



**CYPRUS**  
GOLDEN PROPERTIES

Luxurious Beachfront Living





Your Dream  
Beachfront Villa  
Awaits

## Luxurious Beachfront Living on Geroskipou's Pristine Shores



Experience the epitome of luxury living at this stunning new beachfront property development, situated along the pristine shores of Geroskipou Beach in Paphos, Cyprus.

This exclusive gated community offers an unparalleled blend of contemporary design and prime location, making it the perfect choice for young couples and discerning investors alike.



## Luxurious villas



The development comprises 17 exquisite two-bedroom villas, thoughtfully designed to provide comfort and sophistication. With a mix of detached and semi-attached options, each villa is crafted to the highest standards. The architectural style reflects a modern, luxurious aesthetic, ensuring that every resident enjoys a high-quality living environment.



## Key features

### **Floor-to-Ceiling Windows:**

Embrace the natural light and breathtaking views. These expansive windows create a seamless connection between indoor and outdoor spaces, allowing residents to fully appreciate the beauty of the surrounding landscape.

### **Travertine Finishes:**

Elegant and timeless, these finishes add a touch of luxury and sophistication to every villa, enhancing the overall aesthetic appeal.

### **Large Floor Tiles:**

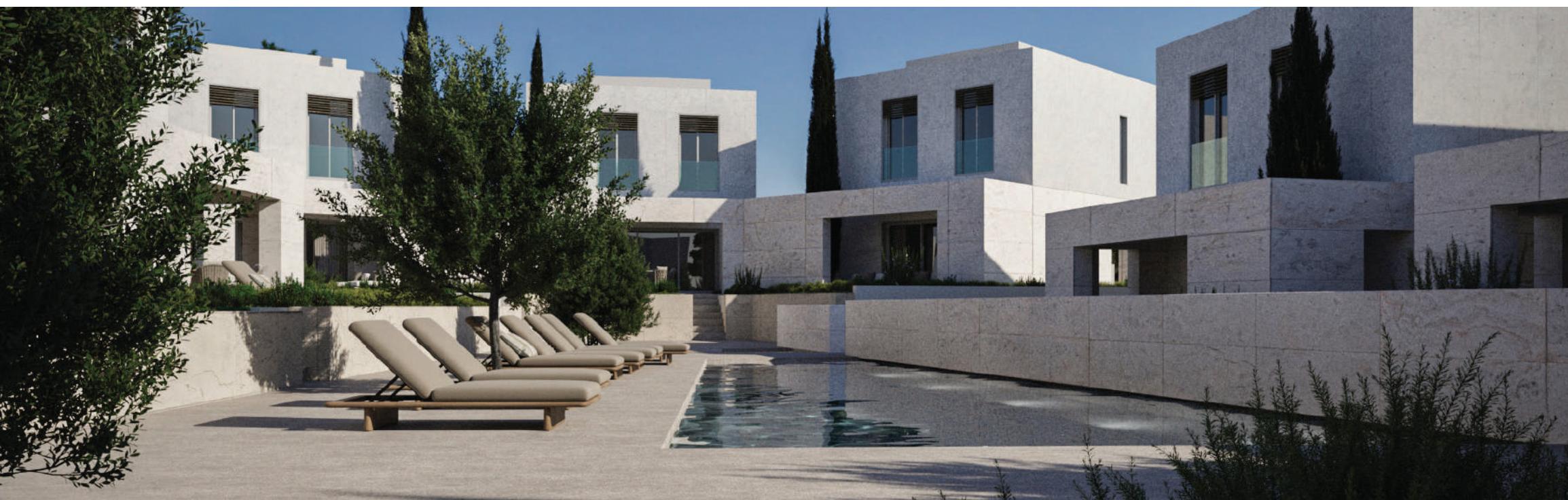
Modern and stylish, these tiles enhance the spacious feel of the interiors, providing a sleek and contemporary look that is both practical and visually appealing.

