

URBAN LEGEND

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BOSCO VERDÉ

Y E R O S K I P O U



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Welcome to Yeroskipou

Boutique Living by the Pines

Bosco Verdé is an exclusive boutique residential complex nestled beside a serene pine grove, just steps from the charming center of Yeroskipou. This unique setting blends refined architecture with a peaceful atmosphere, offering a lifestyle defined by elegance, comfort, and tranquility.

Living with perspective

This project was designed with special attention to detail – from the communal rooftop terrace featuring a heated pool and breathtaking sea views, to its carefully selected location in the heart of a thriving development area. Here, nature, culture, and complete accessibility come together in perfect harmony.

Convenience meets quality of life.

Within walking distance of traditional tavernas, cafés, and local shops

- Only 5 minutes from the sun-soaked beaches of Yeroskipou
- 10 minutes to Paphos International Airport, the city center, and the university
- Just 3 minutes to the nearest highway exit
- Limassol easily reachable in around 35-40 minutes

Whether you're seeking a peaceful retreat, an elegant holiday residence, or a high-yield investment

- Bosco Verdé in Yeroskipou offers exclusive living comfort in a setting embraced by nature.

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The Perfect Location for Investment in Paphos

Yeroskipou – a green and rapidly developing suburb of Paphos – offers a rare combination of high quality of life, excellent infrastructure, and panoramic views of the Mediterranean Sea. Its strategic location near the international airport, prestigious educational institutions, leisure facilities such as the waterpark, shopping centers, and beaches makes the area especially attractive for both short- and long-term rentals.

Location Advantages at a Glance:

- Proximity to Neapolis University and the American University of Paphos
- Excellent connectivity to the city center, highway, and airport
- High demand for rental properties, combined with moderate pricing
- Property prices in Yeroskipou are currently 30–40% lower than in central Paphos — a clear indicator of strong capital appreciation potential

Invest with Vision



Introducing Bosco Verdé

This exclusive boutique building features just three floors and comprises only nine thoughtfully designed residential units: studios, one-bedroom, and two-bedroom apartments. The architectural concept stands out with its modern, minimalist lines and expansive windows that flood the interiors with natural light.

Each unit includes:

- A covered private parking space
- A separate storage room on the ground floor.
- Adjacent to the building lies a natural pine grove and a family-friendly public park – a rare combination that offers tranquility and a close connection to nature within a growing urban area. The two-bedroom apartments are particularly privileged with direct orientation toward the grove, providing uninterrupted views and a heightened sense of privacy.

Highlights:

- Heated rooftop swimming pool with panoramic sea views
- Solar energy system supplying electricity to the common areas
- Clean architectural design and premium-quality finishes

