

The background of the image is a piece of marbled paper. It features a complex pattern of swirling, organic shapes in shades of light grey, off-white, and pale yellow. Interspersed throughout these lighter tones are thin, irregular veins of a muted gold or ochre color. The overall effect is a classic, elegant marbled paper texture.

# THE CITY HOME 2

# CYPRUS

A Mediterranean island at the crossroads of three continents, Europe, Asia and Africa; a place where East meets West.

Cyprus has a very rich and diversified culture and history; It is believed to be one of the oldest in the world, dating back 9000 years.

With around 320 days of warm sunshine a year, endless rugged coastline and stunning natural beauty, Cyprus is an earthly paradise.

A member of the European Union since 2004, with a favourable taxation system, superb infrastructure and an enviable lifestyle, these are just a few reasons that Cyprus attracts a lot of visitors and foreign investors.

With one of the lowest crime rates in Europe, excellent medical care and the genuine warmth and hospitality of the locals, it is the ideal place to reside.



EUROPE

CYPRUS

# PAPHOS

THE CITY OF CULTURE

Paphos is the jewel of Cyprus, with a mild climate, and natural beauty - mountains dipping into crystal clear waters and gentle hills sloping into deserted bays. The relaxed tempo of life offers visitors and residents a tranquility and peace few places in the world can offer.

Paphos is a diverse region offering a cosmopolitan holiday resort, spectacular countryside and historical sites. Its archaeological legacy is such that UNESCO put the whole town on its World Cultural Heritage list. The city of Paphos was selected as the European Capital of culture of 2017.

Enjoy its unique picturesque harbor and admire the 13th century medieval fort which dominates the harbour wall and the intricate floor mosaics in villas dating back to the Roman period depicting scenes from Greek mythology, considered amongst the finest in the Eastern Mediterranean. The district includes many Blue Flag beaches with the two most famous being the golden sands of Coral Beach and the rugged shores at Petra Tou Romiou where legend has it that the mythological Goddess Aphrodite was born out of the waves.

All in all Paphos has something for everyone – lifestyle, sandy beaches, nature, culture, bustling nightlife, fine dining and a friendly atmosphere which makes people return year after year. Its International Airport handles flights from all major destinations and is just minutes away from town.





“Invest in Cyprus  
Invest in your Future”



## GEROSKIPOU MUNICIPALITY

Geroskipou or Yeroskipou is a coastal town located in the neighborhood of Paphos, in the South-East of the latter. It is the second largest municipality in the Paphos area, the people, often considered the resort area of Paphos.



At present, Geroskipou is a very popular tourist destination and is known primarily for the production of Turkish delight. As known the “Capital of Culture” it is currently in infrastructure reinvestment by the European Commission with full public amenities whereas five star hotels, casino, international university and leisure activities attracting more and more tourist from all over the world.

The Government is also in a developing plan for education with opening a range of public and international universities of Cyprus and America, gravitating a huge investment from abroad in real estates as well as business activities which can create a big volume of jobs for local labor resource.

## THE CITY HOME 2

THE CITY HOME 2 is a complex of city villas, and is divided into 2 types: villas and semi-detached houses. This project is located in the central of Geroskipou, this magnificent location features a large, central square at its heart – a harmonic combination of tradition and modernity.

These city villas have a smart design that can take absolute advantage of all functions of the living space. Each unit comprises of 2 to 3 bedrooms with the total covered areas up to 175 square meters. Living room space and kitchen space are open. All units get their own covered veranda and covered parking.

THE CITY HOME 2 is in close proximity to a wide range of shops, restaurants, bakeries, cafes and bars. And only a short driving to sandy beaches, Kings Avenue Mall, golf resorts as well as various educational institutions.



















