



THE PARAGON



LUXURY RESIDENTIAL APARTMENTS

Table of Contents

01

THE PARAGON
Facilities
Benefits

02

LOCATION
Cyprus
Geroskipou, Paphos

03

LIFESTYLE

04

RESIDENCES
Floor Plans & Specifications

05

QUALITY FINISHES





01

THE PARAGON

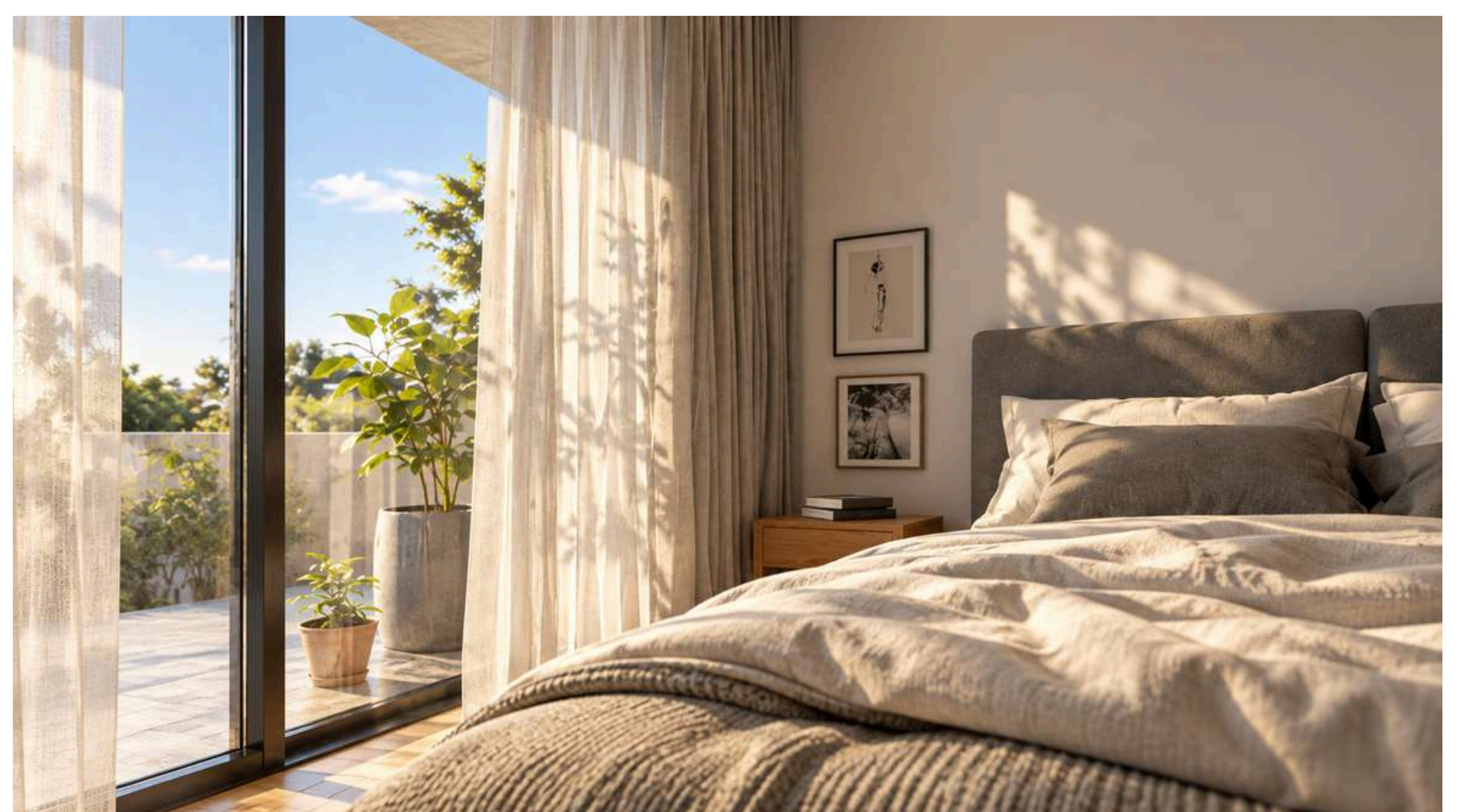
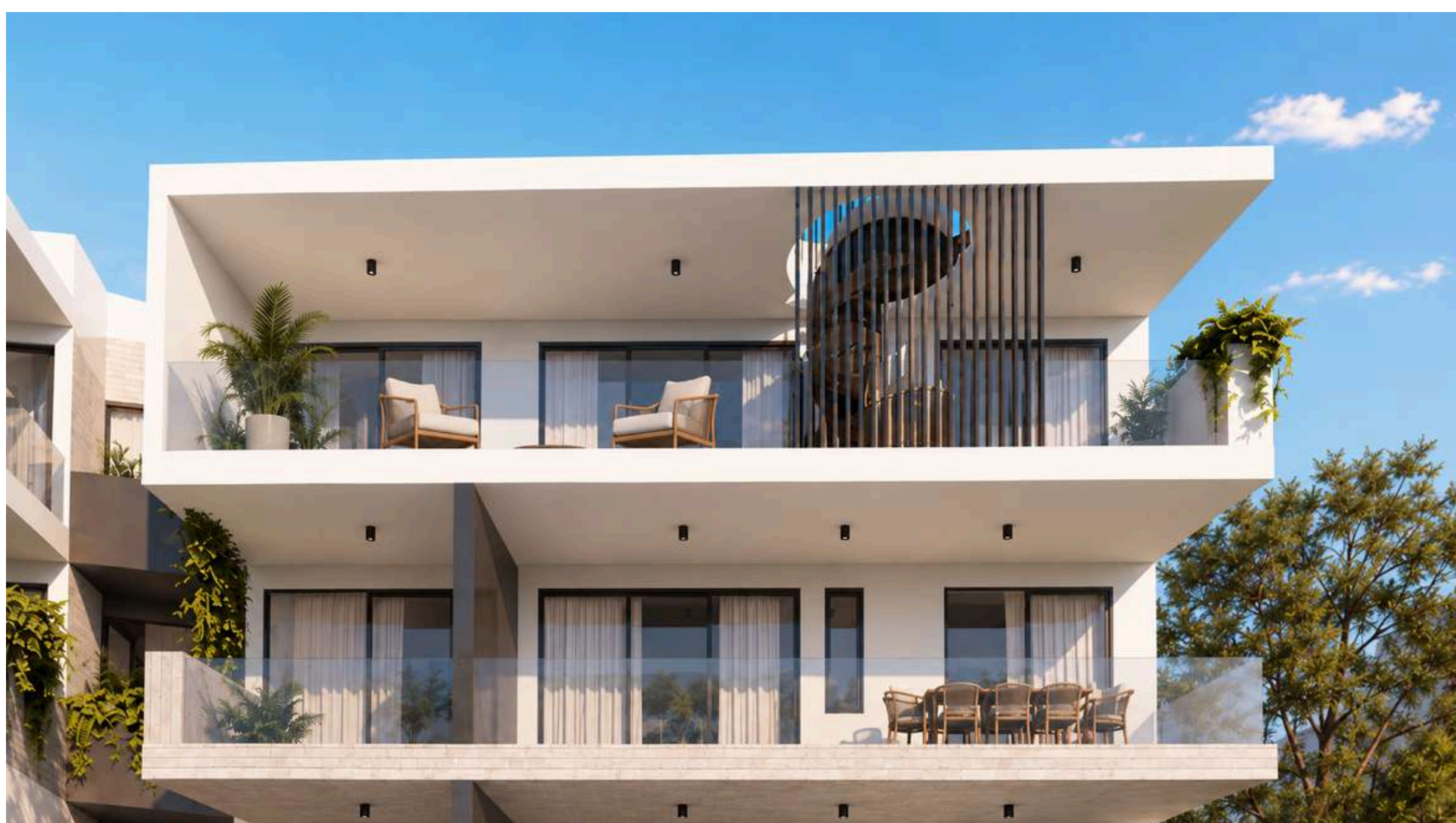
THE PARAGON is an exclusive collection of luxury residential apartments in Geroskipou, Paphos, where contemporary architecture meets refined living. Designed with a focus on elegance, comfort, and privacy, each residence is complemented by premium amenities and a prime location, offering an exceptional lifestyle and enduring investment value.

