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*One&Only*

PRIVATE HOMES

*Kéa Island, Greece*





SHIMMERING IN THE DEPTHS  
OF THE AZURE AEGEAN SEA,  
KÉA IS A STORY-FILLED ISLAND  
OF MYTHS AND MARVELS.

AND HERE, IN A SECLUDED BAY,  
ONE-OF-A-KIND PRIVATE  
SANCTUARIES CAN BE YOURS  
TO OWN FOREVER.





Welcome to One&Only Kéa Island  
**WELCOME HOME**

Nestled within the famous Cyclades archipelago, on a breathtaking island shaped by time, One&Only Kéa Island is a brand-new beachfront resort, emerging to bring untold stories and unseen beauty to life.

Hellenic in style, contemporary in spirit, the resort will showcase authentic cuisine, blissful wellness, inspiring local adventures, and matchless relaxation under the Greek sun.

With a collection of a limited number of private villas now available for purchase, a slice of One&Only can be yours to own. An island hideaway, drenched in Mediterranean bliss, where your loved ones can write their own stories for generations to come.

Introducing...

*One&Only*  
PRIVATE HOMES  
*Kéa Island, Greece*



An overview of One&Only Kéa Island



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*One&Only*  
PRIVATE HOMES  
*Kéa Island, Greece*



# Kéa & ISLAND

*A jewel in the Aegean crown.*

Just a short transfer from Athens, discover Greece's best-kept secret. Belonging to the Cyclades, Kéa's shores are among the most scenic and least visited of its famous island neighbours.



Secluded coves around Kéa



JOURNEY TO FAMED ATHENS, THEN DIRECTLY ON TO ONE&ONLY KÉA ISLAND'S PRIVATE JETTY OR HELIPAD. SUDDENLY, YOU FEEL A MILLION MILES AWAY.



TRAVEL TIMES TO ATHENS BY AIR

London	—	3:15hrs
Zürich	—	2:15hrs
Moscow	—	3:30hrs
Dubai	—	4:00hrs

TRANSFER FROM ATHENS TO KÉA

Regular boat service (from Lavrio Port)	—	1hr
Resort boat service (from Lavrio Port)	—	30mins
Resort helicopter (from Athens Airport)	—	10mins



Kéa's colourful capital, Ioulis



The resort's crystal-clear waters

### *Meet the Cyclades.*

The allure of the Cyclades is impossible to ignore. Sandy beaches and crystalline waters. Quintessential blue and white villas carved into hill sides. Archaeological sites that evoke rich history. Fresh, colourful cuisine that delights the palate. And that warm, welcoming Greek charm that makes you feel at home, in an instant.



Secret passageways at Ioulis



“

Where time stops,  
and life begins.

### *Kéa Island. Classical beauty.*

While every island of the Cyclades family has its own unique charm, Kéa is known as a haven of breathtaking natural beauty. Undulating landscapes are peppered with vineyards, olive groves, ancient trails, and terracotta-coloured villages. Set apart by a sprawling forest of oak that harbours a fascinating array of birds.

A true hiker's paradise.

Unspoilt beaches and hidden coves decorate the shoreline, as numerous shipwrecks form a playground for scuba divers and colourful marine life.



Classic Kéan architecture



WWII wreck off Kéa's coastline



Ancient Karthea



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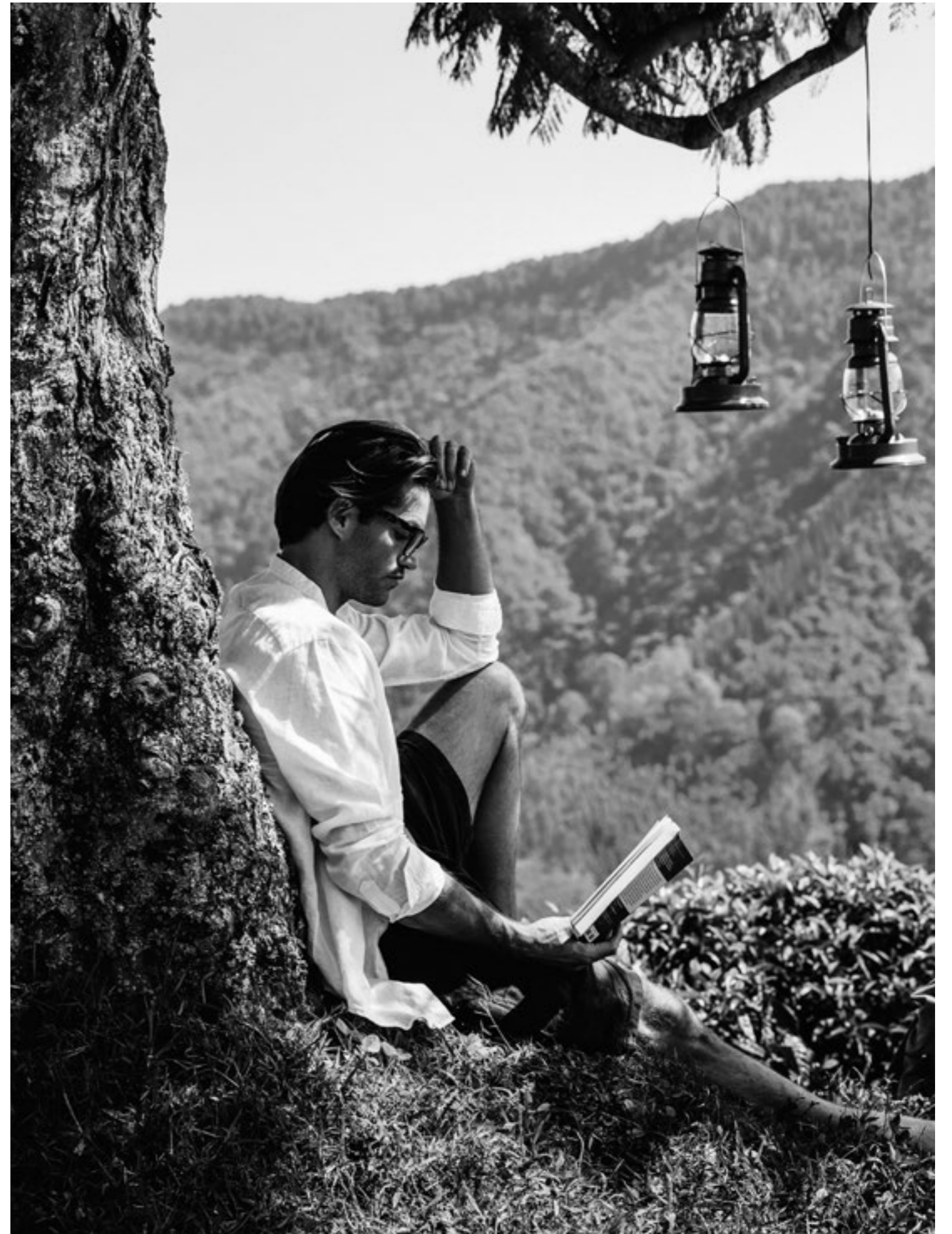
Explore the quaint, colourful streets of this hidden Cycladic gem.



