

Polykatoikia tapestry of shared ownership.

The reinterpretation of the Athenian Polykatoikia in the area of Exarchia

Papaoikonomou Zoe

Daniel Rosbottom
Mark Pimlott
Koen Mulder

Interior Buildings Cities

Independent Group

AR3AI100
TU DELFT

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INTRODUCTION

This project was inspired by my experiences living in European cities, which brought to my attention the unique characteristics of Greek cities and their Polykatoikia buildings. When I left Greece, I still remember my first impression of other European cities, "Where are all your Polykatoikia buildings?"

This paper aims to design a new Polykatoikia model that revisits the relation between privacy and collectivity, setting social cooperation in the center. Inspired by contemporary practice, as well as the historical legacy of the Athenian Polykatoikia, this architectural design proposes an approach to revitalizing a sense of community while retaining essential common spaces (balconies, and terraces) in a more sustainable way.

It begins with the necessity of redefining life in the city, recovering the relation of the residents with their space, and underlining the possibilities of collective managing lost during the decades of individualism.

It is a design based on the logic of the Domino system, offering a functional and flexible reinforced concrete framework that adapts to the needs of the residents and the urban landscape. But the real meaning lies in the combination of this lean, functional framework with the small community mentality that the city's first inhabitants brought from the countryside.

The area of Exarchia is the ideal setting for carrying out this idea. It is a place of great social diversity, with a rich cultural heritage, a rebellious spirit, and strong protesting; all these features signal citizens' worries that the city is not in their hands and they need to claim it.

It is not just an architectural solution but a statement of how the urban environment may be reshaped through sharing, sustainable use of resources, and regeneration in the relationship between user and space. It is to attain a new Polykatoikia acting like a miniature of the city: space for interaction, coexistence, and community life.

INTERIOR NEIGHBORHOOD

Athens, as a city with a long history and very different architectural heritage, opposes contemporary architectural design with particular difficulty. Polykatoikia, as a dominant form of housing, is a characteristic element in the urban landscape of the city, combining tradition with modernity. In this direction, the area of Exarchia is a vital example of this dynamic, where the architecture of the apartment building meets the cultural and social diversity of the neighborhood.

The Exarchia neighborhood stands out as something more than one of the oldest, aesthetically rich middle-class areas of Athens with particular cultural and political significance. Besides the architectural wealth of the area, Exarchia is characterized as something more than an authentic, vibrant, and rebellious probabilistically but also unjustly enough as "unreachable" and a "Gallic village". It's a crossroads of different streams of ideas, open to all political stances, radical and liberal, yet with a strongly developing sense of collectivity and solidarity. Cultural and educational characteristics make up major features of Exarchia: the Archaeological Museum, the Law School, and Polytechnic School, for example. But full of contradictions, Molotov cocktails in the trash bins remind the visitor how near the flashpoints are.

Ultimately, this project could land on many sites, however, I choose Exarchia because it seems to offer profitable ground for the application of a radical housing model for the Greek data, which could have a substantial impact on the Athenian city.

THE SPECIFICITY AS A TYPE

The Polykatoikia is a particular architectural and urban typology that defines the modern Greek

cityscape, especially in the city of Athens. It emerged during the rapid urbanization of the mid-20th century, characterized by its adaptability, modularity, and layering of private and collective spaces.

Its specificity lies in the versatile framework: a reinforced concrete structure, the so-called Domino system, which allows flexible configurations for both residential and commercial purposes. The polykatoikia integrates key communal elements such as balconies, stairwells, and rooftops, fostering a subtle sense of shared urban life while giving priority to individual ownership.

This type has also absorbed social and cultural features, combining the rural mentality of neighborly interaction with dense urban living. Its ability to balance functionality, density, and affordability has made it an emblematic yet complex component of Greek urbanism.

THE NEW POLYKATOIKIA MANIFESTO

I'm interested in the specificity of Polykatoikia as a Type.

In my practical architectural process I have identified specific architectural elements that I find particularly attractive and adaptable to new, more collective uses including the Polykatoikia entrance, the foyer, stairwells, corridors, balconies, rooftops, the ground floor, and inner courtyards. During the project, specific actions were taken to achieve the New Polykatoikia. These actions are related to the architectural, social and urban Terms that I set at the level of three scales: the scale of the city, the neighborhood and the building.

These terms shape the architectural manifesto of the new Polykatoikia:

1. High-quality communal spaces (balconies, rooftops, foyers, stairwells).
2. Collective decision making.
3. Shared amenities like kitchens, workspaces, or recreational areas.
4. Spaces that they can generate income
5. Flexibility of the use and layout of the apartment.
6. Spaces blending private and communal uses.
7. Sustainable energy systems and eco-friendly materials such as use of renewable energy sources, and energy efficient systems
8. Design minimizing environmental impact.
9. Open ground floor with commercial uses (pilotis) for public interaction.
10. Integration with courtyards and streets to activate the urban block.
11. Regular upkeep of shared areas through collective responsibility.
12. Adaptability to future societal and community changes.
13. Fostering a sense of belonging and shared purpose.
14. Encouraging solidarity and social interaction.

The aim of this project was to conceptualize a cooperative housing model that redefines spatial priorities by minimizing private areas and expanding the generosity of collective spaces within the building. I iteratively experimented with different configurations to set up a layout that aligns with the principles outlined in the manifesto. The result is a prototype, a foundational design intended as a replicable model for future applications. My approach is one version that represents one possible realization of the envisioned "new Polykatoikia," embracing the core values of shared living and urban connectivity.

Having established the manifesto as a flexible framework of adaptable principles, I now present one specific version, a realization of the prototype into an architectural design. It is rooted in the general rules of the system but includes my interpretation and unique elements; showing how the broader vision can be demonstrated in a tangible, context-specific building.

CHALLENGES

Such realization of a new collaborative Polykatoikia highlights two critical challenges that frame design. The deep-seatedness of individualism, rooted in ownership, requires some difficult shifts for new modes of collective living. By contrast, the active contribution from the residents themselves, adaptation to their diversity, stresses that community is a necessary anchor within which a fundamental element of the design takes place.

In the same vein, architectural design has to balance the creation of shared spaces with the maintenance of privacy, while the integration of the building into the densely inhabited landscape of Exarchia needs to respect the cultural and social identity of the area. Securing financing and navigating the legal boundaries of the traditional ownership framework highlight the need for practical solutions that combine vision and realism. These challenges do not simply act as obstacles but as guidelines, highlighting ways to reshape the concept of collective habitation and propose a new model of living in urban space.

THE BIG PICTURE IN THE MINIMUM SCALE

The polykatoikia is an architectural typology and a social construct that epitomizes the layered complexities of urban living in Greece. Its evolution reflects the interplay of individual aspirations and collective needs, rural nostalgia and urban modernity, economic pragmatism and cultural identity. As a model, it offers valuable lessons in adaptability, efficiency, and the potential for shared experiences within dense cityscapes.

Yet its legacy also reveals critical challenges: fragmented ownership, a decline in communal care, and the tension between private interests and collective well-being. The polykatoikia can be reimagined through a contemporary lens into a living system of collaboration and deeper connections to the city.

In embracing this vision, we not only preserve an architectural archetype but also reinvigorate its potential for creating meaningful, sustainable urban habitats that honor both individuality and community. The new polykatoikia is no longer a building; it's a manifesto toward inclusiveness for a resilient urban future.

Initial Fascination

The genesis of this project stemmed when I left Greece to live in other European cities. There, I realized all the peculiarities Greece and its Hellenic cities held, elements I was looking for in whichever European capital I found myself. I still reminisce about the first impression I had while strolling through Nicosia. I began asking my friends: “Where are all your Polykatoikia buildings?” Yet it wasn’t merely that; I missed the vibrancy of the city, to walk and witness people of all ages, all kinds, being there alongside me, reveling, stepping out, sipping coffee and dining. The same longing persisted in other European cities I lived in.

During the interwar period when urbanization began and people went to Athens for better job opportunities and economic recovery, they brought with them the mentality of the countryside: the sense of neighborhood and the small communities they created in the apartment buildings.

It is important to approach modern Greek architecture and the city from a different perspective, not solely as a tourist attraction, but also as a living space and a center of activities for its residents. Highlighting the favorable aspects of the housing model can incentivize residents to develop a deeper affection for their locality and to seek avenues for its enhancement and refinement. Through sustained communication and collaboration with architects and specialists in the field, one can contribute to the rejuvenation and development of their city, grounded in its local identity and responsive to the needs of its inhabitants. In this manner, change will be sustainable and organic, continuing to evolve over time.

The purpose is to explore the model through an architectural lens while simultaneously providing a reinterpretation of the Polykatoikia embedded within the modern city of Athens, taking into account the polyphony of the Exarchia district.

Argument of choice of the studio.

I decided to embrace the Interior Building Cities Independent Group Studio for my Graduation Project, as it presents particular interest to me. Within this framework, I aim to explore and redefine the essence of the Athenian apartment building in contemporary Athens, allowing myself greater freedom in selecting and shaping the theme.

Furthermore, I seek to highlight the virtues of Greek urbanity, inspired by a model of multi-residential architecture that has been a source of inspiration for almost a decade. Simultaneously, I aim to examine my topic through the broader lens of interior design, under the guidance of a specialized team.

Another significant aspect concerns my coexistence with fellow students, providing an opportunity for the exchange of ideas and mutual reinforcement through feedback. Moreover, my goal is to investigate collective tactics in a city dominated by the regime of ownership and individuality, drawing lessons from the experience of the Netherlands and other European housing standards.

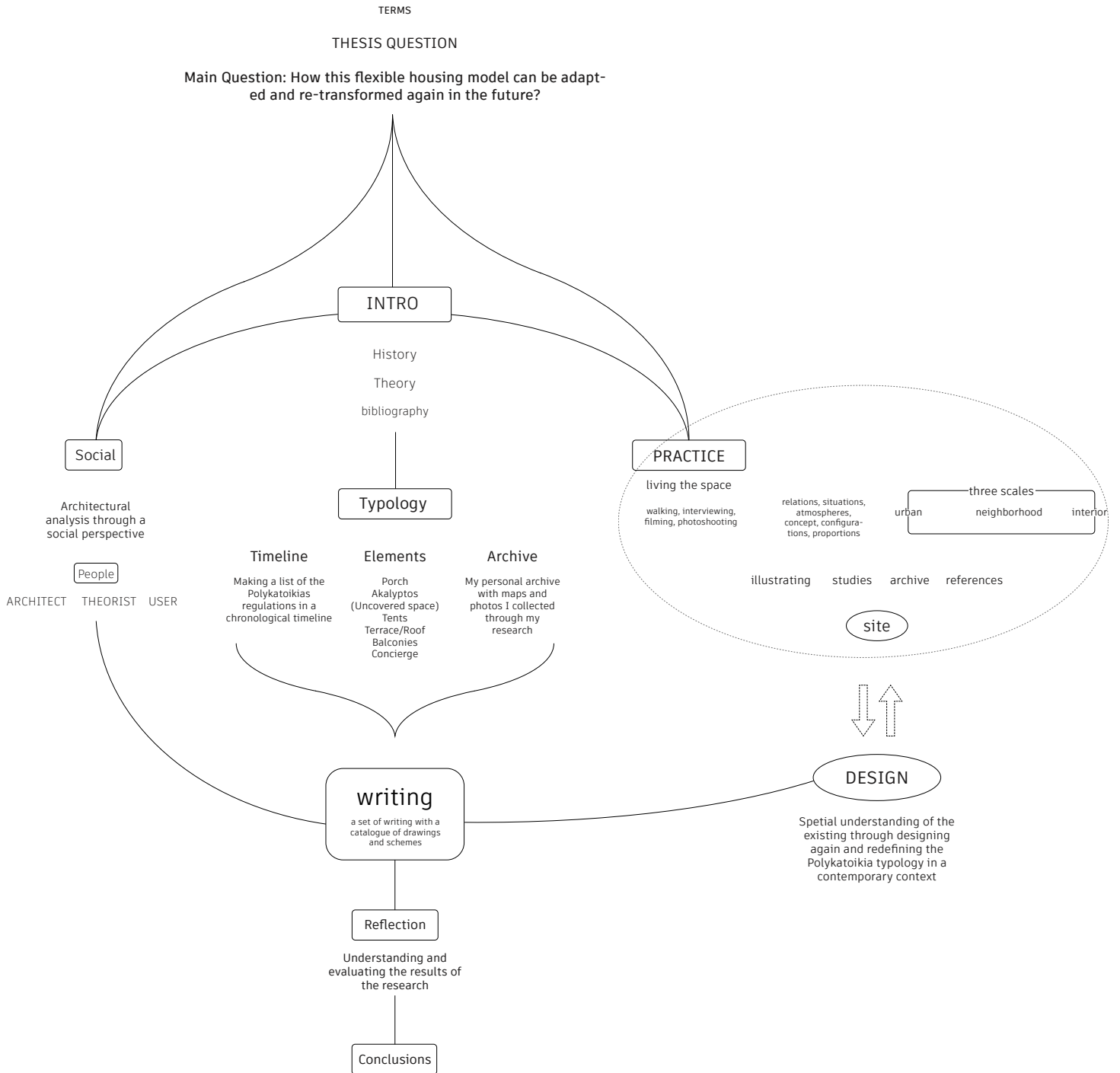
Overall, this studio meets my needs and offers the appropriate environment to develop my ideas and make a meaningful contribution to the fields of architecture and design.

RESEARCH PLAN DIAGRAM

P1

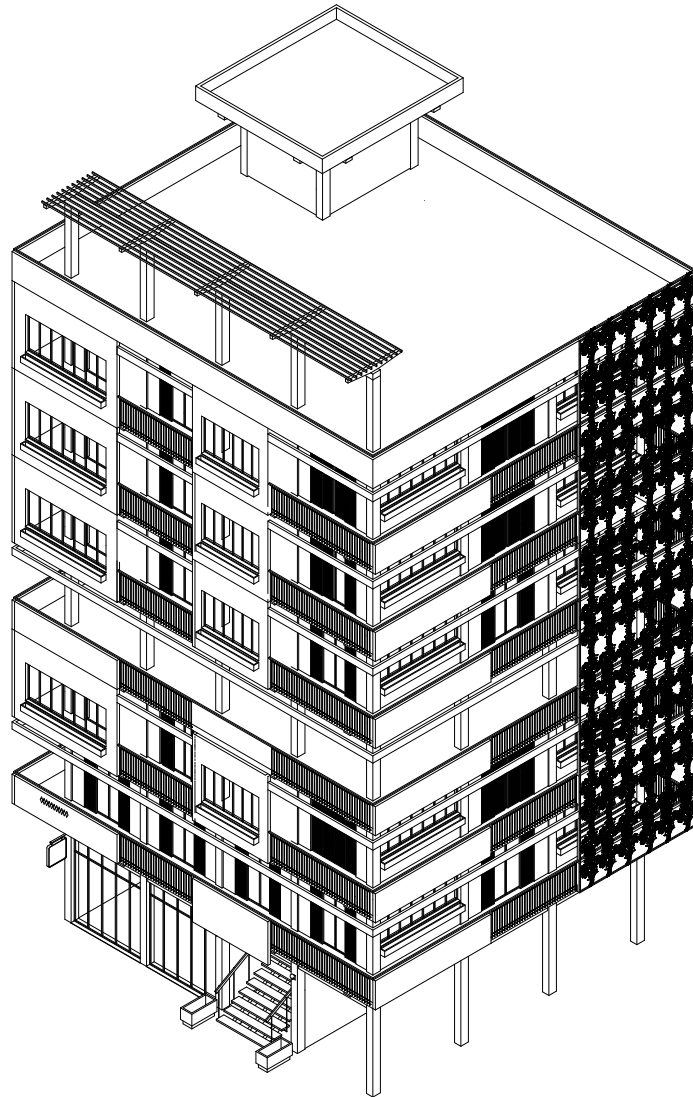
The study investigates the diverse Architectural model of Athenian Polykatoikia, which develops vertically and incorporates mixed uses on the ground floor. A building with approximately eight floors that began in the 1930s as a luxurious residence and was the first example of modern Athenian luxury. However, during the interwar period, it evolved into the quintessential residential model due to increasing internal migration and urbanization. The multiple dwellings developed vertically proved to be an ideal structure to accommodate the large wave of internal migrants. It is particularly interesting how rural people extended the village mentality to large urban centers such as Athens, which remains an element in the Polykatoikia. Short distances and multiple uses within small communities of people who interact daily with each other are the natural outcome of organic urban development and not an end in itself. A major challenge is the combination of the ownership status prevailing in Greece, with a rate of 75.4%, and the lack of collective spaces fostering an ethos of extreme individualism. This flexible research requires various types of scientific research methods. With a focus on architecture and design, this project studies the Athenian Polykatoikia through literature and architectural examples, considering the social architectural and perhaps economic implications on the new residents of the urban Athenian neighborhood.

The term **Poly-Katoikia** is a composite word, from poly, translated as **multi**, and the noun katoikia, **dwelling**. Athenian "Polykatoikia" typically consisted of **several stories**, with individual living spaces or apartments stacked on top of each other. The ground floor often **housed shops or businesses**, while the upper floors were residential.



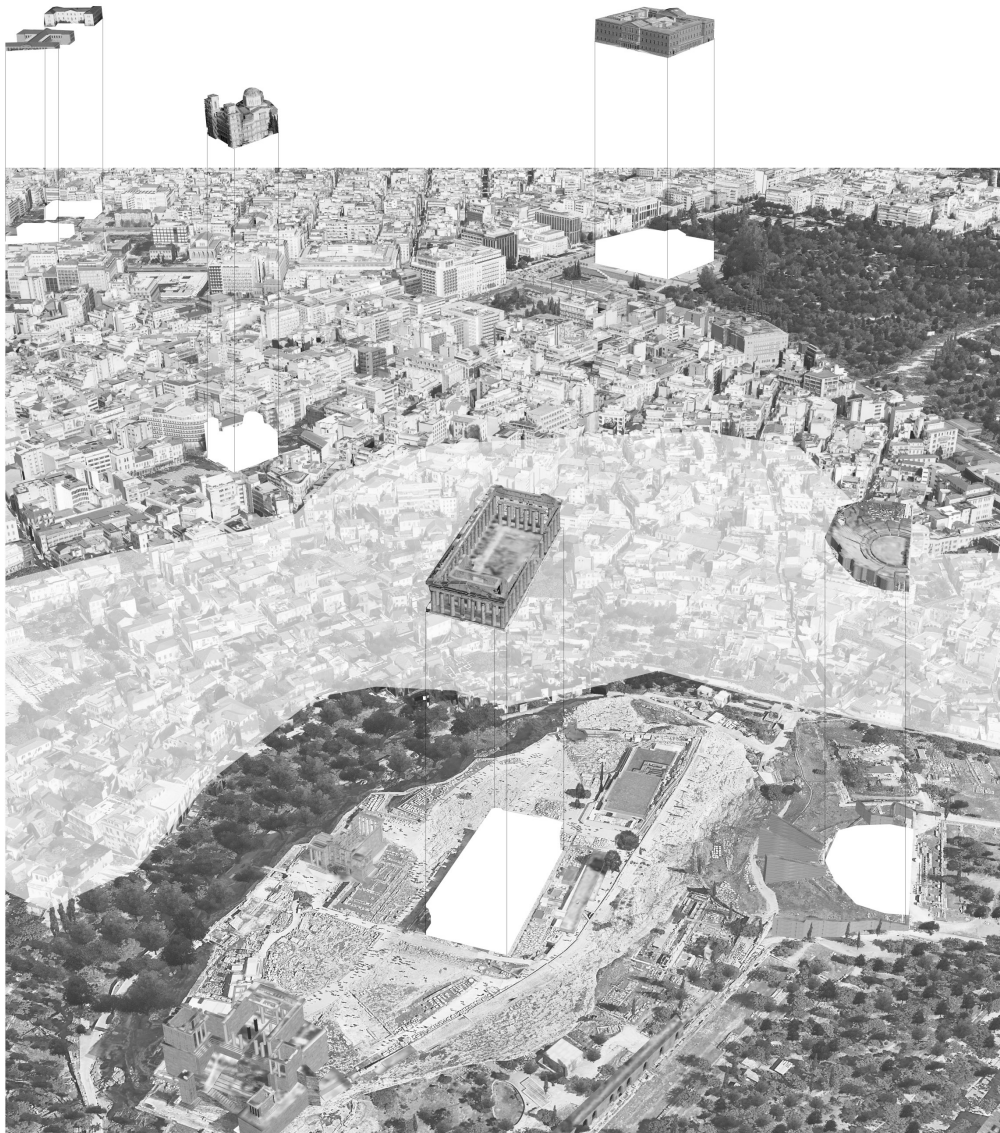
PROLOGUE

P1



An indicative architectural model depicting a typical apartment building

This paper delves into the complex nuances of Polykatoikia, positioning it as a contemporary housing paradigm and a timeless architectural instrument shaping the trajectory of the modern urban landscape. Embarking from the venerable city of Athens as the epicenter of this exploration, one is compelled to characterize it as a kaleidoscopic metropolis, teeming with vibrant contrasts that obfuscate the demarcations between tradition and modernity, rural quaintness and urban dynamism, affluence and deprivation, as well as the temporal realms of the past and the future. Athens, in stark departure from its European standarts, defies the conventions of a uniform architectural facade. Its architectural tapestry, marked by flexibility and adaptability in its primary habitation type, remarkably accommodates diversity within the confines of a singular architectural archetype. This urban landscape, often subjected to architectural critique, has, notwithstanding nearly a century of reconstruction and development, emerged as a functional testament to urban efficacy.



Consider, for instance, the iconic Acropolis, an enduring symbol where history coalesces with the contemporary and the quotidian. This immortal edifice engages in a dialogue with the modern city, traversing the layers of architectural epochs that enfold it. An itinerant observer descending from the Parthenon towards Syntagma Square and the Hellenic Parliament embarks upon a journey through distinct architectural phases: commencing with the ancient grandeur of Periclean Athens, transitioning through the neoclassical allure of Plaka reminiscent of Ionian aesthetics, and culminating in the modernist zenith represented by the Polykatoikia structure.

