

CLIFF4



Where elevated living meets contemporary design.

THE DEVELOPER

NASH
PROJECTS

Luxury property development in Paphos.

THE PROJECT

CLIFF4

Six contemporary two-bedroom residences
in Geroskipou, Paphos.

CLIFF4



THE PROJECT

Elevated living, contemporary design.

Cliff 4 is defined by its bold contemporary architecture and premium construction standards. Designed with modern urban living in mind, it comprises six spacious two-bedroom apartments, thoughtfully spread across the first, second and third floors.

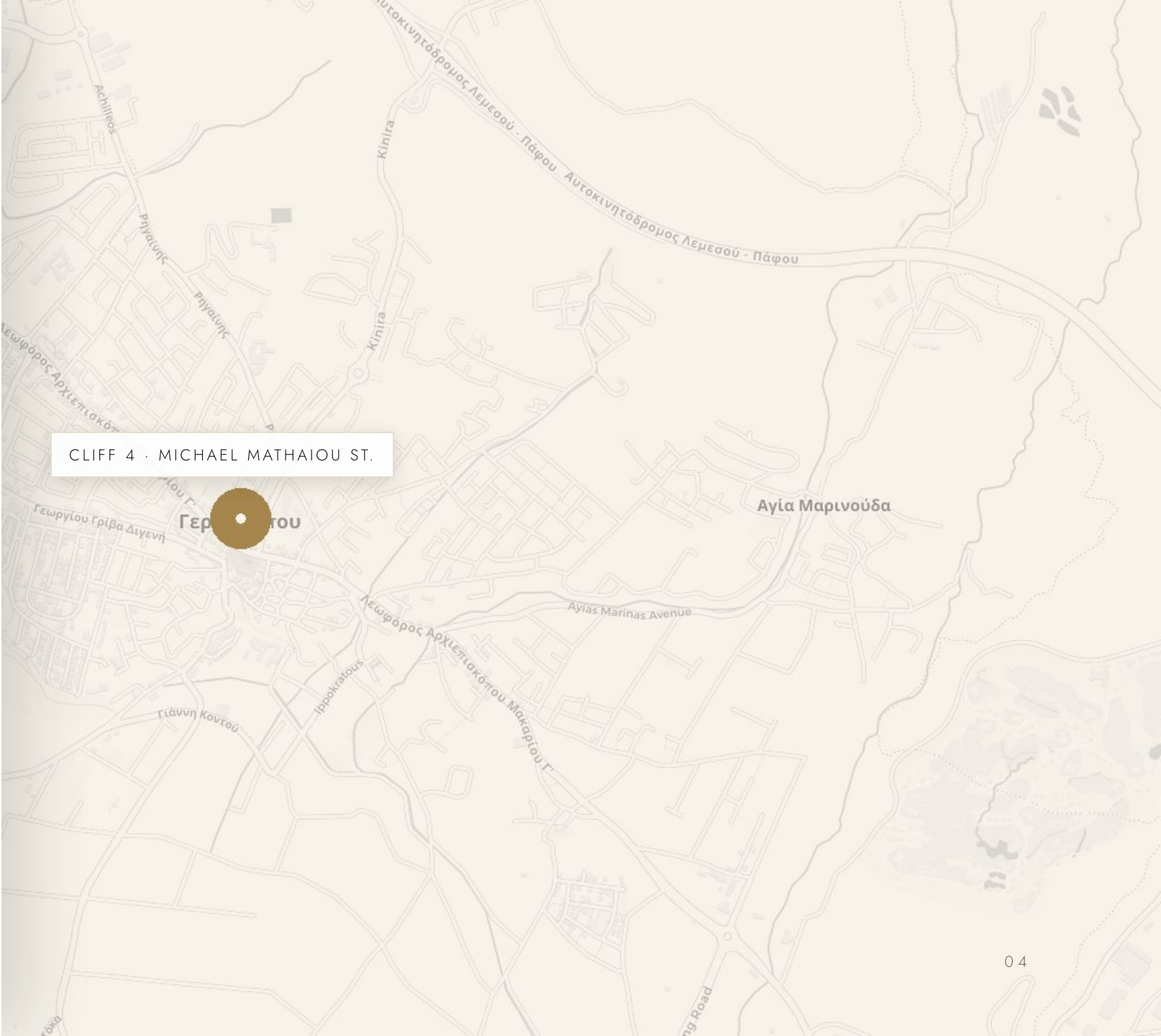
The two top-floor residences enjoy exclusive access to private rooftop gardens and pools — delivering an unmatched lifestyle experience, with generous internal spaces and large verandas that extend the living area outdoors.

