

# MOCKINGBIRD RESIDENCE





Mockingbird Residence is a selection of 6 unique apartments and two penthouses located in the heart of the city in the prestigious area of Agios Nikolaos in Limassol, within walking distance from the sea. The project embodies the best of modern living, combined with beautiful and practical spaces and high-quality materials. Offering the sea and the city view with uninterrupted scenic green mountains for priceless moments of a wonderful life.







## Mockingbird Residence



DNA Group Real Estate Developers





## A Cosmopolitan expanse

Agios Nikolaos – one of the most beautiful and prestigious areas of Limassol, can be safely attributed to the best areas of Cyprus. Here is where the culture and lifestyle of its global population are intertwined. People relocating from different parts of our vast planet have formed a new modern society in which high taste and style and an atmosphere of friendship and acceptance reign. Among the new residential buildings, numerous private residences have been built using the most modern technologies; squares and picturesque corners are ideal places for safe leisure activities and walking with children.

A particular advantage of this area is its proximity to the city centre. This corner, where modern lifestyle is harmoniously combined with a serene atmosphere, is just a short walk from the promenade and the city centre. Everything you need for a carefree life with family, friends and like-minded people is concentrated here. And the whole of Limassol is at your feet: schools, supermarkets, institutions, central streets, embankment, art galleries, cosy cafes – and all this is within a 5-minute walk. Agios Nikolaos will not leave you indifferent; every meter is saturated with care for its inhabitants. At Agios Nikolaos, residents feel the real urban chic in every detail!





