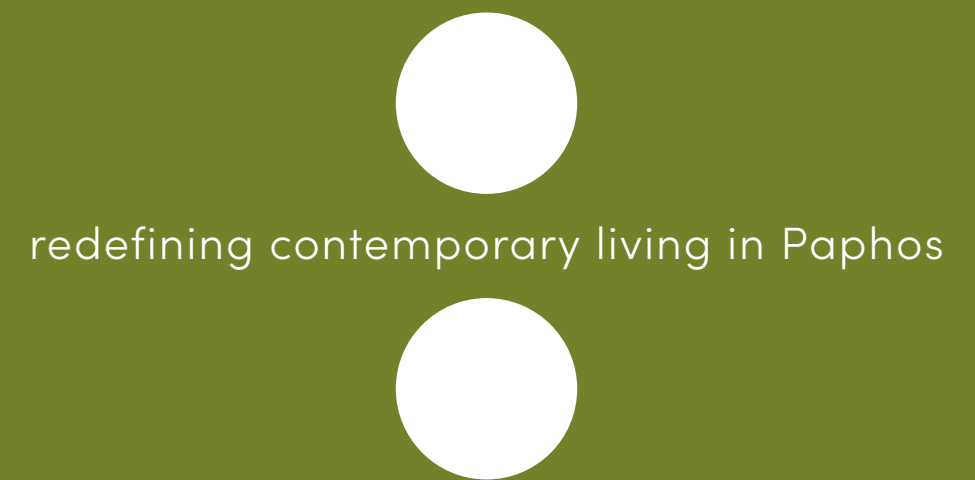




eden golf



bbf:



:eden golf

:eden golf is a visionary residential community located in the heart of Geroskipou, one of the most sought-after suburbs of Paphos.

Designed as a modern sanctuary, the project brings together contemporary architecture, lush landscapes, and state-of-the-art facilities to create a lifestyle of comfort, elegance, and well-being.



This landmark development introduces a new way of living on the western coast of Cyprus,

where Mediterranean charm, cultural heritage, and modern convenience blend seamlessly. With 300 residences across six buildings, a thoughtfully designed masterplan, and an array of wellness and leisure amenities, :eden golf is more than a home – it is a lifestyle destination.



major benefits

- Prime location in Geroskipou, just 5 minutes from Paphos's best beaches
- Fast access to Paphos International Airport (10 minutes), Limassol (45 minutes), and key highways
- Surrounded by top educational institutions, including Neapolis University and international schools
- Close proximity to Elea Golf Club, Paphos Marina, and the historic city centre
- Unique blend of coastal relaxation, cultural heritage, and urban convenience

- Modern architecture with clean lines, open spaces, and abundant natural light
- Wide range of residences: studios, 1-, 2-, and 3-bedroom apartments
- Large balconies with panoramic sea, garden, and golf course views
- Full range of on-site facilities: swimming pools, gyms, spas, jacuzzis, and elegant lobbies
- Provisions for A/C and underfloor heating with heat pump
- Excellent investment potential in one of Cyprus's fastest growing residential areas



• Paphos

Paphos – the cultural capital of Cyprus

Paphos, a UNESCO World Heritage city, is a destination where every street and shoreline tells a story. With its ancient archaeological sites, picturesque harbour, and cosmopolitan lifestyle, Paphos combines authenticity with sophistication.

But beyond its cultural charm, Paphos is also famous for its coastline – one of the most beautiful in Cyprus. Residents can enjoy golden sandy beaches, crystal-clear waters, and spectacular sunsets along the western coast. Popular beaches such as Rikkos Beach, Geroskipou Beach, and Alykes Beach are all just 5 minutes from Eden Golf, offering everything from tranquil swimming spots to vibrant beach cafés and water sports.

This perfect harmony between urban life and seaside leisure makes Paphos one of the most desirable places to live and invest in the Mediterranean.



:location

Geroskipou – a vibrant, evolving suburb

Just minutes from the city centre, Geroskipou offers the perfect balance between heritage and modern living. With its charming central square, traditional taverns, and centuries-old Byzantine churches, the area retains its authentic village soul while growing into a modern residential and leisure hub.

It is also home to beautiful Blue Flag beaches, the famous Sculpture Park, and new leisure facilities, making it an area full of life and opportunity. Conveniently located near schools, supermarkets, restaurants, and medical centres, Geroskipou offers a family-friendly, comfortable lifestyle within reach of everything.

- Distances from :eden golf**

 - Paphos Airport – 10 min
 - Elea Golf Club – 5 min
 - Rikkos & Geroskipou Beaches – 5 min
 - Paphos Marina – 15 min
- Neapolis University – 7 min
 - American University of Beirut – 7 min
 - Paphos City Centre – 8 min
 - Troodos Mountains – 60 min



: Geroskipou



•communal swimming pool

**2 large swimming pools
surrounded by lush greenery
and sun decks**



• exterior



• exterior

**Prime location in
Geroskipou, just 5 minutes
from Paphos's best beaches**



• exterior

Close proximity to Elea Golf Club, Paphos Marina, and the historic city centre



◉ exterior



• exterior



• resident facilities

**The building offers outdoor
2 swimming pools, 2 spas and
2 jacuzzis, secure covered parking,
2 fully equipped gyms**



choice of properties

block a

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
A101	Apartment	2	2		1	87.70	22.75	110.45		15.07	125.52
A102	Apartment	1	1		1	58.10	10.50	68.60		9.36	77.96
A103	Studio	Studio	1		1	34.40	12.20	46.60		6.36	52.96
A104	Apartment	2	2		1	85.90	28.10	114.00		15.56	129.56
A105	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
A106	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
A107	Apartment	1	1		1	52.20	15.90	68.10		9.29	77.39
A201	Apartment	2	2		1	87.70	22.75	110.45		15.07	125.52
A202	Apartment	1	1		1	58.10	10.50	68.60		9.36	77.96
A203	Studio	Studio	1		1	34.40	12.20	46.60		6.36	52.96
A204	Apartment	2	2		1	85.90	28.10	114.00		15.56	129.56
A205	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
A206	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
A207	Apartment	1	1		1	52.20	15.90	68.10		9.29	77.39
A301	Apartment	2	2		1	91.45	22.75	114.20	3.00	15.58	132.78
A302	Apartment	2	2		1	90.60	22.70	113.30	3.00	15.46	131.76
A303	Apartment	2	2		1	85.90	28.10	114.00	3.00	15.56	132.56
A304	Apartment	1	1		1	55.30	10.40	65.70	4.30	8.97	78.97
A305	Apartment	3	3		1	107.50	26.40	133.90	4.30	18.27	156.47

block b

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
B101	Apartment	2	2		1	87.70	22.75	110.45		15.07	125.52
B102	Apartment	1	1		1	58.10	10.50	68.60		9.36	77.96
B103	Studio	Studio	1		1	34.40	12.20	46.60		6.36	52.96
B104	Apartment	2	2		1	85.90	28.10	114.00		15.56	129.56
B105	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
B106	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
B107	Apartment	1	1		1	52.20	15.90	68.10		9.29	77.39
B201	Apartment	2	2		1	87.70	22.75	110.45		15.07	125.52
B202	Apartment	1	1		1	58.10	10.50	68.60		9.36	77.96
B203	Studio	Studio	1		1	34.40	12.20	46.60		6.36	52.96
B204	Apartment	2	2		1	85.90	28.10	114.00		15.56	129.56
B205	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
B206	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
B207	Apartment	1	1		1	52.20	15.90	68.10		9.29	77.39
B301	Apartment	2	2		1	91.45	22.75	114.20	3.00	15.58	132.78
B302	Apartment	2	2		1	90.60	22.70	113.30	3.00	15.46	131.76
B303	Apartment	2	2		1	85.90	28.10	114.00	3.00	15.56	132.56
B304	Apartment	1	1		1	55.30	10.40	65.70	3.00	8.97	77.67
B305	Apartment	3	3		1	107.50	26.40	133.90	5.50	18.27	157.67

block c

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
C101	Apartment	3	3		1	129.50	28.20	157.70		25.13	182.83
C102	Studio	Studio	1		1	34.00	11.90	45.90		7.31	53.21
C103	Apartment	2	2		1	79.50	17.30	96.80		15.43	112.23
C104	Apartment	2	2		1	86.50	28.10	114.60		18.26	132.86
C105	Apartment	1	1		1	59.00	15.90	74.90		11.94	86.84
C201	Apartment	3	3		1	129.50	28.20	157.70		25.13	182.83
C202	Studio	Studio	1		1	34.00	11.90	45.90		7.31	53.21
C203	Apartment	2	2		1	79.50	17.30	96.80		15.43	112.23
C204	Apartment	2	2		1	86.50	28.10	114.60		18.26	132.86
C205	Apartment	1	1		1	59.00	15.90	74.90		11.94	86.84
C301	Apartment	3	3		1	129.50	28.20	157.70	3.50	25.13	186.33
C302	Studio	Studio	1		1	34.00	11.90	45.90	3.00	7.31	56.21
C303	Apartment	2	2		1	79.50	17.30	96.80	3.00	15.43	115.23
C304	Apartment	2	2		1	86.50	28.10	114.60	4.50	18.26	137.36
C305	Apartment	1	1		1	59.00	15.90	74.90	4.80	11.94	91.64

block d

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
D101	Apartment	1	1		1	56.20	16.20	72.40		10.54	82.94
D102	Apartment	1	1		1	55.40	15.90	71.30		10.38	81.68
D103	Apartment	2	2		1	85.90	28.20	114.10		16.61	130.71
D104	Apartment	2	2		1	97.10	20.50	117.60		17.12	134.72
D105	Apartment	2	2		1	86.10	28.20	114.30		16.64	130.94
D106	Apartment	2	2		1	95.40	11.90	107.30		15.62	122.92
D201	Apartment	1	1		1	56.20	16.20	72.40		10.54	82.94
D202	Apartment	1	1		1	55.40	15.90	71.30		10.38	81.68
D203	Apartment	2	2		1	85.90	28.20	114.10		16.61	130.71
D204	Apartment	2	2		1	97.10	20.50	117.60		17.12	134.72
D205	Apartment	2	2		1	86.10	28.20	114.30		16.64	130.94
D206	Apartment	2	2		1	95.40	11.90	107.30		15.62	122.92
D301	Apartment	1	1		1	56.20	16.20	72.40		10.54	86.44
D302	Apartment	1	1		1	55.40	15.90	71.30		10.38	85.68
D303	Apartment	2	2		1	85.90	28.20	114.10	3.50	16.61	134.71
D304	Apartment	2	2		1	97.10	20.50	117.60	4.00	17.12	138.72
D305	Apartment	3	3		1	129.70	40.60	170.30	4.00	24.79	199.09
A304	Apartment	1	1		1	55.30	10.40	65.70	4.00	8.97	78.97
A305	Apartment	3	3		1	107.50	26.40	133.90	4.00	18.27	156.47

