

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

This exclusive beachfront development redefines coastal living in Paphos. Set just steps from the pristine shores of Geroskipou, it offers a limited collection of 17 luxurious two-bedroom villas—each designed with timeless elegance, premium materials, and seamless connection to the surrounding nature.

Floor-to-ceiling windows flood interiors with natural light and frame unobstructed sea views. Travertine finishes, concealed air-conditioning, and built-in sanitary ware elevate the aesthetic, while large-format tiles and modern layouts provide comfort and flow. Some villas are detached, others semi-attached—offering privacy and architectural variety.

Residents enjoy a gated ...

| <b>Property Info</b> |                                | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |              |
|----------------------|--------------------------------|-------------------------|---------------------|------------------------|--------------|
| Covered Area         | <b>112</b>                     |                         |                     |                        |              |
| Covered Veranda      | <b>12</b>                      | Plot area               | <b>201</b>          | Reference Number       | <b>12364</b> |
| Furnishing           | <b>Unfurnished</b>             | Pool                    | <b>Common, Yes</b>  | Property type          | <b>House</b> |
| Heating              | <b>Autonomous Heating, Yes</b> | Parking                 | <b>Covered, Yes</b> | Bathrooms              | <b>2</b>     |
| Air Conditioning     | <b>All rooms, Yes</b>          |                         |                     |                        |              |

| <b>Amenities</b> | <b>Location</b>  |                       |
|------------------|--|-----------------------|
| • Parking        | <b>Location:</b> Geroskipou<br>Coordinates: <b>34.732904 / 32.454188</b> | Region: <b>Paphos</b> |

## Price: €583 000 + VAT

VAT for this property is **€29,150** or **€110,770**. 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<br>Price per SQM | <b>~€19 920.00</b><br><b>€5 205.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€650 000 on Oct 8, 2025

€583 000 on Oct 21, 2025







