



AMBER MANSIONS





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DISCOVER OUR LUXURY APARTMENT BUILDING IN LIMASSOL.



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*"An ergonomically optimized, inviting interior featuring stunning views."*

# AMBER MANSIONS

LUXURY APARTMENT BUILDING

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Amber Mansions is situated in the peaceful neighborhood of Agios Athanasios in Limassol, just a short distance from the city center. Offering easy access to the highway that connects Limassol with other cities, the location combines convenience with serenity. The development consists of one- and two-bedroom apartments, each offering breathtaking sea views.

The building's modern design is complemented by high-quality materials, creating a living space that is both ergonomic and aesthetically pleasing. Spacious interiors are enhanced by large balconies offering panoramic vistas, fostering a sense of openness and tranquility. Expansive south-facing windows ensure that the apartments are bathed in natural light throughout the year.

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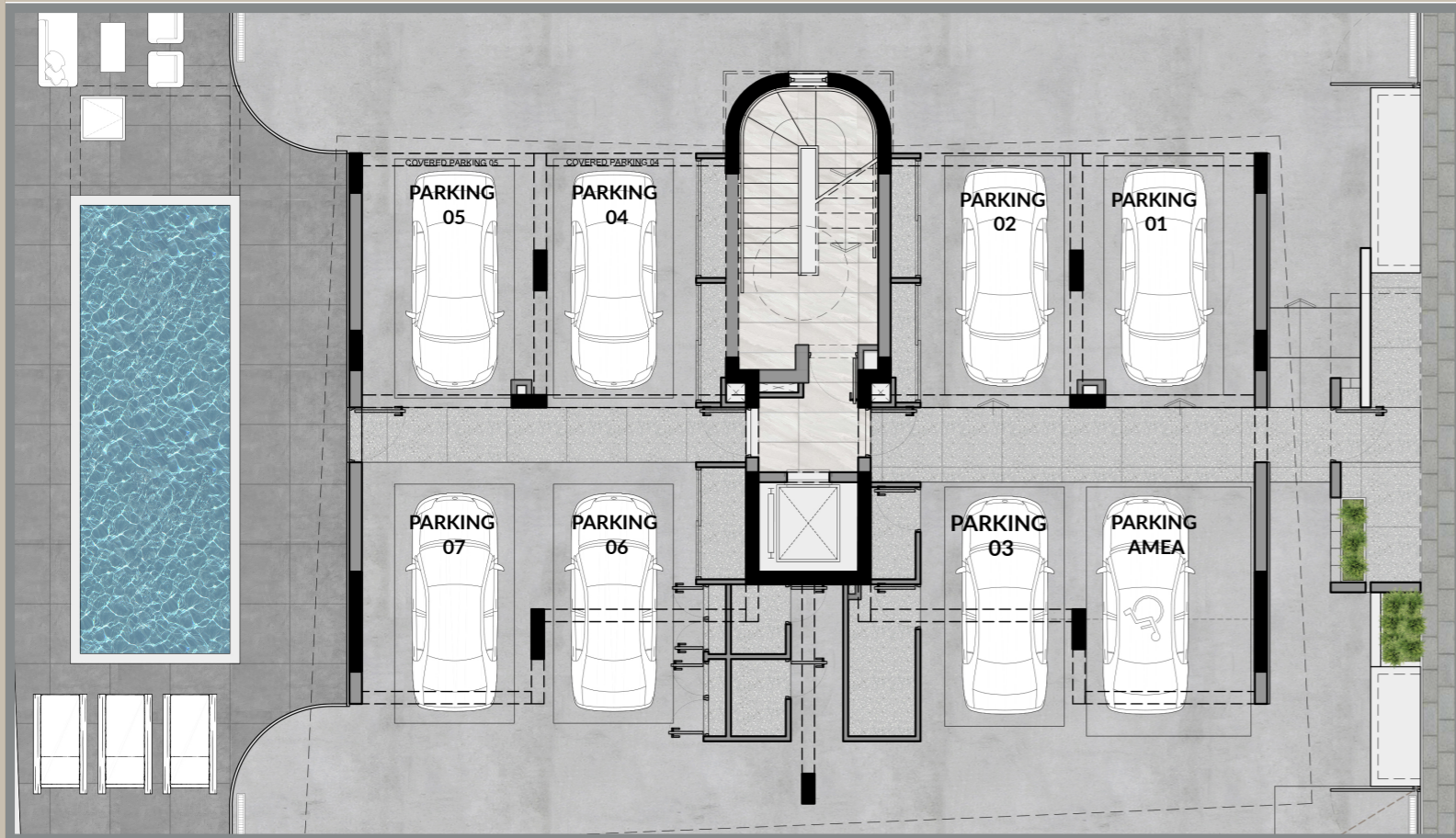
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Amber Mansions prioritizes privacy and peace, providing an ideal retreat for residents who seek comfort and quiet. On the ground floor, there is also a dedicated area where residents can unwind and enjoy the soothing Cypriot climate, adding an extra layer of convenience and relaxation to everyday living.

