



Experience the true beauty
of craftsmanship with homes,
built to last a lifetime.



Cyprus Golden Properties's moto is that our clients' trust is the key to our success.

Thus, we offer our clients a wide range of services and our ultimate object is to set the bar higher to achieve greater excellence. We are not just another agency, but rather a trustworthy partner to whom you may redirect for any request. Whether you live in Cyprus or abroad, we aim at becoming your companion while you choose, design and move into an ideally functional home for you and your loved ones.

ABOUT PAPHOS

A Harmony of History, Beaches, and Luxury

Paphos, is a coastal city on the western part of the island, and a historic destination since it is believed to be the birthplace of Aphrodite. Various myths and traditions are closely connected to its long history and currently it offers visitors the opportunity to visit various archaeological sites of unique beauty.

The city is also famous for its great sandy beaches which are awarded with the Blue Flag every year, its luxurious tourism establishments, while it offers great services to adults and children who seek safety and quality of life.

Invest in Excellence.

A Prime Opportunity for Living or Investment in Paphos

 **Bedrooms:** 2

 **Bathrooms:** 2

 **Internal Covered Area Size:** 80 sqm

Welcome to an exclusive residential development in the heart of Geroskipou, Paphos. Designed for contemporary living, this complex offers luxury, sustainability, and convenience, making it an ideal choice for homeowners and investors alike.





Where Luxury Peaceful Living Meets Urban Accessibility

Discover a contemporary residential development consisting of 11 spacious two-bedroom apartments, thoughtfully designed for comfort and modern living. Each unit offers 80 m² of internal covered area and an additional 20 m² of covered veranda, along with private storage and covered parking. The penthouse units are enhanced with a private roof garden and BBQ area, ideal for relaxing or entertaining. Construction is scheduled to begin in December 2025.

AMENITIES

- Photovoltaic system
- Cooling system: split units
- Provision for underfloor heating
- Energy efficiency class A
- Built-in sanitation
- Electric car charger
- Thermal aluminum double-glazed windows
- Provision for security system
- Landscaped gardens





STRUCTURE

The building is being constructed in accordance with European seismic regulations, and the structure consists of a unified foundation slab, columns, beams, and slabs made of reinforced concrete and high-strength steel reinforcement B500C.

WALLS

- External Walls:** The external walls are constructed either from perforated bricks with a thickness of 25cm or from exposed reinforced concrete. In cases where the walls are made of perforated bricks, a certified external thermal insulation system is applied, consisting of expanded polystyrene (EPS) with a thickness of 8 cm. This system is designed to ensure an energy efficiency rating of Class A, according to energy upgrading standards. The final surface is finished with an acrylic plaster of the "graffiato" type. In cases where the external walls are made of exposed reinforced concrete, the thermal insulation is installed internally.
- Internal Walls:** The internal walls are constructed either from perforated bricks with a thickness of 10cm or from drywall (plasterboard). In the case of brick walls, a two-layer plastering is applied. In both cases (brick or plasterboard), the final surfaces are prepared with three layers of spatula, followed by three layers of emulsion in white colour.

THERMAL AND WATERPROOFING INSULATION

- Facade:** A certified thermal insulation system with 8 cm thick polystyrene is applied to ensure an energy efficiency rating of Class A.
- Roof:** Extruded polystyrene (8 cm), pouring concrete, and 4 mm asphalt membrane are installed.
- Bathrooms/Shower Areas:** Waterproofing is applied in two layers using MAPEI products.
- Terraces/Balconies:** Waterproofing is applied in two layers using MAPEI products.
- Horizontal Foundation Surfaces:** Waterproofing is applied in two layers using MAPEI products.

ALUMINUM

Thermal insulation aluminium from MUSKITA with double glazing of 6+5 mm I-Plus. MU114/MU144 profiles are used for sliding windows and doors, and MU2500/MU2750 profiles for casement and tilt-and-turn windows. Provisions for mosquito nets are included in all frames.

MAIN ENTRY DOOR (FOR BUILDING)

Made of Marine wood, MDF, or aluminium with glass, chosen by the architect or according to the design plans.

