

# 3 Bedroom Villa in Geroskipou, Paphos

For Sale : **€ 750,000**

**Description**
Luxury Coastal Living – 3-Bedroom Villas Just 200m from the Sea.
Introducing a prestigious collection of 23 luxury villas, located only 200 meters from the golden shores of Kato Paphos. These contemporary residences redefine modern coastal living, blending elegant design, premium comfort, and unrivalled convenience in one of Cyprus' most sought-after destinations.
Design & Architecture
Each villa is designed with clean architectural lines, spacious layouts, and large openings that seamlessly connect indoor and outdoor living. High ceilings, bright interiors, and premium finishes create an atmosphere of understated luxury, while rooftop gardens offer panoramic views of the coastline and vibrant cityscape.
The residences are thoughtfully planned for both family living and high-yield investment, making them ideal as a permanent home, holiday retreat, or rental property in Cyprus' most popular short-term rental area.

Interiors & Features
Three Spacious Bedrooms – Offering privacy, comfort, and ample wardrobe space.
Three Elegant Bathrooms – Finished with European sanitary ware and contemporary design.
Open-Plan Living Areas – Combining kitchen, dining, and lounge spaces for modern functionality.
Private Rooftop Garden – Perfect for entertaining, sunbathing, or enjoying the sunset, with the option to add a jacuzzi for ultimate relaxation.
High-Spec Inclusions – Swimming pool, alarm system, electric car charger, and provisions for A/C and central heating all included in the price.
Outdoor Lifestyle
Step outside to your private swimming pool surrounded by a landscaped terrace—an ideal space for relaxation or gatherings with family and friends. The rooftop garden expands your living experience with uninterrupted views and the option of a jacuzzi, creating a true Mediterranean sanctuary.
Location Advantages
Situated in Kato Paphos, the most dynamic and touristic area of the city, these villas provide unmatched convenience:
Just 200m from the beach and seafront promenade.
Walking distance to schools, shops, restaurants, and leisure facilities.
Close to the UNESCO World Heritage archaeological park.
Easy access to Paphos Harbour and Marina, the city centre, and the international airport.
Exceptional potential for short-term rentals with high ROI.

## Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **19**

## Main Features

Property Subtype: **Detached House**
Bathrooms: **2**

Construction Stage: **Under Construction**
WC Bathrooms: **1**

Bedrooms: **3**
Covered Parking: **1**

## Area

Internal Area: **140m²**
Covered Area: **165m²**

Covered Verandas: **25m²**
Plot Area: **300m²**

Uncovered Verandas: **35m²**
Total Area: **200m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Private Swimming Pool, Storage Space, Sea View, Mountain View

# Gallery















