

Summer Villa in Ano Meria
Folegandros



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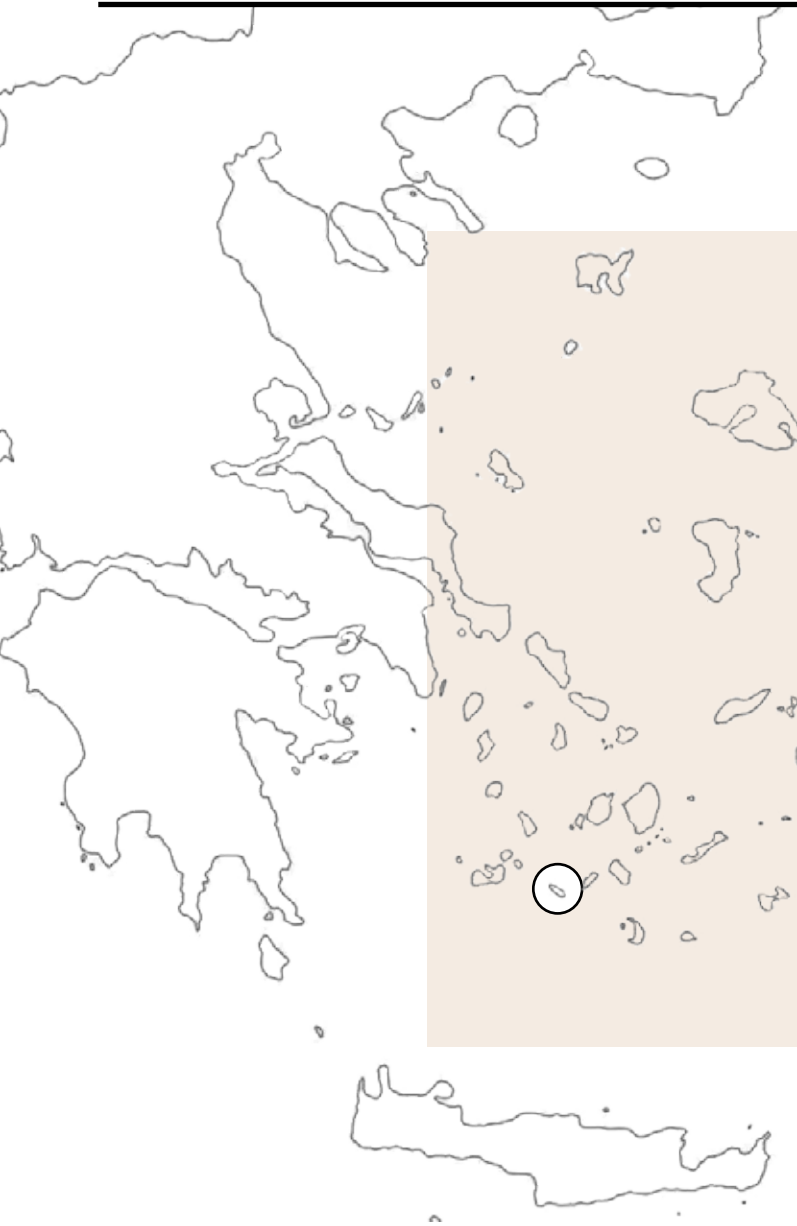


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The Island



Among the Aegean islands and one of the most beautiful of the Cyclades is Folegandros. It belongs to the south-western Cyclades in a distance of 232km (144 miles) from Piraeus, with a coastline of 42km and 650 inhabitants. The island is rocky and barren with the highest point at 415 m.

Still unexplored by many, it preserves with its gentle tourist development the splendour of its natural wealth and its lively and restless small communities. The rocks and beaches, the sights and events, the residents and visitors make up a unique place that invites you to try new tastes and different walks, to get lost, forget, feel.

After arriving at the port, Folegandros will begin to unfold its beauties. All you have to do is wander along the cobble and narrow streets of the island, climb the rock to enjoy the panoramic view of the Aegean Sea, swim in the deserted or crowded beaches, explore nature through the paths that run through every corner of the island. It is worth tasting the homemade, traditional food and enjoying the nights with rakomela in the many squares of Folegandros.

