

biography

Γιώργος Ξανθόπουλος (1996, Athens) is an architect, urbanist, and researcher based in Athens. With degrees in Architecture (MArch, University of Patras) and Urbanism (MSc, TU Delft), his work spans from the scale of objects to regional strategies. Giorgos' approach is contextual, research-based and driven by experimentation. He has professional experience across all stages of design — from concept and permitting, to construction and site-supervision. His thesis project Another Rural was shortlisted for the BK Archiprix awards, exploring the role of spatial imaginaries in post-growth planning and used storytelling as a tool for research, design and public engagement. Building on this, he has written about bioregionalism in spatial planning, examining how ecological, geomorphological and social particularities can inform spatial governance. Alongside his freelance practice, he co-leads Ceramic Futures, a research project that experiments with clay as a medium for design, critical reflection, and collective imagination.

academic work

another rural

— a post-growth imaginary
for rural Greece

land van chabot

— theatre of sky

living in the lijnbaan

athenian-one-minute-block

3911 urban block

— an exploration of communal living

athenian highrise

school like a park

professional work

villa kyklamino

holiday villa in paros

prosilio

— a treehouse eco-resort
within an olive grove

killada hills golf resort

— two villa schemes

apartment in kifissia

title

another rural
— a post-growth imaginary
for rural Greece

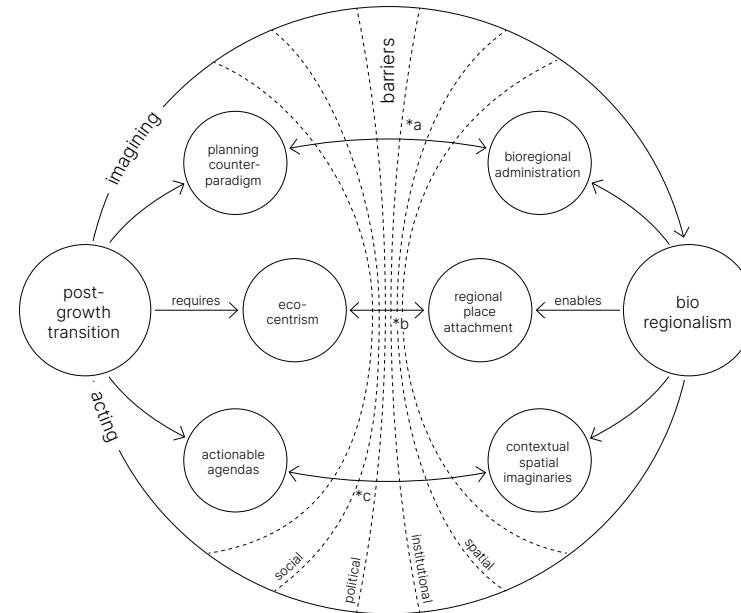
description

In Greece, the prevailing growth-paradigm has been manifested in the commodification of rural areas through tourism, and the continuous neglect and abandonment of non-touristic territories. This has resulted in their societal and environmental degradation, exemplified through the recent devastating floods and wildfires, stemming from the pressures of climate change. Within a context of intense political corruption, the nuanced topic of rurality is failing to be addressed. We cannot continue business-as-usual, but should transition towards a post-growth society. However, there are significant barriers, like the limited societal acceptance, lack of alternative spatial imaginaries and intense bureaucracy. Here, bioregionalism proposes the formation of a place-based administrative body - researched through the case-study of the Spercheios river basin. Considering the overwhelming and ambitious nature of the post-growth agenda, in combination with the lack of adequate communication tools to engage disinterested stakeholders, traditional planning approaches would not suffice. Alternatively, after the exploration of the site-specific conditions and a tracing of growth in the landscape, a contextual spatial imaginary is formed, conducted through a combination of fiction writing, speculative design interventions and physical artefacts. This narrative is explored through the perspective of a rural dweller, who meanders along the region, exploring implications, opportunities and limitations of the post-growth approach.



type	academic, graduation thesis
date	2024
location	Fthiotis, Greece
mentors	Rodrigo Cardoso Leo van den Burg

*
This project was short-listed for the 2025 BK Archiprix awards and later shown at the "Urgent Conversations" exhibition at SNFCC.



concept

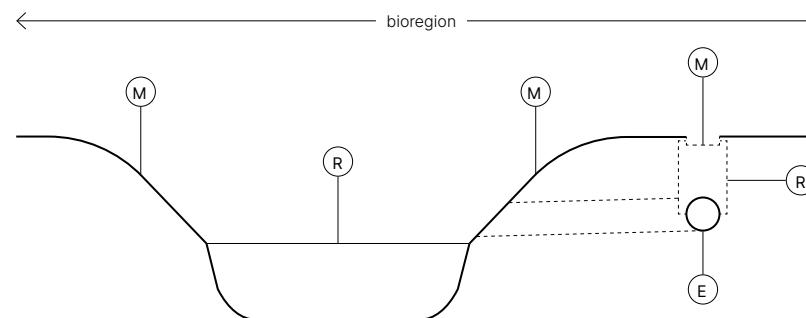
The post-growth approach challenges the dominant notion of an ever-expanding economy detached from planetary boundaries. The transition towards a post-growth society requires a counter-model of spatial planning, a deep ecocentrism, and place-based, actionable plans. To overcome the many social, political, institutional, and spatial barriers, Another Rural explores synergies with bioregionalism. This approach refers to a challenging of anthropocentric ways of understanding a territory and instead emphasizing ecological and cultural modes. A set of bioregional administrative units in the form of the main river basins is imagined, and the Spercheios river basin is chosen as a case study.

above

- a technocracy
- b rural fetishization
- c co-optation

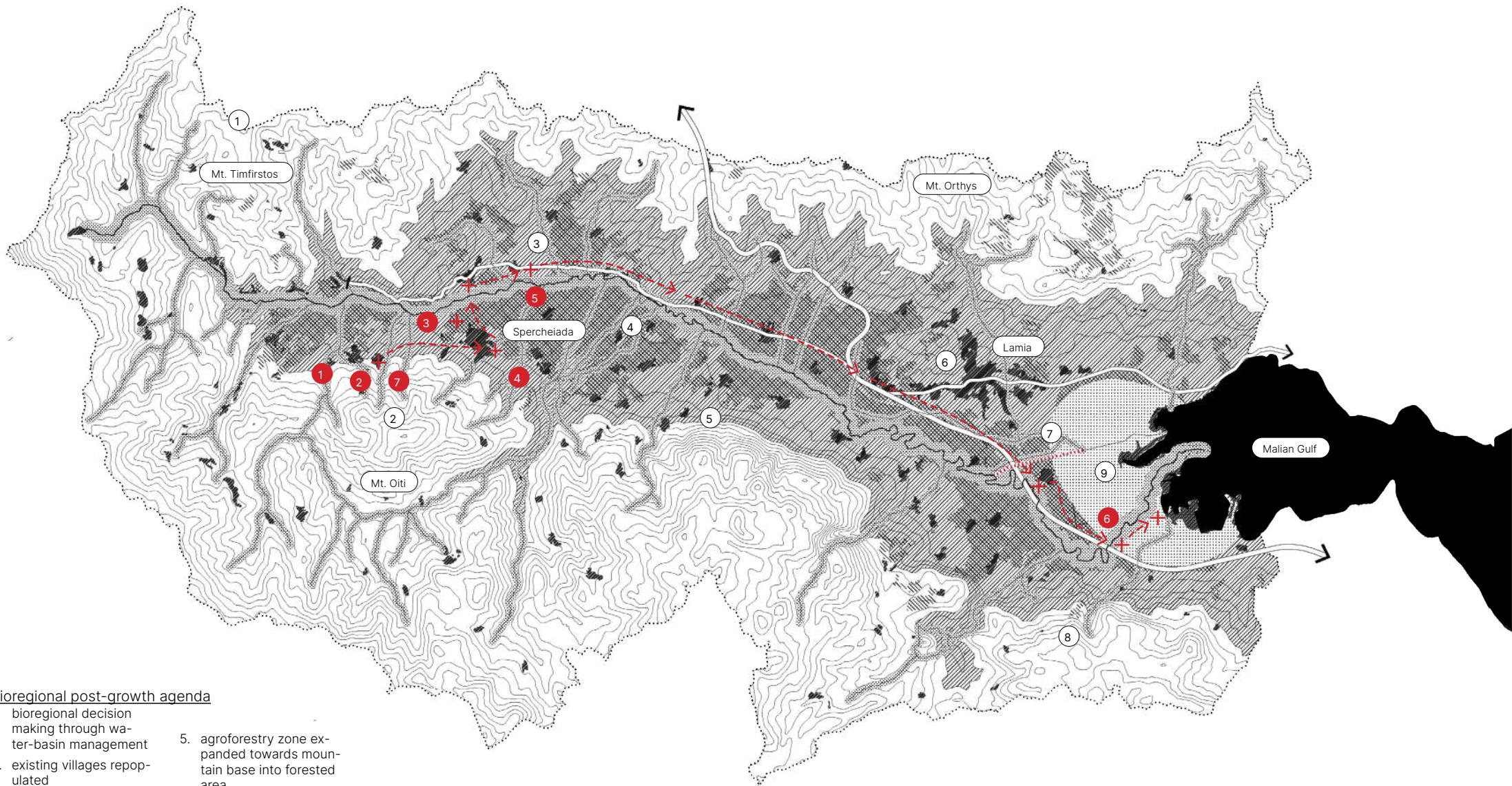
below

- M Municipality (Δήμος)
- R Region (Περιφέρεια)
- E Water Supply & Sewerage Company (ΕΥΔΑΠ)



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Part of this research was published presented at Open Air Cities Conference and published "Towards post-growth operationalisation: a bioregional approach to spatial planning" at the SDCT journal.



bioregional post-growth agenda

1. bioregional decision making through water-basin management
2. existing villages repopulated
3. new railway line that spans the length of the bioregion, along the existing highway
4. expansion of protected riparian zone towards the agriculture fields
5. agroforestry zone expanded towards mountain base into forested area
6. urban post-growth agenda for larger city
7. removal of spillway
8. geothermal energy plant
9. wetland restoration with adapted wet agriculture

narrative timeline

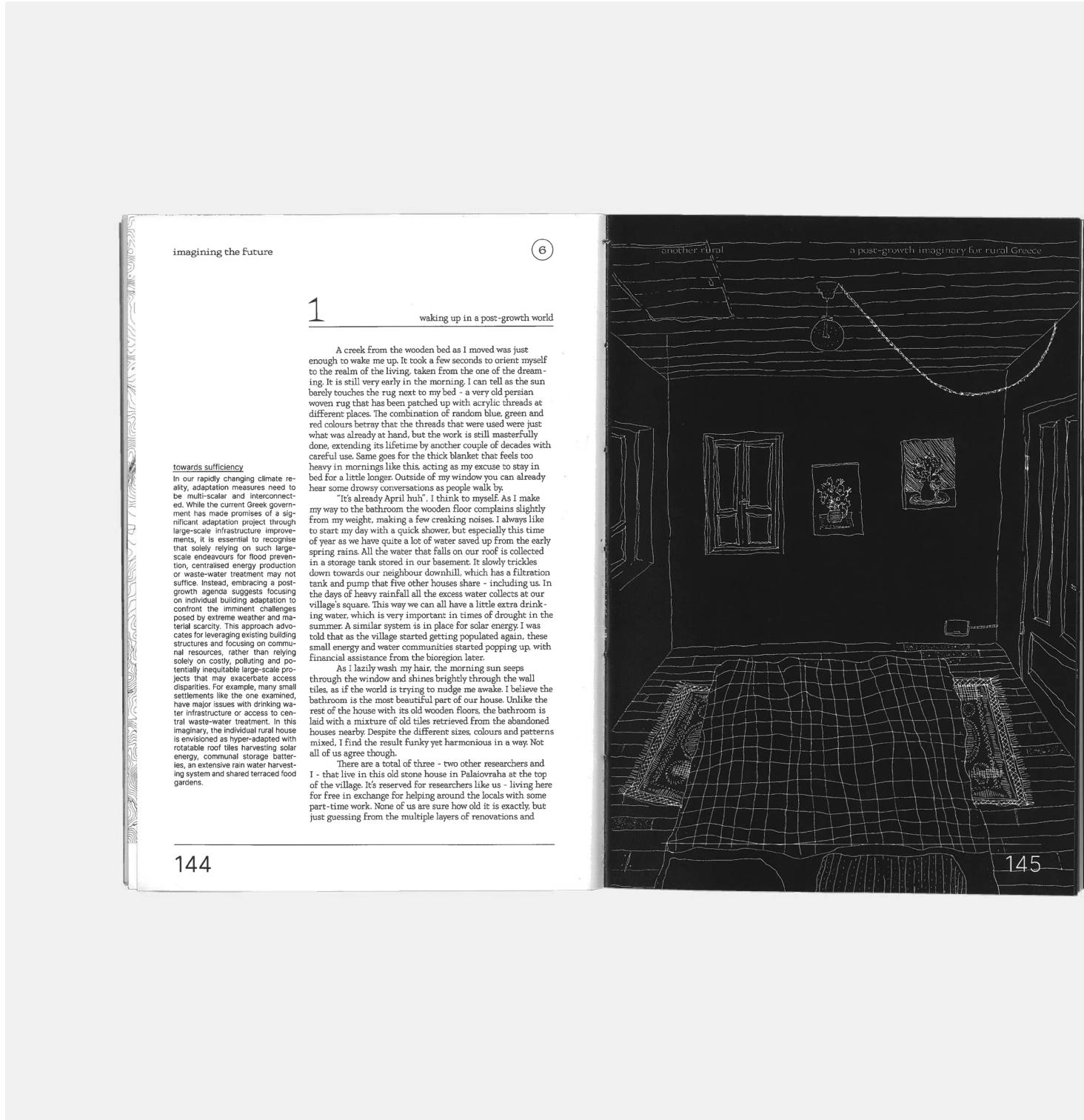
1. waking up in a post-growth world
2. walking through the village
3. working in the fields
4. participating to common
5. commuting to the delta
6. exploring the lowlands
7. ending the day

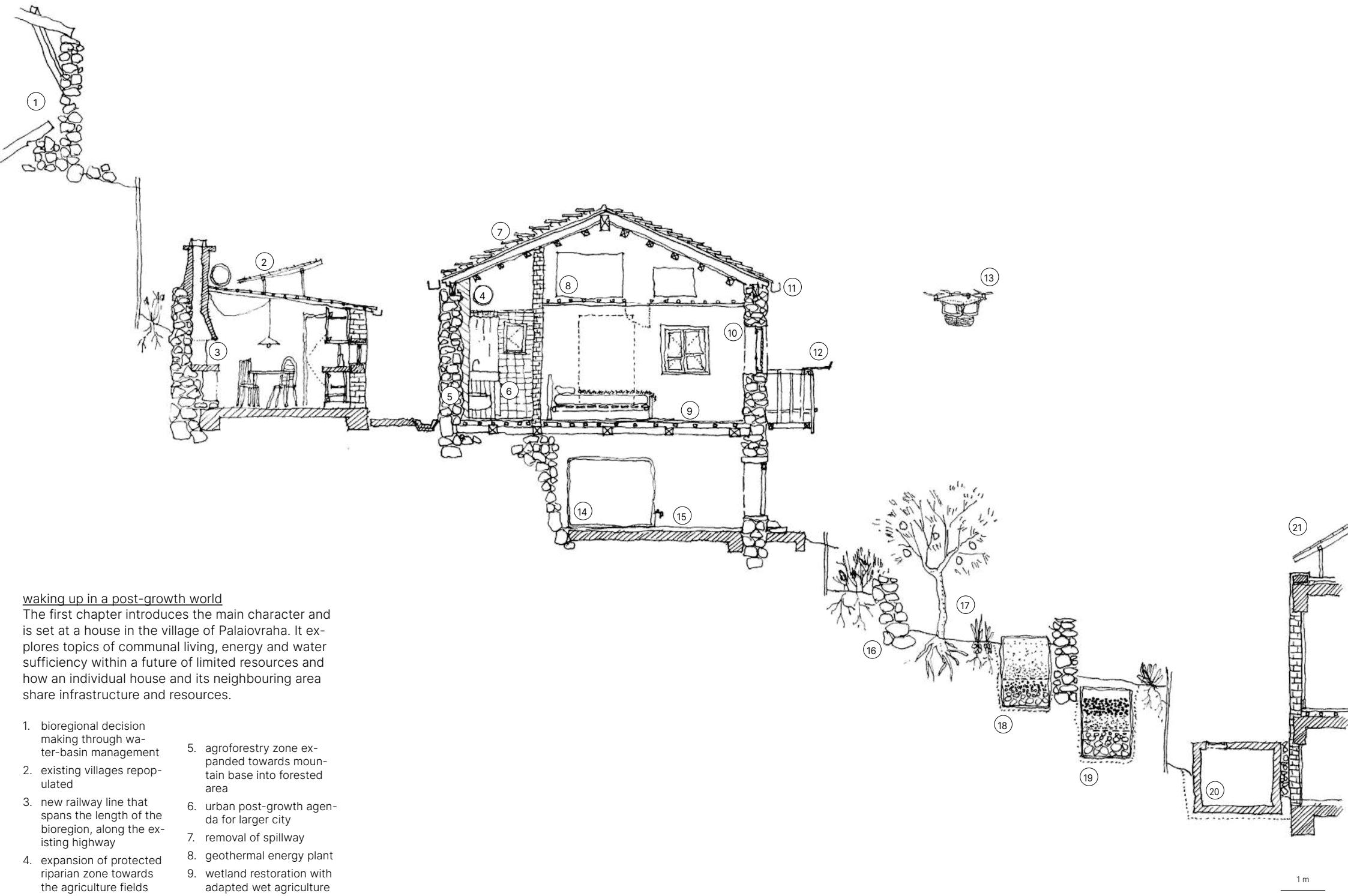
built environment
 investment zone
 disused spillway

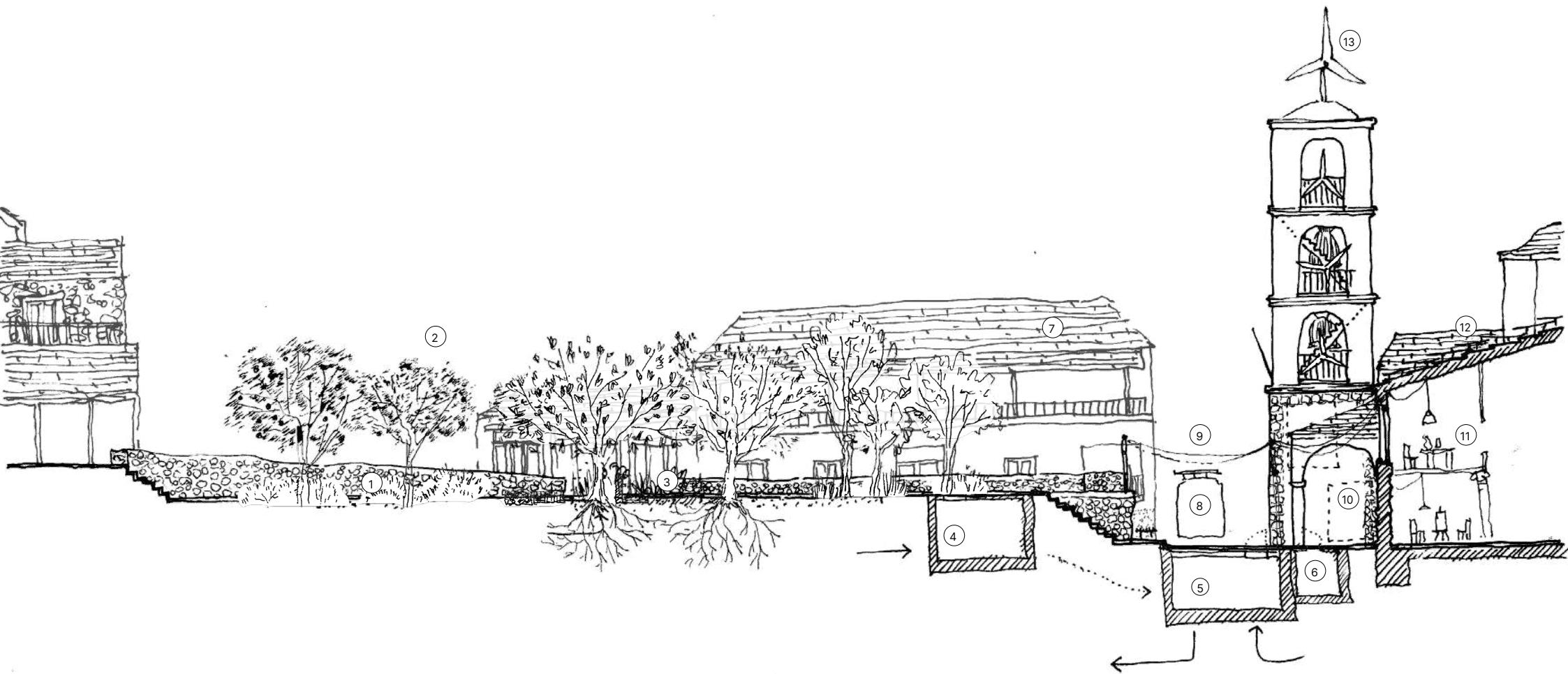
expanded riparian zone
 expanded agroforestry
 wetland restoration

N
5 km

a post-growth imaginary for rural Greece
 After both bibliographical research about degrowth and bioregionalism, and contextual research and mapping of spatial manifestations of growth-dependency, traditional architecture and planning methods are deemed insufficient to communicate these issues to the diverse stakeholders. Instead, a different methodology is employed, combining first-person fiction writing with academic writing and speculative design, along with the collection of archival material and construction of physical artefacts. Another Rural is a novelette of seven chapters, exploring a future post-growth society in the region of Spercheios.







walking through the village

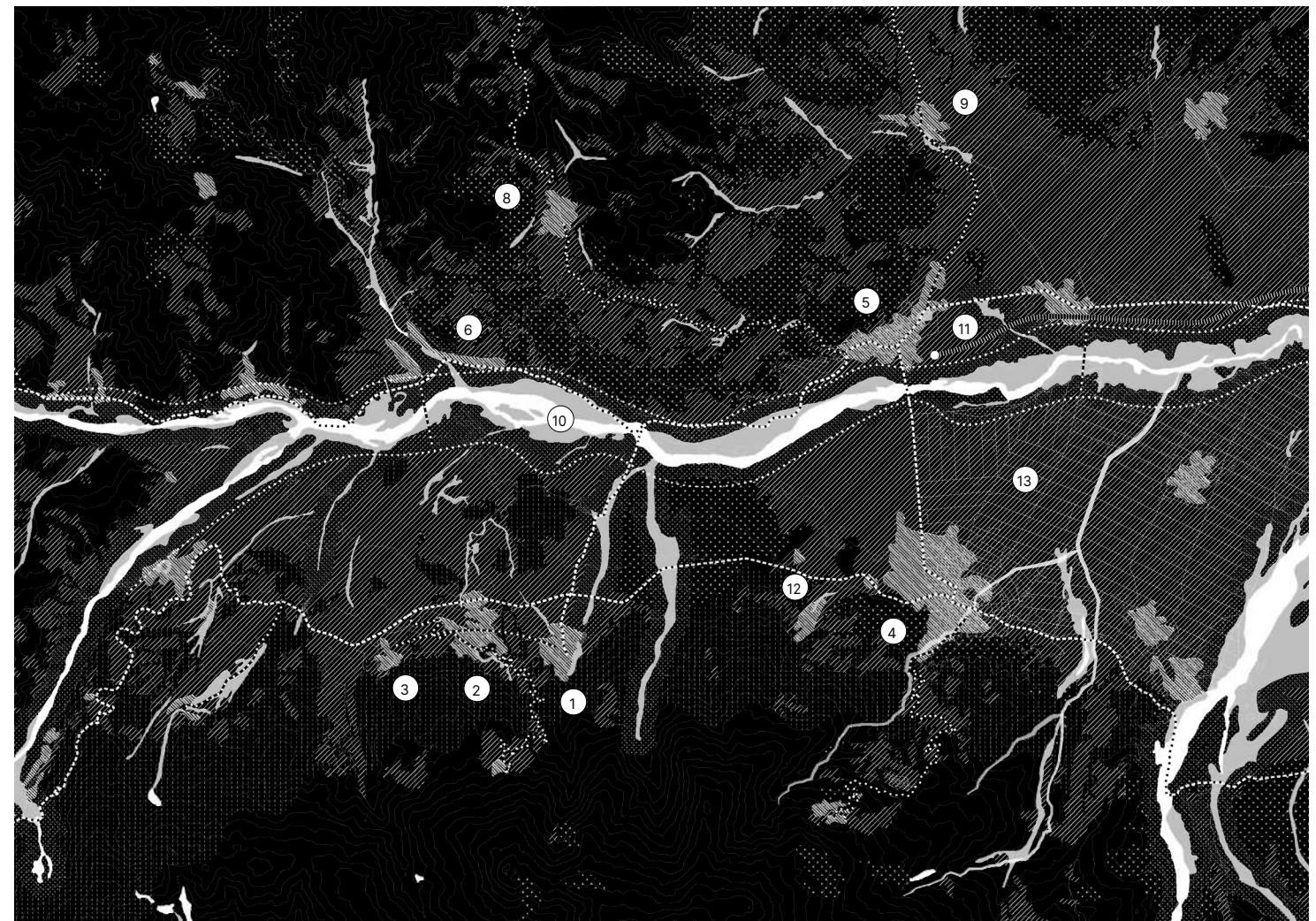
The second chapter explores how public space is occupied and designed in a post-growth society, placing emphasis on shared resources, trans-local mobility and the adaptive reuse of existing buildings.

1. space for communal food production, fruit trees, herbs with native flowers for pollinators
2. empty spaces in central public spaces adapted with housing or space for communal food production
3. public spaces adapted for drought and extreme heat: depaving, exposed soil or gravel, drinking water faucets, large shading trees and canopies
4. community water tank: storing excess rainwater or drinking water in periods of drought
5. community drinking water tank: instead of relying on centralized systems, the community can process its own waste locally.
6. pumping station
7. existing buildings around central squares or key public spaces adapted for public services
8. transportation: self-driving solar-powered electric bus to local villages and nearest railway station stops
9. fabric canopy
10. community energy storage: space for batteries or other network infrastructure
11. church adapted for public services: library, maker space, music, teaching
12. solar tiles at church roof
13. small wind energy production at the church tower

working at the fields

The third chapter imagines a system of food production and labour based on reviving traditional agroforestry and land commoning practices, while also discussing issues of migration.

