



eden golf

bbf:

- one of the TOP 3 developers in Cyprus in the premium real estate segment
- more than 300 employees in 5 countries
- projects: Cyprus, Greece, Canada
- full scope of real estate services from project development to property management



bbf:

150+

projects in portfolio

1.21

mln. m2 of a sellable area

2.4

mln. m2 of the land bank

3.2

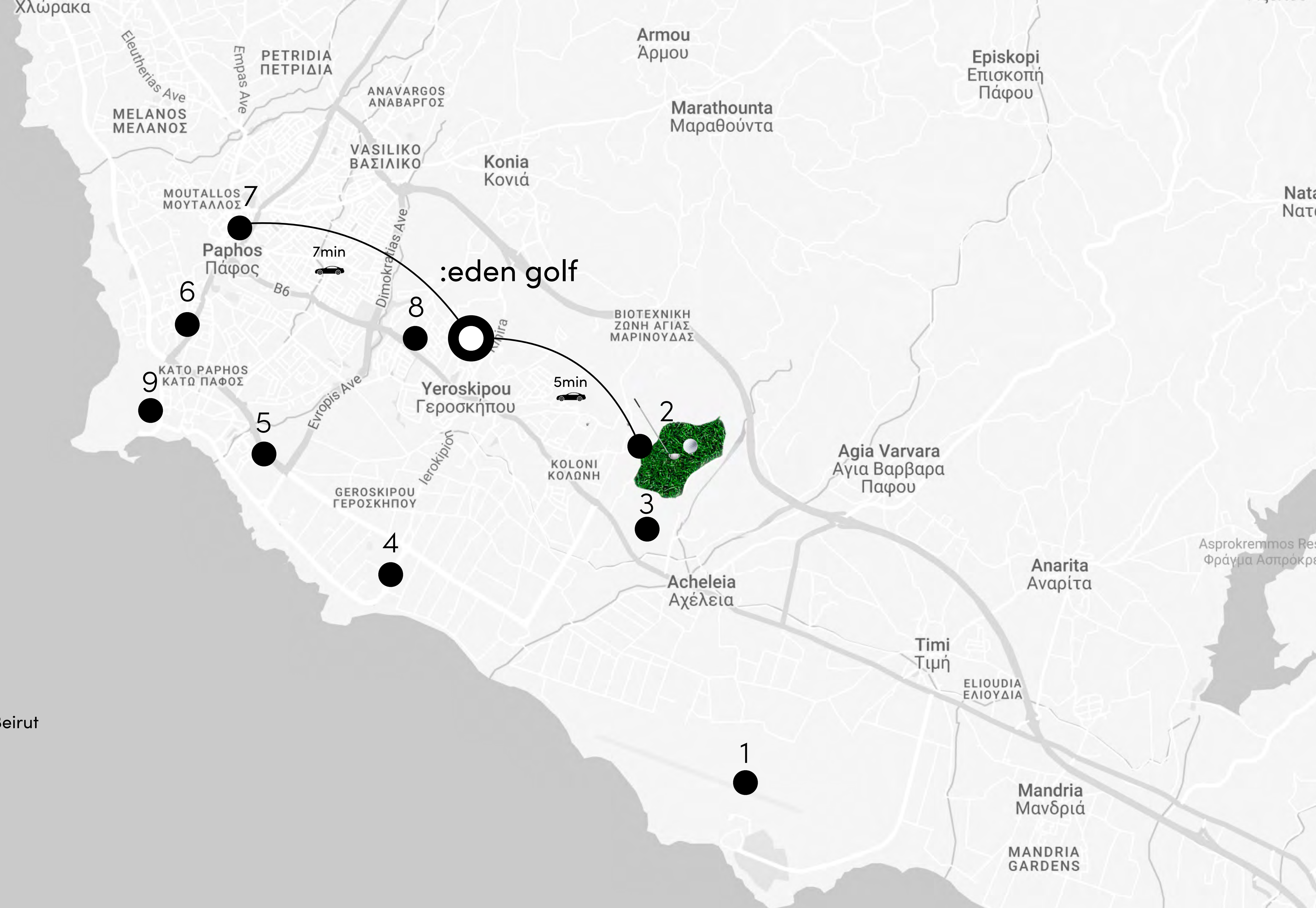
bln. € is a total sales value of
all developments



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.



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 golf

7min

5min

7
ΜΟΥΤΑΛΛΟΣ
ΜΟΥΤΑΛΛΟΣ

Πάφος
Paphos

9
ΚΑΤΩ ΠΑΦΟΣ
ΚΑΤΩ ΠΑΦΟΣ

5

4

8
Γεροσκήπου
Yeroskipou

2

3

Αχέλεια
Acheleia

1

ΠΕΤΡΙΔΙΑ
PETRIDIA

ΑΝΑΒΑΡΓΟΣ
ANAVARGOS

ΒΑΣΙΛΙΚΟ
VASILIKO

Κονιά
Konia

Αρμου
Armou

Μαραθούντα
Marathounta

Επισκοπή
Επισκοπή
Πάφου

ΜΕΛΑΝΟΣ
MELANOS

Empas Ave

Eleutherias Ave

Dimokratias Ave

B6

Evropris Ave

Yeroskipou

ΒΙΟΤΕΧΝΙΚΗ
ΖΩΝΗ ΑΓΙΑΣ
ΜΑΡΙΝΟΥΔΑΣ

ΚΟΛΟΝΙ
ΚΟΛΩΝΗ

ΓΕΡΟΣΚΙΡΟΥ
ΓΕΡΟΣΚΗΠΟΥ

Αγία Βαρβαρα
Agia Varvara
Πάφου

Αναρίτα
Anarita

Τιμή
Timi

ΕΛΙΟΥΔΙΑ
ΕΛΙΟΥΔΙΑ

Μανδριά
Mandria

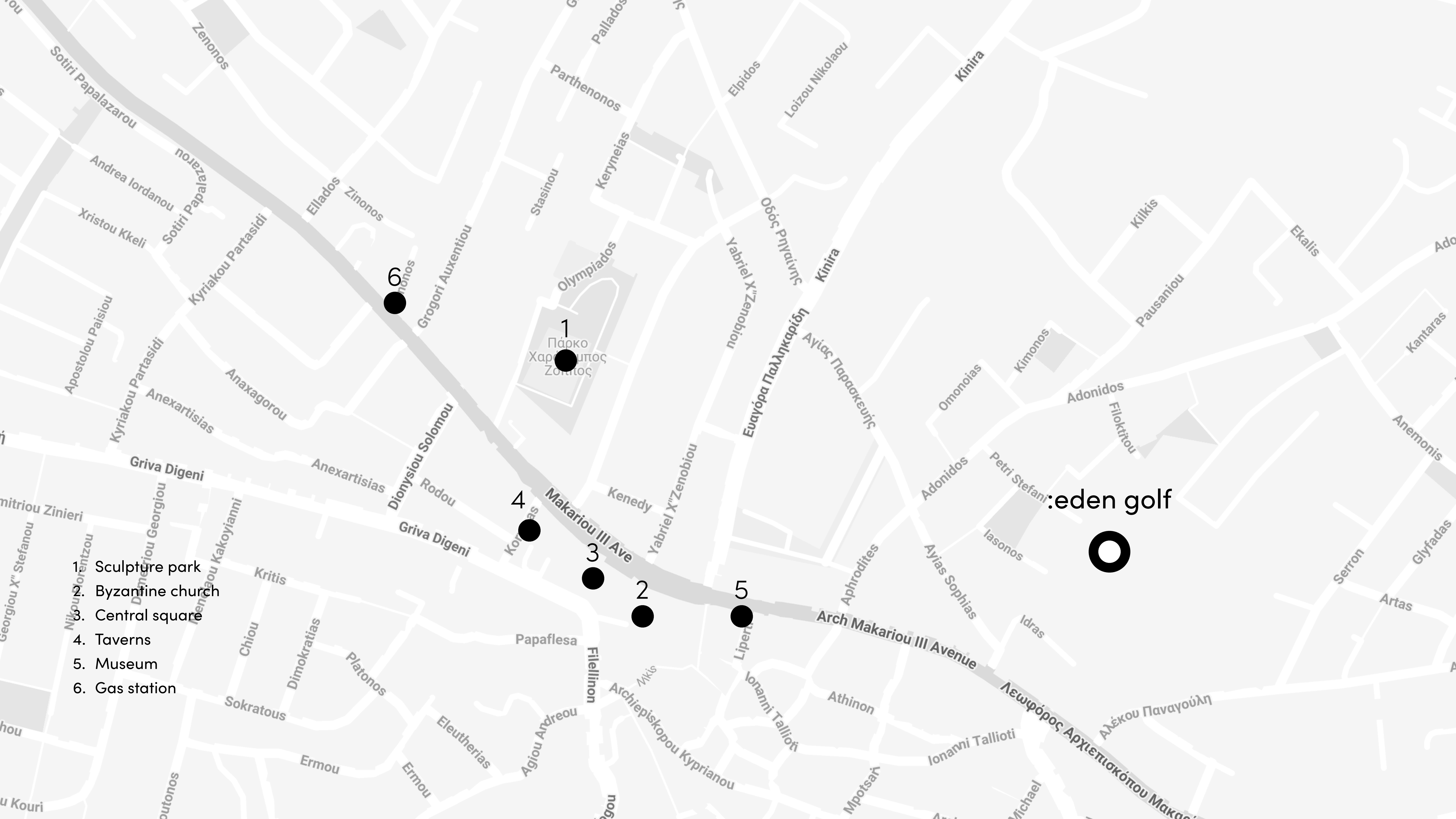
MANDRIA
GARDENS



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. Sculpture park
- 2. Byzantine church
- 3. Central square
- 4. Taverns
- 5. Museum
- 6. Gas station

:eden golf



eden golf

:eden golf is a landmark residential development in Geroskipou, just minutes from Paphos, offering a new vision of contemporary living in Cyprus.

