

### ABOUT THE PROPERTY

Luxurious, detached villas located in the bustling area of Geroskipou that is filled with shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos.

The villas are situated in a quiet residential area, only 5 minutes away from the beach of Geroskipou, the most popular beach in Paphos. The villas are also only 2 minutes away from the motorway and only 7 minutes away from Paphos city center and Kings Avenue Mall.

### SPECIFICATIONS

- 3/4 bedrooms with option for 4<sup>th</sup> or 5<sup>th</sup> bedroom on the ground floor or the roof
- Utility room with space for washing machine, dryer, sink and fridge
- Option to turn the utility room into a shower to have all bedrooms en-suite
- Option for back-yard covered veranda
- Internal staircase to the roof
- Storage room on the roof and ground floor
- Bright and spacious open plan living room and dining area connecting to the outside pool/garden area through floor-to-ceiling windows
- Energy saving features offering maximum thermal insulation and sound proofing

### OPTIONAL EXTRAS

- Underfloor electric heating or provision for wall-mounted units
- Private swimming pool
- 4<sup>th</sup> or 5<sup>th</sup> bedroom on the ground floor or the roof
- Studio with en-suite bedroom, walk-in wardrobe and small kitchen on the roof
- Tiling and fencing of roof garden
- Interior design as per 3D visuals

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 <sup>2</sup> )		TOTAL	PLOT SIZE (m <sup>2</sup> )
		INSIDE	OUTSIDE		
<b>GROUND FLOOR OPTION 1</b>					
1	4 bedrooms 3 bathrooms	235	50	<b>285</b>	320
2	4 bedrooms 3 bathrooms	235	50	<b>285</b>	320
<b>GROUND FLOOR OPTION 2</b>					
1	4 bedrooms 3 bathrooms	220	65	<b>285</b>	320
2	4 bedrooms 3 bathrooms	220	65	<b>285</b>	320
<b>GROUND FLOOR OPTIONS 3 &amp; 4</b>					
1	3 bedrooms 3 bathrooms	220	65	<b>285</b>	320
2	3 bedrooms 3 bathrooms	220	65	<b>285</b>	320