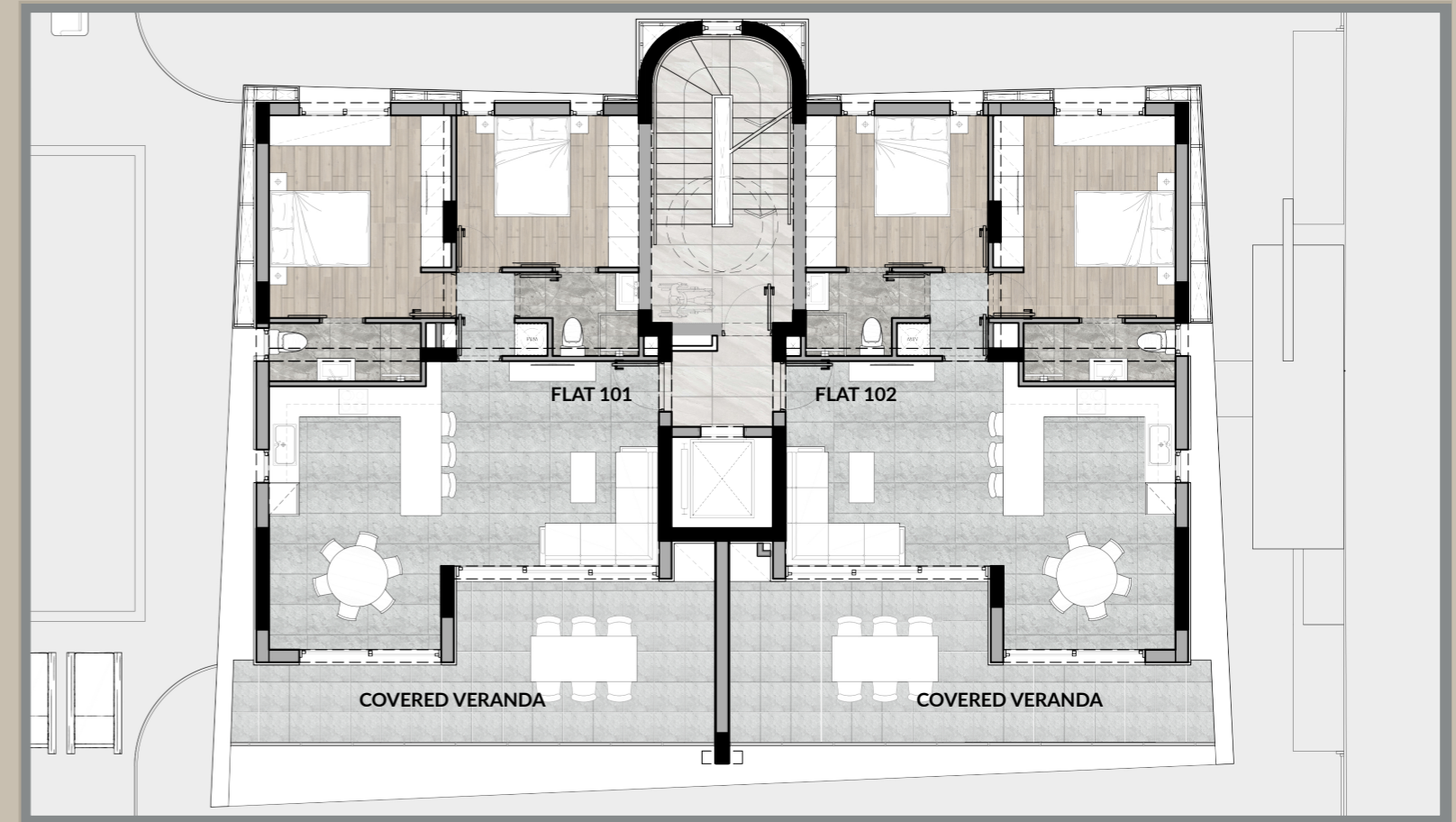
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*"A modern, stylish building with clean lines, quality materials, and spacious balconies for open-air living."*



