

bbf:

eden golf

Geroskipou · Paphos · Cyprus

build. better. future.

bbf.com

an EU island that works all year.

- common-law legal system, contracts and title deeds in **English**
- freehold ownership for EU and non-EU buyers alike
- private international schools and English-language universities
- year-round outdoor living — sea temperature above 20°C for half the year

Cyprus combines a Mediterranean climate, an English-speaking business environment and one of the most favourable tax systems in the European Union — which is why it keeps attracting families, entrepreneurs and long-term investors.



sun, sea and an easy outdoor rhythm — all year round.

2004 EU member state; euro since 2008	300+ sunny days a year	~70% of residents speak English
top-5 safest countries in the EU by crime index	2 international airports — Paphos & Larnaka	4_h flight time to London, Frankfurt and most of Europe

straightforward to buy. efficient to hold.

the figures below are the headline rules as they stand in 2026. they are indicative — every purchase should be confirmed with your own lawyer and tax adviser before signing.

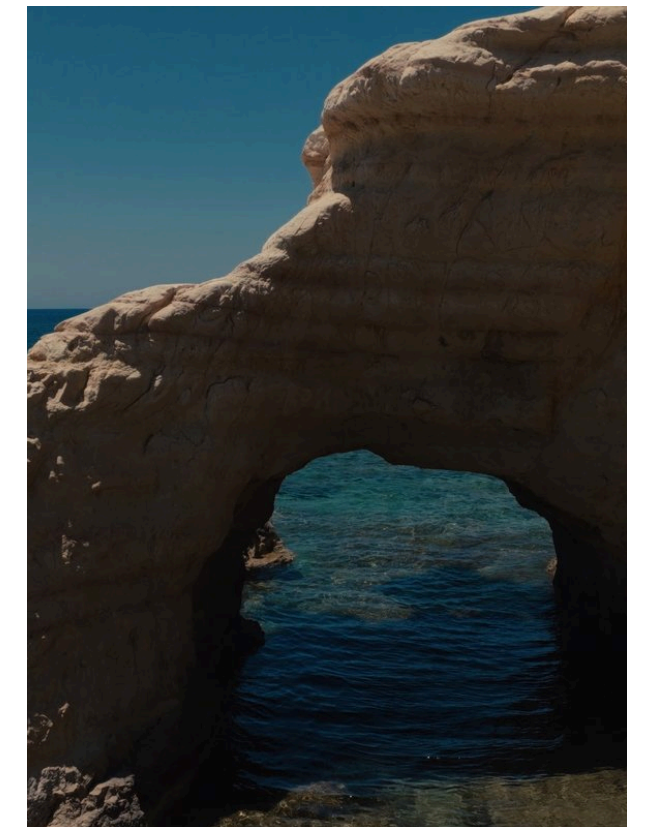
- **5% VAT** on a first permanent residence — instead of 19%. applies to the first 130 m² and the first €350 000; the home must be new, and yours for 10 years
- **permanent residency from €300 000** (+ VAT) in new-build property, with a secured annual income of €50 000 from abroad — granted for life, spouse and children under 18 included
- **no inheritance tax, no gift tax, no wealth tax** in Cyprus
- **non-domiciled residents pay 0%** on worldwide dividends and interest for up to 17 years
- **60-day rule** — tax residency achievable with 60 days a year on the island, subject to conditions
- **60+ double-tax treaties**, and 15% corporate tax from 2026



:eden golf — every home is under 130 m², inside the reduced-VAT limit. the same freehold title and residency route applies to every bbf: address.

where heritage meets the western coast.

- **Paphos** is the cultural heart of Cyprus — UNESCO-listed sites, ancient mosaics and the legend of Aphrodite
- a relaxed, international city: a historic harbour, a seafront promenade, vineyards and villages close by
- **Geroskipou** — named after the sacred gardens of Aphrodite, one of the fastest-growing suburbs of Paphos
- **5 minutes** to the sandy beaches of Rikkos, Geroskipou and Alykes; **7 minutes** to the city centre
- Paphos International Airport under 10 minutes away; Elea Golf Club minutes from the door
- international schools and Neapolis University nearby — steady rental and resale demand



the harbour, the medieval fort and the sea caves of the Paphos coastline.

the western coast — connected to the whole island.

a modern highway network links Paphos with Limassol, Nicosia and Larnaka; the pine-covered Troodos mountains are about an hour away.



minutes from the beach, the city and the airport.

1	beaches — Rikkos, Geroskipou, Alykes	5 min
2	Elea Golf Club	5 min
3	Paphos city centre	7 min
4	Paphos International Airport	10 min
5	Paphos harbour & Kato Paphos	15 min
6	Neapolis University & schools	nearby
→	Limassol city centre	45 min
→	Larnaka airport	80 min

OPEN IN GOOGLE MAPS ↗

34.7605°N, 32.4579°E — Geroskipou, Paphos



Geroskipou sits between the Paphos city centre and the airport, a few minutes inland from the beaches.

:eden golf — the facts.

a contemporary residential community of five low-rise blocks in Geroskipou, arranged around communal pools, sun decks and landscaped gardens — minutes from the beaches, the Paphos city centre and the airport.

new-build residences delivered fully finished	141 residences across 5 blocks	5 low-rise blocks — a, b, c, d and e
3–4 residential floors above a ground level of parking and lobbies	studio-2 bed unit mix, 47.5–117.7 m² sellable	10 101 m² total sellable area
5 min to the beaches of Rikkos, Geroskipou and Alykes	10 min to Paphos International Airport	141 parking spaces — one per home, plus visitor & accessible bays



28 studios · 92 one-bed · 21 two-bed
141 homes in total

build. better. future.



a covered veranda on every residence
large balconies framing garden and sea views



2 pools · 2 gyms · 2 spas · 2 jacuzzis
sun decks and landscaped gardens



finishes package — smart
one material palette across all 141 homes

bbf:

07 · MASTERPLAN

five blocks around a pool courtyard.

5 blocks · 141 residences

a — 20 · b — 28 · c — 30 · d — 36 · e — 27

shared facilities

2 swimming pools & sun decks
2 gyms · 2 spas · 2 jacuzzis
landscaped gardens, palms & cypress
covered parking · visitor bays

to the sea

the Mediterranean lies to the
south-west — the beaches are
5 minutes away

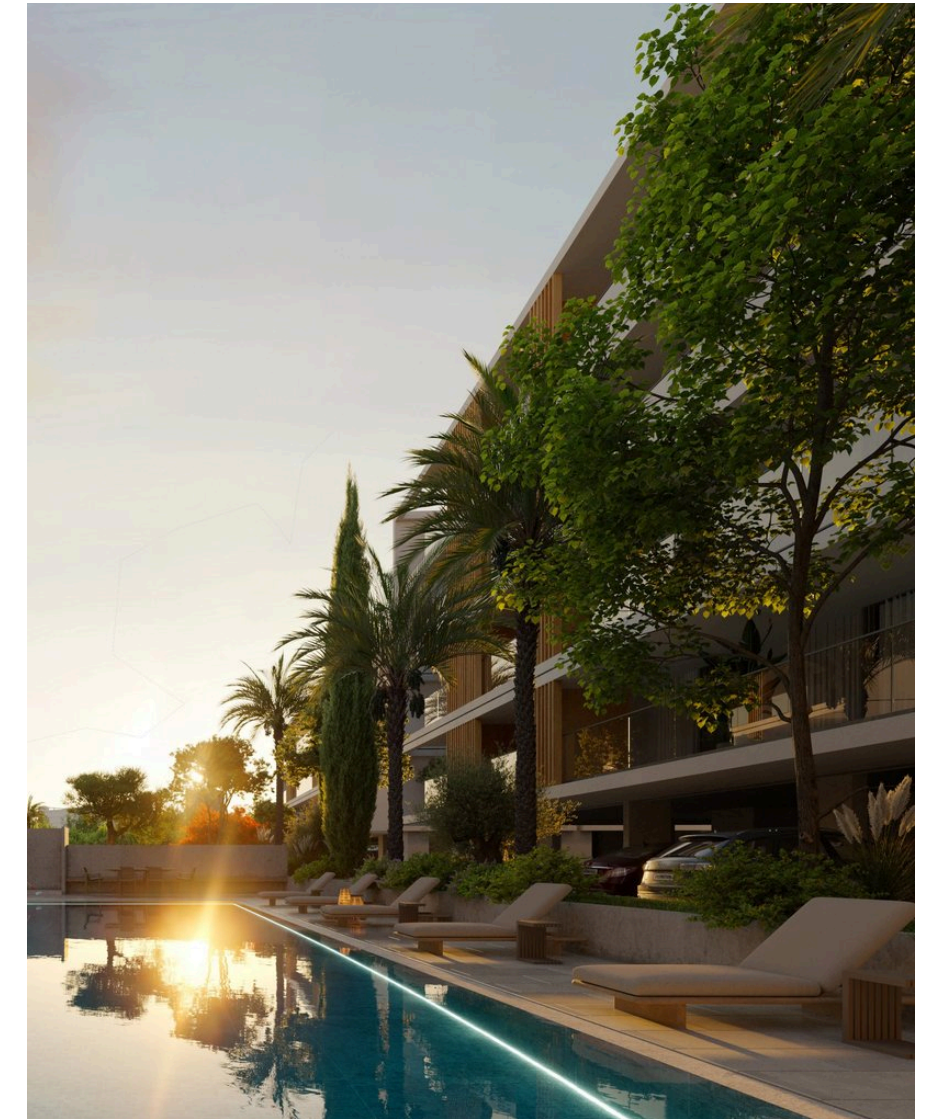


“architecture, for me, is the harmony between volume, context and light — where the exterior reflects the interior.”

George Antoniou · architect

- white volumes warmed by vertical timber louvres
- a covered veranda on every home
- set among palms, cypress and gardens

build. better. future.



a modern sanctuary, steps from home.

wellness and leisure sit at the centre of daily life: the amenities are inside the grounds, a short walk from every front door — and used only by residents.

