



GREEN PARK HOMES

Geroskipou, Paphos

Green Park Homes

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*3D renderings not 100% representative of actual property

Green Park Homes

- Beautiful detached 3-bedroom residences
- Located in a quiet residential area within walking and driving distance to all essential amenities.
- 5 minutes from the popular beach of Geroskipou
- 8-10 minutes from international private schools
- 5 minutes from city center and Kings Avenue Mall
- 2 minutes from the motorway
- Bright and open living and dining areas
- Delivery by 12/2026



Google maps location: <https://maps.app.goo.gl/MrfQNKQmWYRaU7rWA>

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Situated in a prime residential area

Only a few minutes' drive from the beach, city center and Kings Avenue Mall



Paphos district is located to the western-most part of the island of Cyprus and has a population of approximately 90000 people. It enjoys the best climate in Cyprus and it has the majority of archaeology on the island. The people of Cyprus are a mixture of many trading nations in the Mediterranean. People are open, frank, and friendly to foreigners. They will extend a warm welcome to you, always making you feel at home on the island.



Yeroskipou (or Geroskipou) is a large suburb east of Paphos with a population of around 8,500 residents. According to mythology, Aphrodite the goddess of beauty had her gardens there. The word Yeroskipou comes from the Greek words "ieros" which means holly and "kipos" which means garden. Yeroskipou is both a coastal area with its popular sandy beach and a large residential area set on a cliff commanding fantastic sea views. It is also filled with shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos that is only 5 minutes away.



Paphos has become the focus attraction for investors and entrepreneurs, mainly from Europe, but also from third country nationals. Paphos with its enchanting surrounding regions is considered to be the safest region on the island and it continues to be recognized as the finest choice when purchasing property on the island.