PROLOGUE

P1

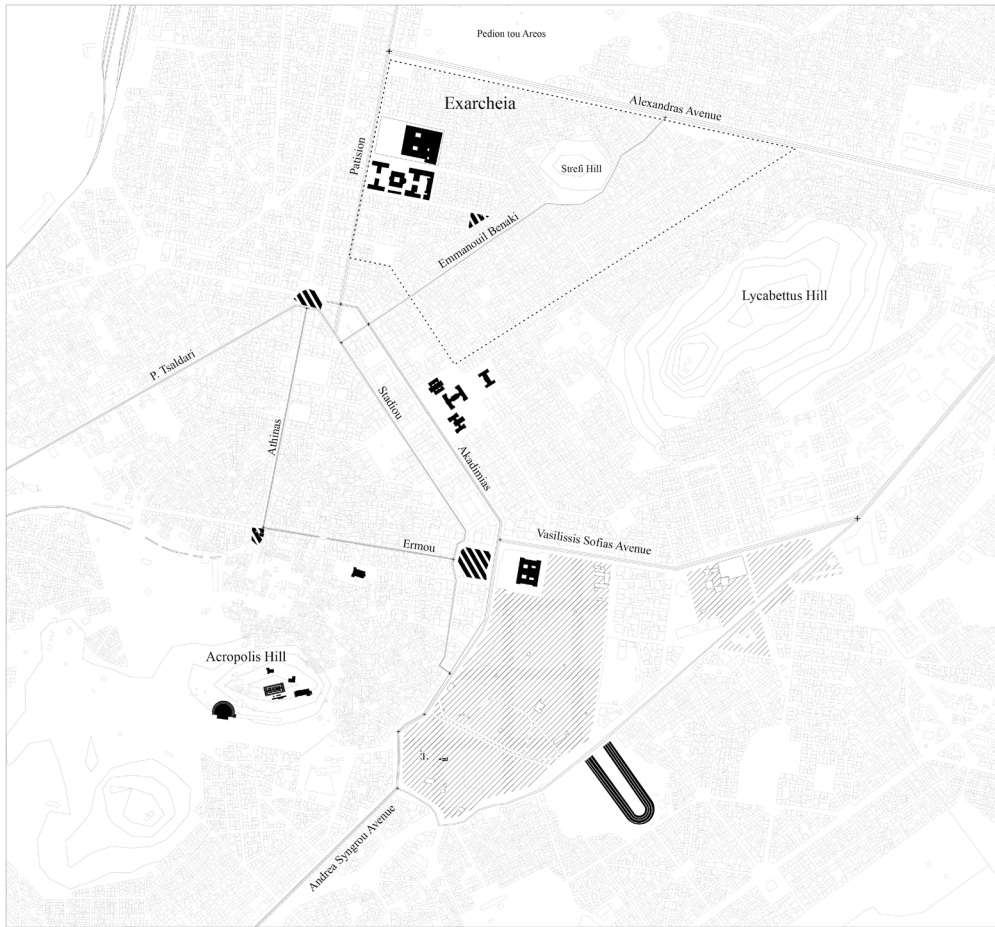


Athens Spread. © Yorgis Yerolymbos.

Concurrently, disparate epochs of daily existence coalesce seamlessly. Vertically evolving mixed-use configurations, with commercial enterprises occupying ground-level premises and residences gracing upper floors, epitomize this nuanced interplay. This intricate relationship extends to the balconies, forging an indirect interface with the cityscape and, in a broader sense, establishing a unique communion between upper floors and the venerable Acropolis.

PROLOGUE

P1



Map of Athens, important Hills and Green Spaces. Made by the Author

The architectural precepts of “Contradiction and Variety,” as articulated by Robert Venturi in his seminal work, “Complexity and Contradiction in Architecture,” find palpable manifestation in the empirical context of Athens. Venturi’s advocacy for the amalgamation of divergent, and occasionally conflicting, elements to engender designs of heightened intricacy and aesthetic allure is patently evident. Furthermore, the juxtaposition of the “Ordinary and Extraordinary” permeates both the quotidian activities and inhabitants of the city, as well as the extraordinary moments that trans-

BRIEF

P1 week 3.06 21 March 2024

This project was inspired by my experiences living in European cities, which highlighted the unique characteristics of Greek cities and their Polykatoikia buildings. My first impression of Nicosia made me wonder, "Where are all your Polykatoikia buildings?"

During the interwar period, urbanization drove people to Athens for better job opportunities and economic recovery. They brought a countryside mentality, fostering neighborhood and small community life within apartment buildings.

Polykatoikia, originating from modernism, retains traditional and neoclassical elements, treated like custom-made furniture by its users and architects.

Athens, unlike European cities, has diverse architectural facades and adaptable designs. Athens, contrasting with European standards, defies uniform architectural facades.

Its architectural tapestry, marked by flexibility and adaptability, accommodates remarkable diversity within a singular archetype. The purpose is to expand the potential for communal living in the "Athens of property."

Redefining Polykatoikia expands communal living in Athens. Understanding various scales—neighborhood, urban, and building—I address new design challenges, including minimal living spaces.

TERMS

Assignment

week 3.01 15 February 2024



GRADUATION PROJECT
TERMS

EXARCHIA ATHENS 2024	FIRST ISSUE	SERIAL NUMBER 997
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POLYKATOIKIA

Athenian "Polykatoikia" typically consisted of several stories, with individual living spaces or apartments stacked on top of each other. The ground floor often housed shops or businesses, while the upper floors were residential.

MAIN QUESTION

How this flexible housing model can be adapted and re-transformed again in the future?

TERMS

The terms of this project regarding the topics it will touch on and the methods and tools it will use.

RESEARCH TERMS

The research will be based on architectural examples related to the Polykatoikia model and theoretical manifestos. It will adopt an architectural perspective, focusing on the virtues of the Athenian Polykatoikia and identifying areas for improvement in the Athenian city through theoretical and practical examples, both national and international.

The research will concentrate on spatial development at three scales: the city, the neighborhood, and the interior.

DESIGN TERMS

By leveraging knowledge of existing buildings, a design methodology that incorporates social and cultural virtues

will be developed. Therefore, in an empty plot, part of an existing neighborhood, the project will be anchored in order to meticulously craft the design from scratch.

Concepts and forms will be explored using media such as drawings and digital models.

The aim is to create not just an apartment building, but a community where residents can thrive. The design will feature individual apartments for urban settlers, along with collective spaces for social interaction and more. The purpose is to expand the potential for communal living in the "Athens of property." Additionally, the project seeks to restore the village mentality, which is foundational to the city's structure and, by extension, to the Polykatoikia itself.

The relationship of the Polykatoikia with the city, facilitated through elements like balconies, terraces, and uncovered back spaces, is significant. Inside the building, spaces such as the foyer and staircase will be thoroughly examined to understand how these common areas can gain greater dynamism and enrich the overall project.

Statute of the New Polykatoikia Building

- Improvement of the common area. Perhaps more common areas/rooms to be used by the residents according to their needs (event space, guest room, bathhouse, laundry room, dining room, conference room) Utilization of the uncovered space as a neat garden reserved for collective activities

02 GRADUATION PROJECT POLYKATOIKIA

and empowerment of the neighborhood. Space for collective activities. Creation of common green spaces and recreational areas.

Redefining the use of rooftops, for social and energy uses (e.g. roof garden, solar energy)


- Flexibility in the use and layout of the Apartments (to be able to adapt to different living conditions. e.g. telecommuting). Creation of multifunctional spaces within the apartments. Possibility of remodeling the interior space, e.g. removing or adding walls.
- Energy upgrade: Thermal insulation, installation of renewable energy systems (photovoltaics). Green roofs: Planted roofs and vertical gardens to reduce heat load. Creation of green spaces on roofs and yards.
- Maintenance of commercial uses-pilotis on the ground floor.

"The Athenian Apartment Building as a model of residential development is characterized by a special spatial quality, as it combines urban density with human scale. Its modernization must preserve these characteristics while incorporating new technologies, sustainability principles and social sensibilities.

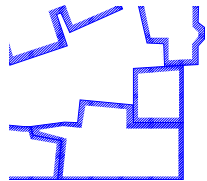
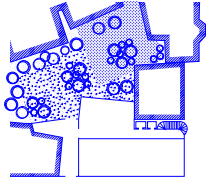

ARCHITECTURE ANALYSIS

Not the conventional approach but another strategy.

- The entrance or the building separating the street from the dwellings.
- Not-Narrow, dark and repelling shared public spaces.
- Not-Dissuaded shared uncovered space, which belongs to nobody, is used by nobody and is cared of from nobody.



03 GRADUATION PROJECT POLYKATOIKIA

The entrance acting as an intermediate space which links the street and the dwelling.

But-Outdoor space containing a yard on the ground floor which is planted with trees and flowers, cared for and used by private owners.


But-Common spaces which follow the entrance and are sunlit, inviting and open air.

But-Spaces which are transparent and ventilated from all sides, allowing nature to penetrate in and including light service spaces.

But-Not-ventilated and lit only from one side with a dark intermediate zone of service spaces.

Date _____

Signature _____



LITERATURE

P1

This scholarly endeavor delves into the thematic exploration of Polykatoikia, utilizing discerningly chosen literary references such as “Athens’ Polykatoikias 1930-1975,” “Typology: Paris, Delhi, São Paulo, Athens. Review No. III: 3,” and “The public private- modern Athens and its Polykatoikia building.” The primary objective of this inquiry is to systematically compile and document the entirety of constructed Polykatoikia structures in Athens spanning from the 1930s to the present.

Moreover, through a comprehensive analysis of the works authored by Manolis B. Marmaras, Yannis Aesopos, and Ioanna Theocharopoulou in collaboration with Kenneth Frampton, the investigation is poised to scrutinize the evolutionary trajectory of the Athenian cityscape and unravel its distinctive architectural idiosyncrasies. Following this, drawing inspiration from “The Death and Life of Great American Cities” by Jane Jacobs, the focus seamlessly transitions towards an exploration of Athens’ alignment with a community-oriented paradigm in urban planning.

Embarking upon a comparative discourse that juxtaposes Rem Koolhaas’ “Delirious New York” with Athens as a small-scale metropolis, the objective is to accentuate the nuanced peculiarities embedded within Athenian architecture.

LITERATURE

P1

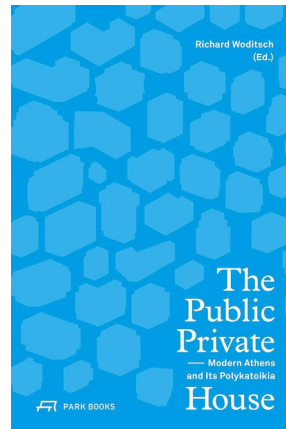
Ultimately, a nuanced examination ensues through the prism of comparative analysis, contrasting “Learning from Las Vegas” and “Complexity and Contradiction in Architecture” authored by Robert Venturi and Denise Scott Brown, with “The Possibility of an Absolute Architecture” penned by Pier Vittorio Aureli. This analytical endeavor seeks to unravel the intricate ways in which Athens, as a city steeped in historical richness, interfaces with its architectural heritage.

LITERATURE

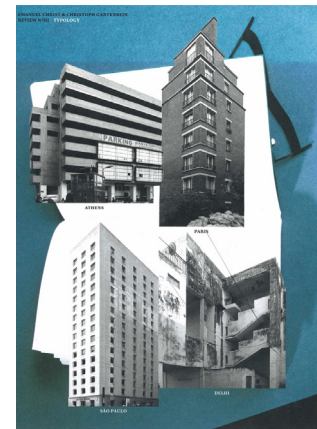
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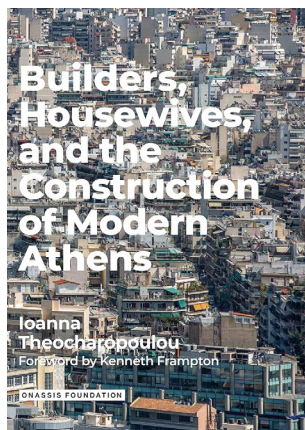
Kilian Schmitz-Hübisch, Athens' polykatoikias 1930-1975, 2023.



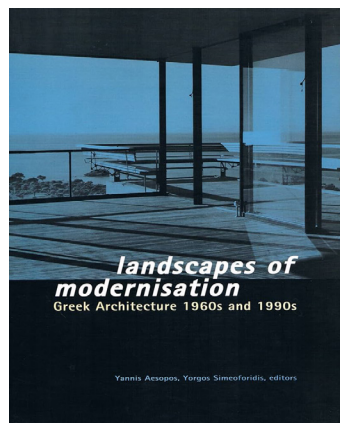
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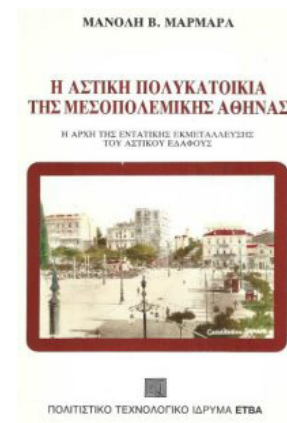
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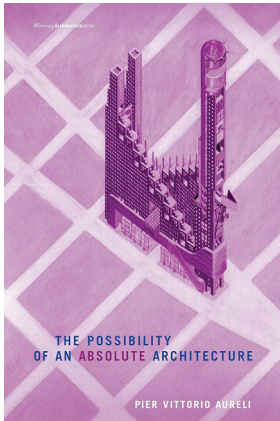
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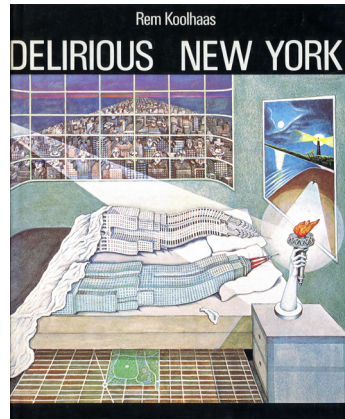
B. Marmaras, Emmanuel. Η αστική πολυκατοικία της μεσοπολεμικής Αθήνας (The urban Polykatoikia of inter-war Athens), 1991.

LITERATURE

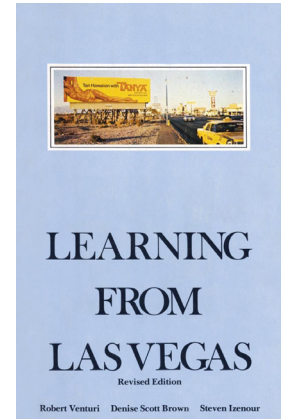
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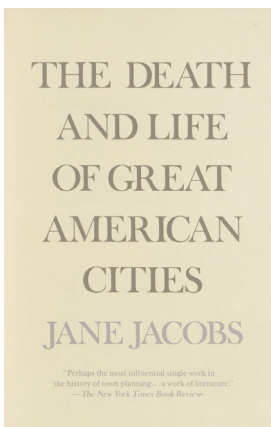
Aureli, Pier Vittorio.
The Possibility of an
Absolute Architecture,
2011



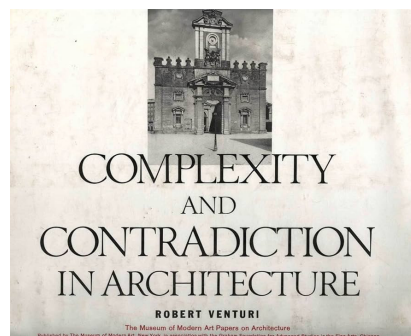
Koolhaas, Rem. Delirious
New York, 1978.



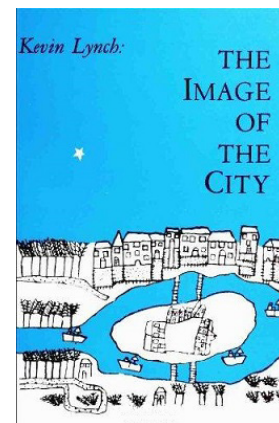
Scott Brown Denise, Ize-
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and life of great american
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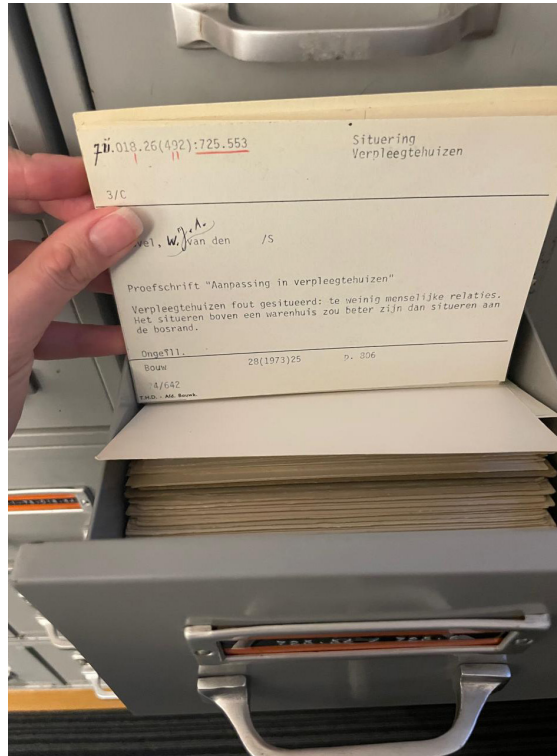
Venturi Robert, Complexity
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Lynch, Kelvin. The image
of the city, 1960.

ARCHIVE

week 3.02 22 February 2024



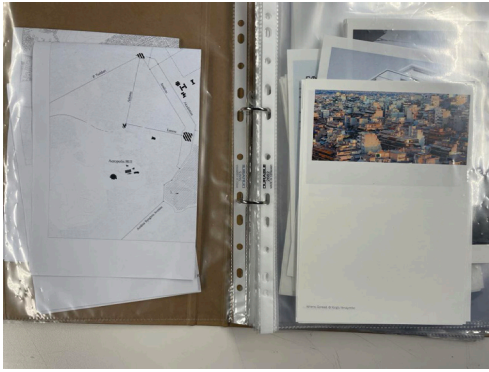
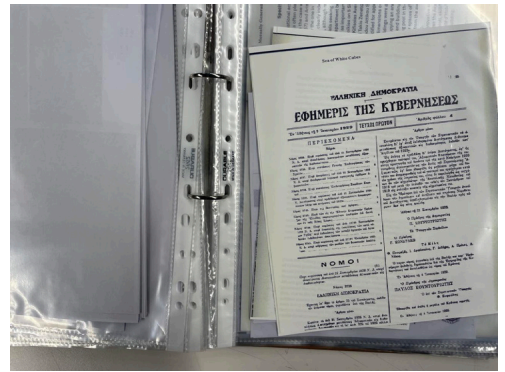
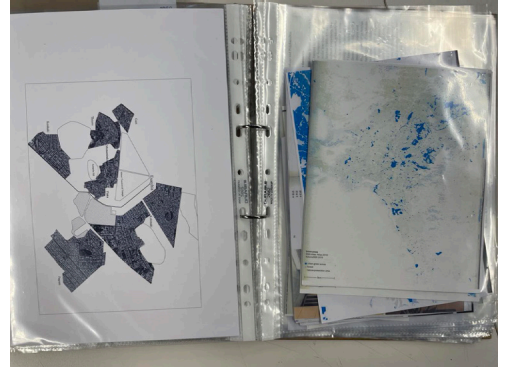
In traversing the intellectual landscape of my personal archive, replete with a diverse array of Apartment Buildings captured in postcard format, one encounters not merely architectural specimens but encapsulations of historical significance and wellsprings of scholarly inspiration. Each postcard, meticulously curated, serves as a testament to the multifaceted narrative of urban evolution within the context of Greece, particularly Athens.

Indeed, the utilization of bureaucratic forms as a medium of commentary not only adds layers of depth to the research but also offers a poignant reflection on the intricacies of Greek bureaucracy—a facet often regarded as a somber stain in the annals of the nation's history. Through this lens, the intersection of administrative processes with architectural inquiry becomes a locus of intellectual exploration, inviting contemplation on the broader societal implications of bureaucratic systems.

Moreover, these artifacts of urbanity serve as more than mere visual stimuli; they are conduits through which one may discern the intricate dance between tradition and modernity, permanence and flux, that characterizes the architectural landscape of Athens. Each postcard, with its unique architectural features and historical context, becomes a microcosm of the larger narrative of urban development—a narrative woven with threads of resilience, adaptation, and cultural identity.

ARCHIVE

week 3.02 22 February 2024



Photographic material from my personal Archive
week 3.02 22 February 2024

ARCHIVE

THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA

week 3.02 22 February 2024



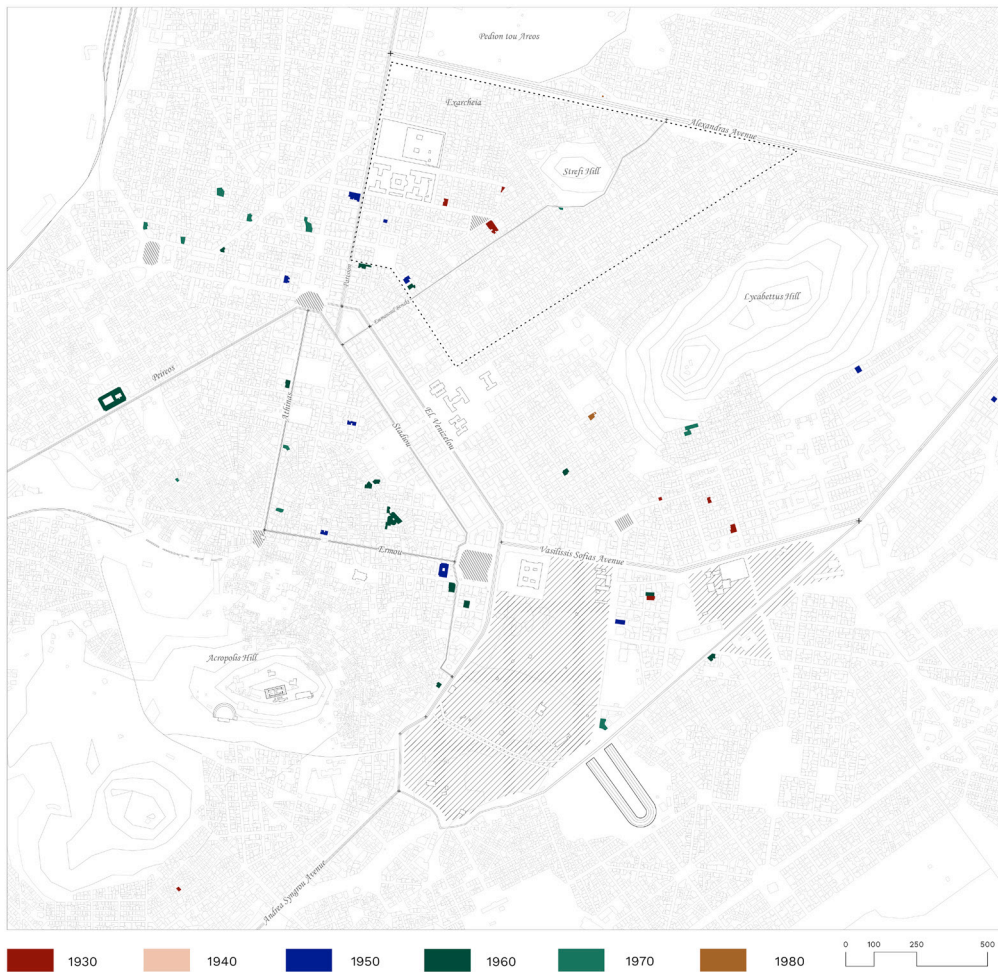
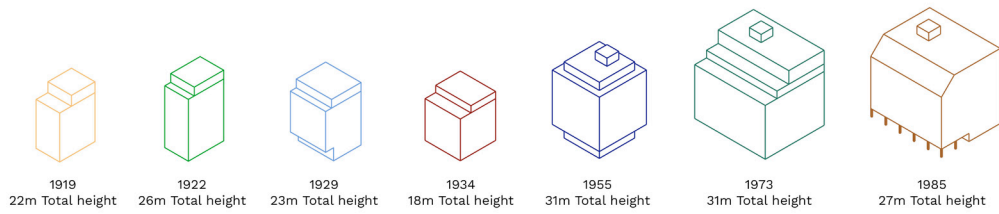
Athens, Exarcheion Square and the Blue Apartment Building in the mid-1930s/
Archive Benaki Museum - Photo: Facebook One picture, a thousand words

The introduction of the Polykatoikia (apartment building) in the 1930s marked a significant shift in Athens' urban landscape, driven by housing demands and legal changes regarding floor ownership. Early apartment buildings, such as the iconic Blue Apartment Building in Exarchia, showcased a blend of modern architectural styles with functionality. Post-World War II, these structures evolved to reflect international architectural trends and the innovative use of materials, while the "Antiparochi" system facilitated widespread urban development by allowing property owners to exchange land for apartments. Throughout the 1970s and 1980s, debates arose concerning the architectural identity of these buildings and their environmental impact. Today,

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This map gathers important buildings that were built from the 1930s to the 1980s and on top are indicative of the Town Planning regulations diagrammatically by decade. Made by the Author

Athens' apartment buildings continue to evolve, integrating contemporary trends and green initiatives, reflecting a dynamic interaction between historical legacy and modernity.

