

ALGEAN
PROPERTY 

Holiday Home:
Architectural Styles in Greece

Overview

Diverse and unique as the colorful Greek landscape is, the Greek holiday home charms and captivates, constituting an attraction for foreign visitors. Harmoniously adapted to place and time, the holiday home has evolved, faithfully following the dictates of the contemporary residence. Built with

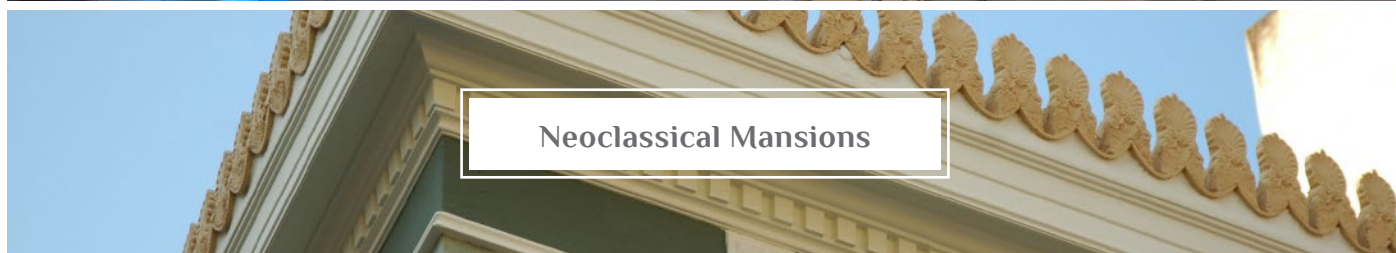
quality materials, it illustrates robust design and excellent execution, offering a high quality outcome.

What truly makes the Greek holiday home special is that it has not lost its authenticity, identity and local character. Residential complexes as well as isolated

residences evolved with respect to the external environment, retaining all the traditional features.

The Greek holiday home market offers a wide variety of residence types that meet the expectation of the most demanding buyer.

We summarize the following main architectural styles of holiday homes:





The Cycladic style is the prevailing architectural style of the majority of holiday homes in the region of the Central Aegean Sea. The need to maintain the traditional character of the region and the homogeneity of the residential thread, led to the adoption of a design pattern which is globally recognized. This pattern is also protected by a legal framework so as to preserve the region's heritage.

The Cycladic architecture was highly influenced by the economy in each island, the resources and the local materials. Each island shaped the structure of the design. The main features of Cycladic architecture include the existence of a single, common area while the structure follows a cubist approach.

Simplicity is another characteristic that dominates Cycladic architecture, mainly because of the restricted variety of raw materials. An essential prerequisite for the construction of a residence was the South East orientation in order to allow natural light during the day and enhance the natural heating within the building.

In the island town, the façade of the buildings was narrow with the height ranging between 5 to 10 meters. The houses were usually arranged over two levels, while on each level there were two openings (door-window) with a main skylight to allow natural light into the building, as well as to air the space. Additionally, an exterior staircase made of wood separated

the lower and upper level of the building allowing independence between the areas. The interior space was divided into two parts, separated by a wall. The front part extended onto a larger area that served multiple purposes.

The residences in the rural areas of the island were usually detached, surrounded by a tiled courtyard. The courtyard is regarded as a typical feature of the property where the outdoor sitting area is located. The interior of this type of structure followed the same pattern as that of the town house, nevertheless, the layout details were less ornate.

In both cases the inventive layout of the properties was driven by the need for versatility so that the two sections could function independently or as one unit. Both structures were built with stone, while the width of the walls ranged from 60-80cm for better insulation. Lime is another construction material which created a waterproof coverage and worked as a natural insulator. Due to the white color of the exterior walls heat was reflected during the warm summer months, keeping the temperature cool inside. Even though the white-washed walls clearly had a functional purpose, this feature became an aesthetic trademark of the Cycladic residence.

Another example of the Cycladic design was the traditional farmhouse which was a more elaborate construction made entirely of stone. The farmhouse was arranged over one level and maintained the natural color of stone instead of white-washed walls. This type was found on islands involved with agriculture and livestock.