The Monastery of Kastriani

*Legend has it...*

They say Kéa was once populated by beautiful Nymphs who lived in natural springs throughout the woodland. All of a sudden, they vanished completely. Terrified and chased away by a ferocious lion, whose smiling form you can visit today, carved in stone, lounging proudly close to Kéa's capital, Ioulis.





Aerial view of terraced loulis



The lively port of Vourkari



# W el Co Me

TO

*One&Only*

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*Where time stops and life begins.*

At home in the world's most inspiring locations, hand-picked for exceptional beauty and unique cultural charm, One&Only Resorts are havens of outstanding style and service that place you in the heart of every fascinating environment.

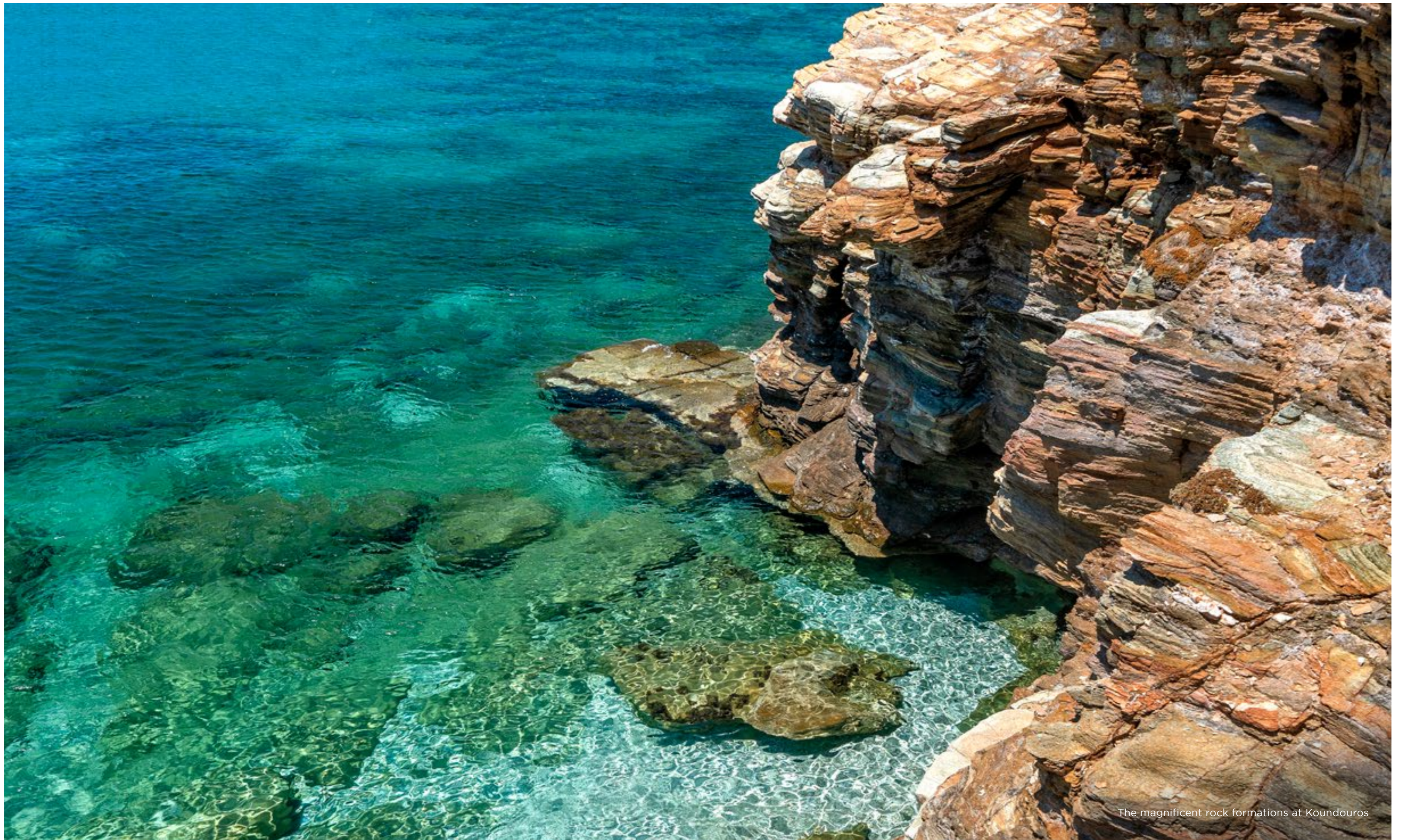
From urban retreats in the Middle East to remote nature reserves in Australia, and tropical havens in the Indian Ocean, One&Only is an award-winning family of luxury resorts, coming to Greece for the very first time.

*Where the exceptional happens,  
exceptionally curated for you.*

Unwind completely as you allow our experienced One&Only team to anticipate every need and make your dreams come to life.

Designing adventures through land, sea, and sky. Delivering world-class dining experiences, inspired by 'here'. Tailoring wellness programmes to renew and restore. And offering a wealth of spectacular spaces to pause and simply 'be'.





The magnificent rock formations at Koundouros



*One&Only*

# Kéa & ISLAND

*An island sanctuary like no other.*

Set across 60 hectares of sheltered western coastline, One&Only Kéa Island is an idyllic beachfront sanctuary comprising 75 resort villas and a select number of One&Only Private Homes.

A haven for sun-soaked amusement and relaxation, the resort offers a wealth of experiences for every age and occasion. Atmospheric bars and dining spots. Indoor and outdoor fitness hubs.

A serene destination spa and soft golden sands.

So, when you purchase a One&Only Private Home, you don't simply acquire property. You become part of the resort's wonderful way of life. Enjoying access to the diverse and vibrant entertainment that unfolds on your doorstep.

### *Space to breathe...*

From fresh-air dining to blissful green sanctuaries, One&Only Kéa Island presents mesmerising al fresco spaces designed to maximise your sense of outdoor living and being.

Lounge on pristine golden sands. Practise yoga amid the flora. Or linger over the water's edge at our striking beach club, cantilevered to the rock-face. Sipping crisp Greek wine

as you observe yachts float by, and watch the sun dip beneath the waves at the end of a happy, sun-drenched day.

Or revel in the seclusion of our destination spa, immersed in an ethos of natural healing and indulgent pampering. With an expertly balanced menu of modern treatments and holistic therapies, you can achieve a Greek glow from the inside out.





