MIRROR

RESIDENCE



2 BUILDINGS
One reflection
of perfection.



MIRROR RESIDENCE

Symmetry in design.
Balance in life.

Nestled in the heart of Yermasogia, one of Limassol's most sought-after areas, Mirror Residence redefines contemporary coastal living. This exclusive gated complex features two architecturally identical buildings that gracefully mirror one another, creating a harmonious balance of design and elegance.

Offering a selection of 1, 2, and 3-bedroom apartments, as well as four-bedroom penthouses with private roof terraces, Mirror Residence reflects the refined lifestyle of those who call it home. Every detail, from the architectural symmetry to the sophisticated interiors, has been thoughtfully crafted to inspire modern comfort and timeless appeal.

2
Gated
Buildings

36
1 & 2 Bedroom Apartments
4-Bedroom Exclusive Penthouses

THE LOCATION

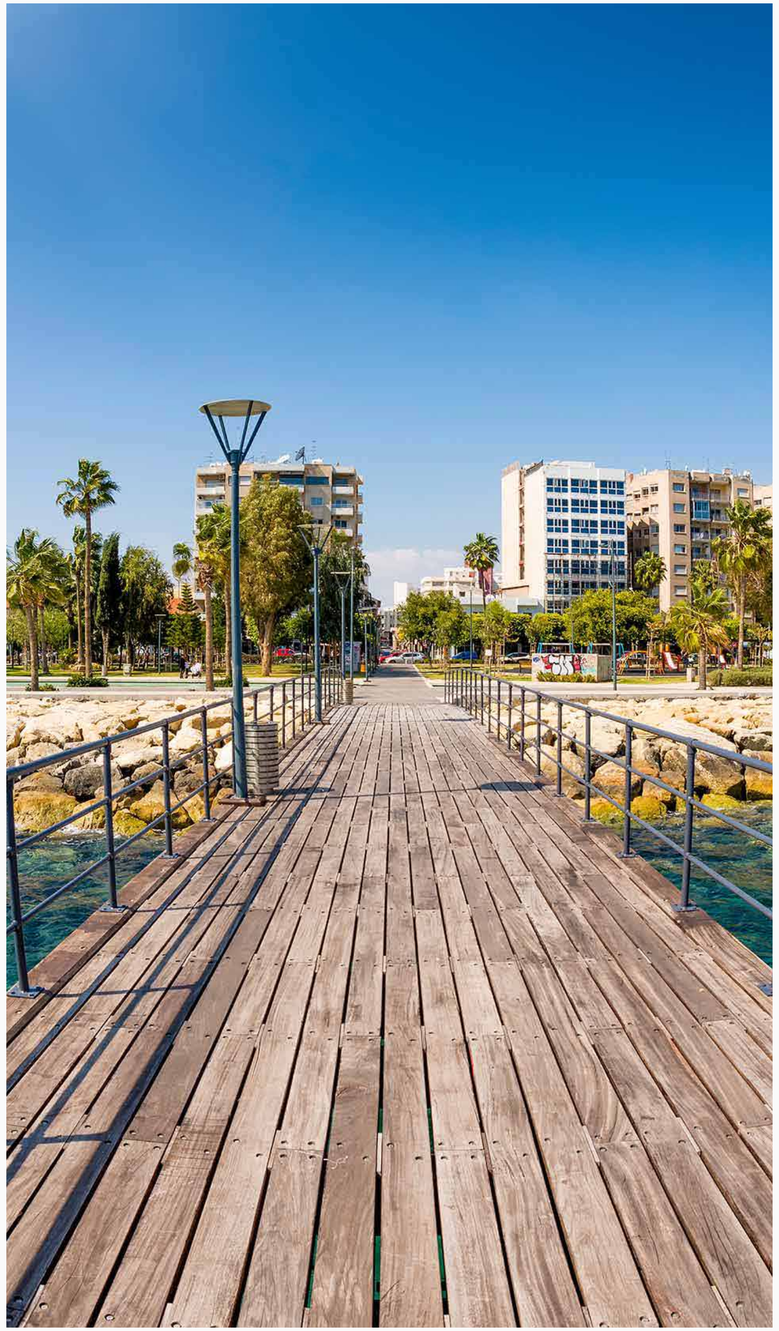
Effortless connection to the city & your sense of balance.