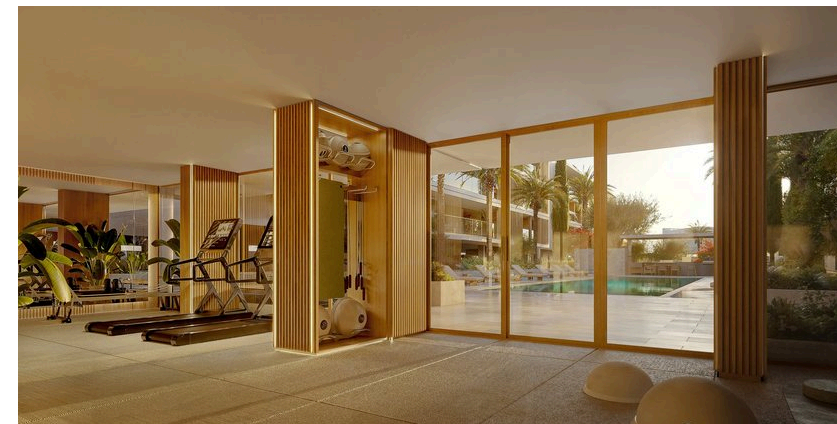
also on site

5 block lobbies
15 visitor parking bays
10 accessible parking bays
common storage rooms
pool plant room



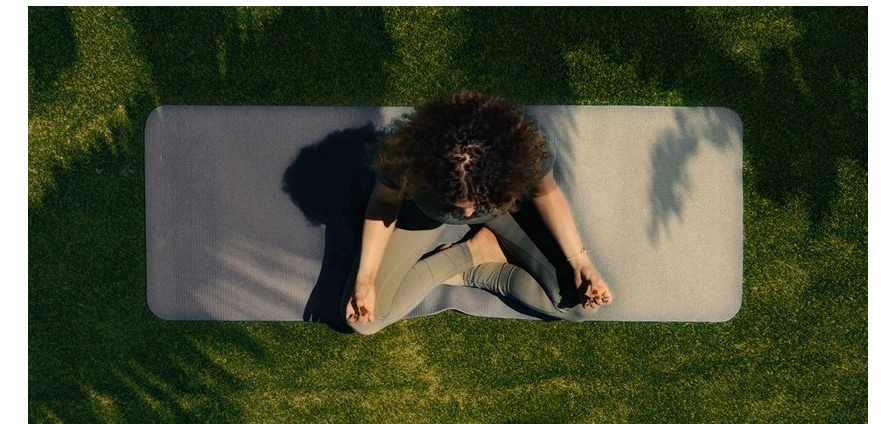
2 swimming pools

outdoor pools and sun decks at the heart of the landscaped grounds



2 fully equipped gyms

residents-only fitness rooms, glazed onto the pool courtyard



2 spas & 2 jacuzzis

places to unwind without leaving home — sauna and changing rooms



landscaped gardens

palms, cypress and planted walkways between the five blocks



elegant lobbies

a lobby in every block, with common storage and service rooms



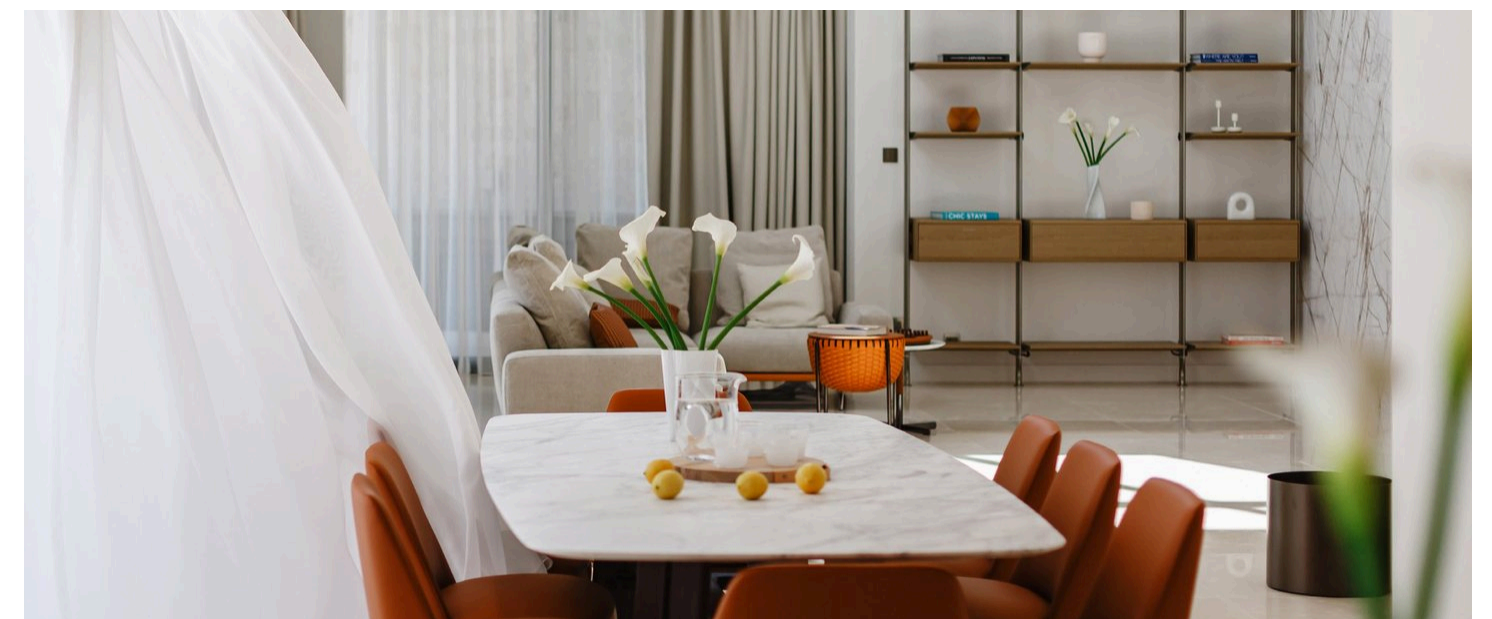
covered parking

one covered space per home, plus visitor and accessible bays

open layouts, light and the veranda.

- studios, one- and two-bedroom homes — 47.5–117.7 m² sellable
- a covered veranda on every residence, 11.8–31.1 m² — the living room extends outdoors
- top-floor homes have the most open views; A301 is a 117.7 m² two-bedroom with a 25.5 m² veranda
- open-plan living and kitchen, large windows and plenty of natural light
- one covered parking space per home; private storage rooms for most top-floor homes in blocks a and b

interiors shown are indicative; furniture and appliances are not included.



area list — all blocks.

private interior is the enclosed floor area. sellable adds the covered veranda. total further includes the private storage room, where there is one, and each home’s share of the common areas.

block	units	floors	private interior, m ²	covered veranda, m ²	sellable, m ²	total, m ²
block a	20	ground + 3	1 298.00	370.20	1 668.20	1 912.20
block b	28	ground + 4	1 728.40	493.60	2 222.00	2 513.80
block c	30	ground + 3	1 630.80	515.40	2 146.20	2 407.50
block d	36	ground + 4	1 862.80	534.00	2 396.80	2 668.60
block e	27	ground + 3	1 296.60	370.80	1 667.40	1 884.80
total · 5 blocks	141		7 816.60	2 284.00	10 100.60	11 386.90

28 studios	92 one-bedroom	21 two-bedroom	47.5 m ² — smallest home, sellable	117.7 m ² — largest home, sellable	141 covered parking spaces
---------------	-------------------	-------------------	---	---	-------------------------------

bbf:

12 · FLOOR PLANS

floor plans. blocks a · b · c · d · e

every floor, with each residence marked by its unit number.

bbf:

BLOCK A

block a

20 residences · 2 studios · 11 × 1-bed · 7 × 2-bed

1 668.20 m² sellable · ground + 3 floors · 20 parking spaces

build. better. future.

block a — area schedule.

unit	type	bed	bath	park	interior, m²	cov. veranda, m²	sellable, m²	storage, m²	common area, m²	total, m²
1ST FLOOR										
A101	apartment	2	2	1	88.50	25.50	114.00	—	14.86	128.86
A102	apartment	1	1	1	58.90	11.80	70.70	—	9.21	79.91
A103	studio	studio	1	1	34.50	13.40	47.90	—	6.24	54.14
A104	apartment	2	2	1	85.80	31.10	116.90	—	15.23	132.13
A105	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
A106	apartment	1	1	1	56.10	12.00	68.10	—	8.87	76.97
A107	apartment	1	1	1	52.20	17.80	70.00	—	9.12	79.12
2ND FLOOR										
A201	apartment	2	2	1	88.50	25.50	114.00	—	14.86	128.86
A202	apartment	1	1	1	58.90	11.80	70.70	—	9.21	79.91
A203	studio	studio	1	1	34.50	13.40	47.90	—	6.24	54.14
A204	apartment	2	2	1	85.80	31.10	116.90	—	15.23	132.13
A205	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
A206	apartment	1	1	1	56.10	12.00	68.10	—	8.87	76.97
A207	apartment	1	1	1	52.20	17.80	70.00	—	9.12	79.12
3RD FLOOR										
A301	apartment	2	2	1	92.20	25.50	117.70	5.00	15.34	138.04
A302	apartment	2	2	1	91.40	25.20	116.60	5.30	15.20	137.10
A303	apartment	2	2	1	85.80	31.10	116.90	4.30	15.23	136.43
A304	apartment	1	1	1	56.10	11.80	67.90	4.00	8.85	80.75
A305	apartment	1	1	1	56.10	12.00	68.10	4.00	8.87	80.97
A306	apartment	1	1	1	52.20	17.80	70.00	4.00	9.12	83.12
total	20 units			20	1 298.00	370.20	1 668.20	26.60	217.40	1 912.20

block a — ground floor plan.

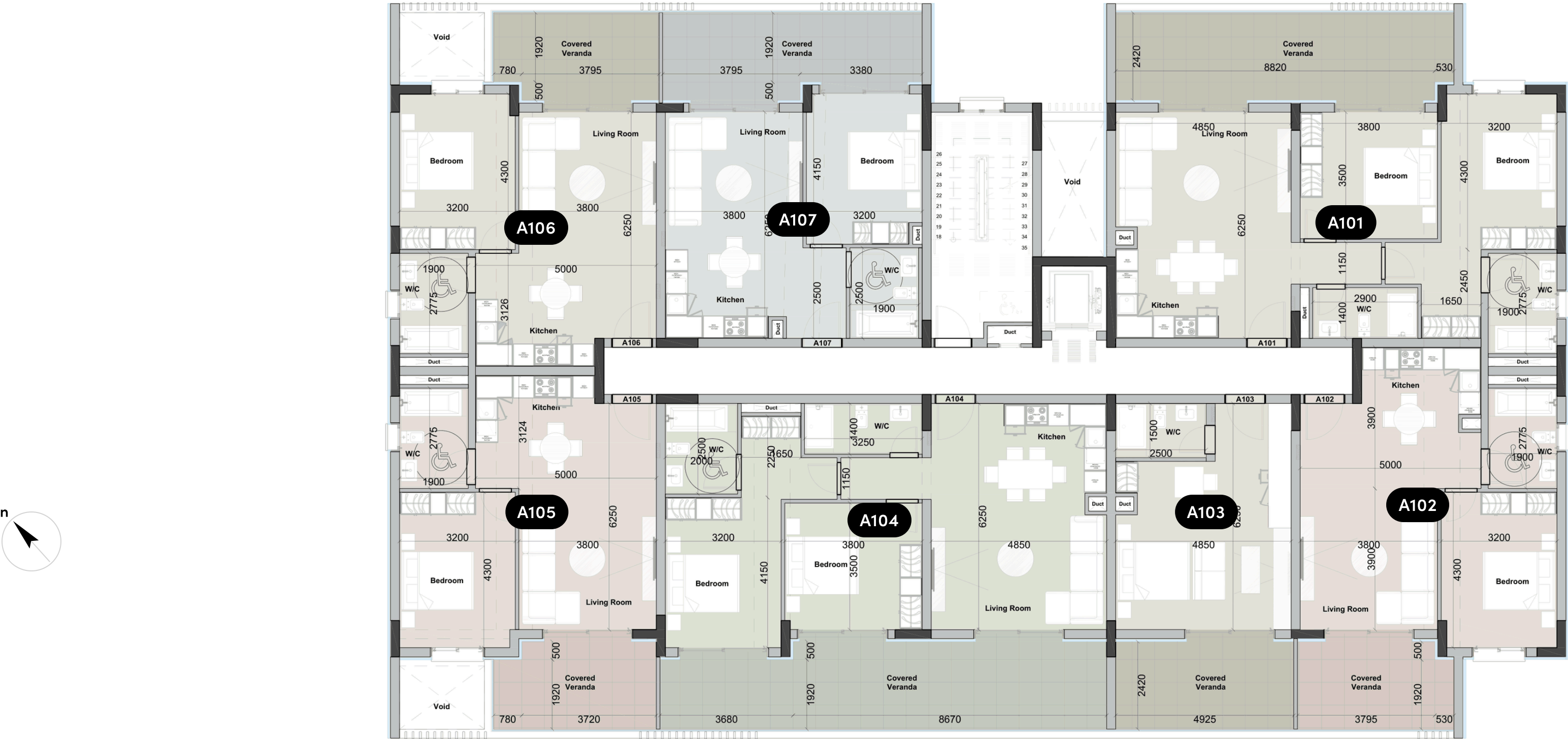
block lobby, common storage and covered parking — no residences on this level