1. Palaiovraha
2. Fteri
3. Ano Kambia
4. Spercheiada
5. Makrakomi
6. Vitoli
7. Ptelea
8. Tsoukka
9. Platistomo
10. Spercheios river with extended riparian zone to allow for natural meandering of the river
11. proposed train line along existing suburban highway, with final stop at Makrakomi
12. proposed circular electrical bus line to connect all the disparate small villages throughout the Spercheios region
13. revival of agroforestry practices, increasing forest cover, biodiversity



 built environment

 agroforestry expansion

 agroforestry

 riparian zone expansion

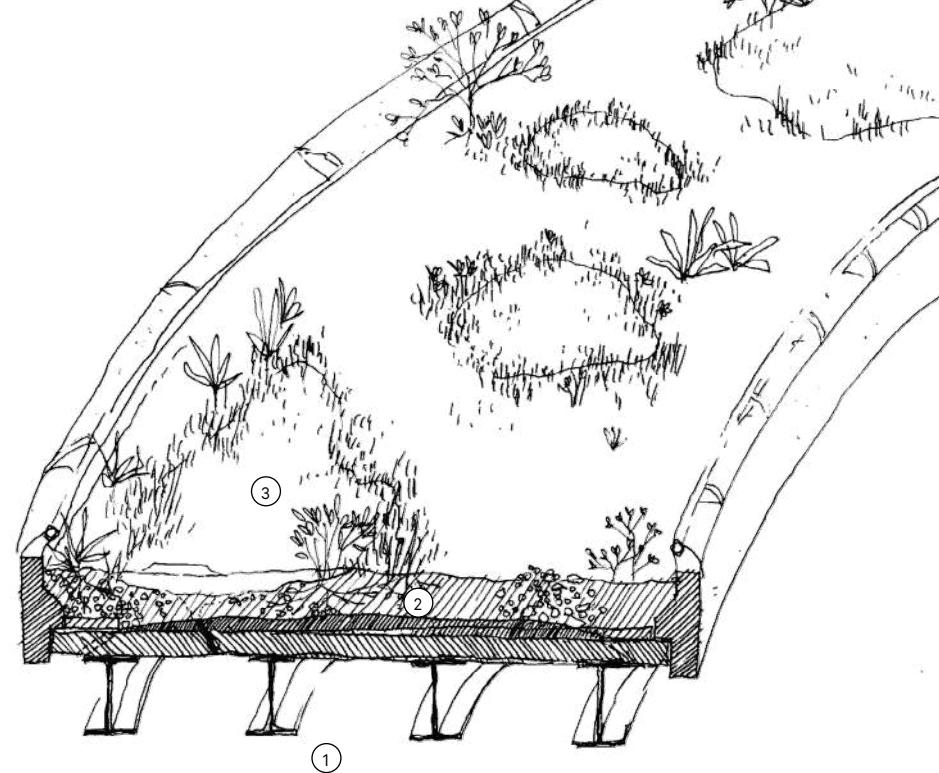
 circular bus route

 heathland reforestation

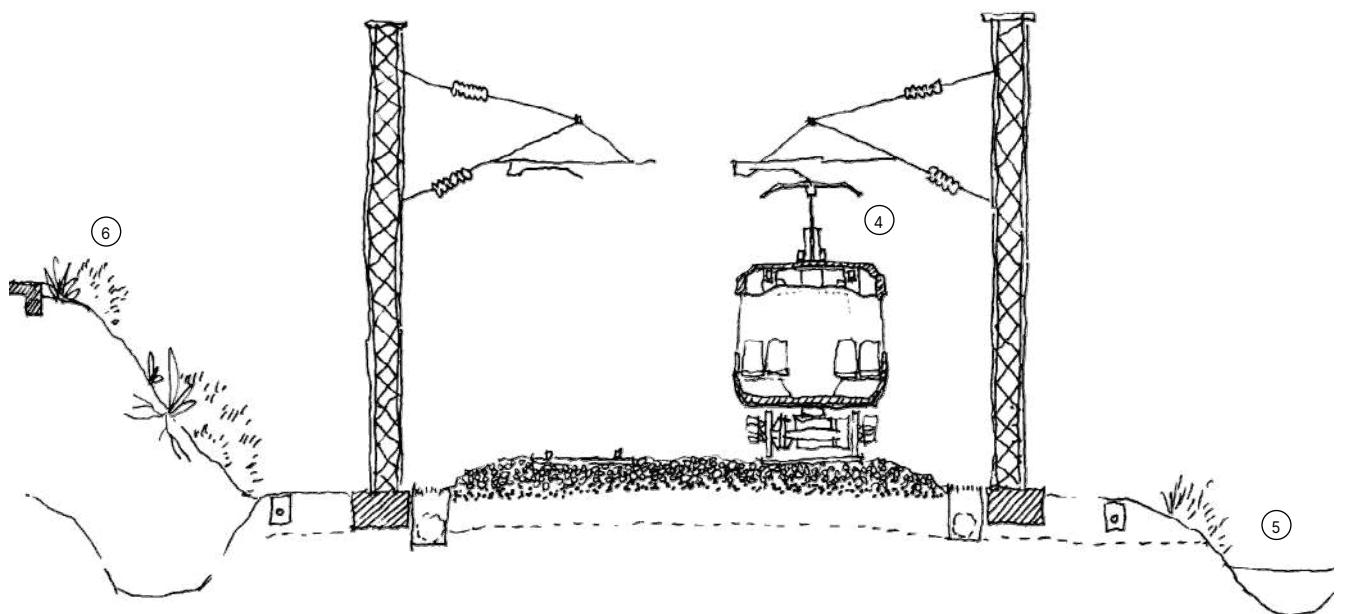
N

1 km





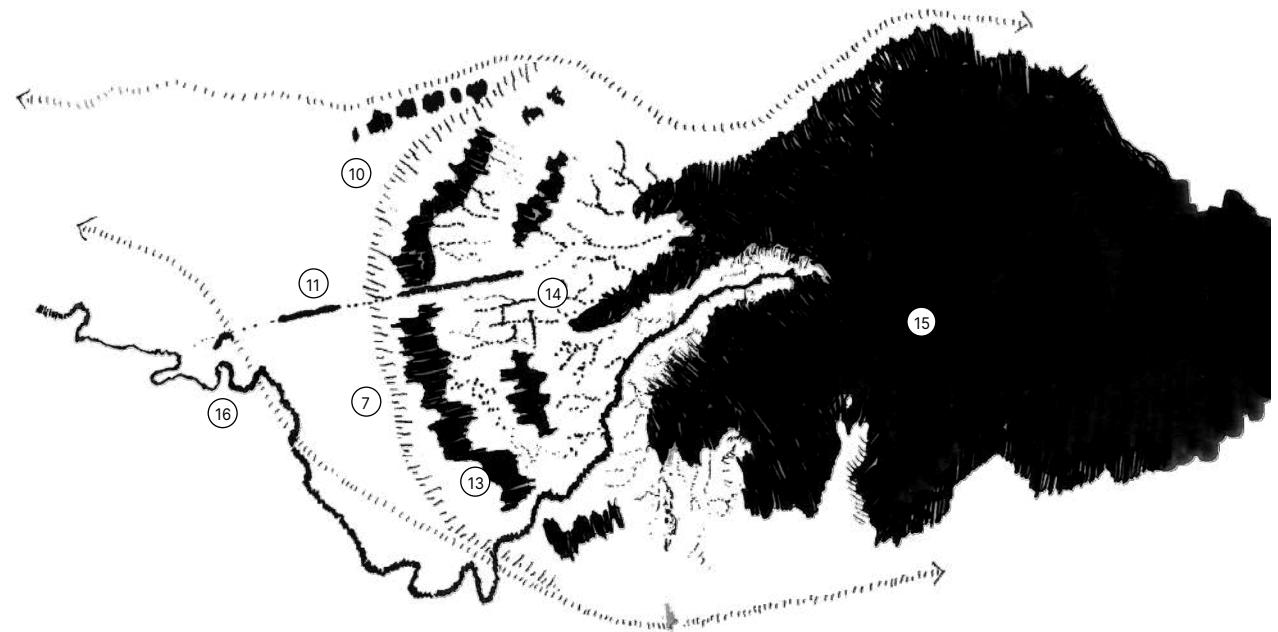
①



commuting to the delta

At early noon the main characters takes the train and commutes towards the coastal area. Describing the journey, the fifth chapter describes issues of regional mobility, nature based solutions for drought and flooding, and ecosystem restoration and conservation.

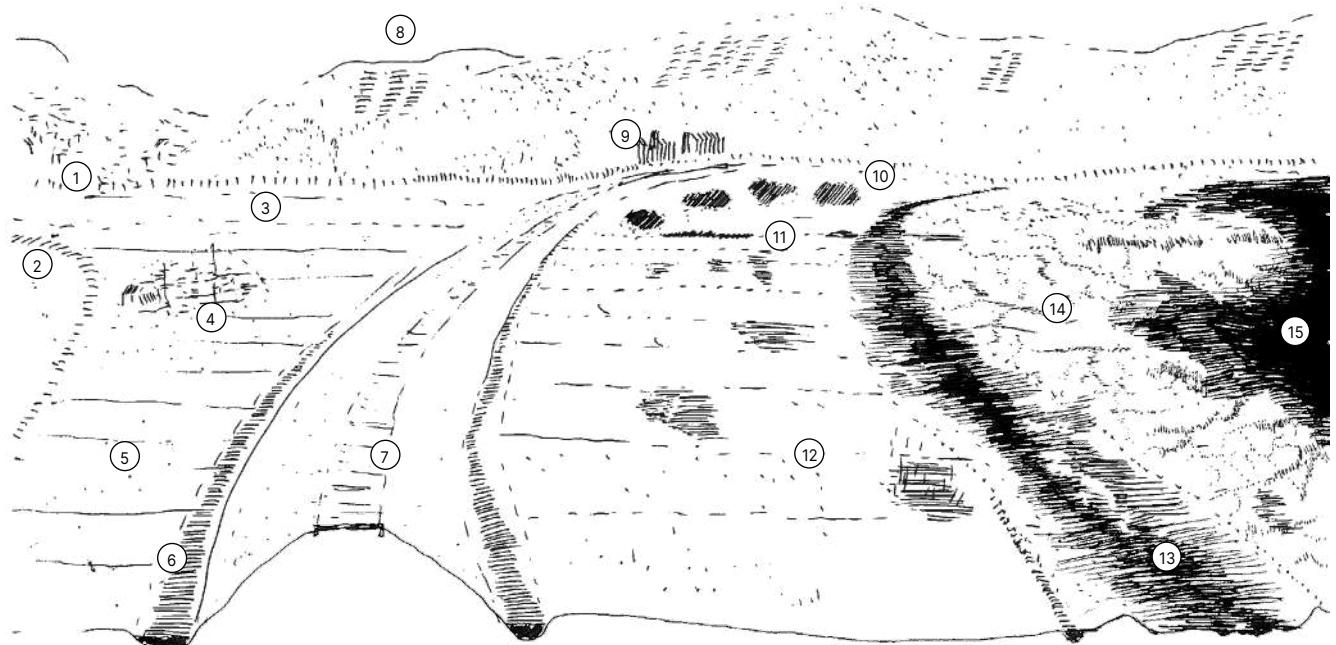
1. viaduct/elevated highway adapted into habitat crossing
2. soil and gravel fill
3. temporary pool habitat
4. existing railway network expanded west towards the valley
5. ditch along railway line
6. dike with bike and pedestrian lane

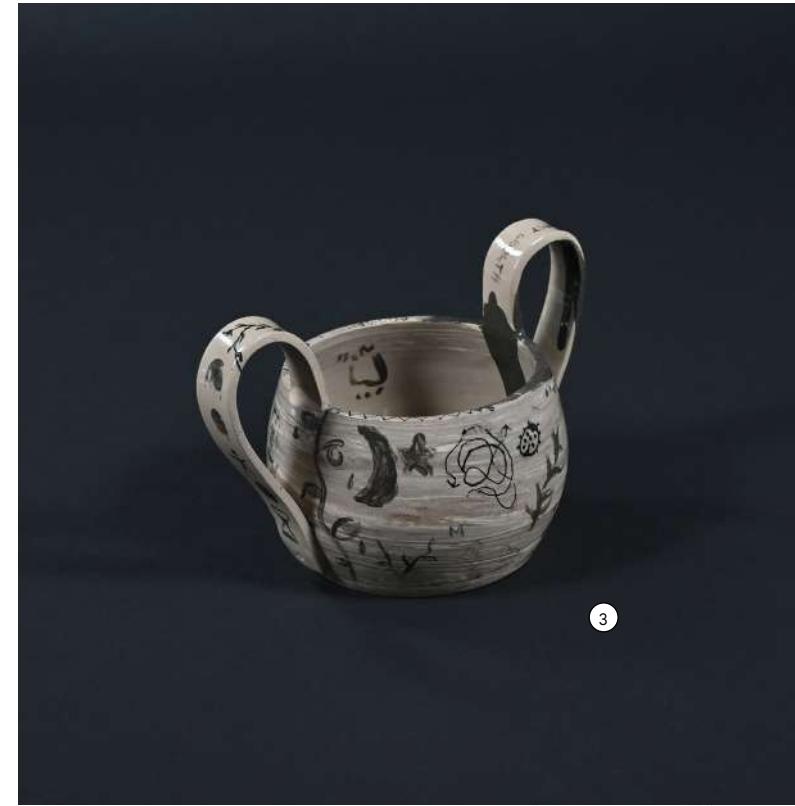
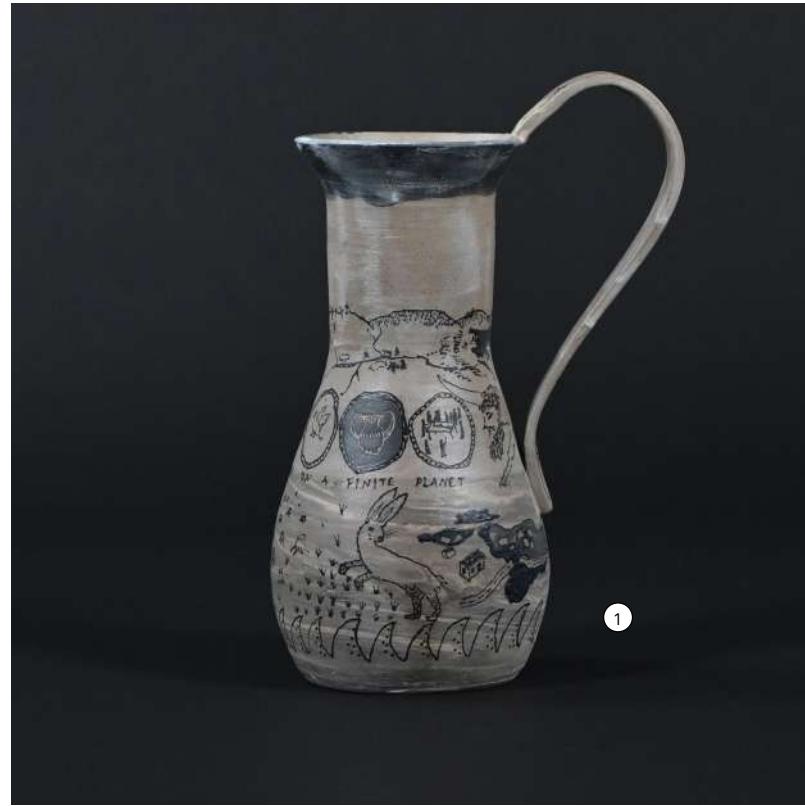


exploring the lowlands

The sixth chapter describes the region of the Spercheios delta, exploring the restoration of the coastal ecosystem, saline-proof food production and pairing geothermal energy production with tourism.

1. Lamia city
2. existing railway line towards Lianokladi, extended along the river towards the west part of the river basin
3. existing railway line towards the east, currently till the city of Styliada
4. Anthili village
5. intensive agriculture plots adapted into extensive agroforestry
6. ditch
7. dike with bike and pedestrian lane at the edge of the wetland restoration project
8. solar farms along the northern mountains
9. soft-industrial area
10. waste-water treatment ponds
11. remnants of the old spillway
12. wet agriculture with saline water resilient crops
13. seasonal water reservoir as barrier for the wetland conservation area
14. wetland restoration with traces of old agriculture patterns
15. Gulf of Maliakos
16. Spercheios river





ending the day

The final chapter is a reflection about the values required in such a complex, ambitious transition towards a post-growth prosperous society. Bring one of the described elements to life, a ceramic vessel (1) describes humanity's transition from the destructive era of growth to a balanced post-growth bioregion. This was an attempt to research about different methods of engaging people to think about distant spatial futures. As a final act, during the project's exhibition, participants were invited to familiarize themselves with the project and then leave their thoughts (2) onto a ceramic vessel (3). The final product is adorned with initials, key-words, spirals and natural motifs of plants and animals.



title

land van chabot
— theatre of sky

description

The iconic Dutch artist Henk Chabot (1894-1949) lived in a small house near the Rotte, where he looked at the open polderscape and the ever-changing sky. It is there that he produced his iconic depictions of the Dutch landscape, like The Fire of Rotterdam. However, in the past century, due to the expansive urbanization along the Maas and the recreationisation of the polders along the Rotte, the area where Chabot lived remains as the only fragment of that open and quiet landscape. The construction of the A16 highway only further divided the land. How can this place's inherent qualities be emphasized, so that it can emerge as an expressionist, cultural landscape? To understand this unique and complex interstitial space, we spent a quarter on-site, exploring, documenting and imagining. We engaged with the locals through their meetings with the A-16 company and collaborated with a nearby school. After this exploration, we proposed that the nothingness of the area needs to be conserved. But for nothing to happen then something needs to be planned. Our plan creates a seasonal floodscape, an expanded polder-forest and a locally maintained orchard. To exemplify our design we constructed a temporary theatre of sky, a single-day exhibition of our work on-site in a mowed amphitheatre, accompanied by a performance and the construction of 50 stools to give away to the visitors.



<u>type</u>	academic, group project
<u>date</u>	2023
<u>location</u>	Rotterdam
<u>mentors</u>	Saskia de Wit Mônica Veras Morais

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This project was presented to the Municipality of Rotterdam and will be considered for the future of the Land van Chabot.

1 – The Field

A vast flowery field designed for recreation features gentle slopes and subtle terrain variations that allow seasonal water fluctuations. The goal is to foster natural succession by randomly seeding the soil to encourage plant diversity. Acting as a water retention basin, the area collects rainfall into ponds of varying shapes and sizes, forming a dynamic, ever-changing landscape.

2 – Theatre of Sky

An open-air amphitheatre that overlooks the open field, constructed with minimal mowing and material.

3 – Forest

The forest serves as a preserved habitat for wildlife, where natural succession is prioritized and human disturbance minimized. A single entrance and border path improve connectivity with nearby neighborhoods. To offset tree loss from highway construction, fruit trees and ponds will be added to the southern area, boosting biodiversity and creating long-term animal habitats.

4 – Orchard

The orchard strengthens local productivity and community ties within Land van Chabot. Neighborhood farmers will maintain it for ten years, with grazing and mowing permitted. Profits will be shared, encouraging participatory management and giving residents a greater voice in shaping the landscape.

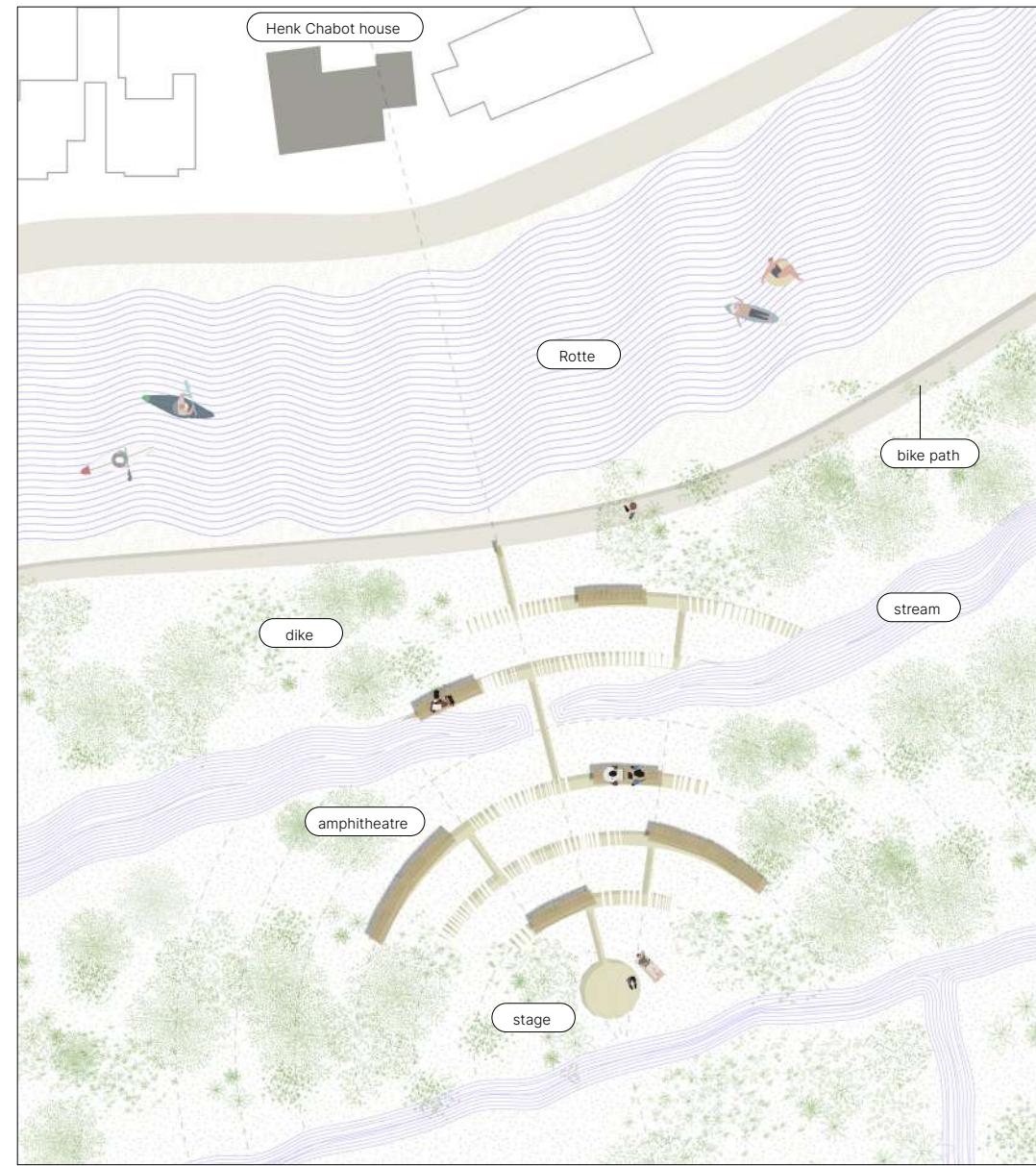
5 – Highway

The highway acts as both boundary and landscape feature. Two clusters of tall poplars mark the entrance, linking it to the surrounding terrain and screening cars from nearby residents. A third cluster connects the motorway embankment with the forest.

6 – Horse Meadows & Fields

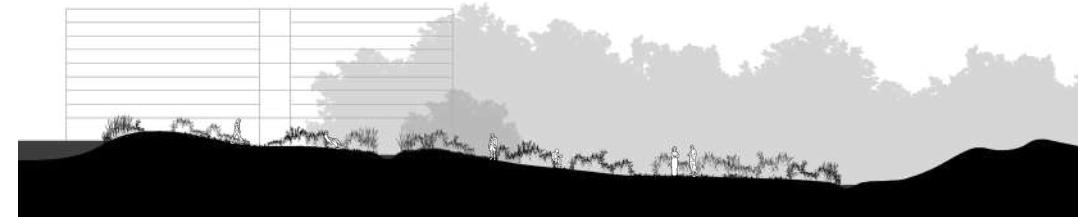
This area will retain its informal, fragmented, and largely inaccessible character.





theatre of sky

The proposed intervention was conceived as an open-air amphitheatre on the slope beside the Rotte, visually connected to Henk Chabot's house. The design process centred on shaping the natural terrain by mowing and tracing semi-circular walkways that emphasized the site's varying heights. Using a single reference point and a wire, the main circular stage was outlined and extended into curved corridors, gradually cleared and defined through careful mowing. This act of shaping the land became both a design gesture and a community ritual, transforming the field into a place for gathering and reflection.





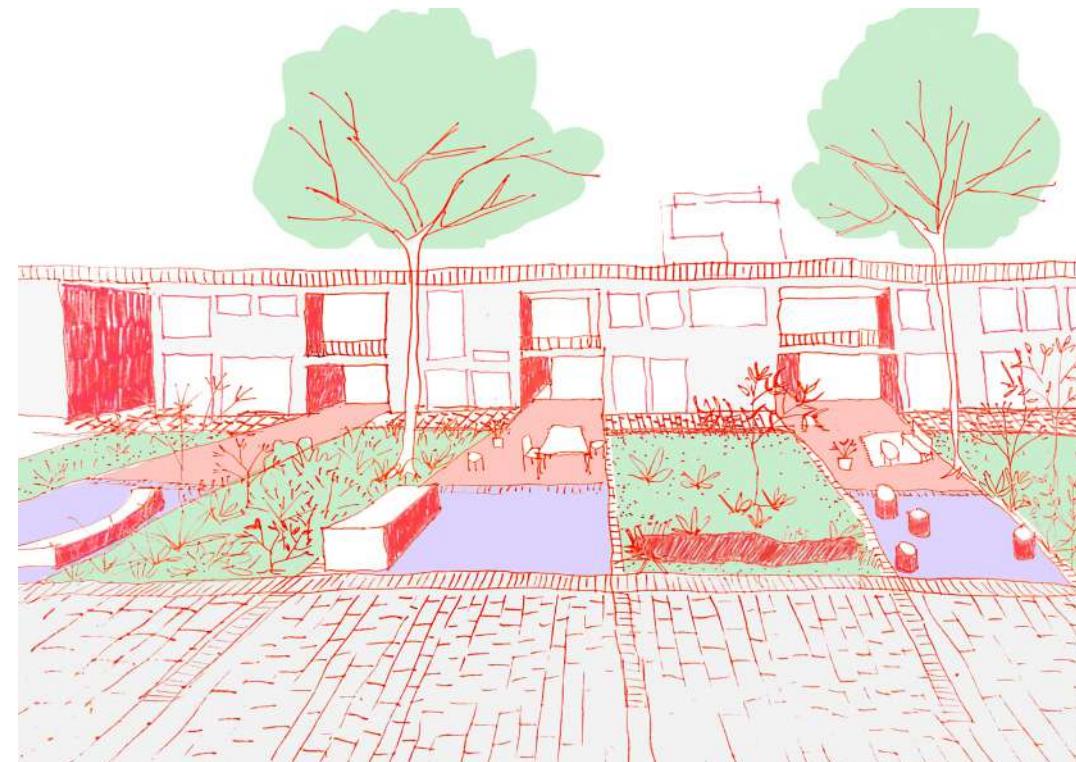
The exhibition day brought together local residents, guests from the Chabot Museum, and representatives from Rotterdam Municipality. After an introduction at expo A16, the group moved to Land van Chabot, where the amphitheatre hosted the event amid tall grasses and sunlight. Visitors experienced the landscape's calm and beauty first-hand, reflecting on its potential for transformation. The event demonstrated how community participation and simple acts of care can shape shared spaces.

title

living in the lijnbaan

description

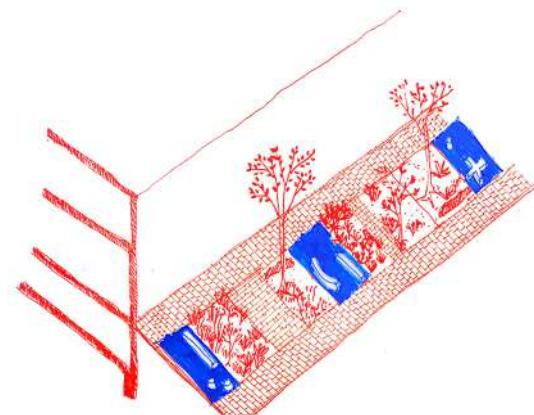
In the centre of Rotterdam, the Lijnbaan was a revolutionary shopping street in the middle of the past century. Today, its monofunctional character is disallowing other opportunities to emerge: shoppers overcrowd the main road, the backstreet are uninviting and unsafe, and the local residents struggle to have a sense of neighbourhood. What could be the future of such places of over-consumption? In a scenario of decline in physical shopping and considering the immense housing crisis in the Netherlands, the Lijnbaan is envisioned as a lively mix-use neighbourhood, infiltrated by housing units. The otherwise open and shopping-oriented public space is segmented, unifying the main walkway with the backstreets, the rooftops and the neighbouring residential buildings.



