



AETHER

Astypalaia

TWO RESIDENCES | UNOBSTRUCTED SEA VIEWS | EXCLUSIVE LOCATION

PRICE UPON REQUEST

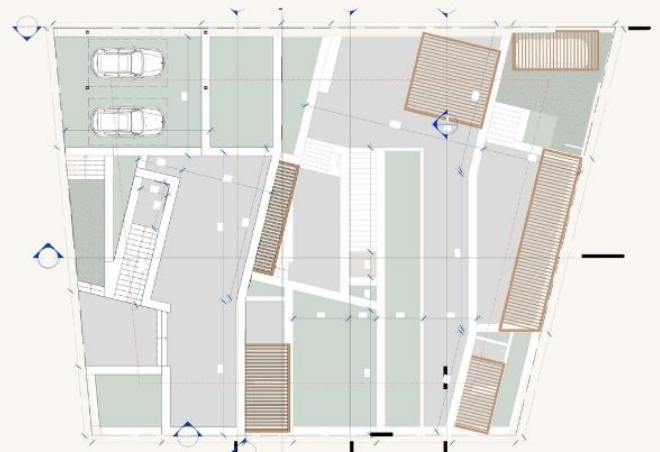
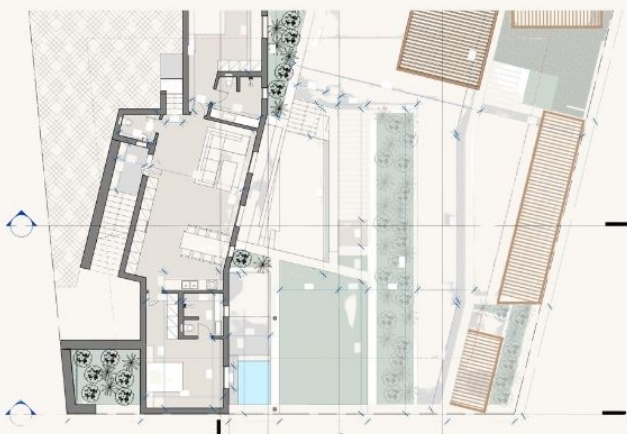


The Project

Set against the distinctive landscape of Astypalaia, this new development comprises **two** exclusive residences, designed in harmony with the island's natural beauty and architectural character.

Clean lines, natural materials and carefully **framed views** create a quiet connection between the interiors and the surrounding landscape. Generous outdoor spaces extend everyday living into the open air, embracing the light, simplicity and slower rhythm of island life.

With **privacy** at the heart of the design, each residence offers a contemporary interpretation of Mediterranean living.





Residence I

A generous home shaped around light, openness and the ease of island living. The open-plan living, dining and kitchen area forms the heart of the residence, a welcoming setting for quiet mornings, shared meals and evenings that unfold at an unhurried pace.

Two bedrooms, each with its own en-suite bathroom, provide privacy and comfort, while the exclusively designated outdoor spaces extend daily life beneath the Astypalaian sky.



2
BEDROOMS



2 EN SUITE
BATHROOMS



JACUZZI



PRIVATE
PARKING
SPACES



126 SQ.M.



Residence II

A private retreat shaped by light, simplicity and the quiet rhythm of island life. Residence II unfolds around an open-plan living, dining and kitchen area, creating a natural sense of flow throughout the home.

Generous openings draw the surrounding landscape inward, while the private outdoor spaces invite everyday life to continue beneath the Astypalaian sky.

Two serene bedrooms, each with its own en-suite bathroom, offer comfort and privacy. With its independent entrance and thoughtfully arranged interiors, the residence expresses a refined vision of contemporary Mediterranean living—calm, effortless and closely connected to nature.