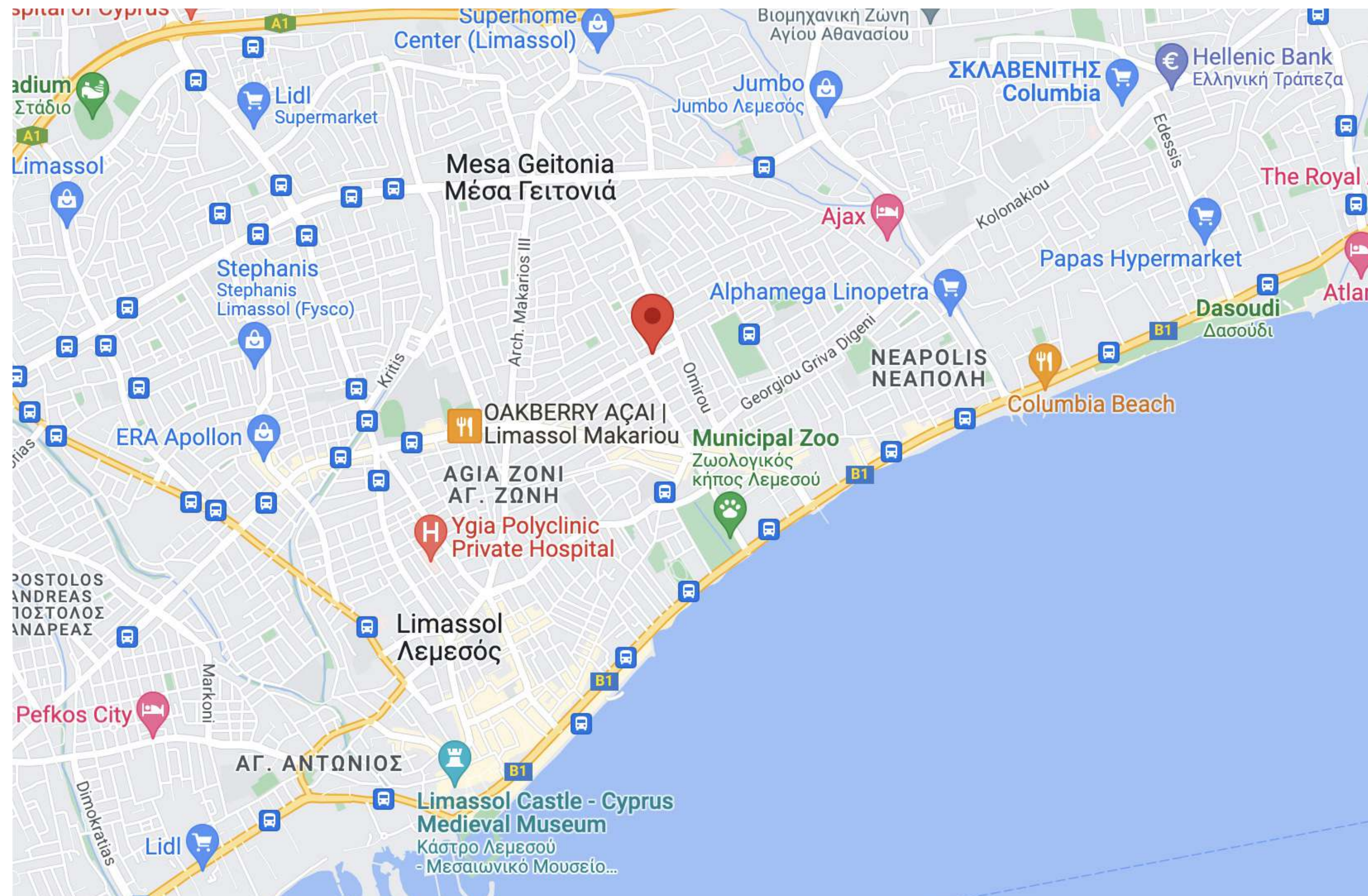






## WALK

- 2 min – Supermarket
- 10 min – Hospital
- 7 min – Bakery
- 7 min – Zoo
- 5 min – Bank
- 6 min – Sea



## DRIVE

- 1 min – Supermarket
- 7 min – Museum
- 10 min – Stadium
- 5 min – Jumbo
- 3 min – Bank
- 2 min – Sea





## Lifestyle

Agios Nikolaos is a quiet place, an oasis among the hustle and bustle of a busy city. But a five-minute walk is enough to find yourself on the emerald coast of the Mediterranean Sea and feel the spicy smells and taste of local delicacies. Immerse into Mediterranean peace and relaxation, stroll through the Limassol city park, or turn into the streets of Kolonakiou Avenue or Makarou III with their exclusive boutiques, cafes, and small bistros, and imbue and enjoy the unique atmosphere of the city.

