PANORAMA VILLA Olive grove neighbourhood







OLIVE GROVE NEIGHBOURHOOD

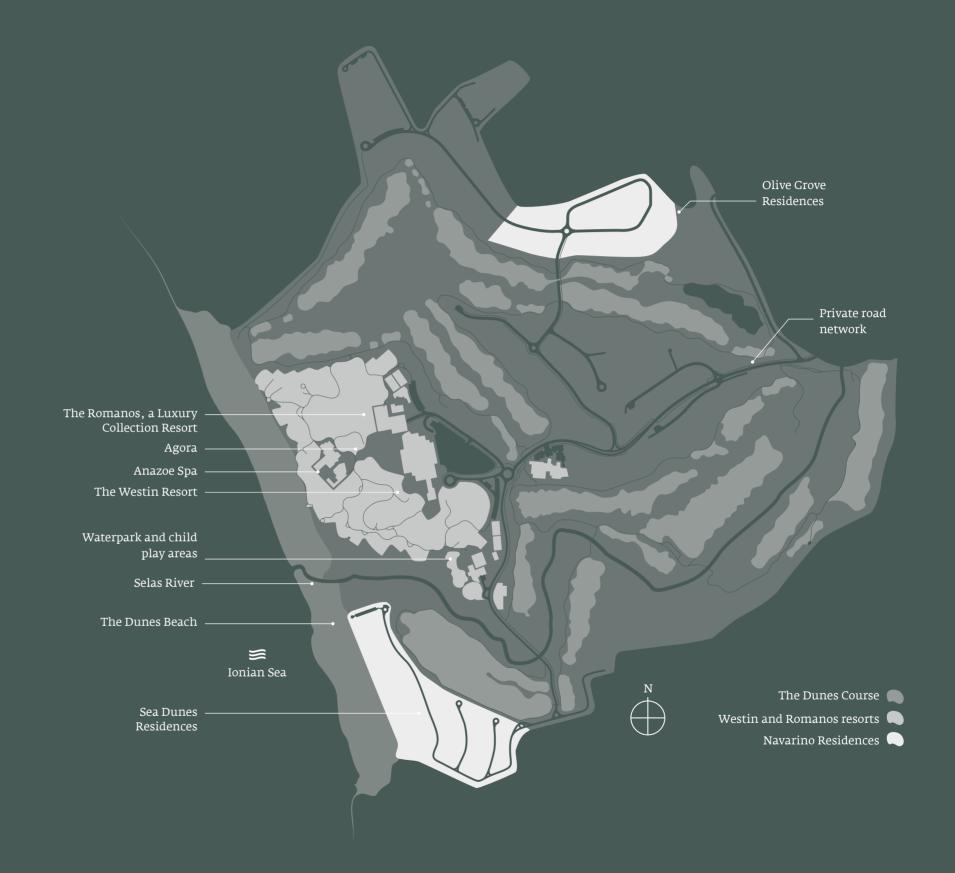
Perched on a hillside overlooking The Dunes signature golf course, these properties offer scenic views of the resort, the Ionian Sea, Pylos and the Bay of Navarino from ground level, while their south orientation provides spectacular sunset views.

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.

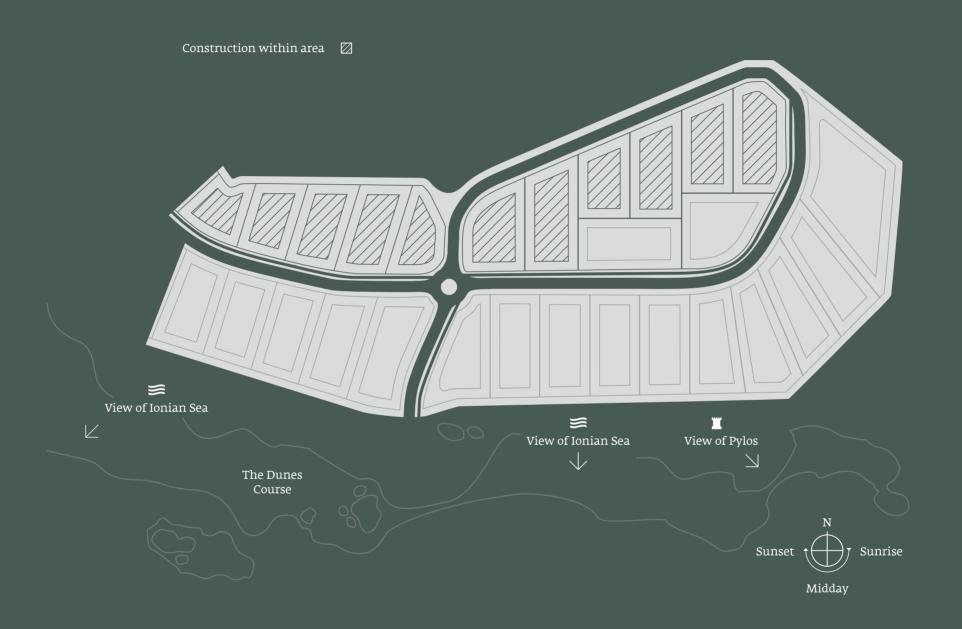
PANORAMA VILLA Amidst verdant olive groves with scenic views of the golf course and sea

Situated in the Olive Grove neighbourhood, these properties offer scenic views of the resort, the surrounding countryside, the Ionian Sea and the historic Bay of Navarino. These are a limited number of double-storey villas with basement. This villa is designed for one of only 11 freehold plots. Adjacent plots can be joined to create double-size villas.