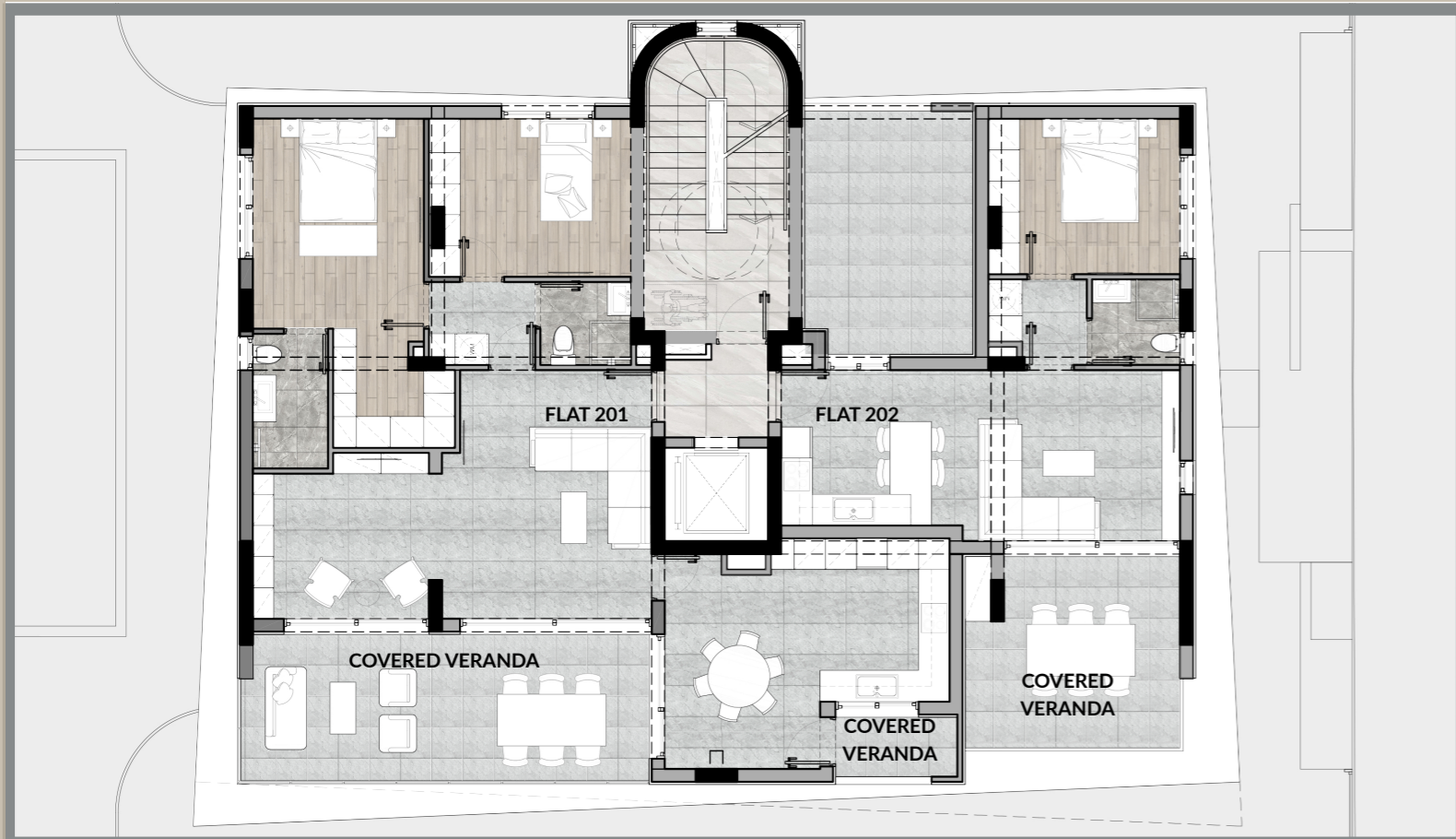


## GROUND FLOOR



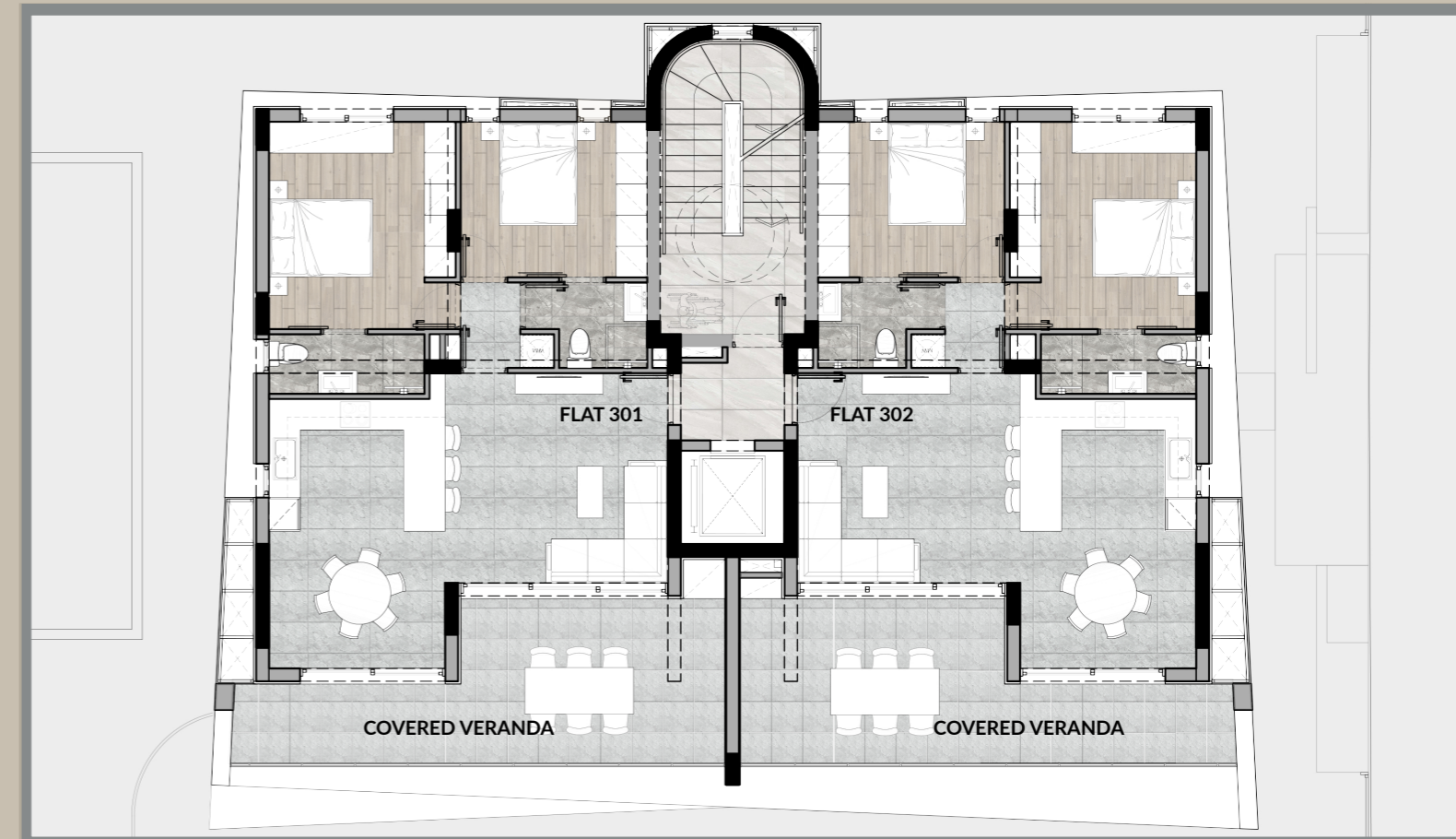
## 1<sup>ST</sup> FLOOR

APT. No:	BEDROOMS:	INTERNAL AREA:	COVERED VERANDAS:	STORAGE:	COVERED PARKING:	TOTAL AREAS:
101	2No.	82m <sup>2</sup>	23.4m <sup>2</sup>	1	1	105.4m <sup>2</sup>
102	2No.	82m <sup>2</sup>	23.4m <sup>2</sup>	1	1	105.4m <sup>2</sup>