This thoughtfully planned community consists of 300 elegant apartments set within striking modern architecture that harmonizes clean lines, open spaces, and natural light. Designed with a focus on functionality and style, every residence features spacious layouts, private balconies, and views of the Mediterranean or lush landscaped gardens.





Phase 1

The development consists of 6 residential buildings thoughtfully designed for modern living:

Unit mix

- 11 studios
- 49 one-bedroom apartments
- 44 two-bedroom apartments
- 6 three-bedroom apartments

Amenities

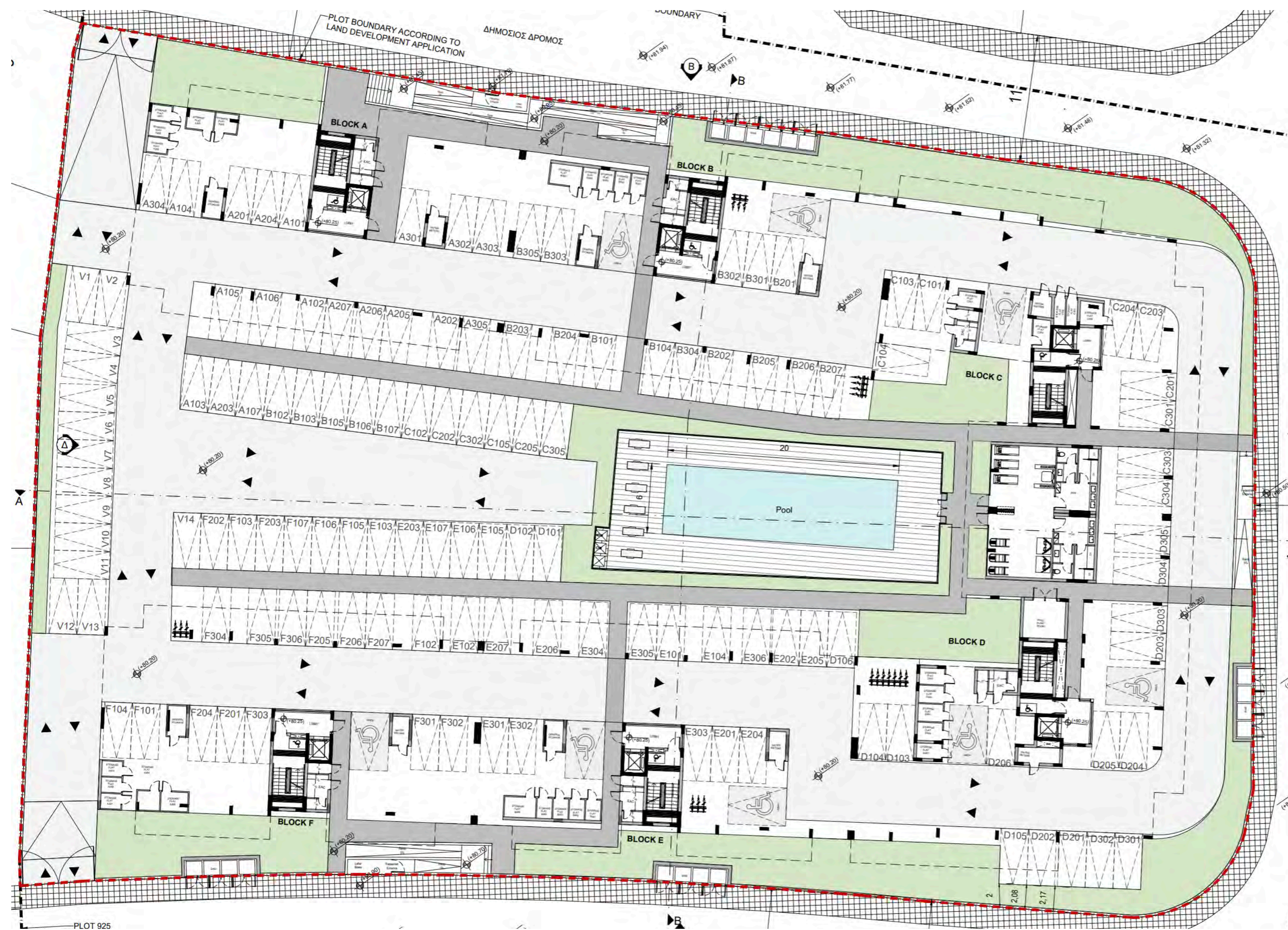
Residents will enjoy a full range of modern facilities that enrich both comfort and well-being:

- 2 common swimming pools
- 9 elegant lobbies
- 2 fully equipped gyms
- 2 jacuzzis
- 2 spas





eden golf | masterplan | phase 1



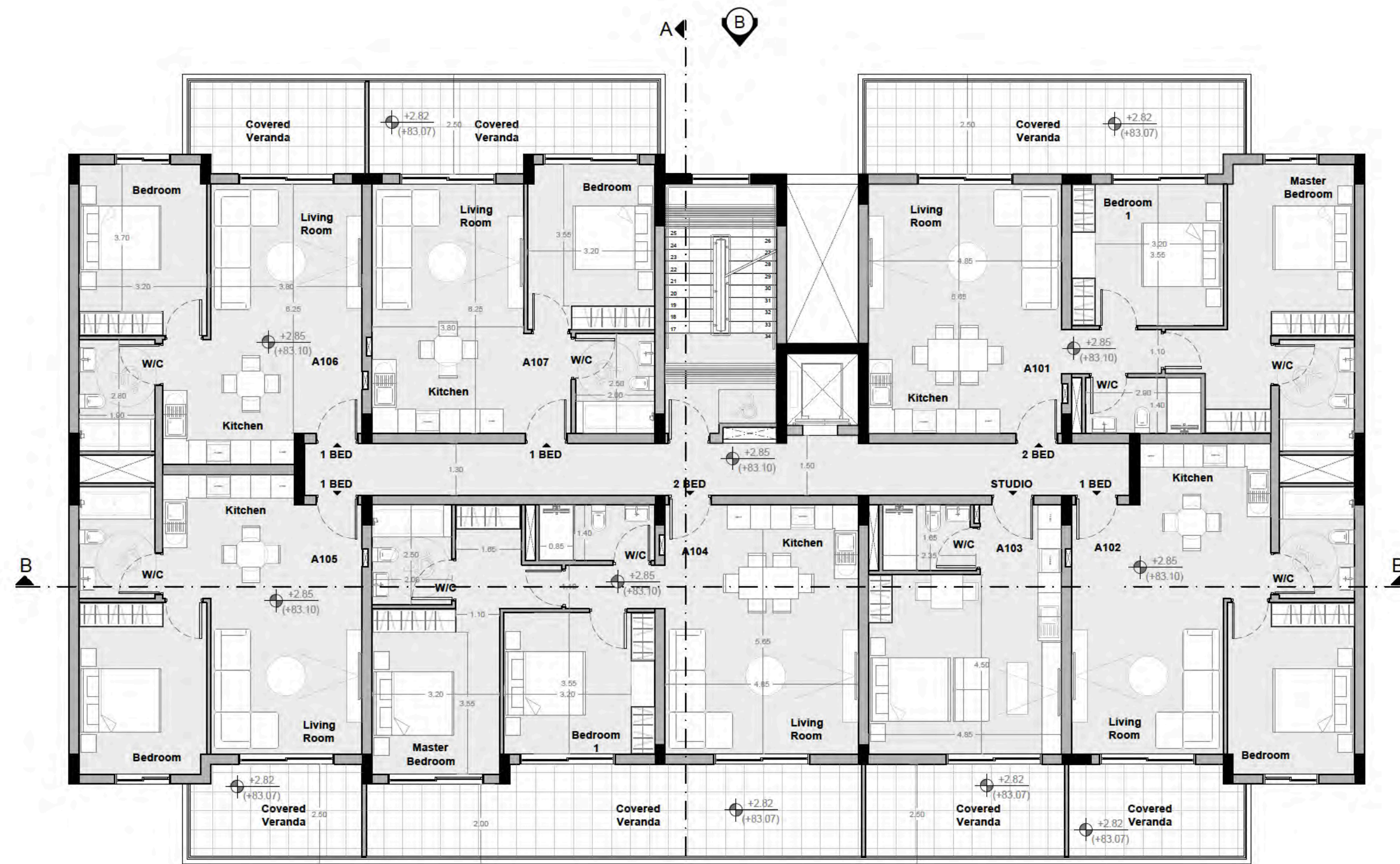
 eden golf | area list | block A

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	NO OF PARK SPACES	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	Common area per unit	TOTAL AREA
1st	A101	Apartment	2	2	1	7%	87.70	22.75	110.45	15.07	125.52
	A102	Apartment	1	1	1	4%	58.10	10.50	68.60	9.36	77.96
	A103	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.36	52.96
	A104	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	A105	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	A106	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	A107	Apartment	1	1	1	4%	52.20	15.90	68.10	9.29	77.39
2nd	A201	Apartment	2	2	1	7%	87.70	22.75	110.45	15.07	125.52
	A202	Apartment	1	1	1	4%	58.10	10.50	68.60	9.36	77.96
	A203	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.36	52.96
	A204	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	A205	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	A206	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	A207	Apartment	1	1	1	4%	52.20	15.90	68.10	9.29	77.39
3rd	A301	Apartment	2	2	1	7%	91.45	22.75	114.20	15.58	129.78
	A302	Apartment	2	2	1	7%	90.60	22.70	113.30	15.46	128.76
	A303	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	A304	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	A305	Apartment	3	3	1	8%	107.50	26.40	133.90	18.27	152.17
TOTAL BLOCK A			19 Units		19	100%	1,288.35	331.05	1,619.40	221m2	1,840m2