LOCATION

Geroskipou, Paphos

Ideally situated on Michael Mathaiou Street — a prime residential area offering the perfect balance between peace and accessibility. Moments from Paphos city centre, the main tourist zone and essential amenities. At the end of the street lies a beautifully maintained park with panoramic sea views.

Beach	3.5 km
Shops	1 km
City Centre	2.5 km
Schools	0.5 km





THE BUILDING

Six residences, elevated by design.

BEDROOMS

2

BATHROOMS

2

PARKING

1 covered

INTERNAL AREA

84 m²

COV. VERANDAS

23 m²

DELIVERY

Nov 2026

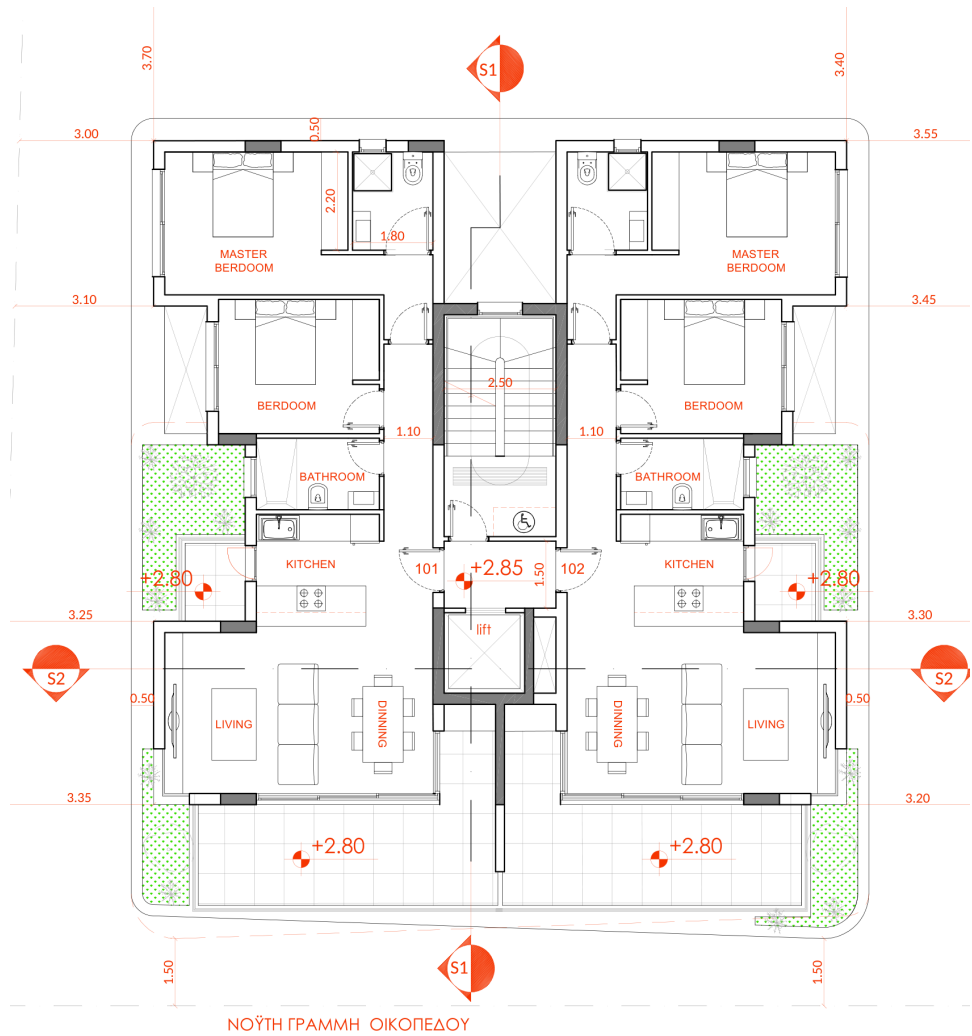
Ground Floor

