

Kythnos

The White Compass

Property ID: 1554530



PURCHASE PRICE: 3.000.000 EUR • LIVING SPACE: ca. 800 m² • ROOMS: 14 • LAND AREA: 1.600 m²

Property ID: 1554530 - 84006 Kythnos

- **At a glance**
- **The property**
- **A first impression**
- **Contact partner**

Property ID: 1554530 - 84006 Kythnos

At a glance

| | | | |
|---------------------|------------------------------|-----------------------|----------------------|
| Property ID | 1554530 | Purchase Price | 3.000.000 EUR |
| Living Space | ca. 800 m² | | |
| Rooms | 14 | | |
| Bathrooms | 18 | | |

Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

The property



Property ID: 1554530 - 84006 Kythnos

A first impression

Nestled in the heart of Chora, the main town of Kythnos, this exceptional luxury boutique hotel presents a rare opportunity to invest in a high-performing hospitality asset within one of the Cyclades' most authentic and rapidly emerging destinations. Combining traditional Cycladic charm with elevated design and service, the property is ideally positioned just a four-minute walk from the village center while maintaining a serene and private ambiance.

Set amphitheatrically amidst whitewashed buildings, cobblestone paths, and elegant archways, the hotel offers stunning south-facing views across the island's dramatic landscape. Its architecture blends harmoniously with the surroundings, creating a tranquil and refined atmosphere that appeals to discerning travelers seeking genuine island experiences.

The hotel spans 800 square meters on a 1,600 square meter plot, comprising 14 fully appointed luxury suites and 18 bathrooms. Guests enjoy access to first-class amenities including a swimming pool, pool bar, fully equipped gym, and sauna. The infrastructure is modern and resilient, featuring Hitachi heating systems, solar water heating, advanced air conditioning, and aluminum window frames with screens. Designed for autonomy, the property includes a 110 KVA generator and two water tanks (40,000 m³) with pressurization and filtration for an independent potable supply. Comprehensive safety systems include CCTV, smoke detectors, an alarm system, and fire suppression.

The hotel currently operates seasonally from June through September, achieving high occupancy and exceptional guest satisfaction, with Booking.com ratings between 9.5 and 9.6. The business is profitable, with minimal capital expenditure required and significant growth potential through season extension, increased capacity, or new premium services. Located in the island's cultural and social center, the property offers walkable access to village life while ensuring privacy and calm. As demand for authentic Cycladic escapes rises, Kythnos is positioned for strong growth in luxury tourism.

Easily accessible from Athens, the island lies just 56 nautical miles from Piraeus and 25 from Lavrio, making it a convenient destination for both international and domestic travelers.

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.

Property ID: 1554530 - 84006 Kythnos

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athina

Tel.: +30 21 06 14 87 77

E-Mail: salesgreece@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com