



CYPRUS  
GOLDEN PROPERTIES



## LOCATION

Geroskipou, Paphos,  
Cyprus

## DEVELOPMENT

15 Luxury Villas



# The Development

Nestled in the idyllic hills of Geroskipou, this development redefines modern luxury living through its exclusive boutique development of 15 detached villas. Each residence is meticulously designed to offer unparalleled privacy, superior craftsmanship, and an array of high-end features for a truly bespoke lifestyle.

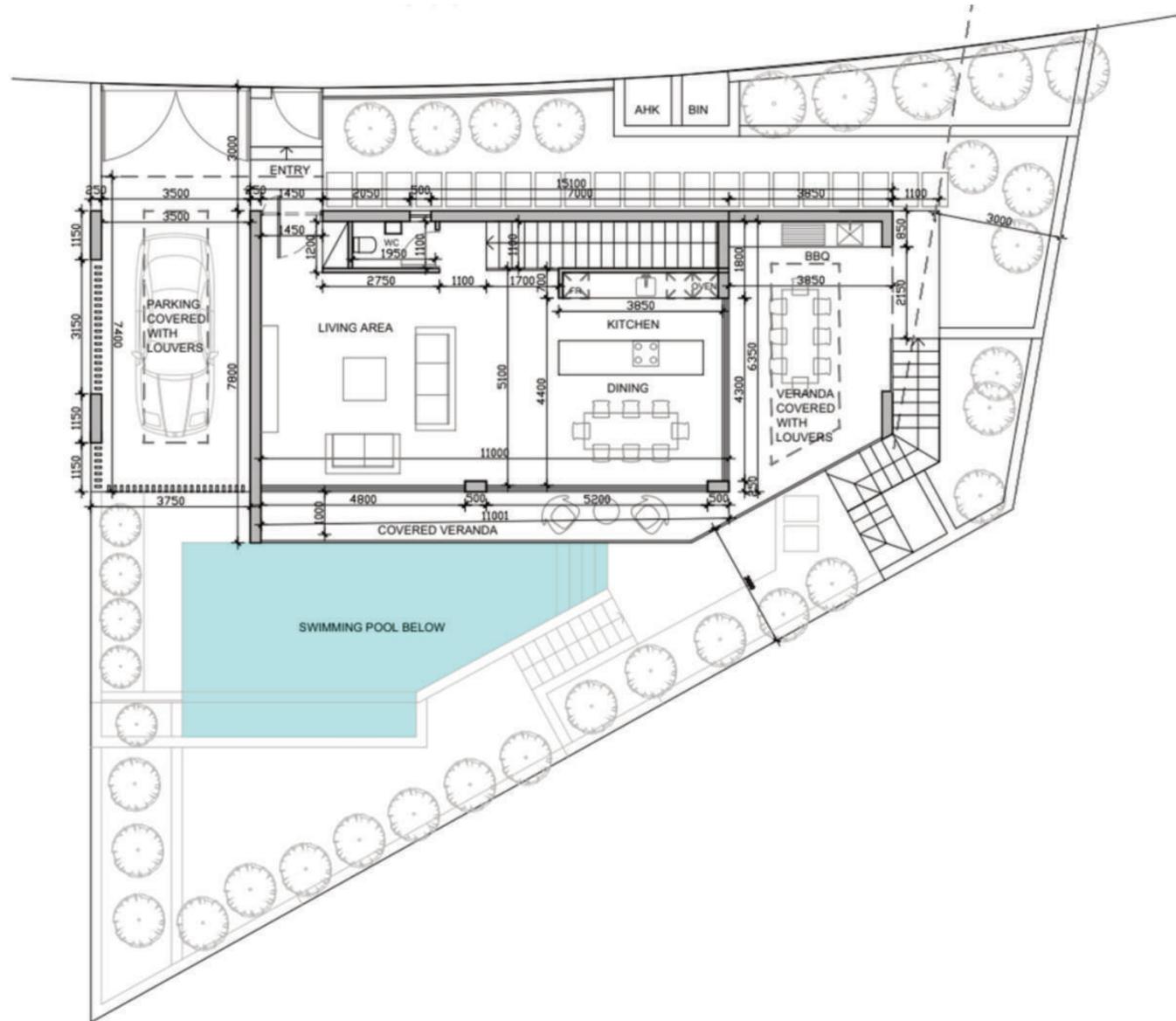
Situated in a prime elevated location, the development boasts panoramic views of the sea, cityscape, and surrounding landscapes. The villas showcase cutting-edge architectural design, expansive interiors, and open-plan living spaces with soaring ceilings. Floor-to-ceiling sliding doors and windows flood the homes with natural light, creating a seamless connection between indoor and outdoor spaces.

Strategically positioned, the development offers easy access to the city center, highways, and local amenities, while its tranquil setting ensures a serene retreat from the bustle of everyday life.