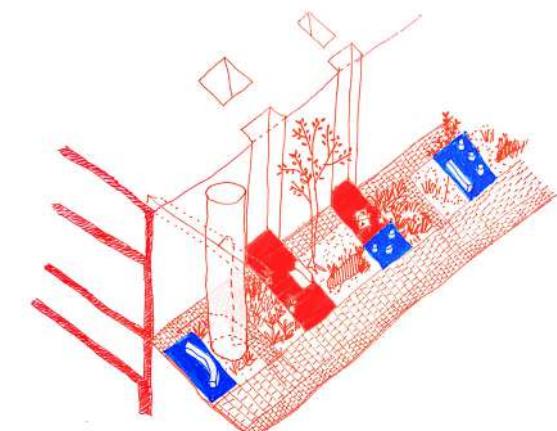
type	academic, studio project
date	2023
location	Rotterdam
mentors	Rients Djikstra Michalis Hadjistyllis

main walkway

The 18-metre walkway is divided through the introduction of a flexible public public space zone in the middle. This zone is populated by patches of public green, patches of unmaintained, wild green, and by patches of public space with sitting elements. The remaining zones of unobstructed walking maintain access to the shop façades.



main walkway



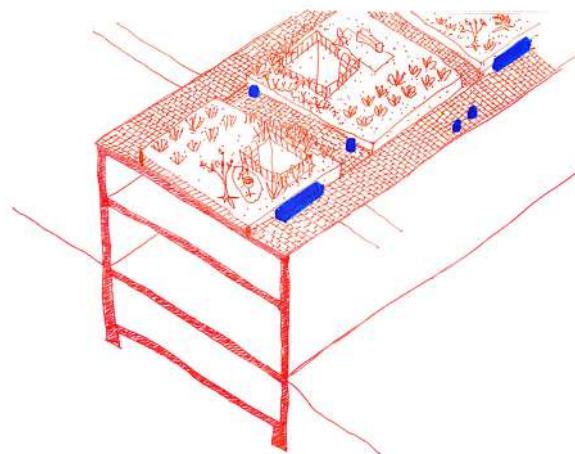
backstreet

backstreet

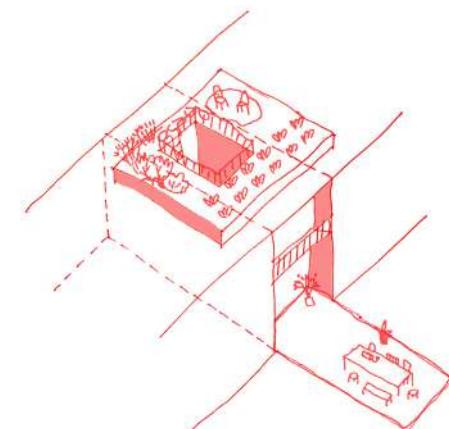
In order to activate the service street at either side of the Lijnbaan, access to the new housing units is granted from them through 2-metre setbacks. Similarly to the main walkway, the public space is redefined through a flexible zone, allowing for the creation of a slow-traffic lane for biking, service and small emergency vehicles. Patches of public space are allocated to the new housing units, making the street lively and personalised. A set of towers give access to the rooftops.

rooftop

A flex zone is also introduced on the now accessible rooftops of the Lijnbaan. Walkways of unobstructed movement are populated by public sitting furniture and surround elevated patches of public green or unmaintained, wild green.



rooftop



semi-public spaces

semi-public spaces

The new housing units are thin volumes, extracted from the shopping functions. They occupy the ground floor and upper floor and are recognised through a setback and a rectangular courtyard per housing unit. The residents can decide how the public space will be occupied - perhaps a ping-pong table, a family tree, or a shaded co-working space. Similarly, a green-roof patch around the courtyard could be occupied by a large area, urban farming or solar panels.



ground floor plan

1. connecting path
2. wild green patch with flowers and bushes for pollinators
3. maintained green patch with small water features and taller trees
4. public space with varied sitting arrangements
5. small connecting path
6. communal space in front of
7. public space with sitting arrangements
8. public path for shoppers and local residents
9. low-speed paved lane for bikes, service and emergency vehicles
10. ground-floor storage units to be used for the
11. service unloading and distribution to the nearby stores, or adapted for more commercial or residential space
12. new residential unit with setback as entrance and rectangular courtyard
13. publicly maintained green space with small ponds for water storage
14. rectangular tower staircase with elevator access for the public towards the public rooftops
15. existing storage units can be adapted into
16. existing residential lobby
17. cylindrical tower staircase provides access to public rooftops

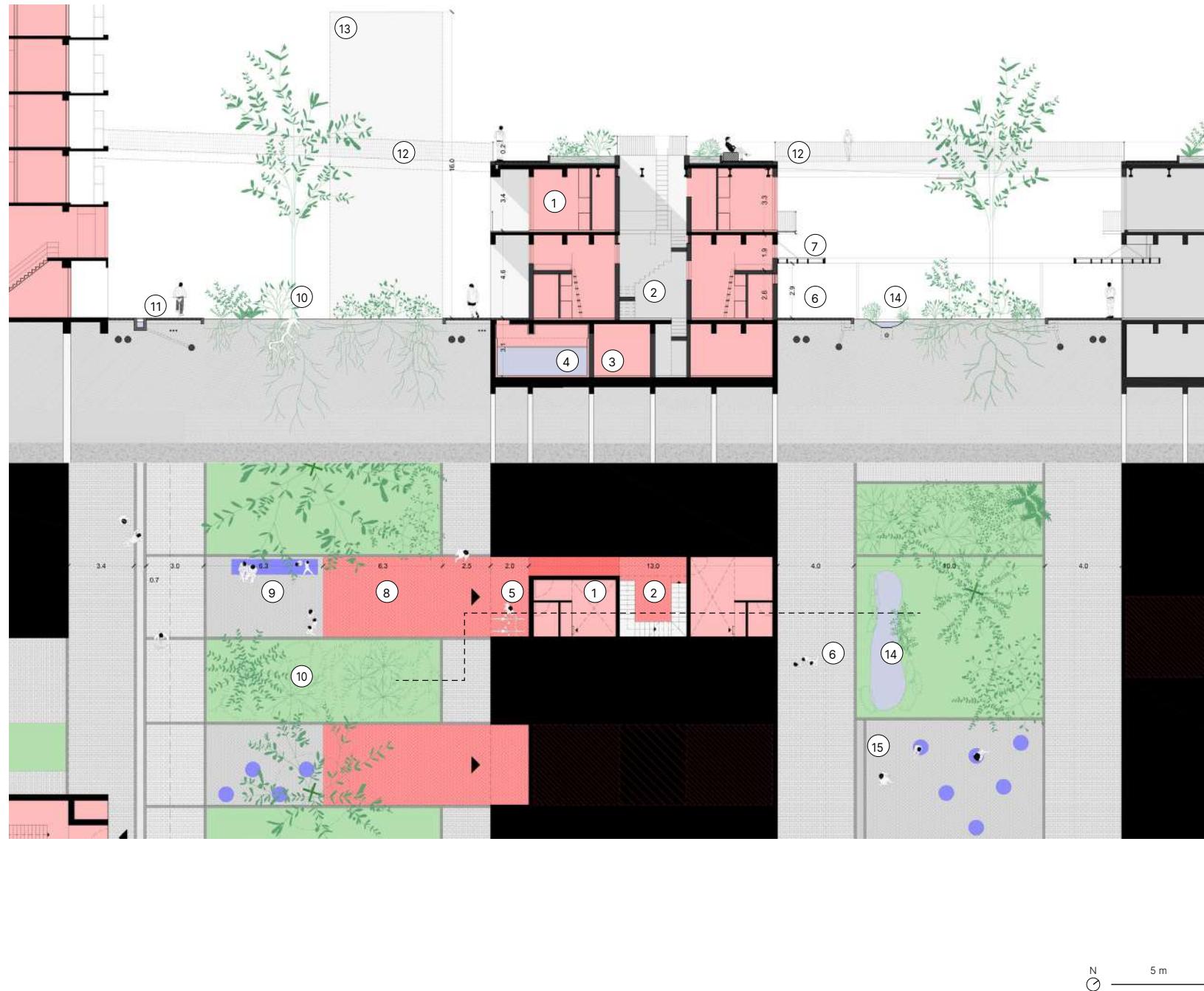


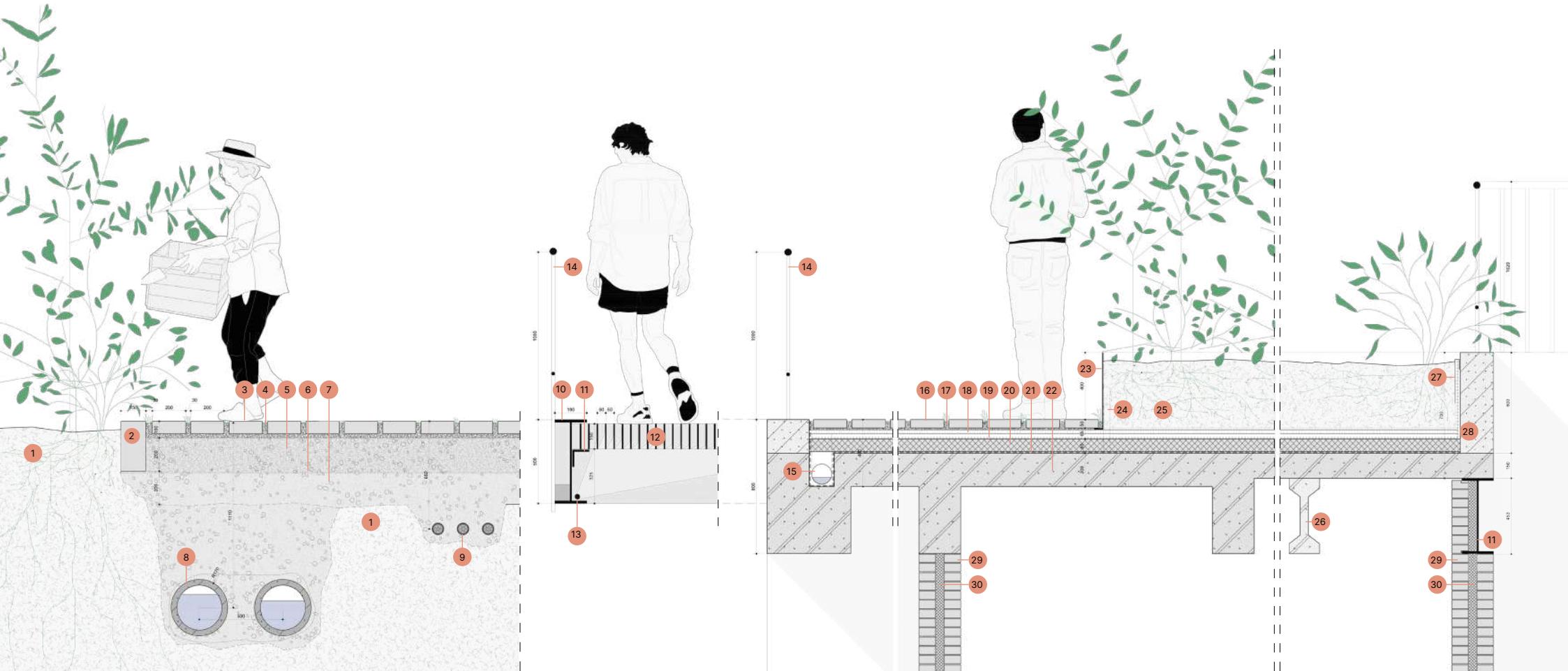
rooftop plan

1. communal courtyard provides light and air to the housing units, as well as access to the rooftop for the residents
2. patch of wild, unmaintained green
3. walkway
4. elevated bridge on top of the existing canopy structure
5. patch of publicly accessible maintained green
6. the two metre setback marks the entrance towards the residential units on the ground floor and creates space for a balcony on the upper level

public space and residential unit section and plan

1. ground floor housing unit with single space, loft bed, kitchenette and bathroom
2. communal atrium with staircase and residential entrances
3. basement MEP and storage space
4. each co-housing unit to have water storage space, collecting rainwater from rooftops and sidewalks, that can be used for household flushing and irrigation
5. residential setback creates an entrance with bike storage and mailboxes
6. generous shopping walkway that is partially shaded
7. existing canopy is restored
8. communal space occupied by local residents, marked with coloured paving bricks
9. public space with sitting elements, paving to contrast the communal space
10. green patch with open soil
11. paved low-traffic lane for biking, service and emergency vehicles, coupled with rain-water collection gutter
12. steel structure elevated bridge that connects the neighbouring residential slabs with the public Lijnbaan rooftops
13. access tower with staircase, high-enough to be visible from Lijnbaan
14. pond for seasonal water storage
15. linear gutter along the paved public patches that lead collected water to ponds or to open soil





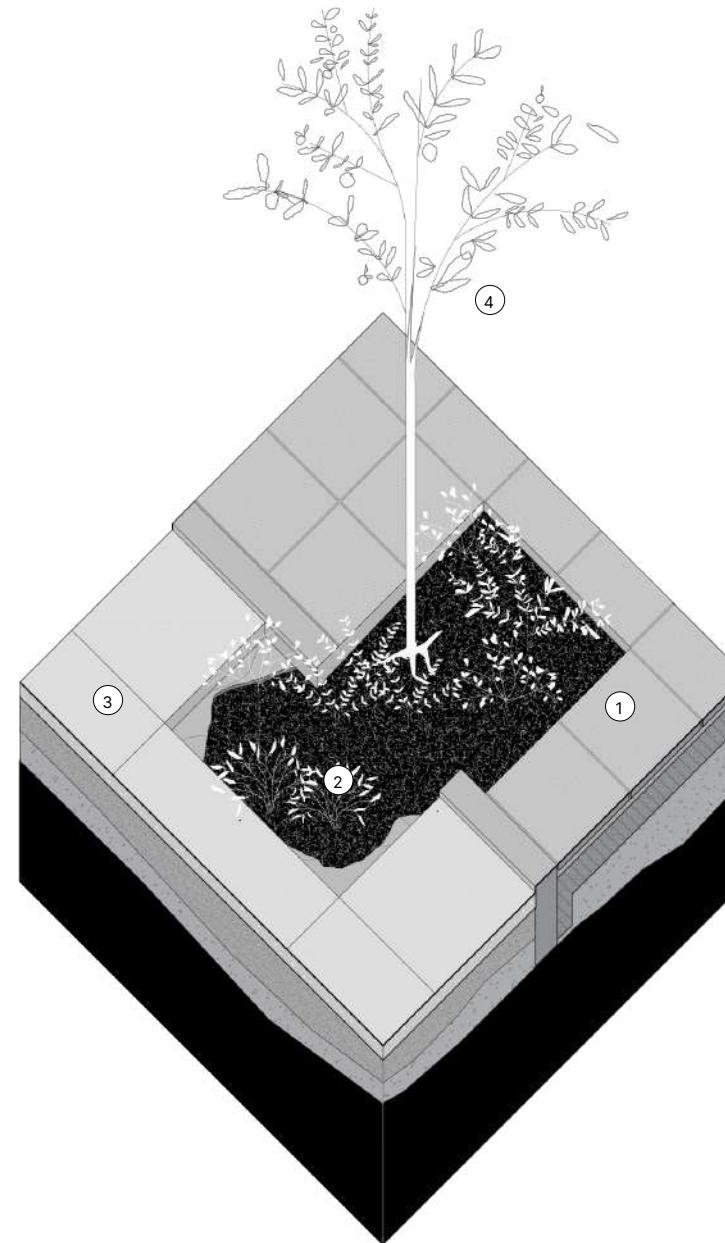
title

athenian-one-minute-block

— reclaiming the street as public space
in Neapoli, Exarchia

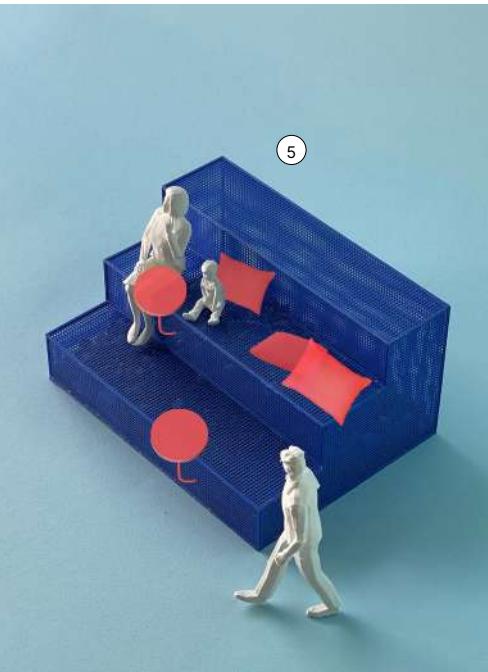
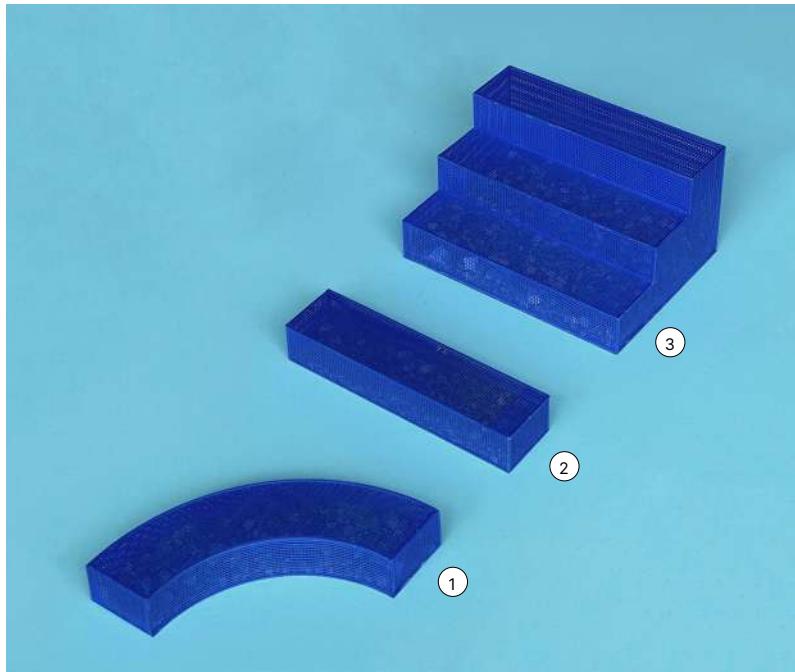
description

Following three existing contemporary paradigms of urban design – the Superblock of Barcelona, One-minute-City of Sweden and the contemporary acts of Athenian Informal Urbanism – my design thesis focuses on the definition of a strategy for the reclamation of the street as quality public space. With my selected site as my neighbourhood of Neapoli, Exarcheia, the three strategies merge into one, creating three superblocks, with limited traffic at the in-between zone, with the road as the main tool for urban hyper-local regeneration. This strategy produces roads of reduced traffic with a meandering path for bikes and emergency vehicles, and most roads of free space. For the re-habitation of the new space a set of tools is designed. Firstly, a tactic for the new materiality is proposed, referencing the work of Julie Bargmann of DIRT Studio. The existing planting patches are extended in both the sides of pavement and road, and a white-topping cement is added in a new grid on top of the existing asphalt. A series of urban furniture is designed to act as place-holders of rubble produced from excavations, renovations etc. A shading system is implemented by placing 3.5m heigh poles at the holes left from the removal of the parking poles, and connecting them with fabric canopies. The implementation of the strategy is presented through a typical part of the central road Mavromichali, and four roads of free space. Trapezountiou street is converted into a play road, in Valtetsiou street the relationship between urban furniture and shop-owners, in Dervenion street, an already existing paved street, its character is intensified and in Komninos street a new vertical garden is formed.



Athenian public space is always changing from frequent excavations, but not for the better. A new system is proposed: existing tree patches are extended towards the pedestrian tiles (1), but also towards the road with the removal of asphalt (2). The new pedestrian roads are covered with white-topping layer (3) of varying heights, in order to unify road and pavement into a continuous, walkable plane. With more open soil, the dwarf trees (4) can grow taller and larger, providing shade and cooler streetscapes.

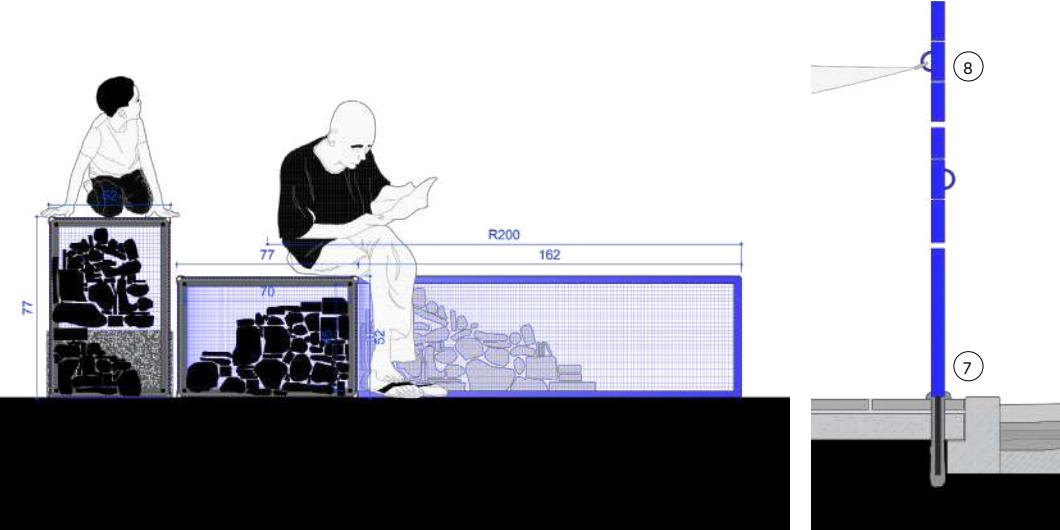
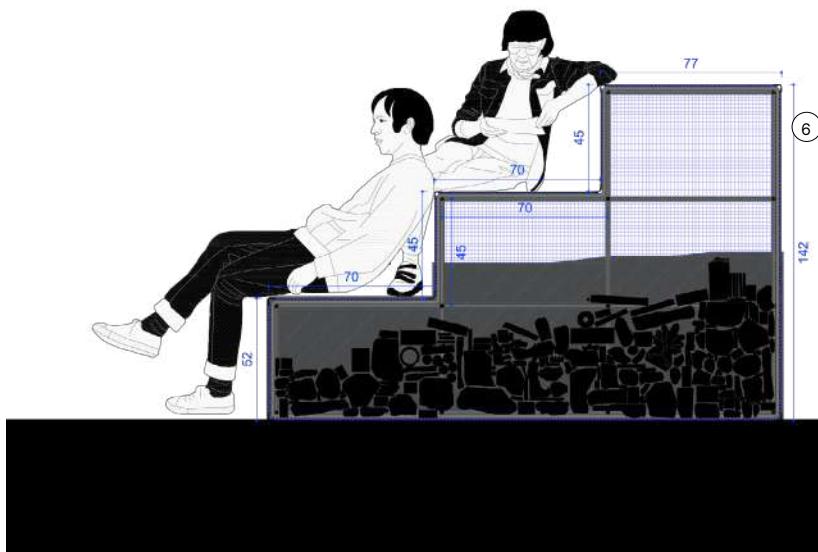
<u>type</u>	academic, graduation thesis
<u>date</u>	2021
<u>location</u>	Exarcheia, Athens
<u>mentor</u>	Alkistis Rodi

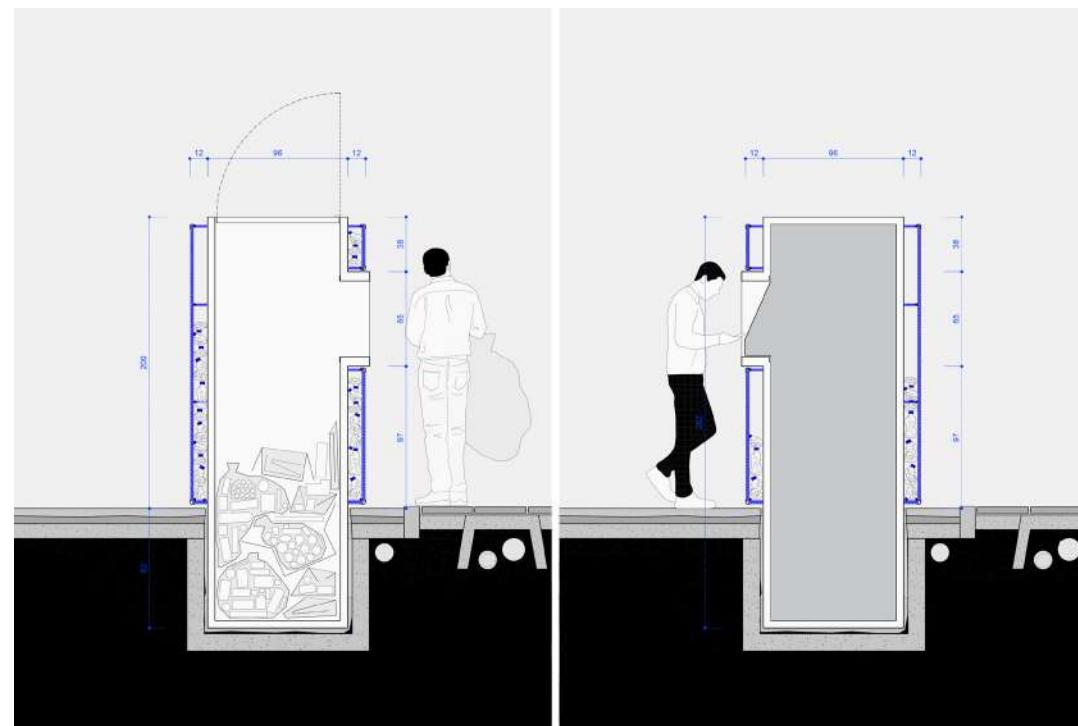
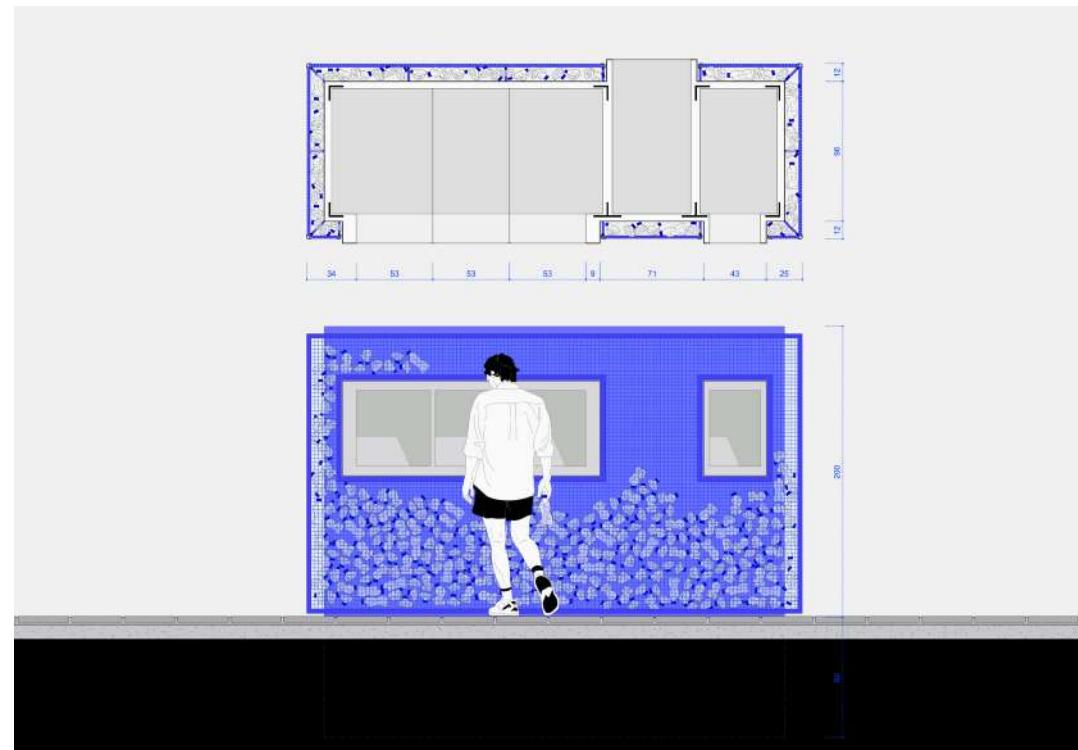


Inspired by construction bins that frequently occupy public space, the proposed adaptable urban furniture can store construction debris and recycle waste. With three basic shapes, (1) curved, (2) linear and (3) tiered, they can be combined and adapted for multiple uses, like a restaurant table (4) or a tiered bar sitting with small tables (5).