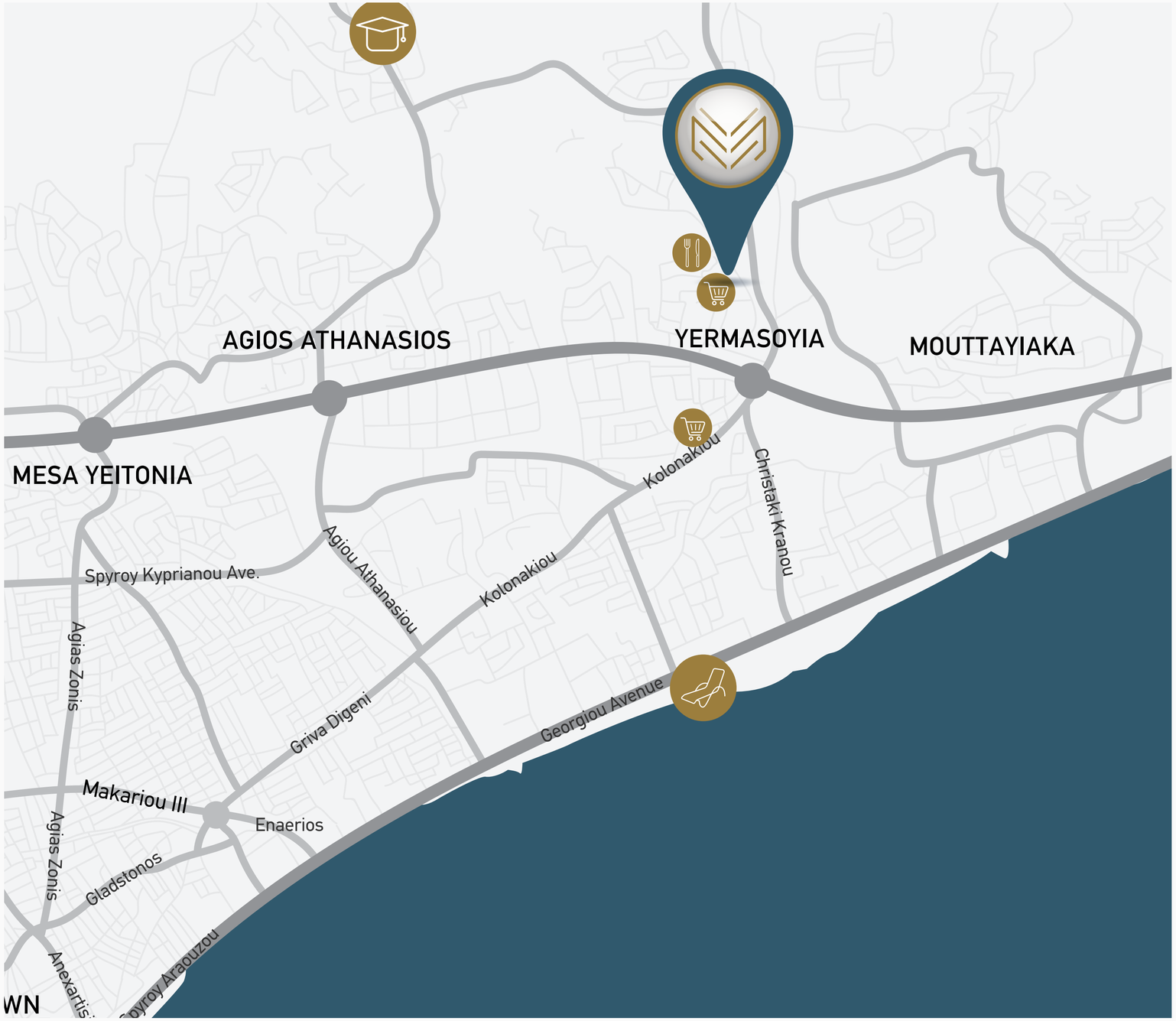
Situated in the vibrant yet serene area of Yermasoyia, Mirror Residence enjoys one of Limassol's most desirable locations, combining everyday convenience with a peaceful residential atmosphere.

Just 2.5 km from the beach and less than 1 km from the highway, residents enjoy seamless access to the city's business hub, seafront, and major destinations across Limassol.

Everyday necessities are within walking distance, from a convenience store and bakery to restaurants and a pharmacy, all just 100 metres away. Whether for leisure, work, or relaxation, Mirror Residence places you exactly where you need to be, connected, comfortable, and in control of your lifestyle.







Convenience Store
1 Minute-Walk
50m

Restaurants
1 Minute-Walk
50m

Beach
3 Minute-Drive
2.5km

Pharmacy
2 Minute-Walk
100m

Highway
1 Minute-Drive
750m

Foleys School
6 Minute-Drive
3.4km

A SPACE THAT REFLECTS YOU

Designed for those who value harmony, comfort & refined living.

