Πάρος

# Aegean Blue

*Property ID: 2169524*



PURCHASE PRICE: 1.900.000 EUR • LIVING SPACE: ca. 233.68 $m^2$ • ROOMS: 4 • LAND AREA: 4407 $m^2$

Property ID: 2169524 - 84 400 Πάρος


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# At a glance

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|---|---|
| Property ID | 2169524 |
| Living Space | ca. 233.68 m² |
| Rooms | 4 |
| Bathrooms | 5 |
| Year of construction | 2026 |

| | |
|---|---|
| Purchase Price | 1.900.000 EUR |

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# The property





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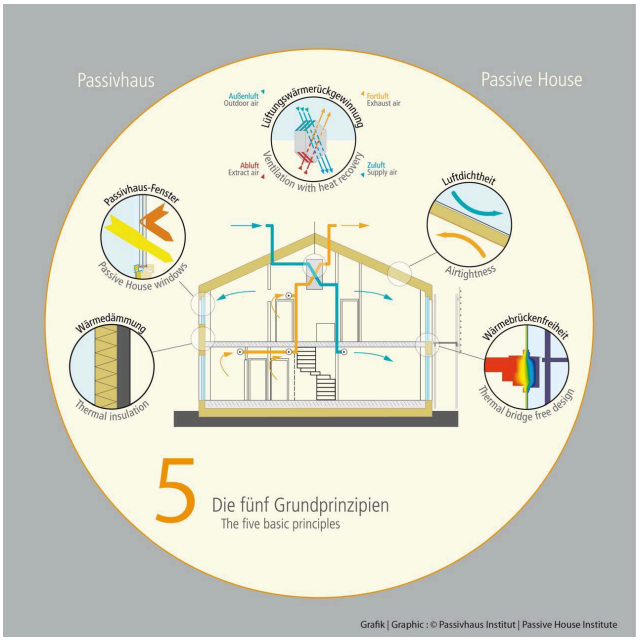




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# The property





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# A first impression

Aegean Blue — Certified Passive House Luxury Villa with Panoramic Sea Views, Kostos, Paros

Set on a privileged south-facing hillside just five minutes from Naoussa, Oceana is a rare, certified Passive House (PHI Germany) residence offering uninterrupted 180° panoramic sea views toward Mykonos, Naxos, and Ios. Designed to the highest standards of contemporary Cycladic architecture, this newly completed villa (2025) combines refined minimalism with cutting-edge sustainability, delivering an exceptional lifestyle defined by privacy, efficiency, and understated elegance.

Spanning 233,68 sq.m. on a generous plot, the residence is thoughtfully integrated into the natural slope of the land, ensuring unobstructed views and optimal natural light throughout. Interiors are characterized by clean lines, expansive openings, and a seamless connection between indoor and outdoor living.

The upper level (138,36sq.m.) hosts a luminous open-plan living and dining area with floor-to-ceiling glazing, a fully equipped designer kitchen, and two sea-view bedrooms, including a spacious master suite. The lower level (79 sq.m.) features two additional en-suite bedrooms, one of which is a second master, both with direct access to the infinity pool terrace and shaded outdoor lounges.

The villa offers four en-suite bedrooms and five bathrooms in total, ensuring a high level of comfort and privacy. Outdoor living is elevated through expansive terraces, landscaped gardens, a roof garden, and a private infinity pool overlooking the Aegean Sea, creating an ideal setting for both relaxation and entertaining.

As a certified Passive House (PHI Germany) with Energy Class A+, Oceana achieves remarkable energy performance and exceptionally low operating costs (approximately €300 annually), positioning it at the forefront of sustainable luxury real estate in the Cyclades.

Ideally located to offer absolute tranquility while remaining moments from Naoussa's cosmopolitan marina, fine dining, boutiques, beaches, and yachting lifestyle, this property represents a compelling opportunity for discerning buyers—equally suited as an exclusive private retreat or a high-performing investment asset in one of Greece's most sought-after destinations.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries,

tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

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# Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

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