eden golf | block A | ground floor

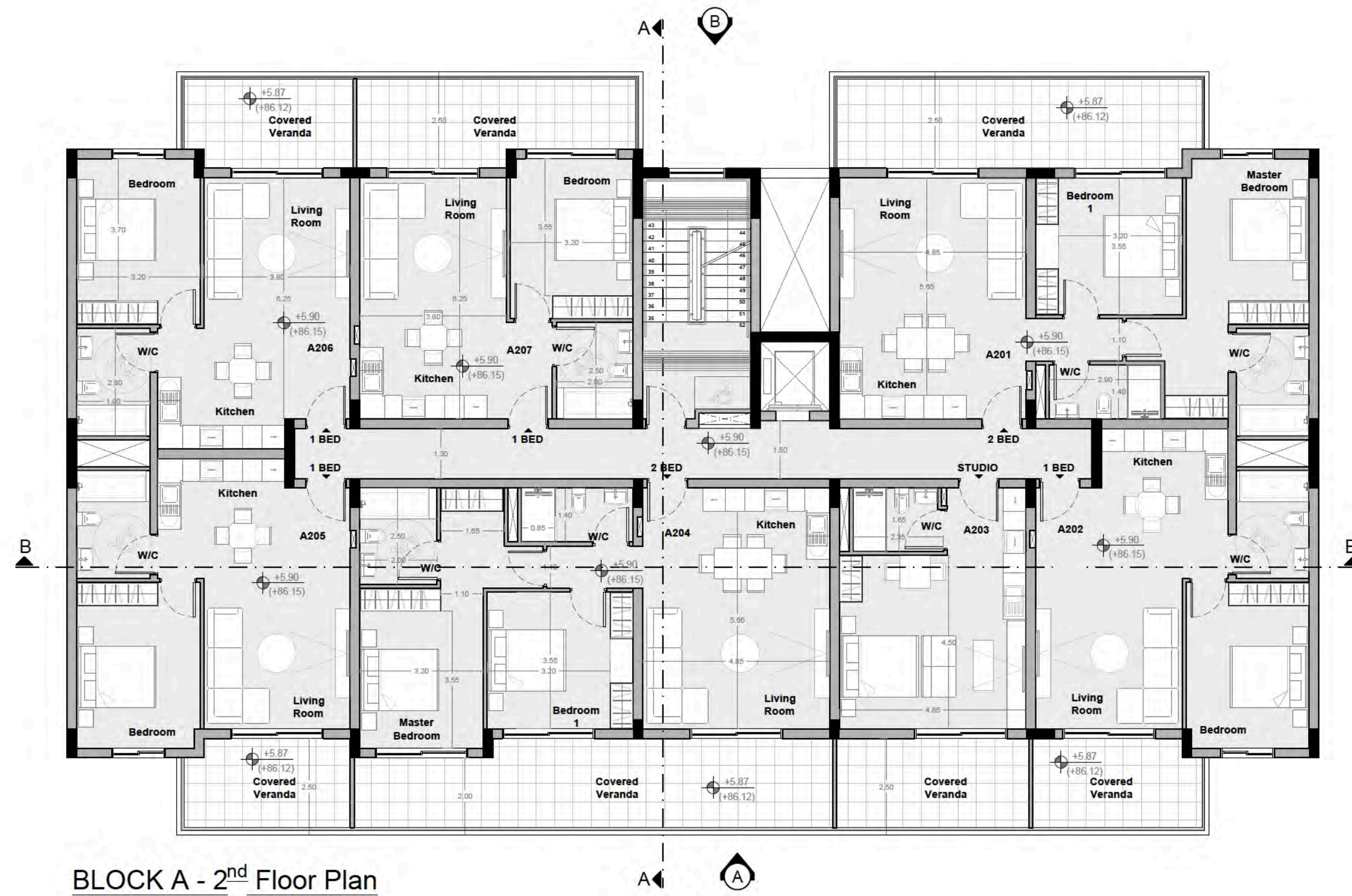


eden golf | block A | 1st floor



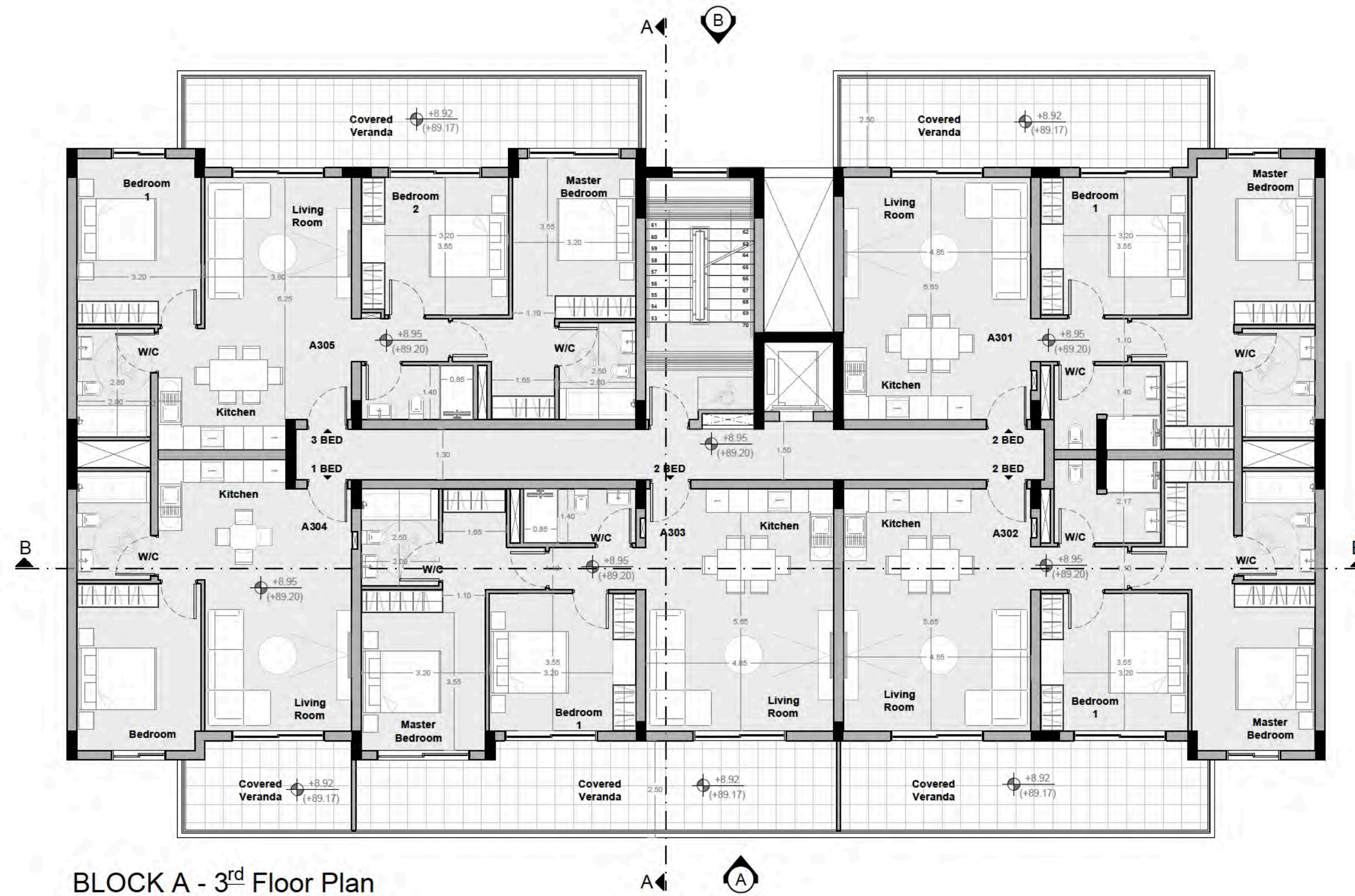
BLOCK A - 1st Floor Plan

eden golf | block A | 2nd floor



BLOCK A - 2nd Floor Plan

eden golf | block A | 3rd floor



BLOCK A - 3rd Floor Plan

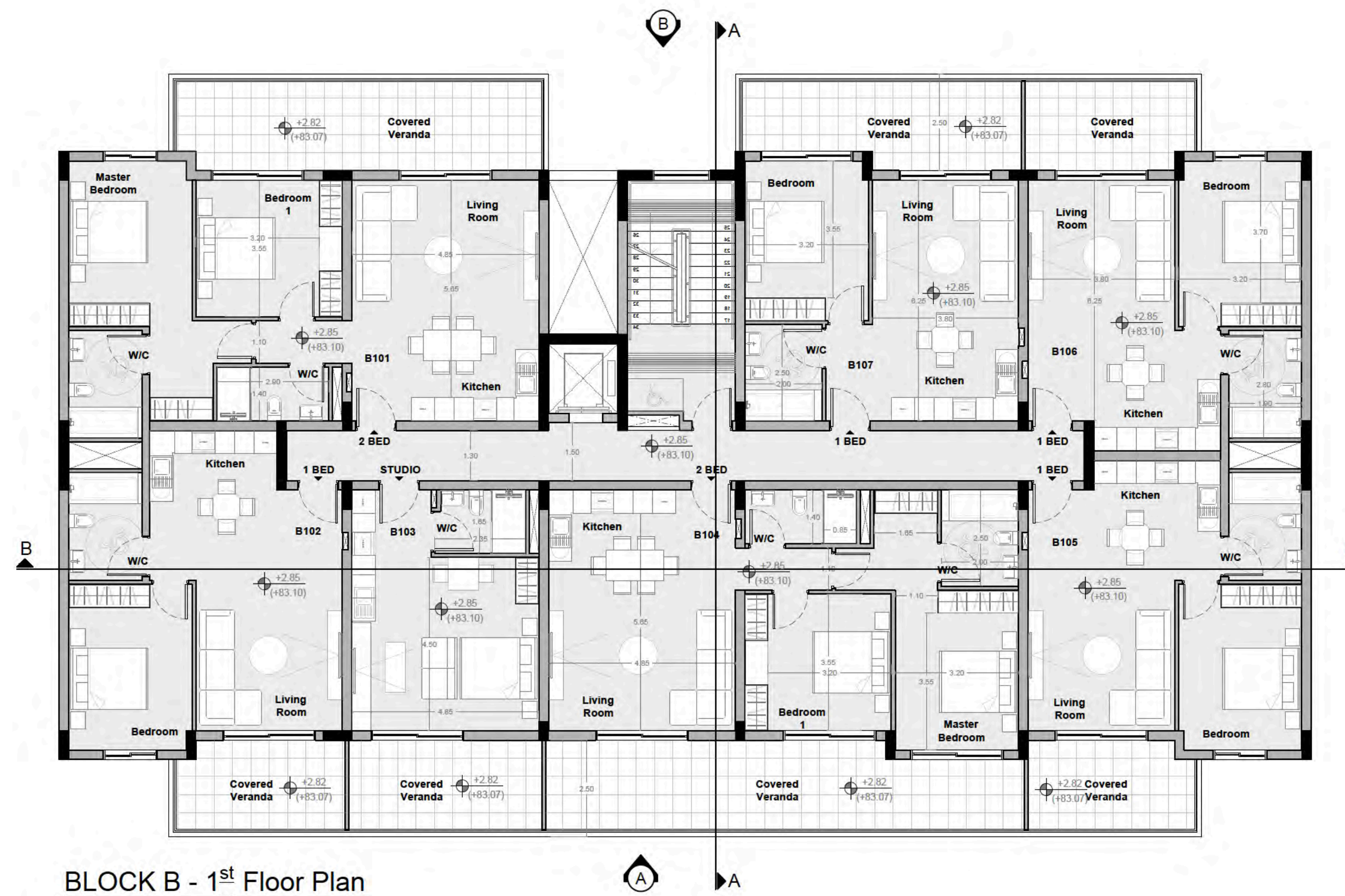
 eden golf | area list | block B

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	FLOOR	Private Interior (Gross area)	Covered Veranda
1st	B101	Apartment	2	2	1	7%	87.70	22.75	110.45	15.07	125.52
	B102	Apartment	1	1	1	4%	58.10	10.50	68.60	9.36	77.96
	B103	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.36	52.96
	B104	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	B105	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	B106	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	B107	Apartment	1	1	1	4%	52.20	15.90	68.10	9.29	77.39
2nd	B201	Apartment	2	2	1	7%	87.70	22.75	110.45	15.07	125.52
	B202	Apartment	1	1	1	4%	58.10	10.50	68.60	9.36	77.96
	B203	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.36	52.96
	B204	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	B205	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	B206	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	B207	Apartment	1	1	1	4%	52.20	15.90	68.10	9.29	77.39
3rd	B301	Apartment	2	2	1	7%	91.45	22.75	114.20	15.58	129.78
	B302	Apartment	2	2	1	7%	90.60	22.70	113.30	15.46	128.76
	B303	Apartment	2	2	1	7%	85.90	28.10	114.00	15.56	129.56
	B304	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	B305	Apartment	3	3	1	8%	107.50	26.40	133.90	18.27	152.17
TOTAL BLOCK B			19 Units		19	100%	1,288.35	331.05	1,619.40	221m2	1,840m2