:choice of properties

block e

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
E101	Apartment	2	2		1	87.70	22.75	110.45		15.09	125.54
E102	Apartment	1	1		1	58.10	10.50	68.60		9.37	77.97
E103	Studio	Studio	1		1	34.40	12.20	46.60		6.37	52.97
E104	Apartment	2	2		1	85.90	28.10	114.00		15.57	129.57
E105	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
E106	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
E107	Apartment	1	1		1	52.20	15.90	68.10		9.30	77.40
E201	Apartment	2	2		1	87.70	22.75	110.45		15.09	125.54
E202	Apartment	1	1		1	58.10	10.50	68.60		9.37	77.97
E203	Studio	Studio	1		1	34.40	12.20	46.60		6.37	52.97
E204	Apartment	2	2		1	85.90	28.10	114.00		15.57	129.57
E205	Apartment	1	1		1	55.30	10.40	65.70		8.97	74.67
E206	Apartment	1	1		1	55.20	10.50	65.70		8.97	74.67
E207	Apartment	1	1		1	52.20	15.90	68.10		9.30	77.40
E301	Apartment	2	2		1	91.45	22.75	114.20	3.50	15.60	133.30
E302	Apartment	2	2		1	90.60	22.70	113.30	3.50	15.48	132.28
E303	Apartment	2	2		1	85.90	28.10	114.00	3.50	15.57	133.07
E304	Apartment	1	1		1	55.30	10.40	65.70	3.50	8.97	78.17
E304	Apartment	1	1		1	55.20	10.50	65.70	6.00	8.97	80.67
E306	Apartment	1	1		1	52.20	15.90	68.10		9.30	77.40

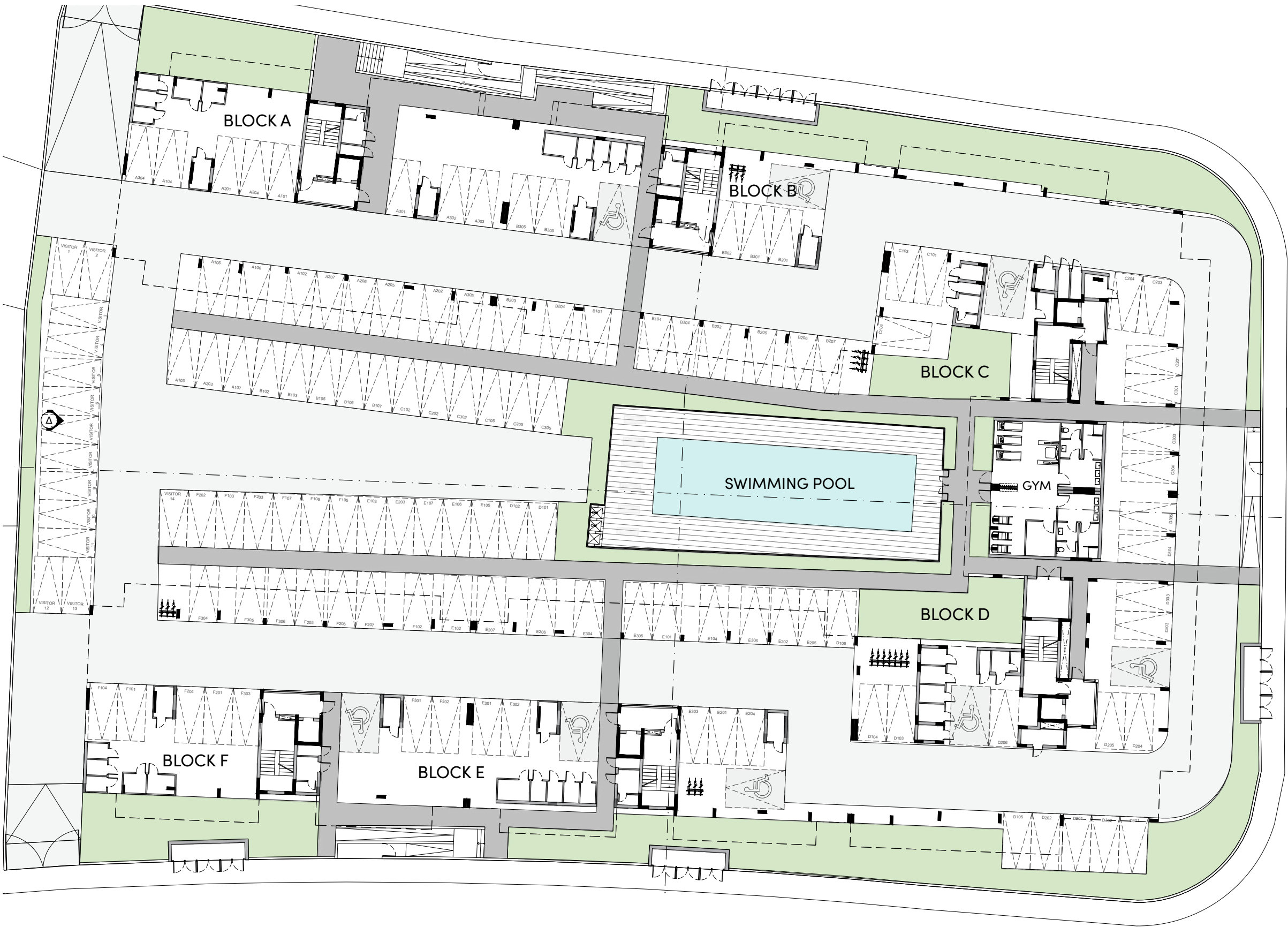
block f

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	PRIVATE POOLS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERAN-DA M²	SELLABLE AREA	STORAGE	COMMON AREA	TOTAL AREA M²
F101	Apartment	2	2		1	87.70	22.75	110.45		15.11	125.56
F102	Apartment	1	1		1	58.10	10.50	68.60		9.38	77.98
F103	Apartment	Studio	1		1	34.40	12.20	46.60		6.37	52.97
F104	Apartment	2	2		1	85.90	28.10	114.00		15.59	129.59
F105	Studio	1	1		1	55.30	10.40	65.70		8.99	74.69
F106	Apartment	1	1		1	55.20	10.50	65.70		8.99	74.69
F107	Apartment	1	1		1	52.20	15.90	68.10		9.32	77.42
F201	Apartment	2	2		1	87.70	22.75	110.45		15.11	125.56
F202	Apartment	1	1		1	58.10	10.50	68.60		9.38	77.98
F203	Apartment	Studio	1		1	34.40	12.20	46.60		6.37	52.97
F204	Apartment	2	2		1	85.90	28.10	114.00		15.59	129.59
F205	Studio	1	1		1	55.30	10.40	65.70		8.99	74.69
F206	Apartment	1	1		1	55.20	10.50	65.70		8.99	74.69
F207	Apartment	1	1		1	52.20	15.90	68.10		9.32	77.42
F301	Apartment	2	2		1	91.45	22.75	114.20	3.00	15.62	132.82
F302	Apartment	2	2		1	90.60	22.70	113.30	3.00	15.50	131.80
F303	Apartment	2	2		1	85.90	28.10	114.00	3.00	15.59	132.59
F304	Apartment	1	1		1	55.30	10.40	65.70	4.50	8.99	79.19
F305	Apartment	1	1		1	55.20	10.50	65.70	4.50	8.99	79.19
F306	Apartment	1	1		1	52.20	15.90	68.10		9.32	77.42