One&Only Kéa Island



One&Only Kéa Island from the sea: Beach Club and Private Homes



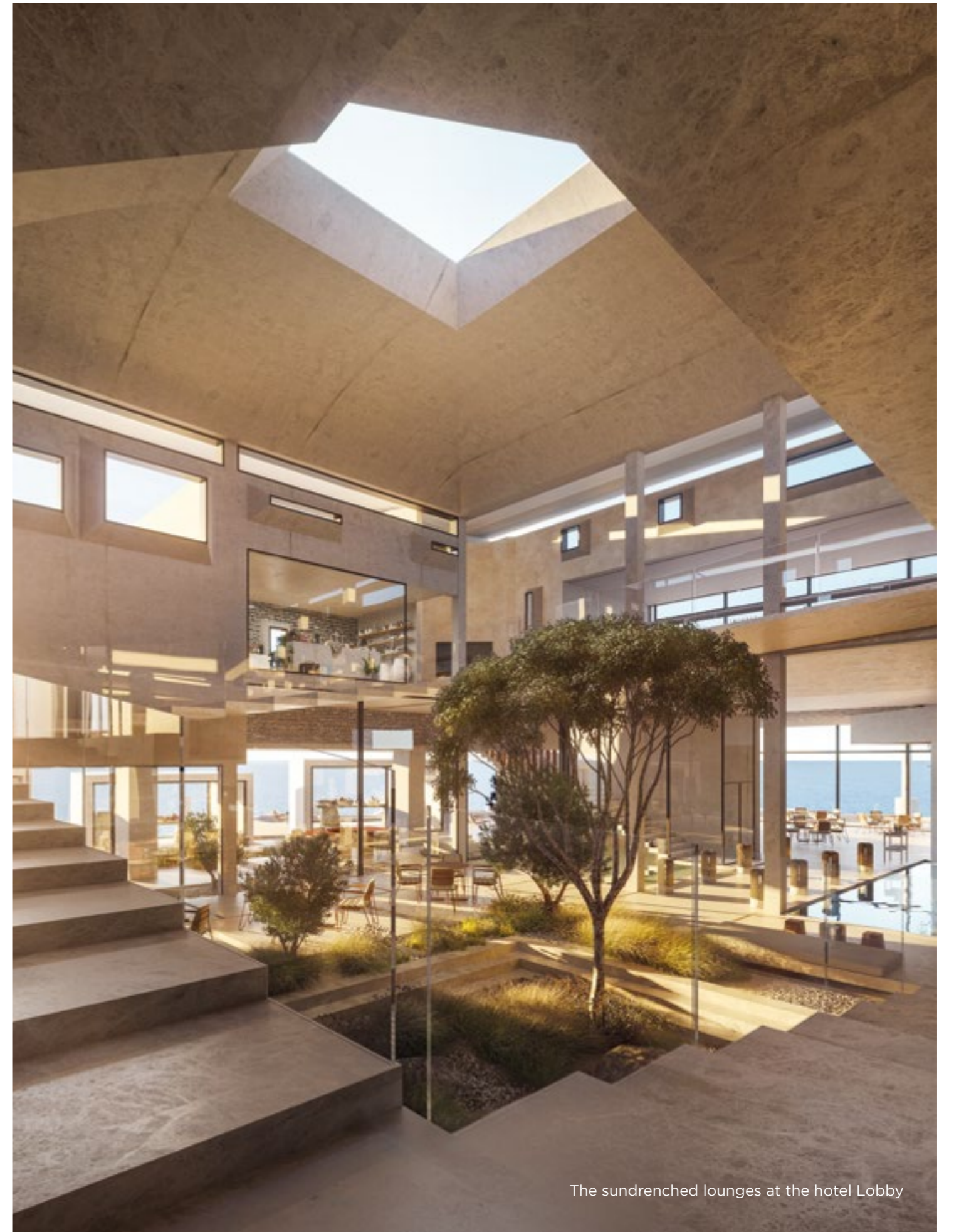
*For the love of food.*

In Mediterranean culture, food is at the heart of happiness. And in Greece, we are spoiled by the generous bounty from sea and land.

At One&Only Kéa Island, two bars and three unique restaurants will provide alluring destinations to gather with friends and family. Each one defined by a distinct culinary concept, energy, and design, they will showcase a range of flavours and tell the island's story, plate by plate, glass by glass.



The resort's secluded beach



The sundrenched lounges at the hotel Lobby



YOUR  
*One&Only*  
PRIVATE

home

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*The art of living.*

Individually crafted to frame extraordinary bay views and furnished with the finest contemporary comforts, your One&Only Private Home is more than a masterpiece of design, it's the perfect haven to bring friends and family together.

Available in sizes from two to five bedrooms, the abundance of space is prime for entertaining. With fully-equipped, party-ready kitchens that

flow to light-filled living rooms and on to outdoor dining space overlooking your infinity pool.

Airy bedrooms offer serene havens to retreat, displaced across different levels for ultimate privacy. With indulgent en-suite bathrooms that are sanctuaries in themselves, private dressing rooms, adjoining lounges, and satellite pools for truly blissful bathing.





One&Only Kéa Island Indoor - Outdoor living

*Designed for you, inspired by here.*

Locally sourced stone, traditional whitewashed walls, and iconic Greek marble make your villa unmistakably native to the Cyclades - but it's the contemporary twists to your Mediterranean home that make it groundbreaking.

Floor-to-ceiling glass will open up to views of endless blue, pouring light into every corner of your interior. Sleek design accents will weave through every space, from statement fittings to ultra-modern furnishings. A truly exquisite canvas, ready to fill with memories.



