

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

This luxurious four-bedroom villa offers an exceptional beachfront lifestyle in one of Paphos's most sought-after coastal locations. Just steps from the golden sands of Riccos Beach, the home combines modern elegance with uninterrupted views of the Mediterranean Sea.



Designed with comfort and sophistication in mind, the villa features four spacious en suite bedrooms, expansive living areas, and seamless indoor-outdoor flow. Floor-to-ceiling windows invite natural light and open to private terraces, ideal for relaxing or entertaining with the sea as your backdrop.

Set within a boutique beachfront development, the property enjoys direct access to the beach and close proxim...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>261</b>                     |
| Covered Veranda        | <b>29</b>                      |
| Total Number of Floors | <b>3</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>354</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7309</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| View             | <b>Sea view</b>           |

### Amenities

- Fireplace

### Location

**Location:** Geroskipou  
**Coordinates:** **34.732954526587 / 32.455018721127**

Region: **Paphos**

## Price: €1 250 000 + VAT

VAT for this property is **€136,925** or **€237,500**. 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>€4 789.00/m²</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

€1 250 000 on Jul 1, 2025



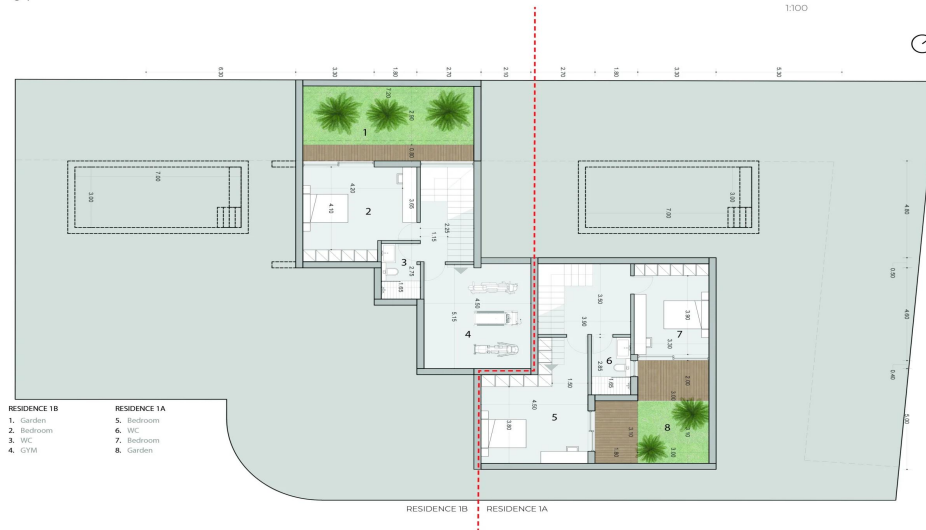






Type A

Basement Floor  
1:100



Type A

First Floor  
1:100