**KINGS AVENUE MALL**  
8 min

**SECONDARY SCHOOL**  
3 min

**HOSPITAL**  
3 min

**CENTER SQUARE**  
100 m

**SUPERMARKET**  
200 meter

**THE CITY HOME 2**

**HIGH SCHOOL**  
100 m

**ELEA GOLF**  
2 min

**NEAPOLIS UNIVERSITY**  
5min

**PLAYGROUND**  
100 m

**ENGLISH PRIVATE SCHOOL**  
3 min

**BEACH**  
3 min

Labels on the map include: McDonald's, Kings Avenue Mall, KINGS AVENUE MALL, UNIVERSAL, HOSPITAL, SECONDARY SCHOOL, CENTER SQUARE, SUPERMARKET, THE CITY HOME 2, HIGH SCHOOL, NEAPOLIS UNIVERSITY, PLAYGROUND, ENGLISH PRIVATE SCHOOL, BEACH, ELEMANTOY KORA, KATO PAPHOS KATO PAFOS, NEAPOLIS NEAPOLIS, Island Cove Adventure Mini Golf, SODAP Beach, Ayia Marinaouda Ay. Marivouδα, BIOTECHNIKH ZONH AGIAZ MAPINOYΔAI, and various street names like Eratous Ave, Kyprianou Ave, and Eratous.

# HOMES

Inspired by neoclassical style , The City Home 2 which has 2 types of villas, project attracts investors who want to build a warm home for their family. The layout includes 3 – 2 bedrooms, 1 study room, 2 bathrooms, 1 restroom. The living room space is spacious, 3m high ceiling, with kitchen. The large kitchen includes a cooking area, a very comfortable kitchen island and is covered with delicate-looking natural marble and a dining table. Furthermore, the wall-mounted kitchen cabinet system provides more living and cooking space in the kitchen. The kitchen consist of magnetic closing system cabinets. The kitchen cabinet surface is made from shiny, luxurious laminate wood that is heat-resistant, scratch-resistant, waterproof and highly durable.

The main door is made from high-quality wood imported 1 whole panel of wood from Europe.

Each city villa will be completed soon with quality finishes including European tiles flooring, parquet in all areas of the villa, Marble upgraded kitchen, Marble vanity tops, and bathroom finishes. This stunning property features, double glazed and high quality of aluminum for windows and doors that makes this property the perfect blend of elegance and comfort.

These Villa have modern interior design which reflects the creativity of our architects and interior designers. The project also offers covered private parking, landscaped gardens and is just a alive residence area.



The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.



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# THE CITY HOME 2

## LUXURY CITY VILLAS / SUMMARY

PROPERTIES SUITABLE FOR  
PERMANENT RESIDENCY



TYPE OF VILLAS	2
NUMBER OF VILLAS	12
BEDROOMS	2 - 3
BATHROOMS + TOILETS	2 + 1
TOTAL AREAS	150 sqm – 175 sqm
PLOT AREAS	250 sqm – 285 sqm