Step into a realm of comfort and functionality with this spacious abode, meticulously crafted to elevate your quality of life. Designed with both practicality and style in mind, the open-plan living room and dining area beckon for cherished moments with family and friends, offering an ideal setting for both intimate gatherings and lively social evenings. Seamlessly integrated, the modern kitchen boasts an ergonomic layout, promising a delightful culinary journey every day.

Embrace the joy of living in a space where every detail is thoughtfully considered, where functionality meets luxury, and where the moments you share become the cornerstone of cherished memories.



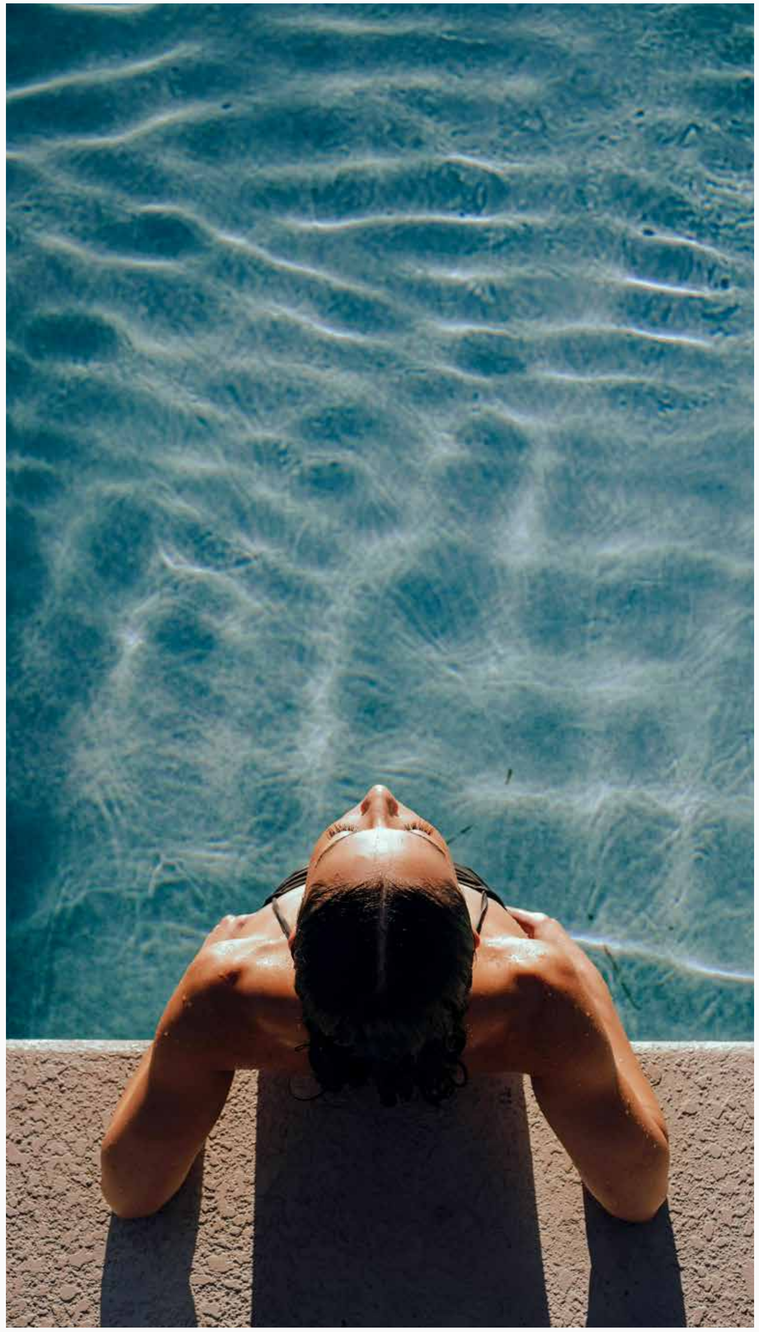



CITY CENTRE | FROM €175.500






Live in **BALANCE**.
Live in **MIRROR**.





THE FACILITIES

A Seamless Blend of Leisure & Living

At Mirror Residence, every shared space has been carefully designed to enhance the rhythm of daily life, creating an environment that promotes balance, wellness, and peace of mind.

Residents can enjoy moments of relaxation by the swimming pool or unwind in the dedicated children's pool, offering a safe and welcoming space for families. The fully equipped gym provides a private and convenient way to stay active without leaving the comfort of home.

Swimming Pool
A refreshing retreat to unwind and enjoy Cyprus' sunny climate.

Sundeck & Lounge
A stylish communal space to relax & socialize.

