



Golden Beach

Paros Project

• Exclusive Villas •

Introduction

Discover a place where Cycladic charm meets contemporary living. Set in the tranquil hills of Paros, the Golden Beach Project presents two elegant villas designed for effortless island living. Thoughtfully placed within a peaceful natural setting, these homes combine privacy, light, and timeless architecture.



Aegean sea

Paros Island



The Location

Situated in Fylladakia, Marpissa – one of Paros' most authentic and unspoiled areas – the project enjoys proximity to Golden Beach, Drios, and traditional villages, while remaining just a short drive from the island's main port and airport. The location offers the perfect blend of accessibility and seclusion, ideal for both holidays and long-term investment.

From villas in Fylladakia, Marpissa to:

Golden Beach – ~5 km / 10–15 min

Parikia Port (main port) – ~19 km / 25–30 min

Paros Airport (PAS) – 17 km / 26 min

Naoussa – ~15 km / 20–25 min

Marpissa Village Center – ~3-4 km / 5-6 min

Scan or click
View map point



Paros Island

Nestled in the heart of the Cyclades, Paros is an island where timeless beauty meets investment potential. With its golden beaches, whitewashed villages, and modern infrastructure, Paros has emerged as one of the most desirable destinations in the Aegean — for both leisure and lifestyle-oriented property ownership.

Easily accessible from Athens and major European cities, the island offers a unique blend of tranquility, authenticity, and premium development opportunities. Whether you are looking for a serene retreat or a valuable asset in the Greek islands, Paros is the ideal place to invest in your future.



react architects

React Architects is an award-winning office of architectural studies that aims at a theoretical approach on Architecture, through a research oriented procedure. The studio approaches architecture through research and design exploration, creating spaces that merge contemporary aesthetics with local tradition.

With landmark residential projects across Paros and beyond, React Architects is recognized for delivering timeless, context-sensitive designs that enhance both landscape and lifestyle.



Louria

The studio was founded in 2007
by Natasha Deliyanni and Yiorgos Spiridonos

re-act.gr



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The Villas



Outdoor Living Experience

The villas feature generous roof terraces with pergolas, integrated planting, and built-in seating areas — perfect for relaxing or entertaining under the Aegean sky. Embracing a contemporary Cycladic aesthetic, the design blends stone, wood, and soft landscape elements to create shaded, low-impact outdoor spaces that enhance both comfort and privacy.



Villa A

Area : **163.17 m²**

- Plot area: 3,000 m²
- Roof Garden: 45 m²
- Outdoor living room: 150 m²
- Terrace & pool area: 100 m²
- Pool: 35 m²
- 3 private parking space

