

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

Imagine waking each morning knowing the sparkling Mediterranean is just a two-minute stroll away. This exceptional modern villa, located only 300 meters from sandy shores, offers the coastal lifestyle you've always dreamed of — morning swims before breakfast, sunset beach walks, and endless seaside moments.

Nestled within a secure gated community with clubhouse and children's playground, your home welcomes you with light-filled, spacious living areas centered around a cozy fireplace — perfect for gathering family and friends. The sleek open kitchen flows seamlessly into the dining space, creating an inviting atmosphere for everyday living.

Upstairs, three beaut...

### Property Info

Covered Area	<b>353</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>380</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>16819</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Geroskipou      Region: **Paphos**  
**Coordinates:** **34.73308 / 32.456473**

## Price: €1 100 000 + VAT

VAT for this property is **€143,561** or **€209,000**. 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	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 116.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 100 000 on Mar 27, 2026