- Prime Location in Geroskipou, Paphos
- Strong Rental & Investment Potential
- Exclusive Luxury Residential Apartments
- Swimming Pool, Gym & Sauna
- Premium Residential Amenities

20

Exclusive Residences

Studio, 2 & 3 Bedroom Apartments
Penthouses with Private Roof Gardens



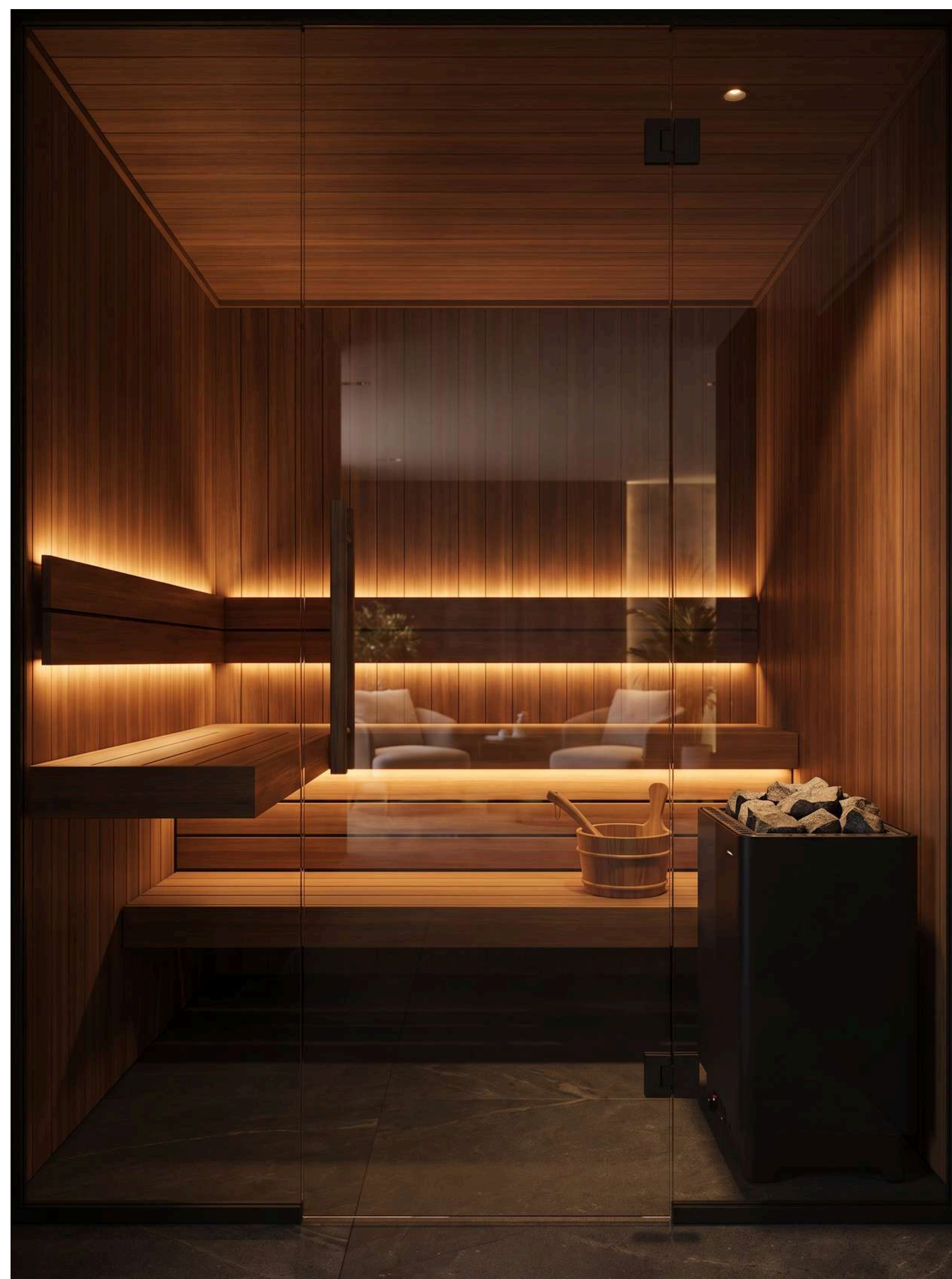
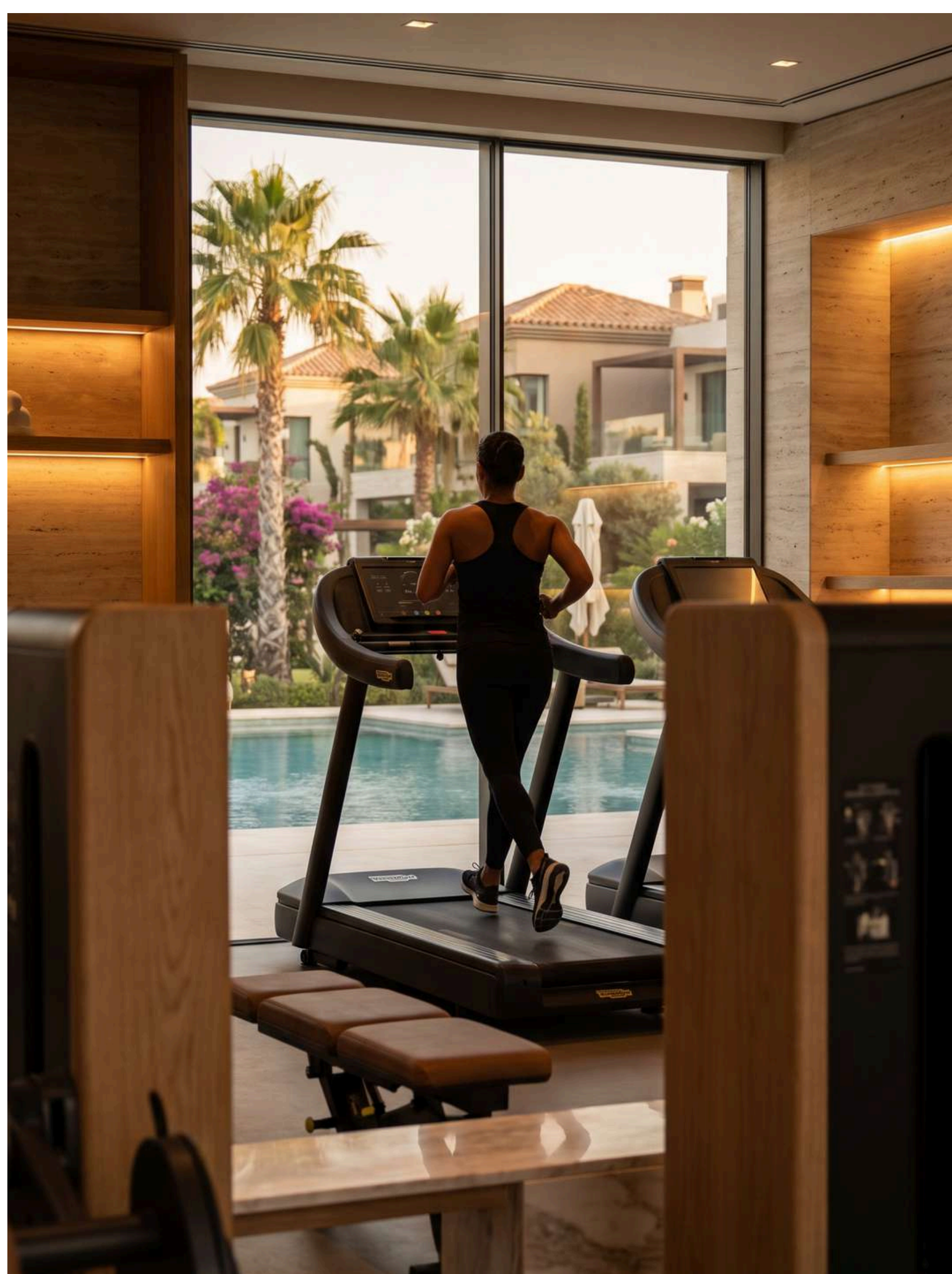






Facilities





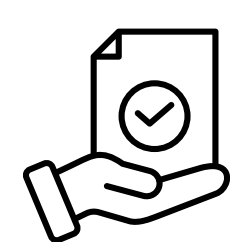
THE PARAGON offers an exceptional living experience with exclusive wellness amenities designed for modern lifestyles. Whether enjoying a workout in the 44m² gym, relaxing in the 18m² sauna, or spending peaceful moments by the 40m² swimming pool, every space is crafted to bring comfort, balance, and everyday luxury.



