

GOLF FRONT VILLA
OLIVE GROVE NEIGHBOURHOOD







OLIVE GROVE RESIDENCES

OLIVE GROVE NEIGHBOURHOOD

Perched on a hillside overlooking The Dunes signature golf course, these properties offer scenic views of the resort, the Ionian Sea, Pylos and the Bay of Navarino from ground level, while their south orientation provides spectacular sunset views.

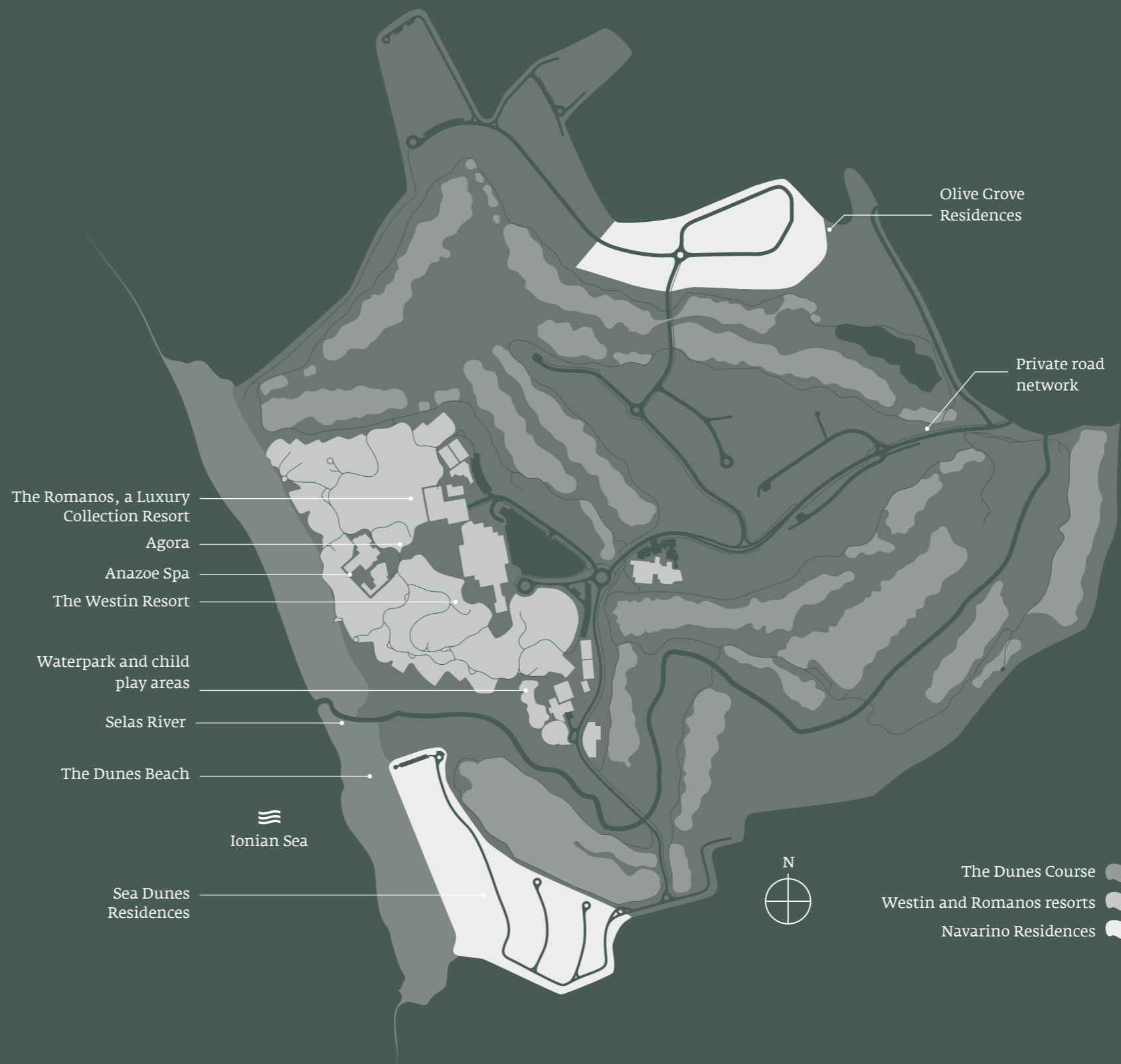
In the privacy of verdant olive groves, which produce the region's acclaimed oil, these properties are three minutes in a golf cart from the sea, and are in close contact with nature, surrounded by carefully manicured golf greens, fairways and the well-tended landscape.