### **Built-in Sanitary Ware:**

Sleek and functional, this feature ensures a clean, modern look in the bathrooms, complementing the overall design ethos of the development.

### **Concealed Air Conditioning:**

Ensuring comfort without compromising on aesthetics, this feature maintains the streamlined, modern look of the villas while providing optimal climate control.



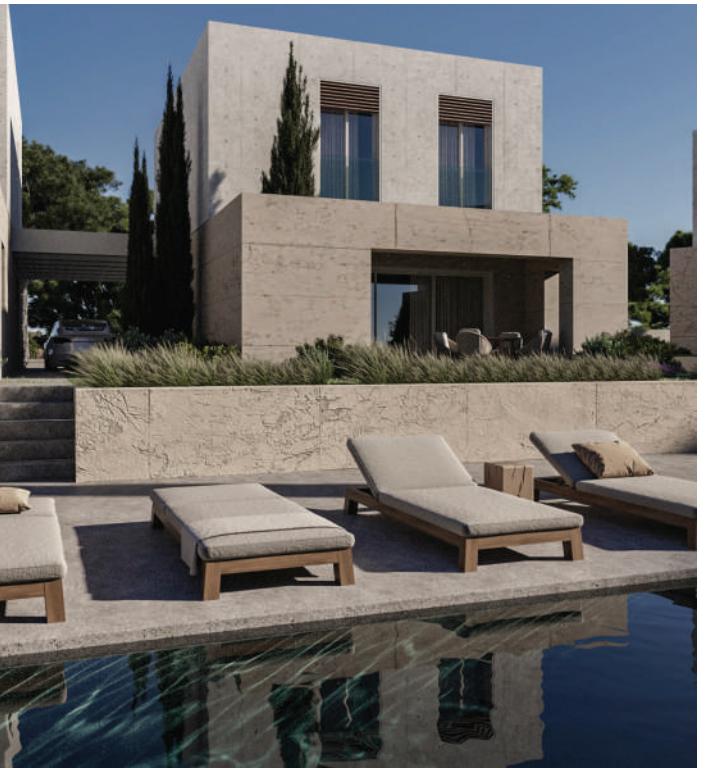
A Lifestyle of Leisure:  
Relax by the Pool, Stroll Through  
Landscaped Gardens, and Enjoy  
Secure Living

