

SKALA

European Quality, Mediterranean Soul

Wake up to the calm of the hills
and the endless blue of the sea.
Luma Skala is where architecture,
sunlight, and nature come together
to create a home made for real
Mediterranean living.

**A sea-view boutique residence
in the green hills of Geroskipou
featuring 12 one and two-
bedroom apartments.**





The Lifestyle



Wellness at Home

Everyday living, redefined. Enjoy an internal heated swimming pool, private gym, and sauna designed for quiet moments of balance and relaxation. The garden beside the pool brings nature closer to your daily routine.



Heated
Indoor Pool



Private Gym



Sauna



Winning location

The Best of Both Worlds. Located in the heart of Geroskipou Hills, offering easy access to the best of Paphos life while remaining a peaceful, private sanctuary.



5 min to the beach and shopping streets



10 min to the city center and Paphos harbor



12 min to international and local schools



10 min to Paphos International Airport

A Home Above the City

Spacious verandas where the horizon becomes part of your everyday view. From sunrise over the sea to quiet evenings on your terrace, Luma Skala turns everyday life into something truly special.





SOUTH
ENTRANCE
FLOOR 0



NORTH
ENTRANCE
FLOOR 2

Private and Thoughtful Design

Two separate entrances on different levels create a feeling of independence and privacy for every home.

The design utilizes the natural slope to ensure smooth, private access for residents.



Level 01

Apt. Number	Bedrooms	Bathrooms	Internal Covered m ²	Covered Veranda m ²	Uncovered m ²	Storage Room m ²	Total Covered m ²
101	2	2	81.5	16.5	4	3.4	101.4
102	2	2	81.5	22	6	3.1	106.6
103	1	1	50	10	0	3.3	63.3



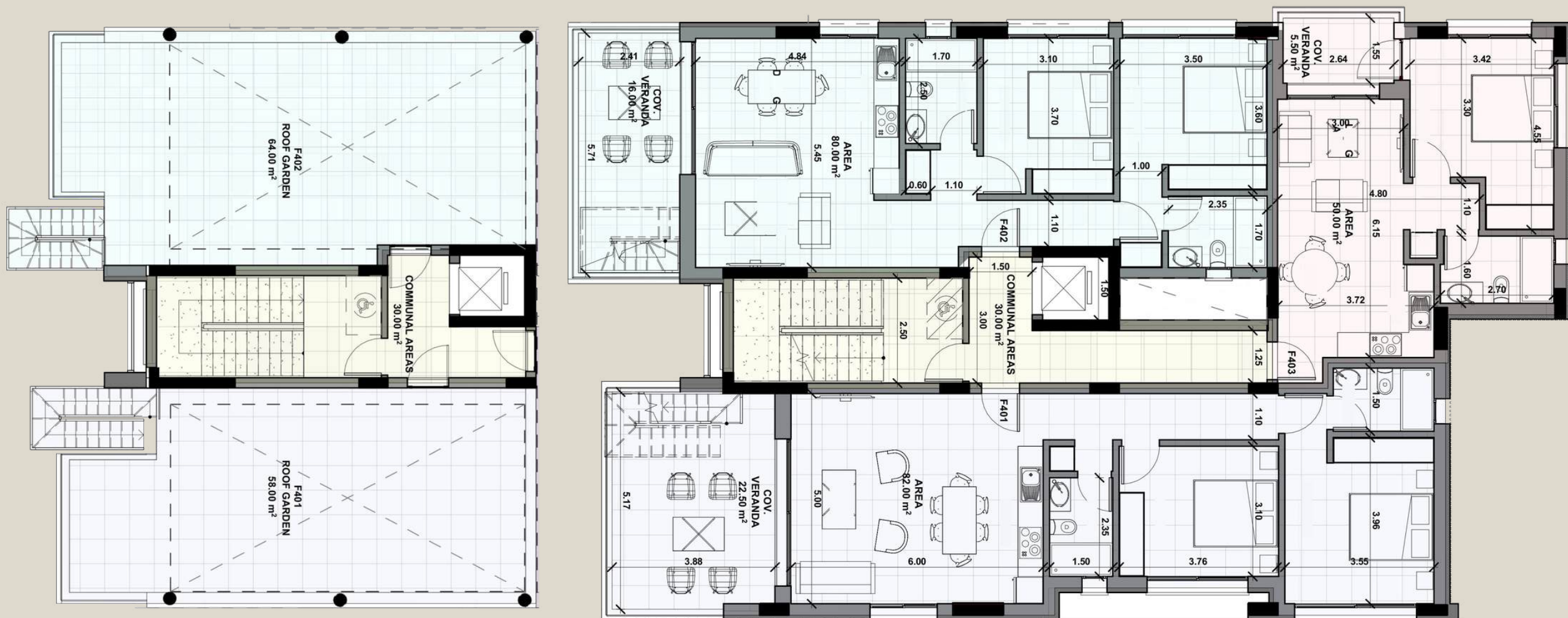
Level 02

Apt. Number	Bedrooms	Bathrooms	Internal Covered m ²	Covered Veranda m ²	Uncovered m ²	Storage Room m ²	Total Covered m ²
201	2	2	81.5	9.5	6.5	3.3	94.3
202	2	2	81.5	12	10.5	3.3	96.8
203	1	1	50	10	0	3.3	63.3



Level 03

Apt. Number	Bedrooms	Bathrooms	Internal Covered m ²	Covered Veranda m ²	Uncovered m ²	Storage Room m ²	Total Covered m ²
301	2	2	82	22.5	48	3.6	108.1
302	2	2	80	17	49	3.6	100.6
303	1	1	50	5.5	0	3.6	59.1



Level 04

Apt. Number	Bedrooms	Bathrooms	Internal Covered m ²	Covered Veranda m ²	Uncovered m ²	Storage Room m ²	Total Covered m ²
401	2	2	82	22.5	58	4	108.5
402	2	2	80	16	64	4	100
403	1	1	50	5.5	0	3.5	59



Built for Everyday Comfort

Open-plan design connects living, dining, and outdoor spaces. High-quality materials, smart layouts, and clean modern lines give every apartment a sense of timeless style.



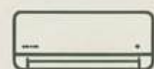
Included in the price



false ceiling



3 meter ceiling height



Split AC in the bedrooms



concealed AC unit
in the living room



Electric Shutters
in the bedrooms

The BBQ Experience

Outdoor living is at the heart of Skala. Large private verandas and green-planted terraces blend architecture with the landscape, offering the perfect setting for a barbecue with a sea view.





Smart Boutique Design

With only 12 apartments, Luma Skala offers the feeling of a private home within a refined modern building.

A modern, minimalist interior courtyard with white walls and a light-colored floor. The space is enclosed by large glass walls and doors, revealing a bright, airy interior with white furniture and indoor plants. The courtyard is decorated with a variety of cacti and succulents in the foreground, and a small tree and other plants are visible through the glass walls. The lighting is soft and even, creating a warm and inviting atmosphere.

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