

### 3 Bedroom House for Sale in Paphos District

This is a modern villa development of 15 luxury villas, located in the Geroskipou Tourist Area in Paphos, just 200 meters from the beach. The project is designed for clients seeking a modern coastal lifestyle that combines privacy, comfort, and contemporary design within walking distance of the sea.



It offers residents the opportunity to enjoy the Mediterranean lifestyle at its finest. With the beach only moments away and nearby access to restaurants, cafes, hotels, and amenities, the development blends relaxed coastal living with everyday convenience.

Each villa has been thoughtfully designed to provide spacious interiors and seamless indoor-outdoor living, allowing residen...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |           |                       |                  |              |
|------------------------|--------------------------------|-----------|-----------------------|------------------|--------------|
| Covered Area           | <b>168</b>                     |           |                       |                  |              |
| Covered Veranda        | <b>28</b>                      |           |                       |                  |              |
| Uncovered Veranda      | <b>33</b>                      | Plot area | <b>228</b>            | Reference Number | <b>13400</b> |
| Total Number of Floors | <b>2</b>                       | Pool      | <b>Yes</b>            | Property type    | <b>House</b> |
| Energy Efficiency      | <b>A</b>                       | Parking   | <b>Uncovered, Yes</b> | Bathrooms        | <b>2</b>     |
| Heating                | <b>Underfloor Heating, Yes</b> |           |                       |                  |              |

#### Amenities

#### Location

- Parking

Region: **Paphos**  
 Coordinates: **34.73826227 / 32.44707941**

## Price: €775 000 + VAT

VAT for this property is **€50,375** or **€147,250**. 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>~€27 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 613.00/m<sup>2</sup></b> |                 |             |

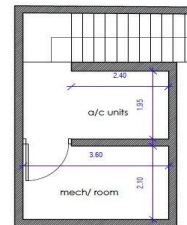
## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| 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> |              |            |  |

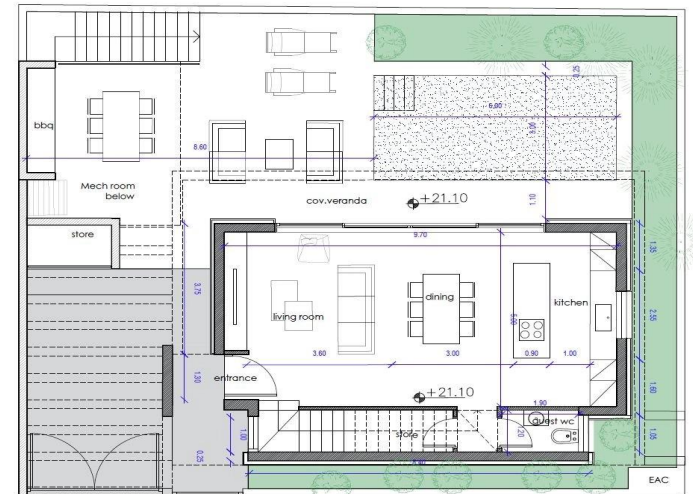
## Price change history

€775 000 on May 1, 2026

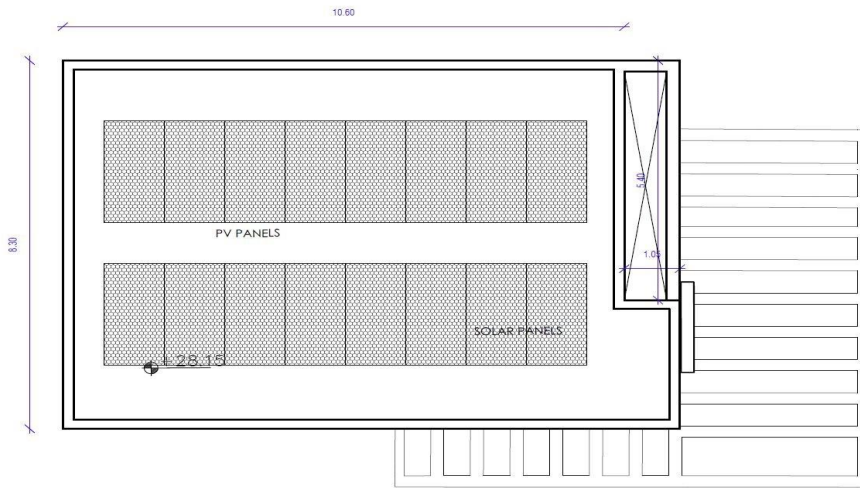




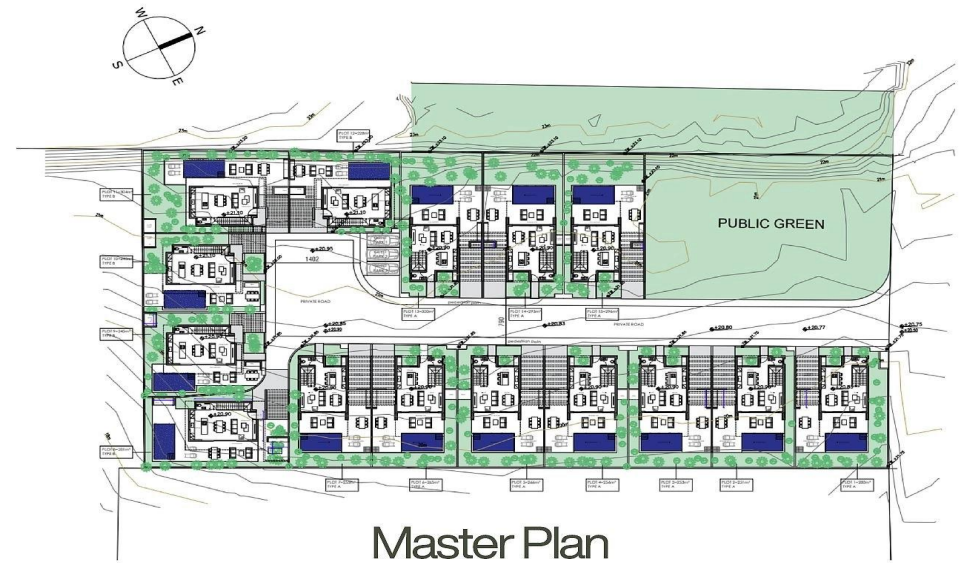
**BASEMENT PLAN**  
SC:1:100



**GROUND FLOOR PLAN**  
SC:1:100



ROOF PLAN  
SC:1:100



Master Plan