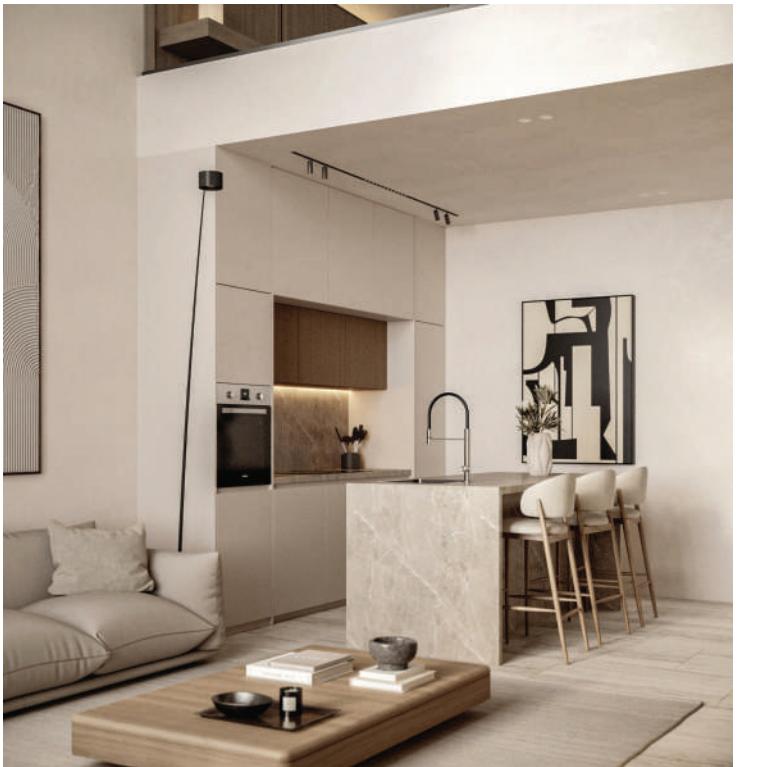


## Exceptional amenities

The residents will enjoy a wealth of amenities designed to enhance their lifestyle and provide a truly luxurious living experience. The development features a large communal pool, perfect for relaxation and socializing with neighbors. This beautiful pool area is a focal point of the community, offering a tranquil retreat where residents can unwind and enjoy the Mediterranean sun.

The gated nature of the development ensures privacy and security for all residents, providing peace of mind and a safe environment. The well-planned layout of the community includes landscaped gardens and walkways, creating a serene and picturesque setting for daily life.







# Prime location

The prime location offers the best of Paphos right at your doorstep. Situated just a short stroll from the beautiful Geroskipou Beach, residents can enjoy easy access to the sea and all the joys of beachfront living. The convenience of nearby bars, restaurants, and local shops means that everything you need is easily accessible.

For those who travel frequently, Baia's proximity to the airport is a significant advantage, making travel both convenient and hassle-free. The airport is just a short drive away, ensuring that whether for business or pleasure, getting to and from your home at Baia is always straightforward.

The historic attractions of Paphos, including the Paphos Medieval Castle, are only minutes away. This rich cultural heritage adds to the charm and appeal of the location, providing residents with endless opportunities to explore and enjoy the history and beauty of the area. Additionally, the vibrant city center is just a quick 6-minute drive away, offering a wide range of shopping, dining, and entertainment options.

**Coast:** 2 min

**Supermarket:** 2 min

**Airport:** 20 min

**Hospital:** 10 min

**Bank:** 3 min

**School:** 5 min





Modern Beachfront Living with Unmatched Luxury  
and Investment Potential

## The Perfect Choice for Young Couples and Investors

The development is designed to meet the needs of young couples and investors looking for a luxurious home by the sea or a valuable investment opportunity. The development's modern, high-end finishes and unbeatable location make it a desirable choice for those seeking the best of coastal living in Cyprus.

For young couples, the project offers a perfect blend of tranquility and excitement. The peaceful beachfront location provides a serene retreat from the hustle and bustle, while the proximity to vibrant bars, restaurants, and cultural attractions ensures that there is always something to do.

Investors will appreciate the high demand for luxury beachfront properties in this sought-after area. The development represents a sound investment opportunity, with its prime location, exceptional design, and array of amenities making it an attractive option for potential buyers and renters.