● eden golf | block B | ground floor



eden golf | block B | 1st floor

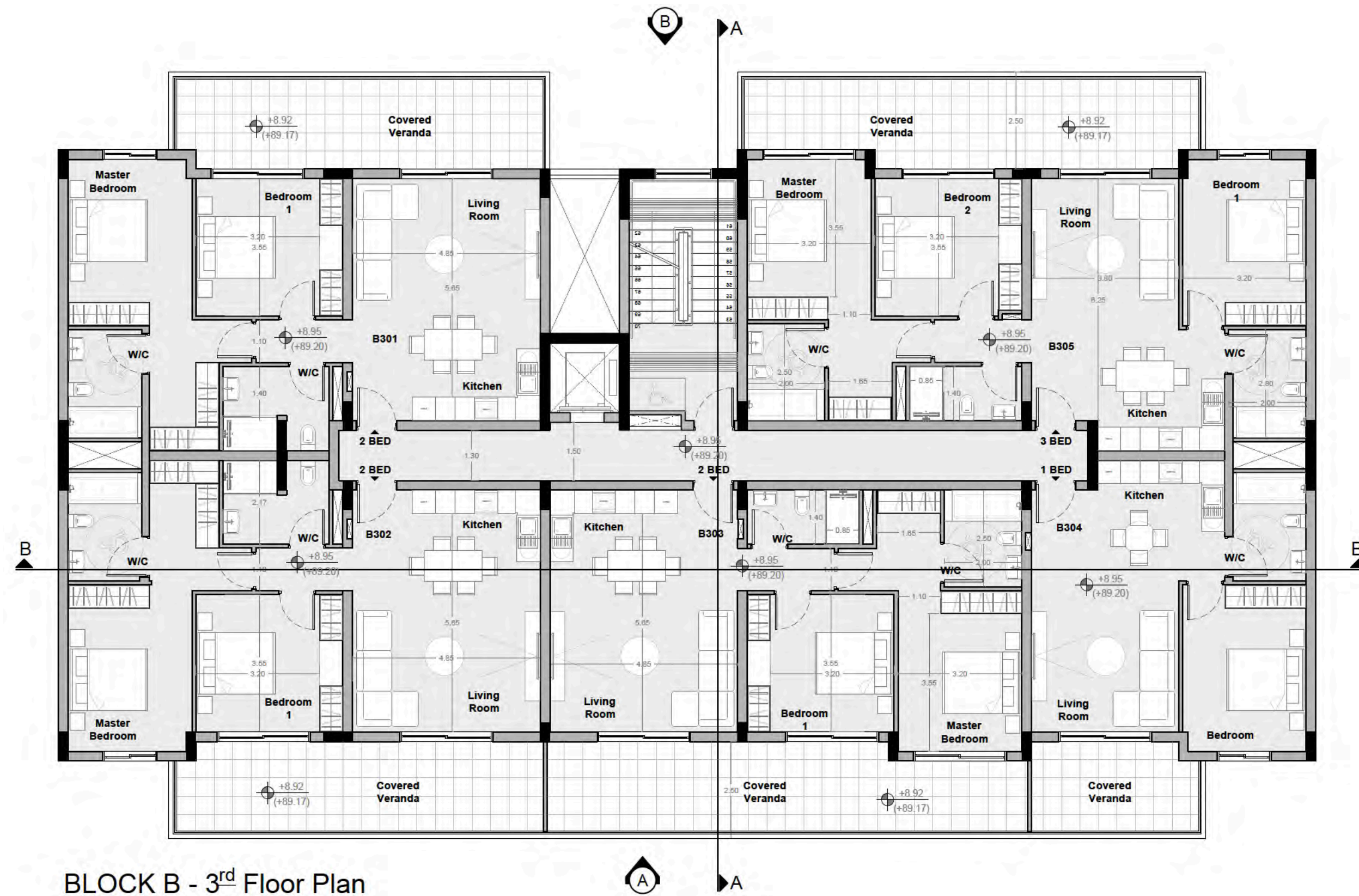


eden golf | block B | 2nd floor



BLOCK B - 2nd Floor Plan

eden golf | block B | 3rd floor



 eden golf | area list | block C

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	FLOOR	Private Interior (Gross area)	Covered Veranda
1st	C101	Apartment	3	3	1	11%	129.50	28.20	157.70	25.13	182.83
	C102	Studio	Studio	1	1	3%	34.00	11.90	45.90	7.31	53.21
	C103	Apartment	2	2	1	7%	79.50	17.30	96.80	15.43	112.23
	C104	Apartment	2	2	1	8%	86.50	28.10	114.60	18.26	132.86
	C105	Apartment	1	1	1	5%	59.00	15.90	74.90	11.94	86.84
2nd	C201	Apartment	3	3	1	11%	129.50	28.20	157.70	25.13	182.83
	C202	Studio	Studio	1	1	3%	34.00	11.90	45.90	7.31	53.21
	C203	Apartment	2	2	1	7%	79.50	17.30	96.80	15.43	112.23
	C204	Apartment	2	2	1	8%	86.50	28.10	114.60	18.26	132.86
	C205	Apartment	1	1	1	5%	59.00	15.90	74.90	11.94	86.84
3rd	C301	Apartment	3	3	1	11%	129.50	28.20	157.70	25.13	182.83
	C302	Studio	Studio	1	1	3%	34.00	11.90	45.90	7.31	53.21
	C303	Apartment	2	2	1	7%	79.50	17.30	96.80	15.43	112.23
	C304	Apartment	2	2	1	8%	86.50	28.10	114.60	18.26	132.86
	C305	Apartment	1	1	1	5%	59.00	15.90	74.90	11.94	86.84
TOTAL BLOCK C			15 Units		15	100%	1,165.50	304.20	1,469.70	234m2	1,704m2

● eden golf | block C | ground floor



eden golf | block C | 1st floor



BLOCK C - 1st Floor Plan

eden golf | block C | 2nd floor



BLOCK C - 2nd Floor Plan

eden golf | block C | 3rd floor

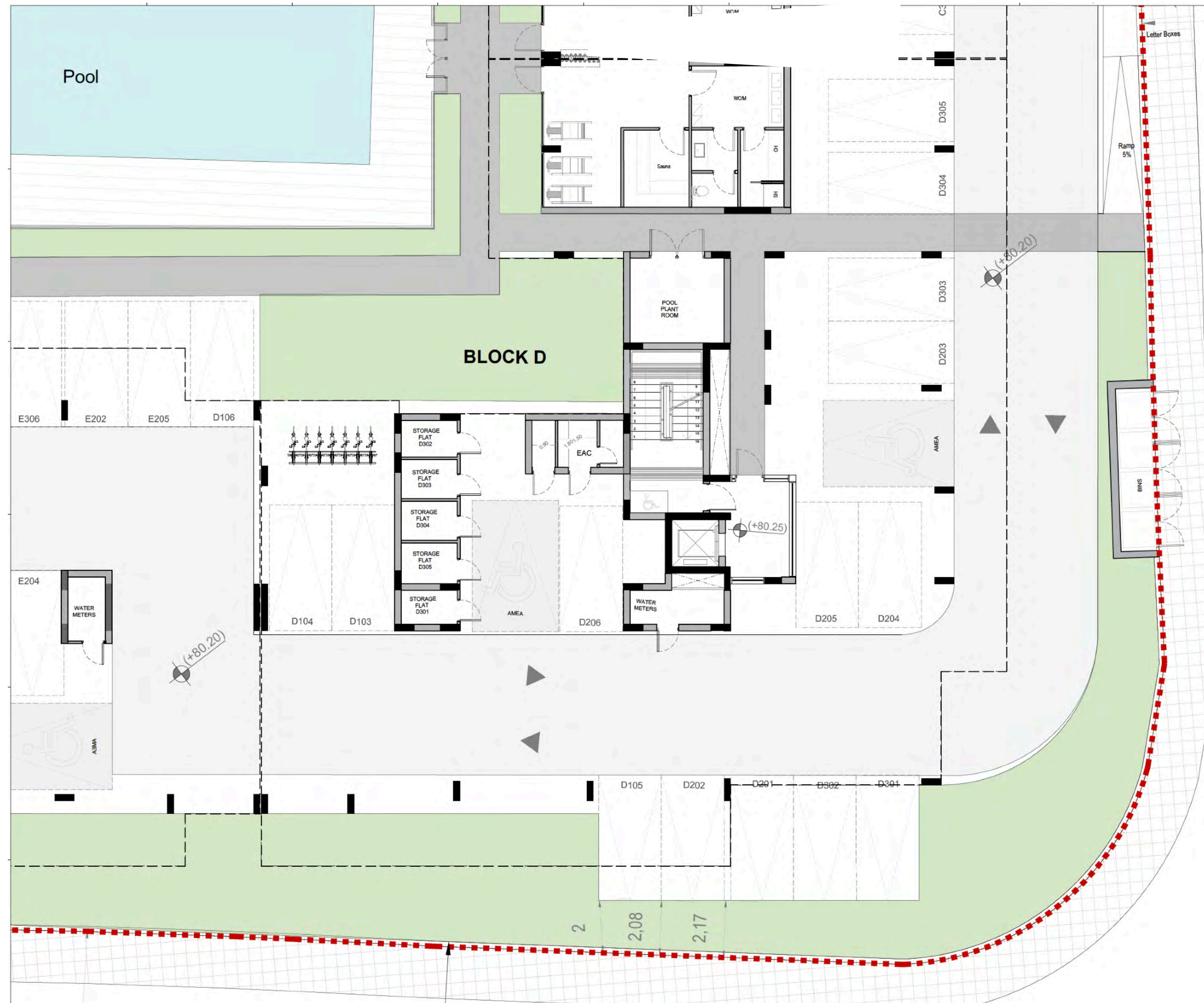


BLOCK C - 3rd Floor Plan

 eden golf | area list | block D

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	FLOOR	Private Interior (Gross area)	Covered Veranda
1st	D101	Apartment	1	1	1	4%	56.20	16.20	72.40	10.54	82.94
	D102	Apartment	1	1	1	4%	55.40	15.90	71.30	10.38	81.68
	D103	Apartment	2	2	1	7%	85.90	28.20	114.10	16.61	130.71
	D104	Apartment	2	2	1	7%	97.10	20.50	117.60	17.12	134.72
	D105	Apartment	2	2	1	7%	86.10	28.20	114.30	16.64	130.94
	D106	Apartment	2	2	1	6%	95.40	11.90	107.30	15.62	122.92
2nd	D201	Apartment	1	1	1	4%	56.20	16.20	72.40	10.54	82.94
	D202	Apartment	1	1	1	4%	55.40	15.90	71.30	10.38	81.68
	D203	Apartment	2	2	1	7%	85.90	28.20	114.10	16.61	130.71
	D204	Apartment	2	2	1	7%	97.10	20.50	117.60	17.12	134.72
	D205	Apartment	2	2	1	7%	86.10	28.20	114.30	16.64	130.94
	D206	Apartment	2	2	1	6%	95.40	11.90	107.30	15.62	122.92
3rd	D301	Apartment	1	1	1	4%	56.20	16.20	72.40	10.54	82.94
	D302	Apartment	1	1	1	4%	55.40	15.90	71.30	10.38	81.68
	D303	Apartment	2	2	1	7%	85.90	28.20	114.10	16.61	130.71
	D304	Apartment	2	2	1	7%	97.10	20.50	117.60	17.12	134.72
	D305	Apartment	3	3	1	10%	129.70	40.60	170.30	24.79	195.09
TOTAL BLOCK D			17 Units		17	100%	1,376.50	363.20	1,739.70	253m2	1,993m2