The interior décor of the Cycladic home was plain and simple due to limited space and the austere way of life. Through the use of only basic construction materials, these residences conformed to the natural environment, resulting in a simple, yet beautiful structure.

All of the above influenced the evolution and development of this type of country house. Nowadays, the affluent Cycladic holiday home is built to the highest standards, extending in larger surfaces while retaining all the traditional features. The minimalistic décor has remained unchanged while constituting an element of modern design. The concept of the stone farmhouse has evolved into luxurious residences that blend harmoniously with the natural environment. New amenities have been added to the initial model of the Cycladic home such as swimming pools and extensive gardens, following the dictates of modern holiday residences.





Cycladic Residences – Main Features

Main Regions	Aegean Sea, Mainly in Cyclades – Mykonos, Paros, Milos, Sifnos
Influence	Climate, local materials, daily life
Key Material	Local Stone, Lime
Design	Geometric shapes (Cubes) with flat roofs, Mainly coloured windows and white washed walls or natural stone walls





A type of holiday home that is gaining more ground in the residential sector of the country is the in-cave housed - residences built below ground level. The construction of a cave residence has its roots in ancient times and was for protection from severe weather conditions. These cave-shaped residences evolved over the centuries to semi-cave and cave buildings, growing mainly in areas with similar environmental and physical characteristics. This type is usually found in the Mediterranean basin since the composition of the ground allowed for their development. In Greece, the best example of an organized settlement of cave residences can be found in

Santorini, on the cliff-shaped part of the island, known as Caldera. Santorini is known for its unique topography. The construction of the cave residence was clearly about functionality. The residences were carved into the ground while the façade was built with stone to fill in the gap. Limited space has led to the irregular shape of the buildings to fit the "crowded" environment.

The craftsmen of the time fully exploited the territory and adapted to the topography of the region through the use of volcanic raw materials available on the island. They created houses that were maintained almost unaffected from external temperature changes. A

common feature of these homes is the molded dome which is made from a mixture of lime and volcanic rocks -Thera earth. Through this technique there was no need for support of the dome with wood or iron, materials which were not available at the island.

Regarding the interior, the cave residences were characterized by simplicity due to the limited space which consisted of two areas. The front room was used as a kitchen and living room and the back room as a bedroom. The lighting and airing of the cave residences depended on the depth of the excavation.

In modern construction, the cave home has many advantages over other types of holiday homes. Firstly, by being built into the ground, it provides complete privacy, while not altering the architectural style of the area. Secondly, the cave home can be considered as an eco-friendly type of architecture. By using natural insulation and high quality construction materials the house can be completely solar passive and in accordance with the existing legislation regarding bioclimatic properties. Because of this, the

residence requires minimum, if not zero, maintenance cost. There are positive economic aspects along with the aesthetic and eco-friendly benefits of the cave residence. A state law from 2012 allows for the doubling of the building coefficient in cave construction, which significantly reduces the construction costs. An in-cave house is an effective investment opportunity due to its innovative construction which can attract high end investors and generate high profit through its rental or sale.

