Paros

Ochre

Property ID: 2597586



PURCHASE PRICE: 1.150.000 EUR • LIVING SPACE: ca. 130 m^2 • ROOMS: 2 • LAND AREA: 4000 m^2

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At a glance

Property ID	2597586	Purchase Price	1.150.000 EUR
Living Space	ca. 130 m²		
Rooms	2		
Bathrooms	2		

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The property





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A first impression

A private world of ochre and stone, thirty seconds from the edge of the Aegean.

There is a moment, just after sunset, when the render on these walls stops looking like a building material and starts looking like the island itself — the same warm ochre as the hills of Krotiri, holding the day's heat long after the light has gone. Villa Ochre was designed around that moment. A circular, cloistered courtyard built around a single mature olive tree anchors the home; from there, the plan opens outward in a sequence of framed views — a fully licensed infinity-edge pool, a shaded pergola dining terrace, and a living room whose sliding glass wall dissolves the line between interior and courtyard entirely. This is architecture as a slow reveal, not a display.

Designed by one of the Cyclades' most sought-after architectural studios — Villa Ochre is the two-bedroom residence within a small, design-led enclave of three villas above Krotiri. At 130 sqm plus generous terraces, pergola and private pool, it is built for a couple or small family who want scale without excess: two ensuite bedrooms, a compact and considered kitchen, and outdoor living space that, in practice, doubles the footprint of the home for eight months of the year.

The setting Krotiri sits on Paros's southwest coast — the orientation that gives the island its long, unobstructed sunsets, and its clearest sightlines to Antiparos across the strait. Villa Ochre's plot looks toward the Parikia port lights, the Antiparos coastline, and the open Aegean sunset, from a hillside position with nothing built between the villa and the view.

The beach is a seven minute walk, Paros National Airport 20 minutes, Pounda port for Antiparos 15 minutes and Naoussa 20 minutes, with two new five star boutique hotels and spas right next door. Paros itself is one of the most sought after islands in the Cyclades: easy to reach from Athens, lively beyond the summer, and short on quality homes near the sea, which supports both long term value and strong rental potential.

Paros has become the destination Mediterranean buyers turn to once Mykonos stops being an option, not a cheaper alternative, but a different proposition entirely. Building restrictions and saturated supply on Mykonos have pushed a new wave of international capital toward Paros and Antiparos, and the numbers reflect it: prime clifftop and design-led property on Paros now trades as high as €10,000–10,200/sqm, with foreign buyers from the UK, US and Switzerland behind the large majority of prime acquisitions. Island-wide residential prices are still climbing at a healthy, sustainable pace — roughly 7–9% annually as of early 2026 — well past the speculative spike of 2022–23 and into what the market itself

is now calling a mature, hyper-exclusive phase, not a bubble.

At €1,150,000, Villa Ochre enters the market at roughly €8,850/sqm on the built residence alone, below Paros's still rising prime ceiling. Supply is scarce, as the island tightly restricts new construction and licensed, architect designed homes of this quality remain rare. The pool and structure are fully licensed, simplifying resale and future short term letting, while strong international rental demand and its setting beside two five star hotels position it well above the island average. The price also comfortably clears Greece's €800,000 Golden Visa threshold for premium zones under Law 5100/2024.

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Contact partner

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