

Georgia 12 A&B

📍 Geroskipou | Pafos



The Project

Georgia 12 A&B

Total Units, 6 luxury Apartments

A collection of modern 1-bedroom and 2-bedroom apartments designed for comfortable living and smart investment.

Prime location, contemporary design, and quality construction tailored for modern lifestyles.

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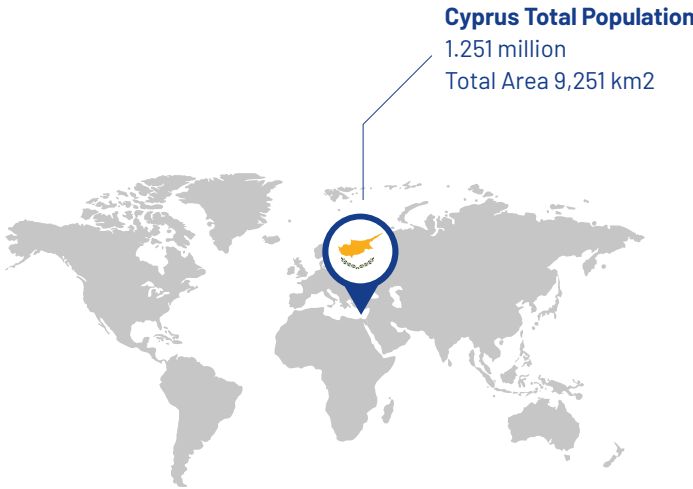
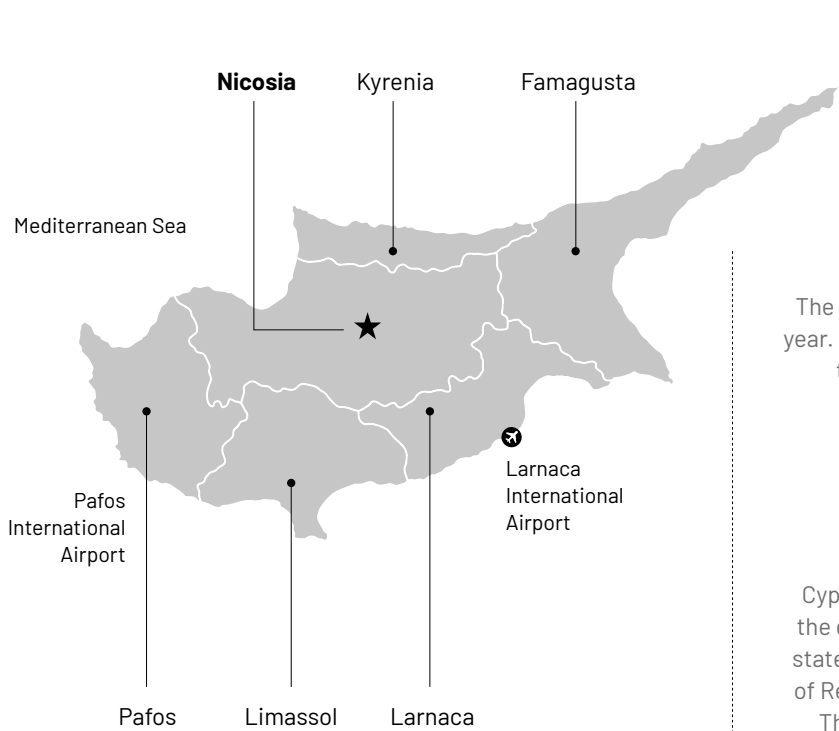
1-2
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85m²
Area Size

Location
Geroskipou



Cyprus



THE CLIMATE

The island benefits from over 300 days of sunshine per year. It has the warmest climate (and warmest winters) in the Mediterranean part of the European Union.



SYSTEM OF GOVERNMENT

Cyprus is an independent and sovereign republic with the elected president (5 year election cycle) as head of state. The legislation power lies with the elected House of Representatives and appointed council of ministers. The legal system is based on the British/European system. Cyprus is a member of the U.N., the British Commonwealth, the European Union, World Bank & I.M.F.



LANGUAGE

Main language to be spoken in Cyprus is Greek, but over 85% of the population speaks English as Cyprus was once an English colony. Most of the shop signs, street signs are all in English.