As the furniture consist of a steel structure, at the beginning they are light enough to move around easily. As they get filled, their position slowly becomes more fixed, ultimately getting cast with concrete (6) to become durable and permanent.

A new shading system is implemented by utilising the numerous holes at the pavement left from the removal of parking bollards. Steel poles can be inserted and fixed (7), while rotatable hooks (8) offer opportunities for shading or other elements.

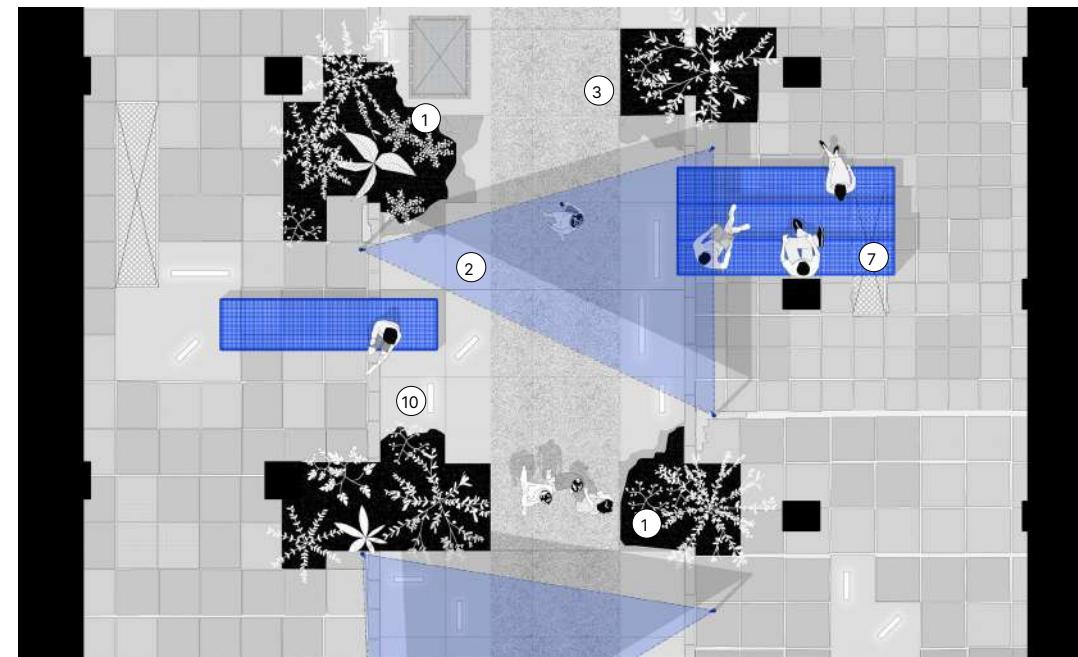
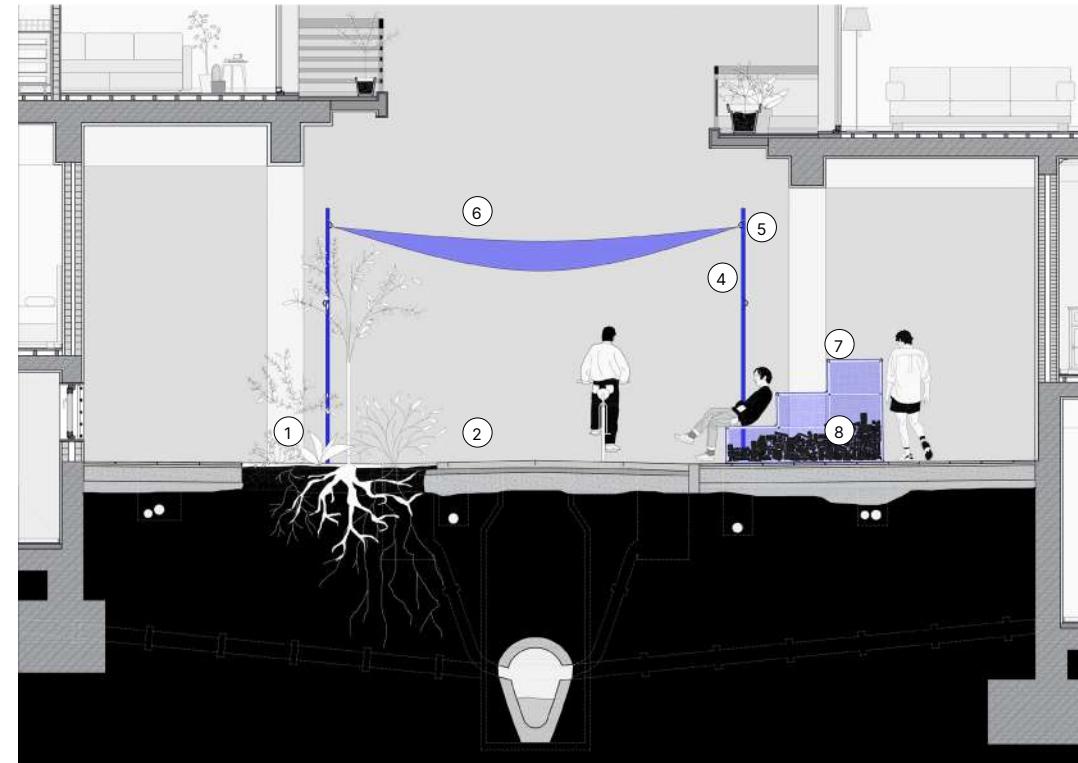


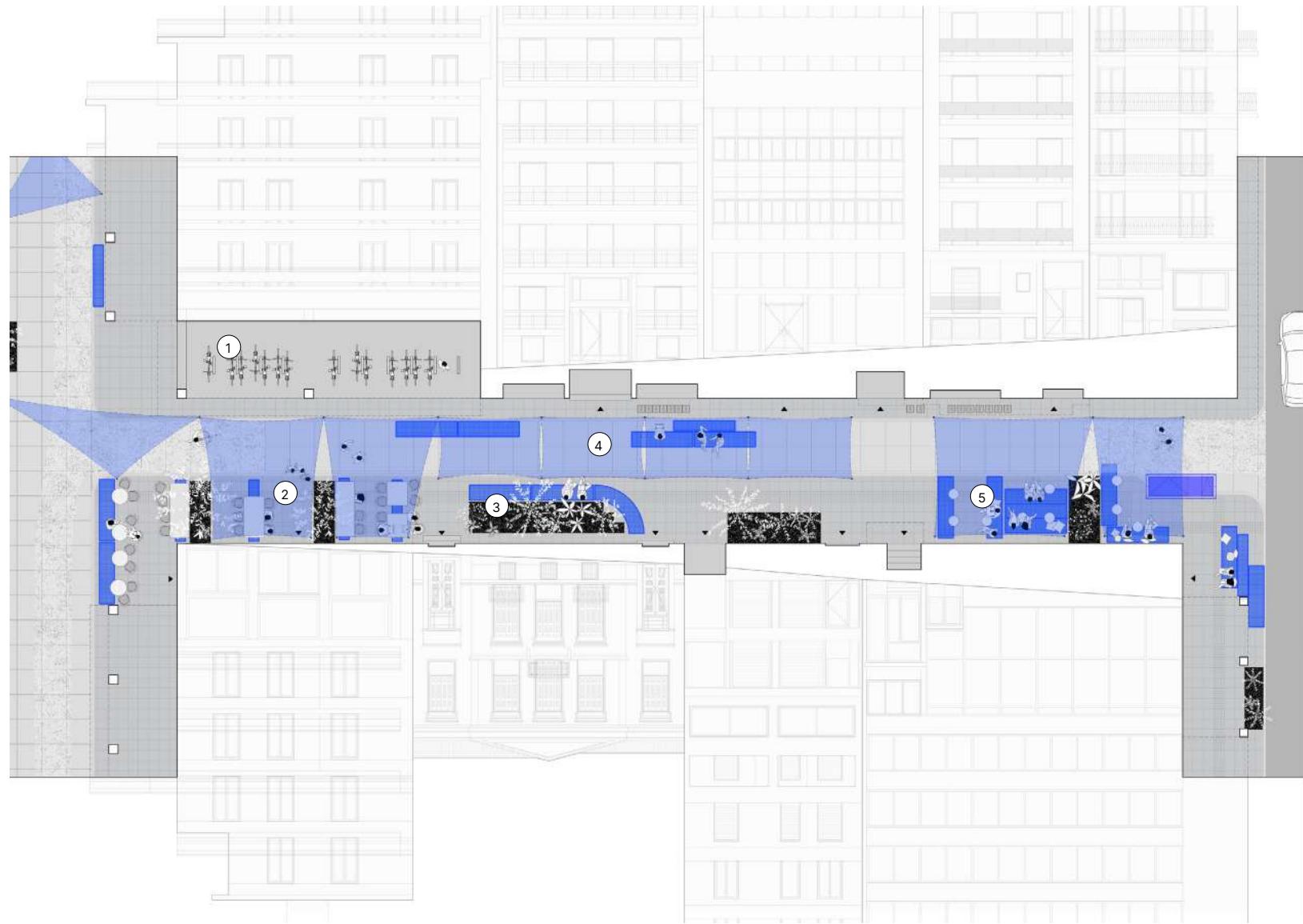


The final element of the proposal is the often overlooked waste bin. Highlighting again the presence of waste in the public space, a semi-underground structure is proposed, clad with a steel mesh that turns recyclables into public art. At the same time, this multifunctional bin also includes an atm and info point, while leaving space for contextual infrastructural requirements.

The core street, Mavromichali, is re-imagined as a pedestrian-friendly street through the new urban elements.

1. the already heterogeneous palimpsest of the athenian paving is intensified, existing patches of soil are widened and paving tiles are removed
2. bridging the two uneven sides of the sidewalk through site-specific application of white-topping cement, 100-150mm portland cement to match height of curb, control joint 1.2 x 1.2m grid, expansion joint 3.6m grid
3. slow traffic bike or pedestrian path denoted with aggregate in the concrete
4. steel poles fixed on existing holes in the ground left from the removal of parking poles through chemical anchoring hollow section t:5mm \varnothing :50mm H:3500mm
5. multi-purpose rotatable hooks
6. light-weight fabric canopies are attached to rotatable parts of poles through hooks, the pattern and colour schemes vary per neighbourhood and are decided by the local residents
7. gabion-style public furniture: internal rebar structure 15mm thickness, 700x450x500mm grid with spray-on epoxy corrosion resistant coat, covered with steel mesh 4mm thickness, 150mm centre to centre, spray-on industrial epoxy coating in RAL5010 Gentian Blue with UV Polyurethane topcoat satin finish 50% gloss
8. filled with non-hazardous rubble from the renovation of apartments or public works (like concrete, stones, bricks, tiles, ceramics, untreated wood, glass, copper, bronze, brass aluminium, steel)
9. initially, the public furniture is lightweight enough to move around, testing their positions on-site, but over time they are cast with layers of concrete, with the rubble inside acting as aggregate, finalising their positions in public space
10. in-ground linear luminaires IP 67 with safety glass and stainless steel housing

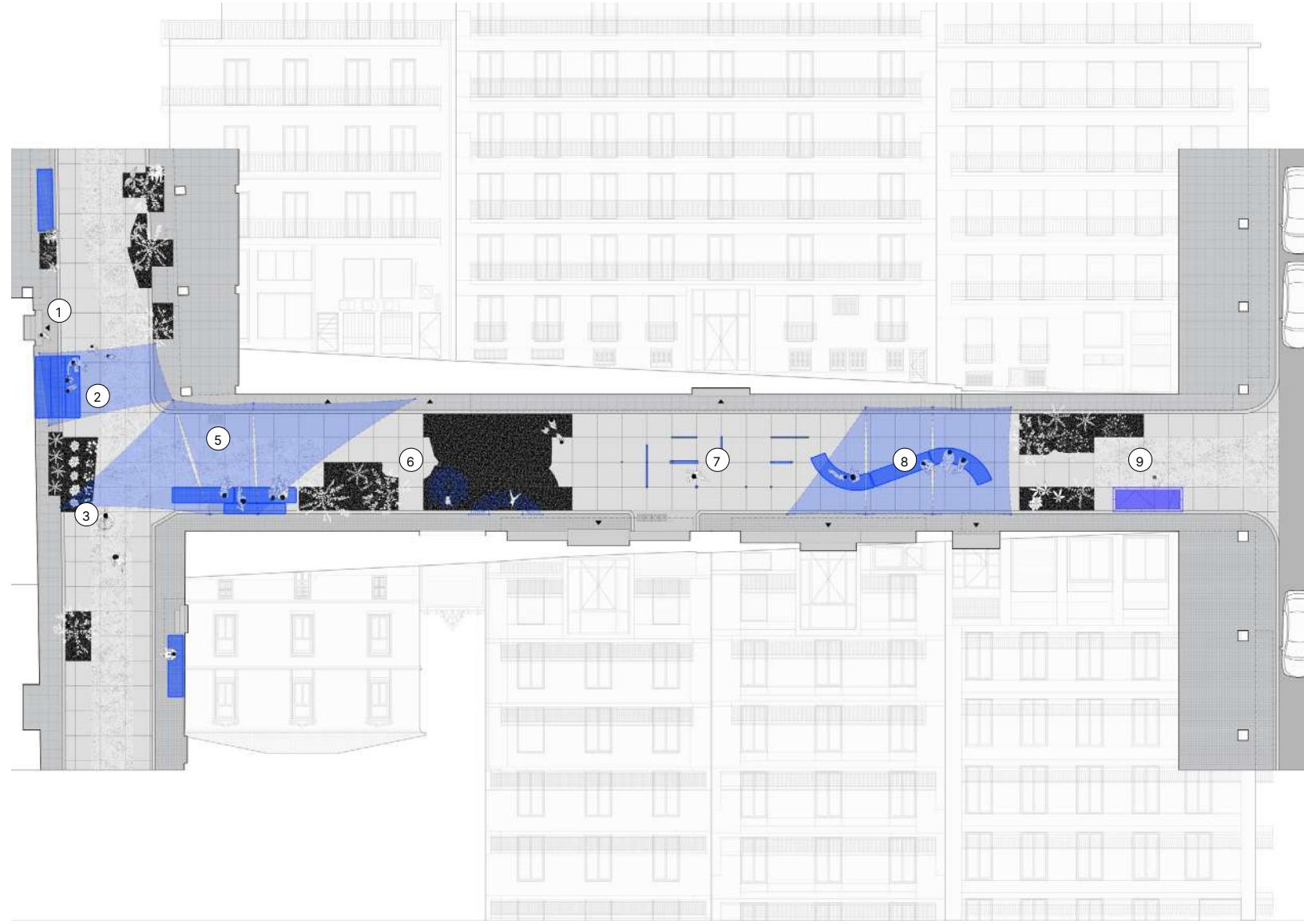




valtetsiou as vibrant street

This is a small street with many cafés, bars and restaurants, that is very popular with young people for its vibrant nightlife. The interplay of the new tactics and shop-owners was researched here. Aiming for a sense of homogeneity that would contrast the chaotic athenian public space, the new urban furniture could be rented and adapted for retail use. For example, a bar has fixed circular surfaces as tabletops on the podium furniture, along with pillows to make it more comfortable for sitting for longer periods of time. A restaurant has flipped the rectangular furniture on its side to make tables, by fixing a surface on the top. Also, to accommodate the heavy pedestrian use a shaded pathway is created, along with a rose garden outside of a beautiful neoclassical building.

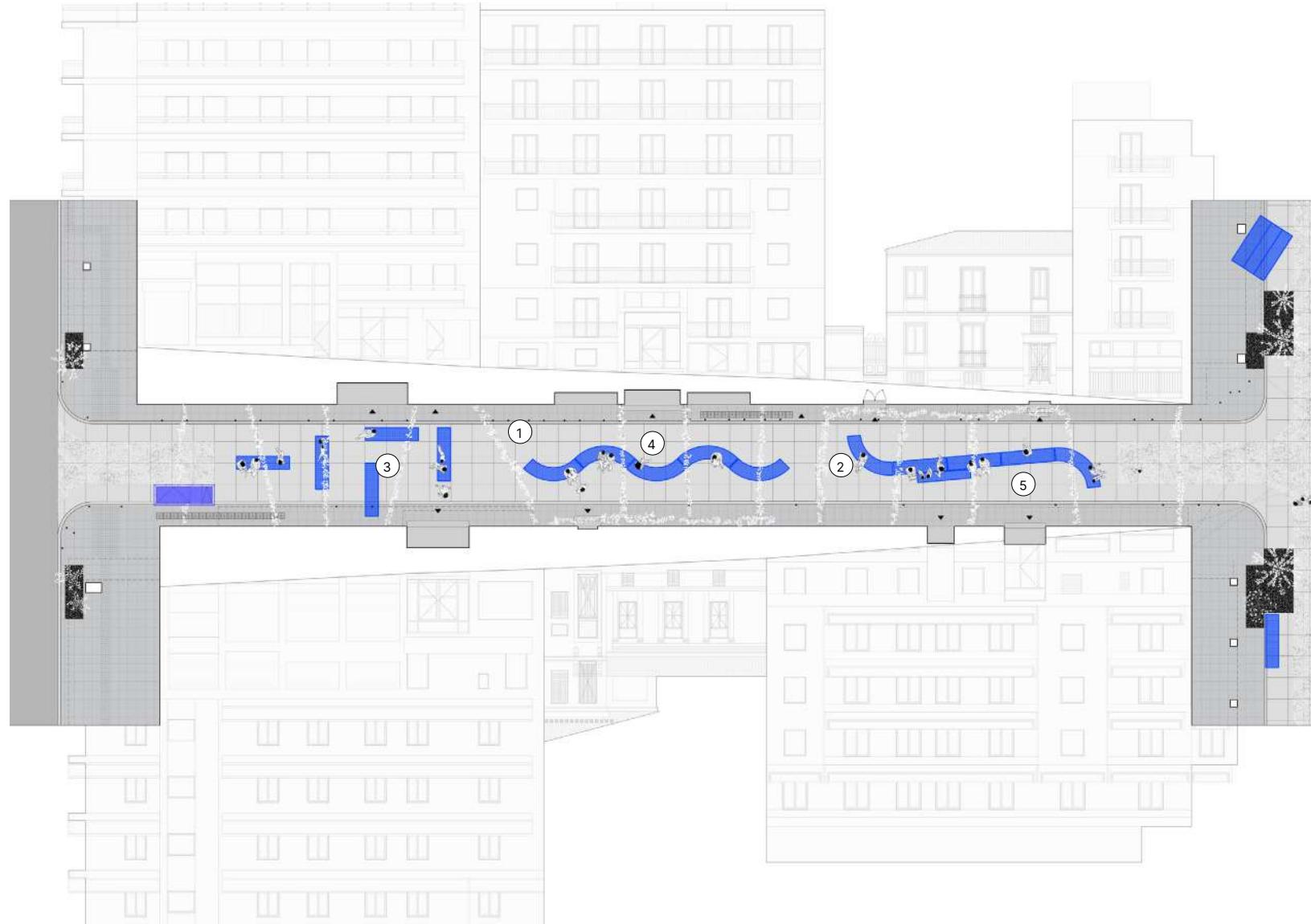
1. bike parking space into
2. urban furniture adapted for bar-restaurant use
3. extension of planting patch into rose garden with curved and linear sitting elements
4. shaded pathway with red-coloured fabrics
5. urban furniture adapted for bar use



trapezountiou as play street

A small street that connects Mavromichali and Charilaou Trikoupi Street, with a kindergarten housed in a neoclassical building that has a very small courtyard. The high number of children in the neighbourhood and the lack of open play space urges here the residents to decide to transform this street into a play street. Outside of the kindergarten a small vegetable garden is planted, with the podium furniture for gathering and learning. The entrance is marked with colourful canopies, providing a shaded spot for activities. Next to a pebble play pit with planting, a play "garden" is formed, by repurposing the removed parking bollards. The central path along Mavromichali is shaped on the ground by laying the reclaimed debris/aggregate.

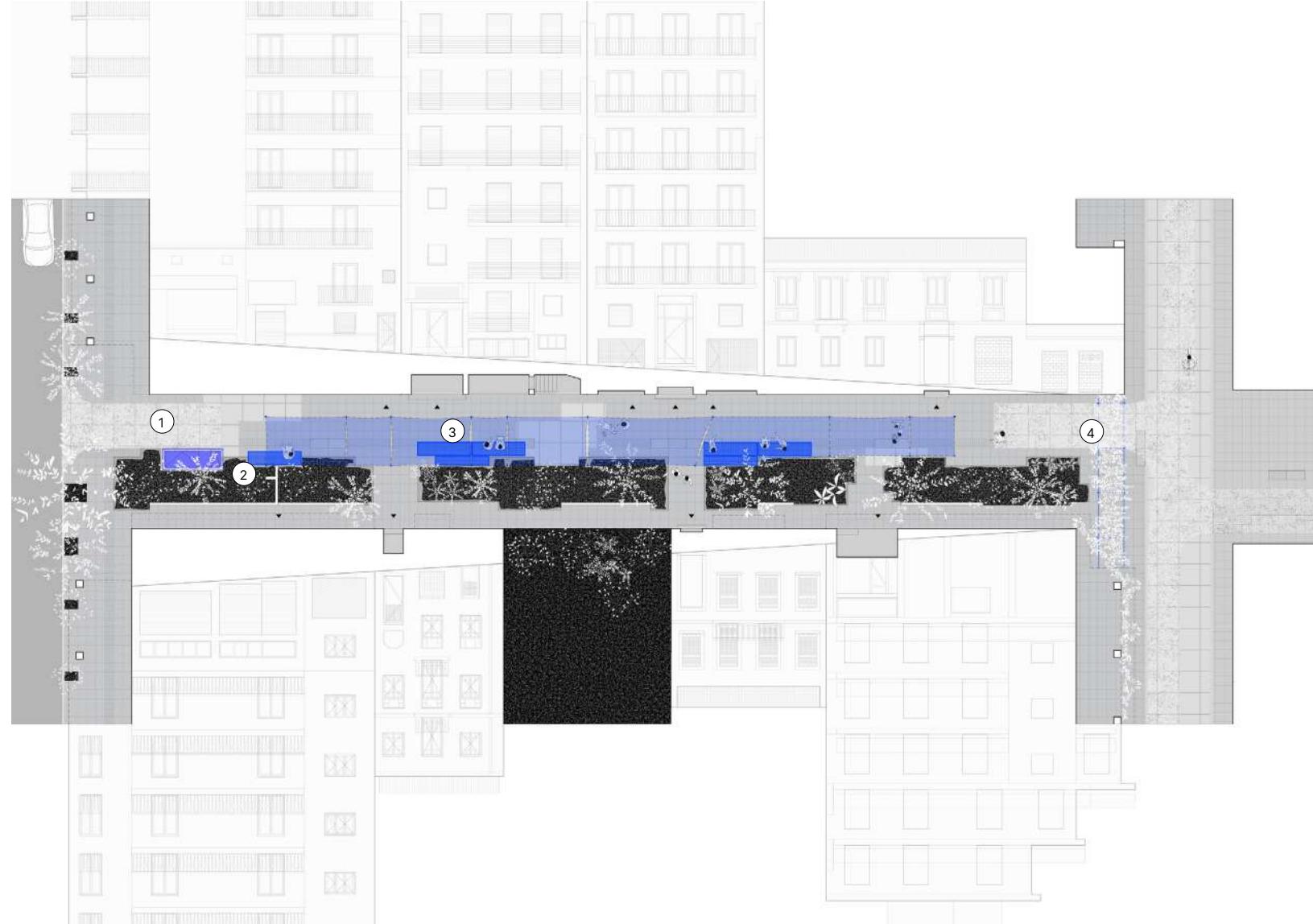
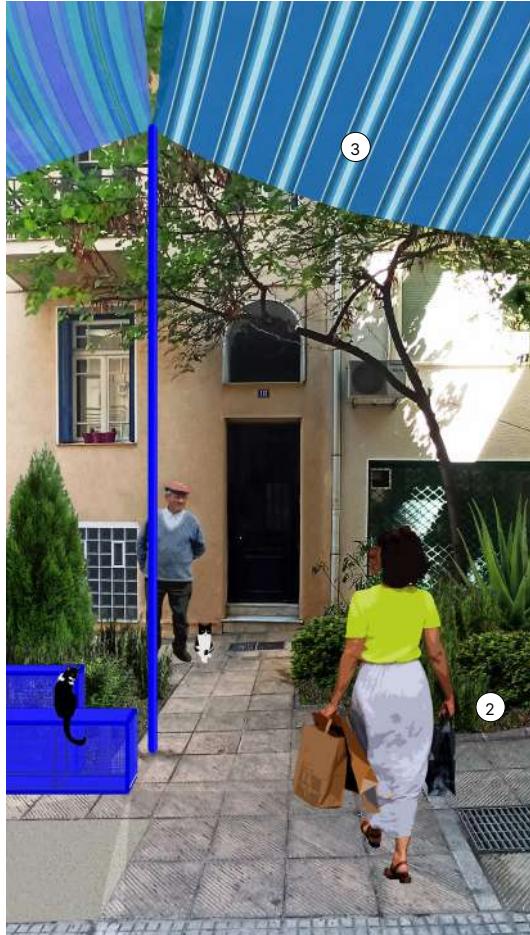
1. kindergarden entrance
2. tiered furniture for children
3. vegetable patch for children's gardening lessons
4. slow traffic path with playfull marble pieces inlaid in front of the children's space
5. fabric canopy with yellow fabrics
6. removed asphalt and gravel forms a small garden and playing area with climbing nets attached to new poles
7. reused parking bollards into play area
8. shaded seating and playing
9. new planting patches creating an entrance to the street, providing safety to running children



komninon as garden street

A rather typical street with an intriguing element: an electrical cable between two neoclassical buildings is covered with hanging plants making a curtain-like structure. Instead of one cable, the thesis proposes an increase to thirteen, with the foliage expanding to the whole of the street. In this way, a suspended vertical garden is created. The public space underneath is kept minimal, with no planting patches, but with only the urban furniture in different configurations: a rectilinear, using only the rectangular furniture, a curved formation and an elongated seating formation. While this may be an open-plan urban space, it provides the feeling of distinct "subsections". The vertical planting also acts as curtains, filtering the sunlight to create a better street micro-climate.

