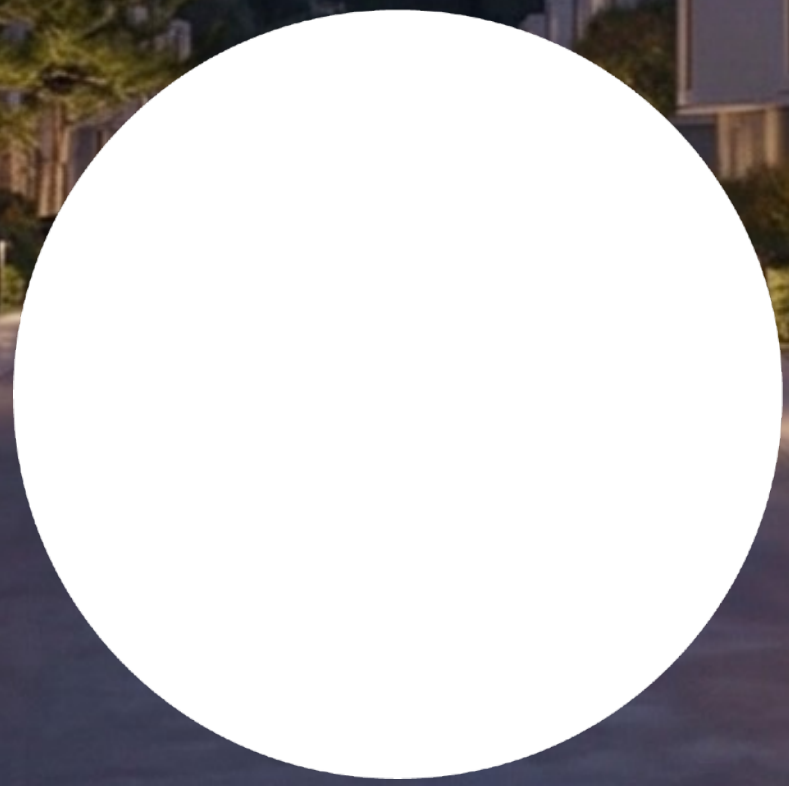




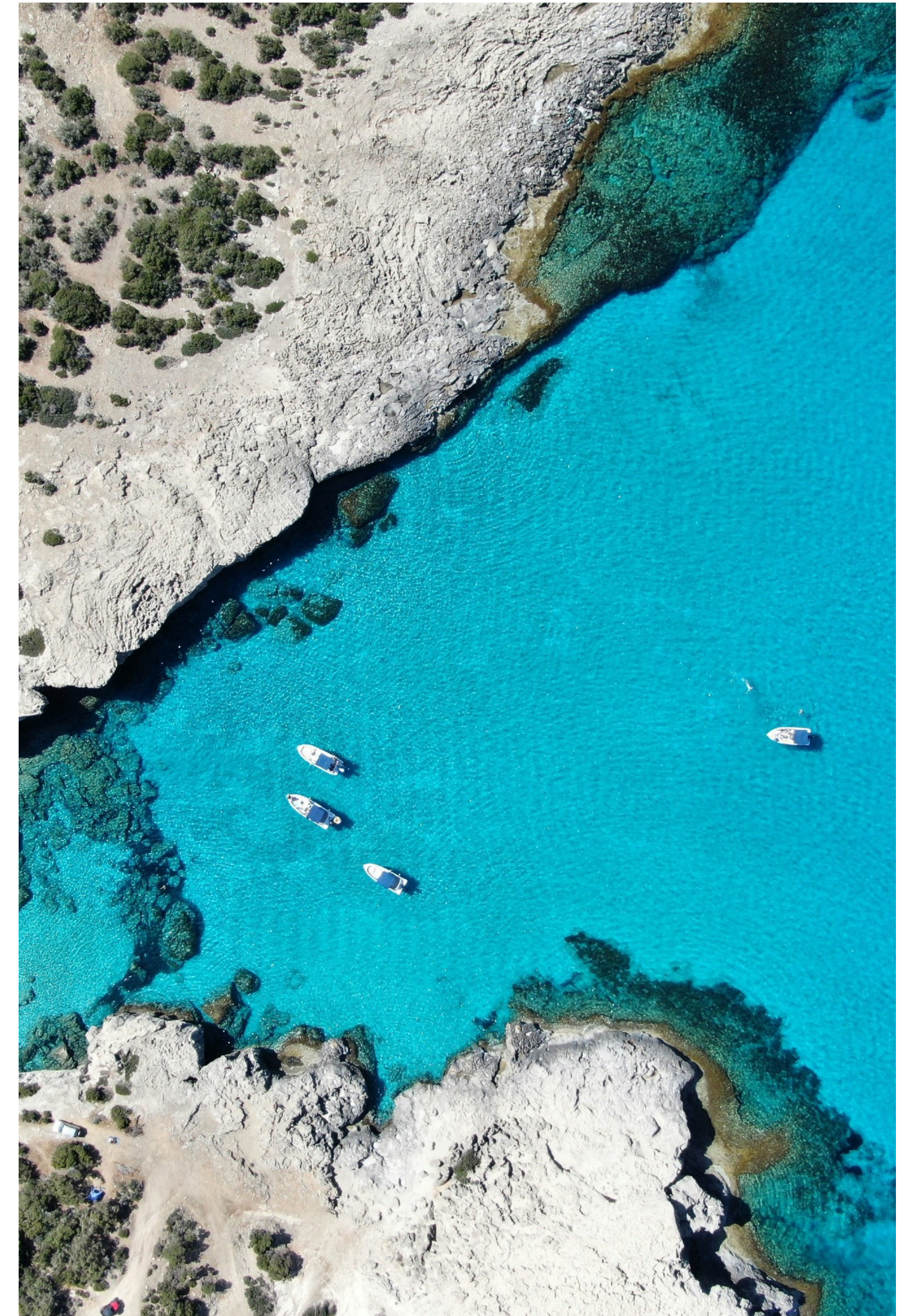
eden coast





bbf: Paphos

Paphos is the cultural heart of Cyprus, celebrated for its rich history, archaeological treasures, and UNESCO World Heritage sites. Located on the island's western coast, it offers a unique blend of traditional charm and modern comforts, with picturesque harbors, stunning beaches, and a relaxed lifestyle. Known for its welcoming atmosphere and growing popularity among international residents, Paphos combines heritage with opportunity, making it an attractive destination for both living and investment.

