



# GOLDEN HILLS

Modern Villas





# THE PROJECT

Golden Hills is a unique collection of 20 modern villas, beautifully located on a peaceful hill in Geroskipou, just a short drive from Paphos. These elegant 3-, 4- and 5-bedroom homes offer stunning, uninterrupted views of the sea and the surrounding landscape.

Each villa is designed for comfort, privacy, and modern living. The homes feature open-plan layouts, large windows, and bright interiors that connect seamlessly with outdoor spaces. The plots are a good size, offering enough space for outdoor living.

Built to the highest standards, all villas have Class A energy efficiency, helping you reduce energy costs while enjoying year-round comfort. Each home comes equipped with underfloor heating and a VRF (Variable Refrigerant Flow) cooling system, ensuring the perfect indoor temperature in every season.

Golden Hills combines quiet hillside living with easy access to daily amenities. Geroskipou offers a mix of traditional charm and modern convenience, while the beach, city center, and airport are just a few minutes away.

Whether you're looking for a permanent home, a holiday retreat, or a valuable investment, Golden Hills offers a rare opportunity to enjoy sea views, energy-efficient design, and a peaceful lifestyle in one of the most sought-after areas of Paphos.

# ABOUT PAPHOS

The town of Paphos, located at the western end of the island, is considered the jewel of Cyprus. The mild climate, vibrant atmosphere, the variety seen in the landscape, and the historic sites that define the region, form the irresistible attraction of Paphos. The city of Paphos has a remarkable history which can be traced back 2300 years. Throughout the centuries, the city has built a spectacular cultural heritage and has played a significant part in the development and history of Cyprus. In ancient times it was the capital of Cyprus for 600 years and its archaeological legacy is such that UNESCO has the whole town on its World Cultural Heritage list and, in recognition of this, Paphos was awarded the European Capital of Culture 2017.



## GOLDEN HILLS AREA

Golden Hills is a private development of 20 stylish villas on a quiet hill in Geroskipou, offering beautiful sea views and modern comfort.

Each 3-, 4- and 5- bedroom home features underfloor heating, a VRF cooling system, and Class A energy efficiency – all on a good-sized plot with seamless indoor-outdoor living.

Just minutes from Paphos and the coast, Golden Hills is ideal for those seeking a relaxed lifestyle or a smart investment in a prime location.



## KEY DISTANCES



BEACH  
5.2km



HOSPITAL  
3.5km



SCHOOL  
2.1km



INTERNATIONAL AIRPORT  
12.6km



GROCER  
2.2km



GOLF RESORT  
4.8km

# SITE PLAN



- Comfort Design
- Open Plan Layout
- Private Parking Space
- Class A Energy Efficiency
- High-Quality Flooring
- Underfloor Heating
- Alarm System
- VRF System Guaranteeing Year-Round Comfort
- Indoor-Outdoor Living
- High-Quality Fittings



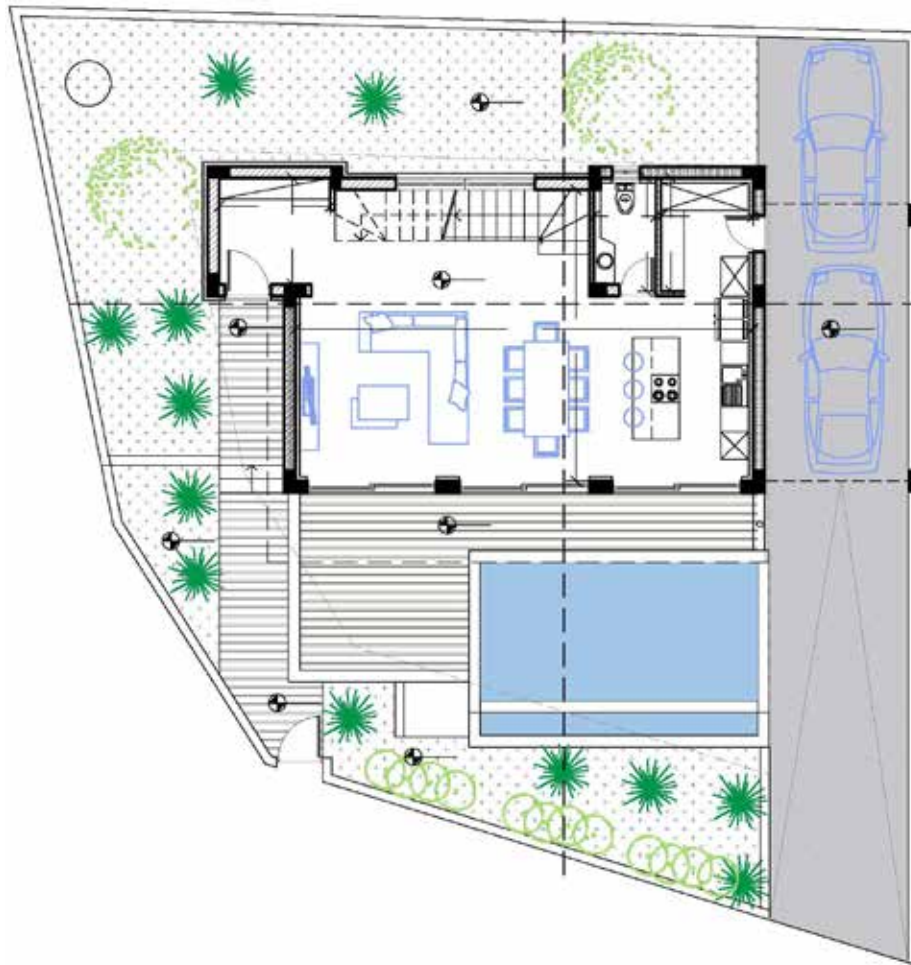
## SPECIAL FEATURES



# Villa 1

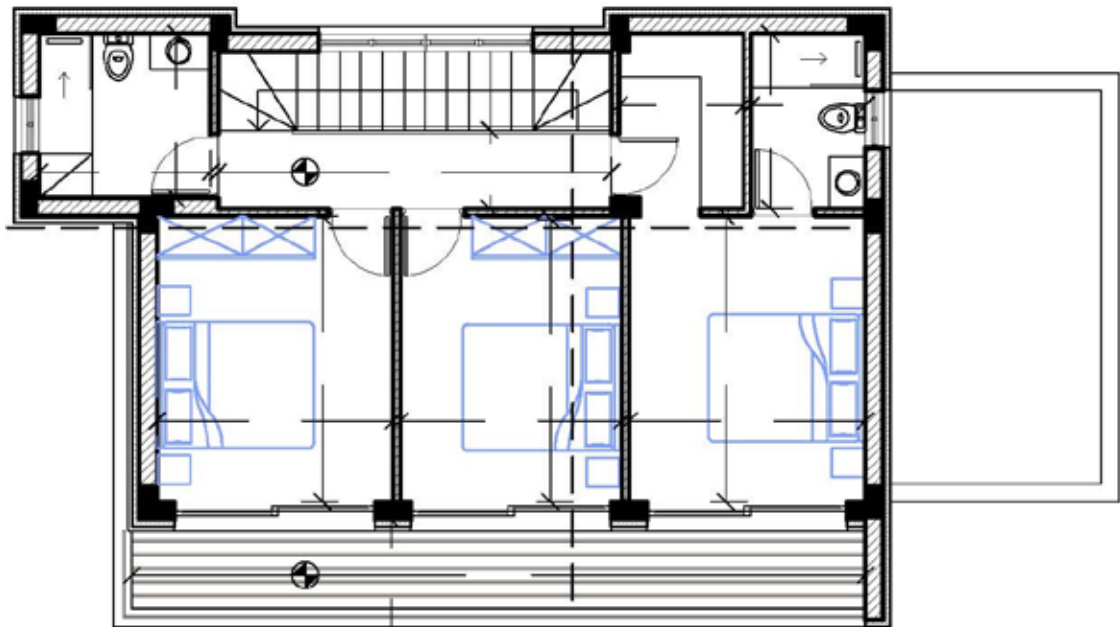
## Ground Floor plan

Plot size = 312m<sup>2</sup>  
Covered Internal Area = 147.15m<sup>2</sup>  
Covered Veranda = 28.62m<sup>2</sup>  
Covered Garage = 23.27m<sup>2</sup>  
Total Covered Area = 199.04m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# First Floor plan



# Villa 2

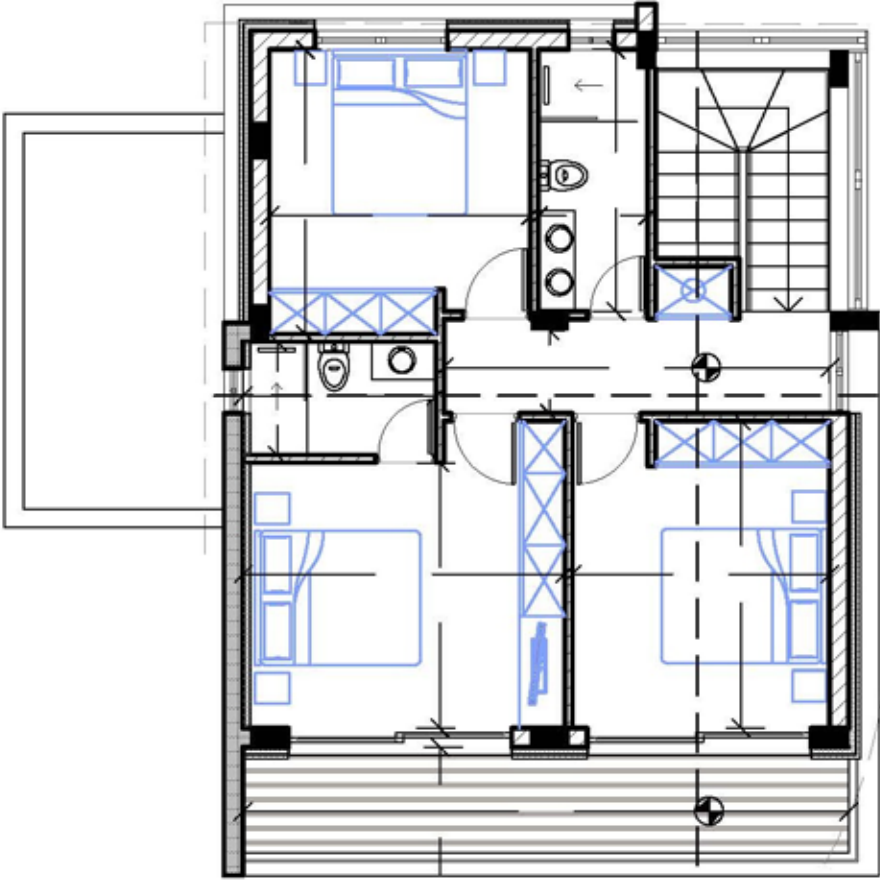
## Ground Floor plan

Plot size = 308m<sup>2</sup>  
Covered Internal Area = 138.7m<sup>2</sup>  
Covered Veranda = 22m<sup>2</sup>  
Covered Garage = 17.70m<sup>2</sup>  
Total Covered Area = 178.4m<sup>2</sup>  
Pool = 3x6



- Luxury Villa
- 3 Bedrooms
- 3 Bathrooms
- Swimming pool
- Private parking
- Paphos, Geroskipou

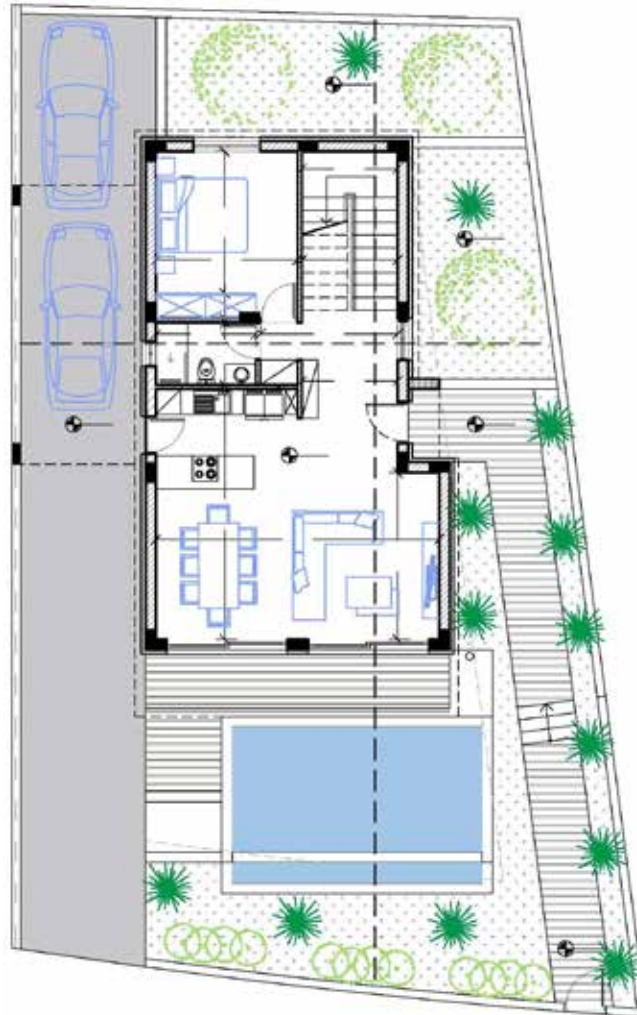
# First Floor plan



# Villa 3

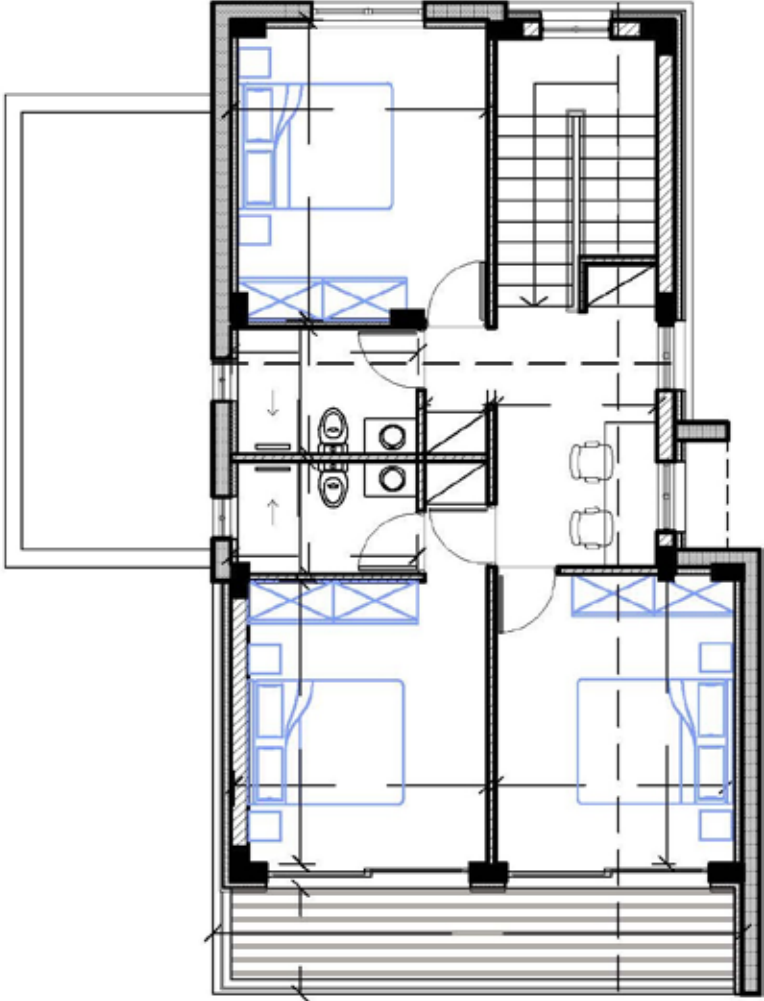
## Ground Floor plan

Plot size = 317m<sup>2</sup>  
Covered Internal Area = 159m<sup>2</sup>  
Covered Veranda = 23.28m<sup>2</sup>  
Covered Garage = 18.75m<sup>2</sup>  
Total Covered Area = 201.03m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