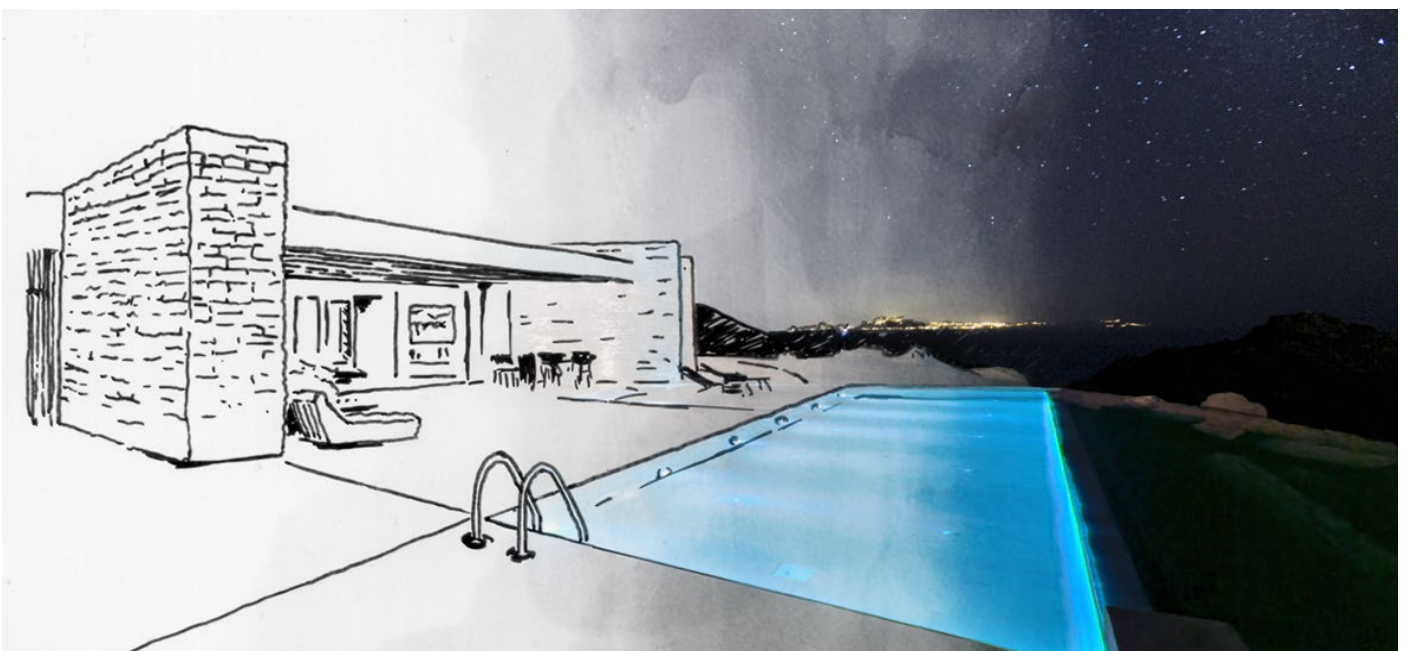
The mountainous Greek landscape allows for the optimal integration of in-cave homes in the environment with the lowest possible environmental and optical footprint of the building (sustainable architecture), while the user enjoys maximum experience and views. At the same time, the traditional character is maintained by the use of earth tones and local materials (stone from on-site excavation).





In-Cave Homes – Main Feature

Main Regions	Aegean Sea – Santorini, Kea, Naxos - , Crete
Influence	Landscape, Climate
Key Material	Stone from on-site excavation, Industrial flooring
Design	Bioclimatic design with skylights and green roofs for light, air and insulation. Wide openings on the façade for panoramic views





The neoclassical architectural style was introduced by the Bavarian architects during the middle half of the 19th century. These buildings were inspired by the classical architecture of Greece and Rome. The symmetry and balance of these buildings exude an aura of elegance. This architectural style is characterized by its disciplined and balanced identity, while there are multiple variations of the original model. The most representative example of neoclassical architecture can be found on the island of Syros. Majestic mansions with marble facades were designed by renowned architects of the 19th

and early 20th century (Ernst Ziller, for example) which still grace Syros, the capital of the Cyclades.

Variations of the traditional neoclassical mansions are encountered on the island of Spetses. The combination of island and mainland architecture led to the development of the type found on this island, however, each mansion is slightly different depending on the original owner's social class. Apart from the influence of the neoclassical style, features of the Peloponnesian architecture are evident. Specifically, this involves

the application of stone instead of marble, in order to adapt to the rural environment.

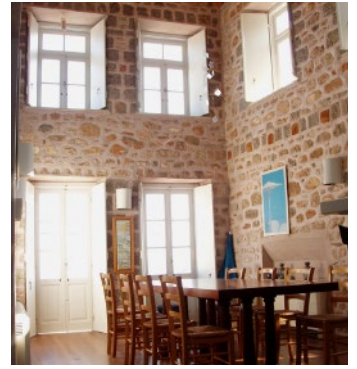
In addition, many Cycladic islands display features of western architecture due to the fact that they were once occupied by western conquerors i.e. the Franks and Venetians. The occupiers influenced both society and the residential style of each region through the construction of imposing residences reflecting their wealth. Equally strong is the presence of mansions in the Dodecanese islands, featuring the Italian architectural style.

