



AMELIA II

The smart luxury living

AMELIA II



AMELIA II
The smart luxury living

Cyprus is a member of European Union (EU) since 2004



AMELIA II

Paphos, Cyprus

The smart luxury living

Paphos is a city on the southwest coast of the Mediterranean island of Cyprus. Inhabited since Neolithic times, it has a rich history and beautiful scenery. The Old Paphos (Kouklia) is said to be the mythical birthplace of the Greek goddess Aphrodite.

The clear blue skies and the sunny warm weather that prevail most of the year make Paphos an ideal location for a holiday spot or a permanent residence. AMELIA II is located at the heart of Paphos city, the quiet beautiful beaches, and a lot of comforts are all at a short driving distance.

The building is unique not only for its location but also for its exterior, and interior architecture and for the smart interface that combines offering a great modern and comfortable environment full of luxuries.



AMELIA II

After successfully selling and delivering AMELIA I, a project of 6 smart luxury 2-bedroom apartments in the universal area of Paphos, to our delighted customers, our team after surveying and researching the upcoming areas of Paphos city have identified a new location for AMELIA II.

The location is the popular trendy area of Paphos city center within a minute's walk of all local amenities, bars, restaurants, supermarkets, shops, medical centers, schools, and also the opening of TEPAK university scheduled to open August 2023 and all governments and municipality offices.

AMELIA II is a smart home, a luxury development of the highest premium specification. It will consist of 8/2 bedroom, 2 bathroom apartments located in the heart of Paphos town. It is a 4-story building with covered parking and storage units. The project's energy efficiency will be Category A.

It has been designed to captivate the natural light with big verandas and good ventilation with an open plan design.

The fourth-floor apartments each benefit from a large private roof garden with a BBQ area, a jacuzzi, and fantastic views of Paphos town and the ocean.

The project will be built with thermal insulation on the outside and the latest smart home system designed for comfort, energy efficiency, and security all year round.

The smart system can be controlled wherever you are in the world with a smartphone or tablet. The system is Loxone which is considered one of the most prestigious and reliable, smart security systems around the world and is produced in Austria and is installed by professionals trained for this specific installation. The functionality of this smart system covers lights, air conditioning, blinds, curtains, underfloor heating, smoke sensors, water heater, cameras, and alarms and it is also voice controlled.

The apartments come with solar panels and a pressure pump. The building also has an elevator with outdoor cameras covering all 4 angles of the building and entrance for additional comfort and security.

The common areas such as car parking, staircase, and the elevator will be powered by photovoltaic panels to avoid electricity bills for the common areas in line with our Category A energy efficiency.



General Specifications of AMELIA II Apartments

STRUCTURE

- Reinforced concrete (C40) structure based on current anti-seismic legalization
- The structure and all construction of the building complex will follow all the approved provisions and obligations indicated by the current law and EU legalization. Supervised and approved by structure/civil engineer, (ETEK) registered.

WALLS & CELLING'S

- All external walls will be 30cm thermal insulated high-quality hollow clay bricks.
- Internal walls will be built with high-quality hollow clay bricks 20cm thick and 10cm based on architectural design.
- External walls will be covered with 8cm of thermal polystyrene and finished with mesh and 3 coats of plaster. 1 sealant coat and 2 coats of paint. Stone and wood will be applied as per the architect's design. Internally all walls will have 2 coats of rendering plaster and will be plastered and finished with a spatula and finished with 3 coats of paint.

FLOORS & TILING

- The flooring in the apartments and kitchen will be tiled with high-quality ceramic tiles valued at €30 per m².
- The verandas will be covered in anti-slip ceramic tiles valued at €25 per m².
- Bathrooms will be tiled with ceramic tiles (floor and walls) up to the ceiling valued €30 per m².

DOORS & WINDOWS

- Entrance doors to each apartment will be one-hour fireproof of high-quality wood in line with local Cypriot regulations and finished with the architect's design. A peephole on the door and doorbell will be supplied.
- Internal doors will be of solid wood and matching door frames and a selection finish will be available to choose from.
- All aluminum windows and veranda doors will be sliding according to architectural design with high-quality aluminum, thermal in line with the energy efficiency A.

KITCHEN & WARDROBES

- Kitchen units will be of solid wood and a selection of colors and finishes will be available to choose from.
- Granite worktops will be supplied in the kitchen and backsplash. Color/design will be the customer's choice.
- A stainless-steel sink with a 2-way mixer will be installed in the kitchen according to the customer's preference.
- The bedroom wardrobes will be solid wood with sliding glass doors according to the customer's preference.

SANITARY WARE & MIXERS

- High-quality sanitary ware, toilets, sinks, mixers, and shower trays will be the customer's choice.
- Sanitary ware/accessories in bathrooms are the customer's choice.

