Μύκονος

# Kampani

*Property ID: 2504194*



PURCHASE PRICE: 3.900.000 EUR • LIVING SPACE: ca. 200 $m^2$ • ROOMS: 4 • LAND AREA: 170 $m^2$

Property ID: 2504194 - 84600 Μύκονος


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# At a glance

| | | | |
|---|---|---|---|
| Property ID | 2504194 | Purchase Price | 3.900.000 EUR |
| Living Space | ca. 200 m² | | |
| Rooms | 4 | | |
| Bedrooms | 2 | | |
| Bathrooms | 3 | | |

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# The property





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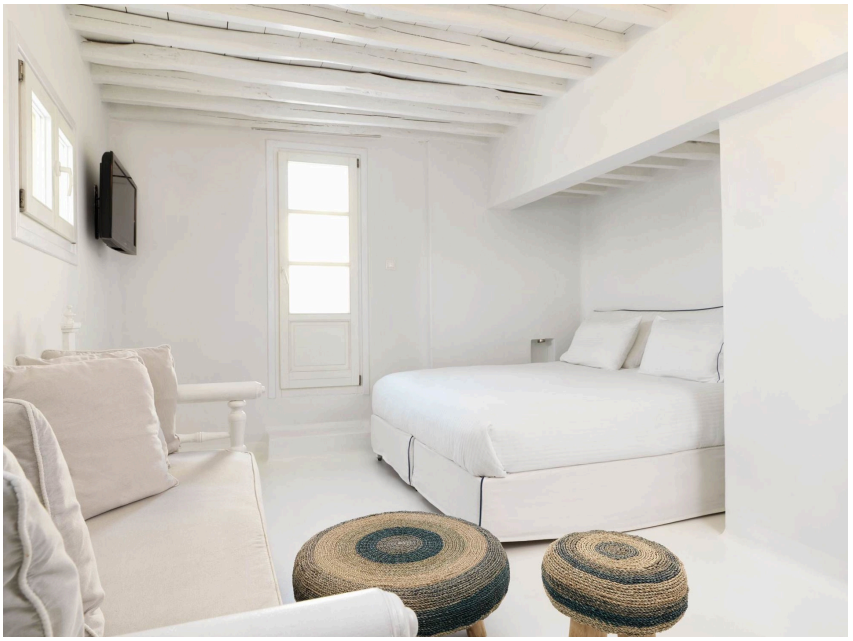




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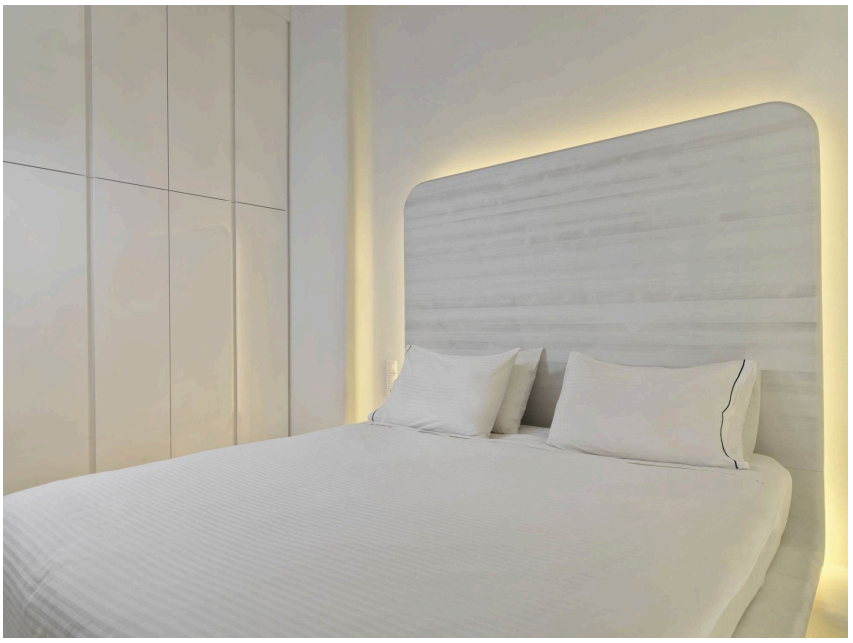
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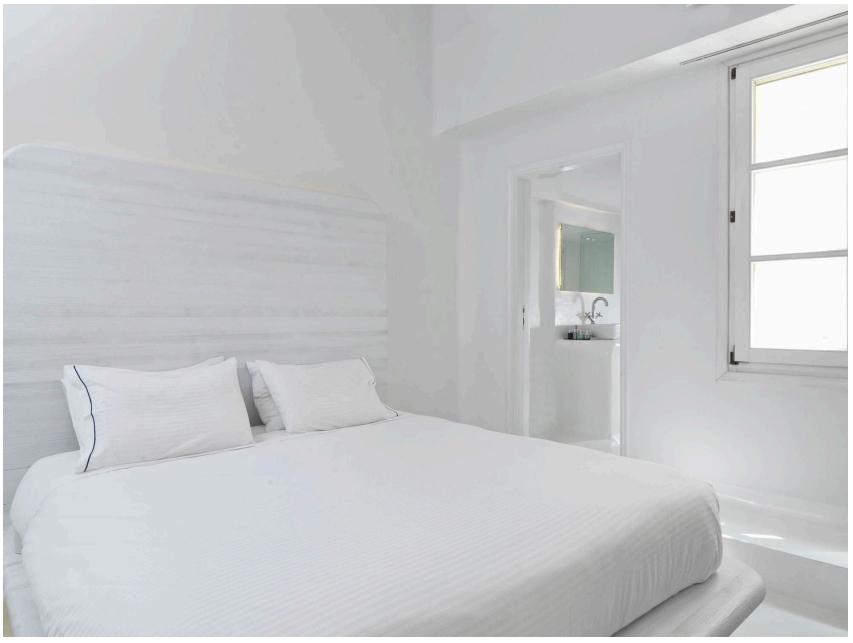