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3D renderings

*3D renderings not 100% representative of actual property



















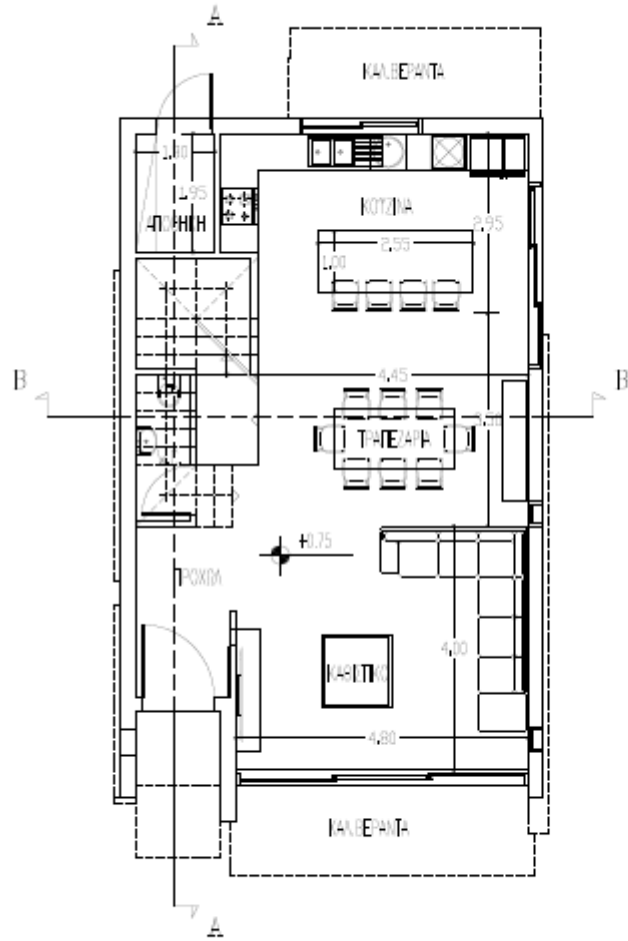




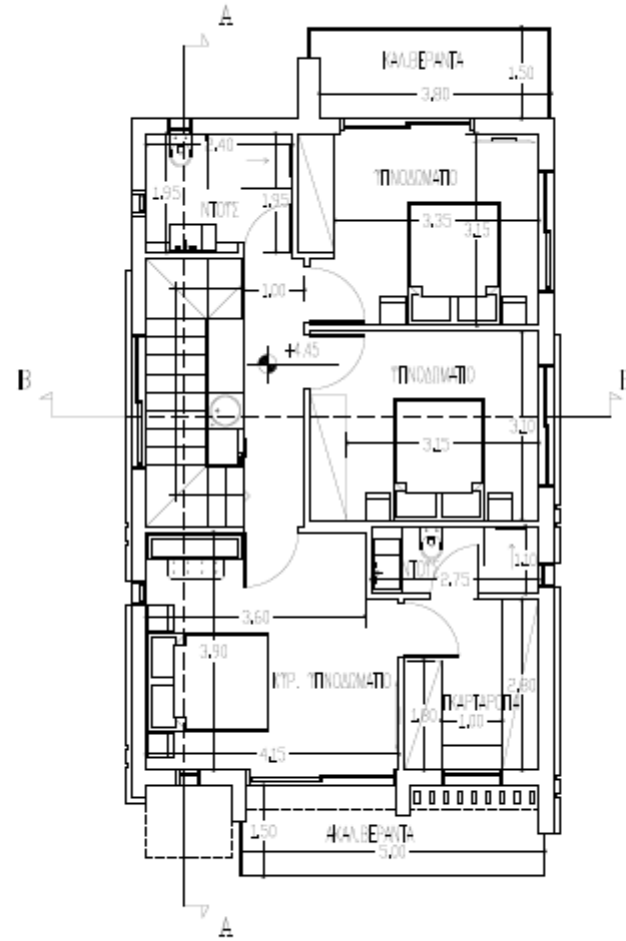


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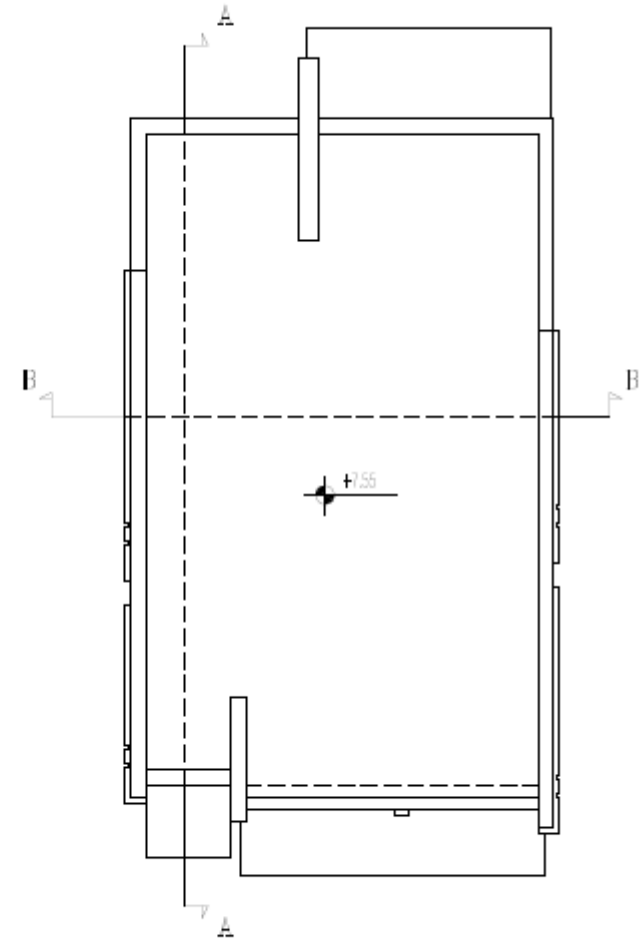
Appendix 1 – Floor plans