A beautifully crafted lobby where natural textures, warm tones, and contemporary design come together to create a calm and elegant arrival.



Benefits



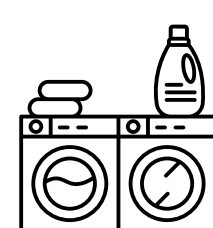
Quality of
finishes



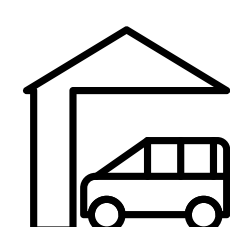
Walkable to
Local Conveniences



24/7
Reception



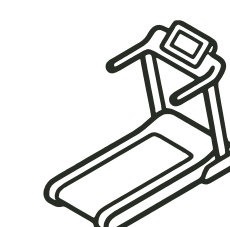
Laundry
Room



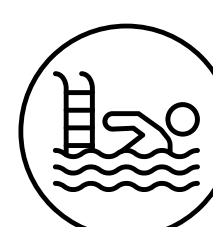
Covered
Parking



Sauna
Room



Fully
Equipped Gym



Swimming
Pool



Prime Central Location

Situated in the heart of Geroskipou, Paphos, the development offers excellent connectivity to beaches, shopping, restaurants, schools, healthcare facilities, and Paphos International Airport, providing exceptional convenience for both residents and investors.

Eligible for Cyprus Permanent Residence

This development meets the investment requirements for the Cyprus Permanent Residence Program, allowing eligible buyers and their families to apply for permanent residency while investing in a premium property.

19% VAT Refund

Eligible buyers may benefit from a 19% VAT refund, significantly reducing the effective acquisition cost and enhancing the property's long-term investment value.

Guaranteed Rental Income

Owners enjoy a guaranteed annual rental return of **5–7%**, professionally managed to provide stable passive income with minimal involvement.

Investment Owner Privileges

Investment owners receive **10 complimentary nights** of stay each year, offering the perfect opportunity to enjoy their Mediterranean home while maximizing rental income throughout the year.

Luxury Living with Exceptional Service

Enjoy the privacy of homeownership with the convenience of 24/7 reception, professional property management, concierge services, and luxury hotel-style amenities, delivering a seamless five-star living experience.

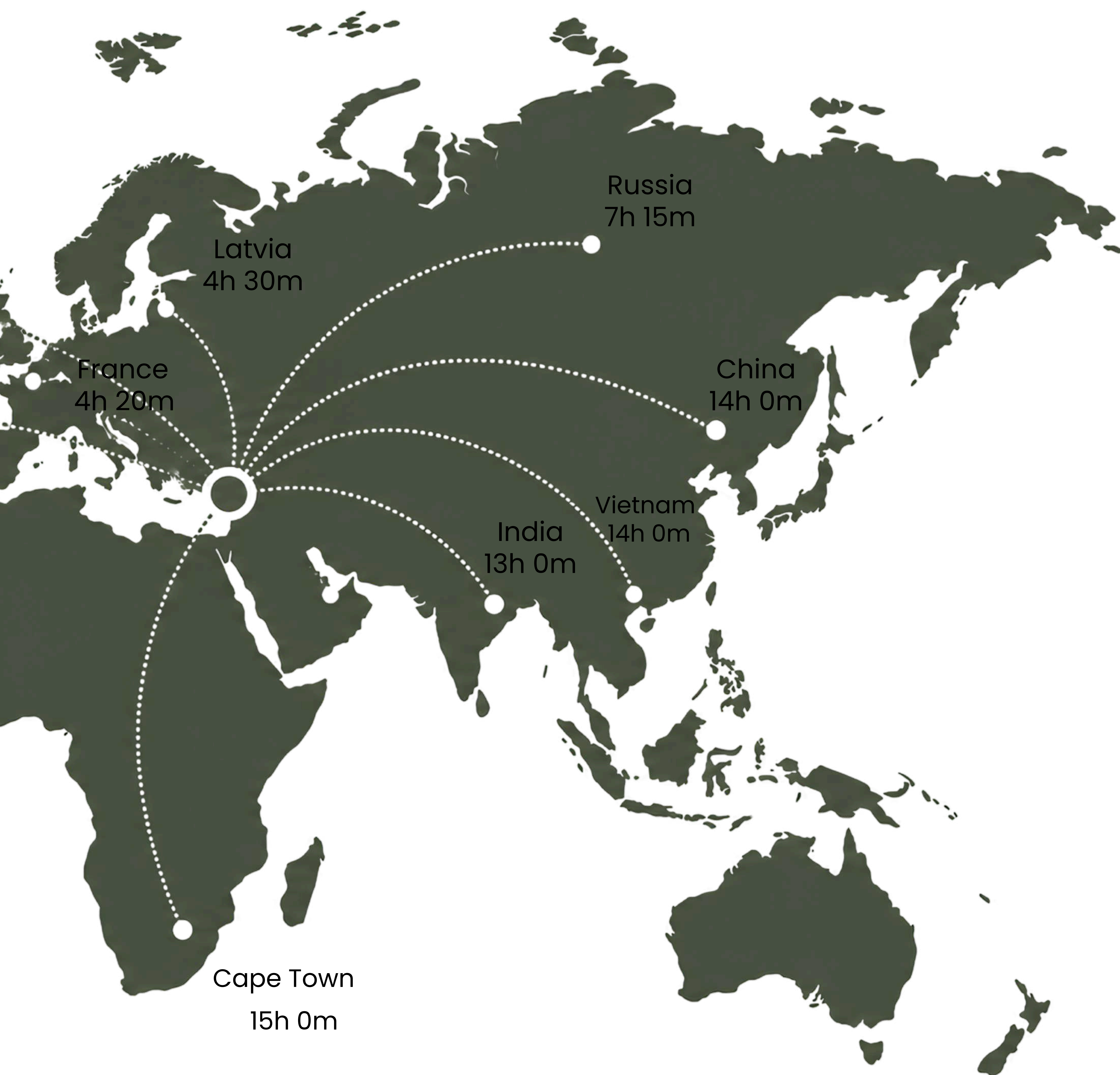
High Investment Potential

Located in one of Paphos' fastest-growing residential districts, the project combines modern architecture, premium facilities, and strong rental demand, supporting long-term capital appreciation and sustainable investment growth.



02

LOCATION



Cyprus

The Mediterranean Gem

Cyprus is an island country located in the eastern Mediterranean, known for its warm climate, beautiful beaches, and relaxed lifestyle. Despite its modest size, Cyprus holds a strategic position between Europe, the Middle East, and Africa, offering strong connectivity and cultural diversity.

Geroskipou





Geroskipou is a rapidly developing district in Paphos, renowned for its strategic location, modern infrastructure, and exceptional quality of life. Rich in natural beauty and cultural heritage, the area is home to Blue Flag beaches, lush coastal landscapes, and historic landmarks linked to the ancient legend of Aphrodite. As demand for residential properties continues to grow, Geroskipou offers outstanding investment potential, combining strong rental yields with promising long-term capital appreciation.

