Σύρος

# Portavia

*Property ID: 2375551*



PURCHASE PRICE: 600.000 EUR • LIVING SPACE: ca. 250 $m^2$ • ROOMS: 5

Property ID: 2375551 - 841 00 Σύρος


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# At a glance

| | |
|---|---|
| Property ID | 2375551 |
| Living Space | ca. 250 m² |
| Rooms | 5 |
| Bathrooms | 3 |
| Year of construction | 1900 |

| | |
|---|---|
| Purchase Price | 600.000 EUR |
| Modernisation / Refurbishment | 1994 |

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# The property





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# The property

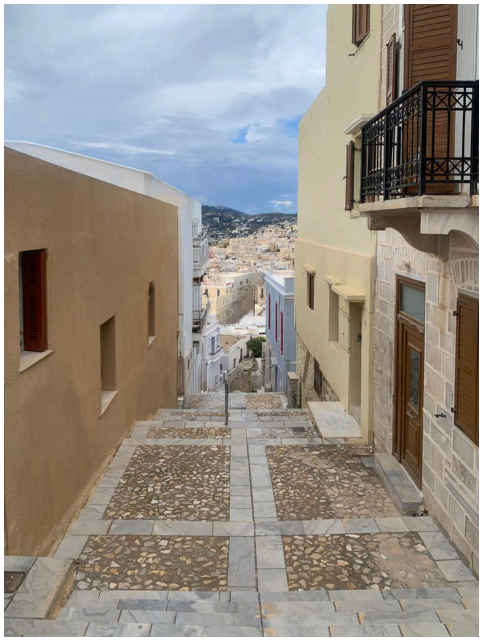




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# The property





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# A first impression

PPORTAVIA- When location defines value.

In the heart of the aristocratic Ermoupoli, within the most emblematic and historically significant area of the town, in Ano Vaporia, lies Portavia, a rare property with a privileged location and outstanding potential for luxury investment development. Its position is the ultimate asset: a panoramic view to the port of Syros, uninterrupted scenes over the iconic urban seafront of Ermoupoli, and the distinguished neoclassical mansions and churches that define the island as the true capital of Syros. This is a setting where history, architecture, and cosmopolitan lifestyle coexist in perfect harmony.

The property spans 250 sq.m. develops across three levels, with direct access by car, offering remarkable flexibility for configuration either as a single luxury residence or as multiple independent high-yield units. Its current layout already supports tourism or mixed-use exploitation, with fully independent living spaces that can operate separately or in combination.
The ground floor features an independent two-bedroom residence with a full bathroom, an open-plan kitchen, and a living area — ideal for premium hospitality use or high-end short-term rental with strong income potential. The main entrance leads to the upper ground floor, to a spacious reception area with a separate kitchen and a private layout including one bedroom and a full bathroom. The upper level, accessed via a marble staircase, becomes a focal point of the property, offering two bedrooms, a full bathroom, and a large veranda opening onto the port of Ermoupoli — a view of exceptional aesthetic and commercial value.
Renovation is not a limitation but a strategic opportunity: it enables a full transformation into a luxury residence, boutique hospitality asset, or high-return investment property tailored to the growing demand for premium accommodation on the island.

Portavia is not merely a property in Ermoupoli. It is a landmark opportunity within one of Greece's most architecturally significant and authentic urban ensembles, offering clear potential for value appreciation through luxury redevelopment.

Ermoupoli is the aristocratic capital of Syros and one of the most important neoclassical urban centers in Greece. Built amphitheatrically around its natural harbor, it is renowned for its impressive architecture, well-preserved neoclassical buildings, and strong historical identity as a major commercial and maritime hub of the 19th century. Today, it blends cosmopolitan energy with authentic Cycladic charm, offering culture, gastronomy, and vibrant year-round life.

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

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