



GEROSKIPOU HEIGHTS

DETACHED 3&4 BEDROOM VILLAS



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WHY CYPRUS

Cyprus, the ideal location for everyone. The island of Love and Romance. The place where you can enjoy 330 days of sunshine, taste the traditional Cypriot cuisine and relax among your loved ones.

With an expansive coastline providing a wide variety of beaches to choose from, ranging from secluded bays, to lively resorts, sandy beaches and rocky coves, you are bound to find the right one for you. Relaxing in the sun is not the only reason to visit Cyprus.

There's a myriad of activities you could indulge in and being an island, water sports feature strongly. Try the waterpark for thrills, or bungee jumping for an extreme sensation. Discover the magic of the underwater world by snorkeling or diving in the warm crystal clear seas.

Windsurfing and sailing can be enjoyed all the year round, thanks to steady winds and calm predictable seas, while coastal cruising and deep-water fishing are also popular. You could even use the island as a base for a short cruise to other nearby countries



LUXURY DETACHED VILLAS

Location: Geroskipou, Paphos, Cyprus

Endless Sea views

Distance from: Sea - 3 km

Supermarkets/ Amenities - 1 km

Paphos City Center - 7 km

The Complex consists of 11 independent villas

Description for each villa:

- Plot area: 350-500 sq.m
- Covered area: 190-215 sq.m
- Bedrooms: 3-4
- Bathrooms: 3-4
- Private Swimming pool
- Exterior Jacuzzi
- Landscaped Garden
- Covered parking space
- Private roof terrace
- Ideal for Permanent Residence & Investment

Delivery time: 12 months upon signing the reservation agreement



IDEAL LOCATION

Yeroskipou is a village located on the East of Paphos and is the second largest municipality in Paphos district. It has so much to offer for property purchasers, both a coastal area and a large residential area set on the cliff commanding fantastic sea views. The village has its own supermarkets, shops, petrol stations, schools and restaurants and bars and yet is only five minutes drive to the centre of Paphos and five minutes drive to Kato Paphos which is built around the harbor where Paphos Castle stands.

The castle was originally a Byzantine fort built to protect the harbor. Kato Paphos has an abundance of restaurants and taverna's within the harbour and along the sea front where you can enjoy cuisine from international to a traditional Cypriot dishes including a meze.