The types of neoclassical mansions are divided into two main categories: independent residences and residences with a warehouse on the ground floor. The residences are arranged over two or three levels while marble floors grace the interior and reinforce the elegant image. Another feature that characterizes this type of residence

is the elaborate tiled roof. The majority of the properties have interior courtyards decorated with pebble mosaics. High stone fences with large traditional wooden doors afford privacy to these properties. In some cases there is a difference in style between the front and back side of the building. The facade is more elaborate with spacious

balconies and ornate railings, while the back side is more austere. These neoclassical mansions maintain a high interest, as they reflect old world elegance. Last but not least, this residential style is protected by law, thus maintaining the style of each region.





Neoclassical Mansions – Main Feature

Main Regions	Syros, Spetses, Hydra, Andros, Dodecanese (Rhodes), Corfu, Nafplion
Influence	Classical architecture in Rome and Ancient Greece, Western occupiers
Key Material	Marble, tiled roof, pebble mosaics
Design	Imposing mansions with marble facades, tiled roofs, spacious balconies and interior courtyards decorated with pebble mosaics





At the end of the 20th century, a new architectural movement appeared on the coastal areas of the country. This architectural style was highly influenced by the Spanish Revival which was a US born movement during the period 1915 to 1931. This movement came as a result of the Panama-California Exposition, introducing Mediterranean design style to the US. The residences constructed based on this movement, take the form of a gracious mansion, combining luxury with urbanism. Mediterranean design is actually a compendium of styles drawn from Italian mansion architecture, Spanish pavilions, and Greek coastal homes. They tend to be

asymmetrical, with low-pitched, hipped or pyramidal roofs and almost always wide open plan for a laid-back and relaxing feel and often feature plenty of outdoor living space. This type of house is most commonly found in warm climates where the tile roofs assist in keeping the house cool during the hot summer months. The design of both interior and exterior spaces is based on arch-shaped lines reinforcing the grandeur identity. In addition, the exterior walls are usually covered by stucco to ensure that they are durable and weather-resistant. Terracotta is another popular material used, especially for the construction of the roof tiles and floors. The earthy color

of terracotta exudes an aura of warmth while perfectly integrating with the exterior environment. Spacious gardens, swimming pools and fountains are few of the luxurious amenities that grace the exterior spaces. From the moment you step into the courtyard of a Mediterranean style country home, imagine being transported to the hillside of the Greek coastal areas, the seaside villas in Spain and southern France, and the elegant rustic homes on the countryside of Tuscany. The Mediterranean house - one of the most colorful architectural designs in the world – is a mix of the romantic, elegant, and exotic.