WATER SUPPLY

- *Hot and cold water. Solar panels with tempered glass will be supplied with an immersion heater system for the winter months.*
- *A pressure system will be installed for both hot and cold water.*

ELECTRICAL INSTALLATIONS

- *All electrical installations will be fitted according to the EAC (Electricity Authority of Cyprus) standards and regulations. 17th addition in line with the smart Loxone smart system.*
- *All electrical sockets, TV points, and telephones line will be installed according to the architect's design.*
- *Verandas will have waterproof electrical sockets, telephone lines, TV sockets, etc.*
- *Air-conditioning units with cold and hot air will be installed in bedrooms and living room areas.*
- *An intercom with a video camera will be installed in every flat in line with Loxone smart system.*

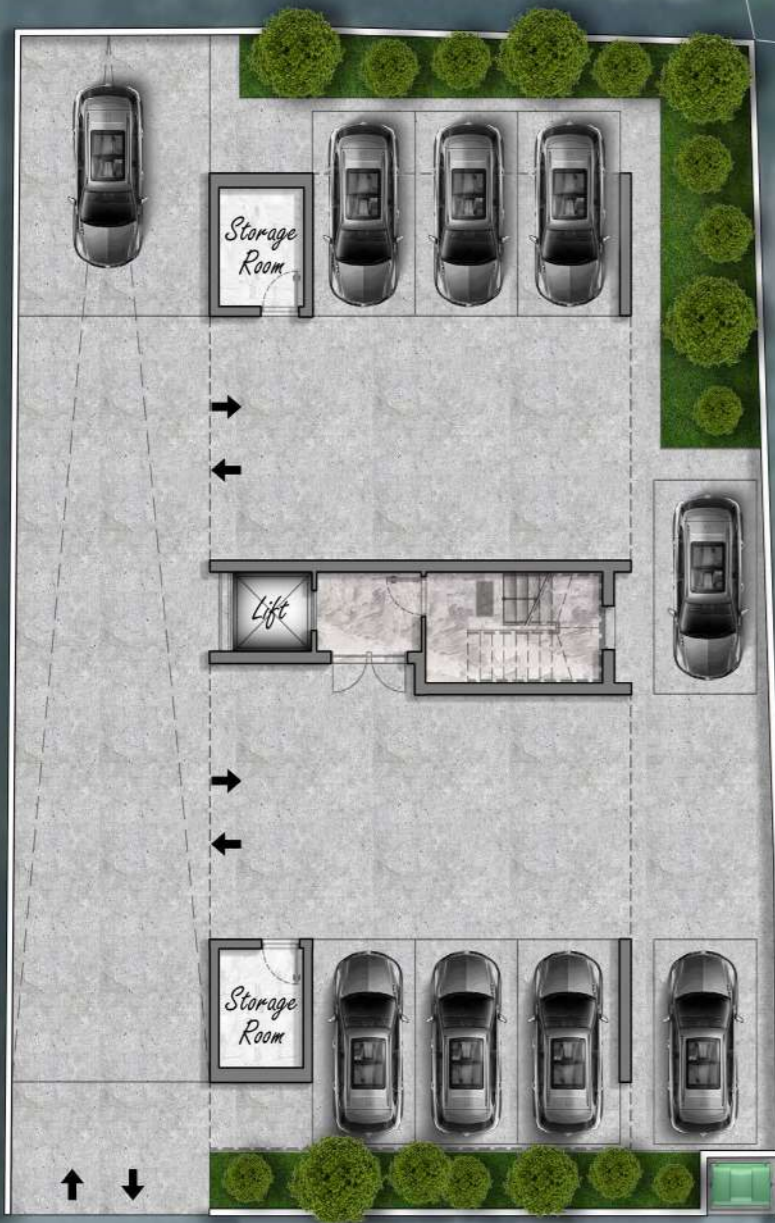
ELECTRICAL APPLIANCES

- *Washer machine, fridge/freezer, oven/cooker with extractor fan. Microwave, curtains & blinds customer's choice.*

COMMON AREAS

- *Marble stairs with stainless steel railings. The lobby on each floor will be of marble.*
- *The parking area will be finished according to the architect's design.*
- *Entrance door according to architect's design.*





-  HOSPITAL
-  UNIVERSITY
-  SCHOOL
-  STADIUM
-  SUPERMARKET
-  BEACH

The map shows a city grid with a highlighted area labeled 'AMELIA II' in blue text. A red location pin marks 'KINGS AVENUE MALL'. Various icons are scattered across the map, corresponding to the legend: hospitals (crosses), universities (graduation caps), schools (books), stadiums (stadium icons), supermarkets (shopping carts), and beaches (anchors). A compass rose is visible in the top left corner of the map area.



