

ABOUT THE PROPERTY

Luxury villas located in a prime residential area in Geroskipou, Paphos.

Only 5 minutes away from the beach and city centre, situated on a superb hilltop location, these prestigious homes offer unobstructed, panoramic views of the Mediterranean Sea forever.

SPECIFICATIONS

- Bright and spacious kitchen, living and dining area on the ground floor, with a fire-place and floor-to-ceiling windows offering magnificent, unobstructed views of the Mediterranean Sea
- Additional kitchen, living and dining area on the pool level connecting to the outside pool & garden area through floor-to-ceiling windows
- Large bedrooms on the first floor with unobstructed sea views and options for en-suite showers and walk-in wardrobes
- Energy saving features offering maximum thermal insulation and sound proofing
- Electric underfloor heating
- Provision for elevator
- Private swimming pool with the surrounding patio paved in anti-slip granite tiles natural stone

OPTIONAL EXTRAS

- Elevator connecting all the floors
- Full package of furniture and electrical appliances

We would also welcome any personal ideas or alterations to the plans which will be considered by our architects and interior designers.



| UNIT NO. | BEDROOMS & BATHROOMS | COVERED AREAS (m ²) | | | UNCOVERED AREAS (m ²) | PLOT SIZE (m ²) |
|----------|----------------------|---------------------------------|---------|-------|-----------------------------------|-----------------------------|
| | | INSIDE | OUTSIDE | TOTAL | | |

Site Plan Option A – Villa Type A

| | | | | | | |
|-----------|---|-----|----|------------|----|---------------------------|
| 1 | 3-5 bedrooms 2-3 bathrooms 1 guest toilet | 300 | 63 | 363 | 15 | 435 (+ 240 green area) |
| 2 | 3-5 bedrooms 2-3 bathrooms 1 guest toilet | 300 | 63 | 363 | 15 | 435 |
| 3A | 3-5 bedrooms 2-3 bathrooms 1 guest toilet | 300 | 63 | 363 | 15 | 435 |

Site Plan Option B – Villa Type B

| | | | | | | |
|-----------|---|-----|----|------------|----|---------------------------|
| 1 | 5 bedrooms 4 bathrooms 1 guest toilet | 410 | 70 | 480 | 95 | 650 (+ 240 green area) |
| 2 | 5 bedrooms 4 bathrooms 1 guest toilet | 410 | 70 | 480 | 95 | 650 |
| 3B | 5 bedrooms 4 bathrooms 1 guest toilet | 375 | 65 | 440 | 95 | 650 |

Notes:

- Estimated delivery within 10-12 months.