FLOORS AND FINISHES

- Interior Spaces:** Ceramic tiles up to 40 €/m² + VAT (catalogue price), buyer's choice.
- Bedrooms:** Laminate flooring up to 25 €/m² + VAT (catalogue price), buyer's choice.
- Bathrooms/Shower Areas:** Ceramic tiles up to 40 €/m² + VAT (catalogue price) on floors and walls up to the ceiling, buyer's choice.
- Terraces/Balconies:** Anti-slip ceramic tiles up to 35 €/m² (catalogue price), buyer's choice.
- Parking Spaces and Hallways:** Polished concrete.

* An options catalogue is attached.

SANITARY WARE

All sanitary ware and accessories will be of European origin and of excellent quality, selected from renowned manufacturers such as Grohe, Hansgrohe, Ideal Standard, Gala, or other similar brands. All mechanisms for toilets and mixers in the sanitary spaces are concealed.

* An options catalogue is attached.

MARBLES AND GRANITES

- Stairs:** The interior stairs are clad with first-quality Kavala marble, with a purchase value of up to 50 €/linear meter plus VAT.
- Kitchen:** The kitchen countertops, backsplash (60 cm high kitchen wall covering), and the island are clad with synthetic granite, with a purchase value of up to 210 €/linear meter plus VAT, chosen by the buyer.
- Washbasins:** The washbasins are finished with marble or synthetic granite, with a value of up to 170 €/linear meter plus VAT, chosen by the buyer.
- Windowsills:** The window sills are made of marble, which is selected by the architect.

PROTECTIVE RAILINGS

Protective railings are installed on stairs and/or balconies, with a height in accordance with the applicable urban planning and building regulations. The railings are made either from metal elements or glass panels, depending on the design of the project. The choice of design, materials, and colors is made by the architect.

CARPENTRY

- Kitchen:** The kitchen cabinet frames are made of melamine in white colour. The doors, cabinets, and drawers are made of MDF, baked-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type. The total height of the kitchen will reach up to the false ceiling.

- Wardrobes:** The wardrobe frames are made of melamine in white colour. The doors are made of MDF, baked-painted, with a glossy or semi-matt finish, in a colour chosen by the buyer. All opening and closing mechanisms will be soft-close type. The interior of the wardrobes includes drawers, hanging rails, and wooden dividers. The wardrobes will be built-in and installed up to the ceiling height.
- Interior Doors:** Made of MDF wood, baked-painted in a glossy or semi-matt finish, in a colour chosen by the customer. The door handles are silver or black, also chosen by the customer.
- Bathroom Furniture:** Wash Basin furniture made from the carpenter. Dimensions available according to the Drawings and final Measurements on site. Structure are made of melamine in white colour and the Doors are made of MDF 18mm Painted with glossy or semi matt, Colours chosen by the buyer.

HEATING

Provision is made for underfloor heating, which includes the necessary piping and infrastructure in the building's floor. The installation of a heat pump is not included in the basic construction and is an additional charge, subject to agreement with the buyer.

AIR CONDITIONING

A split unit air conditioning system is installed in all the main areas of the building, in accordance with the requirements and specifications of the approved mechanical study. The equipment is from Hisense, inverter technology, with an energy class A rating. All units have Wi-Fi connectivity capabilities.

PLUMBING

The installation is carried out using a pipe-in-pipe system and certified German PVC pipes. Cold and hot water is provided to all areas. A central pressure system and a solar water heating system with a solar water heater, panels, and pressure system are installed. Provision is made for a water filter and softener. The installation of the water filter and softener is an additional charge.

ELECTRICAL

All works and materials will be following the 17th Edition of the Electrical Installation Regulations and the specifications of the Cyprus Electricity Authority (EAC), ensuring full adherence to safety and functionality standards. The residence will be supplied with three-phase electricity, according to the requirements of the electrical study and approval from EAC. All switches and sockets will be from Legrand, in white colour.