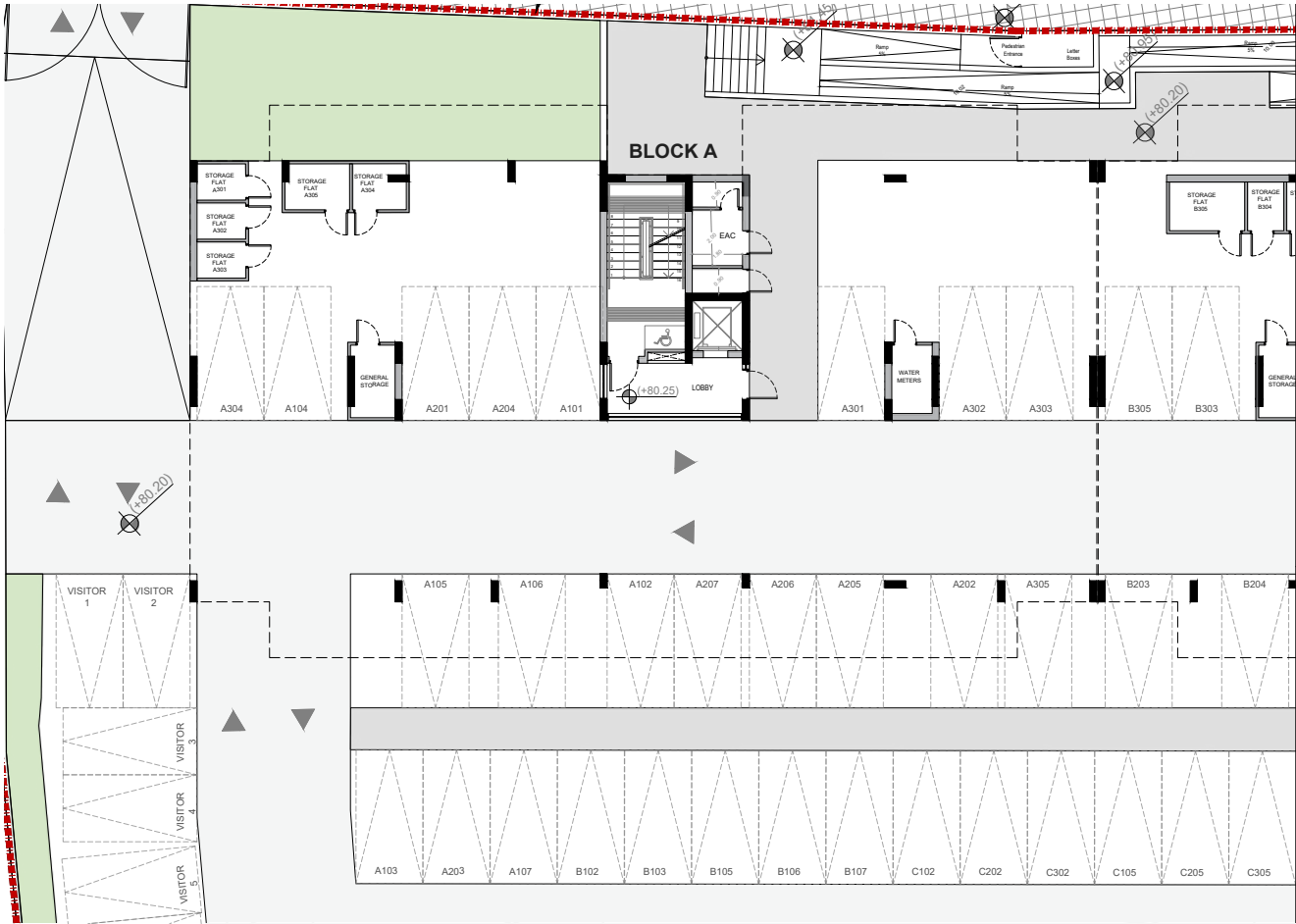
• master plan

ground floor



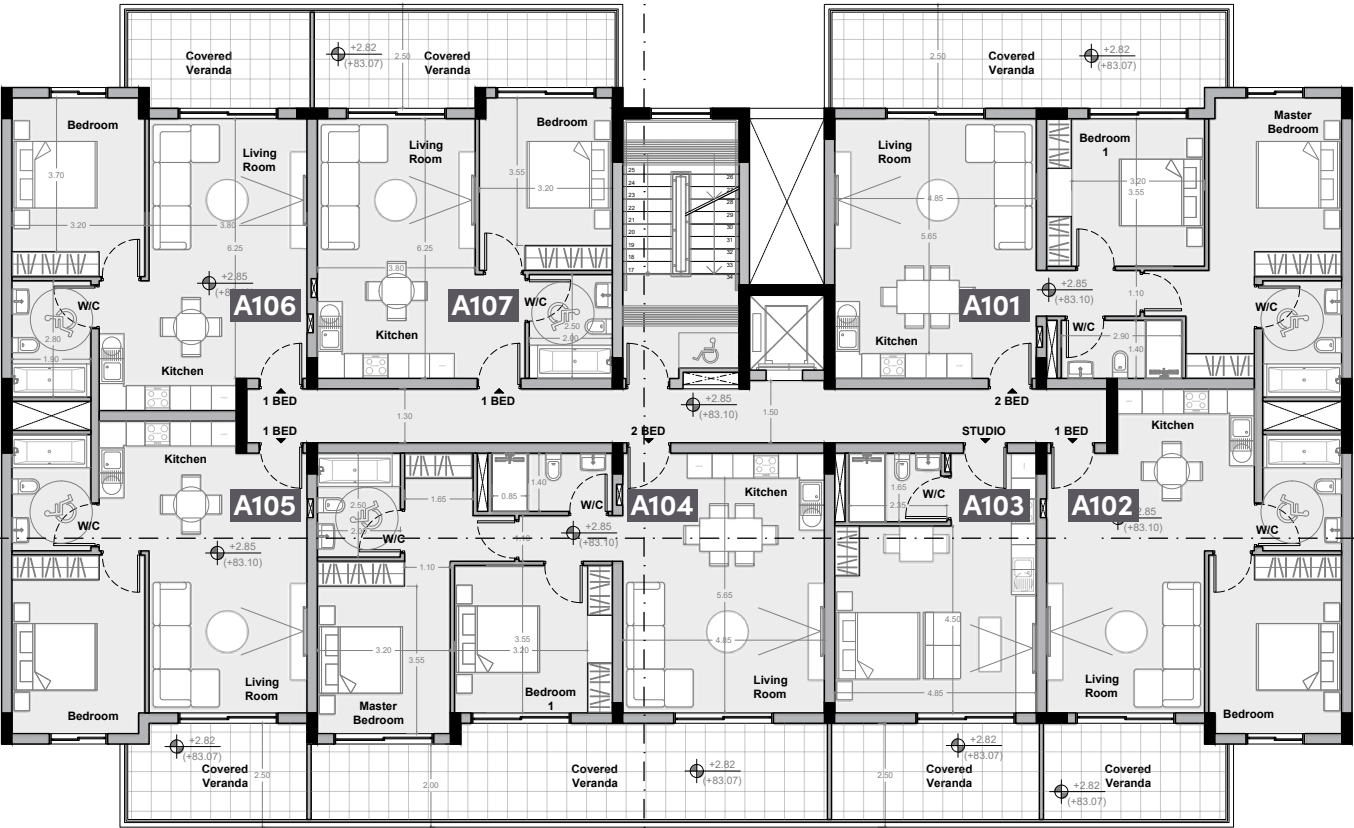
:block a

ground floor



:block a

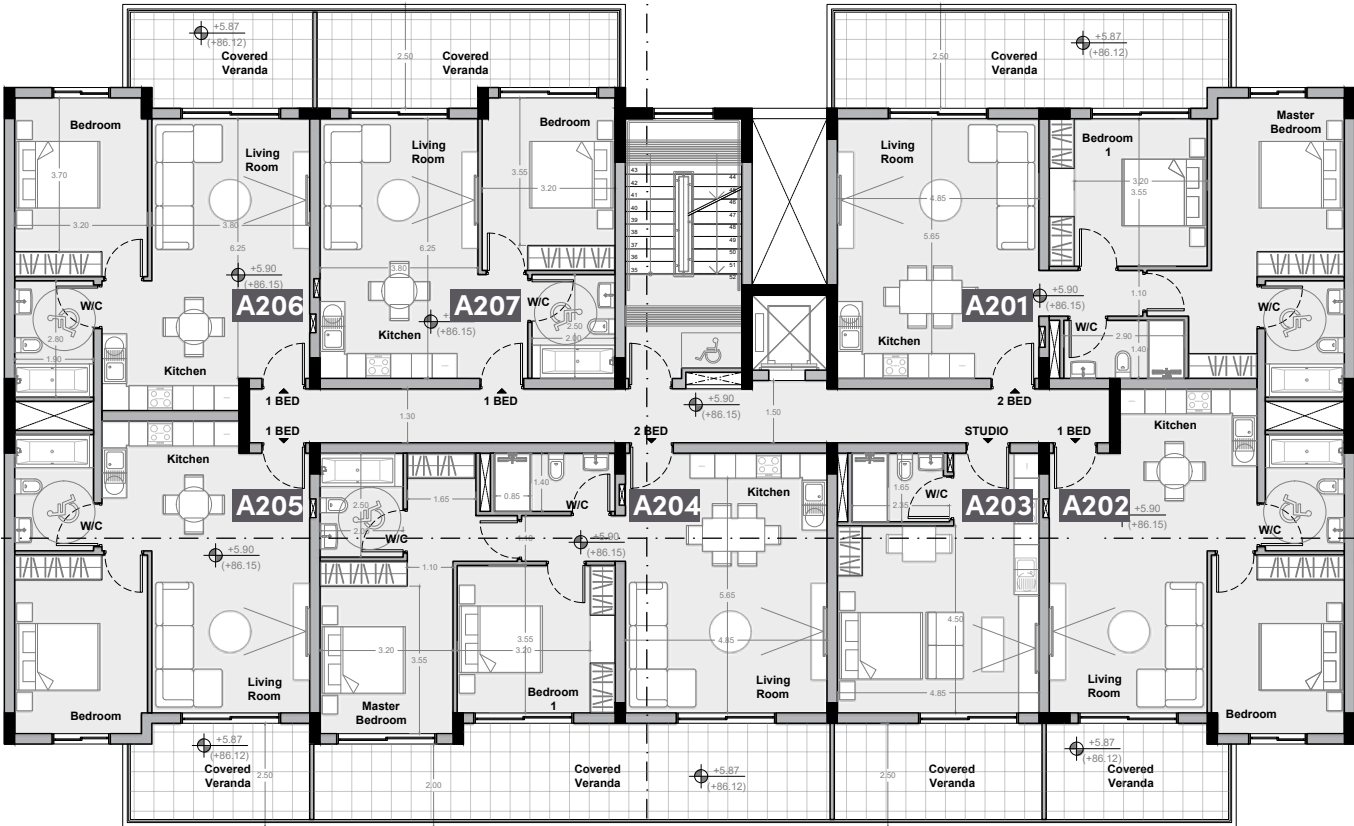
floor 1



UNIT N°	TOTAL AREA M²
A101	125.52
A102	77.96
A103	52.96
A104	129.56
A105	74.67
A106	74.67
A107	77.39

:block a

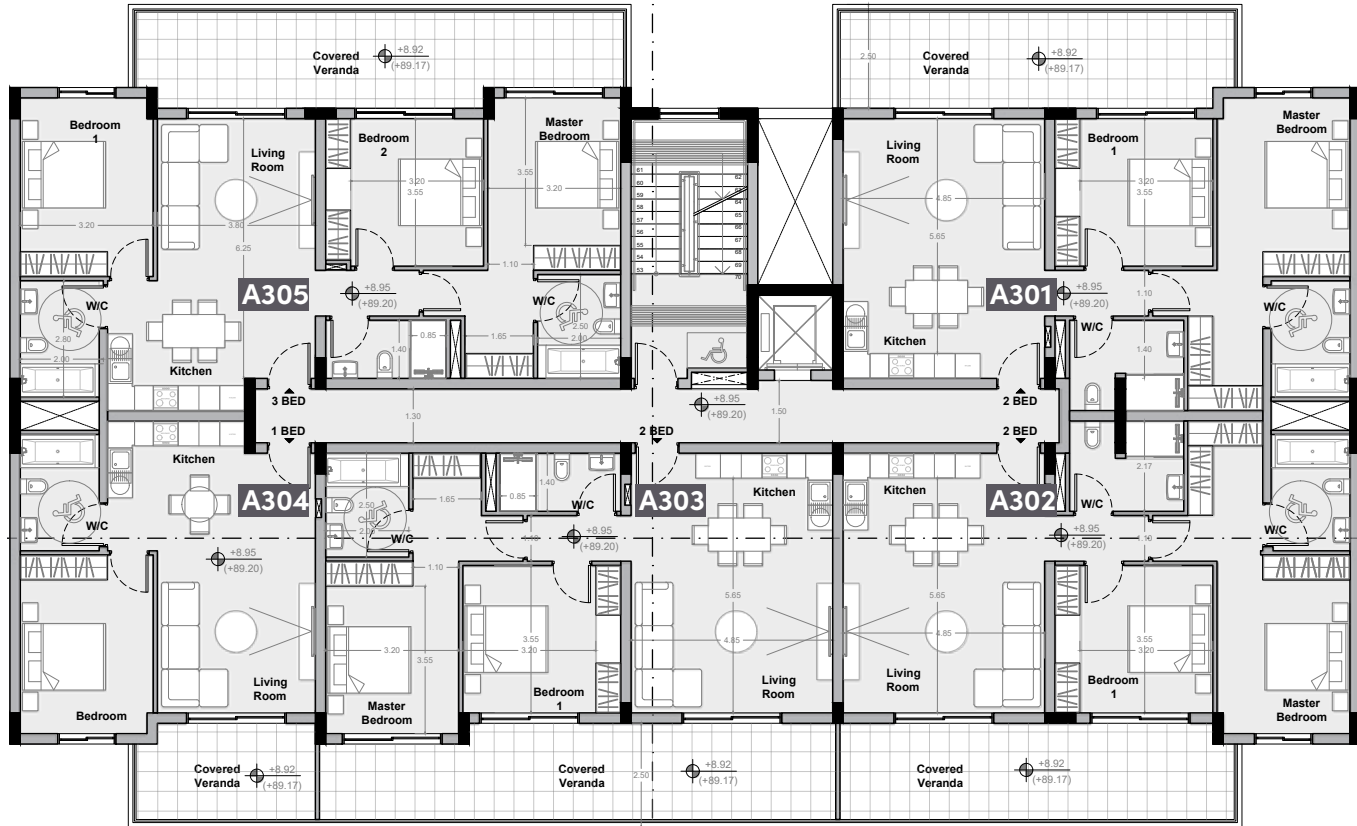
floor 2



UNIT N°	TOTAL AREA M²
A201	125.52
A202	77.96
A203	52.96
A204	129.56
A205	74.67
A206	74.67
A207	77.39

:block a

floor 3



UNIT N°	TOTAL AREA M²
A301	132.78
A302	131.76
A303	132.56
A304	78.97
A305	156.47

:block b

ground floor



:block b