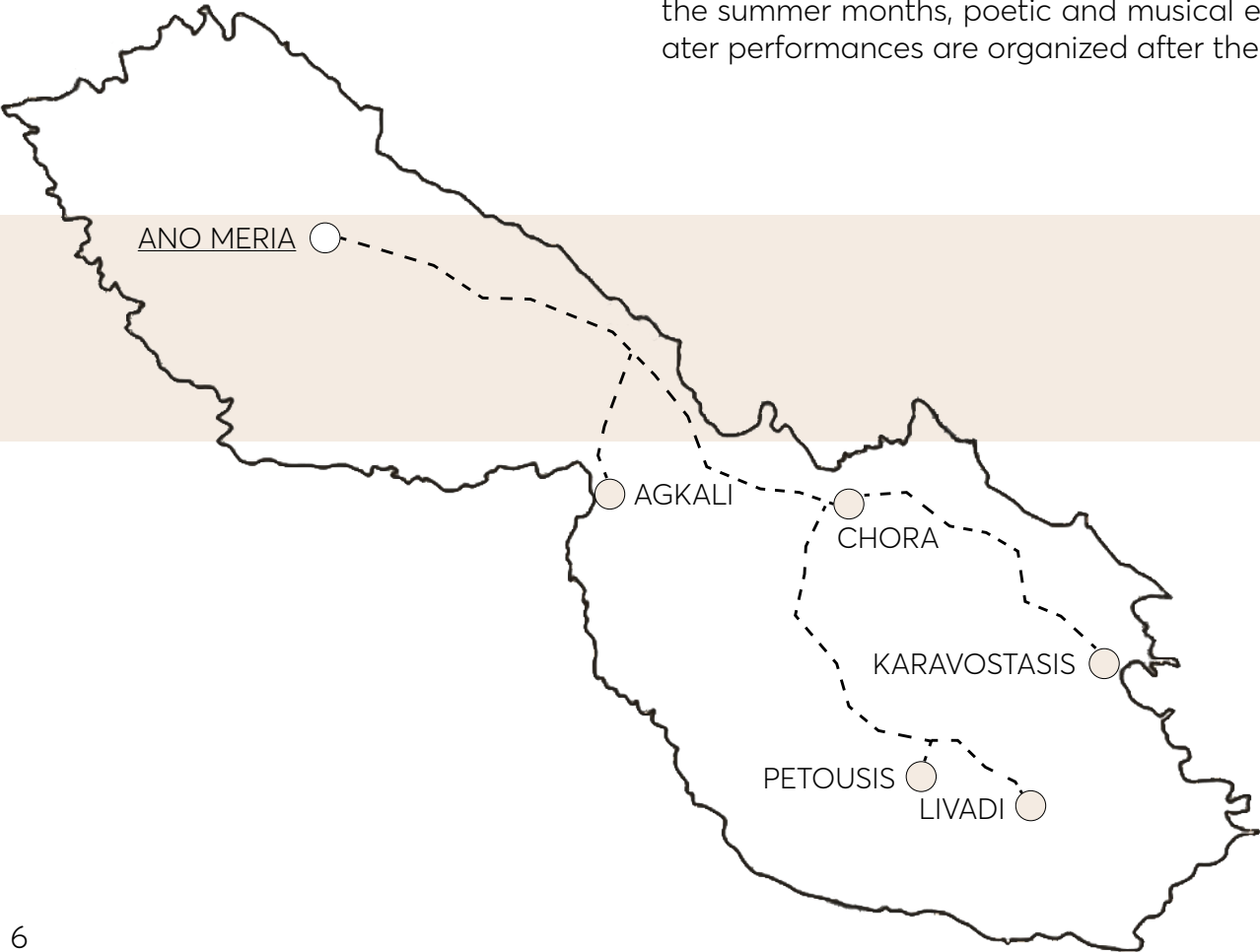


The Village

Ano Meria is the second largest settlement of Folegandros, spread along the northwestern edge of the island. It is 6 km (3.73 miles) away from Chora and 8.5 km (5.30 miles) from Karavostasis, the port of the island.