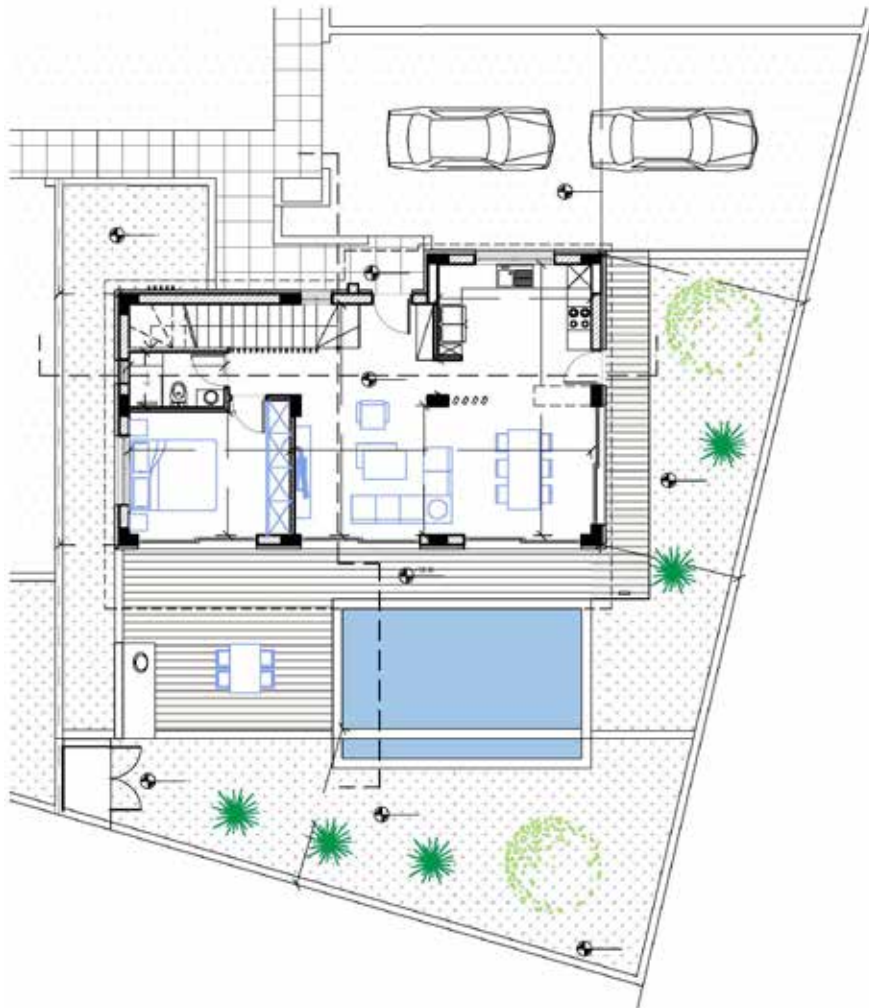
# First Floor plan



# Villa 4

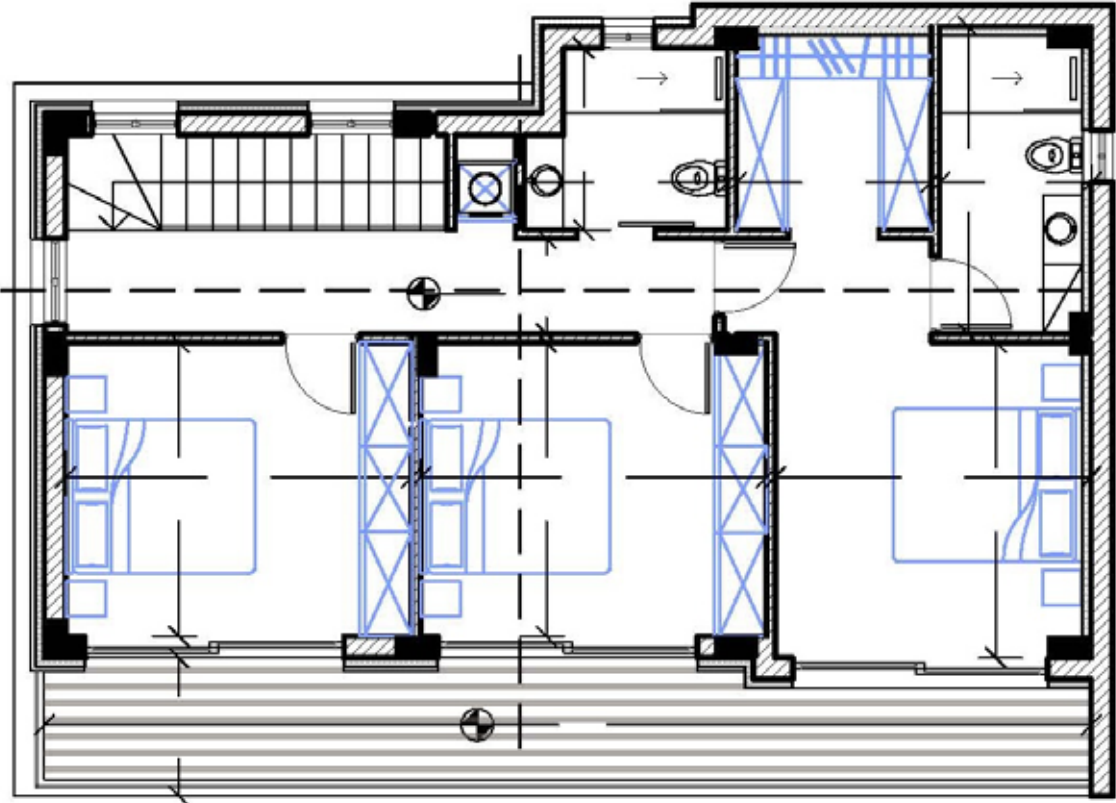
## Ground Floor plan

Plot size = 363m<sup>2</sup>  
Covered Internal Area = 167.29m<sup>2</sup>  
Covered Veranda = 37.76m<sup>2</sup>  
Total Covered Area = 205.05m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

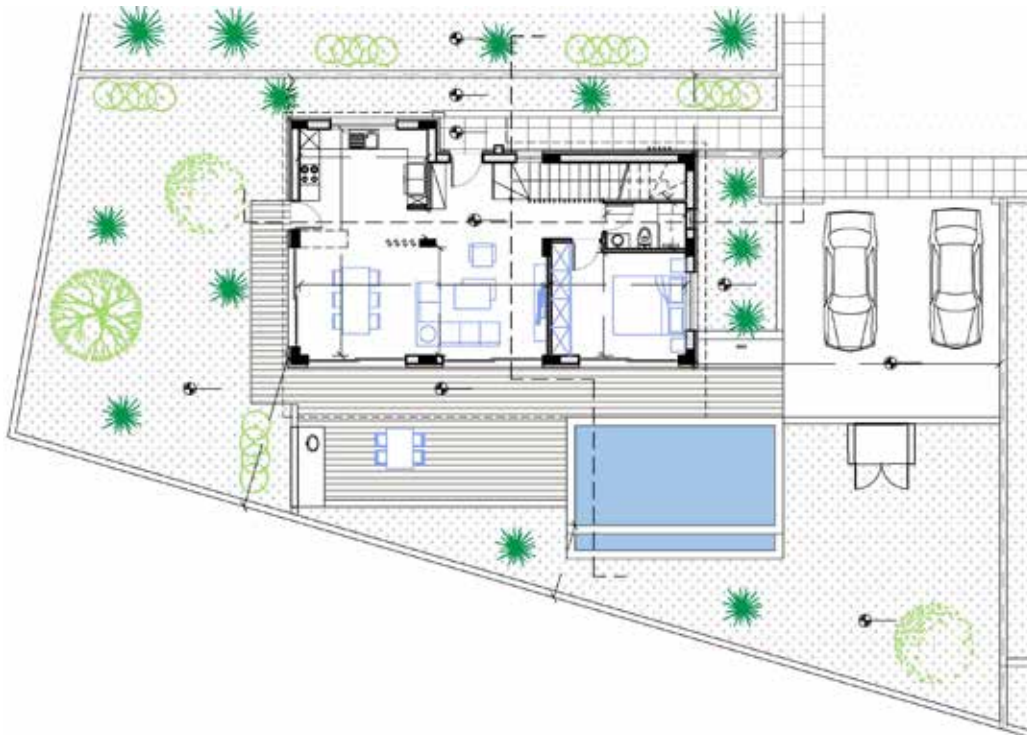
# First Floor plan



# Villa 5

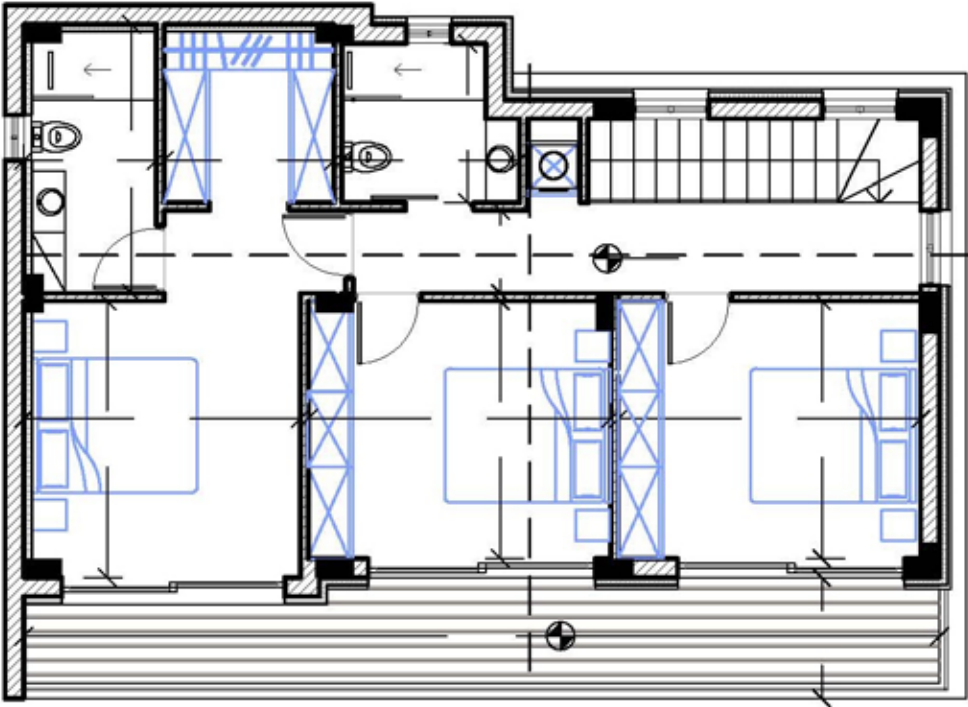
## Ground Floor plan

Plot size = 422m<sup>2</sup>  
Covered Internal Area = 167.29m<sup>2</sup>  
Covered Veranda = 37.76m<sup>2</sup>  
Total Covered Area = 205.05m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# First Floor plan



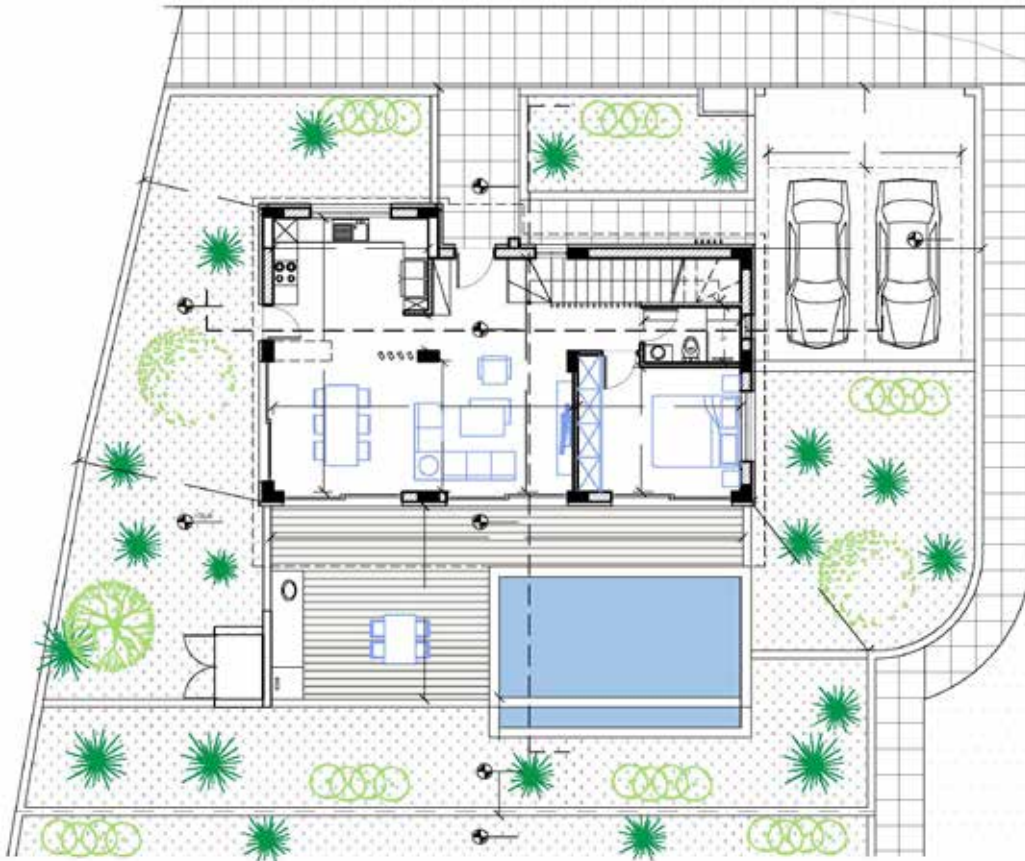




# Villa 6

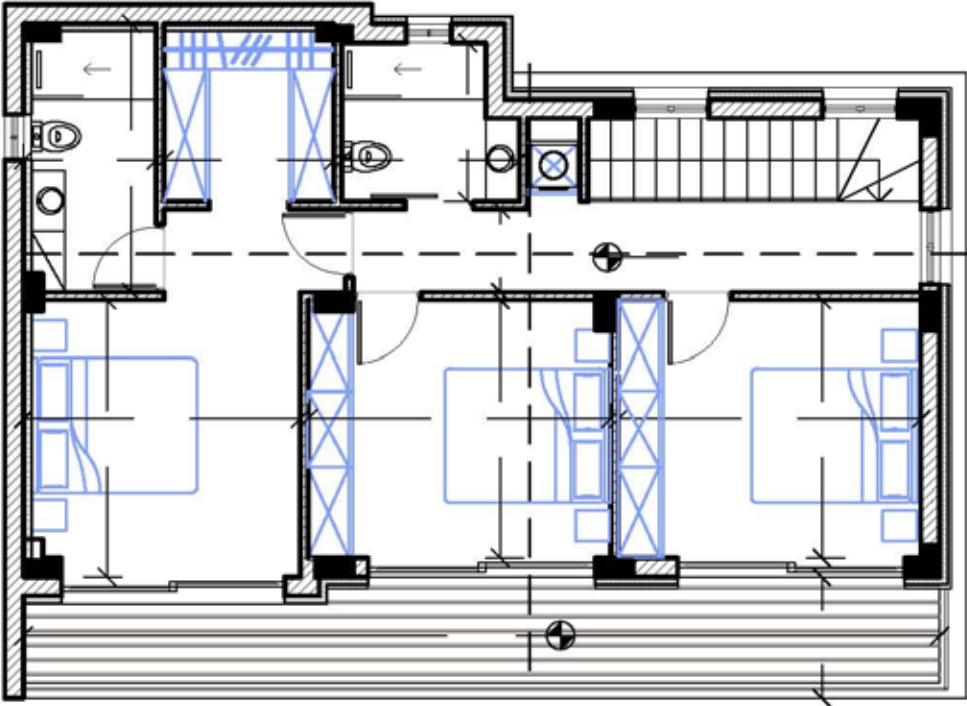
## Ground Floor plan

Plot size = 389m<sup>2</sup>  
Covered Internal Area = 167.29m<sup>2</sup>  
Covered Veranda = 37.76m<sup>2</sup>  
Total Covered Area = 205.05m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