GOLF FRONT VILLA

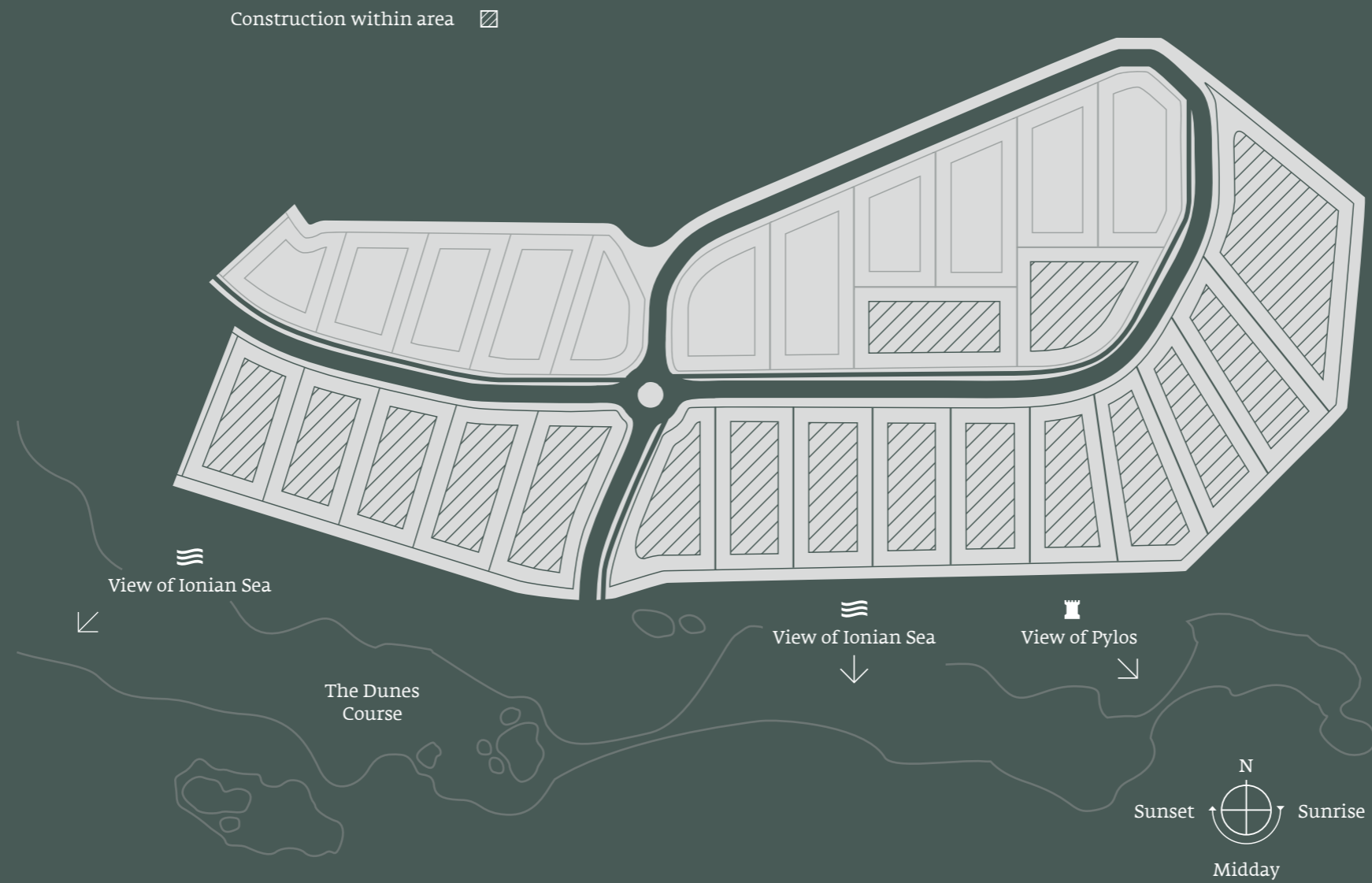
**Unobstructed views of green fairways
and the blue Ionian Sea**

Situated in the Olive Grove neighbourhood, these south-facing spacious family homes enjoy breathtaking views of the golf greens and the Ionian Sea. These are single-storey villas with basement, standing on spacious plots. This villa is designed for one of only 17 freehold plots. Adjacent plots can be joined to create double-size villas.

