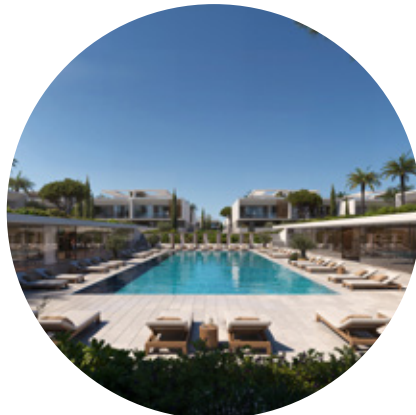
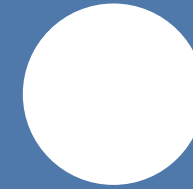




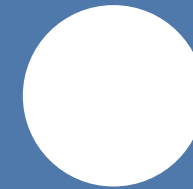
eden coast



bbf:



a beachfront residential community



eden coast

**coastal living,
twenty meters from
a Blue Flag beach**

eden coast is a contemporary beachfront development located in Geroskipou, on the western coast of Paphos. Set just twenty meters from a Blue Flag beach and seven minutes from the city center, it combines direct sea access with everyday convenience. The project blends modern architecture, hotel-level amenities and a calm coastal atmosphere to create a complete residential experience.



**a mix of
apartments
and private-
pool villas**

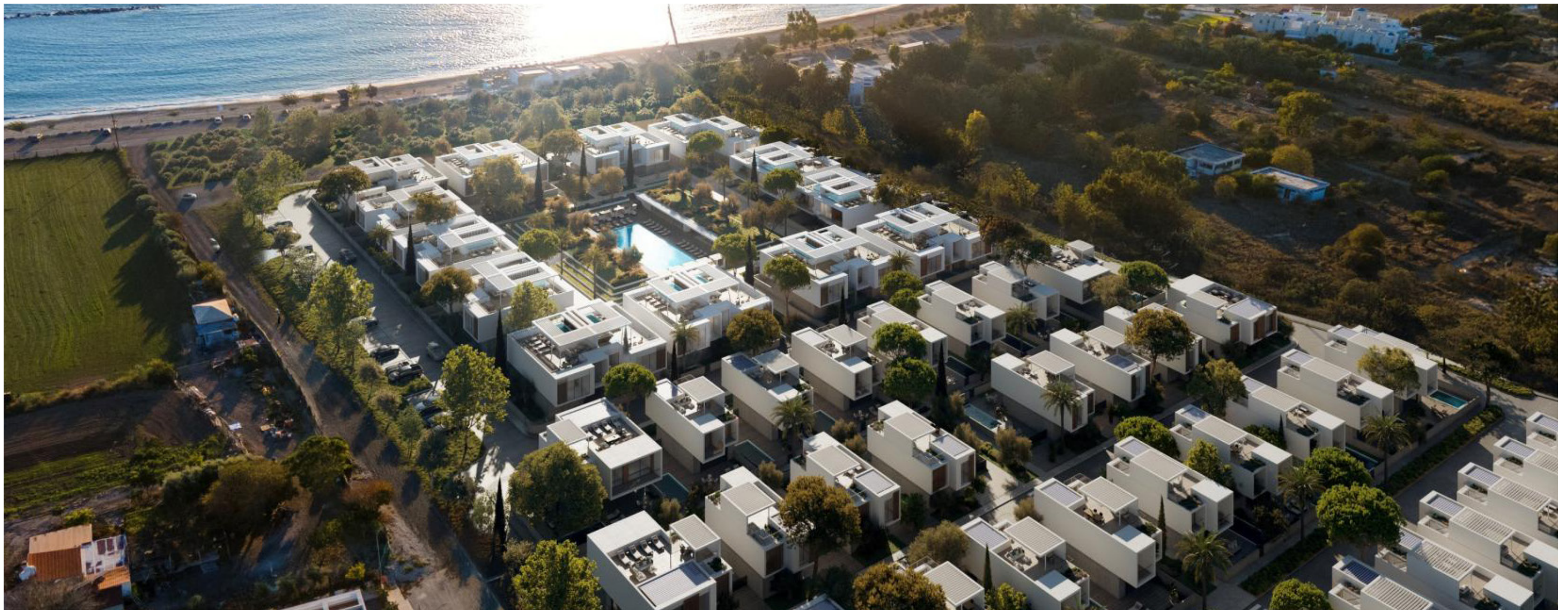
The development offers spacious 2- and 3-bedroom apartments alongside an exclusive collection of villas, each with its own private swimming pool. Every home is designed around natural light, generous outdoor space and a connection to the surrounding landscape. Roof gardens, covered verandas and large glazed openings extend the living area outdoors and frame the Mediterranean setting.



major benefits

- Direct access to a Blue Flag beach, just 20 meters from the development
- Seven-minute drive to Paphos city center, ten minutes to Paphos International Airport
- Close to international schools, the university quarter and the Paphos marina
- Contemporary architecture with clean lines, natural materials and generous glazing

