

SUNSET VALLEY NAXOS

An island villa for all seasons

Welcome to Sunset Valley Naxos

Sunset Valley is a small collection of villas set into the hillside above the sea in Galini, on the west coast of Naxos.

It is a place built for living — for slow mornings, long evenings, with the kind of privacy that lets a home feel entirely your own. Scandinavian simplicity meets Mediterranean warmth in the architecture and the materials, and in the rhythm the villas are designed around.

This pack introduces the villas, the site, building specification, and how ownership works — everything you need to decide whether to take the conversation further.



A home to return to, throughout the year

Peaceful location

Sunset Valley sits above the sea in a natural amphitheatre, sheltered from the wind and set apart from the pace of the tourist hot spots.

Year-round comfort

Underfloor heating and cooling, high-grade insulation and a sheltered orientation keep the villas comfortable through every season.

Simple, clear ownership

Each villa is sold under horizontal division, giving you independent ownership of your villa and its grounds.

Privacy

Every villa sits within its own private grounds, with distance between the homes giving you space that makes the setting feel entirely your own.

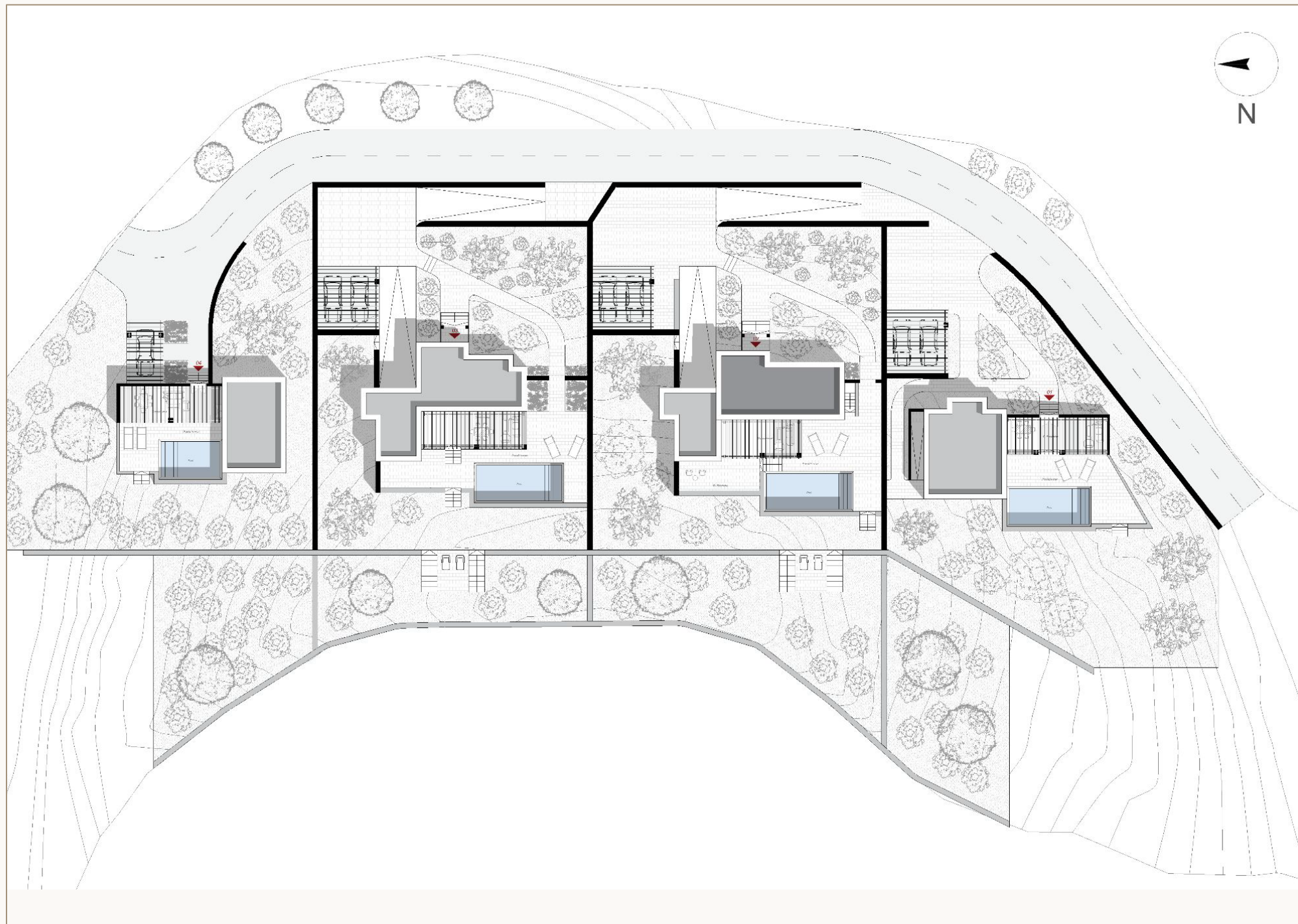
Everything close by

Naxos Town, the port and the airport all sit within minutes, with beaches and daily life easily within reach.

Solid investment opportunity

Naxos continues to strengthen as a residential market, with asking prices rising year-on-year.





