



TerraKEA

"Rooted in Stone. Open to the Sea."

Nestled in the gentle slopes of Kea Island, just 150 meters from the Aegean Sea, Terra Kea is a boutique hotel thoughtfully designed to offer serene coastal living for couples and families alike.

New Development



Facing west toward the sea, the building composition respects the site's gentle incline, opening wide to uninterrupted views of the water while maintaining privacy and shelter.

Around You

Places near Terra Kea



Pisses Beach

A long, sandy beach surrounded by greenery, popular for families and campers, offering easy access and calm, shallow waters.

150m

4km

10km

9,7km

4,1km

Kampi Beach

A secluded cove with crystal-clear waters and a peaceful natural setting, ideal for those seeking a quiet swim away from the crowds. Only 150m away.



Port

The island's welcoming gateway, featuring neoclassical buildings, waterfront cafés, and access to local shops and ferries.



Lion of Kea

An enigmatic 6th-century BC stone sculpture carved into the hillside above Ioulida, symbolizing the island's mythic past.



Ancient Karthea

A breathtaking archaeological site overlooking the Aegean, with temple ruins and a theater accessible by hiking trails or boat.



Site & Orientation

The name “Terra Kea” reflects both the grounded, earthy approach to architecture and the authentic Cycladic landscape in which it sits — rural, quiet, and unspoiled.

The hotel comprises two distinct volumes, clearly separating guest accommodations from communal and service areas

The pool terrace is framed by sunbeds and shaded dining areas, bordered by a mix of native Mediterranean flora



Design & Layout



Reception

Welcoming area



Pergola Area

Large outside sitting area for breakfast and dining



Swimming Pool

Outdoor breakfast and relaxation zones



Parking

Large car parking lot for residents and guests



8 Apartments

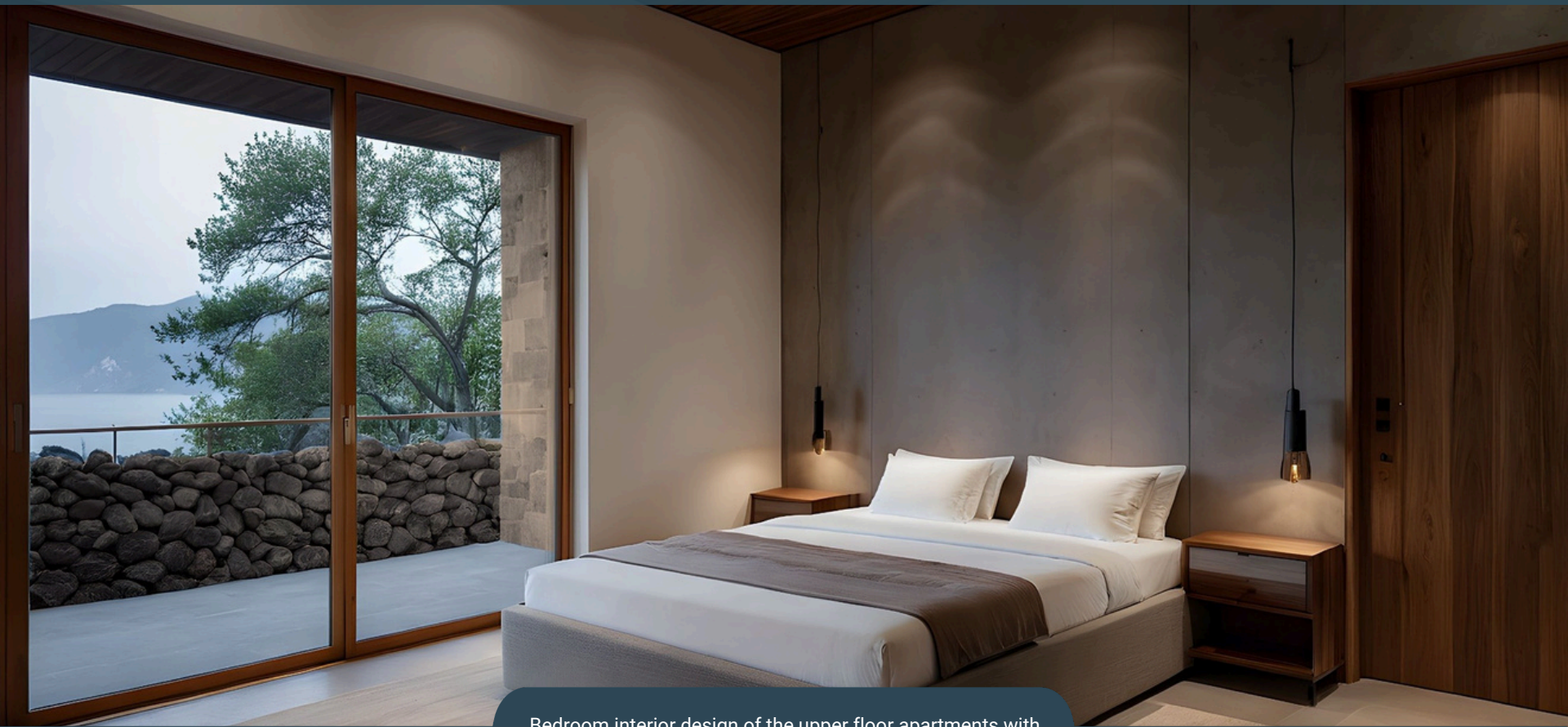
Each apartment includes a private shaded terrace