# THE CITY HOME 2

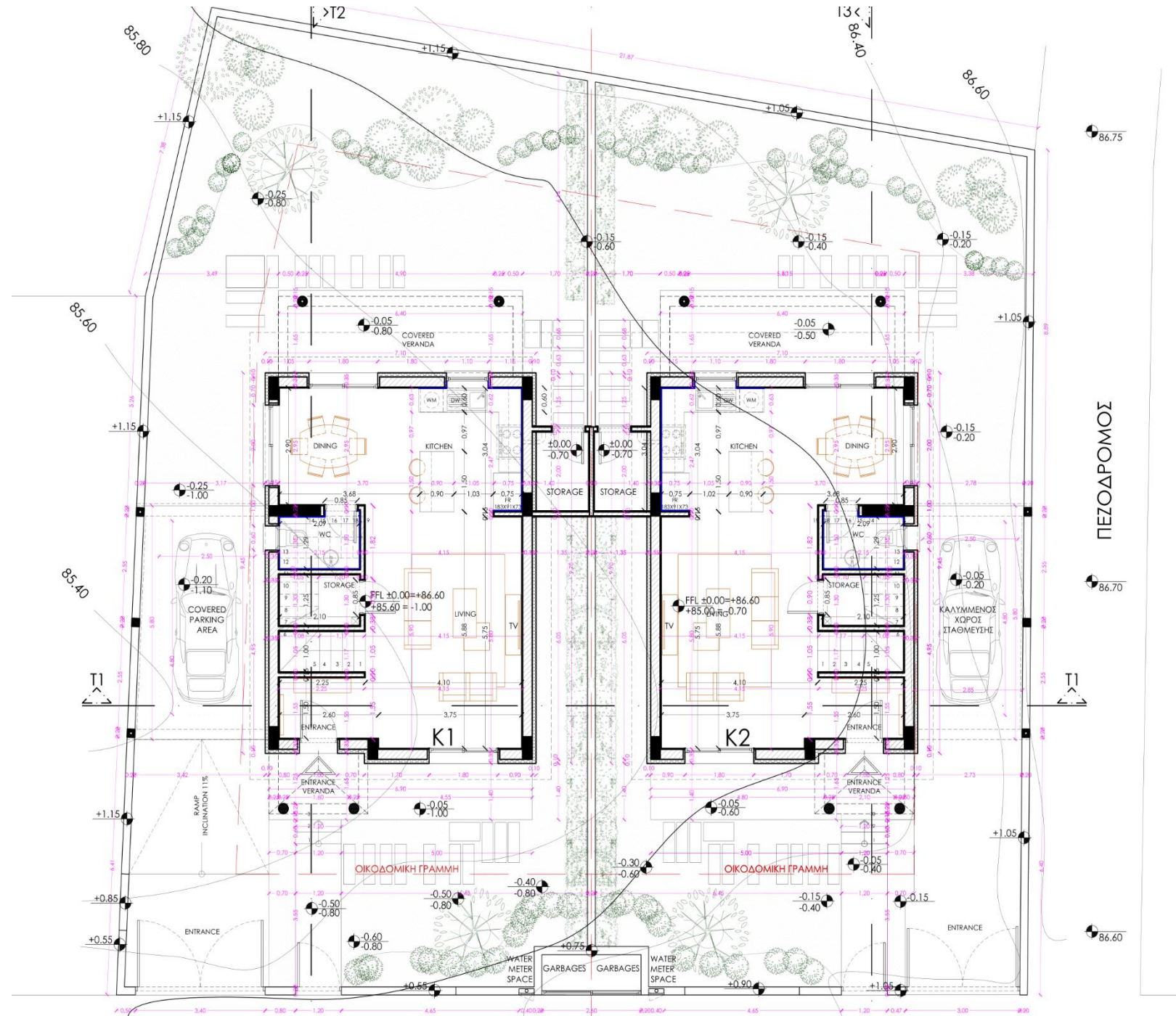
## MASTER PLAN



# THE CITY HOME 2

## GROUND FLOOR