SITE MAP



OLIVE GROVE RESIDENCES

PANORAMA VILLA BY

KLAB ARCHITECTURE

CONCEPT

ARCHITECT

PROPERTY DETAILS

KLAB ARCHITECTURE

Panorama Villa

The villa's design has been creatively informed by extensive research into Messinia's traditional architecture, rich cultural heritage and favorable climate. From the outset, our aim was a residence for people seeking a harmonious blend of modernity in an enchanting natural Mediterranean setting.

The villa has been conceived as a sculptural, eminently functional, volumetric building. The "fortress" aspect is still present, but outdoor spaces have been a design priority. The atrium is the heart of the house, while pergolas shade and protect. The inspiration for the villa derives primarily from the Messinian village of Kardamyli, though interpreted in a modern way.

The villa seamlessly integrates new building materials and technologies with time-honored ones, reflecting a fruitful dialogue between tradition and modernity, between simplicity and luxury. KLAB Architecture was founded by Konstantinos Labrinopoulos in 2001. The firm comprises of an international group of highly qualified and motivated architects seeking opportunities to create unique and intriguing architecture. KLAB Architecture aims to produce high-quality architecture that broadens the mind and expands the potential of the discipline through innovative approaches.

Since 2010, KLAB Architecture has also been operating in the UK from its office in London.

KLAB Architecture's work has been widely published internationally: In 2008, KLAB Architecture earned global recognition when Wallpaper magazine included it among the most promising architectural firms in the world. In 2010, it was featured in the book Starchitects among the visionary architects of the 21st century. In 2011 at the X International Awards, KLAB Architecture won the prestigious Best Commercial Project 2011 award for its "placebo pharmacy", and in 2014, the "urban stripes" apartment building was nominated for the prestigious Mies van der Rohe award.

Konstantinos Labrinopoulos, head of KLAB Architecture, has lectured in architecture schools in Israel and Germany.

Land plot areas	1.500 m ²
Frontage	29 M
Orientation	S
Residence total gross areas	370 m²
Residence main areas	270 m²
Residence auxiliary areas	100 m²
Outdoor covered areas	100 m²
Bedrooms	4
Bathrooms	4

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

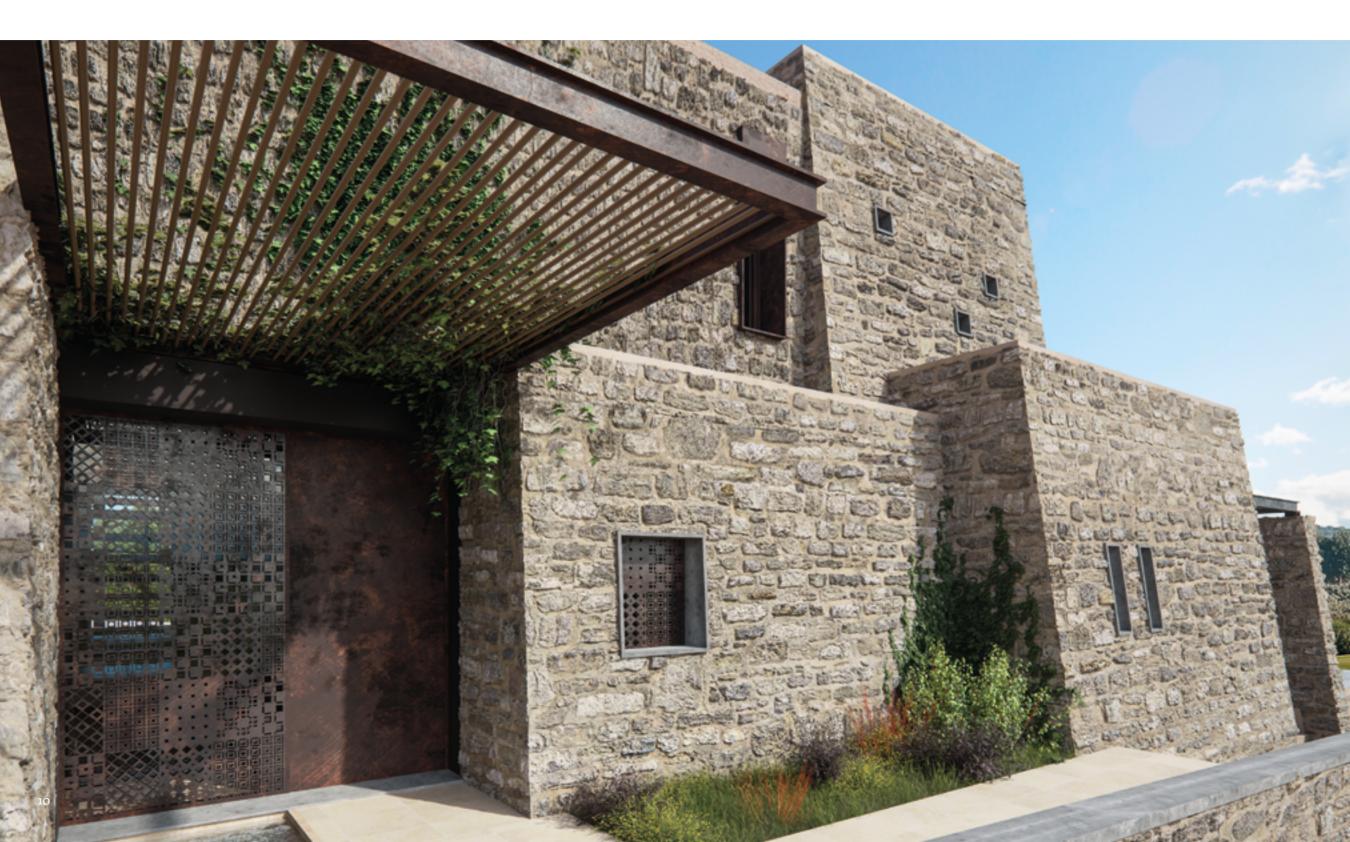
Bank financing is available subject to conditions.