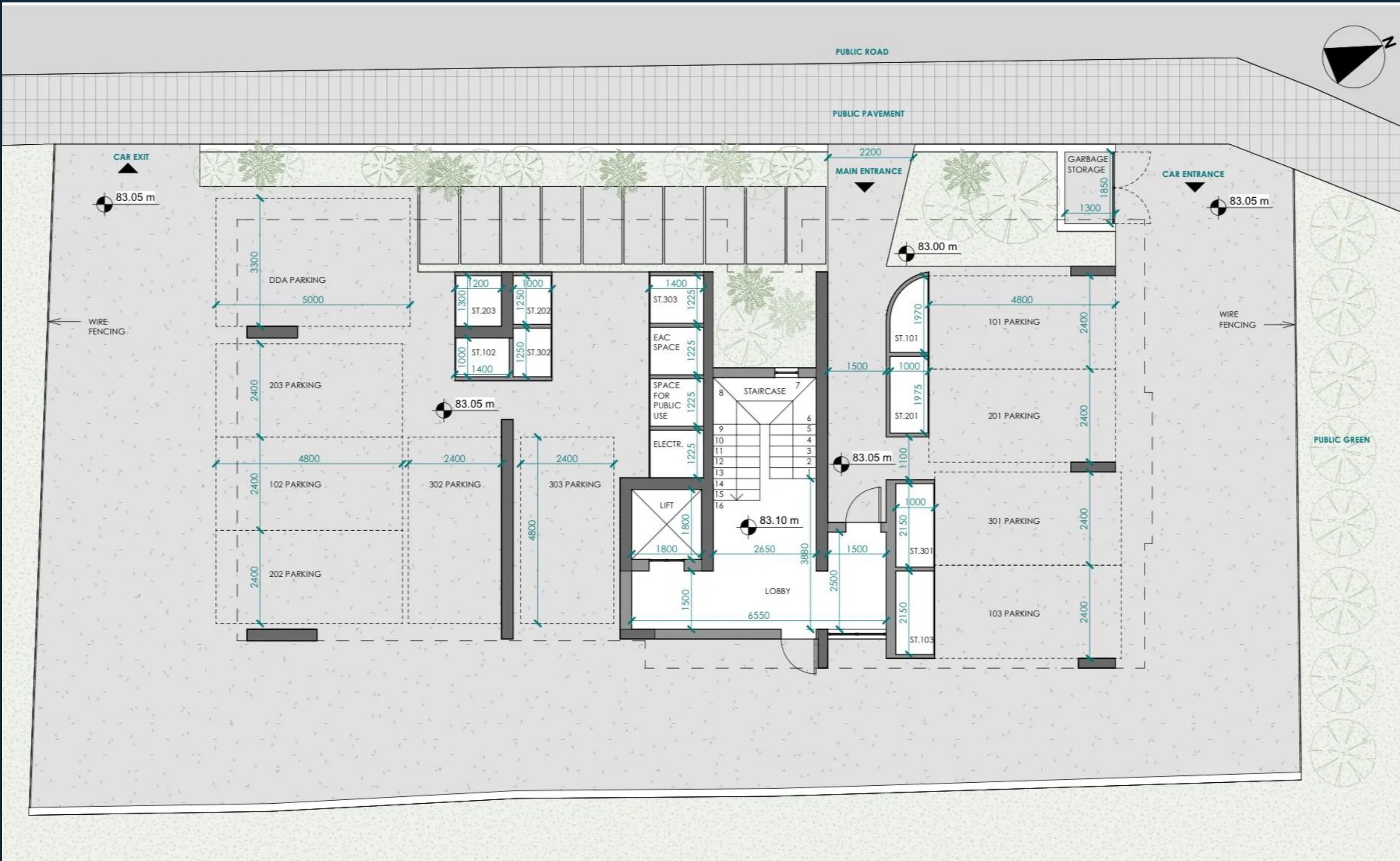




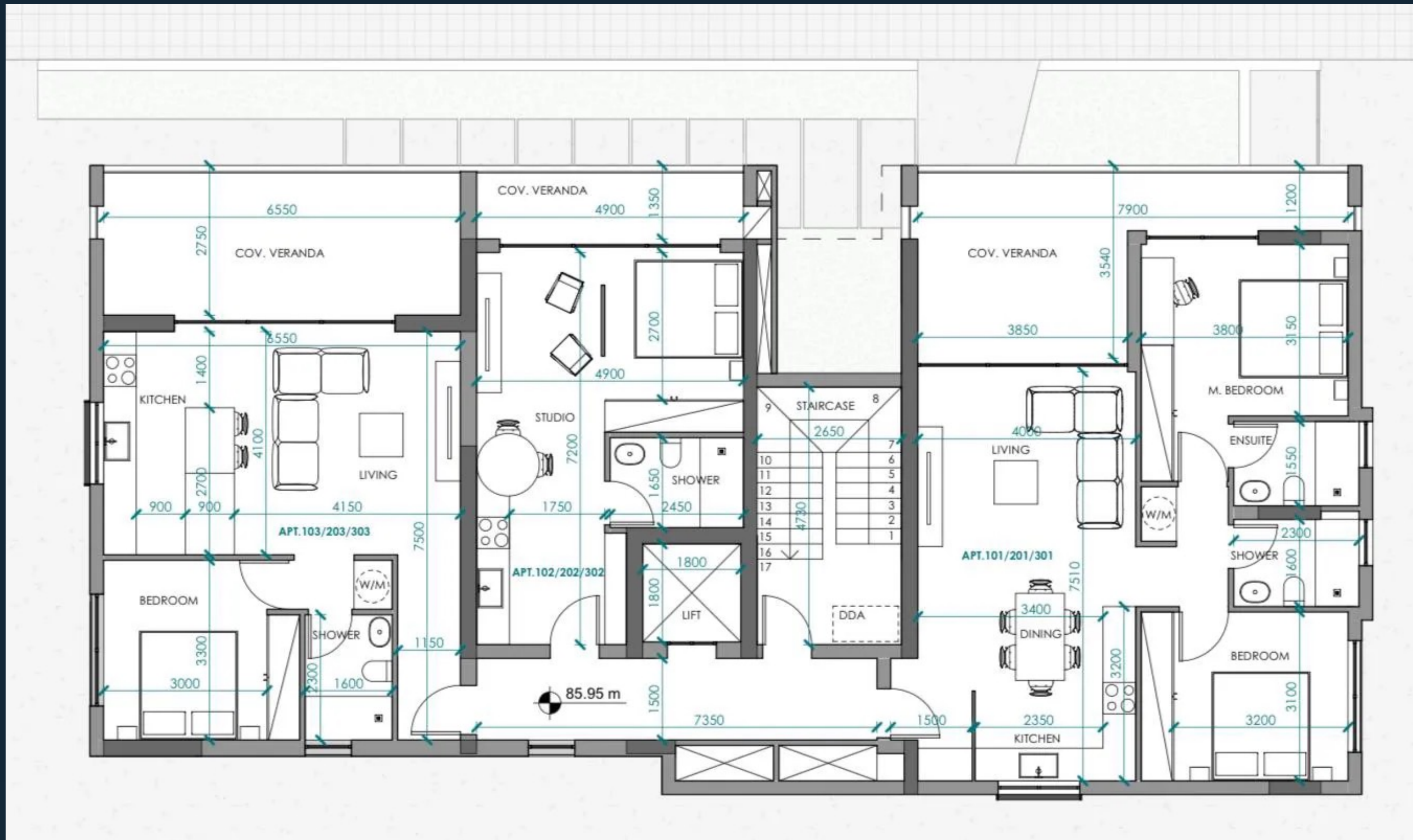