1st FLOOR



Apt. No. 101 First floor
covered area 75.00m²
covered verandas 12.00m²

Apt. No. 102 First floor
covered area 78.00m²
covered verandas 27.00m²

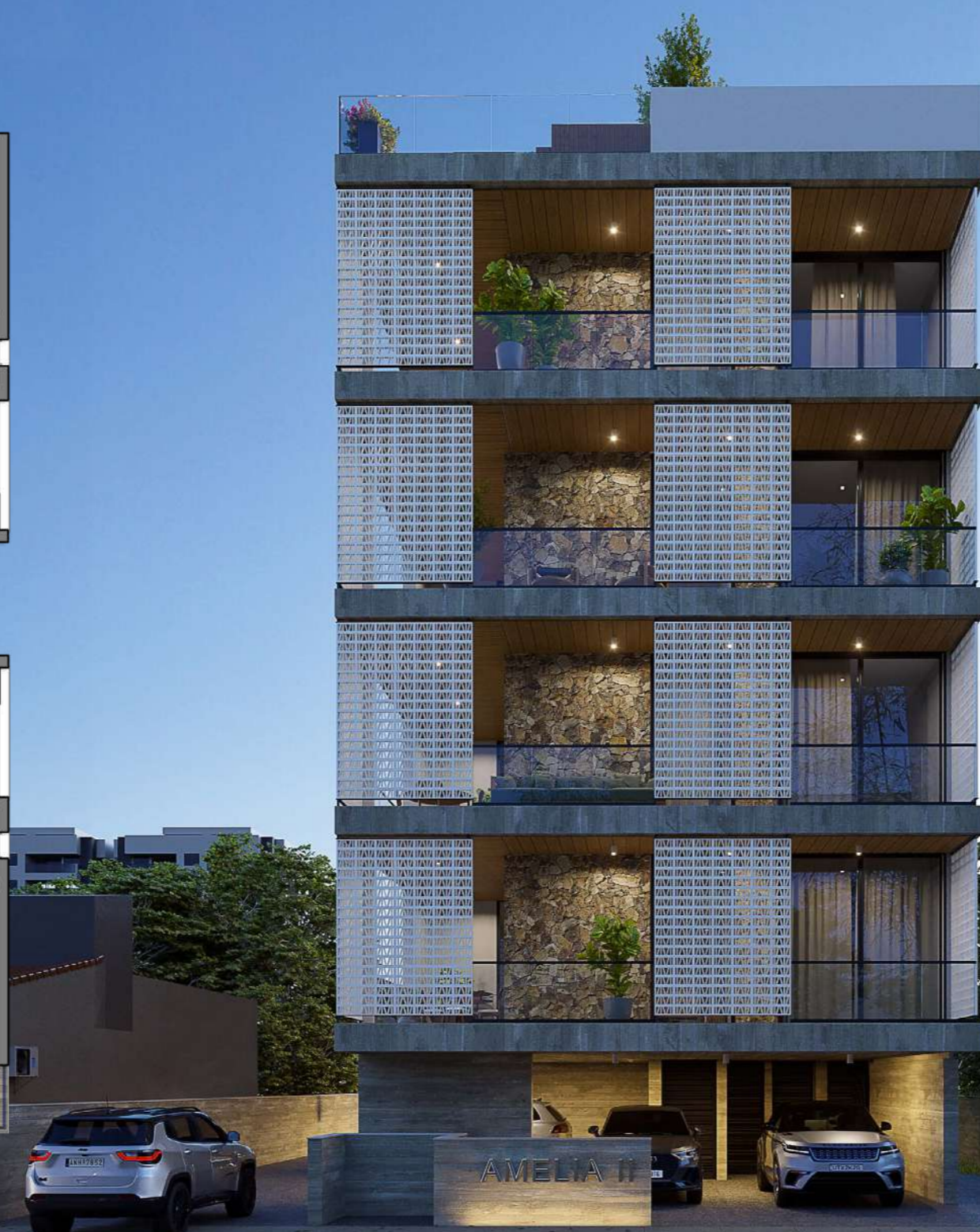
2nd FLOOR

3rd FLOOR

Apt. No. 201 First floor
covered area 75.00m²
covered verandas 12.00m²



Apt. No. 202 First floor
covered area 78.00m²
covered verandas 27.00m²



Apt. No. 301 First floor
covered area 75.00m²
covered verandas 12.00m²



Apt. No. 302 First floor
covered area 78.00m²
covered verandas 27.00m²



4th FLOOR



Apt. No. 401 First floor
covered area 75.00m²
covered verandas 12.00m²
roof garden 38.00m²

Apt. No. 402 First floor
covered area 78.00m²
covered verandas 27.00m²
roof garden 48.00m²

Roof Garden



Address: 51 Aristoteli Kyriakou, 8025, Paphos, Cyprus

tel: +357 99402531, +357 96920440

Email. gaunitedloveinv@gmail.com

Website www.gaunitedloveinvestments.com

This brochure does not constitute part of an offer and is not 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.