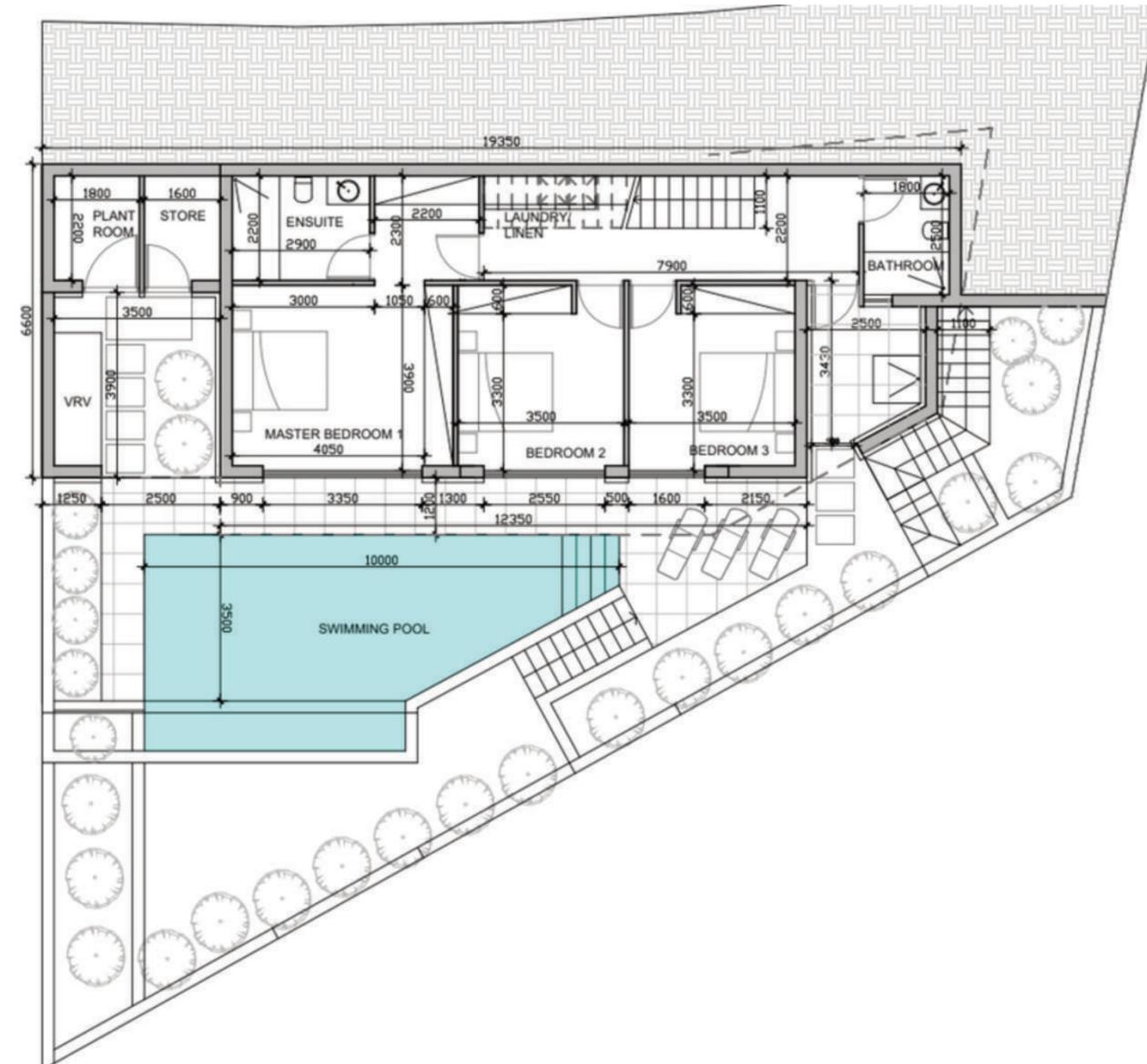




# Villa 1 - Architectural Plans

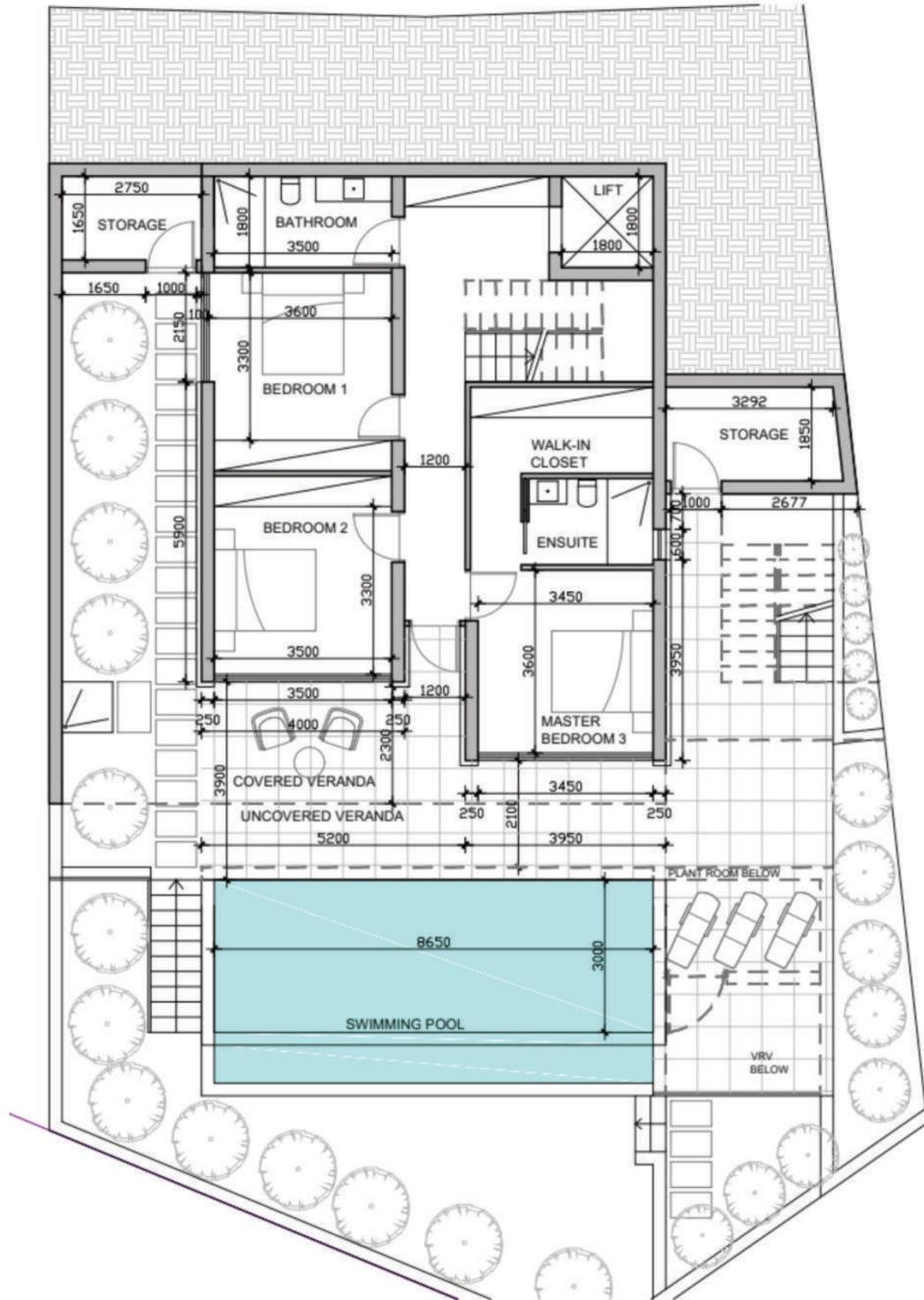


Ground Floor

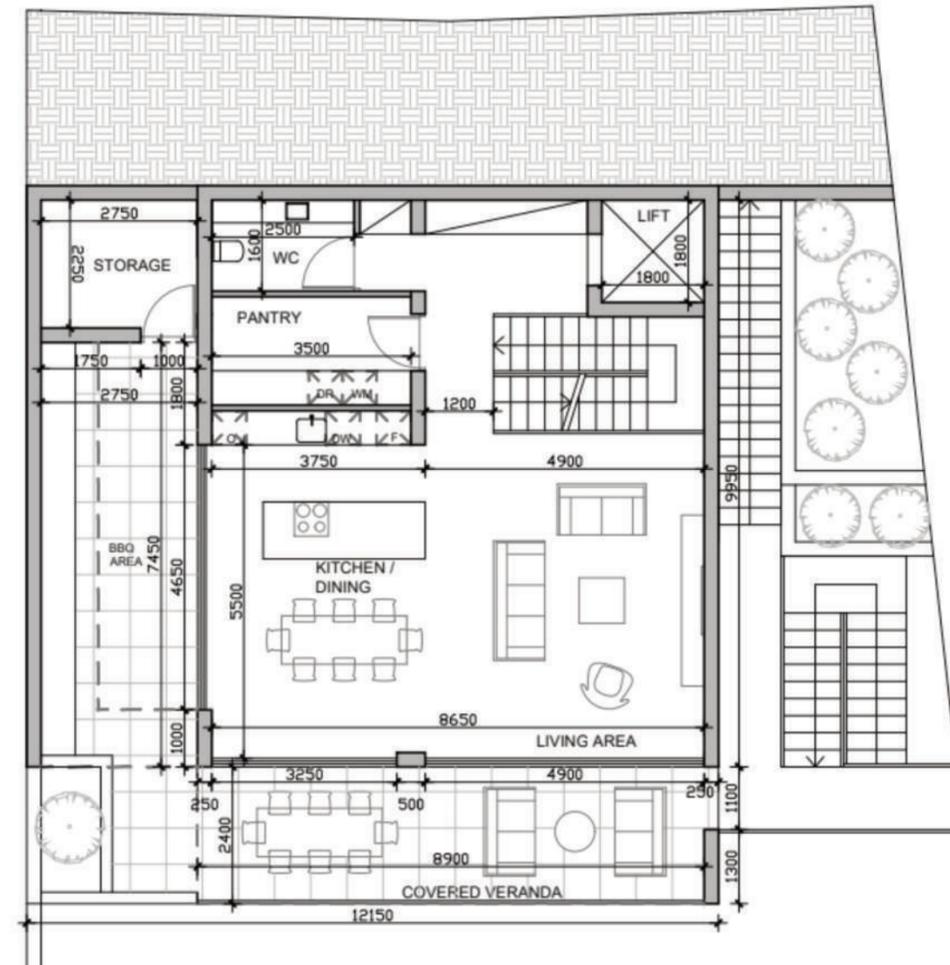


First Floor

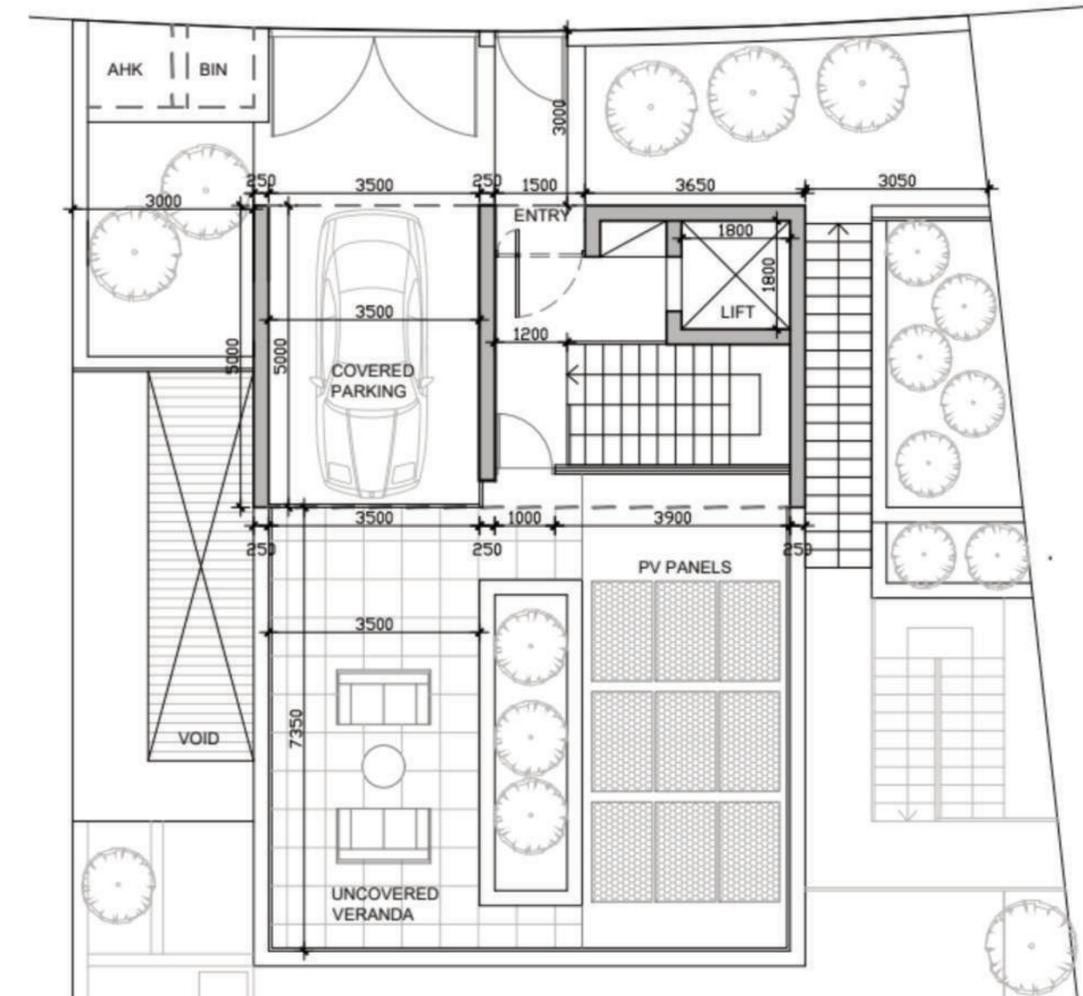
# Villa 2 - Architectural Plans



Ground Floor

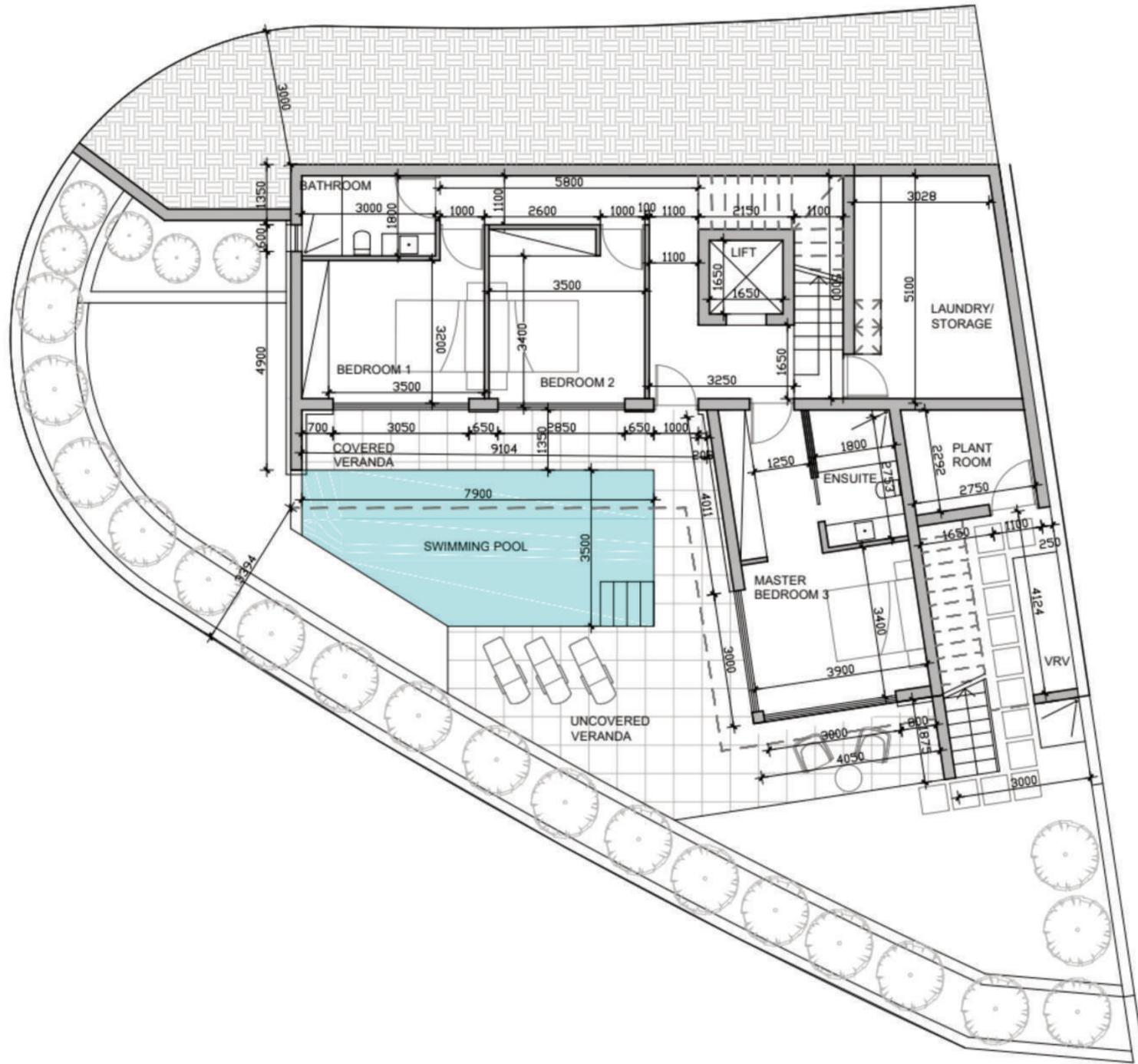


First Floor

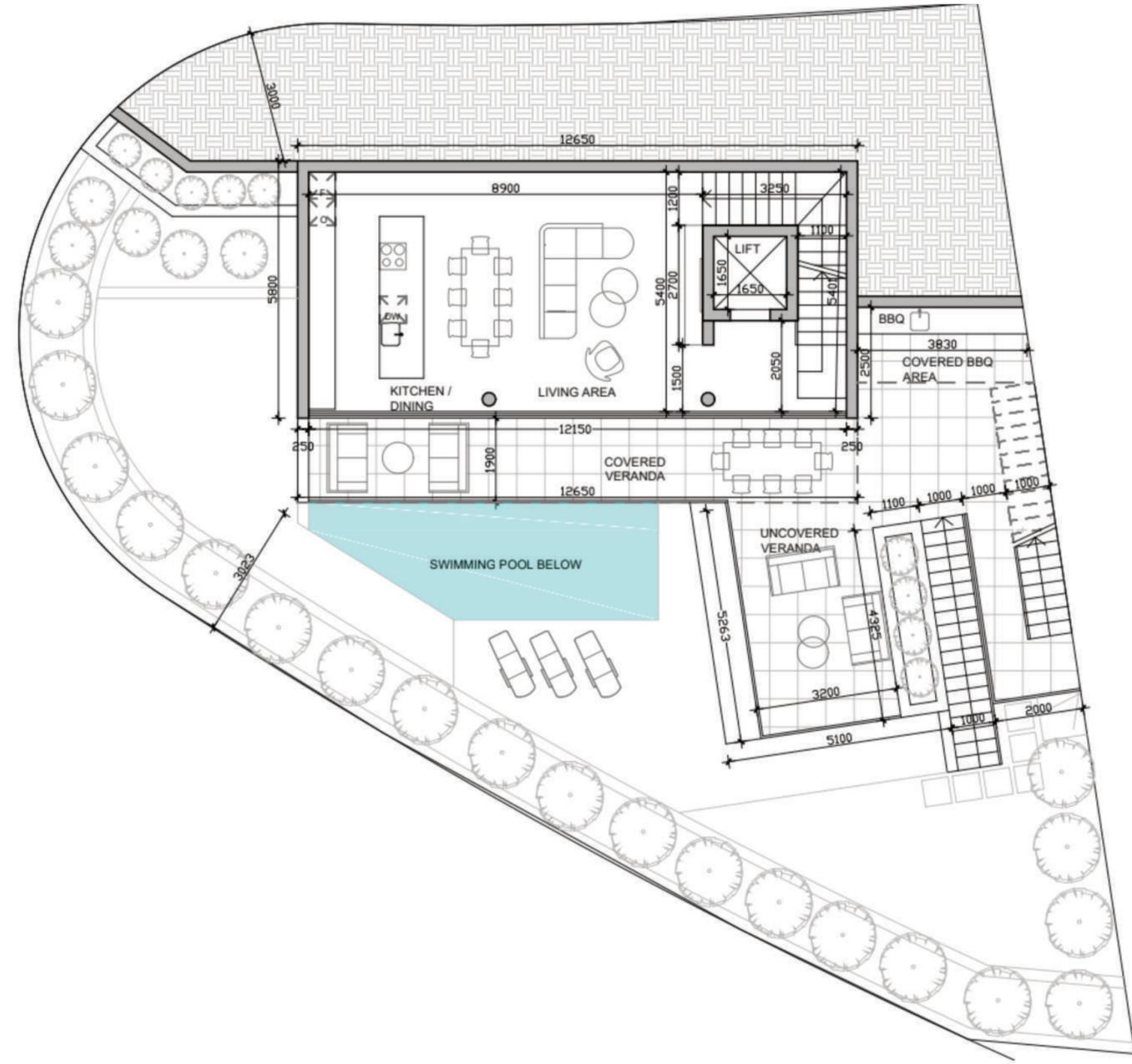


Roof Terrace

# Villa 3 - Architectural Plans

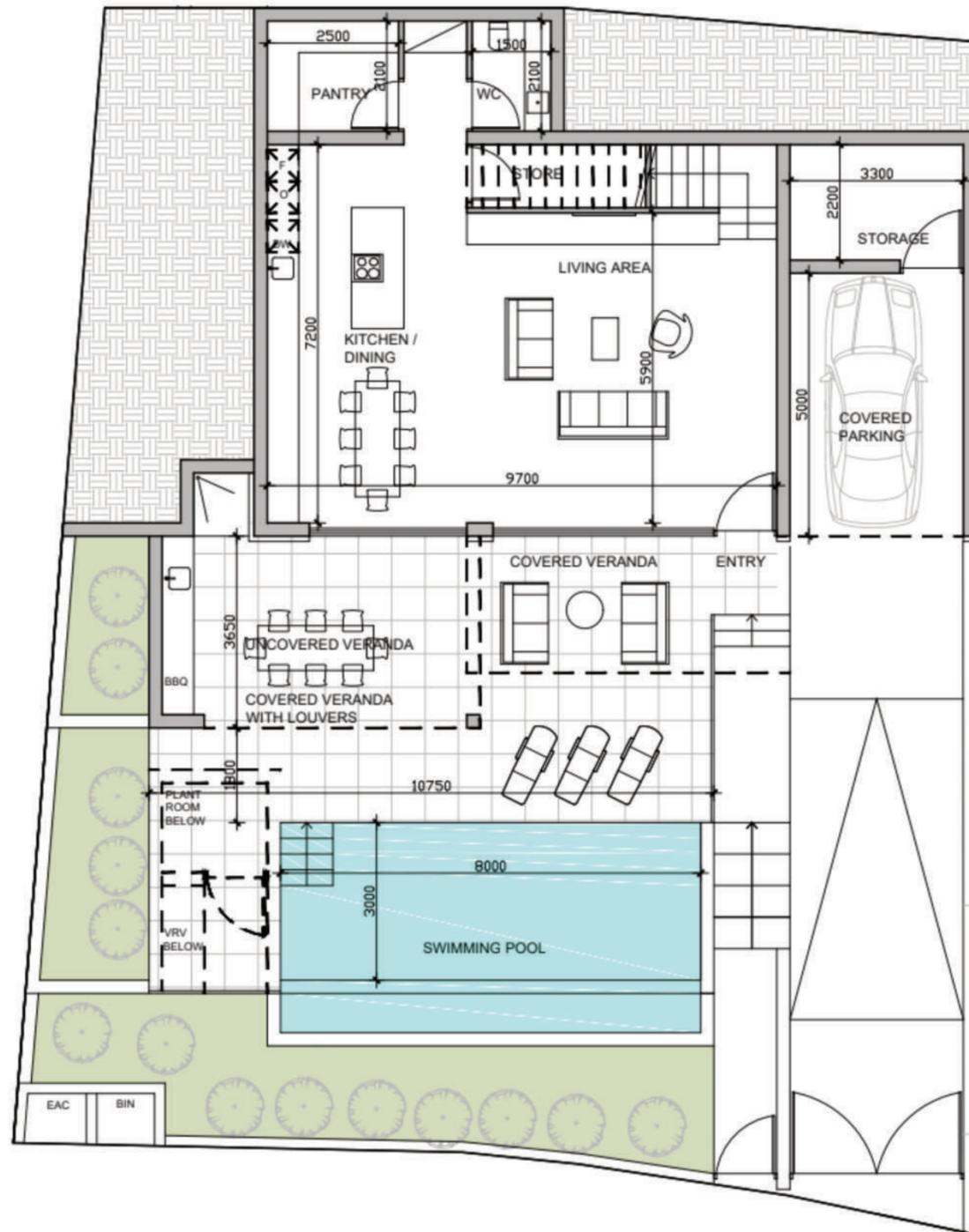


Ground Floor