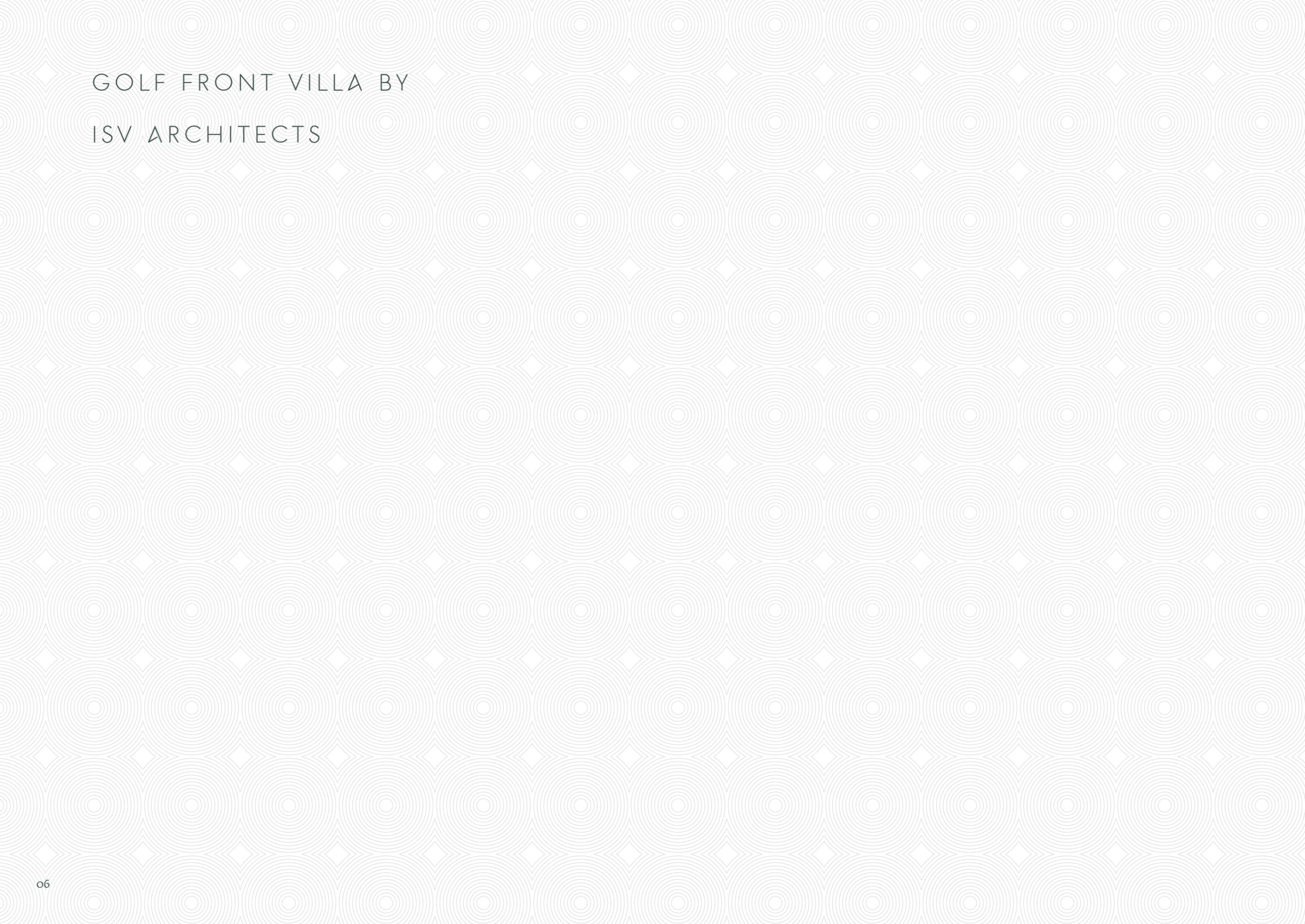




SITE MAP



OLIVE GROVE RESIDENCES

The background of the entire page is a repeating geometric pattern. It consists of concentric circles arranged in a grid, with diamond shapes filling the spaces between the circles. The pattern is light gray and covers the entire page.