8 Apartments

- 8 apartments in total —4 on the ground level and 4 on the upper level
- All apartments feature open-plan living room with kitchen, separate bedroom, bathroom and private shaded verandas
- External access ensures independence while maintaining a strong visual rhythm along the façade
- First-floor units benefit from expansive views while ground-floor rooms open directly onto landscaped walkways and terraces



Each apartment provides a self-contained retreat for couples or solo travelers

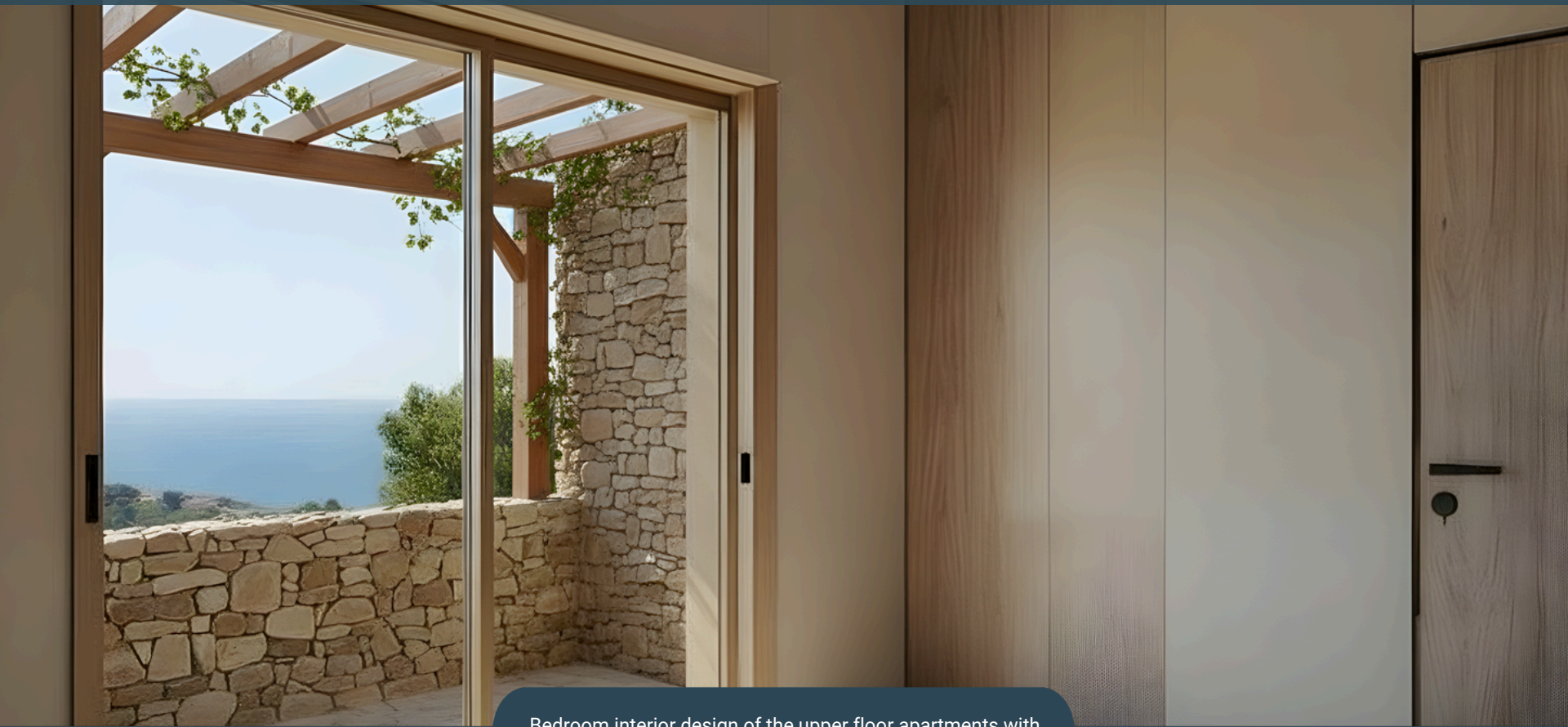


Bedroom interior design of the upper floor apartments with stunning views.