Here the life model is rural and little has changed in decades. Most of the houses are not just houses but "themonies", i.e. small autonomous units of agricultural and livestock production. Each of them looks like it's straddling the ridge of the mountain. Ano Meria is a village for walking and travelling to a different Greece where self-sufficiency is the goal of every family. The village's neighborhoods are characteristic, with the houses in clusters, shaped like a "Γ" or "Π" to protect them from the north wind. This special landscape is complemented by the now abandoned mills.

Ano Meria is an ideal place for hikers and nature lovers. During the summer months, poetic and musical events, as well as, theater performances are organized after the sun sets.



| | |
|--------------|---------|
| Chora | 5.0 km |
| Karavostasis | 8.5 km |
| Agkali | 3.1 km |
| Petousis | 7.0 km |
| Livadi | 10.3 km |



Beaches

The beaches of Folegandros, just like the whole island, have many peculiarities. Small or large, sandy or pebbly, with clear or blue waters, the beaches of Folegandros have one thing in common, they are all unorganized. This may seem unimaginable to some, but you really enjoy maximum freedom and every inch of the landscape. Here you will enjoy calm dives, clear blue waters and authentic Aegean landscape.

Agkali is a beautiful sandy beach in the picturesque bay of Vathi. There is a small summer settlement, an ideal place for those who want to listen to the sounds of the sea and at the same time have lunch in one of the taverns or snack bars of the area. From Agkali, there are paths as well as scheduled excursions by local boats to the nearby beaches.

A 20-minute walk or a 5-minute boat ride from Agkali, the beach of Agios Nikolaos is an ideal place for swimming due to its sandy beach, its crystal clear waters and the shade that can be found under the pine trees. Near the beach there are two taverns, ideal for coffee, drinks or food and the picturesque chapel of Agios Nikolaos just a few meters above the small pier.

Katergos is the largest, most beautiful but also the most "wild" beach of the island with fine pebbles and crystal blue waters. It is a unique feeling to swim there, as due to the sea currents and the open sea, the waters are surprisingly clear and very cool. Some equipment for shade and the supply of water are necessary to enjoy the clean and crystal clear waters of the area.

| | |
|----------------|---------|
| Agios Georgios | 3.2 km |
| Agkali | 3.3 km |
| Agios Nikolaos | 4.0 km |
| Ampeli | 4.6 km |
| Vardia | 8.5 km |
| Livadi | 9.5 km |
| Katergo | 10.8 km |