GOLF FRONT VILLA BY
ISV ARCHITECTS

CONCEPT

The tasteful opulence of the Romanos, a Luxury Collection Resort and the Westin Resort Costa Navarino has further enhanced the region’s architectural diversity and inspired us in the design of this residence. The hotel buildings and landscaped areas, including communal planted and paved spaces as well as the golf courses, blend harmoniously with Messinia’s unique natural environment. Native vegetation dominates, with olives, cypresses, pistacias and vines in abundance.

Adjacent to the olive groves and sand dunes of Greece’s first signature golf course, the plot has access from the street on one side, affording idyllic views of the sea and the picturesque town of Pylos. The villa itself represents a modern representation of a more “primitive” design, with massive volumes inspired by the region’s traditional architectural forms. There are two large wings, one housing all the private rooms of the family, the bedrooms and the study, while the more “communal” wing contains the main living spaces, dining area and kitchen.

The villa’s main outdoor living areas surround the large courtyard and swimming pool. Access to the residence is provided by another attractive courtyard, a semi-private open space that offers tantalizing glimpses of the lifestyle suggested by the architectural design.

ARCHITECT

ISV ARCHITECTS

ISV Architects is based in Greece with a branch in London, specializing in the design and construction of various types of buildings (homes, villas, high-end hotels, commercial premises, offices, stores) both in Greece and internationally.

The firm is headed by three senior partners: Babis Ioannou, Tasos Sotiropoulos and Alexander Van Gilder. Having started out in 1977, undertaking complex building projects in Greece and abroad, ISV Architects has earned a reputation for simple and restrained design language, transcribing a modern architectural vocabulary into the ever shifting reality of the 21st century. ISV has an expanding portfolio of international projects ranging from small-scale interior design projects to large-scale residential complexes, hotels and office buildings. A team of inspired, talented young architects ensures that ISV continues to maintain its dynamic approach to design.

Architecturally, the firm’s core values are incorporated in an anthropocentric design approach that prioritizes the enhancement of human wellbeing. Key elements to ISV’s architecture are the subtle use of natural and artificial light, distinct and comprehensible spatial geometry as the chief factor for a proper architectural composition, along with the fusion of interior and exterior through controlled transparency. Nature, the environment and sustainability are the primary sources of ISV’s inspiration.

PROPERTY DETAILS

Golf Front Villa

Land plot areas	1.500 m²
Frontage	28 m
Orientation	S
Residence total gross areas	470 m²
Residence main areas	330 m²
Residence auxiliary areas	140 m²
Outdoor covered areas	150 m²
Bedrooms	5
Bathrooms	5

All Villas can be fully customized in terms of selection of materials and interior layout.

Bank financing is available subject to conditions.