Villa B

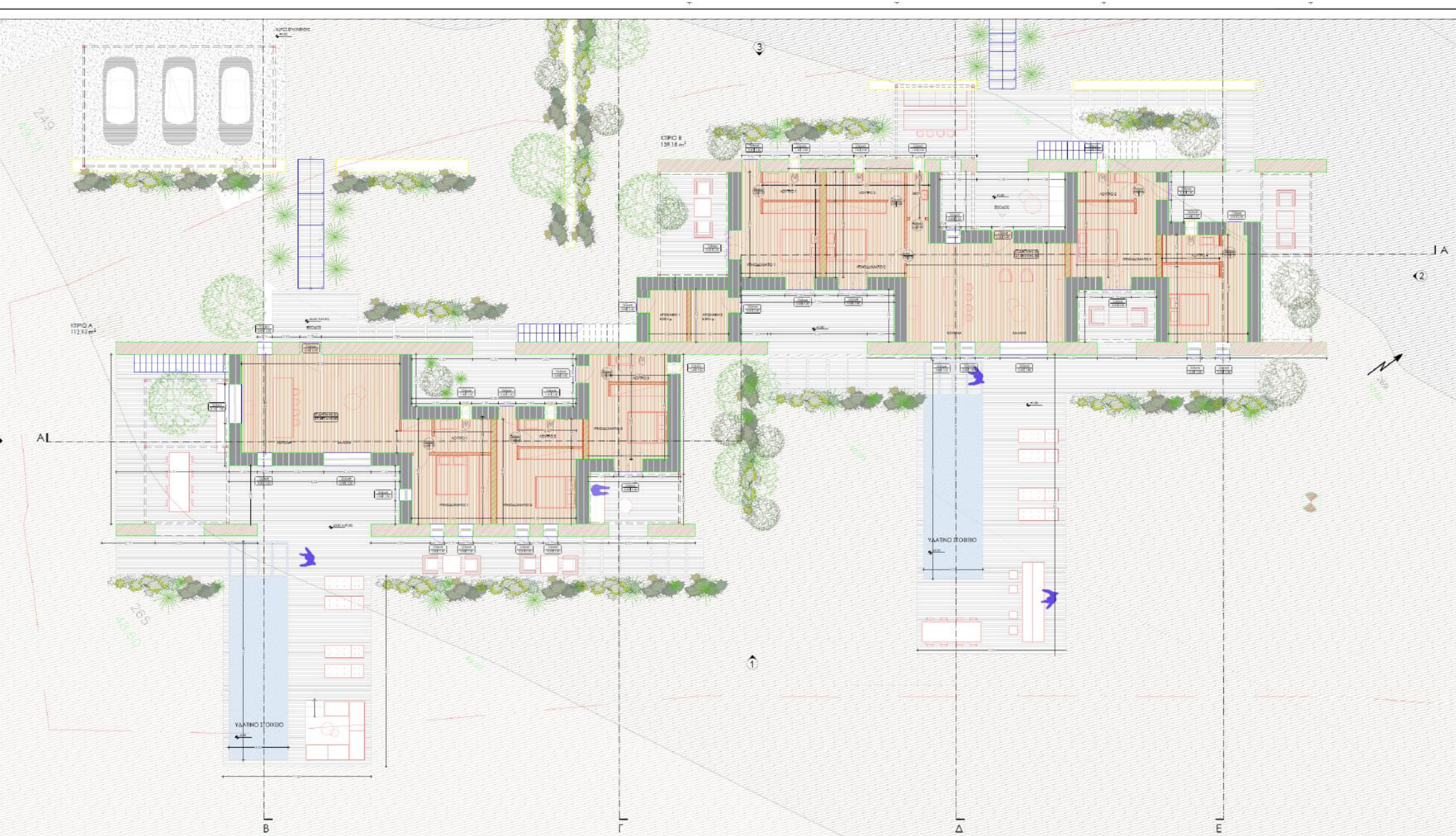
Area : **199.50 m²**

- Plot area: 3,600 m²
- Roof Garden: 55 m²
- Outdoor living room: 150 m²
- Terrace & pool area: 100 m²
- Pool: 35 m²
- 4 private parking space



Masterplan

Ground Floor







Villa A

- 3 bathrooms + WC
- Storage room 5 m²
- Open-plan living room with kitchen
- Water element
- Wooden window frames