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. Illustration of high-rise buildings in Athens. Because in many cases of multi-storey buildings the address listed in the Registration Books of the Attikoviottia Town Planning Office was incomplete, their location was approximated. Source: The author's research in data from the Registration Books of the Urban Planning Office of Atticoviottia (1925-1941) and in bibliographical sources. Map origin: Town planning map of Athens Diamantopoulos.

ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ

ΕΦΗΜΕΡΙΣ ΤΗΣ ΚΥΒΕΡΝΗΣΕΩΣ

Εν Αθήναις τῆ 9 Ἰανουαρίου 1929

ΤΕΥΧΟΣ ΠΡΩΤΟΝ

Ἀριθμὸς φύλλου 4

ΠΕΡΙΕΧΟΜΕΝΑ

Νόμοι

Νόμος 3735. Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. περὶ ἀναλήσεως Διαταγμάτων μεταθέσεως ἀξιοματικών εἰς διαθέσιμότητα.....

Νόμος 3736. Περὶ συστάσεως Γενικῆς Ἐπιθεωρήσεως τῶν Σχολῶν.....

Νόμος 3737. Περὶ ἀναλώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. περὶ ἀναδρομικοῦ λογιμοῦ προσαγωγῆς ἐγείδρων ἀξιοματικών.....

Νόμος 3738. Περὶ συστάσεως Ἐπιθεωρήσεως Σωμάτων Στρατοῦ.....

Νόμος 3739. Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Διατάγματος περὶ προέλευσος ἀξιοματικῶν ἀπομακρυνθέντων λόγῳ τοῦ μνημῆτος τοῦ 1923.....

Νόμος 3741. Περὶ τῆς ἰδιοκτησίας κατ' ὁδοῦς.....

Νόμος 3743. Περὶ τῶν εἰς τὴν Ἐθνικὴν Κτηματικὴν Τράπεζαν τῆς Ἑλλάδος παραχωρουμένων ὑποθηκῶν ἐπὶ ἀκινήτων ἐν ταῖς Νέαις Χώρας.....

Νόμος 3744. Περὶ κυρώσεως τοῦ ἀπὸ 17/20 Σεπτεμβρίου 1926 Ν. Δ. περὶ ἀναστολῆς τῆς ἐκτελέσεως τῶν κατὰ νόμον Γ2ΟΔ' περὶ ἐκδικάσεως τῶν μεταξὺ ἐργατῶν καὶ ἐργοδοτῶν ἰκιδιουμένων ἀποκρίσεων.....

Νόμος 3745. Περὶ κυρώσεως τοῦ ἀπὸ 27/27 Ὀκτωβρίου 1925 Ν. Δ. περὶ ἀξήσεως τῶν μισθῶν τῶν δικαστικῶν ὑπαλλήλων.....

ΝΟΜΟΙ

(1)

Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. περὶ ἀναλήσεως Διαταγμάτων μεταθέσεως ἀξιοματικῶν εἰς διαθέσιμότητα.

Νόμος 3735

ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ

Ἐχόντες ὑπ' ὄψιν τὸ ἄρθρον 75 τοῦ Συντάγματος, ἐκδίδομεν ἐπόμενον νόμον, ψηφισθέντα ὑπὸ τῆς Βουλῆς.

Ἄρθρον μόνον.

Κυροῦται τὸ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. περὶ ἀναλήσεως Διαταγμάτων μεταθέσεως ἀξιοματικῶν εἰς διαθέσιμότητα δημοσιευθὲν εἰς τὸ ὑπ' ἀριθ. 326 τοῦ 1926 φύλλον

Ἄρθρον μόνον.

Ἐπιτρέπεται εἰς τὸν Ἰπουργὸν τῶν Στρατιωτικῶν νὰ ἐναλλάξῃ δι' ἐφ' ἑαυτὴν ἐκλυθησομένου Διατάγματος Διατάγμα μεταθέσεως ἀξιοματικῶν εἰς διαθέσιμότητα, ἐκδοθὲν κατ' Ἀπρίλιον τοῦ 1923.

Ὡς ἐπίσης νὰ προεβέβη δι' ἐτέρου Διατάγματος, ἐφ' ἧς προέχθησαν νεώτεροι τοῦ ἀξιοματικῶν δικαιώσεων τῆς τῆς αὐτῆς προσαγωγῆς καὶ θανάτου πρὸ τῆς κατὰ Νοέμβριον 1920 γενεμένης ἀποκαταστάσεως τῶν ἐκτὸς τοῦ Στρατεύματος ἀξιοματικῶν, ἐφ' ὅσον ἐθεωρήθη ὡς μηδέποτε μέχρι τοῦ θανάτου τοῦ ἀπομακρυνθέντος καὶ εἰ νεώτεροι τοῦ προέχθησαν κατὰ τὸν χρόνον τῆς ὑπηρεσίας του, οὗτος δὲ παρελήθη ὡς τυγχάνων ἐκ τῶν ἀιχμαλώτων τῆς Ἀνατολικῆς Μακεδονίας τοῦ 1918 καὶ μετὰ τὴν ἐπάνοδόν του τοῦ εἰς τὸν Σεπτέμβριον τοῦ 1919 εἰς ἀπόταξιν συνεπεί τῆς ἀιχμαλωσίας του.

Εἰς τὸν Ἡμέτερον ἐπὶ τῶν Στρατιωτικῶν Ἰπουργῶν ἀνατίθεμεν τὴν ἐγκρίσιν καὶ ἐκτέλεσιν τοῦ πρὸντος Νομοθετικοῦ Διατάγματος, ὑπεκλυθησομένου εἰς τὴν Βουλὴν πρὸς κόρην ἅμα ὡς αὕτη ἀνέλθῃ.

Ἀθήναι τῆ 21 Σεπτεμβρίου 1926.

Ὁ Πρόεδρος τῆς Δημοκρατίας
Π. ΚΟΥΝΤΟΥΡΙΩΤΗΣ

Τὸ Ἰπουργικὸν Συμβούλιον

Ὁ Πρόεδρος
Γ. ΚΟΝΔΑΛΗΣ

Τὰ Μέλη

Θ. Πατιμαζῆς, Ι. Δροσάκουλος, Γ. Διδάχος, Α. Πρέκιας, Α. Νάκος.

Ὁ παρὼν νόμος, ψηφισθεὶς ὑπὸ τῆς Βουλῆς καὶ κατ' Ἡμῶν σήμερον ἐκδοθεὶς δημοσιεύεται διὰ τῆς Ἐφημερίδος τῆς Κυβερνήσεως καὶ ἐκτελεσθήτω ὡς νόμος τοῦ Κράτους.

Εν Ἀθήναις τῆ 4 Ἰανουαρίου 1929.

Ὁ Πρόεδρος τῆς Δημοκρατίας
ΠΑΥΛΟΣ ΚΟΥΝΤΟΥΡΙΩΤΗΣ

Ὁ ἐπὶ τῶν Στρατιωτικῶν Ἰπουργῶς
Θ. Σφοδύλης

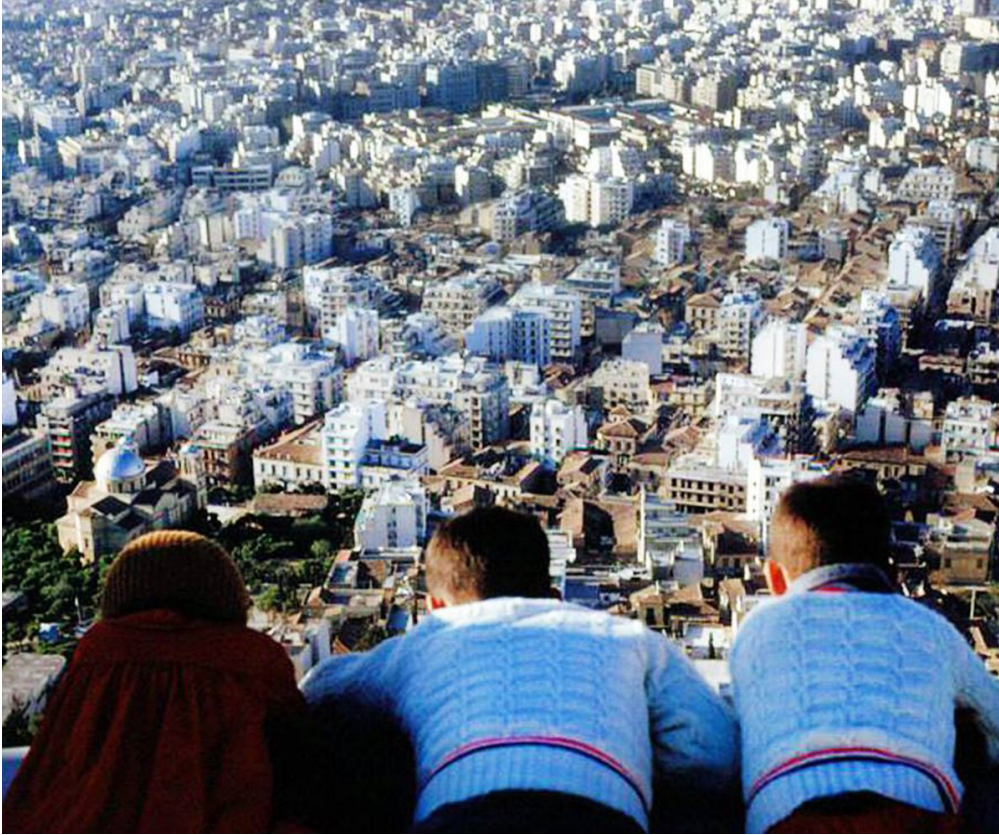
Ἐθεωρήθη καὶ ἐτίθη ἡ μεγάλη τοῦ Κράτους σφραγίς.

Εν Ἀθήναις τῆ 4 Ἰανουαρίου 1929.

From 1950 to 1960, the system of "Antiparochi" becomes widely known. With this system, the plot owner gives a part of their land to the contractor, who in return, builds and gives them a certain number of apartments in the Polykatoikia.

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The term **Polykatoikia** (πολυκατοικία) /po.li.ka.ti'ci.a/ is a composite word, from (Πολυ) poly, translated as **multi**, and the noun (Κατοικία) katoikia, **dwelling**.

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THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA



Athens Spread. © Yorgis Yerolympo

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View of Syntagma Square, with life going on at the time when the Greco-Italian War of 1940 was declared.

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Buildings and streets seen from the air, Athens, Greece

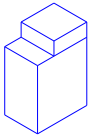
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1910-1920



These are the first restrictions on the maximum height of buildings in Athens (1919), street width, floor height and the introduction of the penthouse as a recess of the top floor.

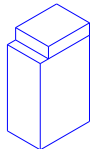


1919
22m Total height

1920



Quantities are introduced concerning the minimum distances from the boundaries of neighboring plots, the depth of plot and building, the maximum heights for each floor, the width and length of balconies and bay windows. (1929)

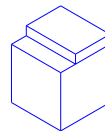


1922
26m Total height

1930



In the period from 1932 to 1941, modern type buildings appear, with a central staircase and elevator, as its use becomes general. Among them begins the grouping into functional zones within the apartment. The entry space continues to shrink.

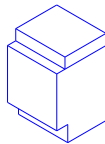
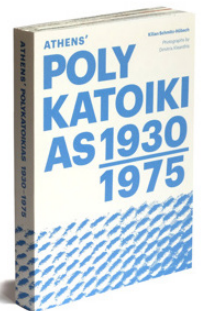


1934
18m Total height

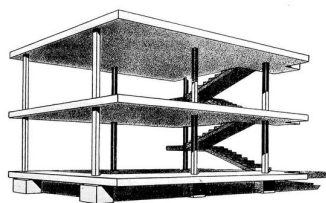
1940



Between 1942 and 1954, the floors have a central staircase and apartments on either side. Compared to previous periods, the floor plans are relatively simplified.



1929
23m Total height



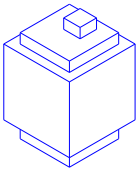
L'entree standard « Dom-iso », pour entree en grande serie



1950

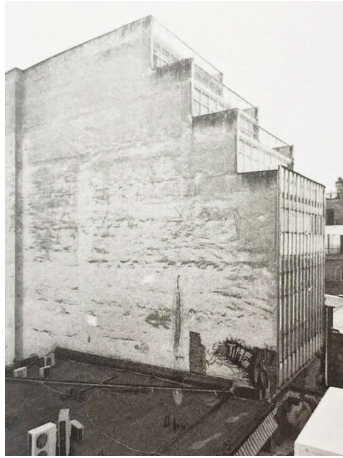


During the period from 1955 to 1975, the intense construction of the counter-provision, the unification of the functional zones and the central placement of the staircase and the placement of the balcony along the facades remain as features.

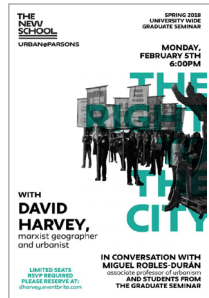


1955
31m Total height

1960



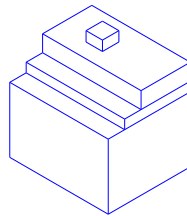
Later, the apartments of these apartment buildings are often divided into smaller ones for rent. Later and with the economic prosperity of the 80s and 90s, the construction of apartment buildings continues to evolve with minor variations.



1970



Initially, a release from the limitations of the conventional static frame was attempted, while the entire structure consists of walls and slabs without beams or parapets and without columns, with large cantilevers on the balconies.

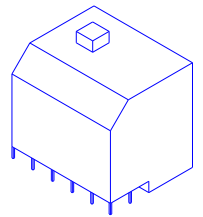


1973
31m Total height

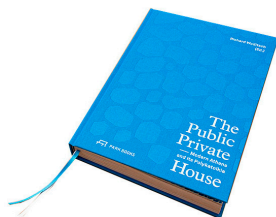
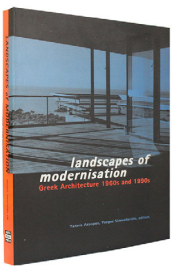
1980



The basic rectangular volume of the building is a complex cubist composition of partly full and empty spaces. The building consists of the ground floor (pilotis) and five floors, which include six one-story and nine two-story apartments.



1985
27m Total height



Architectural regulations that have changed per decade for Polykatoikia typology and tools that feed the research

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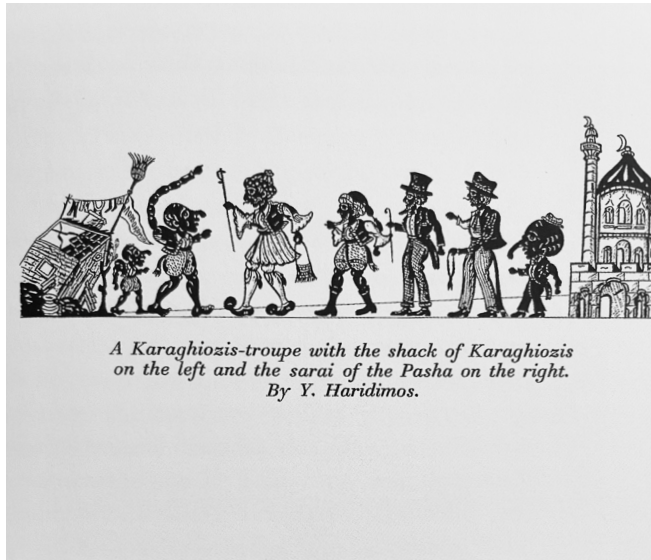
THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA



. Karagiozis performance with the urban landscape in the background, painting by Fotis Rammos

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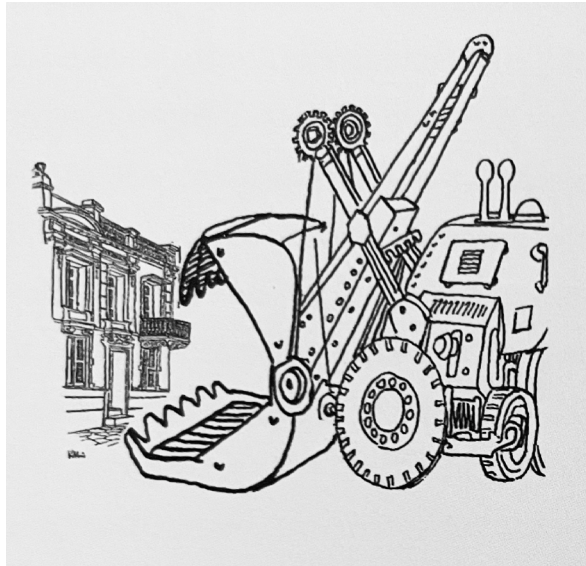
THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA



. The main characters of the Shadow Theatre, with Karaghiozis himself and his son on the left, near their shack. In the opening scene of each performance, the hero's hut on the left and the Ottoman Pasha's sarai on the right can be seen. The protagonist moves, literally and figuratively, between the two buildings, which represent the two opposite worlds, as is also evident from the image. The figures are designed by the famous cartoonist Giorgos Charidimos.

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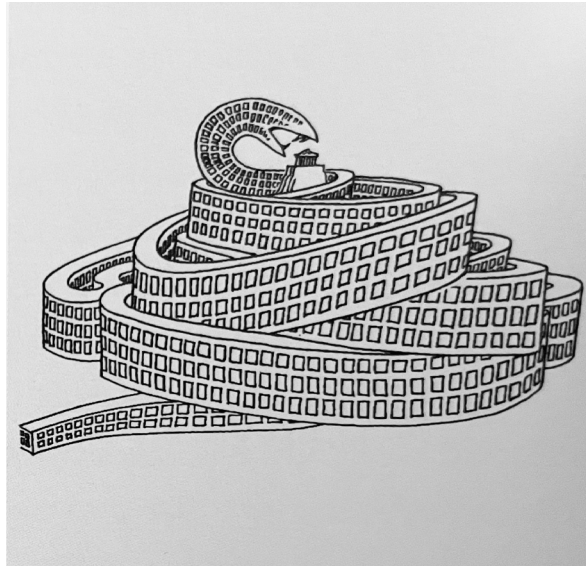
THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA



. A theoretical bulldozer inexorably devours the neoclassical houses of Athens
to make room for apartment buildings, 1973

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THE ARCHITECTURAL EVOLUTION OF THE ATHENIAN POLYKATOIKIA



. The cartoon by Kostas Mitropoulos, 1973. An imaginary snake of infinite length, with a body made of apartment buildings, prepares to make its fatal bite on the Parthenon.

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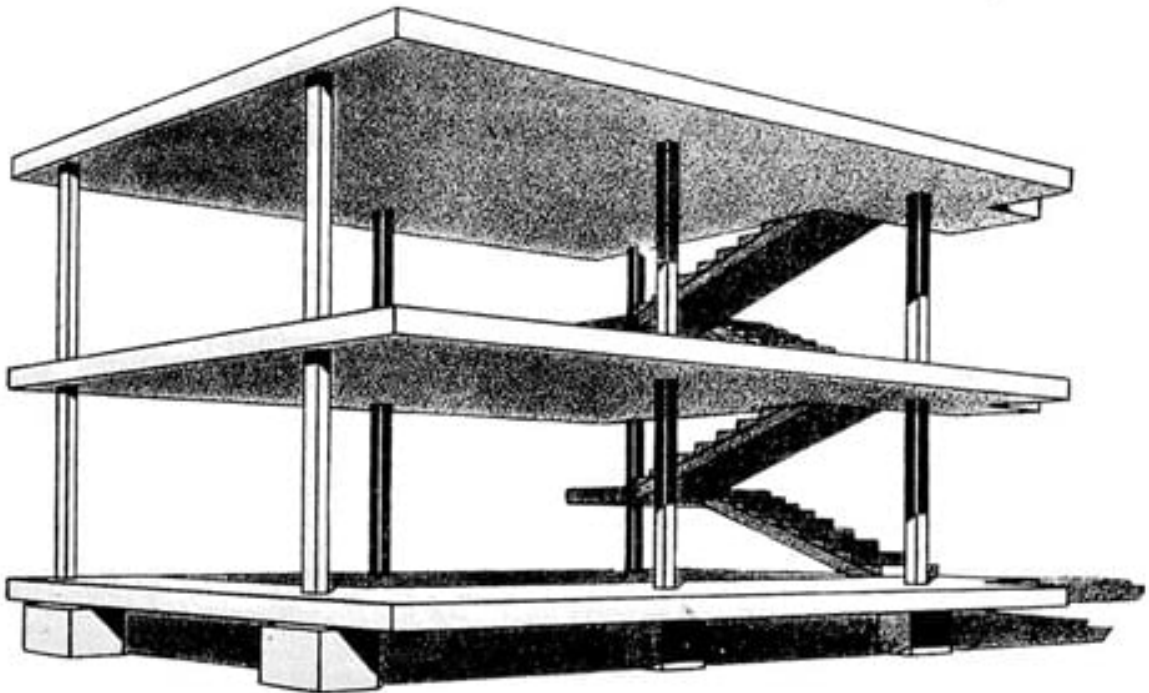
THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY



. Manolis Baboussis, Kalithea, 1986 silver print, 26 cm x 40 cm, Courtesy of the artist, and Ileana Tounta, Contemporary Art Center, Athens

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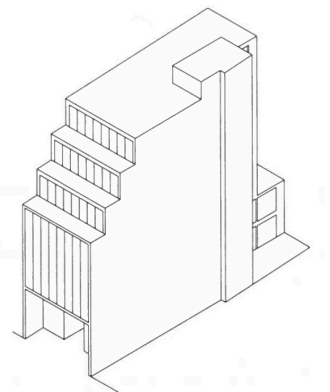
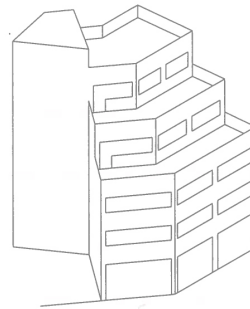
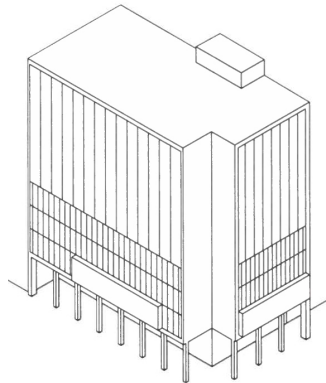
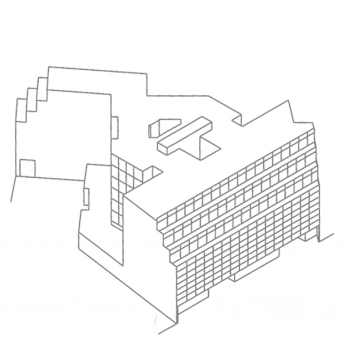
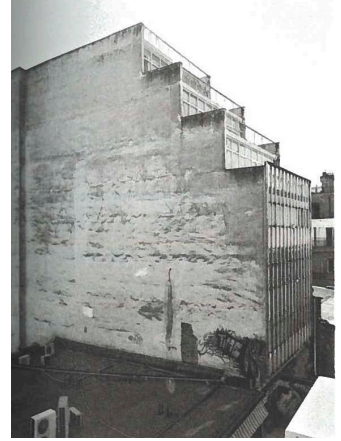
THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY



Perspective view of the Dom-ino system, 1914. Image from Le Corbusier & Pierre Jeanneret, *Oeuvre Complète* Volume 1, 1910-1929, Les Editions d'Architecture Artemis, Zürich, 1964

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THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY



Konstantakopoulos Building
Lekka Street, Pericleous Street, Emmanuel Vourekas, 1964, 7 Floors, 1600 m²

Athinas Street, Kratinas Street, Athinas Street, Gerasimos Klaoudatos SA, 1961, 9 Floors, 373 m²

Lepenioutou, Oygou, Street, Psirri, Eleutherios Makris, 1972, 5 Floors, 101 m²

Avramiotou Street 4, Panagiotis Maglaras, 1977, 7 Floors, 230 m²

. Emanuel Christ, Victoria Easton, Christoph, Typology Paris Delhi sao paulo athens: Review NO III. Zürich: Park Books, 2015.