## Markets & Bakeries

### Grocery Stores and Pastry Shops

Numerous grocery stores, shops, and pastry shops will satisfy every taste. There you can buy everything from personalized pastries to everyday essentials. Supermarket Sklavenitis always presents a large selection of fresh products, as well as the necessary household goods, and it is also located within walking distance. You will always find fresh pastries and aromatic coffee in the cafe-bakery Zorbas Bakery.

## Schools & Hospitals

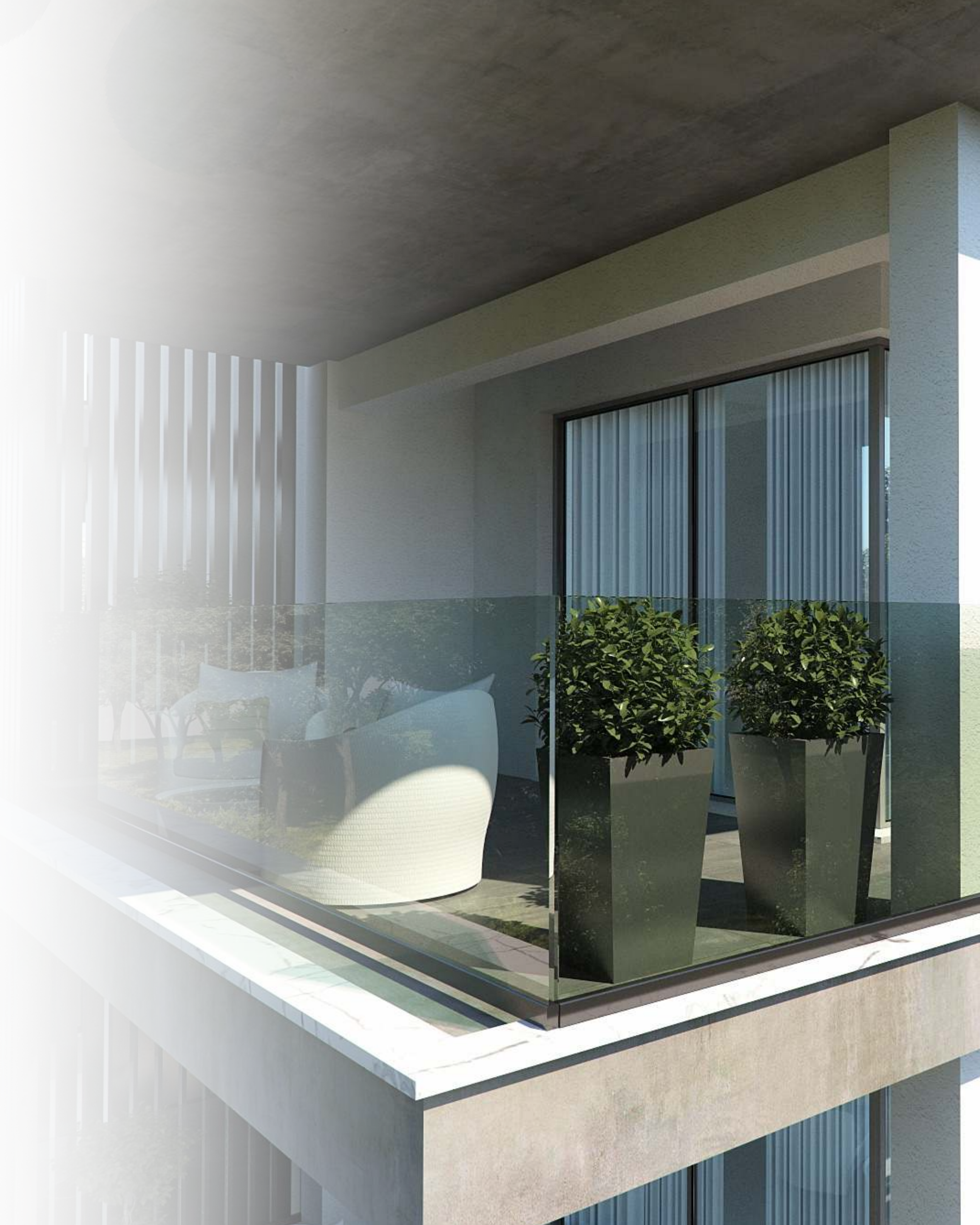
The prestigious public school, The Primary School of Limassol 10, as well as several private educational institutions and kindergartens, are located a short drive from the residential area. Nearby the private clinic Ygia can be found, with the most innovative equipment and numerous pharmacies.