Prime Location



3-minutes to Neon Mall



3-minutes to Blue Cross International Hospital



7-minutes to Neapolis University Paphos



7-minutes to Lumio Private School



7-minutes to Suite 48 Seafront Beach



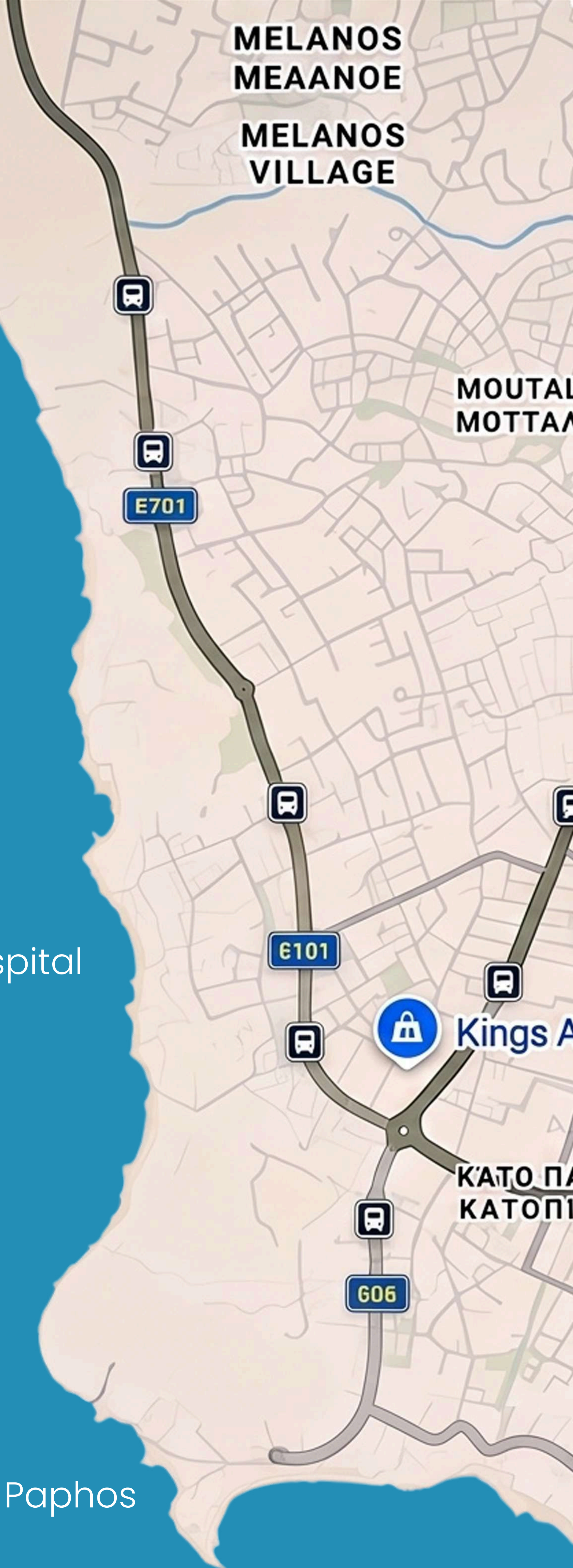
8-minutes to Paphos General Hospital



10-minutes to The International School of Paphos



16-minutes to Pafos International Airport





Paphos General Hospital
Γενικό Νοσοκομείο Πάφου

Evangellemos Private Hospital
Νιωτσιό Νέδωσαμειν Ερῳγγεῖαμῶς

Konia
Κονιά

Alphamaga Paphos
Αλφάρογα Πιφου

Neon Mall of Paphos
Recently viewed

KARMA Water WAREHOUSE

THE
PARAGON

Yetoskipou
Γεροσκήπου

ΓΕΡΟΣΚΙΡΟΥ
ΓΕΡΟΕΚΗΠΟΥ

Paphos
Πάφος

Avenue Mall

ΑΑΦΟΣ
ΠΑΦΟΣ

Ναερου

Potamious Ave

Karada Ave

Peseidoros Ave

Gaabus

Girka Oigoni

Reries

E718

E795

B7

E710

B6

FB

Ευαγγεῖαμῶς

Ναυγεῖοα

Κιῖηα

LLUS
ΑΑΟΣ

03

LIFESTYLE



Cyprus offers an exceptional Mediterranean lifestyle, where over 300 days of sunshine, pristine beaches, world-class golf courses, luxury marinas, rich Mediterranean cuisine, and a relaxed pace of life create the perfect balance between wellness, leisure, and everyday comfort.





04 RESIDENCES



Floor Plans

Ground Floor



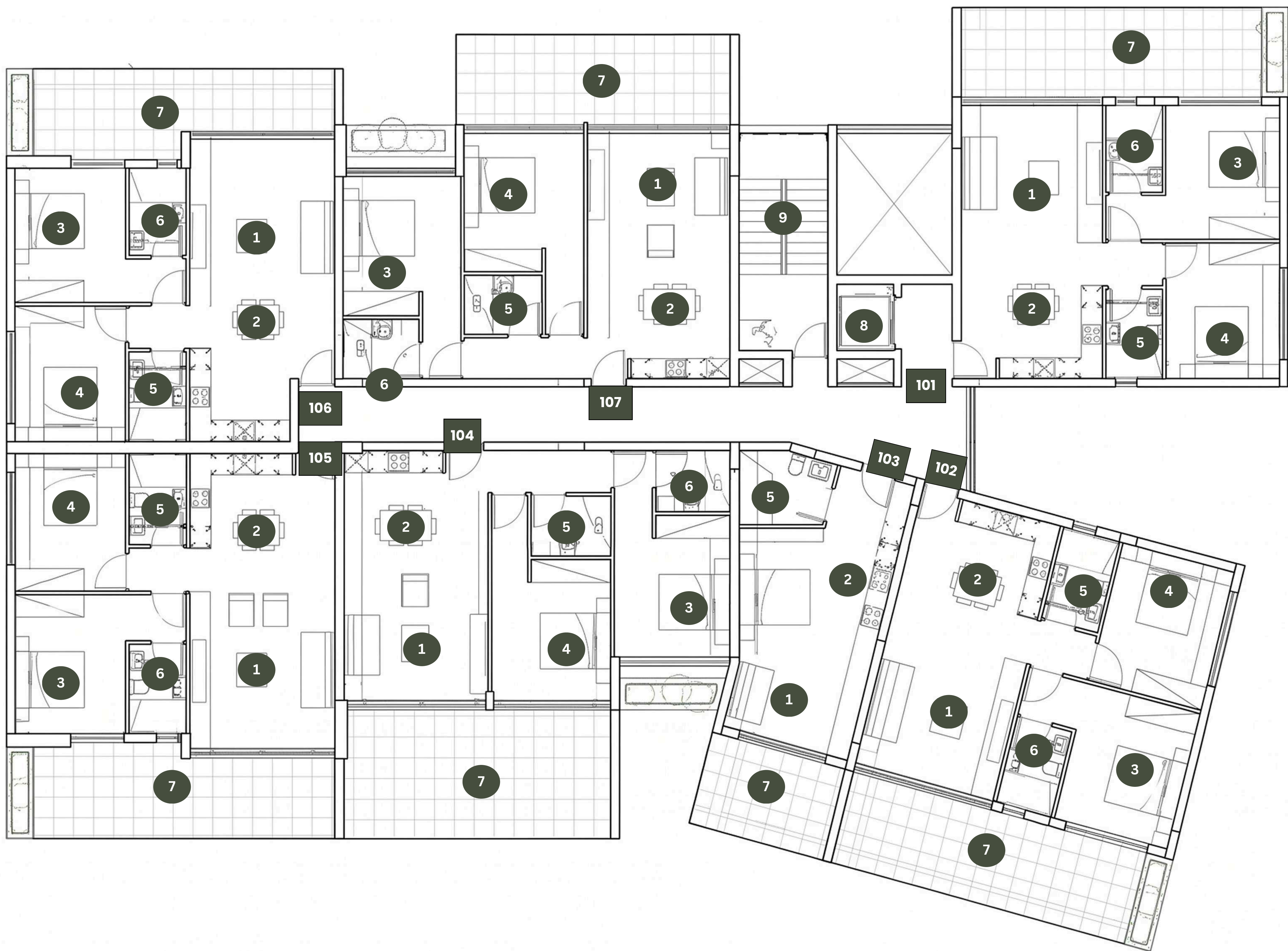
- | | | | | | |
|----|----------------------|----|------------------|---|--------------------|
| 1 | Sliding Private Gate | 4 | Sauna | 7 | Laundry Room |
| 2 | Private Gate | 5 | Gym | 8 | AHK |
| 3 | Reception Area | 6 | Swimming Pool | 9 | Residences Parking |
| 10 | Guest Parking | 11 | Disabled Parking | | |

Residence Schedule

Common Areas	Area (m²)
Gym	44.00
Sauna	18.00
Changing rooms	31.00
Swimming Pool	40.00
Gardens	246.00
Lobby/ Reception	36.60
Reception Storage	4.60
Corridors & Staircases	40.60
Lift	3.20
Laundry Room	17.50
EAC (Technical Room)	15.00
Guest Parking (2 spaces)	23.04
Disabled Parking (2 spaces)	33.00