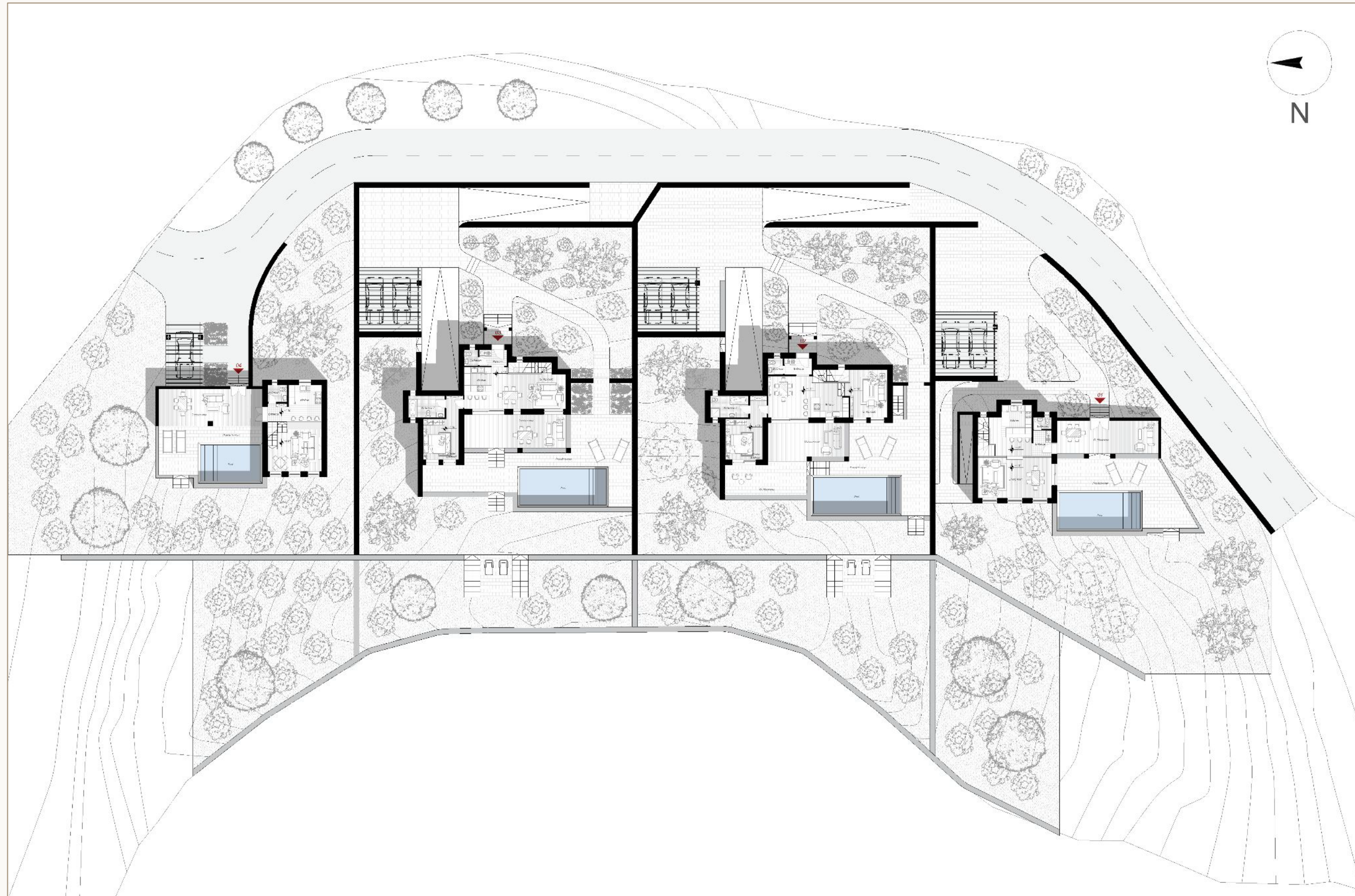
Sunset Valley sits on elevated land in Galini, around 80m above sea level and 500m from the coast.

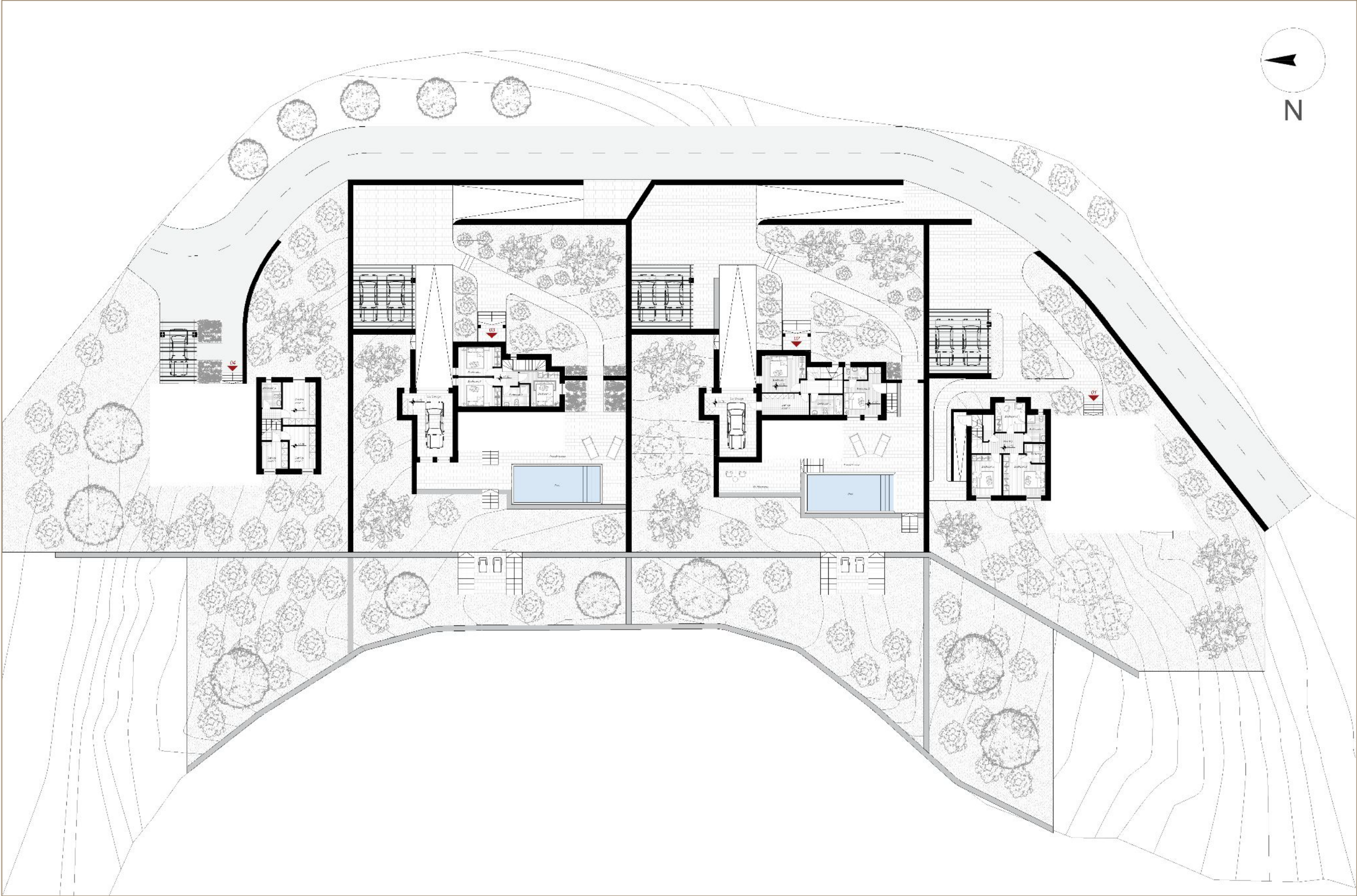
The site is within a natural amphitheatre providing shelter from Naxos' prevailing winds and keeping terraces and pools in use through more of the year.

