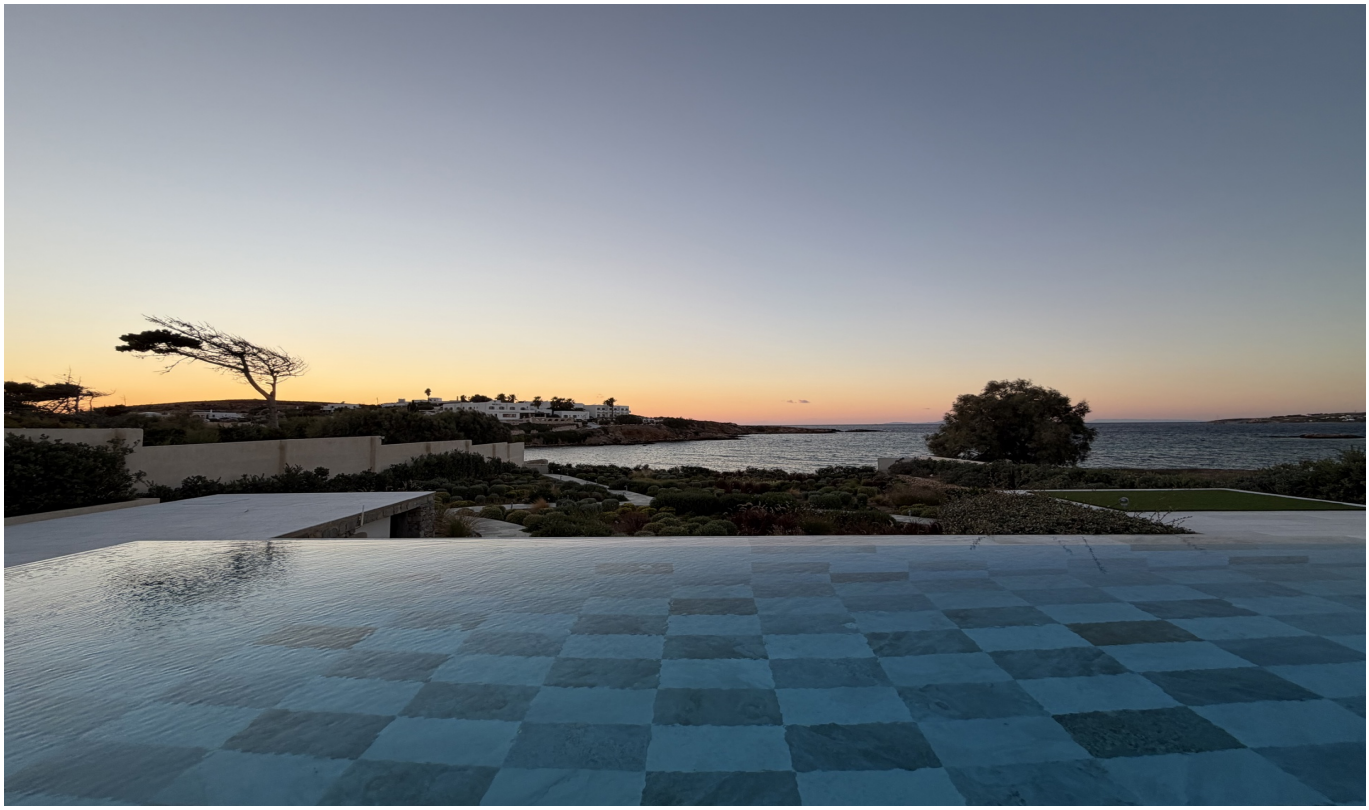
Πάρος

Kirat

Property ID: 2567893



PURCHASE PRICE: 7.800.000 EUR • LIVING SPACE: ca. 467 m^2 • ROOMS: 6 • LAND AREA: 6000 m^2

Property ID: 2567893 - 844 00 Πάρος

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At a glance

Property ID	2567893
Living Space	ca. 467 m²
Rooms	6
Bedrooms	1
Bathrooms	6
Year of construction	2024

Purchase Price	7.800.000 EUR

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The property





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A first impression

Where the Aegean meets the threshold of your garden

There is a particular kind of quiet that only exists where land gives way to water. At Villa Kirat, on Delfini Beach just south of Paroikia, you live inside it: salt air through open doors, bare feet on warm sand, the whole Aegean as your neighbor. This magnificent estate doesn't merely overlook the Aegean; it opens straight onto a private stretch of sand, blurring the line between living room and shoreline.

Spread across two levels and roughly 467 m² of sun-washed interiors, Villa Kirat unfolds as one continuous gesture — living room, dining area, and a chef's kitchen flowing into each other beneath soaring ceilings and cooling sea breezes. All-white interiors throughout catch and reflect the light, filling every room with an almost luminous brightness that mirrors the Cycladic landscape outside. The kitchen itself is built for gathering: twin ovens, twin dishwashers, sprawling marble counters, and a table set for twelve, ready for long summer dinners that stretch past midnight.

Six bedrooms, each a private sanctuary with its own en-suite bathroom and walk-in shower, offer refuge for family and guests alike — seven bathrooms in total, air conditioning and ceiling fans throughout, ensuring comfort no matter the season.

Outside, the villa truly comes alive. An infinity-edge pool mirrors the light of the bay, sun loungers wait beneath the pergola, and a fully stocked bar with refrigeration keeps the afternoon unhurried. When evening falls, the electric-pergola BBQ area and outdoor dining table become the heart of the villa — before the manicured garden leads guests the final few steps down to Delfini Beach, with a trendy taverna just a short stroll away.

The setting is as well judged as the house. Just ten minutes from the airport and three from the nearest supermarket, yet tucked away from the island's flight paths, Villa Kirat offers the rare combination every Cycladic buyer searches for: total privacy without sacrificing convenience. Two private parking spaces, marble flooring throughout, and central heating complete a home built not for a season, but for a lifetime of Aegean summers.
A beachfront address of this scale is rare in Parasporos and seldom available in the market for luxury living on Paros.

Paros itself remains one of the Cyclades' most coveted addresses — cosmopolitan enough to draw travelers from around the world, yet still anchored in the quiet charm of its whitewashed villages. Between the buzz of Naousa, the timeless streets of Paroikia, and

beaches ranked among the finest in the Aegean for sailing and swimming alike, the island continues to hold its place as one of Greece's soundest luxury real estate investments.

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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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