1. new cables for hanging plants, creating segments of public space
2. existing hanging plants
3. linear sitting arrangement
4. curved sitting arrangement
5. curvi-linear sitting arrangement



dervenion as parklet street

The examined section of Dervenion street is pedestrianized and paved, with tall platanus trees, that has very little exposed soil and almost no public seating. The existing pavement tiles are preserved in the examined scheme, with the new materiality being introduced gradually, when excavation for public works is conducted. The planting patches are extended and the new urban furniture are placed along the path. The shading system is placed at the spots of the existing parking bollards, creating a continuous shaded path. Overall, the green character of the street is intensified into a segmented park that is gradually expanding - perhaps in the future the green will swallow the whole street.

1. recess of 2.40m width and 8.80m length into pedestrian street for emergency vehicles
2. extension of existing planters into public space
3. shaded fabric canopy with blue fabrics with sitting elements
4. new poles adapted into pergolas as planted gate into the street

title

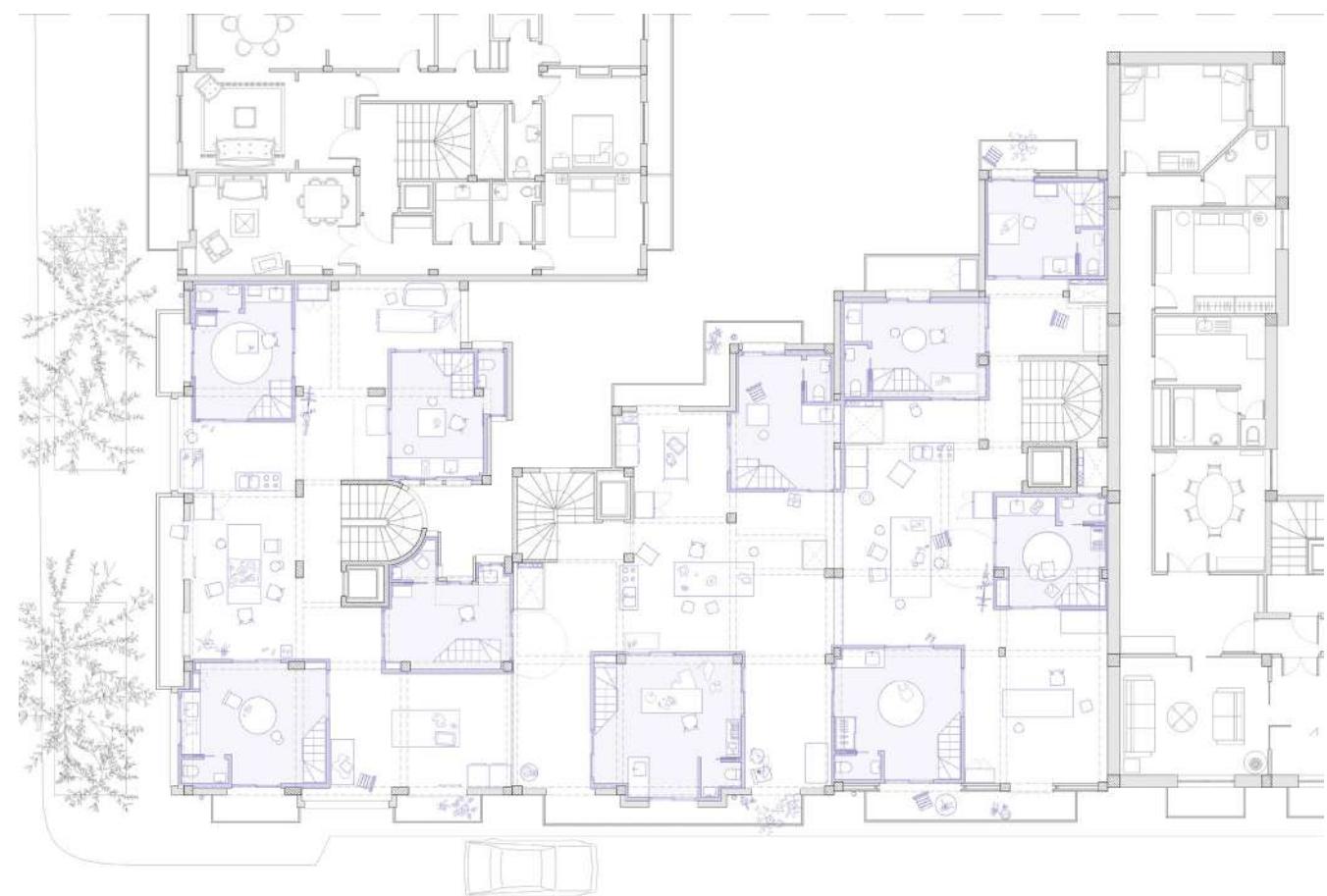
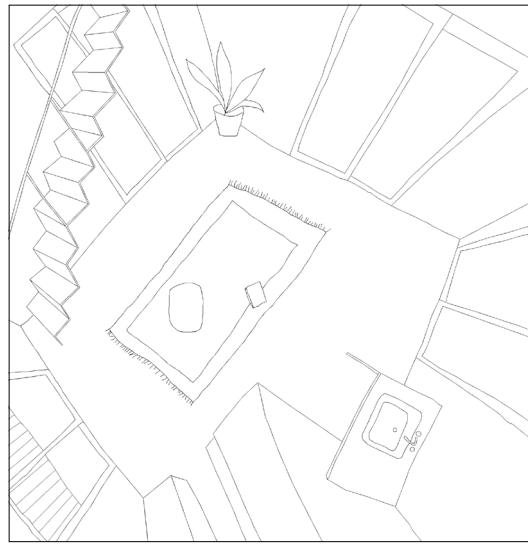
3911 urban block
— an exploration of communal living

description

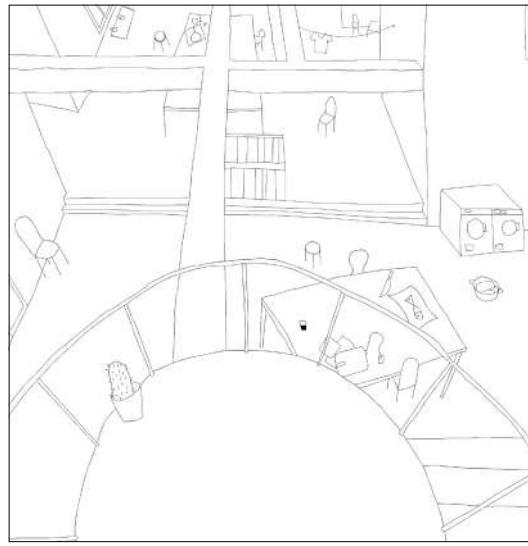
The aim of this studio was to redesign an urban block in Kolonaki, shifting focus away from the typical pedestrianization or public space design that dominates urban planning in Greece. Instead, the goal was to highlight the often-overlooked private, interior life of the city. My initial approach was to explore ways of unifying the entire urban block to create a new housing system. However, the irregularities in elevation and floor heights between buildings made it impossible to design a “typical” floor plan. Consequently, I focused on areas where slab heights were more consistent — specifically, three neoclassical buildings at the corner of Alopekis and Loukianou Streets. In this context, I experimented with communal housing and sought to create smaller living units with a significant emphasis on shared spaces — something largely absent in the current polykatoikia model, where only circulation areas are shared. For the first and second floors of the polykatoikias, I removed sections of the floors, leaving only the connecting beams and parts of the slab, which created a two-story void. In this space, I introduced 10 apartments, each with a steel staircase, kitchenette, washroom, and shower or bathtub. The remaining area was designed as a communal space, equipped with washing machines, large tables, stoves, and fridges. By applying this strategy to the Greek urban landscape of polykatoikias, it could result in a more porous, hollowed-out fabric that increases both density and the number of living units, while also providing the potential for new housing typologies to emerge.



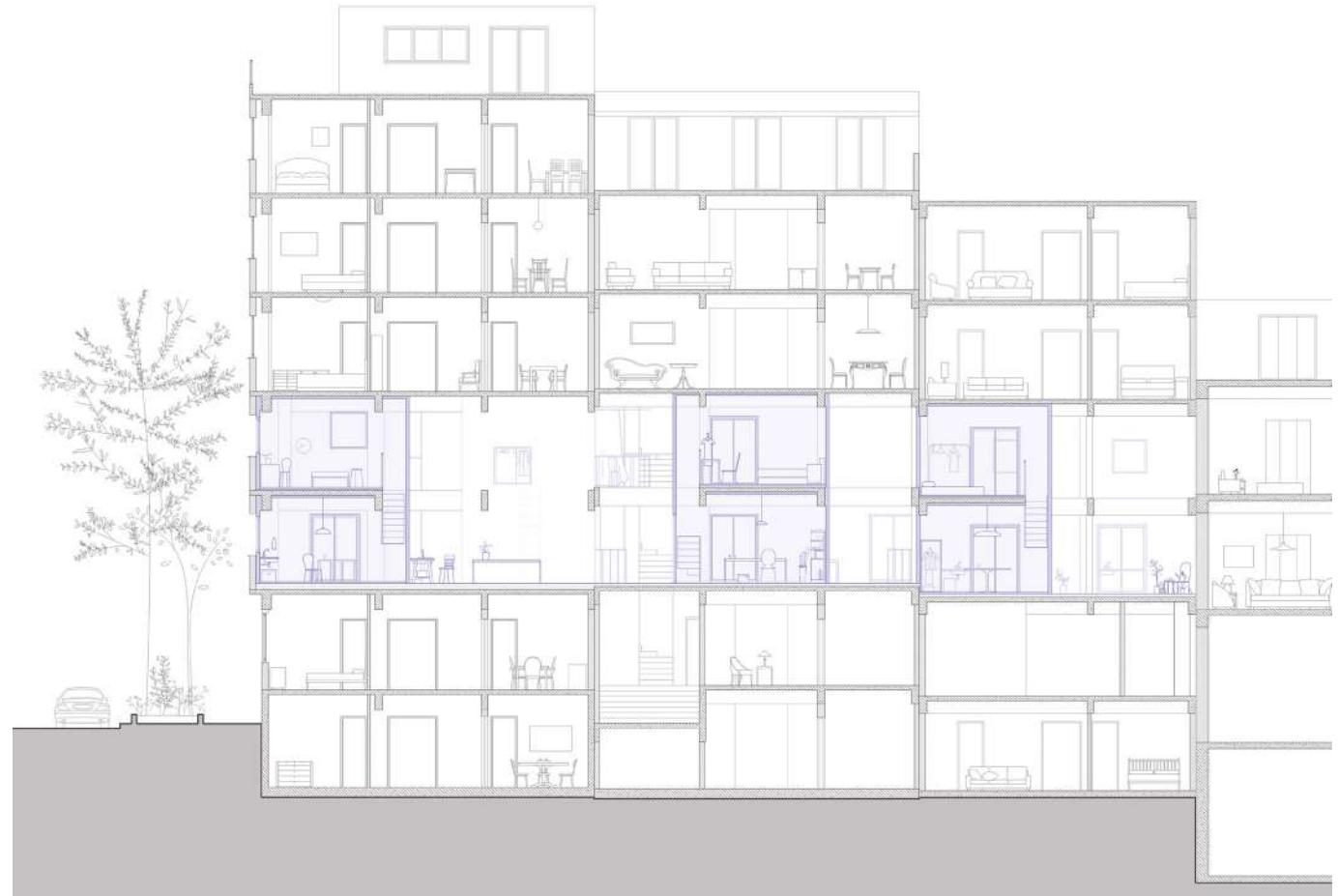
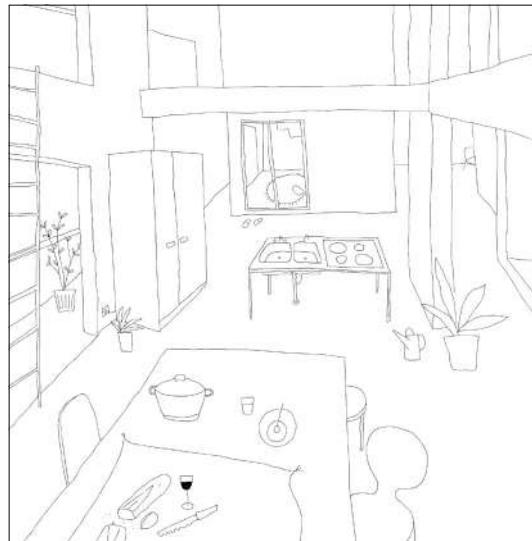
<u>type</u>	academic, studio project
<u>date</u>	2018
<u>location</u>	Kolonaki, Athens
<u>mentor</u>	Alkistis Rodi



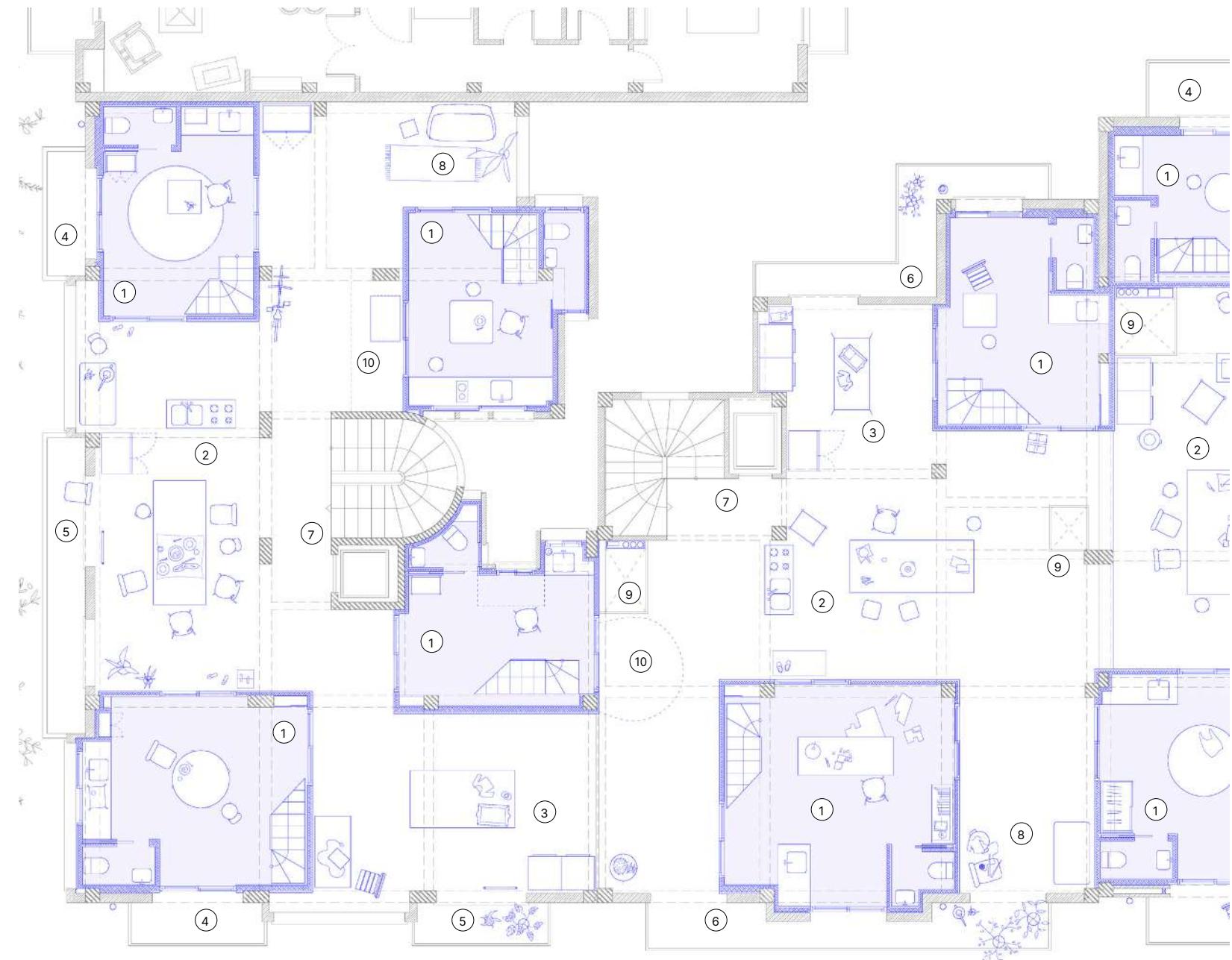
Joining together the three neighboring buildings creates a new "ground floor", with ten small residential units, ideal for students and young creatives. This design reverses the typical ratio of private-to-common areas, allowing the majority of space for sharing resources and uses.



The upper floor of the residential units consist of the small bedrooms, with a desk space, shower or tub and small sink, overlooking the shared space at the ground floor.



The new housing typology and shared spaces create a small vibrant community, vastly different from the typical mass of the Athenian polykatoikias.



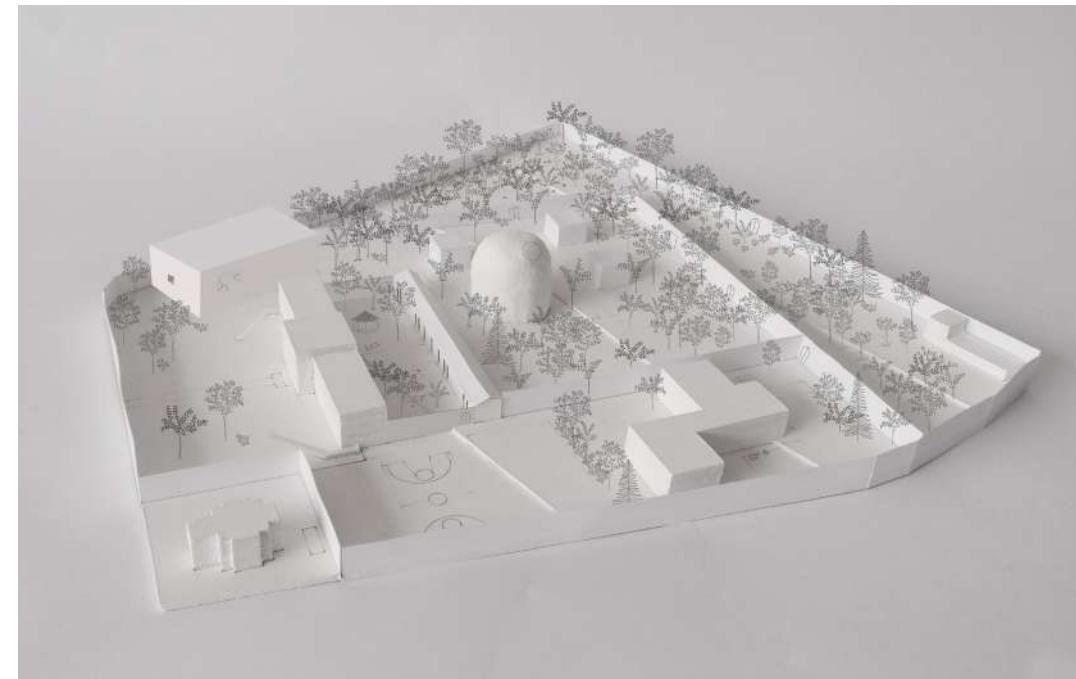
1. ground floor of tiny residential unit with small wc, desk, storage, sink and steel staircase leading to upper bedroom floor
2. communal kitchen space with stove, large sink, fridge and dining table
3. communal laundry space with washing machine, dryer and laundry folding table and baskets
4. private balcony space
5. communal balcony space with ladder for access to upper-level balcony
6. semi-private balcony space, with private balcony space at the upper-level, accessible from the residential unit
7. existing staircase and elevator
8. semi-communal lounge space
9. existing lightwell housing new infrastructure routing
10. projection of balcony addition at the upper-level for the residential unit with no access to existing balcony space

title

school like a park

description

The task of this studio was the re-design of a small neighborhood elementary school, and the inclusion of a kindergarten and a closed gymnasium. Also, we were given the opportunity to include the nearby Skagiopoulio complex in our design, which currently includes a park, a small café, a church, an orphanage and two listed buildings – the main is used as exhibition space and the one behind it is unused and in bad condition. In the contemporary Greek city, childhood and naivety are endangered. In an effort to provide as much protected open space for playing, I chose to concentrate the entire program in the park, also acting a regenerative strategy for the park. Averting the public gaze from the street and the neighboring polykatoikies, tall white walls circle the park, excluding the church, while a second reinforcement of walls defines the public park from the school zone. Parts of walls are scattered inside the park as faux-ruins of a once bigger, safer structure, providing more complex and personal spaces. In the middle of the school zone is a square and a big dome-shaped building, accommodating the school program and also a public library on the top floor. The six classrooms are small, independent buildings, also scattered between the trees and the walls, with protected outdoor concrete platforms. The old, unused, neoclassical building is re-claimed as a kindergarten, with a private playing area and sleeping hut. After the school hours and the classroom buildings are closed, the whole park can be opened to the public.



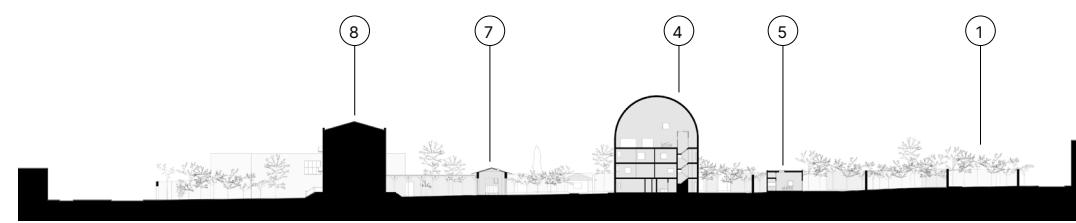
<u>type</u>	academic, studio project
<u>date</u>	2017
<u>location</u>	Patras
<u>mentor</u>	Kostas Grivas



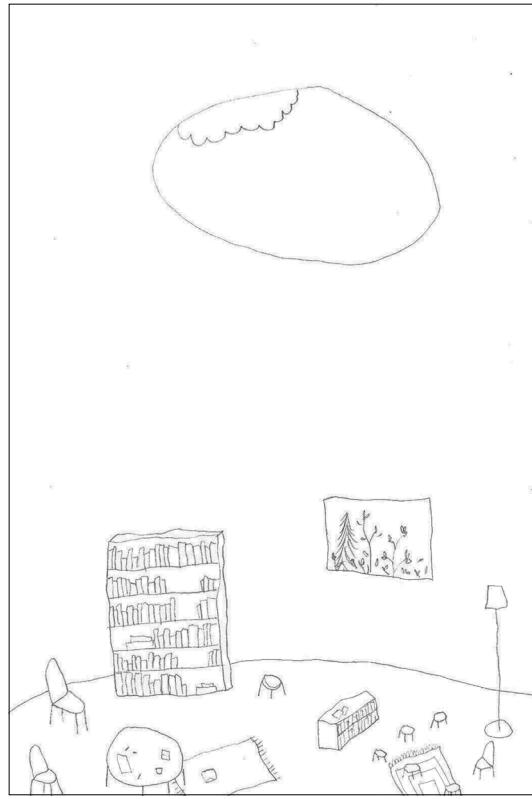
tall walls protect the school-park from the city's gaze, forming an enclosed garden, a small paradise for young children to play, run and hide.