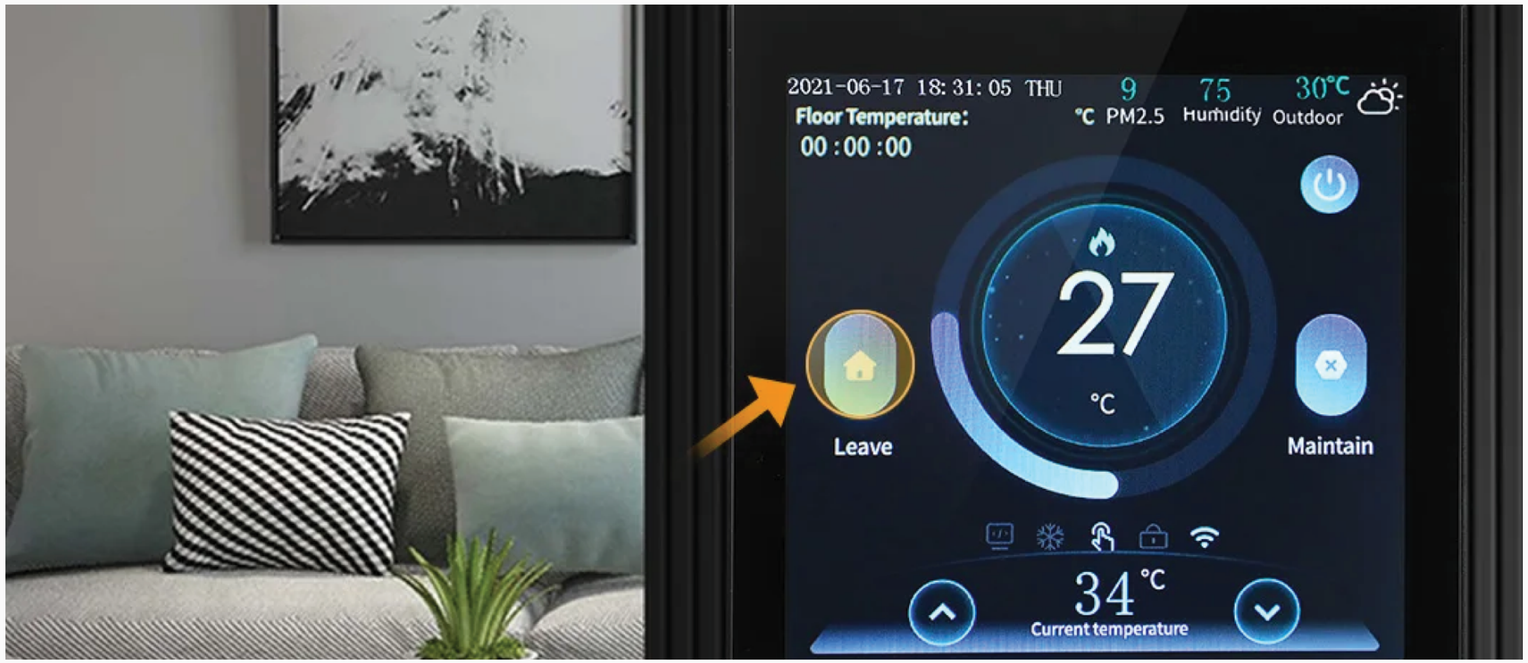
Equipped Gym
A private space to stay active and energized without leaving home.

Private Storerooms
Extra space to keep belongings neatly organized.

Private Parking
Peace of mind with dedicated, secure parking spaces for every residence.

Children's Pool
A safe and welcoming space for families.





THE FUTURE OF HOME LIVING

The Smart Home Features of Mirror Residence

Each apartment is equipped with a comprehensive suite of modern amenities designed to enhance your living experience. From the moment you step inside, you'll be greeted by a smart control panel, putting the power of automation at your fingertips. Adjust lighting to suit your mood with smart light switches, while motion sensors and open/close detection sensors provide peace of mind with advanced security measures.
Stay comfortable year-round with temperature and humidity sensors, complemented by smart climate control for underfloor heating, A/C, and boiler systems. Our commitment to safety extends further with water leak detectors, ensuring your home remains protected. And with smart curtain control, you can effortlessly set the ambiance for every occasion.

Experience the epitome of contemporary living at Mirror Residence, where every detail is designed with your comfort and convenience in mind.

SPECIFICATIONS

Foundations & Structure

Reinforced Concrete Frame with high yield steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-Seismic Code.

Walls - Plastering

25cm clay bricks in accordance with the architectural plans, covered with 5cm extruded polystyrene insulation, rendered with 2 coats of plaster and finished with Elastic waterproof top coast plaster "Graffito".