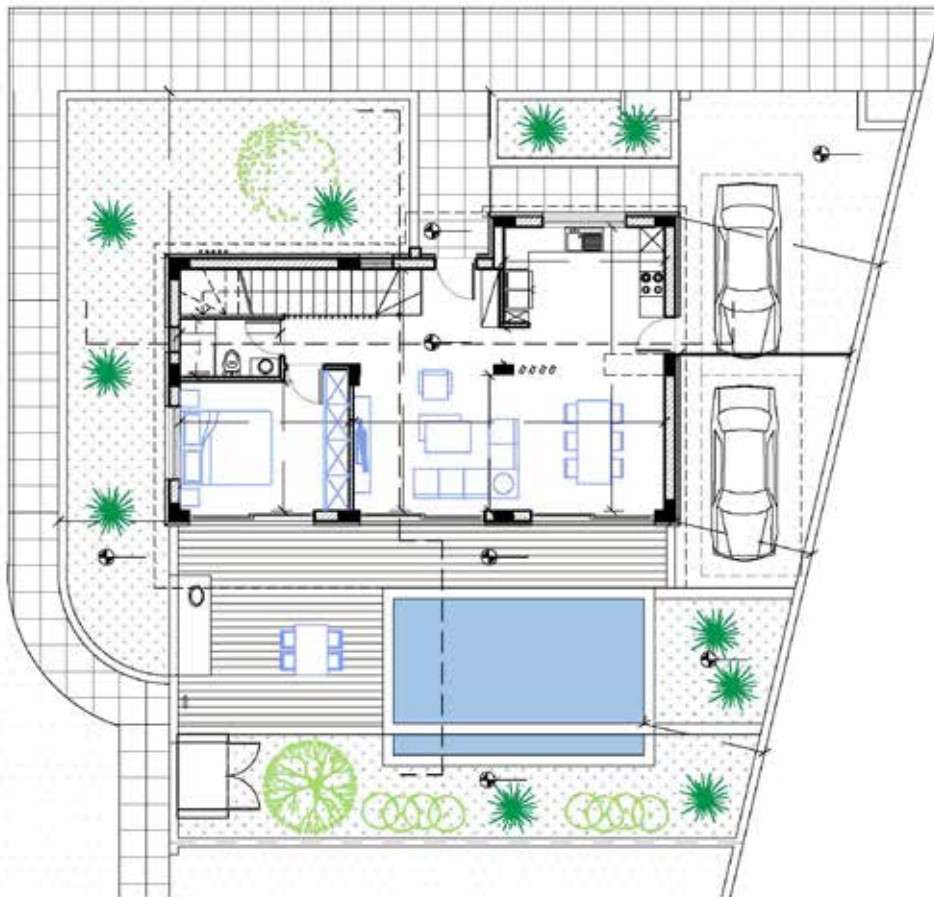
# First Floor plan



# Villa 7

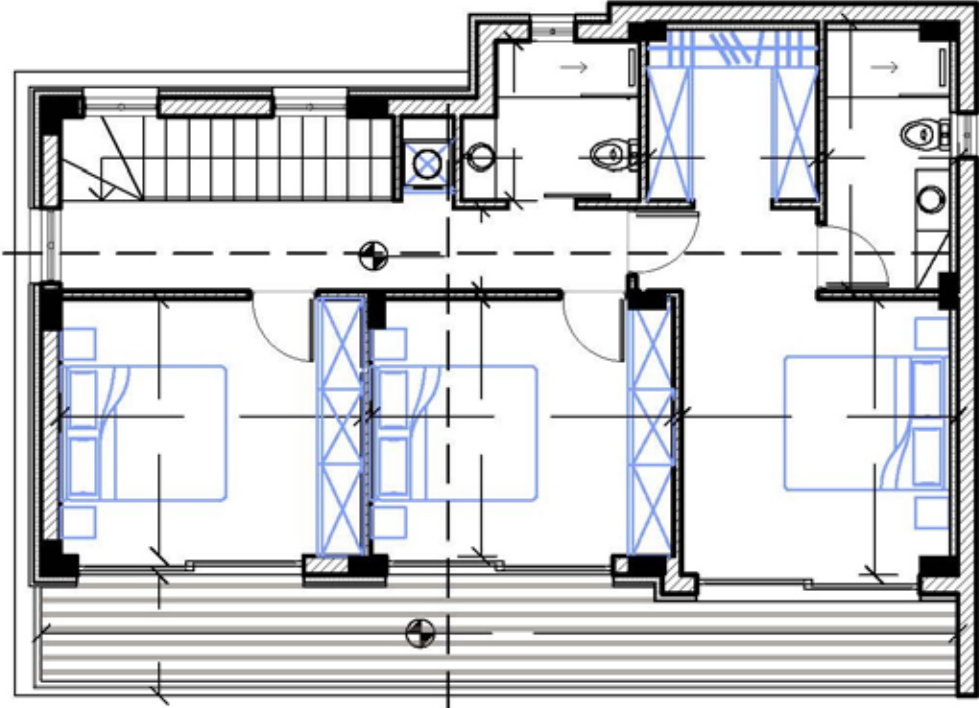
## Ground Floor plan

Plot size = 322m<sup>2</sup>  
Covered Internal Area = 167.29m<sup>2</sup>  
Covered Veranda = 37.76m<sup>2</sup>  
Total Covered Area = 205.05m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

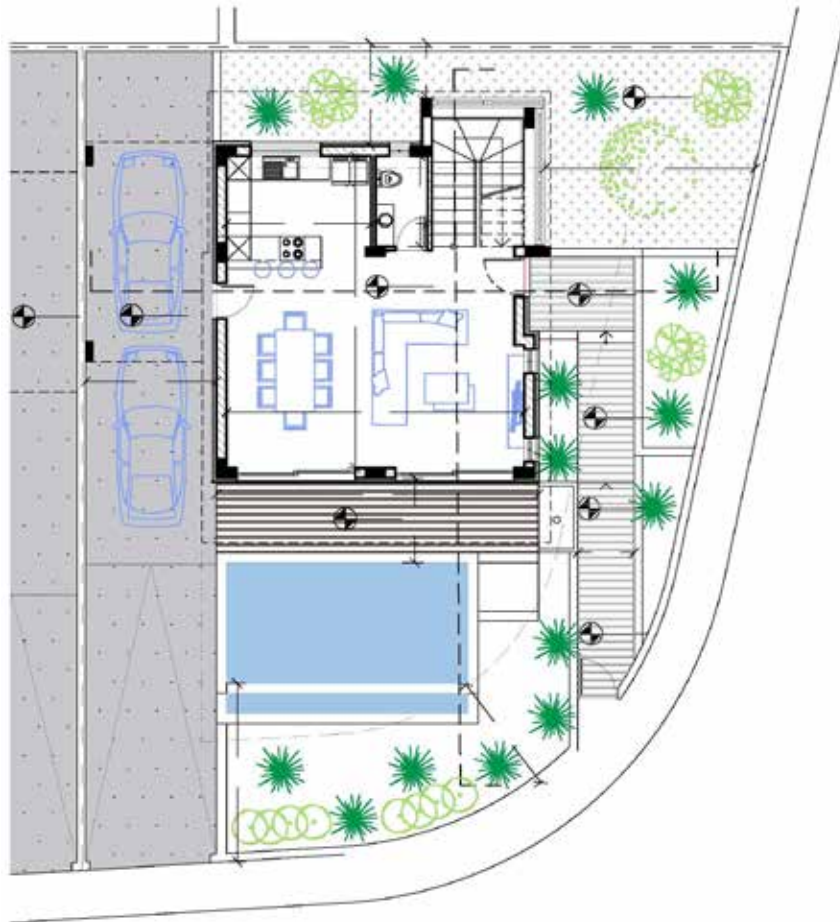
# First Floor plan



# Villa 8

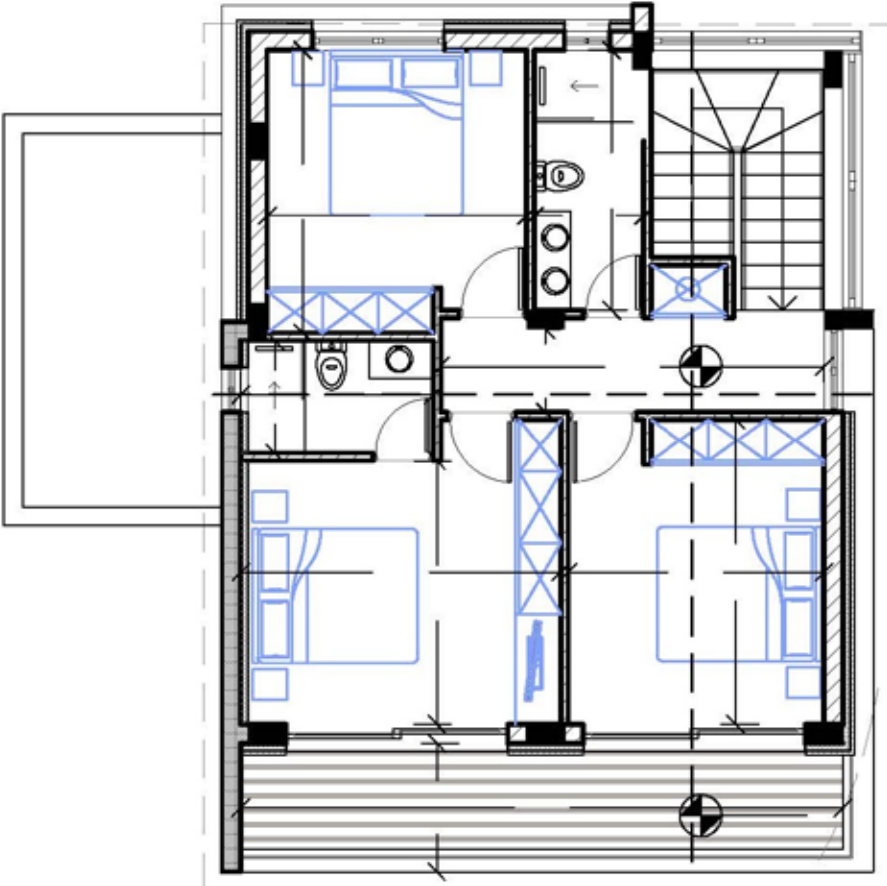
## Ground Floor plan

Plot size = 300m<sup>2</sup>  
Covered Internal Area = 146.6m<sup>2</sup>  
Covered Veranda = 24.4m<sup>2</sup>  
Covered Garage = 17.20m<sup>2</sup>  
Total Covered Area = 188.2m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# First Floor plan



# Villa 9

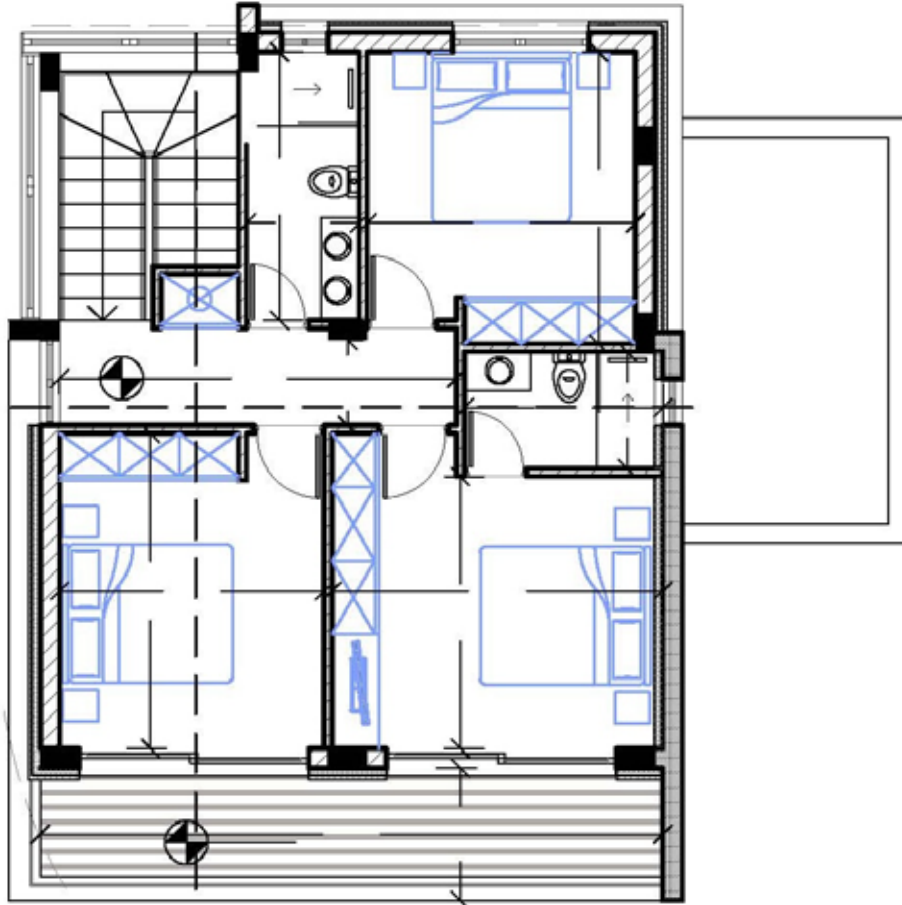
## Ground Floor plan

Plot size = 309m<sup>2</sup>  
Covered Internal Area = 146.6m<sup>2</sup>  
Covered Veranda = 24.4m<sup>2</sup>  
Covered Garage = 17.20m<sup>2</sup>  
Total Covered Area = 188.2m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# First Floor plan



# Villa 10

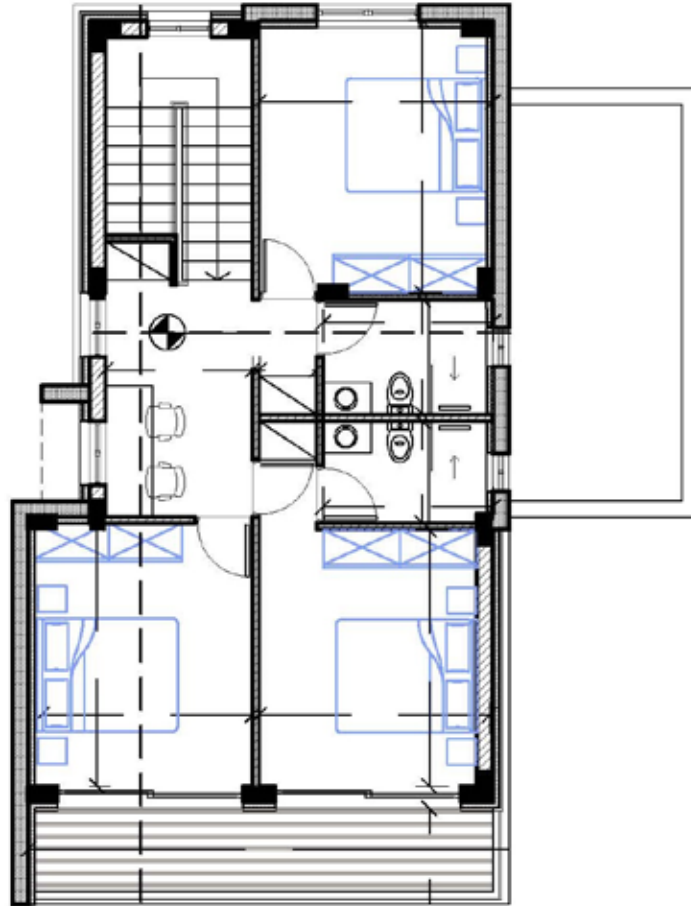
## Ground Floor plan

Plot size = 318m<sup>2</sup>  
Covered Internal Area = 166.95m<sup>2</sup>  
Covered Veranda = 23.28m<sup>2</sup>  
Covered Garage = 21.73m<sup>2</sup>  
Total Covered Area = 211.96m<sup>2</sup>  
Pool = 3x6