● eden golf | block D | ground floor



eden golf | block D | 1st floor



BLOCK D - 1st Floor Plan

eden golf | block D | 2nd floor



BLOCK D - 2nd Floor Plan

eden golf | block D | 3rd floor



BLOCK D - 3rd Floor Plan

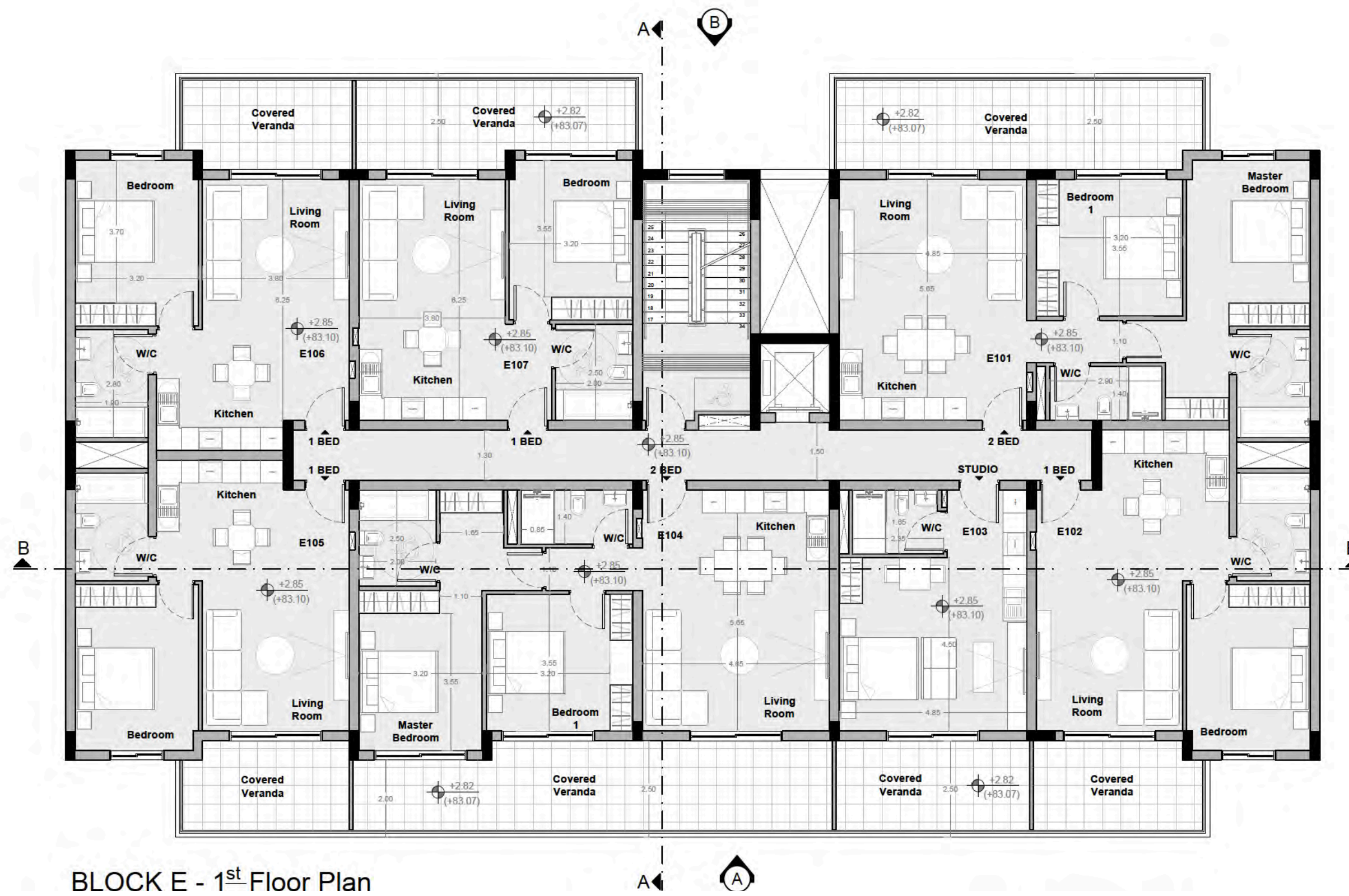
eden golf | area list | block E

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	FLOOR	Private Interior (Gross area)	Covered Veranda
1st	E101	Apartment	2	2	1	7%	87.70	22.75	110.45	15.09	125.54
	E102	Apartment	1	1	1	4%	58.10	10.50	68.60	9.37	77.97
	E103	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.37	52.97
	E104	Apartment	2	2	1	7%	85.90	28.10	114.00	15.57	129.57
	E105	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	E106	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	E107	Apartment	1	1	1	4%	52.20	15.90	68.10	9.30	77.40
2nd	E201	Apartment	2	2	1	7%	87.70	22.75	110.45	15.09	125.54
	E202	Apartment	1	1	1	4%	58.10	10.50	68.60	9.37	77.97
	E203	Studio	Studio	1	1	3%	34.40	12.20	46.60	6.37	52.97
	E204	Apartment	2	2	1	7%	85.90	28.10	114.00	15.57	129.57
	E205	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	E206	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	E207	Apartment	1	1	1	4%	52.20	15.90	68.10	9.30	77.40
3rd	E301	Apartment	2	2	1	7%	91.45	22.75	114.20	15.60	129.80
	E302	Apartment	2	2	1	7%	90.60	22.70	113.30	15.48	128.78
	E303	Apartment	2	2	1	7%	85.90	28.10	114.00	15.57	129.57
	E304	Apartment	1	1	1	4%	55.30	10.40	65.70	8.97	74.67
	E304	Apartment	1	1	1	4%	55.20	10.50	65.70	8.97	74.67
	E306	Apartment	1	1	1	4%	52.20	15.90	68.10	9.30	77.40
TOTAL BLOCK E			20 Units		20	100%	1,288.25	331.05	1,619.30	221m2	1,841m2