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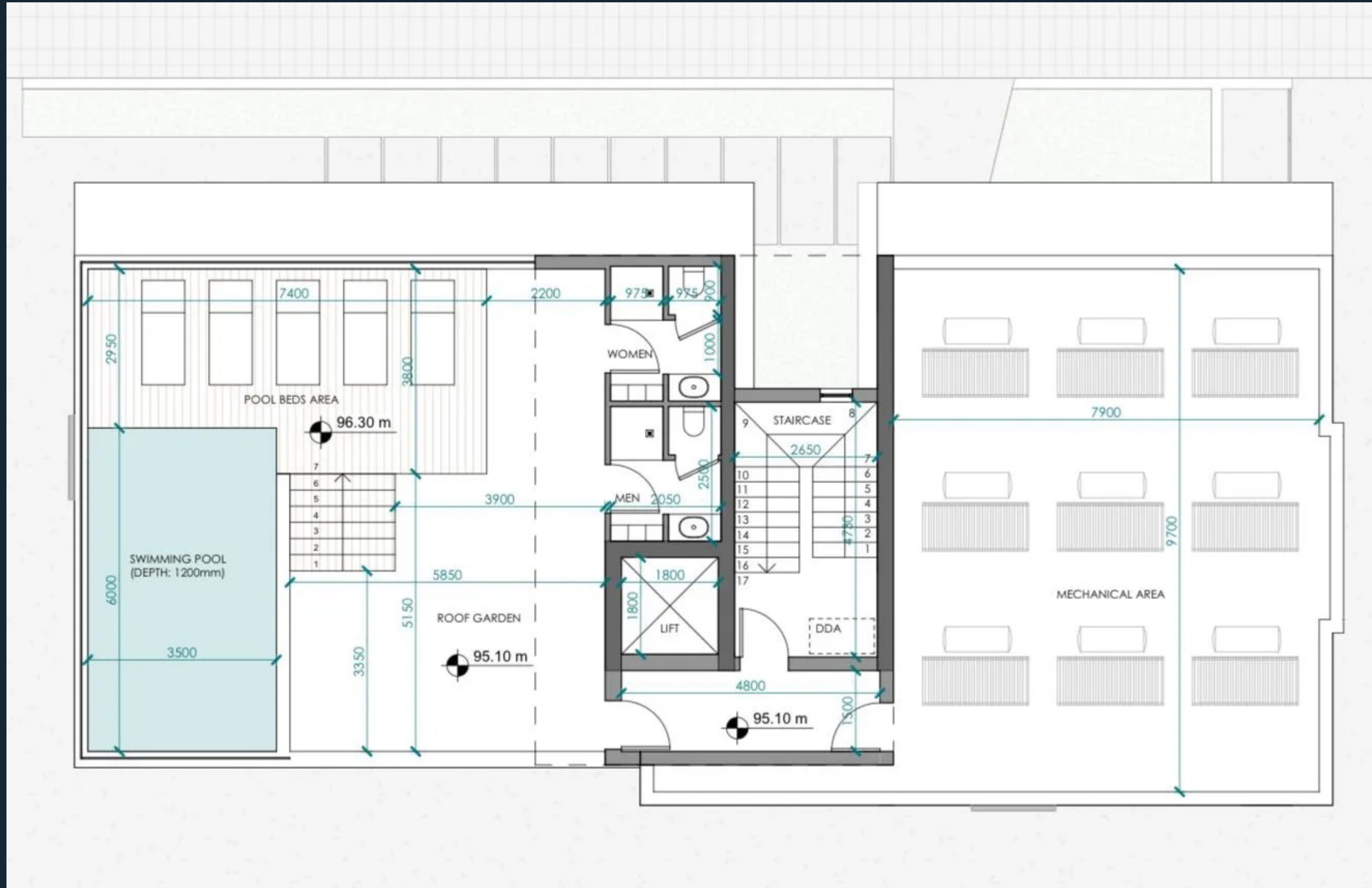
Ground Floor