FACADE

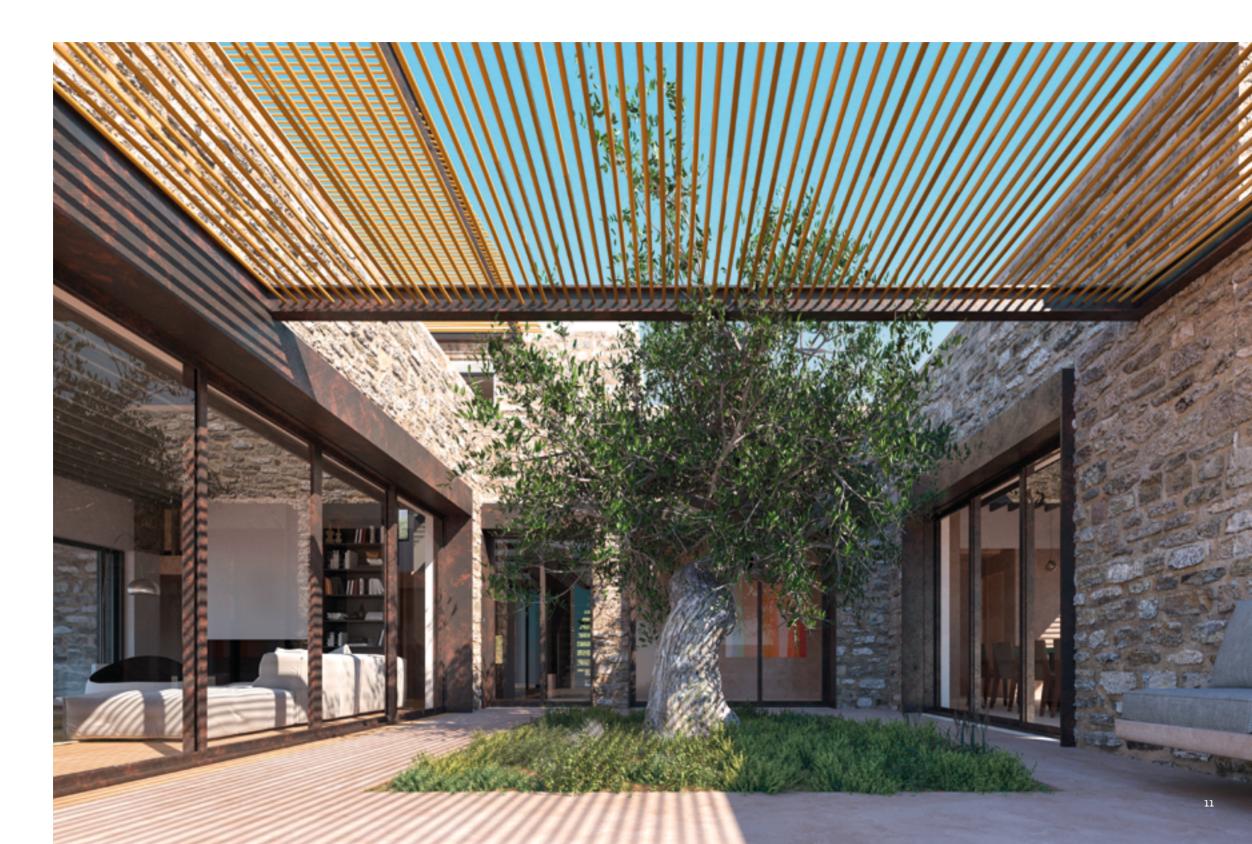




ENTRANCE



ATRIUM



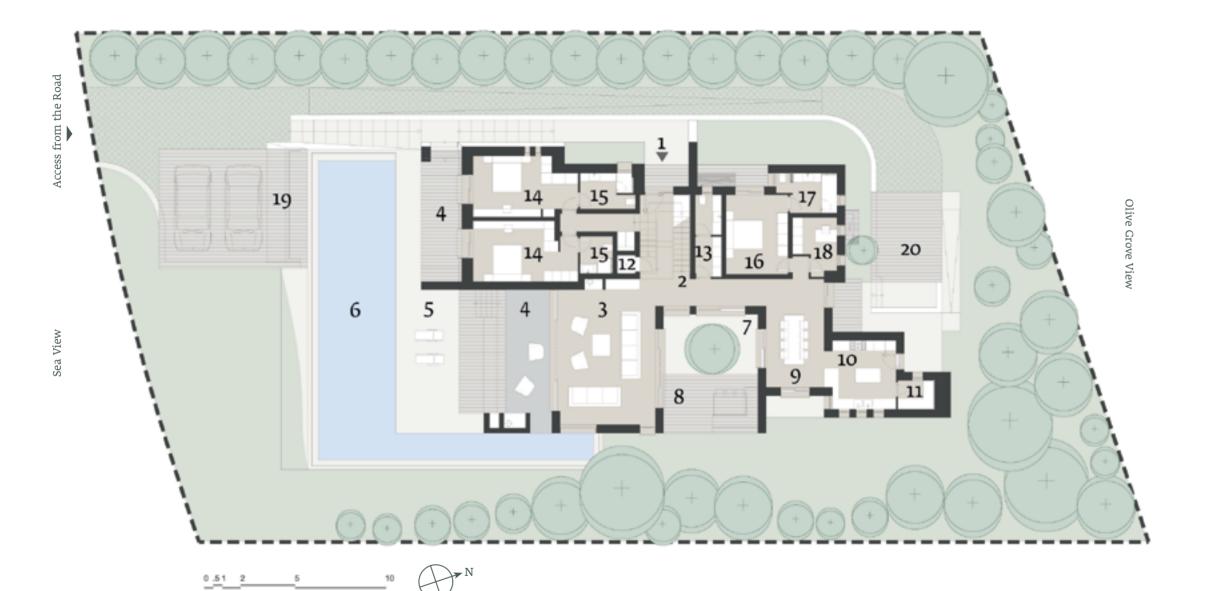
MASTER BEDROOM



LIVING ROOM



GROUND FLOOR PLAN

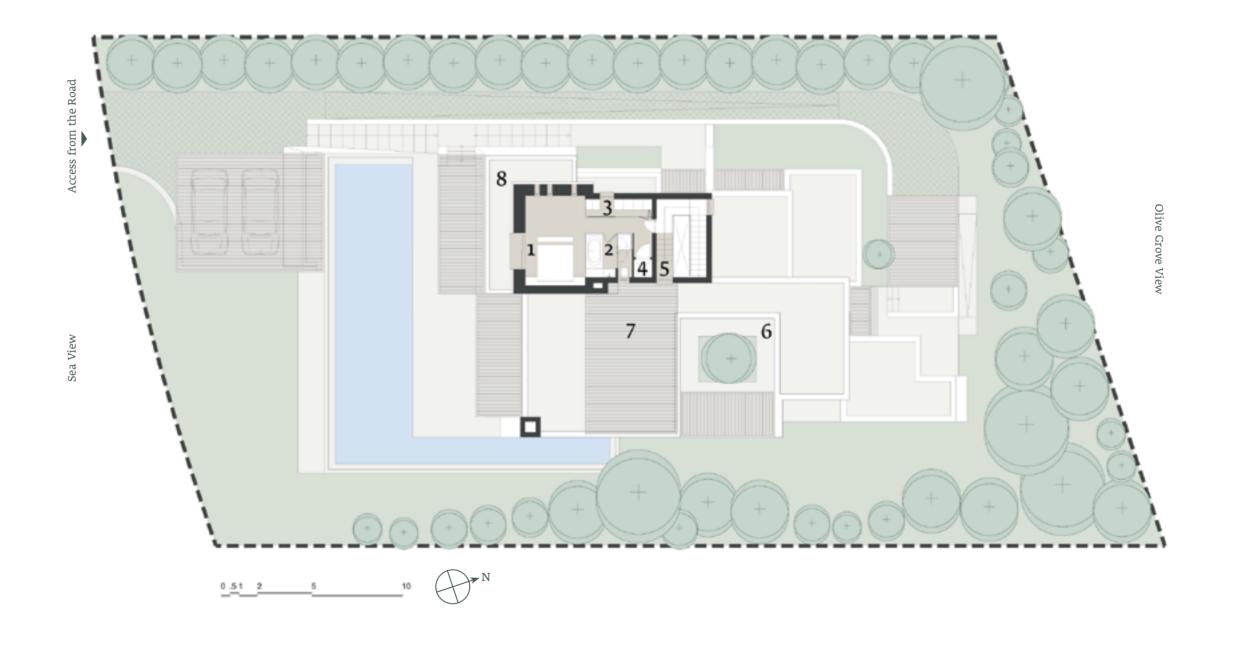


- 1 Main Entrance
- 2 Access to 1st Floor & Basement
- 3 Indoor Living Area
- 4 Outdoor Covered Living Area
- 5 Sun-bed Area

- 6 Infinity Pool 7 Atrium
 - 8 Outdoor Covered Dining Area
 9 Indoor Dining Area
 10 Kitchen

11 Pantry 12 Elevator 13 Guest W/C & Cloakroom 14 Double Bedroom 15 Bathroom 16 Guest Bedroom
 17 Guest Bathroom
 18 Study
 19 Outdoor Covered Car Parking
 20 Outdoor Covered Colf Cart Parking

1st FLOOR PLAN



1 Master Bedroom

2 Master Bathroom

3 Walk-in Closet4 Elevator

5 Access to Ground Floor6 Ground Floor Atrium

7 Outdoor Covered Terrace8 Outdoor Terrace

PANORAMA VILLA BY

K-STUDIO

CONCEPT

ARCHITECT

PROPERTY DETAILS

K-STUDIO

k-studio's proposal for Navarino Residences is an adaptation of the Navarino Dunes design ethos, which respects tradition while offering a contemporary quality experience.

