

PRIVATE ISLANDS INC.

ASPRONISI ISLAND

SANTORINI CALDERA, GREECE

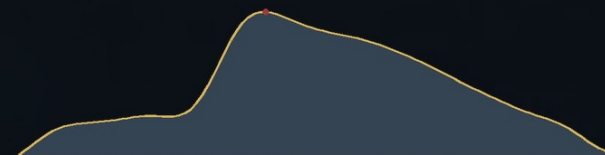


THE ISLAND — TERRAIN

34 ACRES · FREEHOLD
UNDEVELOPED · TWO BEACHES

36.384°N 25.348°E

ELEVATION — SUMMIT 230 FT



THE ESTATE

At a Glance

LOCATION	Santorini Caldera, Greece
TITLE	Freehold
LAND AREA	34 acres
STATUS	Undeveloped
BEACHES	Two natural beaches
SUMMIT	230 ft

ACRES OF CALDERA PLATEAU

A single undeveloped freehold island — a miniature Santorini inside the caldera, with no crowds and the sunset entirely your own.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	34 acres
TITLE	SUMMIT
Freehold	230 ft
WATERS	REGION
Aegean Sea — caldera	Cyclades, Greece

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REGION — GREECE

Greece holds some of Europe's clearest island title — freehold ownership, mature courts and deep resale demand. Its standout market is the Cyclades, where Santorini's caldera is the Mediterranean's most photographed seascape and standalone private islands almost never surface.





THE ISLAND

A Miniature Santorini

The listing calls Aspronisi a miniature version of Santorini: 34 acres of undeveloped freehold ground forming part of the caldera ring itself. Its plateau carries the same layered volcanic cliffs and white pumice strata as the famous rim across the water — the world's most photographed landscape, held privately.

THE CANVAS

A Blank Canvas

The island is a pristine, non-developed landmass, and the listing frames its future plainly: a signature hospitality project or an expansive private residence, backed by freehold title suited to significant long-term investment.

THE SHORES

Two Natural Beaches

Two natural beaches sit at the cliff base — a rare asset among the volcanic Cyclades — giving sheltered landing places and private ground for swimming and sunbathing, beneath strata carved in places into small caves.

THE LIGHT

The Sunset, Alone

Facing west, the island takes the same golden-hour light that draws millions to Oia each year — in absolute, uninterrupted silence. Around it, deep caldera water suits superyacht anchorage, snorkelling and private boat exploration.

A NOTE ON IMAGERY

As disclosed in the listing itself, some of its visuals are artistic interpretations and conceptual renderings, offered for inspiration; they do not depict existing structures or exact topography. Every photograph printed in this brochure is a real photograph of the island.





LAND AND WATER

Cliff, Beach & Deep Water

A scrub-covered plateau tops out at 230 feet, ringed by layered pumice cliffs that fall to two natural beaches. The surrounding water is the deep blue of the southern Aegean caldera — clear, sheltered by the ring of islands, and deep close inshore for anchoring.

KNOWN FOR

The caldera sunset — the same west-facing golden light as Oia, watched from a private island in complete silence.

SUMMER HIGH 86°F · WINTER LOW 50°F



BY WATER

Across the Caldera

Aspronisi is a boat island, 1.27 nautical miles from Santorini's shore — a crossing of minutes over sheltered caldera water. Athinios, Santorini's ferry port, lies about five miles straight-line to the east, and Fira, the island's capital, about five miles north-east.

THE GATEWAY

Santorini International (JTR)

Santorini International Airport (JTR), about seven miles straight-line, is one of Greece's busiest hubs with direct flights to major European capitals. The listing puts the onward boat journey at just over 1.25 nautical miles, and world-class hospital services sit on nearby Santorini.

DISTANCES — STRAIGHT LINE

Fira 5 mi · Oia 6 mi · Santorini Int'l Airport (JTR) 7 mi

ONE ISLAND • ONE TITLE • 34 ACRES

LOCATION

On the Map

SANTORINI CALDERA • CYCLADES, GREECE



GALLERY

The Estate in Frames



The beach beneath the strata



Sea caves in the western cliffs



The eastern cliff and beacon



Tracks across the plateau



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ASPRONISI ISLAND

SANTORINI CALDERA, GREECE

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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