Floor Plans

First Floor



1

Living Area

2

Kitchen/Dining

3

Master Bedroom

4

Bedroom

5

Bathroom

6

Ensuite

7

Covered Veranda

8

Lift

9

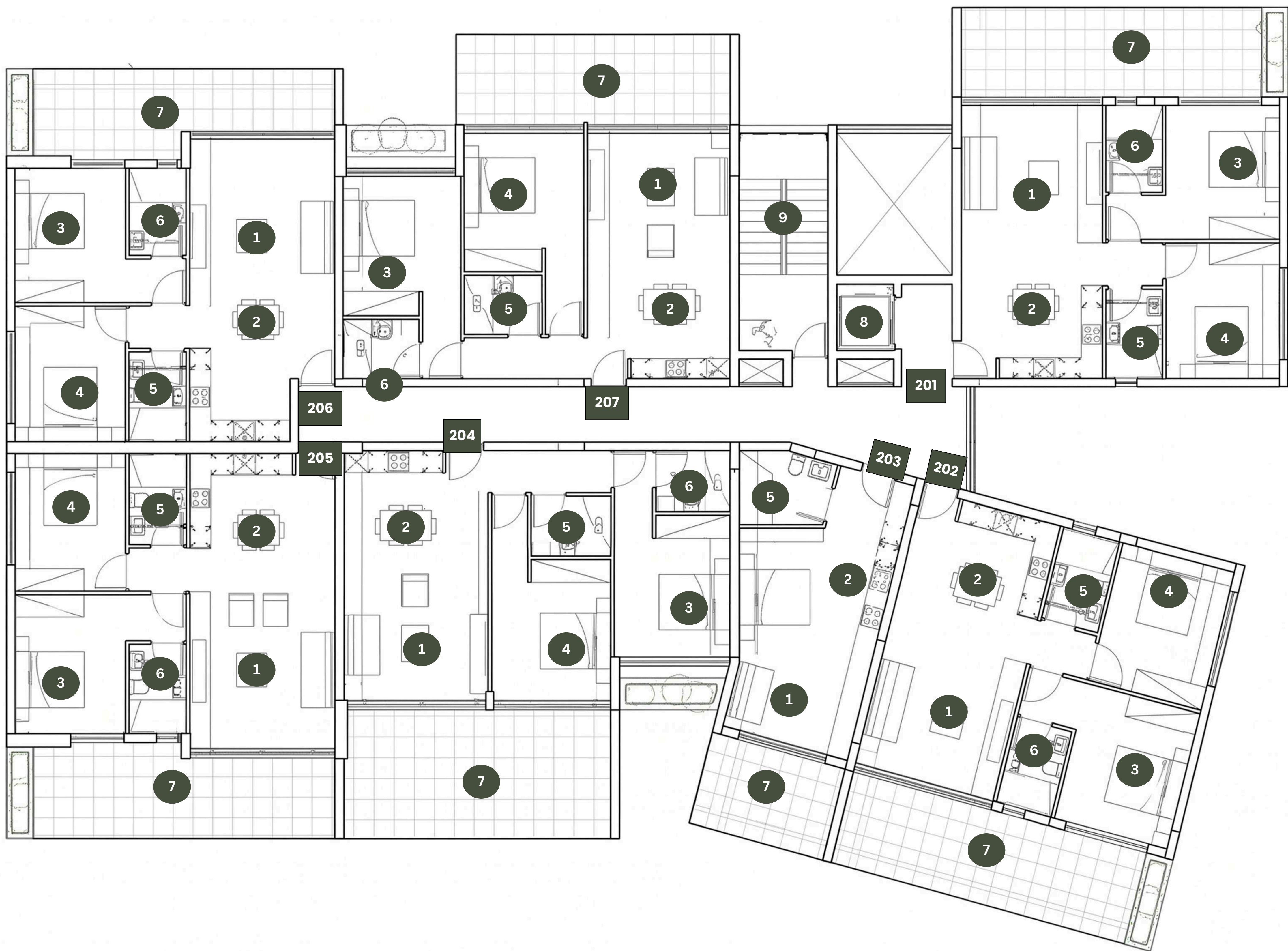
Stairway

Residence Schedule

Unit	Bedrooms	Bathrooms	Internal Covered (m²)	Covered Veranda (m²)	Roof Garden (m²)	Total Covered Area (m²)
101	2	2	76.00	21.00	-	97.00
102	2	2	75.00	21.40	-	96.40
103	Studio	1	38.00	10.00	-	48.00
104	2	2	75.00	25.20	-	100.20
105	2	2	77.00	19.00	-	96.00
106	2	2	77.00	18.00	-	95.00
107	2	2	76.00	18.60	-	94.60

Floor Plans

Second Floor



1

Living Area

2

Kitchen/Dining

3

Master Bedroom

4

Bedroom

5

Bathroom

6

Ensuite

7

Covered Veranda

8

Lift

9

Stairway

Residence Schedule

Unit	Bedrooms	Bathrooms	Internal Covered (m²)	Covered Veranda (m²)	Roof Garden (m²)	Total Covered Area (m²)
201	2	2	76.00	21.00	-	97.00
202	2	2	75.00	21.40	-	96.40
203	Studio	1	38.00	10.00	-	48.00
204	2	2	75.00	25.20	-	100.20
205	2	2	77.00	19.00	-	96.00
206	2	2	77.00	18.00	-	95.00
207	2	2	76.00	18.60	-	94.60

Floor Plans

Third Floor



1

Living Area

2

Kitchen/Dining

3

Master Bedroom

4

Bedroom

5

Bathroom

6

Ensuite

7

Covered Veranda

8

Lift

9

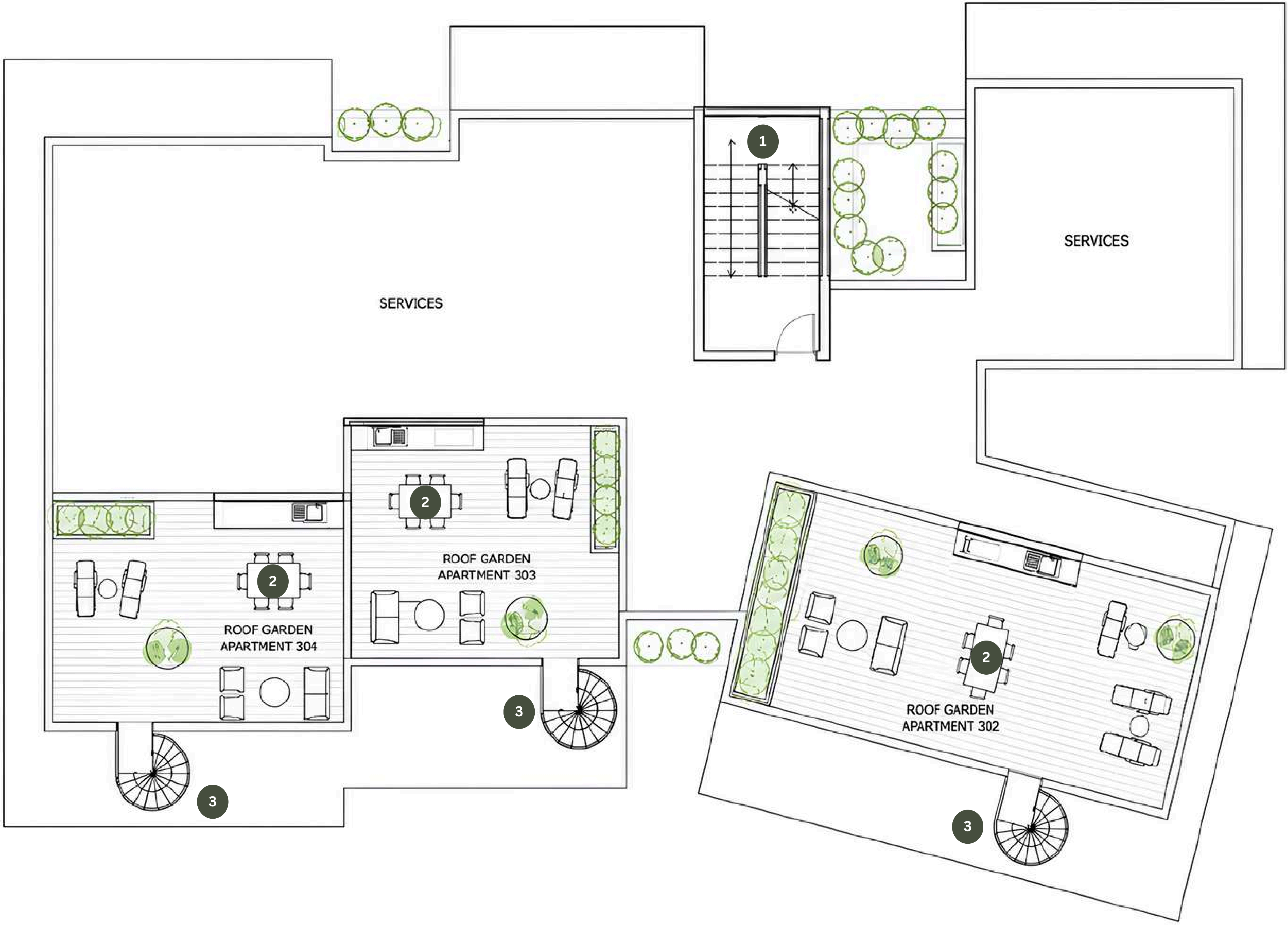
Stairway

Residence Schedule

Unit	Bedrooms	Bathrooms	Internal Covered (m²)	Covered Veranda (m²)	Roof Garden (m²)	Total Covered Area (m²)
301	2	2	76.00	21.00	-	97.00
302	3	2	113.00	32.00	50.00	145.00
303	2	2	75.00	25.20	40.00	100.20
304	2	2	77.00	19.20	40.00	96.20
305	2	2	77.00	18.00	-	95.00
306	2	2	76.00	18.60	-	94.60