FACADE





ENTRANCE



OUTDOOR LIVING AREAS



MASTER BEDROOM



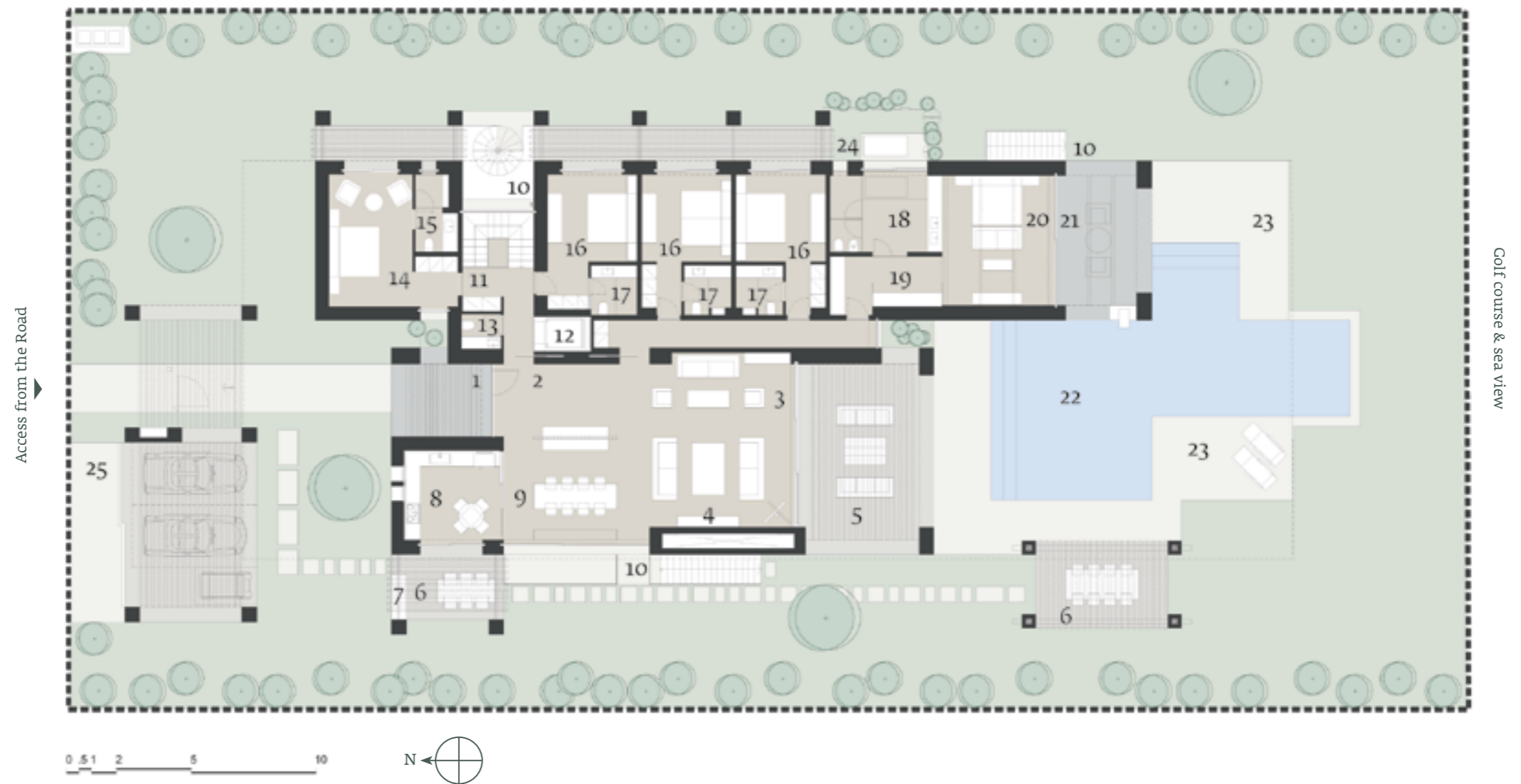
MASTER BATHROOM



LIVING ROOM



GROUND FLOOR PLAN



- 1 Main Entrance
- 2 Lobby
- 3 Indoor Living Area
- 4 Fireplace
- 5 Outdoor Covered Living Area
- 6 Outdoor Covered Dining Area
- 7 Outdoor Covered BBQ

- 8 Kitchen
- 9 Indoor Dining Area
- 10 Outdoor Access to Basement
- 11 Indoor Access to Basement
- 12 Elevator
- 13 Guest W/C
- 14 Guest Double Room

- 15 Guest Bathroom
- 16 Double Bedroom
- 17 Bathroom
- 18 Master Bathroom
- 19 Walk-in Closet
- 20 Master Bedroom
- 21 Outdoor Living Area

- 22 Outdoor Infinity Pool
- 23 Sun-bed Area
- 24 Outdoor Shower
- 25 Outdoor Covered Car Parking

GOLF FRONT VILLA BY
KOIS ASSOCIATED ARCHITECTS

CONCEPT

The Land Art movement along with site specific installations were the tabula rasa for brainstorming. Their aesthetics formed the core values of the concept, which are the use of land as a means and at the same time a scope. The landscape becomes an expanded garden and the house is a sculpture made out of its components. The construction's clarity encourages contemplation of the natural environment.

Solid stone blocks interrupt the landscape as if they have been cast there accidentally and are coming to a synthetic dialogue with the glass box. The transition from transparency to solidity and vice versa becomes the design strategy to metamorphose the narrative experience and harmoniously integrate the house with the landscape.

A corridor/backbone leads to the glass “box” that accommodates all the communal areas. The living room is slightly sunken relative to the surrounding living space, so that the field of vision is on the same level as the water element and garden, thereby creating an intriguing interaction between inside and outside.