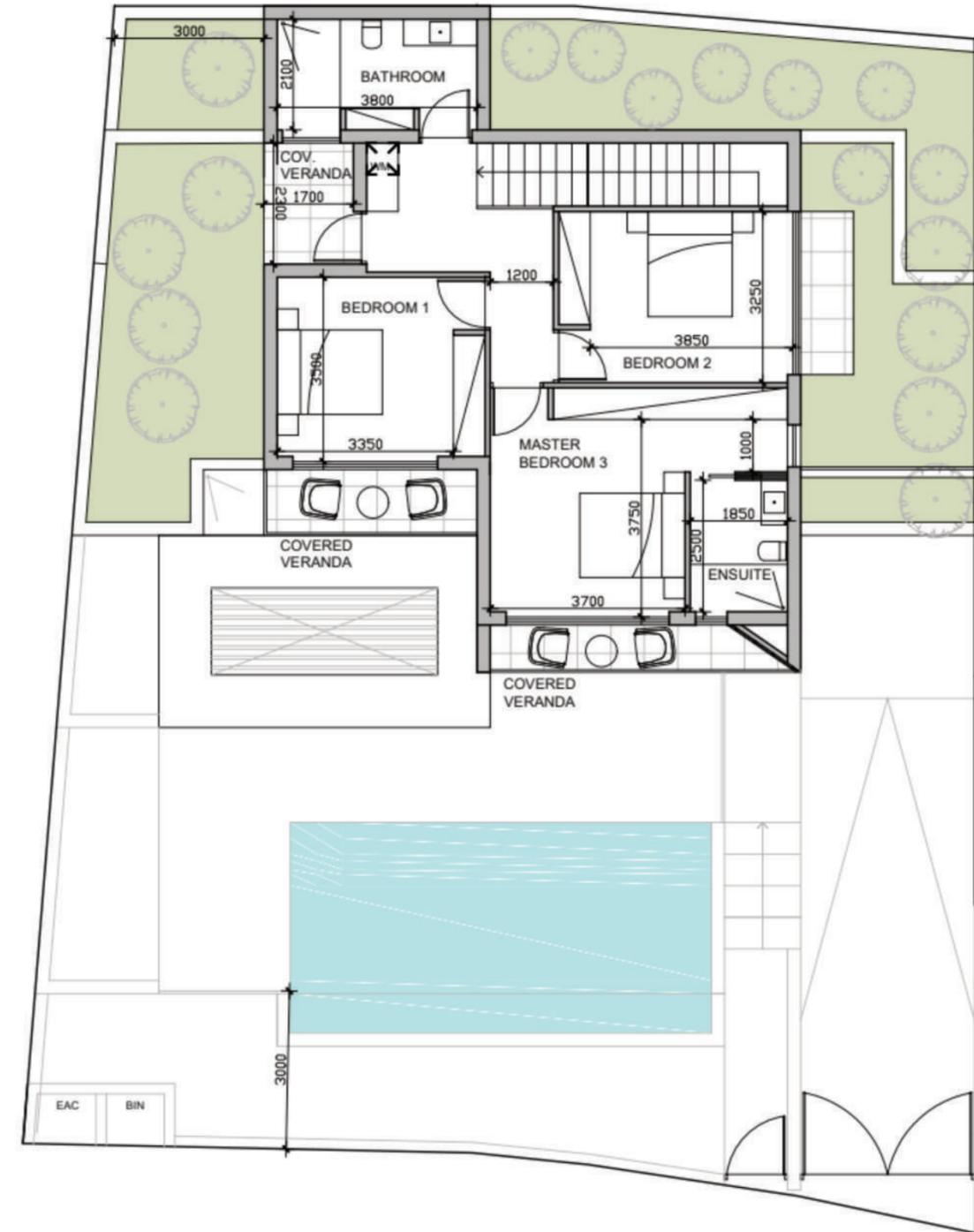


First Floor

# Villa 4 - Architectural Plans

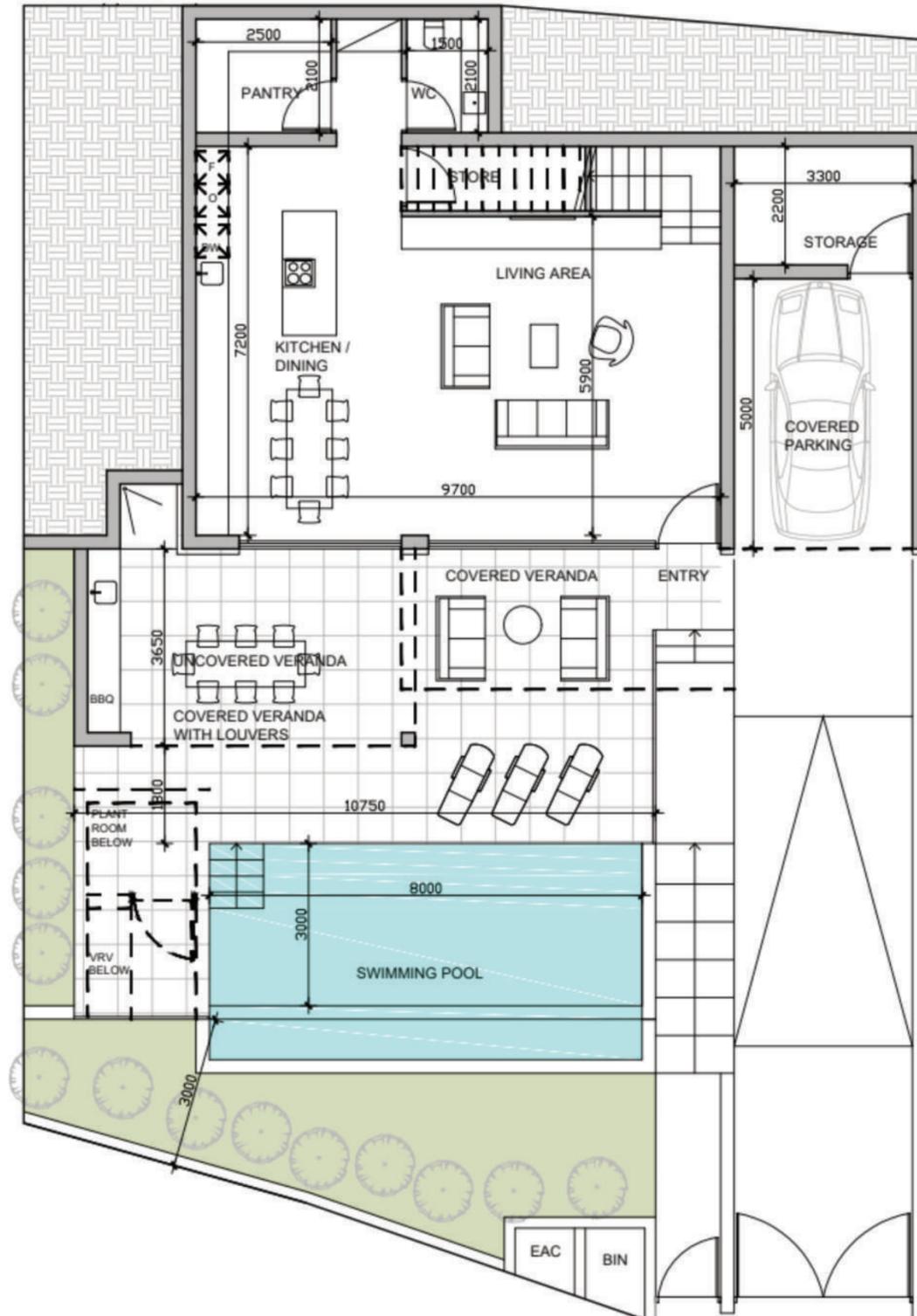


Ground Floor

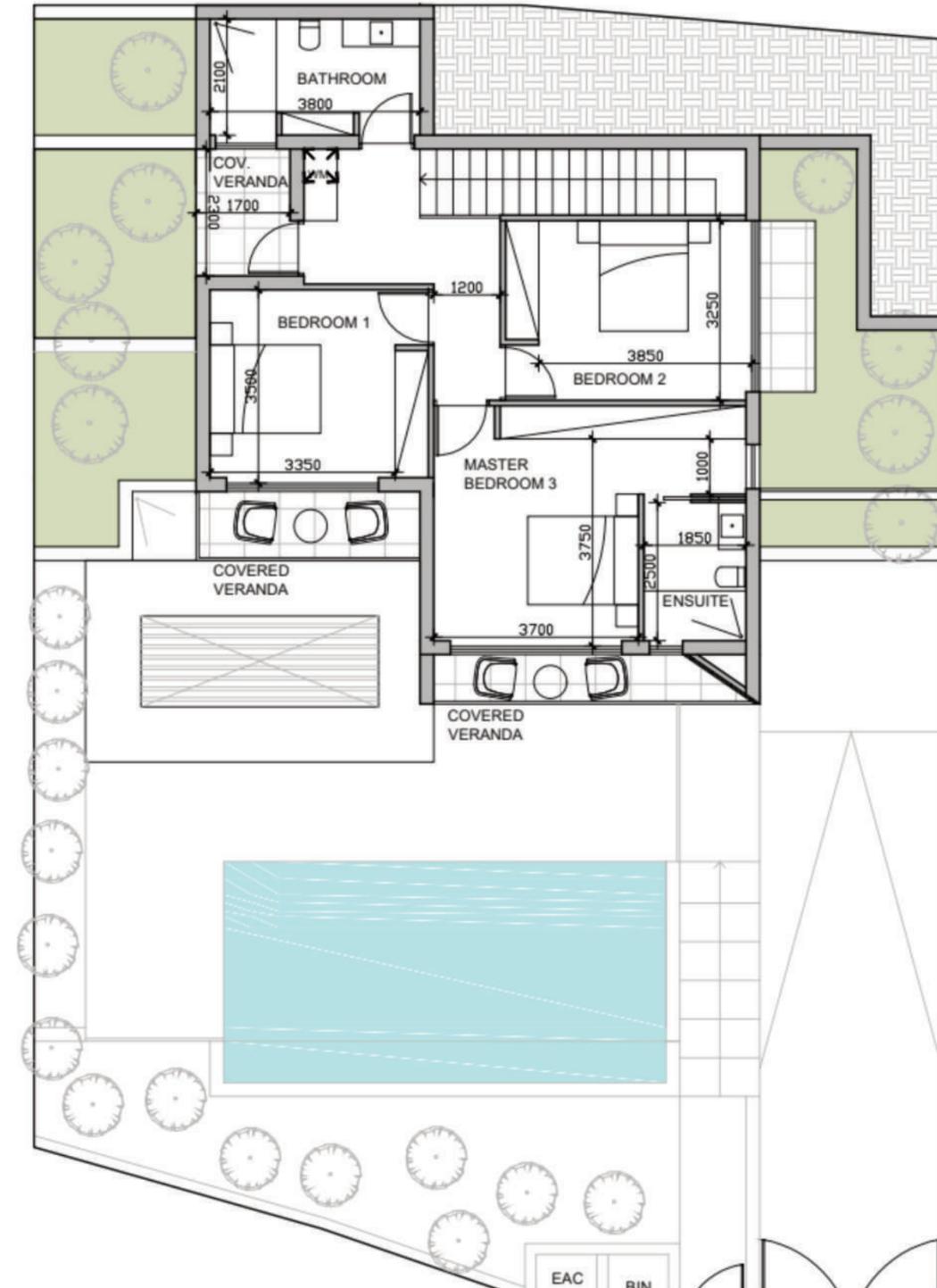


First Floor

# Villa 5 - Architectural Plans

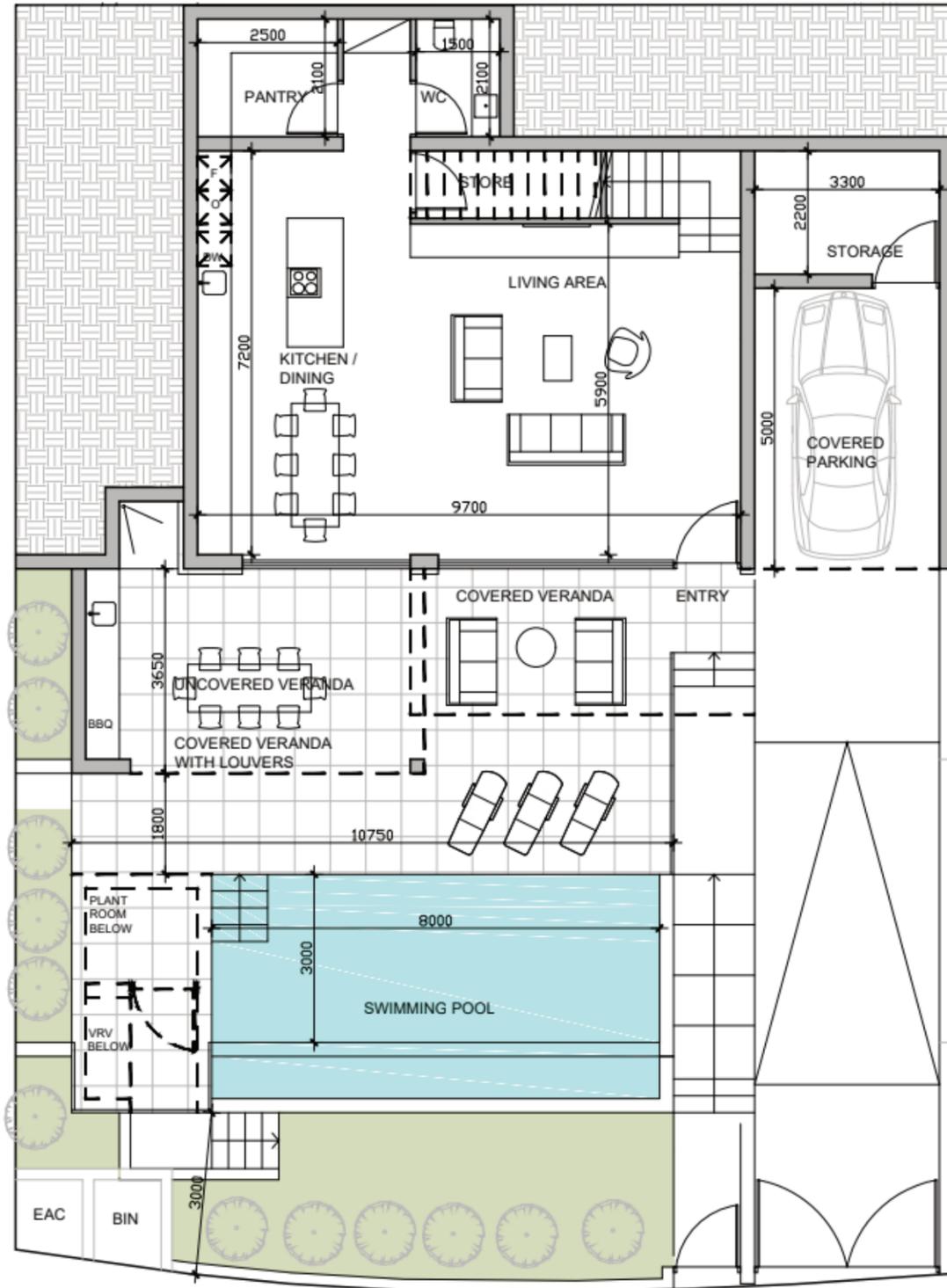


Ground Floor

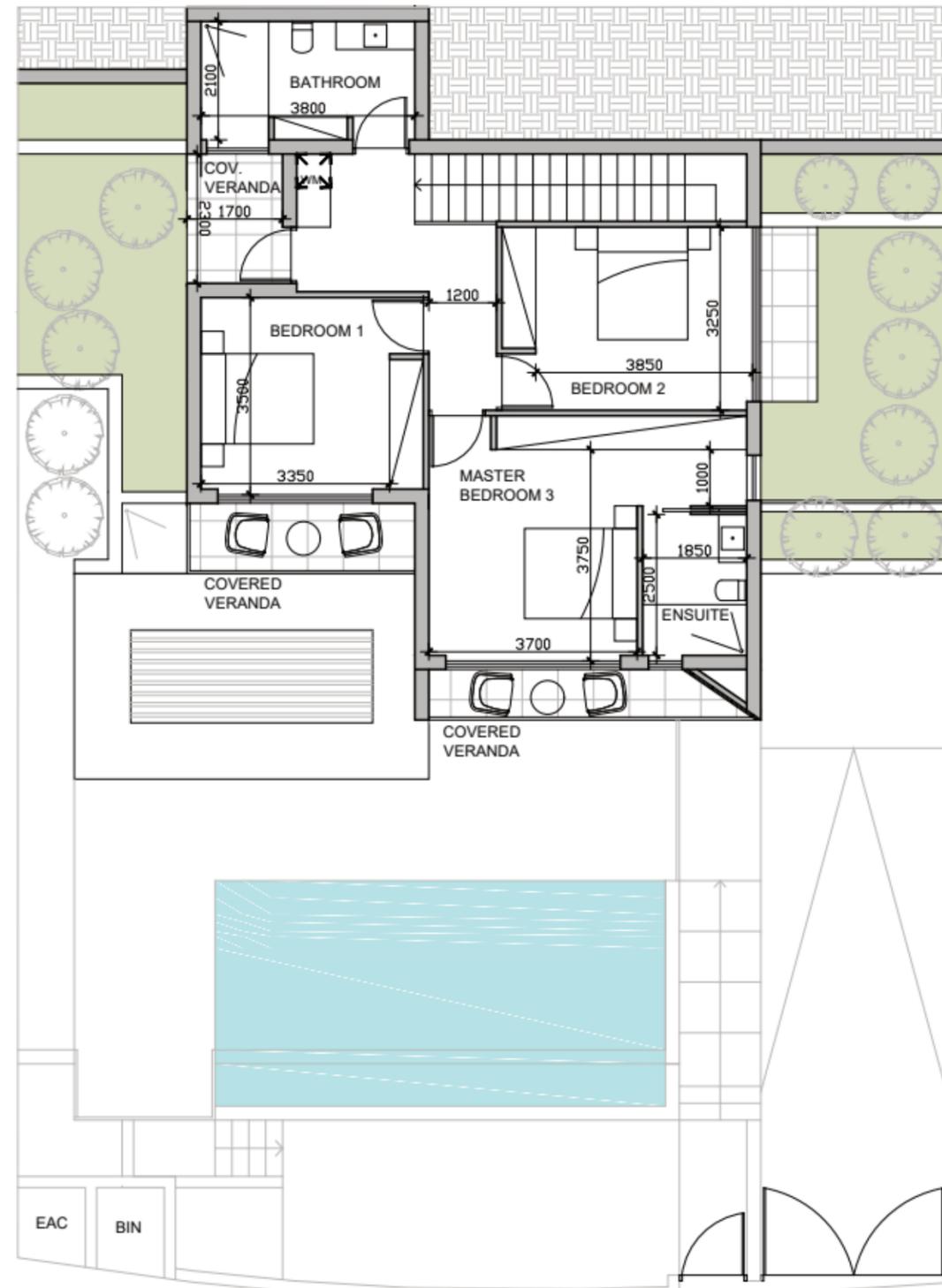


First Floor

# Villa 6 - Architectural Plans

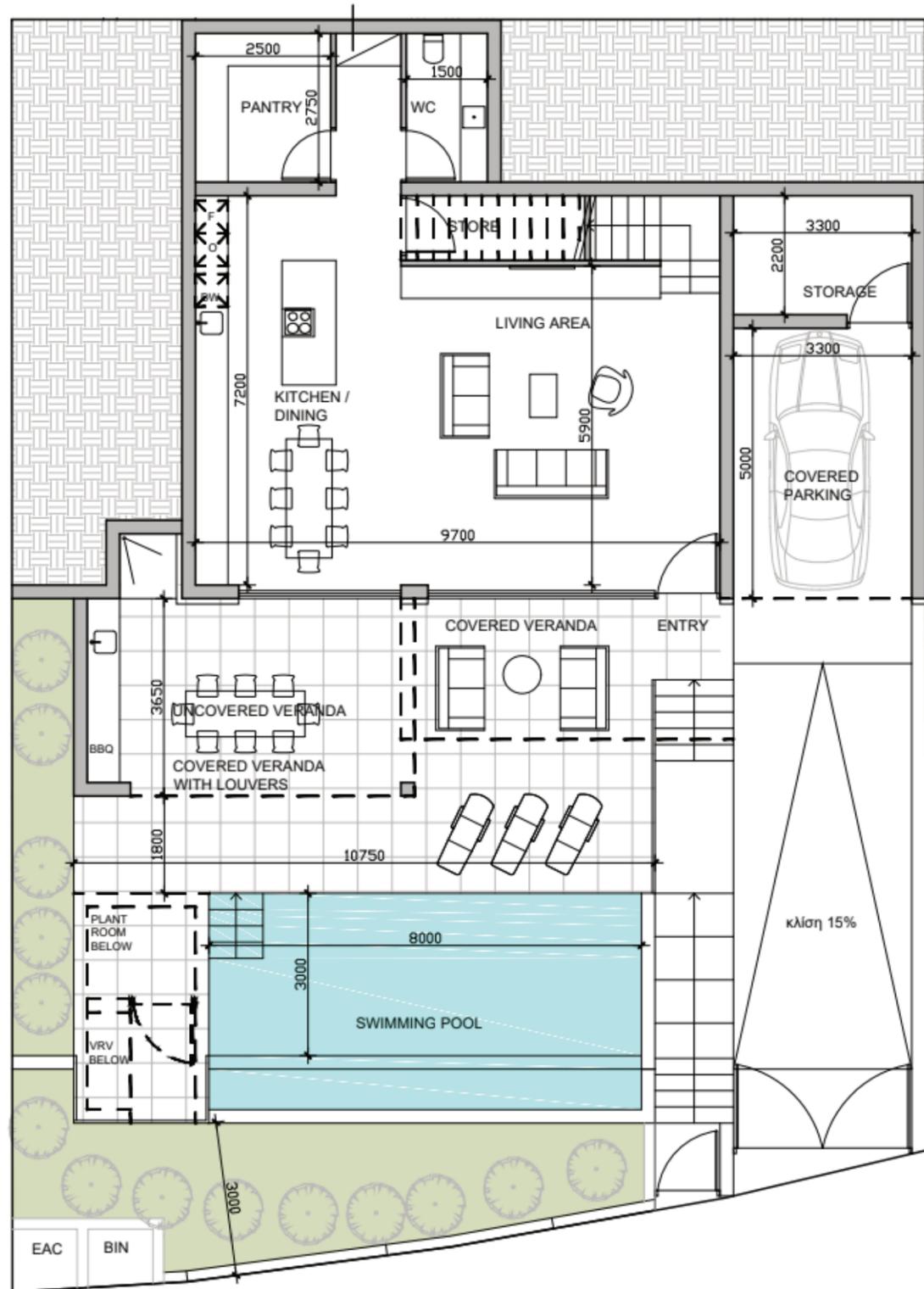


Ground Floor

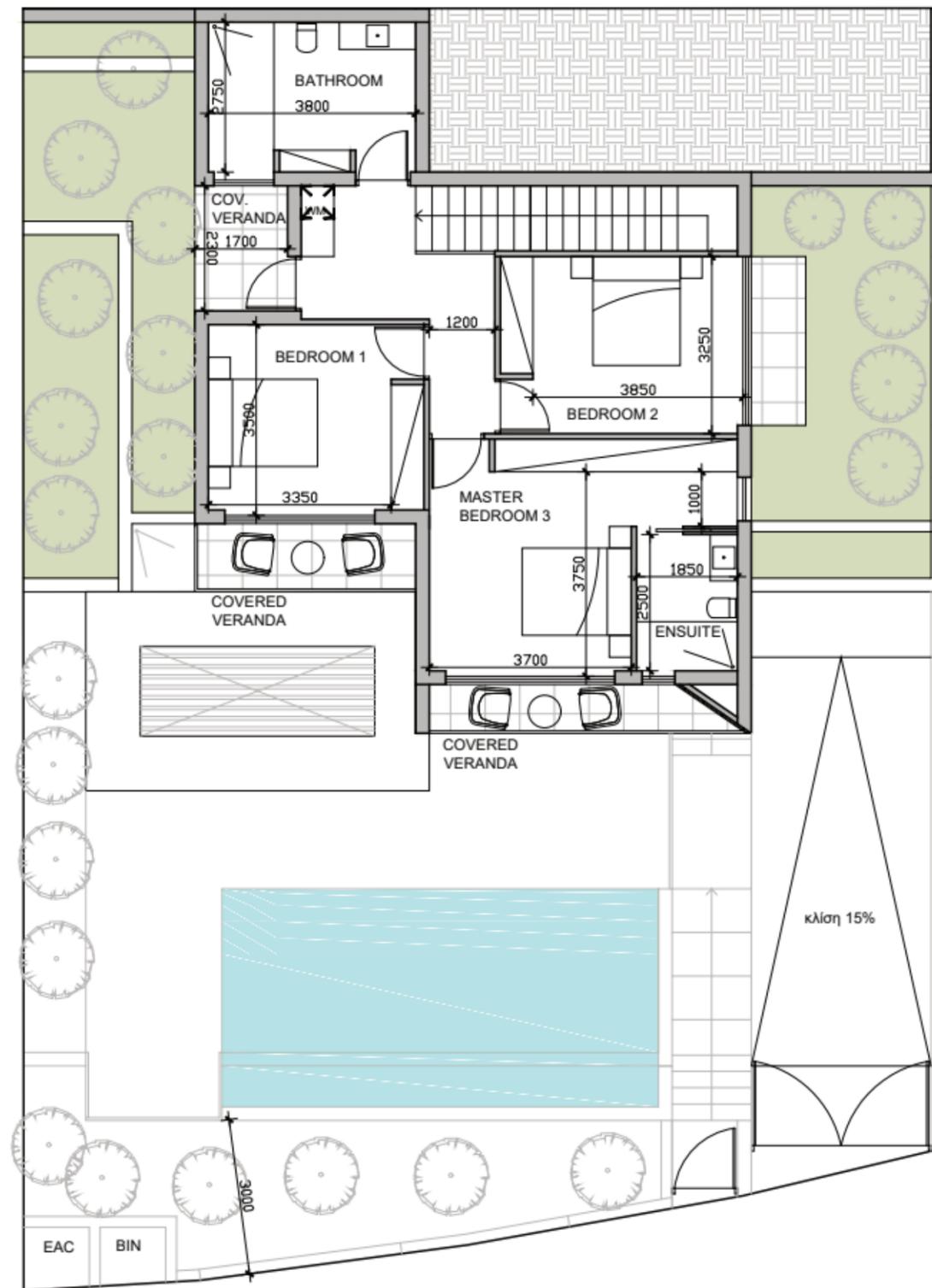