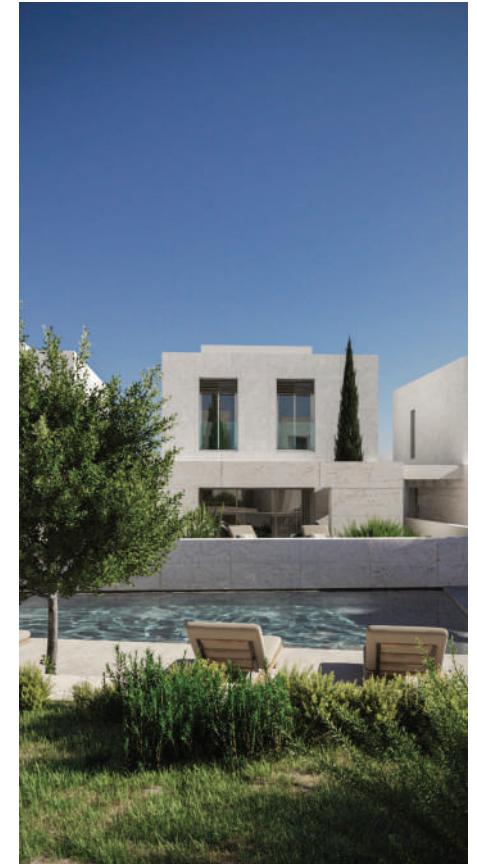


Luxury, Comfort, and Convenience  
Redefine Beachfront Living

## Discover the Ultimate in Beachfront Luxury

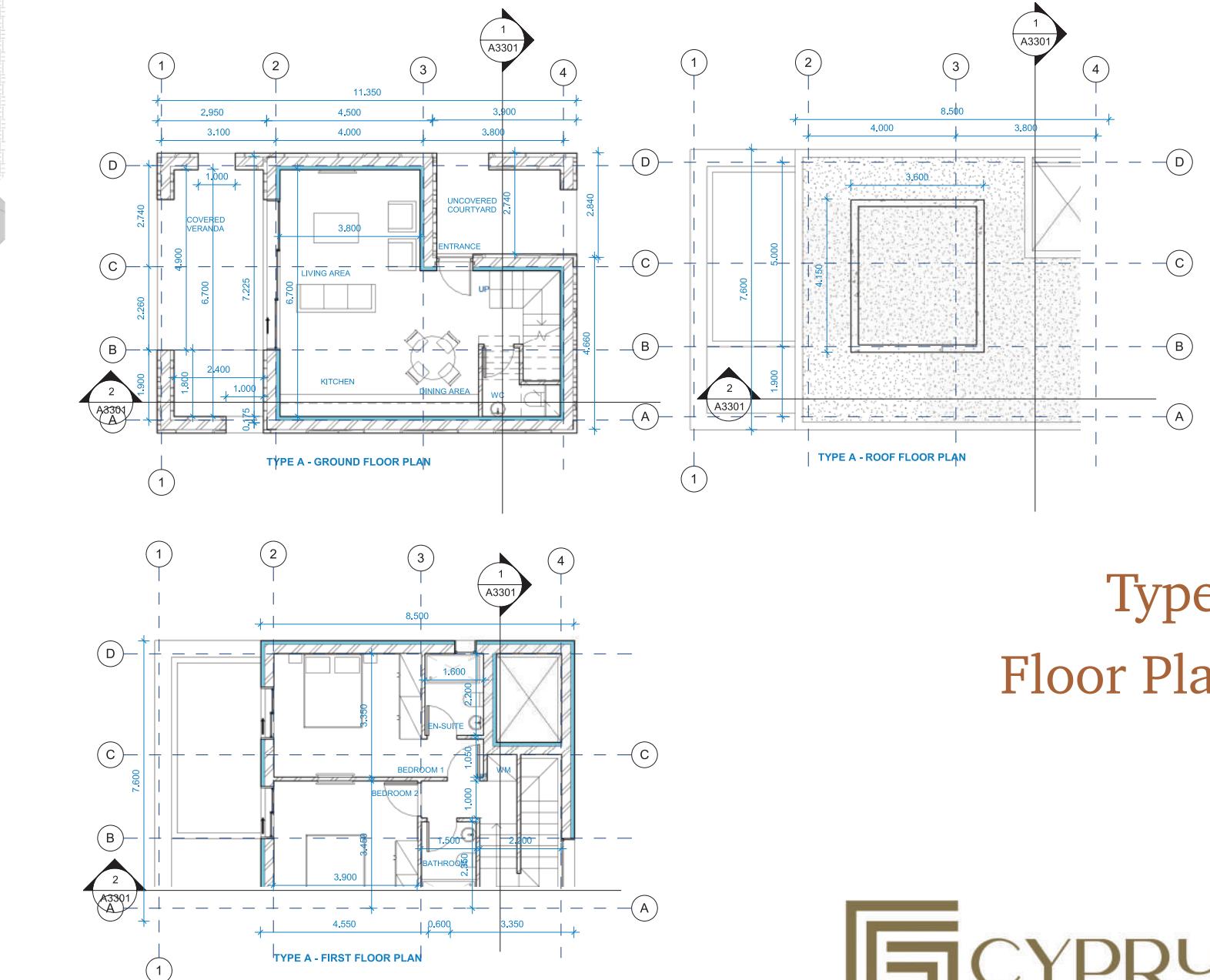
The development offers more than just a place to live; it provides a lifestyle. From the luxurious villas and exceptional amenities to the prime location and stunning surroundings, every aspect of Baia has been carefully designed to offer the ultimate in beachfront living.

