

## 4 Bedroom House for Sale in Geroskipou, Paphos District

4-Bedroom Modern Villa in the Heart of Paphos' Tourist Area

This contemporary 4-bedroom villa is designed to offer luxury coastal living in one of the most desirable locations in Paphos. Set on a large private plot, the residence features a private swimming pool, generous outdoor areas, and modern architectural lines that emphasize comfort, style, and Mediterranean openness.

Positioned directly in front of one of Paphos' most famous sandy beaches, the villa provides an exceptional beachfront lifestyle with uninterrupted proximity to the sea. Its prime location ensures immediate access to a wide selection of restaurants, cafés, pubs, bars, and 5-star beach resorts, as well...

### Property Info

Covered Area	<b>288</b>
Uncovered Veranda	<b>136</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>632</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>237136</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Geroskipou Region: **Paphos**

## Price: €960 000 + VAT

VAT for this property is **€112,400** or **€182,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€35 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€960 000 on May 22, 2025



## TYPE C FOUR BEDROOM | VILLA 10, 23, 24, 25, 26, 27, 28, 29 AND 30

VILLA	BED	PLOT / GARDEN	CARPORT	INT. COVERED AREAS	COVERED VERANDAS	COV. ROOF GARDEN	EXTERNAL W.C.	TOTAL COVERED AREA	UNCOV. PARKING	UNCOV. VERANDAS	UNCOV. ROOF GARDEN
10	4	632.32 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.19 m <sup>2</sup>	25.41 m <sup>2</sup>	6.19 m <sup>2</sup>	287.61 m <sup>2</sup>	24.23 m <sup>2</sup>	83.7 m <sup>2</sup>	51.93 m <sup>2</sup>
23	4	507.07 m <sup>2</sup>	25.77 m <sup>2</sup>	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	313.01 m <sup>2</sup>	-	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
24	4	481.80 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
25	4	469.93 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
26	4	469.93 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
27	4	469.93 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
28	4	469.94 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
29	4	481.80 m <sup>2</sup>	-	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	287.24 m <sup>2</sup>	25.45 m <sup>2</sup>	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>
30	4	460.61 m <sup>2</sup>	25.78 m <sup>2</sup>	216.82 m <sup>2</sup>	39.29 m <sup>2</sup>	25.44 m <sup>2</sup>	5.69 m <sup>2</sup>	313.02 m <sup>2</sup>	-	68.86 m <sup>2</sup>	51.97 m <sup>2</sup>

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