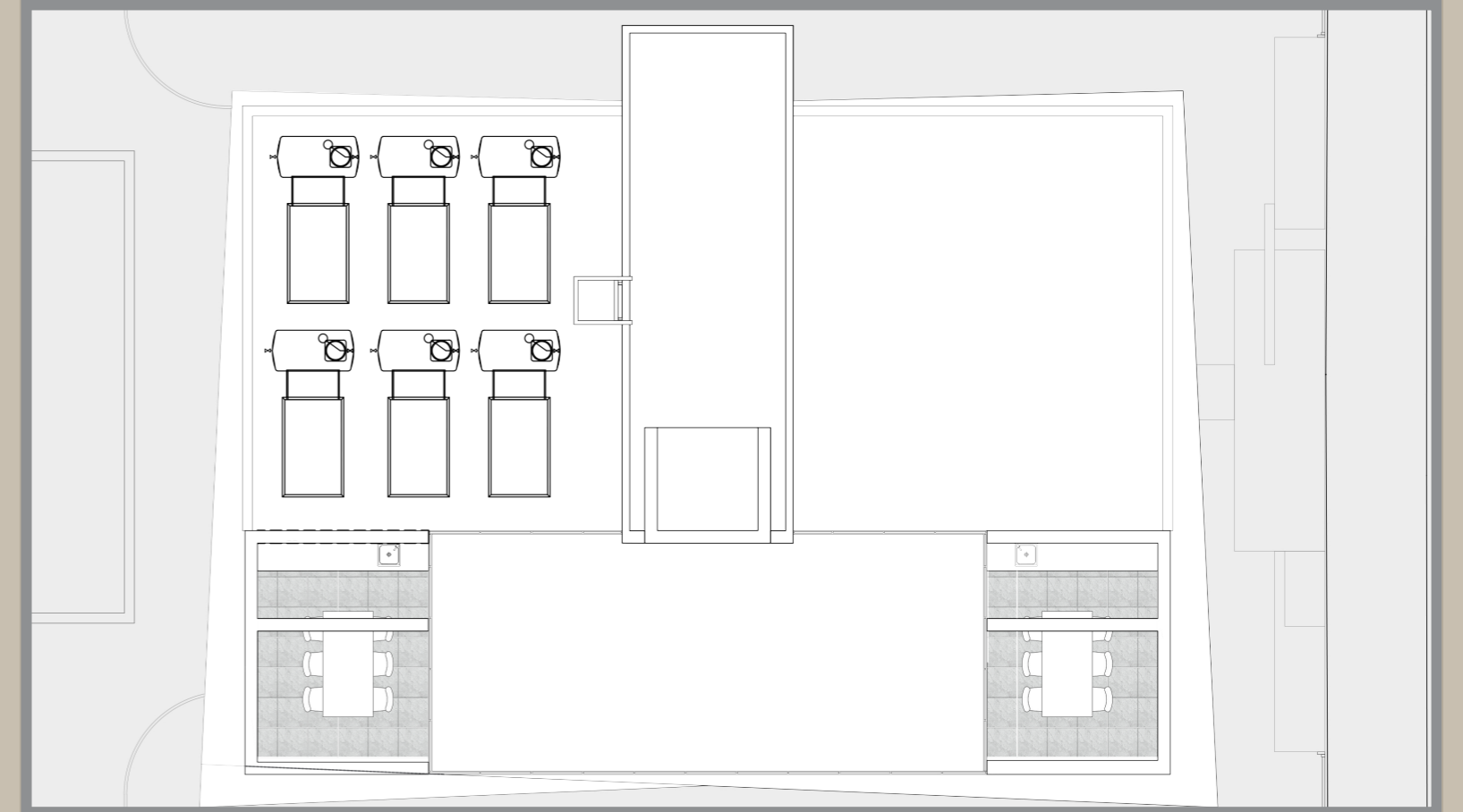
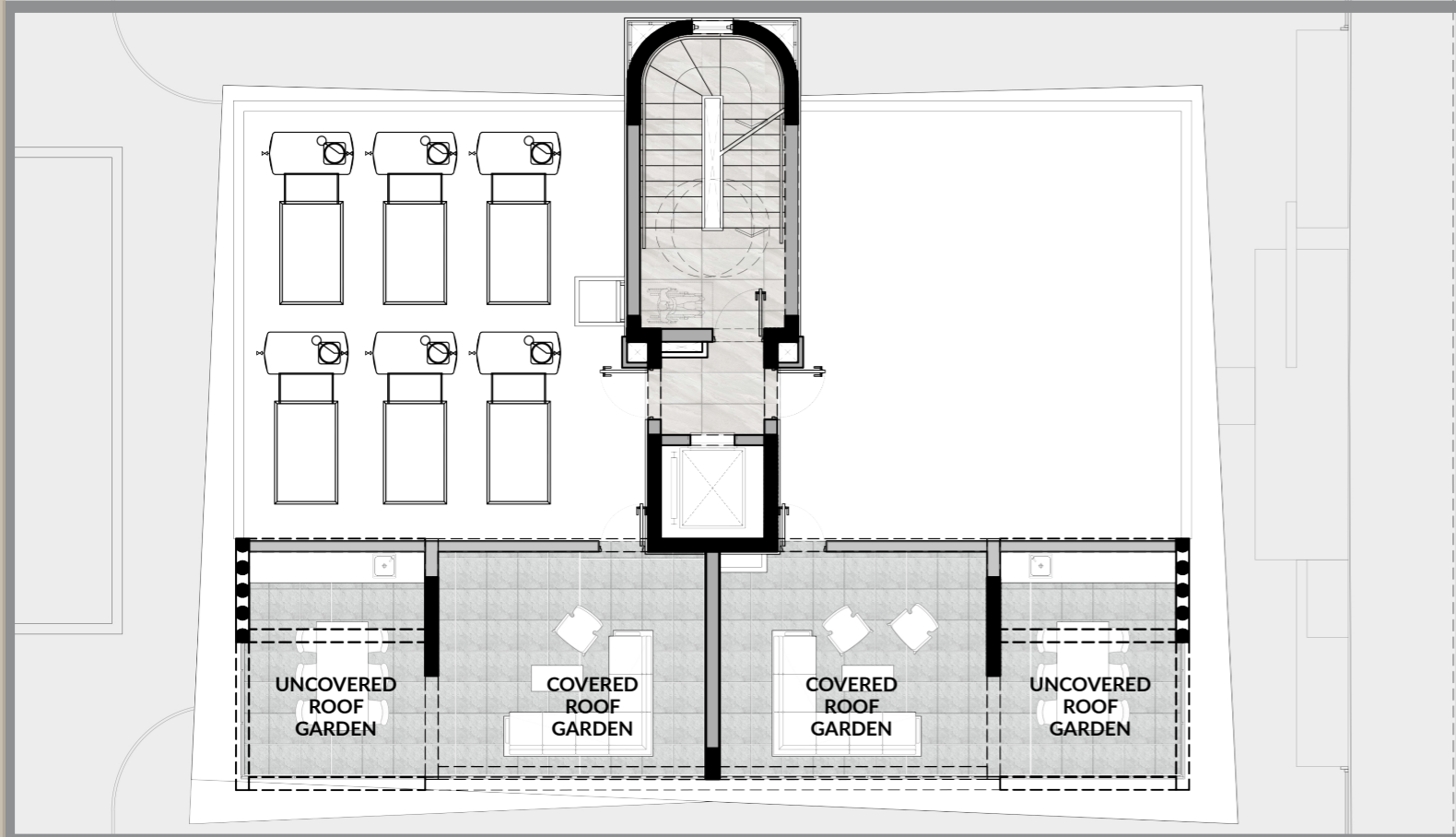
## 2<sup>ND</sup> FLOOR

