



PRIVATE ISLANDS INC.

Stroggilo Island

DODECANESE - GREECE - EUROPE

Stroggilo is a 54-acre private island in the Dodecanese — one of the Aegean's rare undeveloped sanctuaries that stays green all year. A historic refuge for sailors drawn by its generous anchorage, the island pairs radical seclusion with real practicality: its own natural water supply, the stone ruins of an old house and well that anchor future building permits, and a sheltered 110-meter sand beach. Just 160 meters from the inhabited islet of Marathos, it is the definitive blank canvas for a signature Mediterranean estate.

EUR 4,500,000

54 ACRES - BLANK CANVAS - THREE BEACHES - FREEHOLD

THE ISLAND

At a Glance

PRICE	EUR 4,500,000
LOCATION	Northern Dodecanese, Greece
ACREAGE	54 acres
STATUS	Undeveloped — blank canvas
BEACHES	Three natural beaches, incl. 110 m sand
WATER	Natural supply — drinkable with filtration
POWER	Potential feed from Marathos grid
RUINS	Old house + well — permit precedent
ANCHORAGE	Generous historic sailors' anchorage
ACCESS	Boat / water taxi from Patmos or Leros
AIRPORT	Leros (LRS) — daily flights to Athens
TENURE	Freehold
LISTING	Available

160 M FROM MARATHOS

Radical seclusion, zero isolation: the inhabited islet of Marathos sits just 160 meters away — with its power grid, tavernas and medical services, plus simple transport of construction materials.

ISLAND VITALS

ELEVATION	COORDINATES
223 ft (68 m)	37.373°N, 26.716°E
SHORELINE	WATERS
Rocky + 3 beaches	Aegean Sea





THE ISLAND

A Dodecanese Sanctuary

Set between Patmos and Leros in the northern Dodecanese, Stroggilo holds a position sailors have valued for centuries — a naturally sheltered island wrapped in the famously clear waters of the Aegean. Unlike the arid rock of so many Greek islets, Stroggilo keeps its greenery through the year, a lush 54-acre kingdom of vegetation rising from a coastline shaped for high-end coastal living. This is seclusion with a pulse: the tavernas and medical services of neighboring Marathos sit just 160 meters across the water.

HERITAGE

A Sailors' Refuge

Stroggilo has sheltered seafarers for generations, and the island still carries that history in stone: the ruins of an old house and a working well stand as the property's historic footprint. For a buyer, that footprint matters — it provides a critical precedent for building permits and future planning applications, turning a blank canvas into a canvas with a clear path to architecture.

THE VISION

A Blank Canvas

Private estate or boutique eco-resort: the island's scale and topography are perfectly suited to a signature residence — or a small, considered resort designed to harmonize with the Cycladic and Dodecanese landscape. Water: a natural supply that turns drinkable with basic filtration — a genuine rarity in the Aegean. Power: positioned to draw electricity from the established grid on neighboring Marathos, with simple logistics for construction materials.

THE SETTING

Beaches & Clear Water

Three natural beaches ring the island, led by a signature 110-meter stretch of soft sand on the sheltered side — a natural foundation for a beach club or private lounging. The water: famously clear, ideal for swimming, diving and sea sports. Island hopping: the Lipsoi and Arki complexes sit close by, making Stroggilo an ideal base for exploring the northern Dodecanese by boat.





TERRAIN

Land and Water

Fifty-four acres of year-round greenery — a rarity among Aegean islands — falling to a coastline of rocky headlands and three natural beaches. The sheltered 110-meter sand beach is the island's signature: soft, private, and made for long Mediterranean afternoons. Below the surface, the famously clear water opens a world of swimming, diving and sea sports, with the Lipsoi and Arki island complexes a short cruise away.

KNOWN FOR

A historic sailors' refuge in the northern Dodecanese — 54 acres of year-round greenery, a 110-meter sheltered sand beach, its own natural water, and a 160-meter hop to the tavernas and power grid of inhabited Marathos. The Aegean's definitive blank canvas.



ARRIVAL

Access

Logistics are remarkably efficient for a private Greek island. Stroggilo is reached by private boat or water taxi from Patmos or Leros. Leros Airport (LRS) runs daily connections to Athens, so the journey from the capital to the island takes under two hours — city to sanctuary in a single morning.

OWNERSHIP

Ownership

Greece remains one of the world's most secure island markets: full freehold title, transferred by notarial deed and fully inheritable. Buyers seeking residency can use the Golden Visa program — a five-year renewable permit tied to qualifying investment. Stroggilo is offered freehold and undeveloped: a legacy holding in the truest sense.

VALUE

Lifestyle and Value

The quintessential Aegean 'slow life' within a secure freehold framework — self-contained, water-secure, and minutes from a neighboring grid. Near the UNESCO-protected treasures of Patmos, Stroggilo offers cultural depth with its seclusion, and a trophy asset built for permanent appreciation.