Floors 1 - 3



Rooftop

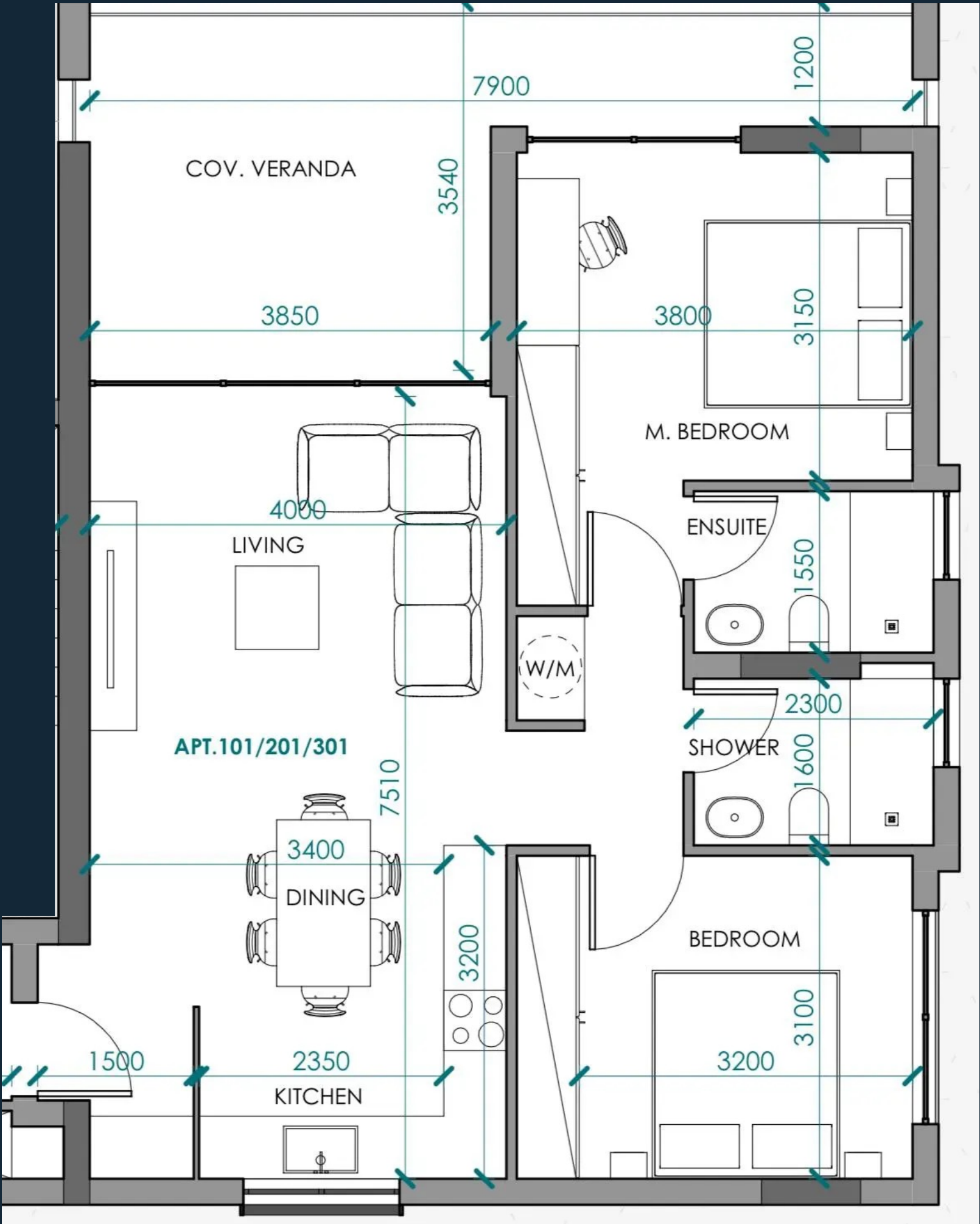


2 bedroom apartments

95.5 sqm covered area

Seamless Modern Living

Blending comfort with modern sophistication, the living room maximizes style and functionality. Large windows invite natural light, creating a warm, inviting space for relaxation and gatherings with family or guests.