## Contemporary design

Mockingbird exudes sophistication, organicity and individuality. Mockingbird is the pinnacle of engineering. It was designed to preserve privacy and create a sense of openness by using the play of light and shadow to reflect the natural world outside and let it into our lives. The foundation of Mockingbird is the use of environmentally friendly materials, the latest construction technologies, and the high quality of construction work. All apartments are designed and built to the highest standards, with all the benefits of modern living. High ceilings, concealed LED lighting, and quality materials will awaken your tactile sense. Small details for true connoisseurs of the ultimate luxury lifestyle. Everything is for convenience, sophistication, and comfort in everyday life. Bright, spacious living spaces for connoisseurs of their personal space. A new place to live and write your story.























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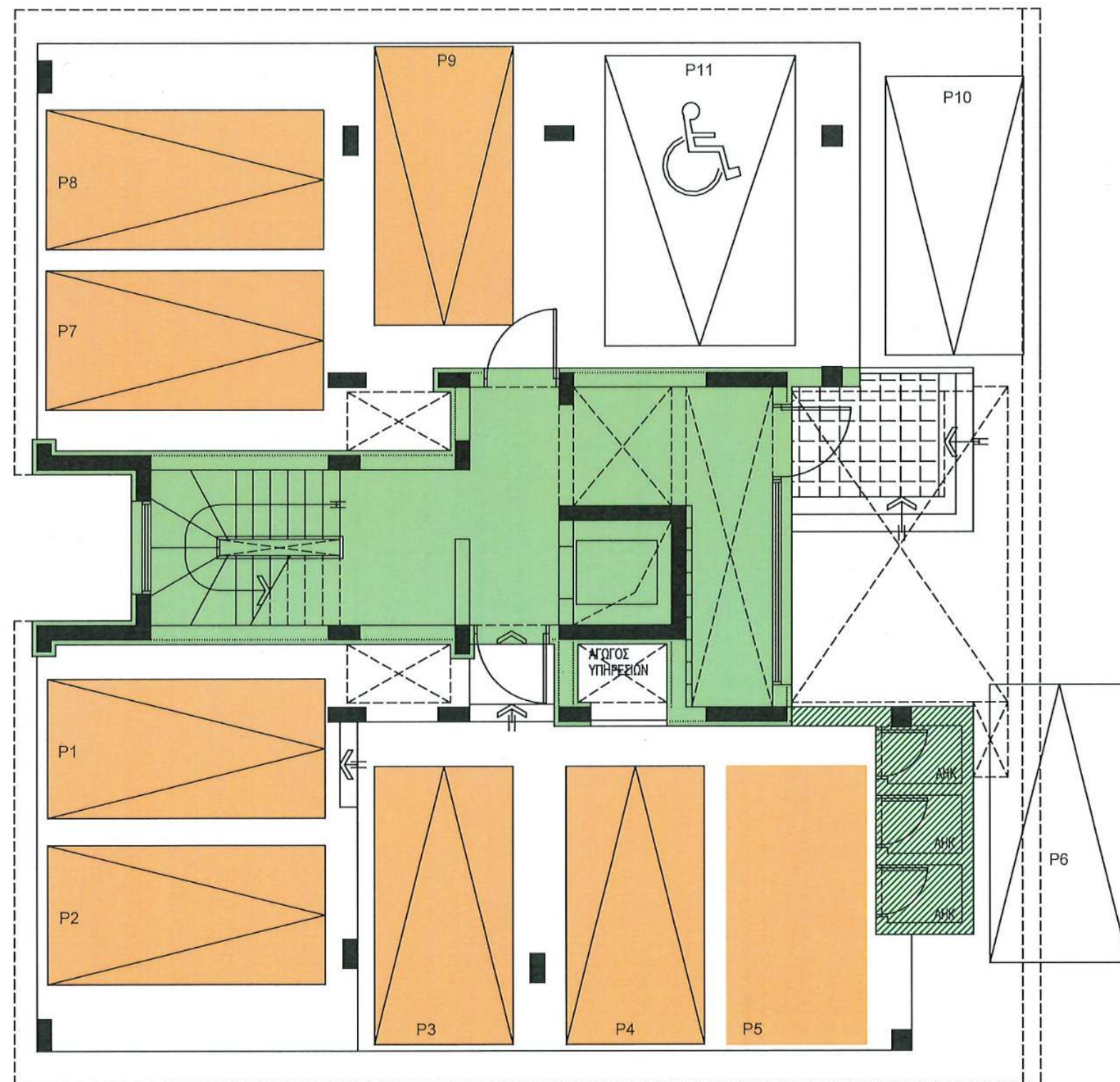




