

PRIVATE ISLANDS INC.

KYTHNOS ISLAND PARCEL

KYTHNOS · CYCLADES, GREECE



187.47 ACRES · FREEHOLD
A PARCEL ON KYTHNOS ISLAND

37.391°N 24.426°E

THE PARCEL

PRIVATE YELLOW-SAND BEACH
SUNSETS TOWARD SERIFOS
DIRECT COASTAL-ROAD ACCESS

THE ESTATE

At a Glance

LOCATION	South Kythnos, Cyclades
TENURE	Freehold
LAND AREA	187.47 acres
BEACH	Private yellow-sand beach
ACCESS	Direct coastal-road access
STATUS	Undeveloped

ACRES OF AEGEAN FRONTAGE

An undeveloped 187.47-acre canvas in its natural state: full flexibility for a private sanctuary, a boutique hotel or the eco-village the site was once envisioned to hold.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	187.47 acres
TENURE	ISLAND
Freehold	Kythnos
WATERS	BEACH
Aegean Sea	Private, yellow sand

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THE PARCEL

A Parcel on Kythnos

This brochure describes exactly what is for sale: a 187.47-acre freehold parcel on the island of Kythnos, not the island itself. The land is currently in its natural state, with a private yellow-sand beach, calm crystal-clear water for swimming and anchorage, and elevated plateaus holding unobstructed sunset views across the sea toward Serifos.

THE VISION

Twenty Homes, or One Sanctuary

The site was historically envisioned as a nature-first eco-village of 20 to 25 traditional homes with private gardens, and the listing frames the same canvas for a high-end private sanctuary or a sustainable boutique hotel. The land currently lacks utility connections, leaving a new owner free to build modern off-grid systems or connect to the island grid.

A NOTE ON IMAGERY

One image supplied with this listing could not be verified as depicting the property and was excluded from this brochure. Every photograph printed here is a real photograph of the property.



A dry-stone katikia on the land



Stone walls and blue doors

LOCATION

On the Map

KYTHNOS • CYCLADES, GREECE



AEGEAN SEA

Merichas Port — 1.6 mi
the island's main port



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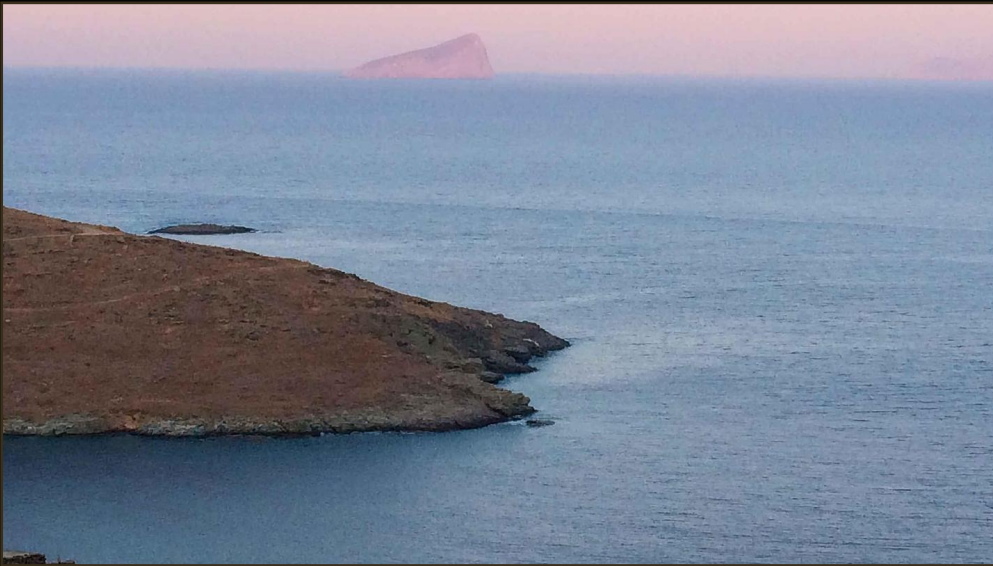
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STRAIGHT-LINE DISTANCES

Lavrio	30 mi
Athens	56 mi
Serifos (Livadi)	18 mi

GALLERY

In Frames



REGION — GREECE — THE CYCLADES

Greece allows foreign buyers to own freehold property outright, and the Cyclades guard their traditional character through strict building rules. Kythnos remains one of the least developed islands in the group: warm year-round residents, a slow-life philosophy, and an hour by boat from the mainland at Lavrio. The pin on the map marks the island of Kythnos; the parcel itself lies in the island's south.



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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info@privateislandsinc.com

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