Inspired by the old houses and villages of the region, each property is a composition of stone enclosures, courtyards and patios, arranged in such a way as to invite the surrounding landscape to interact with the interior. This approach defines the villas as a sequence of volumes rather than a continuous mass. The alternation between indoor and outdoor spaces provides a spatial richness and merges the houses with their context.

The exchange between the interior and exterior spaces of the residences makes moving through them more akin to a stroll around a local village than a single property.

The materiality of the villas combines traditional textures and construction techniques with modern-day features and architectural elements. These include natural stone walls, solid wooden beams and antique stone paving set against hammered concrete lintels, slim anodized aluminium window frames and planted roofs.

k-studio's contextual approach offers a contemporary take on the regional vernacular, proposing an atmospheric architecture with an appropriate design for the local landscape and climate. k-studio is an architecture firm based in Athens, Greece. It was established in 2002 by UCL graduates Dimitris and Konstantinos Karampatakis.

The studio has grown over the years with a multi-national staff working from the Athens offices as well as collaborators based in London. Together they have developed a reputation for their fresh, dynamic approach to architectural interventions. Their portfolio includes a variety of projects from shops, restaurants and offices to hotel rooms, apartments and new build houses. Built work is primarily based in Greece, the Greek islands and London with some projects located in France and Switzerland.

The firm believes that creative experimentation and fresh thinking leads to exciting architectural experiences on every scale and in all aspects of life. Background research focuses on the characteristics of the site and brief and the design concept is developed through a palette of ideas and materials that honestly and holistically respond to both. This contextual approach produces unique architectural experiences for each project, in which every element of the design comes together within a clear concept that successfully presents the identity of the client.

Panorama Villa

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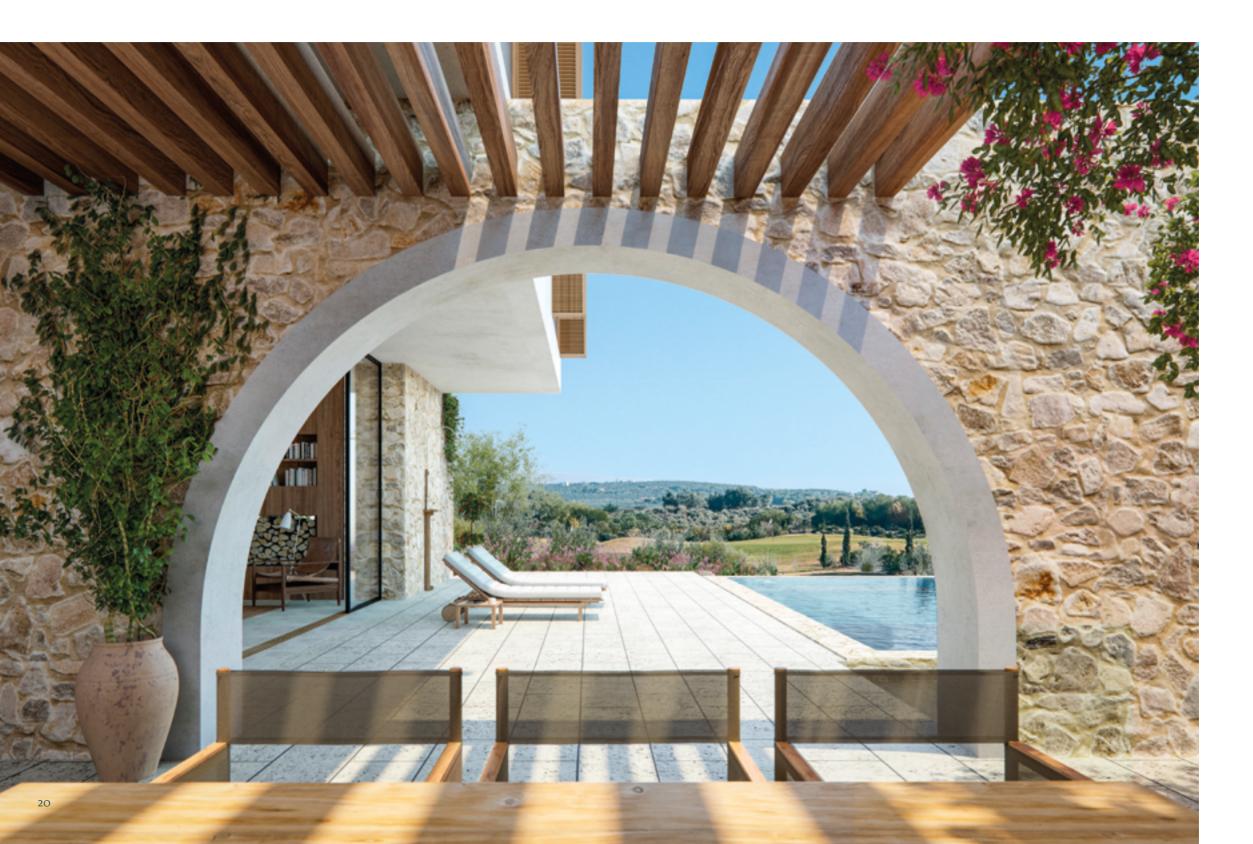
ENTRANCE