eden golf | block E | ground floor

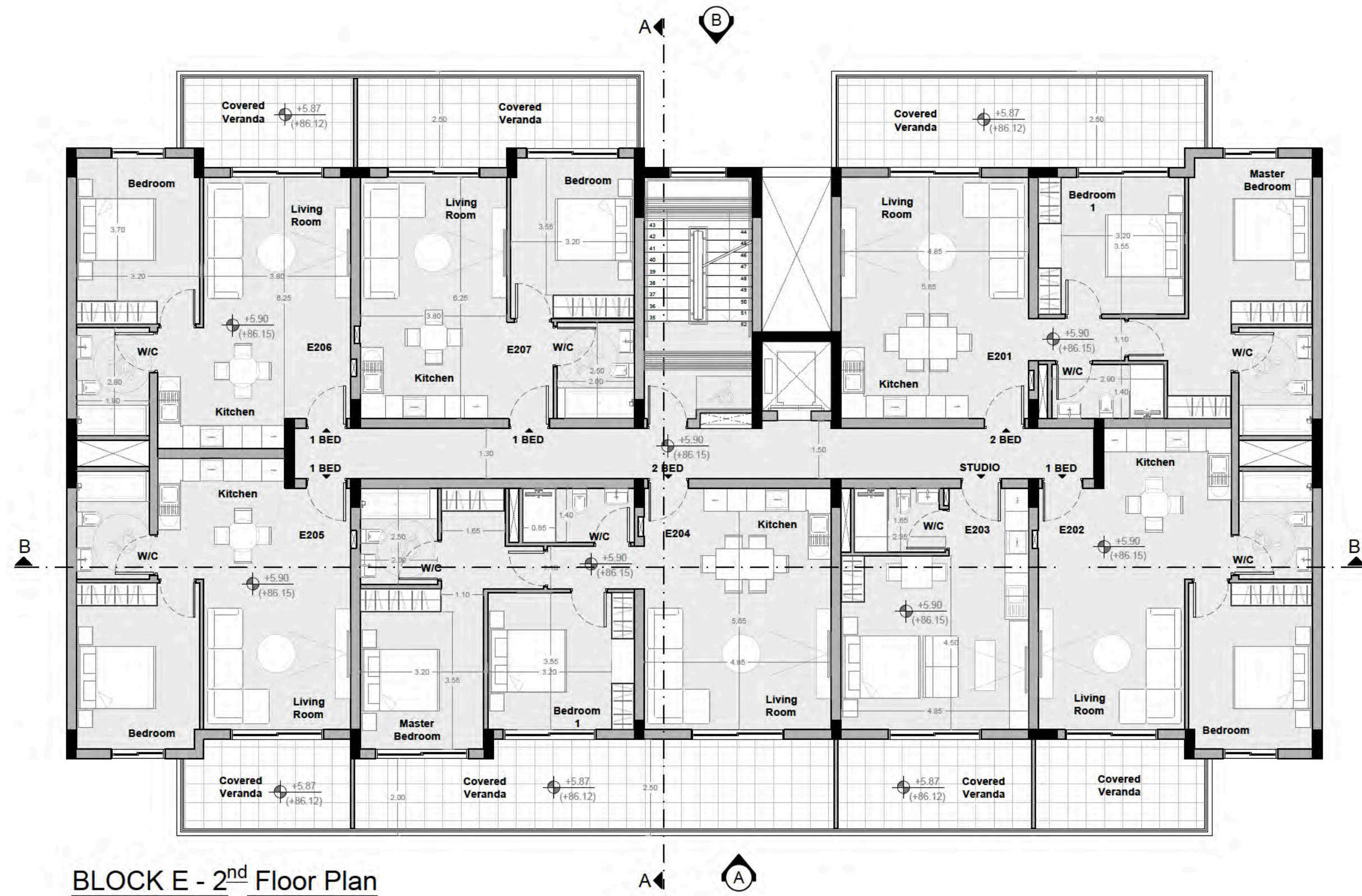


eden golf | block E | 1st floor

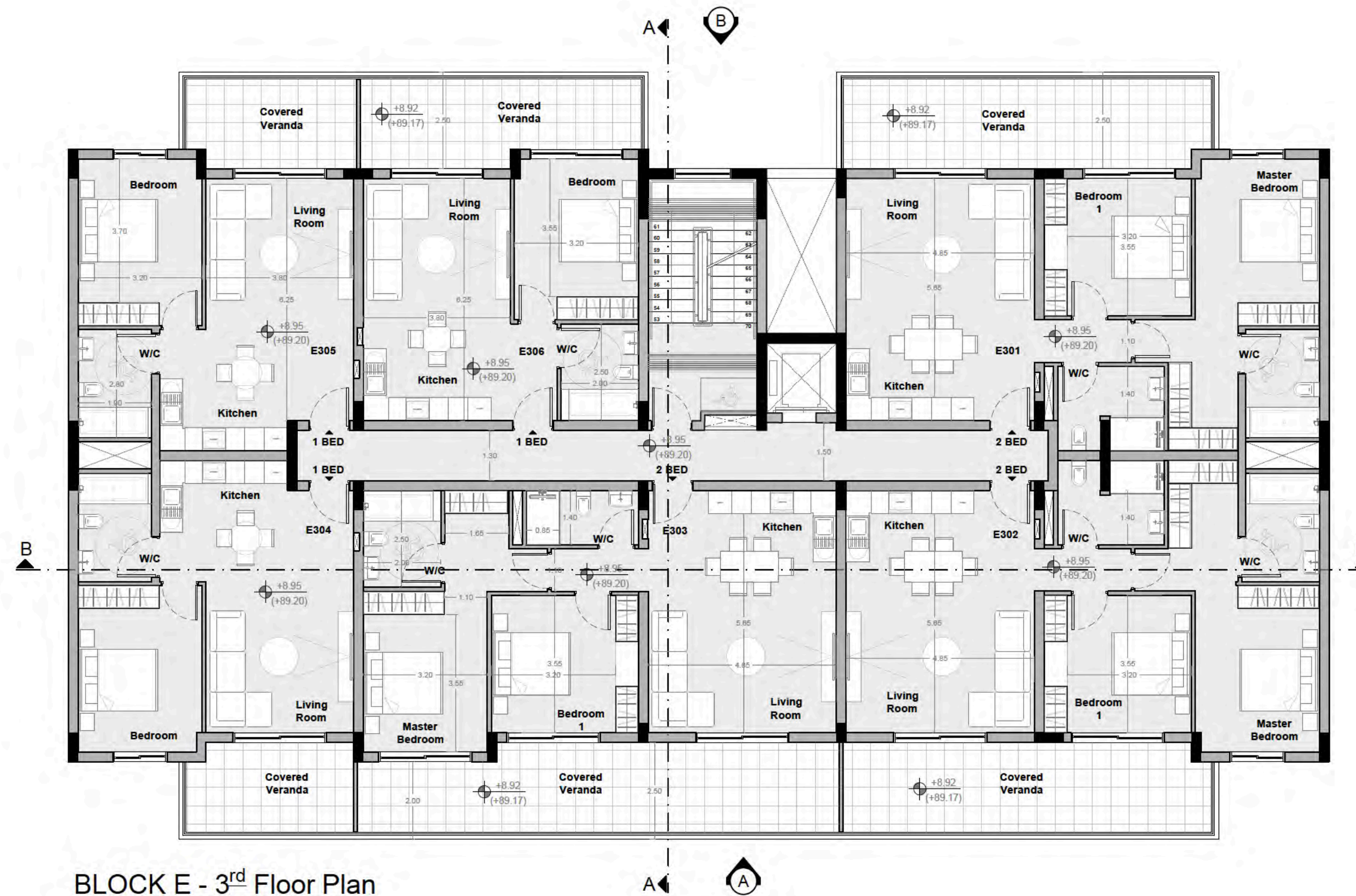


BLOCK E - 1st Floor Plan

eden golf | block E | 2nd floor



eden golf | block E | 3rd floor



BLOCK E - 3rd Floor Plan

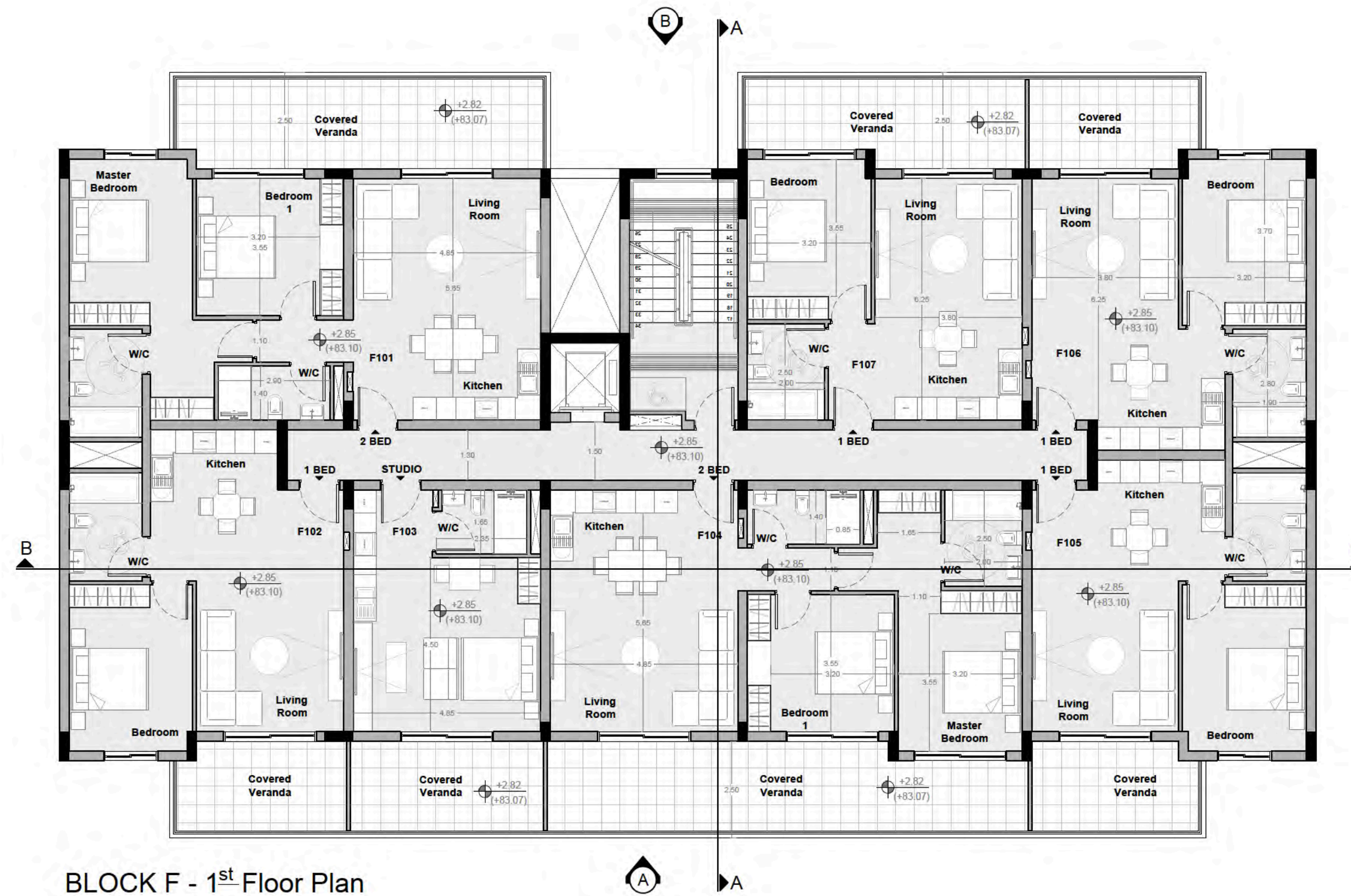
eden golf | area list | block G

FLOOR	UNIT NO	PROPERTY TYPE or USE	NO OF BED-ROOMS	NO OF BATH- ROOMS	% OF COMMON AREA PER FLOOR	Private Interior (Gross area)	Covered Veranda	Sellable Area	FLOOR	Private Interior (Gross area)	Covered Veranda
1st	F101	Apartment	2	2	1	7%	87.70	22.75	110.45	15.11	125.56
	F102	Apartment	1	1	1	4%	58.10	10.50	68.60	9.38	77.98
	F103	Apartment	Studio	1	1	3%	34.40	12.20	46.60	6.37	52.97
	F104	Apartment	2	2	1	7%	85.90	28.10	114.00	15.59	129.59
	F105	Studio	1	1	1	4%	55.30	10.40	65.70	8.99	74.69
	F106	Apartment	1	1	1	4%	55.20	10.50	65.70	8.99	74.69