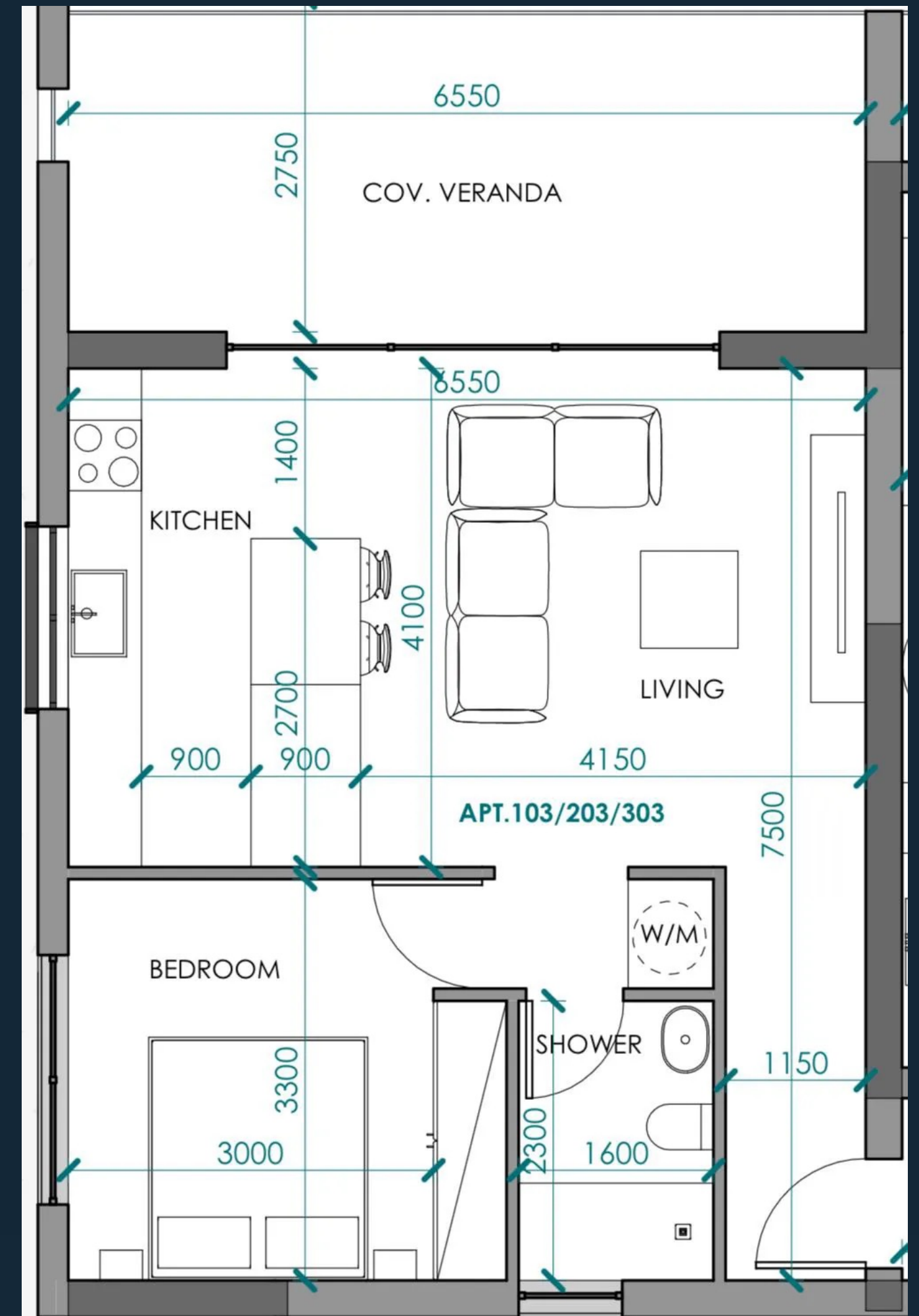


1 bedroom apartments

73 sqm covered area

Tranquility and Style

Bedrooms present a great opportunity to create a cozy atmosphere and a tranquil sleeping place. Naturally light and airy, they offer inventive ways to maximize the available space.