The sundrenched lounges at the hotel Lobby





One&Only Kéa Island bedroom

*One&Only*  
**I BEDROOM VILLA**

INTERNAL LIVING: *107sq.m.*

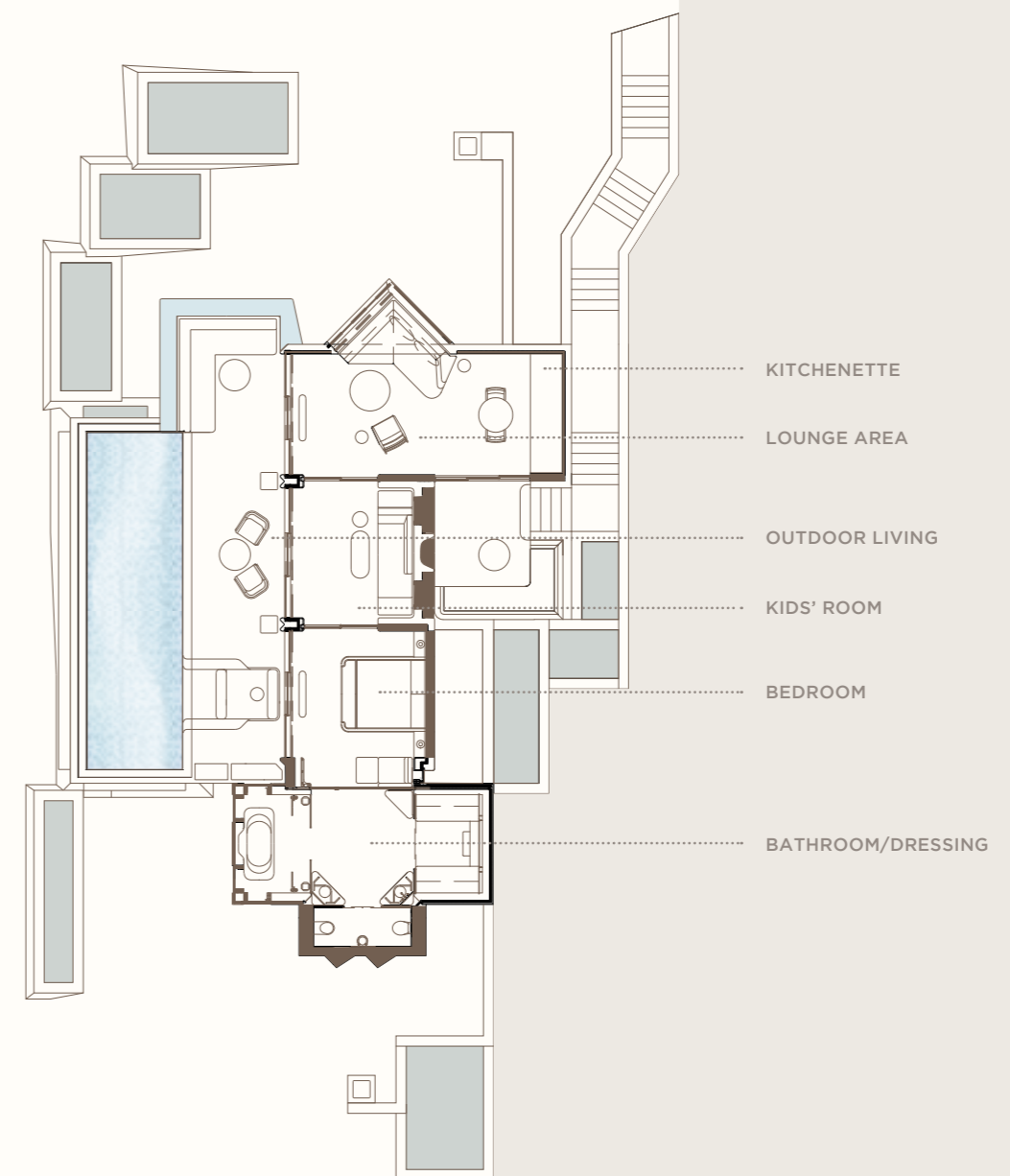
COVERED EXTERNAL LIVING: *57sq.m.*

OUTDOOR SWIMMING POOL: *30sq.m.*

TOTAL LIVING: *180sq.m.*

PLOT SIZE: *1,000sq.m.*

*1 Bedroom Villa*  
**LEVEL 0**





One&Only Kéa Island Indoor - Outdoor living

