Σύρος

Niovi

CODE DU BIEN: 2413738



PRIX D'ACHAT: 2.700.000 EUR • SURFACE HABITABLE: ca. 409 m^2 • PIÈCES: 5 • SUPERFICIE DU TERRAIN: 1008 m^2

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En un coup d'œil

CODE DU BIEN	2413738	Prix d'achat	2.700.000 EUR
Surface habitable	ca. 409 m²		
Pièces	5		
Chambres à coucher	4		
Salles de bains	5		
Année de construction	1990		

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La propriété





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Une première impression

Perched directly on the water's edge in one of Syros's most coveted seaside enclaves, Villa Niovi commands sweeping, uninterrupted views over the bay of Finikas, where a steady procession of sailboats and yachts ride at anchor against the hills of the opposite shore. Set on a generous 1,008 sq.m. plot and framed by other elegant residences, the property offers privacy without isolation — a rare balance on the island.

Arched loggias and covered terraces run the length of the home, framing the bay like a series of paintings — an ideal spot for a deck chair and slow mornings watching the boats come and go. Light is the soul of this house. Walls of windows and glazed doors draw the Aegean sun deep into every room, while crisp white interiors and tiled floors amplify the brightness into something almost gallery-like.

The main living room opens directly onto the sea-facing terrace through wide glass doors, anchored by a stone fireplace and a built-in bar with seating — a natural gathering point for both quiet evenings and entertaining. Built with quality materials and kept in very good condition, Villa Niovi is move-in ready today, with plenty of scope for a personal touch or refresh for anyone wanting to make it entirely their own.

Spread across three levels, the 409 sq.m. layout includes 5 bedrooms — 4 of them master suites — along with 5 bathrooms, 3 kitchens, 2 living rooms, and 3 covered parking spaces, making Villa Niovi equally suited to large family gatherings or multi-generational stays. Outside, a fragrant garden dotted with citrus trees leads toward the water, with the sea practically at the doorstep and swimmable, unobstructed views from nearly every angle of the property.

The second floor stands entirely on its own — a private retreat complete with its own living room, bedrooms, kitchen, and bathrooms, ideal for extended family, guests, or simply for those wanting their own independent wing. Elevated above the rest of the villa, it delivers the most breathtaking views on the property: an uninterrupted sweep of open sea and sky in every direction, so vast and enveloping it feels less like standing on a terrace and more like being aboard a boat adrift in the middle of the Aegean.

Life here unfolds at the unhurried pace of Syros itself — the beating heart of the Cyclades, yet somehow still one of its best-kept secrets. A short drive brings you into Ermoupoli, the island's elegant neoclassical capital, where pastel mansions and marble stairways spill down to a harbor full of life, day and night. Closer to home, the bay of Finikas offers its own quiet magic: sheltered waters that draw sailing yachts to anchor just offshore, and a soft, sandy beach shaded by tamarisk trees, where mornings begin

with a swim and evenings end with the sound of the sea. This is a place made for lingering — where every window frames a reason to stay a little longer.

Von Poll Greece offers comprehensive support throughout the property purchase process. Working alongside trusted legal advisors, notaries, tax consultants, and technical experts, we guide clients through every step—from property selection and due diligence to contract completion and final handover—ensuring a smooth, transparent, and secure experience.

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Contact

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

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