Agkali



Agios Nikolaos



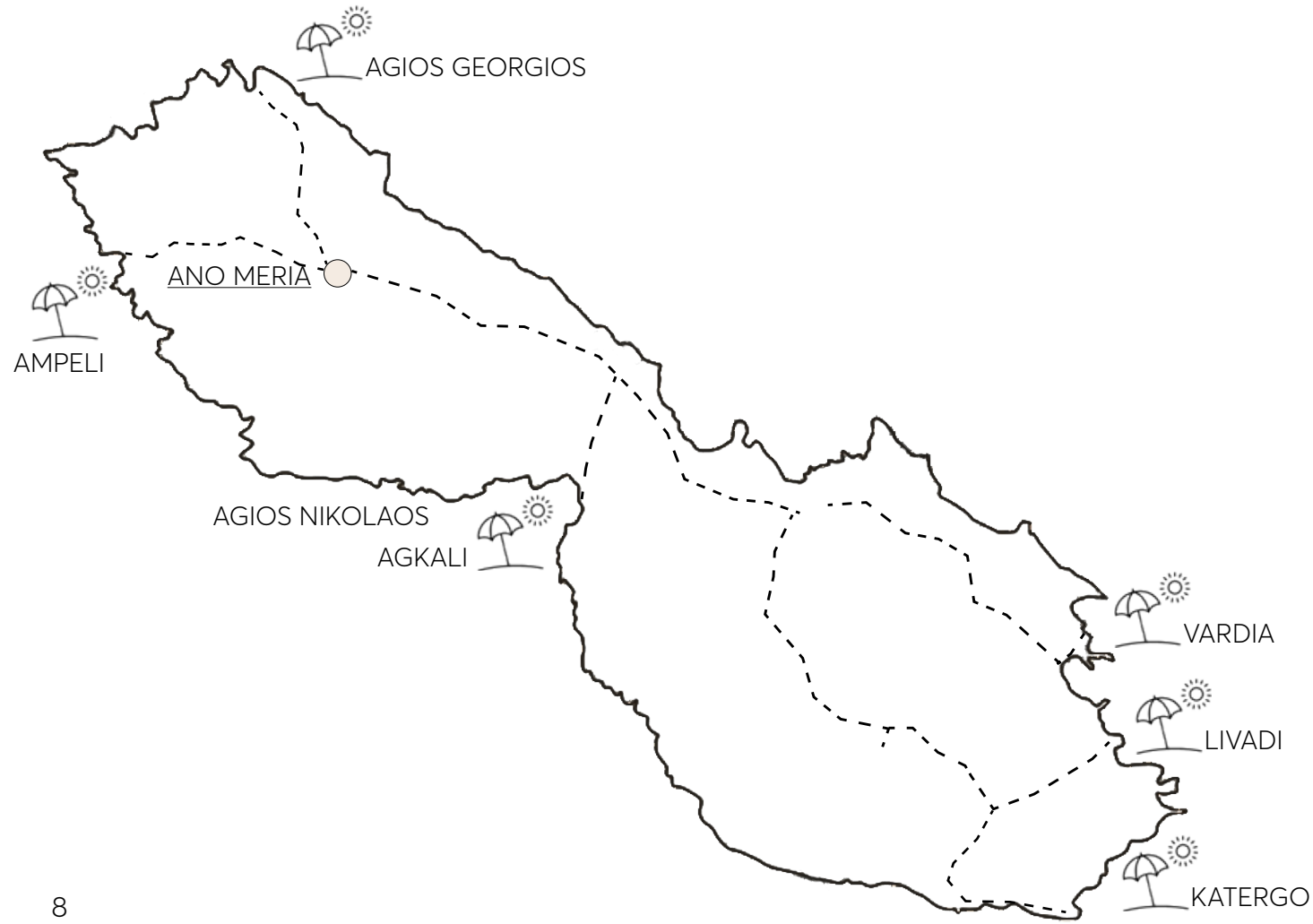
Livadi



Ampeli



Katergo



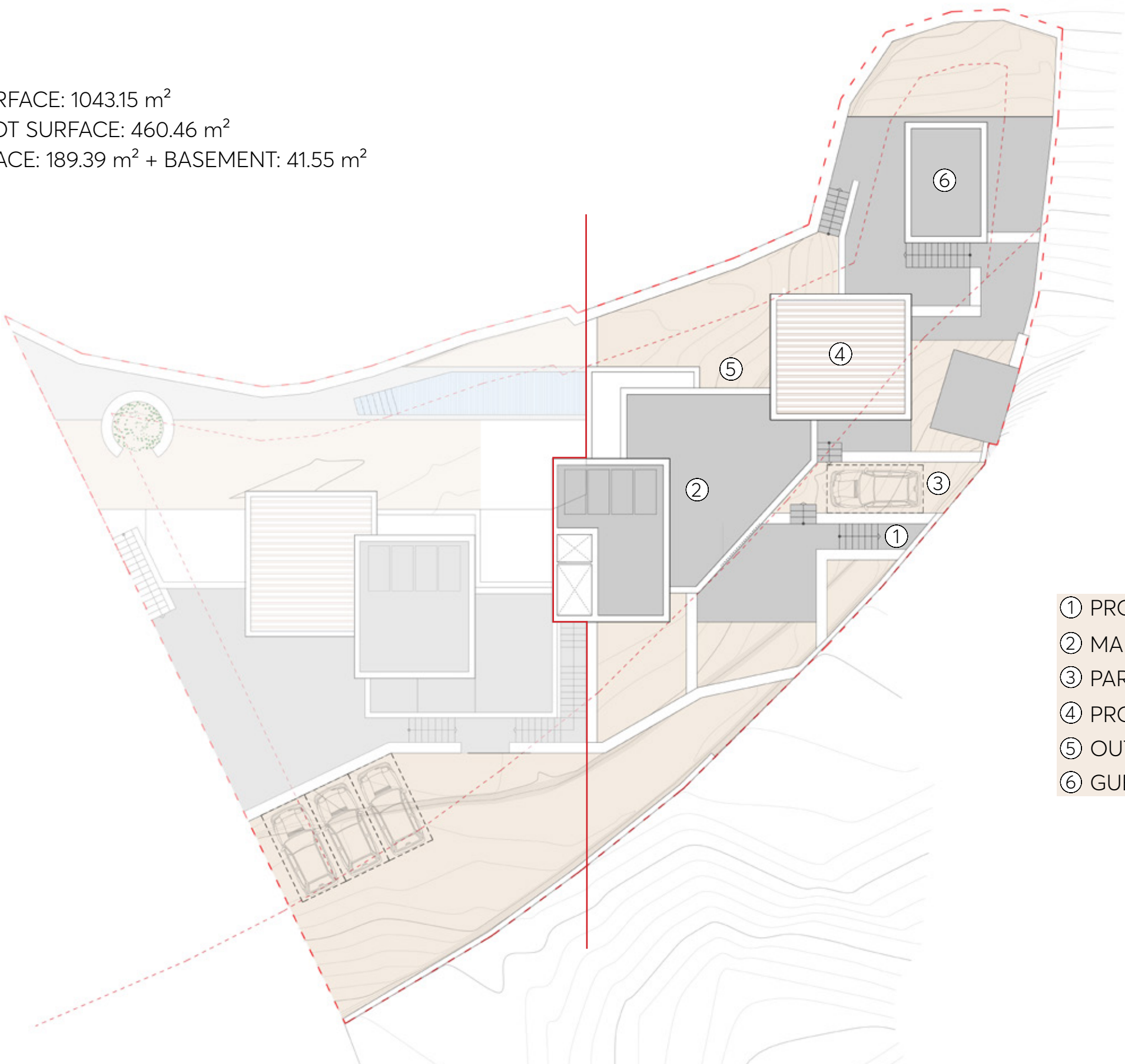
The Site





Master Plan

TOTAL PLOT SURFACE: 1043.15 m²
ALLOCATED PLOT SURFACE: 460.46 m²
BUILDING SURFACE: 189.39 m² + BASEMENT: 41.55 m²



- ① PROPERTY ENTRANCE
- ② MAIN HOUSE
- ③ PARKING SPACE
- ④ PROTECTED COURTYARD
- ⑤ OUTDOOR SEATING AREA
- ⑥ GUEST HOUSE

Concept

TOTAL HOUSE SURFACE: 167.64 m² + BASEMENT: 41.55 m²
GUEST HOUSE: 21.75 m²

2 MASTER BEDROOM (MAIN + GUEST HOUSE)
1 BEDROOM
2 EN SUITE BATHROOMS
1 BATHROOM + 1 WC

The luxurious three-level villa is located in the settlement of Ano Meria, on the main road. The villa sits on a unique plot with unobstructed northwest view to the sea, as well as to the western part of Folegandros.

The villa consists of two separate sections, the main house and the guesthouse, surrounded by vast exterior space. The residence is composed of three levels, one with direct access to the street, a lower one with direct access to the outdoor area and an underground level, where all the auxiliary spaces are located.

