



## Luxury three-bedroom villas

📍 Paphos, Geroskipou

#3857





### Features

- Underfloor heating with water and separate zone in each floor
- VRV cooling system, offering efficient and customizable climate control
- High ceilings 3.1m and high doors 2.4m in all rooms
- Full thermal insulation, Energy-efficient slimline aluminium ensuring Energy Efficiency Category A
- Water pressure system, and water filter under kitchen cabinets
- Bathrooms equipped with convenient walk-in showers, safety glass, and wall-mounted toilets
- Private parking for 2 cars with electric gates and provision for electric car charger
- Security system with alarm and CCTV with 4 cameras
- Photovoltaic system 4.8K
- Swimming pool included as per drawings
- Storage and plant room in all villas
- Kitchen appliances included in all properties
- Barbeque area at kitchen level featuring space for outdoor entertainment.
- Landscaped garden included in the prices

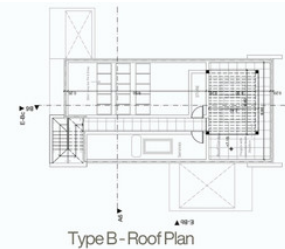


### Exceptional Material & Finishes

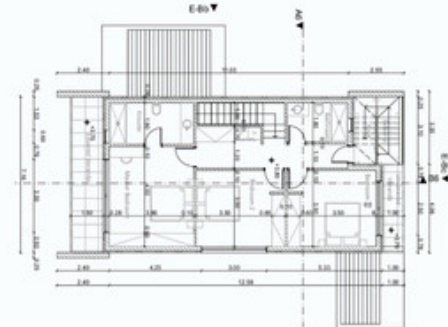
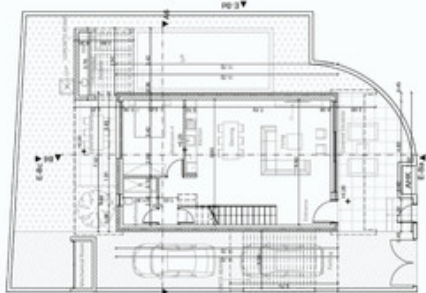


### Project Catalogue – Gaia Homes

Villa Number	Type	Bedrooms	Plot Size (m <sup>2</sup> )	Ground Floor Internal Area (m <sup>2</sup> )	First Floor Internal Area (m <sup>2</sup> )	Roof Garden Area (m <sup>2</sup> )	Covered Verandas (m <sup>2</sup> )	Covered Parking with beams (m <sup>2</sup> )	Covered Verandas / BBQ with beams (m <sup>2</sup> )	Mechanical Room / Storage (m <sup>2</sup> )	Roof Garden Pergola with louvers
1	A	3	300	79	83	33	34	19	12	8	17
2	A	3	377	79	83	36	36	19	12	6	14
3	A	3	300	79	83	41	34	19	15	7	15
4	A	3	354	79	83	41	34	19	13	7	15
5	B	3	332	83	88	44	33	19	11	6	16
6	B	3	305	83	88	44	33	19	11	6	16
7	B	3	324	83	88	44	33	19	11	6	16
8	B	3	300	83	88	44	33	19	17	2	16
9	B	3	300	83	88	44	33	19	11	6	16
10	C	3	306	79	83	41	39	19	15	7	15
11	C	3	306	79	83	41	39	19	15	7	15
12	C	3	352	79	83	41	39	18	15	7	15



### Type B - Architectural Plans



### presenting GAIA HOMES

We are excited to introduce our exquisite new development Gaia Homes. A collection of 32 three bedroom luxury villas, located just 18m from the sea front in the touristic area of Geroskipou.

Each villa features cutting-edge architecture, thoughtfully designed repetitive interior spaces, and open-plan living areas adorned with high ceilings, making an abundance of natural light through floor-to-ceiling sliding doors and windows, as well as boasting high-end specifications including VRV for cooling and underfloor heating.



### Type A - Architectural Plans



<b>Price</b>	€490,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2
<b>Covered</b>	171 m <sup>2</sup>	<b>Roof garden</b>	60 m <sup>2</sup>
<b>Covered veranda</b>	44 m <sup>2</sup>	<b>Covered parking</b>	19 m <sup>2</sup>
<b>Plot</b>	350 m <sup>2</sup>	<b>Year of Construction</b>	2026
<b>Status</b>	Off plan	<b>Energy efficiency rating</b>	A
<b>Area</b>	Paphos, Geroskipou		

## Description

We are pleased to provide an update on Gaia Homes, our exquisite development of 12 luxury three-bedroom villas located just 1 km from the seafront and the vibrant touristic area of Geroskipou.

Each villa features cutting-edge architecture and thoughtfully designed, expansive interior spaces. The open-plan living areas are adorned with high ceilings, inviting an abundance of natural light through floor-to-ceiling sliding doors and windows. With high-end specifications—including VRV systems for cooling and underfloor heating—these homes offer unparalleled comfort and luxury.

The project is scheduled for delivery in September 2026. Please refer to the attached updated sales catalog for the latest specifications and pricing information.

The project specification encompasses the following features, all of which are included in the price:

- Underfloor heating with water and separate zone in Underfloor heating with water, featuring separate zones on each floor
- VRV cooling system for efficient and customizable climate control
- High ceilings (3.1 meters) and tall doors (2.4 meters) in all rooms
- Full thermal insulation with energy-efficient slimline aluminum, ensuring Energy Efficiency Category A
- Water pressure system and water filter installed under kitchen cabinets
- Bathrooms equipped with walk-in showers, safety glass enclosures, and wall-mounted toilets
- Private parking for two cars with electric gates and provision for an electric car charger
- Security system with alarm and CCTV featuring four cameras
- Photovoltaic system (4.8 kW)
- Swimming pool included as per architectural drawings
- Kitchen appliances included in all properties
- Barbecue area at kitchen level, featuring space for outdoor entertainment

Project Delivery Date: September 2026

We invite you to schedule a viewing and present this unique opportunity to you.



### Aristos Aristodemou

Manager

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## Features

Thermal insulation

Garden

Investment opportunity

Granite countertops

Walking distance to beach

Next to green area

Pressurized water system

Quiet Area

Luxury specifications

Near amenities

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## Distances

**Amenities**

600 m

**Airport**

19 km