Σύρος

Kinaura

CODE DU BIEN: 2554300



PRIX D'ACHAT: 1.150.000 EUR • SURFACE HABITABLE: ca. 287 m^2 • PIÈCES: 2 • SUPERFICIE DU TERRAIN: 8737 m^2

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En un coup d'œil

CODE DU BIEN	2554300	Prix d'achat	1.150.000 EUR
Surface habitable	ca. 287 m²		
Pièces	2		
Chambres à coucher	1		
Salles de bains	2		
Année de construction	2021		

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La propriété





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Une première impression

KINAURA- the Aegean has an aura of its own!

In a privileged setting, just 1 km from Kini and Delphini with its renowned beaches, KINAURA with its own private road is a distinctive residence that combines the privacy of an expansive private estate with effortless access to the most most sought-after seaside destinations of Syros.
The 287 sq.m. residence is set within an impressive 8,737 sq.m. plot, enjoying beautiful views over Kini and Delphini bay. Around 80 olive trees are scattered across the property, creating an authentic Mediterranean landscape and an exceptional sense of privacy.
The 197 sq.m. main residence is arranged entirely on one level, offering comfort and a natural flow between its spaces. It comprises two bedrooms, including a master suite with walking closet, an additional bedroom and bathroom, an open-plan office spacewith day bed, a generous living room with an energy-efficient fireplace, an independant plan kitchen , dinning area, laundry and storage room, while the spacious verandas opening towards the surrounding landscape and sea views to the Aegean. The outdoor spaces have been thoughtfully designed to blend harmoniously with the natural setting. A dedicated area for a 36sq.m. swimming pool has been provided according to the permit, allowing the pool to be naturally integrated into the landscape and further enhance the outdoor living experience.

KINAURA also includes three independent guesthouses of approximately 30sq.m. each, able to host four guests ,currently unfinished, at shell stage , two of them are united in a total of 60sq.m. for more convience, offering the new owner the opportunity to complete and tailor them according to their own needs and aesthetic vision. Particular emphasis has been placed on energy efficiency and a low environmental footprint. The residence has been designed and constructed according to Scandinavian energy-efficiency standards, aiming to reduce energy consumption while embracing a more sustainable approach to contemporary living.

With its rare 8,737sq.m. of land, approximately 80 olive trees, privileged location , beautiful views and the potential to further develop the three guesthouses, KINAURA offers a distinctive combination of privacy, nature, energy-conscious living and authentic Cycladic life. Syros stands apart in the Cyclades for its cosmopolitan character, neoclassical heritage and vibrant cultural identity, offering an authentic island lifestyle that lives and breaths throughout the year.

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

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

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