## *One&Only* 2 BEDROOM VILLA

INTERNAL LIVING: *283sq.m.*

COVERED EXTERNAL LIVING: *142sq.m.*

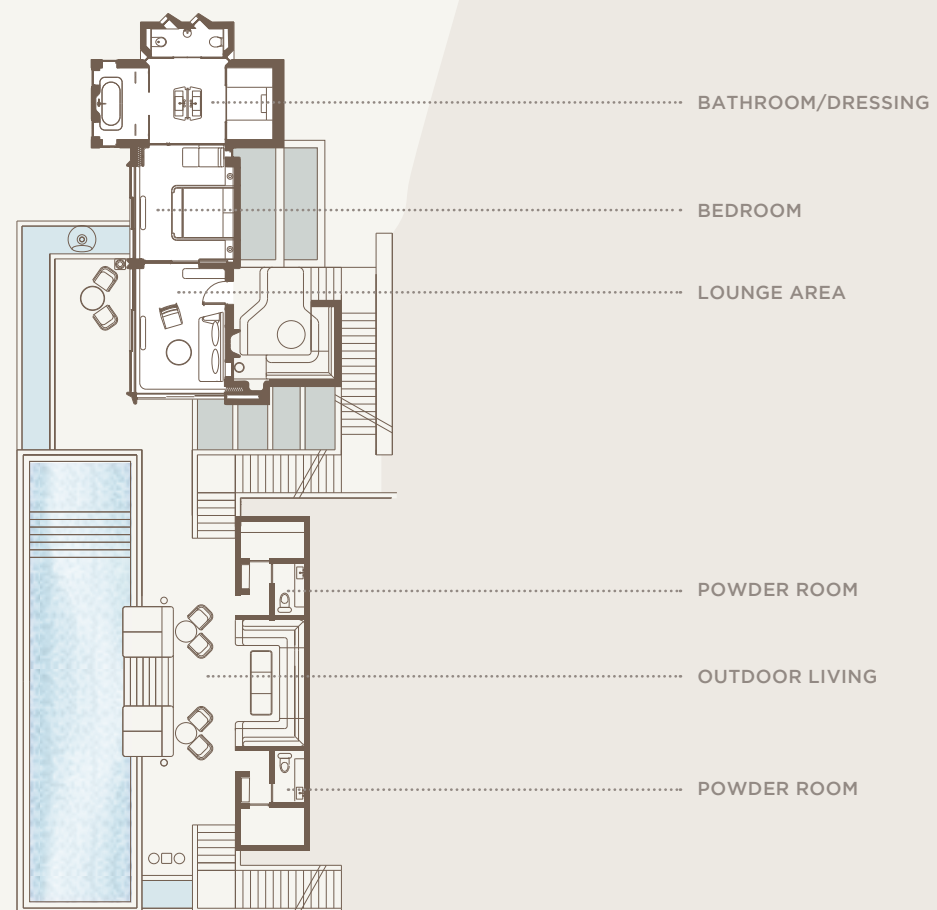
OUTDOOR SWIMMING POOL: *85sq.m.*

TOTAL LIVING: *712sq.m.*

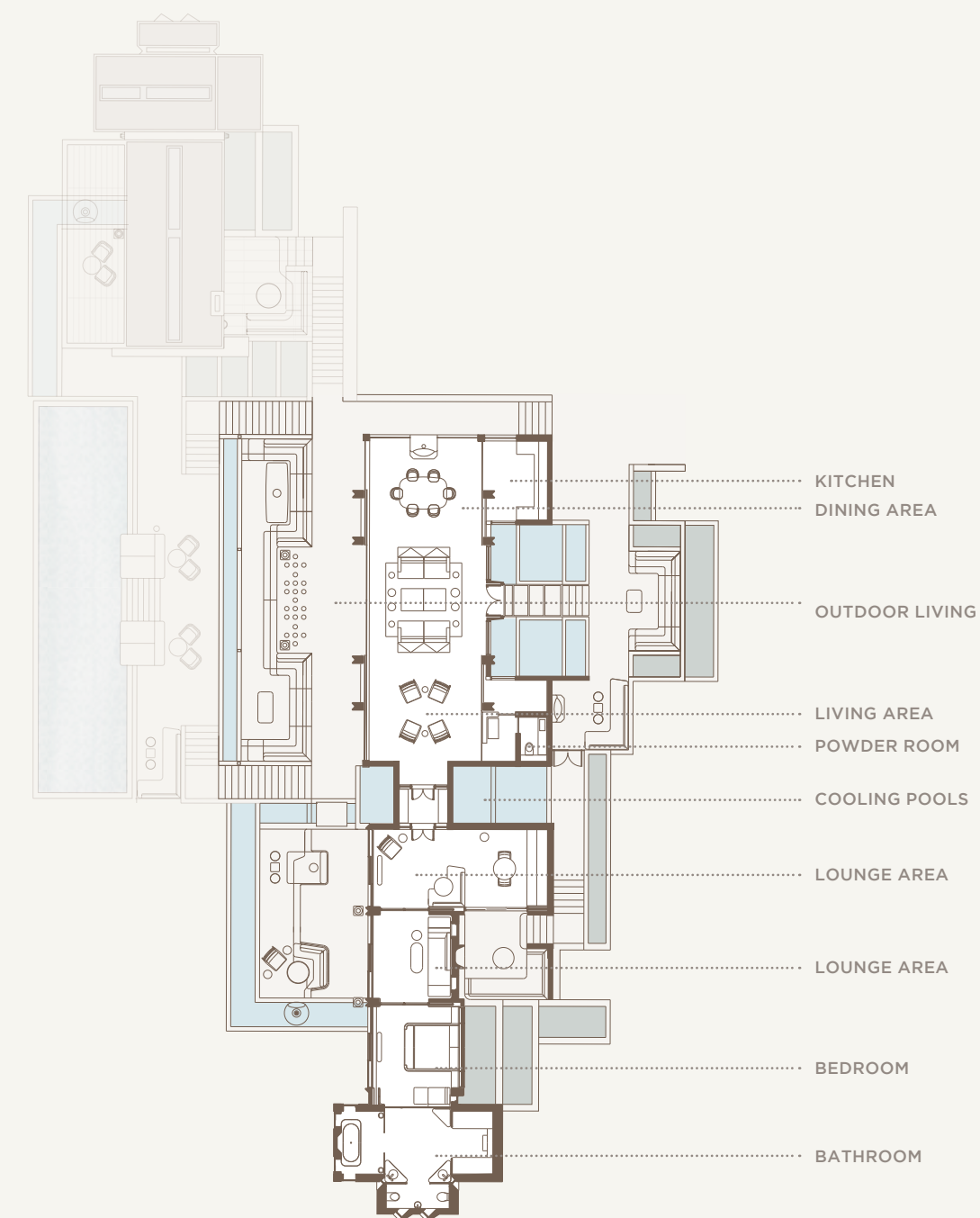
PLOT SIZE: *2,000sq.m.*



*2 Bedroom Villa*  
**LEVEL 0**



*2 Bedroom Villa*  
**LEVEL +1**





## *One&Only* 3 BEDROOM VILLA

INTERNAL LIVING: *400sq.m.*

EXTERNAL LIVING: *705sq.m.*