PARKING & STORAGE



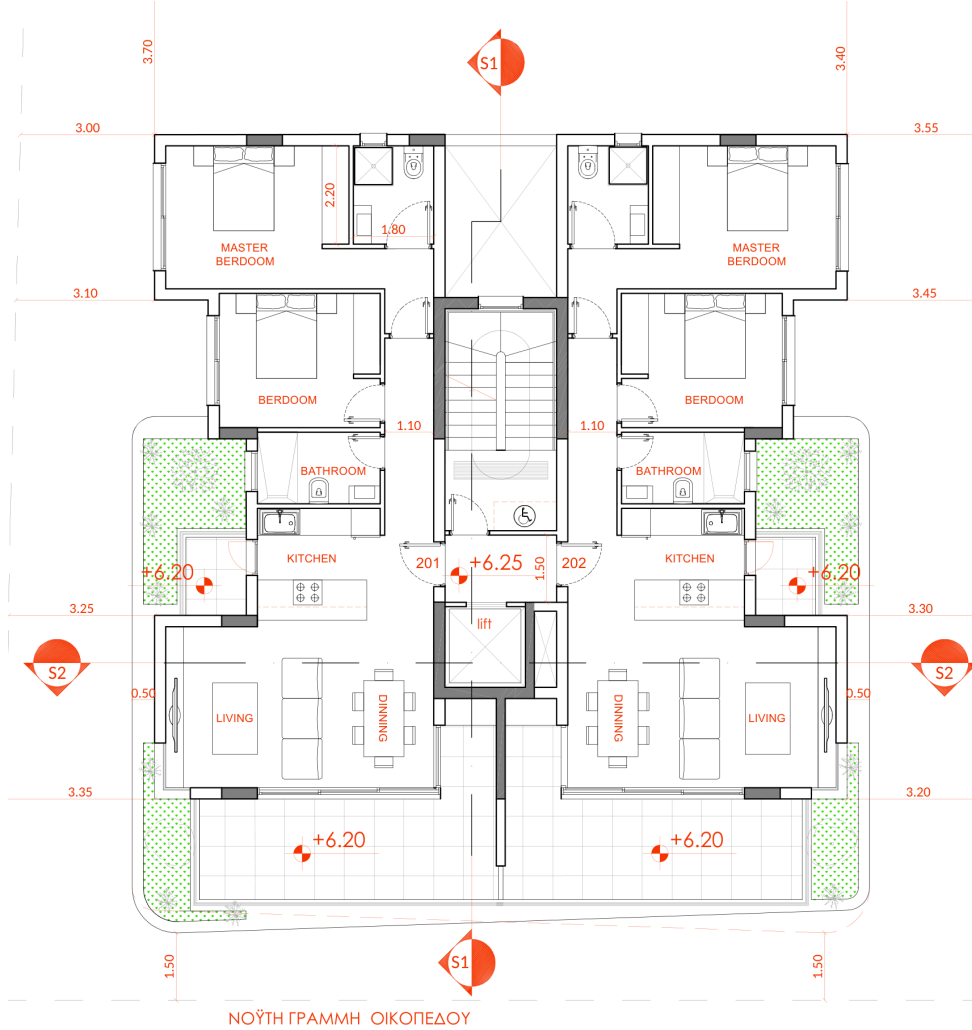
First Floor

APARTMENTS 101 · 102



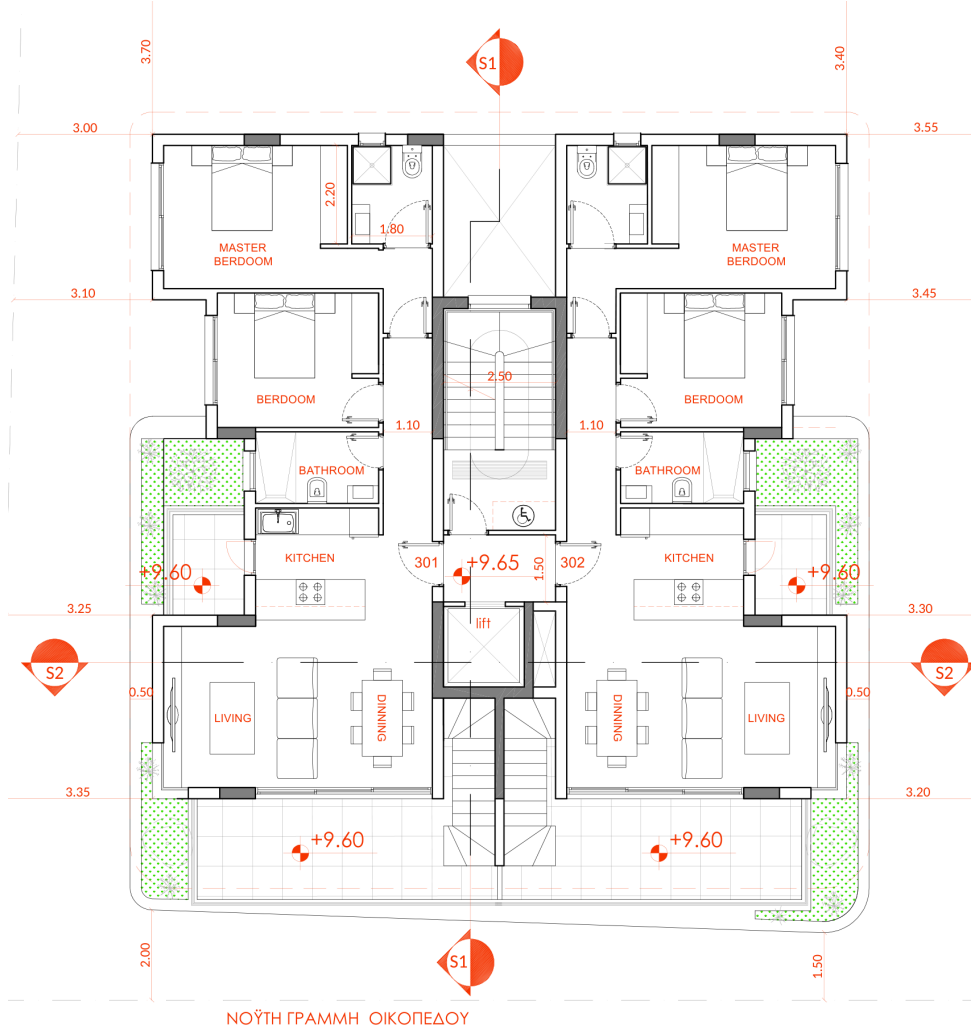
Second Floor

APARTMENTS 201 · 202

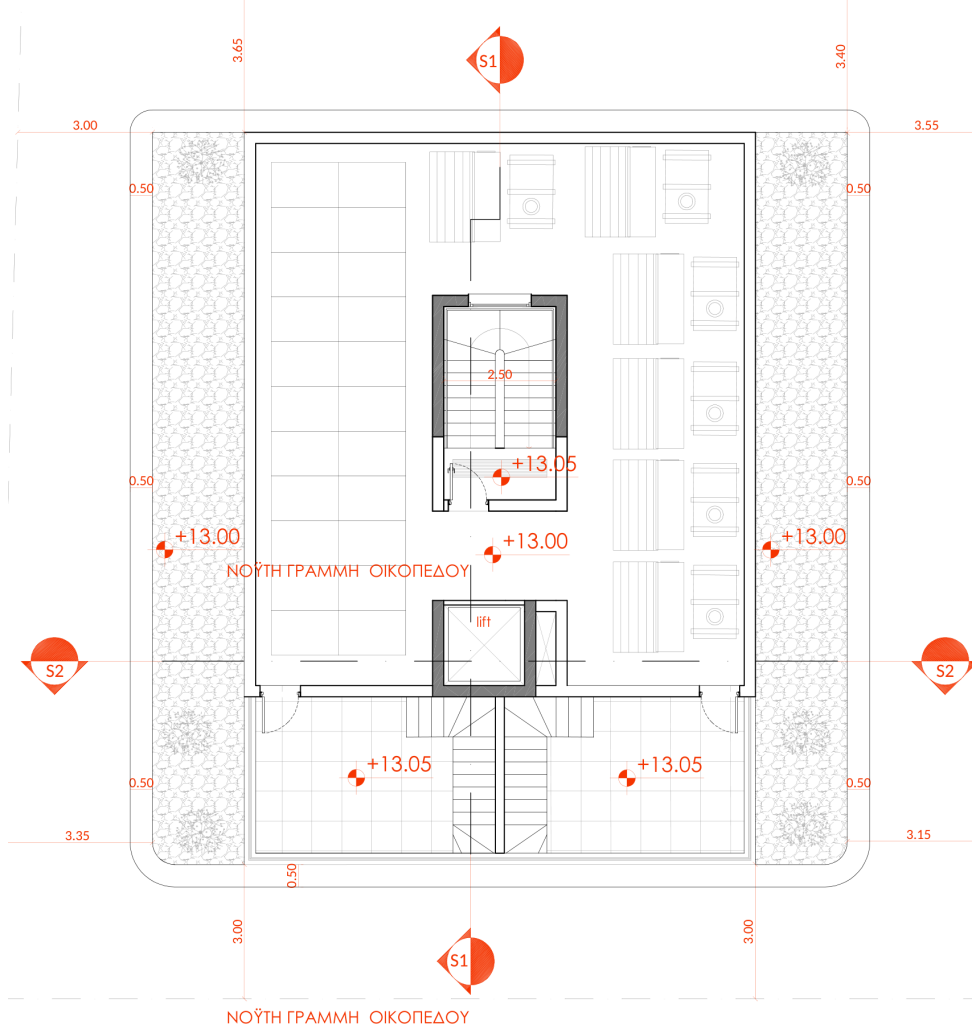


Third Floor

APARTMENTS 301 · 302



Roof Level



A rare balance of peace and accessibility.