MASTERPLAN



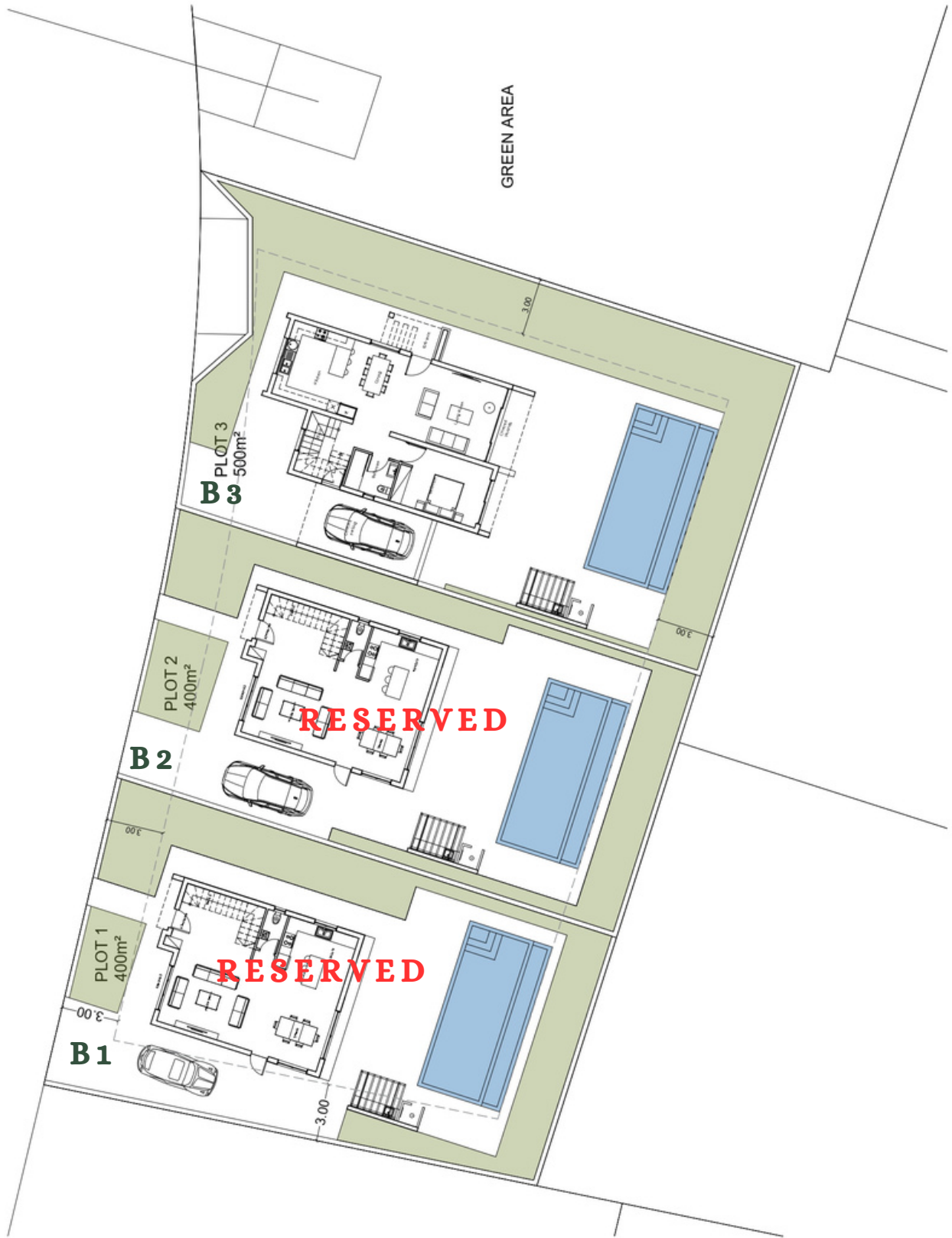
SITEPLAN

PHASE A



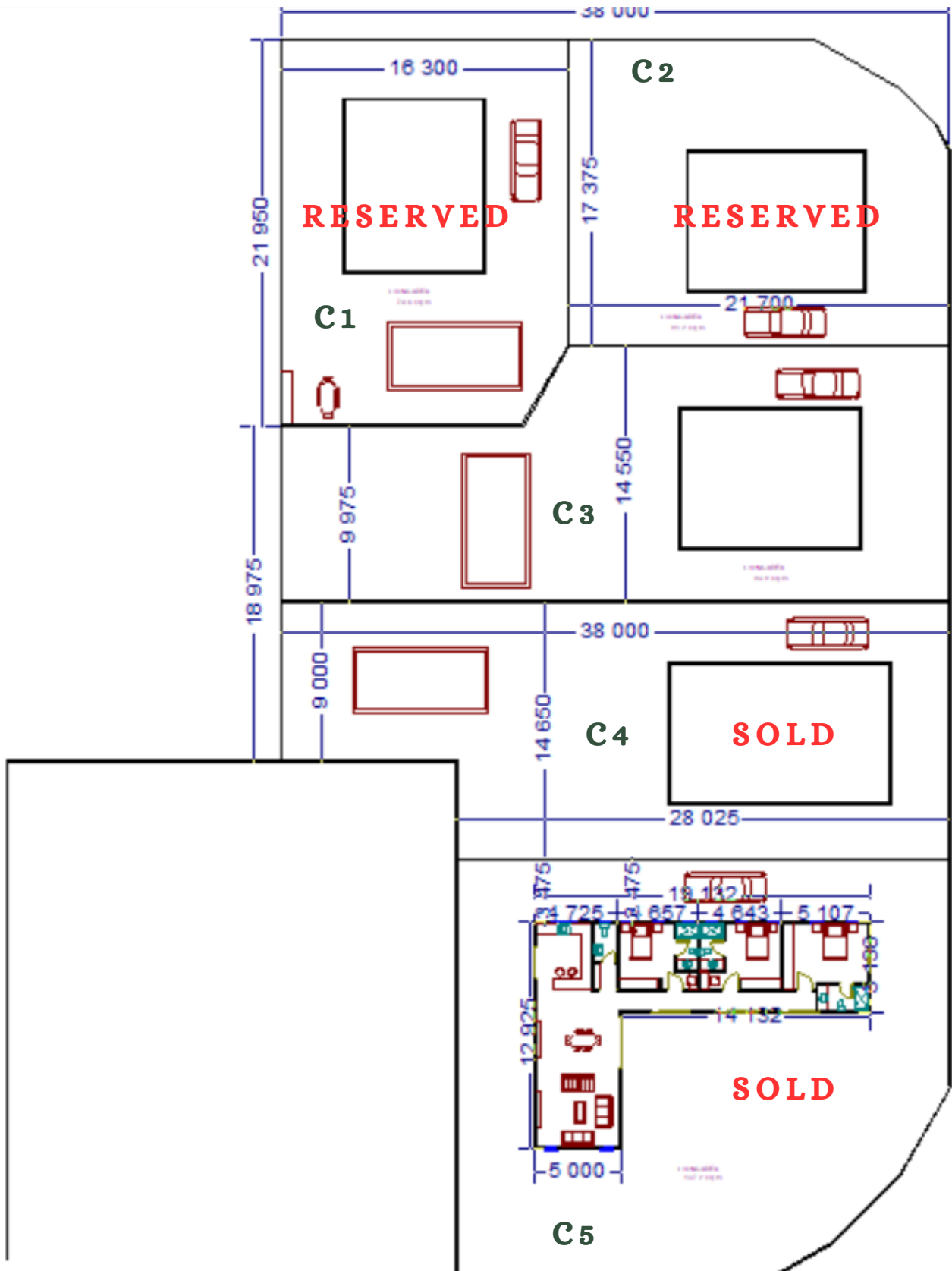
SITEPLAN

PHASE B



SITEPLAN