Floor Plans

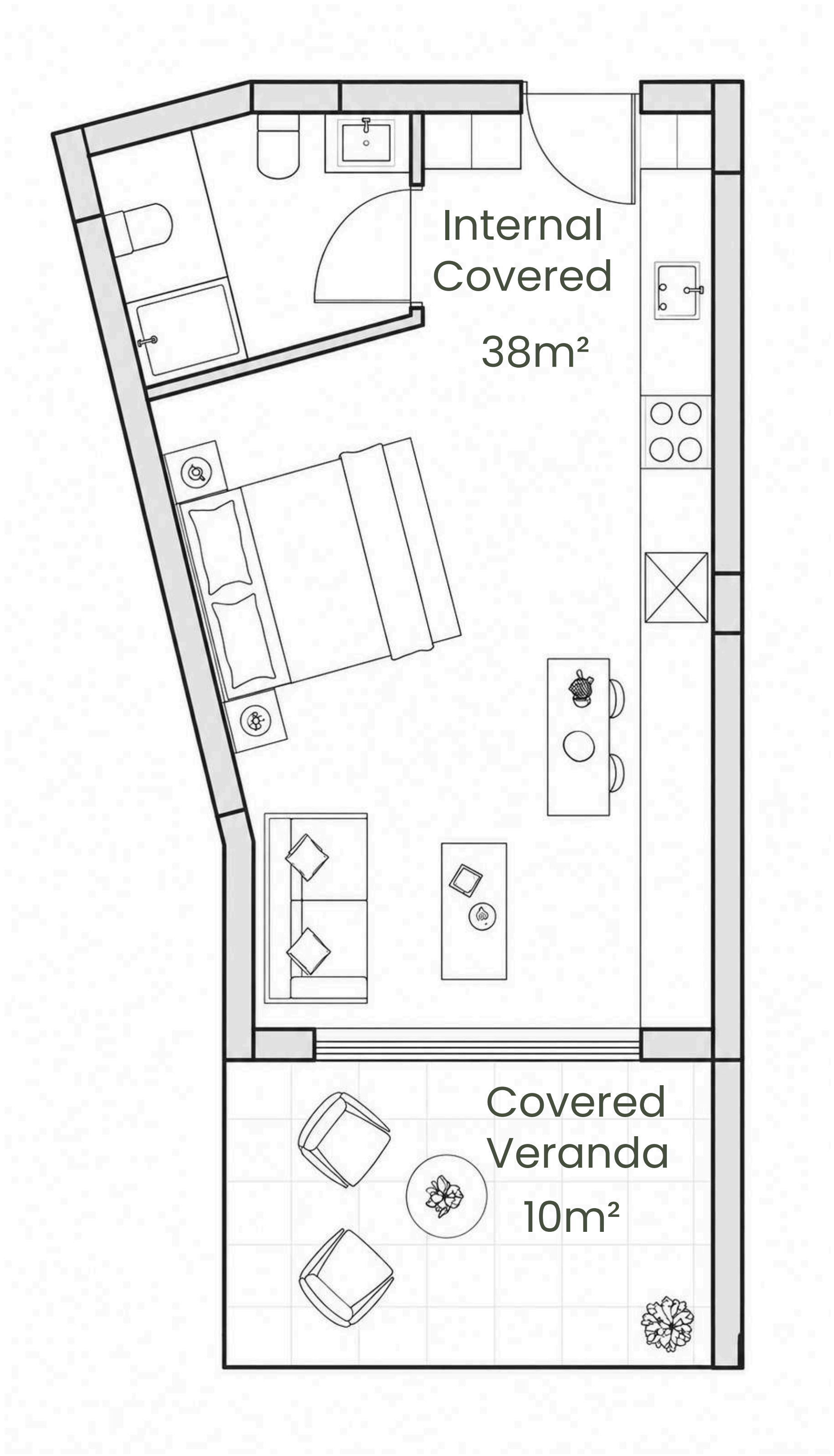
Roof Gardens

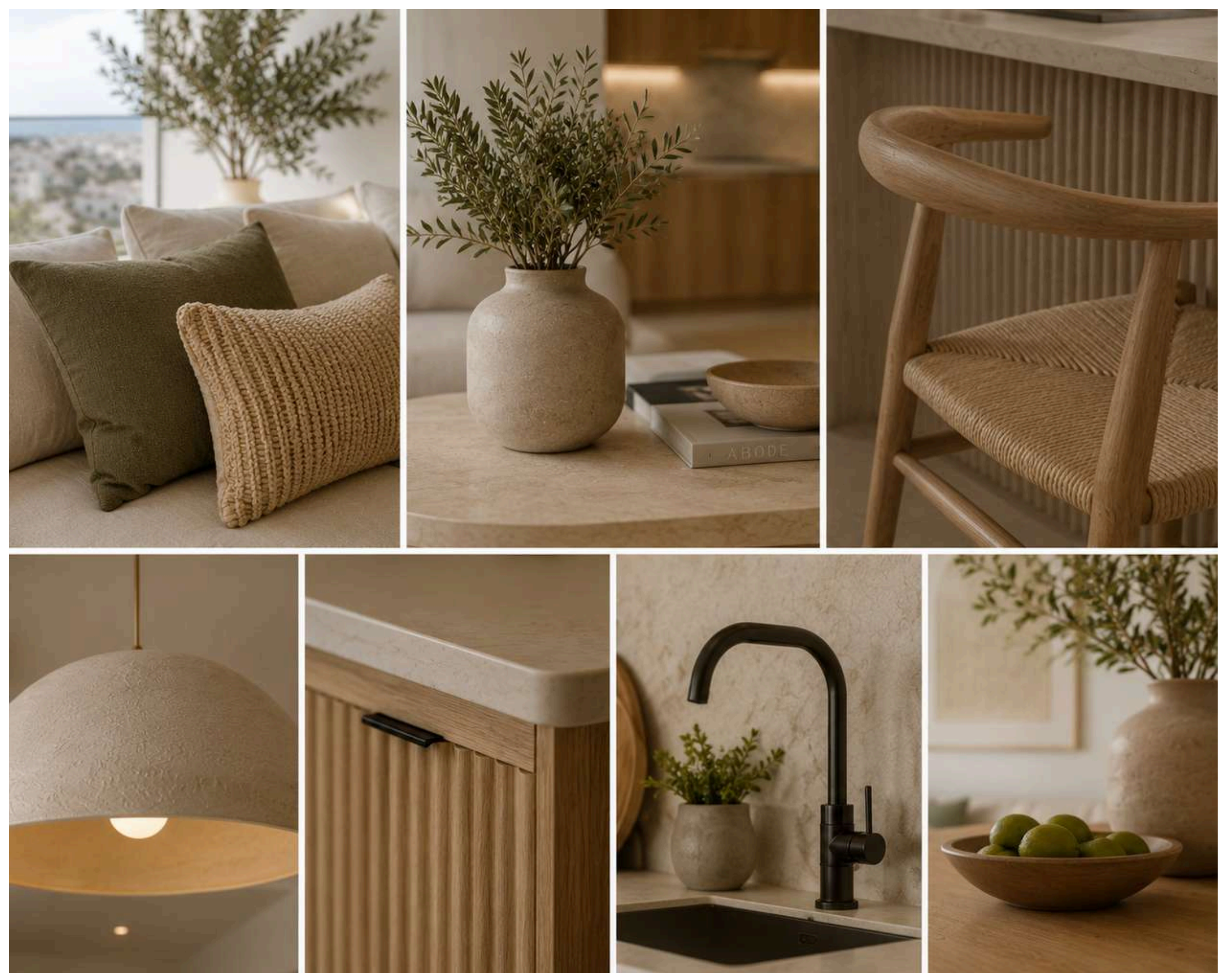


- 1 Stairway
- 2 BBQ Area
- 3 Private Stairway

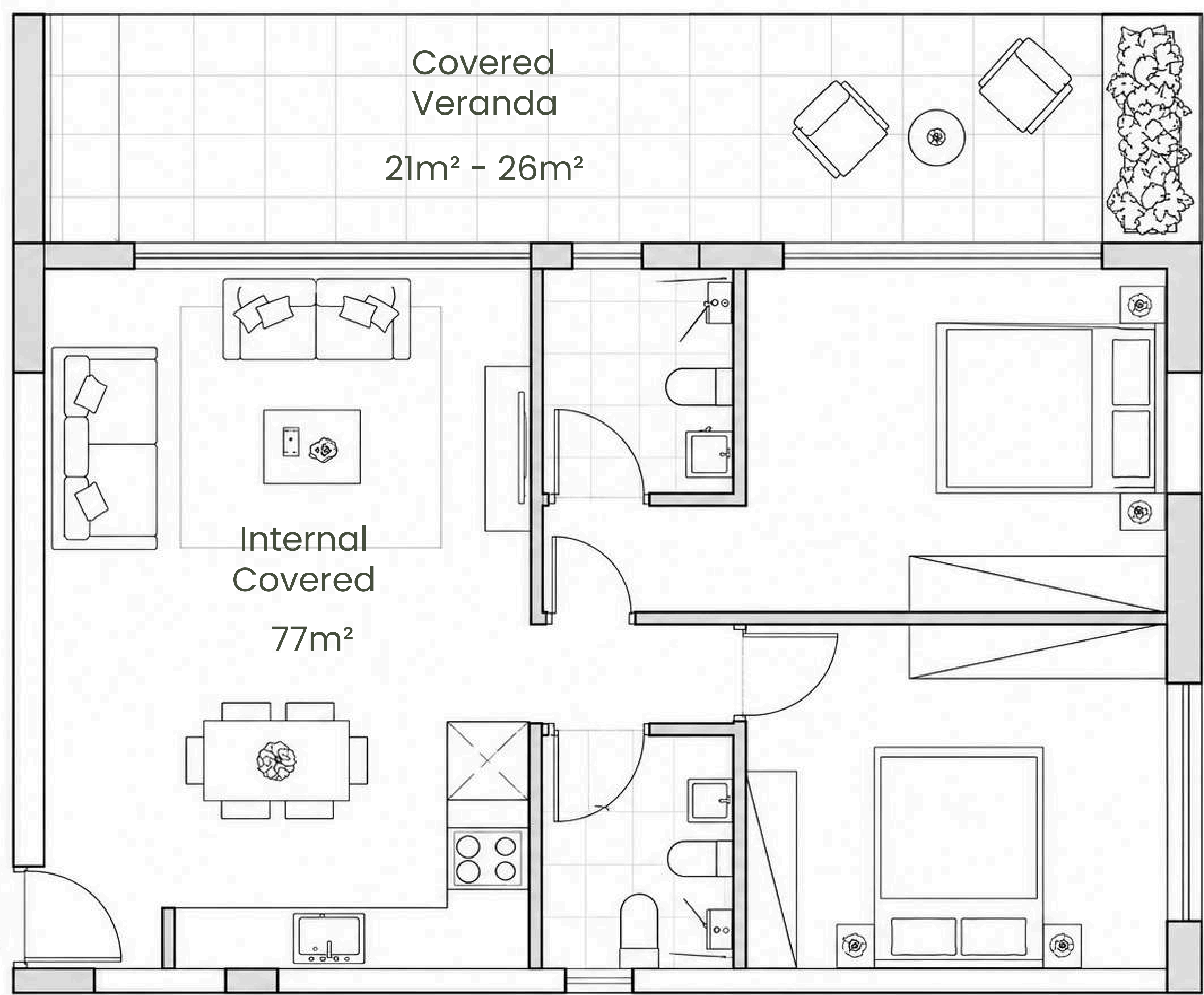


Type 1: Studio



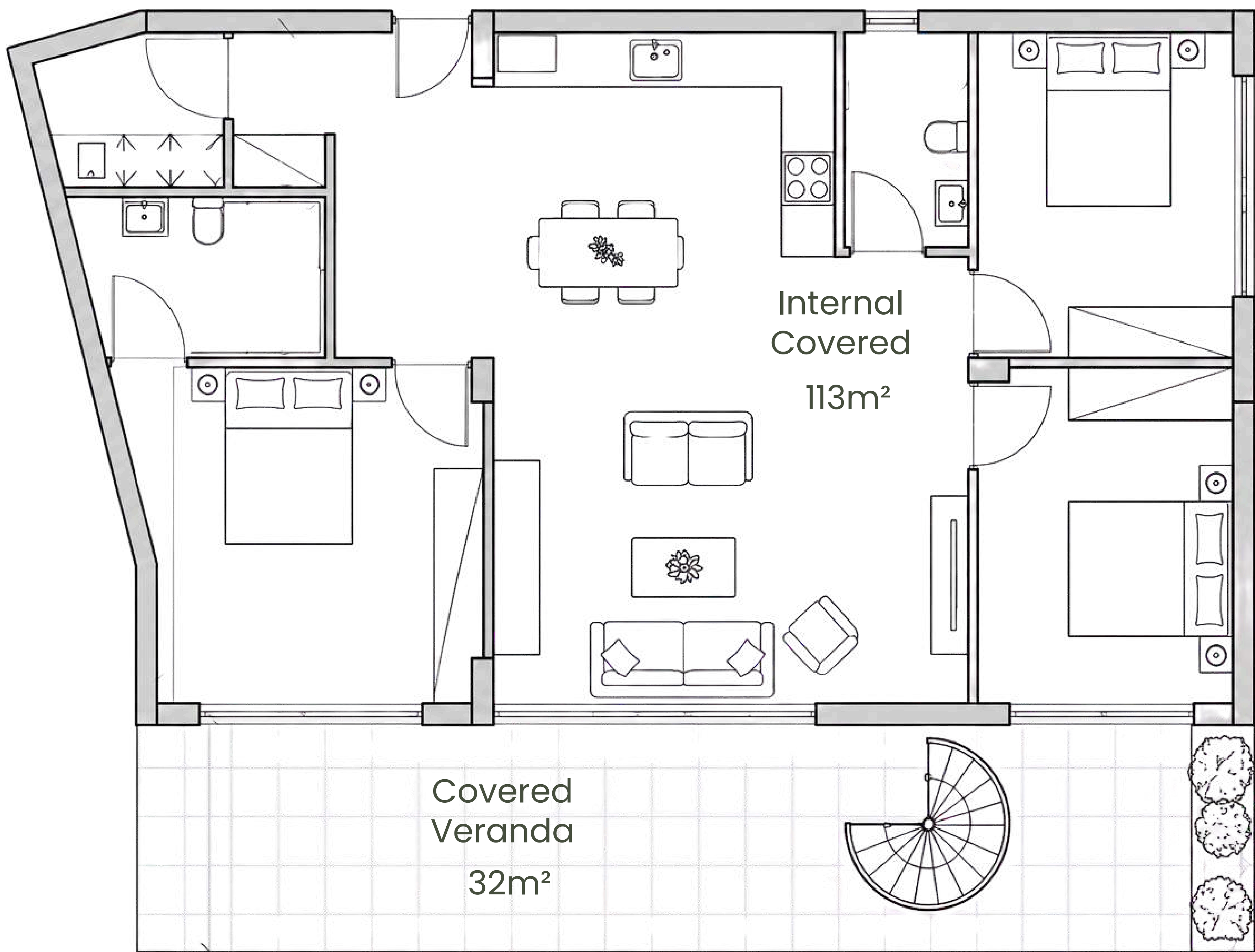


Type 2: 2-Bedroom





Type 3: 3-Bedroom





Key Specifications

STRUCTURE

- Reinforced concrete construction
- Advanced thermal insulation
- Fire-rated entrance doors
- Premium MUSKITA aluminium systems
- Video intercom system
- CCTV security system