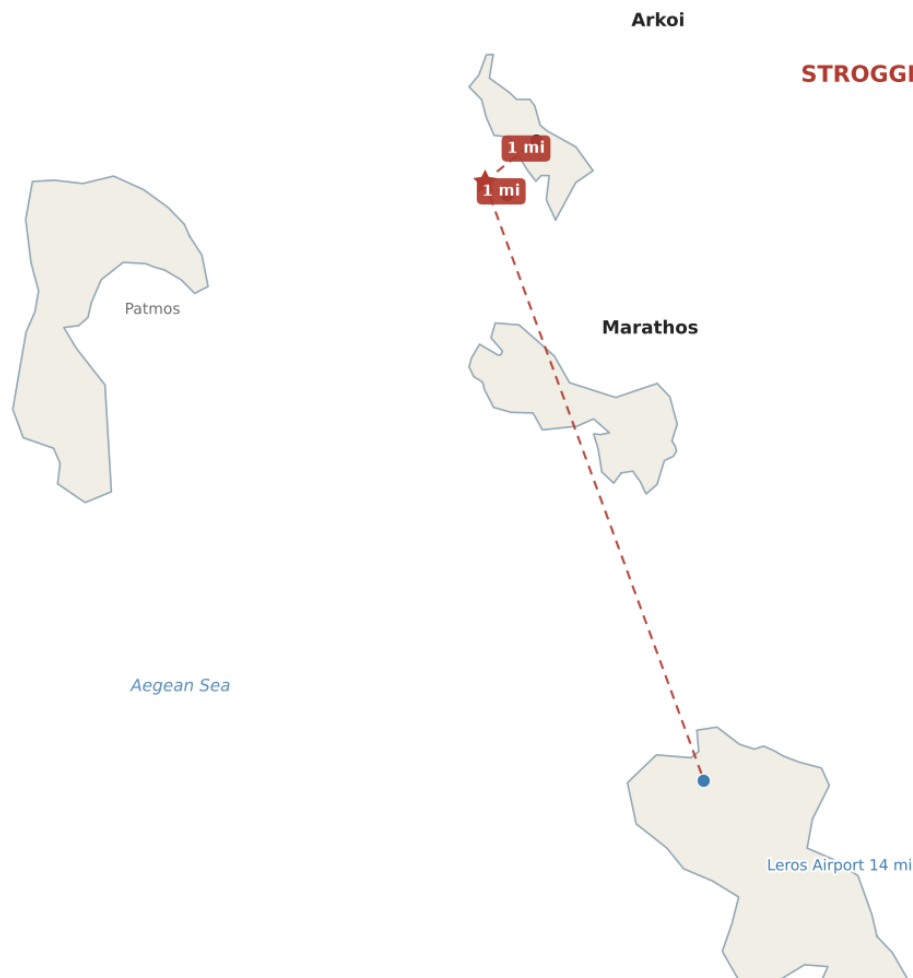
54 ACRES · 110-M BEACH · 160 M FROM MARATHOS

LOCATION

On the Map

DODECANESE - GREECE

LOCATION



STROGGILO ISLAND

Dodecanese, Greece • 37.373°N, 26.716°E

DISTANCES

Marathos	1 mi
Leros Airport	14 mi
Arkoi	1 mi

ELEVATION & CLIMATE

Island high point	223 ft (68 m) above sea level
Summer high (Jul avg)	81°F
Winter low (Jan avg)	55°F
Aegean sea temp	61-77°F

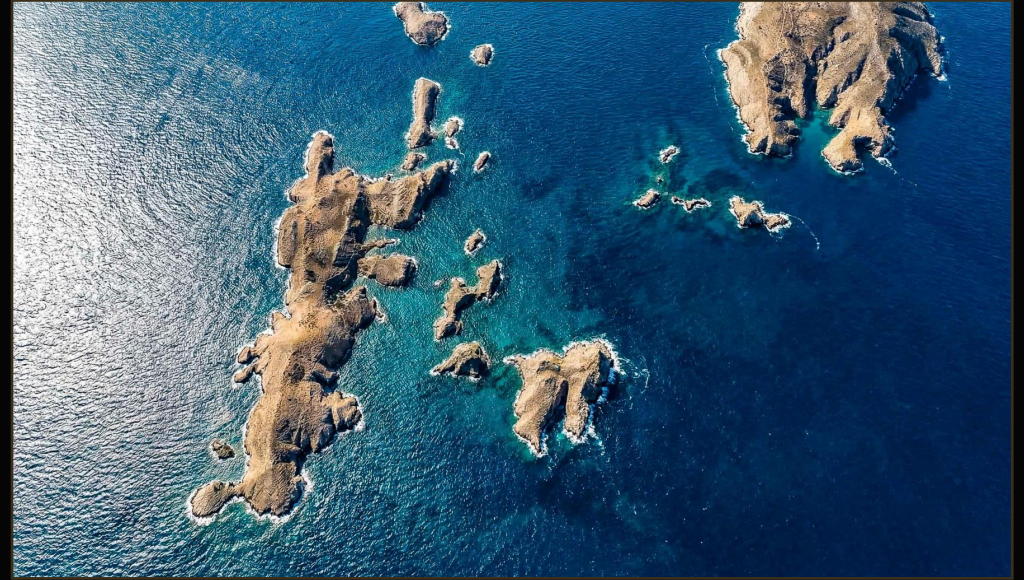
ACCESS

- Boat or water taxi from Patmos or Leros
- Leros Airport (LRS): daily flights to Athens
- 160 m from Marathos - power grid + tavernas

Straight-line distances, approximate.
Sources: listing page, mapcarta (Vrachonisida Strongylo),
geocoder, climate aggregators (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Stroggilo Island

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