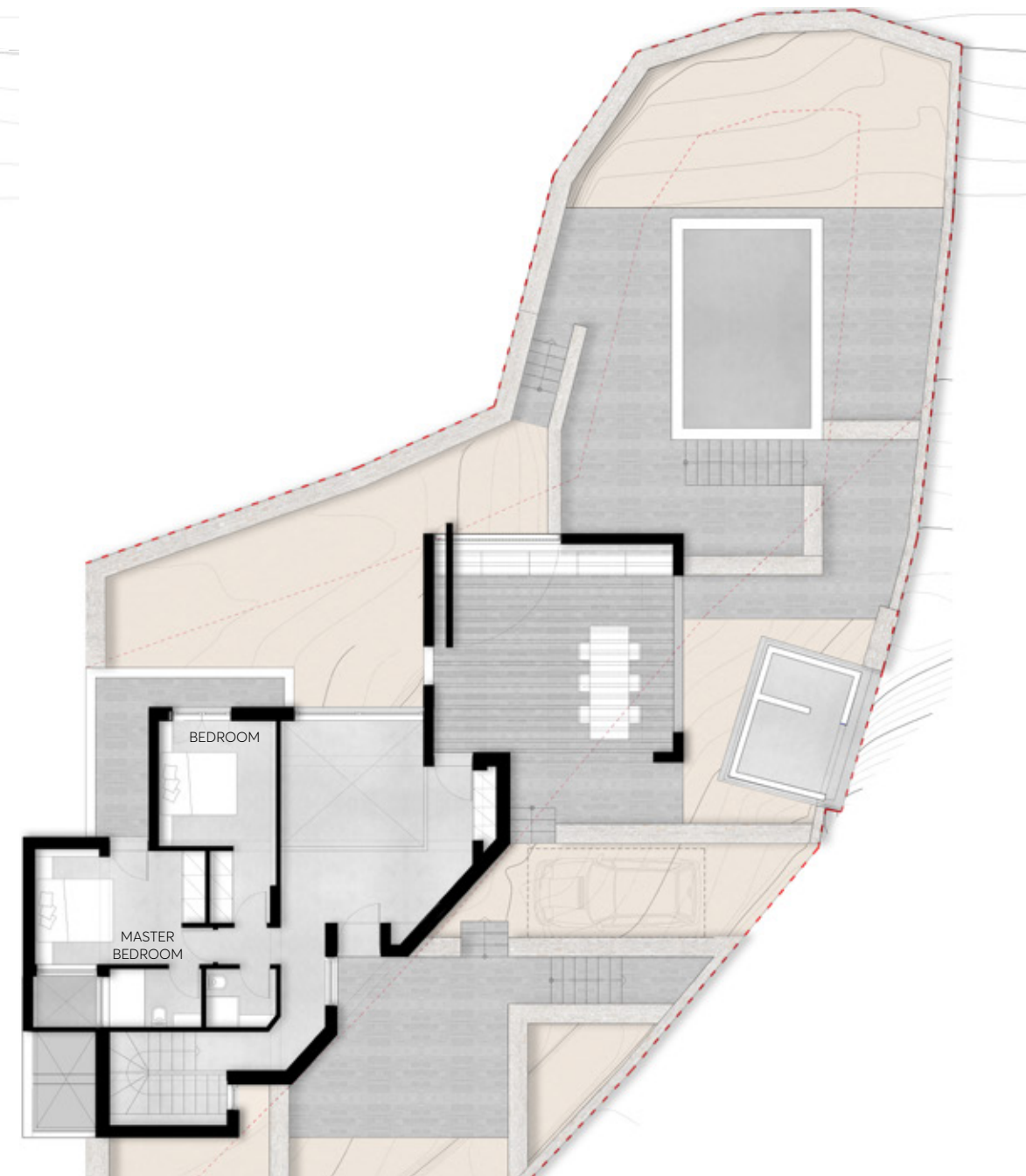
The street-facing view consists of small windows to enhance privacy and protection from the sun, while on the north side there are larger windows to enhance the view and the natural lighting to the interior.

On the ground floor, east of the entrance and in direct relation to the upper floor of the villa, there is a protected courtyard with a pergola surrounded by solid walls, functioning as a "lemon house" (a traditional dry stone fence built by the inhabitants of Folegandros to protect the lemon trees from the strong winds) for the residents. Part of these walls are movable for protection against the winds.

The surrounding landscape of the building remains almost untouched, with the minimum possible interventions, preserving the natural landscape and the existing formations and structures. Planting also remains at the minimum possible, as it is generally found on the island.



Ground Floor



First Floor

NORTH ELEVATION



Interior/Exterior Views







Materials - Features



FEATURES (INCLUDED):

- ALARM SYSTEM
- KITCHEN CABINETS AND WARDROBES (MADE IN GREECE)
- HEATING (RADIATORS)
- HEAT PUMP (COOLING - HEATING)
- SOLAR PANELS FOR HOT WATER

OPTIONAL FEATURES (UPON REQUEST):

- SMART-HOME SYSTEM (KNX)
- KITCHEN CABINETS AND WARDROBES (MADE IN ITALY)
- CCTV
- KITCHEN APPLIANCES (SMEG)
- HYBRID SOLAR PANELS
- UNDERFLOOR HEATING