	F107	Apartment	1	1	1	4%	52.20	15.90	68.10	9.32	77.42
2nd	F201	Apartment	2	2	1	7%	87.70	22.75	110.45	15.11	125.56
	F202	Apartment	1	1	1	4%	58.10	10.50	68.60	9.38	77.98
	F203	Apartment	Studio	1	1	3%	34.40	12.20	46.60	6.37	52.97
	F204	Apartment	2	2	1	7%	85.90	28.10	114.00	15.59	129.59
	F205	Studio	1	1	1	4%	55.30	10.40	65.70	8.99	74.69
	F206	Apartment	1	1	1	4%	55.20	10.50	65.70	8.99	74.69
	F207	Apartment	1	1	1	4%	52.20	15.90	68.10	9.32	77.42
3rd	F301	Apartment	2	2	1	7%	91.45	22.75	114.20	15.62	129.82
	F302	Apartment	2	2	1	7%	90.60	22.70	113.30	15.50	128.80
	F303	Apartment	2	2	1	7%	85.90	28.10	114.00	15.59	129.59
	F304	Apartment	1	1	1	4%	55.30	10.40	65.70	8.99	74.69
	F305	Apartment	1	1	1	4%	55.20	10.50	65.70	8.99	74.69
	F306	Apartment	1	1	1	4%	52.20	15.90	68.10	9.32	77.42
TOTAL BLOCK F			20 Units		20	100%	1,288.25	331.05	1,619.30	222m2	1,841m2