- **INTERNAL WALLS**
  10cm clay bricks in accordance with architectural plans, with (3) coats of rendering applied and finished with high quality of emulsion paint (3 Coats).
- **CEILING**
  Fair-faced concrete treated with 2 coats of plaster and finished with high quality of emulsion paint (3 Coats).
- **EXTERNAL RETAINING / BOUNDARY WALLS**
  Fair-faced concrete with high yield steel reinforcement, rendered as per architects design.

Insulation / Waterproofing

Bitumen sheet membrane applied to all flat roof areas, balcony areas and concrete surfaces exposed to earth.

Entrance Doors & Windows

- **SLIDING PATIO DOORS & WINDOWS**
  Aluminium double casement profile with thermal break of polyamide. Double-glazing consisting of two layers of laminated glass UV filter, thermal insulation. (Windows with turn & tilt mechanism).
- **EXTERNAL MAIN DOOR**
  Fire rated high securty doors with 6-point security lock.

Wardrobes & Kitchen Cabinets

- **KITCHEN**
  European branded high-standard kitchen.
- **BUILT-IN WORDROBES**
  European branded high-standard wardrobes, complete with shelves, drawers, hangers and handles.
- **INTERNAL DOORS**
  European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

Tiling, Flooring & Worktops

Choice from the showrooms of the preferred suppliers of the vendor. Purchaser may choose from any of selections of the supplier within the budgeted allowance stated below for each material. The Purchaser may select materials over the budgeted allowance stated below and bear the cost of the price difference):

- **LIVING & DINING AREAS**
  Choice of European branded porcelain tiles €25.00 per m².
- **KITCHEN AREAS**
  Choice of European branded porcelain tiles €25.00 per m² (same for kitchen splash back tiles).
- **BATHROOMS**
  Choice of European branded porcelain tiles €25.00 per m².
- **BEDROOMS**
  Choice of European branded parquet flooring €25.00 per m².
- **BALCONIES & PATIO AREAS**
  Choice of European branded porcelain tiles for external use €25.00 per m².
- **INTERNAL COMMON STAIRCASE**
  High quality marble as per Architects design €65.00 per running meter.
- **WORKTOPS**
  Choice of synthetic granite worktop €150.00 per running meter.
  * (All floors will be finished with matching skirting)



Railings / Balustrades

- **BALCONIES**
  Glass balustrades.
- **EXTERNAL**
  Colour coated aluminium railings.
- **STAIRCASE**
  Colour coated aluminium.

Sanitary Ware & Mixer Taps

- Choice of European branded top quality sanitary ware in white porcelain ("Laufen, Jika, Roca or similar).
- Chrome plated accessories, vanity unit, mirror and shower cabin.
- Choice of European branded chrome finish single lever taps (Grohe, Daniel Rubinetterie or similar).
- Choice of High-quality stainless-steel sink for kitchen.



Plumping & Water Supply

- PVC pipes within a conduit pipe (Pipe in Pipe), Installed from a central distributor, directly to each faucet both hot and cold. (Distributor on each floor).
- Central pressurized water system.
- Continuous flow of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank.
- Dual System hot water supply with electric immersion heater and solar panel heater, with concealed stainless steel storage tank.
- CPVC pipes will be used for the drainage system which will be connected to the central sewage system of Limassol.

Lighting

- All balconies will include architecture lighting fittings.
- All common areas will include architecture lighting fittings with sensor.

Electrical Installation

- Concealed circuits in accordance with 17th Edition of IEE Electrical Installations and regulations as required by the Cyprus Electric Authority.
- Power supply points and switches as per electrical drawings, comprising of circuits for lighting, power points, TV sockets, telephone points and waterproof sockets where applicable.
- Video Entry system for main door with intercom.

Security System in Common Areas

Full installation of central CCTV system for common area.

Heating & Cooling

- Provisions for Split Unit Air-condition in all bedrooms and living room areas.
- Electric Underflooring heating in all areas.



Smart Home Automation

- Smart control panel in every apartment
- Smart light switches.
- Smart climate control for underfloor heating, A/C and boiler.
- Smart Curtain control.

