Σύρος

Portavia

CODE DU BIEN: 2375551



PRIX D'ACHAT: 600.000 EUR • SURFACE HABITABLE: ca. 250 m^2 • PIÈCES: 5

CODE DU BIEN: 2375551 - 841 00 Σύρος

- En un coup d'œil
- La propriété
- Une première impression
- Contact

CODE DU BIEN: 2375551 - 841 00 Σύρος

En un coup d'œil

CODE DU BIEN	2375551
Surface habitable	ca. 250 m²
Pièces	5
Salles de bains	3
Année de construction	1900

Prix d'achat	600.000 EUR
Modernisation / Rénovation	1994

CODE DU BIEN: 2375551 - 841 00 Σύρος

La propriété





CODE DU BIEN: 2375551 - 841 00 Σύρος

La propriété

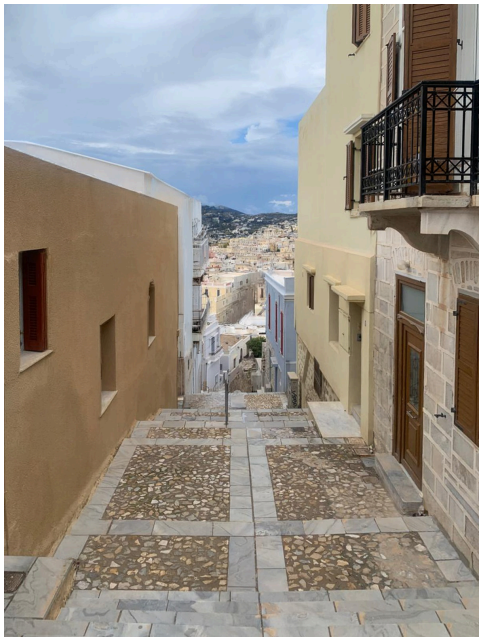




CODE DU BIEN: 2375551 - 841 00 Σύρος

La propriété





CODE DU BIEN: 2375551 - 841 00 Σύρος

Une première 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.

CODE DU BIEN: 2375551 - 841 00 Σύρος

Contact

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

VON POLL REAL ESTATE Athens

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

Vers la clause de non-responsabilité de von Poll Immobilien GmbH

www.von-poll.com