The linear design of the pool, which runs parallel to the residence, guides the eye to the uninterrupted view. The entire villa is covered by a sliding wooden canopy that protects residents from the sun's rays all day long.

ARCHITECT

KOIS ASSOCIATED ARCHITECTS

Kois Associated Architects was founded in Athens in 2007 by architect Stelios Kois. The office undertakes a range of smaller to larger scale design projects in several different fields.

The firm's design is based on synchronized engagement in practice and research, which leads to the evaluation and generation of new solutions.

Research topics are drawn from natural, formal and social sciences in an attempt to form an interdisciplinary network of information that will inform the decision-making process. Kois Associated Architects works in a continuous workshop spirit with a multidisciplinary team of architects, engineers, graphic artists and town planners from different cultural backgrounds. The practice's view is that only through diversity and antithesis can true innovative solutions emerge.

The projects completed by the office have been awarded on an international level and widely published both in Greece and abroad.

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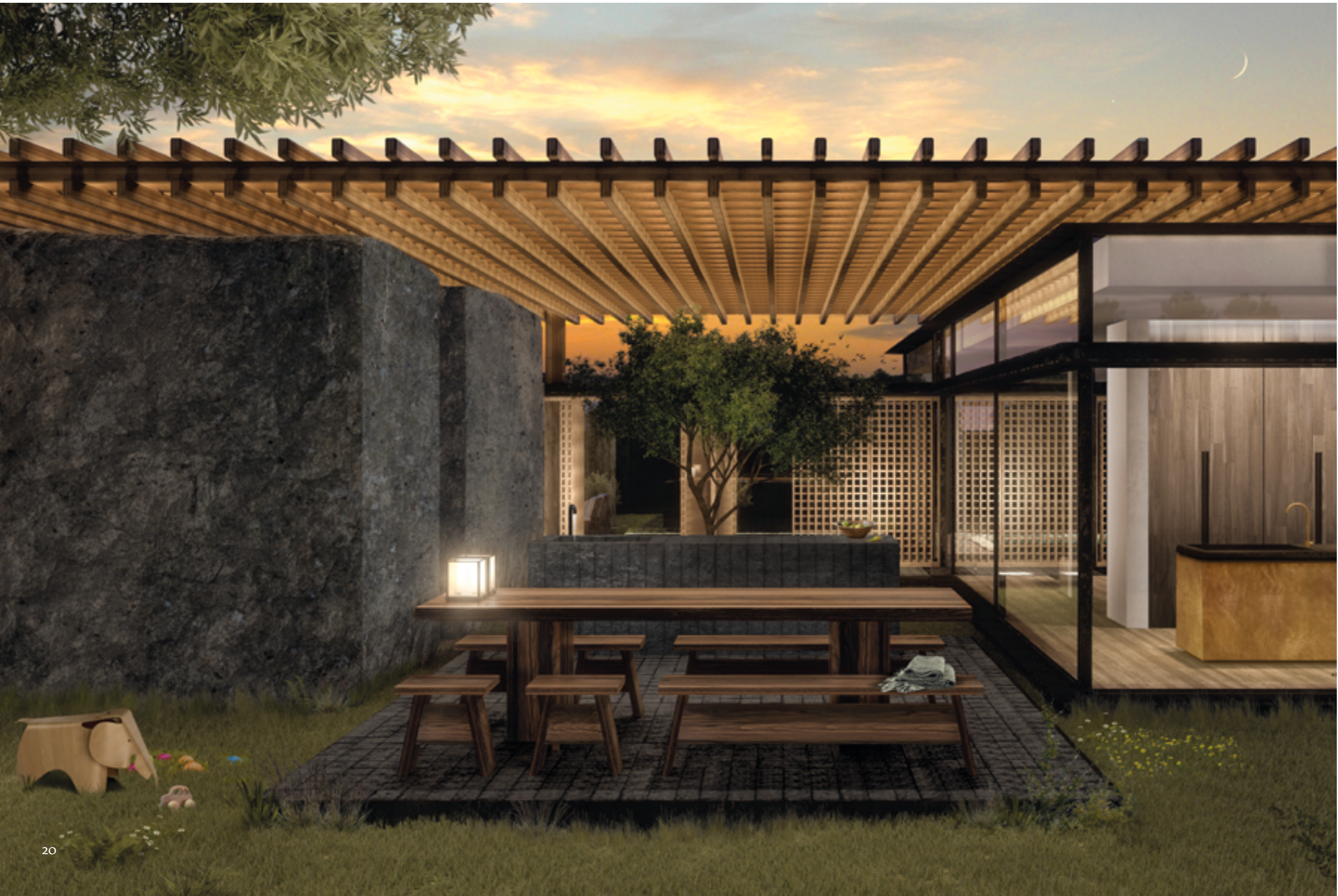
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OUTDOOR LIVING AREAS





