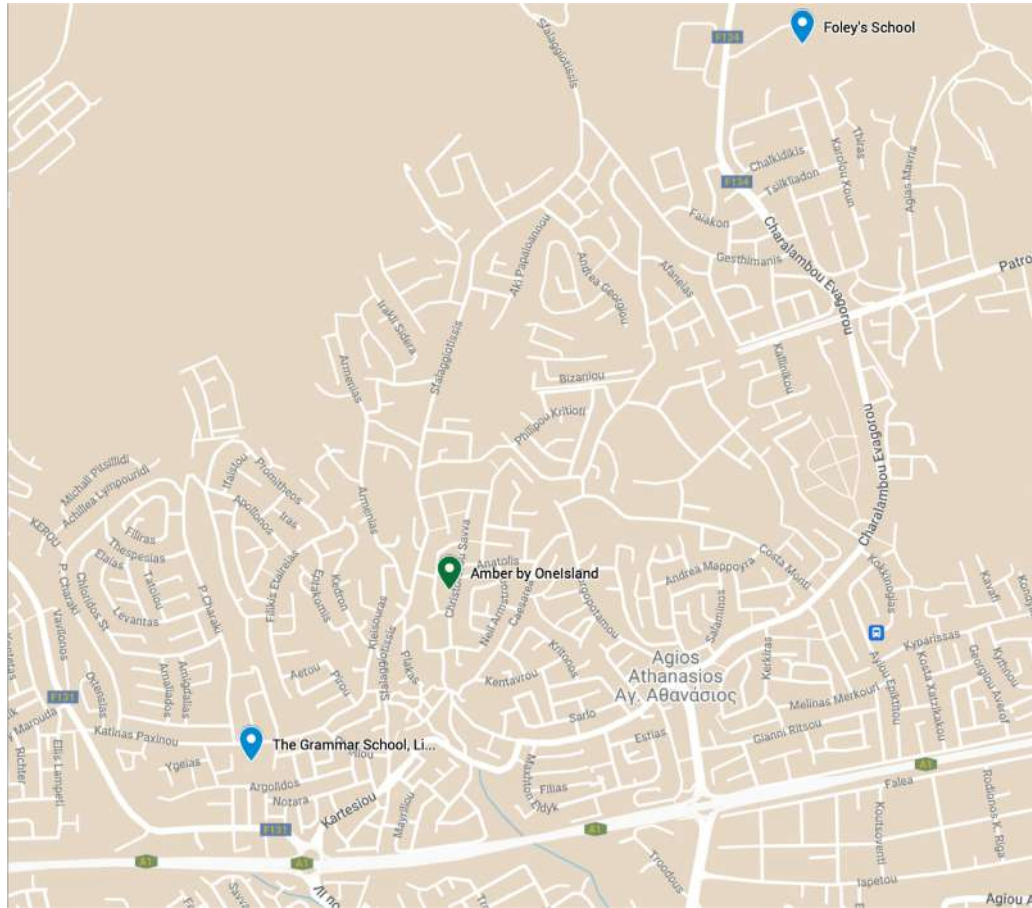


# Amber by OneIsland.

Amber reminisces of pine and leather, with a heavier, balsamic, and slightly smoky aroma. Together, these ingredients form the pleasant combination that most people now recognize as amber — warm, resinous, sensual, and slightly sweet.





Amber by Onesland is a residential development located on Christoforou Sawa Street in Ayios Athanasios, Limassol, close to two main road arteries which lead to the A1 highway and the town of Limassol while it offers easy access to the prestigious Foley's School and Grammar School.

The development consists of 11 apartments of 1-bedroom, 2-bedroom and 3-bedrooms across three levels and a ground level with covered parking spaces and dedicated storage areas for all residents.

Long-term value and running cost efficiency are significant factors in our design approach. All apartments come with comfortable living areas and bedrooms, along with their own large covered verandas and photovoltaic panels. The high-end detailing and finishes within all the units and common areas create an ideal home experience.

Onesland is dedicated towards constructing with premium specifications to the highest quality, and Amber is no exception.

Environmentally conscious architectural design.



Credit: Andreas Constantinou & Associates (ACA), Project Architects



Aesthetically built for longevity and function.



Internal Garden – Unit 103



Spacious interiors with an emphasis on smart storage spaces.



Living Room - Unit 203



Living Room - Unit 303 Penthouse

Comfort and Elegance.