Villa A

Outdoor Living / Roof Garden

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Villa A

Outdoor Dining Table



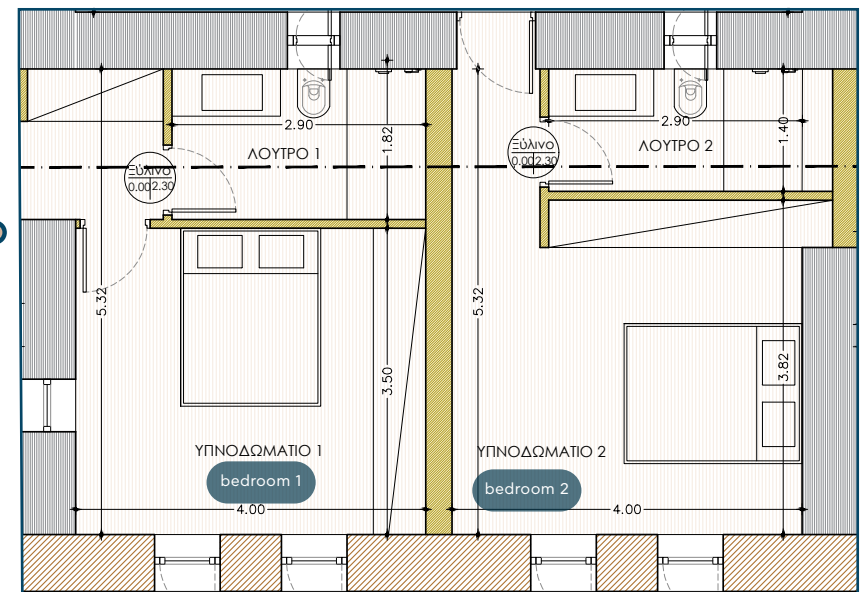
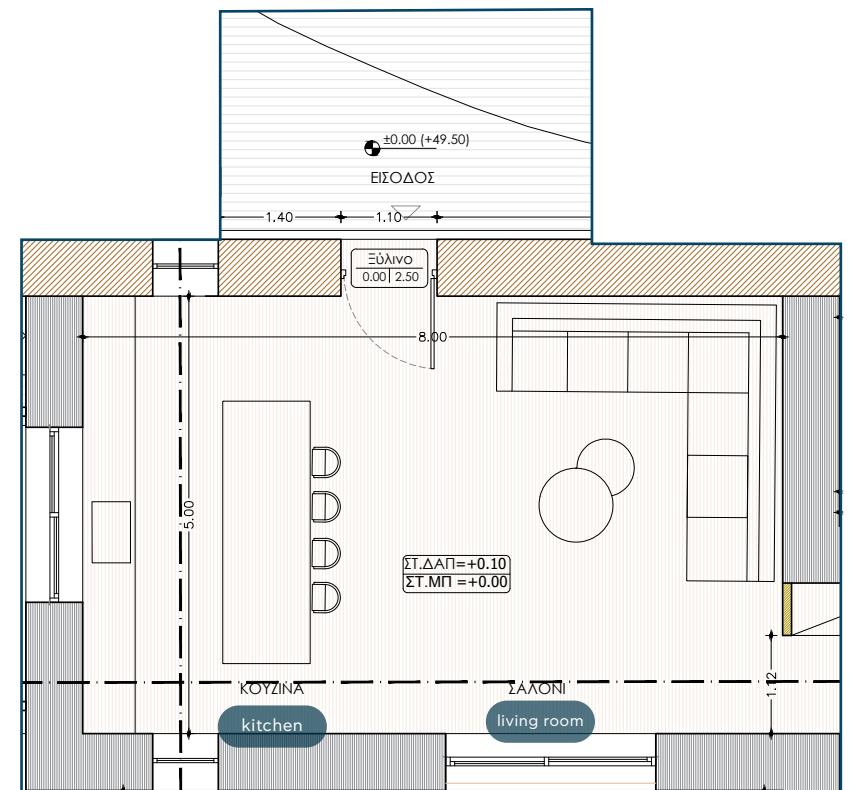
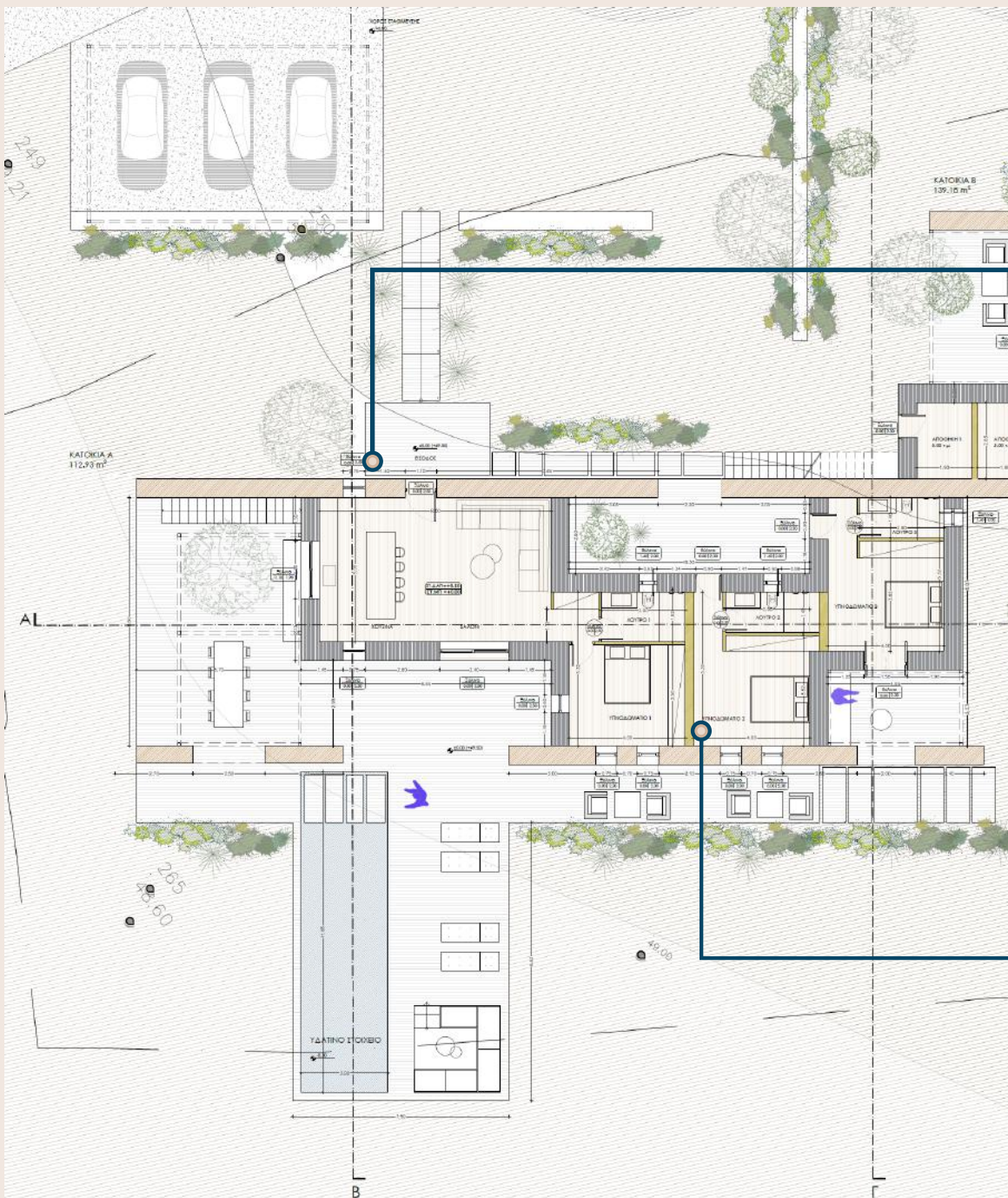
Villa A