eden golf | block F | ground floor

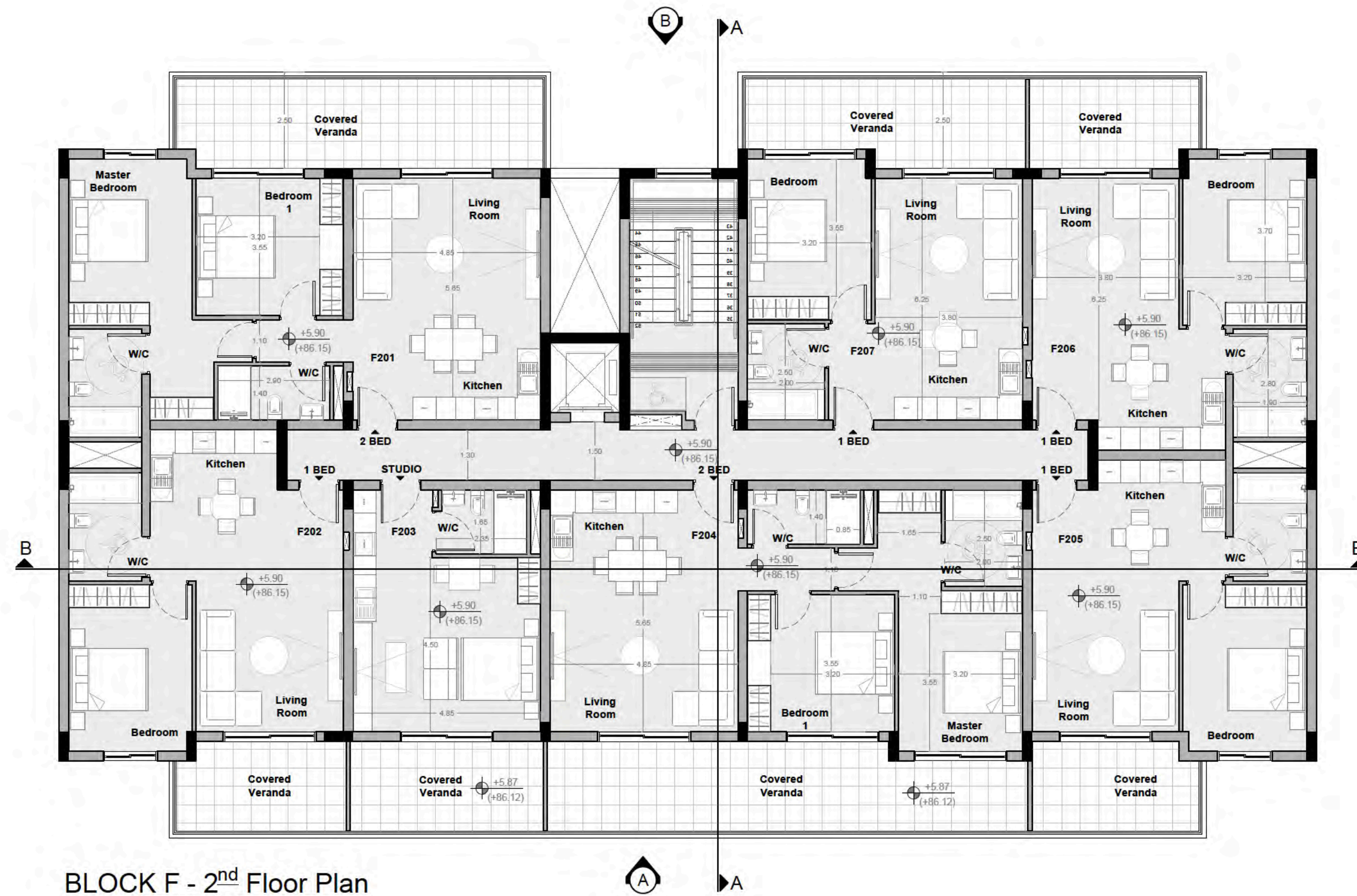


eden golf | block F | 1st floor



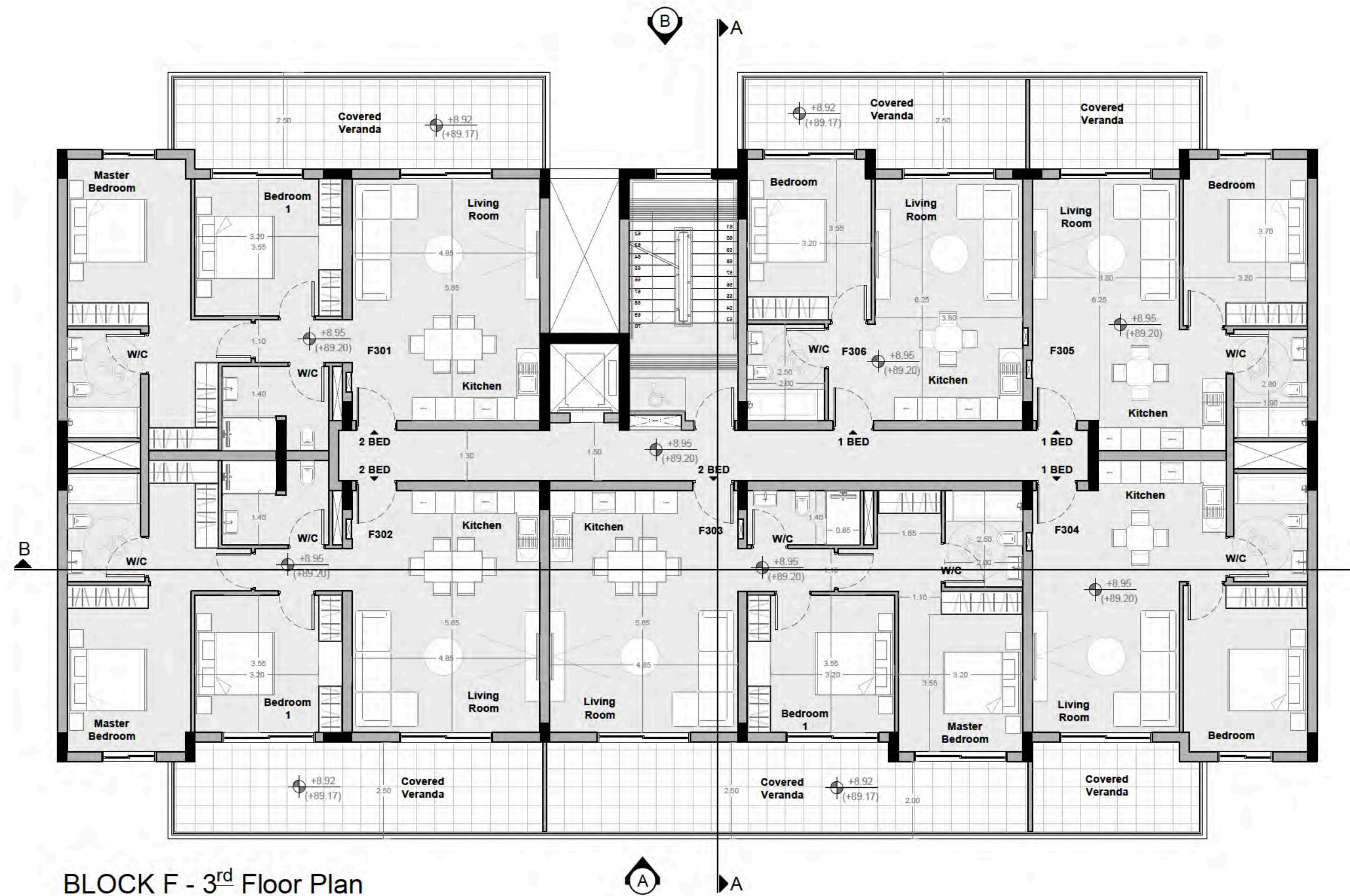
BLOCK F - 1st Floor Plan

eden golf | block F | 2nd floor



BLOCK F - 2nd Floor Plan

eden golf | block F | 3rd floor



BLOCK F - 3rd Floor Plan



Designed with comfort and quality in mind, each residence at :eden golf features:

Living room, kitchen and bedrooms - Laminated floor

Floor & Walls in bathrooms - Ceramic Tiles

Internal & External doors, kitchen and wardrobe - Melamine finish

Provision for split units A/C in all areas

Provision for underfloor Heating with Heat Pump





build. better. future.



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