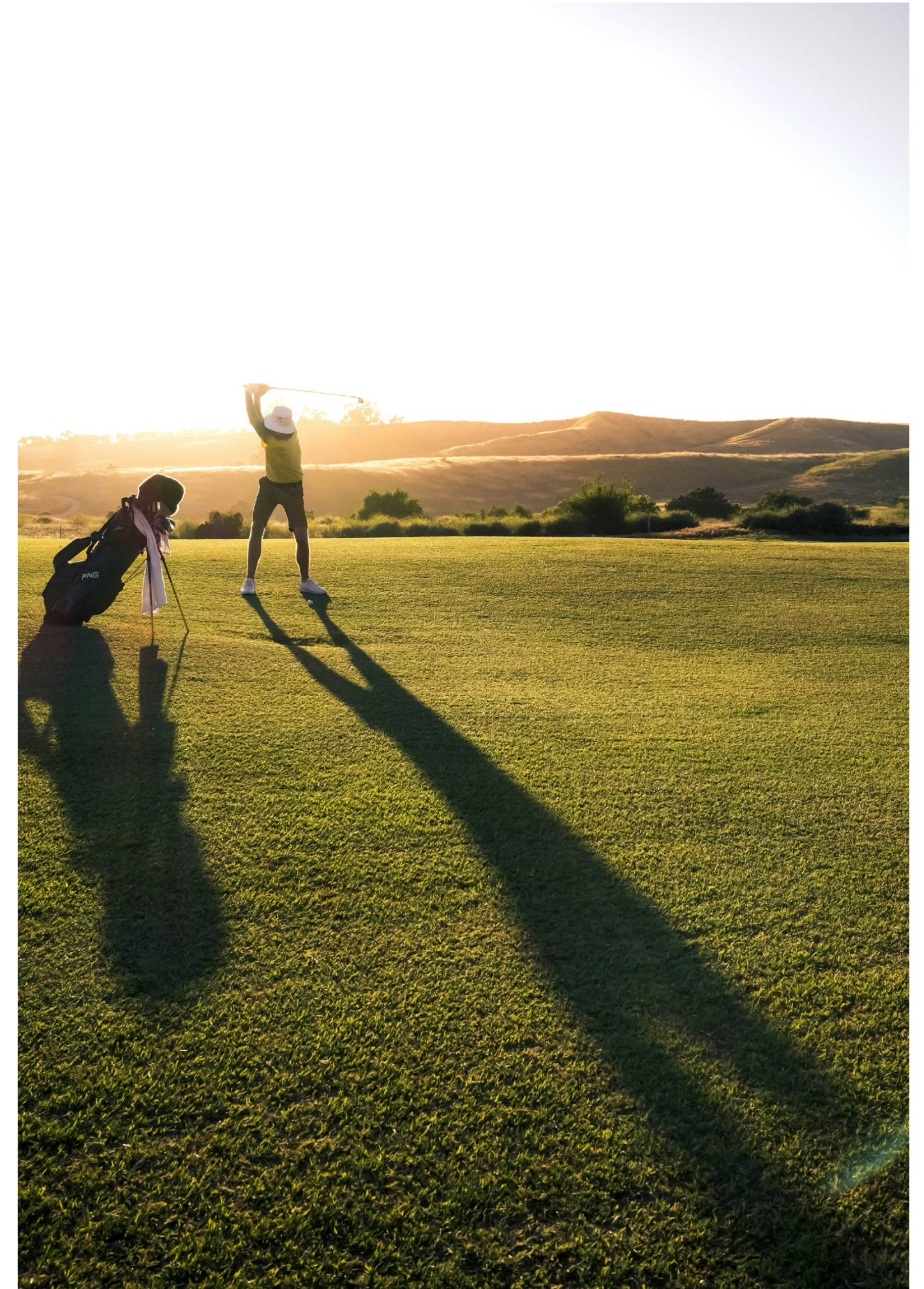


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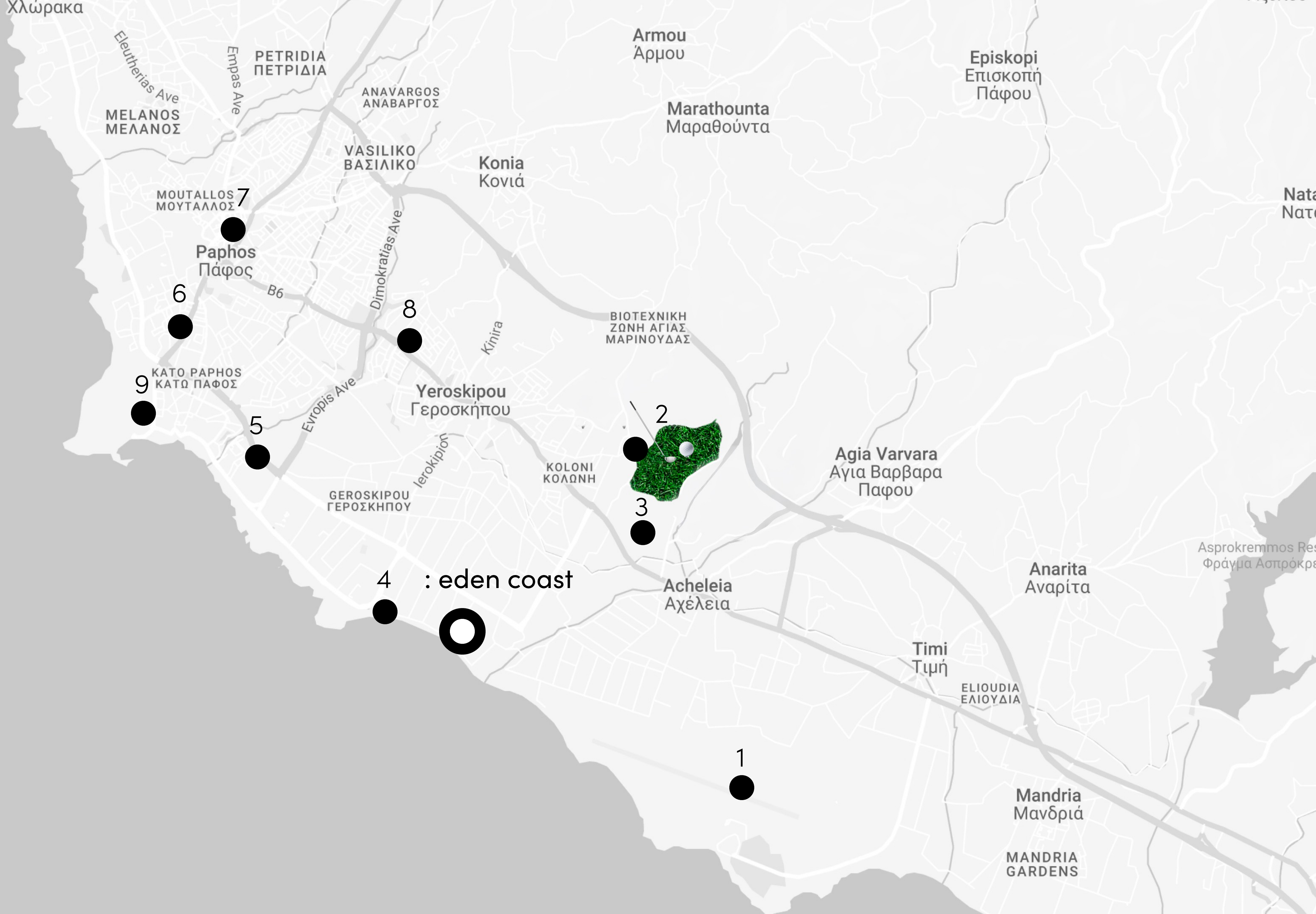
Geroskipou

Geroskipou is one of Paphos's most vibrant and rapidly developing areas, offering a harmonious balance of tradition and modern living. Situated just minutes from the city center and the coastline, it combines convenient accessibility with a relaxed Mediterranean atmosphere.

Known for its charming village character, historic landmarks, and beautiful beaches, Geroskipou has become an emerging destination for quality residential projects and leisure facilities. With its blend of cultural heritage, family-friendly environment, and growing real estate opportunities, it appeals to both locals and international buyers seeking a comfortable yet dynamic lifestyle on the western coast of Cyprus.



- 1. Paphos airport
- 2. Elea Golf Club
- 3. Lumio Private School
- 4. Rikkos Beach
- 5. Neopolis University
- 6. American University of Beirut
- 7. Paphos city center
- 8. Geroskipou Square
- 9. Paphos marina



: eden coast



Paphos center, 7 min

Blue flag beaches with restaurants, 0 min

Paphos airport, 10 min

bbf:

: eden coast



:eden coast sets a new standard for residential quality in Paphos. Beyond its spacious 2 and 3-bedroom apartments, the development features an exclusive collection of luxury villas, each boasting its own private swimming pool for ultimate seclusion.

Designed for those who demand the extraordinary, this project combines high-end materials with cutting-edge comfort in an unrivaled coastal setting. Residents enjoy a lifestyle of effortless sophistication with access to a wide array of hotel-level amenities, ensuring every need is met with world-class service and style.

Indoor and outdoor swimming pools

co-working, gym, saunas, kids room , library, meeting room

20 meters to the Blue Flag beach

7 minutes drive to Paphos city center



bbf:

project highlights:



prime beachfront location: ideally situated on the coast of Geroskipou, Paphos, offering direct sea access and proximity to essential city infrastructure.

