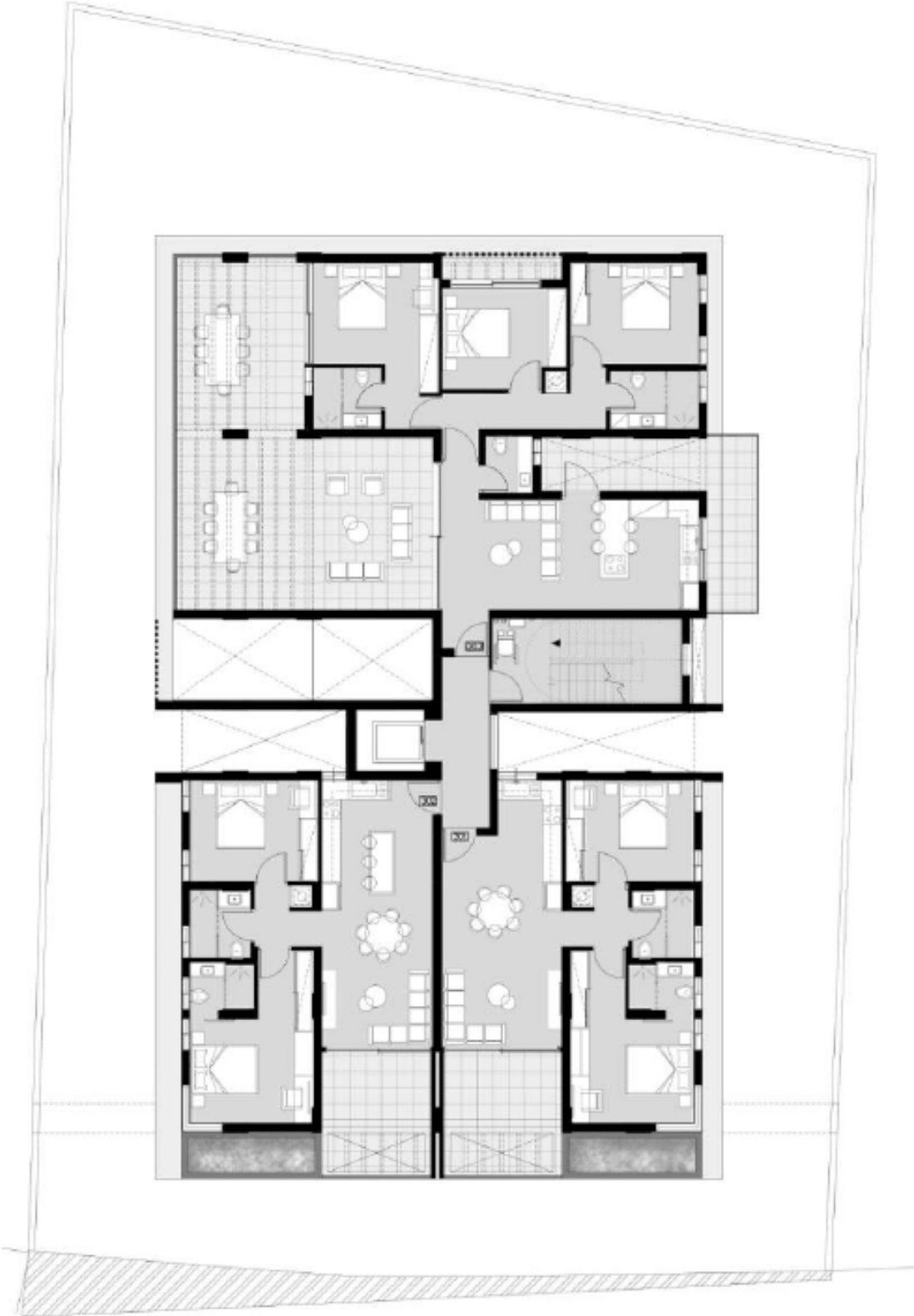
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS

Unit	Interior (m²)	Verandas (m²)	Uncovered Verandas (m²)	Bedrooms	Parking	Storage
101	81	15		2	1	1
102	82	14		1	1	1
103	57	43	48	1	1	1
104	53	36	33	1	1	1
201	81	15		2	1	1
202	82	14		2	1	1
203	81	14	8	2	1	1
204	53	36		1	1	1
301	81	15		2	1	1
302	82	14		2	1	1
303	110	21	59	3	2	1

SPECIFICATIONS

Structure

- Reinforced concrete frame (Eurocodes standard)
- Class A Energy Performance Certificate for optimal efficiency and sustainability
- Partitions: Thermal-insulated brickwork with complete façade system composed of external thermal insulation

Floors & Surfaces

- Living, kitchen, bedrooms: Ceramic tiles (€25/m²) or laminate (same value)
- Bedrooms: Ceramic tiles (€25/m²) or laminate (same value)
- Verandas: Ceramic tiles (€25/m²)
- Walls: Three coats plaster, three coats spatula, primer and three coats emulsion/acrylic paint (interior/exterior)
- Ceilings: Plaster and paint (three layers)

Doors & Windows

- Aluminum, double-glazed with energy glass and argon (color by developer)
- Entrance: Secured & Fireproof door with multi-lock and sound attenuation
- Internal doors: European laminated
- Fittings & mechanisms: European-standard

Wardrobes & Storage

- Custom carpenter-built wardrobes with sliding doors
- Italian acrylic wardrobes, detailed for each room (drawers, pull-downs, veranda storage)

Kitchen

- Custom woodwork by carpenter (cabinets & doors: €220/m², €300/door)
- Quartz worktop and backsplash (€180/m)
- Stainless steel sink, Grohe German faucet
- Provisions for main appliances (fridge, dishwasher, cooktop/stove, washer/dryer, etc. – by buyer)

Bathroom

- Custom cabinets by carpenter
- Premium white porcelain sanitary ware with single-lever mixers
- Glass cabin shower with aluminum framework
- Complete set of fixtures: Paper holder, towel hangers, mirrors
- Concealed hanging toilets for all bathrooms

Waterproofing & Insulation

- Multi-layer waterproofing at all weather exposed areas, bathrooms, and wet rooms

Plumbing & Water

- Manifold system, push-button hot water
- Pressure pump for hot/cold water
- Independent large water tank per apartment
- Solar or electric water heaters (apartment-based)
- Independent main filter system per apartment

Metal Works

- Painted, primed, and waterproofed as specified (oil-based)

Electrical & Climate

- Telephone/TV sockets in living and all bedrooms
- Provision for electric heating and underfloor heating (upon request)
- A/C indoor units
- Independent color videophone/intercom system
- Bathroom exhaust fan
- Pre-wired for concealed electric blinds in bedrooms
- Controlled lighting (with sensors, timers, motion switches); emergency lighting in common areas
- Provision for electric car charging for all apartments
- Full compliance with latest Cyprus electrical regulations

Common & External Works

- Direct connection to city sewage system
- Modern, luxury elevator
- Monitored, secure entrance (color videophone and magnetic locks)
- Individual mailboxes for each apartment
- Remote-controlled gates for car parks

CONTACT INFORMATION



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