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THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY



. Visualization entitled "Learning from Athens", Authored by Point Supreme,
Photo Source: pointsupreme.com

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THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY

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Delirious New York, Rem Koolhaas, 1978



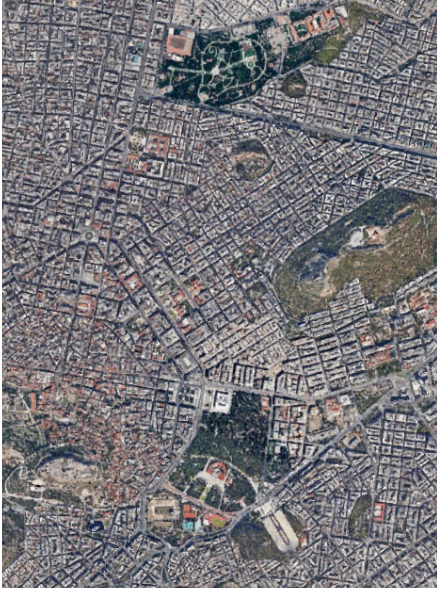
The experience of the city expands beyond the center and the all too famous ancient remains, towards the periphery with exciting, new flexible monuments for the future, Point Supreme, 2010

Athens, a city steeped in centuries of history, strongly incorporates elements of modernism. Polykatoikia began as a child of modernism and continues to adapt to the contemporary city. Although modernism's aesthetics involve simple lines, geometric shapes, and clean lines, Polykatoikia still carries elements of tradition and neoclassicism. It is perceived as a family residence that vertically develops. Users and architects of the time treated it as a custom-made piece of furniture. Thus, with unique designs and various materials, they emphasized decoration. Polykatoikia is for everyone. Depending on the user, you can find both a user like Pier Vittorio Aureli and a user like Robert Venturi and Denise Scott Brown.

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THE ROLE OF POLYKATOIKIA IN THE URBAN TAPESTRY

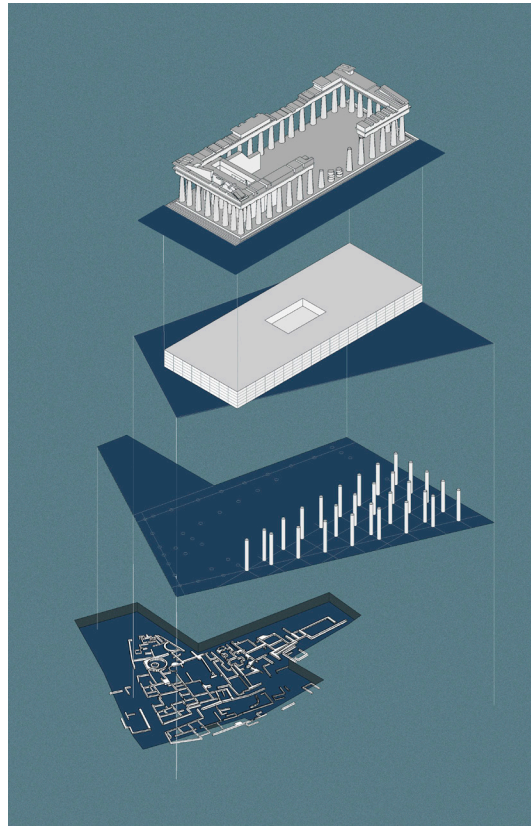
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Aerial photograph from the center of Athens.



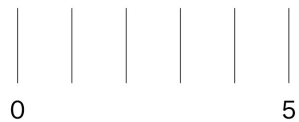
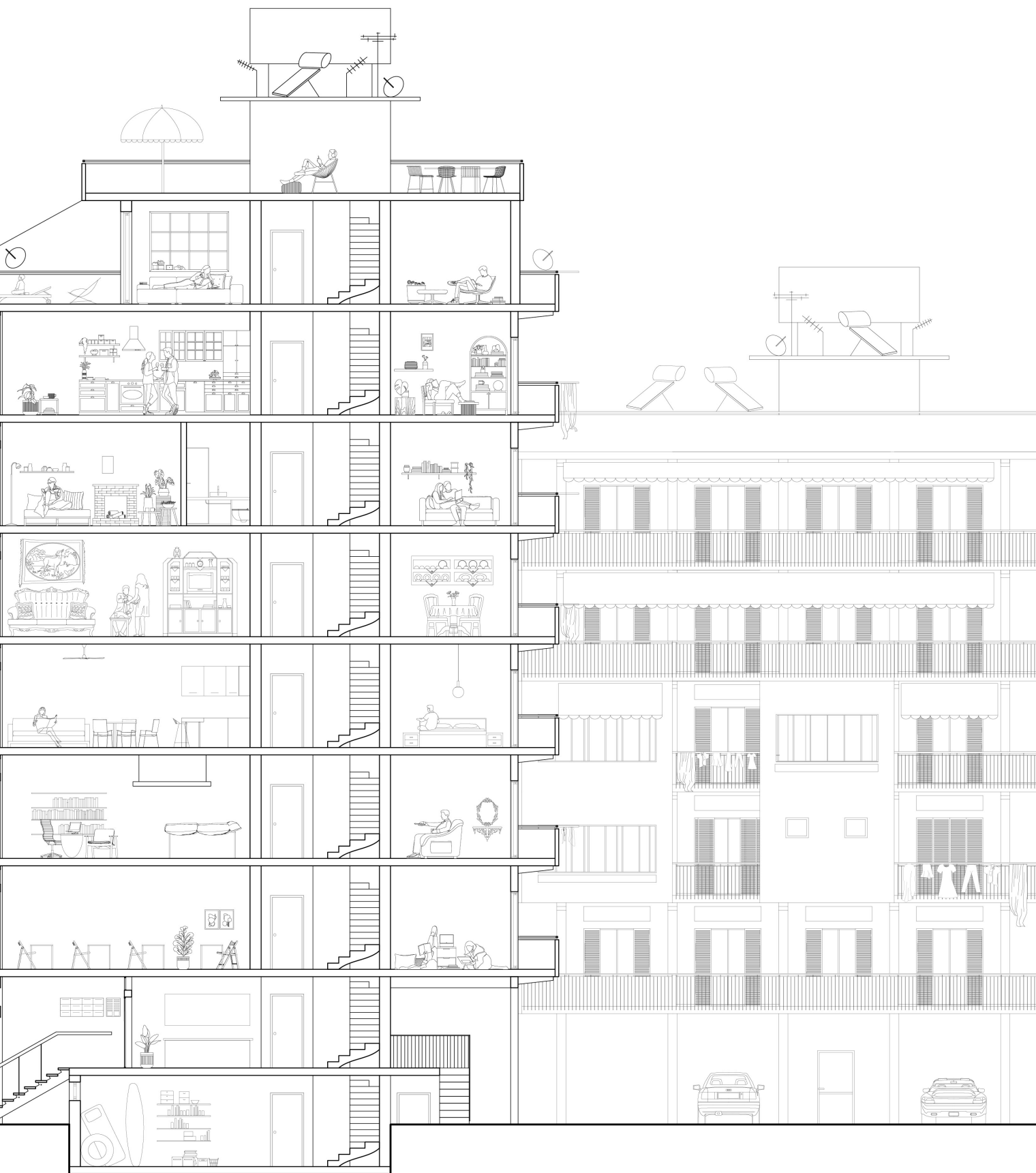
Delirious New York, Rem Koolhaas, 1978



Bernard Tschumi's approach to the design of the Acropolis Museum aimed at creating a space that not only houses the archaeological treasures but also engages with the historical and cultural context.
Zoe Papoikonomou, 2017

However, I believe it is important to treat it as something special and unique, even when it comes to decoration. Abstraction has many virtues, but in everyday life, you need variety. Perhaps it is time for Polykatoikia, with its gray concrete buildings, to become colorful palettes where users can personalize their space.





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TYPOLOGY of Polykatoikia that will reinforce the design



Skylight



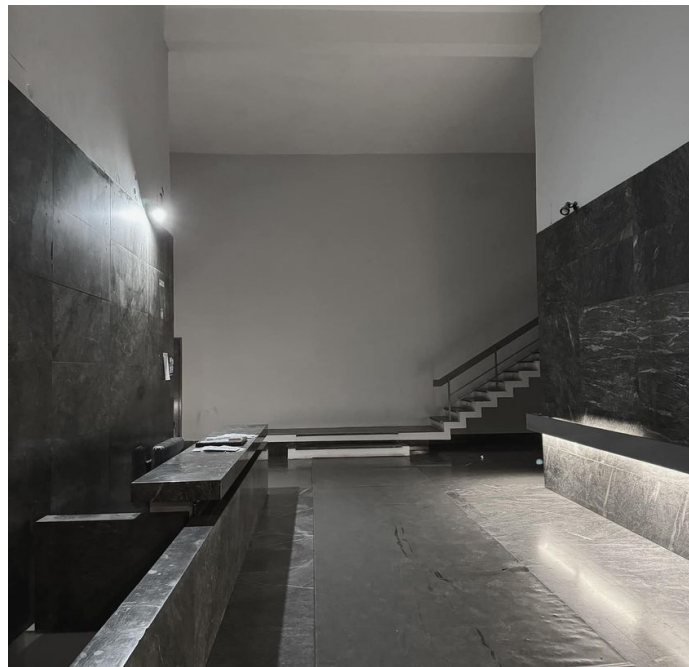
Uncovered Courtyard

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TYPOLOGY of Polykatoikia that will reinforce the design



Staircase



Concierge

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TYPOLGY of Polykatoikia that will reinforce the design



Corridor



Uncovered Space

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TYPOLOGY of Polykatoikia that will reinforce the design



Terrace/Penthouse balcony

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TYOLOGY of Polykatoikia that will reinforce the design



Balcony

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TYOLOGY of Polykatoikia that will reinforce the design

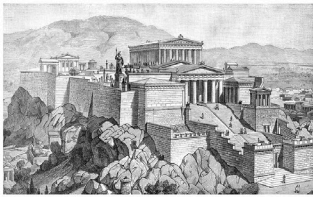


Street Balcony

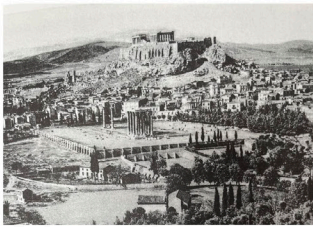
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ELEMENTS of Polykatoikia
week 3.02 22 February 2024

Internal Migration



Civil War of 1946-1949



The 1950s marked the massive internal migration to Athens, affecting the life of the city and creating a need for housing.



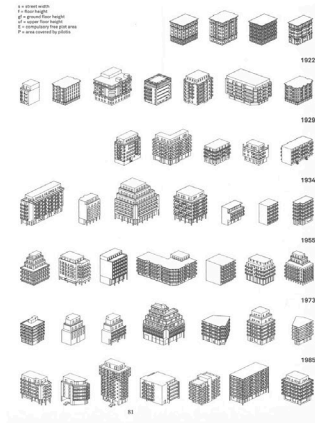
Antiparochi



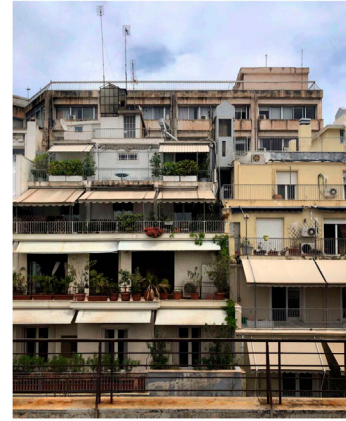
Passed into law in 1929 (on "horizontal ownership")



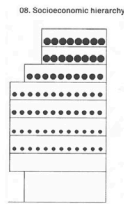
Antiparochi: The landowner gave his land to the contractor for free, who promised to give him in return a certain number of apartments after their completion"



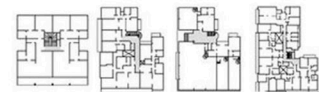
Social Coexistence



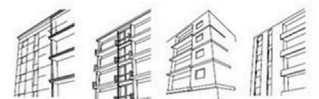
The Polykatoikia buildings created new social dynamics, with different social strata coexisting, balancing the classes and creating a more democratic environment.



It may be that in the flats on the **upper floors** we could find the most **prosperous citizens of Athens** and on the **lower floors** or in the basements, the **less privileged**, but **everyone, rich and poor, lived in the same building.**



1950 1960



1950 1960

Functional Buildings



Despite the lack of elegance, the apartments offered functional living spaces, with infrastructure such as **innovative heating**



As O'Sullivan writes, each apartment contained significantly more **friendly residence**. "Many times these were so spacious that they could be furnished with chairs and tables."



By law, the construction of complete apartment buildings was required, resulting in the **ground floor** resulting in the most characteristic feature of the polykatoikia with the wide, **Atypical**



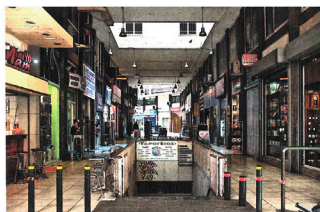
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Multicultural Presence

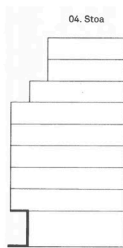


architectural
ment buildings
and comfortable
important
as **elevators** and
systems.

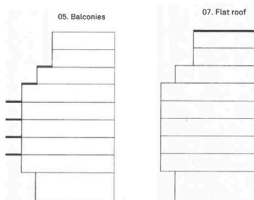
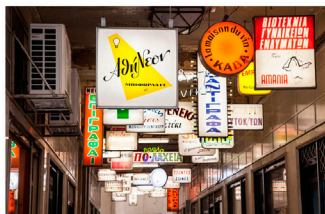
The Polykatoikia buildings contributed to the mixing of classes and the democratization of the city, while **the shops on the ground floor** (cafes, restaurants, etc.) offered **variety to Athenian life**.



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balconies are so
can fit a large
and lots of plants."



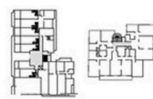
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enian terrace.



Multiprism Approach



The "Polykatoikia" exhibition presents a **multi-prismatic approach**, incorporating both **architectural and social elements**, enhancing **the public debate on the apartment building**.



1970



Ownership in Greece



Aiolou Street 1989



Ownership in Greece today reaches the (unthinkable for other European capitals) rate of 74.6%, due to the apartment building.



1980

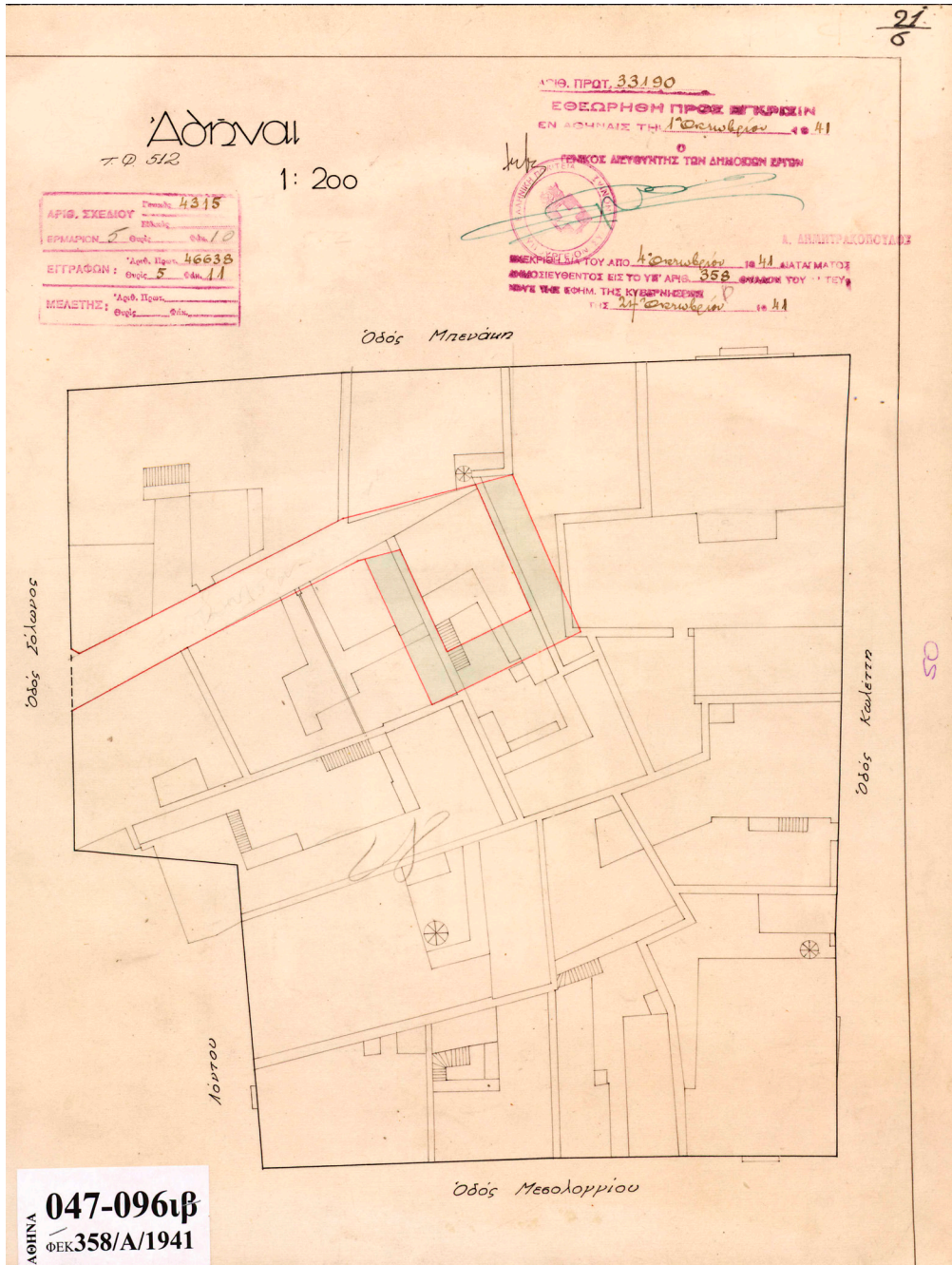


1980

List of the social elements of the Athenian city

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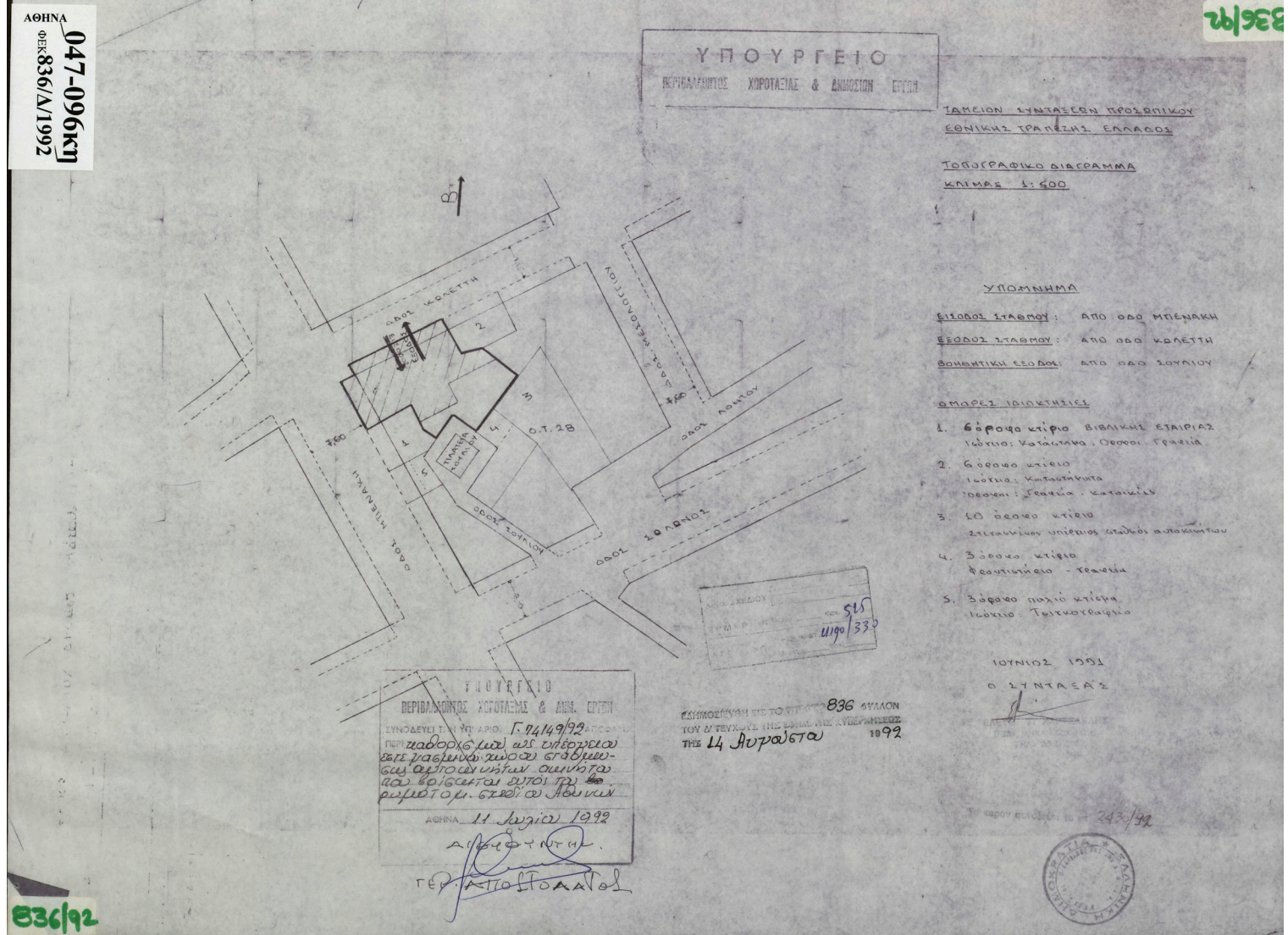
ELEMENTS of Polykatoikia
week 3.02 14 May 2024



