



## LOCATION

Geroskipou, Paphos

## DEVELOPMENT

19 three bedroom  
luxury villas



# DeVelopment PreSentation

This project presents 19 luxury three-bedroom villas in Geroskipou, expertly crafted for contemporary living and lasting comfort.

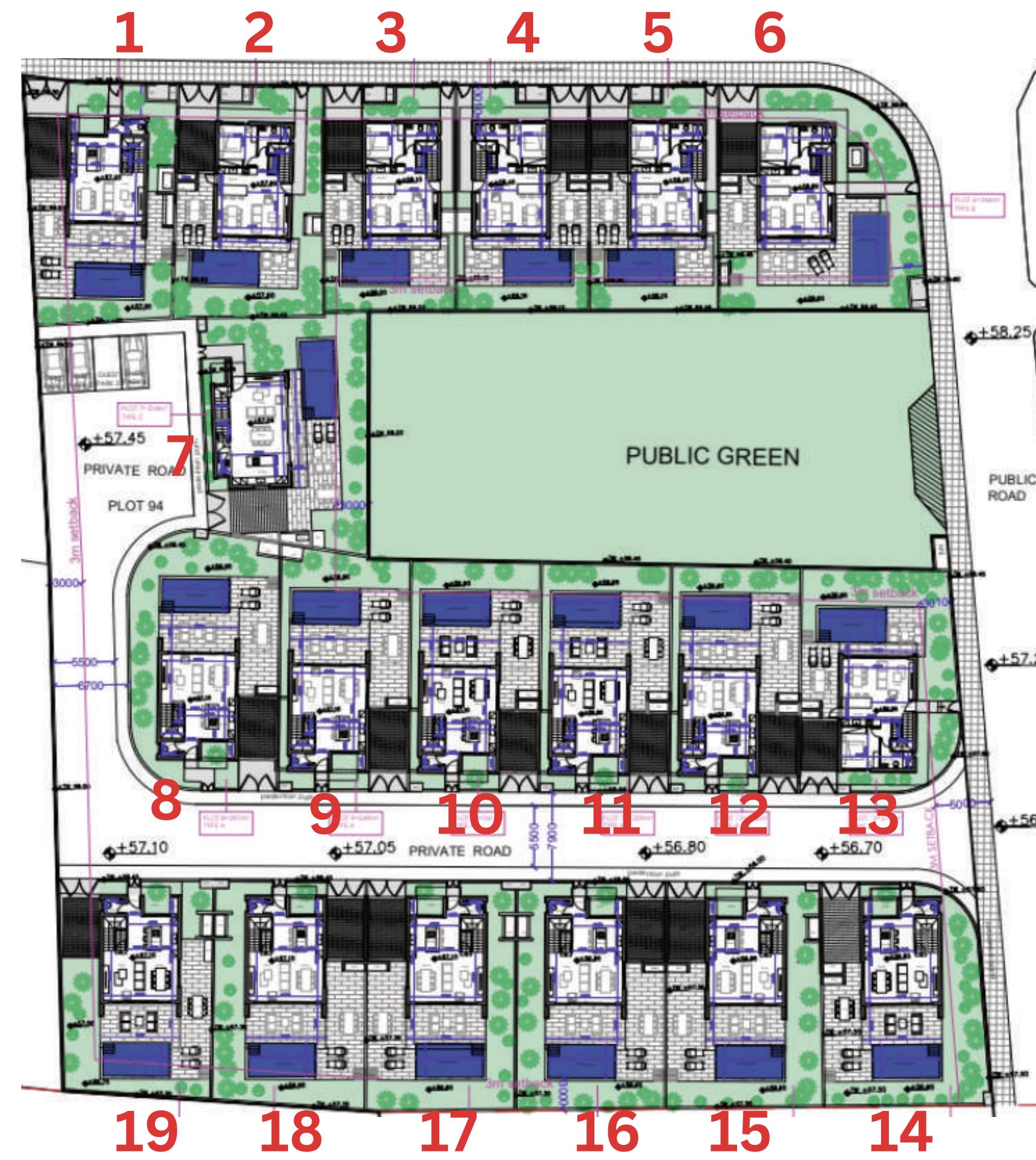
**Each villa** features advanced water underfloor heating with separate zone controls per floor and a high-efficiency VRV cooling system for customizable climate throughout.

**Interiors** are enhanced by high ceilings (3.10m), tall doors (2.40m) and expansive, open-plan living spaces with abundant natural light. Energy efficiency is a priority, with full thermal insulation, slimline aluminum windows, and a 5.2kW photovoltaic solar panel system, achieving Energy Efficiency Category A.