CURRENCY AND BANKING

The Cyprus banking system is very similar to the English system. You can open your own local bank account, offering you all privileges as at home, like cheque book, visa/master card, cash card, overdraft limit etc. There are many international banks throughout the island. Most credit cards are accepted and used in Cyprus. The currency system is Euros.



Friendly Locals



Excellent Healthcare



76 Blue Flag Beaches

Cyprus, the third largest island in the Mediterranean. For thousands of years it was an important trading center due to its location at the crossroads of Europe, Africa and Asia. It has become a leading travel destination, due to its excellent climate. Cyprus joined the EU in May 2004 which means it can offer unique opportunities for those wishing to safely acquire real estate at extremely favourable prices. Combined with a wide variety of natural beauty, famous historical sights and archeology, beautiful beaches, rich culture, and above all, friendly and welcoming local people, it offers the perfect location for the purchase of a property for holiday, permanent residence or future investment.



AIR TRAVEL

In Cyprus there are two International Airports at Larnaca and Pafos. Pafos International Airport is only 20 minutes from the town center, the transfer journey being much less stressful – therefore it is an ideal place for permanent or holiday purposes.



COASTLINE

648km Cleanest bathing water in Europe (European Environment Agency)

The Pafos Lifestyle

Pafos is found at the south-western end of Cyprus and is much sought-after as a destination for holidays or permanent residence. One of the main Pafos attractions lies in the relaxed atmosphere that typifies the Mediterranean way of life.

Pafos, a city rich in history, is the gem of Western Cyprus. Some of the world's most significant archeological sites and antiques are to be found in the Pafos region and the town is included in the UNESCO World Cultural Heritage list. Pafos won the title of European Capital of Culture 2017. To the east and west of Pafos the scenic coastline ranges from sandy covers to rugged cliffs and is perfect for lovers of the sun and water sports. Inland is the vast, rugged conservation area of Akamas Peninsula with its forests, vineyards and tiny traditional villages.

Beautiful countryside, a cosmopolitan resort, historic sights as well as sporting activities, the Pafos region has something for everyone at any time of the year. Whether you are a sun seeker, explorer or someone looking for a relaxing holiday with great scenery, there are so many reasons to visit this beautiful part of Cyprus. Pafos has quick and easy access to Limassol, Nicosia and the rest of Cyprus via the excellent motorway completed in 2006. It has its own International Airport conveniently located just 10km east of the town, situated away from the residential areas, with regular flights to Europe.

The area continues to thrive, and the growing demand for homes in Pafos will inevitably see ongoing development in the region.