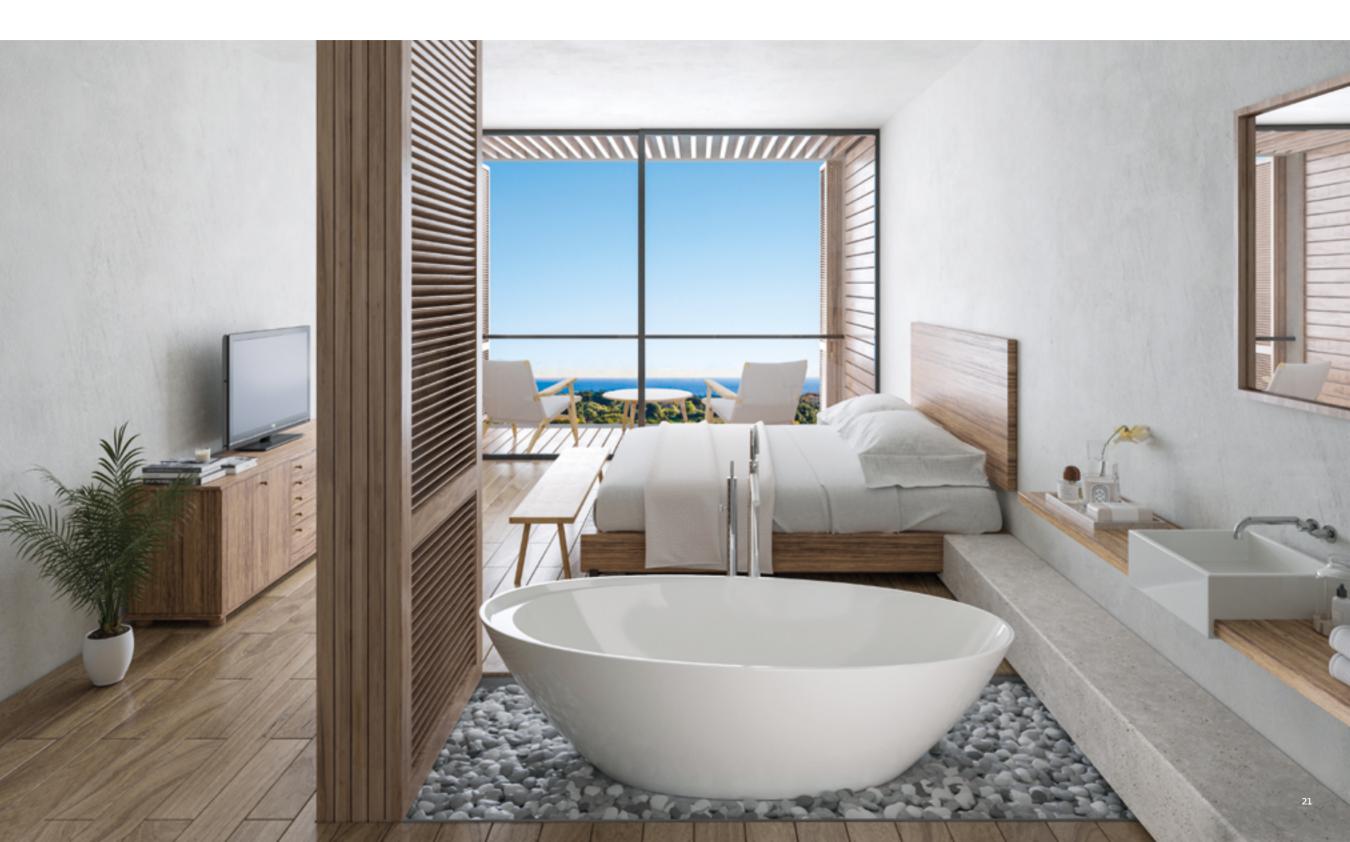






OUTDOOR LIVING AREA





LIVING ROOM







- 1 Main Entrance
- 2 Indoor Dining Area
- 3 Indoor Living Area 4 Skylight
- 5 Outdoor Covered Living Area

0.51 2

6 Sun-bed Area

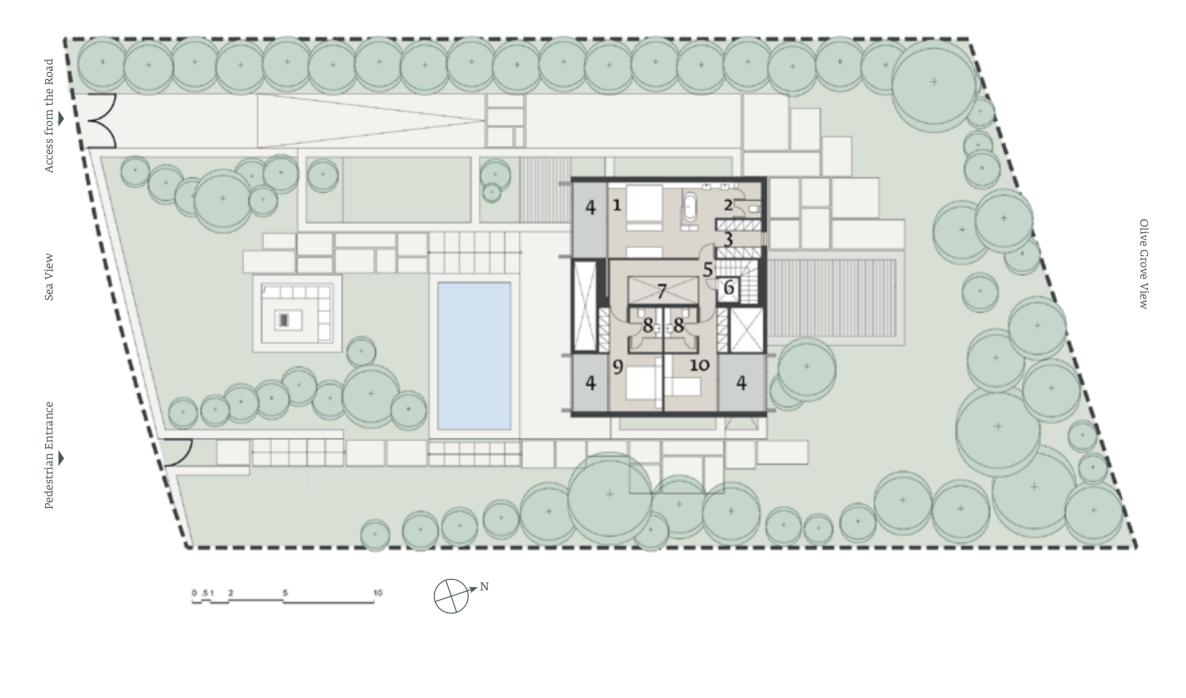
7 Infinity Pool 8 Outdoor Living Area 9 Open-air Fireplace 10 Indoor Fireplace 11 Study 12 Cloakroom

