

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

Tucked away in a peaceful residential setting, this exclusive collection of eight detached villas introduces a new chapter of elegant living in Paphos. Designed to combine contemporary aesthetics with day-to-day functionality, each home offers a balanced blend of privacy, space, and natural beauty. ✖

The villas feature a bright and airy open-plan ground floor, where the kitchen, dining, and living areas flow harmoniously—perfect for family life or entertaining. Large windows enhance the connection between indoors and out, filling the space with light and tranquility. A guest WC is conveniently located on this level.

Upstairs, three generously sized bedrooms provide comfort and...

| Property Info   |                    | Plot / Area Info |                       | Additional info  |                           |
|-----------------|--------------------|------------------|-----------------------|------------------|---------------------------|
| Covered Area    | <b>194</b>         | Plot area        | <b>351</b>            | Reference Number | <b>12396</b>              |
| Covered Veranda | <b>46</b>          | Parking          | <b>Uncovered, Yes</b> | Property type    | <b>House</b>              |
| Furnishing      | <b>Unfurnished</b> |                  |                       | Condition        | <b>Under Construction</b> |
|                 |                    |                  |                       | Bathrooms        | <b>2</b>                  |

| Amenities | Location                                  |                       |
|-----------|---|-----------------------|
| • Parking | <b>Location:</b> Geroskipou               | Region: <b>Paphos</b> |
|           | Coordinates: <b>34.749274 / 32.462141</b> |                       |

## Price: €445 000 + VAT

VAT for this property is **€36,380** or **€84,550**. 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>€2 294.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€420 000 on Oct 8, 2025  
 €430 000 on Oct 21, 2025  
 €445 000 on Jan 16, 2026