Pafos Center
5 min



Airport
10 min



Kings Avenue Mall
8 min



Limassol
45 min



Blue Flag Beach
5 min



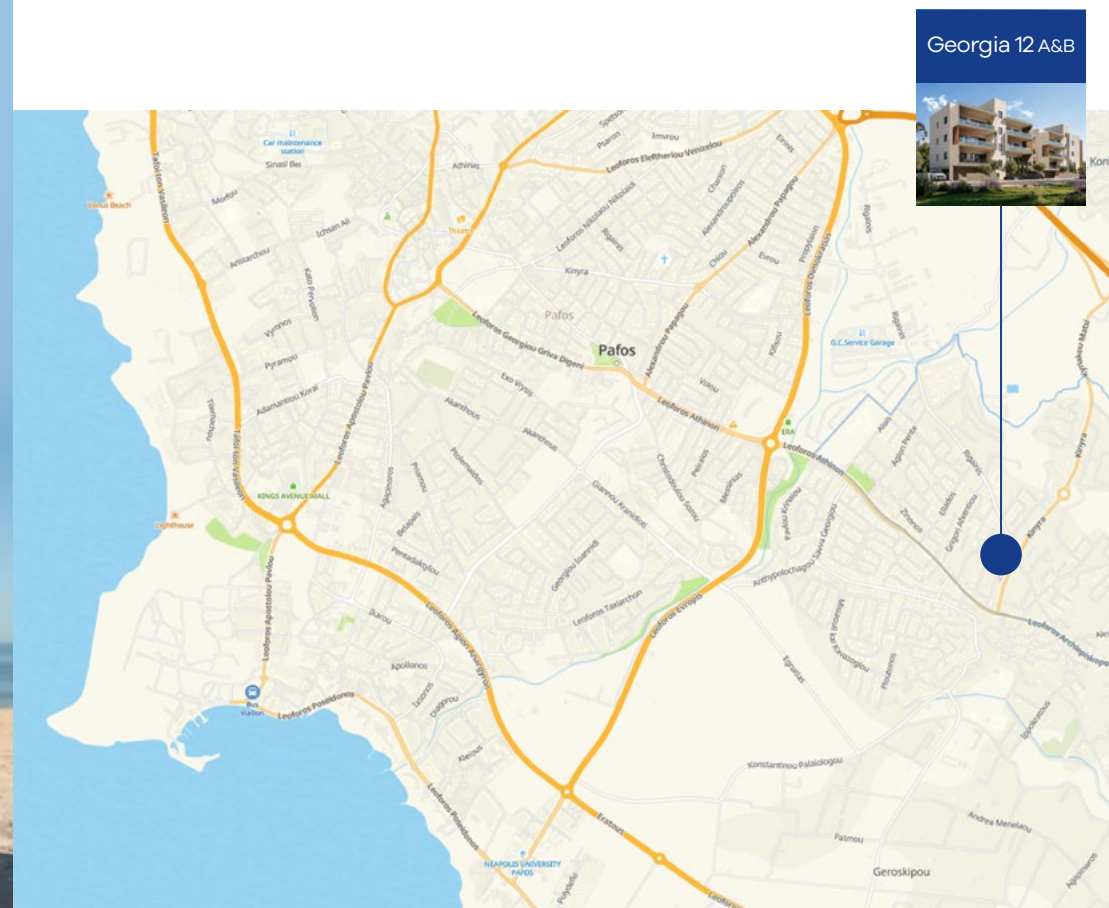
School
2 min



Hospital
3 min



Elea Golf Club
8 min



Geroskipou

Geroskipou (Yeroskipou)

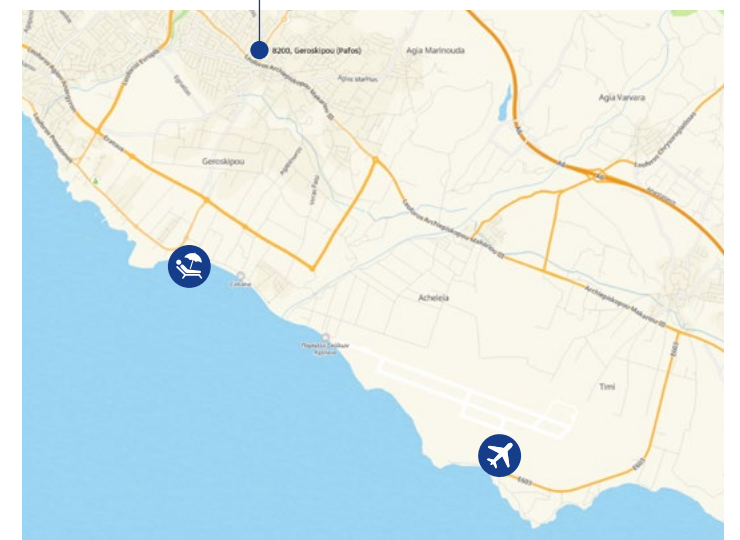
Where Mediterranean Living
Meets Everyday Convenience

Located just east of Pafos, Geroskipou is one of the district's most sought-after residential areas, offering the perfect balance between traditional Cypriot charm and modern convenience. Known for its welcoming community, excellent amenities and prime location, it has become a popular choice for both permanent residents and international property buyers. Residents enjoy easy access to everything they need, including supermarkets, cafés, restaurants, schools, banks and healthcare facilities, while Pafos Town, the picturesque harbour and Kings Avenue Mall are all just a short drive away. Pafos International Airport can also be reached in approximately 10 minutes, making travel effortless for homeowners and visitors alike. One of the area's biggest attractions is the beautiful Blue Flag Geroskipou Municipal Beach, renowned for its golden sands, calm crystal-clear waters and excellent facilities. Whether you enjoy swimming, water sports, beachfront dining or simply relaxing by the sea, the coastline is only minutes away.

Steeped in history and culture, Geroskipou is famous as the legendary "Sacred Garden of Aphrodite" and is home to the beautiful Church of Agia Paraskevi, one of Cyprus' finest examples of Byzantine architecture. The town also preserves its traditions through local markets, family-run tavernas and the world-famous Geroskipou Loukoumi (Cyprus Delight), produced here for generations. Families are particularly drawn to the area thanks to its parks, sports facilities and nearby attractions, including the popular Pafos Aphrodite Waterpark, while golf courses, marinas are all within easy reach.