** The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself.*

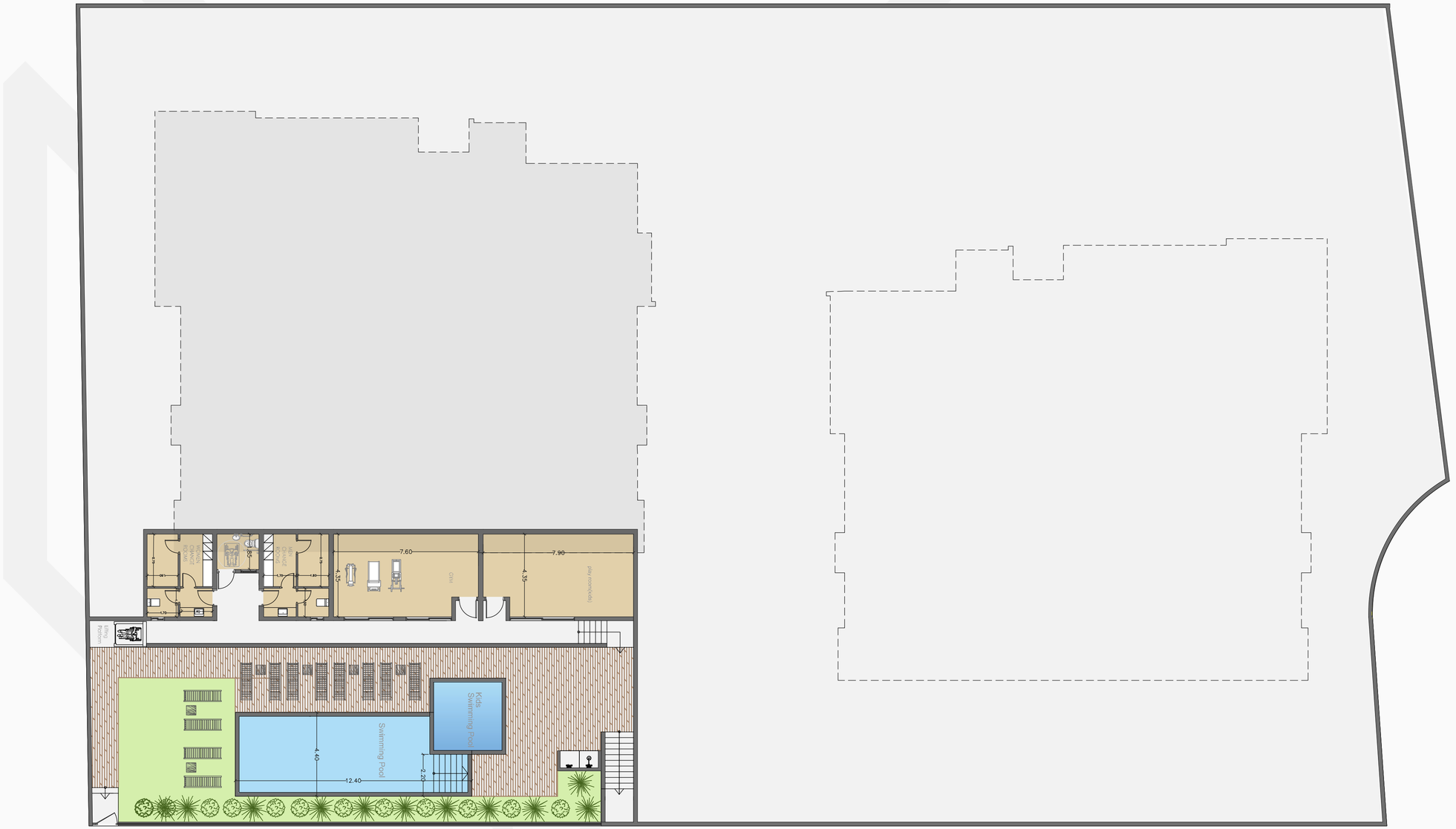


A **Mirrored** Composition
of contemporary architecture
and serene living.



BLOCK B BLOCK A

BASEMENT FLOOR





BLOCK B BLOCK A

GROUND FLOOR



BLOCK B BLOCK A

1st FLOOR





APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
B101	1	56m²	16m²	-	5m²	2.5m²	**79.5m²**
B102	2+	95m²	33m²	10.5m²	10m²	2.5m²	**151m²**
B103	2+	95m²	33m²	10.5m²	10m²	2.5m²	**151m²**
B104	2	91m²	21m²	17.5m²	9m²	2.5m²	**141m²**

APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
A101	1	56m²	16m²	-	5m²	2.5m²	**79.5m²**
A102	2+	95m²	33m²	10.5m²	10m²	2.5m²	**151m²**
A103	2+	95m²	33m²	10.5m²	10m²	2.5m²	**151m²**
A104	2	91m²	21m²	17.5m²	9m²	2.5m²	**141m²**



BLOCK B BLOCK A

2nd & 3rd FLOOR





APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
B201/B301	1	56m²	16m²	-	5m²	2.5m²	**79.5m²**
B202/B302	2+	95m²	33m²	-	10m²	2.5m²	**140.5m²**
B203/B303	2+	95m²	33m²	-	10m²	2.5m²	**140.5m²**
B204/B304	2	91m²	21m²	-	9m²	2.5m²	**123.5m²**

APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
A201/A301	1	56m²	16m²	-	5m²	2.5m²	**79.5m²**
A202/A302	2+	95m²	33m²	-	10m²	2.5m²	**140.5m²**
A203/A303	2+	95m²	33m²	-	10m²	2.5m²	**140.5m²**
A204/A304	2	91m²	21m²	-	9m²	2.5m²	**123.5m²**



BLOCK B BLOCK A

4th FLOOR





APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
B401	1	56m²	16m²	-	5m²	5m²	**82m²**
B402	2+	95m²	33m²	-	10m²	5m²	**143m²**
B403	2+	95m²	33m²	-	10m²	5m²	**143m²**
B404	2	91m²	28m²	13m²	9m²	5m²	**146m²**

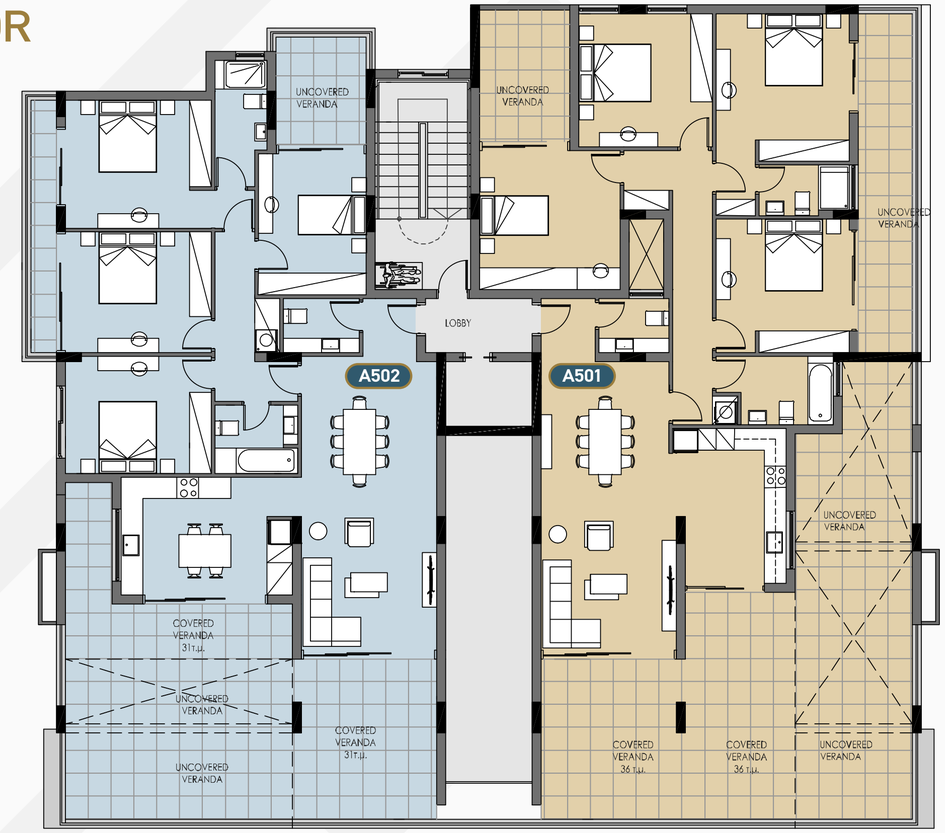
APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL AREA
A401	1	56m²	16m²	-	5m²	5m²	**82m²**
A402	2+	95m²	33m²	-	10m²	5m²	**143m²**
A403	2+	95m²	33m²	-	10m²	5m²	**143m²**
A404	2	91m²	28m²	13m²	9m²	5m²	**146m²**



