Paros

Ochre

Número de propiedad: 2597586



PRECIO DE COMPRA: 1.150.000 EUR • SUPERFICIE HABITABLE: ca. 130 m^2 • HABITACIONES: 2 • SUPERFICIE DEL TERRENO: 4000 m^2

Número de propiedad: 2597586 - 844 00 Paros

- De un vistazo
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De un vistazo

Número de propiedad	2597586
Superficie habitable	ca. 130 m²
Habitaciones	2
Baños	2

Precio de compra	1.150.000 EUR

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La propiedad





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Una primera impresión

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.

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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Contacto con el socio

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