ground level
each covered parking
space carries the number
of the home it belongs to



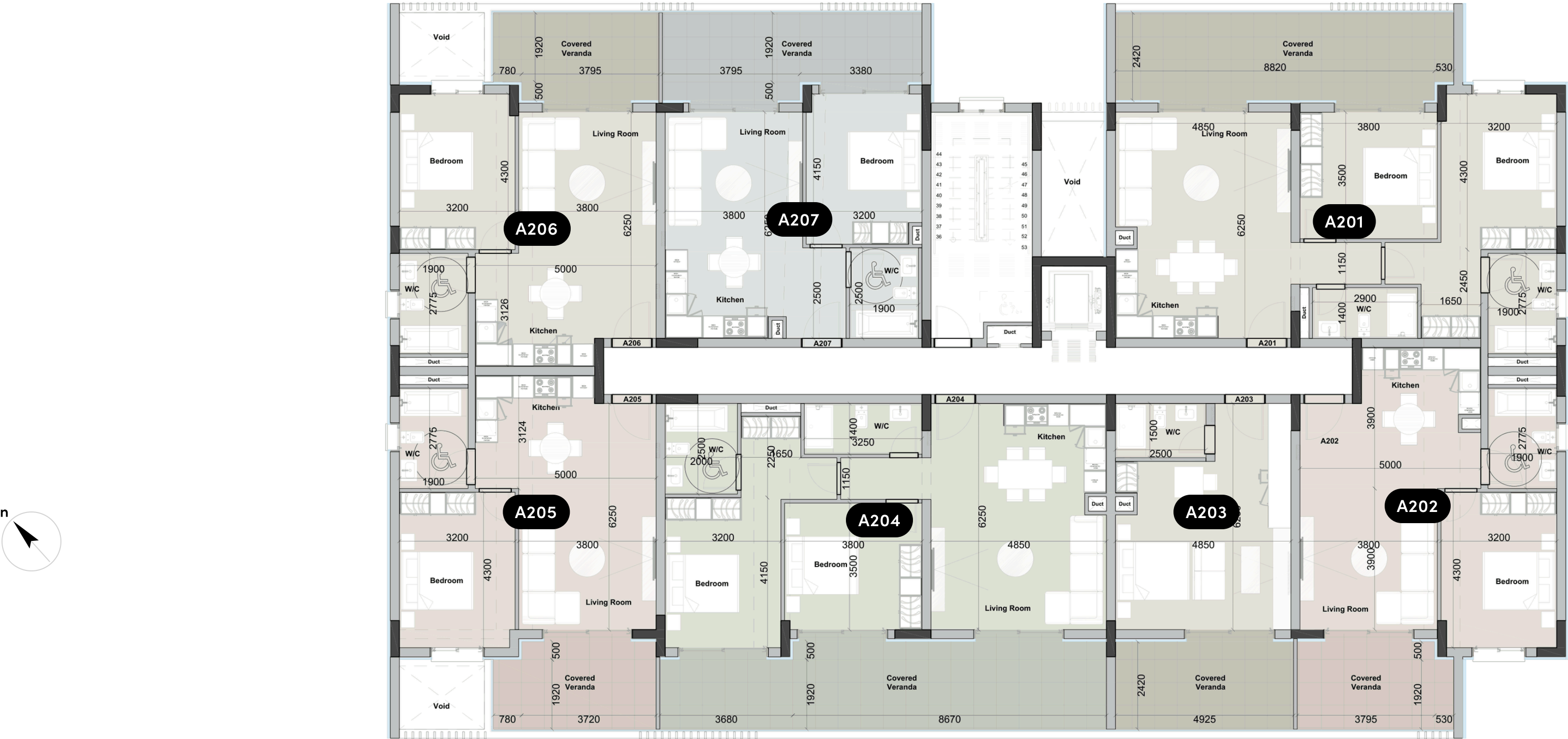
block a — first floor plan.

A101 2 bed — 114.00 m² · A102 1 bed — 70.70 m² · A103 studio — 47.90 m² · A104 2 bed — 116.90 m² · A105 1 bed — 67.90 m² · A106 1 bed — 68.10 m² · A107 1 bed — 70.00 m²



block a — second floor plan.

A201 2 bed — 114.00 m² · A202 1 bed — 70.70 m² · A203 studio — 47.90 m² · A204 2 bed — 116.90 m² · A205 1 bed — 67.90 m² · A206 1 bed — 68.10 m² · A207 1 bed — 70.00 m²



block a — third floor plan.

A301 2 bed — 117.70 m² · A302 2 bed — 116.60 m² · A303 2 bed — 116.90 m² · A304 1 bed — 67.90 m² · A305 1 bed — 68.10 m² · A306 1 bed — 70.00 m²



bbf:

BLOCK B

block b

28 residences · 4 studios · 16 × 1-bed · 8 × 2-bed

2 222.00 m² sellable · ground + 4 floors · 28 parking spaces

block b — area schedule.

unit	type	bed	bath	park	interior, m²	cov. veranda, m²	sellable, m²	storage, m²	common area, m²	total, m²
1ST FLOOR										
B101	apartment	2	2	1	88.50	25.50	114.00	—	13.82	127.82
B102	apartment	1	1	1	58.90	11.80	70.70	—	8.57	79.27
B103	studio	studio	1	1	34.50	13.40	47.90	—	5.81	53.71
B104	apartment	2	2	1	85.80	31.10	116.90	—	14.17	131.07
B105	apartment	1	1	1	56.10	11.80	67.90	—	8.23	76.13
B106	apartment	1	1	1	56.10	12.00	68.10	—	8.26	76.36
B107	apartment	1	1	1	52.20	17.80	70.00	—	8.49	78.49
2ND FLOOR										
B201	apartment	2	2	1	88.50	25.50	114.00	—	13.82	127.82
B202	apartment	1	1	1	58.90	11.80	70.70	—	8.57	79.27
B203	studio	studio	1	1	34.50	13.40	47.90	—	5.81	53.71
B204	apartment	2	2	1	85.80	31.10	116.90	—	14.17	131.07
B205	apartment	1	1	1	56.10	11.80	67.90	—	8.23	76.13
B206	apartment	1	1	1	56.10	12.00	68.10	—	8.26	76.36
B207	apartment	1	1	1	52.20	17.80	70.00	—	8.49	78.49
3RD FLOOR										
B301	apartment	2	2	1	88.50	25.50	114.00	—	13.82	127.82
B302	apartment	1	1	1	58.90	11.80	70.70	—	8.57	79.27
B303	studio	studio	1	1	34.50	13.40	47.90	—	5.81	53.71
B304	apartment	2	2	1	85.80	31.10	116.90	—	14.17	131.07
B305	apartment	1	1	1	56.10	11.80	67.90	—	8.23	76.13
B306	apartment	1	1	1	56.10	12.00	68.10	—	8.26	76.36
B307	apartment	1	1	1	52.20	17.80	70.00	—	8.49	78.49
4TH FLOOR										
B401	apartment	2	2	1	88.50	25.50	114.00	5.80	13.82	133.62
B402	apartment	1	1	1	58.90	11.80	70.70	3.30	8.57	82.57
B403	studio	studio	1	1	34.50	13.40	47.90	—	5.81	53.71
B404	apartment	2	2	1	85.80	31.10	116.90	3.40	14.17	134.47
B405	apartment	1	1	1	56.10	11.80	67.90	3.30	8.23	79.43
B406	apartment	1	1	1	56.10	12.00	68.10	3.30	8.26	79.66
B407	apartment	1	1	1	52.20	17.80	70.00	3.30	8.49	81.79
total	28 units			28	1 728.40	493.60	2 222.00	22.40	269.40	2 513.80

block b — ground floor plan.