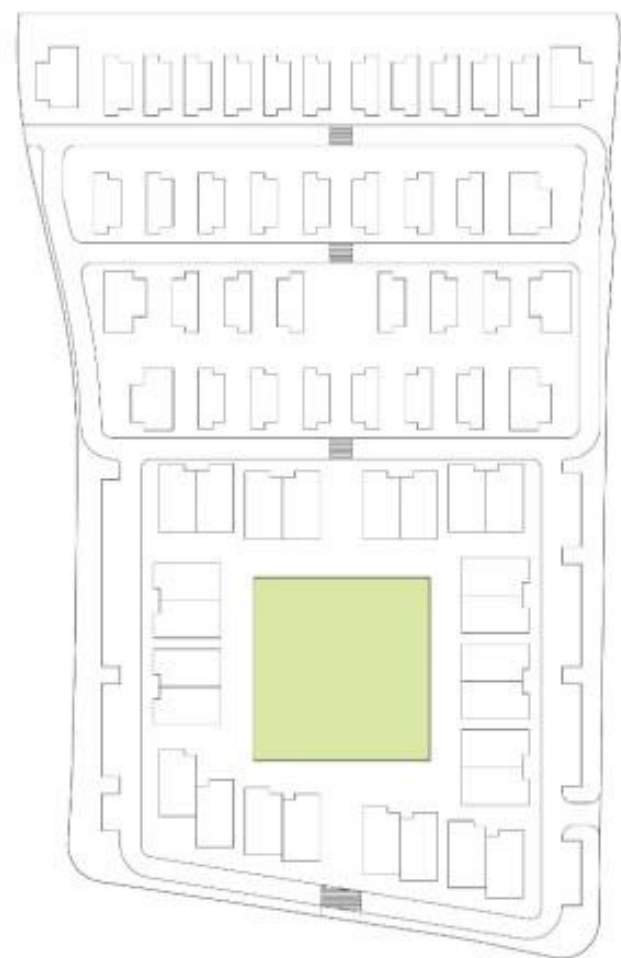
elegance specifications: high-end interiors featuring 3.10m ceiling heights in living areas, glued parquet flooring, marble-finished bathrooms, and underfloor central heating.

comprehensive amenities: residents enjoy exclusive access to "Central Gardens," featuring a 25m outdoor pool, an 18m indoor pool, a 145m² gym, a spa with sauna and steam rooms, and a dedicated kids' zone.

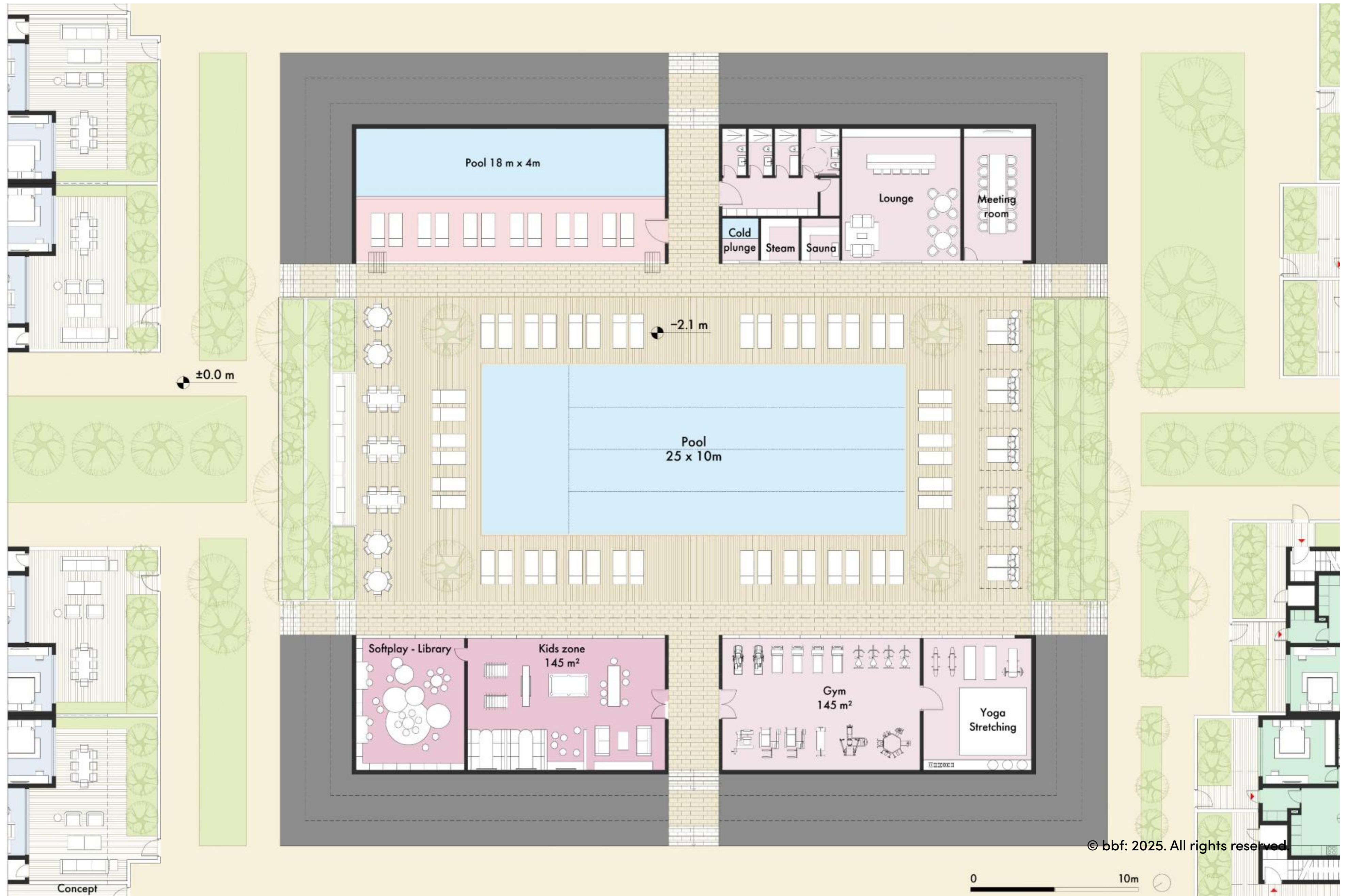
private infrastructure: each villa includes a private swimming pool, two dedicated indoor parking spaces, and high-quality finishes.



