

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

Three-bedroom, two-storey Villa 5 Type B with an internal area of 134 m<sup>2</sup> on a 235 m<sup>2</sup> plot is located in a boutique collection of 19 three-bedroom luxury villas in Geroskipou, crafted for modern comfort and style. 

Each home features sleek open-plan living beneath 3.10 m high ceilings, with floor-to-ceiling glass doors flooding interiors with light. Premium amenities include underfloor heating zoned per floor, a VRV cooling system, full thermal insulation, and a photovoltaic system everything is included in the price. Optional private pools, expand outdoor living, while security systems, a water filtration setup, and walk-in showers elevate daily convenience. Outside, two-car parki...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>149</b>                     |
| Covered Veranda        | <b>15</b>                      |
| Uncovered Veranda      | <b>33</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

|           |            |
|-----------|------------|
| Plot area | <b>235</b> |
| Pool      | <b>Yes</b> |

|                  |              |
|------------------|--------------|
| Reference Number | <b>6987</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>3</b>     |

#### Amenities

#### Location

**Location:** Geroskipou  
**Coordinates:** **34.747598488838 / 32.464921470748**

Region: **Paphos**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>~€16 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 289.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

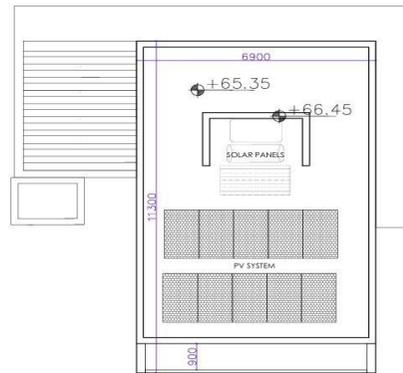
€475 000 on Jun 19, 2025  
 €490 000 on Dec 26, 2025







FIRST FLOOR  
SCALE 1:100



ROOF PLAN  
SCALE 1:100