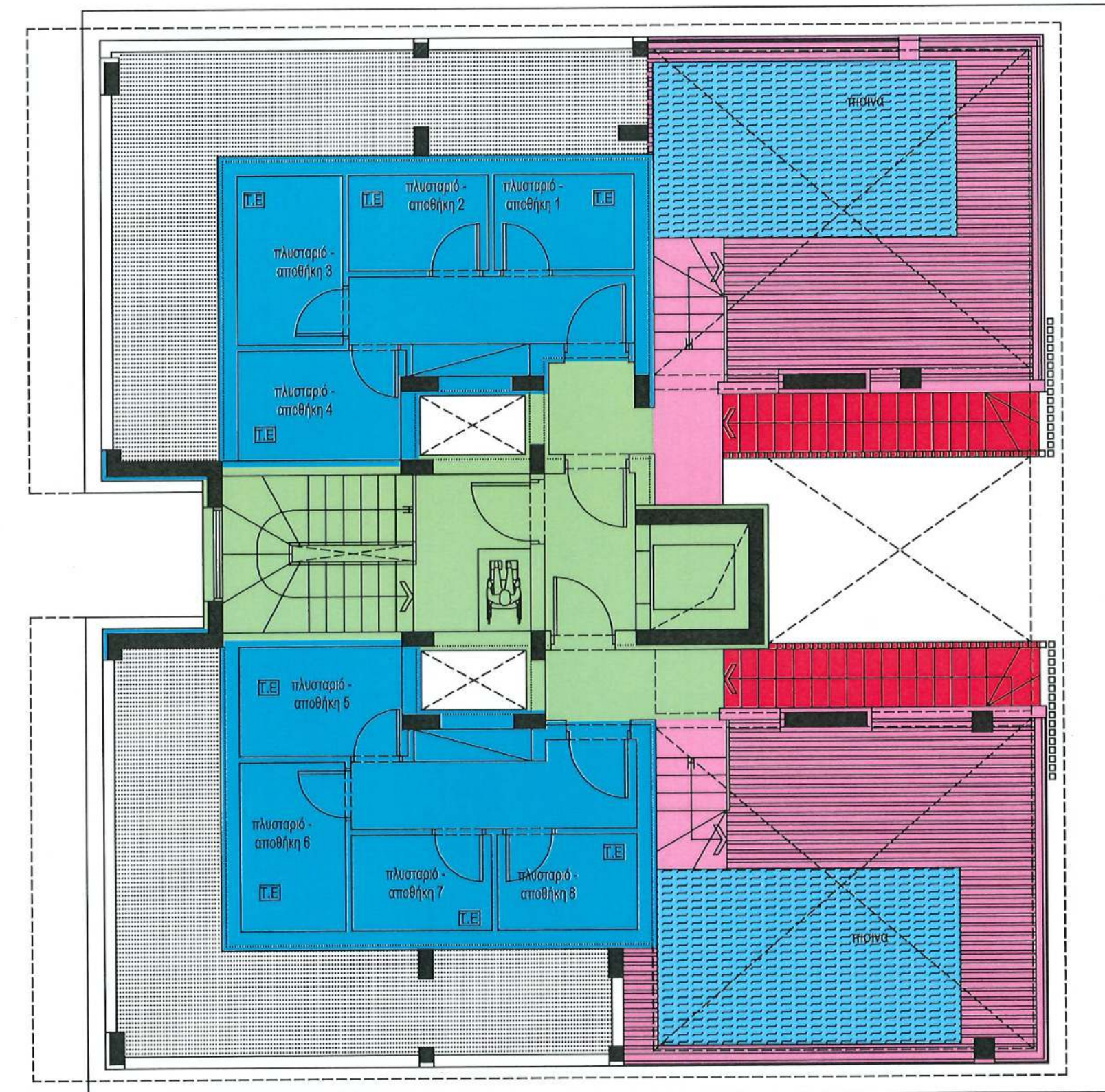




## Ground floor

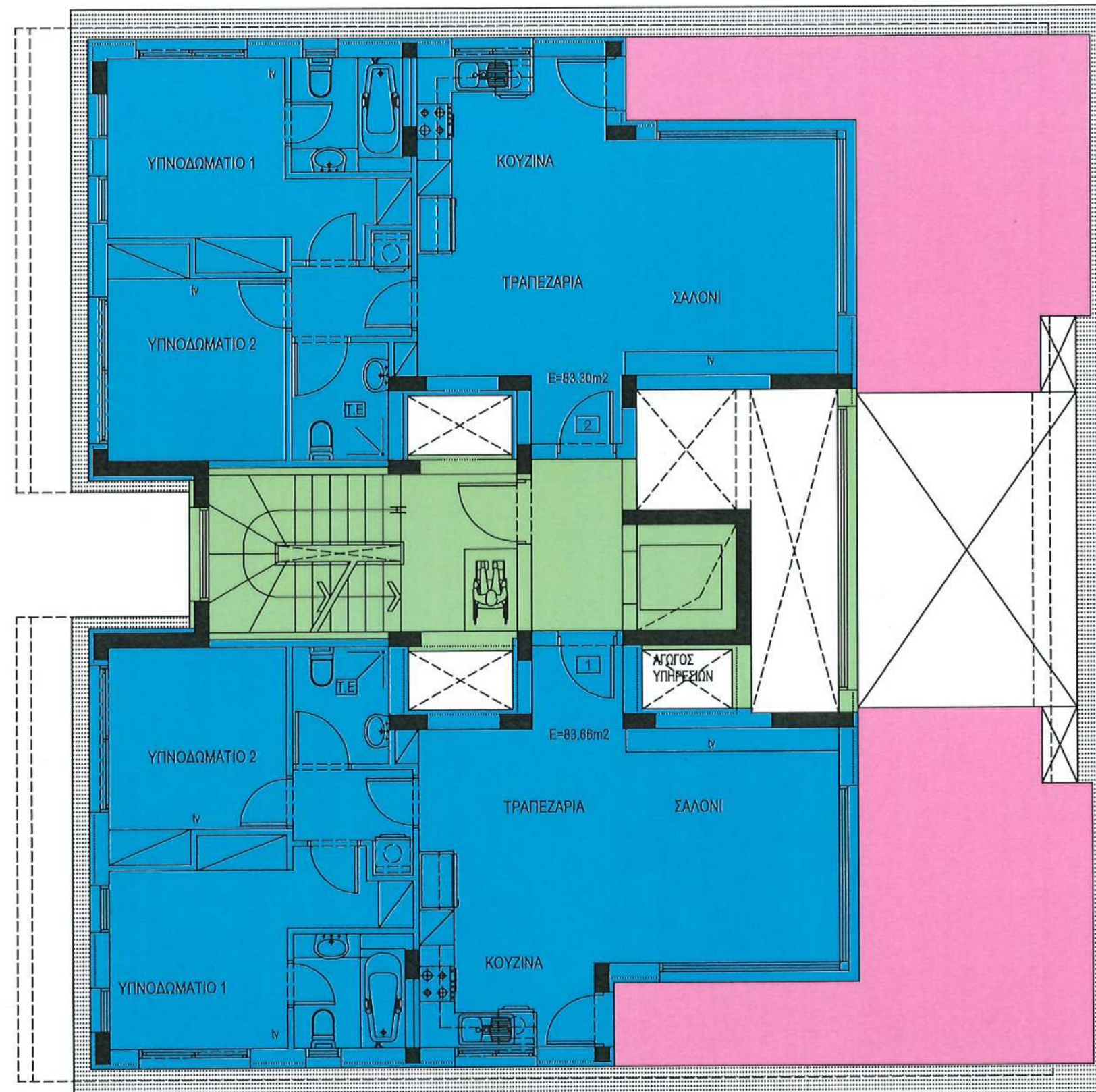


## Roof garden

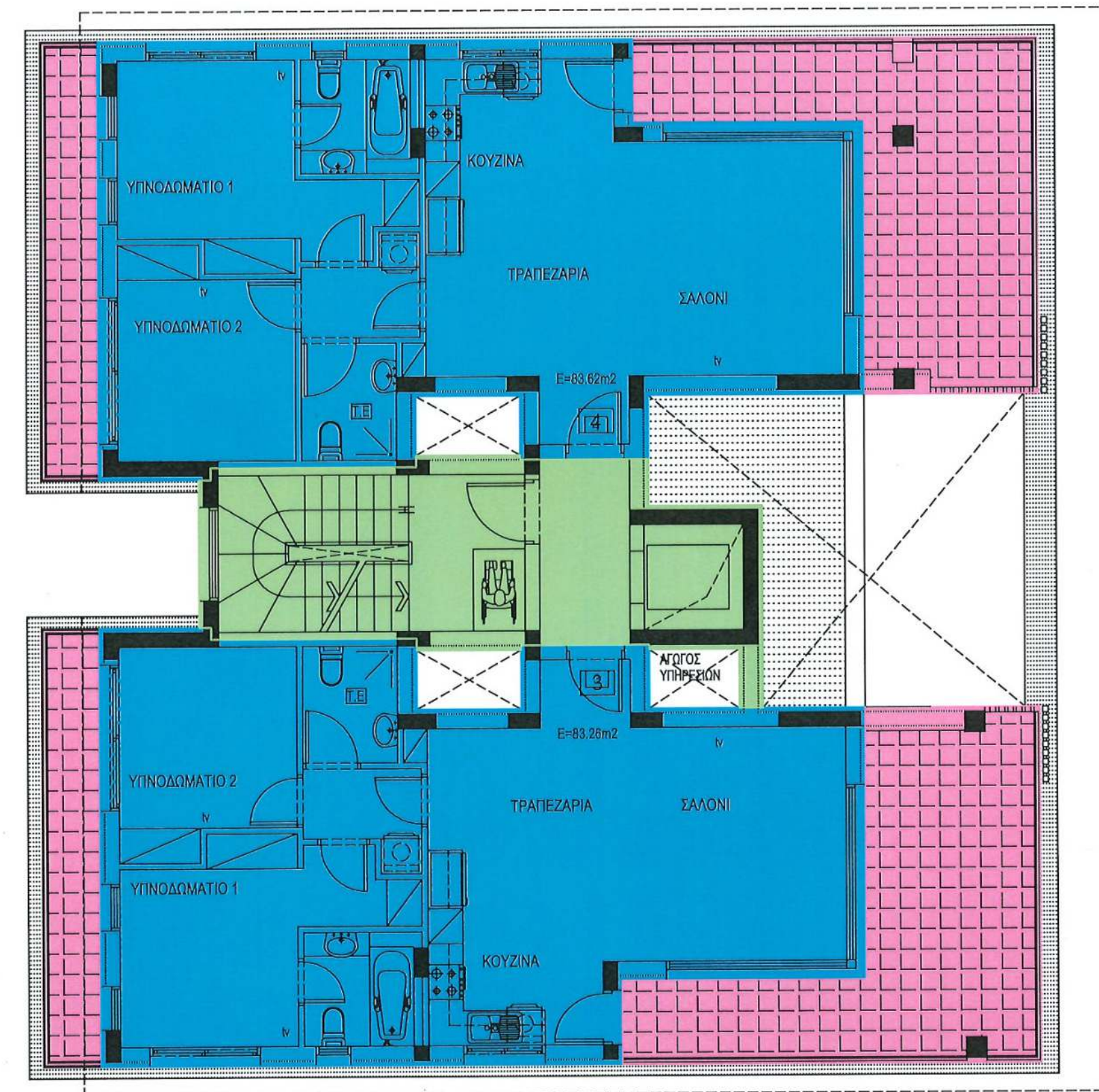




## 1 Floor

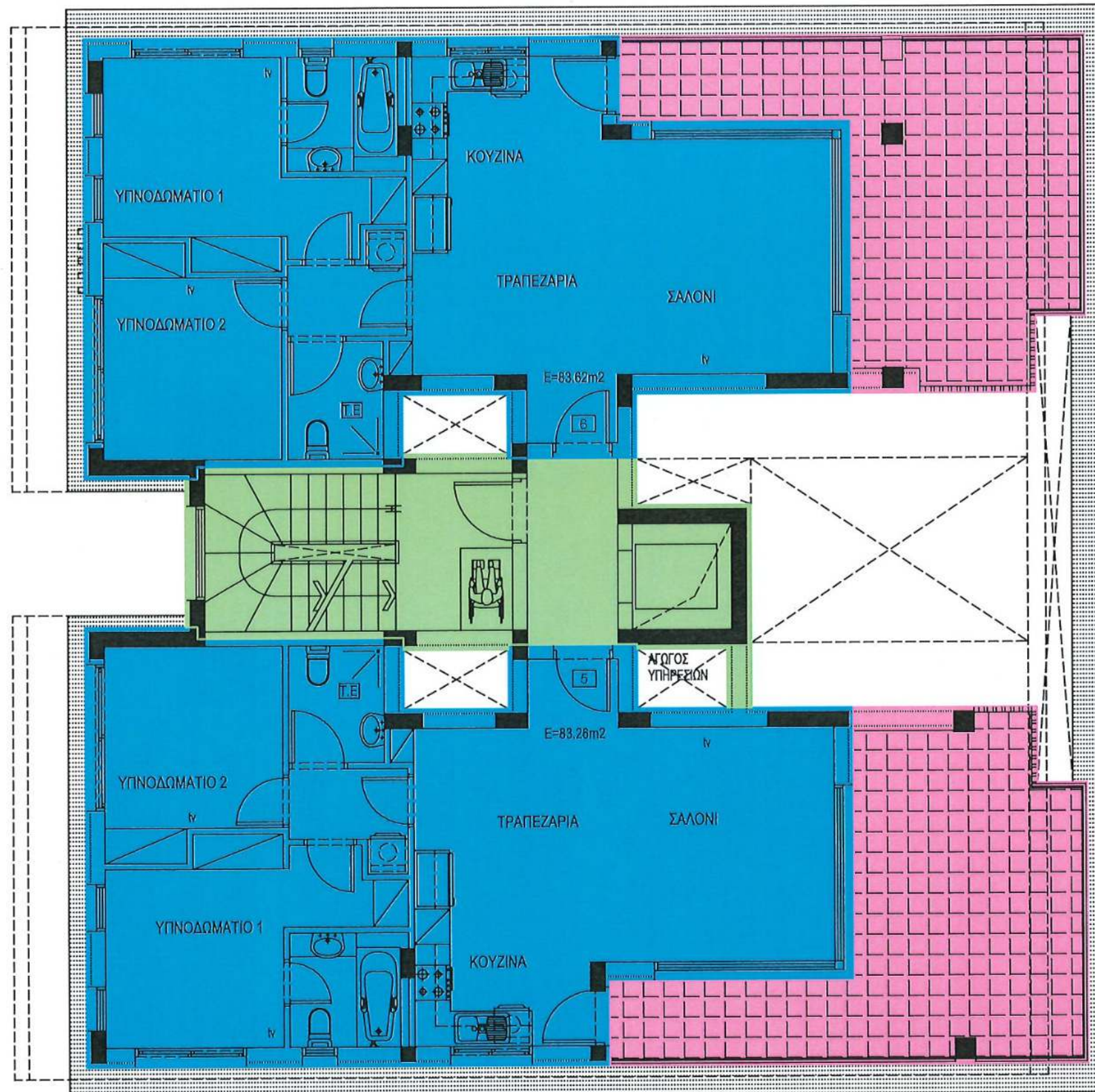


## 2 Floor

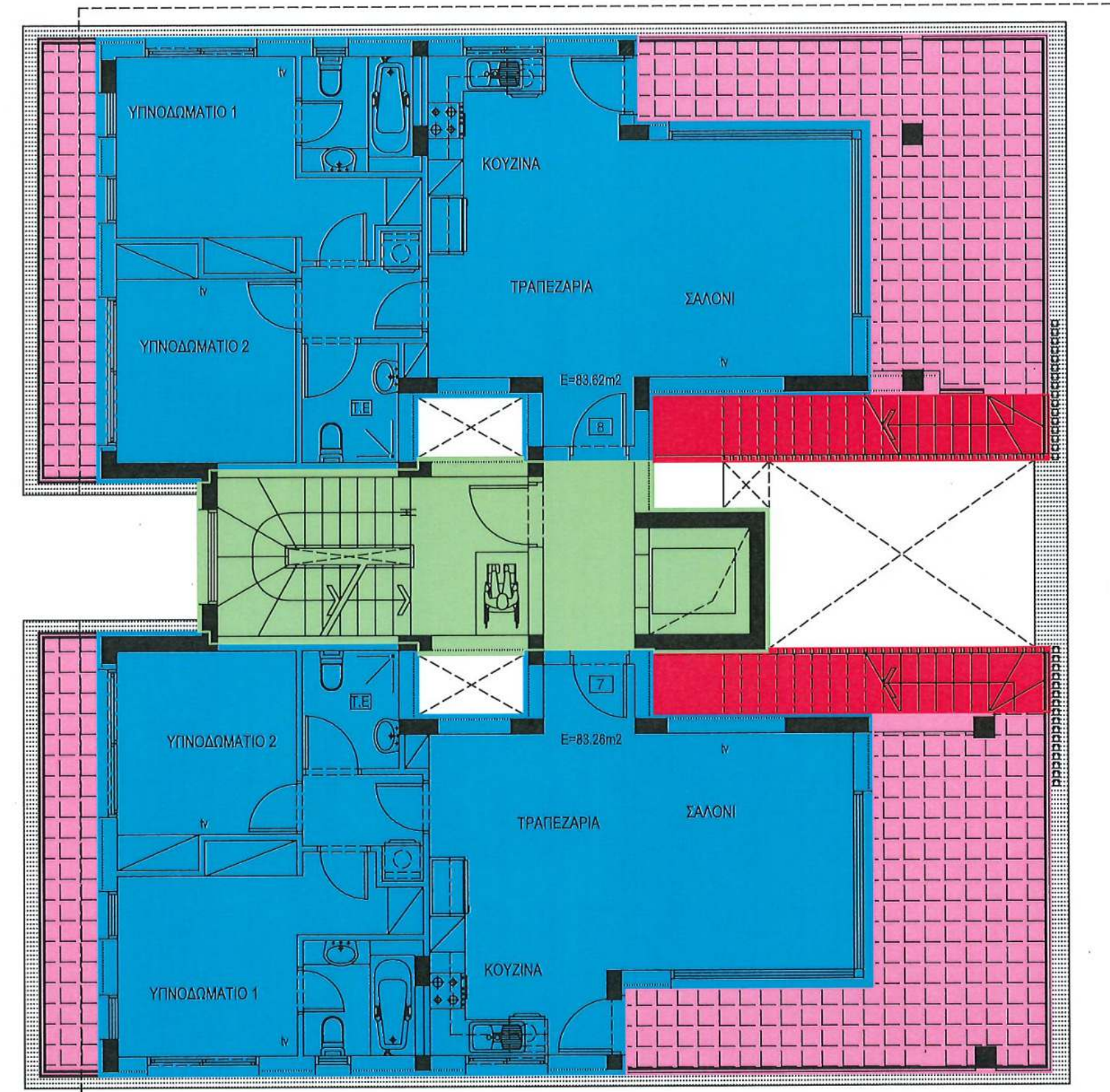




## 3 Floor



## 4 Floor





Apartment Number	Bed Rooms	Internal Area [m2]	Covered Verandas [m2]	Uncovered Verandas [m2]	Total Verandas [m2]
<b>101</b>	2	83,66	24,10	4,55	28,65
<b>102</b>	2	83,30	23,75	4,55	28,30
<b>201</b>	2	83,26	23,81	7,51	31,32
