PRIVATE ISLANDS INC.

ST. ATHANASIOS ISLAND

GULF OF CORINTH, GREECE

A rare 2.6-acre freehold private island in the Gulf of Corinth, Greece, minutes by boat from Itea. Pine and olive groves, a sandy beach, gin-clear water. Sellers report pre-approved permission for a 250 sq m villa: rare development freedom in Greece.

EUR 2,200,000

2.6 ACRES • FREEHOLD • PRIVATE BEACH • GULF OF CORINTH

THE ESTATE

At a Glance

PRICE	EUR 2,200,000
LOCATION	Gulf of Corinth, Greece
ACREAGE	2.6 acres (10,811 sq m)
TITLE	Unencumbered freehold
BEACH	Small sandy beach, NW coast
VEGETATION	Pine and olive groves
ACCESS	Boat from Itea, approx. 1.5 miles

A RARE GREEK FREEHOLD

The sellers report two things that set St. Athanasios apart in Greece: the island is not subject to Natura 2000 restrictions, and they hold a pre-approved building permission for a family villa of approximately 250 square metres. Both to be confirmed in formal due diligence.

ISLAND VITALS

LOCATION
Gulf of Corinth, Greece

ACREAGE
2.6 acres

TITLE
Freehold

BEACH
Private sandy cove

ACCESS
Boat from Itea

WATER
Gin-clear, rich sea life

STATUS
Undeveloped

PRICE
EUR 2,200,000

REGION — GREECE

Greece is a legendary private-island market with freehold ownership, though sales typically need ministerial approval (6-12 months). Priced Greek listings here run about EUR 2.9M to EUR 100M, placing St. Athanasios at EUR 2.2M at the accessible end.



AI-generated visualization



AI-generated visualization

ARRIVAL

From the Air

The approach tells you everything. From above, St. Athanasios is a green oval adrift in blue, the mainland a soft blur beyond. No development, no neighbours, no noise. Just 2.6 acres of pine and olive ringed by clear water, waiting.

THE APPROACH

First Sight

Most Greek islands announce themselves with villages and harbours, white houses climbing a hillside. St. Athanasios announces itself with nothing at all: a low green disc in the Gulf of Corinth, its shoreline traced in turquoise where the shallows shelve into deep blue. One island, entirely tree-covered, entirely yours.

SCALE

Small Enough to Know

At 2.6 acres St. Athanasios is among the smallest private islands ever offered in Greece, and that is precisely its charm. Walk the shoreline in minutes and know every grove by heart. No sprawling estate to staff, no vast grounds to keep. An island at human scale, feeling less like a holding and more like a home.

THE ISLAND

A Private World

Step ashore onto a small sandy beach on the northwest coast, then up through the groves. The island is undeveloped, a blank canvas in one of Greece's most storied stretches of water, with Delphi, Parnassos and Galaxidi all within easy reach.

THE SHORELINE

Beach and Clear Water

The northwest coast holds the island's small sandy beach, a natural landing place sheltered from the prevailing weather. Elsewhere the shore is rock and low scrub, dropping into water so clear you can watch fish move over the bottom. No crowds, no beach clubs: just your own cove and the open gulf beyond.

THE GROVES

Pine and Olive

Inland, pine and old olive trees hold the island in a quiet canopy. The vegetation is mature and entirely natural, decades without interference. It gives St. Athanasios its privacy as well as its beauty: from the water, all you see is green.







THE ISLAND

Land and Water

Pine and old olive trees cover the interior, sloping gently to a shoreline that alternates between rock and a small sandy beach on the northwest coast. The surrounding water is crystal-clear and rich with sea life, made for swimming, snorkelling, and long afternoons at anchor. At 2.6 acres the island is entirely knowable: every cove, every grove, yours alone. Sheltered in the Gulf of Corinth, it feels completely apart while the mainland stays within easy reach.

KNOWN FOR

An entire island in the Gulf of Corinth. A private sandy beach. Pine and olive groves. Sellers report pre-approved permission for a 250 sq m villa. Freehold title, minutes by boat from Itea.



GETTING THERE

Access

Reached by private boat from the harbour at Itea, roughly 1.5 miles away, a working fishing town with tavernas, shops, and full provisioning. Athens International Airport sits about 89 miles straight-line to the east, with onward travel by road along the northern shore of the gulf. From touchdown to your own island in a single afternoon.

THE SETTING

The Neighbourhood

Itea's waterfront tavernas, ancient Delphi, skiing on Mount Parnassos, and the yacht harbour of Galaxidi: the island feels a world away, yet nothing you need is far. That is the Gulf of Corinth's great advantage over the open Aegean, deep cultural history and real towns within a short boat ride, while the island itself stays utterly private.

1.5 MILES TO ITEA • 6 MILES TO DELPHI • 89 MILES TO ATHENS AIRPORT

LOCATION

On the Map

GULF OF CORINTH • GREECE



Straight-line distances, approximate • Coastline: Natural Earth

ST. ATHANASIOS ISLAND

Gulf of Corinth, Greece • 38.418°N, 22.421°E

DISTANCES

Itea	**1 mi**
Galaxidi	**4 mi**
Delphi	**6 mi**
Athens International Airport	**89 mi**

ELEVATION & CLIMATE

Summer high (Aug avg)	**84°F**
Winter low (Jan avg)	**40°F**
Itea water temp	**61–79°F**

ACCESS

Private boat from Itea harbour, approx. 1.5 miles (per listing)

Athens International Airport (ATH) — see straight-line distance

Straight-line distances, approximate.
Sources: listing page; map.geocode (Itea, Galaxidi, Delphi, ATH); weather-and-climate.com; weatherspark.com; seatemperature.info.

GALLERY

The Estate in Frames



AI-generated visualization



AI-generated visualization



Satellite view





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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EUR 2,200,000

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View the live listing