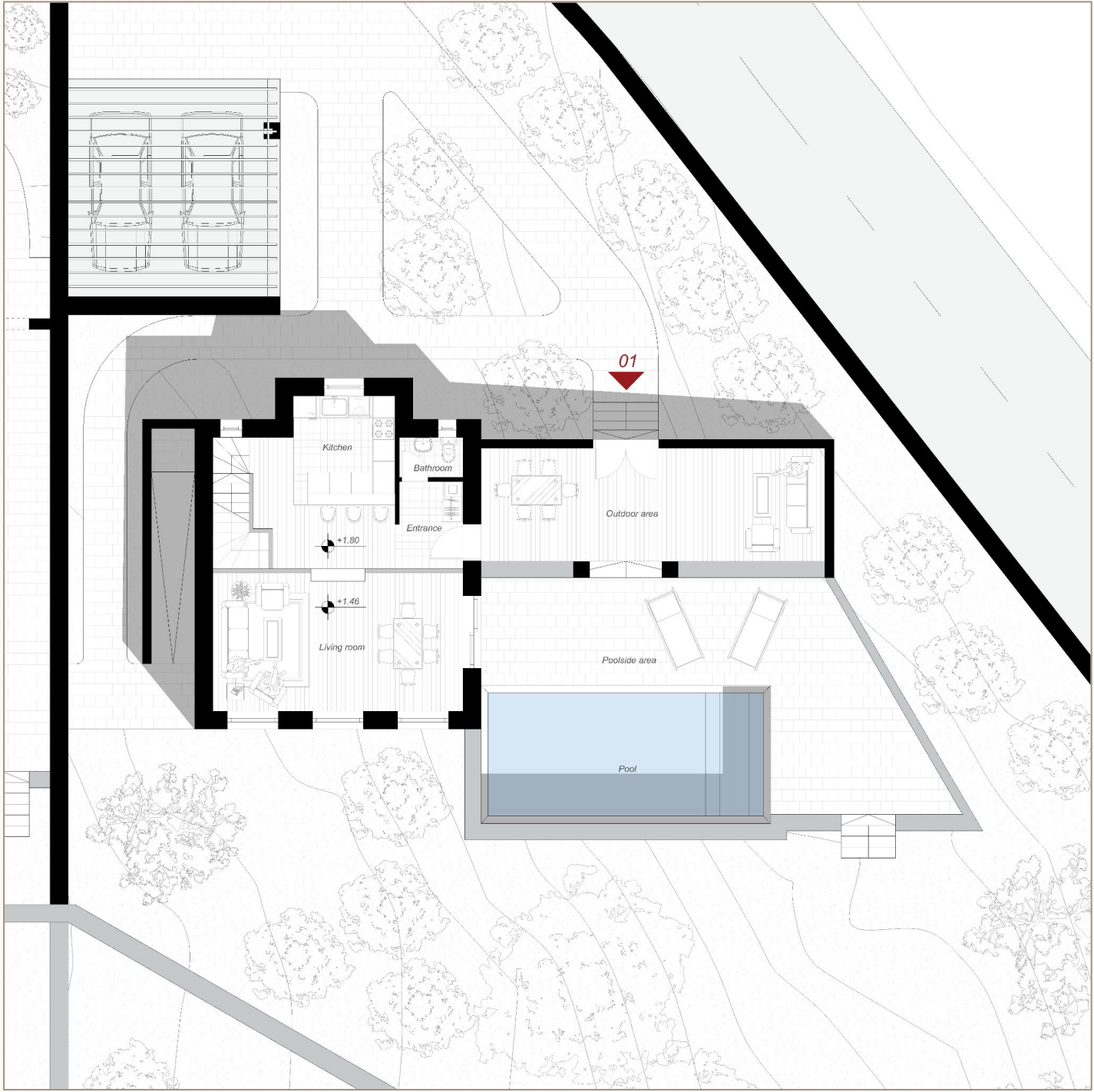
From the villas, the view runs roughly 150° across the Aegean, from Paros to the southern tip of Mykonos.

Every villa faces west and enjoys sunset every day of the year.