Interior Living Room



Villa A

Interior // Bedrooms



Villa A



Interior Living Experience

Each villa features a spacious, open-plan living and dining area seamlessly connected to a modern kitchen. Large openings invite abundant natural light and frame views of the surrounding landscape, while the contemporary interior design combines natural textures and warm tones to create an inviting, elegant atmosphere — ideal for both everyday living and entertaining.

Interior // Kitchen



Villa B

- 4 bathrooms + WC
- Storage room 5 m²
- Open-plan living room with kitchen
- Water element
- Wooden window frames



Villa B

Outdoor Living / Roof Garden

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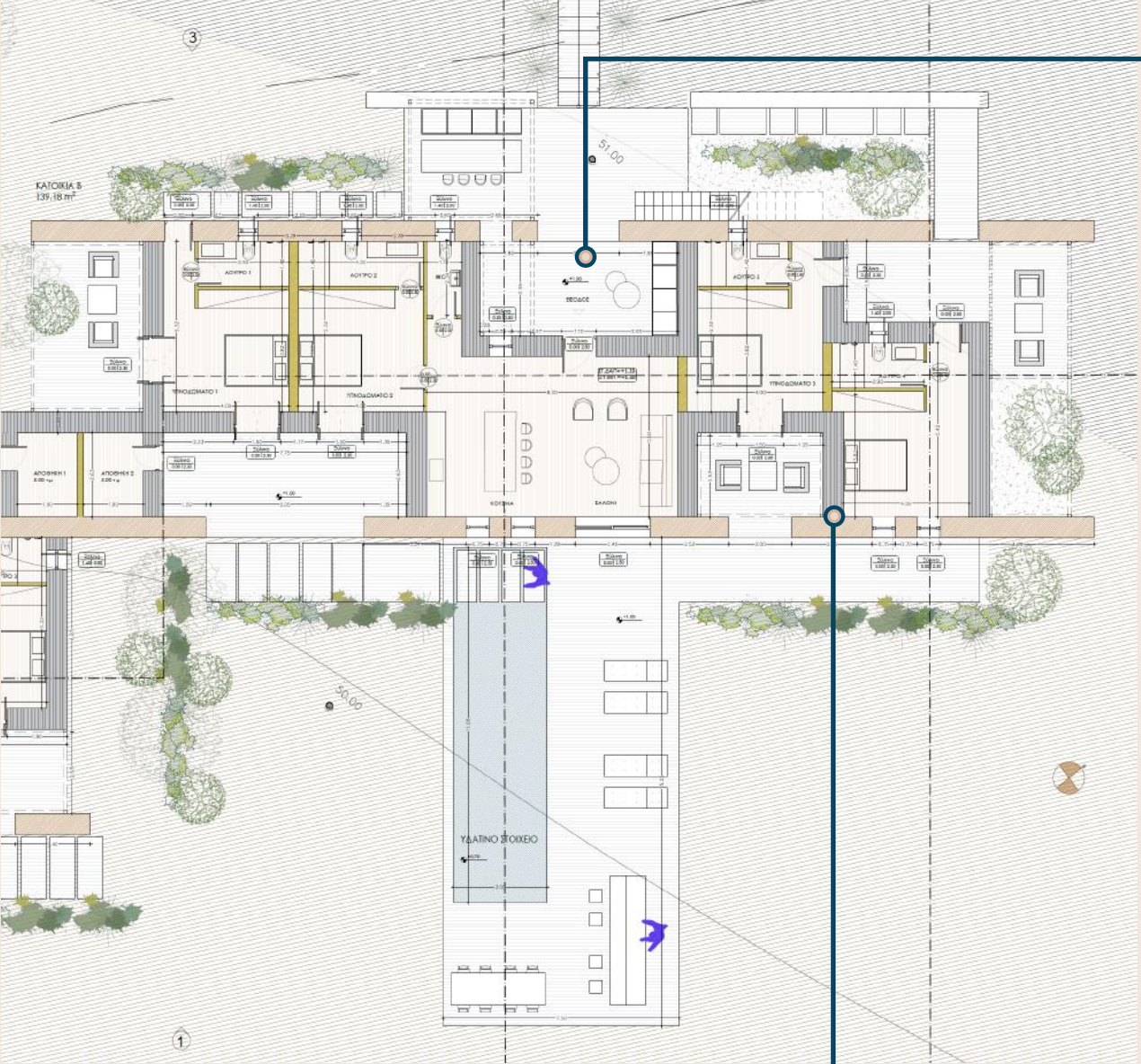