- Kitchen:** Double and single sockets, heater switch points for oven, microwave, electric hob, extractor fan, refrigerator, and dishwasher.
- Living/Dining Room:** Double and single sockets, television, telephone, antenna, and internet points, A/C heater switch.
- Bedrooms:** Double and single sockets, television and internet points, A/C heater switch
- Bathrooms/ Shower Areas:** Single socket for shaver, point for towel rail.

General Points:

- Single waterproof socket for verandas and balconies.
- Solar water heater and pressure system switches.
- Points for washing machine and clothes dryer.
- Motion detection sensor in the parking area.

INTERIOR LIGHTING

Only the luminaires installed in the false ceiling are included. The rest are the responsibility of the owner, or they will be purchased and installed if the furniture package is also agreed with an extra cost.

SYSTEM FOR ELECTRIC CURTAINS AND BLINDS

Wired provision is made for an electric curtain and blinds system in all window frames.

SECURITY SYSTEM

Wired provision is made for an alarm system with motion sensors. The full installation of the alarm system is an additional charge. Additionally, installation of an intercom system, which will include an internal screen, and an external entrance camera is included.

ELECTRIC CAR CHARGER

Provision is made for an electric car charger in the parking area.

PHOTOVOLTAIC SYSTEM

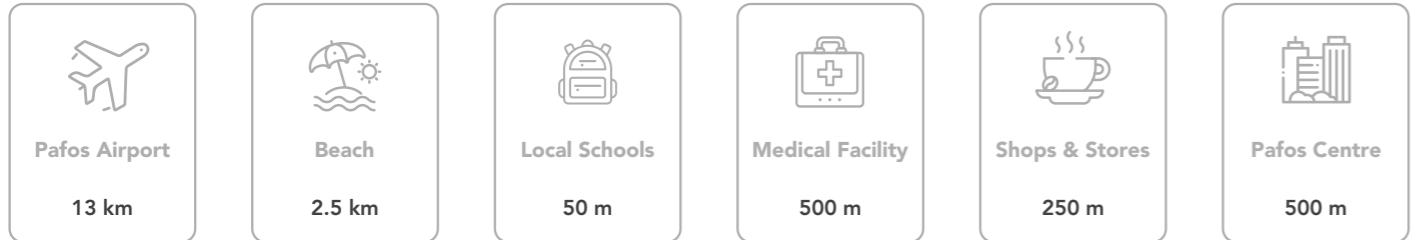
A photovoltaic system with a capacity of 2kW is installed for each apartment.

ELEVATOR

An elevator from the company KONE will be installed. The floor of the cabin will be clad with marble selected by the architect.

GARDEN

Landscaping in the common areas with plants and an automatic irrigation system.



Experience the Best of Paphos Living

UNIT	BEDR/S	BATH/S	INTERNAL COVERED AREA	COVERED BALCONY (M2)	COVERED BALCONY WITH LOUVERS	TOTAL COVERED AREA (M2)	UNCOVERED BALCONY (M2)	UNCOVERED ROOF TERRANCE (M2)
101	2	2	80	23	-	103	-	-
102	2	2	80	23	-	103	-	-
103	2	2	80	23	-	103	-	-
104	2	2	80	23	-	103	-	-
201	2	2	80	23	-	103	-	-
202	2	2	80	23	-	103	-	-
203	2	2	80	23	-	103	-	-
204	2	2	80	23	-	103	-	-
301.P	2	2	80	23	-	103	-	68
302.P	2	2	80	23	-	103	-	68
303.P	2	2	85	16	18	119	50	-

ROOF TERRACE COVERED BBQ (M2)	ROOF TERRACE COVERED BBQ WITH LOUVERS(M2)	TOTAL ROOF TERRACE (M2)	STORAGE GROUND LEVEL (M2)	STORAGE ROOF LEVEL (M2)	PLANTER (M2)
-	-	-	2.4	-	-
-	-	-	2.7	-	-
-	-	-	2.6	-	-
-	-	-	2.7	-	-
-	-	-	4.2	-	-
-	-	-	4.4	-	-
-	-	-	2.2	-	-
-	-	-	2.4	-	-
9	13	90	3.5	4.3	-
9	13	90	3.3	4.3	-
-	-	-	3.5	-	27