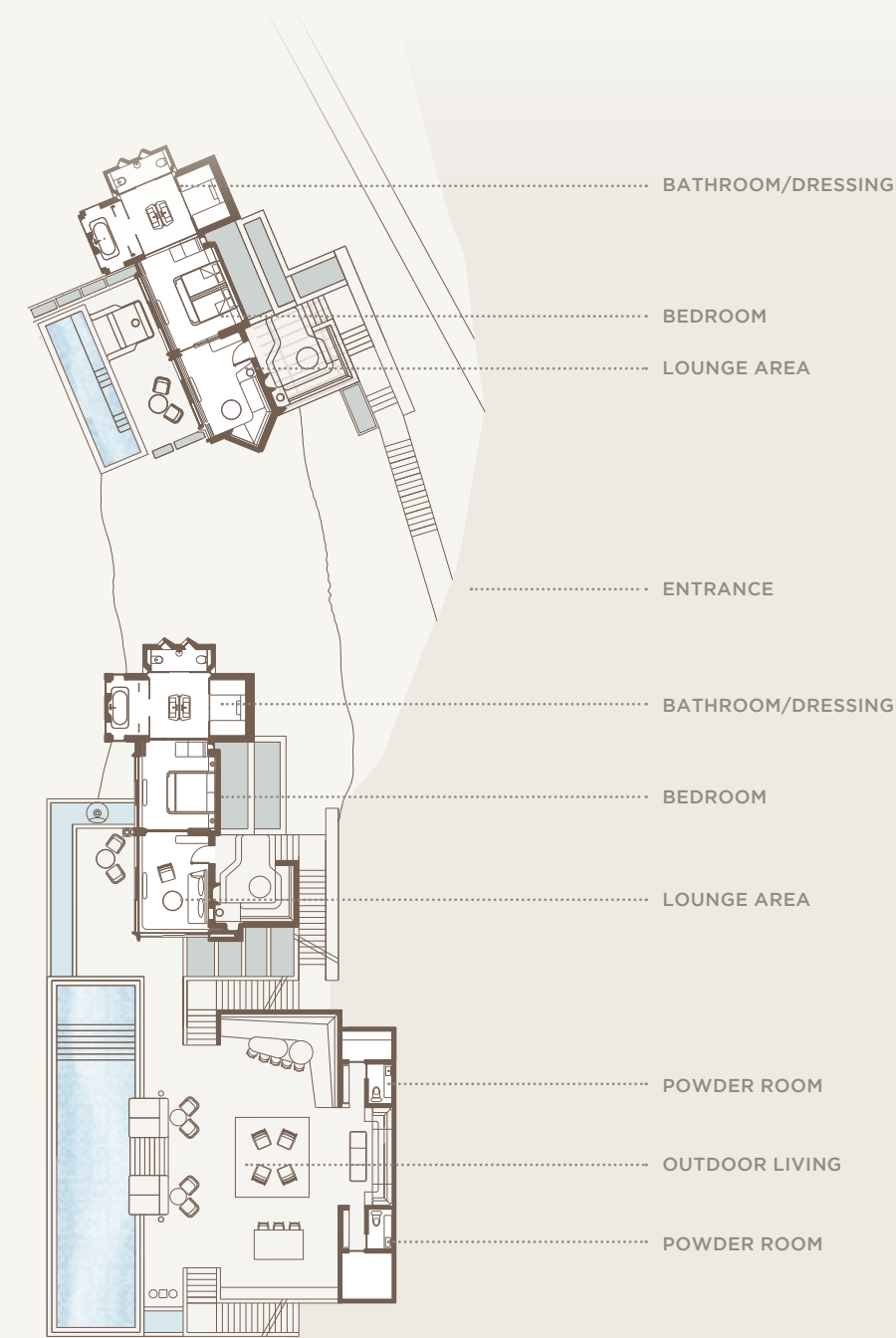
COVERED EXTERNAL LIVING: *225sq.m.*

TOTAL LIVING: *1,330sq.m.*

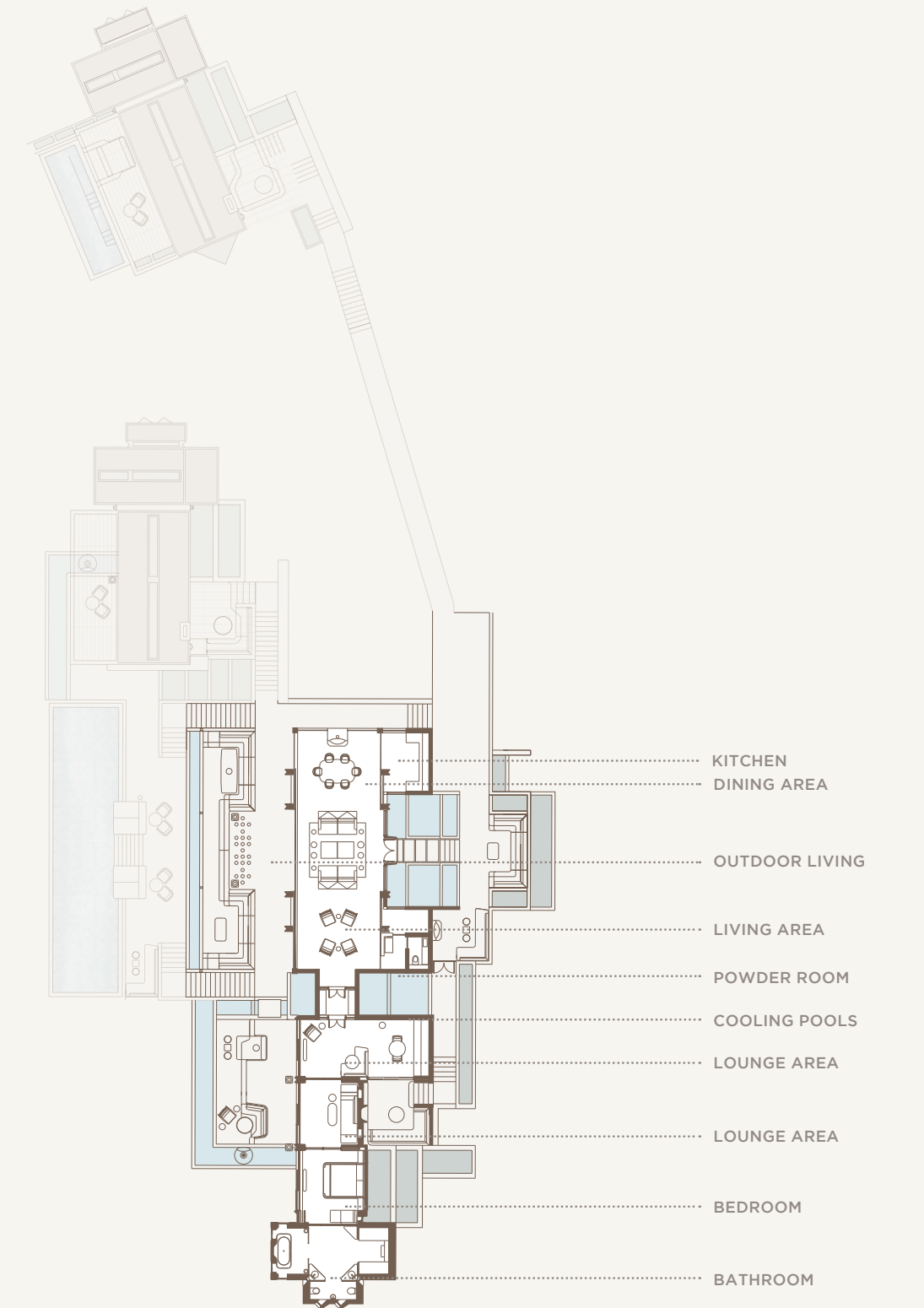
PLOT SIZE: *5,783sq.m.*



*3 Bedroom Villa*  
**LEVEL 0**



*3 Bedroom Villa*  
**LEVEL +1**





Beachfront Private Homes

*One&Only*  
**5 BEDROOM VILLA**

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INTERNAL LIVING: *824.6sq.m.*