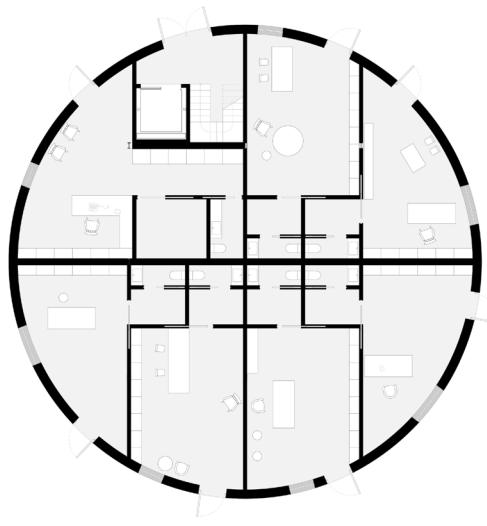
1. public park
2. school yard, opens to public after school hours
3. central square
4. library and school workshop spaces
5. classrooms
6. canteen
7. kindergarten with closed courtyard
8. municipality-owned listed building, mainly used for exhibitions
9. gymnasium
10. re-used building as cafe with outdoor sitting space
11. orphanage
12. court
13. church



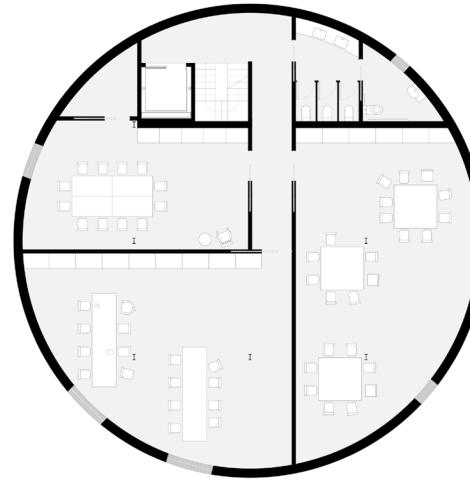
N 10 m



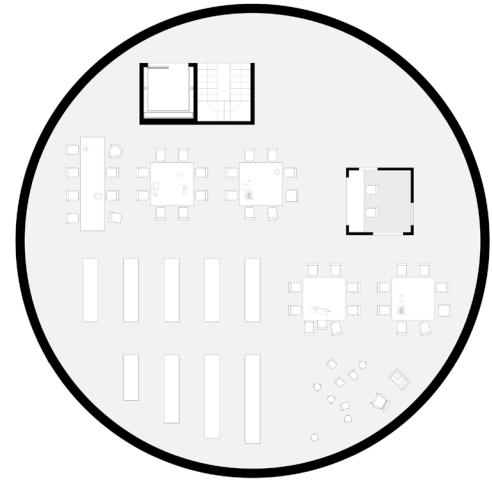
open-plan learning and playing at the library dome, with glimpses of sky and trees



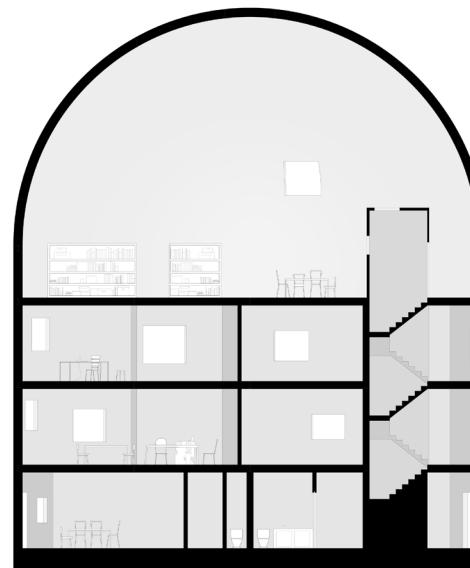
ground floor



first & second floor



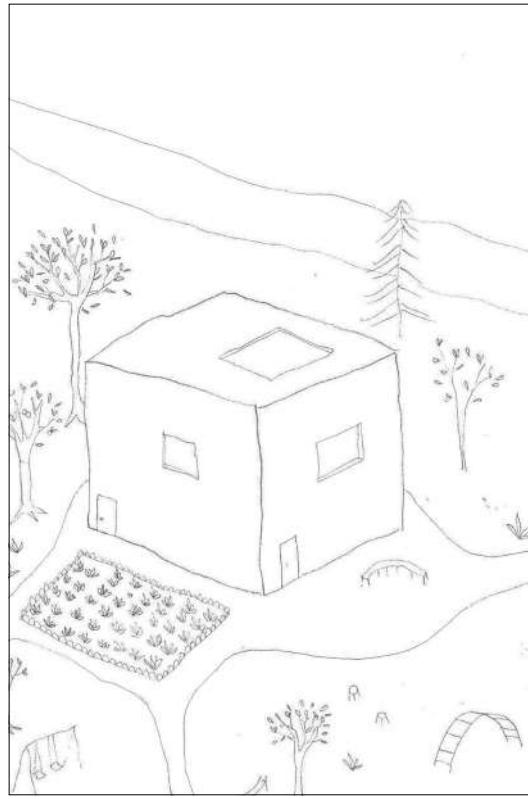
third floor



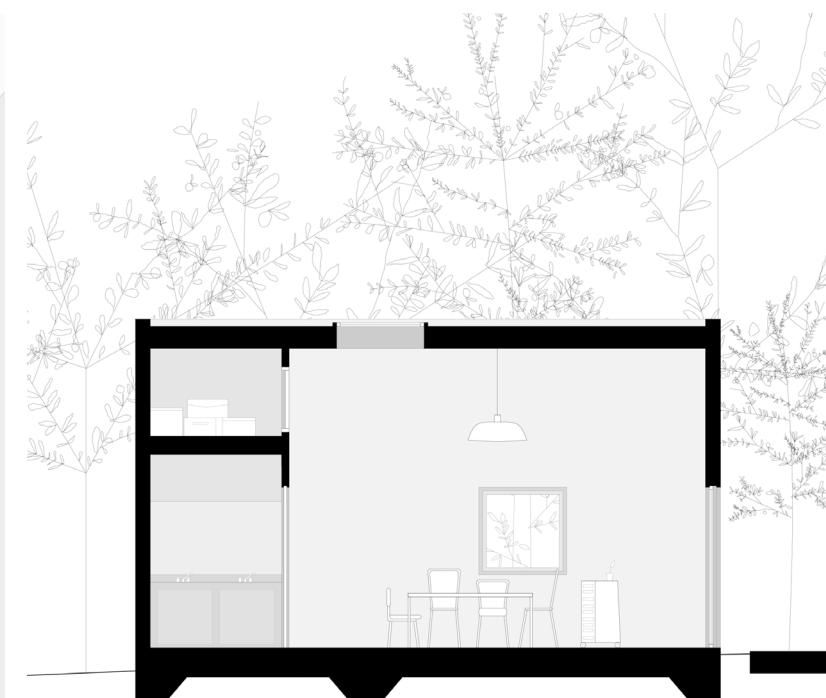
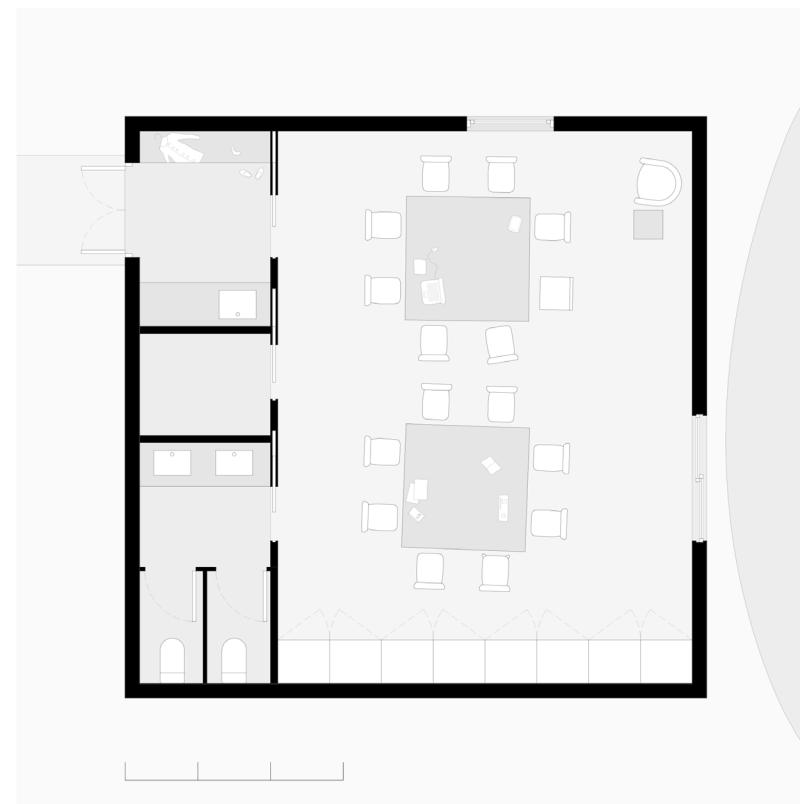
section

the library

A tall, dome-shaped building situated in the middle of the park complex can be seen from everywhere. The school program is distributed inside the building, with the teachers' offices at the ground floor, the parents' conference room and two workshops at the first floor, and two more workshops on the second floor, along with wc and storage space. The top floor houses a public library, with a reception, book storage area and reading areas. The small openings frame views towards the park and the large circular skylight provides natural light to the space.

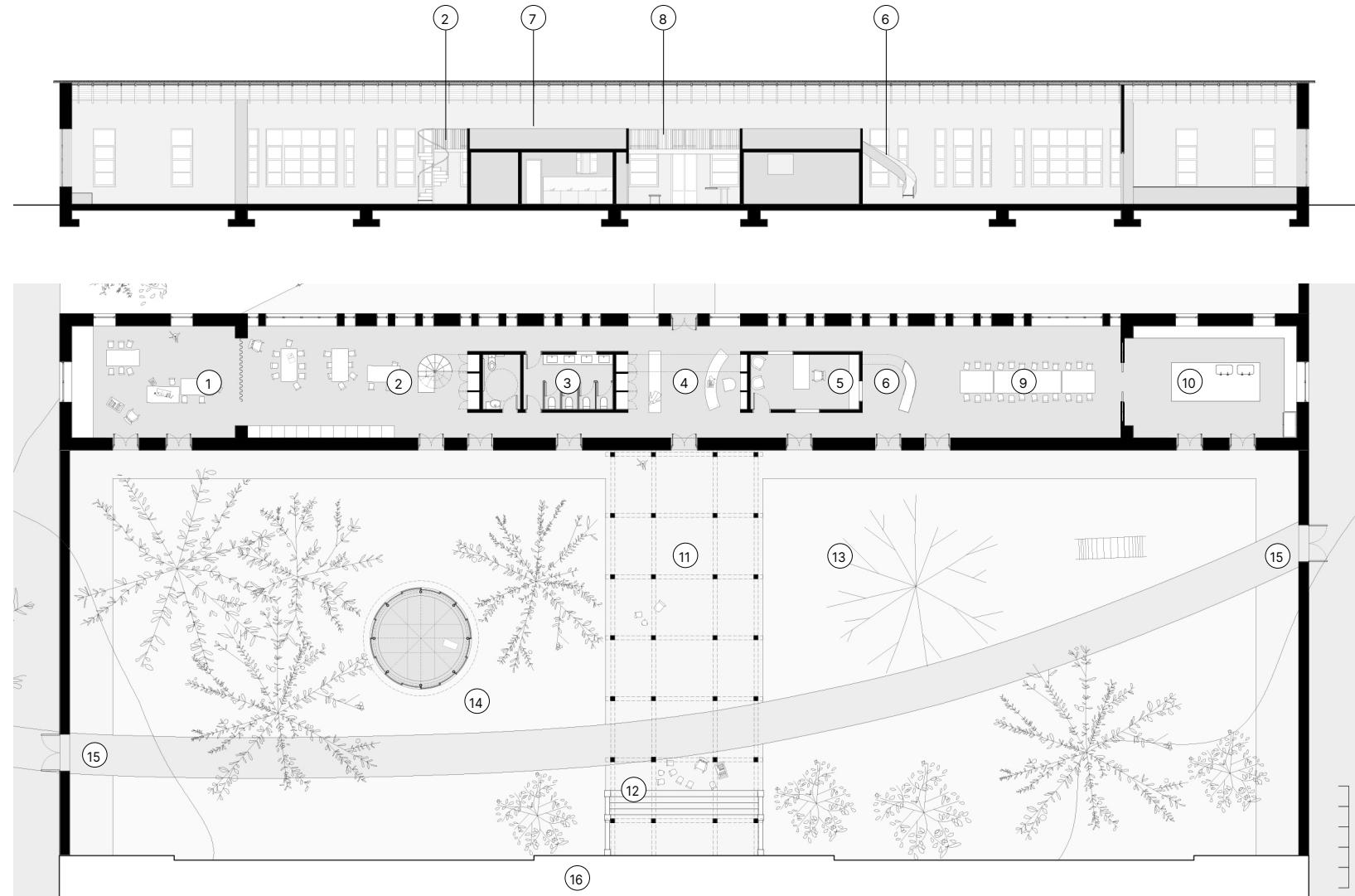


small classroom cube with vegetable garden, sitting area and outdoor learning space within the park



the classroom

The classroom is conceived as a simple box volume, with a entrance for coats and shoes, a storage, wc and attic. The small rectangular openings frame views of the trees, polykatoikies and the sky. Each classroom has a small vegetable patch for gardening lessons and a courtyard for outdoor classes, during days with nice weather.



the kindergarten

The kindergarten is housed at the smaller linear listed building behind the main Skagiopouliion building. Like the outer walls, the two opposite structure are connected with a tall wall with small openings, creating a planted courtyard. After the removal of the internal non-load bearing walls, two new volumes are introduced inside the building, for the wc, storage and the principal's office. In the middle of them is the lobby and on the left side are two classrooms, separated with a curtain, allowing for joined lessons. Taking the small staircase leads to the upper loft space, with a bridge connecting the two volumes and a slide leading to the dining area. Inside the courtyard a small hut is used for napping outside, at the spring time, or for outdoor activities.

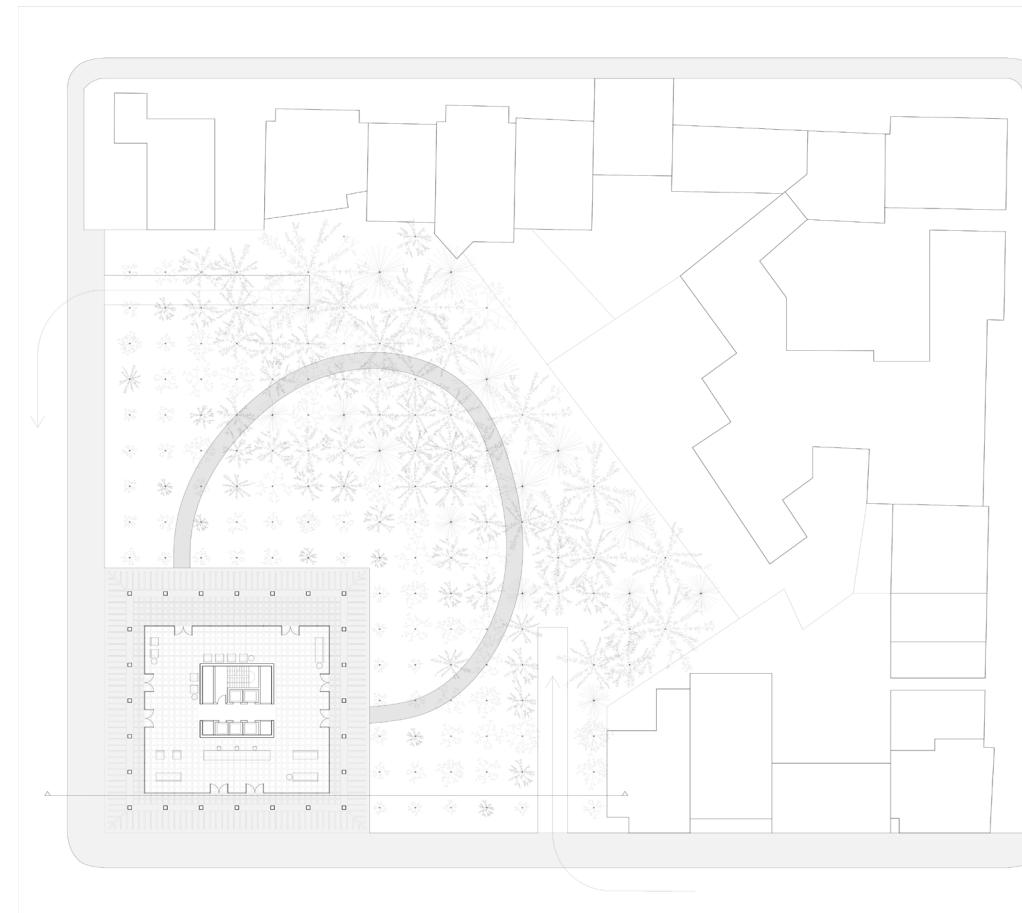
- 1. classroom
- 2. staircase to upper playing level
- 3. toilets
- 4. entrance reception
- 5. principal's office
- 6. slide from upper play level
- 7. upper lounge and play area
- 8. steel bridge dining area
- 9. dining area
- 10. kitchen
- 11. restoration of existing wood canopy
- 12. reading area at stairs
- 13. playing courtyard
- 14. sleeping hut
- 15. entrance
- 16. Skagiopouliion, listed building

title

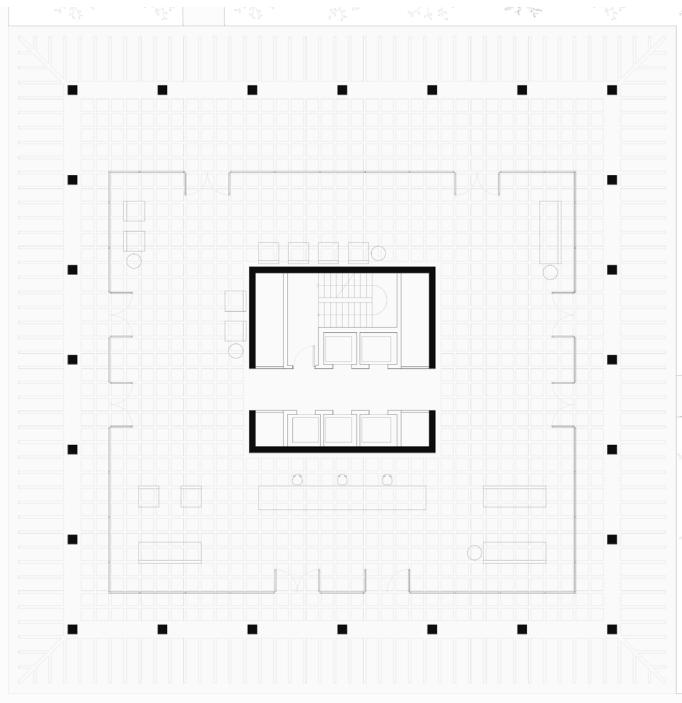
athenian highrise

description

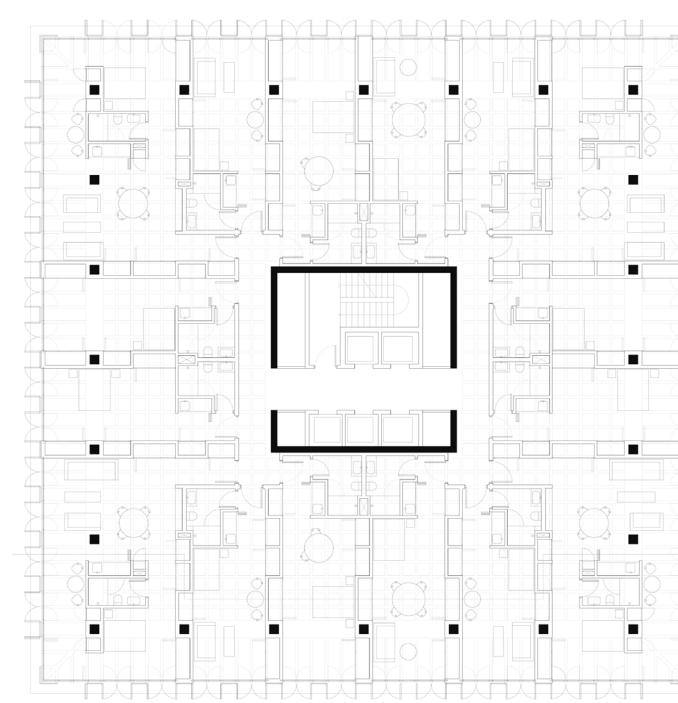
Athens is not a city with many highrise buildings, despite the high population density. This studio focused on the design of an only 50m high building, that ties into the contemporary Athenian urban landscape. The polykatoikia is the par excellence building type in the Greek city, with a flexible plan of non-load-bearing walls, a typical concrete structure and mix of uses and classes. I attempted to design a highrise building with these qualities, a Highrise as a polykatoikia. Firstly, I selected this site because of its unbuilt corner and due to its neighboring the Sygrou Avenue, so that the building's mass would not affect the urban fabric too much. An element that was emphasized in the studio was the importance of designing the upper floors for wealthier people or specific uses (restaurant, roof garden, firms), that can finance the maintenance of the building. In light of that, the ground floor is a open-plan lobby, not with the typical commercial uses, and the upper levels are luxurious apartments, overlooking the Acropolis and the sea. A typical two-way joint concrete slab system is repeated in all levels, but with increasing interior heights. The 15 floors are organized through 5 typical floor plans, with ranging heights from 2.87m to 4.31m, and from 12 units to 1 apartment. The first and second typical floor plans are flexible enough to accommodate both residential use and small offices, while the upper floors are exclusively residential. To unify and democratize the façade, the exterior is clad with perforated steel sliding panels.



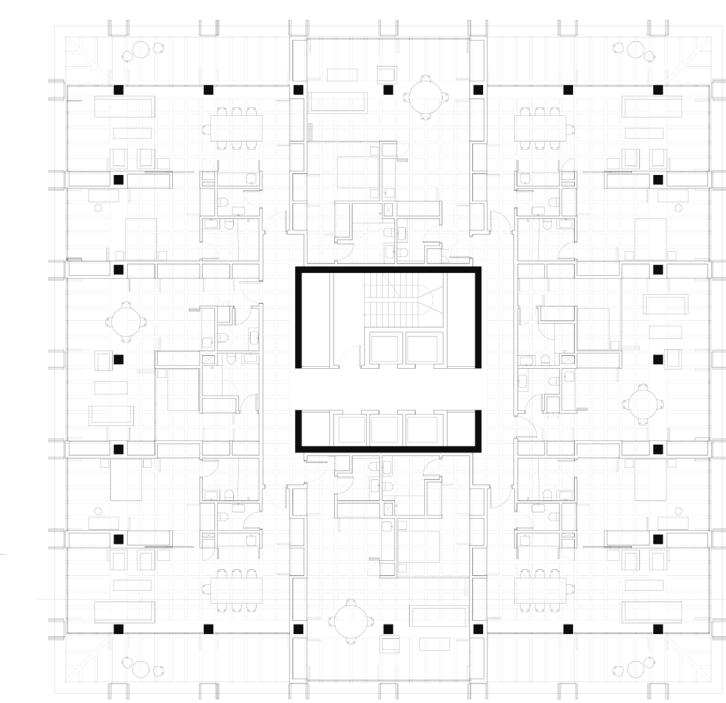
type	academic, studio project
date	2018
location	Kallithea, Athens
mentor	Georgios Panetsos



level 0



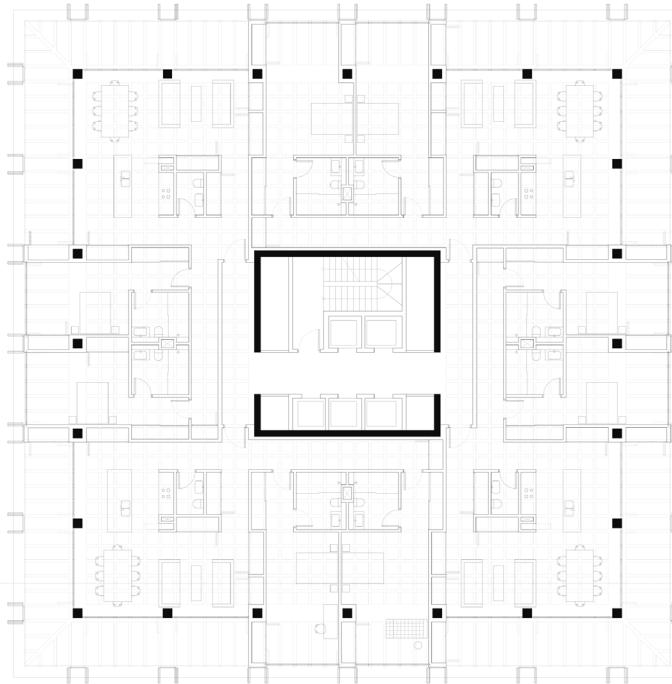
level 1-3



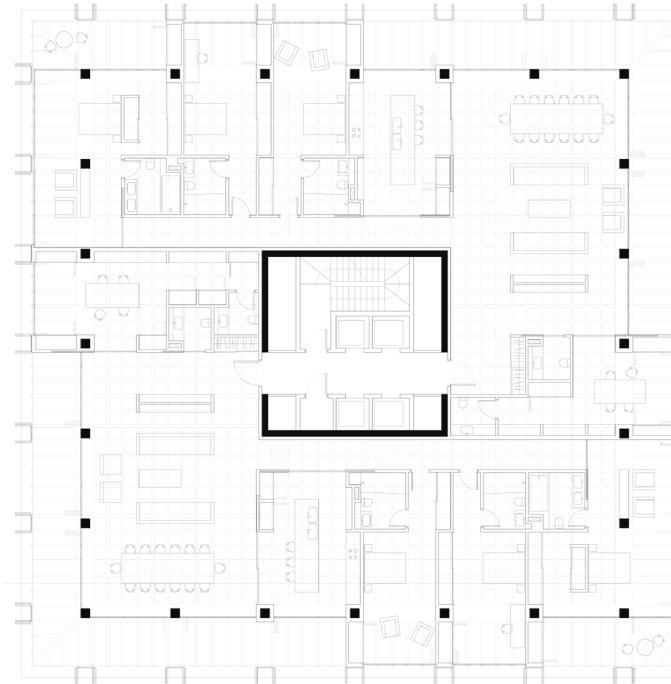
level 4-6

The ground floor is designed as a typical lobby, with a reception and seating areas. Above, the first three floors (1-3) consist of 12 flexible units, each including a kitchenette and bathroom. These can become residential studios or used as small working spaces. The next three floors (4-6) consist of 6 housing units with wc, kitchenette, bathroom and one separate room, also allowing a degree of flexibility.

