


## 2 Bedroom Apartment for Sale in Geroskipou, Paphos District

Apartment 401 is a two-bedroom unit with 92 m<sup>2</sup> of living space, situated on the 4th floor of a four-story residential building in Block A. 

This project presents 56 luxury residences complemented by a minimarket/cafe, state-of-the-art gym and a half-Olympic swimming pool — backed by 12-hour concierge service. Perfectly situated steps from Paphos harbour, beaches and King’s Avenue Mall, it offers unmatched convenience. Interiors boast expansive open-plan layouts, soaring ceilings, bespoke finishes and seamless flow onto generous balconies. Each home features water-based underfloor heating, VRV cooling, energy-efficient glazing and smart-home provisions. Premium materials — fro...

### Property Info

Covered Area	<b>117</b>
Covered Veranda	<b>25</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6778</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Geroskipou

Coordinates: **34.756316629005 / 32.431533344028**

Region: **Paphos**

**Price: €450 000 + VAT**

VAT for this property is **€22,500** or **€85,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 846.00/m<sup>2</sup></b>		

**Representative: RealDeal Estates**

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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**Price change history**

€440 000 on Jun 11, 2025

€450 000 on Oct 4, 2025

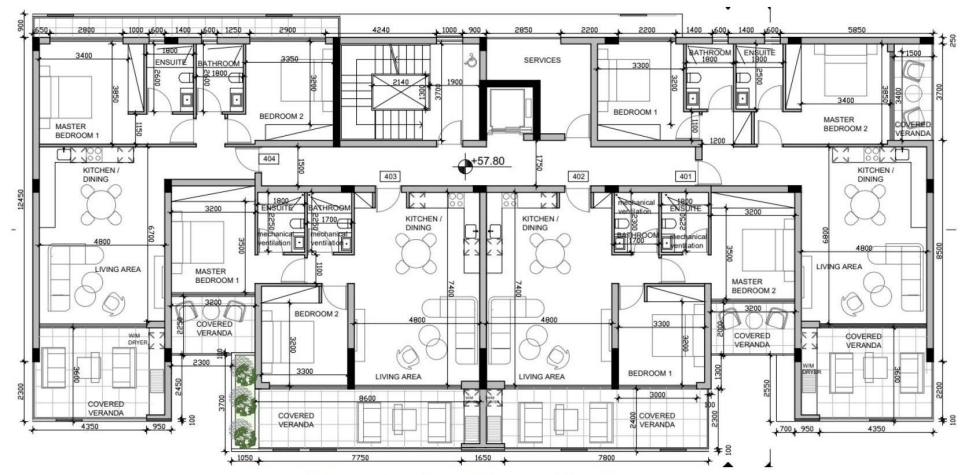








Master Plan



Block A - Fourth Floor