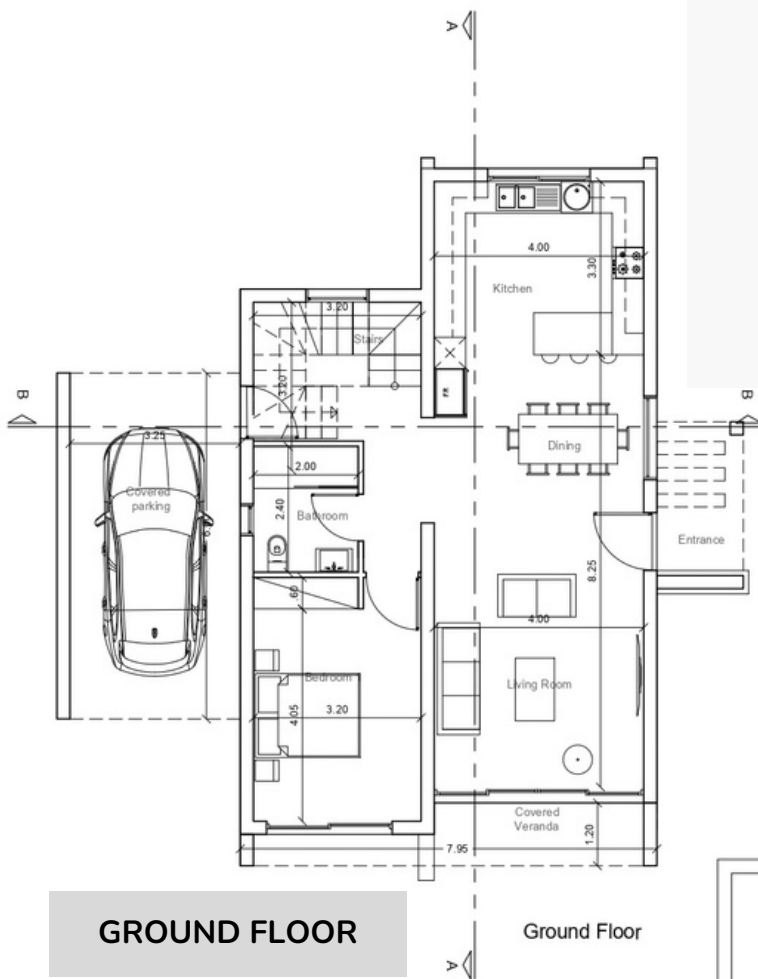
PHASE C





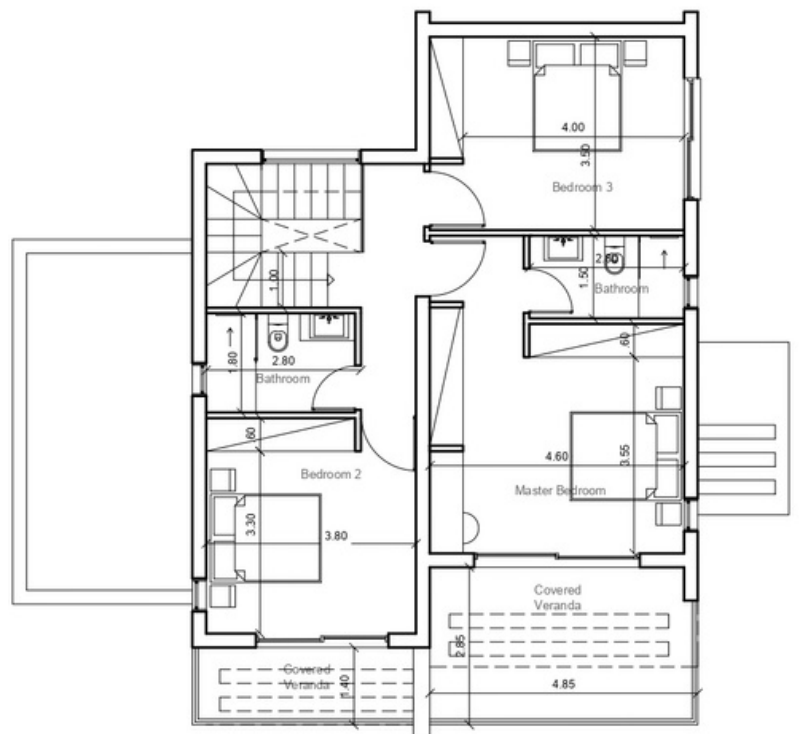
FOUR BEDROOM VILLA

- Plot Area: 500 m²
- Total Covered Area: 215 m²
- 4 Bedrooms, 3 Bathrooms
- Private Parking Area
- Private Swimming Pool with jacuzzi
- Private Roof Terrace
- VRV Cooling System

