Μύκονος

Roxelana

Property ID: 2535024



PURCHASE PRICE: 2.500.000 EUR • LIVING SPACE: ca. 270 m^2 • ROOMS: 10 • LAND AREA: 5503 m^2

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At a glance

Property ID	2535024
Living Space	ca. 270 m²
Rooms	10
Bathrooms	10
Year of construction	2025

Purchase Price	2.500.000 EUR

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The property





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A first impression

Roxelana — Ftelia, Mykonos

Perched on the rolling hillsides above Ftelia Bay, where the Aegean turns from turquoise to sapphire in a single glance, Roxelana is a rare offering on Mykonos: ten sculptural stone-and-reclaimed-wood suites — or, for a buyer with a residential vision, a private compound of villas — set just 200 meters from one of the island's most coveted, unspoiled beaches. This is boho luxury built with intention: local stone, natural textures, and clean minimalist lines that honor the Cycladic landscape rather than compete with it.
The property unfolds across six elevated levels, each suite (30–35 sq.m., with 26 sq.m. net interiors) opening onto uninterrupted sea views, the wild Mykonian hillsides, and shimmering private or shared pools. Six ground-floor suites enjoy full privacy with their own plunge pools and dedicated outdoor terraces; four first-floor suites are wrapped in frameless, floor-to-ceiling sea-front glazing that pulls the horizon straight into the room. An 80 sq.m. infinity pool with a wet sundeck anchors the shared spaces, alongside a 300 sq.m. outdoor pool bar and kitchen area — designed for long golden-hour evenings and effortless entertaining.

Location is everything here, and Ftelia delivers it in full: five minutes from Chora, three from the traditional village of Ano Mera, seven from the airport, and a short stroll from Alemagou and Pacha, two of the most globally celebrated beach clubs in the world. It's a neighborhood that has quietly become shorthand for the Mykonos those in the know actually want — private, cosmopolitan, sun-bleached, and refreshingly unexploited compared to the island's more crowded corners.
Construction stands at roughly 75–80% complete, with the heavy structural work finished and stone façades, terraces, and interior shells already in place. What remains — tiling, wooden fixtures, bathroom fittings, electrics, pool systems, landscaping, and final finishes — is fully scoped, budgeted, and ready to execute, with contractor offers already secured and an interior and exterior decoration study on hand for a seamless finish. Whether the next owner chooses to complete it as an intimate boutique hotel or reimagine it as a private residential retreat, the architectural bones are already exceptional.

For an investor, the numbers tell their own story: at full seasonal operation, the property is projected to generate approximately €585,000 in annual revenue with an EBITDA near €286,000, translating to an expected yield of around 11% on a €2.7 million investment — a compelling return anchored by one of the Aegean's most in-demand micro-locations.

Mykonos has long since outgrown its reputation as simply a party island — today it's a

genuine global lifestyle destination, drawing a discerning crowd of design lovers, entrepreneurs, and second-home seekers who want barefoot elegance by day and effortless glamour by night. Owning a property here, whether run as a boutique hotel or held as a private residence with rental potential, isn't just a lifestyle statement — it's a tangible asset in one of the most resilient luxury real estate markets in the Mediterranean, where limited buildable land and relentless global demand continue to drive both occupancy and long-term value.

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Contact partner

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