10

13 Elevator 14 Access to Basement / 1st Floor 15 Guest W/C 16 Kitchen 17 Pantry 18 Outdoor Covered Dining Area

19 Guesthouse Entrance 20 Guest Bathroom 21 Guest Bedroom 22 Atrium 23 Outdoor Covered Car Parking

1st FLOOR PLAN



Master Bedroom
 Master Bathroom

3 Walk-in Closet

- 4 Balcony
- 5 Access to Ground Floor
- 6 Elevator

- 7 Skylight
- 8 Bathroom
- 9 Double Bedroom

10 Bedroom

PANORAMA VILLA BY

POTIROPOULOS + PARTNERS

CONCEPT

ARCHITECT

PROPERTY DETAILS

POTIROPOULOS + PARTNERS

Panorama Villa

he dramatic, silent landscape of Messinnian
Iani served as the inspiration for the ''Rock
illa''. The design is based on the conceptual
epresentation of the region's traditional
illages. A central space alludes to the plateia,
ne village square, where all the communal
reas of the residence are located, while the
rivate spaces take the form of distinct stone
risms that resemble the village houses,
rranged around the reception areas.

The interplay between solid forms and voids, separated by glass boundaries, reveals collusion between light and shadow, near and distant view, communal and private space. In terms of constructive expression, the design explores the structural composition of the materials, their texture, tactility, color and reaction to light. 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 three core values of vision, creativity and reliability, our primary purpose is to support our 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.

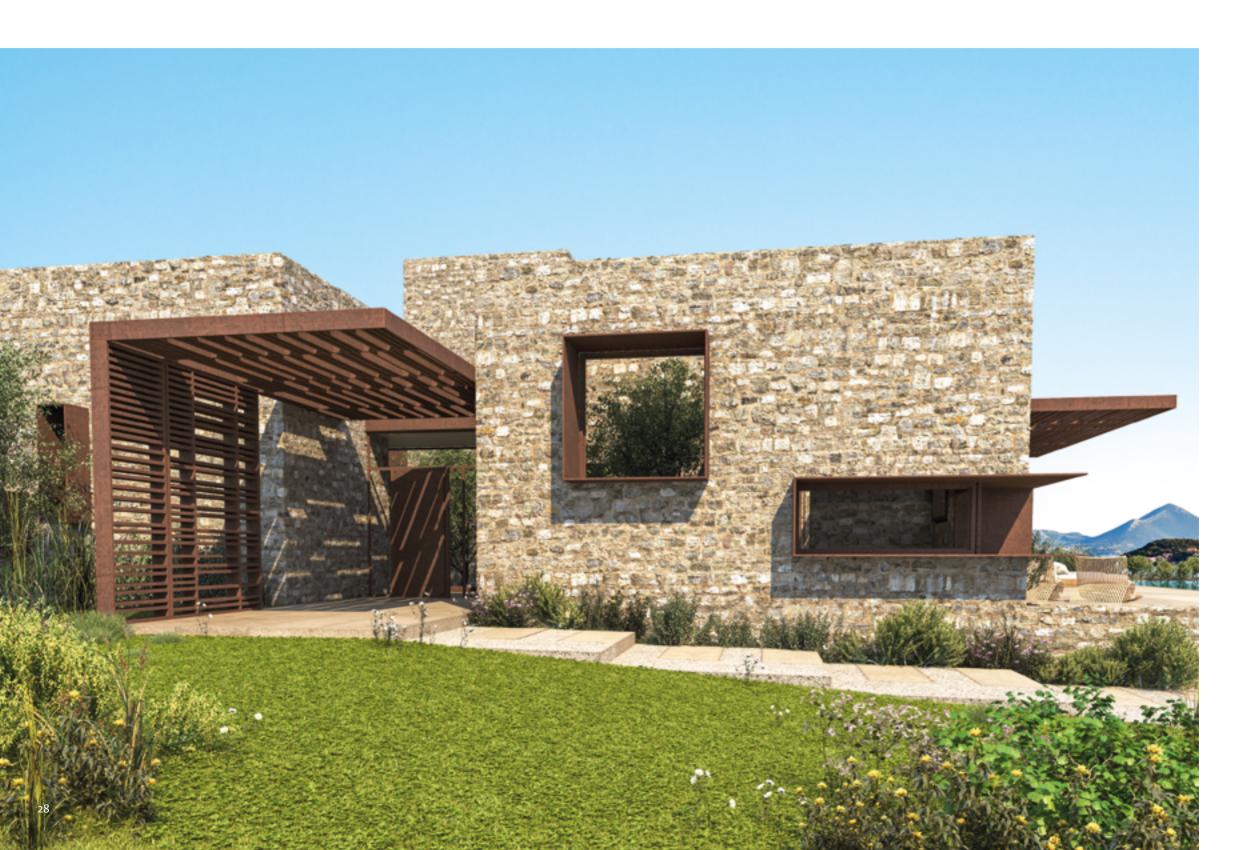
The firm's work has been repeatedly awarded and showcased in both national and international architecture exhibitions, while many of its projects have been featured in the architectural and popular press.