PLAN

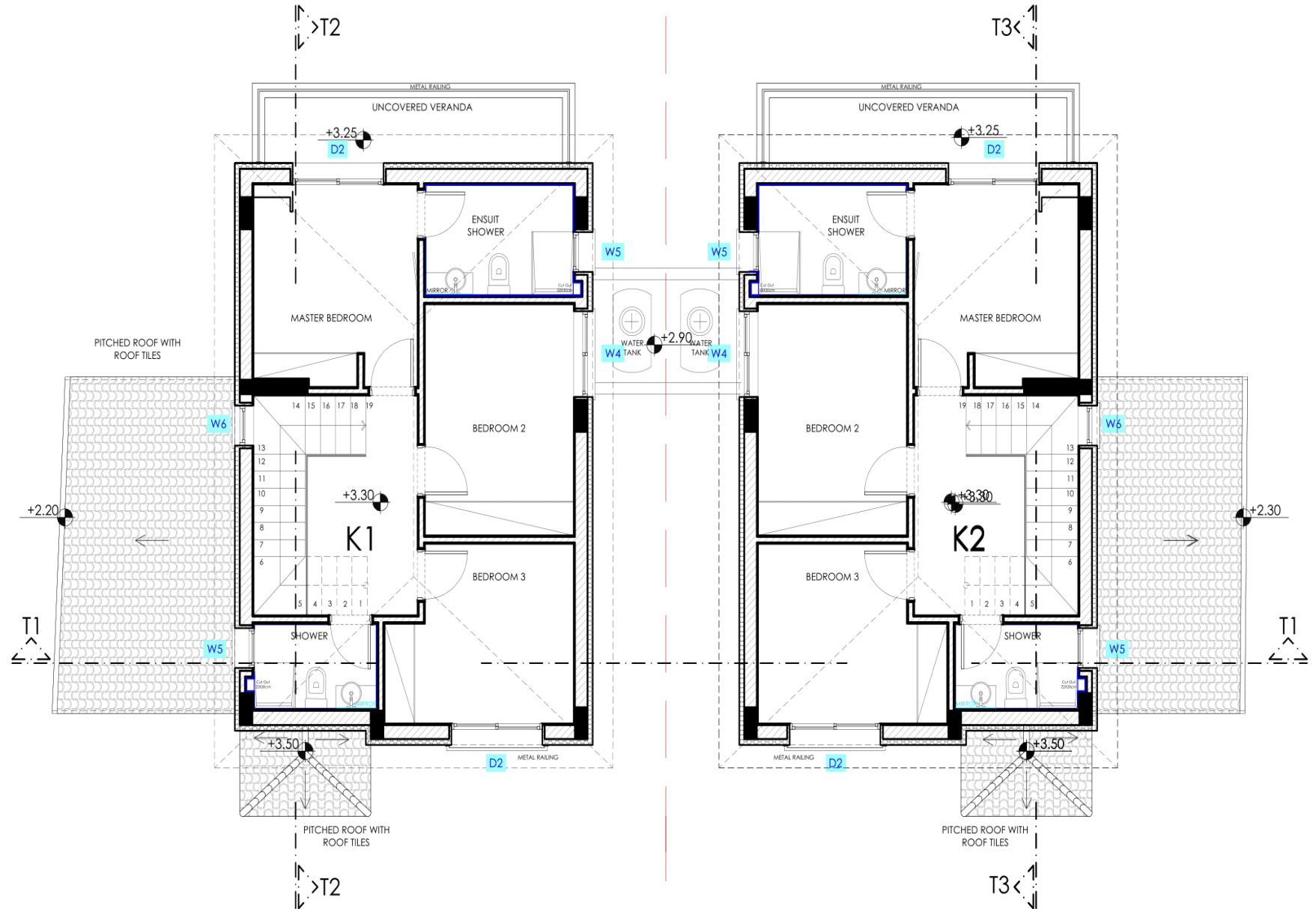
(TYPE 1)



# THE CITY HOME 2

## FIRST FLOOR PLAN

(TYPE 1)

