



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



The area retains a genuine local character, with traditional architecture and a strong sense of community.

Around You

Places near Stivari



Batsi Village

A lively seaside center offering tavernas, cafes, shops, and nightlife—perfect after a day at the beach.



Delavoyas Beach

Accessible via a short bamboo-lined trail—great for privacy and quiet enjoyment.



500m

1,0km

8,0km

800m

5,0km

Stivari Beach

A scenic inlet with sandy-pebble shores and crystal-clear waters—ideal for a peaceful swim or fishing break.



Gavrio Port

The island's main ferry port, providing connections to Athens and other Cycladic islands.



Monastery of Zoodochos Pigi

This historic monastery, set among olive groves, offers cultural insight and serene surroundings.

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 dining



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



Orientation & Positioning

Wake up steps from the Aegean Sea, with calm swimming spots and evening walks along the coastline.

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.





Peaceful. Picturesque. Connected.

Stivari offers a serene and authentic coastal lifestyle, with direct beach access, natural beauty, and the convenience of nearby Batsi. It's perfect for those seeking a peaceful, well-connected retreat on Andros.

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

Summary

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	
A2	1st	21	168,000	
A3	1st	21	168,000	
A4	1st	23	184,000	
A5	1st	14	112,000	
A6	1st	16	128,000	
B1	2nd	17	136,000	
B2	2nd	17	136,000	
B3	2nd	20	160,000	
B4	2nd	23	184,000	
B5	2nd	16	128,000	
B6	2nd	21	168,000	

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