



## Luxury Villa Pappas For sale in Skiathos Greek Islands Greece



### Agent Info

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Property Type: Apartments  
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### Listing details

Property for: Sale  
Price: USD 3,520,464.28

### Location

Country: Greece  
Address: Villa Pappas Kolios  
ZIP code: 370 02  
Posted: Mar 27, 2025

Description:  
Luxury Villa Pappas For sale in Skiathos Greek Islands Greece

Esales Property ID: es5554540

Villa Pappas Kolios 370 02, Greece

Villa Pappas: A Jewel of Skiathos – An Investment Opportunity in the Greek Islands

Nestled amidst the captivating beauty of the Greek Islands, specifically on the enchanting island of Skiathos, lies Villa Pappas, an exceptional apartment complex presenting a unique investment opportunity. Located just 4.3 kilometers from the bustling Skiathos port, this property offers a tranquil retreat while maintaining convenient access to the island's vibrant hub.

Villa Pappas is a thoughtfully designed complex, comprising a diverse range of accommodations to cater to various needs and preferences. It features seven charming mezzanine apartments, each equipped with a bathroom and capable of comfortably accommodating up to four guests and a baby. Additionally, the complex boasts two studios, ideal for couples or small families, sleeping up to three people each. A



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spacious, three-bedroom apartment, complete with two bathrooms, a kitchen-living area, and a private balcony, offers a luxurious option for larger groups or families. Furthermore, three additional studios, previously utilized for staff accommodation, provide flexibility for potential expansion or alternative uses. In total, Villa Pappas comprises 13 distinct living units.

Each accommodation within Villa Pappas is imbued with traditional Greek charm, featuring warm wood furnishings and cool tiled floors. The spacious rooms are equipped with modern amenities, including kitchenettes, comfortable seating areas, air conditioning, televisions, and cozy beds. Select units also feature stone fireplaces, adding a touch of rustic elegance. All accommodations offer either pool or street views, allowing guests to enjoy the picturesque surroundings.

The Villa Pappas complex spans a total area of 2150 square meters, offering ample space for guests to relax and unwind. The property's deeds are readily available, ensuring a transparent and secure transaction. The owners have chosen to bypass local agents, seeking a direct sale and a swift conclusion.

#### Valuation and Market Considerations:

The asking price for Villa Pappas is €3,000,000. To ensure a fair and informed transaction, the owners are keen to receive an objective opinion and consider guide prices for similar properties in the Greek Islands.

The 3-star Villa Pappas Kolios hotel, located nearby, offers a comparative perspective. Situated just 0.6 kilometers from Vromolimnos Beach, this aparthotel comprises seven rooms with modern comforts. It serves as a convenient base for exploring Kolios, including the popular Kolios Beach, which is within easy walking distance.

The Kolios area, where Villa Pappas is located, offers a range of attractions and amenities. Koukounaries Beach, a renowned destination, is a short drive away, while the Aegean Sea is within close proximity. The location is well-served by public transportation, with bus stops providing access to various parts of the island. Diamandis beach, another local attraction, is also within easy reach. Skiathos airport, providing access to national and international destinations, is just an 11-minute drive away.

The accommodations at the Villa Pappas Kolios hotel feature comfortable furnishings, including sofa sets and stone fireplaces. They are equipped with modern conveniences, such as electric kettles, refrigerators, and kitchenware. A deluxe queen room offers kitchenette facilities, providing guests with the option for self-catering. The nearby Porto Paradiso restaurant offers a gastronomic experience, serving Mediterranean cuisine.

#### Villa Pappas: A Unique Investment Proposition:

Villa Pappas presents a compelling investment proposition, offering a diverse range of accommodations, a prime location on the beautiful island of Skiathos, and the potential for significant returns. The complex's traditional Greek charm, combined with modern amenities, creates a welcoming and comfortable environment for guests.



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The property's proximity to popular beaches, attractions, and transportation hubs enhances its appeal to tourists and holidaymakers. The potential for rental income, particularly during the peak tourist season, makes Villa Pappas a potentially lucrative investment.

The owners' desire for a swift sale and their willingness to consider guide prices for similar properties indicate a motivated seller, creating an opportunity for a favorable negotiation. The absence of local agents allows for a direct transaction, potentially reducing costs and streamlining the process.

A Vision for the Future:

Villa Pappas offers the potential to create a thriving hospitality business, catering to the growing demand for quality accommodation on the Greek Islands. The complex's diverse range of accommodations allows for flexibility in catering to various guest profiles, from couples and families to larger groups.

The potential for expansion or renovation, utilizing the existing staff studios, offers opportunities to enhance the property's value and appeal. The development of additional amenities, such as a restaurant, bar, or spa, could further enhance the guest experience and increase revenue.

Villa Pappas represents a unique opportunity to acquire a substantial property in a highly desirable location. The combination of traditional Greek charm, modern amenities, and potential for growth makes this complex a truly exceptional investment.

Key Features:

- \* Location: Skiathos, Greek Islands
- \* Property Type: Apartment Complex
- \* Accommodations: 7 mezzanine apartments, 2 studios, 1 three-bedroom apartment, 3 staff studios (total 13 units)
- \* Amenities: Kitchenettes, seating areas, air conditioning, televisions, beds, stone fireplaces (select units), balconies, pool view, street view
- \* Deeds: Available
- \* Asking Price: €3,000,000
- \* Proximity: 4.3 km from Skiathos port, near beaches, attractions, and transportation hubs

This property offers a captivating blend of Greek charm, modern comfort, and investment potential, making it a truly exceptional opportunity.

## ABOUT THE AREA

Skiathos, a captivating island in the Sporades archipelago of Greece, is renowned for its stunning beaches, lush greenery, and vibrant atmosphere. This idyllic destination attracts visitors from around the globe, drawn to its crystal-clear waters, picturesque landscapes, and lively nightlife. Skiathos seamlessly blends natural beauty with a cosmopolitan flair, offering a diverse range of experiences for every traveler.

The island's coastline is dotted with numerous beaches, each possessing its own unique charm. From the



popular Koukounaries, with its golden sands and pine forests, to the secluded Lalaria, accessible only by boat and famous for its dramatic rock formations, Skiathos boasts some of the most beautiful beaches in Greece. The town of Skiathos itself is a charming hub of activity, with its bustling harbor, narrow cobblestone streets, and traditional tavernas serving delicious Greek cuisine.

Beyond its beaches and town, Skiathos offers opportunities for exploration and adventure. Visitors can explore the island's interior, which is covered in pine forests and olive groves, by hiking or biking along scenic trails. The island's rich history can be discovered through visits to ancient ruins and monasteries. Skiathos is also known for being a filming location for the 'Mamma Mia!' movie, which has further boosted its popularity.

When traveling to Skiathos, the most convenient airport is:

\* Skiathos International Airport 'Alexandros Papadiamantis' (JSI): This airport is located on the island itself, providing direct access to Skiathos. It receives both domestic and international flights, especially during the peak tourist season, making it very accessible for people wishing to visit the island.

## MAiN FEATURES:

- \* 400m<sup>2</sup> of living space between all dwellings
- \* 2150m<sup>2</sup> plot
- \* 12 Bedrooms
- \* 12 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Private Pool
- \* 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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### **Common**

Bedrooms:	12
Bathrooms:	12
Finished sq. ft.:	400 sq m
Lot Size:	2150 sq m

### **Lease terms**

Date Available:

### **Contact information**



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