Κύθνος

Almyra

Property ID: 2502760



PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 90 m^2 • ROOMS: 3 • LAND AREA: 846 m^2

Property ID: 2502760 - 840 06 Κύθνος

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At a glance

Property ID	2502760	Purchase Price	450.000 EUR
Living Space	ca. 90 m²		
Rooms	3		
Bathrooms	2		

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The property

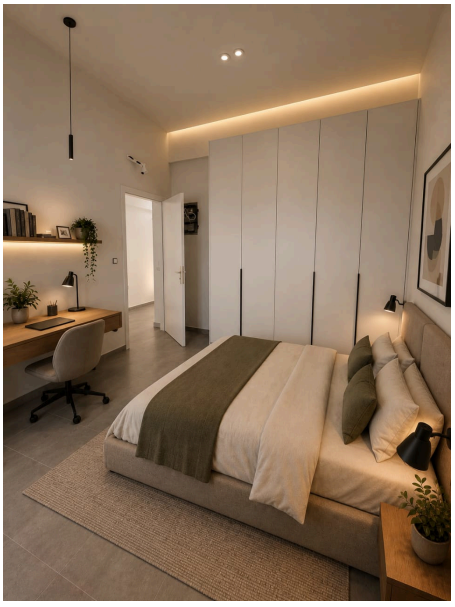




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A first impression

Set along the untouched eastern coastline of Kythnos, within the discreet seaside enclave of Zogkaki near Dryopis, this boutique collection of only four independent Cycladic villas presents an increasingly rare opportunity to acquire a private residence in one of the island's most authentic and unspoiled locations. With only two villas remaining, the development offers the exclusivity, architectural integrity and understated elegance sought by discerning international buyers who value authenticity over ostentation. Here, contemporary Cycladic design is thoughtfully woven into the natural landscape, creating a refined retreat where privacy, tranquillity and uninterrupted views across the Aegean become part of everyday life.

The featured residence, Almyra, unfolds gracefully across a single level, offering approximately 90 sq.m. of beautifully curated interior living space on a private 846.44 sq.m. plot. Conceived with the effortless sophistication of an intimate luxury resort bungalow, the villa embodies the timeless appeal of modern Cycladic architecture—clean white volumes, natural textures and interiors bathed in the ever-changing light of the Aegean. Three serene bedrooms, three elegantly appointed bathrooms and a spacious open-plan living and kitchen area flow seamlessly through expansive floor-to-ceiling openings, dissolving the boundary between inside and out. Every space has been designed to celebrate the surrounding landscape, where sea, sky and light become integral elements of the home itself.

Life at Almyra is defined by a sense of quiet luxury that cannot be manufactured. The beach lies only a gentle stroll away, (350 meters) inviting morning swims in crystalline waters before breakfast, afternoons spent barefoot by the sea and evenings accompanied by the colours of the setting sun. This effortless connection to nature creates an exceptional lifestyle for families, couples or those seeking a private Mediterranean sanctuary where simplicity is elevated into an art form. It is a place where one experiences the true rhythm of the Cyclades, away from crowded destinations yet within easy reach of Athens, making spontaneous escapes both practical and deeply rewarding.

Beyond its undeniable lifestyle appeal, Almyra represents compelling long-term value. As demand continues to shift towards authentic island destinations with limited new development, Kythnos has emerged as one of the Aegean's most promising investment locations. Strict planning regulations, a finite coastline and increasing international recognition contribute to the property's enduring scarcity, while its boutique scale and exceptional setting enhance both its exclusivity and future desirability. For buyers seeking a residence that combines emotional appeal with intelligent investment potential, Almyra offers a rare balance of architectural quality, timeless elegance and lasting value.

Framed by uninterrupted views across the endless blue of the Aegean, Almyra is far more than a holiday home; it is an invitation to embrace one of Greece's last genuinely unspoiled island lifestyles. Quietly sophisticated, architecturally refined and exceptionally well positioned, it is a property that speaks to those who appreciate authenticity, discretion and

the enduring beauty of the Cyclades—an acquisition to be treasured today and for generations to come.

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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