Villa B
Interior Living Room

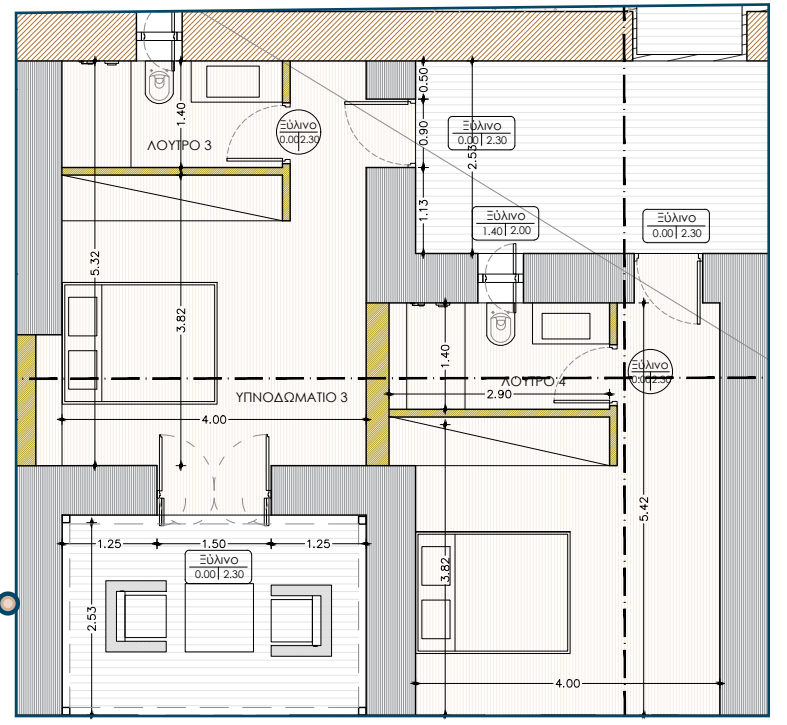
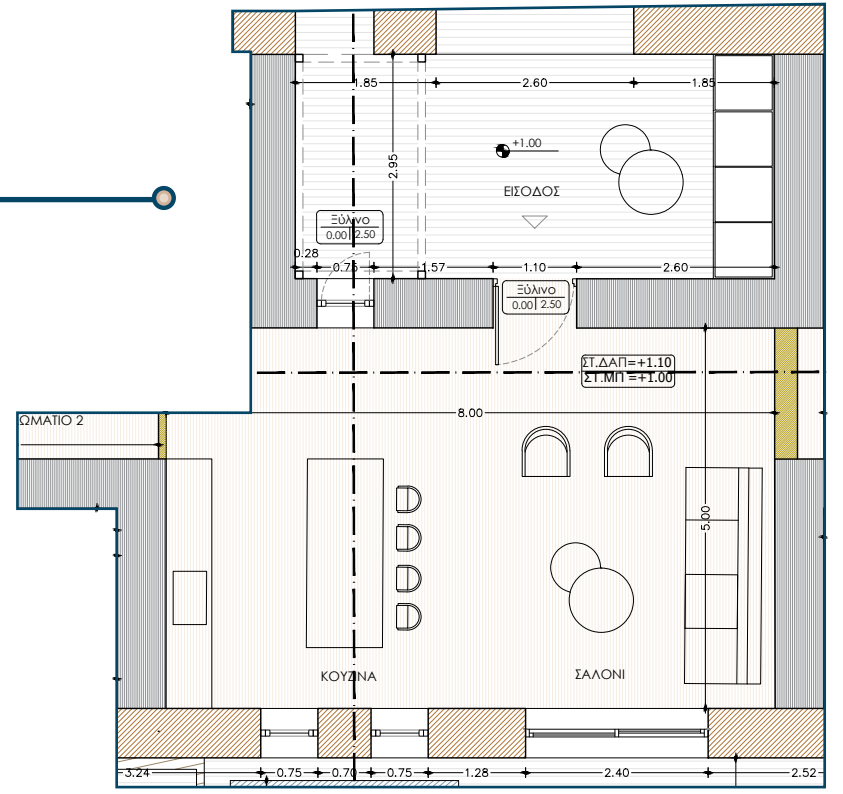


Villa B

Interior // Bedrooms



Villa B





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The Villas

General & Additional

Features

General Features

- Energy Class A
- Stone walls, 67 cm thickness
- VRV air conditioning system
- Electric car charger
- KNX smart home pre-installation
- Alarm system



Additional Features

- Each villa has its own entrance from different roads
- Stone walls between the two villas ensuring total privacy
- Detached villa
- Private pool
- CCTV / IP camera
- Projected rental yield: 5.5%



Villa 1



Villa 2

The View from Villas

Positioned on an elevated plot, the villas enjoy uninterrupted views over the Aegean Sea and the surrounding Parian landscape. From sunrise to sunset, the panoramic outlook captures the raw beauty of the island — golden fields, traditional dry-stone walls, and the shimmering blue horizon that defines Cycladic living.





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Thank you

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