Luxury Villa  
4 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

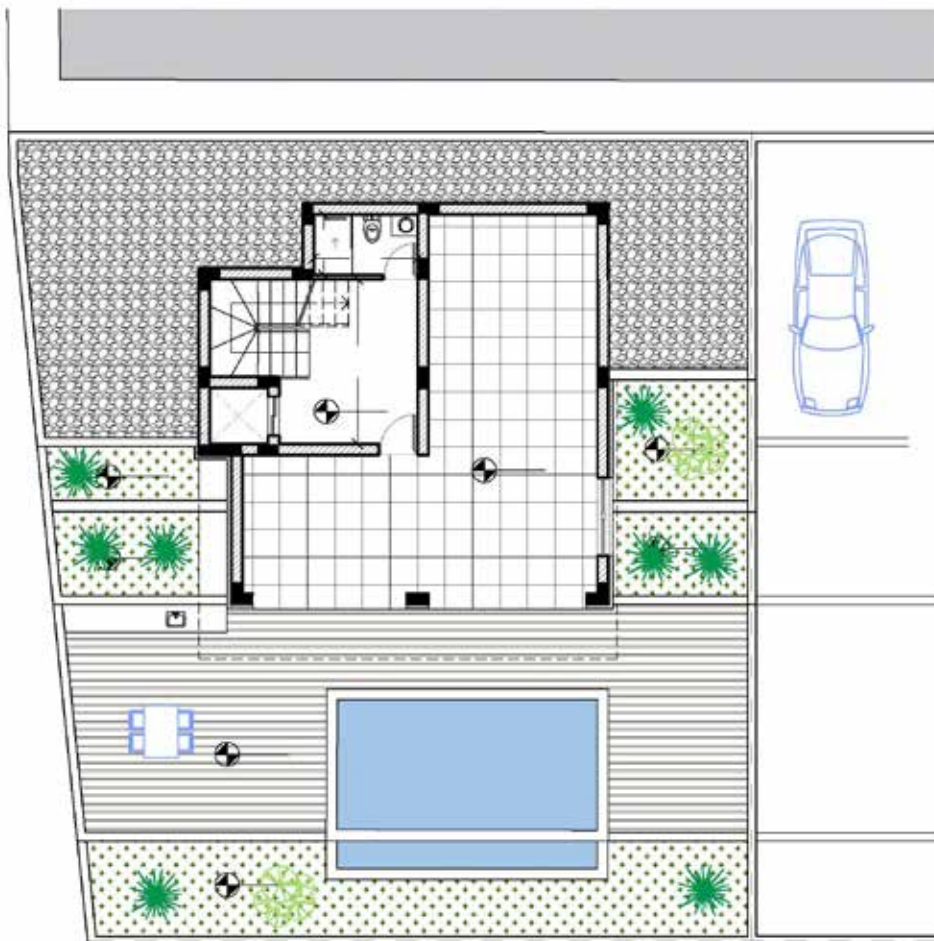
# First Floor plan



# Villa 11

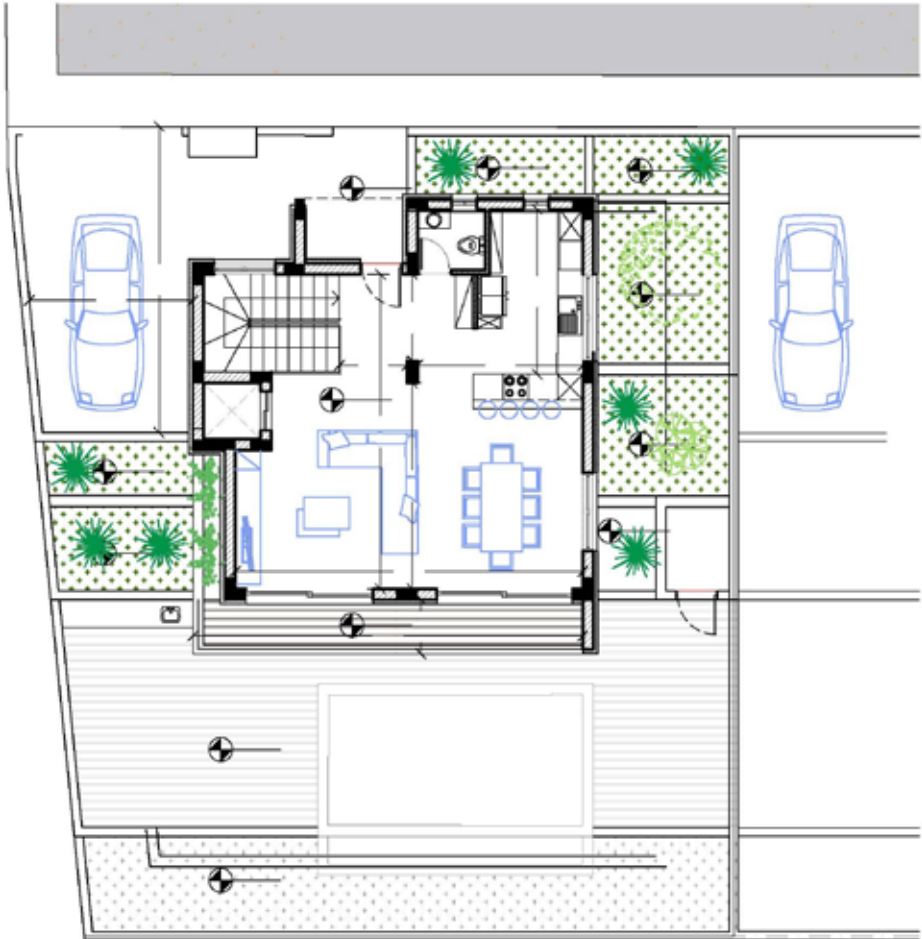
## Basement Floor plan

Plot size = 303.68m<sup>2</sup>  
Covered Internal Area = 185.61m<sup>2</sup>  
Basement = 54m<sup>2</sup>  
Covered Veranda = 33.31m<sup>2</sup>  
Total Covered Area = 272.92m<sup>2</sup>  
Pool = 3x6

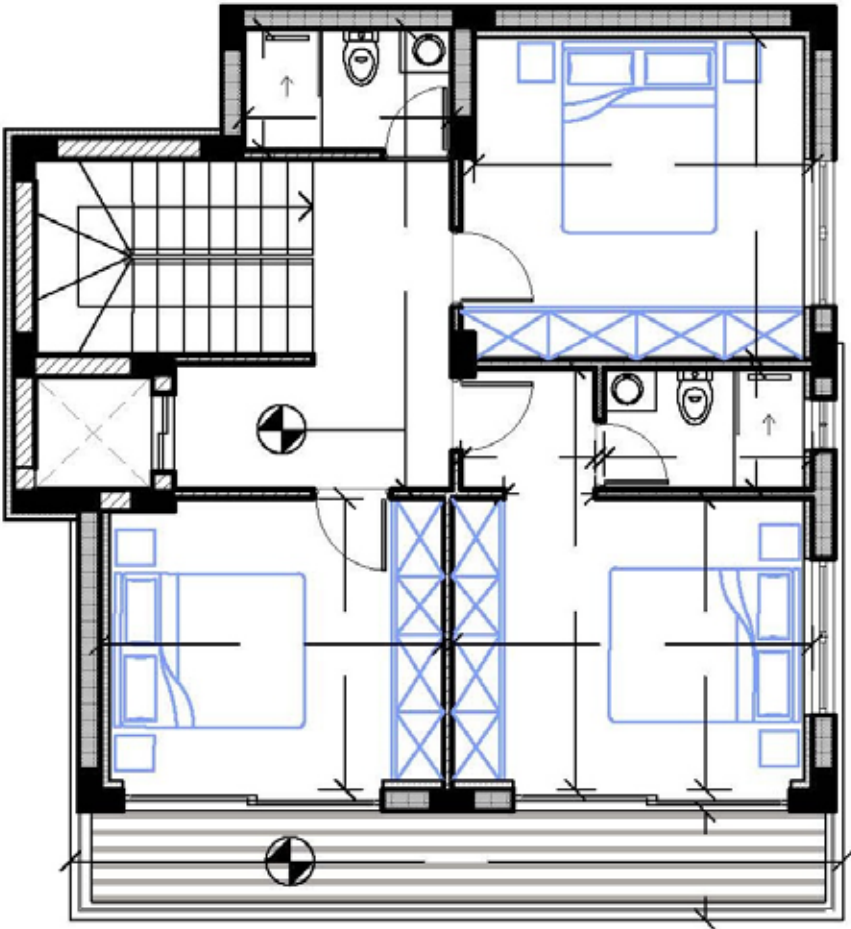


Luxury Villa  
3 Bedrooms  
4 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

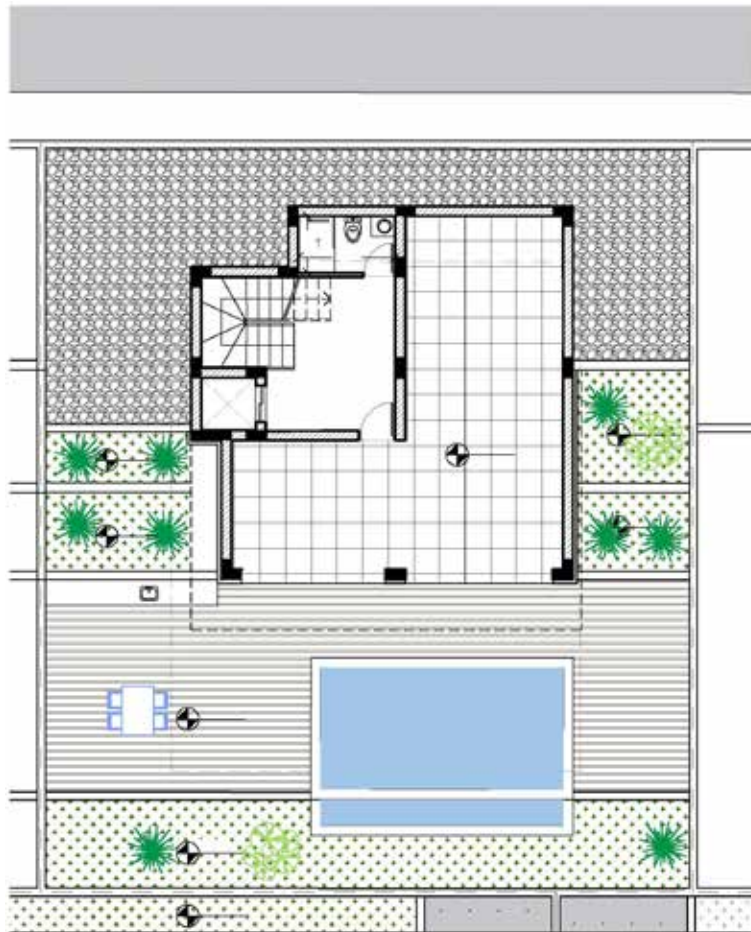




# Villa 12

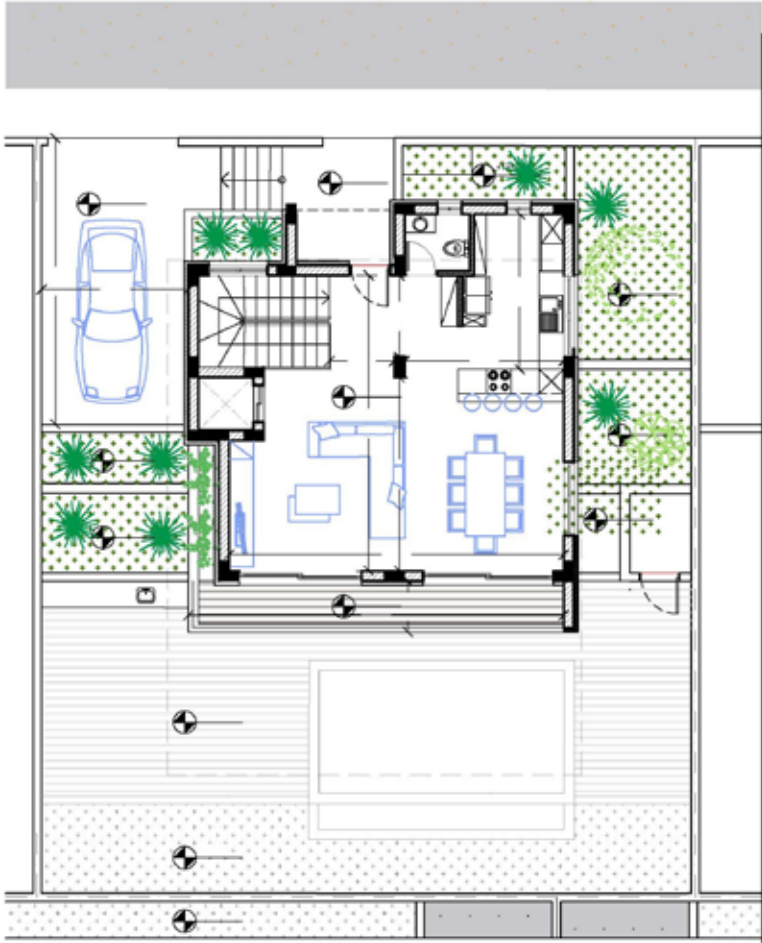
## Basement Floor plan

Plot size = 300.48m<sup>2</sup>  
Covered Internal Area = 185.61m<sup>2</sup>  
Basement = 54m<sup>2</sup>  
Covered Veranda = 33.31m<sup>2</sup>  
Total Covered Area = 272.92m<sup>2</sup>  
Pool = 3x6

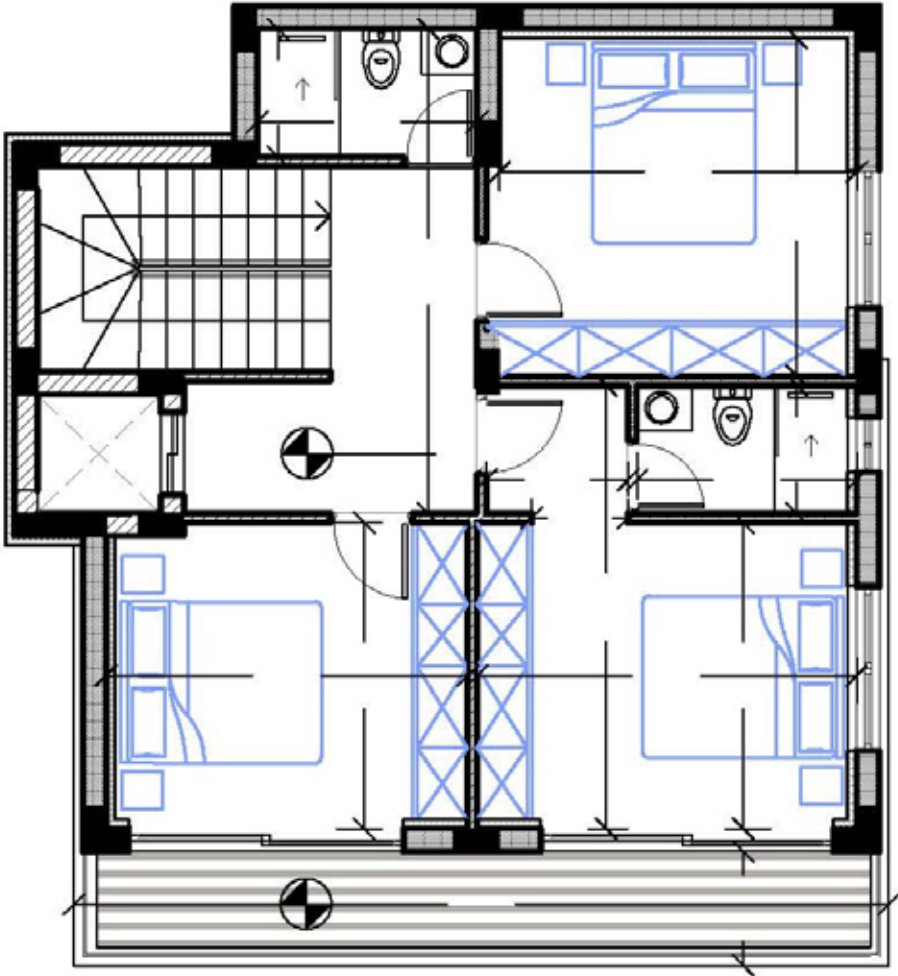


Luxury Villa  
3 Bedrooms  
4 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