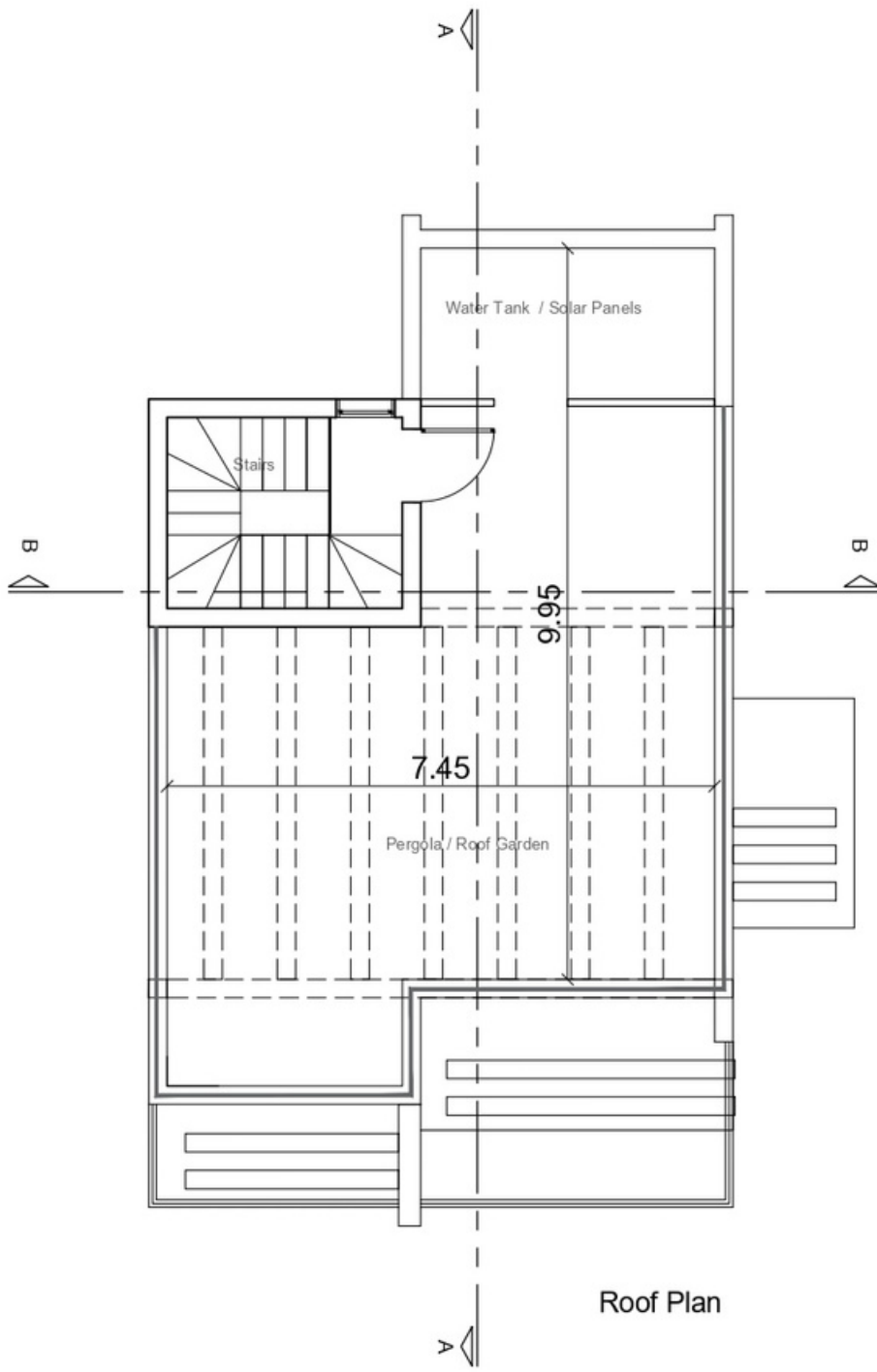


GROUND FLOOR

Ground Floor



FIRST FLOOR

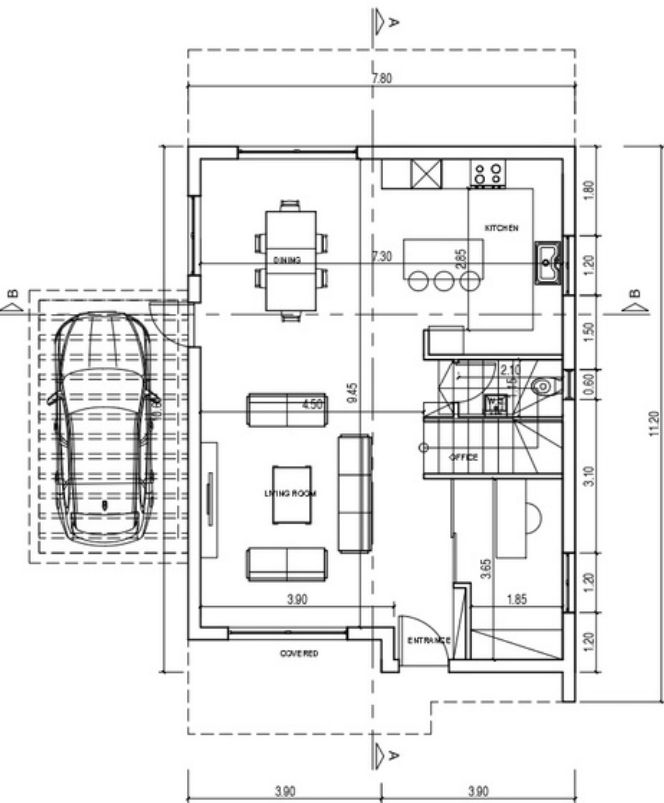


ROOF TERRACE

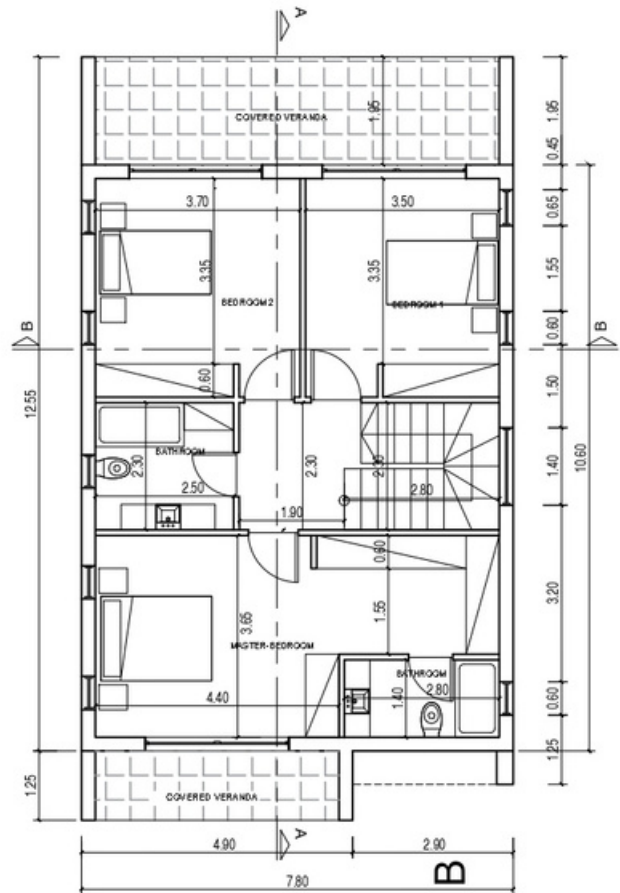


THREE BEDROOM VILLA

- Plot Area: 400 m²
- Total Covered Area: 190m²
- 3 Bedrooms, 3 Bathrooms
- Private Parking Area
- Private Swimming Pool
- Private roof terrace (optional)



GROUND FLOOR



FIRST FLOOR

GENERAL SPECIFICATIONS

INTERIOR

The house will be built as the agreed architectural and 3D drawings

STRUCTURE

Reinforced concrete anti-earthquake designed.

WALLS

External walls 25cm brick, insulation polystyrene 8cm, 2 coats of superplast and graffiato finish if preferred.

Internal walls 10cm clay brick. Three coats smooth plaster and three coats of emulsion.

CEILING

Spatula finish and three coats of emulsion.

FLOORS

Ceramic tiles € 30 / m2 for all spaces or laminated parquet for bedrooms.

For stairs marble € 60 per piece

Anti-slip ceramic tile for verandas - € 30 / m2

WALL TILING

For kitchen, ceramic wall tiles between the cupboards

Granite finishes to kitchen

To all bathrooms up to 2,20m high - € 30 / m2

EXTERNAL DOORS-WINDOWS

Double glazed aluminium (thermo-insulated glazing)

Marble cills to windows

INTERNAL DOORS

Varnished or melamine

MAIN ENTRANCE DOOR

Panelled aluminium

WARDROBES

Internally and doors with melamine

KITCHEN FITTINGS

Internally and doors with melamine , granite tops

SANITARY FITTINGS

White porcelain fittings including mixer taps and shower - €5.000