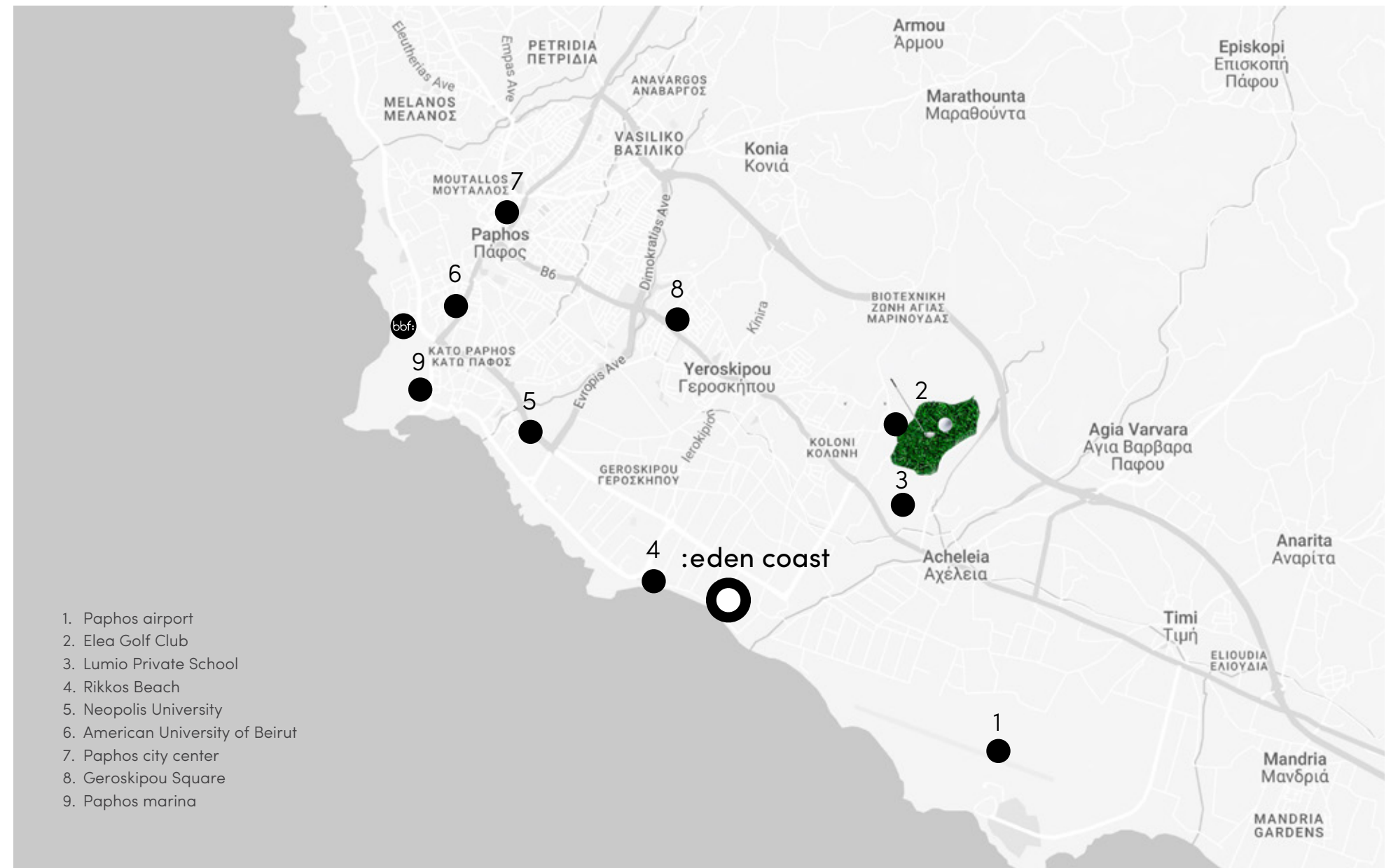
- Private swimming pools in every villa, plus two indoor parking spaces
- Exclusive access to Central Gardens: 25m outdoor pool, 18m indoor pool, gym, spa, kids' zone and co-working
- Energy-efficient A-rated construction with high-end interior specifications
- Secure environment with controlled access
- Strong appeal for permanent residence, holiday use and rental investment



:location

on the coast of Geroskipou, within easy reach of the whole island

:eden coast is positioned on the southwestern coast of Cyprus, with quick access to both Paphos and Limassol. Paphos International Airport is ten minutes away, while Limassol's business and lifestyle district can be reached in 45 minutes. The Akamas peninsula, Troodos mountains and the wider Paphos region – including beaches, national parks, golf courses and historical sites – are all within an hour's drive.

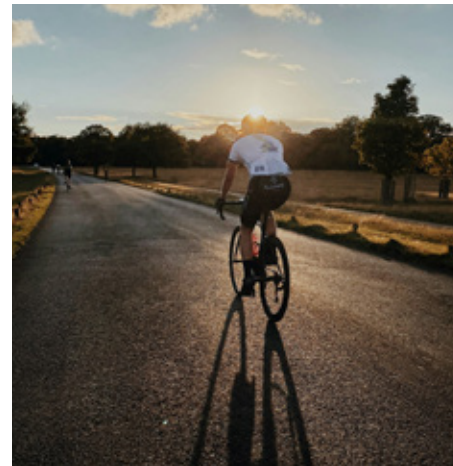


location

Geroskipou neighbourhood

a vibrant area combining heritage, beach life and modern infrastructure

Geroskipou is one of Paphos's most established and rapidly developing residential areas. It combines a traditional village character with full modern infrastructure: international schools, two universities, supermarkets, cafés and the Paphos marina are all within a short drive. The blue flag beaches of Rikkos and the wider Geroskipou coastline are at the doorstep, while Elea Golf Club, the historic center and the harbor are minutes away by car.