ΦΕΚ 1941

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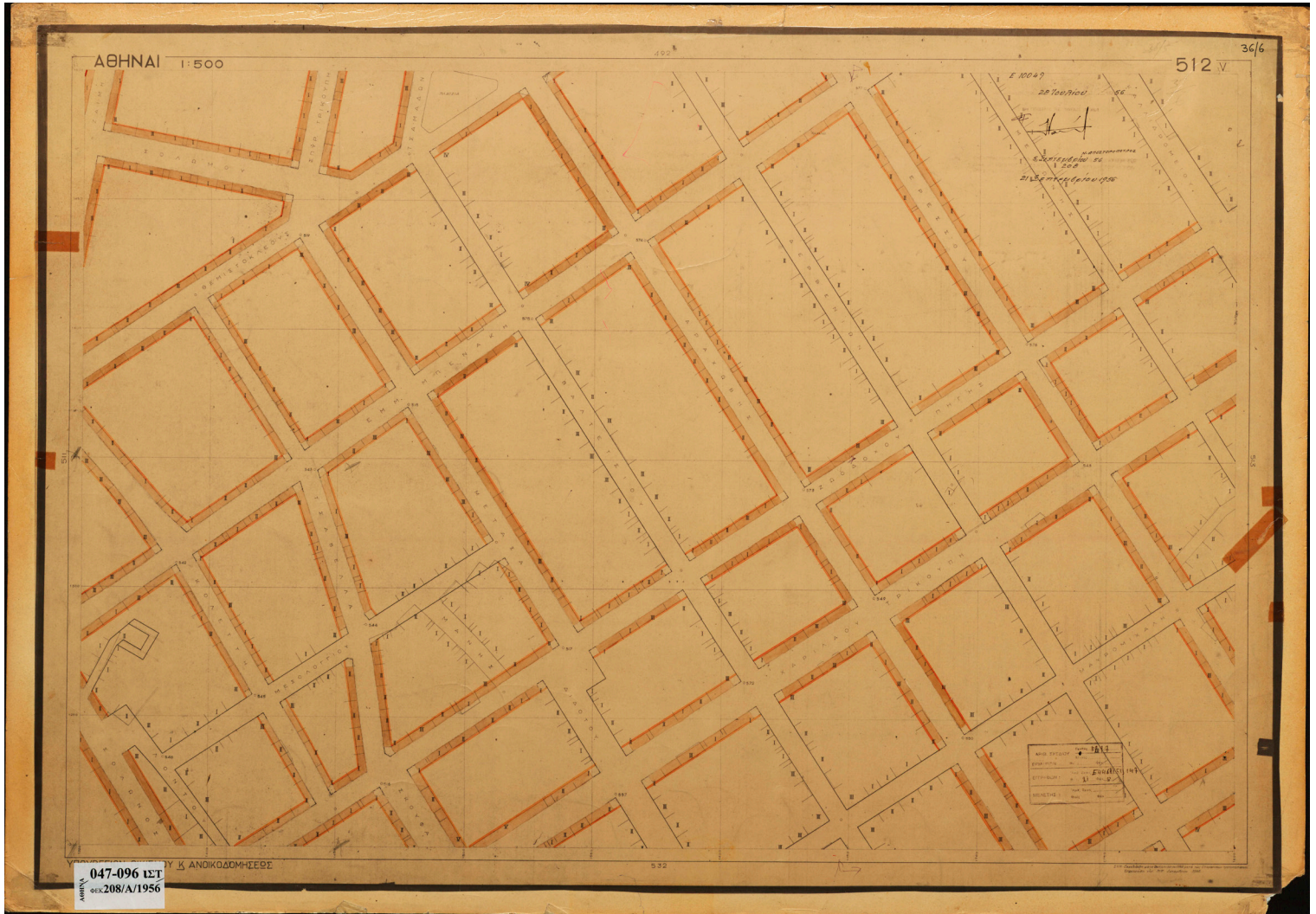
ELEMENTS of Polykatoikia
week 3.02 14 May 2024



1:500 scale topographic map +1992

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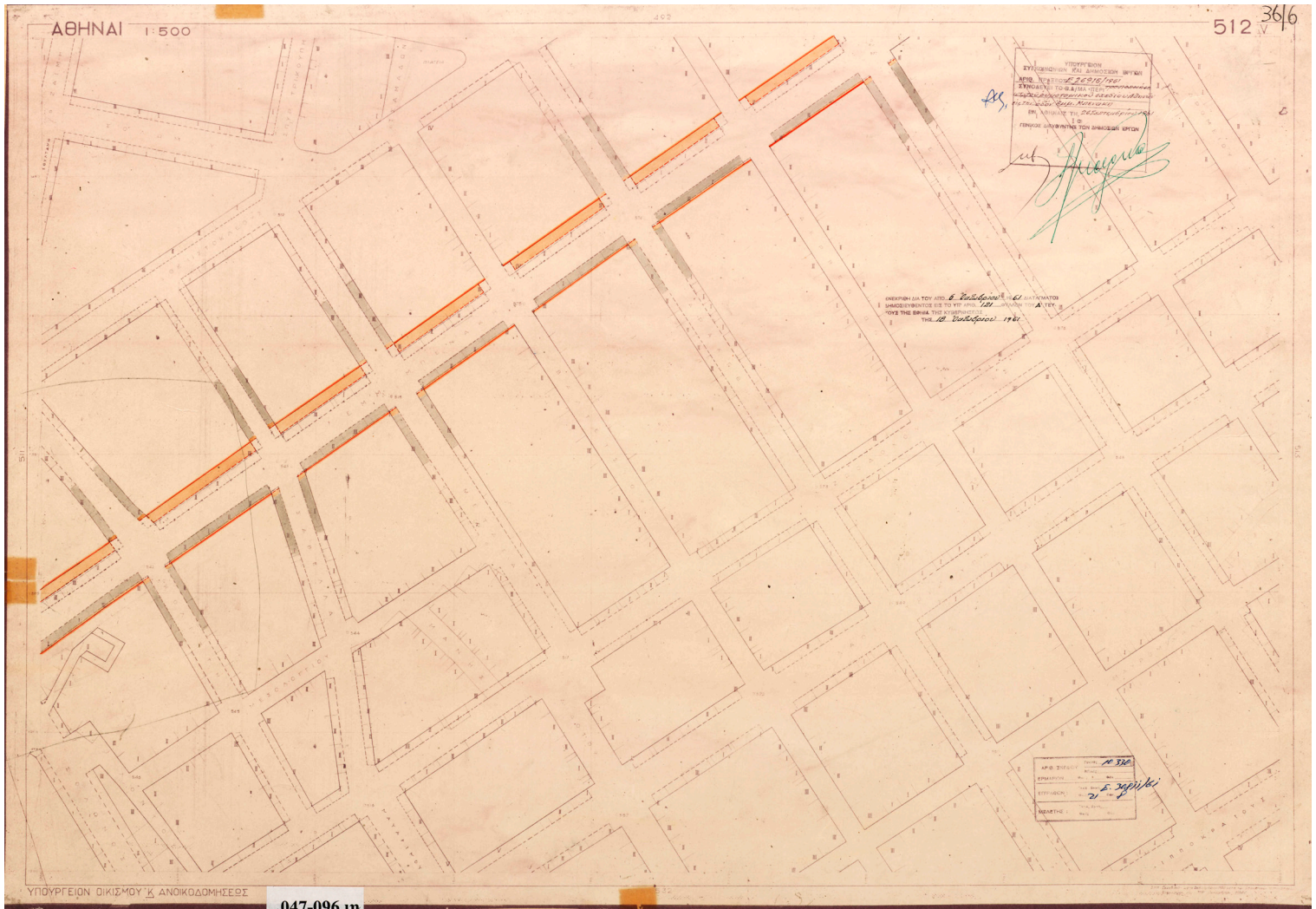
ELEMENTS of Polykatoikia
week 3.02 14 May 2024



1:500 scale topographic map September, 1956

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ELEMENTS of Polykatoikia
week 3.02 14 May 2024



1:500 scale topographic map October 1961

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ELEMENTS of Polykatoikia week 3.02 22 February 2024



1966, Gounari 24 & Soudoumata, Exarcheia, Athens



Isidoro 67 Polykatoikia, Architect: Stavros Niarchos, in work Thessalonis Boudhopoulos, Isidoro 67 and Atharion, Athens, Jigda Panellamou, 1990.



P. Thessalonis Polykatoikia, Architect: Sotirios Melas, Thessalonis 28 & Soutirani, 1932.



Stouka and Herakleou, Ikoroni



K. Kourmpoulo, Polykatoikia, Civil engineer: Konstantinos Kourmpoulos, Petrosiou, Isidoro 18 and Puzarchoi, Ikoroni, 1953.



Architects: Polybios Michalides (1927-1992), Thodoros Lazaros (1918-1982) project: Michalidis apartment building, Athens, 1930s, modernism year: 1930-1950 place: Gounari and Gounari, Athens



Exarcheia



P. Blau Polykatoikia, Engineer: Christos Furtos (1937), Kallipou and Soiron, Ikoroni



Marommati Polykatoikia, Architect: K. Kyriakidis, Puzarchoi 3 and Ispirakou-Ikoroni streets (1932).



Mintopoli, Ikoroni



Before renovation (2012) photo by Ifigenia Konstantina Tsoumika, Diakritou 12 and Theofrastou, Renovated modern semi-detached house (1937) with 1930s influences



Ikoroni, 1937



Lafra Droua



Ikoroni, 1935



Architect: Dimitris Pitardo



1933-34, Exarcheia, Athens



1933-34, Exarcheia, Athens



Iflia 1930



Architects: Alexander Tsoucas and Dimitris Damaskopoulos, Ethnikis, Iraklio 84



Architect: Emmanouil Loukakis. The white 11-story apartment building is a typical example of the dominant style of the 1930-1950, classifying modernism.

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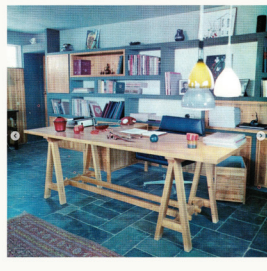
ELEMENTS of Polykatoikia week 3.02 22 February 2024



The residence of Greek architect Antoni Volakis in Athens, 1964.
Address: Kiki Vougloukari also lived in this house for many years.



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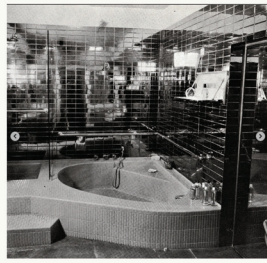
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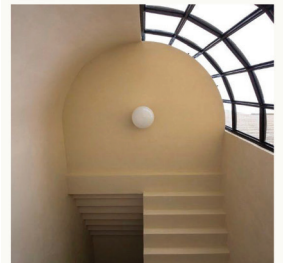
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Villa Curcio, Robert Valet Stevens, Paris, France, 1922



APARTMENT BUILDING ON 141 BEVIAI STREET, PAFOS 88, S. Antonakakis and D. Antonakakis, 1973



Talis Zervos, T. Prodou, Athina, Andros, 1959-61, Photo: Dimitris Katsaris



Stourmli 14 and Vofera, Athens - Architectural study: Savvas Houroufakis, early 1901 - Visual work: Savvas Houroufakis



Ljiljakovi and Droufa Street

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ELEMENTS of Polykatoikia week 3.02 22 February 2024



Entrance of a small Polykatoikia building, approximately 1970, Demetriou Street, Nicosia, Cyprus



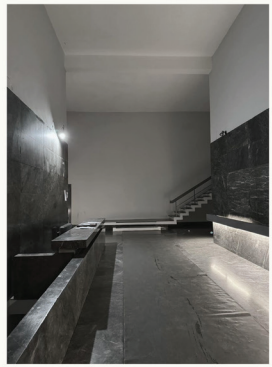
Entrance of a small Polykatoikia building, approximately 1970, Demetriou Street, Nicosia, Cyprus



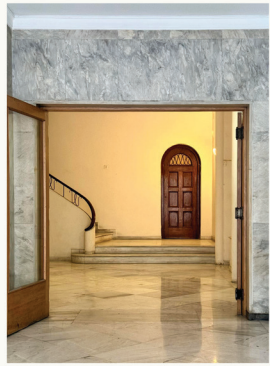
Interior of a small Polykatoikia building, approximately 1970, Demetriou Street, Nicosia, Cyprus



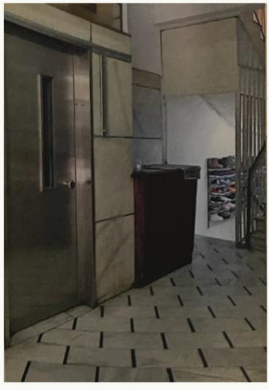
Interior of a small Polykatoikia building, approximately 1970, Demetriou Street, Nicosia, Cyprus



Interior of a small Polykatoikia building, approximately 1970, Demetriou Street, Nicosia, Cyprus



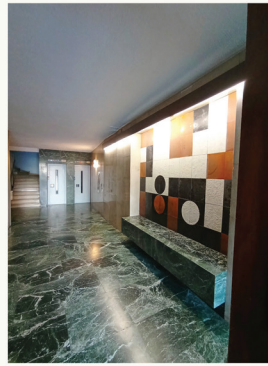
Entrance to an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



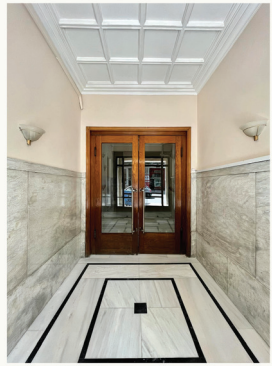
Interior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



Exterior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



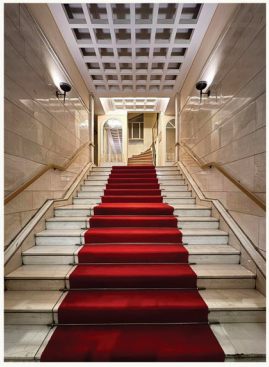
Interior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



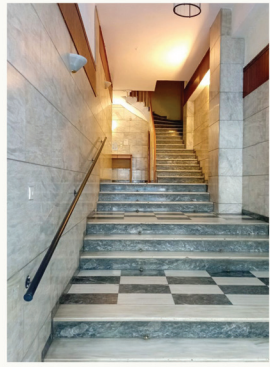
Interior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



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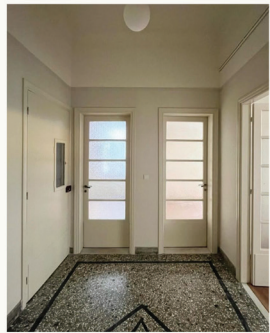
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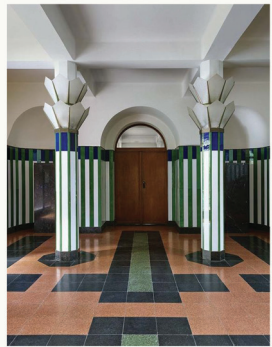
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Interior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



Interior of an apartment building at the corner of Pafos 2 and Charalambos Trikoupi streets, Enkomi



Queen Elizabeth Foundation, Henry Lassalle, Art Deco building, Brussels, 1927-1930

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"Best view from the courtyard" by Constantinos Doxiadis (1950s).
<https://www.pinterest.com/pin/1000000000000000000/>



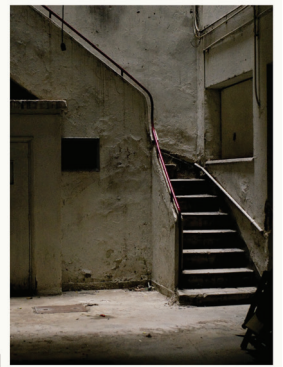
Dormer 1



The view from the staircase



Dormer 2



Balconies in the courtyard



Wardrobes are huge, in room dimensions



Blue Polykatoikia, corner: Vasilios Pongolatos. Art work: Spiros Pappoulas (Blue colour, Inachou and Thessaloniki street, 1993)



In the entrance, one of the two-man staircases of the apartment building. The elevator has been replaced with a mini one



Corner of Amalioles and Panomou



Blue Polykatoikia, Corongra, 1933



Dormer and entrance to the apartments



Mr. Christos Polaris bought his apartment in the 80s



The living room of Mr. Polaris's apartment, veranda used to live here



Shelves, drawers and cupboards to organize the kitchen



Veranda



Kitchen



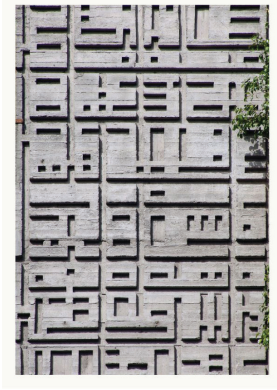
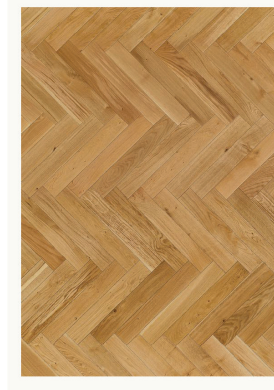
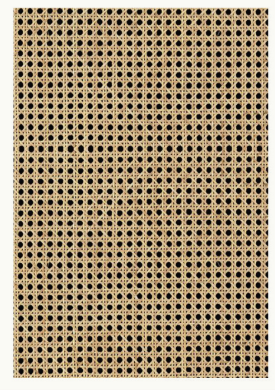
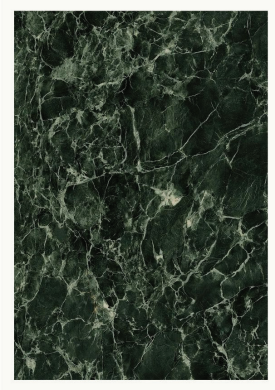
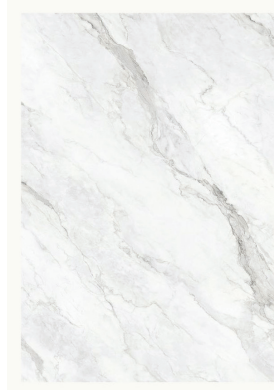
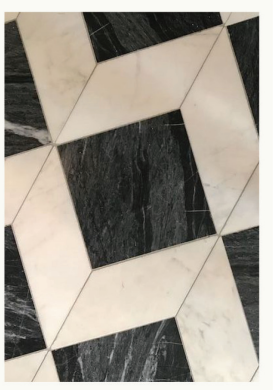
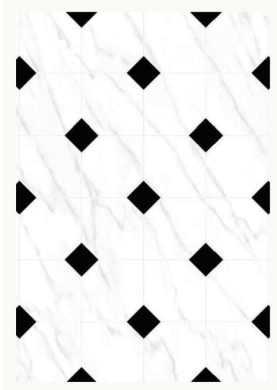
Balconies in the uncovered (skalyptot) courtyard



Balconies in the courtyard

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ELEMENTS of Polykatoikia
week 3.02 22 February 2024

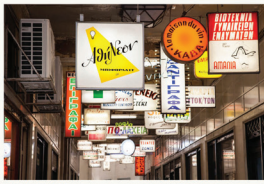


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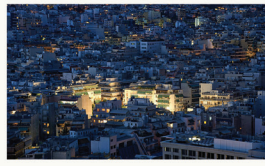
ELEMENTS of Polykatoikia week 3.02 22 February 2024



Athens Spread © Iorgo Vasilyiada



Arcade in Athens



Athens Spread © Iorgo Vasilyiada



Arcade in Athens



George Panos (1929-1975), Barabara omi, 1971-1973, Oil on canvas, National Gallery-Museum of Alexandria
Source: its project 1823



Ippolito Giorgio (1908-Athens 2017), Out of questionable spaces before 1974 - Oil on canvas, Dimensions of work: 180 x 100 cm



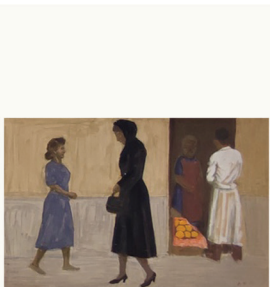
Utopography, City life in the 1950s-1970s, Utopography - 1970/2016, 80 x 120 cm



Utopography, City life in the 1950s-1970s, Crystal Athens, Iassoula Gyrota, 1978



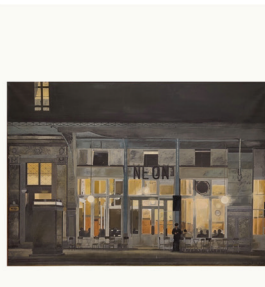
Yannis Vassiliou (1928-Athens 2017), Back view of apartment building, Tempora on canvas - Dimensions of the work: 80 x 10 cm



Utopography, City life in the 1950s-1970s, Utopography - 1970/2016, 80 x 120 cm



Flight into Egypt, Piero della Francesca, 1485-1489



Utopography, City life in the 1950s-1970s



Panagiotis Tziavos (1922-2016), Building 1964, Evening square on paper, National Gallery-Museum of Alexandria, Source: its project 1822



Utopography, City life in the 1950s-1970s, Demosthenes Kallinikos, Diapirations, 1958, Utopography - 1970/2016, 80 x 120 cm

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Revellia Museum, Trieste, It, by Carlo Scarpa, Franco Albini, Paolo Bossi, 1953-1964



Revellia Museum, Trieste, It, by Carlo Scarpa, Franco Albini, Paolo Bossi, 1953-1964



Revellia Museum, Trieste, It, by Carlo Scarpa, Franco Albini, Paolo Bossi, 1953-1964
<https://enr.it/2016/05/12/scarpa-1953-1964/>



V Terminal of Milan International Exhibition, Giuseppe Pagano, Milan, It, 1935-1938



V Terminal of Milan International Exhibition, Giuseppe Pagano, Milan, It, 1935-1938



Quarti Showroom, Venice, It, Carlo Scarpa, 1957-1958
<https://enr.it/2016/05/12/scarpa-1953-1964/>



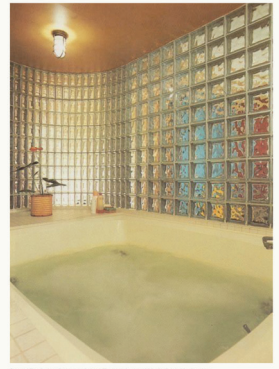
Quarti Showroom, Venice, It, Carlo Scarpa, 1957-1958
<https://enr.it/2016/05/12/scarpa-1953-1964/>



Quarti Showroom, Venice, It, Carlo Scarpa, 1957-1958
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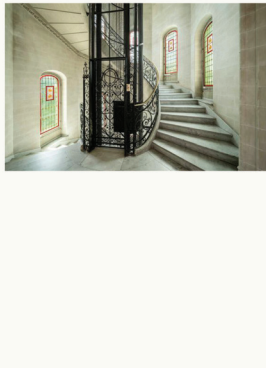
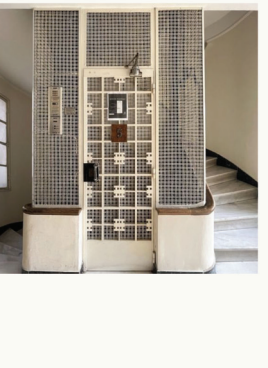
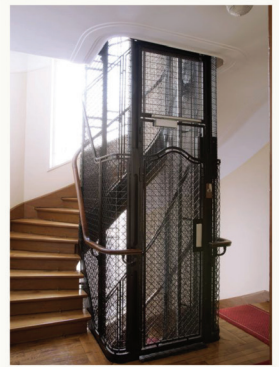
V Terminal of Milan International Exhibition, Giuseppe Pagano, Milan, It, 1935-1938



Beyond The Bath - A Dreamer's Guide - Thomas Cowan 1983 via @the_80z_mirror



Polykatoikia, Via Sofias, 1930



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REFERENCES

week 4.15 13 December 2024



- Resource-saving, low-cost building
- Economy of space: few elevators; shared and communal spaces
- Joint ownership for long-term affordable rents.

Coop Housing at River Spreefeld / Carpaneto
Architekten + Fatkoehl Architekten +
BARarchitekten

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REFERENCES

week 4.15 13 December 2024



- The building is constructed using concrete.
- Exposed ceilings provide thermal mass to reduce overheating, while covered walkways reduce the solar gain at the hottest time of day.
- Dual aspect openings allow natural cross-ventilation, and hot water is provided through a communal Air Source Heat Pump.