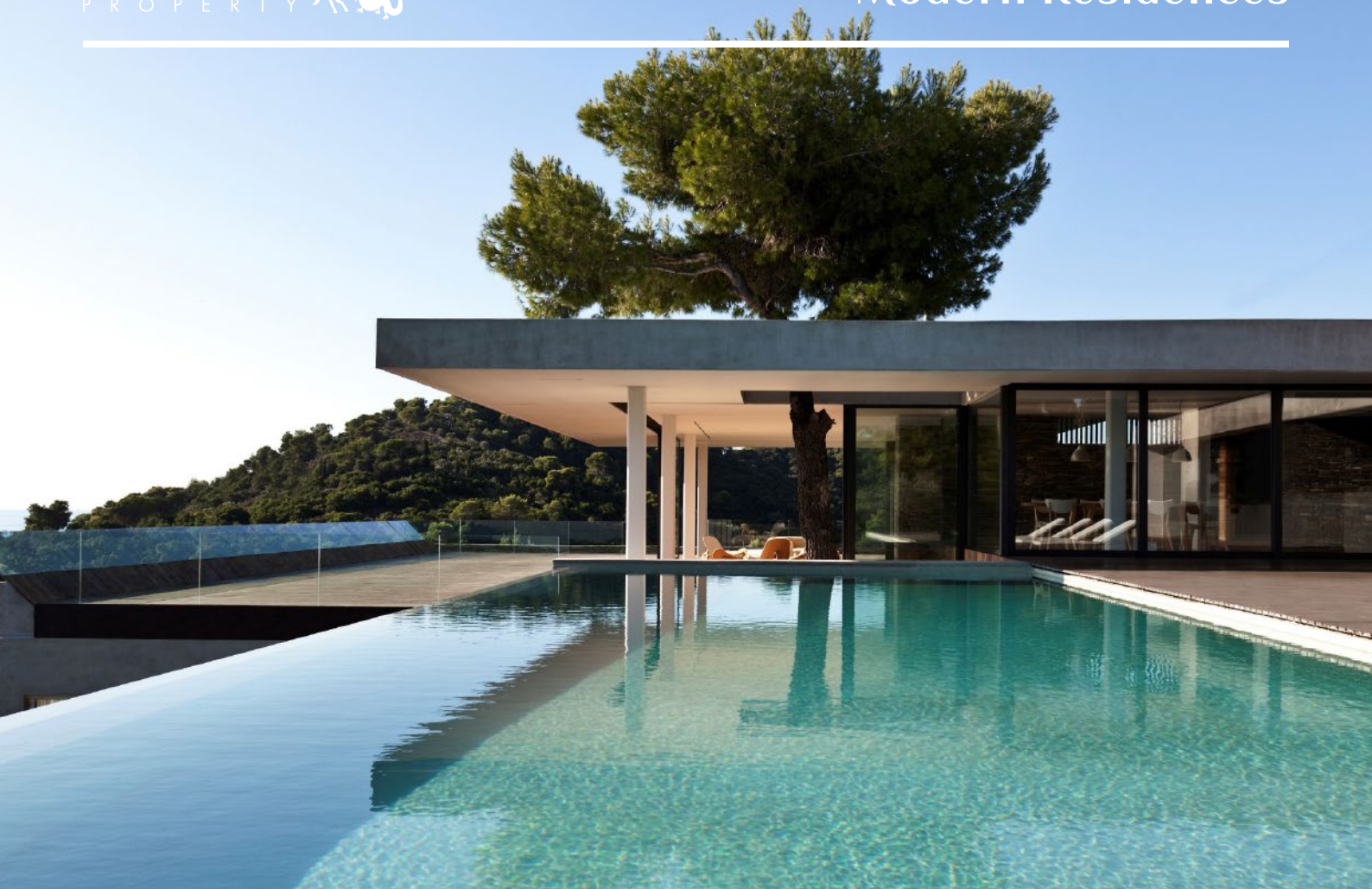




Mediterranean Style Country Houses – Main Feature

Main Regions	Peloponnese - Porto Heli, Athenian Riviera, Crete, Corfu, Kefalonia
Influence	Spanish Revival, Renaissance, the countryside of Tuscany
Key Material	Stucco, Terracotta, wood
Design	One or two story structure with earthy colors – exterior walls of stucco, terracotta roof tiles -, open floor plans to enhance the airy atmosphere with archways, tall columns, large windows and spacious courtyards and verandas





For the past 25 years, the presence of modern architecture in Greece is noticeable. The contemporary approach influenced by modernism and minimalism can be found in commercial and residential buildings throughout the country. In a post-war urban environment, architects introduced intense geometric shapes in an attempt to create an order that compensates for the chaos of the surrounding city. Some renowned architects who incorporated modernism into the Greek culture were Valsamakis, Zenetos and Konstantinidis. All three were part of the modern trend of the 60s, and were influenced by the modernistic atmosphere of