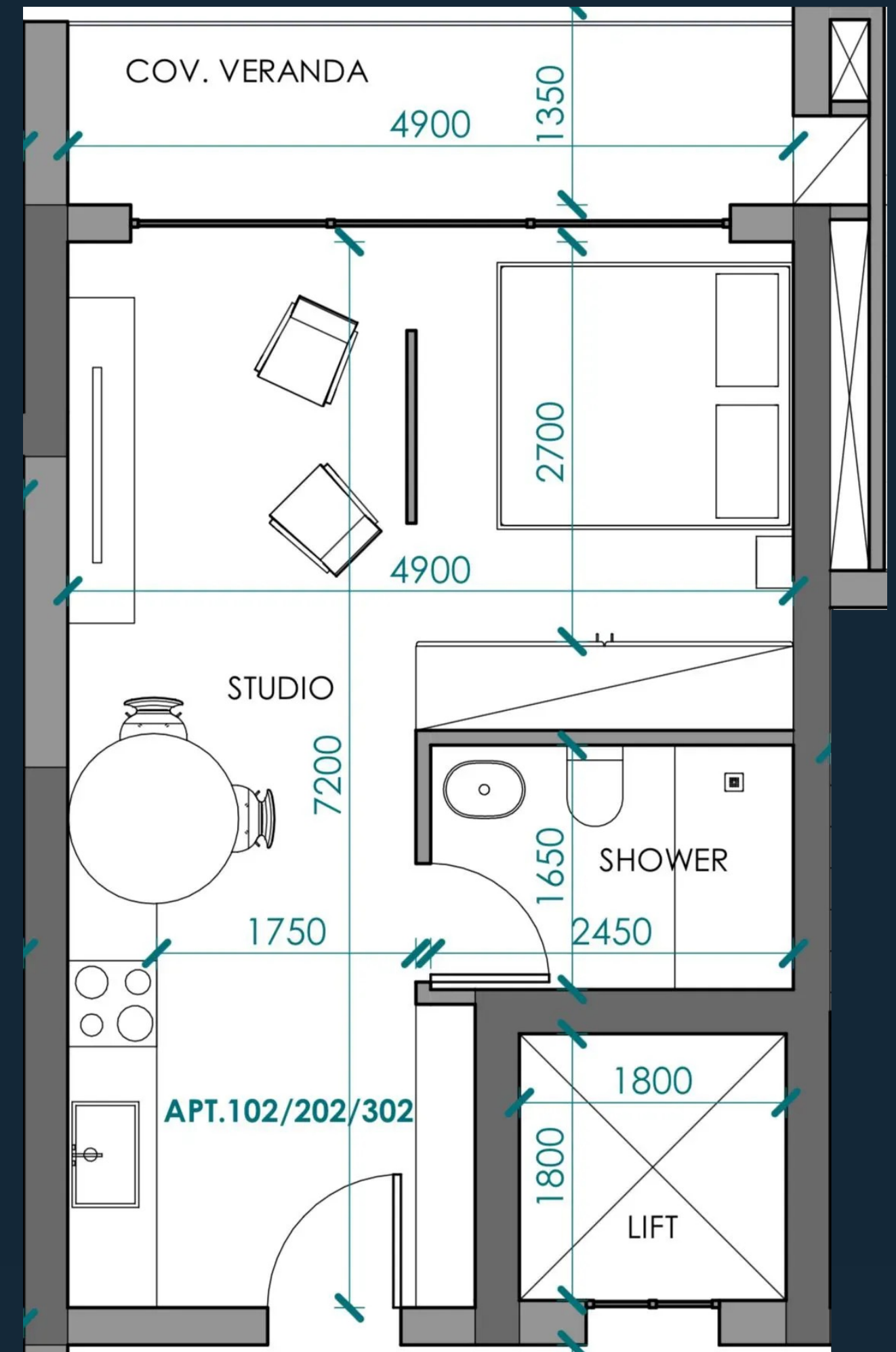
Studio

39.5 sqm covered area

Flexible use: Thanks to an integrated partition wall, the studio can be converted into a compact apartment with a separate bedroom if needed.

Modern. Clean. Refined.

A sleek bathroom designed for comfort and elegance. High-end finishes and smart storage create a space that feels both practical and premium.





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Specifications

Doors and windows

Interior doors: Veneered or laminated wooden doors, including handles
Main entrance door: Wooden door with a security locking system
Windows: Double-glazed with aluminum or UPVC frames, fitted with low-E glass for enhanced energy efficiency

Kitchen

Cabinets: MDF or plywood with laminate or veneer finish
Countertops: Heat- and stain-resistant quartz or granite surfaces
Sink and fittings: Stainless steel sink with high-quality fixtures

Bedrooms