Whether you are looking for a dream home by the sea or a smart investment opportunity, it is the perfect choice. Your dream home awaits, where luxury, comfort, and convenience come together to create a truly exceptional living experience.

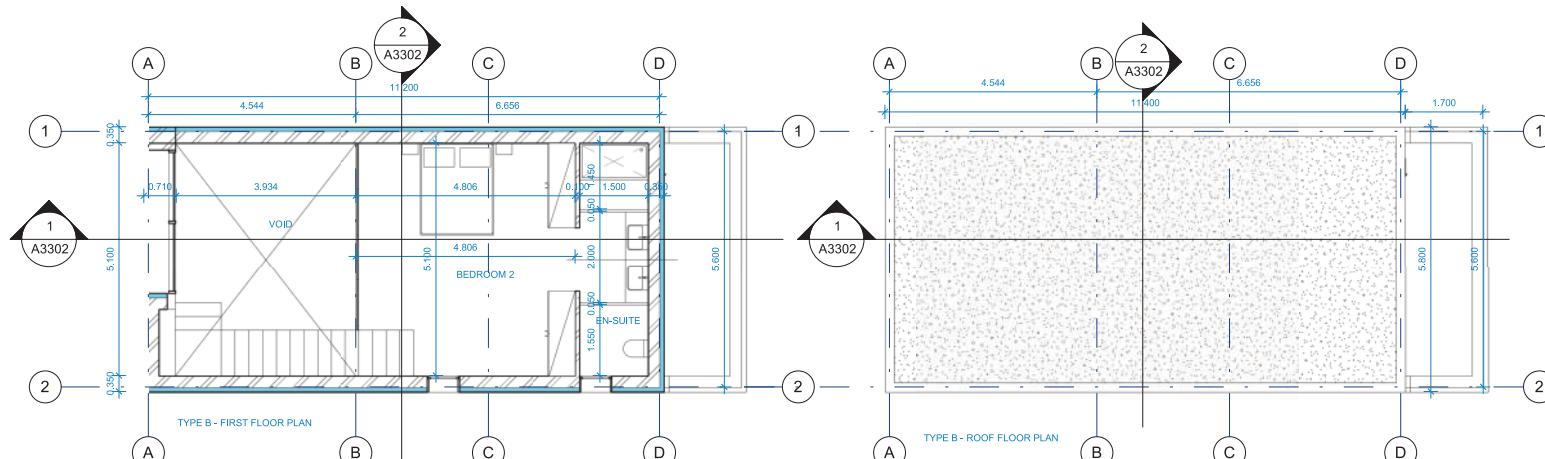
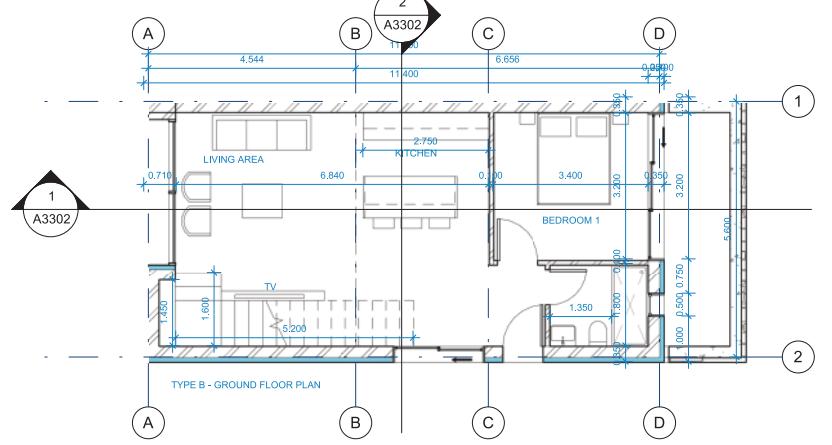




