Αίγινα

Cyrene

CODE DU BIEN: 2367809



PRIX D'ACHAT: 1.700.000 EUR • SURFACE HABITABLE: ca. 240.02 m^2 • PIÈCES: 5 • SUPERFICIE DU TERRAIN: 950 m^2

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En un coup d'œil

CODE DU BIEN	2367809
Surface habitable	ca. 240.02 m²
Pièces	5
Chambres à coucher	4
Salles de bains	5
Année de construction	2010

Prix d'achat	1.700.000 EUR

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La propriété





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Une première impression

Cyrene -Just steps from the sea all year round!!

In the privileged seafront area of Livadi, Aegina, CYRENE redefines contemporary Mediterranean living. A waterfront, refined minimalist villa of 240 sq.m., set on a 950 sq.m. plot, located literally on the shoreline — with only the coastal road separating the residence from the sea. Developed across three levels, the property embodies architectural clarity, natural light, and an uninterrupted connection to the blue horizon of the Saronic Gulf. Clean lines, earthy textures, and subtle luxury details create an atmosphere of calm, understated elegance.

The bright ground floor hosts the main living areas in an open-plan layout, including the living room, dining area, and kitchen, all enjoying direct access to the landscaped garden and outdoor lounge terraces. Shaded seating areas and a seamless indoor-outdoor flow enhance the experience of authentic waterfront living, where the sea is ever-present. The first floor features two master suites, each with private terraces facing the horizon, offering absolute privacy and panoramic sunset views. The lower level, filled with natural light, includes two additional master bedrooms with ensuite bathrooms, a staff room with private bathroom, a laundry room, and a versatile playroom or wellness space.

CYRENE is an ideal choice both as an exclusive holiday residence and as a high-end investment property, located in a short from the port of Aegina and forty minutes from the port of Pireaus,yet offering the feeling of a private seaside retreat.

Aegina is one of the most historic islands in Greece and the wider Mediterranean, with a presence that dates back to antiquity. It was, in fact, the first capital of the modern Greek state in 1828, a distinction that gives it significant historical importance. In ancient times, it was a major naval and commercial hub, renowned for the strength of its people and its deep connection to the sea. Today, Aegina combines an authentic island character with a subtle cosmopolitan atmosphere. Its close proximity to Athens has made it a highly desirable destination for second homes and premium seafront properties. At the same time, it preserves a sense of calm and authenticity, with traditional villages, pistachio groves, and beautiful coastlines, offering a rare blend of history, heritage, and contemporary island living all year round.

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

Pour de plus amples informations, veuillez contacter votre personne de contact :

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