Standard Polykatoikia apartment floor plan

Apartment Building on Semetelous street / Nikos Valsamakis

House For Artists / Apparata Architects

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REFERENCES collective housing model Vienna Austria
week 4.09 20 June 2024

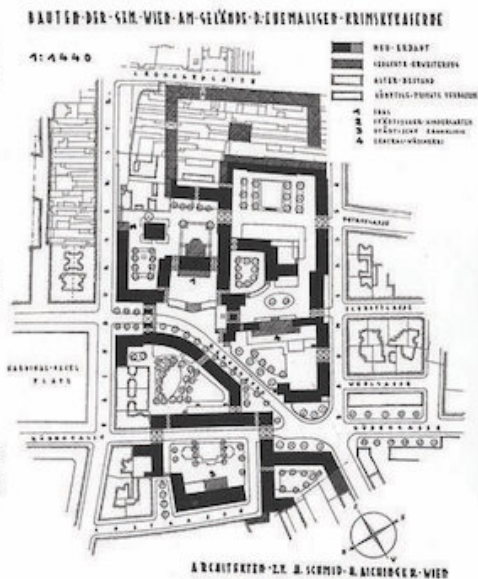
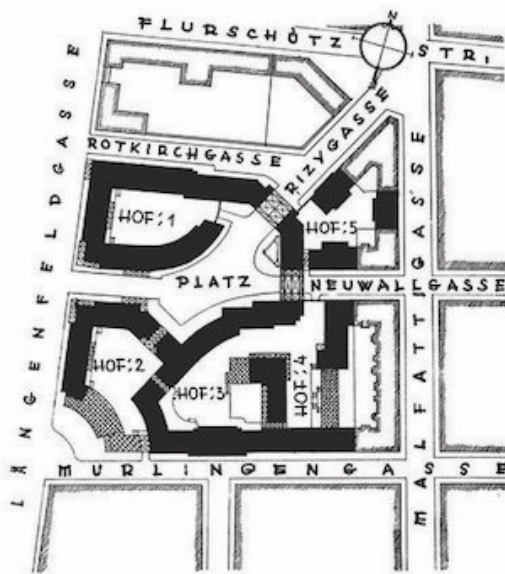
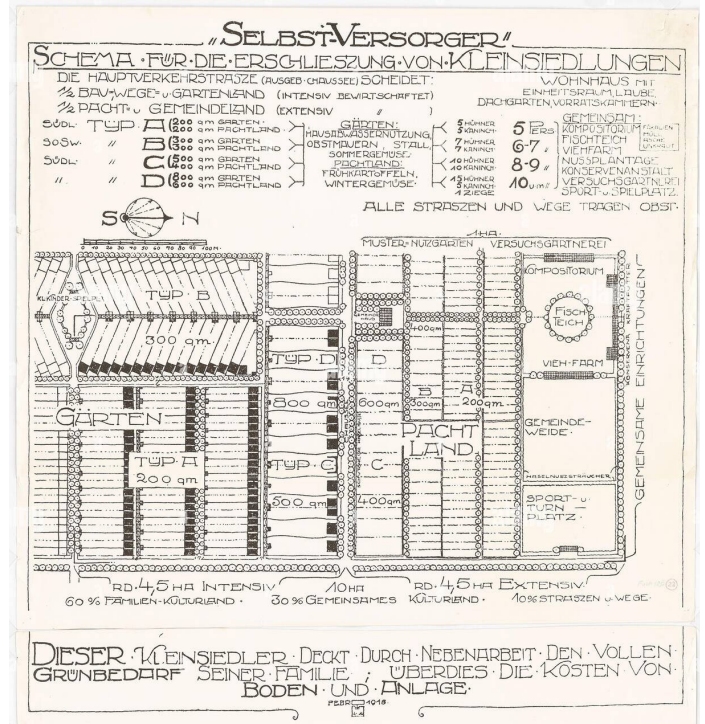


Left Karl Marx-Hof, Vienna

Right Scheeme for self-sufficient housing estates by Adolf Loos

Bottom Heinrich Schmidt and Hermann Aichinger, Rabenhof and am Fuchsfeld, Vienna, 1927. (Photo: Unknown/ Public Domain)

From owner-oriented to community centered



Red Vienna 1918-1934

Instead of anarchic improvised structures, well-designed housing comparisons with natural lighting, ventilation and green spaces.
 Protection against extreme rent increases.
 Community spaces such as libraries, kindergartens, recreation areas, cultural facilities.
 Modernism, functionality and simplicity. Small communities within the city.

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REFERENCES collective housing model Frankfurt Kitchen
week 4.09 20 June 2024



Credit: Ernst-May-Gesellschaft Frankfurt am Main / Reinhard Wegmann

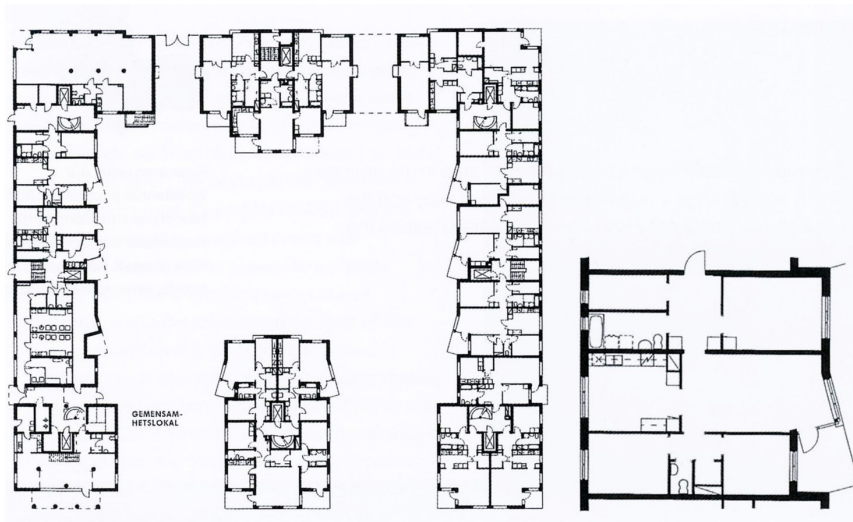
How can interior influence collective housing model?

The Frankfurt Kitchen's design principles significantly influenced the collective housing projects of Red Vienna by introducing efficiency and modernity into residential environments. The kitchen's focus on ergonomic design and functional layout was adopted in Vienna's public housing to enhance residents' daily lives. This integration of efficient kitchen design in collective housing aimed to improve living standards and align with the progressive social ideals of Red Vienna, which sought to provide high-quality, affordable housing to the working class while promoting modern, efficient living spaces.

Frankfurt Kitchen
Margarete Schütte-Lihotzky

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REFERENCES collective housing model Stockholm Sweden
week 4.09 20 June 2024



Hammarby Sjöstad regeneration

It is one of the most well-known sustainable urban developments in the world. The collective housing charter here includes regulations on energy efficiency, resource sharing, and residents' social participation. You can examine how the collective approach of the community has contributed to the creation of a sustainable and resilient urban environment.

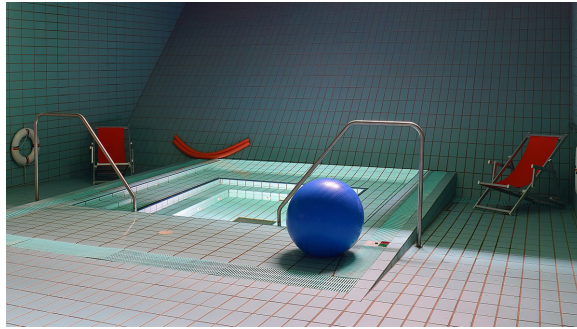
<https://whitearkitekter.com/project/hammarby-sjostad/>
<https://www.neighbourhoodguidelines.org/hammarby-sjostad-case-study>

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REFERENCES collective housing model Sargfabrik Vienna
week 4.09 20 June 2024



Common roof terrace © Michael
Prytula
Shared space of the Miss Sarg-
fabrik: library, laundry,
kitchen and seminar room ©
Michae



Sargfabrik Vienna

Collective Management: Residents are not just tenants but also members of a cooperative that collectively manages the building and makes decisions through regular meetings.

Communal Spaces and Activities: The building includes extensive communal spaces, such as a garden, event hall, pool, playground, and workspaces. Regular community activities, like cultural events and workshops, foster a sense of solidarity and cooperation.

Flexible and Sustainable Architecture: The building is designed with adaptable spaces that can change according to residents' needs. It incorporates sustainable practices, such as renewable energy use and green spaces, promoting environmental sustainability.

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REFERENCES collective housing model Berlin Spreefeld
 week 4.09 20 June 2024

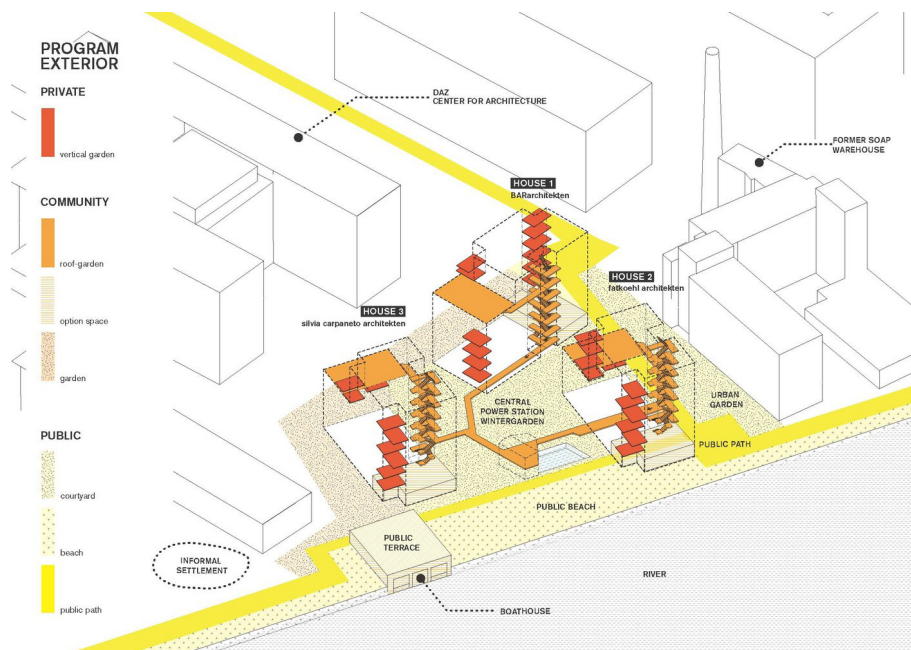


1886 BBG - Berliner Baugenossenschaft: oldest and most active housing cooperative in Berlin.

1953 AWG - Arbeiterwohnungsbaugenossenschaft: self-help worker cooperative based on solidarity principle.

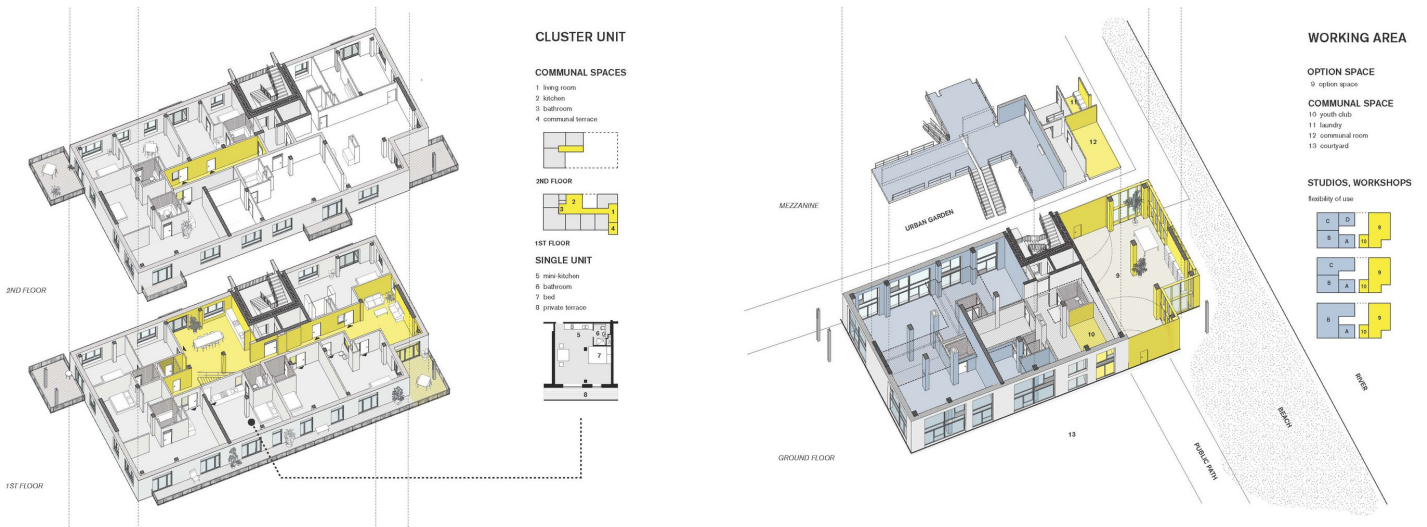
1989 MUT - Mietergenossenschaft Unionplatz Tiergarten eG: middle sized cooperative in Berlin.

Berlin - A self-made culture. Future-oriented self-initiated co-housing and residential projects. Salma Khamis, December, 2016



ARCHIVE

REFERENCES collective housing model Berlin Spreefeld
week 4.09 20 June 2024



Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten

The Spreefeld project in Berlin is a cooperative housing initiative designed by Carpaneto Architekten, Fatkoehl Architekten, and BARarchitekten. It allows individuals with limited capital to live affordably through a cooperative model where residents don't own individual apartments but are members of a cooperative that collectively owns and manages the building. This approach reduces the initial capital needed, as there are no high down payments or mortgages involved. The cooperative structure also allows for flexible contributions based on the financial capabilities of the residents and reduces construction and maintenance costs through collective purchasing and shared responsibilities.

ARCHIVE

REFERENCES collective housing model Berlin Spreefeld
week 4.09 20 June 2024



Windgarden © Ute Zscharnt



Studio © Ute Zscharnt

ARCHIVE

REFERENCES collective housing model Berlin Spreefeld
week 4.09 20 June 2024



Workshop © Michael Matuschka



Balconies © Andreas Trogisch



Studio © Ute Zscharnt



Communal space © Johannes Dumpe

Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten

ARCHIVE

REFERENCES collective housing model Terrassenhaus Berlin
week 4.09 20 June 2024



Terrassenhaus Berlin / Brandlhuber + Emde, Burlon + Muck Petzet

Two external staircases at the back connect the different floors via the terraces, aiming for a more common and public use of the exterior spaces by the users, leading to a shared public roof space

ARCHIVE

REFERENCES collective housing model Terrassenhaus Berlin
week 4.09 20 June 2024



ARCHIVE

REFERENCES collective housing model Wohnprojekt Vienna
week 4.09 20 June 2024



Wohnprojekt Wien

This project seeks to create sustainable and socially integrated communities, offering shared features such as meeting rooms, gardens and social event spaces, and incorporating elements that promote cooperation and participation of residents.

<https://www.einszueins.at/project/wohnprojekt-wien/>

ARCHIVE

REFERENCES collective housing model

week 4.09 20 June 2024

Polykatoikia and collective housing models

Legal Framework: In Greece, the concept of co-operative housing is not as widespread as in other European countries. The legal framework would need to be developed or adapted to support such initiatives, as well as legal arrangements for the collective ownership and management of buildings.

Urban Planning and Infrastructure: Existing urban plans and regulations in Athens should allow the creation of such cooperative projects, which may require modifications or exemptions from current regulations.

Culture and Attitude: Cooperative housing is based on solidarity and shared management. In Greece, where individual ownership is deeply rooted in social culture, the transition to a model of collective ownership and management can be difficult.

Financial Resources and Incentives: Financing such projects would require access to financial resources and incentives, such as subsidies or tax exemptions, which would need to be considered and developed in collaboration with government and local authorities.

Polykatoikia and Urban Environment: In Athens, where apartment buildings are the dominant housing model, such a cooperative model could be applied to new constructions or even renovations of old buildings. Its application in apartment buildings can offer solutions for the sustainable development and revitalization of neighborhoods.

ARCHIVE

REFERENCES collective housing model House For Artists / Apparata Architects

week 1.07 17 October 2024

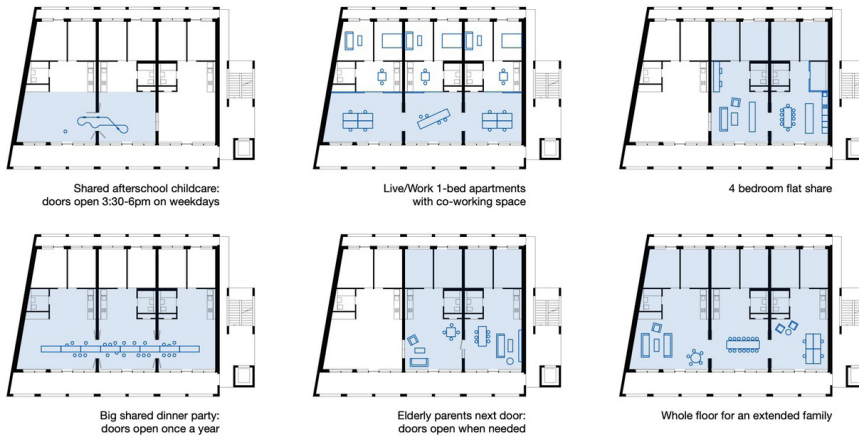


© David Grandorge



© David Grandorge

CO-HOUSING SCENARIOS



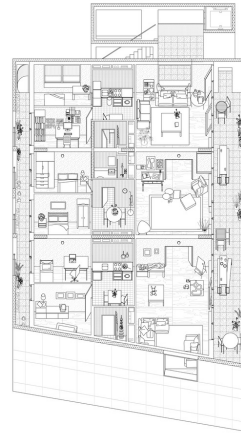
Co-housing scenarios diagram

ARCHIVE

REFERENCES collective housing model Berlin Spreefeld
week 1.07 17 October 2024

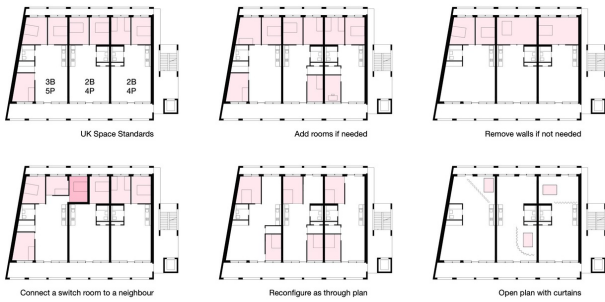


© Ståle Eriksen

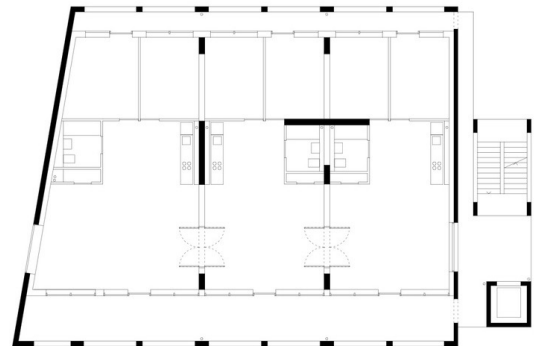


Axonometric plan

LAYOUT ADAPTABILITY



Adaptability diagram



Second floor plan

ARCHIVE

REFERENCES construction
week 4.09 20 June 2024



ARCHIVE

REFERENCES construction
week 4.09 20 June 2024



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REFERENCES construction
week 4.09 20 June 2024



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REFERENCES construction
week 4.09 20 June 2024



ARCHIVE

REFERENCES Les Lumieres a la campagne Arch Studio 314
week 1.01 5 September 2024



ARCHIVE

REFERENCES construction Les Lumieres a la campagne Arch Studio 314
week 1.01 5 September 2024



ARCHIVE

REFERENCES Rotenboden by Buchner Brundel
week 1.01 5 September 2024



ARCHIVE

REFERENCES construction Rotenboden by Buchner Brundel
week 1.01 5 September 2024



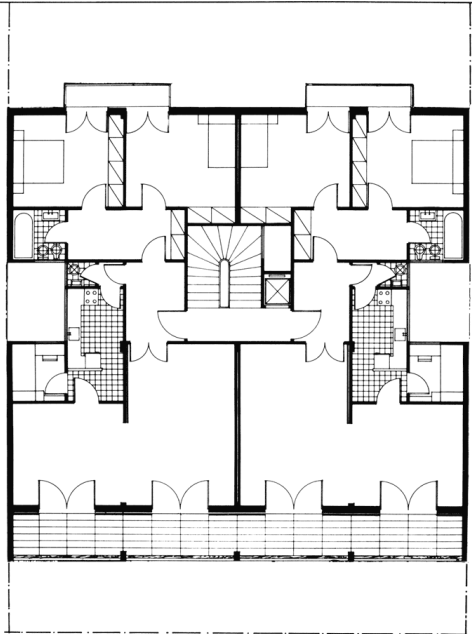
ARCHIVE

REFERENCES Standard Polykatoikia Apartment building on Semitelous street
week 1.15 13 December 2024



ARCHIVE

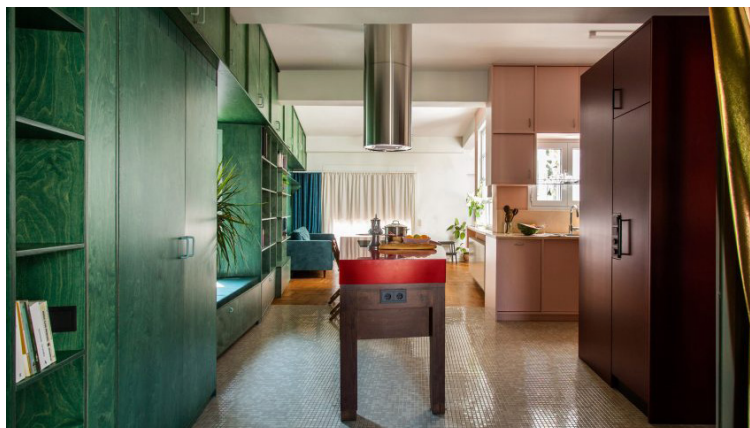
REFERENCES Standard Polykatoikia Apartment building on Semitelous street
week 1.15 13 December 2024



ARCHIVE

REFERENCES

week 3.05 14 March 2024

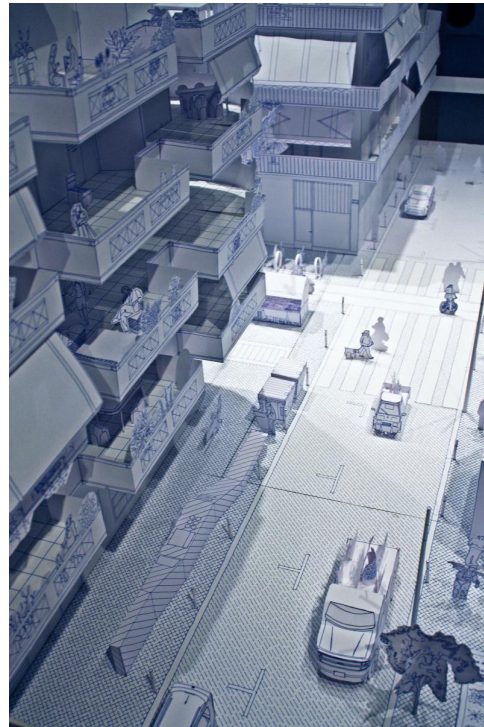
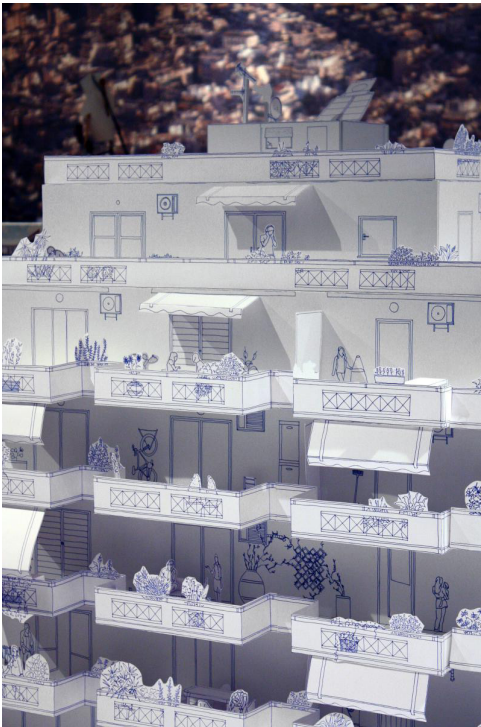


Point Supreme Architects uses colour to define different functions in Athens apartment

ARCHIVE

REFERENCES

week 3.05 14 March 2024



Here, the architect or planner acts as a “design diplomat”, mediating between city administrators and neighborhood residents in order to identify plausible paths to action.