◉ exterior

contemporary architecture with clean lines, natural materials and generous glazing



*all 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

• exterior

**exclusive access to central gardens:
25 m outdoor pool, 18 m indoor pool,
gym, spa, kids' zone and co-working**



• exterior

private swimming pools in every villa, plus two indoor parking spaces



:amenities – central gardens

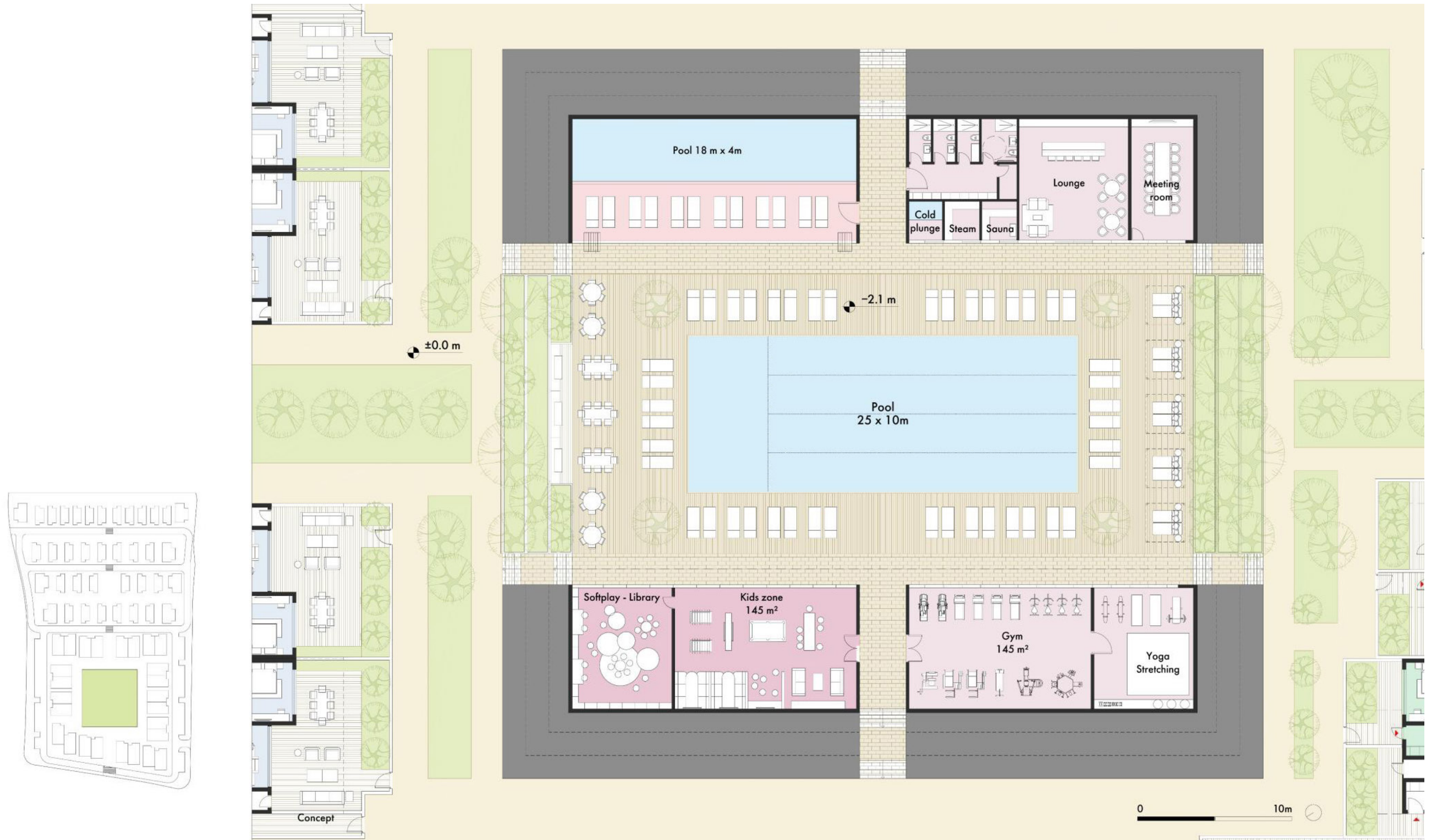
hotel-level amenities at the heart of the development

At the center of :eden coast, Central Gardens brings together the project's communal facilities in a single landscaped courtyard. Residents enjoy exclusive access to a 25-meter outdoor lap pool, an 18-meter indoor pool, a 145m² gym with a dedicated yoga and stretching area, a spa with sauna, steam and cold plunge, a kids' soft-play and library, plus a lounge, meeting room and co-working space.

- 25 m outdoor swimming pool
- 18 m indoor swimming pool
- 145 m² gym + yoga/stretching studio
- Spa with sauna, steam room and cold plunge
- Kids' zone and softplay/library
- Co-working, lounge and meeting room



amenities – central gardens



• the villas

four private-pool villas with rooftop gardens

The villa collection at :eden coast offers four exclusive homes, each with a private swimming pool, two covered parking spaces and a rooftop garden. All villas feature double-height living spaces, generous covered verandas at front and back, and rooftop areas designed for entertaining and outdoor lounging.