floor 1



UNIT N°	TOTAL AREA M²
B101	125.52
B102	77.96
B103	52.96
B104	129.56
B105	74.67
B106	74.67
B107	77.39

:block b

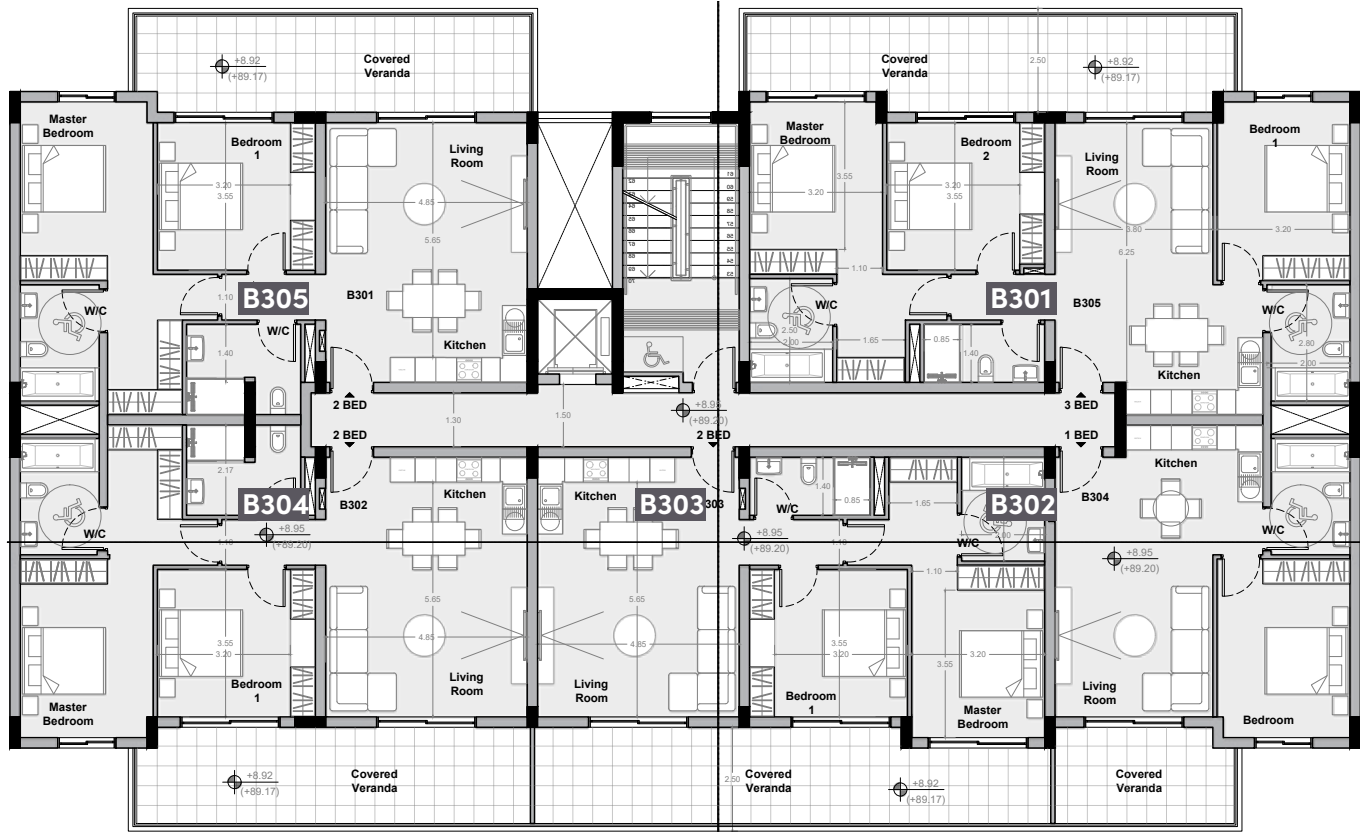
floor 2



UNIT N°	TOTAL AREA M²
B201	125.52
B202	77.96
B203	52.96
B204	129.56
B205	74.67
B206	74.67
B207	77.39

:block b

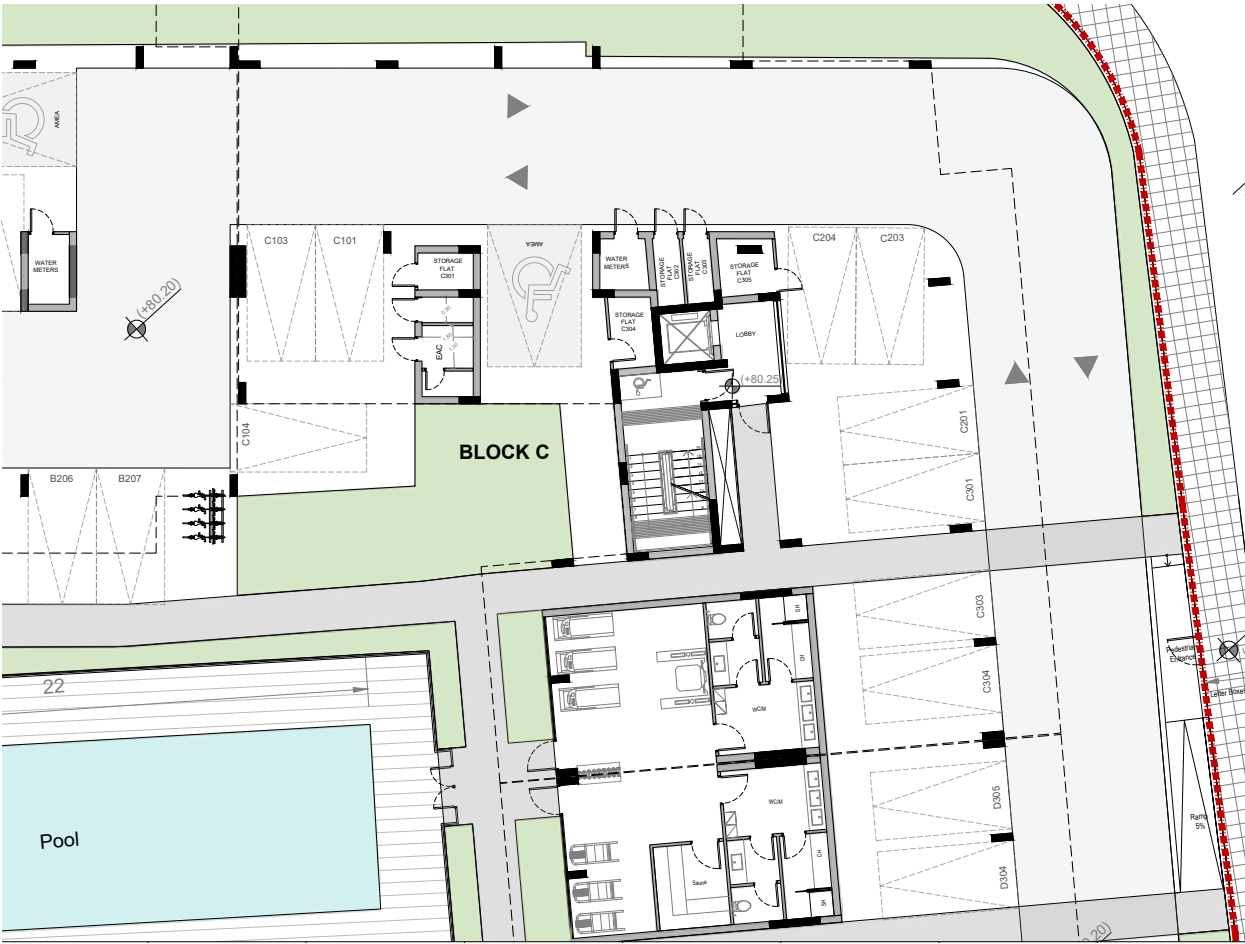
floor 3



UNIT N°	TOTAL AREA M²
B301	132.78
B302	131.76
B303	132.56
B304	77.67
B305	157.67

•block c

ground floor



•block c

floor 1



UNIT N°	TOTAL AREA M²
C101	182.83
C102	53.21
C103	112.23
C104	132.86
C105	86.84

block c

floor 2



UNIT N°	TOTAL AREA M²
C201	182.83
C202	53.21