Spatial strategies to reclaim the urban commons in Athens. AREA Architecture Research Athens, “Athens Archive,” 2012. Model installation at the 13th International Architecture Exhibition -la Biennale di Venezia. Photo Chrysokona Mavrou.

ARCHIVE

REFERENCES

week 3.05 14 March 2024



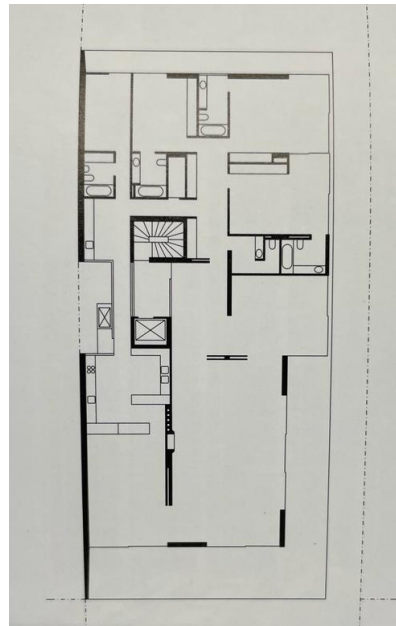
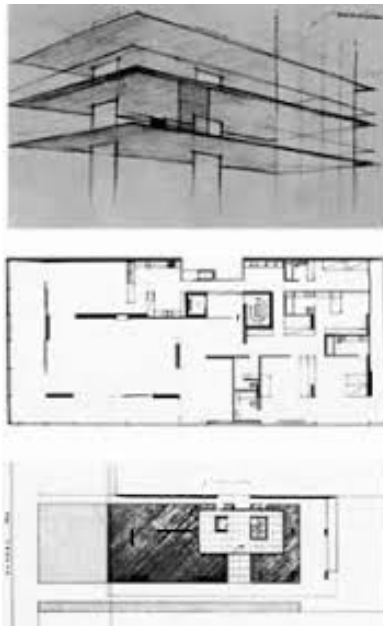
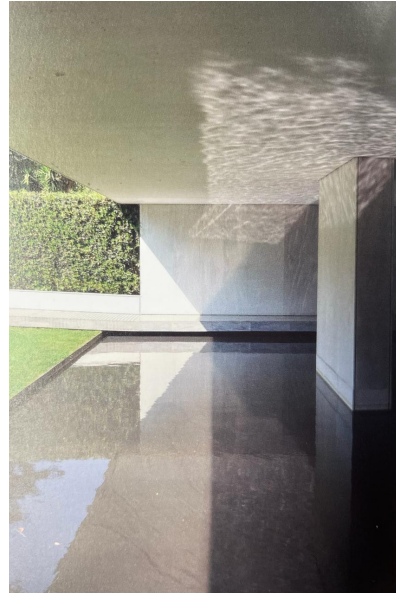
A dense, homogenous urban form of tall buildings characterizes the neighborhood. The new building operates as an infill to the block, completing the continuous urban, street façades, while a sense of 'hovering' is created by leaving the entrance level open and permeable, creating pilotis with a courtyard at the back of the plot. This courtyard visually connects the busy street with the small, uncovered spaces at the heart of the block.

Apartment Building Pagkrati / Architects: Demetrios Issaias - Tassis Pappoannou,

ARCHIVE

REFERENCES

week 3.05 14 March 2024



The volume of the apartment building with its intense horizontality of slabs and cantilevers seems to be floating on the pilotis of the ground floor, which is reflected in a shallow lake.

Early horizontalism, Takis Zenetos, 17 Irodou Attikou, Anaktora, 1959-61, Photo: Dimitris Kleanthis

ARCHIVE

REFERENCES

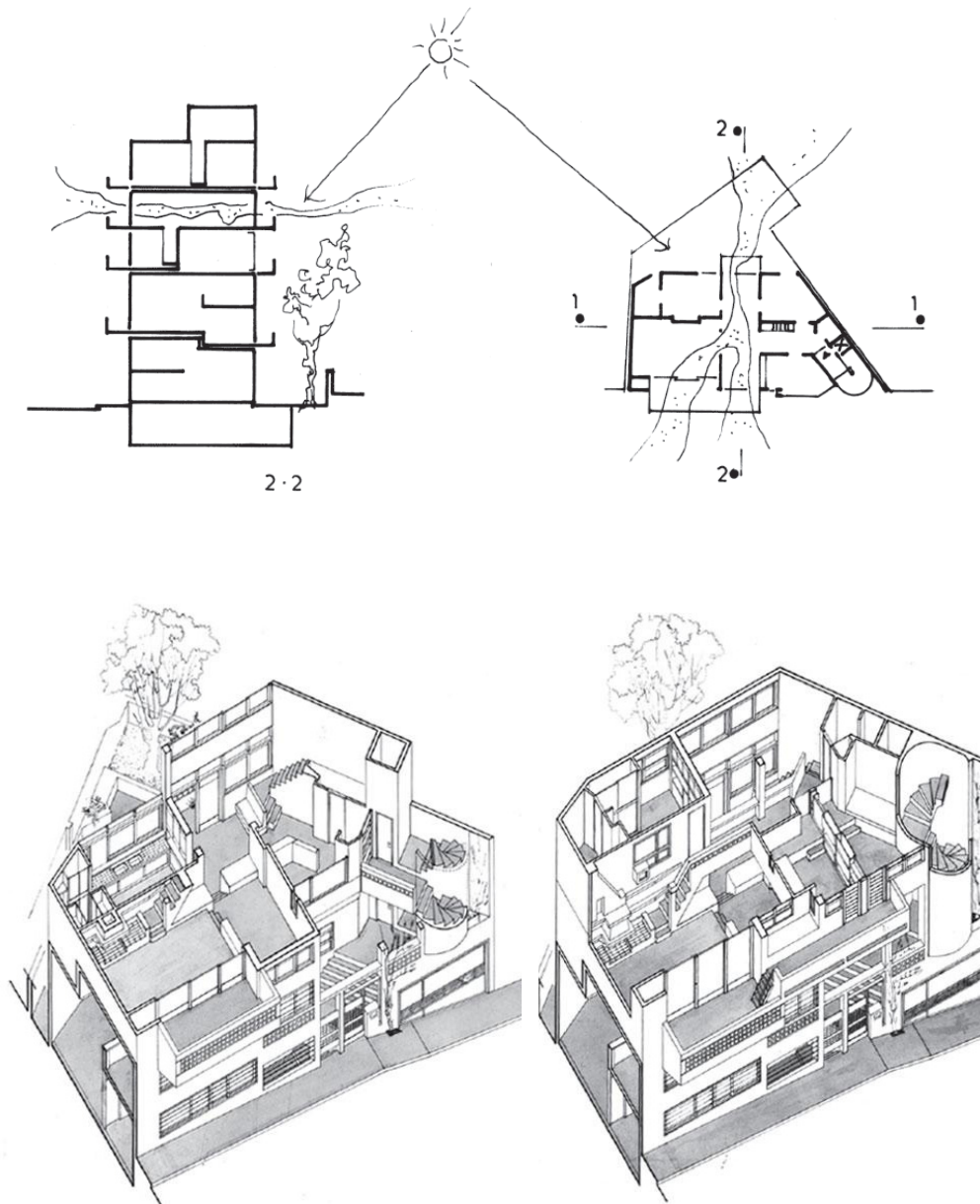
week 3.05 14 March 2024



ARCHIVE

REFERENCES

week 3.05 14 March 2024



The main objective in the organization of the spaces was to make all the apartments transparent in order to ensure the meridian from the rear view and a view of the hill from the facade, in order to connect the residences with the countryside and with the immediate environment of the street, the public space.

POLYKATOIKIA HOUSE IN BENAKIS, Suzana Antonakaki, Dimitris Antonakakis, Emm. Benaki St. 118, Athens, 1973

ARCHIVE

FILM

week 3.07 27 March 2024



ARCHIVE

FILM

week 3.07 27 March 2024



ARCHIVE

FILM

week 3.07 27 March 2024



ARCHIVE

FILM

week 3.07 27 March 2024



ARCHIVE

OWNERSHIP P1 PRESENTATION

week 3.10 19 April 2024



One of the biggest obstacles to the renewal and development of Athens is the prevailing mindset regarding property ownership. The city cannot undergo significant mass changes because its development did not originate from massive and unified planning. Instead, Athens has been shaped in a chaotic and organic manner, reflecting the essence of rural life and the village within the city. The property ownership mentality, initially man-

ARCHIVE

OWNERSHIP P1 PRESENTATION

week 4.06 30 May 2024

Rent Potential

€407 - 473 / €13,0 - 15,0 per sqm

●●●●● confidence indicator



It looks like the rent potential of properties similar to this increased by approximately 8,7% in the last 12 months.

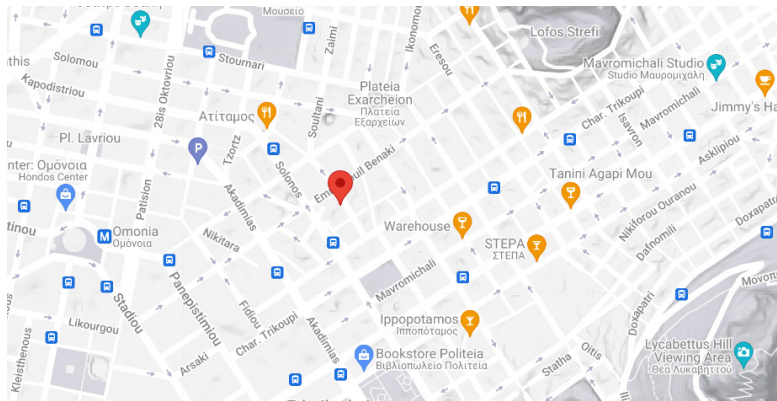
Property Value

€78.473 - 91.364 / €2.615 - 3.045 per sqm

●●●●● confidence indicator



It looks like the value of properties similar to this increased by approximately 30,1% in the last 12 months.



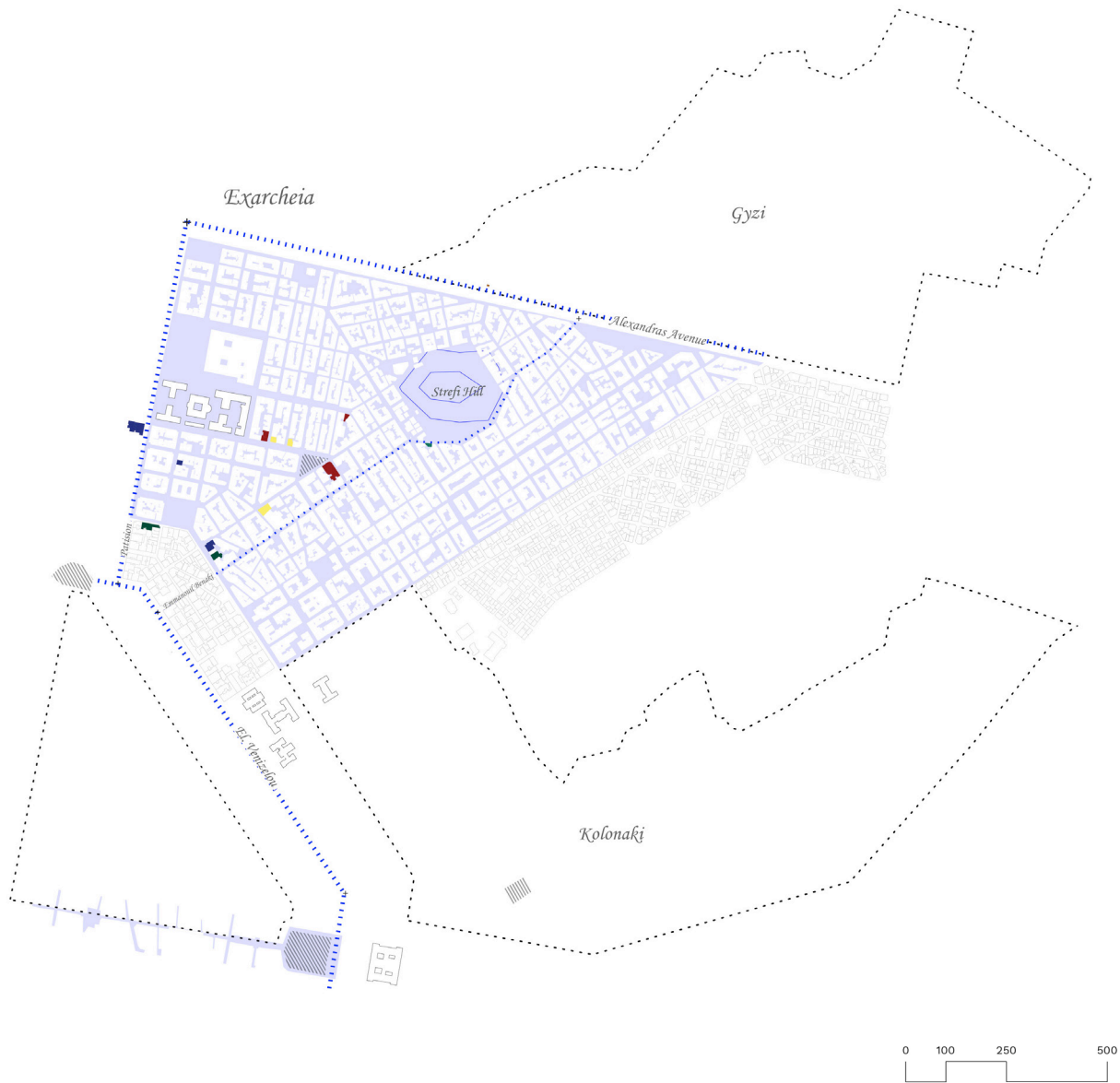
Koletti 11, 106 81 Athina, Greece	Value: Rent: €78.473 - 91.364 €407 - 473	Looking to sell this property?	Let us know what you are looking for
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<https://thehomli.com/en-gr/address/koletti-11-athina-106-81-greece>

ifested in rural areas where residents have both their residence and their business in close proximity, extends to the city. However, in a model like the Polykatoikia, property ownership leads to introversion and distancing from collective activities that unfold in spaces designed for such purposes.

SITE

week 3.03 29 February 2024

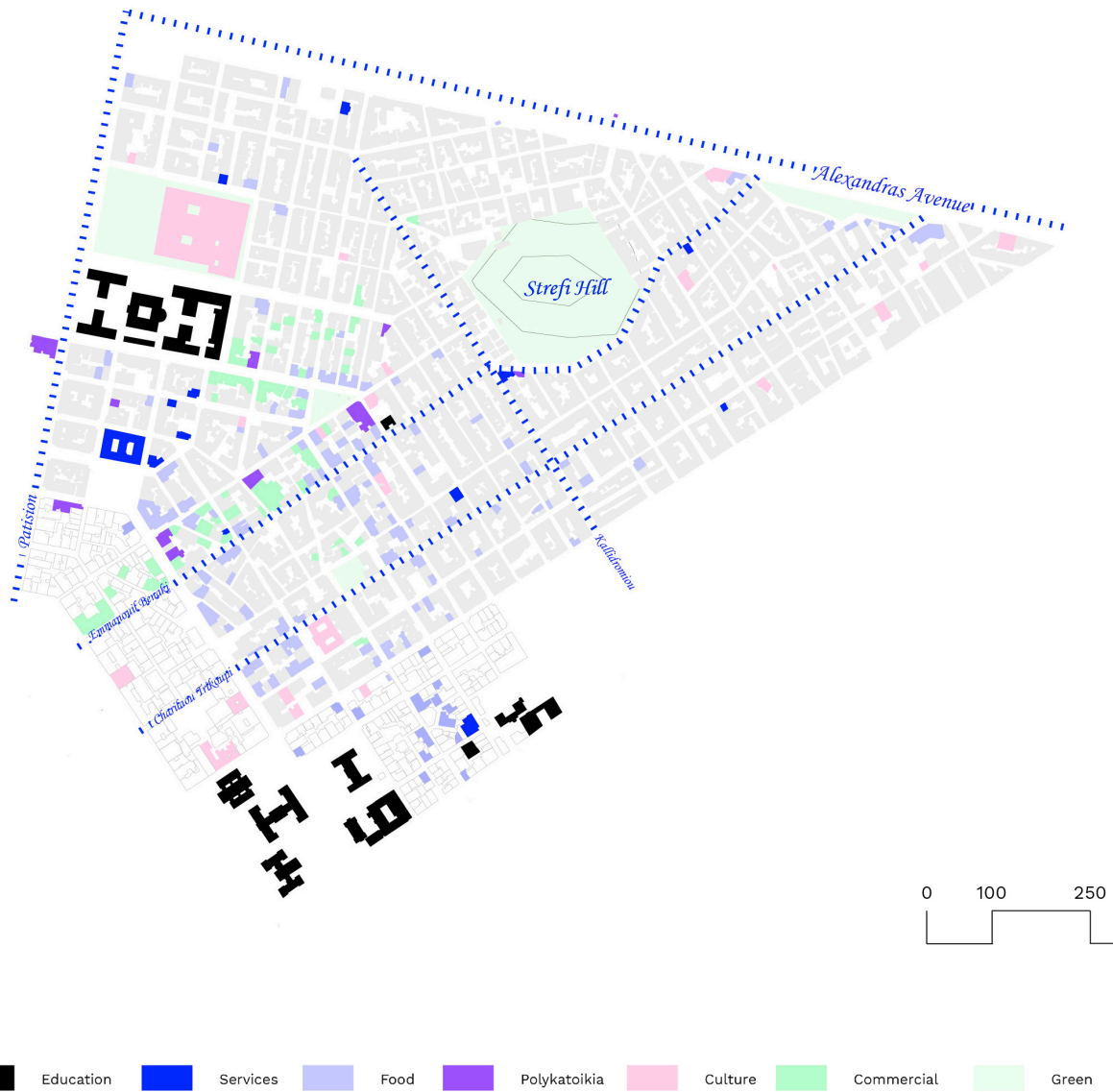


The area of the Exarchia and the adjacent areas

The Exarchia neighborhood in Athens stands out as one of the city's oldest and aesthetically rich middle-class areas, boasting unique cultural and political significance. Beyond its architectural wealth, Exarchia is characterized as an authentic, vibrant, and rebellious space, labeled both justly and unjustly as "unreachable" and a "Gallic village".

SITE

week 3.03 29 February 2024



Map with the uses and functions of the Exarchia area

This multicultural and alternative neighborhood serves as a hub for circulating ideas, accommodating various political perspectives while fostering a strong sense of collectivity and solidarity among residents. Despite its cultural and educational surroundings, including landmarks like the Archaeological Museum and educational institutions like the Law School and Polytechnic School, Exarchia grapples with contradictions.

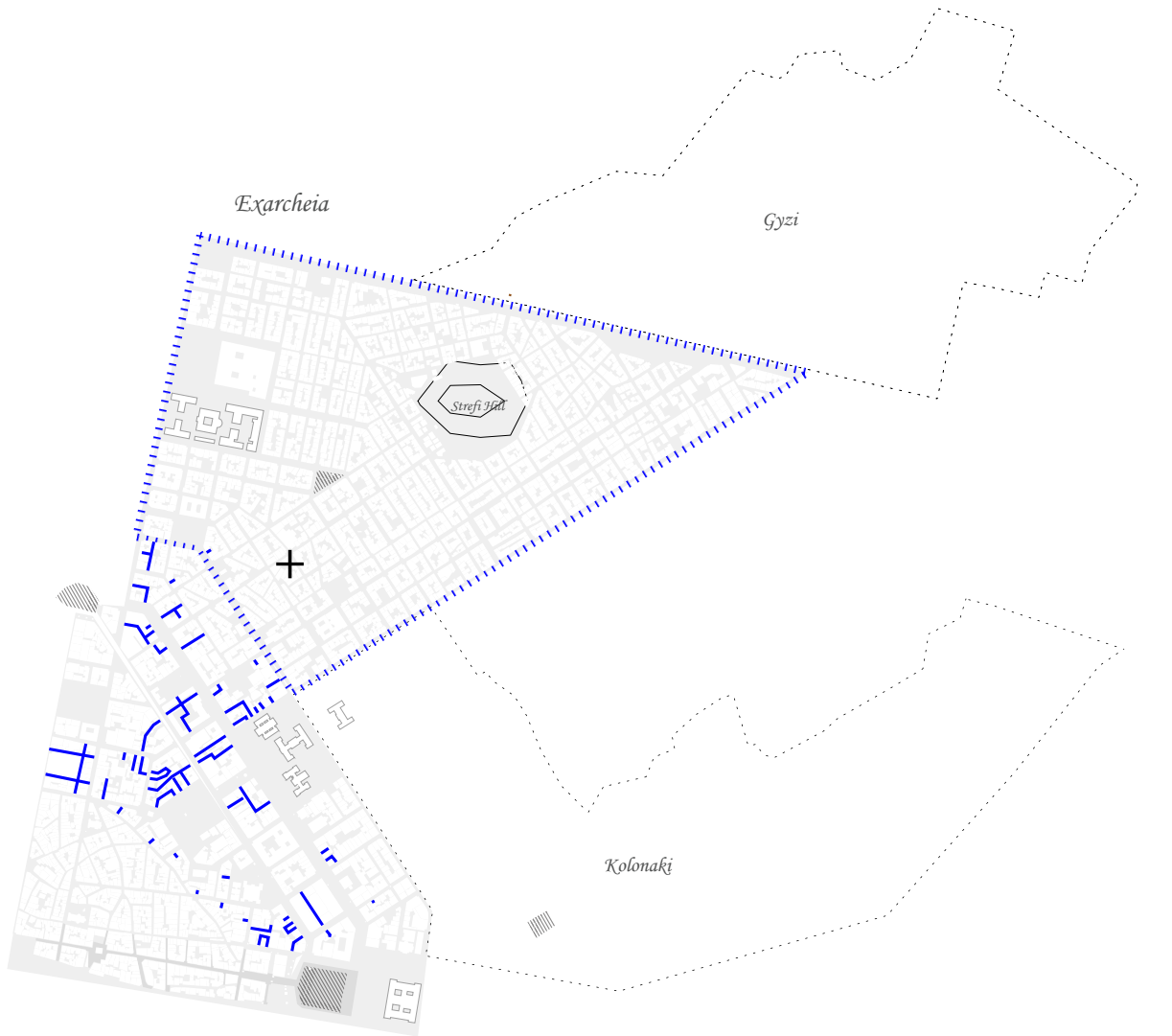
SITE

week 1.05 03 October 2024



SITE

week 1.05 03 October 2024



Archades around the area

SITE

week 3.03 29 February 2024



Map with the intervention site and highlighted blocks that will be typologically analyzed

The presence of Molotov cocktails in trash bins and periodic flashpoints underscore the neighborhood's rebellious nature. Additionally, Exarchia serves as an outlet for diverse elements from other areas of Athens, posing significant challenges for its inhabitants.