Central Gardens Amenities



Plot 133 Paphos Geroskipou



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block E

block A

block M

H31
H32
H33
H34



Entry/Exit

Entry/Exit

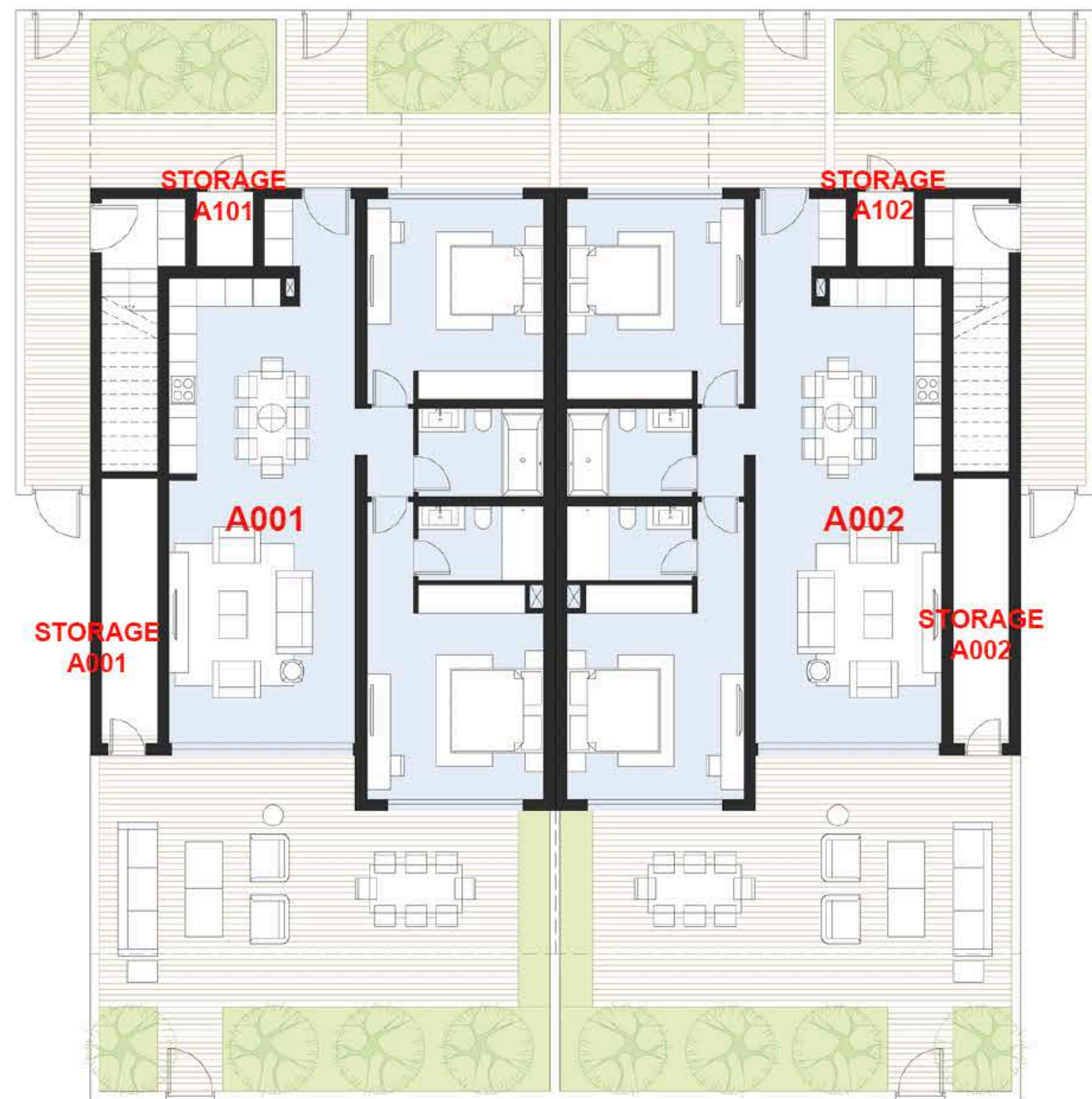
0 50m



eden coast | phase 1 | block A, E, M

Floor	#	Type	Bedrooms	Bathrooms	S.pool	Parkings	Private Interior	Covered Veranda	Sellable Auxiliary		Sellable Area	Storage at ground	Other covered area at ground	Uncovered veranda at the ground	Roof Garden	Plot area	TOTAL AREA
									Floor	Area							
BLOCK A														2	2BED	2	3BED
Ground	A001	Apartment	2	2		1	102.70	37.20			139.90	8.30	6.10	12.80		250.00	167.10
	A002	Apartment	2	2		1	102.70	37.20			139.90	8.30	6.10	12.80		250.00	167.10
1st	A101	Apartment	3	3	YES	1	119.80	38.20	2nd	5.40	163.40	2.50	10.40		115.00		291.30
	A102	Apartment	3	3	YES	1	119.80	38.20	2nd	5.40	163.40	2.50	10.40		115.00		291.30
Total block A			4 units			4	445.00	150.80		10.80	606.60	22m2	33m2	26m2	230m2	500m2	917m2
BLOCK E														2	2BED	2	3BED
Ground	E001	Apartment	2	2		1	102.70	37.20			139.90	8.30	5.60	10.80		260.00	164.60
	E002	Apartment	2	2		1	102.70	37.20			139.90	8.30	5.60	10.80		255.00	164.60
1st	E101	Apartment	3	3	YES	2	119.80	38.20	2nd	5.40	163.40	2.50	10.80		115.00		291.70
	E102	Apartment	3	3	YES	2	119.80	38.20	2nd	5.40	163.40	2.50	10.80		115.00		291.70
Total block E			4 units			6	445.00	150.80		10.80	606.60	22m2	33m2	22m2	230m2	515m2	913m2
BLOCK M														2	2BED	2	3BED
Ground	M001	Apartment	2	2		1	102.70	37.20			139.90	8.30	6.10	10.80		230.00	165.10
	M002	Apartment	2	2		1	102.70	37.20			139.90	3.00	11.10	10.80		294.00	164.80
1st	M101	Apartment	3	3	YES	1	119.80	38.20	2nd	5.40	163.40	2.50	10.40		115.00		291.30
	M102	Apartment	3	3	YES	1	119.80	38.20	2nd	5.40	163.40	2.50	10.80		115.00		291.70
Total block M			4 units			4	445.00	150.80		10.80	606.60	16m2	38m2	22m2	230m2	524m2	913m2

