



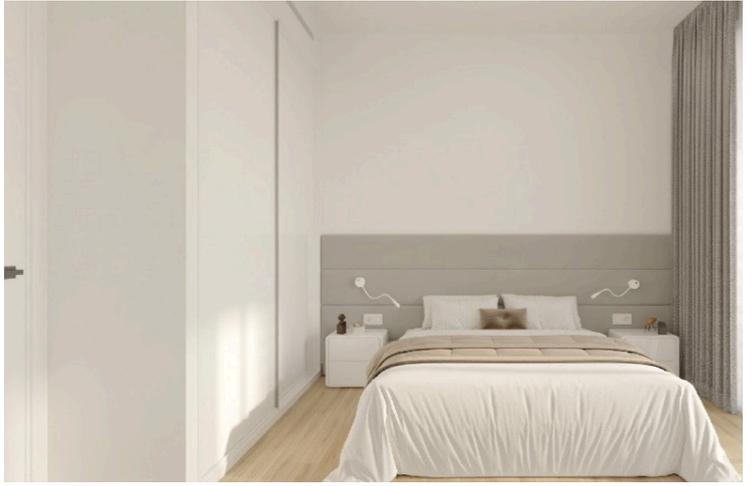
#17556

# Modern Detached Villa with Pool in Sunny Geroskipou

 Geroskipou, Paphos

**€485,000** +VAT





# Overview

## Specifications

Bedrooms



3

Bathrooms



3

Covered

138 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>278 m<sup>2</sup></b>
Covered veranda	<b>35 m<sup>2</sup></b>
Uncovered veranda	<b>44 m<sup>2</sup></b>
Covered parking	<b>22 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2028</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

For sale is a modern detached villa currently off plan, located in the desirable area of Geroskipou. This property offers a generous internal space of 138 square meters, thoughtfully designed for comfortable living. The villa features three spacious bedrooms and three contemporary bathrooms, making it an excellent choice for families or those seeking extra space.

The home's layout maximizes natural light and provides an open, airy atmosphere. Energy efficiency is rated A, ensuring low running costs and a reduced environmental impact. Enjoy the luxury of underfloor heating, offering consistent comfort throughout the year. Outside, a private swimming pool completes the lifestyle, allowing you to relax or entertain in peace.

Geroskipou is well known for its charming blend of tradition and modern convenience. The area features a lively local community, beautiful landscapes, and quick access to shops, cafes, and schools. Its unique character makes it a sought-after location for both permanent residents and those looking for a holiday home.

This villa will be built in 2028 and is offered unfurnished, giving you the freedom to style it to your taste. To learn more or discuss purchase details, please contact Lextrus Real Estate.



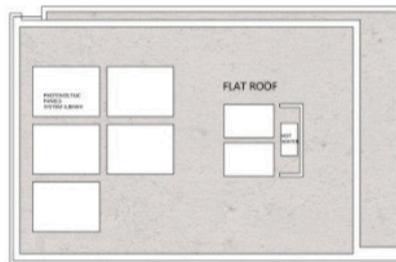
# Floor plans



SITE PLAN - GROUND FLOOR



FIRST FLOOR



ROOF PLAN



# Additional information

## Facilities

Aircondition, Split system

Heating, Underfloor

Pool, Private

## Features

Electric car charger (provision)

## Distances

Amenities

 1 km

Airport

 11 km

Sea

 2.7 km

Public transport

 350 m

Schools

 500 m

## Contact us



**Barbara Gauduchon**

 (+357) 97814298

 [b.gauduchon.papavgoulis@gmail.com](mailto:b.gauduchon.papavgoulis@gmail.com)

