

# THE CITY HOME 1



# CYPRUS

A Mediterranean island at the crossroads of three continents—Europe, Asia, and Africa—Cyprus is a place where East meets West. Cyprus boasts a rich and diverse culture and history, believed to be among the oldest in the world, dating back over 9,000 years.

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

A member of the European Union since 2004, Cyprus offers a favourable taxation system, excellent infrastructure, and an enviable lifestyle—just a few of the many reasons it continues to attract visitors and foreign investors. With one of the lowest crime rates in Europe, high-quality medical care, and the genuine warmth and hospitality of its people, Cyprus is an ideal place to live and reside.



# PAPHOS

## THE CITY OF CULTURE

Paphos is the jewel of Cyprus, blessed with a mild climate and outstanding natural beauty—where mountains descend into crystal-clear waters and gentle hills roll down to secluded bays. Its relaxed pace of life offers both residents and visitors a level of tranquillity and peace found in few places around the world.

A diverse and captivating region, Paphos seamlessly combines a cosmopolitan resort atmosphere, spectacular countryside, and remarkable historical sites. Its archaeological significance is so profound that UNESCO has designated the entire town as a World Cultural Heritage Site. In recognition of its cultural richness, Paphos was named European Capital of Culture in 2017.

Visitors can enjoy the city's picturesque harbour, admire the 13th-century medieval fort that dominates the harbour wall, and discover the intricate Roman-era floor mosaics depicting scenes from Greek mythology, considered among the finest in the Eastern Mediterranean.

The wider district is home to numerous Blue Flag beaches, including the famous golden sands of Coral Bay and the dramatic coastline of Petra Tou Romiou, where legend tells that the goddess Aphrodite emerged from the sea.

All in all, Paphos truly offers something for everyone—from an exceptional lifestyle and sandy beaches to nature, culture, vibrant nightlife, fine dining, and a warm, welcoming atmosphere that draws people back year after year. Served by an international airport with direct connections to major destinations, Paphos is conveniently located just minutes from the city centre.





“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.



K1

K2

*The City Home*



# THE CITY HOME 1

THE CITY HOME 1 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 with a wide variety of shops, schools, restaurants, archaeological sites, museums and places of interest.

There are many plus points to starting your life in this privileged area which is located close to Neapolis Smart Eco City, the new University of Paphos Neapolis and luxury 5 star hotels.





# HOMES

THE CITY HOME 1 is located in the central area of Geroskipou, Paphos City. The project features a smart and functional design, maximizing the use of every living space within each villa. Designed with meticulous attention to detail, THE CITY HOME 1 creates homes that combine style, sophistication, and warmth.

Each villa will be completed with high-quality finishes, including marble flooring throughout the villa, marble vanity tops, underfloor heating, and upgraded kitchen and bathroom finishes. The villas feature modern interior design, reflecting the creativity and expertise of our architects and interior designers. The project also offers private parking, landscaped gardens, and is situated in a vibrant residential area, ideal for comfortable everyday living.



# THE CITY HOME 1

## LUXURY CITY VILLAS / SUMMARY



NUMBER OF VILLAS	2
BEDROOMS	3 + 1
BATHROOMS + TOILETS	2 + 1
TOTAL AREAS	207 sqm
PLOT AREAS	270 sqm

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.

# THE CITY HOME 1

## GROUND FLOOR PLAN



# THE CITY HOME 1

## FIRST FLOOR PLAN



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## AVAILABLE UNITS

Property number	Type	Bed	Office	Bath	Covered 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
<b>K1</b>	Villa	3	1	2 + 1	161.30	22	20.95	18.50	5.45	207.25	263.20	Available
<b>K2</b>	Villa	3	1	2 + 1	161.30	22	20.95	18.50	5.45	207.25	268.20	<b>SOLD</b>

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**ATEX**  
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