



## Luxury 4 Bed Infinity View Villa For sale in Agkeria Paros Island Greece



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |               |
|--------------|---------------|
| Ακίνητο για: | Πώληση        |
| Τιμή:        | EUR 2,200,000 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Ελλάδα     |
| Νομός/Περιοχή/Επαρχία: | Attica     |
| Ταχυδρομικός κωδικός:  | 844 00     |
| Δημοσιεύθηκε:          | 12/05/2026 |
| Περιγραφή:             |            |

Luxury 4 Bed Infinity View Villa For sale in Agkeria Paros Island Greece

Esales Property ID: es5555042

Agkeria  
Αγκαιριά  
844 00  
Greece

Infinity View Paros: A State-of-the-Art Ecological Masterpiece

Price: €2,200,000 | Location: Agkeria/Alyki, Paros Island, Greece

Discover the epitome of Mediterranean elegance with 'Infinity View Paros,' an extraordinary 4-bedroom luxury villa that redefines the standard for island living. Just completed in April 2026 and never before inhabited, this estate is a rare marriage of high-end technology, ecological mindfulness, and traditional



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craftsmanship. Located on the prestigious island of Paros—a jewel of the Cyclades—this property represents a once-in-a-lifetime opportunity to own a sanctuary designed for health, accessibility, and autonomy.

## Architectural Excellence & Wellness Design

Set on a massive 4,002 sq.m. private plot, the villa spans two levels with a total of 10 rooms. The layout includes a 148.80 sq.m. ground floor and a 61.40 sq.m. basement. Uniquely, the property offers a remaining building factor of 70 sq.m., allowing the new owner to construct an additional guest house or staff quarters.

The villa's design goes beyond aesthetics, focusing on the well-being of its inhabitants:

\*

**Magnetic Alignment:** All bedrooms are meticulously oriented to align with Earth's magnetic waves (North-to-South), specifically designed to promote deep, restorative sleep and 'recharge internal batteries.'

\*

**Geothermal Climate Control:** An advanced geothermal system circulates water beneath the floor tiles, maintaining a stable temperature year-round with maximum energy efficiency.

\*

**Artisanal Construction:** Built over 10 years by Paros's most experienced master craftsmen (many with over 50 years of expertise), the villa features Italian 'Full Body' tiles, local Parian marble, and high-spec aluminum frames with sea-salt protection.

## Total Accessibility & Private Oasis

'Infinity View Paros' is one of the few luxury estates in Greece designed with 100% wheelchair accessibility. Thoughtfully integrated 5-degree ramps and extra-wide doors (100cm+) ensure every area—both inside and out—is accessible. This inclusive design even extends to the 10m x 3.5m private pool, which features a shallow entry area.

The outdoor experience is truly cinematic. From every room, the views of the turquoise Aegean Sea are breathtaking, capturing the sun's journey from sunrise to sunset. The grounds are a model of self-sufficiency, featuring landscaped agricultural areas producing wine, olives, and vegetables, supported by a 20.25 sq.m. underground rainwater collection tank.

## Location & Accessibility

The villa is situated at the precise coordinates 37°00'00.75"N 25°08'46.82"E in the serene area of Agkeria/Alyki. While Piraeus is the historic maritime gateway from the mainland, this location offers a



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more secluded, upscale island experience just minutes from the charming fish tavernas of Alyki.

For travel, the property is exceptionally convenient:

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Nearest Airport: Paros National Airport (PAS) is just a 5-10 minute drive away, offering quick domestic connections.

\*

International Hub: Athens International Airport (ATH) provides global access, followed by a short flight or high-speed ferry from Piraeus to Paros.

Property Highlights

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Land Size: 4,002 sq.m. (with 70 sq.m. additional building rights)

\*

Total Interior: 210.20 sq.m. (Ground Floor + Basement)

\*

Bedrooms/Baths: 4 Bedrooms / 2 Bathrooms (including ADA-compliant WC)

\*

Condition: Brand New (Completed 04/2026), Unfurnished

\*

Key Features: Geothermal heating/cooling, magnetic sleep design, full wheelchair access, autonomous gardens, and massive private parking.

Visuals & Location Data:

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Photo Gallery: Explore Infinity View Paros

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Map Location: Google Maps Coordinates

This villa is more than a home; it is a retirement paradise or a blue-chip business opportunity in the heart of the Aegean.

## ABOUT THE AREA

Agkeria is a serene, traditional village nestled in the southwestern hills of Paros, offering a peaceful alternative to the island's more crowded coastal hubs. Characterized by classic Cycladic architecture—whitewashed houses, narrow stone-paved alleys, and vibrant bougainvillea—the village serves as the administrative center for the surrounding southern region. Its elevated position provides residents and visitors with sweeping views of the Aegean Sea and the nearby island of Antiparos, making it a prime spot for those seeking authentic Greek island life.

The village is famous for its quiet charm and local landmarks, most notably the beautiful three-colored Church of Agios Georgios, which stands as a focal point of the community. Unlike the bustling port towns, Agkeria maintains a slow pace of life where the main sounds are the rustle of olive trees and the distant chime of church bells. It is a favorite for hikers and nature enthusiasts, as several scenic trails lead from the village toward the monasteries of Agii Theodori and Agios Ioannis Spiliotis, winding through the rugged Mediterranean landscape.

While Agkeria itself is a quiet residential retreat, it is located just 1.5 km (less than a mile) from the lively seaside village of Alyki. This proximity allows residents to enjoy the best of both worlds: the absolute tranquility of the hills and quick access to Alyki's sandy beaches, crystal-clear waters, and renowned waterfront fish tavernas. It is an ideal base for exploring the southern coast of Paros, offering a sense of seclusion without sacrificing the convenience of nearby amenities and social life.

Accessibility is one of the village's strongest suits, as it is perfectly positioned for easy arrivals and departures. The nearest airport is Paros National Airport (PAS), which is located just about 3 km (less than 2 miles) away, a mere 5-to-10-minute drive from the village center. For international travelers, the airport offers frequent connections to Athens, while the nearby port of Pounta provides a swift 10-minute ferry link to the sister island of Antiparos.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 4002m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Greece



- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

|                                  |         |
|----------------------------------|---------|
| Κρεβατοκάμαρες:                  | 4       |
| Μπάνια:                          | 2       |
| Τελειωμένα τετραγωνικά<br>πόδια: | 300 τ.μ |
| Μέγεθος αυλής:                   | 402 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Όχι |
|------------|-----|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.447.587

