VILLA TITI

PANORMOS · MYKONOS



€2.85M

PRIVATE LUXURY PROPERTY · SEA VIEW

466 m² · 9 BEDROOMS · 76 m² POOL · PANORMOS BAY

THE RESIDENCE

A FULLY RENOVATED MYKONOS ESTATE

Main Villa 280 m² + Duplex 186 m² · Sea View







280 m²
MAIN VILLA · 6 BEDROOMS

186 m²
DUPLEX · 3 BEDROOMS

466 m²
TOTAL BUILT AREA

76 m²
PRIVATE POOL

PANORMOS BAY

Designed around privacy, outdoor living and uninterrupted sea views.

A rare combination of a substantial 6-bedroom main residence and an independent 3-bedroom duplex — offering flexibility for private use, guests or hospitality.





LOCATION & LIFESTYLE

PANORMOS BAY · SEA VIEW

Sea, privacy and Mykonos lifestyle.







KEY LOCATIONS

Principote	~3 min
Alemagou	~15 min
Noema	~15 min
Scorpios	~22 min
Mykonos Town	~15 min*

WHY PANORMOS

- Sea-facing villas and private pools are a defining part of the area.
- Panormos Beach and Agios Sostis create a strong lifestyle proposition.
- Luxury villa stock in the area ranges from intimate residences to large group villas.
- Panormos is positioned for both privacy and access to Mykonos' social scene.

Panormos Beach is approximately 300m from the Panormos Villas complex; Agios Sostis is about 1km.

*Indicative drive times; actual times vary with route and traffic.

INVESTMENT OVERVIEW

RENTAL MARKET · OWNERSHIP

FULLY RENOVATED · €2.85M · 466 m² · 9 BEDROOMS · 76 m² POOL · SEA VIEW

€468K	€584K	€701K	€438K
CONSERVATIVE GROSS	BASE GROSS	UPSIDE GROSS	BASE NOI

SELECTED RENTAL REFERENCES

Anthemis · Panormos	6BR	**€3,950–€5,100 / night**
Villa Daloli · Agios Ioannis	270 m² · 6BR	**€1,800–€4,200 / night**
Delos Estate · Agios Ioannis	300 m² · 6BR	**€2,500–€3,500 / night**
Charlie Mansion · Agrari	280 m² · 6BR	**€1,200–€2,000 / night**

SELECTED SALE REFERENCES

Panormos / Agios Sostis	295 m² · 5BR	**€2.20M**
Panormos	295 m² · 5BR	**€2.00M**
Panormos	243 m² · 4BR	**€1.50M**
Mykonos waterfront	505 m² · 6BR	**€5.50M**

VILLA TITI

€2.85M · 466 m² · 9 BEDROOMS · 76 m² POOL

Illustrative base case: €584K gross seasonal revenue · €438K estimated NOI · ~15.4% on €2.85M

Important: rental figures are underwriting assumptions, not guaranteed income. Sale references are asking prices.

Taxes, acquisition costs, financing, CAPEX and operating costs require individual due diligence.