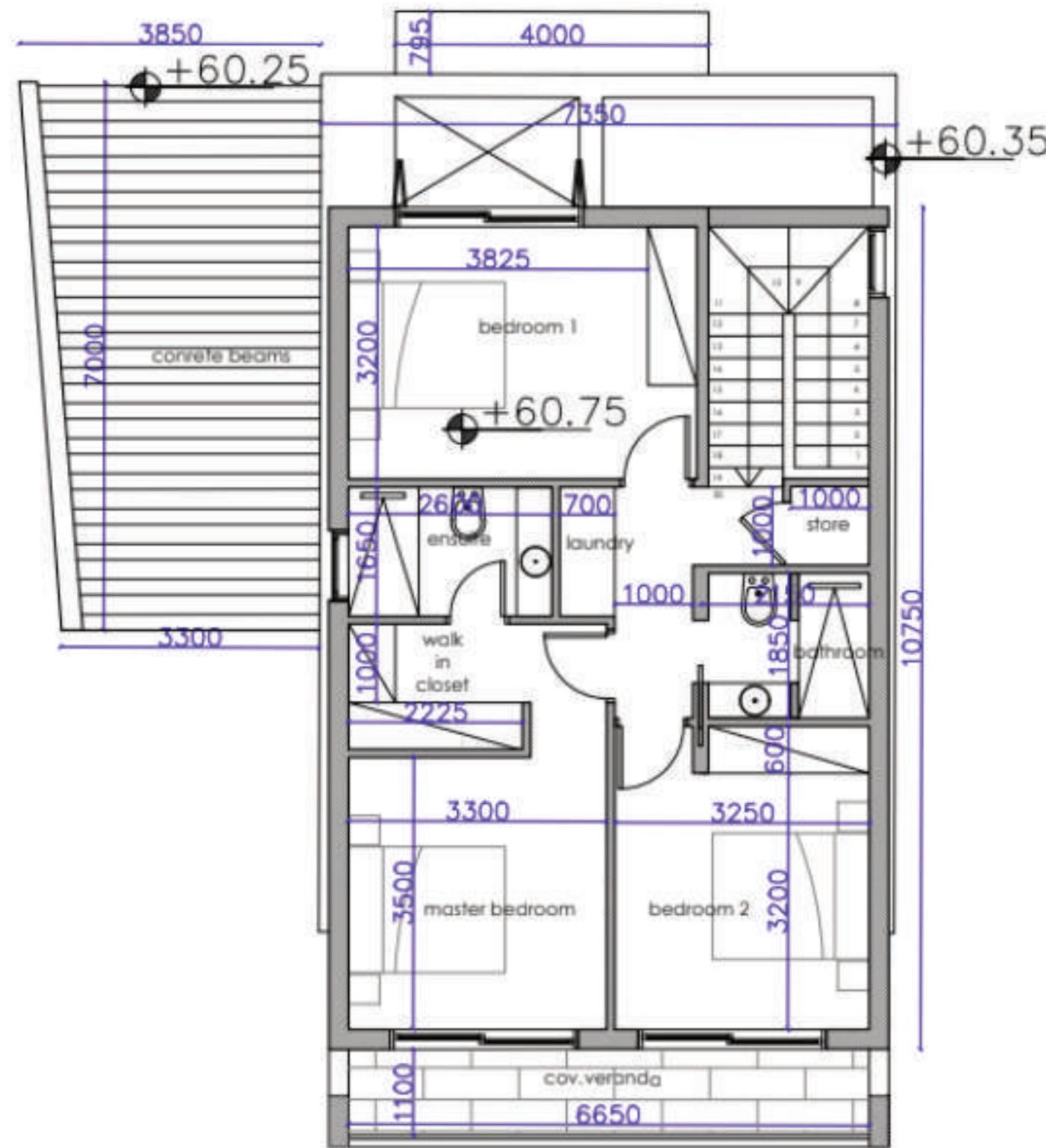
For security and peace of mind, each home includes an alarm system, CCTV with four cameras and private parking for two cars with electric gates and EV charger provision. Bathrooms are elegantly finished with walk-in showers and safety glass.

Additional features include an optional swimming pool a dedicated barbecue area, and ample storage and plant rooms, redefining luxury villa living in Cyprus.