APT. No:	BEDROOMS:	INTERNAL AREA:	COVERED VERANDAS:	STORAGE:	COVERED PARKING:	TOTAL AREAS:
<b>SOLD</b> 201	2No.	106m <sup>2</sup>	25.4m <sup>2</sup>	1	1	131.4m <sup>2</sup>
<b>SOLD</b> 202	1No.	51m <sup>2</sup>	15m <sup>2</sup>	1	1	66m <sup>2</sup>



## 3<sup>RD</sup> FLOOR

APT. No:	BEDROOMS:	INTERNAL AREA:	COVERED VERANDAS:	STORAGE:	COVERED PARKING:	TOTAL AREAS:
301	2No.	82m <sup>2</sup>	23.4m <sup>2</sup>	1	2	105.4m <sup>2</sup>
302	2No.	82m <sup>2</sup>	23.4m <sup>2</sup>	1	1	105.4m <sup>2</sup>



## ROOF GARDEN

APT. No:	COVERED ROOF GARDEN:	UNCOVERED ROOF GARDEN:	TOTAL AREAS:
301	25.4m <sup>2</sup>	16.7m <sup>2</sup>	42.1m <sup>2</sup>
302	25.4m <sup>2</sup>	16.7m <sup>2</sup>	42.1 m <sup>2</sup>

## ROOF



## PREMIUM FEATURES & SPECIFICATIONS

### **Foundation and skeleton:**

- Reinforced concrete frame consisting of a raft foundation, columns, beams, and slabs according to the seismic code of Cyprus and EU.

