

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.



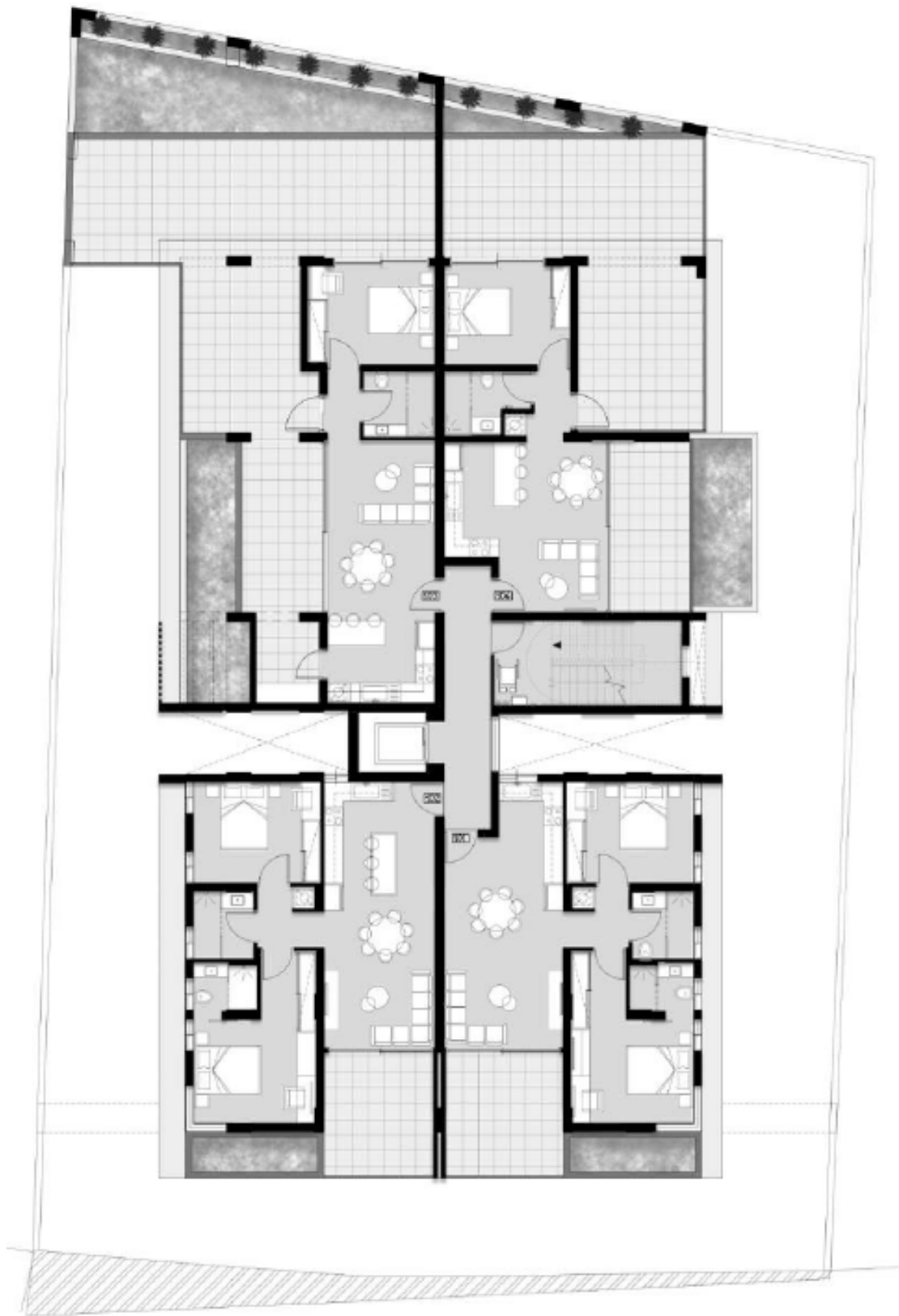




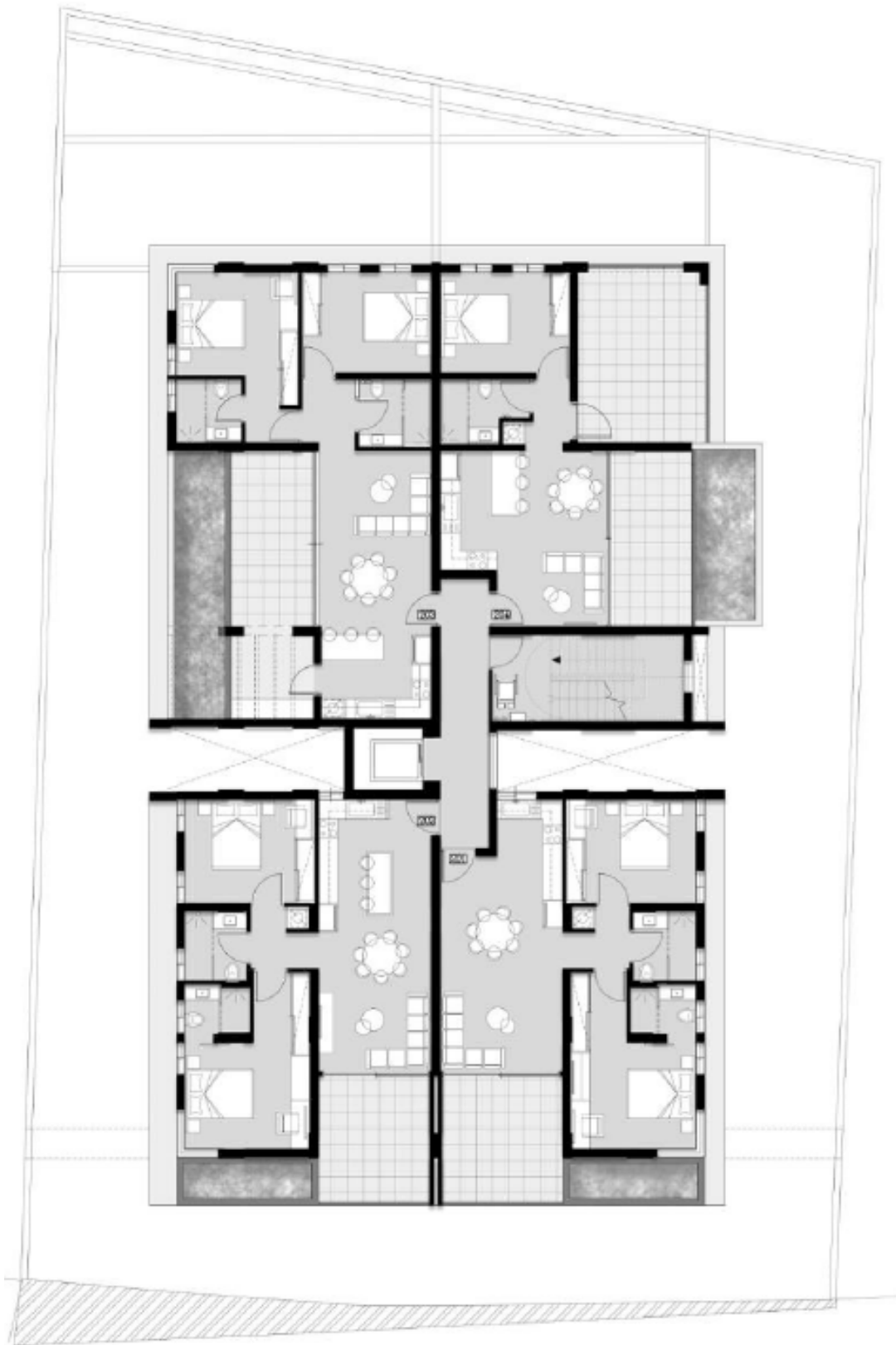
GROUND FLOOR



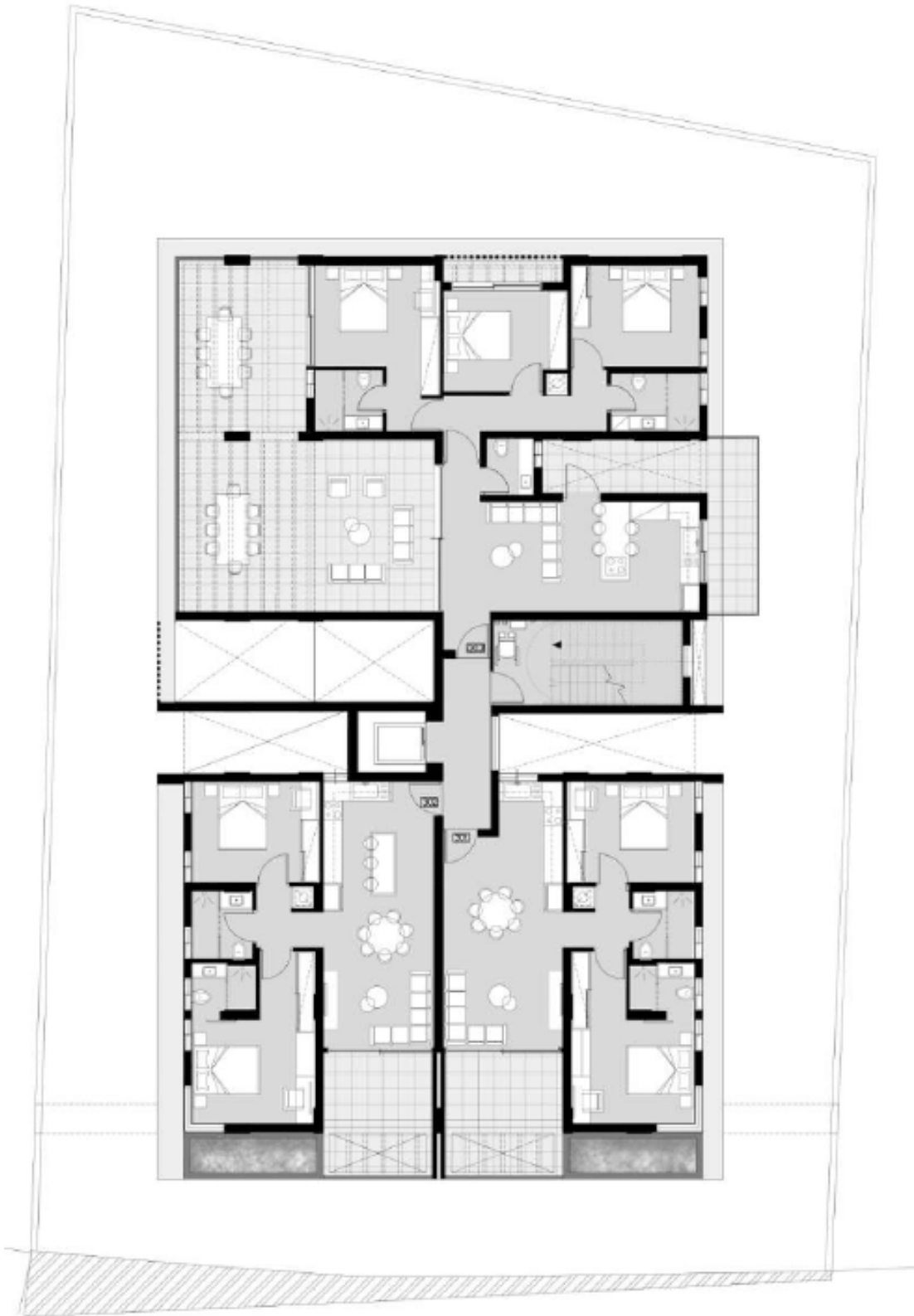
FIRST FLOOR



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

Frame

The frame of the building will consist of reinforced concrete.

Building Energy Performance

The building has a Class A Energy Performance Certificate and will comply with the highest standards in energy efficiency and sustainability.

Walls

The building exterior will be constructed with high quality thermal insulated bricks and insulated shell system.

Weatherproofing

The roof will be insulated and waterproofed using insulation and impermeable membranes. Exposed areas such as verandas will be waterproofed.

Flooring

All services will be covered and light weight screed will be used to prepare the floor for any finishes.

Paint

All painting will be performed using the highest quality of products and a minimum of three coats.

Plumbing

All apartments will be provided with a pressurized water system, dedicated water tanks and hot water supply system.

Mechanical

The building and apartments will maintain a Class A Energy Efficient rating. All required areas will be ventilated accordingly. Air conditioning provision for split units and electrical heating is available in all units.

Electrical

All electrical work will be performed as per the electrical engineer and per the required specifications and code.

Elevator

The building will have an 8-person high end elevator with an alarm and emergency system.

Access Control

A video access control system will be installed at the building entrance with corresponding control panels in all units.

Aluminum Doors & Windows

All aluminum doors and windows will be high quality double-glazed insulated systems. Provision for electrical shutters at all applicable windows will be available.

Woodwork

All woodwork, including interior doors will be furnished as per the drawings and will be constructed with high quality material. Exterior apartment doors will be high security fire -rated doors.

CONTACT INFORMATION



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