• the apartments

ground-floor gardens and first-floor roof terraces with private pools

Blocks A, E and M each contain four apartments — two on the ground floor and two on the first. Ground-floor 2-bedroom apartments with private gardens. First-floor 3-bedroom apartments include a private rooftop pool, roof garden and interior space — effectively combining apartment living with villa-style outdoor space.



masterplan



choice of properties

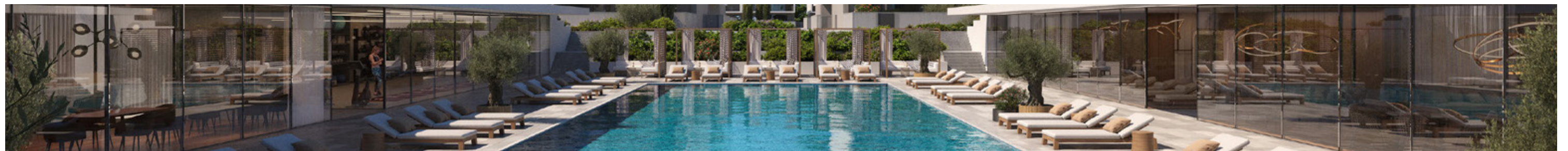
residential – block a, e

floor	unit no	property type	bedrooms	bathrooms	private swimming pool	park spaces	private interior (gross area) m ²	covered veranda m ²	sellable auxiliary m ²	storage at ground m ²	other covered area at ground m ²	uncovered veranda at the ground m ²	roof garden m ²	plot area m ²	total area m ²
block a								block a							
ground	A001	apartment	2	2		1	102.70	37.20		8.30	6.10	12.80		250.00	167.10
	A002	apartment	2	2		1	102.70	37.20		8.30	6.10	12.80		250.00	167.10
1st	A101	penthouse	3	3	yes	1	119.80	38.20	2nd 5.40	2.50	10.40		115.00		291.30
	A102	penthouse	3	3	yes	1	119.80	38.20	2nd 5.40	2.50	10.40		115.00		291.30
block e								block e							
ground	E001	apartment	2	2		1	102.70	37.20		8.30	5.60	10.80		260.00	164.60
	E002	apartment	2	2		1	102.70	37.20		8.30	5.60	10.80		255.00	164.60
1st	E101	penthouse	3	3	yes	2	119.80	38.20	2nd 5.40	2.50	10.80		115.00		291.70
	E102	penthouse	3	3	yes	2	119.80	38.20	2nd 5.40	2.50	10.80		115.00		291.70

villas – H31, H32, H33, H34

floor	unit no	property type	bedrooms	bathrooms	private swimming pool	park spaces	private interior (gross area) m ²	covered veranda at the back m ²	sellable area (1+2+3) m ²	covered veranda at the front entrance m ²	uncovered veranda m ²	roof garden m ²	plot area m ²	total area m ²
ground	H31	house	4	4	yes	2	110.60	35.80	162.90	16.50	80.90	87.00	360.00	330.80
1st							129.00	12.90	141.90					141.90
total							239.60	48.70		16.50	80.90	87.00	360.00	472.70
ground	H32	house	3	3	yes	2	79.80	13.60	104.30	10.90	74.60	54.00	291.00	232.90
1st							91.70	11.50	103.20					103.20
total							171.50	25.10	207.50	10.90	74.60	54.00	291.00	336.10
ground	H33	house	3	3	yes	2	79.80	13.60	104.30	10.90	74.60	54.00	291.00	232.90
1st							91.70	11.50	103.20					103.20
total							171.50	25.10	207.50	10.90	74.60	54.00	291.00	336.10
ground	H34	house	3	3	yes	2	79.80	13.60	104.30	10.90	74.60	54.00	291.00	232.90
1st							91.70	11.50	103.20					103.20
total							171.50	25.10	207.50	10.90	74.60	54.00	291.00	336.10

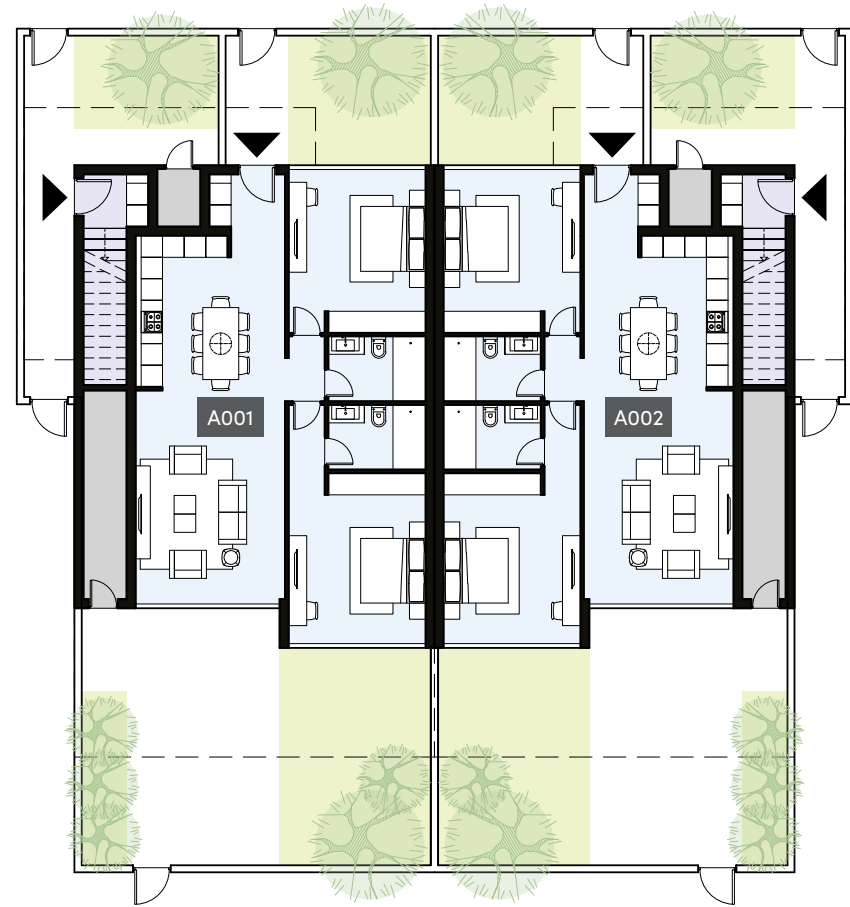
note: the areas stated above may slightly differ upon issuance of relevant authority permits