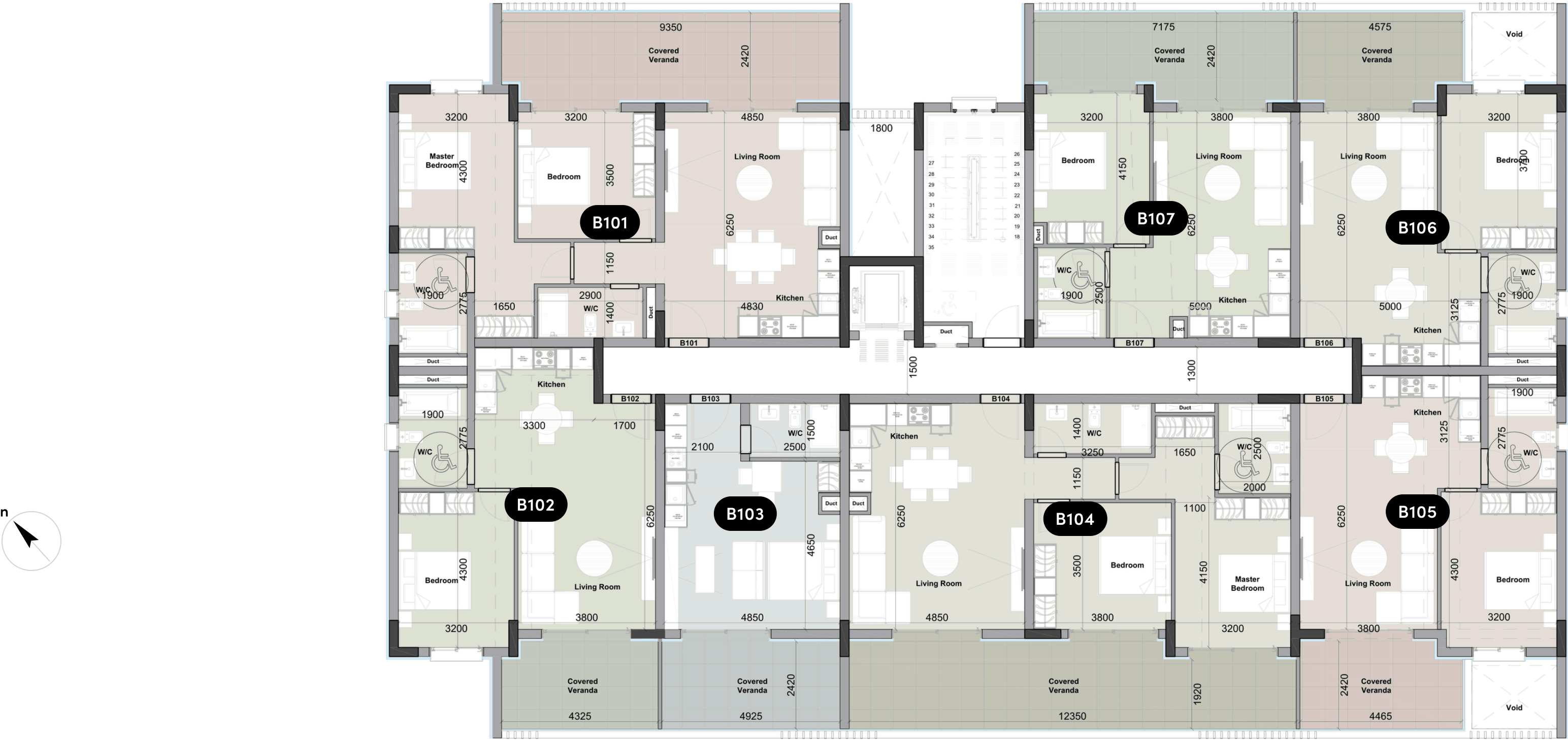
block lobby, common storage and covered parking — no residences on this level

ground level
each covered parking
space carries the number
of the home it belongs to



block b — first floor plan.

B101 2 bed — 114.00 m² · B102 1 bed — 70.70 m² · B103 studio — 47.90 m² · B104 2 bed — 116.90 m² · B105 1 bed — 67.90 m² · B106 1 bed — 68.10 m² · B107 1 bed — 70.00 m²



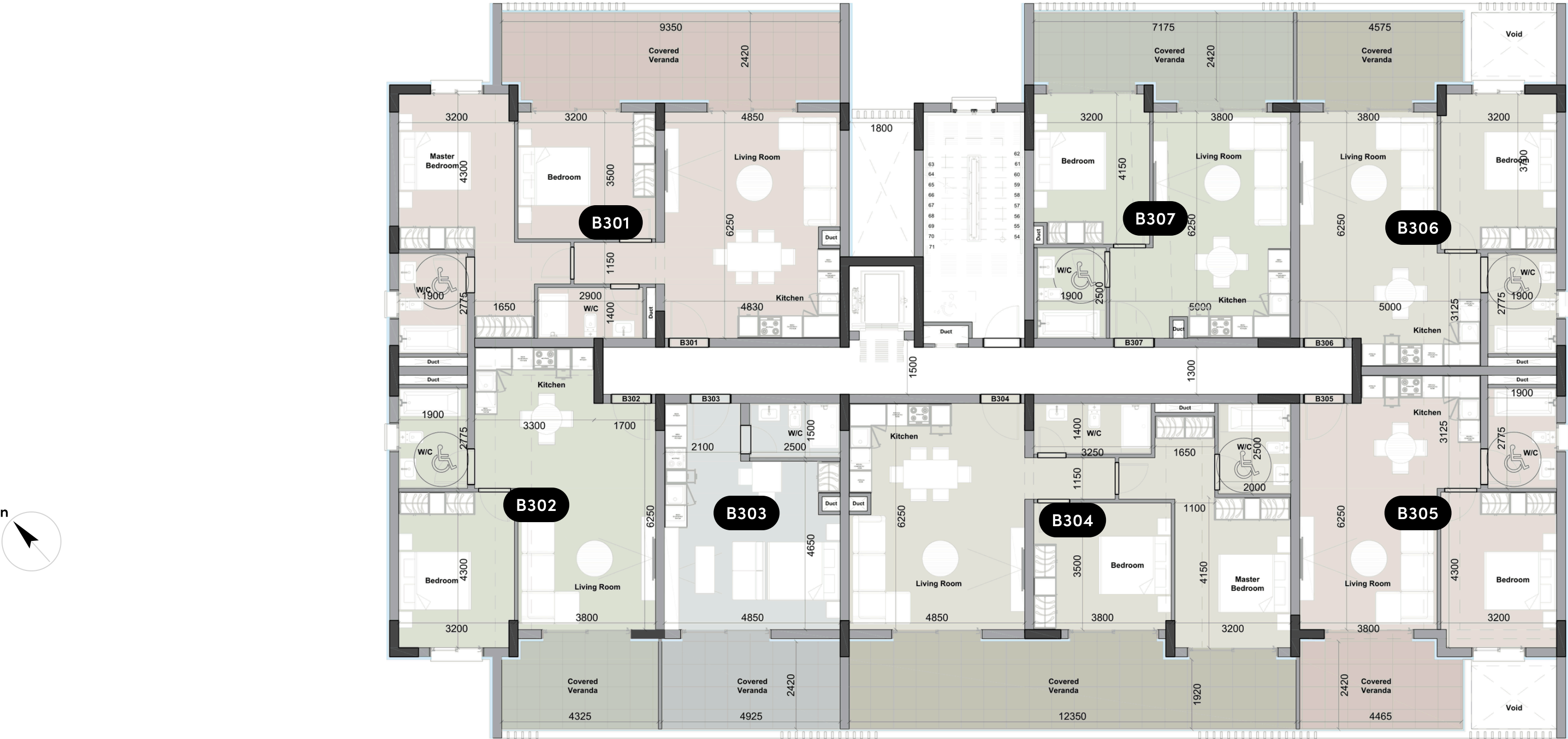
block b — second floor plan.

B201 2 bed — 114.00 m² · B202 1 bed — 70.70 m² · B203 studio — 47.90 m² · B204 2 bed — 116.90 m² · B205 1 bed — 67.90 m² · B206 1 bed — 68.10 m² · B207 1 bed — 70.00 m²



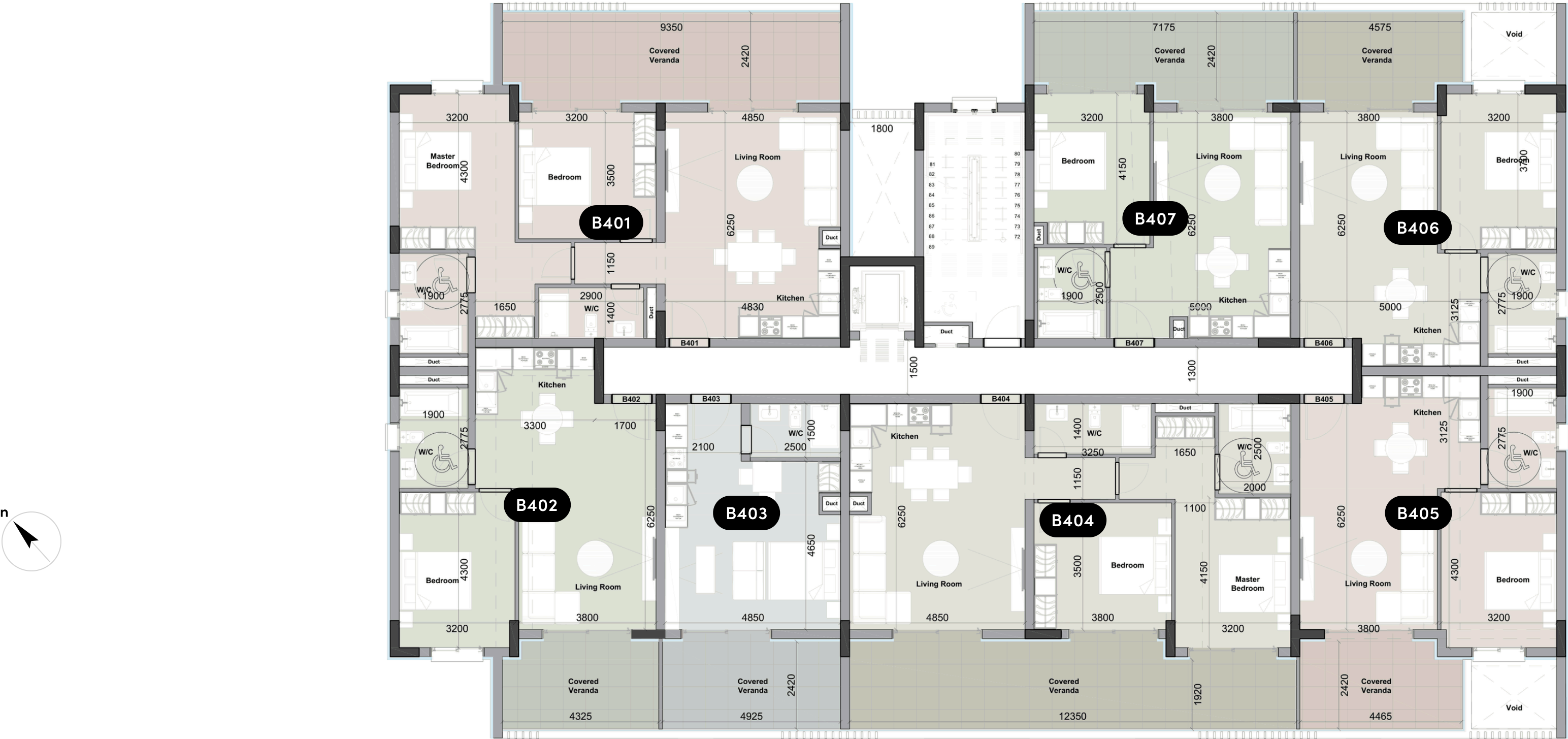
block b — third floor plan.

B301 2 bed — 114.00 m² · B302 1 bed — 70.70 m² · B303 studio — 47.90 m² · B304 2 bed — 116.90 m² · B305 1 bed — 67.90 m² · B306 1 bed — 68.10 m² · B307 1 bed — 70.00 m²



block b — fourth floor plan.