OUTDOOR DINING AREA





ENTRANCE



GROUND FLOOR PLAN



- | | | | |
|-----------------------|-------------------------------|----------------------|--------------------------------|
| 1 Main Entrance | 8 Outdoor Dining Area | 15 Elevator | 22 Walk-in Closet |
| 2 Secondary Entrance | 9 Outdoor BBQ | 16 Wardrobe | 23 Master Bathroom |
| 3 Guestroom Entrance | 10 Kitchen | 17 Guest W/C | 24 Master Bedroom |
| 4 Lobby | 11 Pantry | 18 Guest Double Room | 25 Outdoor Infinity Pool |
| 5 Indoor Living Area | 12 Indoor Dining Area | 19 Guest Bathroom | 26 Sun-bed Area |
| 6 Fireplace | 13 Outdoor Access to Basement | 20 Double Bedroom | 27 Outdoor Shower |
| 7 Outdoor Living Area | 14 Indoor Access to Basement | 21 Bathroom | 28 Outdoor Covered Car Parking |

GOLF FRONT VILLA BY
POTIROPOULOS + PARTNERS

CONCEPT

The “Olive Tree Villa” has been inspired by Messinia’s endless olive groves, which resemble a painting of constantly changing waves that chisel the landscape into unique forms. The olive tree serves as the focus of the composition, while the volumes that embrace it, alluding to an old olive press, provide the appropriate earthy setting.

The disposition of volumes and voids “frame” the sacred tree differently each time, intensifying the viewer experience. Rock, mortar and wood are harmoniously combined in much the same way that a craftsman skillfully transforms his basic materials. The composition of the volumetric structure is aimed at creating a diversity of spaces, open or enclosed, view-oriented or inward looking and sheltered, communal or private, all of which reveal the qualitative spatial relations of the concept.

ARCHITECT

POTIROPOULOS + PARTNERS

A modern, dynamic firm capable of responding promptly and effectively to the demanding and ever-changing global market, Potiropoulos + Partners is dedicated to the development of solutions that are flexible and client-oriented, yet clearly defined as to its principles.

Combining the pursuit of theoretical and design issues with the ability to implement complex and large-scale projects, Potiropoulos + Partners aspires to serve as a wellspring of originality for its clients and for society in general, by constantly exploring new creative ideas, innovative technological solutions and other comparative advantages which can provide added value to the built environment.

With the core values of vision, creativity and reliability, firm’s primary purpose is to support clients in every big or small step they may take, provide them with modern and responsible solutions and assist in the realization of their visions.

The firm’s work has been repeatedly awarded and showcased in both national and international architecture exhibitions, while many of its projects have been featured in the architectural and popular press.

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ENTRANCE





OUTDOOR LIVING AREA





LIVING ROOM





MASTER BEDROOM



GROUND FLOOR PLAN



- 1 Entrance Atrium
- 2 Main Entrance
- 3 Indoor Living Area
- 4 Outdoor Covered Living & Dining Area
- 5 Sun-bed Area
- 6 Infinity Pool
- 7 Indoor Dining Area

- 8 Outdoor Covered Dining Area
- 9 Indoor Lunch Area
- 10 Kitchen
- 11 Indoor Access to Basement
- 12 Outdoor Access to Basement
- 13 Indoor Access to Basement
- 14 Guest W/C & Cloakroom

- 15 Elevator
- 16 Master Bedroom
- 17 Outdoor Covered Area
- 18 Walk-in Closet
- 19 Master Bathroom
- 20 Bathroom
- 21 Bedroom

- 22 Access to Guest Room
- 23 Guest Bathroom
- 24 Guest Double Bedroom
- 25 Outdoor Covered Car Parking





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