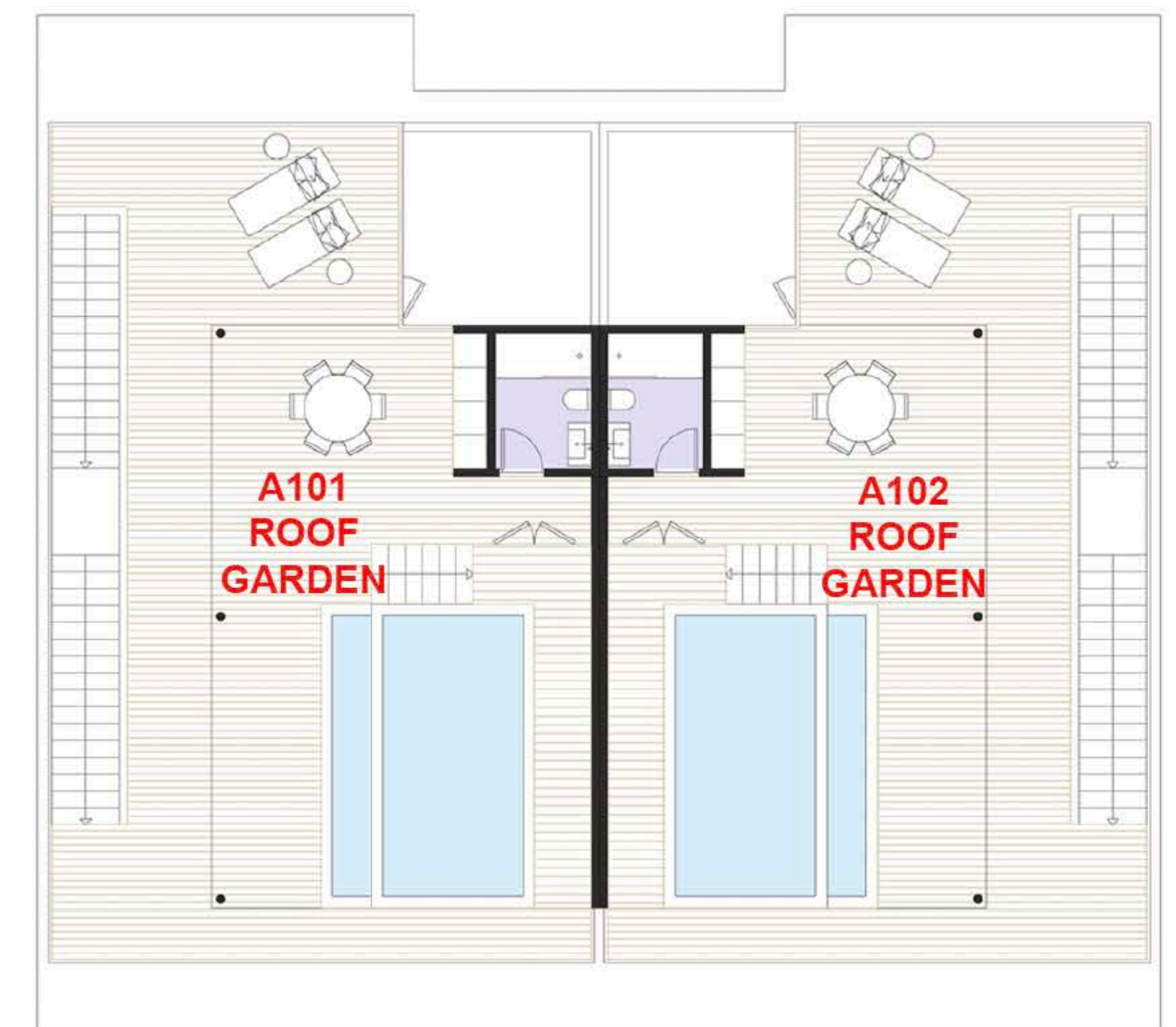
eden coast | block A



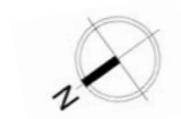
GROUND FLOOR



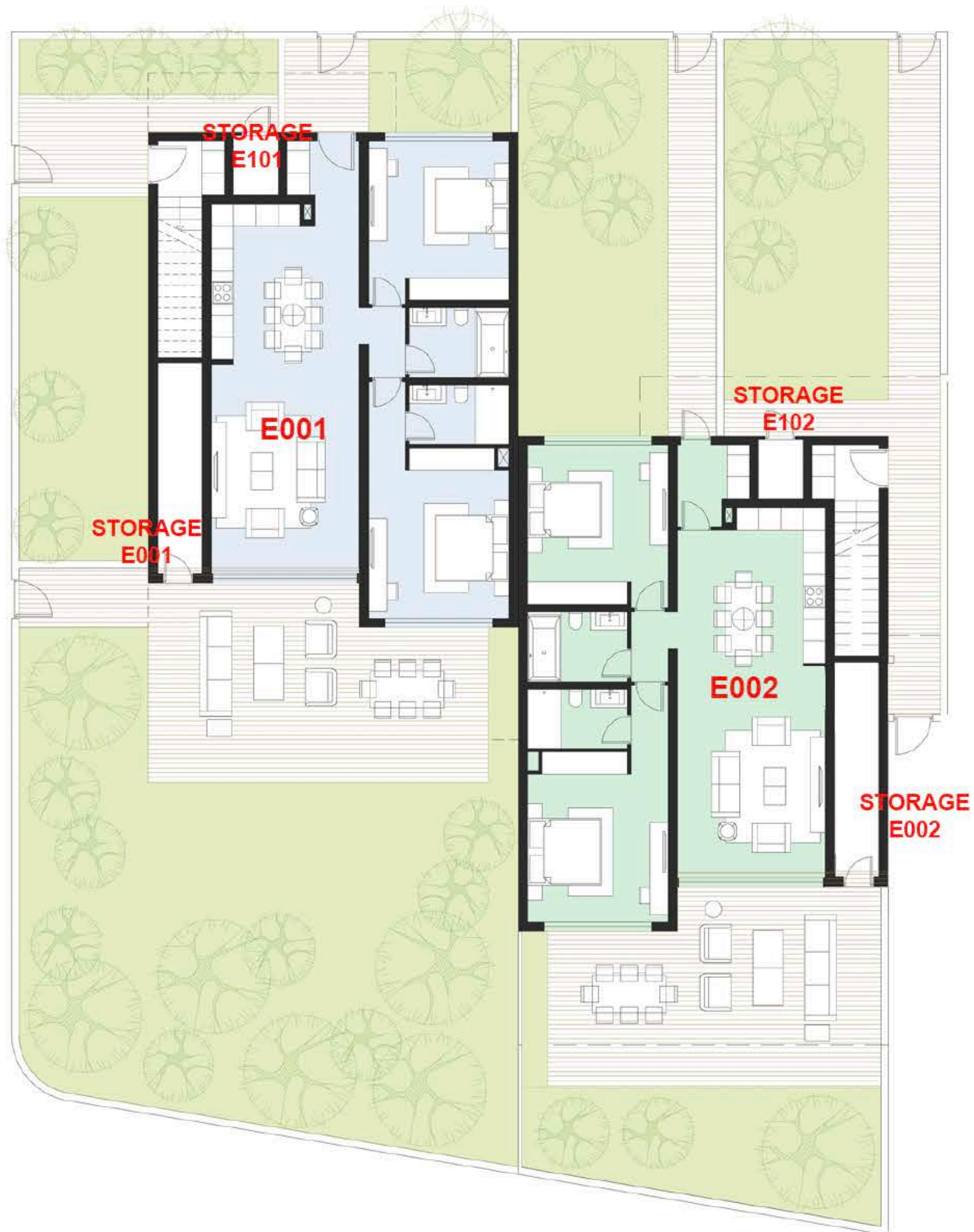
1st FLOOR



ROOF GARDEN



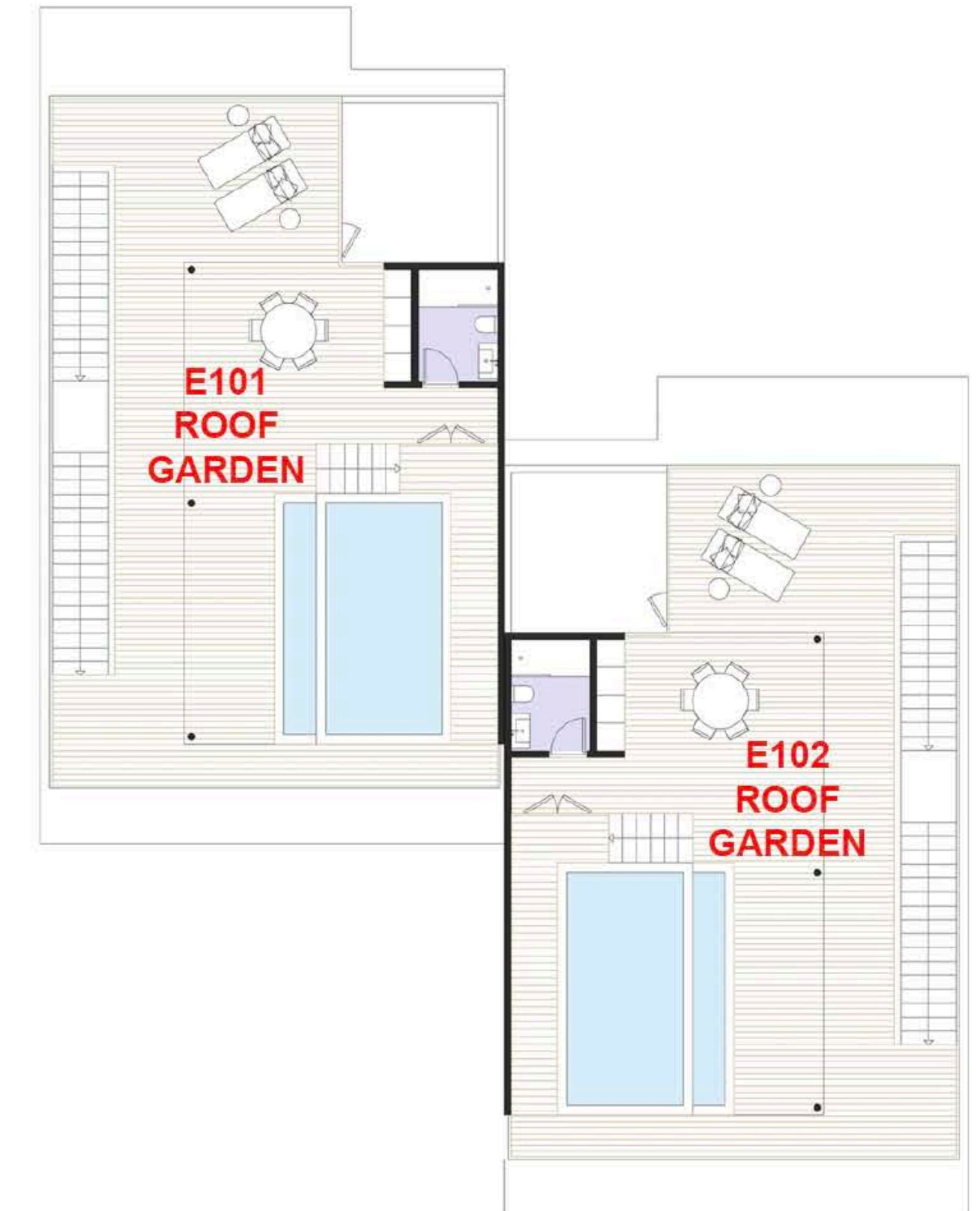
eden coast | block E



GROUND FLOOR



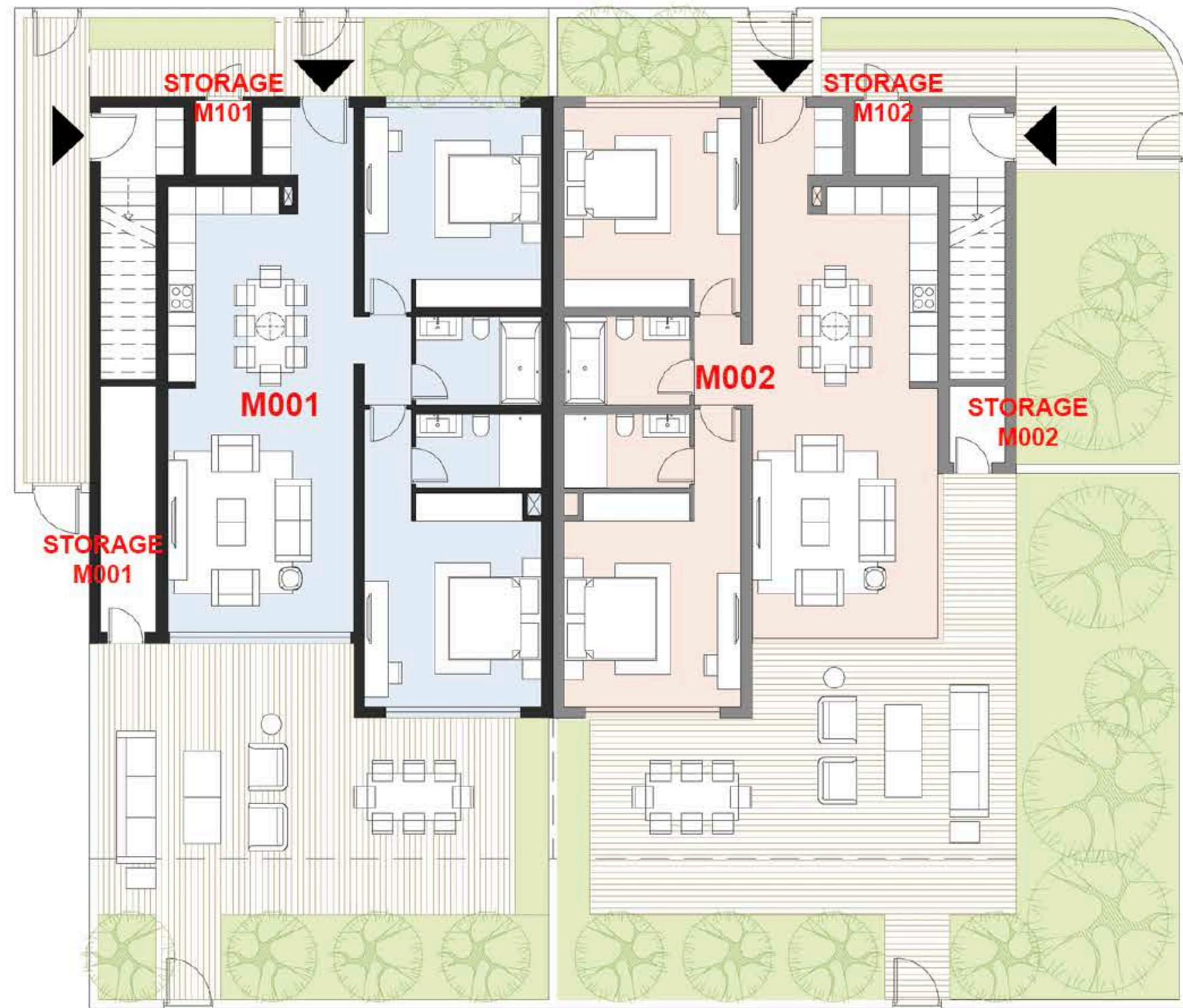
1st FLOOR



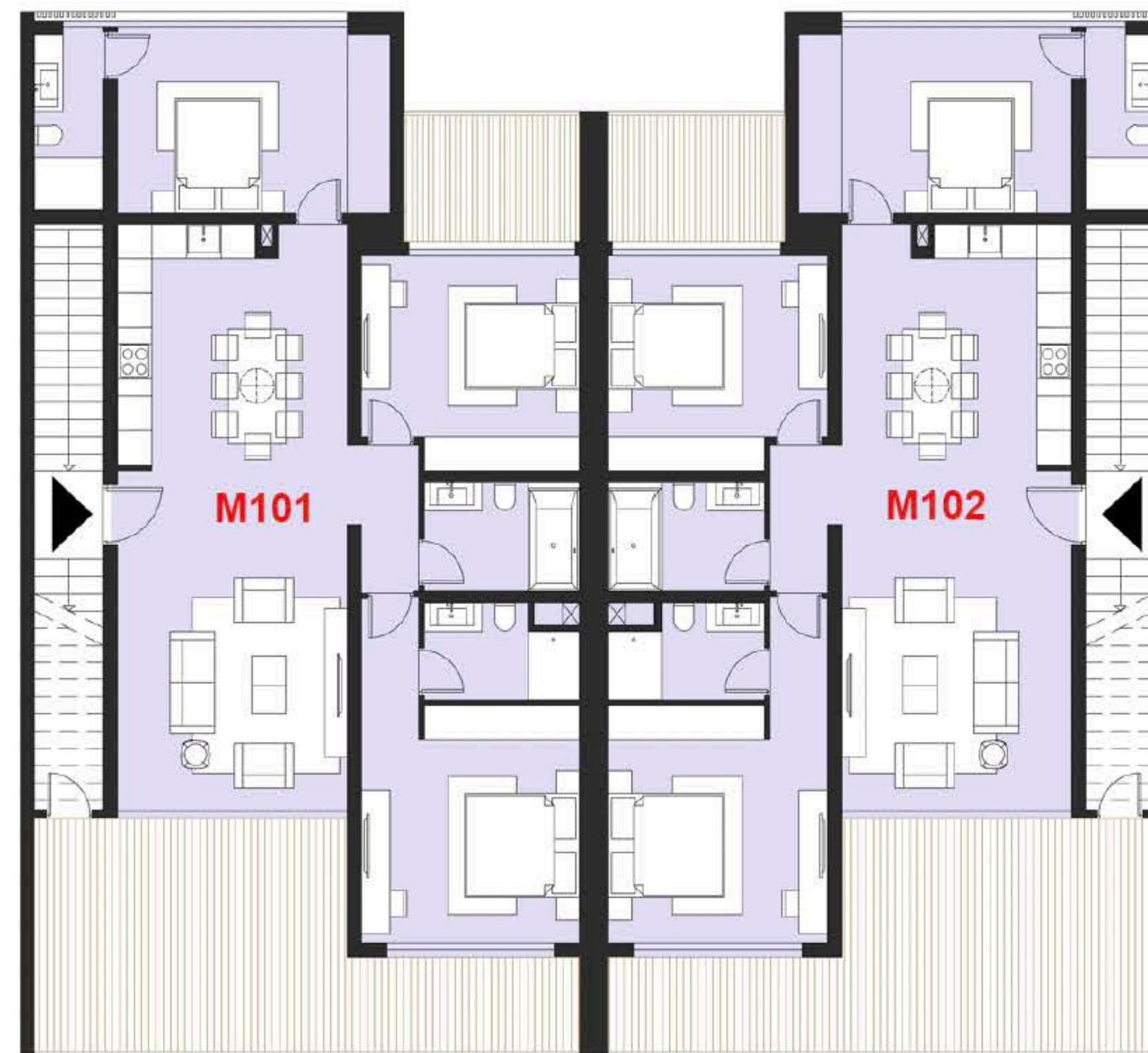
ROOF GARDEN



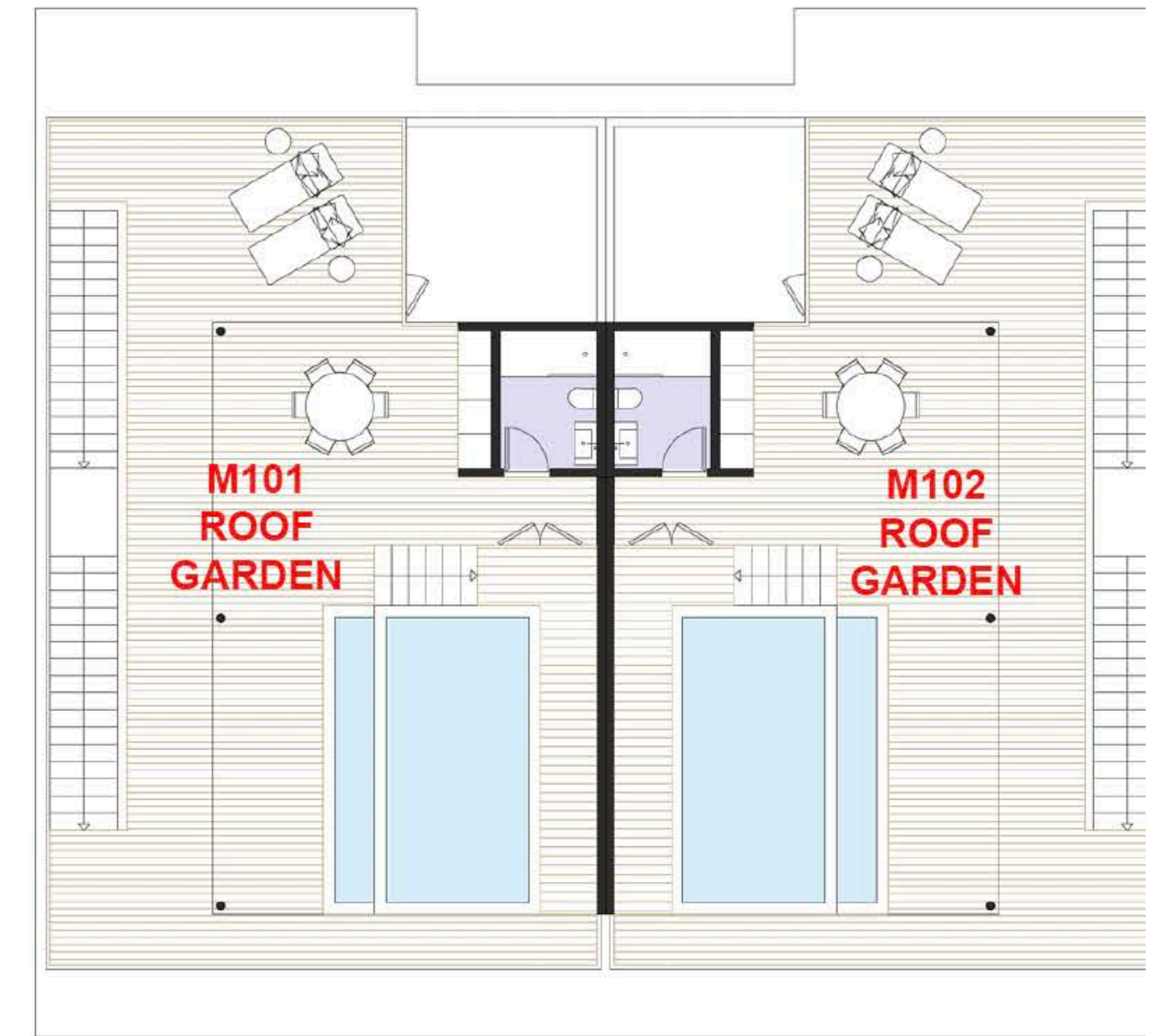
eden coast | block M



GROUND FLOOR



1st FLOOR



ROOF GARDEN

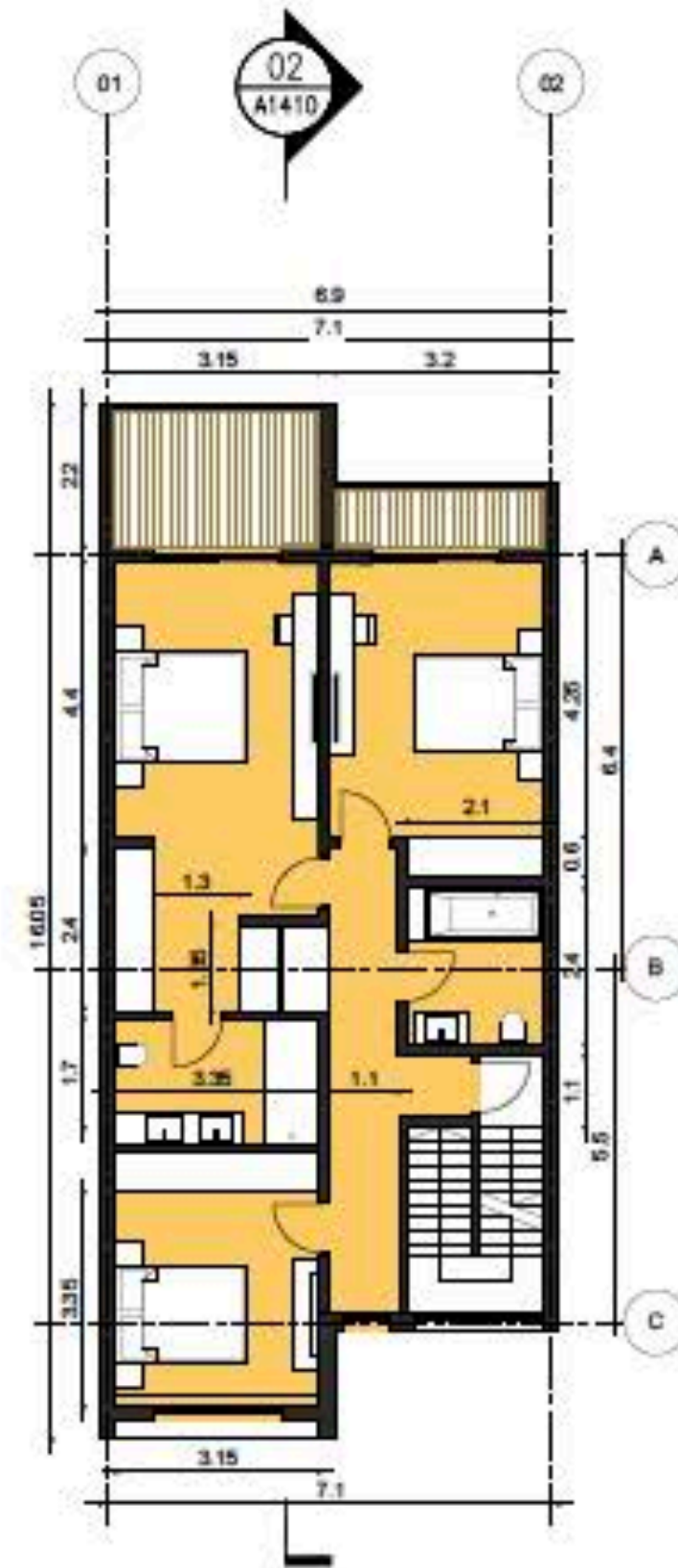


