Νάξος

Kalliste

Codice oggetto: 2598842

PREZZO D'ACQUISTO: 1.150.000 EUR • SUPERFICIE NETTA: ca. 206 m^2 • VANI: 4 • SUPERFICIE DEL TERRENO: 5856 m^2

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A colpo d'occhio

Codice oggetto	2598842
Superficie netta	ca. 206 m²
Vani	4
Bagni	3
Anno di costruzione	2026

Prezzo d'acquisto	1.150.000 EUR

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Una prima impressione

Some homes have a view. Villa Kalliste has a whole island laid out at its feet. Set high above Plaka at 138-150 meters, this new-build Cycladic retreat looks out over golden beaches, patchwork farmland and rugged mountain ridges. Its name means "the most beautiful", and from the veranda you'll see exactly why.

Step inside and the house exhales. Soft, hand-finished plaster walls, pale stone-toned floors and warm walnut joinery set a calm, sun-washed mood. The open kitchen and living room form one easy, sociable space: a walnut kitchen with a central island for slow breakfasts and long evening aperitifs, and a deep, low sofa facing tall glazed doors that pull the pool and the view right into the room. Nothing is fussy, everything is beautiful.
The bedrooms are built for sleeping in. Each has slatted timber wardrobes, a walnut writing desk, a ceiling fan and soft pendant lighting. The two ground-floor bedrooms, one of them en-suite, look out toward the garden, while the upstairs master suite is the true retreat, with its own bathroom and a glass door that opens straight onto the veranda. Wake up, slide the door open, and the plain and the sea beyond are your morning view.
This is a house that lives outdoors. The 9 x 4 m pool sits just steps from the living room, with sun loungers along its edge and a timber pergola beside it, so you can choose between sun and shade without moving far. Float, read, doze, repeat. A large landscaped garden wraps the house in space and privacy, with stone-walled terraces stepping gently down the hillside. Wide pergolas frame the entrances and cast striped shade over dining tables, hanging chairs and quiet corners.
Upstairs, the 75 sqm private veranda under its own timber pergola is the crown jewel: a lounge in the sky, with room for a dining table, deep seating and every sunset the Aegean can offer. At 206 sqm across three levels, including a 43 sqm basement for storage, there is space for family, friends and every long summer lunch.
The finish is turnkey: air conditioning, solar panel, roof and wall insulation, fitted kitchen and closets, finished bathrooms, and PVC doors and windows with shutters and mosquito nets. Just bring your appliances, your lighting and your suitcase. A stone wall (€9,500) and a concrete parking area (€3,450) are available as optional extras.

Naxos is the Cyclades at their most generous. It is the largest and greenest island in the archipelago, where sandy beaches like Agios Prokopios, Plaka and Mikri Vigla meet fertile valleys, marble villages and the soaring peak of Mount Zas. In Naxos town, the Portara, the marble gateway of an unfinished temple of Apollo, stands guard over a Venetian old town of winding lanes and lively tavernas. Local potatoes, cheeses and citron liqueur bring the table to life, while a direct airport and ferry links to Athens and neighboring islands keep everything within reach. Naxos is proof that the Cyclades can be beautiful, authentic and

welcoming all at once.

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Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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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