

Kea

## Residence Phaeton

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???? ??????: 890.000 EUR • ??????????: ca. 165 m<sup>2</sup> • ?????????: 4 • ?????? ????: 1.350 m<sup>2</sup>

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| ??????? ????????? | 1549109    | ???? ?????? | 890.000 EUR |
| ??????????        | ca. 165 m² |             |             |
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Perched on the sun-drenched cliffs of Koundouros where the sky melts into the endless blue and the crystalline waters reflect the golden light, lies the villa "Residence Phaeton" sculpted in perfect harmony with the rugged landscape of Kea or Tzia. This is more than just a summer retreat—it is a living architectural statement that respects and interacts with its environment, redefining the concept of Cycladic living. A contemporary interpretation of simplicity and sophistication, where the Aegean itself becomes an integral part of everyday life.

A villa of 165s.q.m., both elegant and understated, embracing the island's raw beauty with effortless grace. Just 50 meters from the shoreline, it offers an unparalleled setting to witness breathtaking sunsets and moonlit nights shimmering over the sea. Inspired by traditional Cycladic architecture, its handcrafted stone design seamlessly blends with the untamed terrain, embodying the authenticity of the Aegean spirit.

Built with natural materials, the residence is dominated by stone, creating a dialogue with the terrain, while its clean lines and restrained use of white highlight the timeless appeal of Cycladic aesthetics. The architectural layout, spread across three levels, is designed to balance privacy and conviviality. Four spacious bedrooms and four elegant bathrooms provide comfort and functionality, while two independent kitchens and living areas create flexible spaces that cater to both intimate family moments and effortless hospitality.

The villa's connection to its landscape is reinforced by its meticulously designed outdoor spaces.

Surrounding the villa, by a lush Mediterranean garden of 1,400 sq.m. unfolds—a tranquil oasis where nature's whispers soften the senses. At its heart, a 40 sq.m. swimming pool with a built-in hydro-massage invites moments of pure relaxation under the Aegean sun and panoramic sea view. Within a short stroll, three pristine beaches await, their crystal-clear waters allowing the owner to enjoy both private and seaside leisure options.

Beyond its aesthetic appeal, the residence is fully equipped with infrastructure that ensures self-sufficiency and environmental sustainability. A private well supplies high-quality water, while an advanced German-engineered biological wastewater treatment system guarantees eco-friendly waste management. A 12-cubic-meter reinforced concrete water tank further enhances the villa's autonomy.

This exceptional villa offers a perfect combination of modern comfort, sustainability, and natural beauty, making it an outstanding investment for those seeking a luxury getaway in one of Greece's most sought-after locations. A true embodiment of modern Cycladic architecture makes this villa is more than a home—it is a sanctuary of serenity, a testament to refined simplicity where nature and design exist in perfect harmony. Here, life unfolds in its purest form, bathed in light, embraced by the sea breeze, and free from all constraints.

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