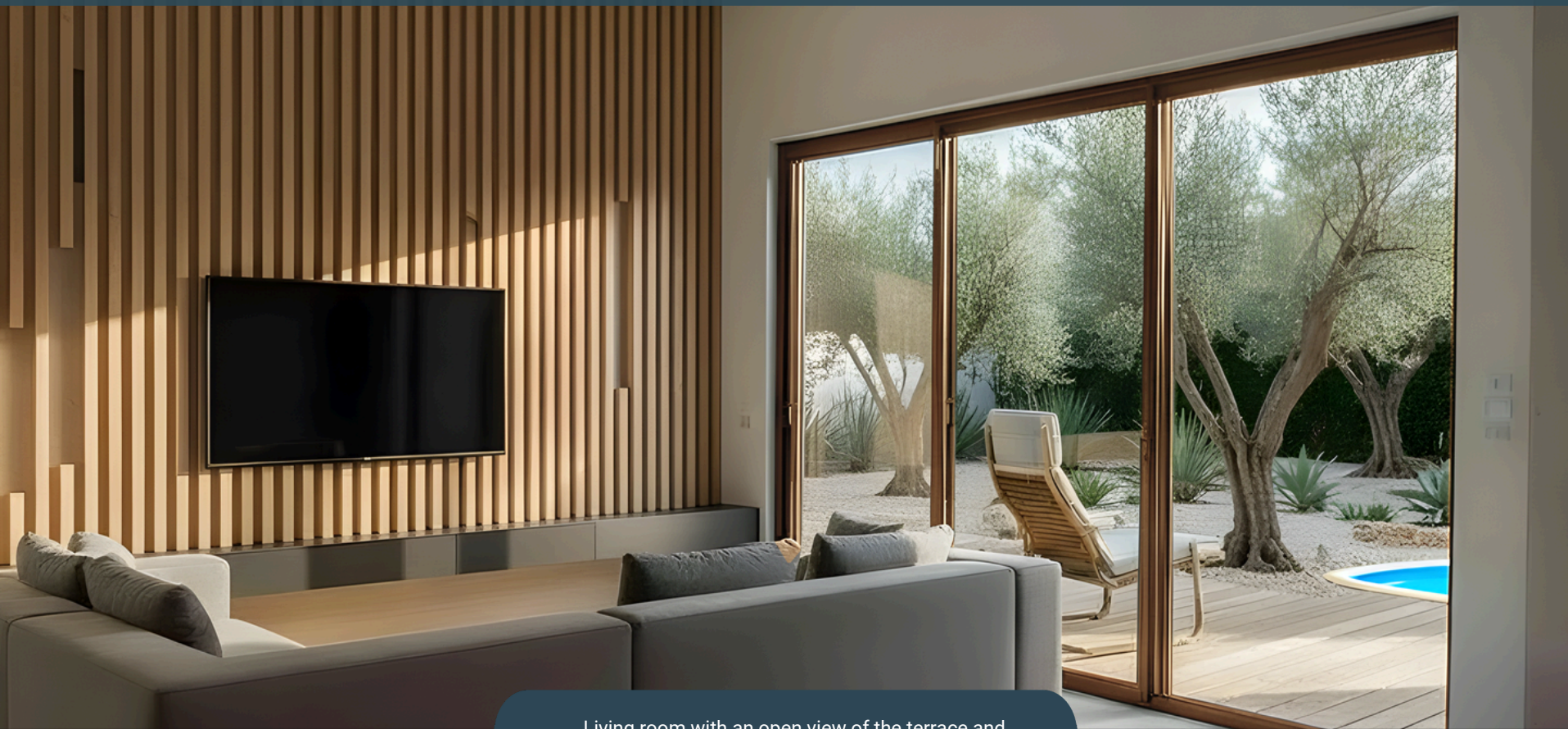




Apartments	sq.m
F2A	30
F2B	30
F2C	30
F2D	30



Bedroom interior design of the upper floor apartments with
stunning views.