ELECTRICAL INSTALLATION

Concealed installation in accordance to the rules and safety regulations of the Cyprus Electricity Authority. Provision for T.V. , telephone , A/C . ,Internet and Central heating.

PLUMPING

Concealed with Pipe in Pipe systems - Manifold in each floor and separate cold/hot water supply in each point.

SEWAGE

Septic and absorption tip connected to the main sewage system

WATER SYSTEM

Water tank, water pressure pump and solar panel .

EXTERIOR

All exterior spaces to be designed as the agreed drawing with the same ceramic price range as the interiors

GARDEN

Landscaped

ROOF GARDEN

Includes BBQ area, tiling and glass all around.

AVAILABILITY & PRICE LIST

PHASE A

NO	TYPE	TOTAL COV. AREA m2	COV. VER/DAS m2	BED-ROOMS	PLOT SIZE m2	S/POOL	STATUS
1	VILLA	215	30	4	500	Private	AVAIALBLE
2	VILLA	215	30	4	500	Private	AVAILABLE
3	VILLA	215	30	4	500	Private	AVAILABLE

PHASE B

NO	TYPE	TOTAL COV. AREA m2	COV. VER/DAS m2	BED-ROOMS	PLOT SIZE m2	S/POOL	STATUS
1	VILLA	215	30	4	500	Private	RESERVED
2	VILLA	190	30	3	400	Private	RESERVED
3	VILLA	190	30	3	400	Private	AVAILABLE

AVAILABILITY & PRICE LIST

PHASE C

NO	TYPE	TOTAL COV. AREA m2	COV. VER/DAS m2	BED-ROOMS	PLOT SIZE m2	S/POOL	STATUS
1	VILLA	190	30	3	400	Private	RESERVED
2	VILLA	190	30	3	375	Private	RESERVED
3	VILLA	190	30	3	440	Private	AVAILABLE
4	VILLA	190	30	3	400	Private	SOLD
5	VILLA	190	30	3	400	Private	SOLD



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