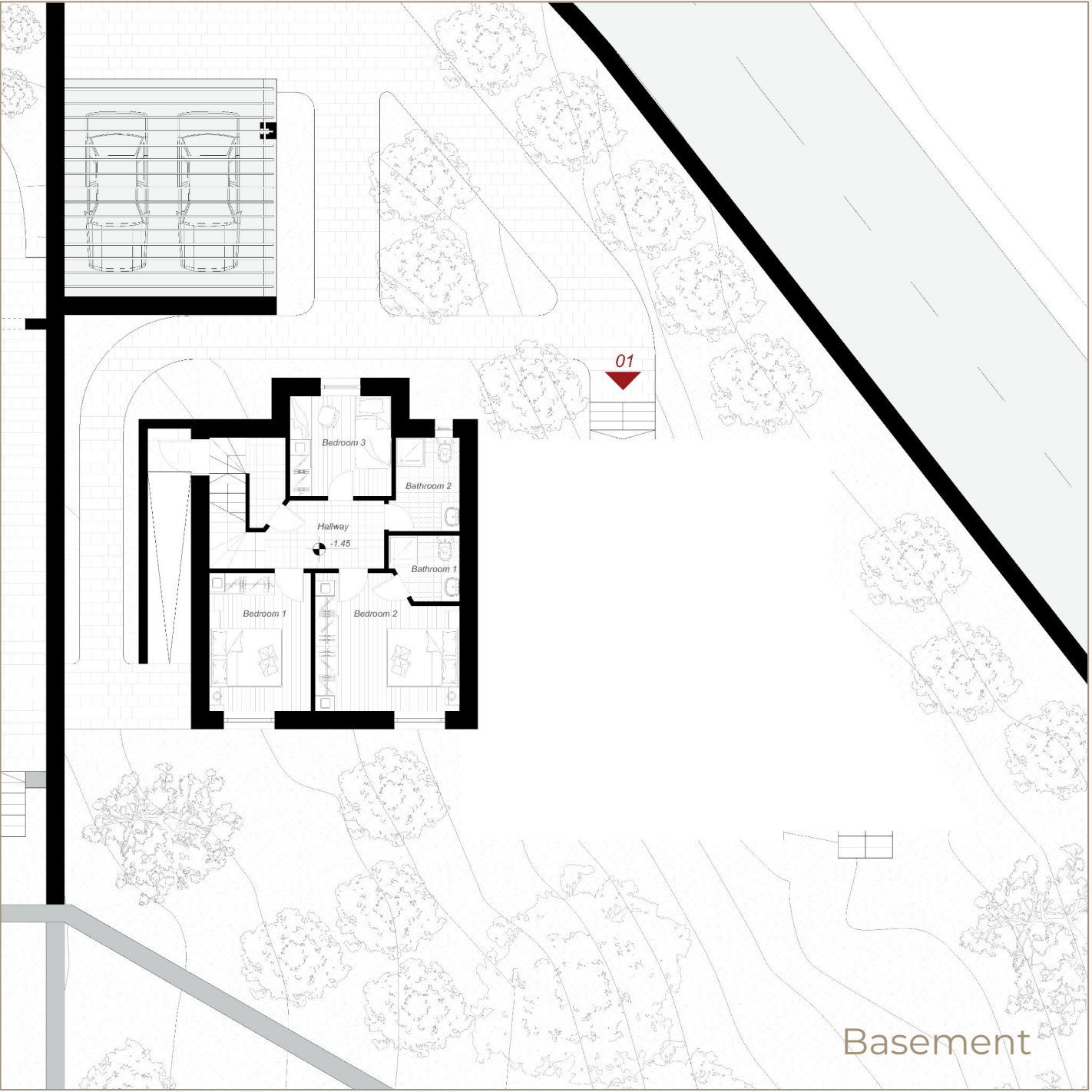
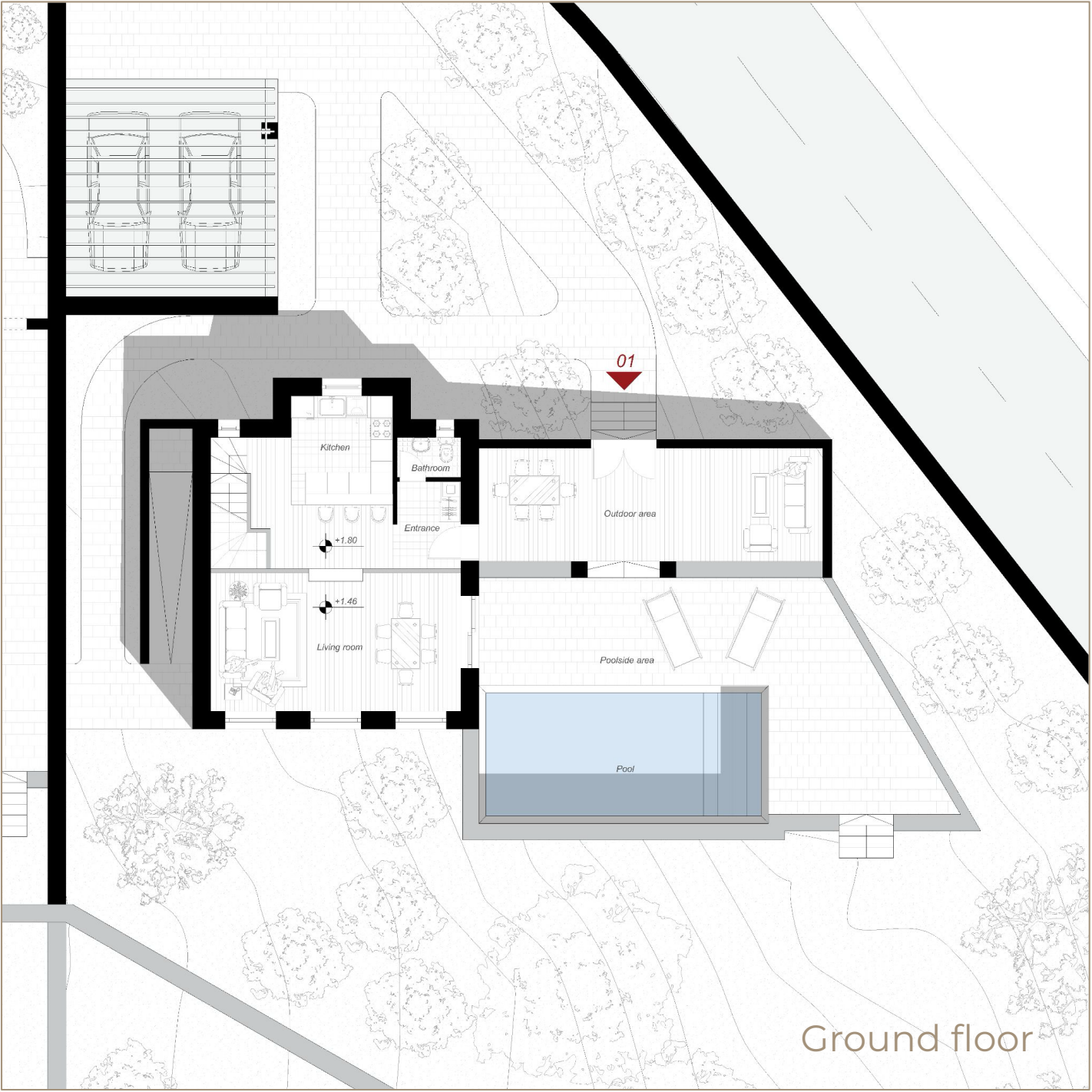


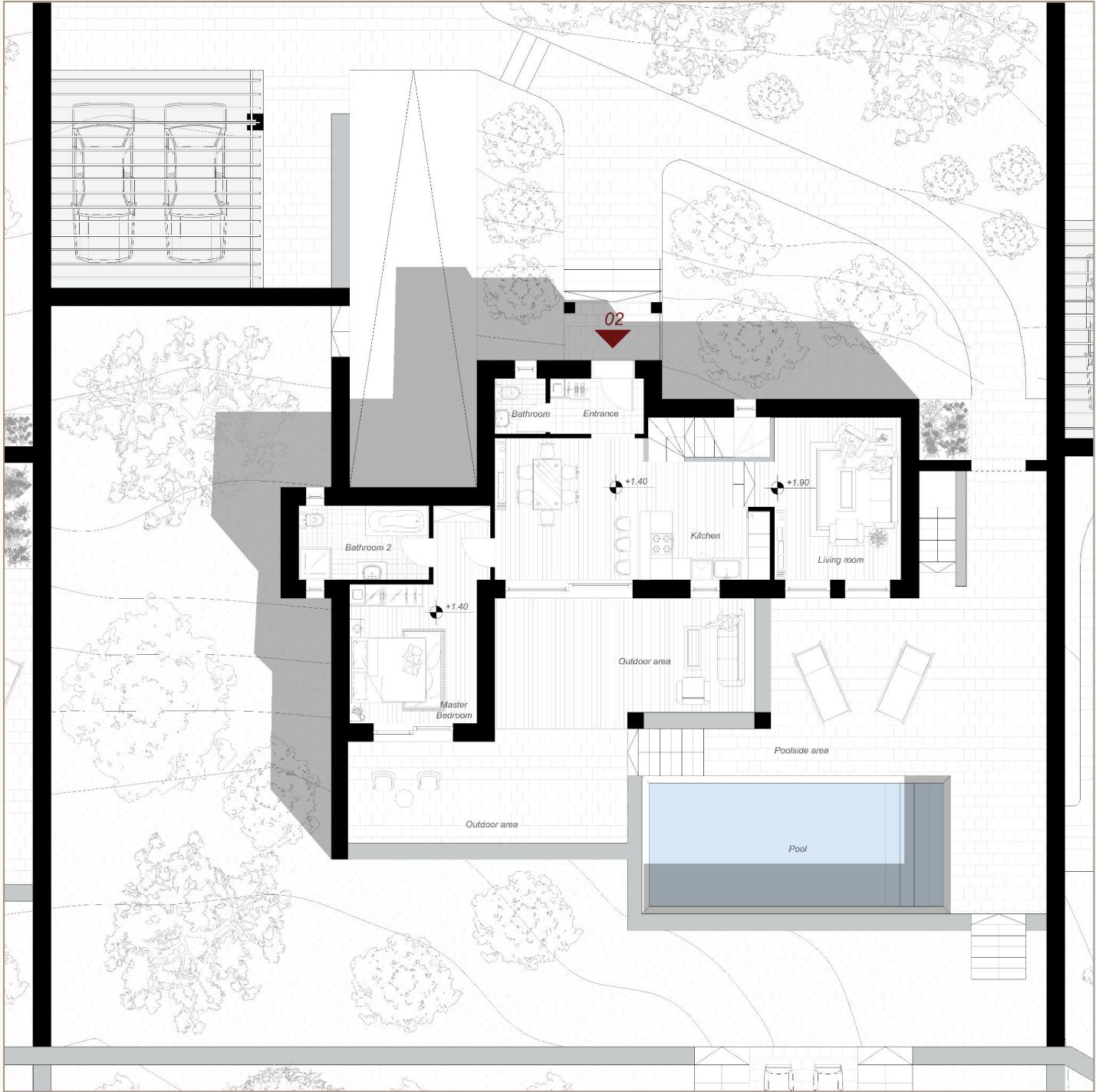


Designed around outdoor living, Villa 1 welcomes you with an uninterrupted view through the home to the terrace, infinity pool and the Aegean beyond.

The generous kitchen, dining and living spaces open onto the terrace, creating a home where life moves effortlessly between indoors and out. Below, three peaceful bedrooms provide a quiet retreat at the end of the day.

Bedrooms	3
Bathrooms	2.5
Pool	Private, infinity edge
Parking	Double carport





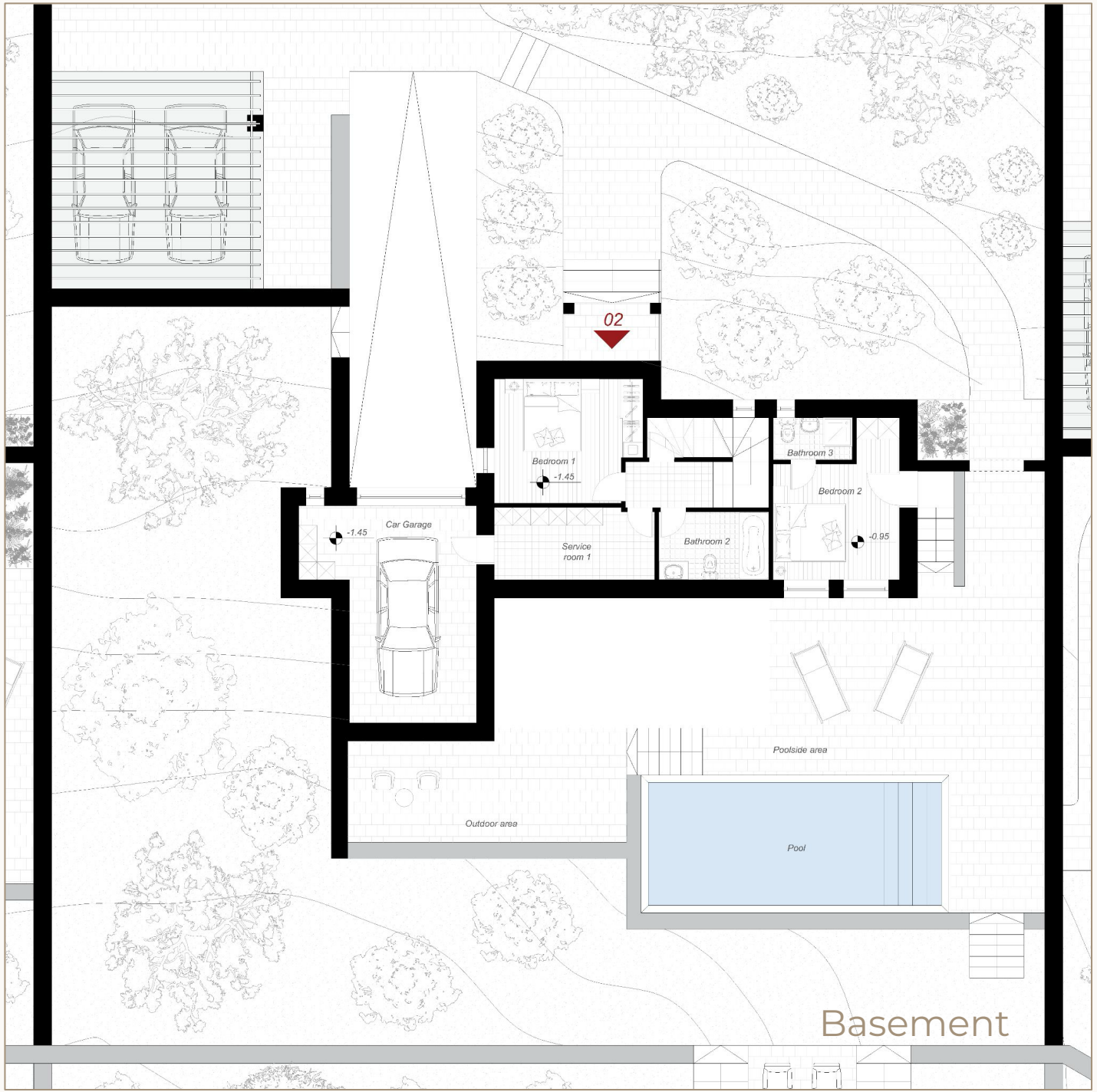
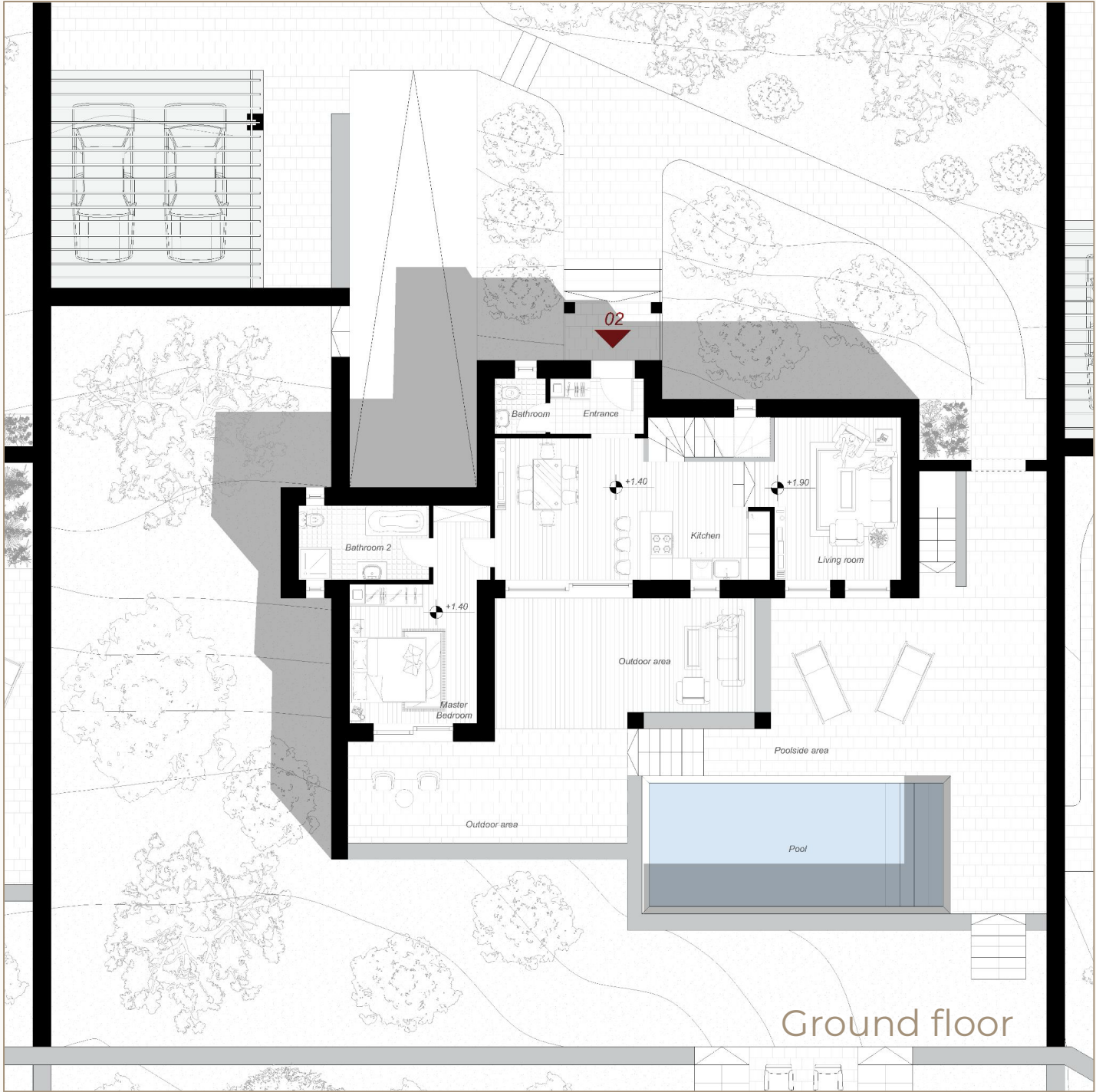
Villa 2 balances generous shared living spaces with quieter places to retreat, creating a home that adapts naturally to the way you live.

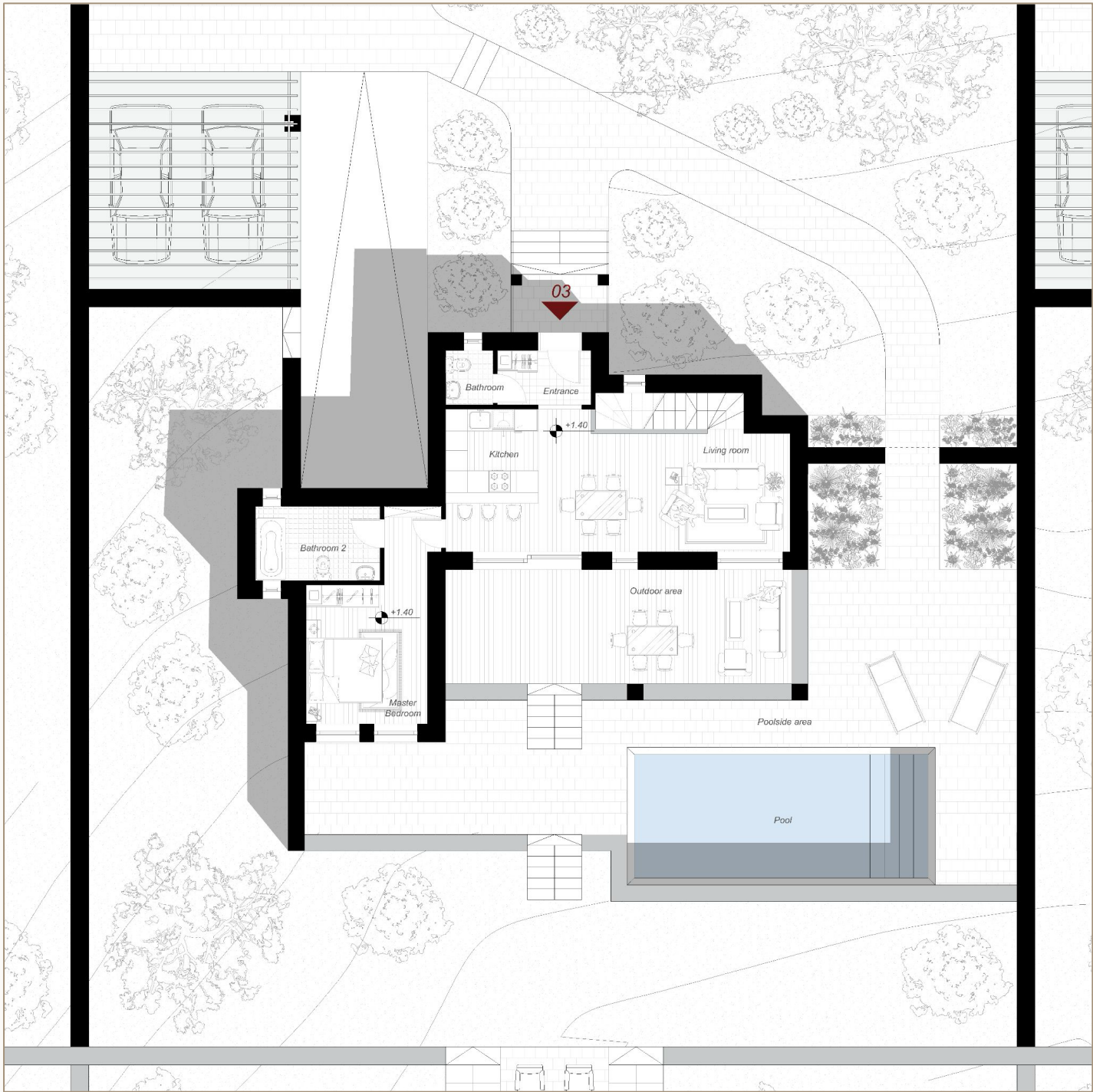
The main living areas open onto the terrace and infinity pool, while the master bedroom enjoys its own private terrace. A self-contained studio with a separate entrance offers additional independence for family or guests.

Bedrooms	3
Bathrooms	3.5
Pool	Private, infinity edge
Parking	Lock up garage, double carport

Option to upgrade to 5 bedrooms and 4.5 bathrooms.







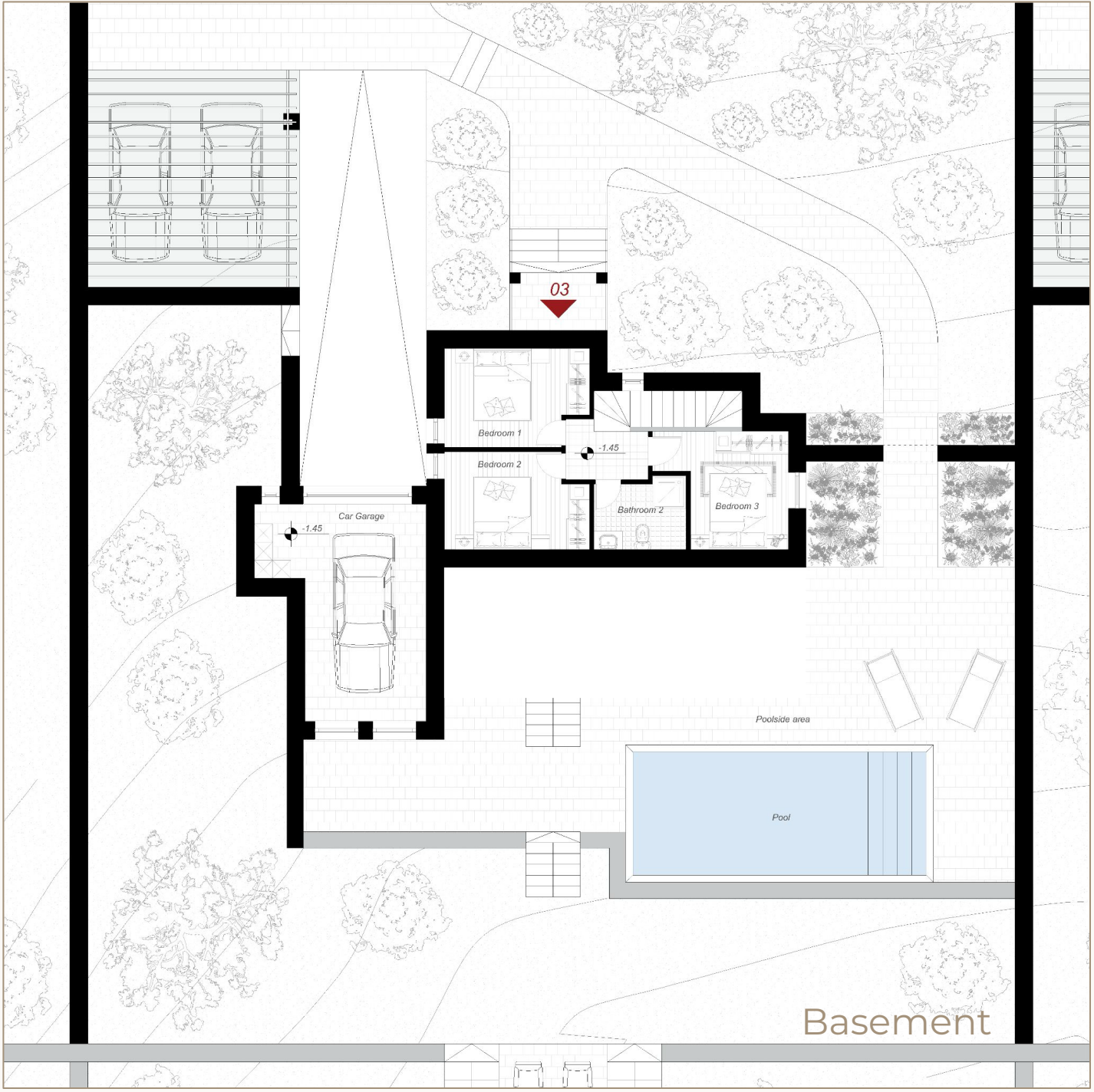
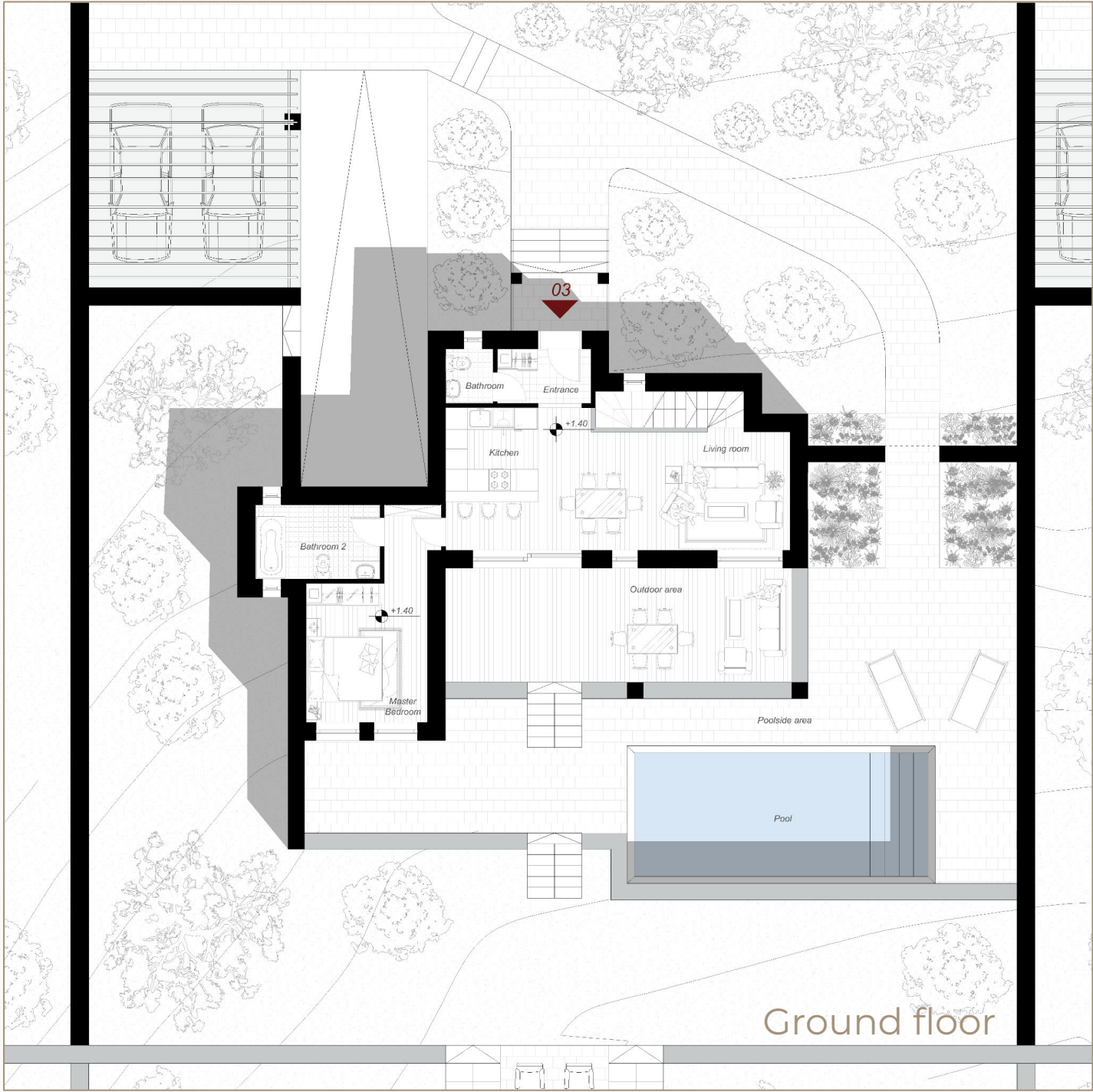
Villa 3 creates an uninterrupted connection between the living spaces, terrace and the Aegean beyond, drawing natural light and sea views into the heart of the home.

The open-plan kitchen, dining and living area flows naturally outdoors, while the ground-floor master bedroom offers everyday convenience. Two additional bedrooms below provide comfortable accommodation for family and guests.

Bedrooms	4
Bathrooms	2.5
Pool	Private, infinity edge
Parking	Lock up garage, double carport

Option to upgrade to 5 bedrooms and 3.5 bathrooms.





Design and sustainability

Sustainable by design to reduce running costs, avoid future repairs and ensure comfort in all weather.

- Built from recovered Naxian marble
- Underfloor heating and cooling
- High-grade insulation and natural ventilation
- Solar and wind-powered electricity and water heating
- Rainwater collection
- EV chargers in the garage
- Smart home system



Building specification

Structure

- Anti-seismic structural design
- Concrete class C25/30 with waterproofing admixtures, S500-grade reinforcement steel
- External walls thermally insulated (50–55cm) and clad in 25cm Naxian marble
- Insulation and waterproofing to KENAK Greek regulation standard

Not included: Mosquito nets, shutters, furniture, soft landscaping and planting outside the base specification.

Finishes

- Terraces partly covered by pergola, on marble pillars with a wooden roof
- Slim-profile wood or aluminium window frames with double glazing
- Ceramic tile or concrete flooring; marble or concrete stairs; tiled or concrete-finish bathrooms
- Laminated wood doors with wood frames
- Kitchen and closets selected by the buyer, within budget, from an agreed supplier (installation included)



Ownership

Each villa is sold under horizontal division giving you independent ownership of your villa and its grounds.

Buying off-plan

Villas 1, 2 and 3 are available to purchase off-plan. This is a well-established route to buying property in Greece, with payments staged against construction milestones. We're glad to walk you through how this works, and what protections are in place, on a call.

Buying as a non-Greek citizen

Greece welcomes international buyers. A small number of additional steps apply for non-EU buyers, such as obtaining a Greek tax registration number. We can connect you with a local lawyer who handles this routinely.



Investment opportunity

Naxos continues to strengthen as a residential market, with asking prices rising year-on-year, supported by growing interest in an island that lives well beyond the summer months.

The villa can be let directly or through independent, trusted local management companies during the months you're not there. Local partners can also arrange key-holding, cleaning, pool and garden care, and concierge services such as chef bookings and transfers.

- Residential sales rising by 7% each year (Indomio)
- Summer rental rates of €500 – €1,200 per night



About Naxos

Naxos combines natural beauty with something rare in the Cyclades – it's alive all year round.

- Excellent hiking and biking trails, wind and water sports
- 20,000 permanent residents
- Year-round restaurants, medical services and everyday amenities
- Reliable access with daily ferries and flights
- A welcoming international community
- Over 40 km of unspoilt beaches



Get in touch to visit the site or learn more

Jørgen Mellem

info@sunsetvalleynaxos.com

+47 950 42 006

+30 698 428 7410



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sunsetvalley.com