Offering an exceptional lifestyle with excellent connectivity, a relaxed Mediterranean atmosphere and strong investment appeal, Geroskipou continues to be one of the most desirable locations to live and invest in the Pafos region.

Georgia 12 A&B



A Legacy of Trust & Excellent

SINCE 1961





Key Features

1-2 Bedroom Apartments

- 

Provision
for electric
car charger
- 

Energy
Class A
- 

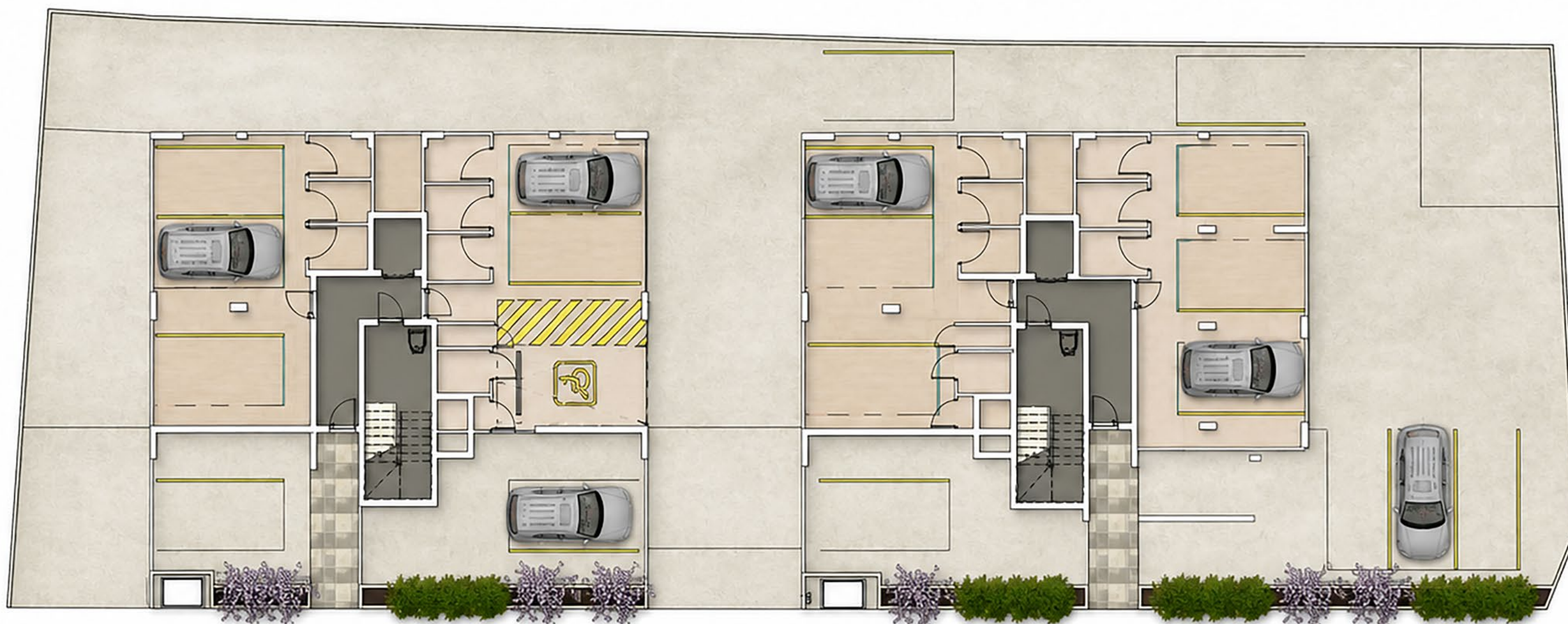
Individual
covered
parking
- 

Storage
space
for each
apartment



Block A

Block B



Block A

Block B



Georgia 12 A&B

Key Features

1-2 Bedroom Apartments



Option for
underfloor
heating



Option
for solar
panels



Built-in
wardrobes



Walking
distance to
amenities





Measurements

101	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking
102	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking
201	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking
202	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking
301	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking
302	2 Bedrooms	2 Bathrooms	85m ² Internal Area	106m ² Covered Area	Yes Storage	85m ² Covered Vernda	Yes Covered Parking

Technical Specifications



Structure

Reinforced concrete according to the drawings, the concrete code design and the anti-earthquake design rules and regulations. Lowest concrete strength C30.

