

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

Perched on a superb hilltop in the sought-after residential area of Geroskipou, this exquisite villa offers a rare blend of privacy, prestige, and panoramic sea views that will remain unobstructed forever. ✖

Located just 5 minutes from both the beach and the vibrant city center of Paphos, and only 2 minutes from the motorway, this villa combines convenience with timeless elegance — ideal for both permanent living and high-return investment.

Designed to the highest standards, the property features expansive interior spaces, a private swimming pool, and large outdoor terraces perfect for enjoying Cyprus' year-round sunshine and breathtaking Mediterranean sunsets.

Key ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>383</b>			Reference Number	<b>6909</b>
Covered Veranda	<b>63</b>	Plot area	<b>435</b>	Property type	<b>House</b>
Total Number of Floors	<b>3</b>	Pool	<b>Yes</b>	Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>			View	<b>Sea view</b>

<b>Amenities</b>	<b>Location</b>	
• Fireplace	<b>Location:</b> Geroskipou Coordinates: <b>34.762759880192 / 32.47158409309</b>	Region: <b>Paphos</b>

## Price: €1 200 000 + VAT

VAT for this property is **€162,204** or **€228,000**. 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 Price per SQM	<b>~€44 600.00</b> <b>€3 133.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 200 000 on Jun 18, 2025