First Floor

# Villa 7 - Architectural Plans

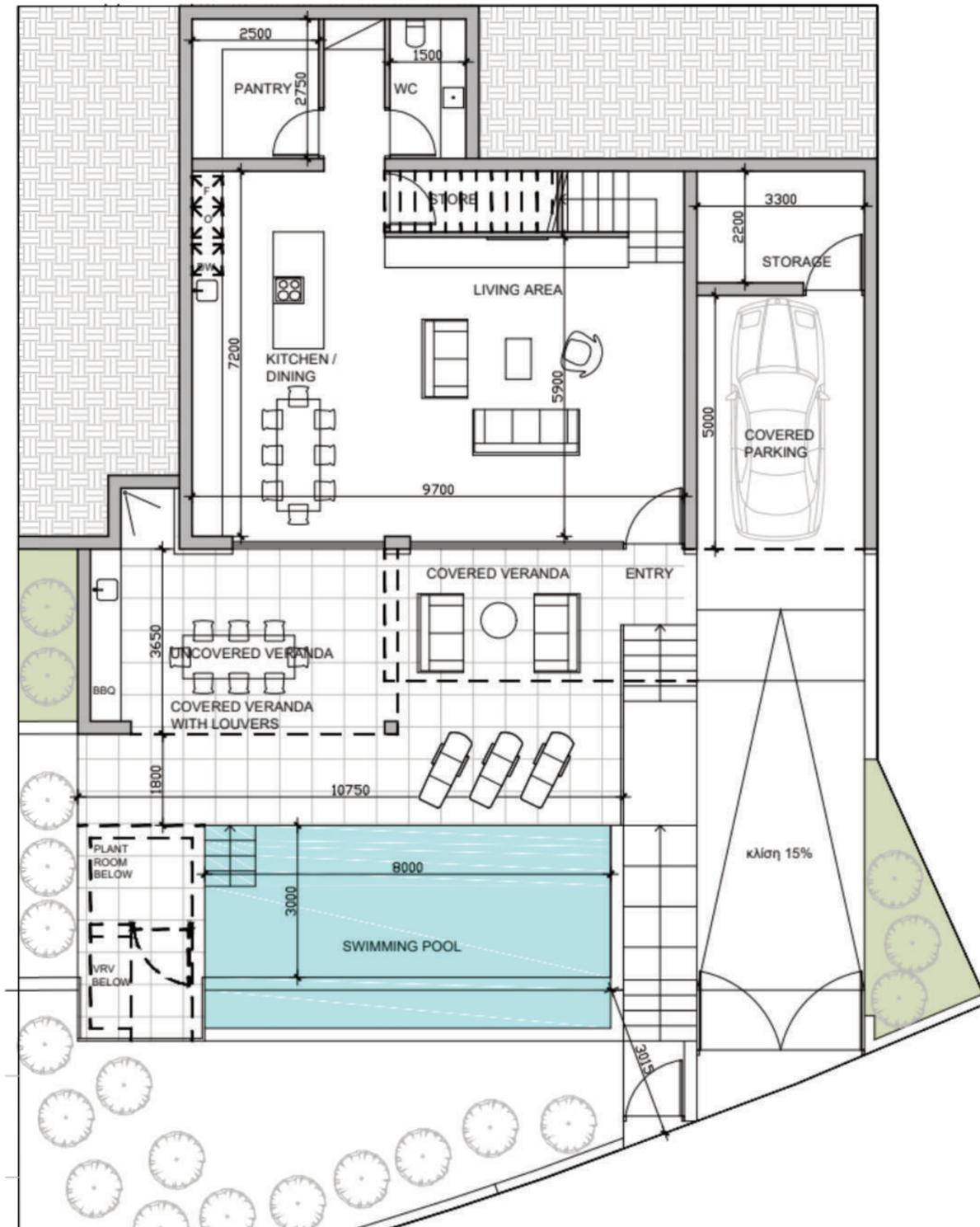


Ground Floor

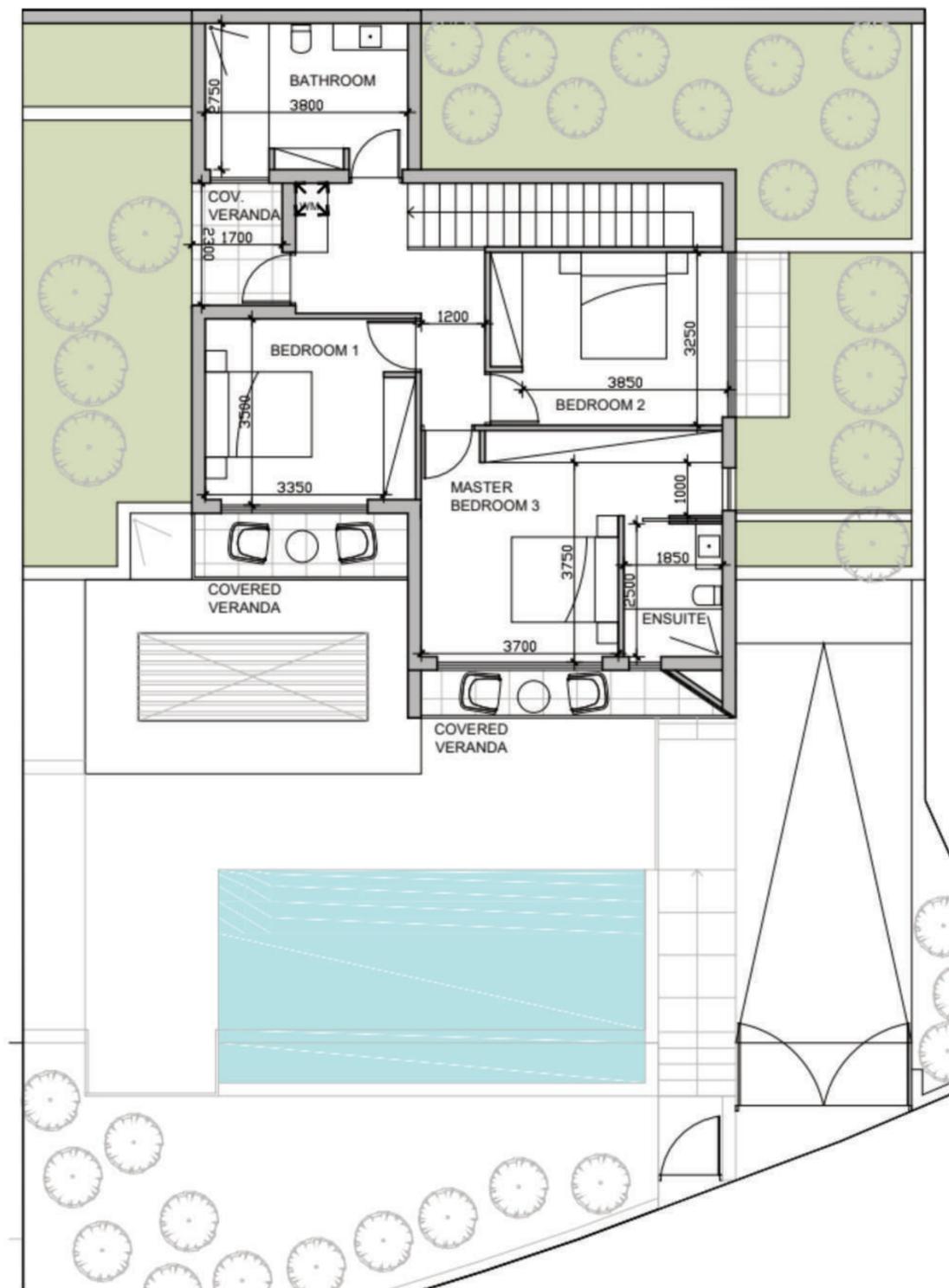


First Floor

# Villa 8 - Architectural Plans

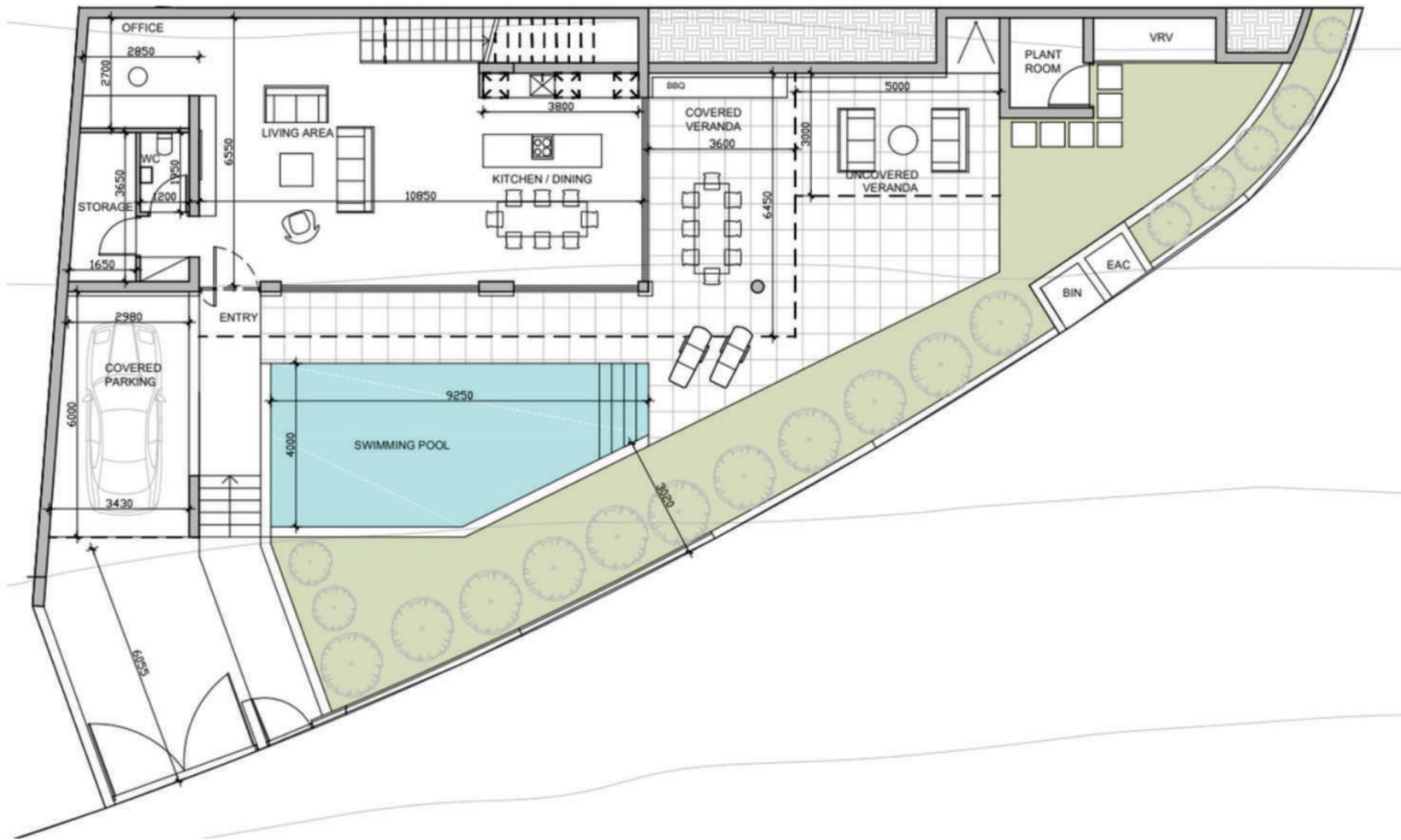


Ground Floor

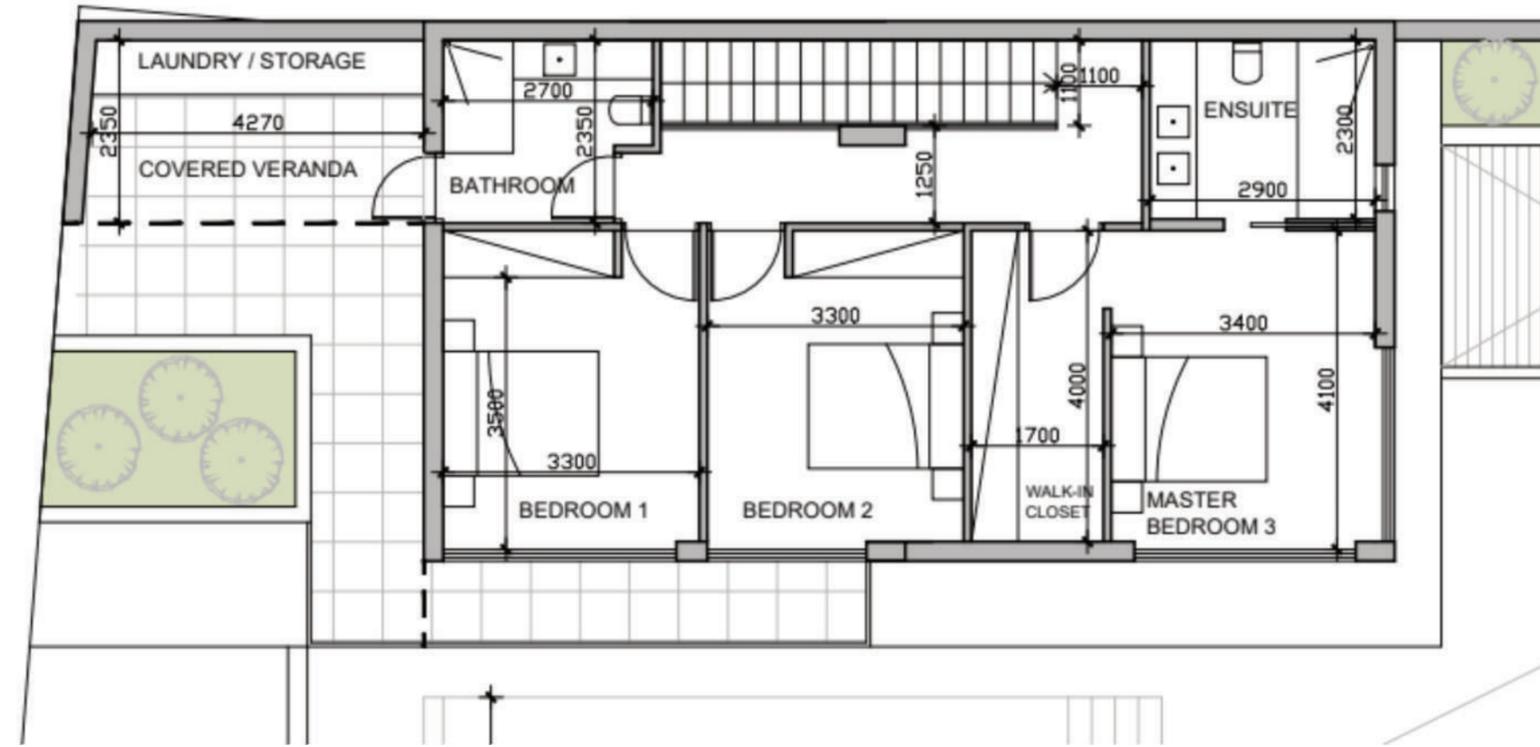


First Floor

# Villa 9 - Architectural Plans

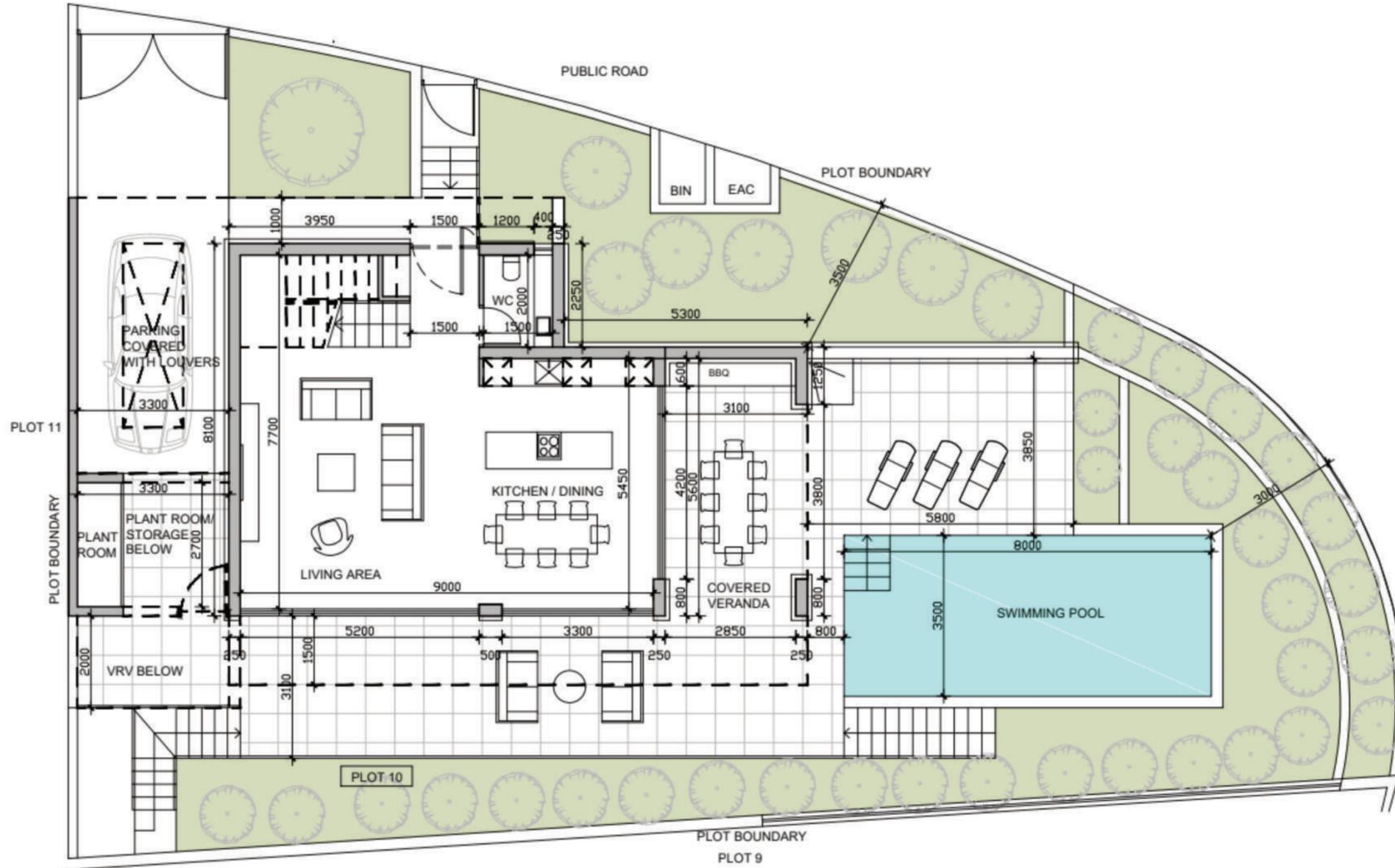


Ground Floor

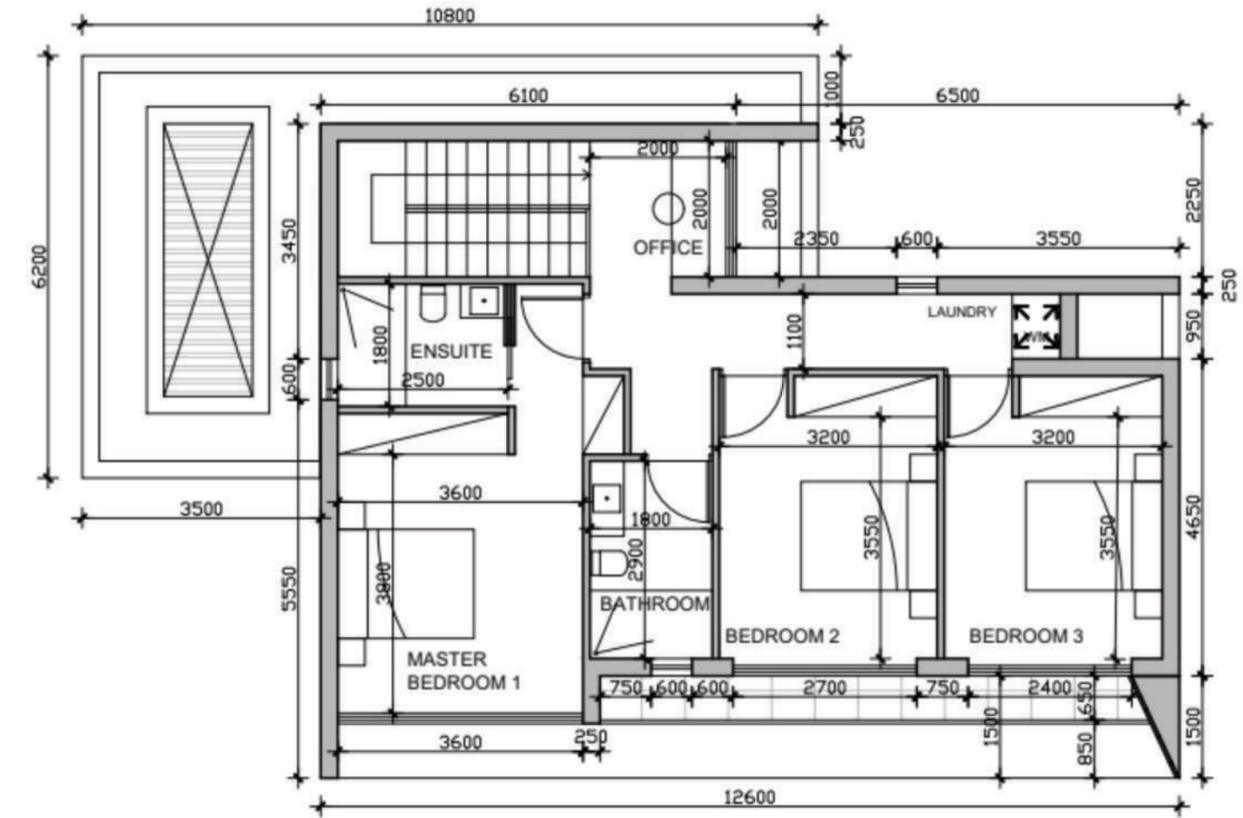


First Floor

# Villa 10 - Architectural Plans



Ground Floor