C203	112.23
C204	132.86
C205	86.84

block c

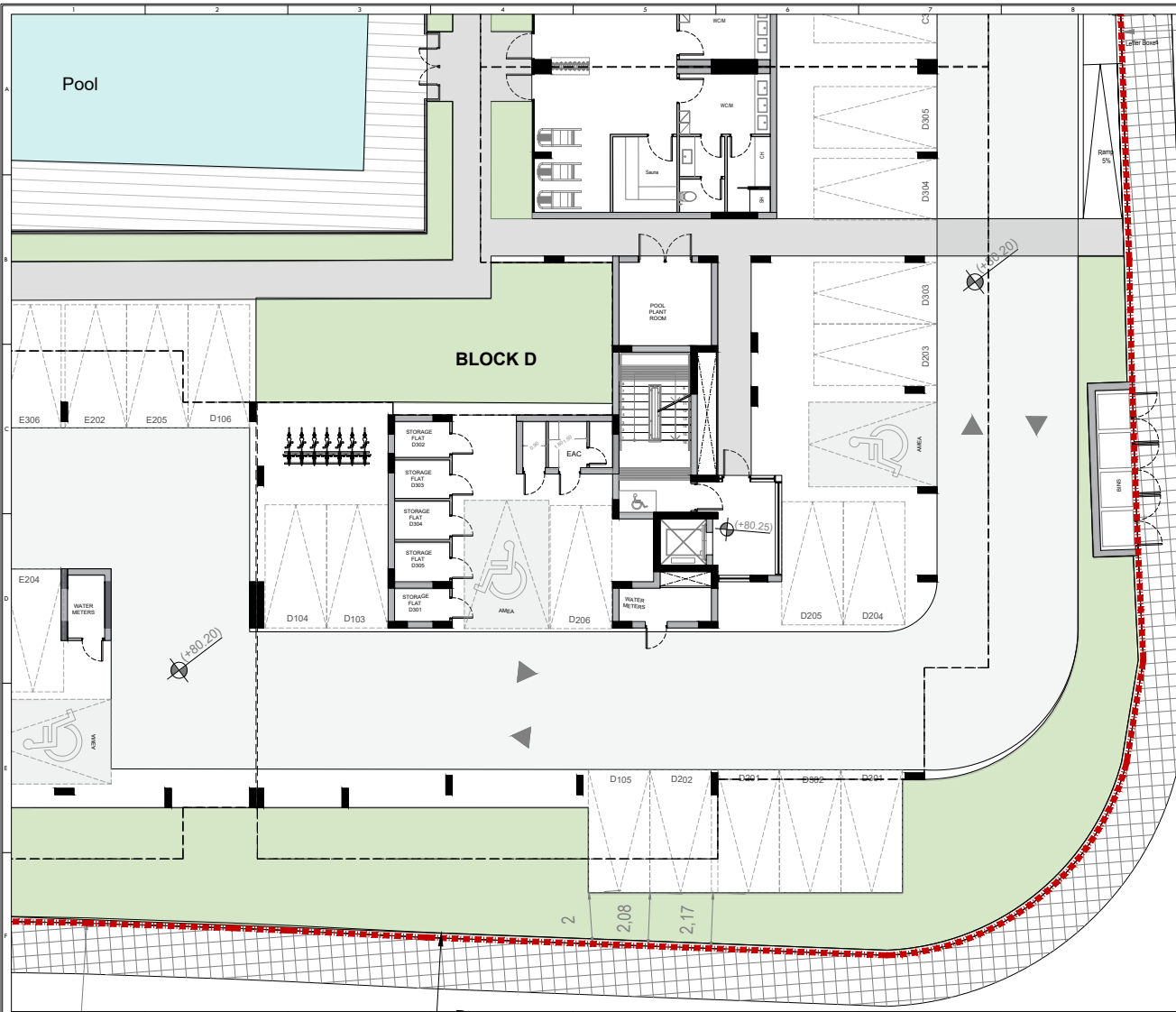
floor 3



UNIT N°	TOTAL AREA M²
C301	186.33
C302	56.21
C303	115.23
C304	137.36
C305	91.64

•block d

ground floor



•block d

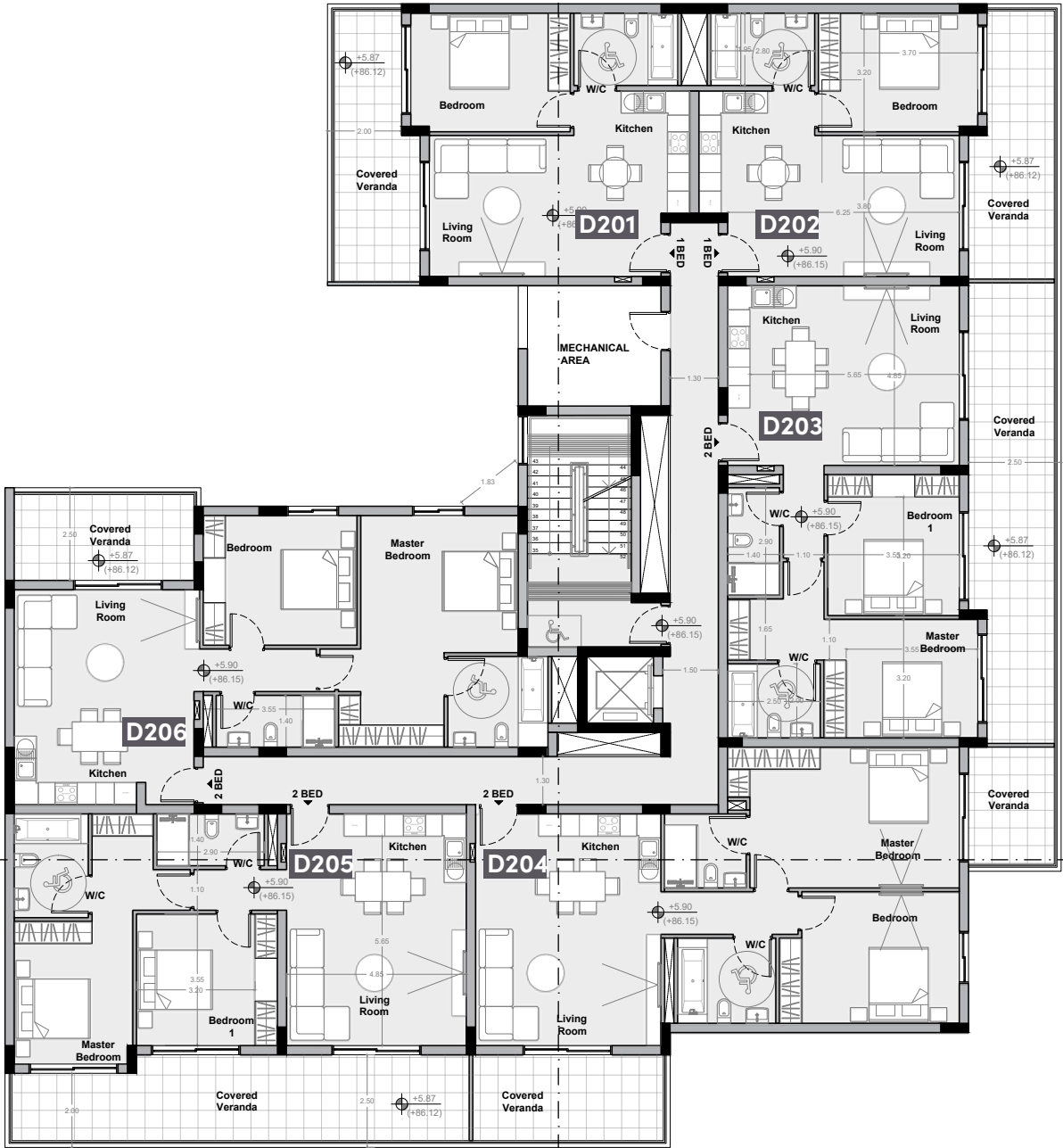
floor 1



UNIT N°	TOTAL AREA M²
D101	82.94
D102	81.68
D103	130.71
D104	134.72
D105	130.94
D106	122.92

:block d

floor 2



UNIT N°	TOTAL AREA M ²
D201	82.94
D202	81.68
D203	130.71
D204	134.72
D205	130.94
D206	122.92

:block d

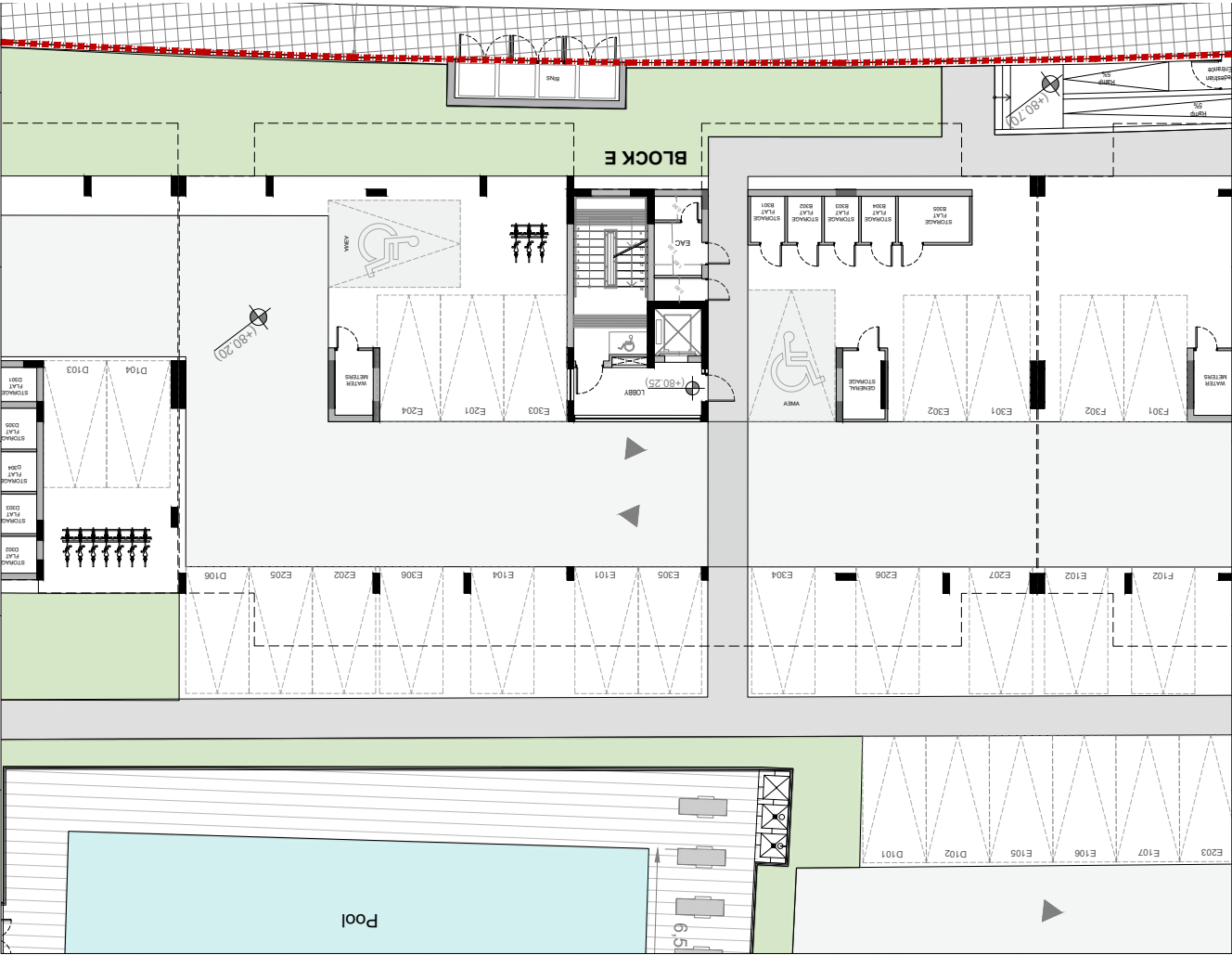
floor 3



UNIT N°	TOTAL AREA M ²
D301	86.44
D302	85.68
D303	134.71
D304	138.72
