

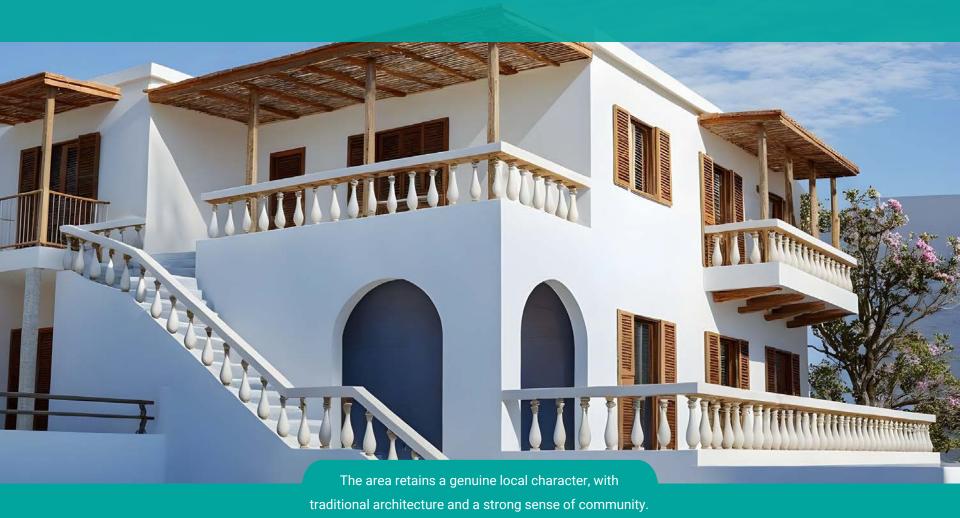
Hotel in Stivari Andros Island

Stivari is a small, picturesque beach village on the northwestern coast of Andros Island, nestled just a few kilometers from the lively port of Batsi.

Known for its tranquil setting, the area combines relaxation with proximity to local amenities in a charming natural inlet.

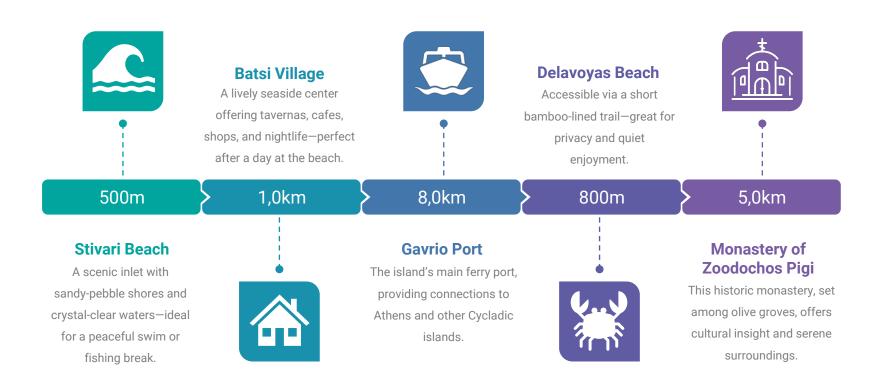
New Development





Around You

Places near Stivari



Tranquil coastal living with minimal crowds—ideal for relaxation and connection to nature.

Close-knit community atmosphere, yet just minutes from the lively amenities of Batsi.

Picturesque setting: sandy & pebble beach, reed-lined inlet, perfect for peaceful days by the sea.

Easy access to island connections via Gavrio, making travel smooth and convenient.

Hiking & Trails – Andros features an extensive network of restored trails connecting Stivari to villages, springs, waterfalls, and inland landscapes.

Advantages of Living in Stivari Andros



3 Floors 14 Units

- 14 units on 3 floors ranging from 15 to 20 sqm
- All rooms have a double-bed, wardrobe and bathroom
- Most of the rooms include a kitchenet
- Balconies and terraces



Ground Floor Plan

- Double-bed and kitchenet
- Bathroom
- Wardrobe & suitcase place
- Communal area for breakfast and dinning



1st Floor Plan

- Double-bed and kitchenet
- Bathroom
- Wardrobe & suitcase place
- Large verandas



2nd Floor Plan

- Double-bed and kitchenet
- Bathroom
- Wardrobe & suitcase place
- Large verandas





The beach is never crowded, even in summer, offering privacy and serenity rare in the Cyclades.

Architectural Style

a classic Cycladic architectural style, characterized by its whitewashed walls, flat roofs, and curved arches. Wooden shutters and pergolas with natural materials add warmth and texture, while multiple staircases and layered terraces create dynamic outdoor spaces.

The symmetry, clean lines, and use of natural stone detailing evoke a timeless, elegant aesthetic perfectly suited to the island landscape.



New regulation concerning

international investors

- This residential building has changed its designation from commercial to residential, allowing investors to apply for a residence permit under the Greek Golden Visa program.
- Investors can qualify by acquiring a single property with a minimum value of €250,000.
- The properties will be leased to a management company, which will handle short- and medium-term rentals.

Residence Permit & Rental Regulations (Updated Legislation)

- Under the new law, properties used to obtain a residence permit cannot be rented:
 - Short-term under the sharing economy (e.g. Airbnb).
 - Or sublet independently by the owner.
- However, Andros Hotel is classified as EEAA (Serviced Apartments)—an organized tourist accommodation type.
- In this case, the entire building, including private units and shared areas, is leased by the management company, which sublets them legally.
- This setup complies with the law and does not affect the eligibility for obtaining a residence permit.



Rate Card

14 UNITS

3 FLOORS

TOTAL BUILD UP AREA 393 sq.m

CYCLADIC ARCHITECTURE



	Unit	Floor	Sq.m.	Price €	Booking
	G1	GF	25	200,000	
	G2	GF	27	216,000	
	A1	1st	21	168,000	
1	A2	1st	21	168,000	
	А3	1st	21	168,000	
	A4	1st	23	184,000	
	A5	1st	14	112,000	
	A6	1st	16	128,000	
	B1	2nd	17	136,000	
Ε	B2	2nd	17	136,000	
	В3	2nd	20	160,000	
ě	B4	2nd	23	184,000	
	B5	2nd	16	128,000	
	В6	2nd	21	168,000	

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