OUTDOOR LIVING

Living space, extended outdoors.

Large private verandas extend the living area outdoors, wrapping each residence in greenery — and the two top-floor homes rise to private rooftop gardens and pools.



SPECIFICATIONS

General Specifications.

STRUCTURE

Reinforced concrete frame with raft foundation, columns, beams and slabs, designed in compliance with the Euro code for building structures and seismic design.

EXTERIOR AND INTERIOR WALLS

Masonry walls built with bricks. Internally 10 cm thick and externally 25 cm thick.

SUNDRIES

Fair faced concrete boundary wall. Metal gate and automatic garage door for car parking.

ENERGY PERFORMANCE CERTIFICATE

All villas are build according to the Energy Performance of Buildings Regulation Act and receive high rating Energy Performance Certificate (EPC). 25 cm bricks plus polystyrene 8cm.

ALUMINIUM WORK

Patio sliding doors and windows: Double glazed, 4mm thermal (low e) glass, 14mm gap and 5mm clear glass, with black aluminium frames MU 144 with double glazing. Balconies and roof terrace balustrades: Aluminium railing system with laminated safety glass 16mm for the balconies.

PLUMBING

Plastic piping (pipe to pipe) for hot and cold water. Separate connection from city mains to a 800lt water tank and through a pressure pump system to sanitary fittings. Hot water is provided by a 150lt electric & solar heater.

ELECTRICAL INSTALLATION

Separate electric meter for each apartment. Sockets for telephone & TV in all bedrooms and lounge. Installation according to the 17th edition of the IEE.

ROOF INSULATION

High quality weather sealant and 50 mm extruded polystyrene thermal insulation board covered with 100 mm screed with steel mesh.

MECHANICAL INSTALLATION

Provision for concealed A/C in living/dining room and wall type in bedrooms.

PARKING SPACE & STORE ROOM

One covered car parking space and one store room in ground floor for each apartment.

PHOTOVOLTAIC SYSTEM

The project comes with a photovoltaic system of 5KW which will covered the communal consumption.

ENTRANCE PHONE

Fully coloured video Intercom.

SPECIFICATIONS

Finishes.

WALL & CEILING FINISHES

Interior surfaces: Three coats of cement plaster covered with three coats of white matt emulsion paint. Exterior surfaces: External Thermal Insulation Composite System (ETICS) with acrylic decorative plaster finish to be applied on all masonry walls & concrete structural frame. Other surfaces to be fair faced concrete and HPL panes as shown on plans. Interior ceilings: Two coats of spatula and three coats of white matt emulsion paint. Exterior ceilings: HPL panels as shown on the plans. Bathroom and WC surfaces: Dressed up to ceiling height with Italian ceramic tiles. The purchase value is €35/m² + VAT with colour and dimensions chosen by the customer.

SANITARY FITTINGS

High quality SPAIN producer LAUFEN to include: white porcelain walls mounted toilets & wash basin. Under counter FRANKE stainless steel kitchen sink. High quality German producer GROHE 'EUROCUBE' chrome: Wall mounted, 2 hole basin mixers for bathroom and/or shower. Wall mounted, single-lever bath tub mixer with shower set 'EUPHORIA CUBE STICK' shower mixer for bathroom. Wall mounted, single-lever shower mixer with 'EUPHORIA CUBE STICK' wall holder shower system and. Chrome sink mixer 3WAY 'GROHE BLUE' for kitchen sink.

FLOOR FINISHES

Interior floors: Living/dining room and kitchen with Italian tiles. Purchase price €35/m² + VAT, dimension choice of client. Staircase: landings with Italian marble floor. Bedrooms: are finished with laminate floor, purchase price of €20/m² + VAT, colour of the customer's choice. Exterior floors: Patios, verandas and roof terrace, covered in 60 x 60 or other size Italian floor tiles with a purchase price of €25/m² + VAT.

CARPENTRY

Modern Design Kitchen - highly functional made of laminate. All mechanisms are soft close. Granite counter tops and splash wall of customer's choice at the price of €260/m.

WARDROBES

Built-in wardrobes, full height, made of laminate. Opening doors 22mm (soft close).

INTERIOR DOORS AND FRAMES

Laminate doors completed with rubber gaskets, high quality handle, door stops and hinges. Minimum height 2,2m.

ENTRANCE DOOR

Wooden white lacquered oven painted. High quality stainless steel handle, safety lock, hinges, rubber gaskets and wind breaker.

CL|FF4

THE DETAIL

High-end finishes, throughout.



*Where elegance is built into every square
meter.*

+357 99 756060 · jasprojects.cy@gmail.com

jasprojectscy.com