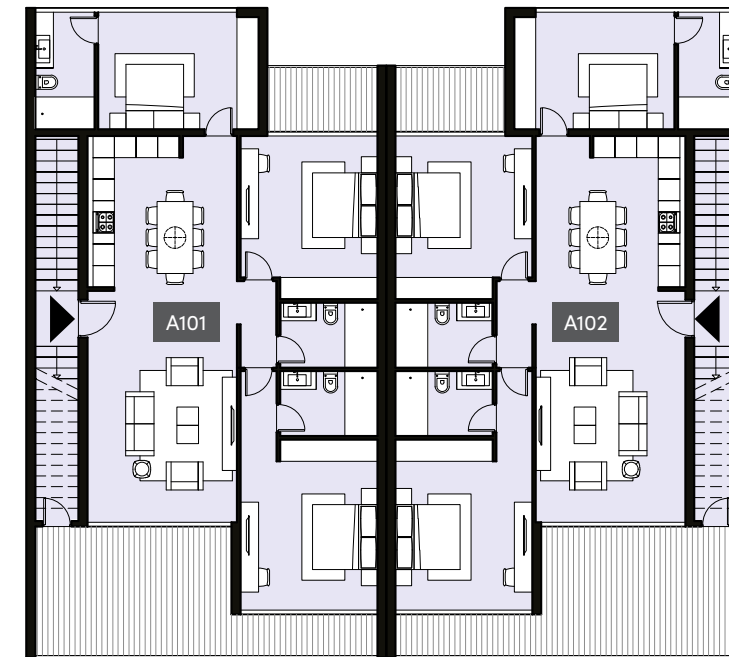
• floor plans block a



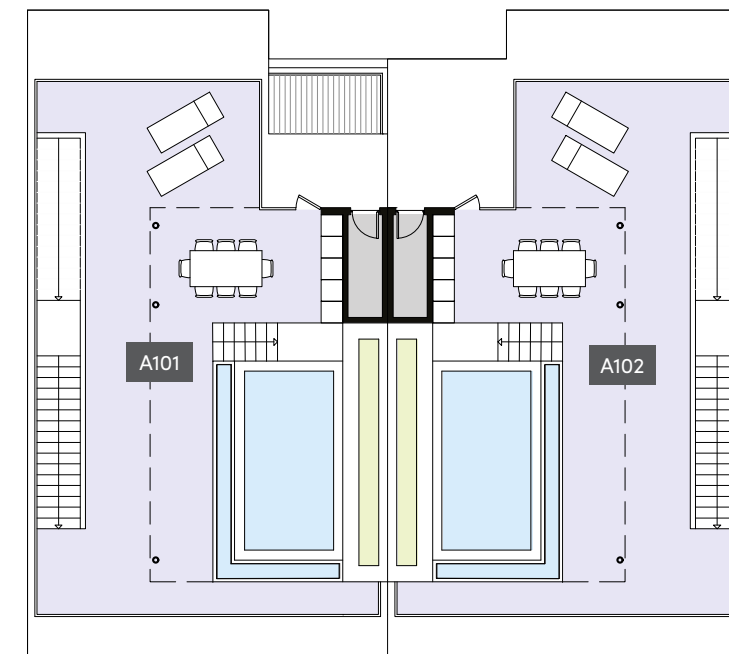
ground floor



1st floor

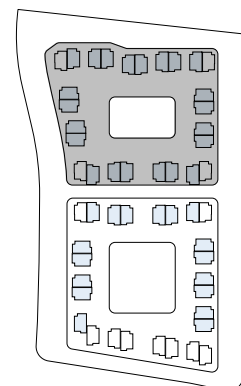


roof garden



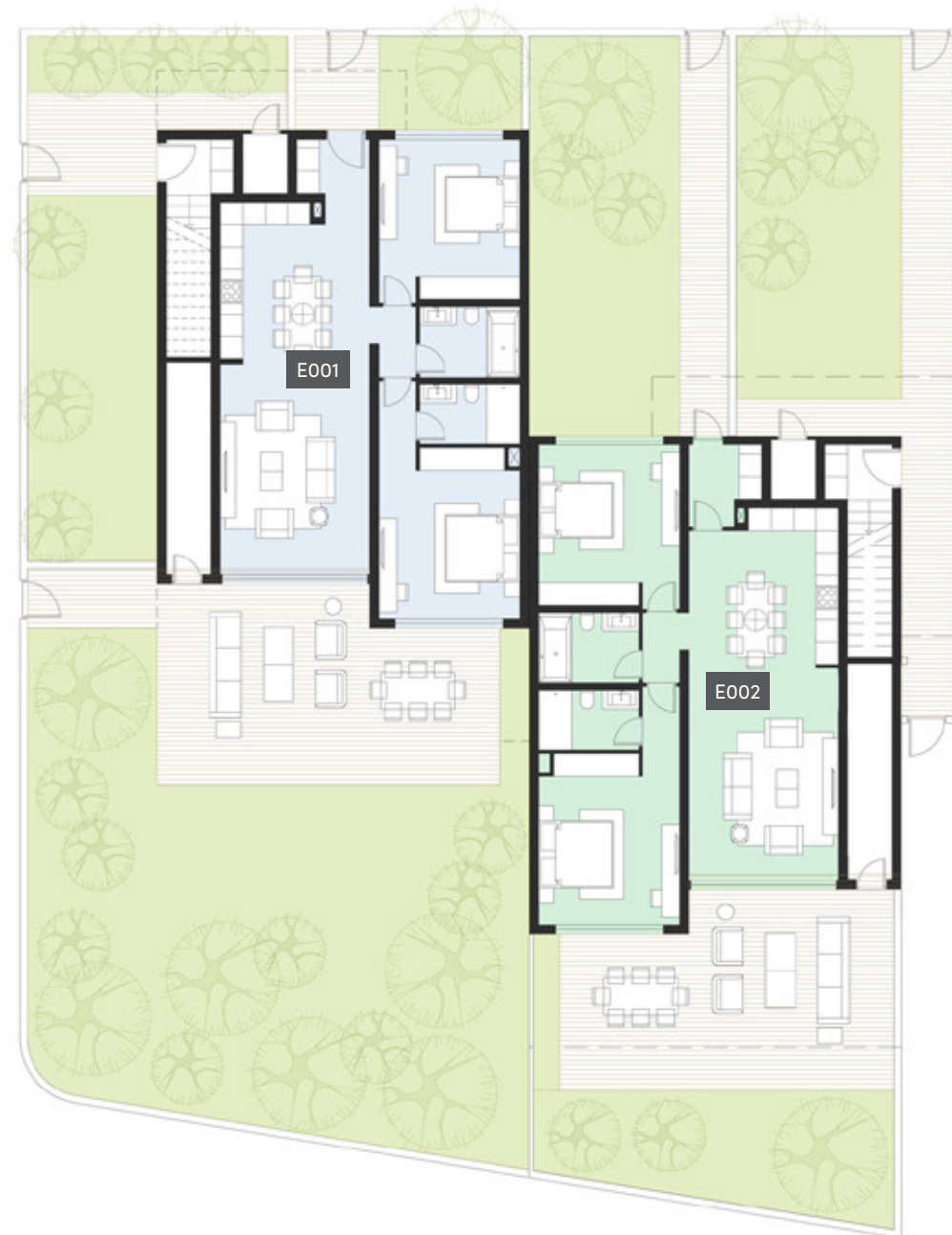
block a

unit N°	total area m ²
A001	167.10
A002	167.10
A101	291.30
A102	291.30



• floor plans block e

ground floor



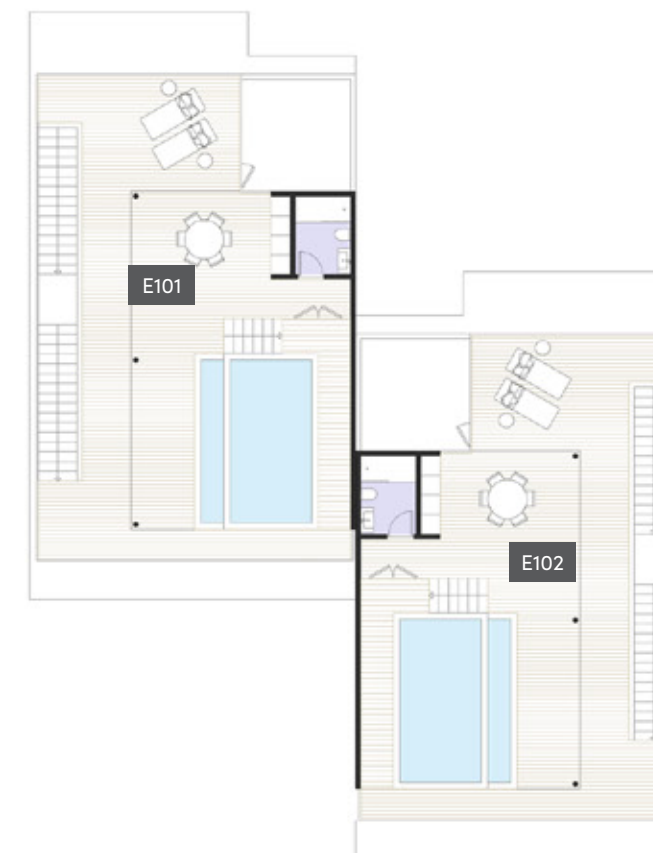
block e

unit N°	total area m ²
E001	164.60
E002	164.60
E101	291.70
E102	291.70

1st floor



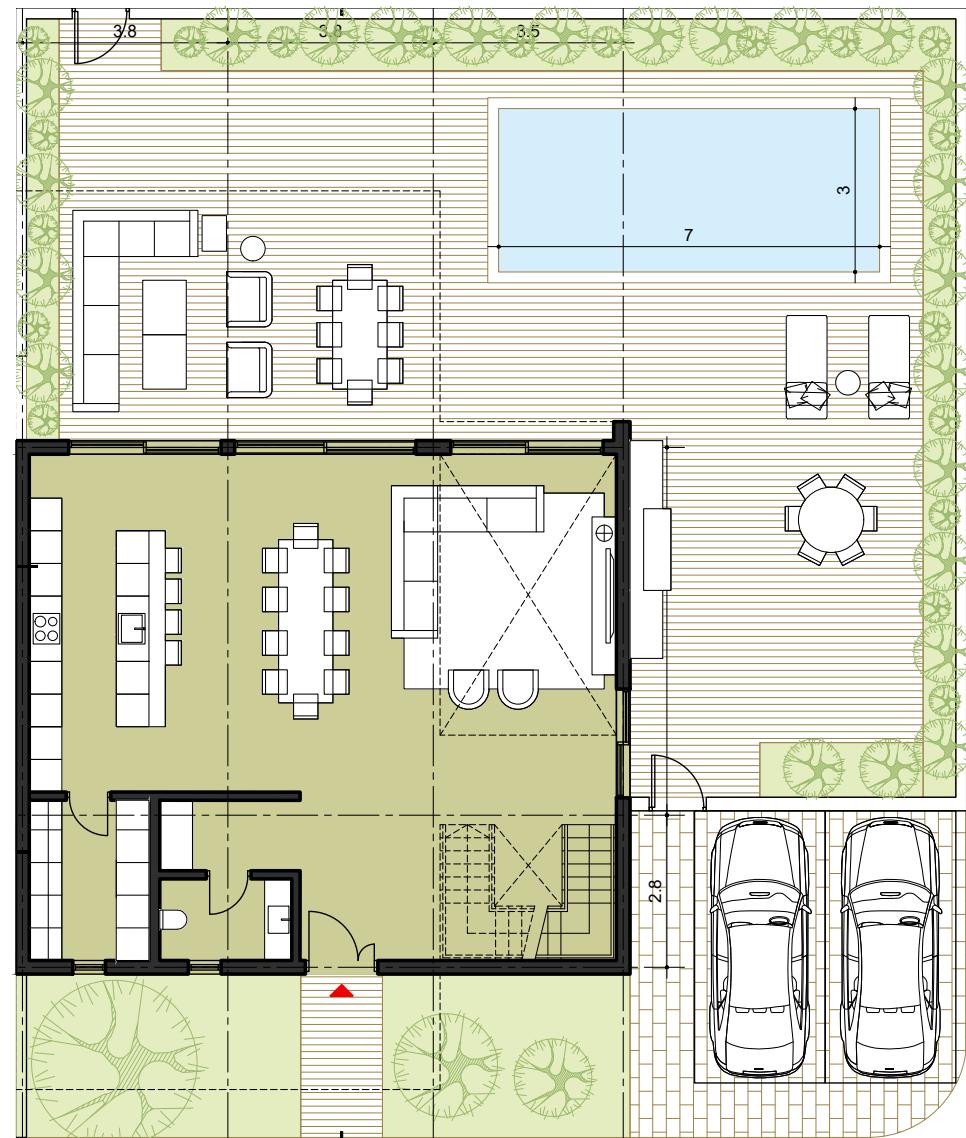