The concrete used is a ready mixture from the supplier's factory according to the construction drawings.

### **External and internal walls:**

- All the external walls are 250mm thickness bricks covered with a thermal facade system with 8cm polystyrene including the frame of the house.

- The internal walls are 100mm thickness bricks or with all services placed inside.

### **Wall finishes:**

- Internal: 3 coats of plaster plus 2 coats of spatula and 3 coats of emulsion white color.

- External: 2 coats of plaster for leveling and Grafiato for finishing.

### **Floors:**

- Apartments - All the internal floors, tiles.

- Apartments - The bedrooms are parquet Laminate

- Apartments - The veranda floors are anti-slip ceramic tiles

- Communals - The stairwell and entrance lobbies – marble.

## PREMIUM FEATURES & SPECIFICATIONS

### **Thermal insulation and waterproofing:**

- Thermal insulation: thermal system with 8cm polystyrene according to EU regulation. All works are according to the manufacturer's instructions.
- Roof waterproofing: Extruded polystyrene 8cm thickness on the slab.
- Balcony waterproofing: Waterproofing with Mapelastic insulation.

### **Apartments Sanitary fittings:**

- Sanitary ware: European brands with all the necessary accessories.
- Shower-Baths: Client can select between a ready bathtub or a built-in shower. Showers are built up with ceramic tiles and shower glass screen.

### **Apartments Sanitary ware:**

- All mixers in chrome finish (toilet, wash basin, shower or bathtub)
- European brands with all the necessary accessories
- Vanity units finish in melamine finish (colour customer's choice), made of the carpenter, dimensions are according to the drawings.

### **Electrical provisions:**

Concealed circuits and installations according to the Electrical Authority of Cyprus (EAC) regulations, including circuits for lighting, power points for kitchen appliances, TV aerial sockets, telephone – internet point in bedrooms, living room and kitchen area and waterproof socket at veranda.





*"Exclusive Apartments.  
Exceptional Living."*



## PREMIUM FEATURES & SPECIFICATIONS

### **Ground Floor - External floors:**

- Parking space - Brushed concrete.
- Corridor entrance – anti-slip ceramic tiles

### **Apartment Kitchens:**

- The kitchen units are made of quality Melamine (colour customer's choice), produced locally at a Carpentry Factory in Cyprus.
- The worktop is made of artificial granite
- Sink: Double stainless steel
- Mixer stainless steel

### **Apartment Wardrobes:**

- Built-in wardrobes. Finish in quality melamine, color customer's choice.
- The remaining height up to the roof is covered with plasterboard.
- All wardrobes are made by a local carpentry company.

### **Apartment Doors:**

- Entrance Door: Melamine finish fire-rated door with security lock.
- Internal doors swing opening in melamine finish (colour customer's choice), standard height H: 2200mm.
- All doors are made by a local carpentry company.

## PREMIUM FEATURES & SPECIFICATIONS

### **Apartment Plumbing:**

- Plastic piping (pipe to pipe) for hot and cold water. Central water system with pressure.
- Cold water: Continuous flow of water from the local water supply to an individual storage tank.
- Hot water supply: Dual system of electric water heater/ solar panel heater (installed on the roof). Hot water return circulator included.

### **Apartment Heating:**

Provisions (only) for electrical wall type radiators.

### **Apartment Air conditioning:**

Provisions (only) for wall-type air-conditioning split units throughout the apartments.

### **Aluminum:**

Sliding and hinged aluminum doors and windows in Muskita thermal series with double glazing.





*"Relax Above the Mediterranean:  
Spacious Roof Gardens for  
Serene Moments."*



*"An enduring design in soothing green tones with spacious areas crafted for truly relaxing moments."*





ADDRESS

info@mail.com

+357 99 000 000

This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide an overall picture and preliminary information on the project it describes. Any details mentioned serve as guidelines only.



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Tel.: +357 25 000 000 | Fax: +357 99 000 000

[info@mail.com](mailto:info@mail.com)