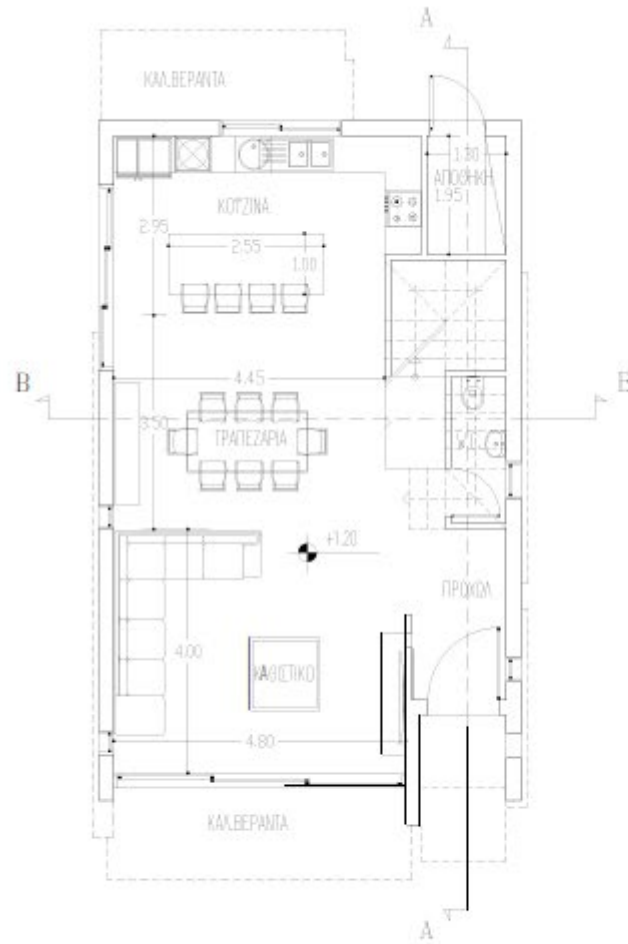
Ground Floor



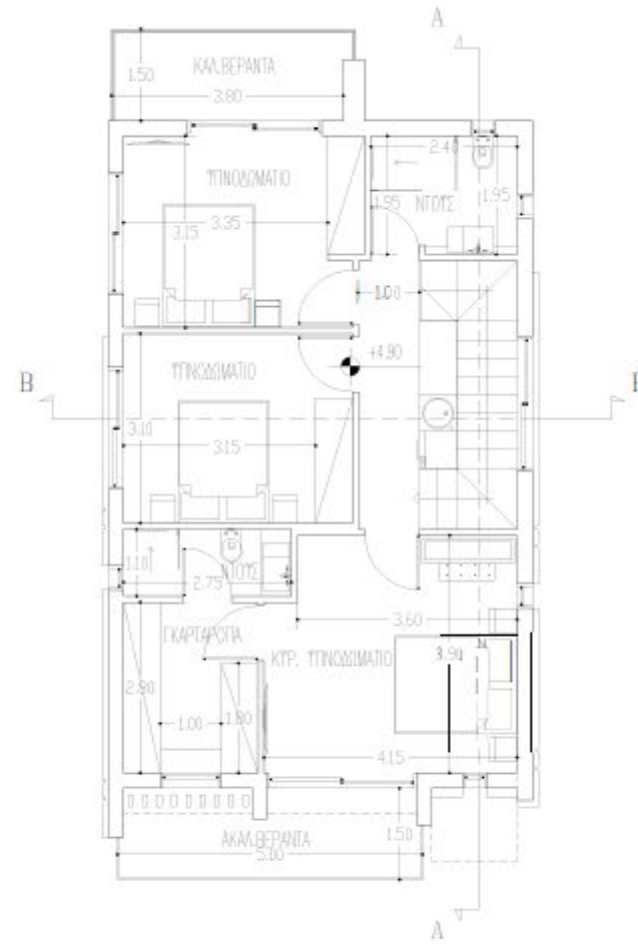
First Floor



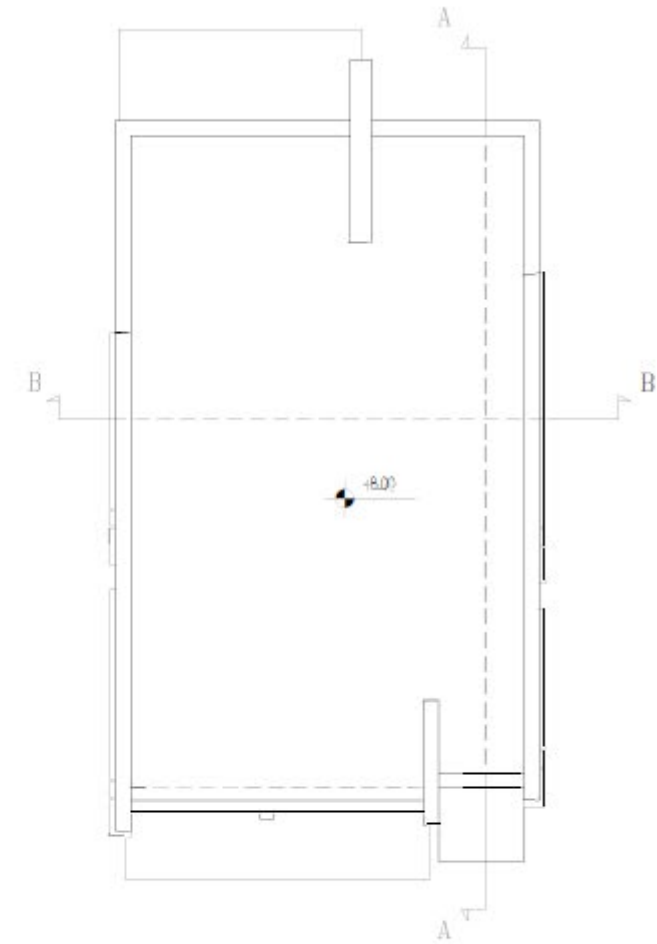
Roof



Ground Floor



First Floor



Roof

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Appendix 2 – Specifications

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Specifications*

- Electrical provisions for electric blinds, roller shutters, photovoltaic system, electric garbage disposal in the kitchen, smart home, electric car charger and entrance video intercom and electrical heated towel rails in the bathrooms.
- Storage room on the ground floor
- Laundry facilities on the first floor
- Provision for underfloor heating
- Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
- VRV concealed air-conditioning in the living room and VRV wall units in the remaining bedrooms (cooling/heating)
- Water solar heater and water pressurizing system
- Bathrooms finished with high quality porcelain tiles, basins, sanitary ware, accessories and mixers
- Sensor lights to the car parking area and main entrance door
- Bright and spacious open plan living room and dining area connecting to the outside area through floor-to-ceiling windows
- Energy saving features offering maximum thermal insulation and sound proofing (25cm thermal bricks with 8cm polystyrene on walls and the roof, with the issue of an Energy Performance Certificate A)

**Specifications are subject to change and should be reconfirmed before signing an agreement for sale of the property.*

Optional Extras

- Parking entrance gates
- Interior design as per 3D renderings

We would also welcome any personal ideas or alterations to the plans which will be considered by our architects and interior designers.

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Appendix 3 – Pricelist

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Pricelist

UNIT NO.	BEDROOMS & BATHROOMS	COVERED AREAS (m ²)		COVERED PARKING	TOTAL	PLOT SIZE (m ²)	PRICE EUR
		INSIDE	OUTSIDE				
1	3 bedrooms 2 bathrooms + guest toilet	157	23	18	198	240	SOLD
2	3 bedrooms 2 bathrooms + guest toilet	157	23	18	198	240	475,000

Notes:

- Prices are subject to change at any time.
- The price is not subject to transfer fees.
- The price is subject to only 5% VAT if the property will be used as a primary residence.