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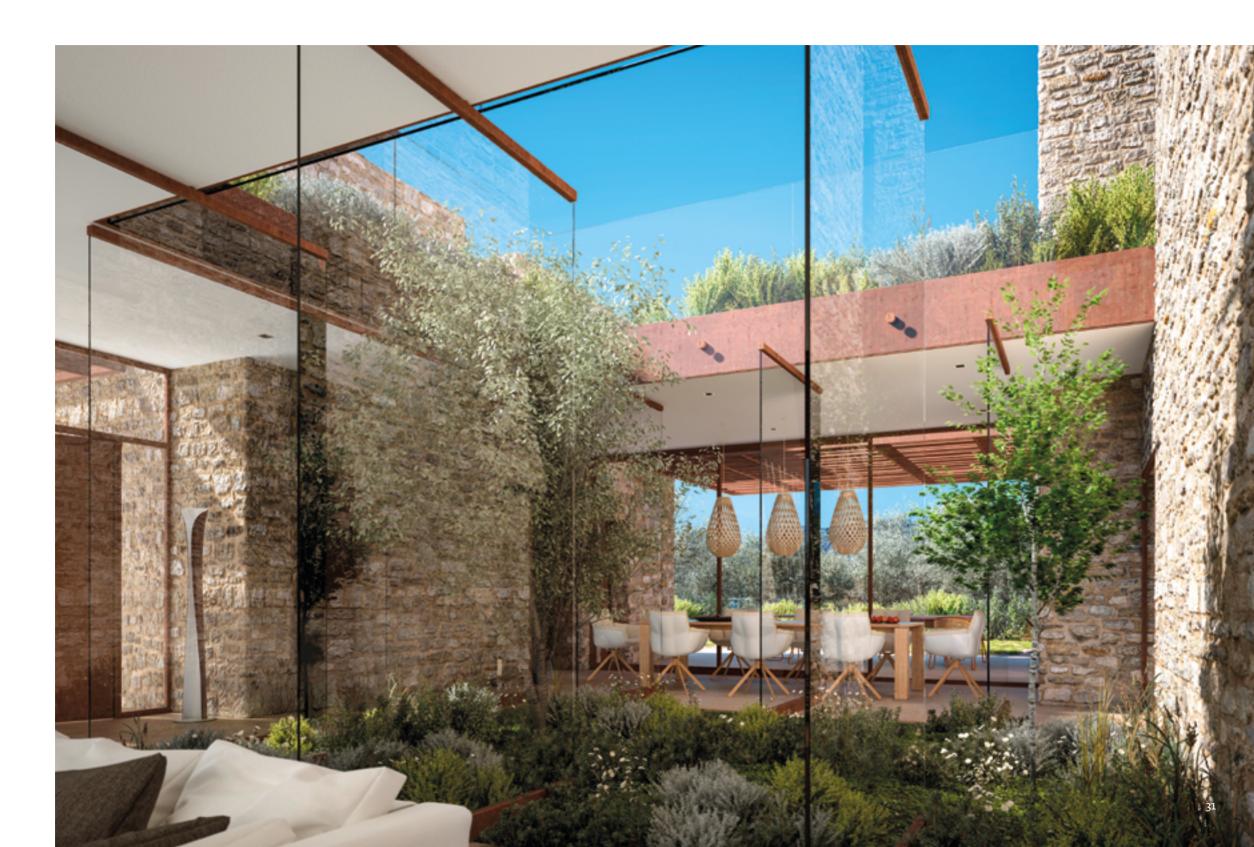






MASTER BEDROOM





ATRIUM

LIVING ROOM





GROUND FLOOR PLAN



- 1 Main Entrance
- 2 Atrium
- 3 Atrium / Herb Garden
- 4 Indoor Living Area5 Study
- 5 Study
- 6 Outdoor Covered Living Area

7 Sun-bed Area
 8 Infinity Pool
 9 Outdoor Covered Dining Area
 10 Outdoor Living Area
 11 Guest W/C

12 Indoor Dining Area

13 Kitchen 14 Outdoor Dining Area & BBQ 15 Master Bedroom 16 Master Bathroom 17 Elevator 18 Access to 1st Floor

Bedroom
 Bathroom
 Access to Underground Garage
 Access from the Road
 Outdoor Car Parking

1st FLOOR PLAN



Master Bedroom
 Master Bathroom

3 Open-air Veranda

4 Outdoor Jacuzzi

- 5 Atrium
- 6 Elevator

7 Access to Ground Floor

8 Bedroom

9 Bathroom

For further information, please contact:

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