

Cyclades

# Villa Kuku'vaya - HIBOU: Unique Kea Property with Stunning Views and Investment Potential

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???? ??????: 1.180.000 EUR • ??????????: ca. 295 m<sup>2</sup> • ?????? ????: 16.370 m<sup>2</sup>

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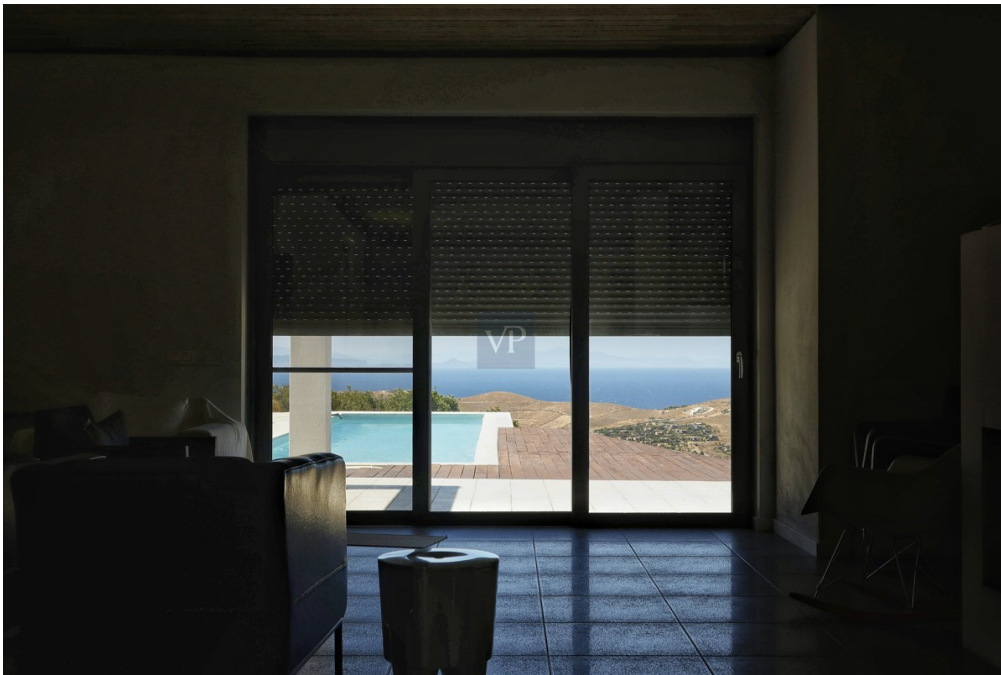
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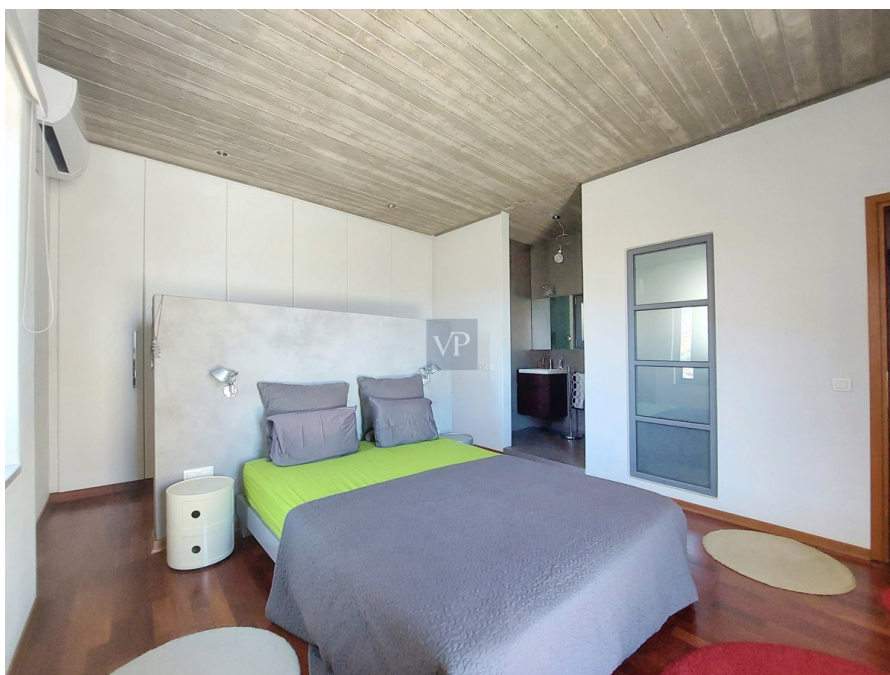
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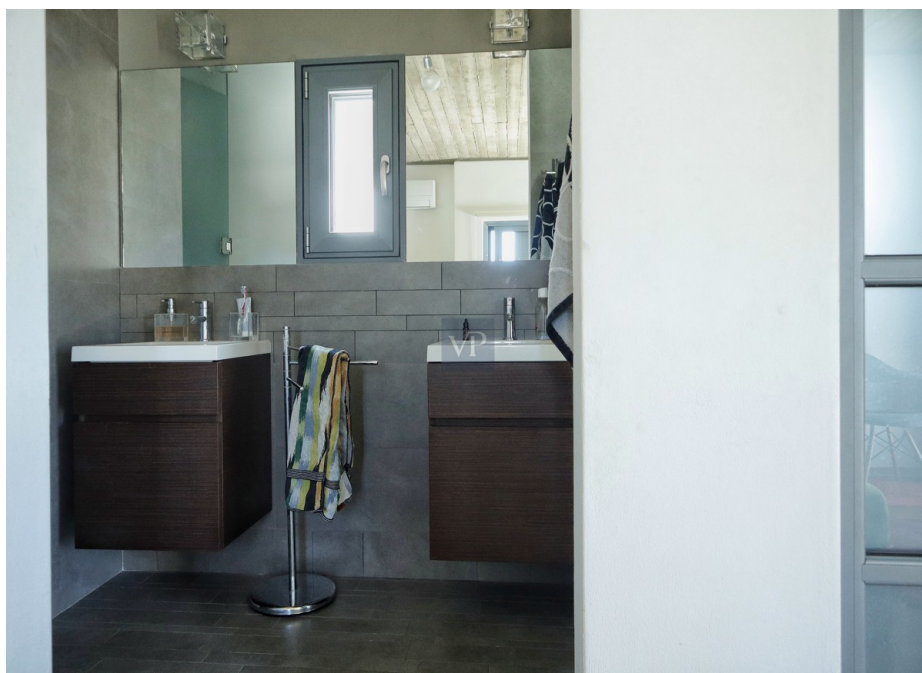
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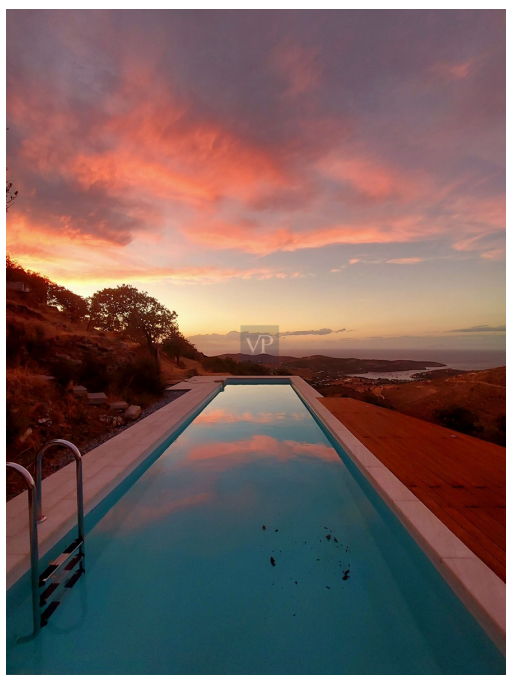
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Nestled on one of the most stylish Cycladic islands, Kea (also known as Tzia), Villa Kuku'vaya - HIBOU is a unique property featuring two distinct buildings on a generous 16,270 sq. m plot. Just an hour away by ferry from the port of Lavrion and the renowned Poseidon's Temple in Sounion, Athens, and a quick 30-minute drive from the El. Venizelos International Airport, Villa Kuku'vaya is easily accessible and offers a coveted lifestyle. With unique sandy beaches and stunning sunsets accentuated by the island's mountainous terrain, Kea remains a sought-after destination in the Cyclades. The property's elevated position at 220m above sea level within an oak forest provides a breathtaking 360 panoramic view, making the Villa an enticing investment opportunity for those captivated by the Cycladic architecture, and the minimalistic lifestyle. The primary villa, spans two levels, with the upper level (172 sq. m) featuring a spacious living-dining room, fireplace, open-plan kitchen with views of the Aegean Sea, and a pool 36m2 with a Desjoyaux salt chlorinator. The master bedroom with an ensuite bathroom, WC, and laundry facilities are also on this level. Additionally, there is a versatile room with a separate entrance, originally used as an artist's atelier but convertible into an extra bedroom. The lower level comprises an office-bedroom with a bathroom, another room with a separate entrance, storage space, and two rainwater tanks. The second building, a 50 sq. m guest house, features two bedrooms with separate entrances, two bathrooms, a living room, and a small kitchen with direct access to the garden. Villa Kuku'vaya - HIBOU is available for sale either furnished or unfurnished. Furthermore, there is the exciting prospect of constructing another approximately 250 sq. m building on the site, with permits for additional construction already in place. This opportunity presents a unique blend of Cycladic charm, and investment potential in a highly desirable location.

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