B401 2 bed — 114.00 m² · B402 1 bed — 70.70 m² · B403 studio — 47.90 m² · B404 2 bed — 116.90 m² · B405 1 bed — 67.90 m² · B406 1 bed — 68.10 m² · B407 1 bed — 70.00 m²



bbf:

BLOCK C

block c

30 residences · 9 studios · 15 × 1-bed · 6 × 2-bed
2 146.20 m² sellable · ground + 3 floors · 30 parking spaces

build. better. future.

block c — area schedule.

unit	type	bed	bath	park	interior, m²	cov. veranda, m²	sellable, m²	storage, m²	common area, m²	total, m²
1ST FLOOR										
C101	apartment	1	1	1	50.70	17.10	67.80	—	8.25	76.05
C102	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C103	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C104	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C105	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C106	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C107	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C108	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C109	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C110	studio	studio	1	1	36.30	12.30	48.60	—	5.92	54.52
2ND FLOOR										
C201	apartment	1	1	1	50.70	17.10	67.80	—	8.25	76.05
C202	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C203	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C204	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C205	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C206	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C207	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C208	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C209	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C210	studio	studio	1	1	36.30	12.30	48.60	—	5.92	54.52
3RD FLOOR										
C301	apartment	1	1	1	50.70	17.10	67.80	—	8.25	76.05
C302	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C303	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C304	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C305	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C306	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C307	apartment	1	1	1	51.40	19.20	70.60	—	8.60	79.20
C308	apartment	2	2	1	90.00	20.80	110.80	—	13.49	124.29
C309	studio	studio	1	1	35.50	12.00	47.50	—	5.78	53.28
C310	studio	studio	1	1	36.30	12.30	48.60	—	5.92	54.52
total	30 units			30	1 630.80	515.40	2 146.20	—	261.30	2 407.50

block c — ground floor plan.

block lobby, gym, sauna and changing rooms, pool plant room and covered parking — no residences on this level

ground level
each covered parking
space carries the number
of the home it belongs to



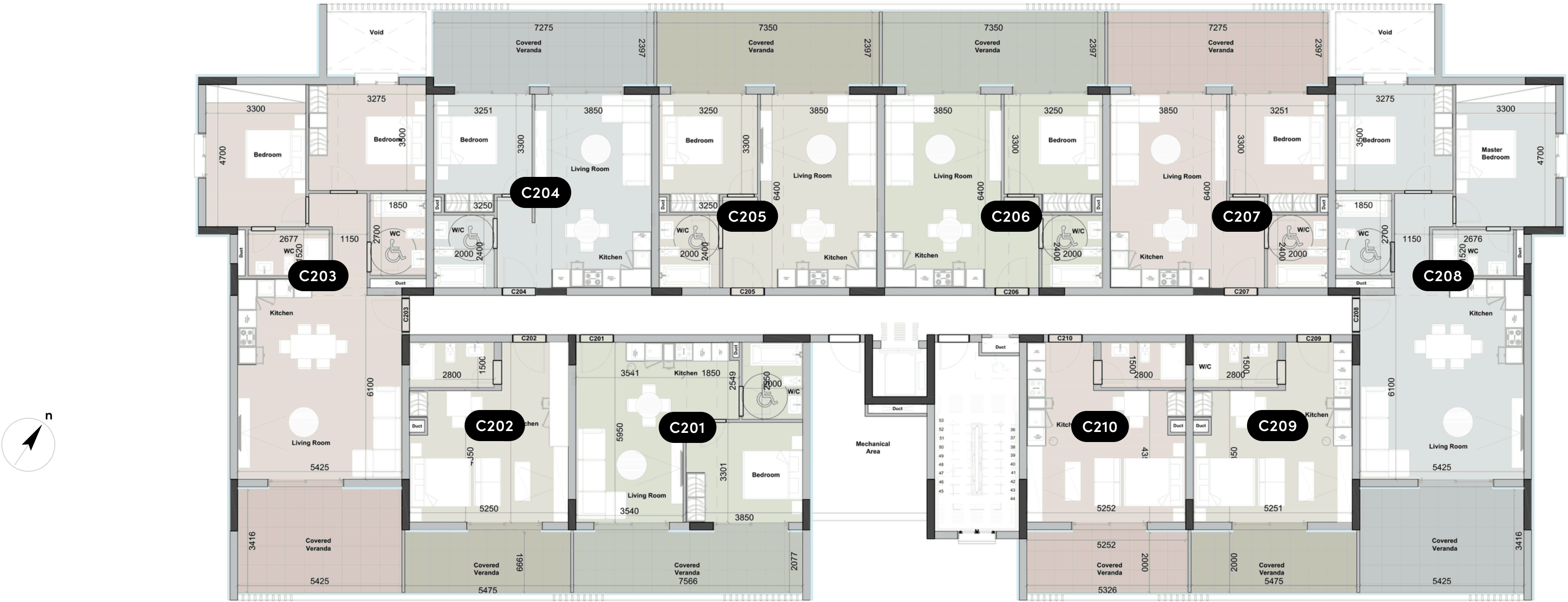
block c — first floor plan.

C101 1 bed — 67.80 m² · C102 studio — 47.50 m² · C103 2 bed — 110.80 m² · C104 1 bed — 70.60 m² · C105 1 bed — 70.60 m² · C106 1 bed — 70.60 m² · C107 1 bed — 70.60 m² · C108 2 bed — 110.80 m² · C109 studio — 47.50 m² · C110 studio — 48.60 m²



block c — second floor plan.

C201 1 bed — 67.80 m² · C202 studio — 47.50 m² · C203 2 bed — 110.80 m² · C204 1 bed — 70.60 m² · C205 1 bed — 70.60 m² · C206 1 bed — 70.60 m² · C207 1 bed — 70.60 m² · C208 2 bed — 110.80 m² · C209 studio — 47.50 m² · C210 studio — 48.60 m²



block c — third floor plan.

C301 1 bed — 67.80 m² · C302 studio — 47.50 m² · C303 2 bed — 110.80 m² · C304 1 bed — 70.60 m² · C305 1 bed — 70.60 m² · C306 1 bed — 70.60 m² · C307 1 bed — 70.60 m² · C308 2 bed — 110.80 m² · C309 studio — 47.50 m² · C310 studio — 48.60 m²



bbf:

BLOCK D

block d

36 residences · 4 studios · 32 × 1-bed

2 396.80 m² sellable · ground + 4 floors · 36 parking spaces

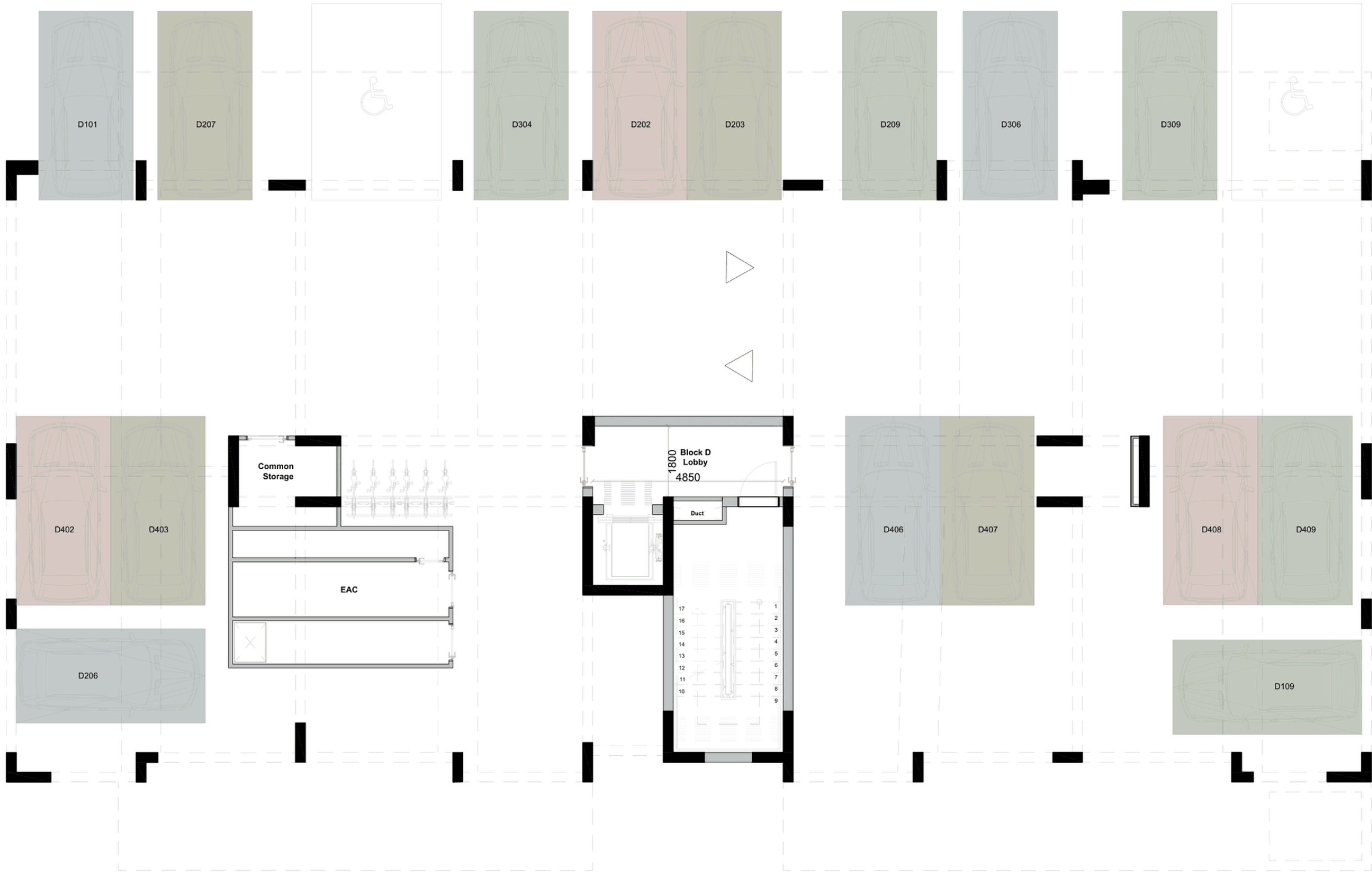
block d — area schedule.