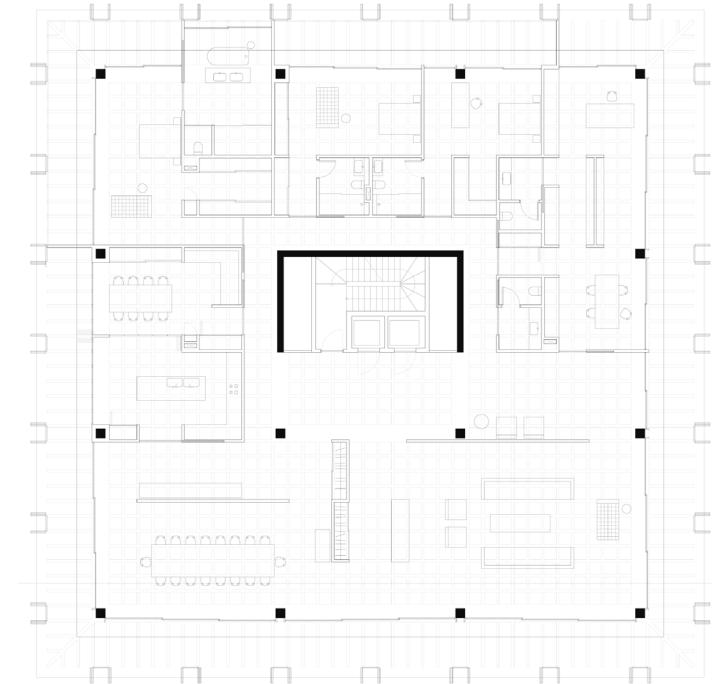




level 7-9

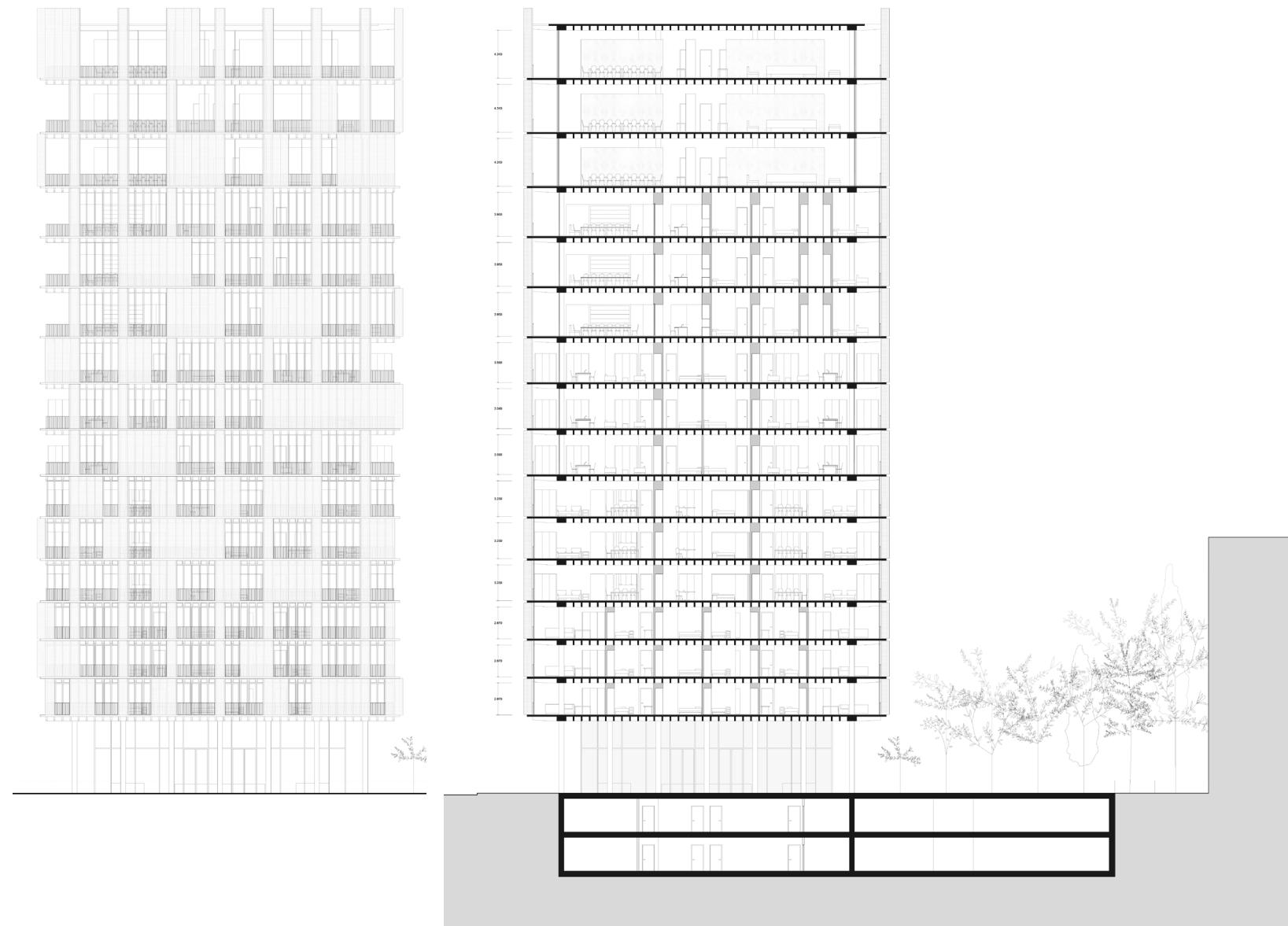


level 10-12

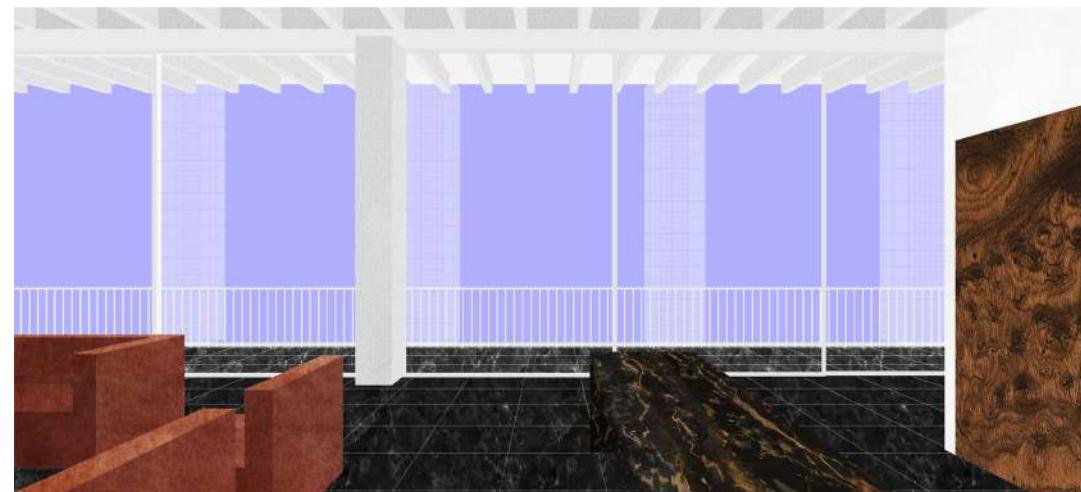


level 13-15

The upper floors are devoted to residential use, with different typologies. Floors 7-9 consist of four housing units each, that include a wc, a full kitchen and two bedrooms with en-suite bathrooms - ideal for small families. Above (10-12) are two large apartments with a study, kitchen, two bedrooms with en-suite bathrooms and one master bedroom. Finally, the top three floors (13-15) are more luxurious penthouses, that consist of two wc's, a study, a large kitchen with an informal dining area, two bedrooms with en-suite bathrooms and one large master bedroom with en-suite bathroom. The structure changes in this housing type, columns are halved in number, allowing for even more flexibility with the interiors. In this type the columns are reduced to half.



The facade is clad with semi-permeable steel panels, following the grid of the interior structure and allowing for maximum light and ventilation. Only at the uppermost floor, the panels detach from the building height and extend. The waffle-type concrete slabs allow for flexible interior organisation and the different heights produce the desired housing types.



Depicted at the same height from the floor, changes in materiality and spatial quality from the small-scale studio space (floors 1-3) to the small family apartment (floors 7-9) to the luxurious penthouse (floors 12-15), in which only half of the columns remain.

title

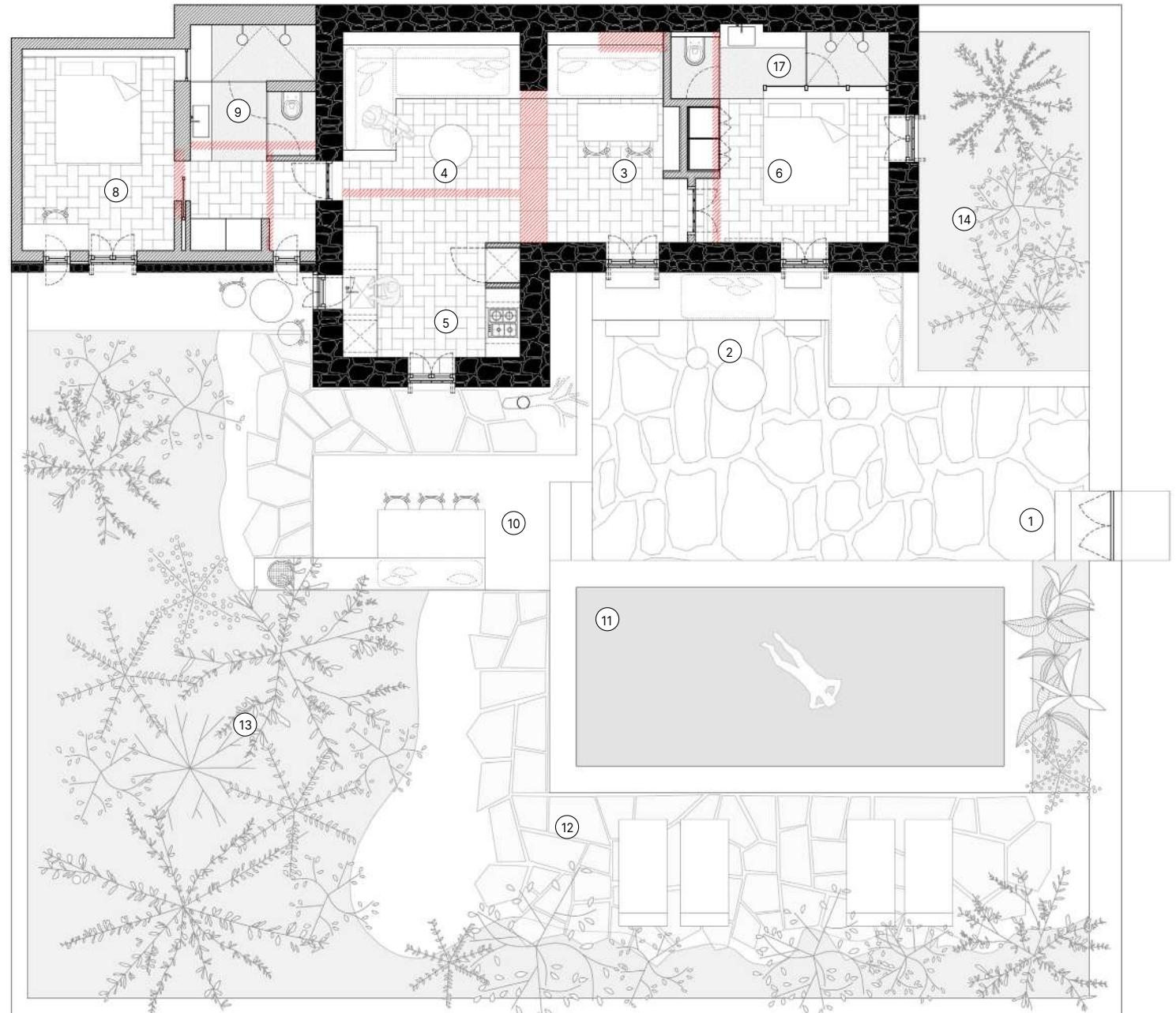
villa kyklamino

description

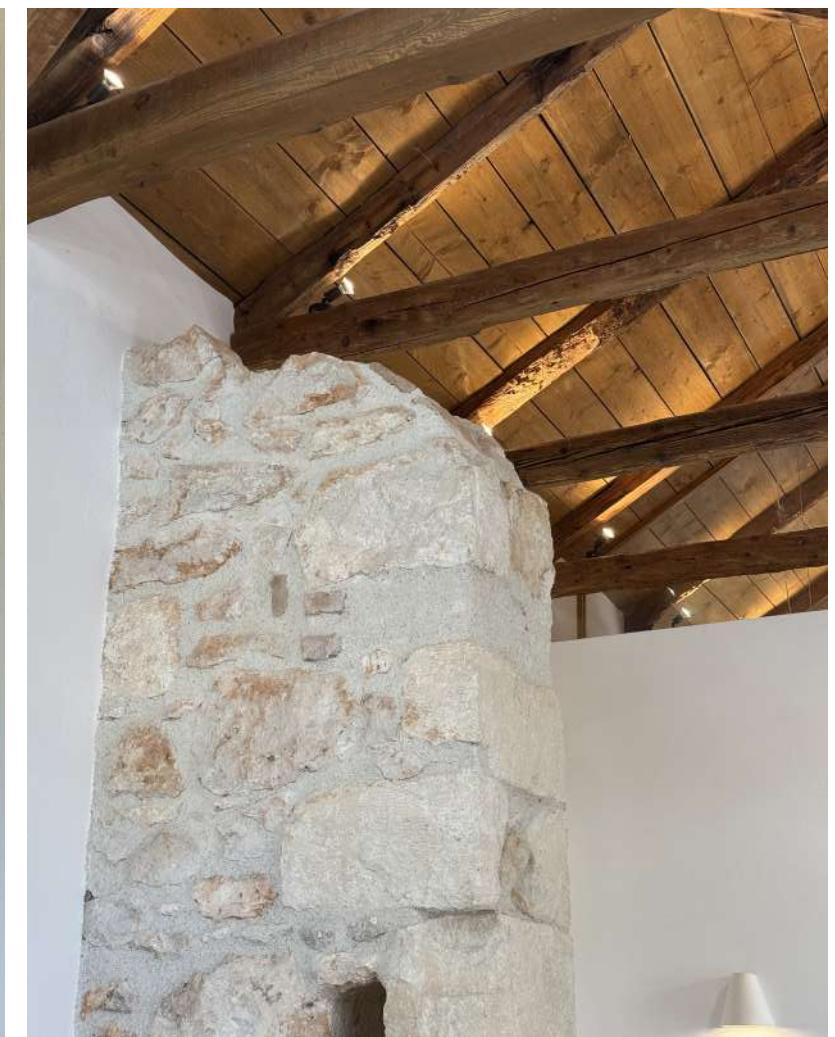
This project transforms an old, unused house in Chalepa, Chania into a contemporary summer villa. The renovation began with a detailed survey of the existing structure, followed by the careful demolition of selected interior walls to create an open, unified living area and two bedrooms with en-suite bathrooms. To enhance the connection between indoor and outdoor spaces, the existing windows were extended into full-height doors, opening the house toward the renovated courtyard and allowing soft, natural light to flood the interior. The wooden roof was repaired and left exposed, its dark tones contrasting elegantly with the light marble floor and vibrant décor. The outdoor space complements the house with a built-in lounge doubling as the new entry space, a small lap pool and outdoor dining next to the kitchen.



type	professional, under construction
date	2023
location	Chania
in collaboration with	Alexandros Markantonakis Giota Apostolopoulou



- 1. entrance
- 2. outdoor built-in covered lounge
- 3. dining space
- 4. living space
- 5. kitchen
- 6. bedroom a
- 7. en-suite bathroom
- 8. bedroom b
- 9. en-suite bathroom and closet
- 10. outdoor dining space
- 11. swimming pool
- 12. outdoor lounge
- 13. dense planting
- 14. mediterranean garden



A continuous built-in unit integrates the living and dining areas, while part of the original stone wall is preserved both for structural stability and as a tactile reminder of the building's history. The lighting design highlights key architectural features, particularly the timber roof and stonework, through the careful placement of hand-made clay wall appliqués that add warmth and character to the space.

title

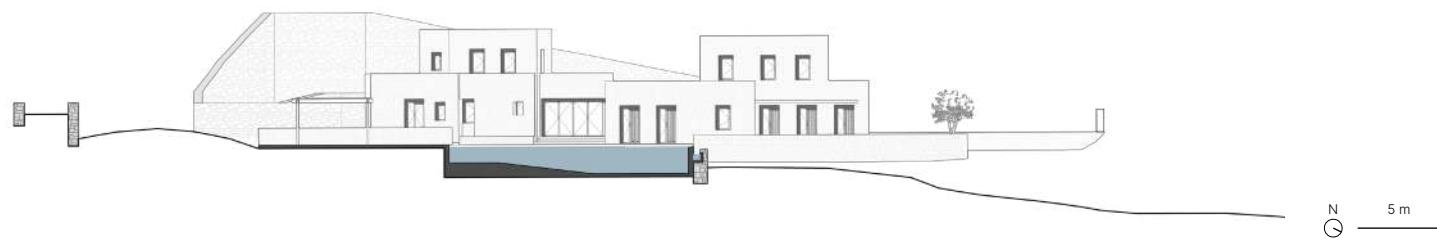
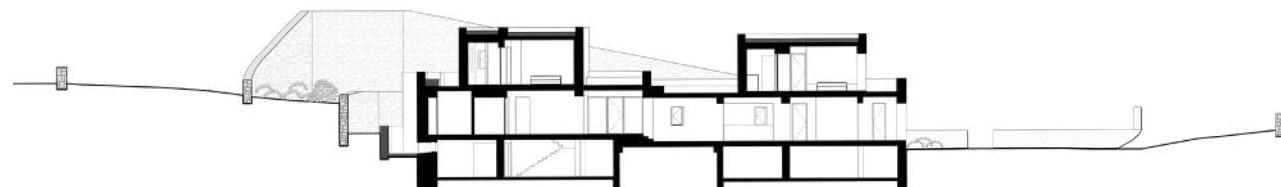
holiday villa in paros

description

Situated at the outskirts of Paroikia, away from the bustling settlement, this project's brief involved the reuse of two existing concrete structures, that were built and abandoned during the '90s as separate houses with garages, and their re-design into a unified villa. The ground floor of one of the houses is used for the living room, kitchen, dining with a wc, while the other is designed as the bedroom wing, with two bedrooms and en-suite bathrooms. Bridging the two structures, the connecting middle part was emphasized as the main entrance space. The existing upper floor volumes are extended to house two main bedrooms with en-suite bathrooms. A pool and terrace space with a sunken lounge overlook the hill towards Paroikia. Stone cladding connects the building with both its immediate surroundings, mimicing the large-scale pre-existing stone terraces, but also with the cycladic vernacular architecture, through the thin white rendering on top of the masonry. Overall, through minimal interventions and thoughtfull material selection, a unique contemporary island villa is formed.



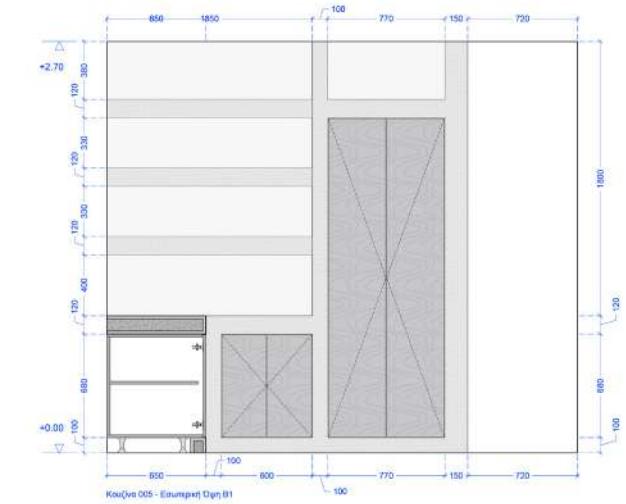
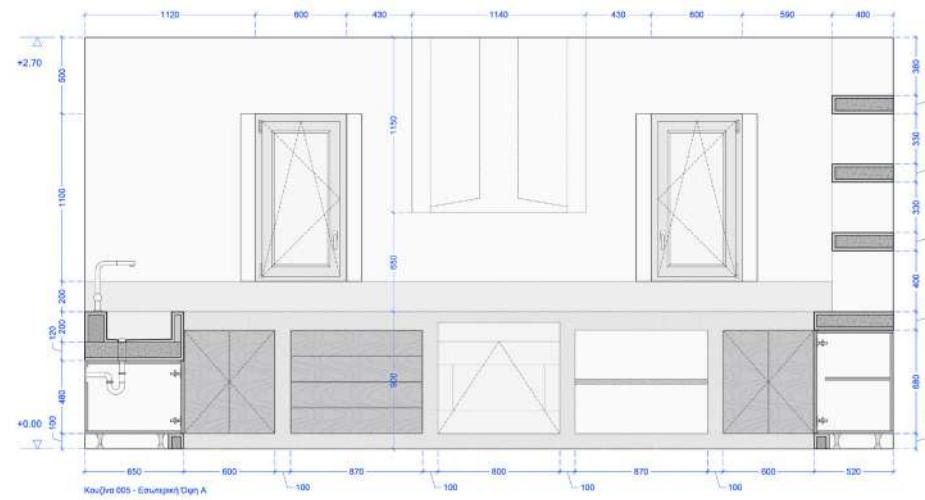
<u>type</u>	professional, constructed
<u>date</u>	2022
<u>location</u>	Paros
<u>in collaboration with</u>	DZArchitects



- 1. entrance to plot from street at highest elevation point
- 2. parking space
- 3. existing concrete structure A
- 4. existing concrete structure B
- 5. new structure as connection and entrance
- 6. existing terrace structures
- 7. new outdoor space with pool and sunken lounge



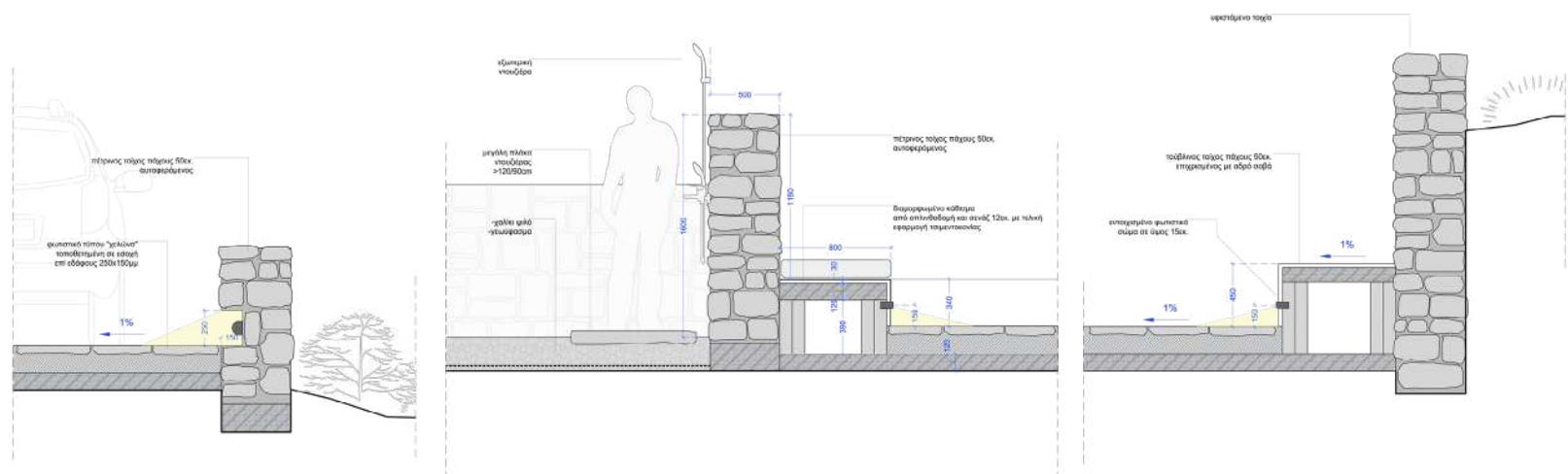
1. addition of volume between existing concrete structures, functioning as the new entry space
2. living area
3. kitchen with island
4. dining area
5. small study
6. wc
7. bedroom with en-suite bathroom
8. outdoor lounge area
9. path towards guest room at basement level, receiving light from a court englaise
10. paved outdoor space
11. shaded outdoor dining
12. sunken lounge space
13. swimming pool
14. master bedroom with en-suite bathroom
15. outdoor terrace
16. large outdoor terrace for movie viewing or dining with view
17. gravel floor with low Mediterranean planting
18. path towards pool mep space

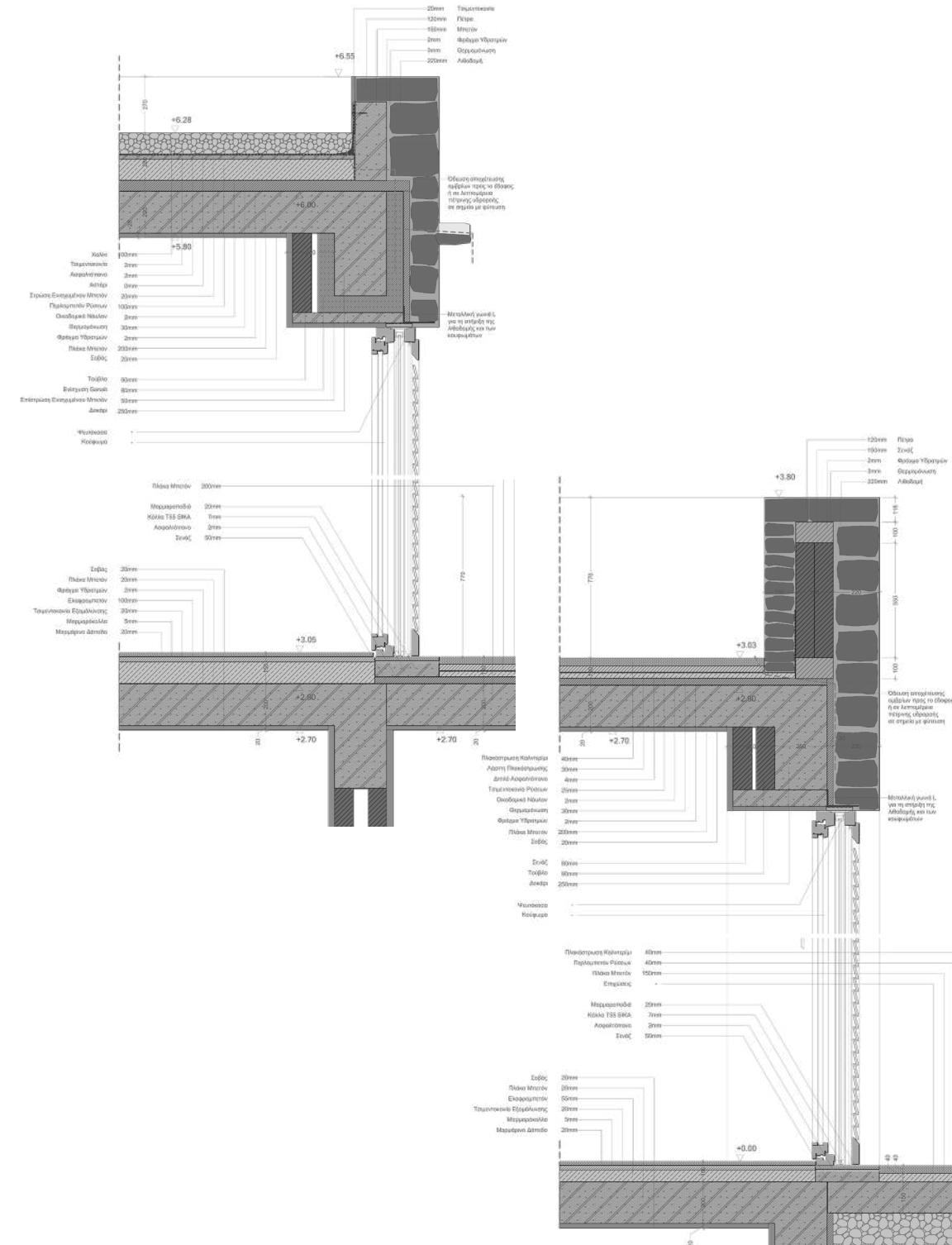


The existing concrete structure posed difficulties in the re-design to a unified villa, due to restructuring heights and beams. Through careful examination of space configurations, materials and finishes, as well as numerous site visits, a mediterranean villa emerges.