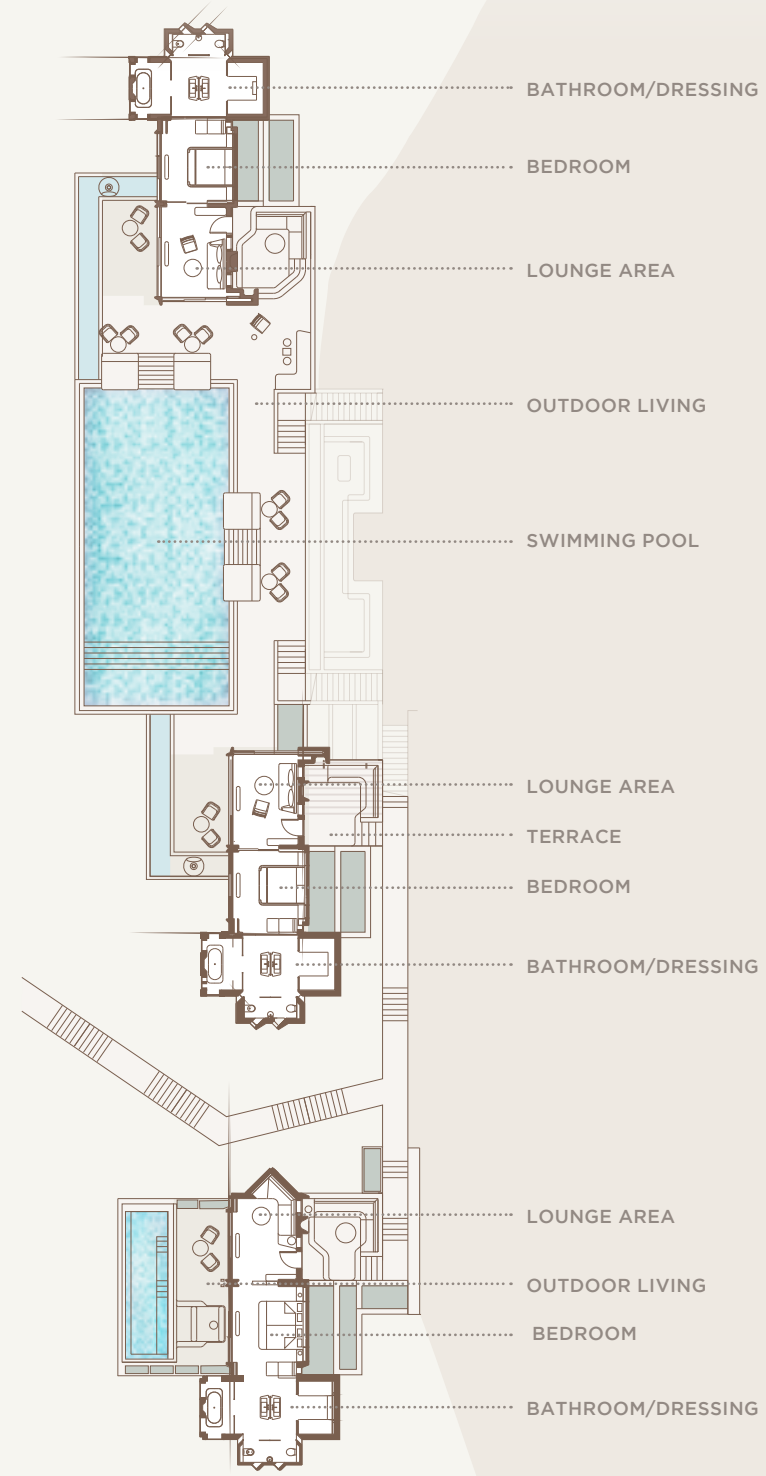
EXTERNAL LIVING: *1,986.2sq.m.*

COVERED EXTERNAL LIVING: *208.8sq.m.*

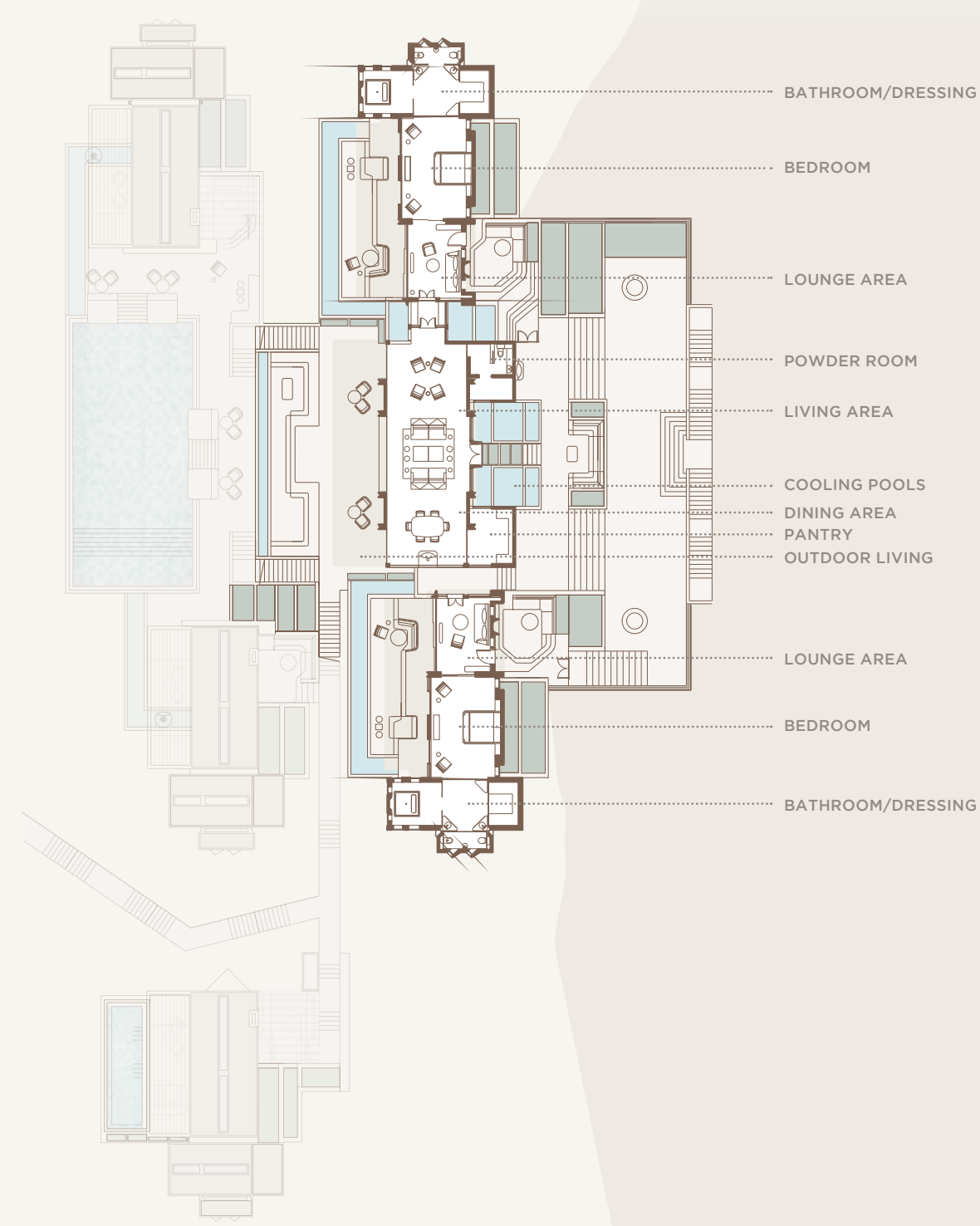
TOTAL LIVING: *3,019.6sq.m.*

PLOT SIZE: *7,130sq.m.*

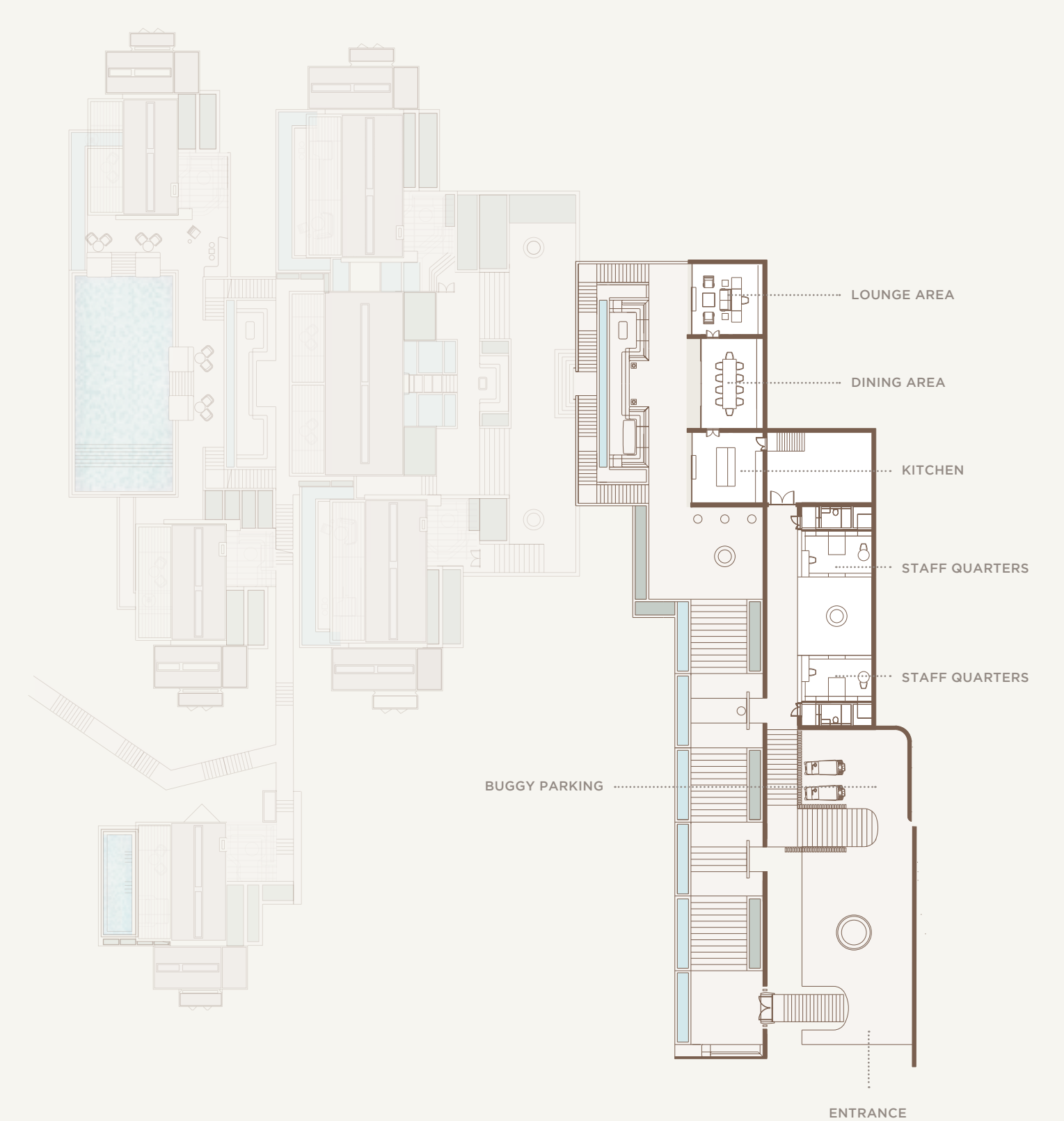
5 Bedroom Villa  
LEVEL 1



5 Bedroom Villa  
LEVEL 2



5 Bedroom Villa  
LEVEL 3





The breathtaking Private Homes shoreline



# OWNER

## PRIVILEGES

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*A new level of service.*

When you own a villa at One&Only Kéa Island, you're not a guest, you're at home. And that deserves an enhanced level of service, not to mention a range of special privileges.

Prepare to meet your dedicated 'One Contact', an experienced member of our team who understands your property, family, and preferences, and who welcomes you back like an old friend. Who can arrange whatever your heart desires, from a dedicated butler to a private chef, personal trainer, or spa therapist. Who keeps your home and garden flourishing, even when you're not there, so when you return

everything is just as it should be, down to the smallest detail.

And then there's the wealth of owner privileges you can enjoy here and all over the One&Only world. Twenty-four-hour buggy service to transport you around One&Only Kéa Island, plus a calendar of exclusive events with your new-found neighbours. Priority reservations and special discounts in every One&Only Resort, across restaurants, excursions, events, and more. And the pièce de résistance, access to a global concierge service that will open doors to local attractions and make travel seamless, wherever you choose to roam.



The lobby and restaurant outlets

# WHY BUY?

## *Captivating location*

Set amid the shimmering blue waters of the Aegean Sea, just 30 minutes by boat from Athens, unspoilt Kéa is the jewel of the Cyclades. The Greek sun shines brightly on vineyards, olive groves, cobbled streets, breathtaking beaches, rolling hills, and a friendly, welcoming culture, all beautifully showcased by One&Only Kéa Island.

## *One&Only Resort*

One&Only Resorts are renowned across the world for unforgettable tailored experiences that celebrate their surroundings. One&Only Kéa Island will become one of the most sought-after destinations in the Mediterranean, offering a perfect balance of local Greek culture and international luxury.

## *Vibrant community*

Part of the joy of owning a One&Only Private Home is the fascinating community that shares a love for your destination and lifestyle. Your neighbours will become friends that create long-lasting exceptional memories with.

## *Freehold ownership*

Our collection of One&Only Kéa Island Private Homes are Greece's very first freehold branded private homes in a gated and fully serviced community – just one of the special wealth of privileges and benefits your home ownership brings.