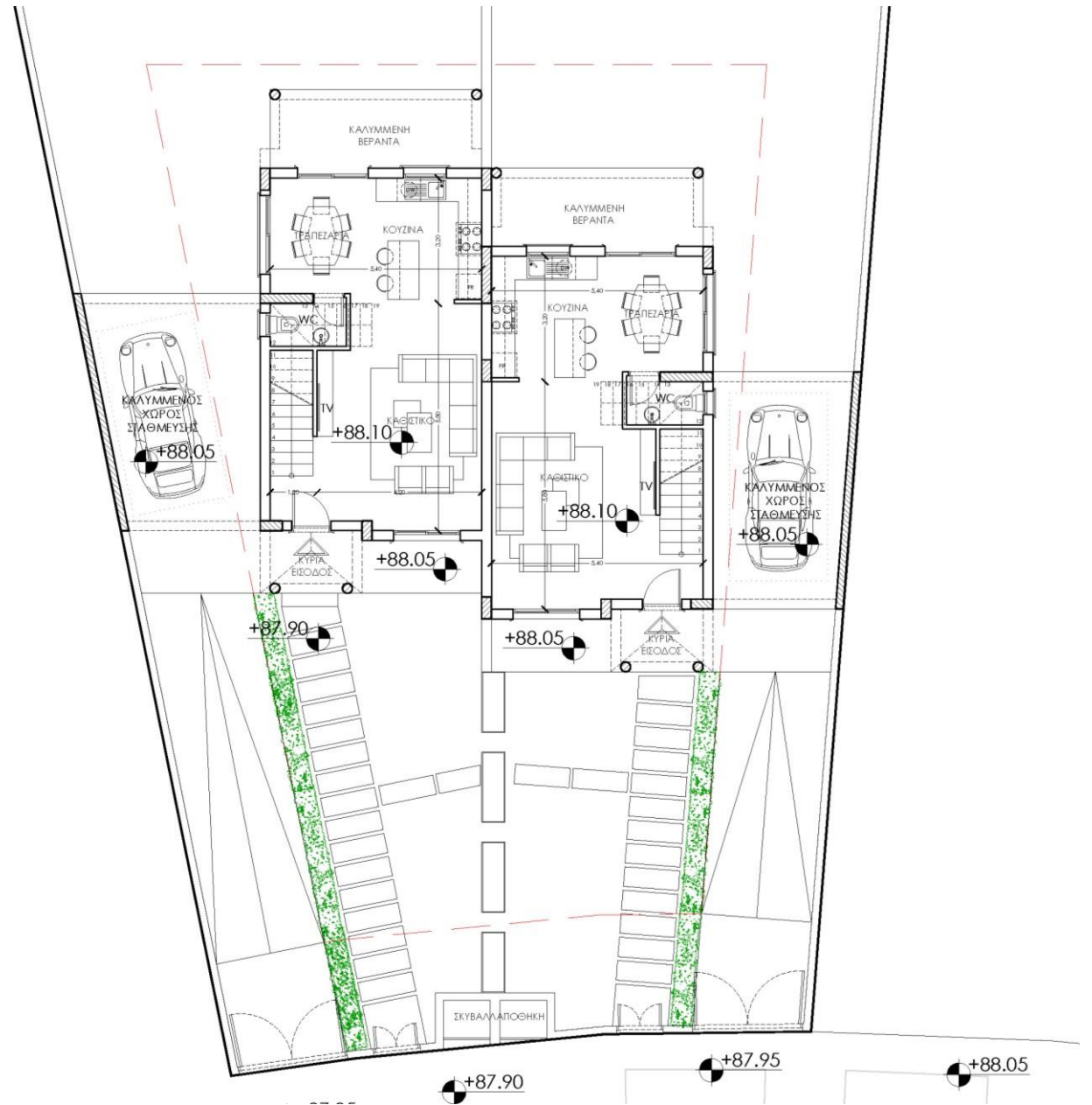




# THE CITY HOME 2

## GROUND FLOOR PLAN

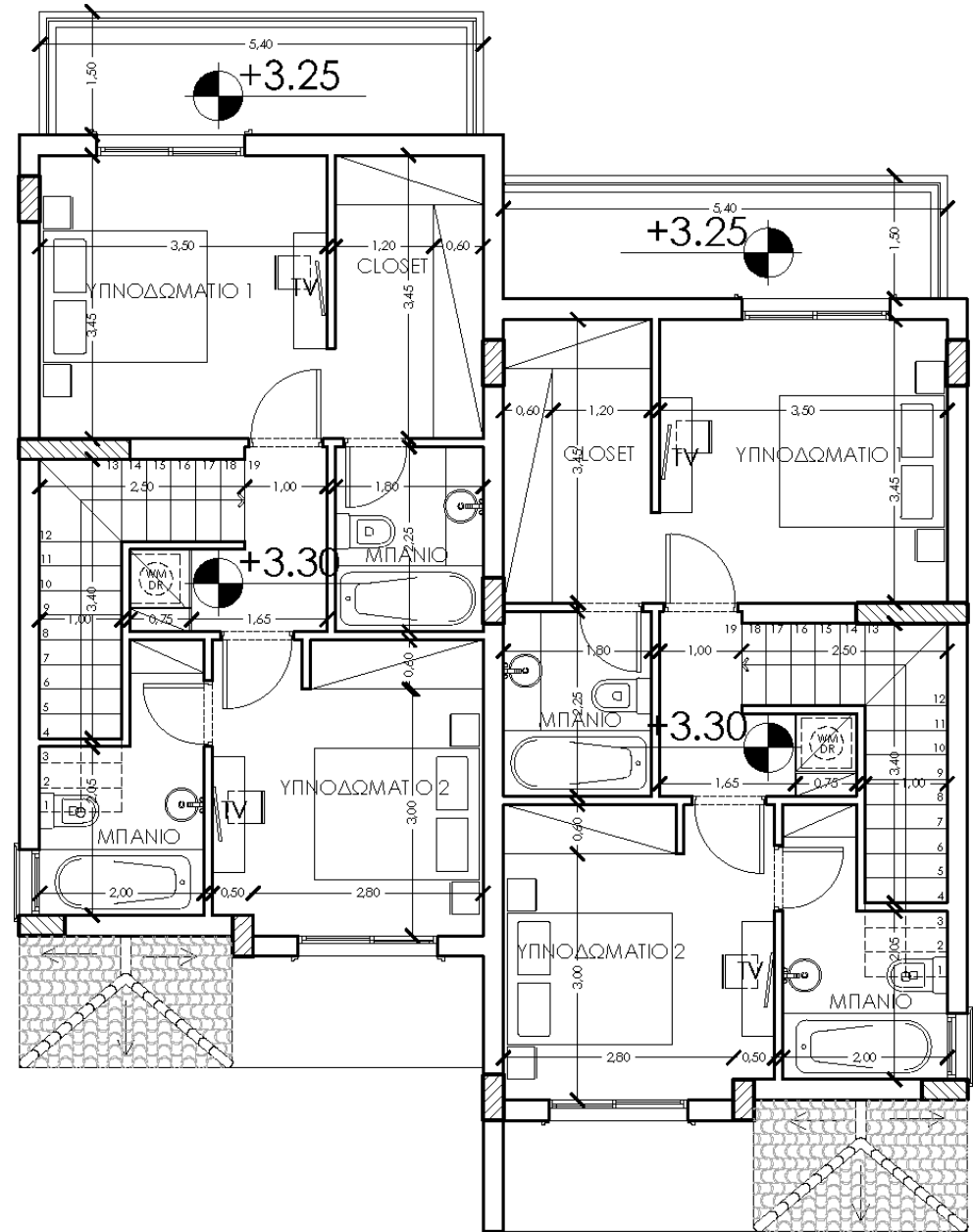
(TYPE 2)