The outdoor areas complement the interior space configuration, allowing for seamless connections between indoor and outdoor living. By restoring the existing stone walls scattered within the plot, incorporating them within the new villa scheme, and re-using the stones from the excavations for the facade cladding, the villa becomes unified with its environment.





The existing concrete structure is re-inforced with steel elements where needed, and clad with local stones from the outside, while increasing the wall thickness to that of a traditional island house. The interior Sinai floors contrast with the rougher exterior. Working together with the contractor Parostec for the construction of this villa, I gained valuable knowledge in on-site supervision, multidisciplinary collaboration and construction detailing.

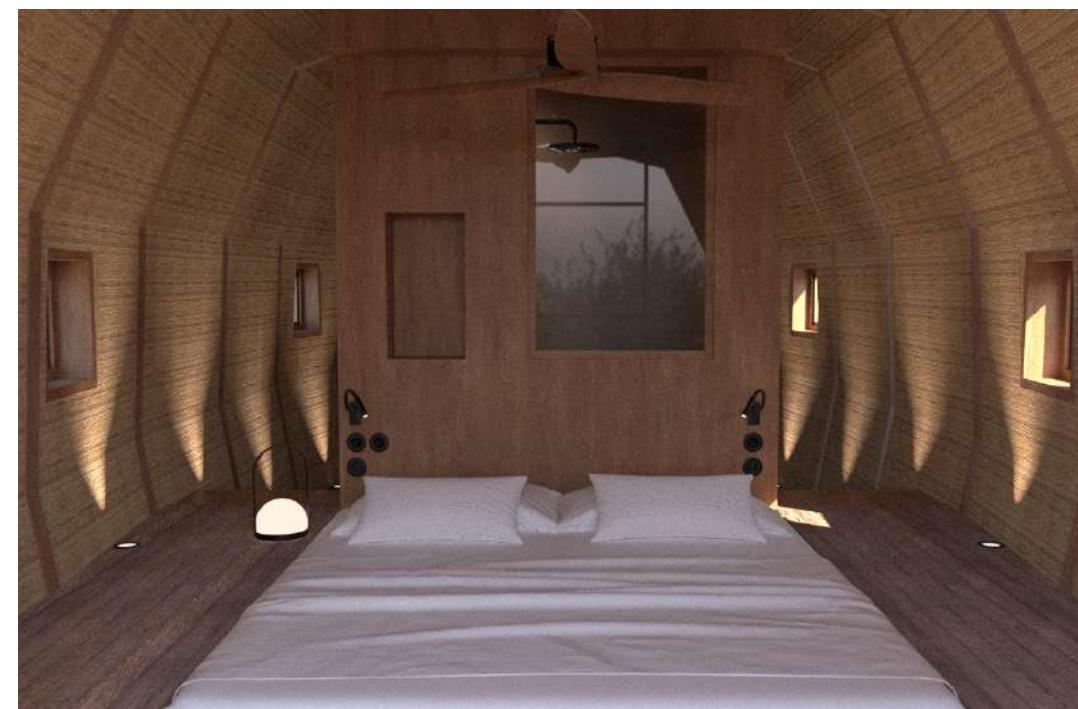
title

prosilio

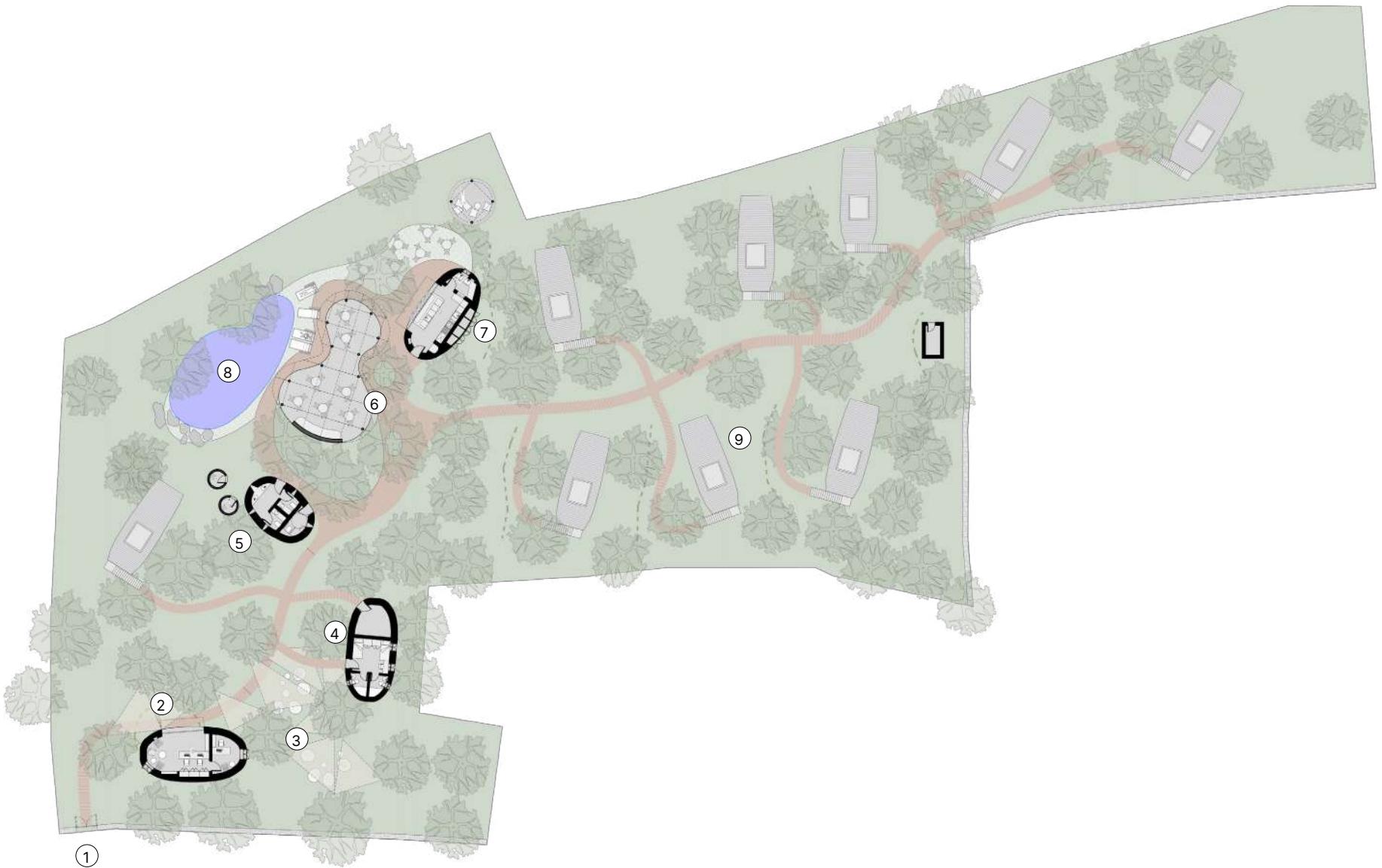
— a treehouse eco-resort within
an olive grove

description

The owners of a well-known restaurant in Zakynthos wanted to expand their business to hospitality. Making use of a small family property – an olive grove overlooking Tsilivi Beach – the resort concept is to involve the visitors with the olive harvesting processes, combining culinary and agricultural tourism. In order to preserve as much of the olive grove as possible, we proposed a treehouse unit that is elevated at the foliage level, with an elongated shape that fits in-between the existing trees. This allows for views towards the settlement and the sea. A total of nine treehouses are scattered around the plot, connected by branch-like paths. Similarly, the communal spaces of the resort are laid in separate volumes, including a reception, kitchen, restaurant pavilion, w.c., and a staff room with storage. The curved shaped buildings are constructed with load-bearing masonry walls with local stone and mortar cladding.



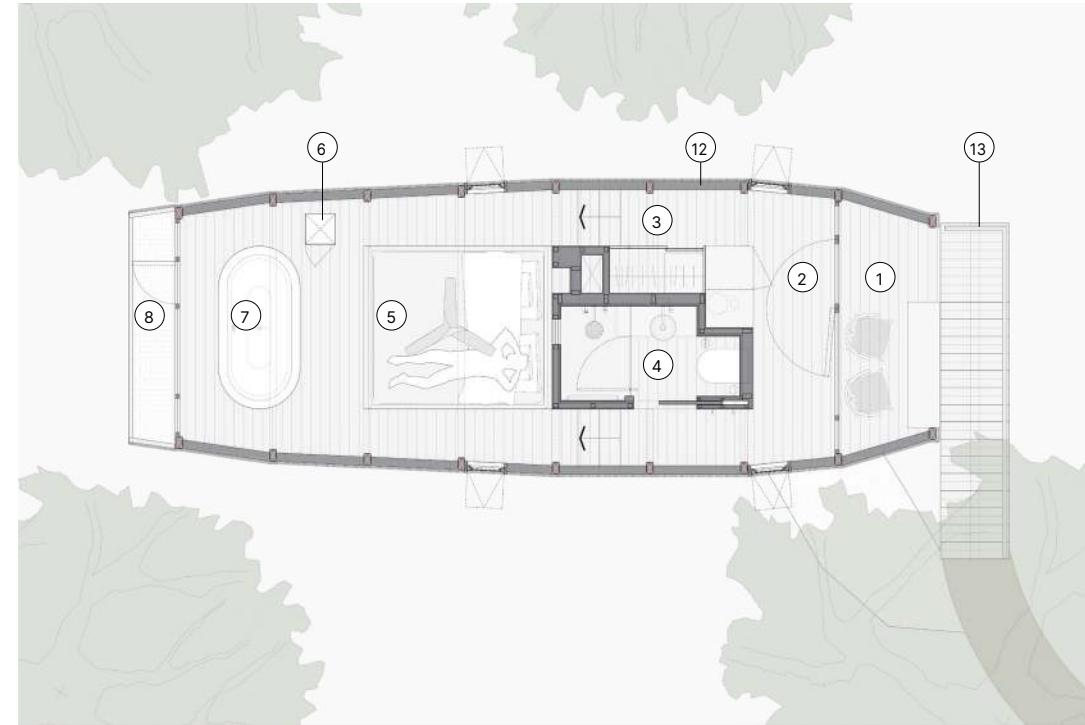
<u>type</u>	professional, concept design
<u>date</u>	2020
<u>location</u>	Zakynthos
<u>in collaboration with</u>	DZA



1. entrance from local street
2. reception building with small office
3. outdoor lounge area with fabric canopies between the olive trees
4. storage space and staff quarters
5. guest toilets and changing rooms
6. dining pavilion
7. kitchen
8. pool and lounge area
9. treehouses

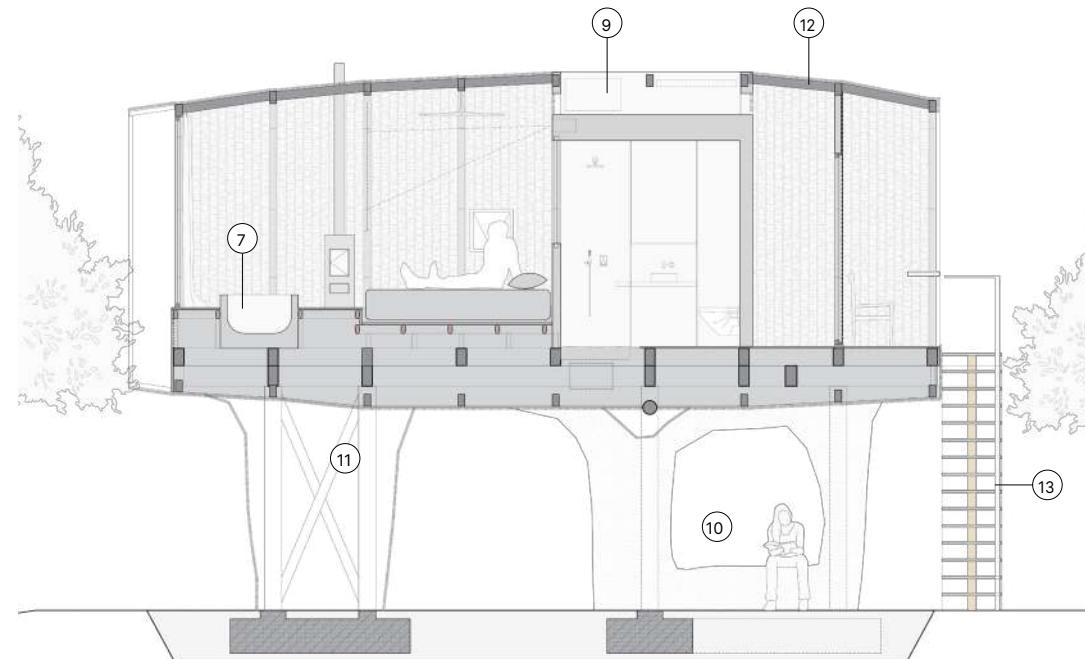


mock-up of the wooden structure



1. entrance lounge with small desk surface
2. kitchenette
3. closet
4. bathroom with shower
5. bedroom
6. wood-burning stove
7. sunken jacuzzi bathtub
8. front wooden facade with openings

9. mep space
10. built-in sitting space
11. wood structure concealed with woven natural fibres
12. outdoor wall with insulation, exterior cladding of natural fibre weave panels and interior cladding of soft fibre wallpaper
13. wooden staircase



title

killada hills golf resort
— two villa schemes

description

Kilada Hills is a golf resort currently under construction near Kranidi, Peloponnese. A small closed competition was held during early 2020, involving the brainstorming about residential villa typologies for future investors. After site visits, historical research and contextual area analysis we explored two separate schemes. By forming a design language that combines vernacular architectural elements with high contemporary living standards, we aimed to define a sensible architecture of Mediterranean slow-living.



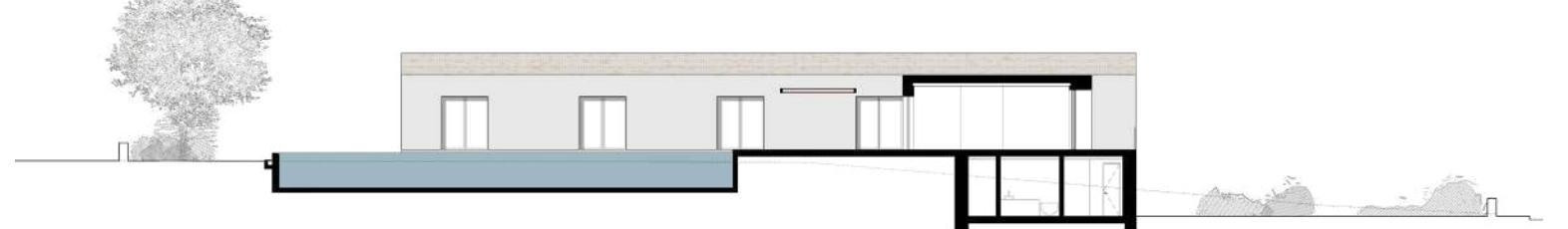
<u>type</u>	professional, concept design
<u>date</u>	2020
<u>location</u>	Kranidi, Peloponnese
<u>in collaboration with</u>	DZA



villa a

This concept design re-interprets the traditional split-level house typology found across many peloponnesian settlements, in which the ground floor houses secondary uses and the upper floor houses the main living areas. The slightly sloping topography allows for a contemporary architectural re-imaging, resulting in a luxurious villa of six bedrooms, a lap pool and generously sized living areas.

1. entrance to plot with golf cart parking space
2. entrance to building from ground floor level
3. car parking space and side entrance
4. double-height entry space with staircase
5. living space with fireplace and sliding doors, allowing the space to become fully permeable
6. kitchen and dining space
7. bedroom with en-suite bathroom
8. master bedroom with walk-in closet and en-suite bathroom
9. outdoor lounge
10. sun-bathing space
11. linear pool with side lounge on shallow water
12. pool house with canopy, bbq and outdoor shower



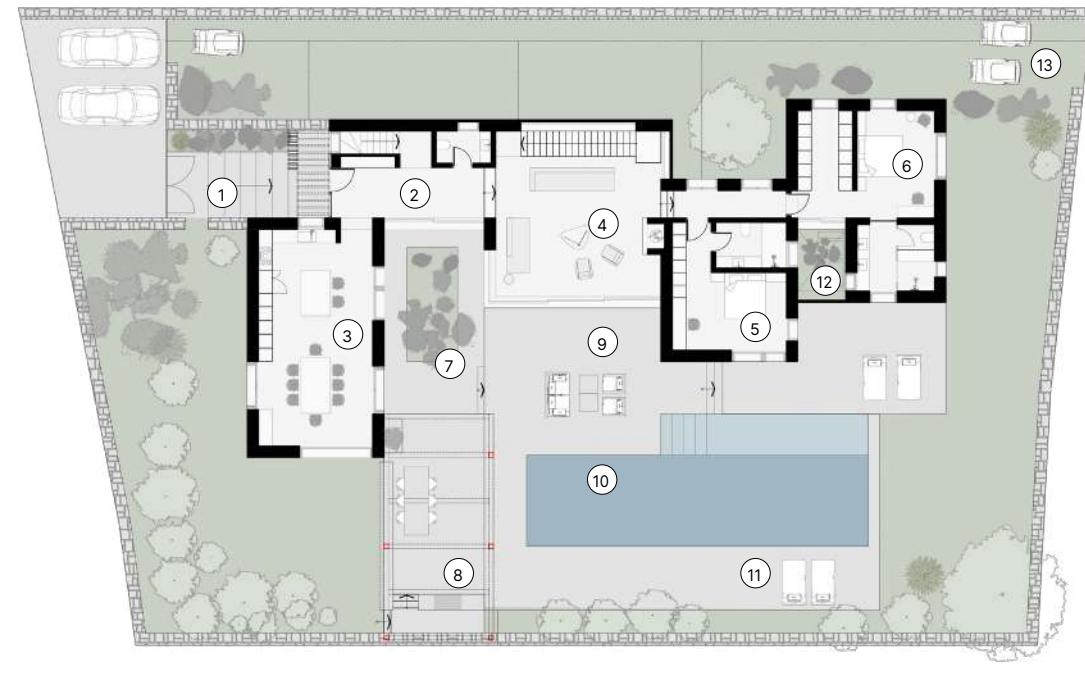
N
5 m



villa b

Following the aesthetic of the main villa, the 200sqm In contrast to the main Villa, the 200sqm villa is designed as a cluster of different-sized volumes. The interior follows the existing topography, with small level differences between spaces. The ground floor opens towards a generous patio, pool and bbq area. The upper floor houses the main bedroom and en-suite bathroom.

- 1. entrance
- 2. entrance hallway with closet, wc and staircase to the basement
- 3. kitchen with dining space
- 4. living space with fireplace and staircase to upper floor master bedroom
- 5. bedroom with en-suite bathroom
- 6. bedroom with en-suite bathroom and walk-in closet
- 7. green atrium
- 8. outdoor dining space with bbq
- 9. outdoor lounge space
- 10. swimming pool
- 11. sunbathing area
- 12. enclosed small atrium
- 13. access to golf field



title

apartment in kifissia

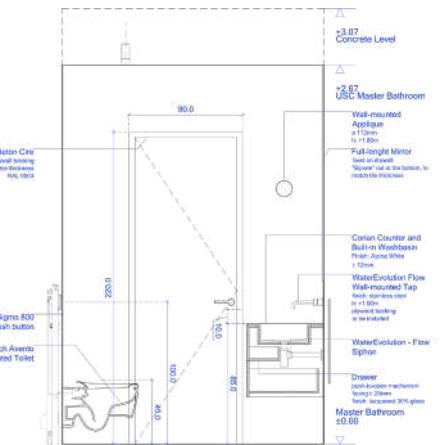
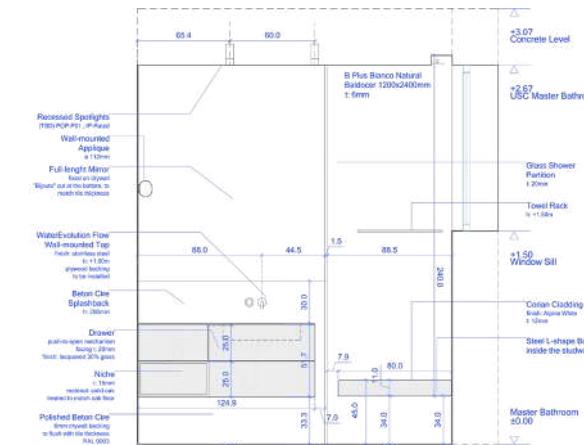
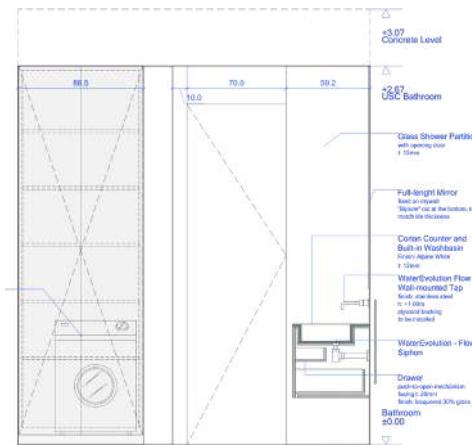
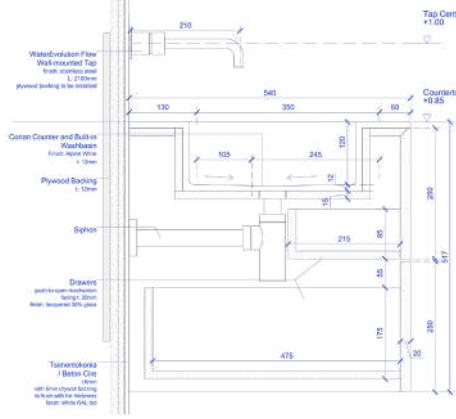
description

After purchasing the ground floor apartment of an on-going residential construction complex, our client required the re-design of the typical architectural provided living scheme. Living with her young son and elderly mother, the brief involved the simplification of the plan into a contemporary, minimal apartment. The main design points were the unification of the previously segmented living area, dining and kitchen into an open-plan area, as well as the maximization of unseen storage spaces. The bedrooms were re-worked in order to allow for an en-suite bathroom and large closet for the main bedroom, a small office-guest bedroom and a large bedroom for the young child, that would allow for flexibility in arrangements in the coming years. Working closely with the contractors, this project required careful consideration of materials for the interiors, extensive work about the lighting design and furniture sourcing.

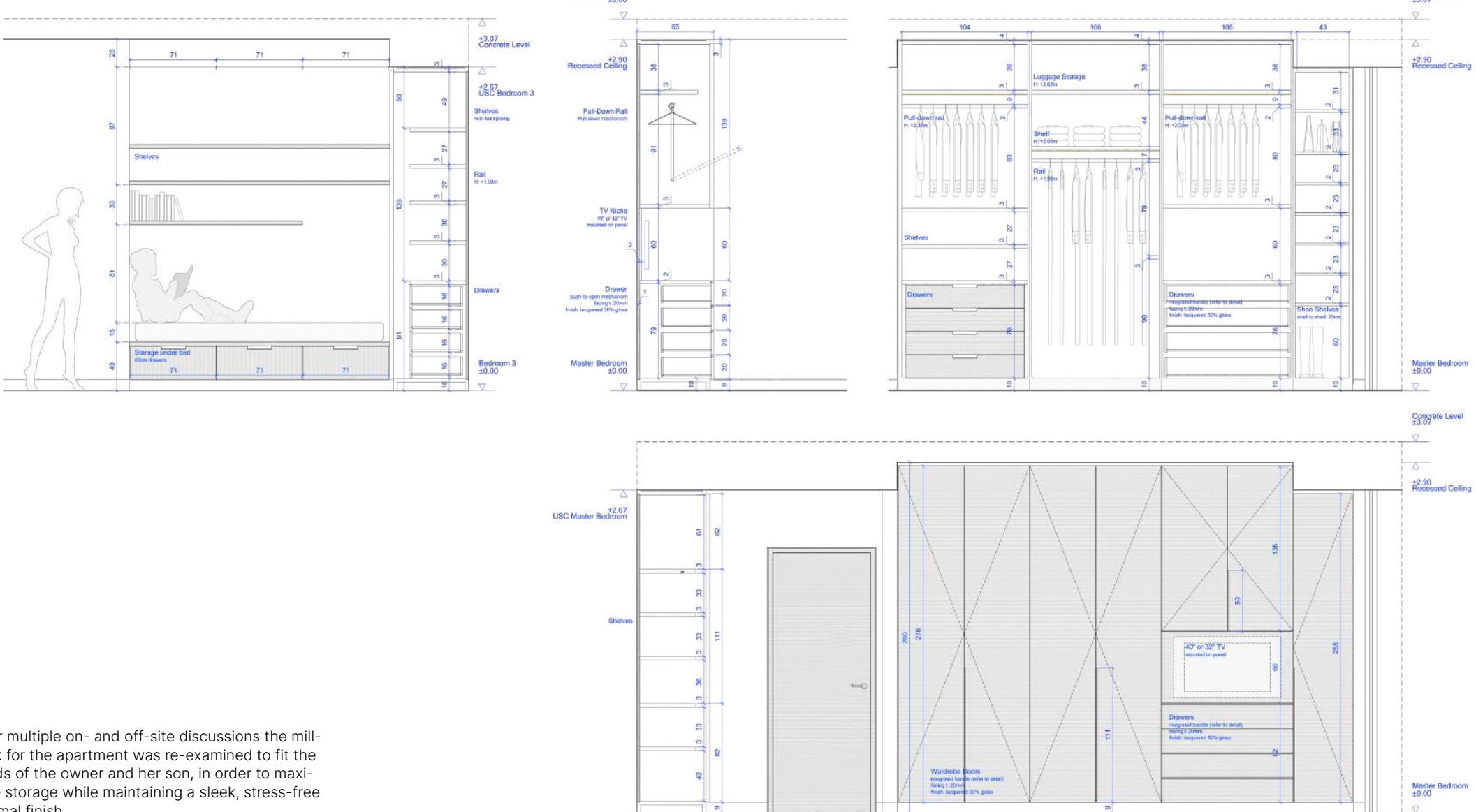


<u>type</u>	professional, completed
<u>date</u>	2021
<u>location</u>	Kifissia, Athens
<u>in collaboration with</u>	DZA





Along with the minimal aesthetic of the living spaces, the bathrooms were thoughtfully designed for mess-free living, switching to corian counters and built-in basins with minimal drawers. The small square tiles differentiate the child's bathroom from the sleek master en-suite, through a subtle hint of playfullness.



After multiple on- and off-site discussions the mill-work for the apartment was re-examined to fit the needs of the owner and her son, in order to maximize storage while maintaining a sleek, stress-free minimal finish.