## *Hassle-free living*

Under one clear management fee, One&Only will take care of all the administration that being a homeowner normally entails, meaning you can simply relax and enjoy island life to the fullest without having to worry about anything else.

## *Lifetime investment*

A valuable asset thanks to the global strength of our brand. A dedicated team continually strives to maximise the return of your capital investment through renting your home to fellow One&Only globetrotters, if you decide to do so.

## *Global network of privilege*

Owning a One&Only Private Home entitles you to a wealth of privileges in your resort, and every other One&Only Resort across the world. From exclusive events to priority bookings, special discounts, and more, you'll feel the benefits wherever you go. Access to a global concierge service will also become a treasured asset, opening doors and making travel seamless.





The ferocious lion of Kéa



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*Where experience meets flair.*

The collaborative team behind your One&Only Private Home on Kéa Island combines a wealth of diverse experience and exceptional talent.



Striking modern architecture

**Dolphin Capital Partners**, an independent private equity firm and developer of world-class assets including Amanzoe, Nikki Beach Resort & Spa and Amanera will take the development lead on the project. This internationally trusted organisation has raised and managed more than 1.2 billion equity through its investment companies since 2005.

The operation of One&Only Kéa Island will be driven by **Kerzner International Holdings Ltd.** Kerzner have developed and continue to operate an award-winning array of ultra-luxury resorts, hotels, and residences across the world, including One&Only Resorts, Atlantis destinations throughout the Middle East, and Mazagan Beach & Golf Resort in Morocco.

**Introducing One&Only Private Homes.** Complementing the rich array of One&Only Resorts that exist in beach, urban, and nature settings, One&Only Private Homes are an exciting new development within the One&Only family, launching in select resorts worldwide.

Alongside One&Only Kéa Island, Private Homes are coming to the much-loved One&Only Le Saint Géran, Mauritius, One&Only Desaru Coast, Malaysia, One&Only Portonovi, Montenegro and the highly-anticipated One&Only Mandarin, Mexico.

The architectural design of the resort will be delivered by award-winning architect John Heah of London-based Heah & Co, whose celebrated portfolio includes Amanera, the Four Seasons Resort Bali, the recent refurbishment at The Berkeley Hotel, and the Connaught Bar in London.



Sunset over Kéa's port



One&Only Kéa Island living Room



One&Only Kéa Island Residence Entrance

An aerial photograph of a long, narrow island in the middle of a vast, deep blue sea. The island is covered in green vegetation and has a few small white buildings on its surface. The water is a rich, dark blue, and the sky is a lighter, hazy blue.

# Contact

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*One&Only*

PRIVATE HOMES

*Kéa Island, Greece*