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# A first impression

Built around 1850 for Michalis Kampanis, a former mayor of Mykonos, Kampani is one of the last historic captain's houses still standing directly on the water's edge of the old harbor, the most iconic, most walked stretch of Mykonos Town. West-facing across the port toward the open Aegean, the villa delivers an uninterrupted 270° panorama: fishing caiques and yachts at your feet, the whitewashed geometry of the Town around you, and a full sunset over the water every single evening.

This is not a property near the old port. It sits on it; a position that is effectively impossible to obtain today, on a stretch of waterfront that is historic, protected, and almost never sold.

Built with traditional thick Mykonian stone walls and exposed wooden beam ceilings, the villa was fully renovated in 2018, blending a boho-chic aesthetic with original architectural bones, refurbished period furniture, and modern soundproof double glazing throughout; genuine heritage, not pastiche. At a glance: 200 sqm interior · 4 bedrooms, 3 bathrooms · sleeps up to 12 · private sea-view terraces and balconies · indoor and outdoor dining · fully turnkey.

Kampani already operates as a licensed, established luxury rental (GNTO seal, proven Booking.com/Airbnb track record) with a full concierge infrastructure in place; 24/7 villa manager, daily housekeeping, private chef, transfers and chauffeur, in-house spa, yacht charter arrangements. A buyer acquires a functioning five-star asset with a revenue history from day one, freely convertible to private family use.

Mykonos remains one of the most resilient trophy real estate markets in the Mediterranean. Decades of A-list and ultra-high-net-worth demand, a hard physical limit on new waterfront and old-town construction, and a global airport that connects directly to major European and Middle Eastern hubs have kept prime Chora property in a state of structural undersupply. Unlike newer resort markets, Mykonos combines genuine architectural heritage with a global brand, the island doesn't need to be built up to attract capital, it already is the destination. For a high-net-worth buyer, that translates into three things few other European markets can offer together: consistent capital appreciation on scarce old-town waterfront stock, strong and provable short-let yields during an eight-month season, and a lifestyle asset with instant international prestige. A historic, sea-front mansion on the old port isn't simply real estate in Mykonos, it's one of a small, closed set of addresses the market cannot replicate.

Von Poll Greece offers a comprehensive range of services to support clients throughout the entire property purchasing process in Greece. Beyond our real estate expertise, we collaborate with a network of trusted professionals, including legal

advisors, notaries, tax consultants, and architects ensuring that every stage of the transaction is completed smoothly and with absolute security. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to the signing of contracts, tax procedures, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and Greek clients.

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# Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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

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