KITCHEN

- Bespoke MDF kitchen cabinetry
- Marble or Corian worktops

WARDROBES & DOORS

- Built-in MDF wardrobes
- Hinged or sliding door options
- Premium lacquer-finished interior doors

CLIMATE CONTROL

- Concealed VRV air conditioning
- Efficient heating & cooling

FLOORING

- Large-format porcelain tiles
- Premium Kronotex laminate flooring
- Anti-slip balcony tiles

BATHROOMS

- Wall-mounted WC & walk-in shower
- Premium sanitary ware
- GROHE, Duravit & Ideal Standard fittings

EXTERIOR

- Polished concrete pathways
- Durable parking surfaces



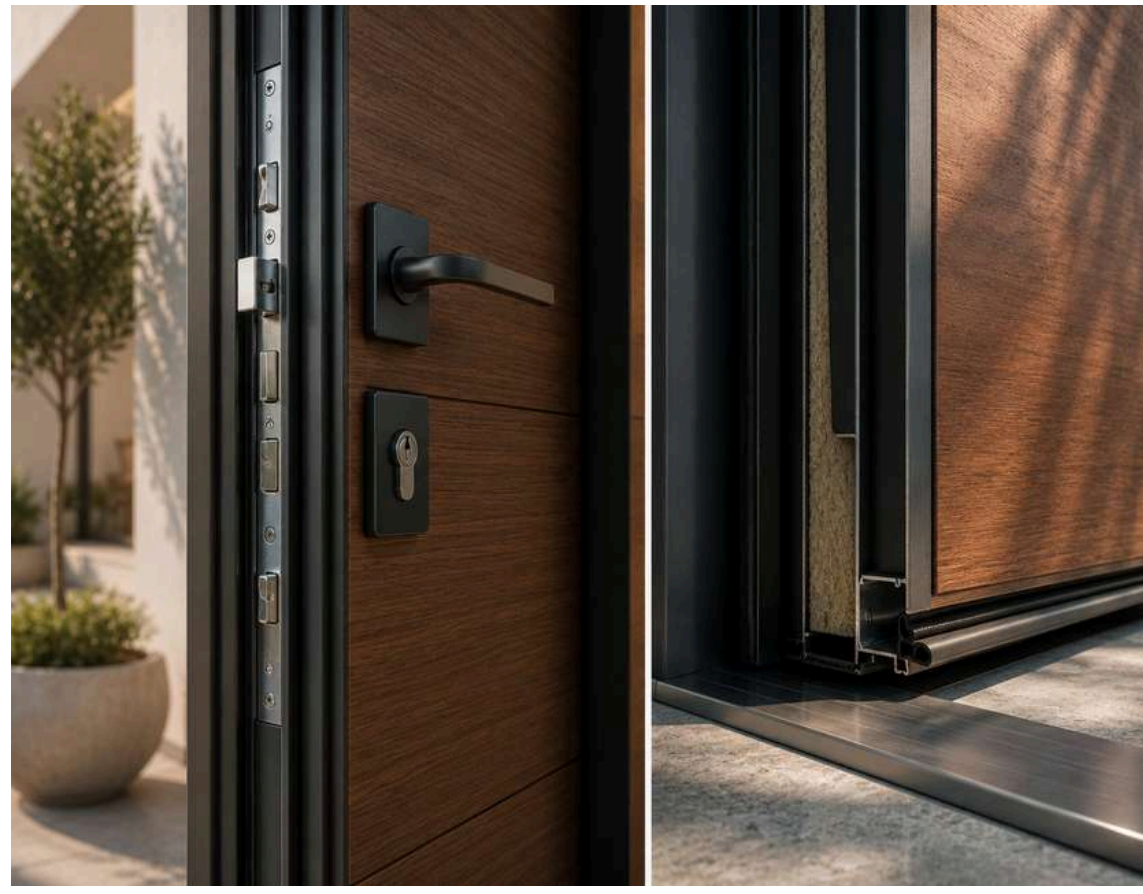
05

QUALITY FINISHES

Premium Materials
Superior Finishes



Advanced 8cm
Thermal Insulation



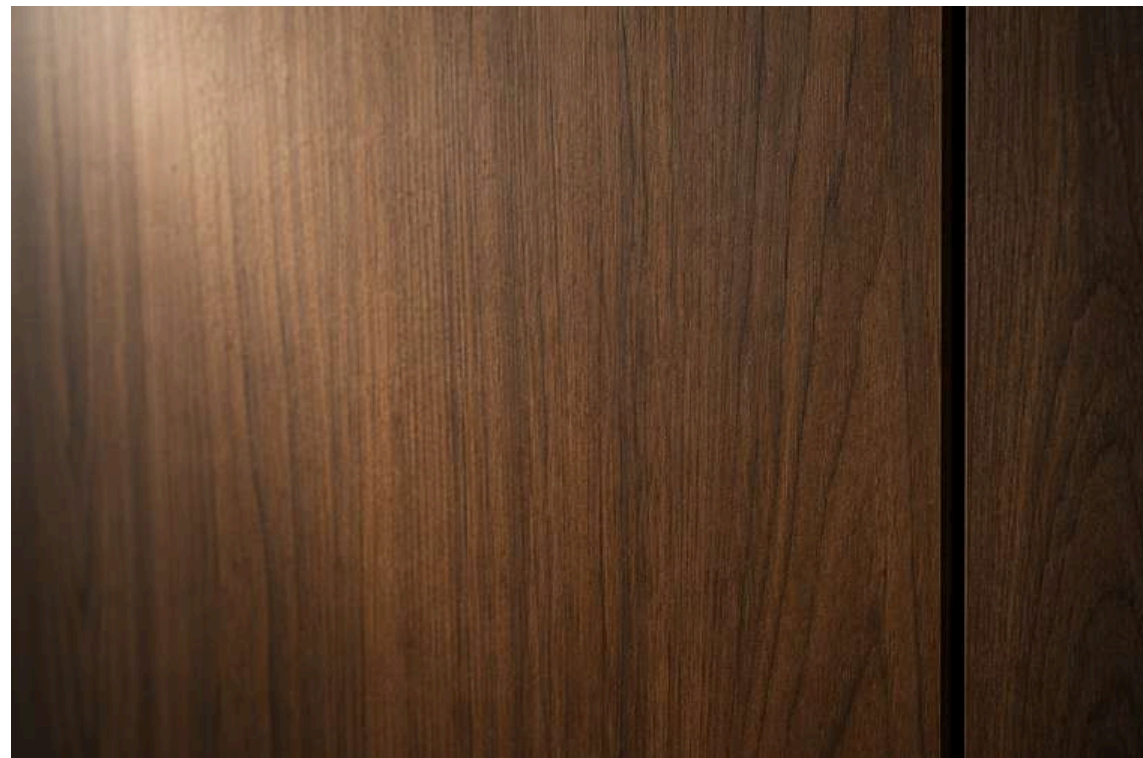
Certified 1 hour
Fire-Rated Doors



Premium GROHE
sanitary ware



Italian LAMINAM
Countertops



Refined Wood Finishes



Premium Ceramic
Floor Tiles





ATEX Developers is a Cyprus-based real estate developer delivering a refined portfolio of residential and commercial projects, from villas and townhouses to contemporary apartments and mixed-use destinations. Each development is guided by a clear vision—to create distinctive, high-value spaces where thoughtful design meets international standards.

Backed by strong industry expertise, a strategic land portfolio, and a global network, the approach goes beyond building—it connects people with meaningful investments and well-positioned living environments.

Driven by a visionary team, ATEX Developers continuously raises the standard of modern living through quality craftsmanship, innovative design, and a commitment to creating lasting value.

The information, illustrations, renderings, layouts, specifications, finishes, dimensions, and other materials contained in this brochure are provided for general guidance and marketing purposes only. They are intended to illustrate the design concept and quality standard of the development and do not form part of any contractual agreement.

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Any references to specific brands, manufacturers, countries of origin, or descriptions such as "high-quality", "premium", "designer",... are indicative only and shall not be interpreted as a commitment to any particular product, supplier, or origin.

Only the terms, specifications, and provisions expressly contained in the executed Contract of Sale and any duly signed supplementary agreement (if applicable) shall be legally binding. In the event of any inconsistency between this brochure and the Contract of Sale, the Contract of Sale shall prevail.

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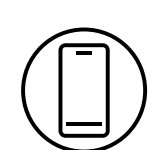
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