Living room with an open view of the terrace and surrounding nature



Living room area with open kitchen, spacious interiors

Communal Area



RECEPTION & LOUNGE

Ground-floor structure housing the reception and outdoor restaurant



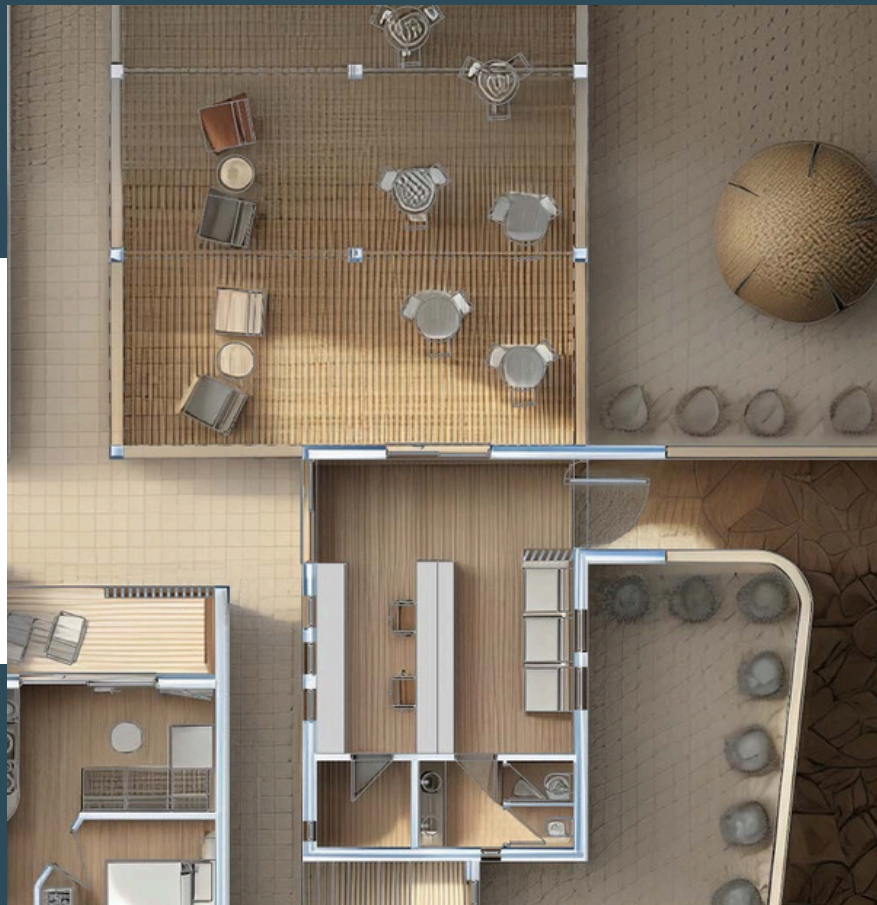
POOL & OUTDOOR AREA

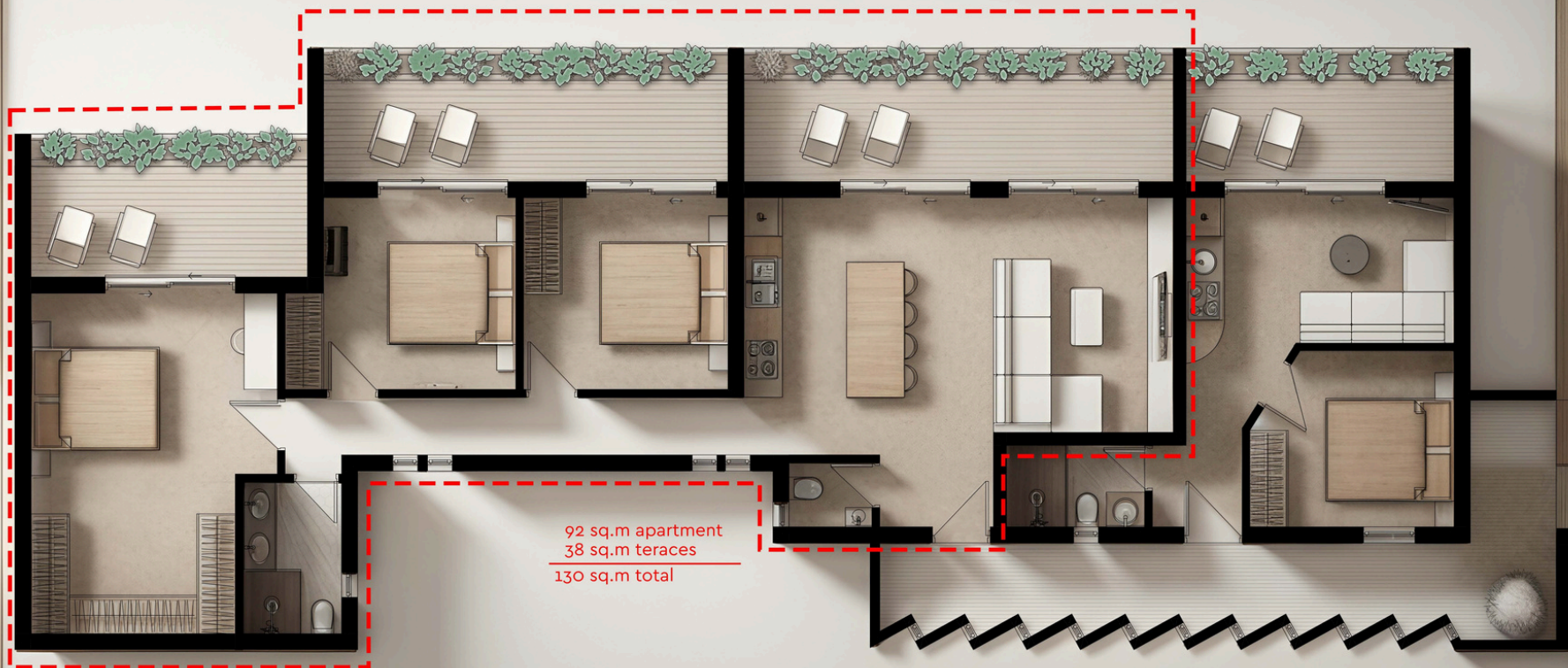
Connected to a generous outdoor dining area under a wooden pergola adjacent to the swimming pool