unit	type	bed	bath	park	interior, m²	cov. veranda, m²	sellable, m²	storage, m²	common area, m²	total, m²
1ST FLOOR										
D101	apartment	1	1	1	50.10	19.50	69.60	—	7.89	77.49
D102	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D103	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D104	apartment	1	1	1	51.00	17.50	68.50	—	7.77	76.27
D105	studio	studio	1	1	34.40	13.40	47.80	—	5.42	53.22
D106	apartment	1	1	1	51.40	17.70	69.10	—	7.84	76.94
D107	apartment	1	1	1	56.10	11.90	68.00	—	7.71	75.71
D108	apartment	1	1	1	56.10	12.10	68.20	—	7.73	75.93
D109	apartment	1	1	1	52.20	17.80	70.00	—	7.94	77.94
2ND FLOOR										
D201	apartment	1	1	1	50.10	19.50	69.60	—	7.89	77.49
D202	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D203	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D204	apartment	1	1	1	51.00	17.50	68.50	—	7.77	76.27
D205	studio	studio	1	1	34.40	13.40	47.80	—	5.42	53.22
D206	apartment	1	1	1	51.40	17.70	69.10	—	7.84	76.94
D207	apartment	1	1	1	56.10	11.90	68.00	—	7.71	75.71
D208	apartment	1	1	1	56.10	12.10	68.20	—	7.73	75.93
D209	apartment	1	1	1	52.20	17.80	70.00	—	7.94	77.94
3RD FLOOR										
D301	apartment	1	1	1	50.10	19.50	69.60	—	7.89	77.49
D302	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D303	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D304	apartment	1	1	1	51.00	17.50	68.50	—	7.77	76.27
D305	studio	studio	1	1	34.40	13.40	47.80	—	5.42	53.22
D306	apartment	1	1	1	51.40	17.70	69.10	—	7.84	76.94
D307	apartment	1	1	1	56.10	11.90	68.00	—	7.71	75.71
D308	apartment	1	1	1	56.10	12.10	68.20	—	7.73	75.93
D309	apartment	1	1	1	52.20	17.80	70.00	—	7.94	77.94
4TH FLOOR										
D401	apartment	1	1	1	50.10	19.50	69.60	—	7.89	77.49
D402	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D403	apartment	1	1	1	57.20	11.80	69.00	—	7.82	76.82
D404	apartment	1	1	1	51.00	17.50	68.50	—	7.77	76.27
D405	studio	studio	1	1	34.40	13.40	47.80	—	5.42	53.22
D406	apartment	1	1	1	51.40	17.70	69.10	—	7.84	76.94
D407	apartment	1	1	1	56.10	11.90	68.00	—	7.71	75.71
D408	apartment	1	1	1	56.10	12.10	68.20	—	7.73	75.93
D409	apartment	1	1	1	52.20	17.80	70.00	—	7.94	77.94
total	36 units			36	1 862.80	534.00	2 396.80	—	271.80	2 668.60

block d — ground floor plan.

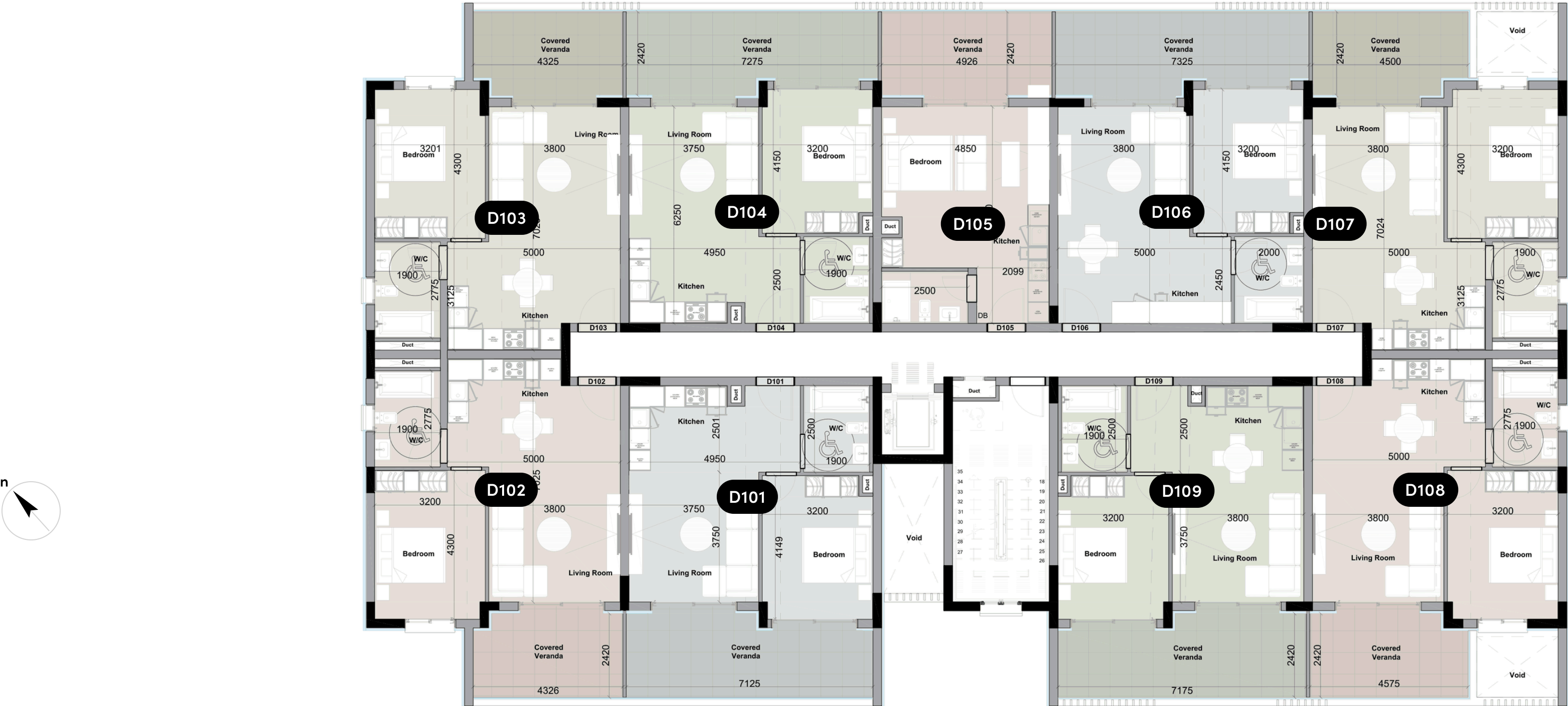
block lobby, common storage and covered parking — no residences on this level

ground level
each covered parking
space carries the number
of the home it belongs to



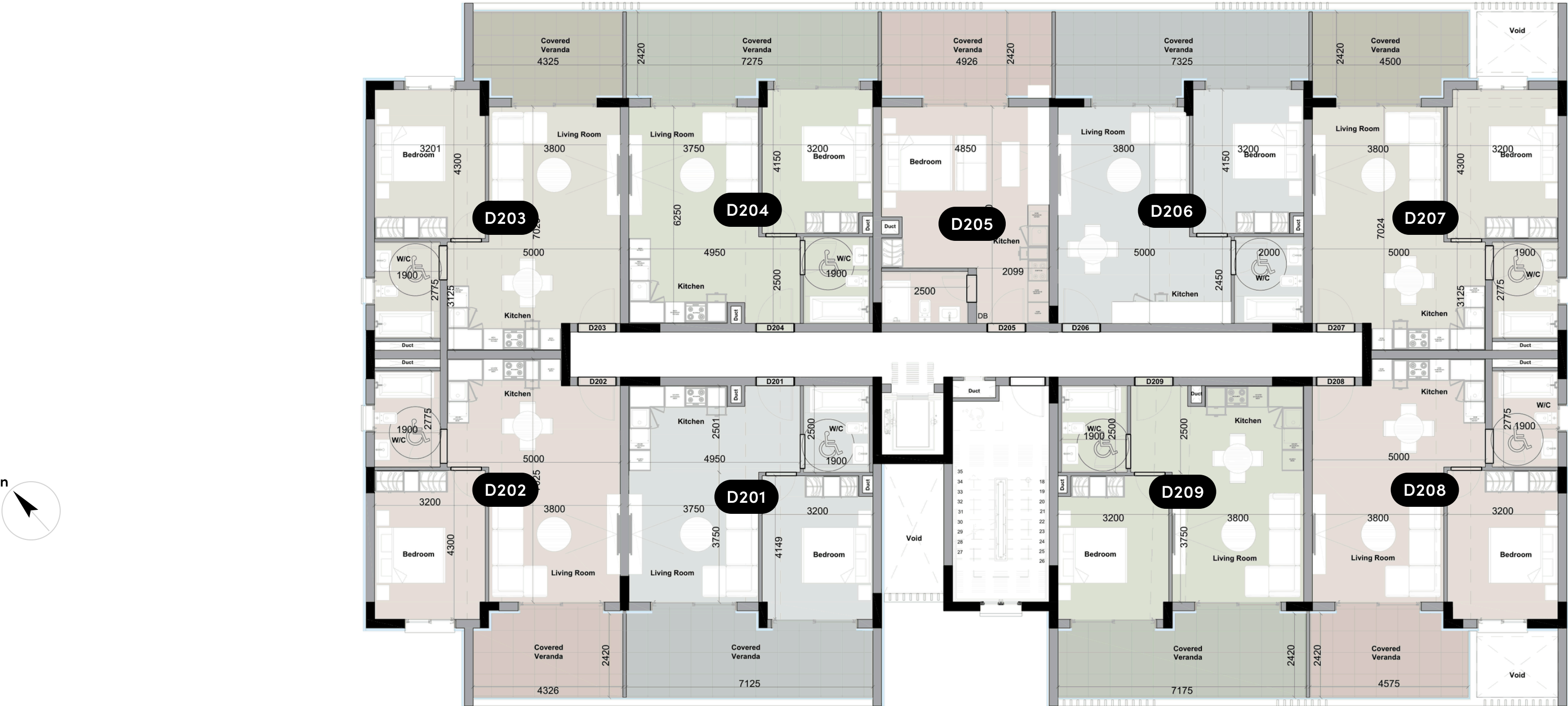
block d — first floor plan.

D101 1 bed — 69.60 m² · D102 1 bed — 69.00 m² · D103 1 bed — 69.00 m² · D104 1 bed — 68.50 m² · D105 studio — 47.80 m² · D106 1 bed — 69.10 m² · D107 1 bed — 68.00 m² · D108 1 bed — 68.20 m² · D109 1 bed — 70.00 m²