First Floor



# Features

## Exceptional Build Quality:

- 3.1m ceilings and 2.4m doors.
- Slimline aluminum frames with thermal insulation.
- Energy Efficiency Category A.

## Advanced Plumbing:

- Instant hot water system.
- Kitchen water filter and softening system.
- Underground mechanical room.

## Elegant Bathrooms:

- Walk-in showers with safety glass.
- Wall-mounted toilets with premium fixtures.

## Security & Smart Living:

- Alarm, CCTV, and remote monitoring.
- Electric gate and EV charging.

## Outdoor Excellence:

- Private swimming pool.
- Barbecue and entertainment area.

## Climate Control & Efficiency:

- Water-based underfloor heating.
- VRV cooling system.
- 6.72 kW photovoltaic solar system.
- Provisions for electric curtains and shutters.



# Project Catalogue

Villa Number	Bed Rooms	Plot Size (m <sup>2</sup> )	Roof Terrace / Entrance Area (m <sup>2</sup> )	First Floor Built Area (m <sup>2</sup> )	Ground Floor Built Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Covered Verandas w Louvers (m <sup>2</sup> )	Covered Parking w Louvers (m <sup>2</sup> )	Plant Room / Storage (m <sup>2</sup> )	Total Covered Area
1	3	362	0	74	91	34	24	28	10	261
2	3	392	23	93	98	38	22	19	31	301
3	3	385	37	73	119	49	0	19	7	267
4	3	385	0	90	92	34	17	18	20	271
5	3	385	0	90	92	34	17	18	20	271
6	3	383	0	90	92	34	17	18	20	271
7	3	380	0	93	96	34	17	18	20	278
8	3	406	0	93	96	34	17	18	20	278
9	3	399	0	87	99	52	16	22	6	282
10	3	399	0	88	72	43	0	21	15	239
11	3	361	0	88	77	45	0	21	11	242
12	3	396	0	91	74	28	0	27	12	232
13	3	381	0	91	74	28	0	20	9	222
14	3	359	24	75	94	28	0	21	26	244
15	3	370	24	75	94	28	0	21	26	244

**Notes:** In the prices we include 6.72 kW, water softener and filter, water circulator, VRV for cooling, underfloor heating with heat pump, alarm system and cctv, electric gate and electric car charger. Swimming pool included in the price. Furniture packages from €50,000 + 19% VAT.