FL	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH-ROOMS	PRIV S.P.	NO OF PARK SPACES (UNCOVERED)	Type of House	Private Interior (Gross area)	Covered Veranda at the back	Covered veranda at the front entrance	Sellable Area (1+2+3)	Uncovered veranda	Roof garden	Plot Area	TOTAL AREA (4+5+6)
Ground	H31	House	4	4	YES	2	V2	110.60	35.80	16.50	162.90	80.90	87.00	360.00	330.80
1st								129.00	12.90		141.90			141.90	
Total								239.60	48.70	16.50	304.80	80.90	87.00	360.00	472.70
Ground	H32	House	3	3	YES	2	V1A	79.80	13.60	10.90	104.30	74.60	54.00	291.00	232.90
1st								91.70	11.50		103.20			103.20	
Total								171.50	25.10	10.90	207.50	74.60	54.00	291.00	336.10
Ground	H33	House	3	3	YES	2	V1A	79.80	13.60	10.90	104.30	74.60	54.00	291.00	232.90
1st								91.70	11.50		103.20			103.20	
Total								171.50	25.10	10.90	207.50	74.60	54.00	291.00	336.10
Ground	H34	House	3	3	YES	2	V1A	79.80	13.60	10.90	104.30	74.60	54.00	291.00	232.90
1st								91.70	11.50		103.20			103.20	
Total								171.50	25.10	10.90	207.50	74.60	54.00	291.00	336.10