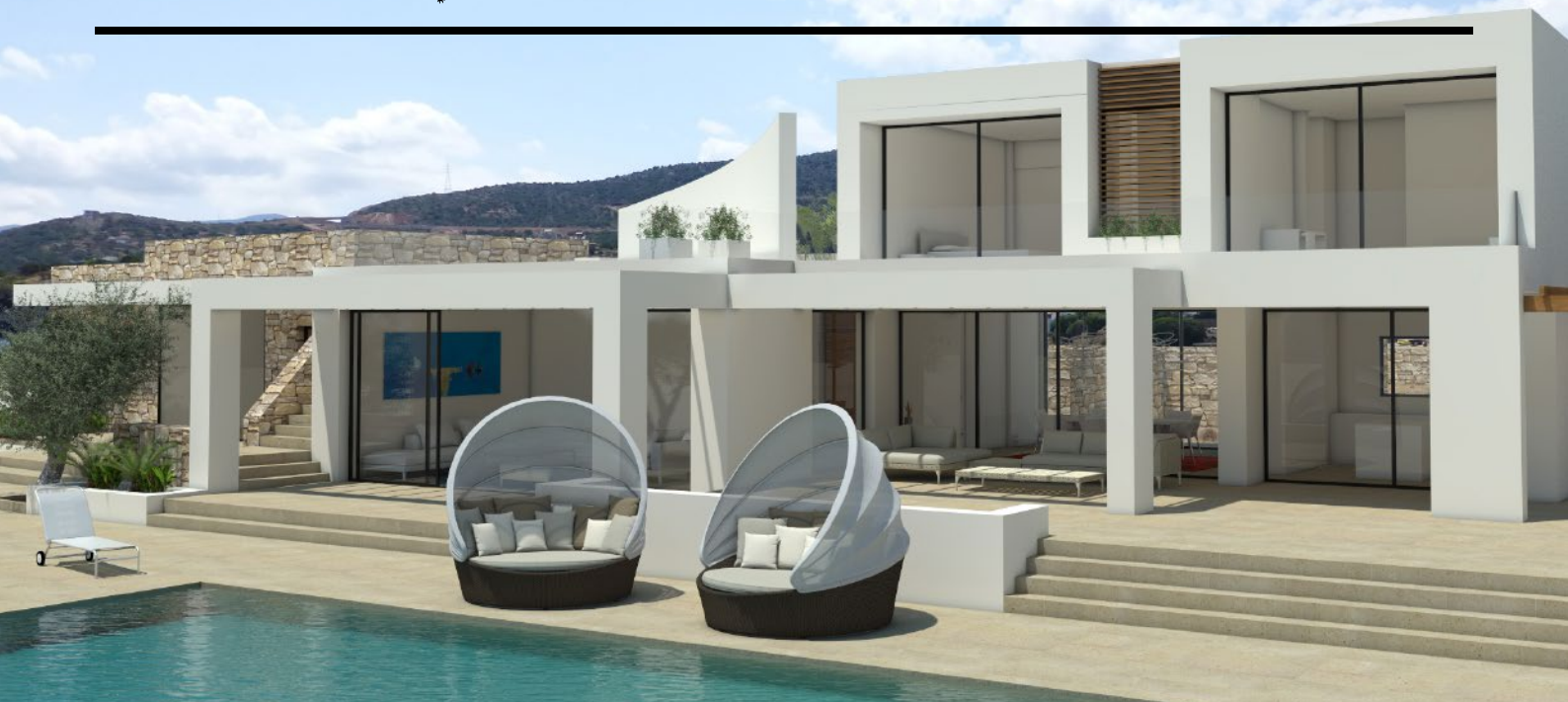
international architecture.

New Greek Modernism is not an experimental idea but is the establishment of a new tradition. Through the study of local urban issues and historiography of Greek architecture, a modern trend evolved and was embedded into Greek culture. This movement expresses the emergence of a new generation that grew up in Greek cities; the development of the urban culture with western orientation.

In general, the contemporary modern house is characterized by the technological advancements and the introduction of industrially-

produced materials, leading to the identification and application of new building construction techniques.

Modern architecture is characterized by straight lines, box-style shapes and exposed application of steel and cement. In some cases wood is also used, but, in a more unprocessed version. This type of residence allows plenty of natural light into the interior space due to the floor-to-ceiling windows, thereby creating an integration with the exterior environment.



In other words, in modern architecture “form follows function” according to Frank Lloyd Wright, who supports the elimination of unnecessary details and suggests that everything must serve a specific purpose.

In Greece, few modern residences can be found in rural areas. Many

islands such as Mykonos and Santorini are governed by a legal framework which does not allow the construction of buildings that mismatch with the surrounding properties since the traditional character must be preserved.