2
BEDROOMS



2 EN SUITE
BATHROOMS



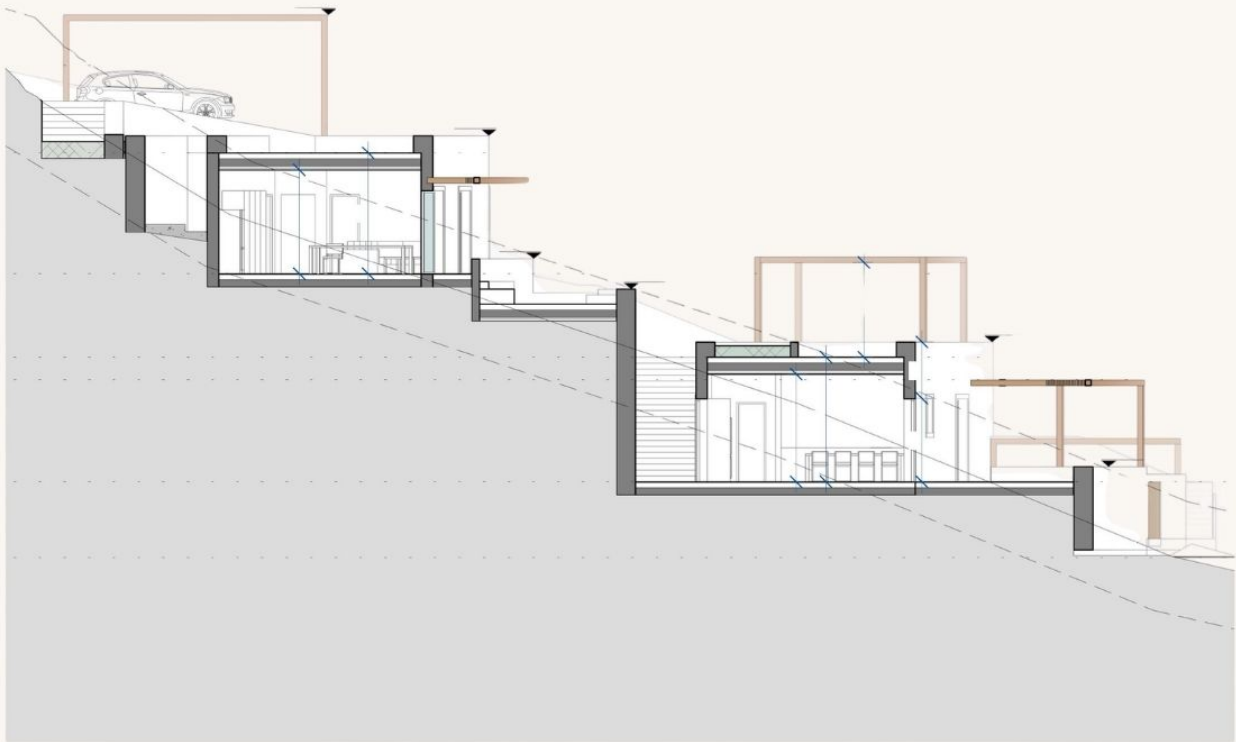
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113 SQ.M.





Quiet Living

As the day draws to a close, the bedroom offers a welcome pause.

Layered fabrics, muted colours and intimate lighting create an atmosphere of ease, with a place beside the bed to read, reflect or simply unwind.

Some moments are best left unhurried.





Made for Gathering

Morning coffee at the island. Ingredients laid out for dinner. Conversations that continue long after the meal. With generous worktops and neatly integrated cabinetry, the kitchen makes room for the practical and the pleasurable.

A setting for the moments that become familiar rituals.





Attention to detail





Unique Location

Astypalaia offers a rare balance of natural beauty, authenticity and understated elegance. Surrounded by the deep blue of the **Aegean**, the island is defined by its unspoiled landscape, whitewashed architecture and distinctive sense of calm.

The residences are set in a location chosen to embrace this unique character — offering privacy, open views and a close connection to the sea, while remaining within easy reach of the island's beaches and local life.

A setting where architecture becomes part of the landscape and everyday living follows the natural rhythm of the island.



Seamless Indoor–Outdoor Living





A meditteranean escape