PARKING LOT

Area for car parking inside the plot dedicated to residents and visitors



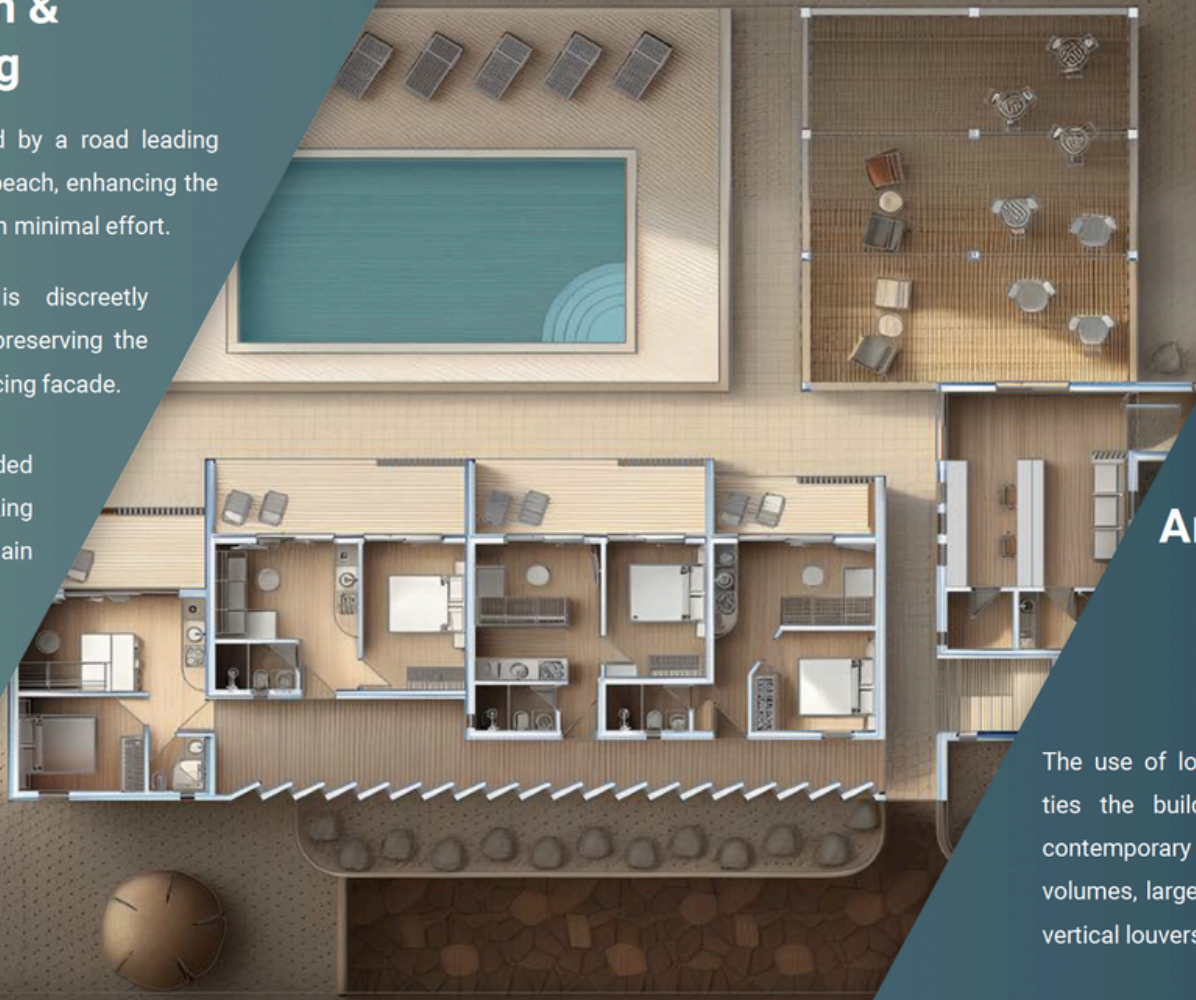


Orientation & Positioning

The site is bordered by a road leading directly to a nearby beach, enhancing the guest experience with minimal effort.

Vehicular access is discreetly routed to the rear, preserving the uninterrupted sea-facing facade.

Each guest is provided with a private parking space behind the main structure.



Architectural Style

Architecturally, Terra Kea merges modern simplicity with vernacular heritage.

The use of local stone masonry, left exposed, ties the building deeply to the land, while contemporary interventions such as clean-lined volumes, large frameless windows, and wooden vertical louvers introduce a sense of quiet luxury.



Rural, quiet, and unspoiled

The architecture of Terra Kea frames a tranquil, sensory-rich experience — the scent of thyme in the garden, the filtered sunlight under pergolas, the reflection of stone in the pool. It encourages a connection to nature without sacrificing comfort, offering guests the essence of Cycladic charm in a modern, thoughtful package.

Rate Card

Summary

8 APARTMENTS

COMMUNAL FACILITIES

SWIMMING POOL

PARKING LOT

EARTHEN ARCHITECTURE

Apartment	Floor	Apartment sq.m.	Terrace sq.m	Total sq.m	Price €	Booking
F1A	GF	30	12	42	240,000	
F1B	GF	30	13,5	43,5	240,000	
F1C	GF	30	13	43	240,000	
F1D	GF	30	7	37		SOLD
F2A	1st	30	12	42	250,000	
F2B	1st	30	13,5	43,5		SOLD
F2C	1st	30	13	43		SOLD
F2D	1st	30	7	37		SOLD

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GR +30 698 444 7447
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