D305	199.09

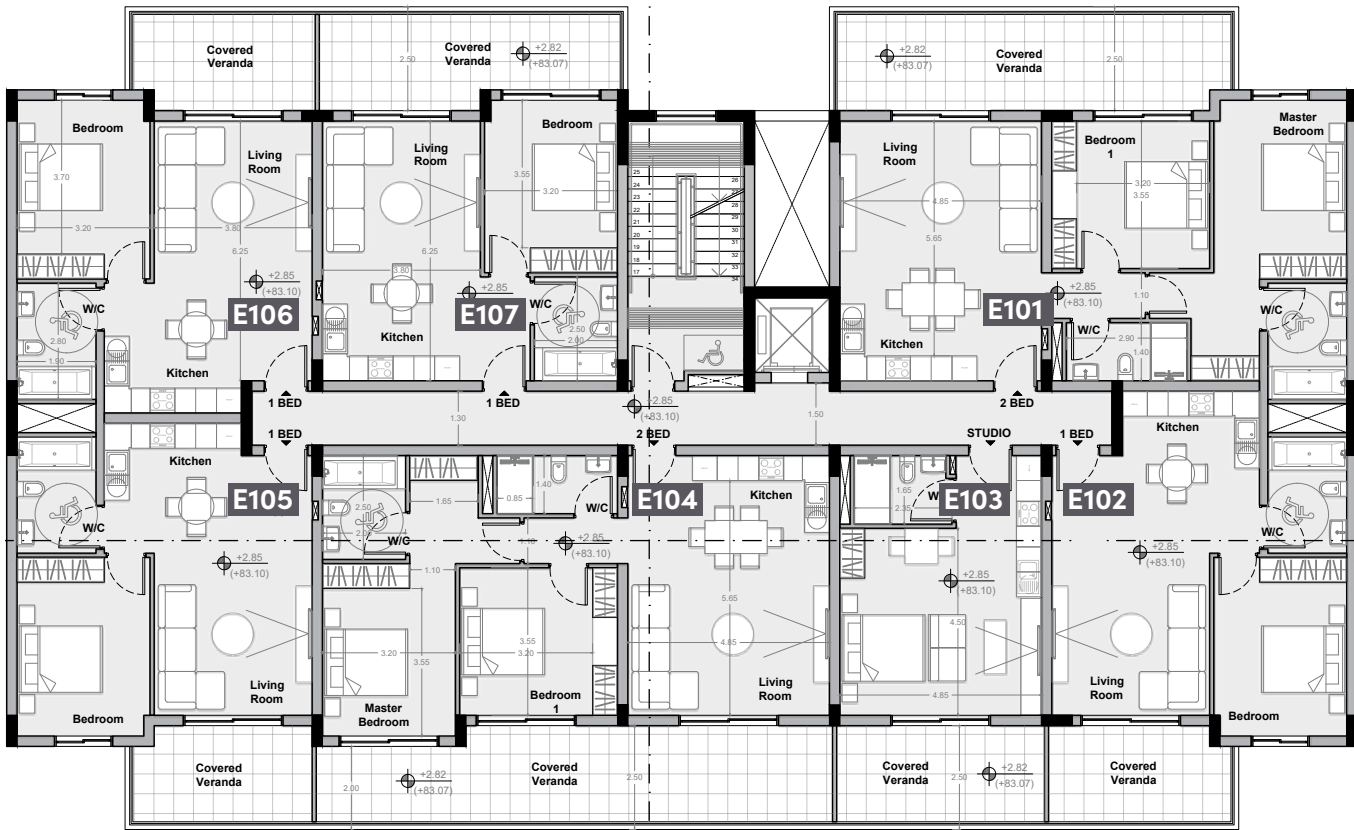
:block e

ground floor



:block e

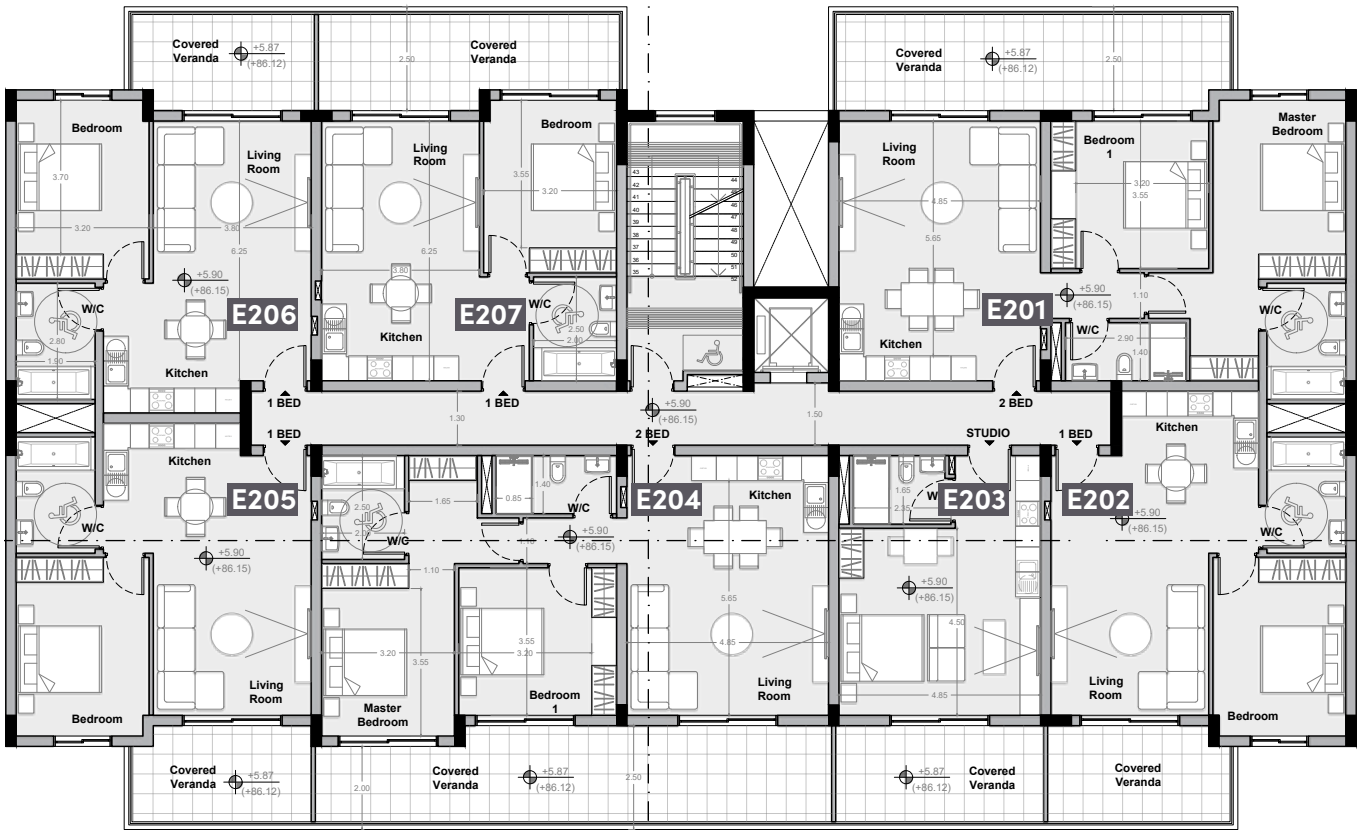
floor 1



UNIT N ^o	TOTAL AREA M ²
E101	125.54
E102	77.97
E103	52.97
E104	129.57
E105	74.67
E106	74.67
E107	77.40

:block e

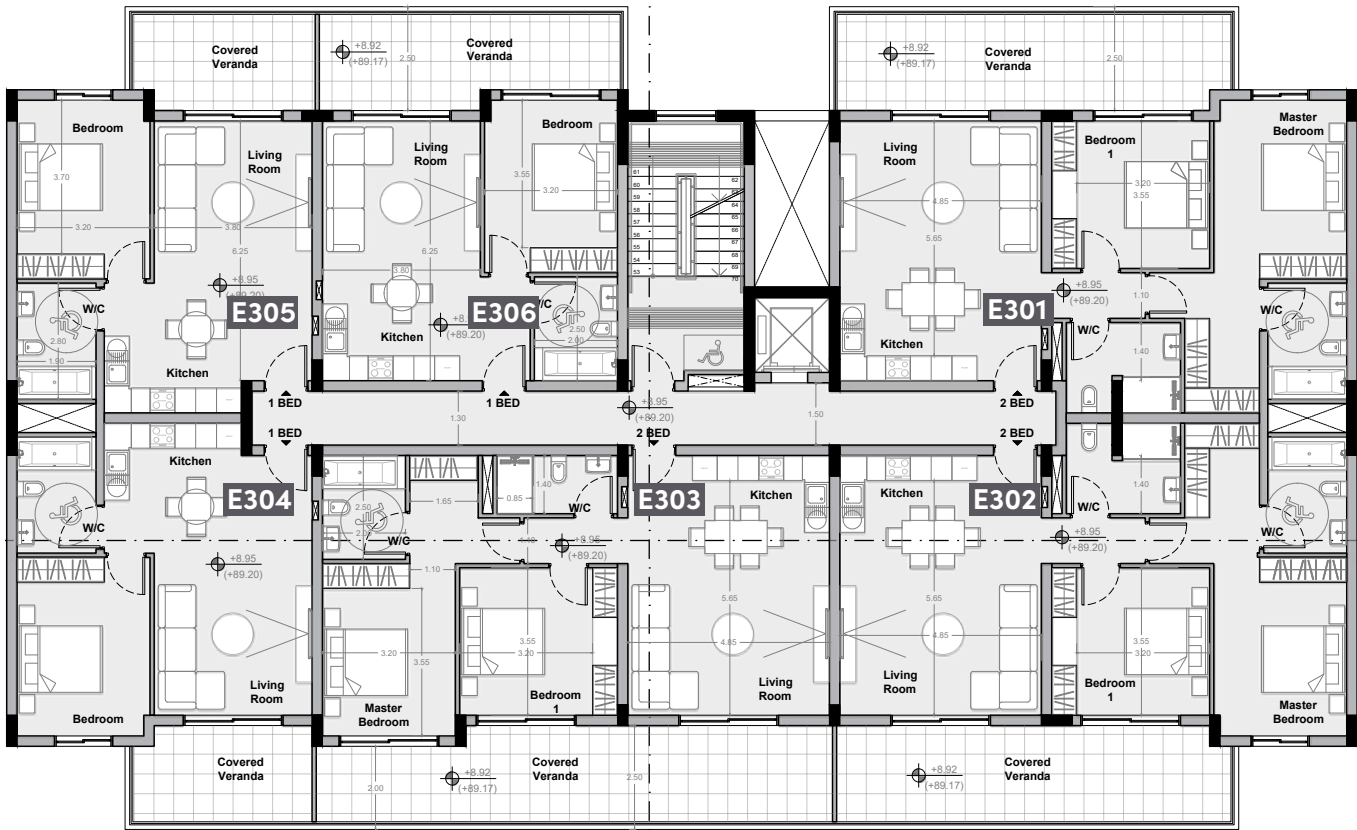
floor 2



UNIT N°	TOTAL AREA M ²
E201	125.54
E202	77.97
E203	52.97
E204	129.57
E205	74.67
E206	74.67
E207	77.40

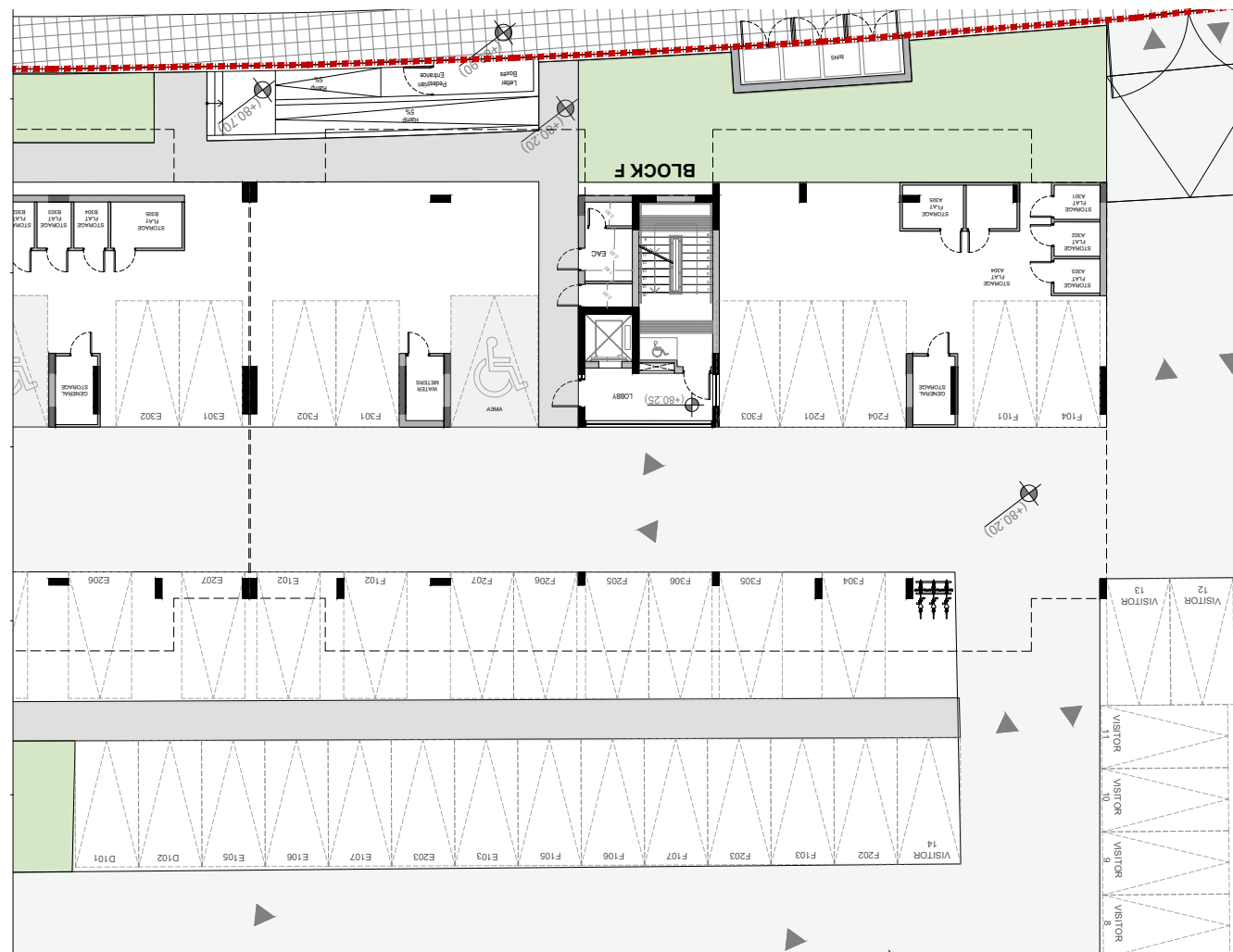
:block e

floor 3

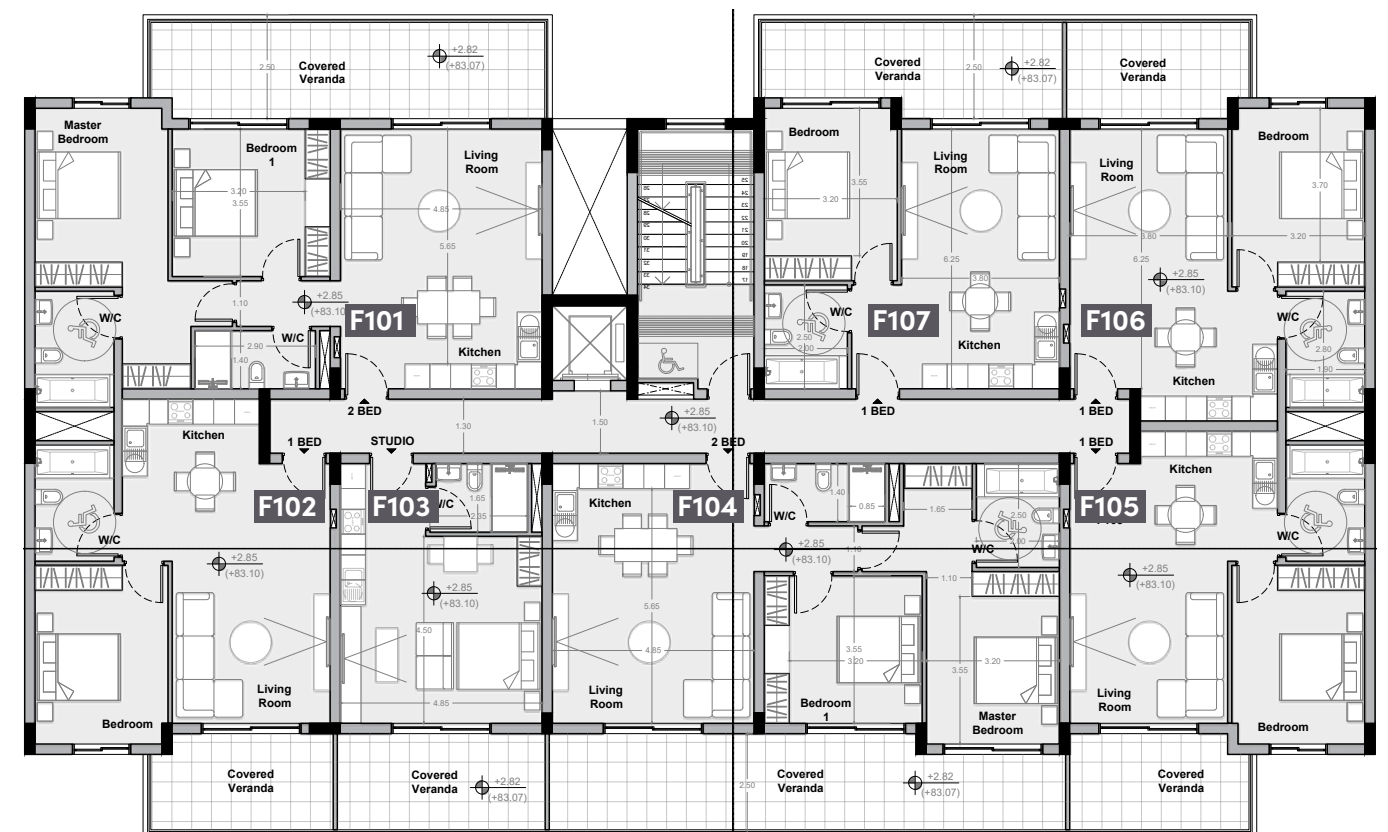


UNIT N°	TOTAL AREA M ²
E301	133.30
E302	132.28
E303	133.07
E304	78.17
E305	80.67
E306	77.40

ground floor