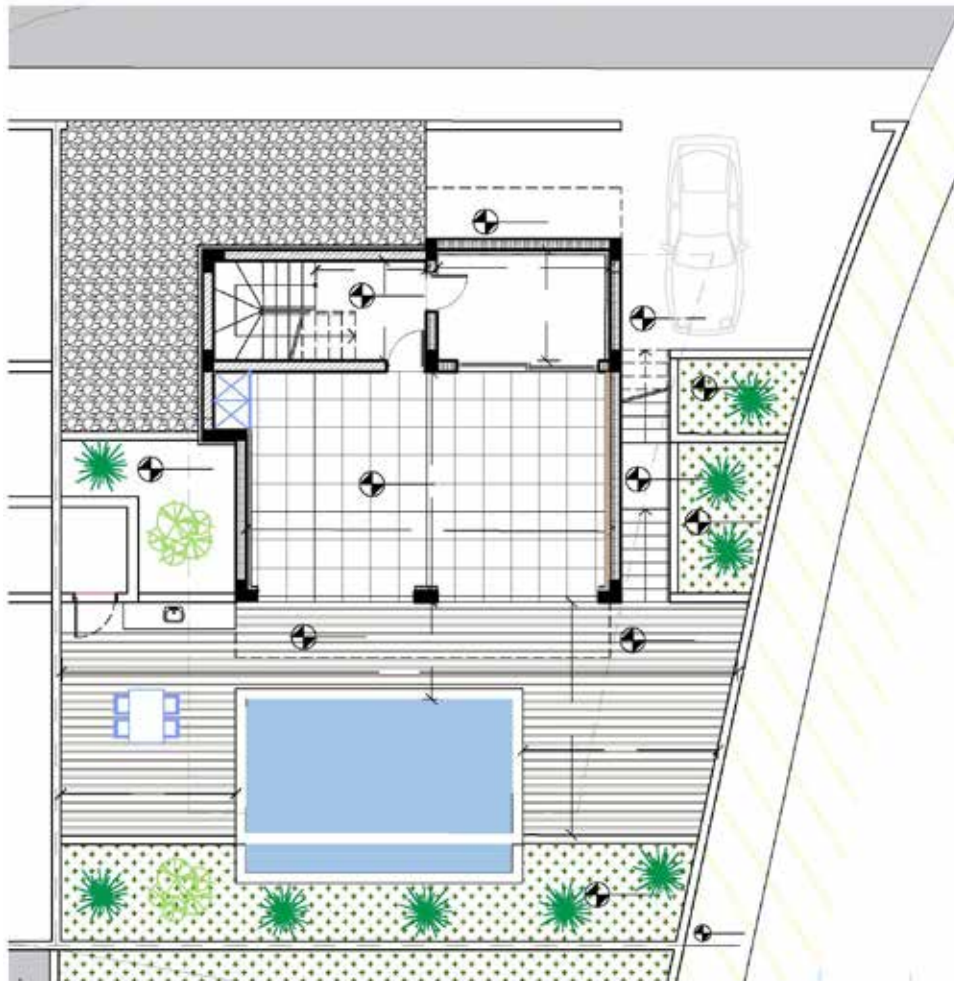




# Villa 13

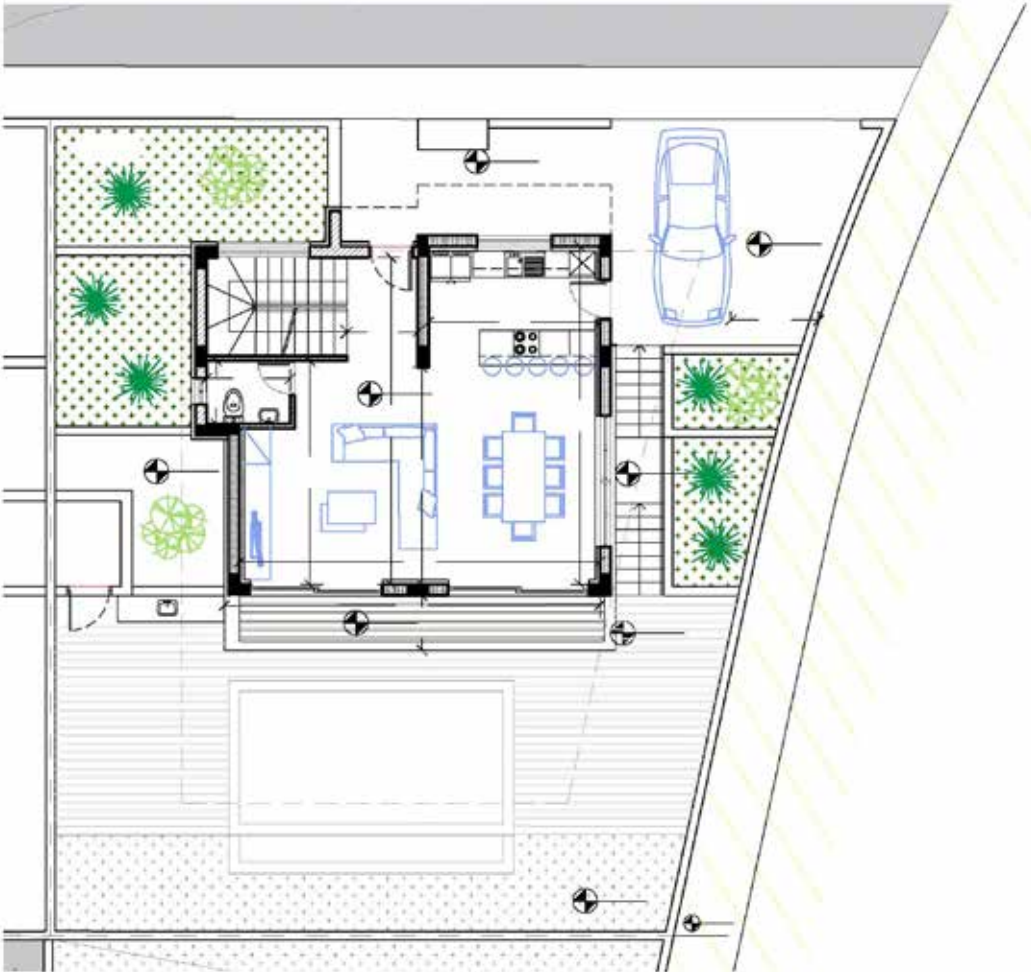
## Basement Floor plan

Plot size = 304.46m<sup>2</sup>  
Covered Internal Area = 178.68m<sup>2</sup>  
Basement = 46.4m<sup>2</sup>  
Covered Veranda = 31.65m<sup>2</sup>  
Total Covered Area = 256.73m<sup>2</sup>  
Pool = 3x6

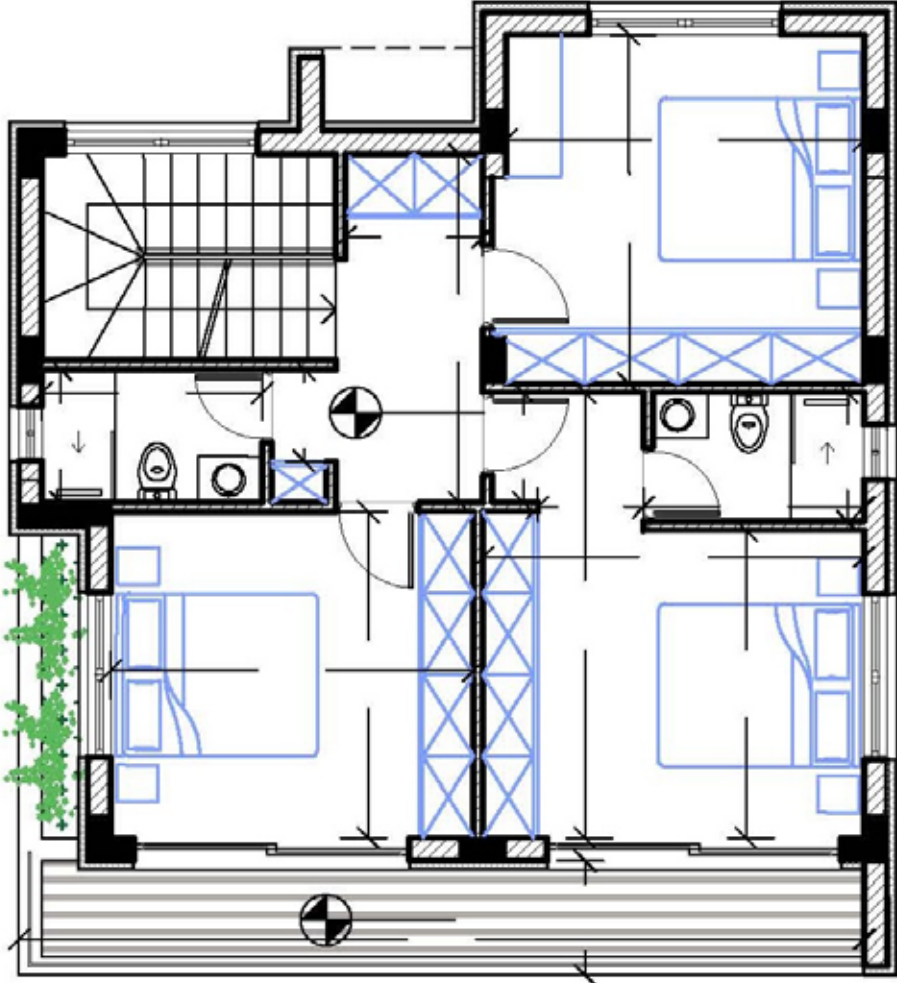


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

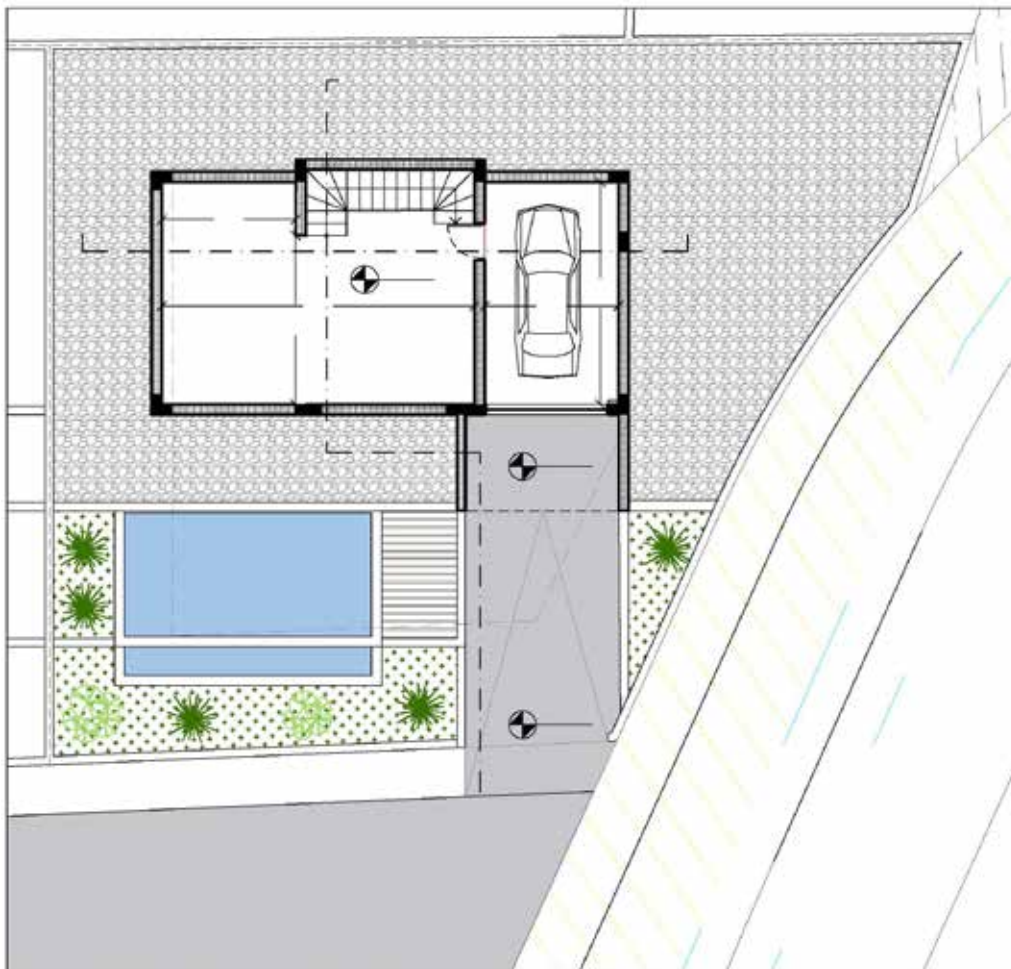




# Villa 14

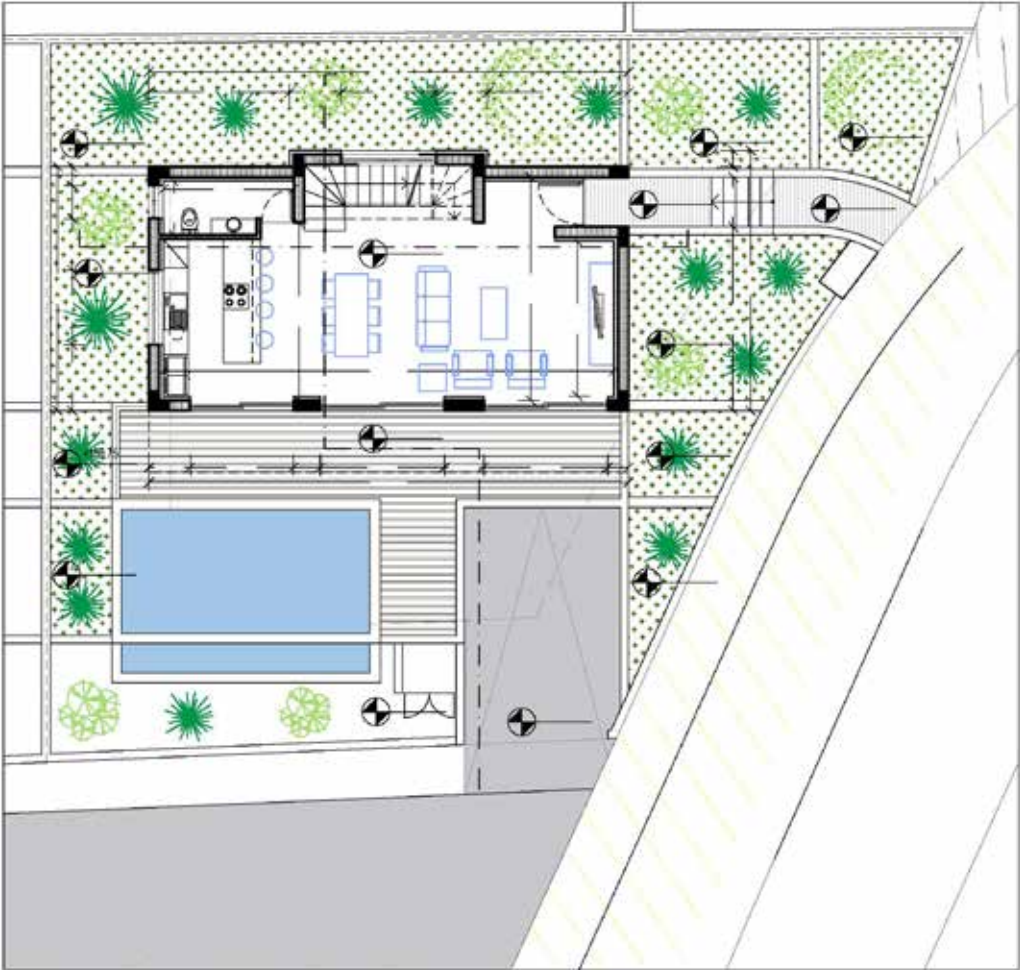
## Basement Floor plan

Plot size = 312m<sup>2</sup>  
Covered Internal Area = 140.04m<sup>2</sup>  
Basement = 69.84m<sup>2</sup>  
Covered Veranda = 35.16m<sup>2</sup>  
Total Covered Area = 245.04m<sup>2</sup>  
Pool = 3x6