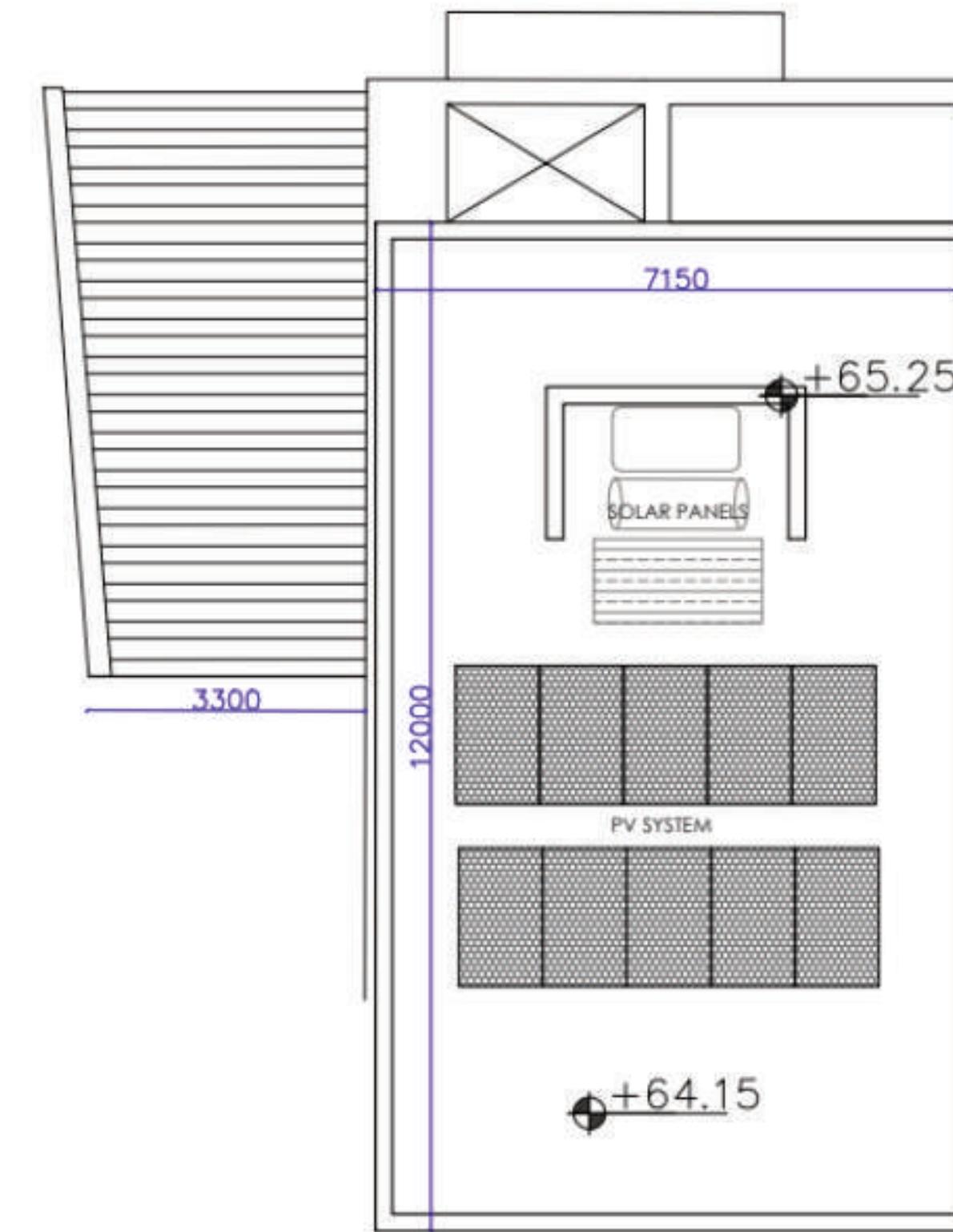






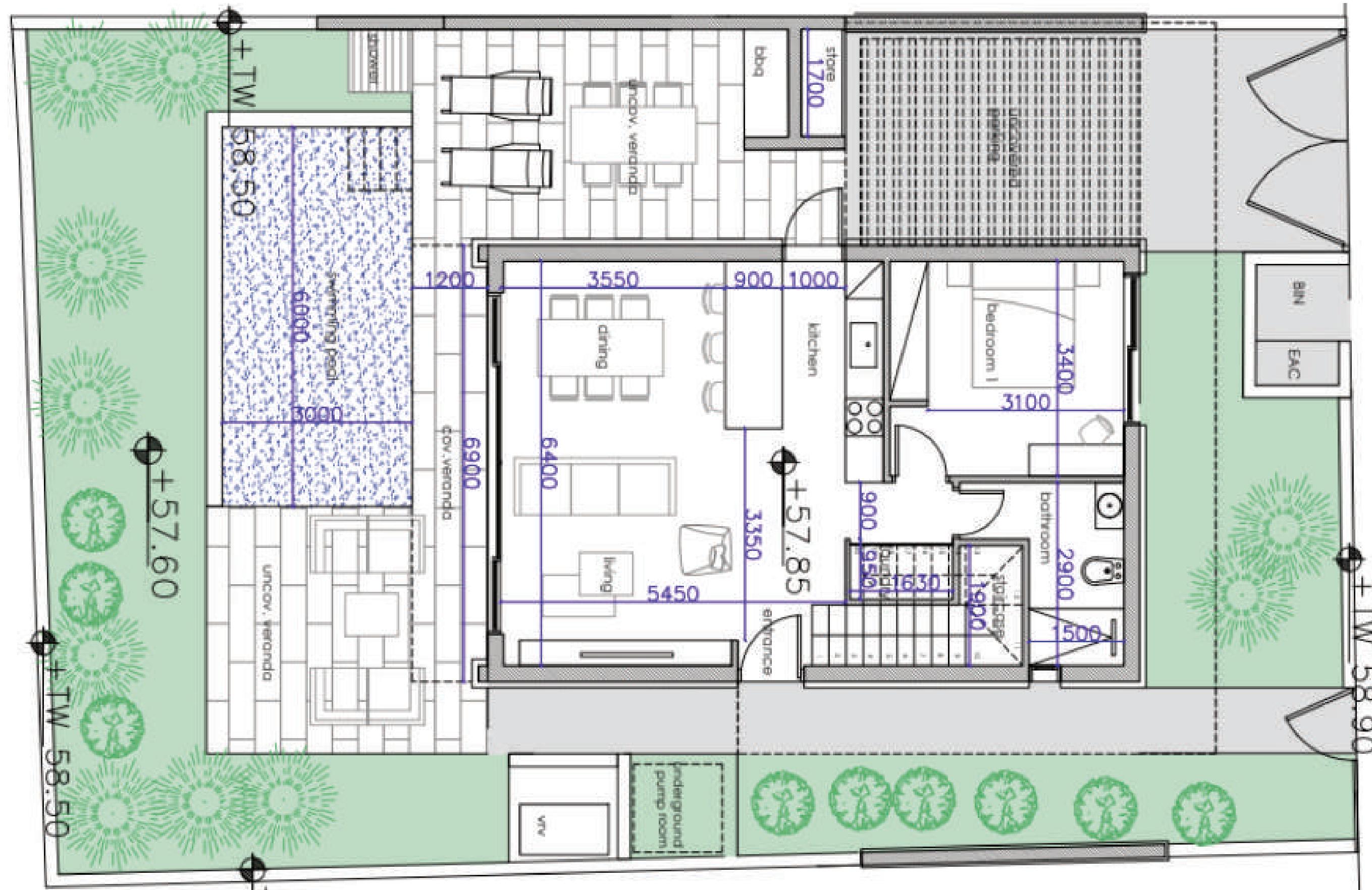


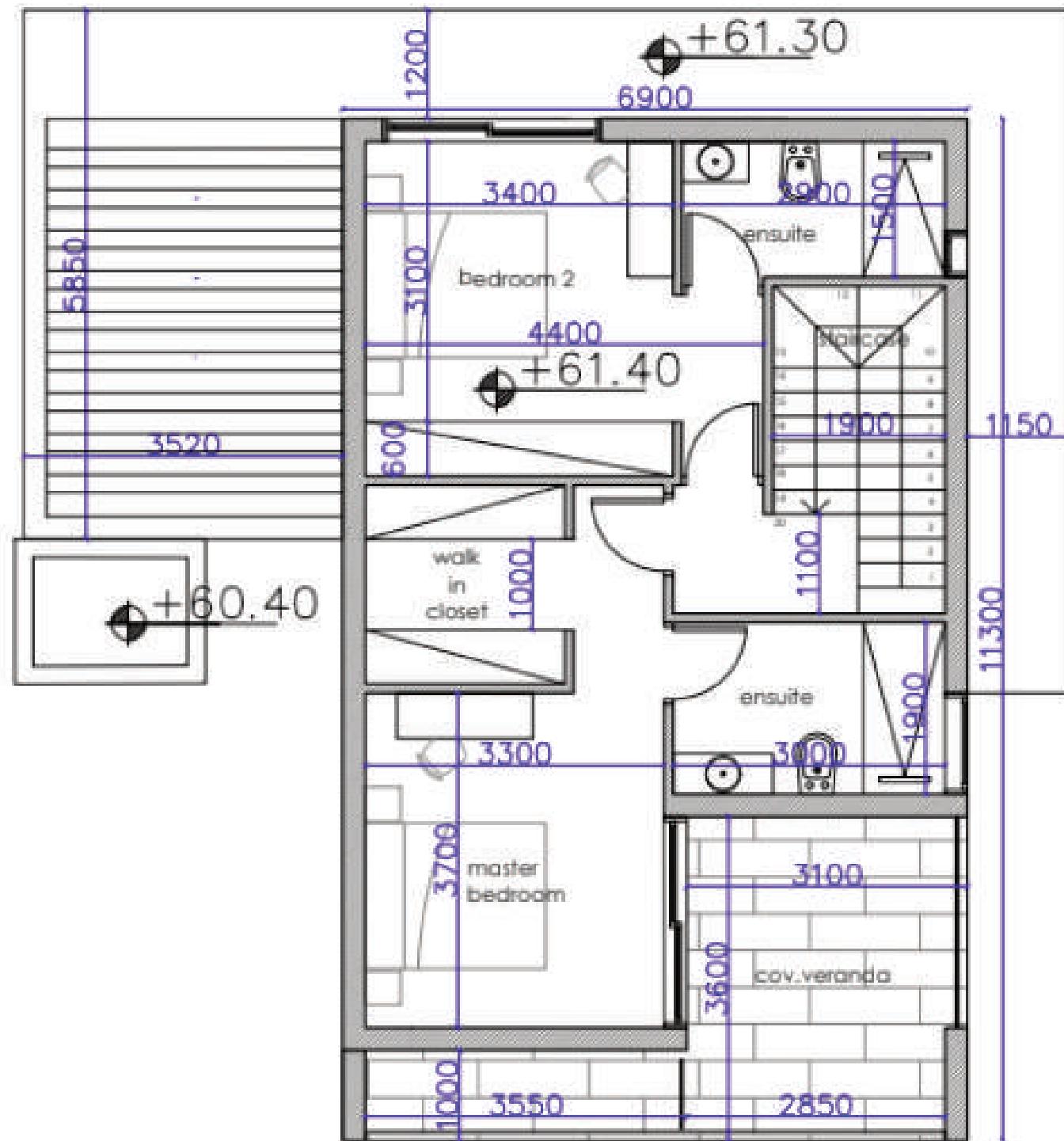
FIRST FLOOR  
SCALE 1:100



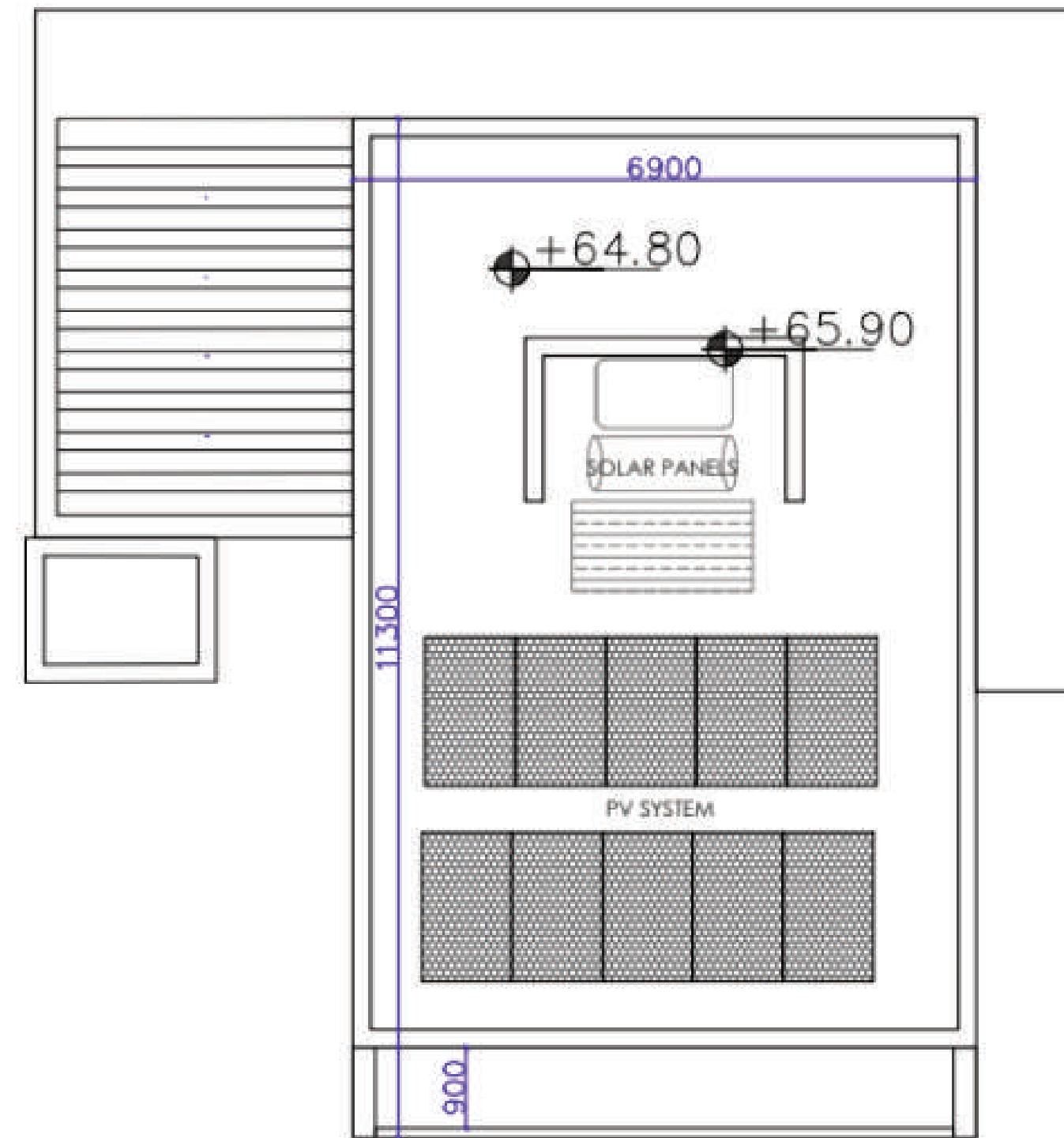
ROOF PLAN  
SCALE 1:100

Type & First & Roof

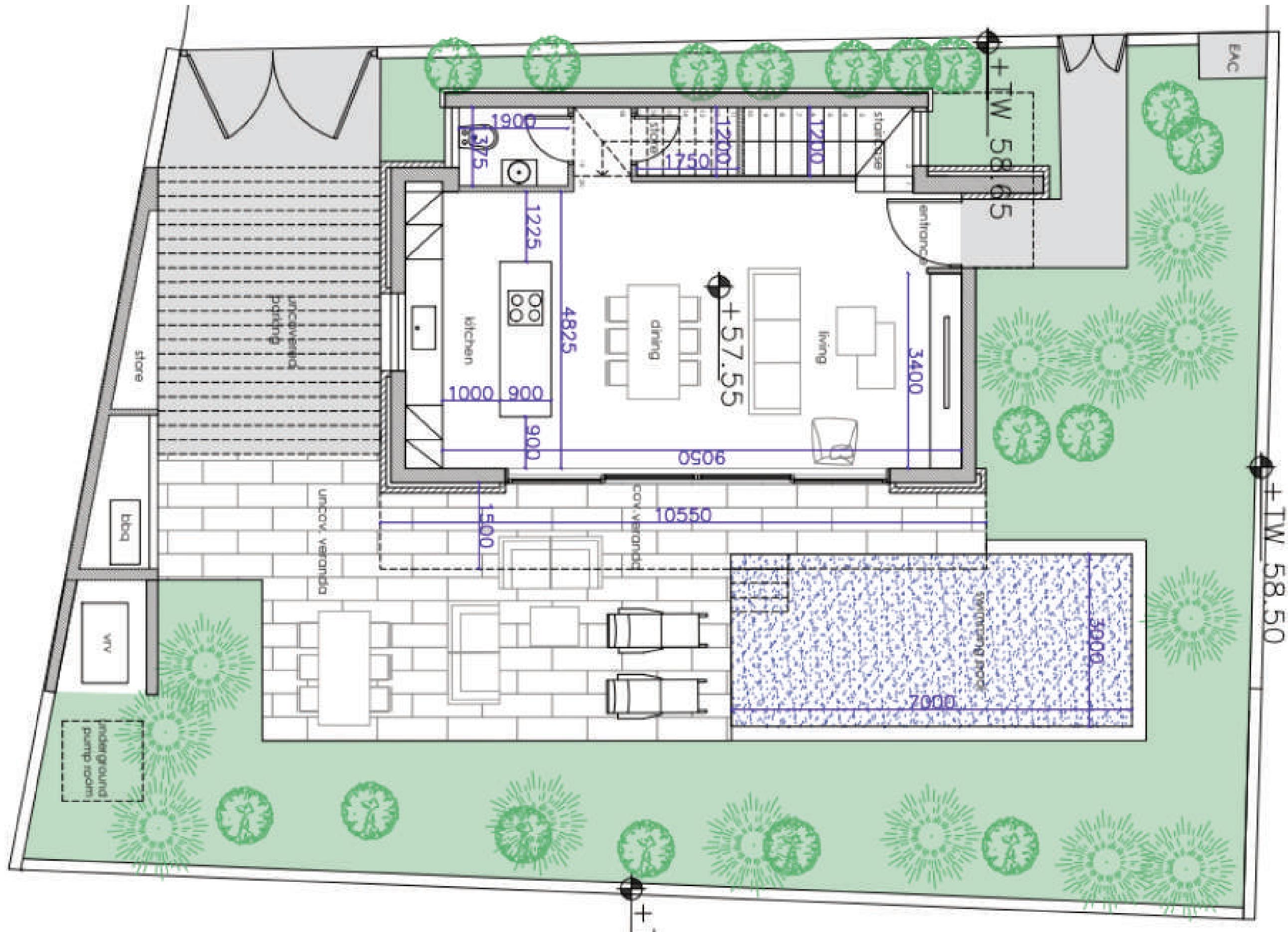


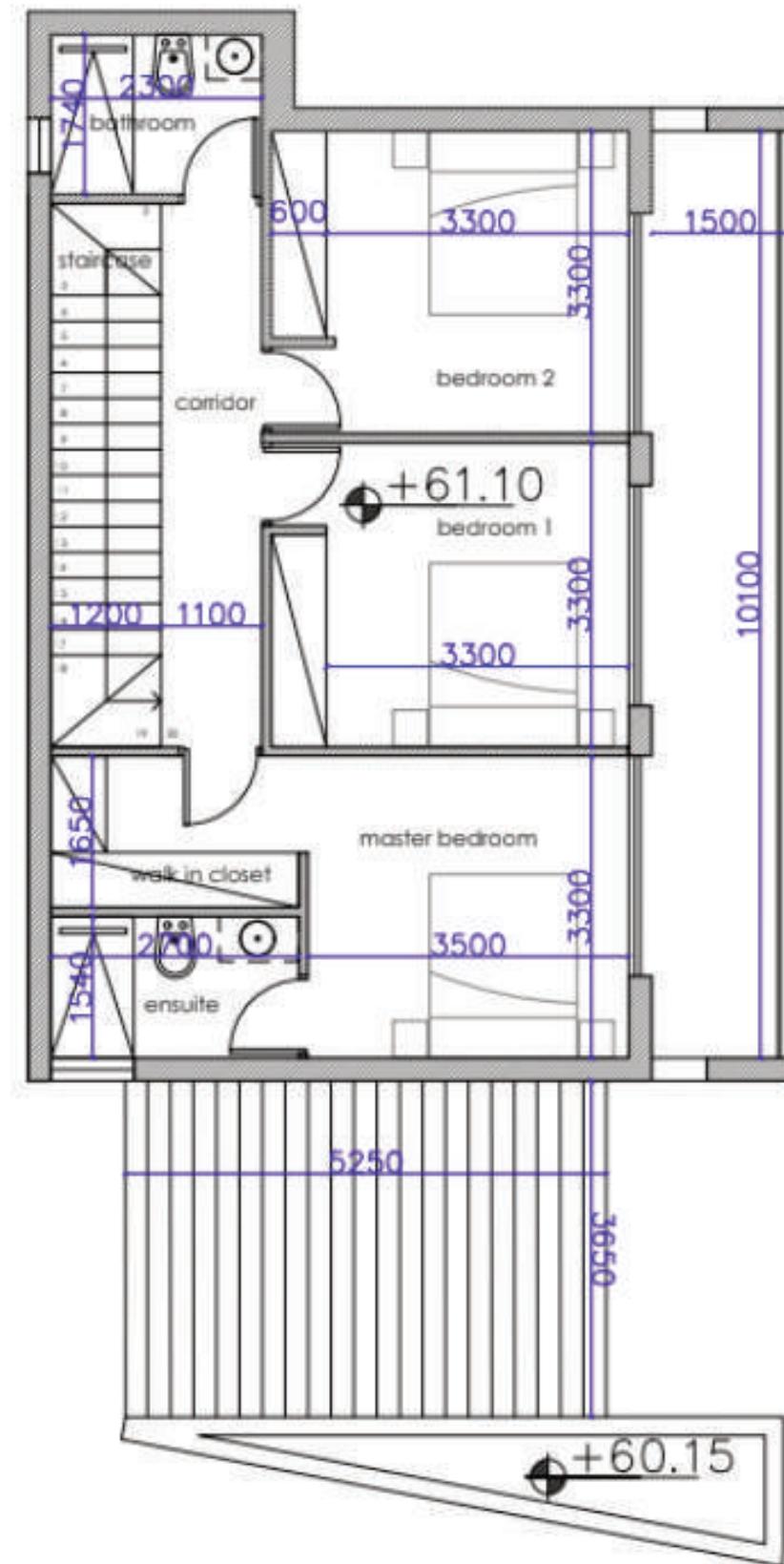


FIRST FLOOR  
SCALE 1:100

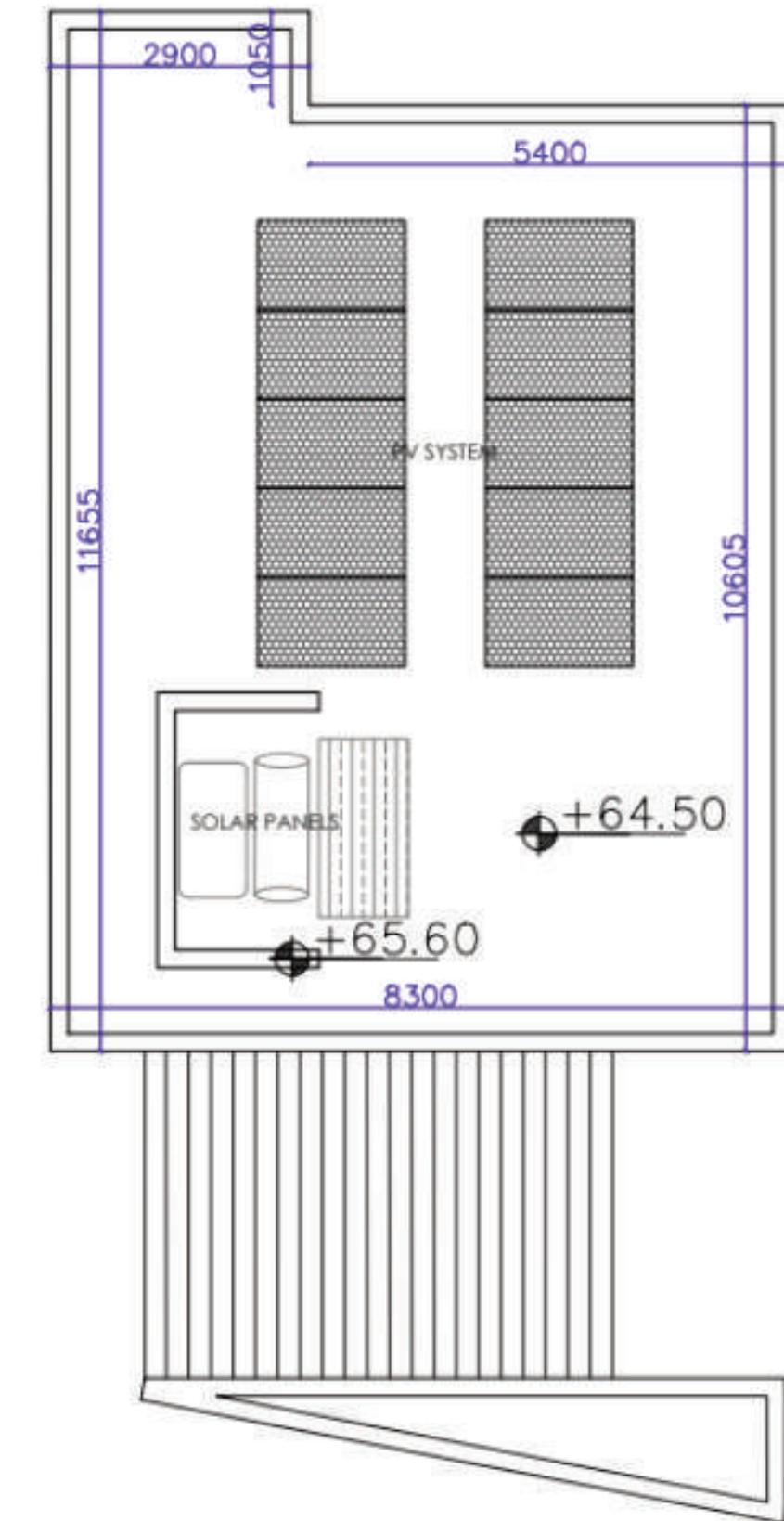


**ROOF PLAN  
SCALE 1:100**