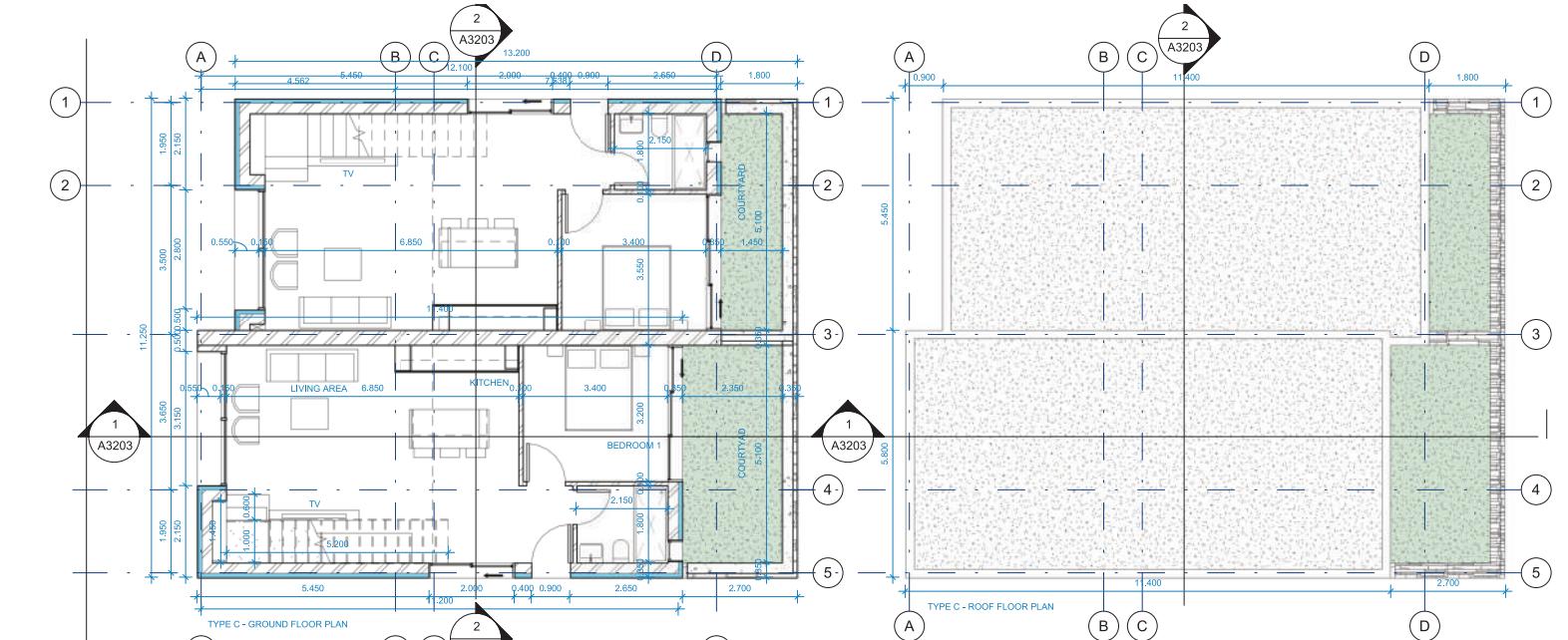
# Masterpla



# Type A Floor Plans



Type B  
Floor Plans



Type AC  
Floor Plans

