



# IMLIX

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## Modern 3 Bedroom Villa - Geroskipou, Paphos

### معلومات الوكيل

Thekla Papouri : اسم:  
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Elegant Cyprus : اسم الشركة:  
Properties  
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Commercial Property,  
Land lot, Agriculture,  
Mobile/Manufactured,  
Other  
+357 (999) 730-34 : هاتف:  
English, Greek Languages:  
موقع الكتروني: <https://elegantcyprusproperties.com>



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 400,000

موقع  
بلد: Cyprus  
الدولة / المنطقة / المحافظة: Pafos  
مدينة: Paphos  
نشر: 09/09/2024  
وصف:

This contemporary villa is located in Geroskipou, Paphos.

Geroskipou is located just a short drive away from the recently modernised Old Town and the Harbour of Paphos. its quaint village square is home to a variety of tavernas, bars, restaurants and coffee shops, as well as small local shops including those producing the famous loukoumia (Cyprus Delights) and pottery. Despite having so many modern day amenities on the doorstep , the village has maintained its traditional charm. With easy access to the highway and airport, Geroskipou is a prime location for residential and



property investment purposes.

Nestled in a serene and sought-after location, this exquisite 3-bedroom detached villa offers a perfect blend of comfort and contemporary living.

The ground floor welcomes you with an expansive open-plan layout that seamlessly integrates the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. Large patio doors flood the living space with natural light, leading out to both covered and uncovered verandas—ideal for alfresco dining or simply relaxing while overlooking the optional private swimming pool. A conveniently located guest toilet completes the ground level, catering to the needs of both residents and visitors alike.

The upper floor of the villa is dedicated to rest and relaxation, featuring three generously sized bedrooms. The master bedroom is a private retreat with its own ensuite bathroom, offering a touch of luxury and convenience. The remaining two bedrooms share a well-appointed family bathroom, ensuring ample space for everyone.

Outside, the villa offers the option to add a private swimming pool, perfect for enjoying the warm weather and entertaining guests. The property also includes split air conditioning units for year-round comfort, a dedicated BBQ area for outdoor gatherings, and covered parking for convenience.

Thoughtfully designed with future enhancements in mind, the villa is equipped with provisions for underfloor heating, a photovoltaic system, electric shutters, and a CCTV and alarm system, providing peace of mind and energy efficiency.

This villa presents an exceptional opportunity to enjoy modern living in a tranquil setting, with the flexibility to personalize and enhance it further. Whether as a permanent residence or a holiday home, this property is sure to exceed expectations.

#### Features:

Provision for underfloor heating •

Provision for photovoltaic •

Provision for CCTV and alarm system •

Provision for electric shutters •



Split AC Units •

Covered Parking •

BBQ Area •

Energy Efficiency A •

Charger for Electric cars •

### Optional extras:

Private Pool at an extra cost of: €20.000 •

Furniture package and white goods: €40.000 •

### Distances:

2 minutes' drive to amenities and facilities •

2 minutes' drive to school •

5 minutes' drive to the beach •

مشترك



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3 غرف نوم:  
2 الحمامات:  
163 م تشطيب قدم مربع:

### Utility details

نعم فعلا Heating:

### Building details

Pool Outdoor Amenities:

### Rental details

نعم فعلا Furnished:

### Lease terms

Date Available:

### Contact information

IX6.065.669 IMLIX ID:

