



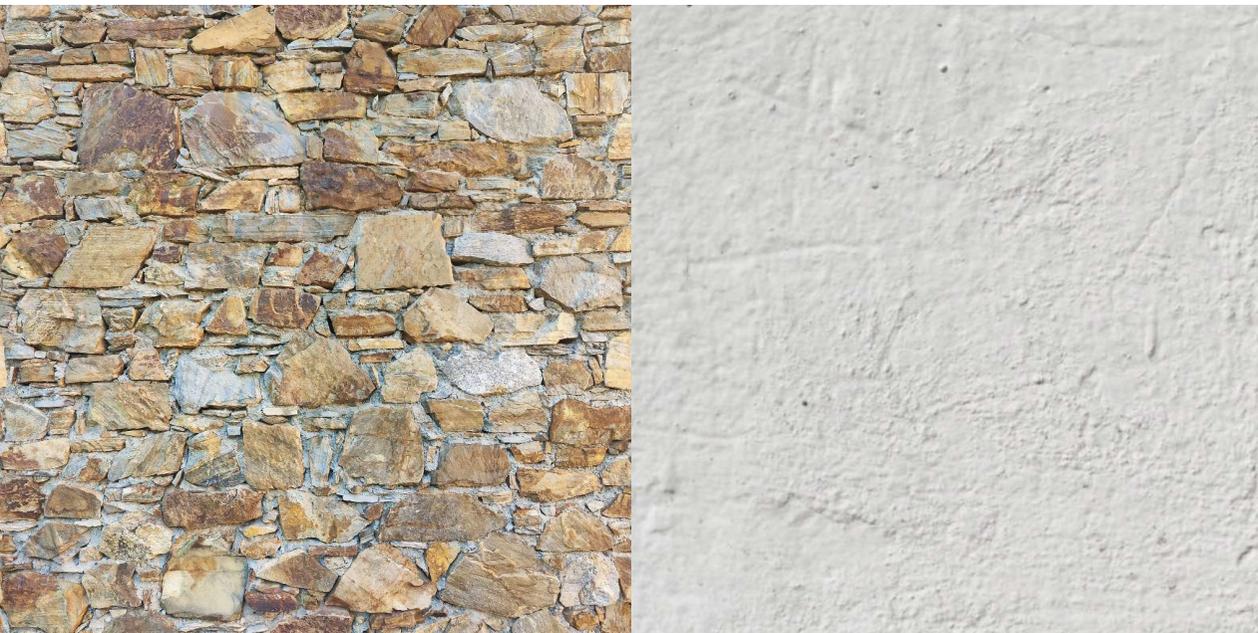
DEVELOPMENT OF 6 MAISONNETES IN ALIKI, PAROS, CYCLADES

01.08.2025

SUMMER DELIGHT

PROJECT: 6 NEW MAISONNETES WITH PASSIVE HOUSE DESIGN

LOCATION: VILLAGE OF ALIKI, PAROS, CYCLADES



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PAROS - Aliko & Ag Nikolaos beach



ALIKI VILLAGE:

Aliko is a beautiful fishermen village with a picturesque port, taverns and the beach Piso Aliko with white pebbles and salt cedars that spread down to the sea.

Aliko is located at the southern part of Paros and it took its name from the salt-marsh (in greek: aliki) that is located at the edge of the village.

At its beautiful taverns you can try fresh fish and the traditional gouna (mackerel dried in the sun). Next to the small port, there is one more beautiful beach, which is ideal for swimming in its crystal clear blue waters.



2 Platinum & 3 Gold Awards- GREEK LIGHTING AWARDS 2022 – Building of the Year & Designer of the year. Project: Kosmos
Special Mention Award - GERMAN DESIGN AWARDS 2021 – Category "Retail Architecture". Project: Neon
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1st Prize - DOMES AWARDS 2015 – Category "Best first building by a young architect 2010-2014". Project: Villa Melana



ALIKI VILLAGE:

There is also the large beach with the deep blue waters at Piso Aliki, with pebbles and salt cedars as well as the beach of Faragas, with its four beautiful bays. Aliki is a great choice for family vacation. In Aliki you will find rooms to let and pensions, fish taverns, bars, a playground as well as football, basketball and volleyball fields.

Not far from the entrance of Aliki, you will find Paros' airport. Sailing boats and caiques find a protected shelter at the new built marina.

In Aliki there is also the Cycladic Folklore Museum of the self-taught artist M. Skiadas.

Many cultural events are held in Aliki such as the feast of St. John of Klidonas in June, the feast of Christ the Savior on the 6th of August and the feast of the Holy Cross on the 14th of September.

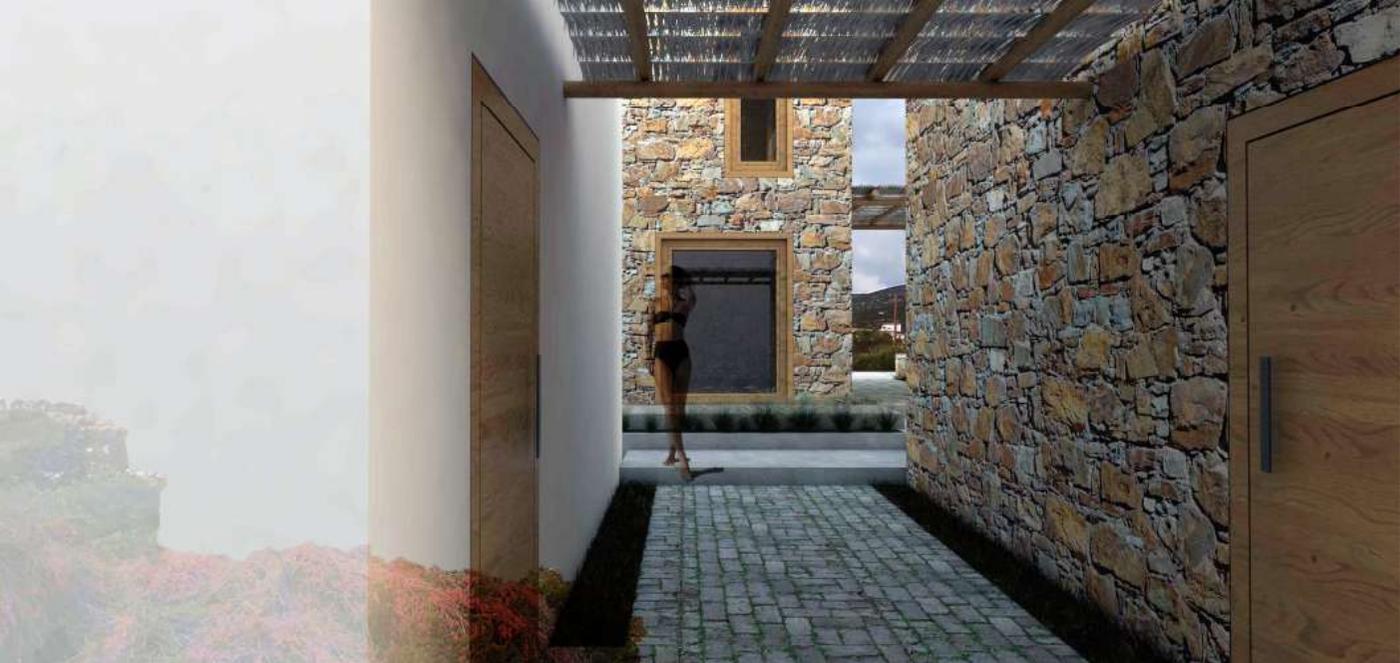
Walk around the streets and alleys that lead from Aliki to Agairia. Agairia is a semi-mountainous picturesque settlement, about 3 km. from the sea.



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PLOT LOCATION:

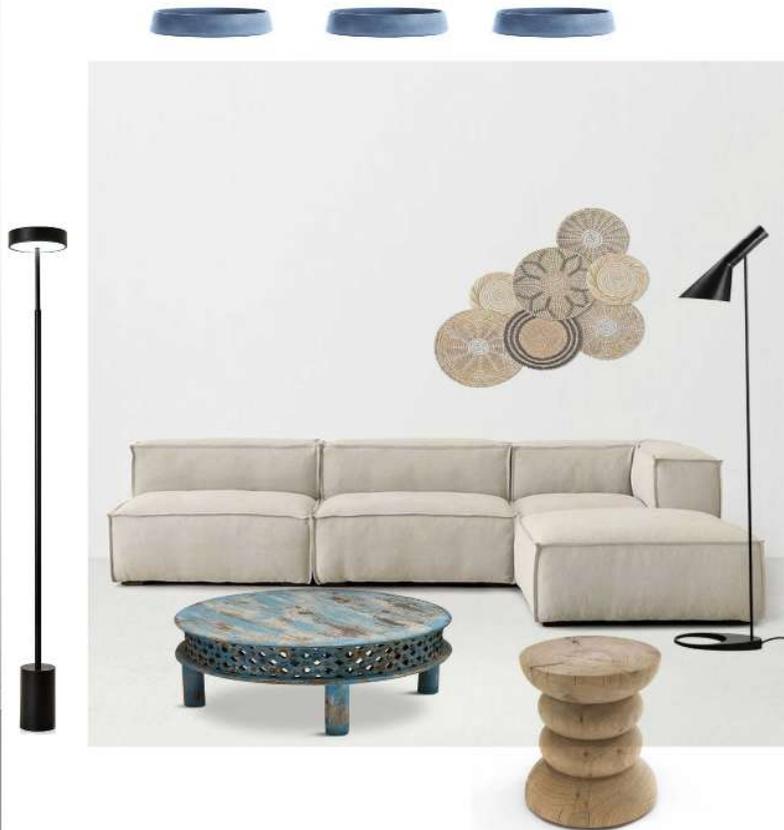




PROJECT INFORMATION:

The investment is made on a privately owned plot of 1055m² within the village of Alikí, Paros, located 400m from the beach. The study concerns 6 two-story houses of approximately 100m² each and has received planning approval from Paros Planning Department with Act No. 1536692, 28.07.2025.

A key feature of the study is that the design has been made in accordance with the standards of the Passive House Building, which is an internationally recognized standard that ensures high quality indoor environment with near zero energy consumption both in winter and summer.



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PROJECT INFORMATION:

The buildings will be constructed with a reinforced concrete frame and will have infill walls made of natural materials (stones) and thermal insulation. Externally, they will either have thermal insulation with a white plaster finish or, where required, another layer external walls with stones. The type of stones used will be the typical beige stone of Paros in a dry wall arrangement. Our effort aims to use local techniques and construction for the best possible aesthetic result.

All houses are developed on two levels (ground floor and 1st floor) and consist of the following:

- **Ground Floor:** Kitchen, Living Room, Dining Room, WC (can also accommodate a shower), and Storage.
- **1st Floor:** 2 Bedrooms (one with a balcony), Storage Space, and Bathroom or 2 en suites.
- **Landscaped Area:** Pool, Pergola, and Garden. (Each house will have autonomous use of its surrounding area and plot.) These autonomous plots range in size from 106m² to 185m² per property. All properties will have pools except for house 1.



HOUSE 2: GROUND FLOOR PLAN

HOUSE 2: 1st FLOOR PLAN



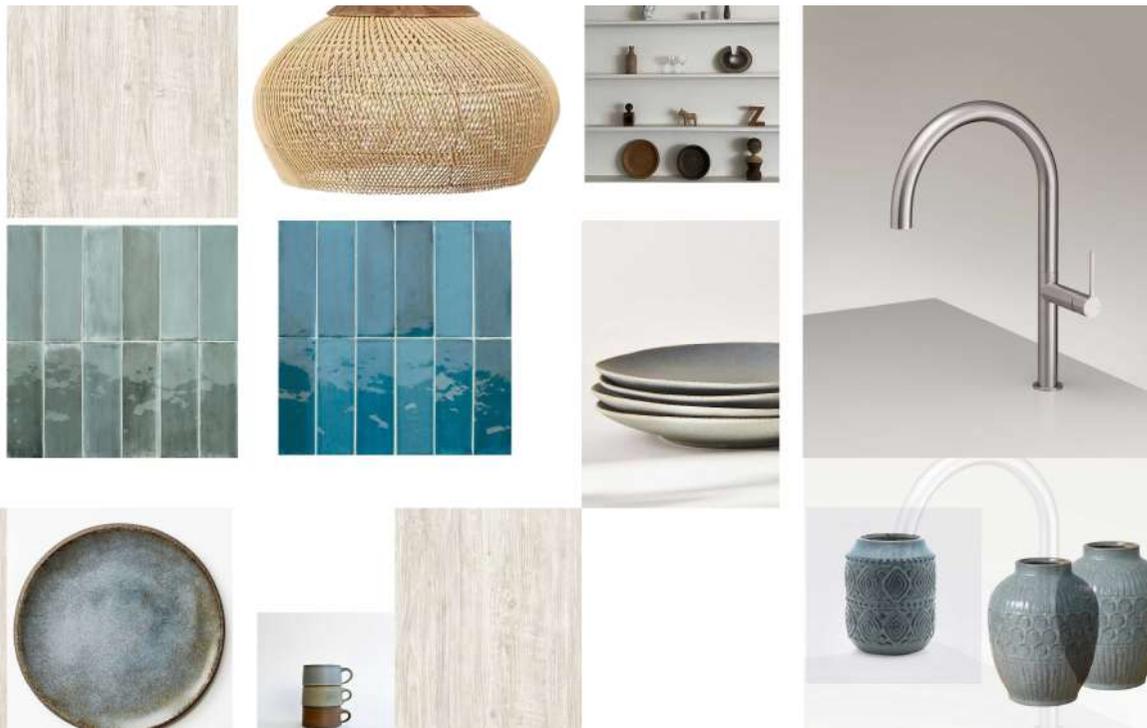
PROJECT INFORMATION:

The purchase price will vary between €5,500 - €6,500 / m² depending on house allocation. The purchase price is reflecting the high construction costs we committed in order to achieve a successful result in terms of quality, energy consumption and layout.

In terms of the properties size and layout we are quite flexible at this stage. If a buyer requires the connection of two or more houses or some other arrangement this is something we could include in the design early on. Let us know and we can discuss your requirements and needs.

The houses will be designed with high environmental standards and passive house specifications as I mentioned above. This means very low energy consumption and minimal maintenance costs.

As far as the view is concerned, the plot is only 400 meters from the beach of Aliko and the sea view from the first floor is possible.



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DEVELOPER INFORMATION:

If you visit our website (s2pia.com), you will see that we practice architecture for over 22 years in England and Greece with a series of award-winning projects. We were involved in designing a passive house in Ambelas, Paros, six years ago, which helped us get to know the island better.

The plan for this project is to sell off plan as we would like our clients to have access to all stages of construction and be able to see their dream come to life.

We are not your typical house builders. Our interest is in designing quality constructions with all the appropriate and modern solutions, including bioclimatic design and sustainable practices.

We are one of the first practices in Greece to design passive buildings and are currently designing our 5th building. We emphasize the above to highlight our commitment to good architecture, which is a primary element of what we propose.



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PROJECT PARTICULARS:

HOUSE KA1: 100,62m²

HOUSE KA2: 102,02m²

HOUSE KA3: 99,50m²

HOUSE KA4: 104,73m²

HOUSE KA5: 99,14m²

HOUSE KA6: 101,22m²

