PRIVATE ISLANDS INC.

ST. ATHANASIOS ISLAND

GULF OF CORINTH, GREECE



2.6 ACRES · FREEHOLD

ENTIRE ISLAND · UNDEVELOPED

38.420°N 22.422°E

ELEVATION — LOW-LYING ISLET

THE ESTATE

At a Glance

LOCATION	Gulf of Corinth, Greece
TITLE	Freehold
LAND AREA	2.6 acres
DEVELOPMENT	Undeveloped
PERMISSION	Villa c. 250 sq m (reported)
SHORELINE	Rock and sandy beach

SQ M VILLA PERMISSION (REPORTED)

Sellers report a pre-approved building permission for a family villa of about 250 sq m — a rare starting point in Greece.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2.6 acres

TITLE
Freehold

DEVELOPMENT
Undeveloped

WATERS
Gulf of Corinth

NEAREST TOWN
Itea

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REGION — GREECE

Greek islands transfer as freehold by notarial deed, in a market where privately owned whole islands are few. The Gulf of Corinth is the quieter Greece — mountain-framed water between Delphi and Galaxidi, working harbours and tavernas, far from the crowded Aegean circuits.





THE ISLAND

Small Enough to Know by Heart

At 2.6 acres the island can be walked in minutes, yet it holds a complete Mediterranean world: groves of pine and old olive trees, a rocky tree-lined coast, and a sandy beach on the northwestern shore. The water is gin-clear, rich in sea life — clear enough, the listing notes, to count the fish from the surface.

THE SETTING

In the Gulf of Corinth

The island lies in the sheltered Gulf of Corinth, off the town of Itea, beneath the slopes that rise toward Delphi and Mount Parnassos. Mainland Greece is in view across the water, but the island itself has no neighbours and no crowds — everything here is natural and undisturbed.

THE PERMISSION

A Rare Path to Building

Building on a Greek island is famously difficult. The sellers report that the island is not subject to Natura 2000 restrictions and that they hold a pre-approved building permission for a family villa of approximately 250 square metres — claims a buyer would confirm in formal due diligence, but a genuinely rare starting point.

THE CANVAS

An Undeveloped Island

The island is entirely undeveloped: power, water and services would be established as part of the planned residence. What exists today is the grove, the beach and the shoreline — a blank canvas kept as a private sanctuary, or developed into a secluded villa retreat.

A NOTE ON IMAGERY

Four images in the listing gallery are computer-generated views rather than photographs of the island. They have been excluded from this brochure; every image printed here is a real photograph of the island or its setting.





LAND AND WATER

Grove, Rock and Sand

The interior is a quiet grove of pine and old olive trees, sloping gently to a shoreline that alternates between rock and the small sandy beach along the northwest coast. Around it, the Gulf of Corinth runs crystal-clear and rich in sea life — water made for swimming, snorkelling and long, slow days at anchor.

KNOWN FOR

A freehold Greek island of manageable scale with a seller-reported villa permission — rarity, privacy and a plausible path to building.

SUMMER HIGH 93°F · WINTER LOW 39°F · SEA 59–79°F



BY BOAT

Minutes from Itea

The island is reached by boat from Itea, the harbour town on the bay to the north — about a mile in a straight line, a run the listing describes as roughly 1.5 miles. Itea offers a working harbour, tavernas and provisioning, and the neighbouring shore town of Kirra lies just east.

THE REGION

Delphi, Galaxidi, Parnassos

Beyond the island the region delivers: ancient Delphi lies 6 miles inland, the yacht harbour of Galaxidi 4 miles along the coast, and skiing on Mount Parnassos above. Athens International Airport, the international gateway, is about 90 miles straight-line to the southeast.

DISTANCES — STRAIGHT LINE

Itea 1 mi · Galaxidi 4 mi · Delphi 6 mi

ONE ISLAND • 2.6 ACRES • FREEHOLD

LOCATION

On the Map

GULF OF CORINTH • FOKIDA, GREECE



GALLERY

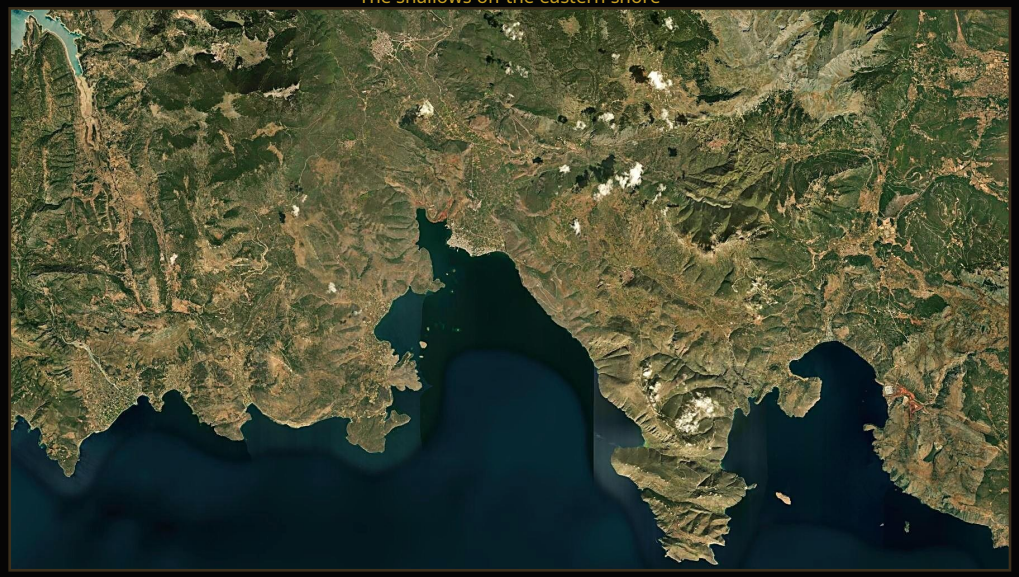
The Estate in Frames



The shallows off the eastern shore



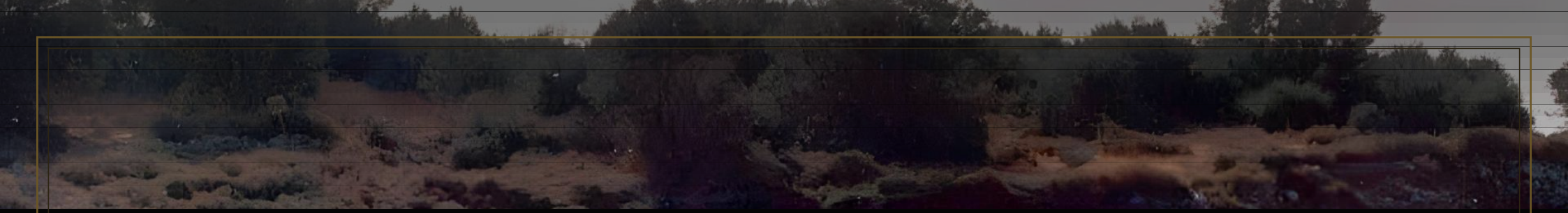
Satellite view — the islet and its neighbour



Satellite view — the wider gulf



The island at dusk, from the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ST. ATHANASIOS ISLAND

GULF OF CORINTH, 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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