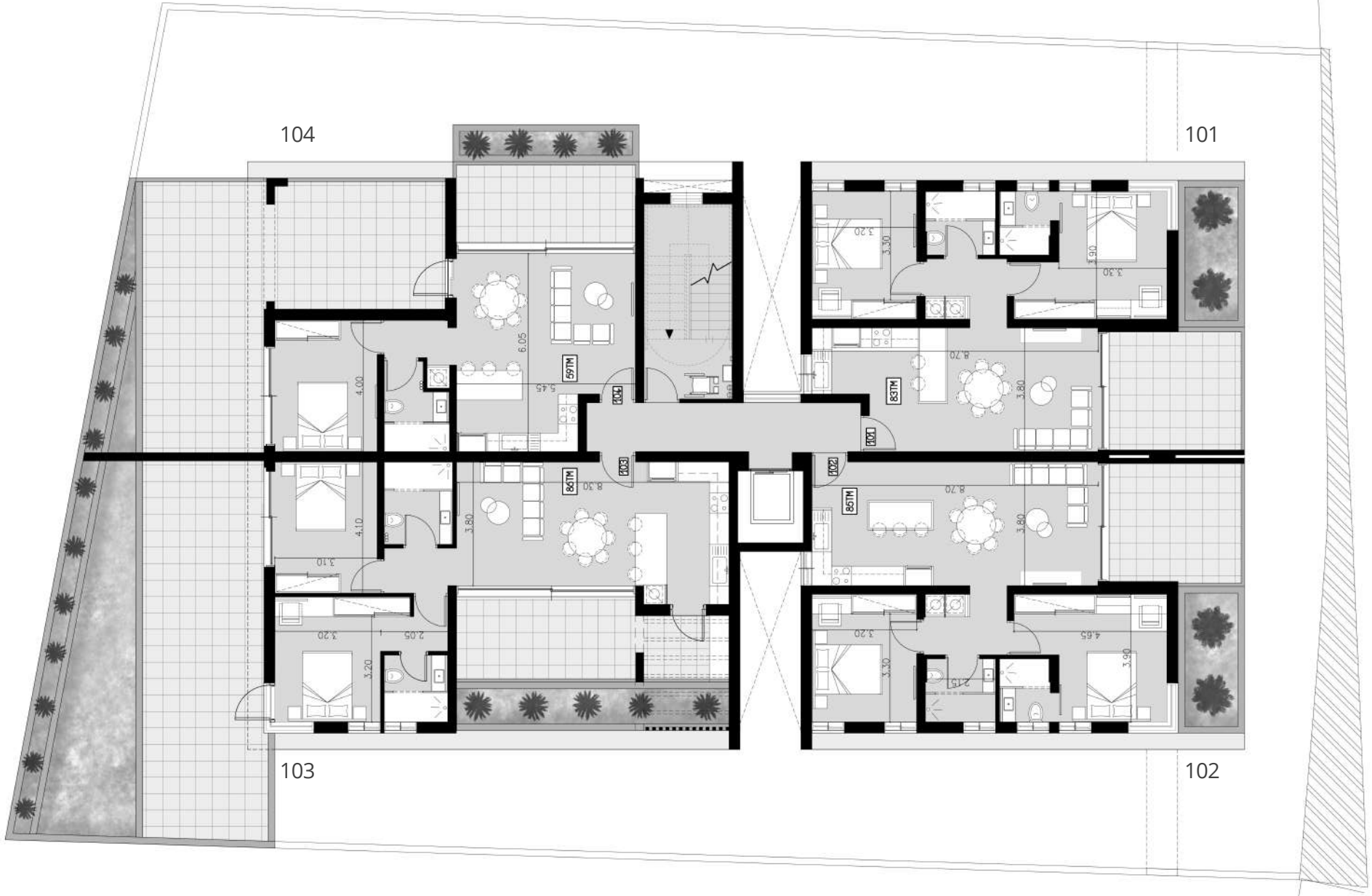
Bathroom of two-bedroom units



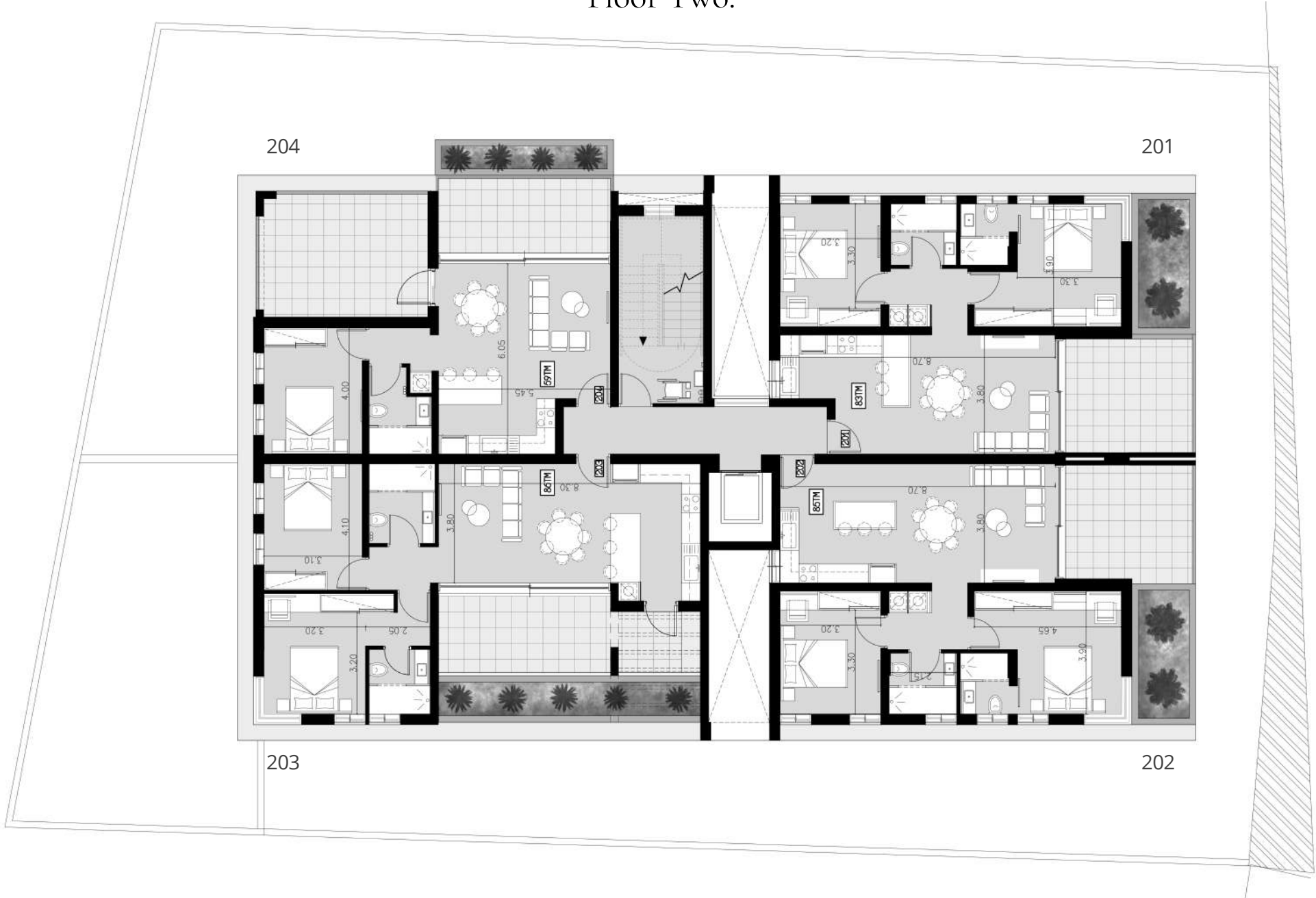
Bedroom of two-bedroom units



# Floor One.



# Floor Two.





Floor Three.



303

301

302

Comfortable parking layout.





## Pricing and availability.

Unit	Bedrooms	Internal Covered (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Uncovered Verandas (m <sup>2</sup> )	Storage (m <sup>2</sup> )	Price (€ + VAT)
101	2	83	16	-	3	312,000.00
102	2	85	16	-	3	320,000.00
103	2	85	15.50	44	3	330,000.00
104	1	59	36	24	3	Reserved
201	2	83	16	-	3	322,000.00
202	2	85	16	-	3	Reserved
203	2	85	15.50	5	3.30	330,000.00
204	1	59	36	-	2.90	238,000.00
301	2	83	25	-	7.50	336,000.00
302	2	85	25	-	5.90	345,000.00
303	3	138	30	34.50	12.10	650,000.00





# Building specs.

## **Building Energy Performance**

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

## **Frame**

The frame of the building will consist of reinforced concrete.

## **Walls**

The building exterior will be constructed with high quality bricks and exterior insulation.

## **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. Underfloor heating is available in select units. Air conditioning provision for split units and electrical heating bodies 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.

## **Woodwork**

All woodwork, including interior doors will be furnished as per the drawings. Exterior doors will be high security fire-rated doors.



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