# THE CITY HOME 2

## FIRST FLOOR PLAN

(TYPE 2)



# THE CITY HOME 2

## AVAILABLE UNITS

Property number	Type	Bed	Bath	Internal Cov. Area (m <sup>2</sup> )	Covered Veranda (m <sup>2</sup> )	Uncov. Veranda (m <sup>2</sup> )	Cov. Parking (m <sup>2</sup> )	Storage (m <sup>2</sup> )	Total Cov. Area (m <sup>2</sup> )	Plot Area (m <sup>2</sup> )	Status	Delivery Time
K1-397	Villa	3	2 + 1	133.30	16.95	15.40	17.30	2.65	170.20	263.20	RESERVED	
K2-397	Villa	3	2 + 1	133.30	16.95	15.40	17.30	2.65	170.20	268.20	RESERVED	
K1-399	Villa	3	2 + 1	133.30	16.95	15.40	17.20	2.65	170.10	263.20	RESERVED	
K2-399	Villa	3	2 + 1	133.30	16.95	15.40	18.20	2.65	171.10	269.30	RESERVED	
K1-400	Villa	3	2 + 1	133.30	16.95	15.40	18.00	3.40	171.65	259.60	RESERVED	
K2-400	Villa	3	2 + 1	133.30	16.95	15.40	20.30	3.40	173.95	276.40	RESERVED	
K1-401	Villa	3	2 + 1	133.30	16.95	15.40	20.80	3.40	174.45	274,1	SOLD	
K2-401	Villa	3	2 + 1	133.30	16.95	15.40	17.74	3.40	171.39	252.89	Available	24 months
K1-403	Villa	3	2 + 1	133.30	16.95	15.40	17.21	3.40	170.86	243.39	Available	24 months
K2-403	Villa	3	2 + 1	133.30	16.95	15.40	18.01	3.40	171.66	285.89	SOLD	
K1-405	Semi detached	2	2 + 1	111.60	15.00	12.20	25.20	-	151.80	269.90	Available	24 months
K2-405	Semi detached	2	2 + 1	111.60	15.00	12.20	21.50	-	148.10	257.60	Available	24 months

The background is a marbled pattern with a mix of white, light grey, and gold tones. The gold streaks are thin and irregular, creating a sense of movement and depth. The overall texture is soft and organic.

# THE CITY HOME 2