Vanity unit: Water-resistant MDF with ceramic or natural stone countertop
Shower enclosure: Tempered glass doors with high-quality chrome fixtures
Toilet: Modern floor-mounted toilet
Fittings and accessories: Made with modern, high-quality materials
Wardrobes: Built-in wardrobes with doors and shelving systems

Exterior finishes

Plaster: Weather-resistant plaster in light tones, ideally suited for Mediterranean climate conditions
Natural stone cladding: Accent areas made of Cypriot limestone or similar natural stones
Glass balcony railings: Tempered safety glass with stainless steel mounts

Interior flooring

Living room and bedrooms: High-quality porcelain or ceramic tiles (€25 per sqm)
Kitchen and bathrooms: Non-slip ceramic or porcelain tiles (€25 per sqm)

Wall finishes

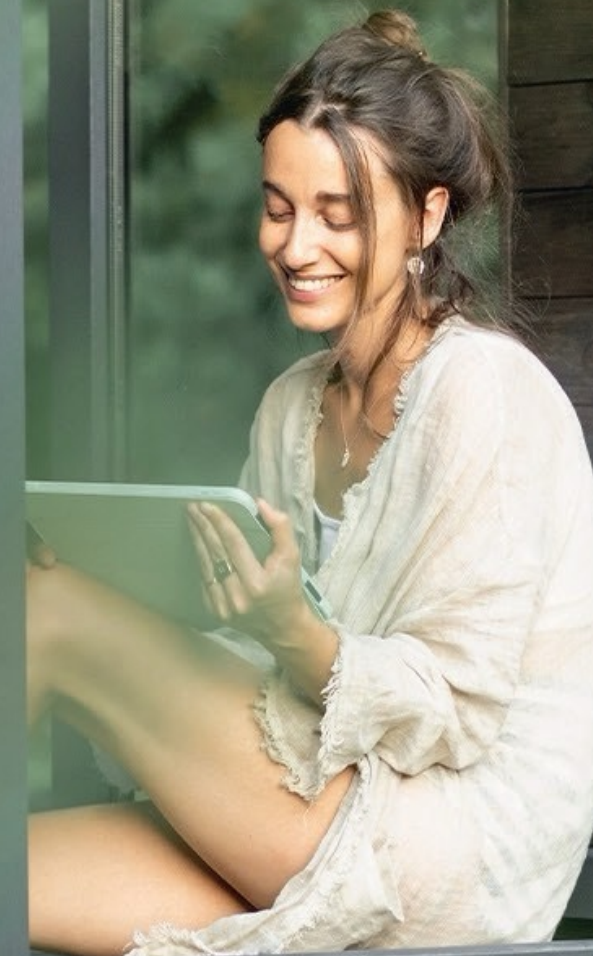
Kitchen: Glass or ceramic mosaic tiles (€70 per sqm)
Bathroom: Water-resistant ceramic or stone-effect tiles (€25 per sqm)