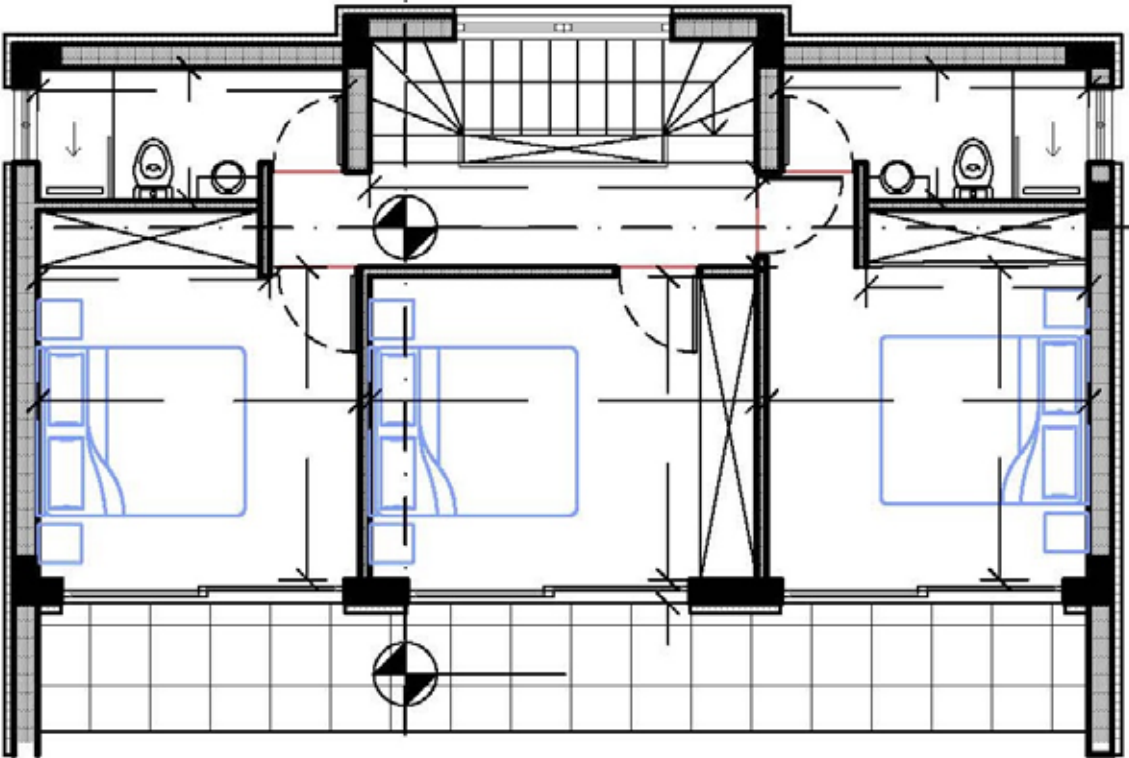


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

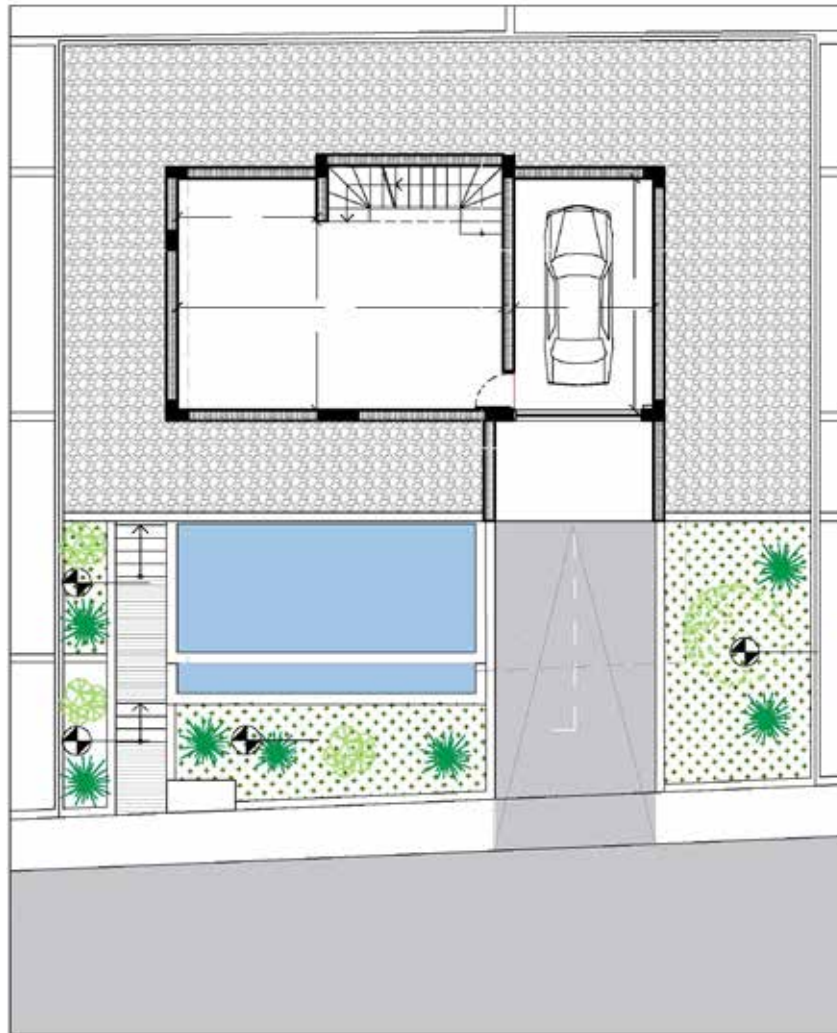




# Villa 15

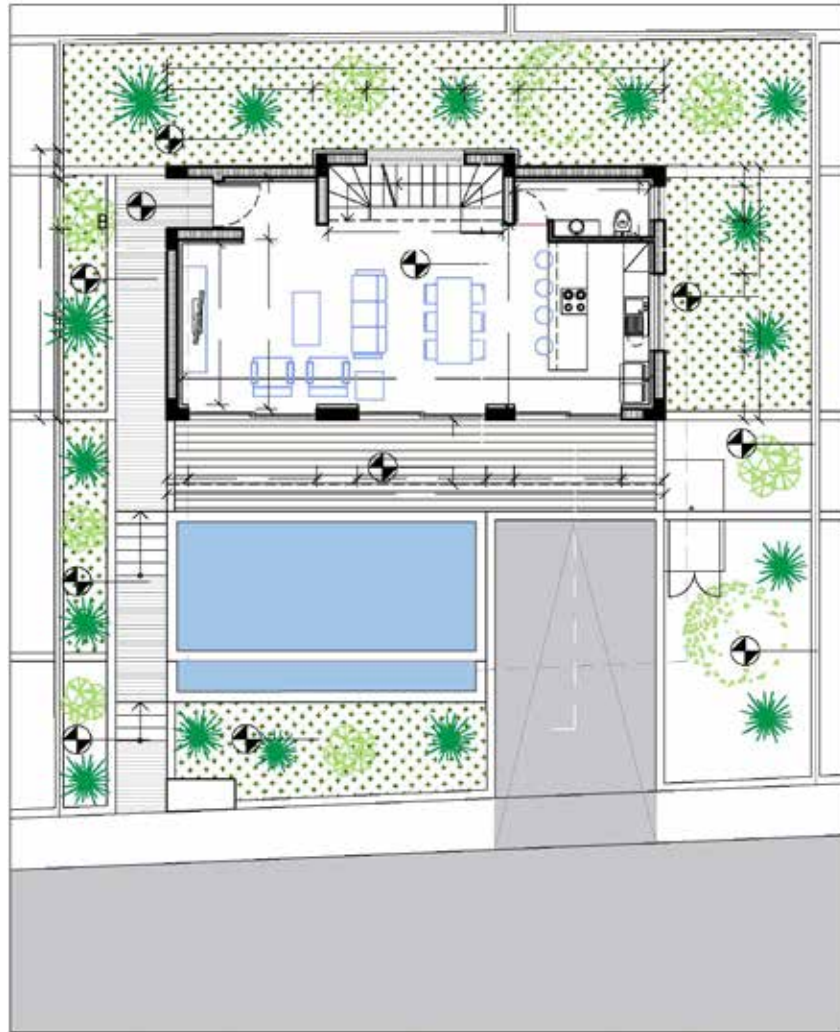
## Basement Floor plan

Plot size = 313.6m<sup>2</sup>  
Covered Internal Area = 140.04m<sup>2</sup>  
Basement = 69.84m<sup>2</sup>  
Covered Veranda = 35.16m<sup>2</sup>  
Total Covered Area = 245.04m<sup>2</sup>  
Pool = 3x6

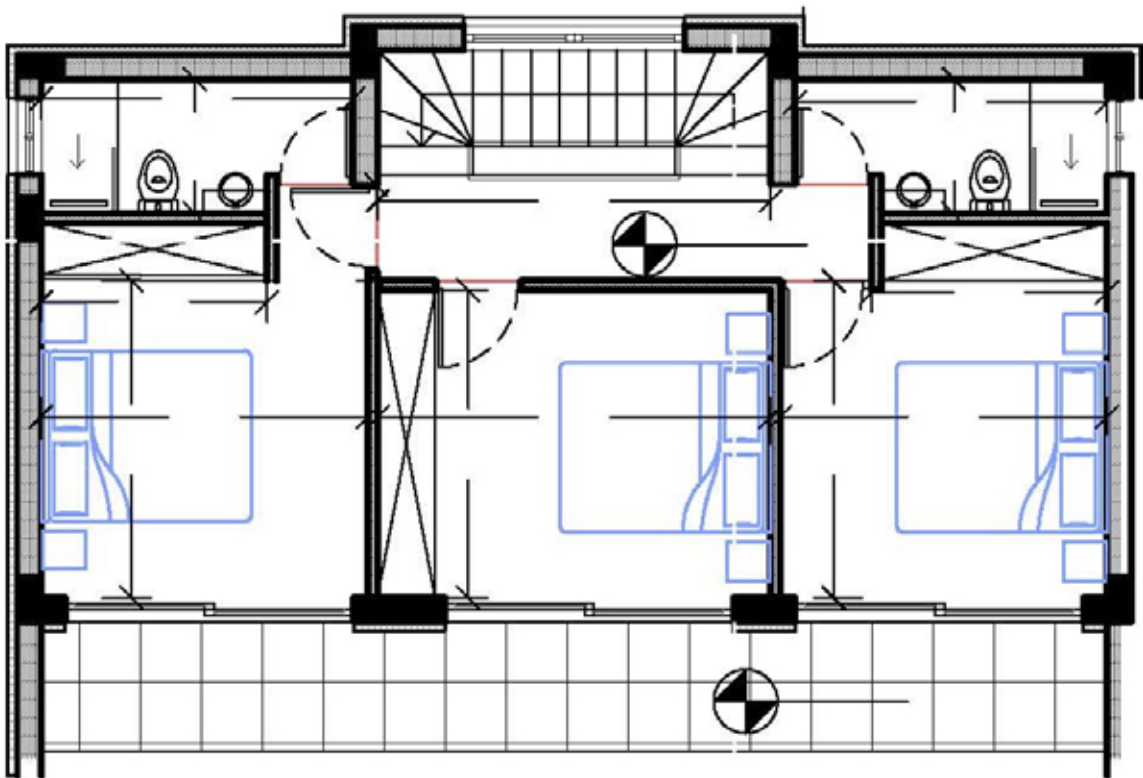


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

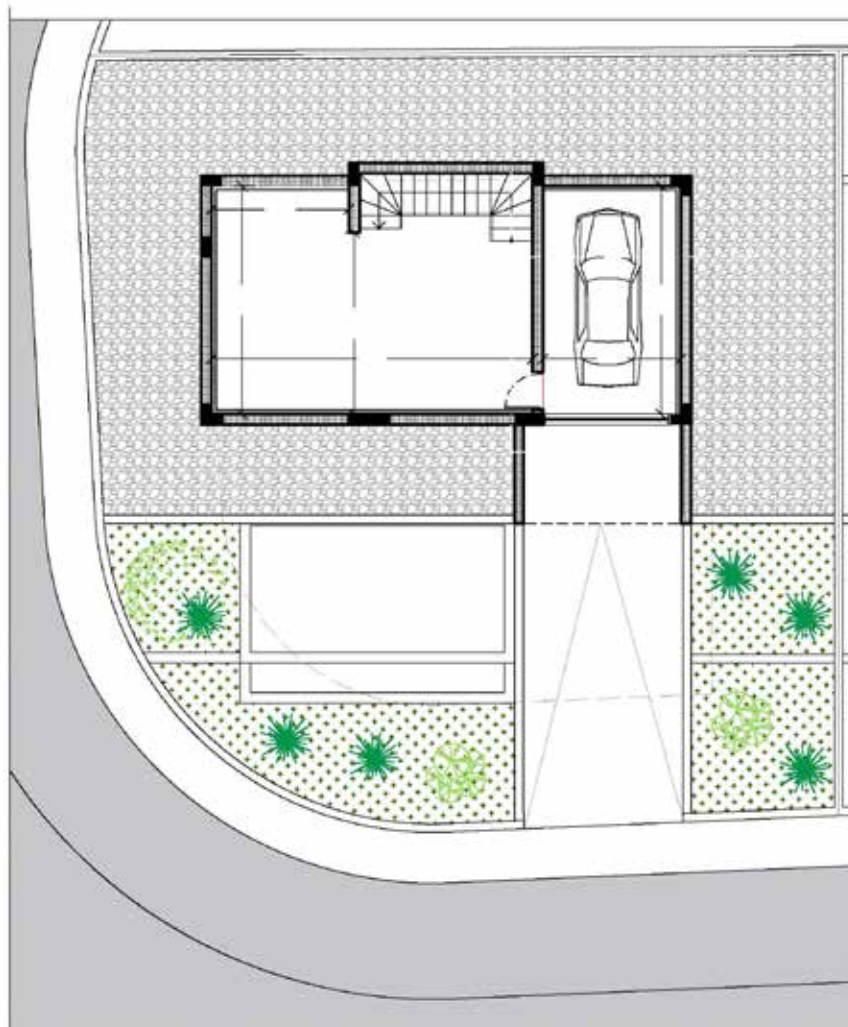




# Villa 16

## Basement Floor plan

Plot size = 311.6m<sup>2</sup>  
Covered Internal Area = 140.04m<sup>2</sup>  
Basement = 69.84m<sup>2</sup>  
Covered Veranda = 35.16m<sup>2</sup>  
Total Covered Area = 245.04m<sup>2</sup>  
Pool = 3x6