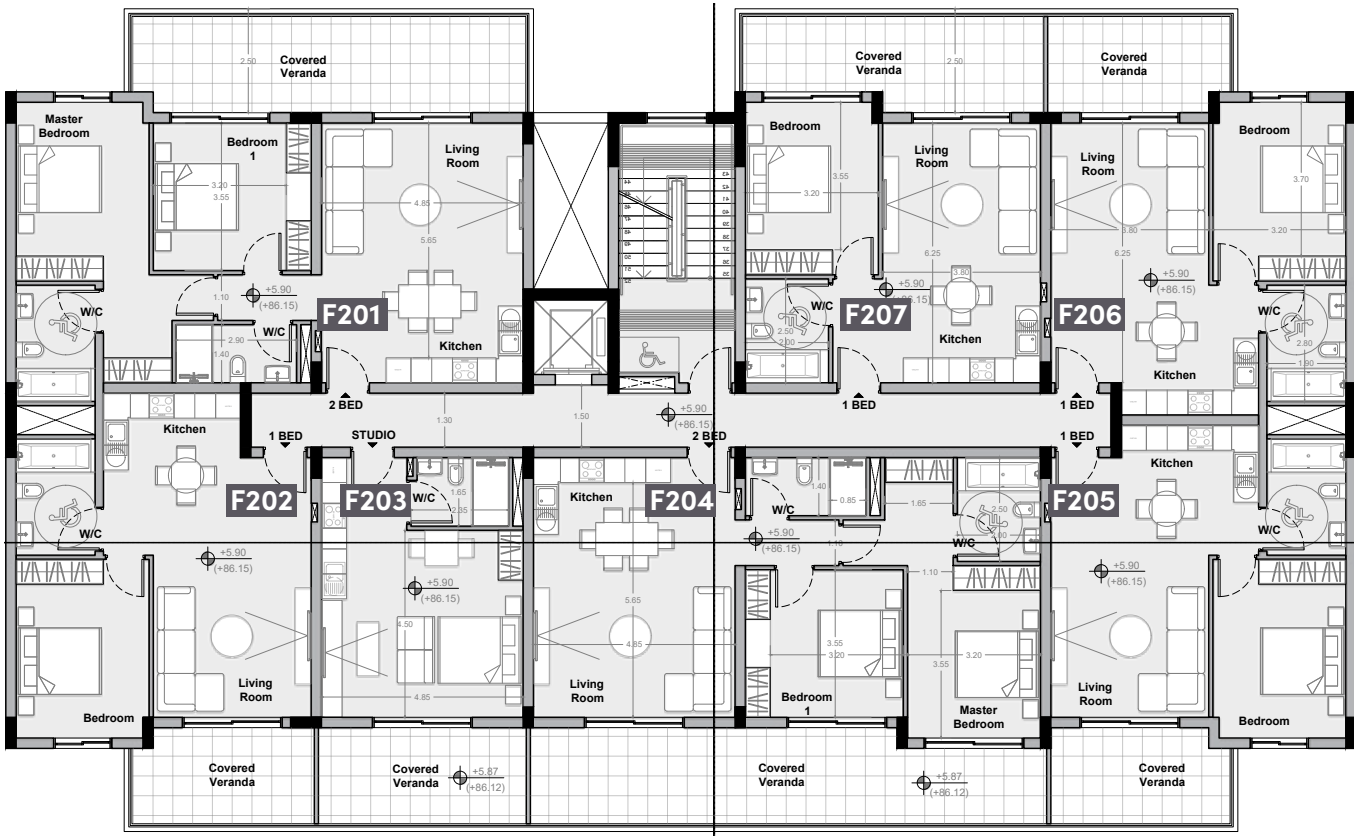
floor 1



UNIT N°	TOTAL AREA M²
F101	125.56
F102	77.98
F103	52.97
F104	129.59
F105	74.69
F106	74.69
F107	77.42

:block f

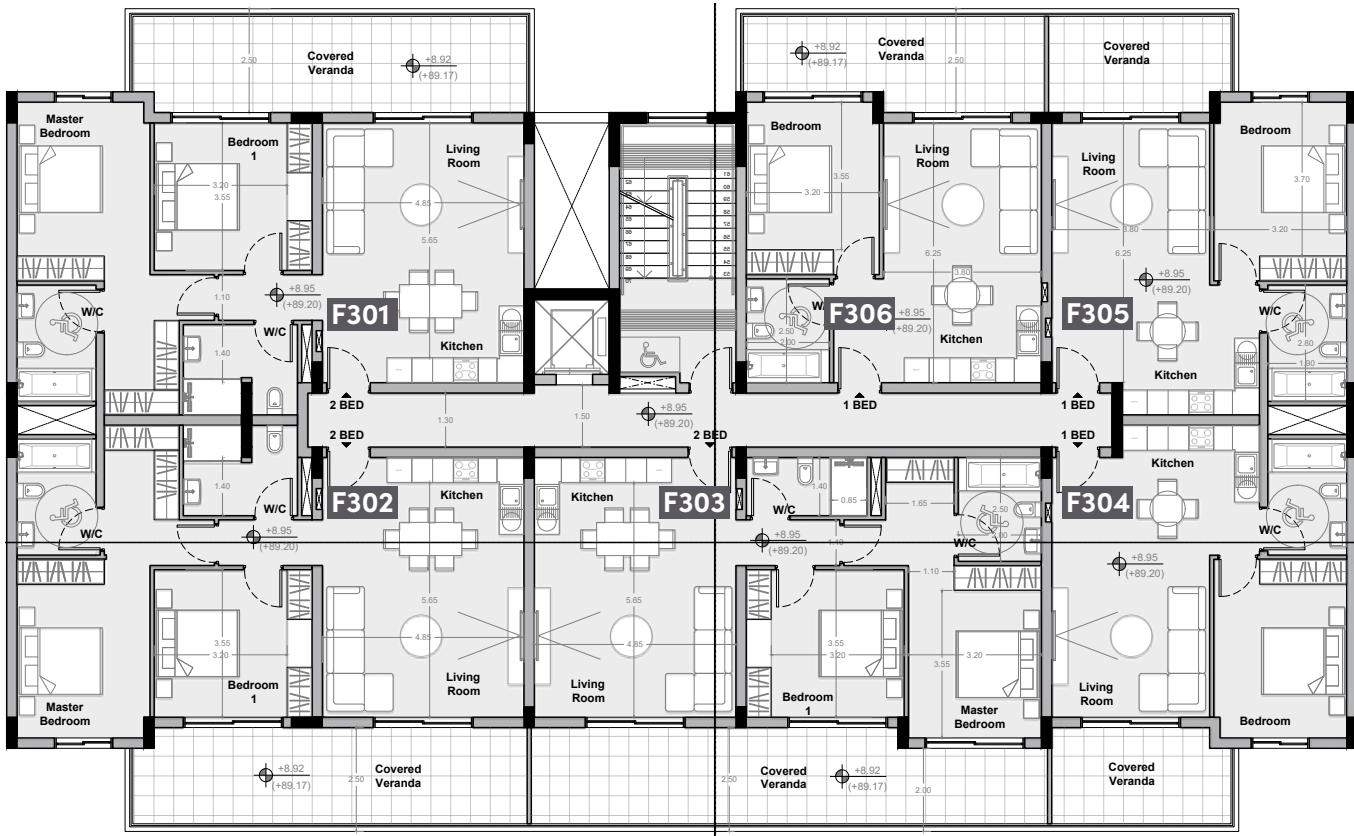
floor 2



UNIT N°	TOTAL AREA M ²
F201	125.56
F202	77.98
F203	52.97
F204	129.59
F205	74.69
F206	74.69
F207	77.42

:block f

floor 3



UNIT N°	TOTAL AREA M ²
F301	132.82
F302	131.80
F303	132.59
F304	79.19
F305	79.19
F306	77.42



:signature finishes

bbf:smart

Thoughtful design and attention to detail define :vibe's interiors, balancing style with practicality:

- Parquet flooring in living rooms, kitchens, and bedrooms
- Ceramic tiles in bathrooms (walls & floors)
- Melamine-finished kitchen cabinets, wardrobes, and doors
- Provision for split-unit air conditioning in all areas
- Provision for underfloor heating
- Ceiling height: 2.80 m

Note: movable furniture, home appliances & interior items are extras.



bbf: Head office

Head Office in Limassol

28 Ampelakion Street, Germasogeia,
4046 Limassol, P.O.Box 70649, Cyprus

Office: +357 25 315 318
info@bbf.com

bbf: Greece

Office in Athens

88 Vasilissis Sofias Avenue,
115 28 Athens, Greece

Office: +30 210 775 5388
greece@bbf.com



bbf.com