FIRST FLOOR  
SCALE 1:100



ROOF PLAN  
SCALE 1:100

Type C - First Floor & Roof



# Features

- Underfloor Heating with independent zone control.
- VRV Cooling System
- High Ceilings (3.10m) & Tall Doors (2.40m)
- 5.2kW Photovoltaic Solar Panel System
- Full thermal insulation
- Energy-efficient slimline aluminum
- Category A Energy Rating
- Security System: Alarm & CCTV (4 cameras)
- Water pressure system & under-sink water filter in kitchen
- Bathrooms: walk-in showers, safety glass, wall-mounted toilets
- Private parking for 2 cars, electric gates, EV charger provision
- Barbecue area at kitchen level for outdoor entertaining
- Storage & plant room in every villa
- Optional swimming pool



# Exceptional Material & Finishes



\*actual design could differ from the images.

# Project Catalogue

VILLA NUMBER	Type	Bedrooms	Plot Size (m <sup>2</sup> )	Total Built Internal Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Covered Parking with beams (m <sup>2</sup> )	Storage (m <sup>2</sup> )
1	A	3	281	138	31.5	25	1.5
2	B	3	276	134	15.5	20	1.5
3	B	3	240	134	15.5	20	1.5
4	B	3	242	134	15.5	20	1.5
5	B	3	235	134	15.5	20	1.5
6	B	3	346	134	15.5	20	1.5
7	C	3	304	140	27.5	20	2.5
8	A	3	297	138	31.5	20	1.5
9	A	3	249	138	31.5	20	1.5
10	A	3	241	138	31.5	20	1.5
11	A	3	239	138	31.5	20	1.5
12	A	3	236	138	31.5	20	1.5
13	B	3	277	134	15.5	20	1.5

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VILLA NUMBER	Type	Bedrooms	Plot Size (m <sup>2</sup> )	Total Built Internal Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Covered Parking with beams (m <sup>2</sup> )	Storage (m <sup>2</sup> )
14	A	3	280	138	31.5	21	1.5
15	A	3	282	138	31.5	20	1.5
16	A	3	275	138	31.5	20	1.5
17	A	3	277	138	31.5	20	1.5
18	A	3	278	138	31.5	20	1.5
19	A	3	266	138	31.5	21	1.5

Special Features Included in the price	
5.2kW Photovoltaic System	€4.500 + VAT
VRV for cooling	€14.000 + VAT
Underfloor Heating	€18.000 + VAT
Alarm System	€1.500 + VAT
Electric Gate	€1.000 + VAT
Barbeque Area	€6.000 + VAT
<b>Total of €45,000</b>	<b>€45.000 + VAT</b>

Additional Features	
Swimming pool	€20,000 + VAT
Basic Furniture Package	€35,000 + VAT
Premium Furniture package	€45,000 + VAT