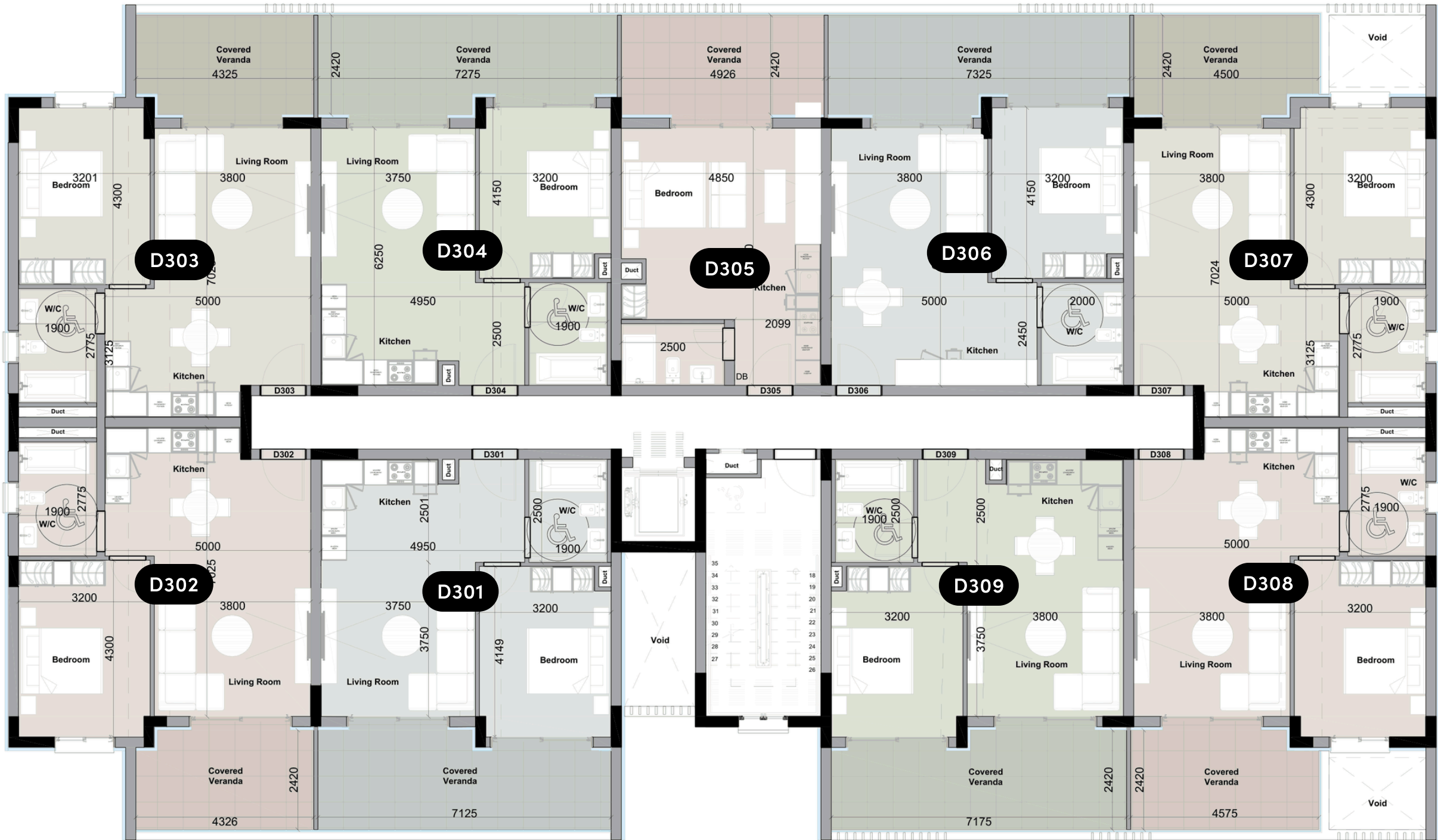
block d — second floor plan.

D201 1 bed — 69.60 m² · D202 1 bed — 69.00 m² · D203 1 bed — 69.00 m² · D204 1 bed — 68.50 m² · D205 studio — 47.80 m² · D206 1 bed — 69.10 m² · D207 1 bed — 68.00 m² · D208 1 bed — 68.20 m² · D209 1 bed — 70.00 m²



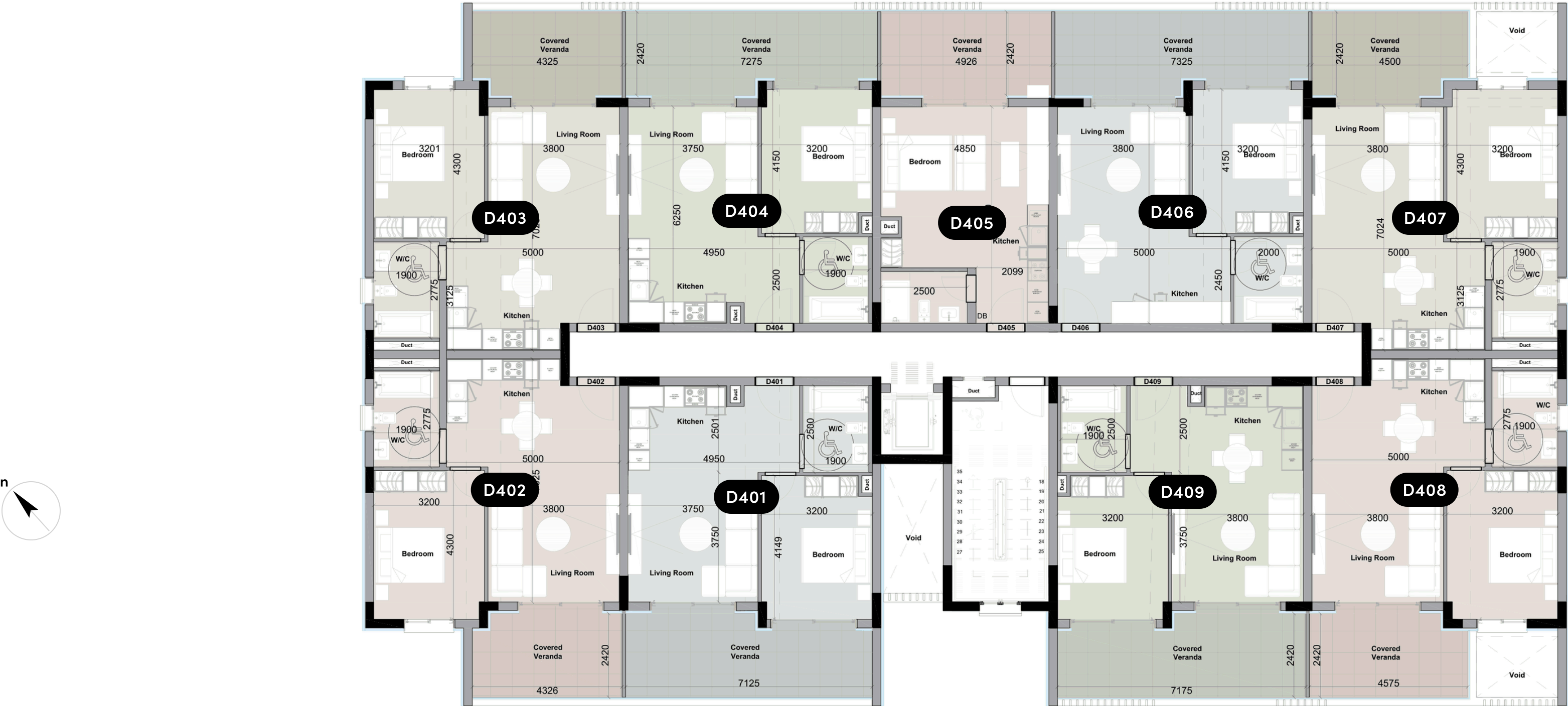
block d — third floor plan.

D301 1 bed — 69.60 m² · D302 1 bed — 69.00 m² · D303 1 bed — 69.00 m² · D304 1 bed — 68.50 m² · D305 studio — 47.80 m² · D306 1 bed — 69.10 m² · D307 1 bed — 68.00 m² · D308 1 bed — 68.20 m² · D309 1 bed — 70.00 m²



block d — fourth floor plan.

D401 1 bed — 69.60 m² · D402 1 bed — 69.00 m² · D403 1 bed — 69.00 m² · D404 1 bed — 68.50 m² · D405 studio — 47.80 m² · D406 1 bed — 69.10 m² · D407 1 bed — 68.00 m² · D408 1 bed — 68.20 m² · D409 1 bed — 70.00 m²



bbf:

BLOCK E

block e

27 residences · 9 studios · 18 × 1-bed

1 667.40 m² sellable · ground + 3 floors · 27 parking spaces

build. better. future.

block e — area schedule.

unit	type	bed	bath	park	interior, m²	cov. veranda, m²	sellable, m²	storage, m²	common area, m²	total, m²
1ST FLOOR										
E101	studio	studio	1	1	35.30	13.70	49.00	—	6.39	55.39
E102	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E103	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E104	studio	studio	1	1	34.50	13.40	47.90	—	6.25	54.15
E105	studio	studio	1	1	34.40	13.40	47.80	—	6.23	54.03
E106	apartment	1	1	1	51.40	17.70	69.10	—	9.01	78.11
E107	apartment	1	1	1	56.10	11.90	68.00	—	8.87	76.87
E108	apartment	1	1	1	56.10	12.10	68.20	—	8.89	77.09
E109	apartment	1	1	1	52.20	17.80	70.00	—	9.13	79.13
2ND FLOOR										
E201	studio	studio	1	1	35.30	13.70	49.00	—	6.39	55.39
E202	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E203	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E204	studio	studio	1	1	34.50	13.40	47.90	—	6.25	54.15
E205	studio	studio	1	1	34.40	13.40	47.80	—	6.23	54.03
E206	apartment	1	1	1	51.40	17.70	69.10	—	9.01	78.11
E207	apartment	1	1	1	56.10	11.90	68.00	—	8.87	76.87
E208	apartment	1	1	1	56.10	12.10	68.20	—	8.89	77.09
E209	apartment	1	1	1	52.20	17.80	70.00	—	9.13	79.13
3RD FLOOR										
E301	studio	studio	1	1	35.30	13.70	49.00	—	6.39	55.39
E302	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E303	apartment	1	1	1	56.10	11.80	67.90	—	8.85	76.75
E304	studio	studio	1	1	34.50	13.40	47.90	—	6.25	54.15
E305	studio	studio	1	1	34.40	13.40	47.80	—	6.23	54.03
E306	apartment	1	1	1	51.40	17.70	69.10	—	9.01	78.11
E307	apartment	1	1	1	56.10	11.90	68.00	—	8.87	76.87
E308	apartment	1	1	1	56.10	12.10	68.20	—	8.89	77.09
E309	apartment	1	1	1	52.20	17.80	70.00	—	9.13	79.13
total	27 units			27	1 296.60	370.80	1 667.40	—	217.40	1 884.80

block e — ground floor plan.

