



Hill Side Villa - Type I2 – ref.903: O Villas Residential Complex, unique design and architectural style, stunning sea views, Living area 170 m<sup>2</sup>, 3 bedrooms, swimming pool, exclusive services O Villas - Residential Complex Optimal Life The O Villas are architectural landmarks created for those who aspire to immerse themselves into the Mediterranean experience. Situated at the heart of Messinia Greece, they offer a 360o view to the essentials of life. Design in accordance to the human standard, total integration to the beauty of the Messinian nature, open access to the big blue of the Mediterranean Sea, space open to the ever-present Greek natural light. The O Villas lie at the origins of optimal life. O Villas is a boutique development in the heart of Messinia that will redefine the standards of county living. It is an outstanding collection of 17 inspired residences each crafted to high specifications, organized into six plots around the Golf course. O Villas will combine sophisticated country living with security, a unique location and exclusive services. Studios for boutique living, smart residences and impressive villas offer a great range to choose from. The master planners have framed the development using the natural topography of the land which rises gently from the lagoon over 0.4km up to Gialova's hillside. The residences are set within the hillside by using the contours of the land and vegetation so that a discreet, high quality and environmentally sensitive background is created. O Villas residences will be highly personalized. Residents will be provided with the perfect foundation on which they can imprint their own interior design personality. Access O Villas is about a 2 hr 30 min drive from Athens via the new highway E65. It is 30 min drive from Kalamata, Messinia's Capital and the Kalamata's international airport offering excellent connectivity with major cities. Climate Messinia enjoys an excellent climate with balmy springs, warm summers and mild winters. Blue skies, sunny days and pleasant temperatures make this an ideal year-round destination. The Area - Where is O Villas? O Villas is located on the South West Coast of Messinia. It is approximately two and a half hours drive from Athens and thirty minutes from Kalamata's International Airport. The site is notable for its spectacular lagoon, an ecosystem of great environmental value, and the dramatic landscaping. In the area, around of Gialova there are several Ancient monuments like the Palace of Nestor, Ancient Messini, Archaeological Site of Mystras as well as several Frankish, Turkish and Venetian castles, some of them remarkably well preserved, like the Paleokastro and Neokastro of Pylos, and the castles of Methoni and Koroni. The development is organised into six discrete plots around the signature Golf course with spectacular views to the sea and Sfaktiria island. Architecture The design and the architecture of these properties is fully aligned with the region's traditional architectural patterns. Sustainable design principles are at the heart of the architectural approach, ensuring that the masterplan is not only energy efficient, but also helps regenerate the landscape. Built from natural, sustainable materials, the rich organic palette creates a seamless relationship between the buildings and the landscape. There are four different villa types that a buyer can choose from, all of which are freehold detached and standing on plots which vary between 1500-4000 m<sup>2</sup> in size. Hill Side Villa - Type I2 Villa type I is designed to maximize the exposure to the amazing Navarino bay views from every room, every space of the house. The living space is open to the external deck creating a seamless transition between inside and outside. The pool is located at the same level, in front of the living space, maximizing the sensations and the total

**BASE INFORMATION:**

Beds	: 3
Baths	: 3

experience. Gross Internal Area (Air Conditioned Area):170 m<sup>2</sup> Basement101 m<sup>2</sup> Covered External Area:134 m<sup>2</sup> Swimming Pool Area:49 m<sup>2</sup> Living Area consisting of:Lounge, Dining Area, Open Kitchen, 1 Master Bedroom, 2 Bedrooms (bedroom, bathroom, Wardrobe, Make Up Desk), Study, Laundry Entertainment:Swimming Pool, External Shower, Fireplace, Barbeque Support Staff Quarter:Storage, Technical Room Services Optional Services are available. A concierge will arrange for the provision of a range of 3rd party services including: 24-hour concierge Maintenance of exterior of the residence, including exterior painting, roofs, windows, patios and pools Residence garden maintenance Housekeeping services At-home dining Personal grocery stocking Laundry and dry-cleaning Babysitting services 24-hours security and CCTV surveillance of the building perimeter and the parking entrance Receipt and storage of supermarket shopping Q & A Can I select the design and size I would like? Of course. Owing to the topography of the terrain, villa designs have been created to best suit the ground conditions and landscape. All have excellent views over the golf course, the Navarino bay and the Sfaktiria Island. However, some plots are more flexible than others, so if you have a strong preference for a particular plot of land and residence type, please speak with your local sales agent... Can I select my own choice of garden service contractor? Of course! How long will it take to build my home? It will take approximately 14-16 months to complete a villa/ residence. What fixtures, fittings and furnishings are included in the purchase price? It varies according to the type of villa that is purchased. In general, all villas will have the following: The internal accommodation is all air conditioned. Most of the bedrooms have en suited bathrooms, which are fitted with high quality sanitary ware and large format reconstituted limestone tiled doors, specified by the developer Modern kitchens with solid surface (Corian or similar) worktops, including a built-in hob, oven and extractor hood, specified by the developer. The living areas will have hardwood timber floorboards or screed doors, with the main living space being open plan with glazed sliding doors. These will open onto a large open jointed hardwood timber deck that will allow for easy indoor/outdoor living. Entrance pathways will be created from large format cement rock slabs. What interior furnishing options are offered as add-on packages? The developer will design a bespoke furniture package which will be customized for each villa, and will complement the O Villas development concept. This service will be very comprehensive allowing the home owner to move into a fully furnished home, from plates in the cupboards to linen on the beds. Of course, owners have the choice to furnish their homes by themselves or with another contractor. Note by the developer: The best project or design comes from a completely integrated approach, from conception to completion, from idea to reality, from need to satisfaction, an End-to-End approach. We have a strong creative team, in which electro-mechanical, structural and environmental engineers work alongside the architects, designers and consultants from the beginning of the design process to the completion of the project. Integrated services and advanced technology make possible the distillation of a complex solution into simple graphic images, allowing the client to be involved throughout the process. Our mission is to deliver exceptional design ideas and solutions for our clients through the creative blending of human need, environmental stewardship, value creation, science and art.