Floors

Internal areas of villas and verandas paved with quality imported ceramic tiles from the company's range.

Walls (internal and external)

All the walls will be constructed with high quality hollow clay blocks. External walls will be 20 – 25 cm thick and the internal 10cm thick, 8cm of polystyrene thermal insulation will be installed in all external walls. Special crack control plastic lath will be installed at all concrete/brick connections and all wall repairs (e.g. cuts for electrical/mechanical piping).

Kitchen Walls

Quality ceramic wall tiles between the cupboards and kitchen counter from the company's range Smooth plaster finish and three coats of emulsion paint in all other areas.

Bathroom Walls

Quality ceramic wall tiles up to the height of the door from the company's range with smooth plaster finish and three coats of emulsion paint above the door.

Plastering | Painting

Internal surface will be plastered with three coats of smooth plaster and three coats of emulsion paint. Externally all surfaces will be plastered and will be

painted with three coats of acrylic paint or with textured paint according to the Vendor's choice and to the requirements of the town planning authorities.

Ceilings

The ceiling will be of good quality fair-faced concrete finish with spatula and three coats of quality emulsion paint

Entrance Door

The main entrance door will be high quality fire resistance aluminum door. Quality security lock will be fitted.

Windows-doors (ext.)

All external windows and sliding doors will be in thermal aluminum and have double glazing for improved thermal insulation and soundproofing. Aluminum frame sections will have provisions for future installation of fly screens. The color of the aluminum will be decided by the Vendor and will be according to the requirements of the town planning authority.

Internal Doors

All internal doors will be semi-solid flush doors. The Vendor can choose from the company's range.

Wardrobes

All wardrobes will be made of melamine skeleton. The cupboard doors will be from melamine wood selected by the Vendor from the company's range. Internally they will include hanging rails, shelves and drawers as per drawings.

Kitchen Fittings

Fitted high and low level cupboards made of melamine framework. All cupboard doors and side exposed panels will be made of melamine wood from the company's range. Worktops of elegant granite finish (€ 200/m) and quality acrylic sink with 3-way mixer tap. Electric and/or plumbing provisions for fridge, washing machine, dish washer, built-in hob, hood and oven are included as shown on the drawings (appliances are not included).

Sanitary Fittings

Sanitary fittings are all quality and will be fitted and installed according to European standards including single lever mixer taps and shower (4,000 euros). Elegant shower screen with aluminum will be fitted to all shower trays. Soap and toilet paper holders as well as towel rails and mirrors will be fitted.

Plumbing / Drainage

PVC pipes will be used for the drainage system and will be connected to the sewage system of the house. Hot & cold water supply will be done with the leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the unique advantage to repair by pulling out the pipe from its conduit pipe preventing the need to break floors and walls. Heavy duty water tank complete with solar heating and immersion heater are included. Pressurized system for both hot and cold water with pressure pump is also included. Separate pipes will be installed for drinking water.

Insulation

- The roof will be insulated with 8 cm polystyrene, topped with sloped concrete for drainage, and finished with a bituminous reinforced polyester membrane for waterproofing.

- The entire structure will be thermally insulated to meet the requirements of the EPBD of the MCIT of Cyprus and will have energy efficiency of grade A.

Electrical Mechanical Services

All electrical works will be carried out according to the floor plans, and will be approved by the Electricity Authority of Cyprus. 13 amp socket outlets on 30 amp ring main circuits. TV and telephone points will be provided to the living room & to all bedrooms. Cover plates for the switches, sockets, T. V. & telephone points will be in white plastic.

Electrical Mechanical Services

Provision for Air-conditioning split units in bedrooms and in living/dining areas, including wiring, drainage and piping according to the EU standards are included.

External Works

Sewage

Treated water will be reused for irrigation. A biological treatment system will be installed to ensure adequate water quality.

Boundaries

The property boundaries will be constructed / installed as clearly marked on the drawings.

Driveway

The driveway will be built using reinforced concrete.

Wall Cladding

Part of the external walls of the building will be concrete/natural stone as shown on drawings.

Optional Extras Included

- BBQ
- External shower
- Concealed sanitary ware
- Swimming pool





+357 26 822 333

info@hadjidemosthenous.com

www.hadjidemosthenous.com



HADJIDEMOSTHENOUS
LTD

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