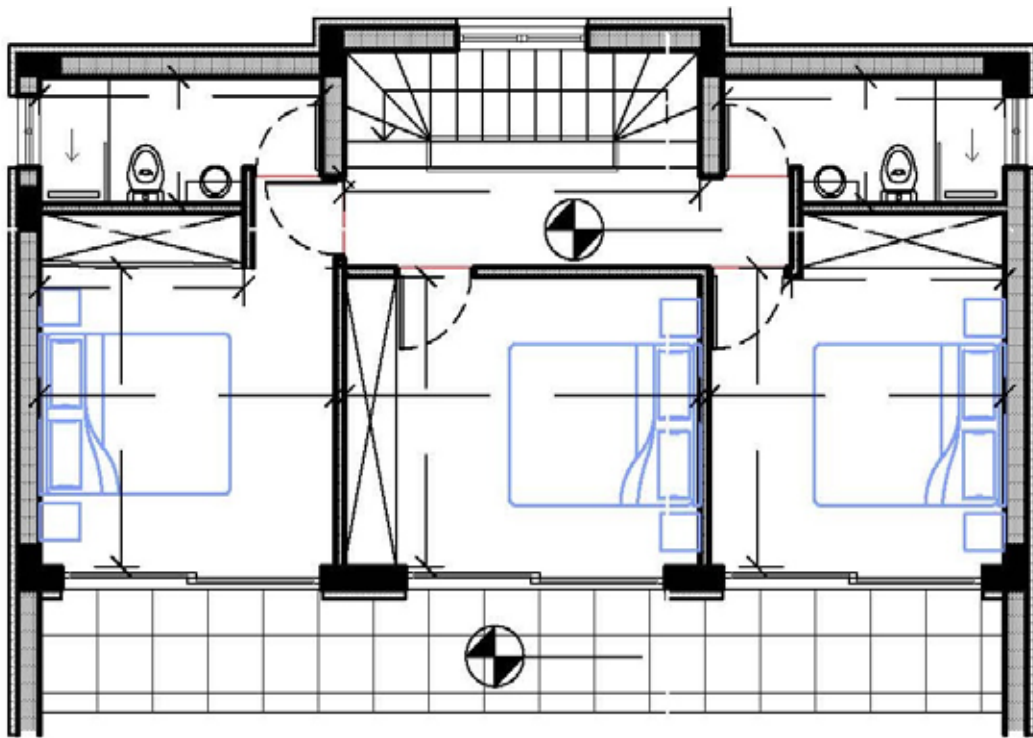


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

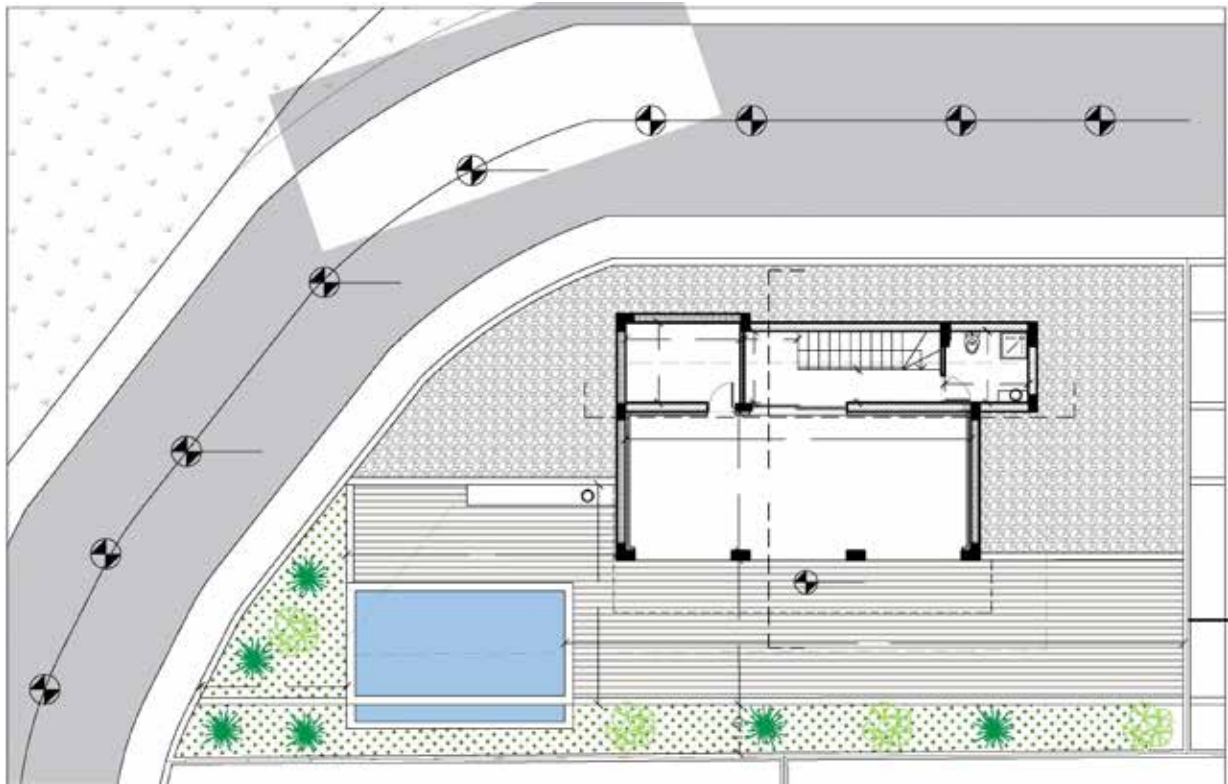




# Villa 17

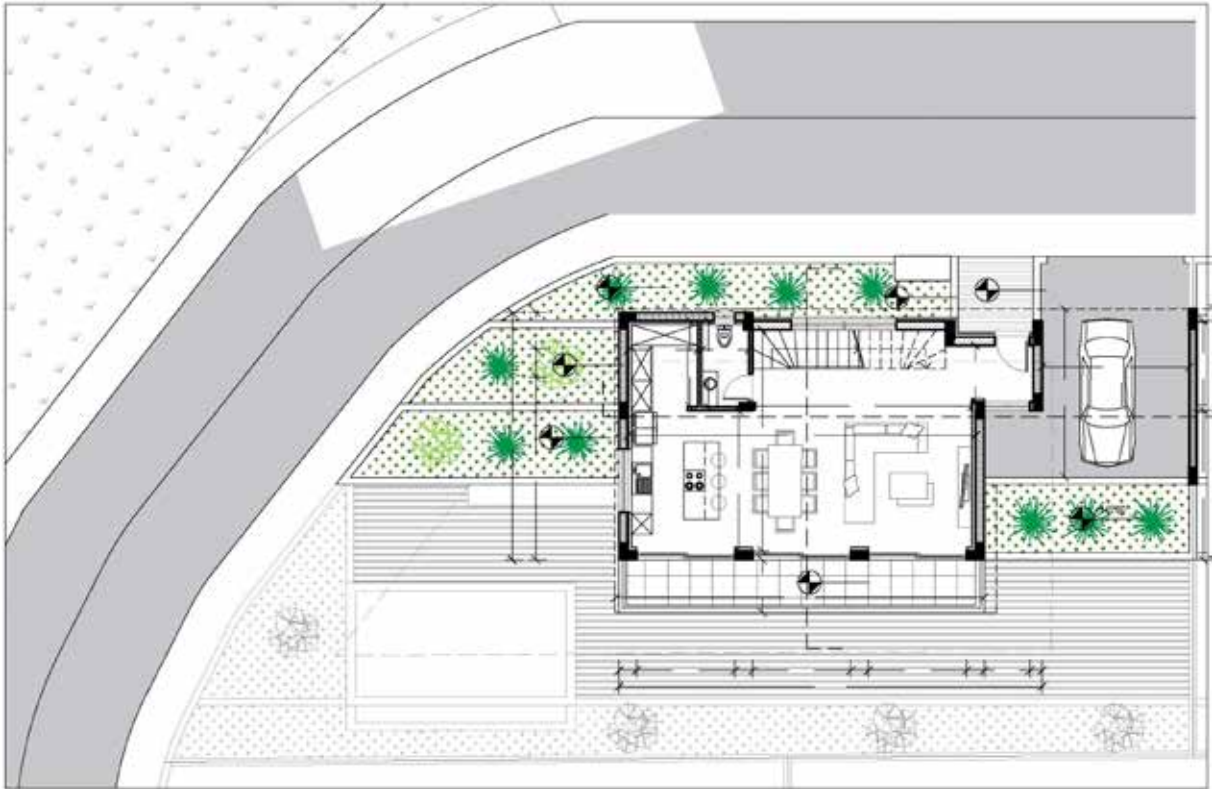
## Basement Floor plan

Plot size = 350m<sup>2</sup>  
Covered Internal Area = 150.89m<sup>2</sup>  
Basement = 75.88m<sup>2</sup>  
Covered Veranda = 47.26m<sup>2</sup>  
Covered Garage = 25.49m<sup>2</sup>  
Total Covered Area = 299.52m<sup>2</sup>  
Pool = 3x6

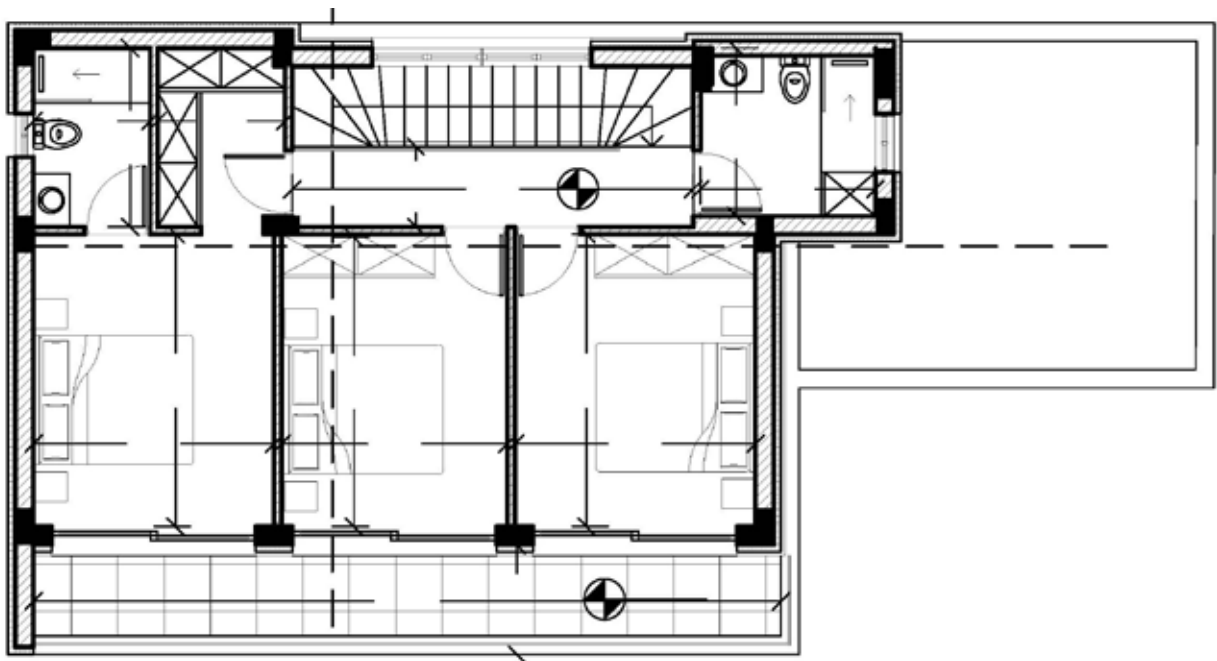


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

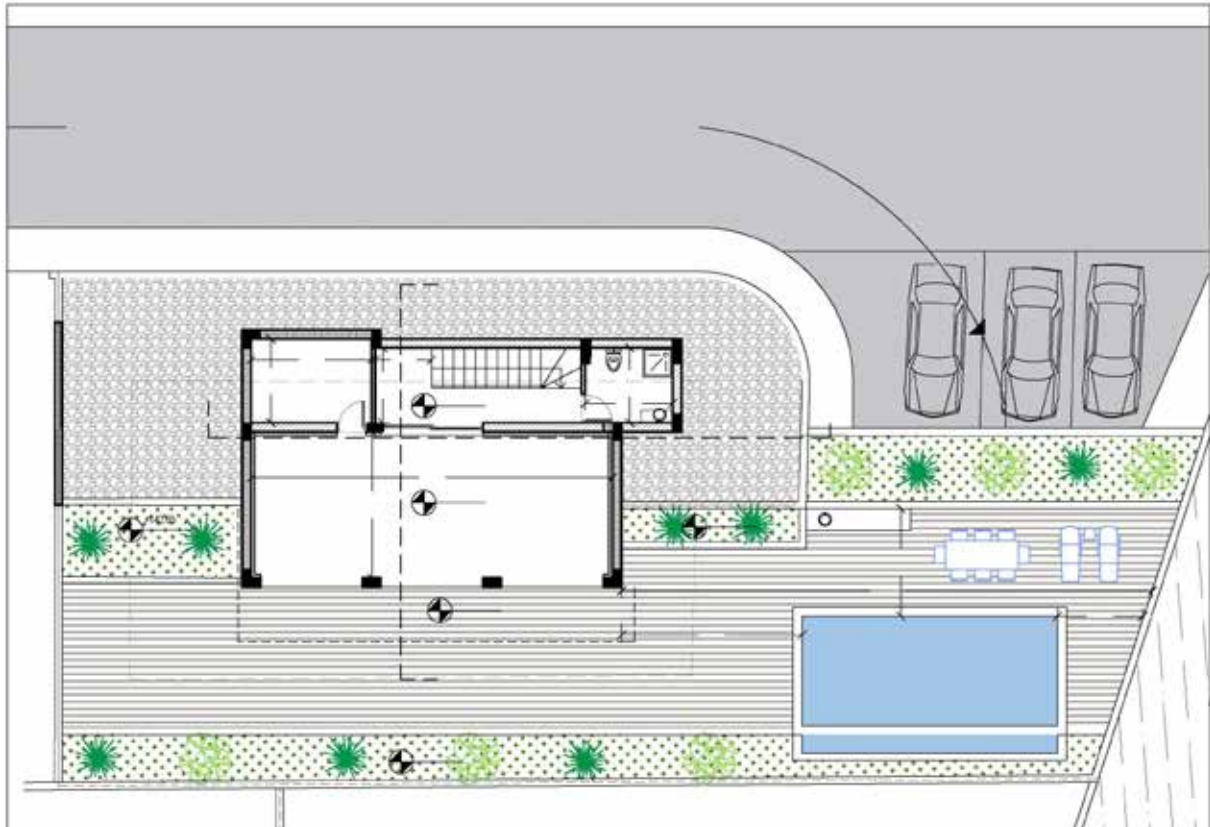




# Villa 18

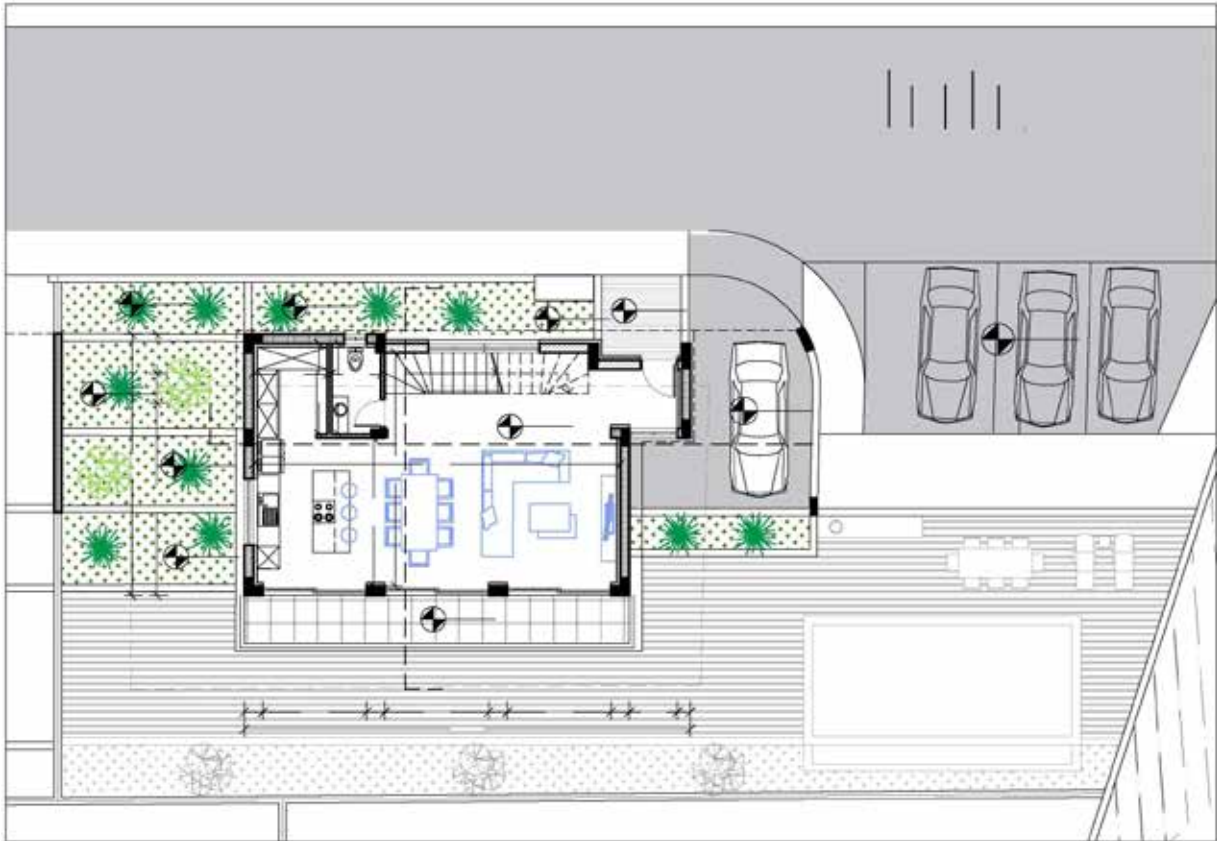
## Basement Floor plan

Plot size = 379.87m<sup>2</sup>  
Covered Internal Area = 150.89m<sup>2</sup>  
Basement = 75.88m<sup>2</sup>  
Covered Veranda = 46.57m<sup>2</sup>  
Covered Garage = 20.92m<sup>2</sup>  
Total Covered Area = 294.26m<sup>2</sup>  
Pool = 3x6

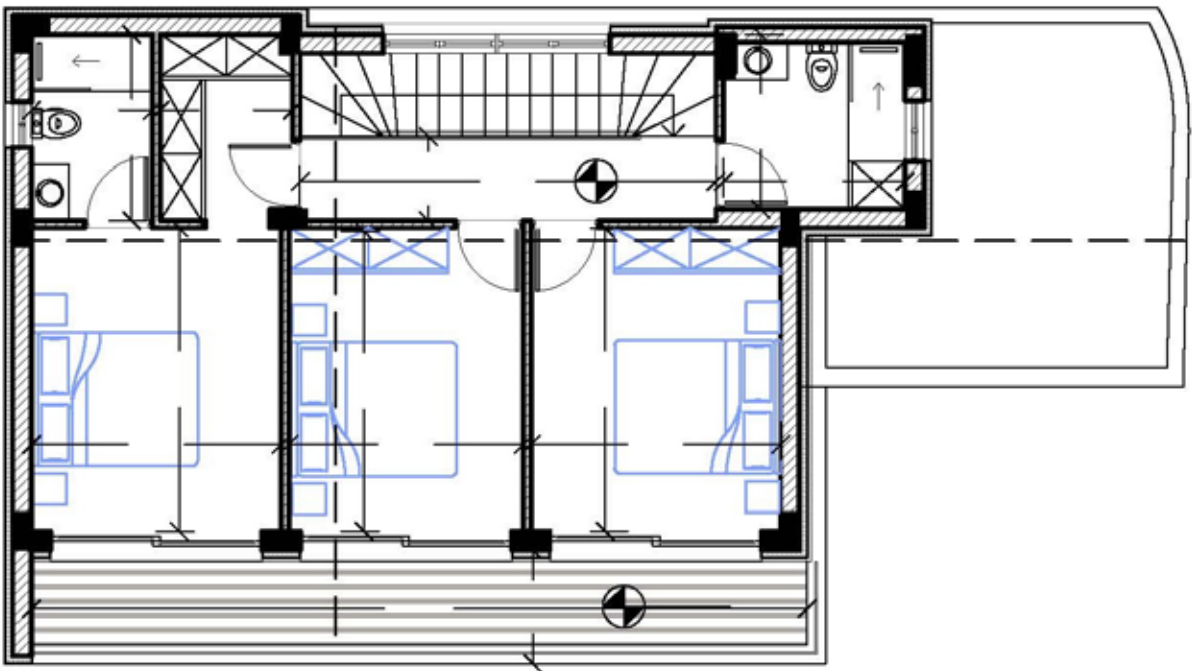


Luxury Villa  
3 Bedrooms  
3 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