<b>202</b>	2	83,62	23,45	7,51	30,96
<b>301</b>	2	83,26	24,10	4,55	28,65
<b>302</b>	2	83,62	23,75	4,55	28,30
<b>401</b>	2+1	83,26+34,36(Roof)	23,80	7,51	31,31
<b>402</b>	2+1	83,62+33,73(Roof)	23,45	7,51	30,96



# Building Center

Apartment Number	Roof Garden	Parking	Common Covered Area [m2]	Total (Not Including Common) [m2]
<b>101</b>	N/A	1	12,31	112,31
<b>102</b>	N/A	1	12,31	111,60
<b>201</b>	N/A	1	12,31	114,58
<b>202</b>	N/A	1	12,31	114,58
<b>301</b>	N/A	1	12,31	111,91
<b>302</b>	N/A	1	12,31	111,92
<b>401</b>	45,80	1	12,31	194,73
<b>402</b>	45,83	1	12,31	194,14





## DNA Group

Our headquarter is located in the heart of Limassol; we are proud of our unique projects in our beloved city. Focusing on functional aesthetics, technology, and style. We improve our client's lives by developing Cyprus, which we consider our home.

## Our Philosophy

Our primary focus is that the spaces around us should positively impact and energize, giving strength to create, develop and create new things. From here, we strive to develop innovative, elegant, and functional buildings distinguished by natural light and the latest technology. We attach great importance to social, environmental, and economic issues and work hard to solve them with a caring approach to how we design, develop, and bring our projects to life. Our ultimate goal is to provide increased comfort and living standards projects with an aesthetic that is pleasant to look at and easy to live with.

For more information, please contact.

<https://dnagroup.com.cy>