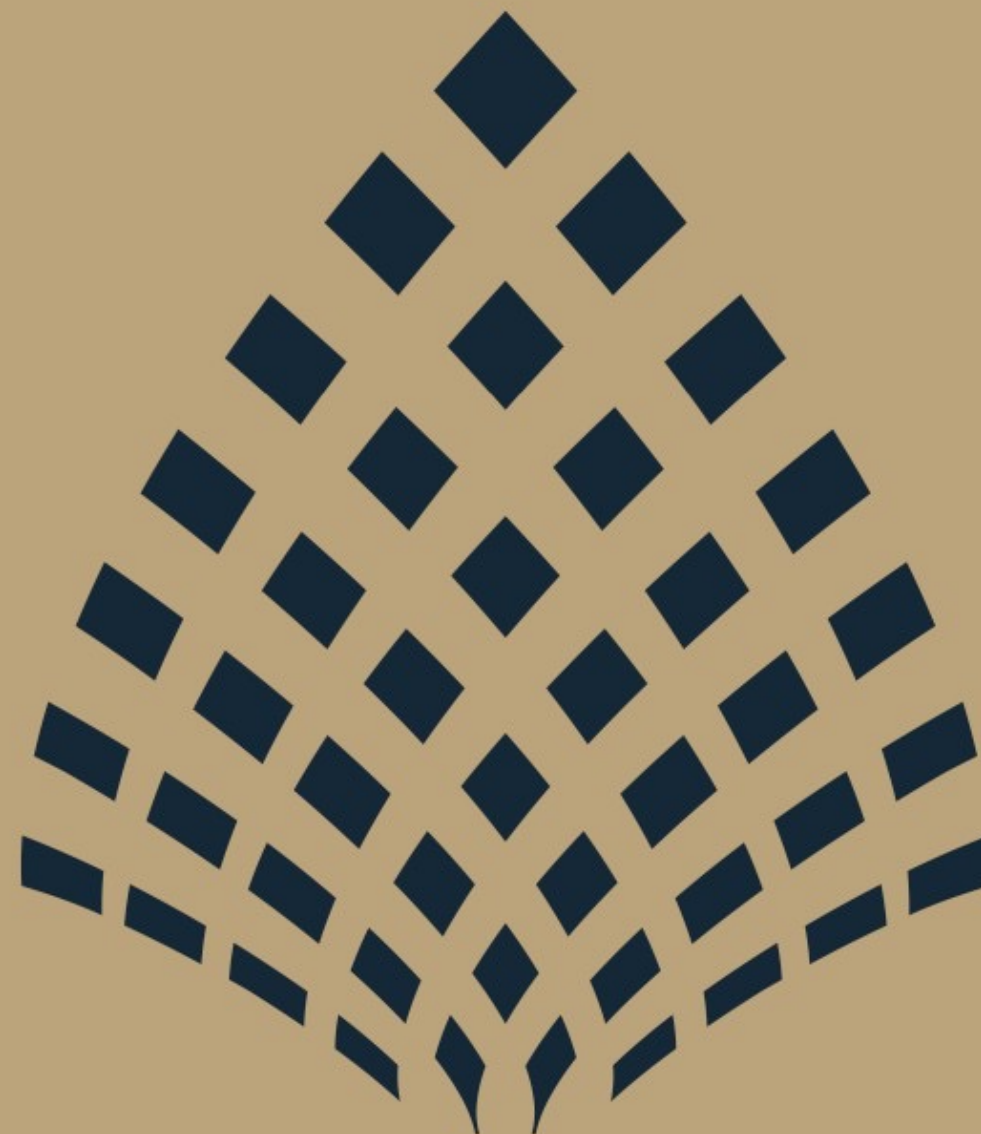
Ceiling finishes

Suspended ceilings: Plasterboard in living areas, exposed concrete in a light finish
Lighting: Recessed luminaires with dimmable LED technology



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