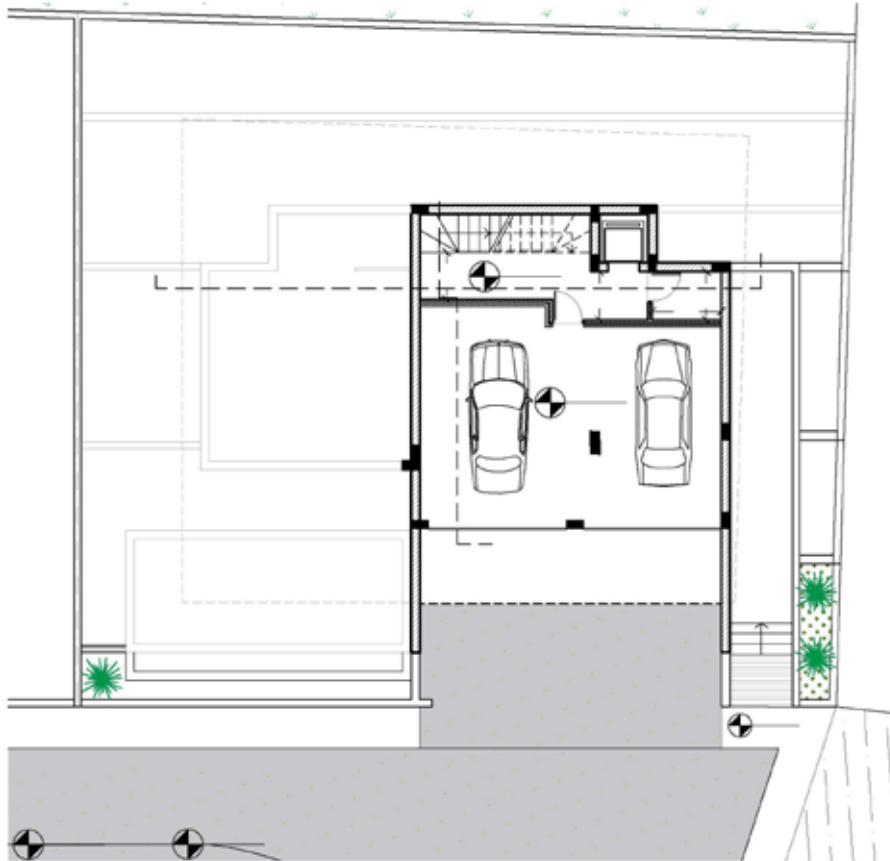




# Villa 19

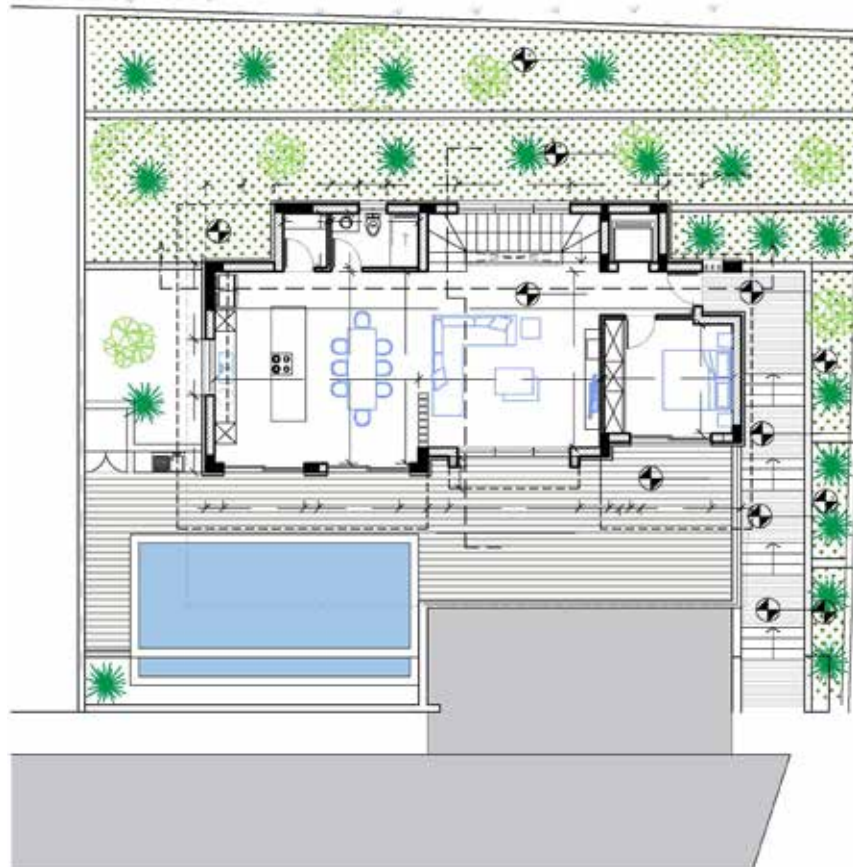
## Basement Floor plan

Plot size = 433.41m<sup>2</sup>  
Covered Internal Area = 213.43m<sup>2</sup>  
Basement = 25.28m<sup>2</sup>  
Covered Veranda = 70.47m<sup>2</sup>  
Covered Garage = 56.53m<sup>2</sup>  
Total Covered Area = 365.71m<sup>2</sup>  
Pool = 7.7x3

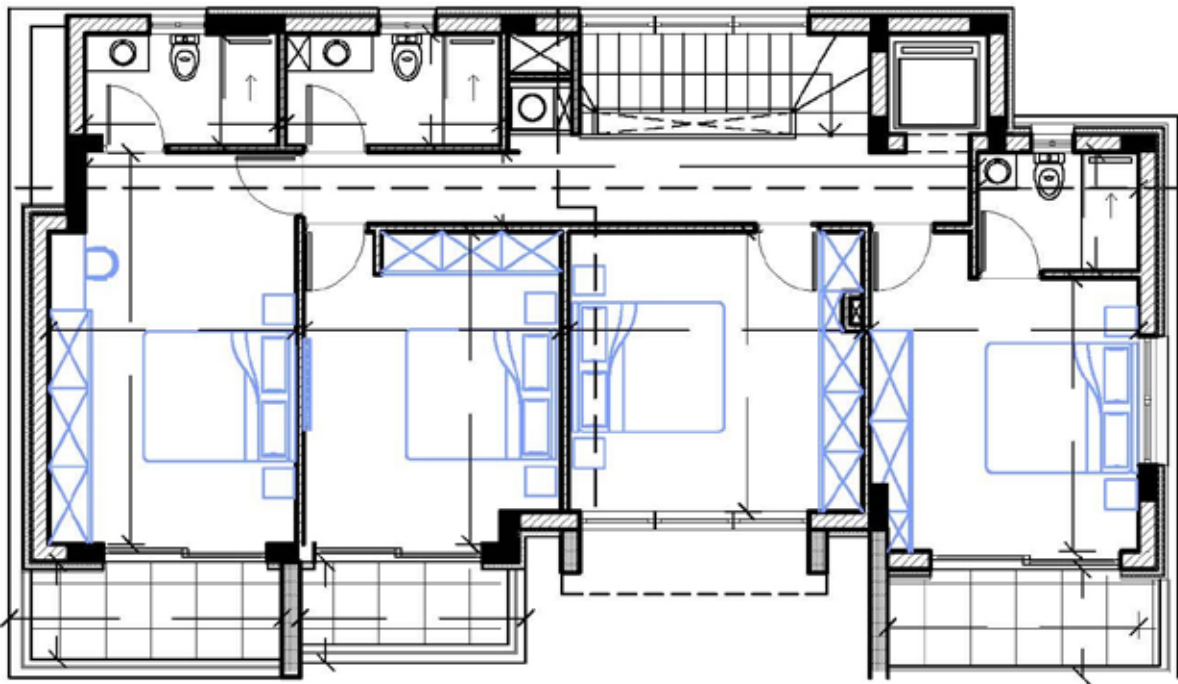


Luxury Villa  
5 Bedrooms  
4 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan

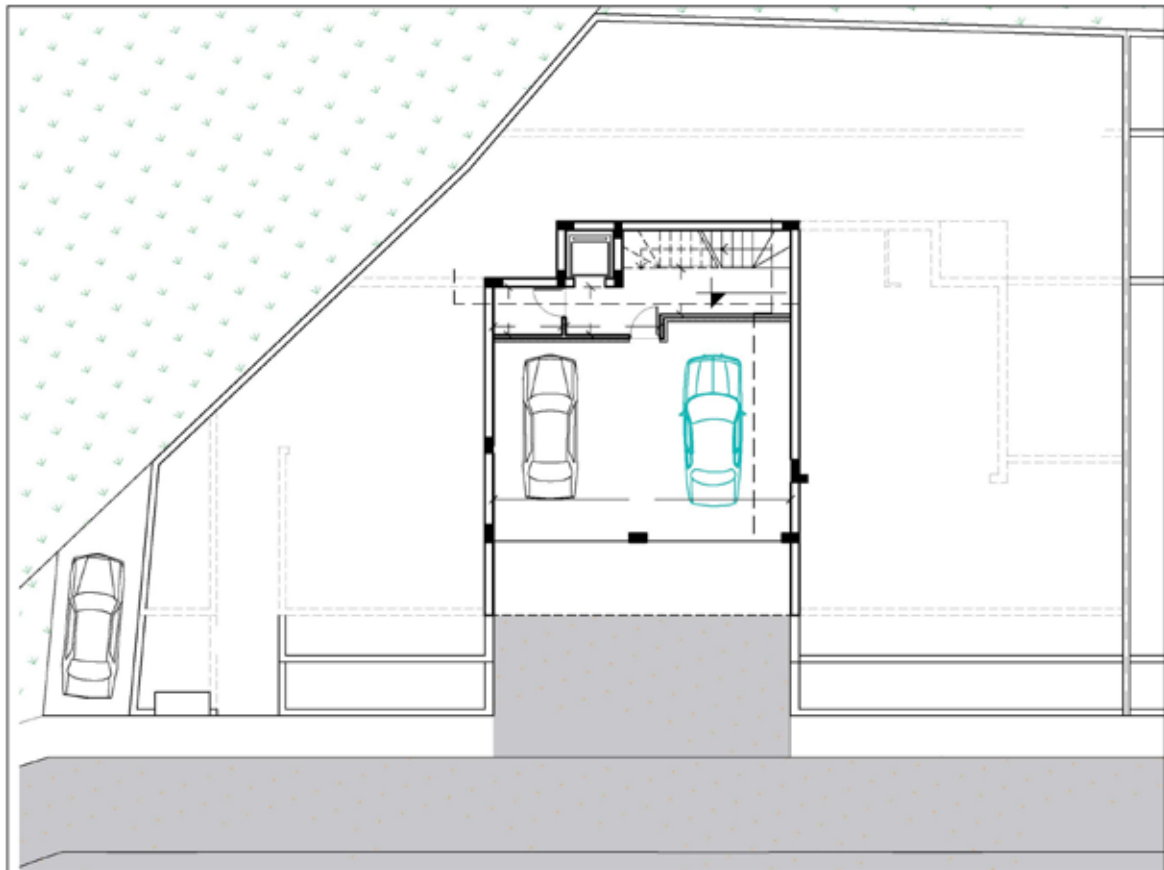




# Villa 20

## Basement Floor plan

Plot size = 470m<sup>2</sup>  
Covered Internal Area = 211.91m<sup>2</sup>  
Basement = 25.28m<sup>2</sup>  
Covered Veranda = 58.41m<sup>2</sup>  
Covered Garage = 56.53m<sup>2</sup>  
Total Covered Area = 352.13m<sup>2</sup>  
Pool = 8x3

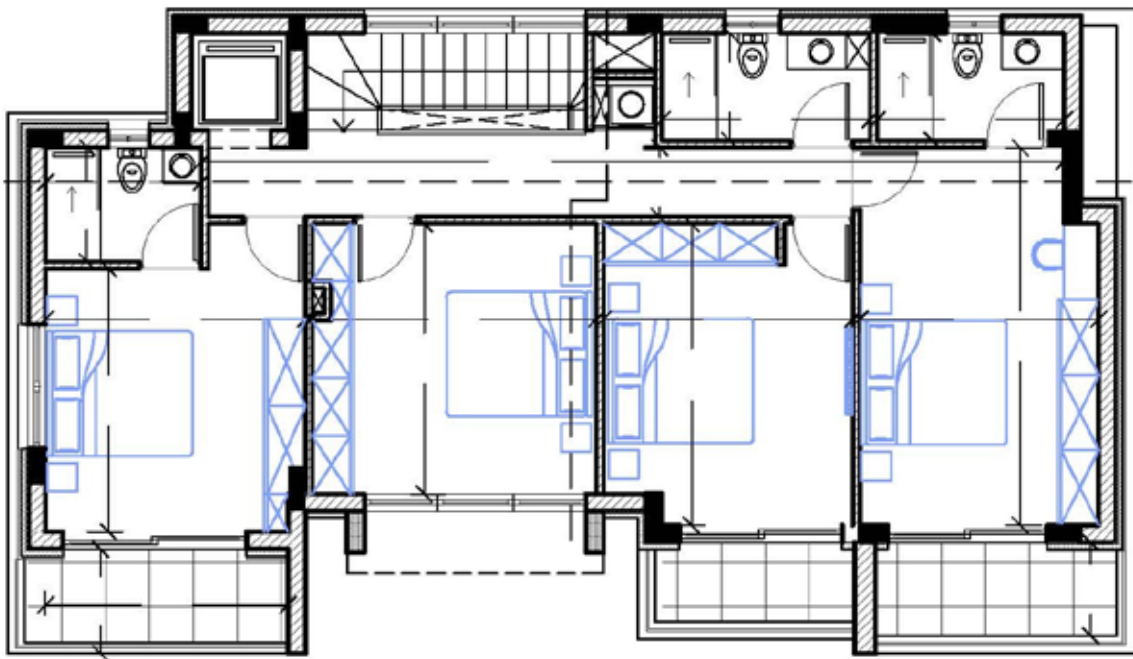


Luxury Villa  
5 Bedrooms  
4 Bathrooms  
Swimming pool  
Private parking  
Paphos, Geroskipou

# Ground Floor plan



# First Floor plan









# PROJECT DIMENSIONS

UNIT NUMBER	PLOT SIZE m <sup>2</sup>	BEDS	BATHS	COVERED INTERNAL AREA m <sup>2</sup>	BASEMENT m <sup>2</sup>
VILLA 1	312	3	3	147.15	-
VILLA 2	308	3	3	138.7	-
VILLA 3	317	4	3	159	-
VILLA 4	363	4	3	167.29	-
VILLA 5	422	4	3	167.29	-
VILLA 6	389	4	3	167.29	-
VILLA 7	322	4	3	167.29	-
VILLA 8	300	3	3	146.6	-
VILLA 9	309	3	3	146.6	-
VILLA 10	318	4	3	166.95	-



COVERED VERANDA AREA m <sup>2</sup>	COVERED GARAGE m <sup>2</sup>	SWIMMING POOL m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>
28.62	23.27	3x6	199.04
22	17.70	3x6	178.4
23.28	18.75	3x6	201.03
37.76	-	3x6	205.05
37.76	-	3x6	205.05
37.76	-	3x6	205.05
37.76	-	3x6	205.05
24.4	17.20	3x6	188.2
24.4	17.20	3x6	188.2
23.28	21.73	3x6	211.96

# PROJECT DIMENSIONS

UNIT NUMBER	PLOT SIZE m <sup>2</sup>	BEDS	BATHS	COVERED INTERNAL AREA m <sup>2</sup>	BASEMENT m <sup>2</sup>
VILLA 11	303.68	3	4	185.61	54
VILLA 12	300.48	3	4	185.61	54
VILLA 13	304.46	3	3	178.68	46.4
VILLA 14	312	3	3	140.04	69.84
VILLA 15	313.6	3	3	140.04	69.84
VILLA 16	311.6	3	3	140.04	69.84
VILLA 17	350	3	3	150.89	75.88
VILLA 18	379.87	3	3	150.89	75.88
VILLA 19	433.41	5	4	213.43	25.28
VILLA 20	470	5	4	211.91	25.28



COVERED VERANDA AREA m <sup>2</sup>	COVERED GARAGE m <sup>2</sup>	SWIMMING POOL m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>
33.31	-	3x6	272.92
33.31	-	3x6	272.92
31.65	-	3x6	256.73
35.16	-	3x6	245.04
35.16	-	3x6	245.04
35.16	-	3x6	245.04
47.26	25.49	3x6	299.52
46.57	20.92	3x6	294.26
70.47	56.53	7.7x3	365.71
58.41	56.53	8x3	352.13











GOLDEN HILLS