eden coast | villas | H32, H33, H34



1 Ground Floor Plan
Scale: 1:100



2 1st Floor Plan
Scale: 1:100



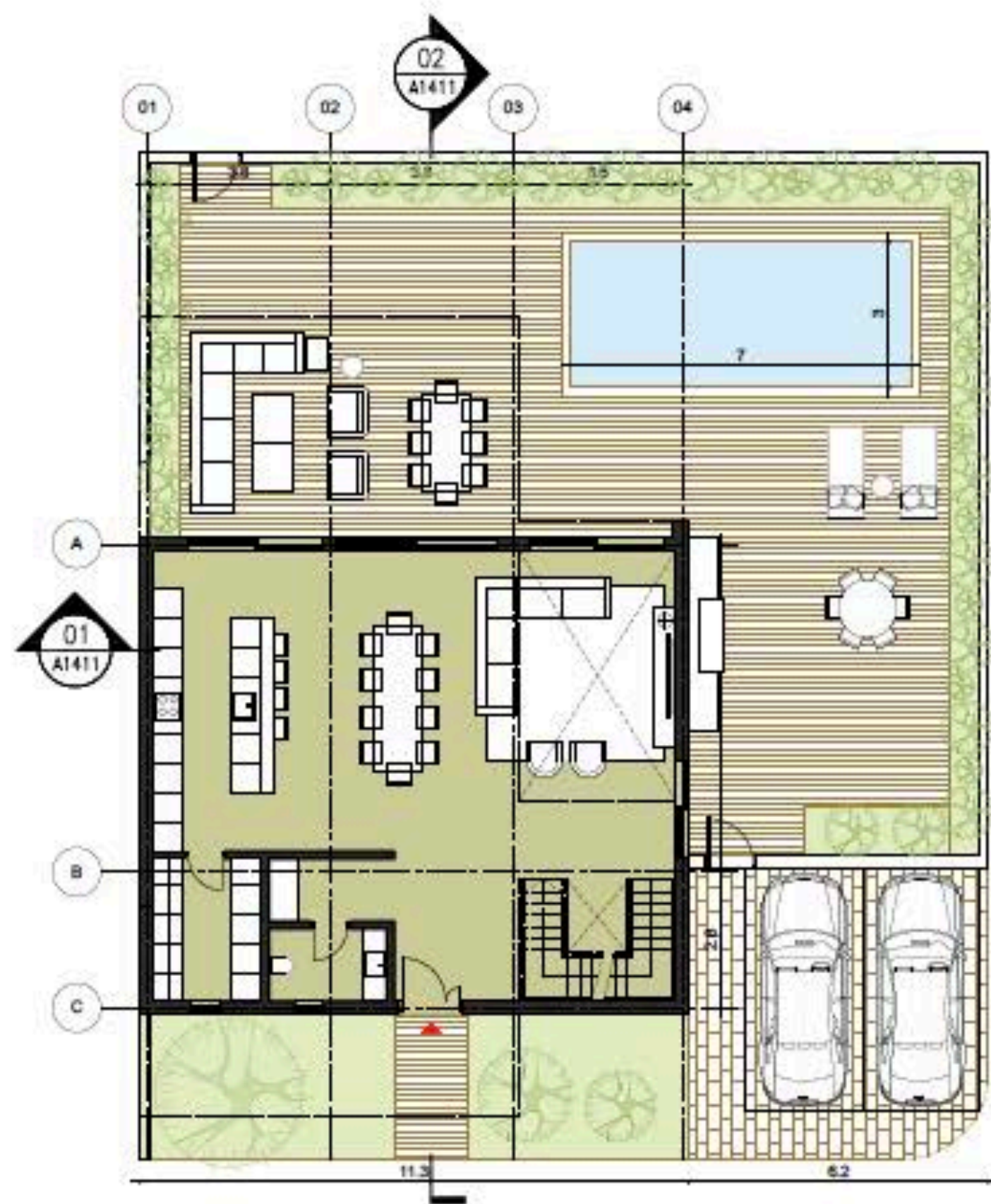
3 Roof Plan
Scale: 1:100



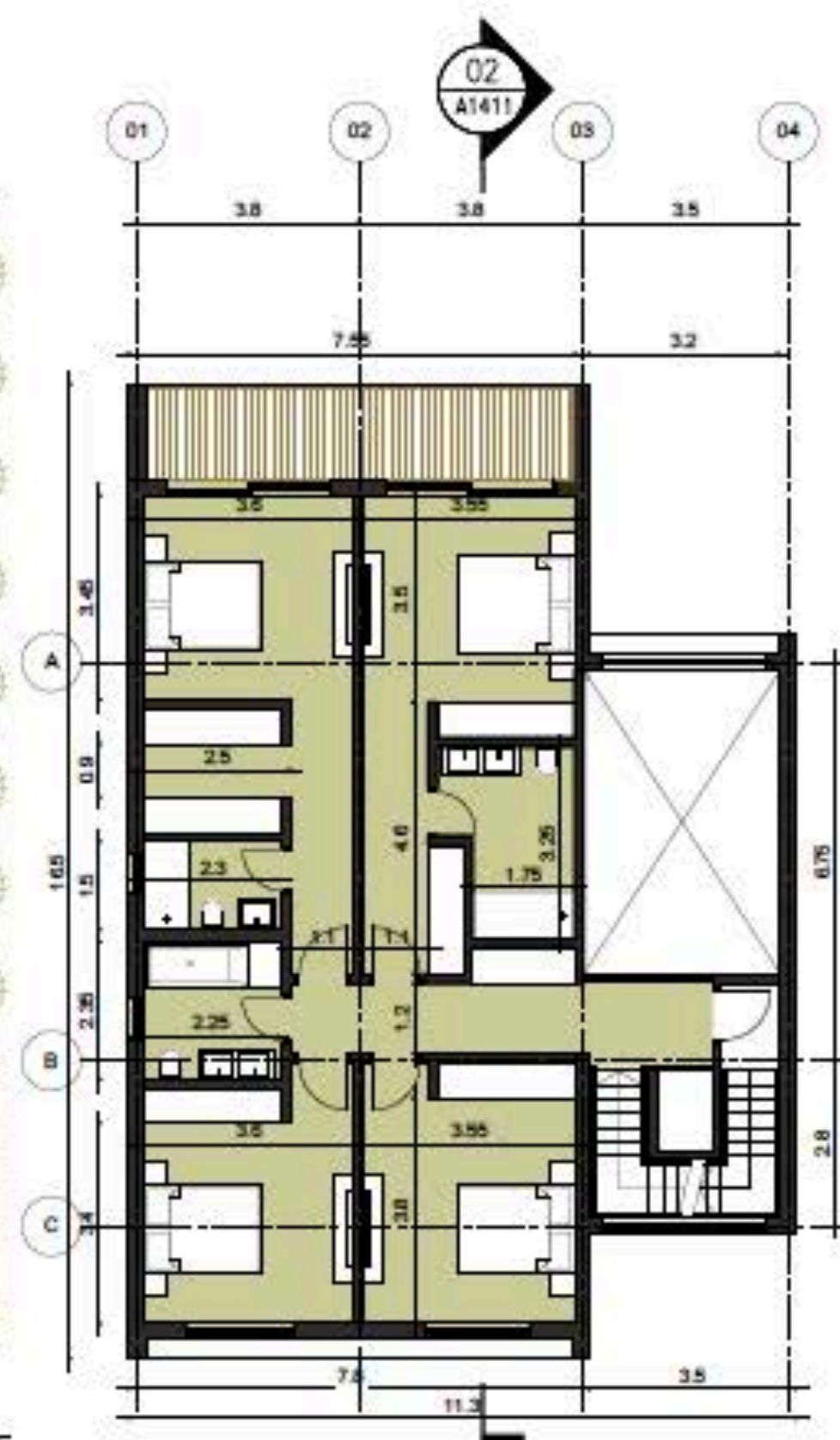
4 Rooftop Plan
Scale: 1:100



eden coast | villas | H31



1 Ground Floor Plan
Scale: 1:100



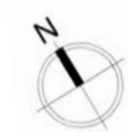
2 1st Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100



4 Rooftop Plan
Scale: 1:100





bbf: signature finishes

modern finishes and specifications :eden coast offers a high-quality living experience through its high-end finishes and attention to detail. Each unit is designed with a modern style, featuring high-quality materials that complement the building's architecture. From the energy-efficient A rated construction to the practical interior layouts, every element has been created to ensure long-term comfort. The interiors feature premium flooring and high-quality cabinetry, creating a clean atmosphere for all residents.

- living room, kitchen and bedrooms – parquet Floor
- floors & Walls in bathrooms – marble
- hanging, concealed WC & build in showers
- concealed A/C units in all areas
- under floor central heating
- ceiling height 3,10m



bbf:

build. better. future.

Limassol

Tombs of the Kings 7

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