Modern architecture is increasingly evident in the main cities, driven

by the commitment to luxury, the energy efficiency through the use of bioclimatic methods and an effort to integrate with the natural environment, always following a “less is more” approach.



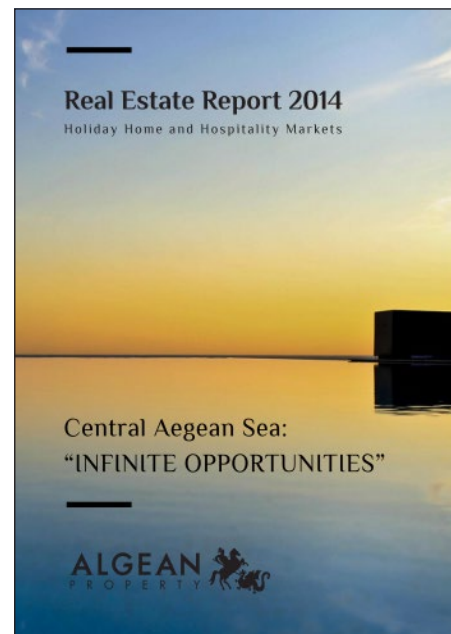
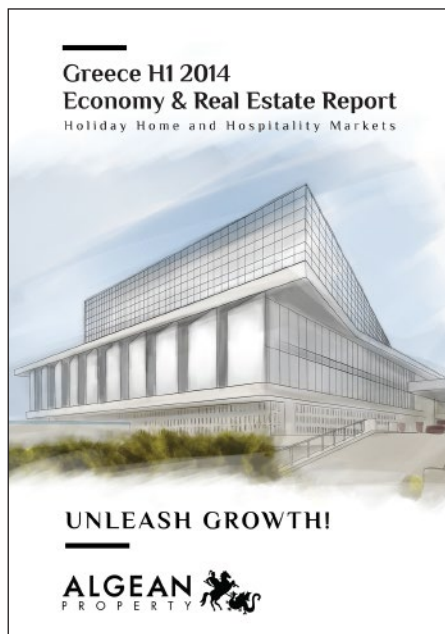


Modern Residences – Main Feature

Main Regions	Athenian Riviera, Crete, Chalkidiki, Rhodes, Skiathos
Influence	Modernism and Minimalism
Key Material	Steel, Cement, industrially-produced materials
Design	Straight lines, box-style shapes with floor-to-ceiling windows, industrially-produced materials and technological amenities



Our Latest Reports



Contact Info

George Eliades
Managing Partner of Algean Group
Skype: george.elias.eliaades
george.eliaades@algeangroup.com

Giannikos Giannakos
Property Advisor
Skype: ggiannakos.algeanproperty
giannikos.giannakos@algeanproperty.com

Athens

78, Kifisias Avenue, Marousi
15125, Athens, Greece
T : +30 210 6833 304

Konstantinos Sideris
Senior Analyst
Skype: ksideris.algeanproperty
konstantinos.sideris@algeanproperty.com

Atalanti Angelopoulou
Junior Analyst
Skype: aangelopoulou.algeanproperty
atalanti.angelopoulou@algeanproperty.com

London

19, Portland Place
W1B1PX, London, UK
T : +44 (0)20 3608 6917

www.algeanproperty.com
welcome@algeanproperty.com

This report has been produced by Algean Property for general information purposes only and nothing contained in the material constitutes a recommendation for the purchase or sale of any property, any project or investments related thereto. Information on this report is not intended to provide investment, financial, legal, accounting, medical or tax advice and should not be relied upon in that regard. The intention of this report is not a complete description of the markets or developments to which it refers. Although the report uses information obtained from sources that Algean Property considers reliable, Algean Property does not guarantee their accuracy and any such information may be incomplete or condensed and Algean Property is under no obligation to issue a correction or clarification should this be the case. Any information of special interest should be obtained through independent verification. Views are subject to change without notice on the basis of additional or new research, new facts or developments. All expressions of opinion herein are subject to change without notice. Algean Property accepts no responsibility or liability for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. The prior written consent of Algean Property is required before this report can be reproduced/ distributed or otherwise referred to in whole or in part. Algean Property, All Rights Reserved.