roof garden



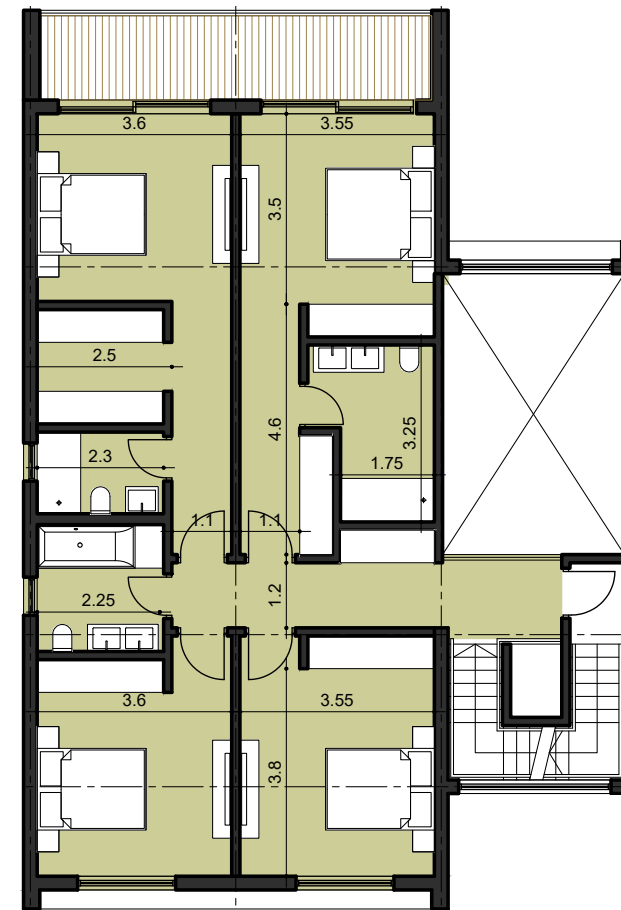
• floor plans villa H31



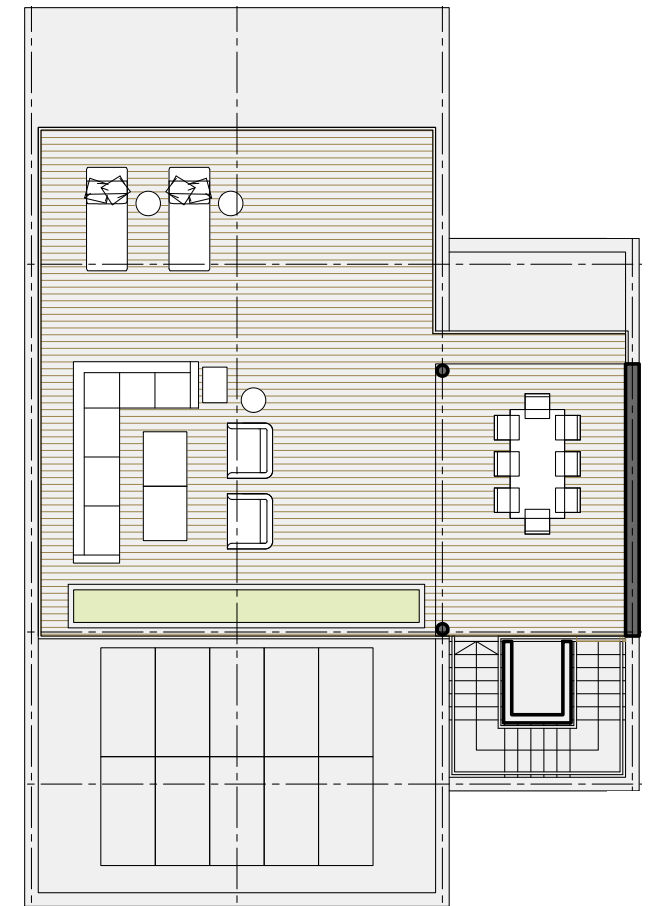
ground floor



1st floor



roof garden



pergola



floor	unit N°	total area m ²
ground		330.80
1st	H31	141.90
total		472.70

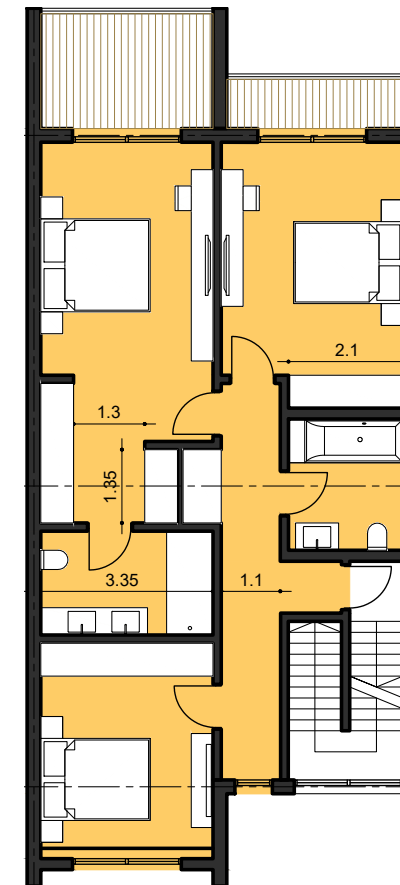
• floor plans villas H32, H33, H34



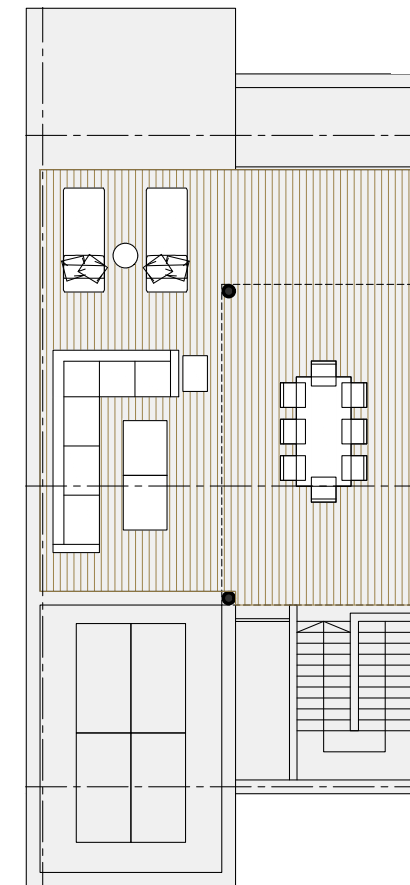
ground floor



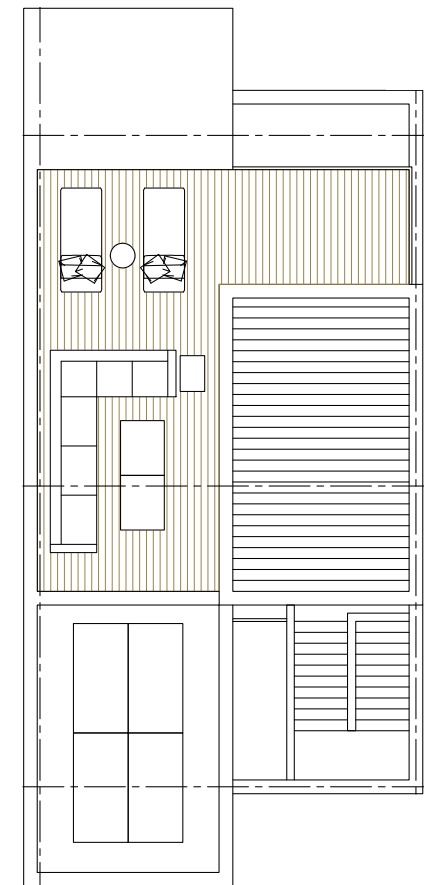
1st floor



roof garden



pergola



floor	unit N°	total area m ²
ground		232.90
1st	H32	103.20
total		336.10
ground		232.90
1st	H33	103.20
total		336.10
ground		232.90
1st	H34	103.20
total		336.10

• internal infrastructure

signature amenities designed to suit all tastes and preferences

sauna



swimming pool



gym



• internal infrastructure

co-working spaces



introducing a variety of new facilities to enhance your well-being and happiness

yoga room



kids area





• signature finishes

bbf: elegance

Every property is delivered with signature top standard finishes:

- Fully completed finishings
- Semi-solid parquet floors in each room
- Marble floor and walls in the toilets and bathrooms
- High ceilings (3.15 m)
- Security and fireproof entrance doors
- Water heated floors
- Air conditioning
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets
- High standard wardrobes from European brands
- Soft closers
- Door stoppers

note: movable furniture, home appliances & interior items are extras



bbf:

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