BLOCK B BLOCK A

PENTHOUSE FLOOR





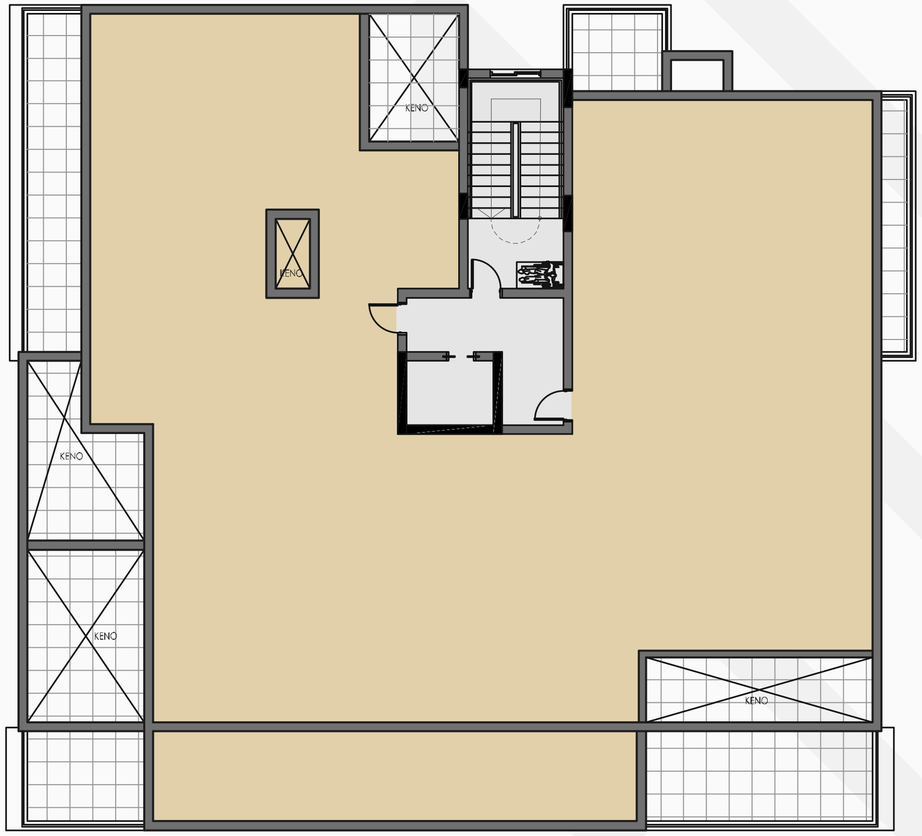
APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL COVERED AREA
A501	4	150m²	40m²	79m²	16m²	8m²	293m²
A502	4	141m²	35m²	47m²	14m²	6m²	243m²

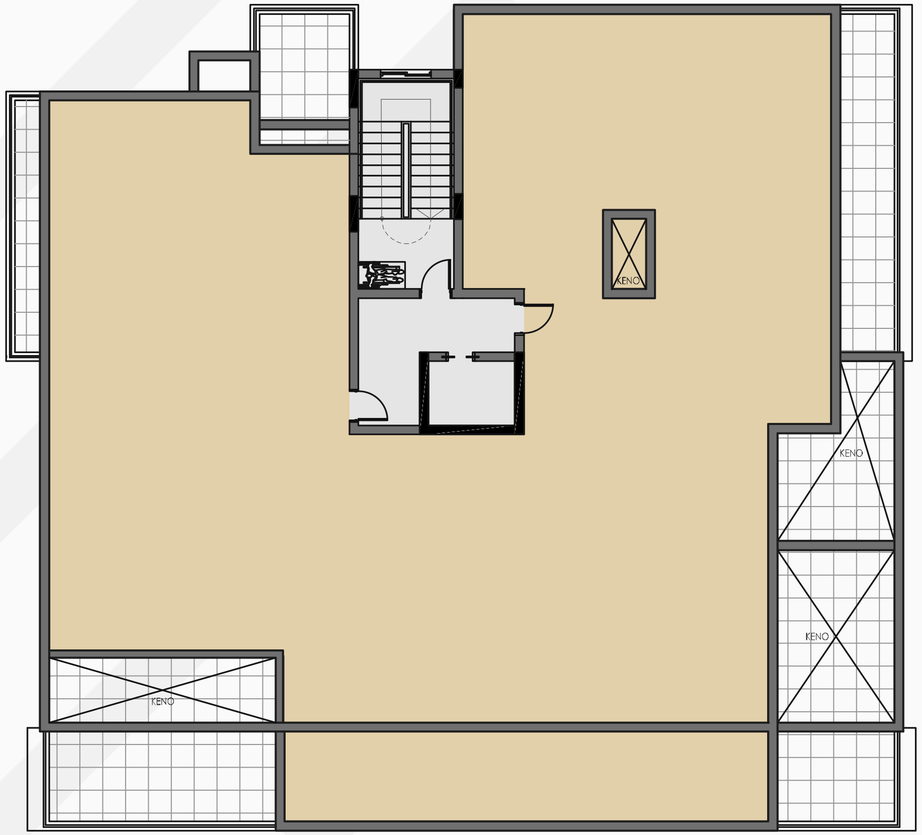
APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	COMMON AREA	STORE ROOM	TOTAL COVERED AREA
B501	4	150m²	40m²	79m²	16m²	8m²	293m²
B502	4	141m²	35m²	47m²	14m²	6m²	243m²



BLOCK B BLOCK A

ROOF FLOOR







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QUALITY IS OUR HABIT!

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