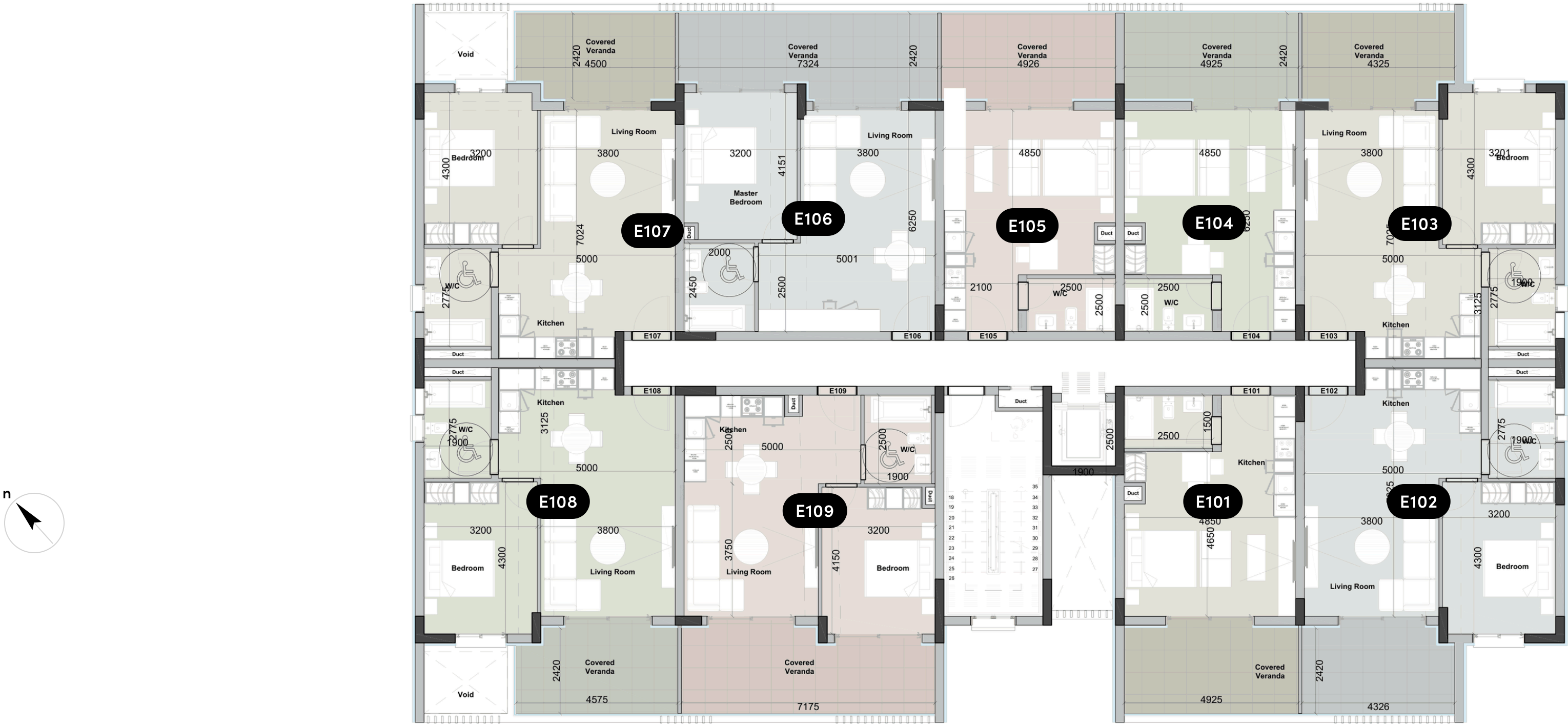
block lobby, common storage and covered parking — no residences on this level

ground level
each covered parking
space carries the number
of the home it belongs to



block e — first floor plan.

E101 studio — 49.00 m² · E102 1 bed — 67.90 m² · E103 1 bed — 67.90 m² · E104 studio — 47.90 m² · E105 studio — 47.80 m² · E106 1 bed — 69.10 m² · E107 1 bed — 68.00 m² · E108 1 bed — 68.20 m² · E109 1 bed — 70.00 m²



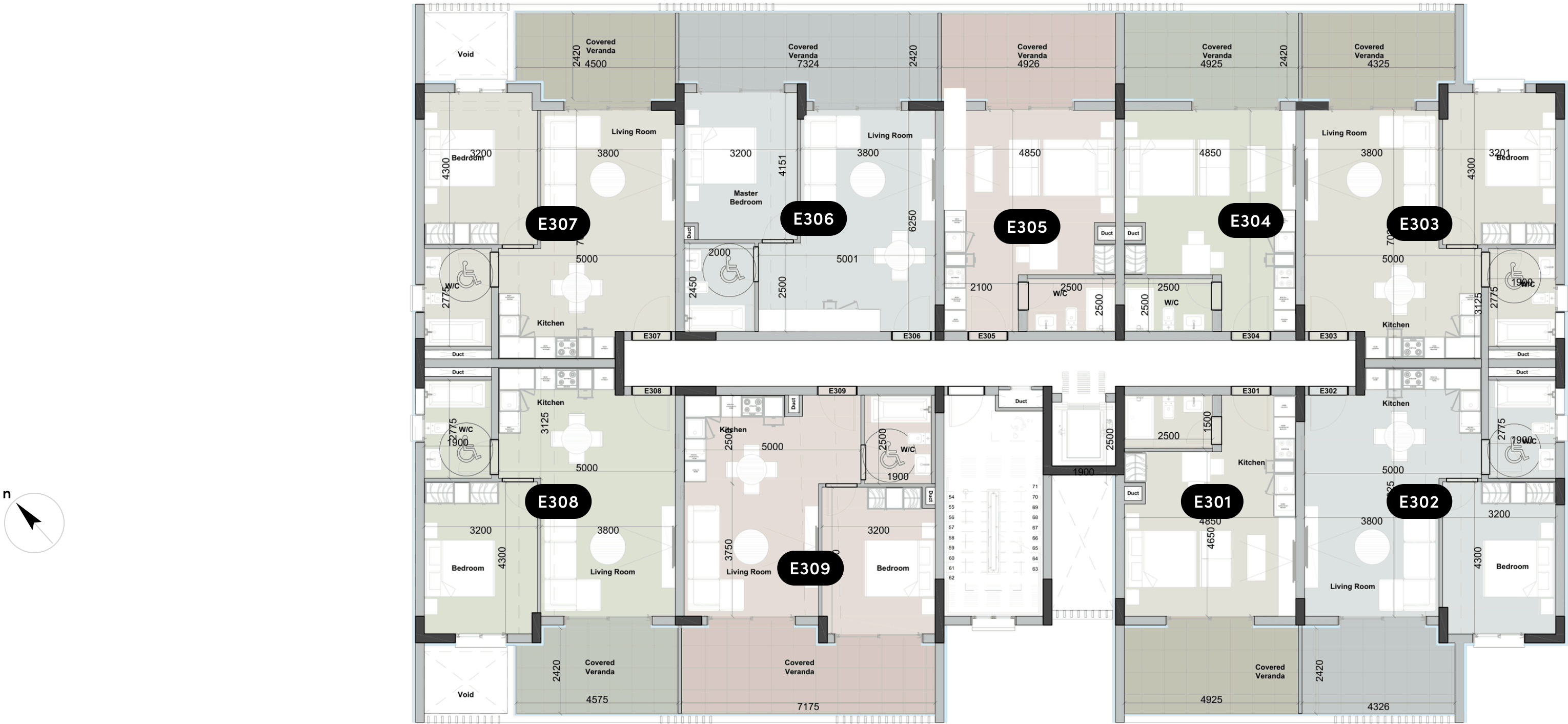
block e — second floor plan.

E201 studio — 49.00 m² · E202 1 bed — 67.90 m² · E203 1 bed — 67.90 m² · E204 studio — 47.90 m² · E205 studio — 47.80 m² · E206 1 bed — 69.10 m² · E207 1 bed — 68.00 m² · E208 1 bed — 68.20 m² · E209 1 bed — 70.00 m²



block e — third floor plan.

E301 studio — 49.00 m² · E302 1 bed — 67.90 m² · E303 1 bed — 67.90 m² · E304 studio — 47.90 m² · E305 studio — 47.80 m² · E306 1 bed — 69.10 m² · E307 1 bed — 68.00 m² · E308 1 bed — 68.20 m² · E309 1 bed — 70.00 m²



signature finishes — smart.

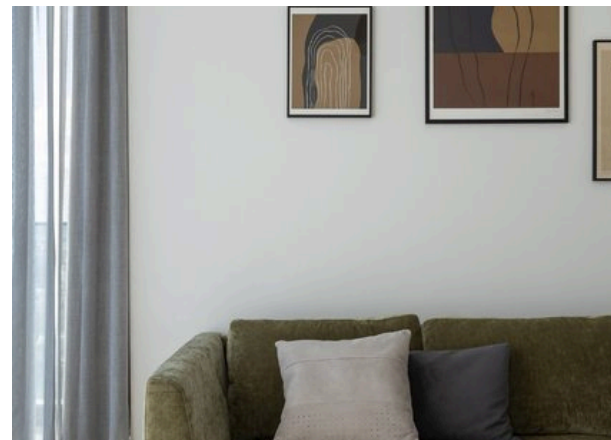
every home is delivered fully finished to bbf:’s smart specification, applied across the whole development — the same materials in every block.

- **living room, kitchen & bedrooms** — laminated parquet flooring
- **bathrooms, floors & walls** — ceramic tiles; high-standard european sanitary ware, glass shower screens
- **kitchen cabinets, wardrobes & internal doors** — melamine finish
- **entrance door** — security, fireproof
- **windows & balcony doors** — thermal aluminium frames with double glazing
- **verandas** — ceramic tiles; every home has a covered veranda

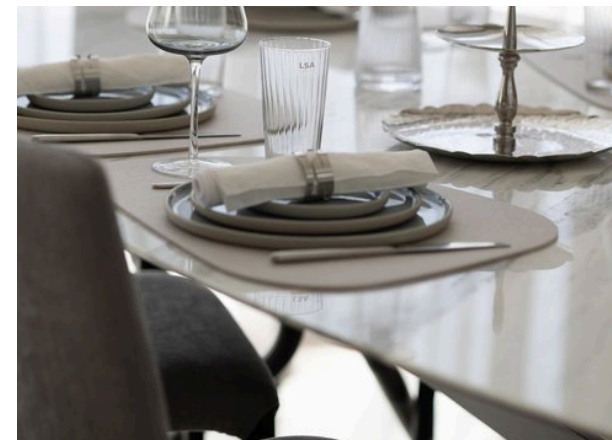
smart finishes package	fireproof security entrance door	european high-standard sanitary ware	double glazed thermal aluminium windows
--	--	--	---

inside the home.

clean surfaces, warm timber tones and generous light — interiors styled by bbf: design, who can furnish a home end to end, from concept to the final accessories.



living room
open and airy, filled with natural light



dining
a warm setting for everyday meals and guests



details
warm woods, soft textures, a calm palette



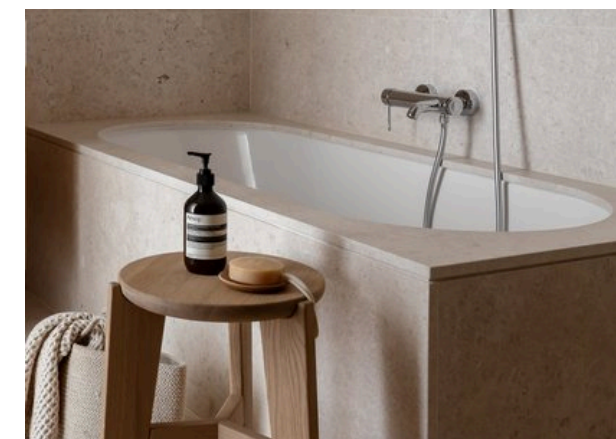
lounge corner
an easy place to unwind



bedrooms
sleek wardrobes and laminate parquet



reading nook
large windows, soft light



bathrooms
sleek surfaces, minimalist fittings



shower
clear glass screens, european fixtures

bbf:

:eden golf

Geroskipou · Paphos · Cyprus

for availability, prices and payment plans, please contact your
bbf: adviser.

Paphos office

Ave. Tombs of the Kings 7, 8045 Kato Paphos
+357 26 962 365 · paphos@bbf.com

bbf.com

build.
better.
future.