SITE

week 3.03 29 February 2024

Rebellion



Object Weapons



Defence



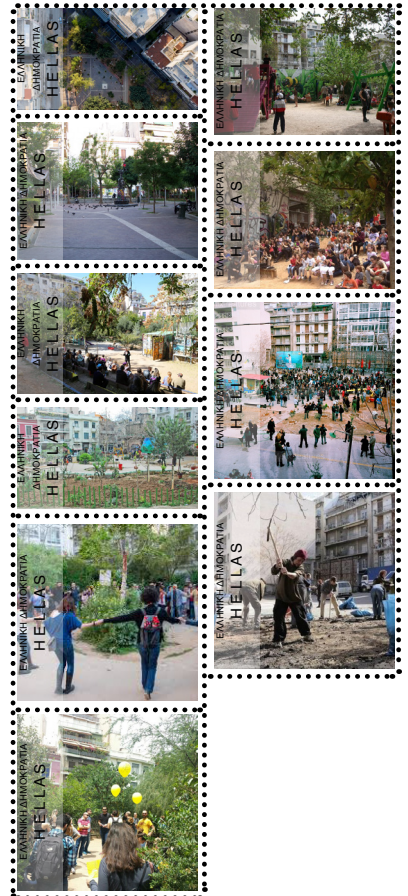
Architecture



Social



Public Space



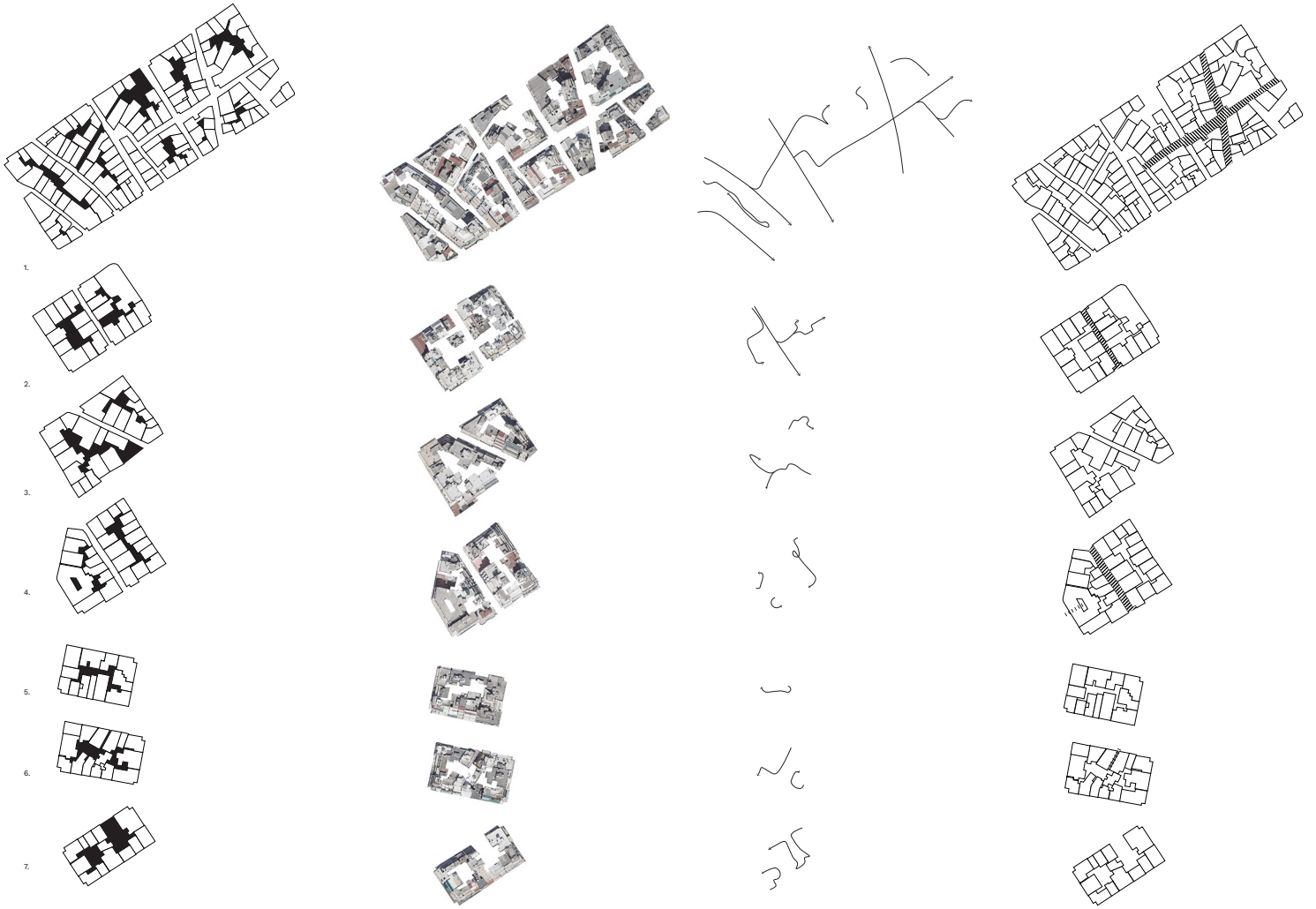
SITE

week 3.03 29 February 2024



SITE

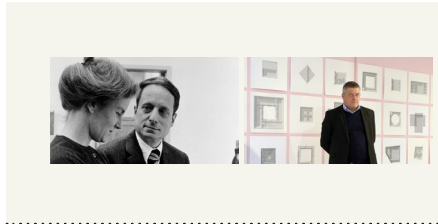
week 3.03 29 February 2024



Typological analysis of the blocks around the site

PEOPLE

week 3.04 7 March 2024



Robert Venturi and Denise Scott Brown/
Pier Vittorio Aureli



Internal Immigrants



Le corbusier

Diagram depicting the people and protagonists of the research and residents of the Polykatoikia building

According to the curatorial rationale, after the Second World War, urbanization, reconstruction and immigration – internal and external – decisively determine the context of the rapid changes occurring in Greek society. The urban landscape is changing radically with the replacement and gradual disappearance of the detached house.

Daily life is changing with the spread of urban culture, the emergence of the entertainment and consumption society, the new experiences that the city offers. The city becomes the pre-eminent field of identity construction for internal and external migrants, while the scale, skyline and feel change dramatically with the construction of high-rises and modern shops, the opening of roads, the creation of squares, the densification of human and vehicular traffic.

PEOPLE

week 3.04 7 March 2024



Athens, a city steeped in centuries of history, strongly incorporates elements of modernism. Polykatoikia began as a child of modernism and continues to adapt to the contemporary city. Although modernism's aesthetics involve simple lines, geometric shapes, and clean lines, Polykatoikia still carries elements of tradition and neoclassicism. It is perceived as a family residence that vertically develops. Users and architects of the time treated it as a custom-made piece of furniture. Thus, with unique designs and various materials, they emphasized decoration. Polykatoikia is for everyone. Depending on the user, you can find both a user like Pier Vittorio Aureli and a user like Robert Venturi and Denise Scott Brown.

However, I believe it is important to treat it as something special and unique, even when it comes to decoration. Abstraction has many virtues, but in everyday life, you need variety. Perhaps it is time for Polykatoikia, with its gray concrete buildings, to become colorful palettes where users can personalize their space.

DESIGN

week 4.07 6 June 2024

The social dynamics of Polykatoikia is studied through an architectural examination of apartment complexes and communal spaces. The open area within the inner courtyard emerges as a central hub for social interactions, where residents gather to enjoy the tranquility of midday or engage in discussions, such as housewives sharing news while tending to household chores like laundry.

The generously sized balconies on the building facades serve as versatile spaces, accommodating everything from a cozy afternoon coffee setup with two plastic chairs and a small table to larger arrangements suitable for communal meals. This adept use of outdoor areas reflects a distinctly Greek approach to maximizing living spaces.

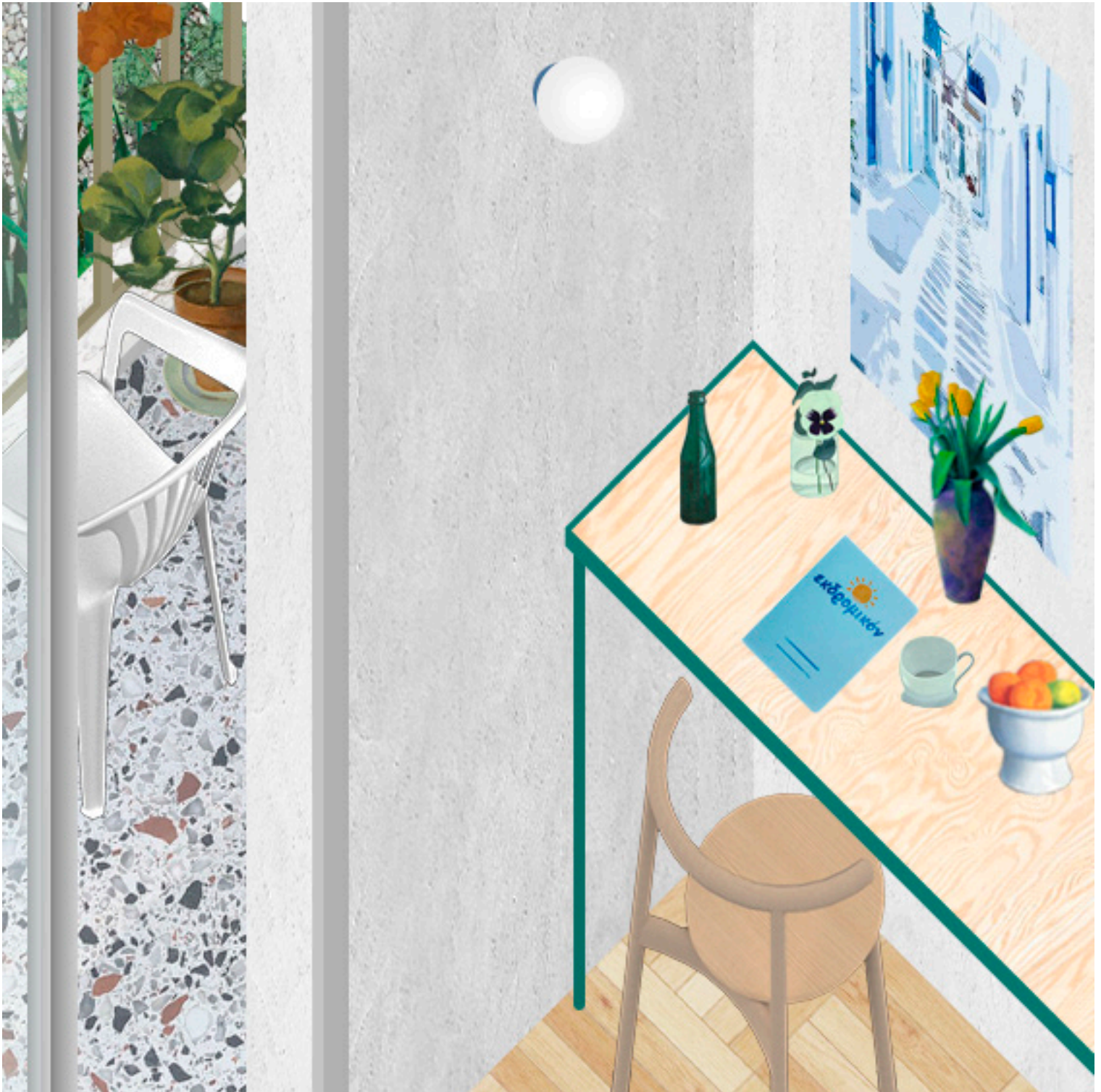
Key features of Polykatoikia, including staircases and elevators, play a significant role in fostering community connections. Residents often engage in conversations about their daily lives or building-related matters as they traverse these shared spaces.

The culmination of these communal aspects is found on the rooftop, accessible to all tenants. This area serves as a gathering point for social events, frequently centered around food, showcasing the vibrant social life within the Polykatoikia setting.

The work focuses on analyzing Polykatoikia on three scales: the urban scale and its relationship with the city, the neighborhood scale and its connection with the surrounding environment and threshold, and finally, the dwelling scale in relation to the Polykatoikia building and, by extension, the relationship of the residence with its inhabitant within the dwelling.

DESIGN

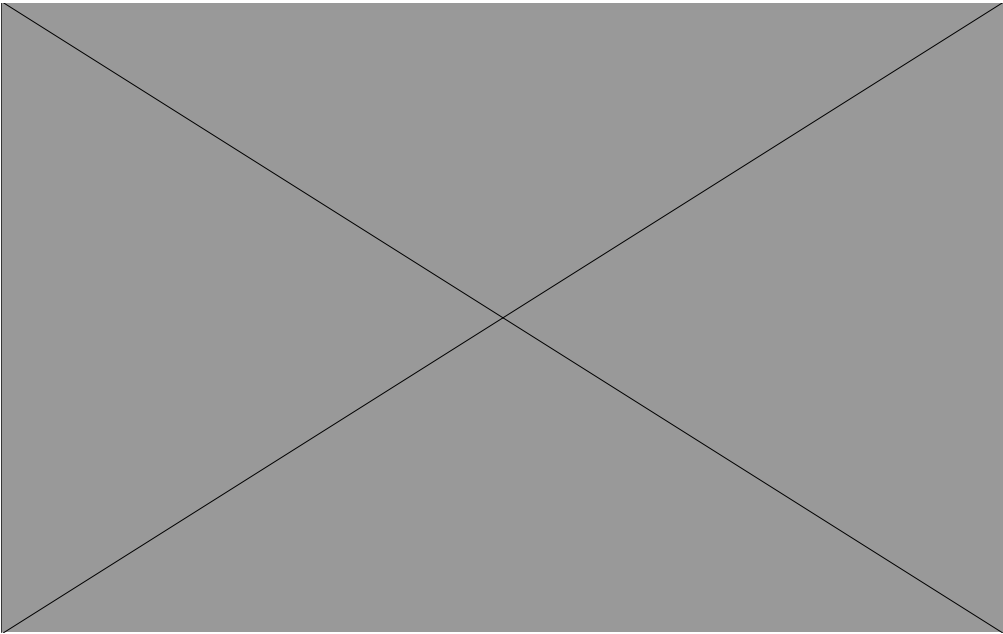
week 4.08 13 June 2024



View of an individual apartment portraying the threshold between the personal space and the balcony, illustration by the author

DESIGN

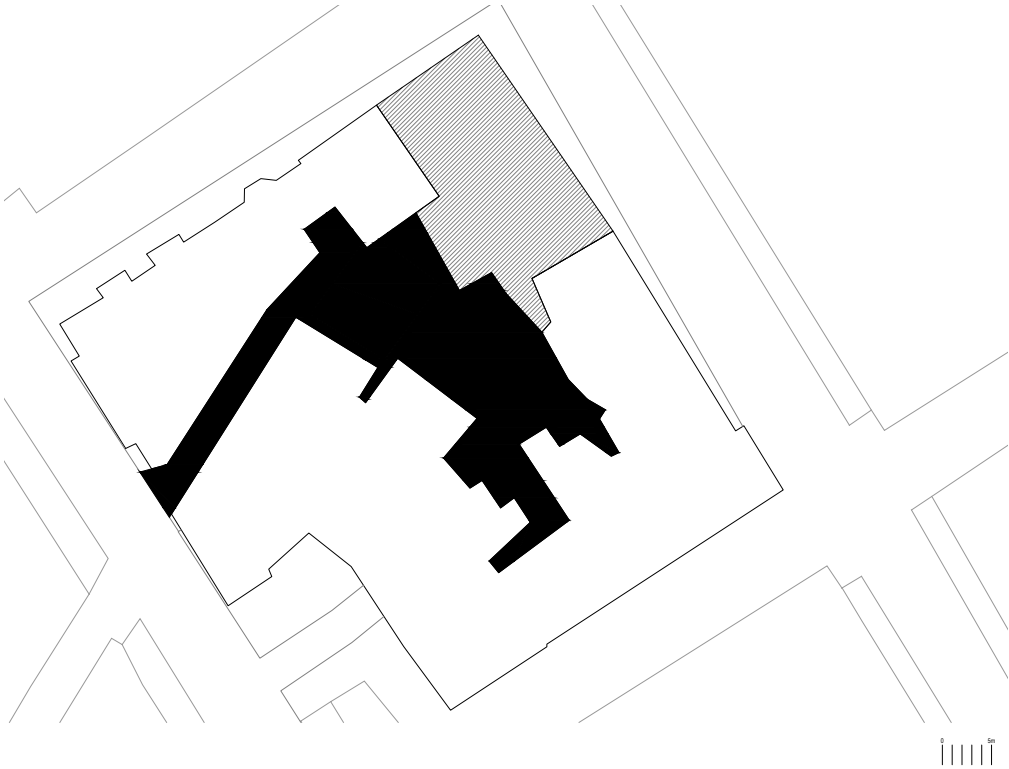
week 4.08 13 June 2024



Bird eye view from Google Earth

DESIGN

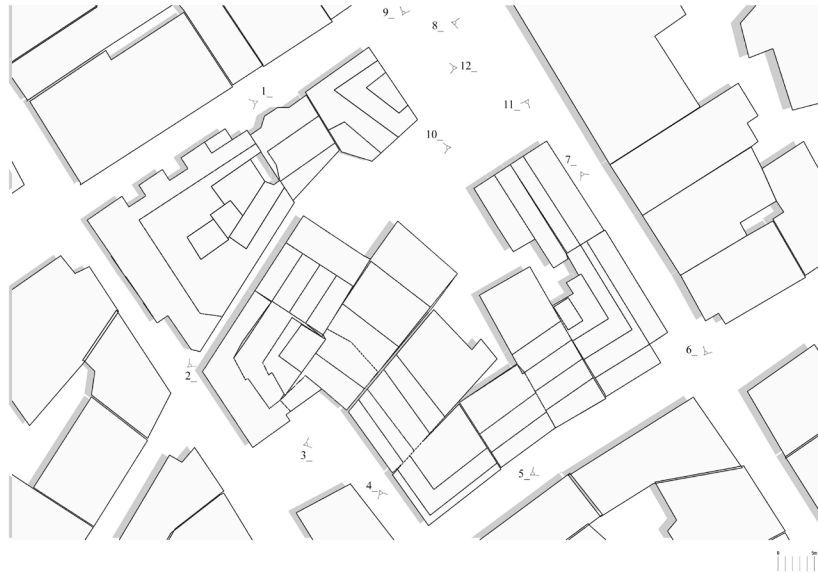
week 4.08 13 June 2024



The selection of the site based on the prospects of highlighting the condition of the neighborhood and possibly strengthening it.

DESIGN

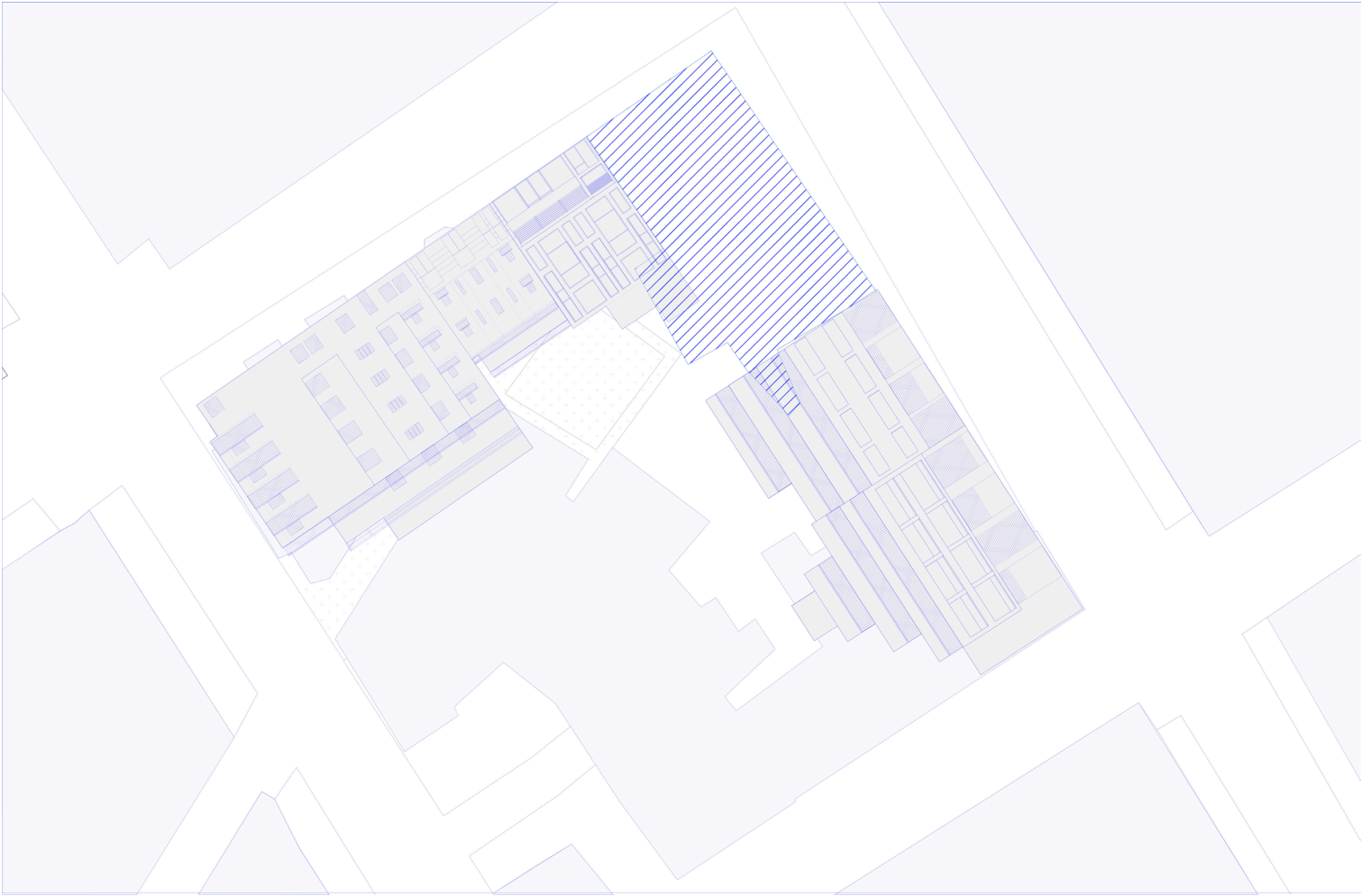
week 4.08 13 June 2024



Site analysis, illustration by the author

DESIGN

week 4.08 13 June 2024

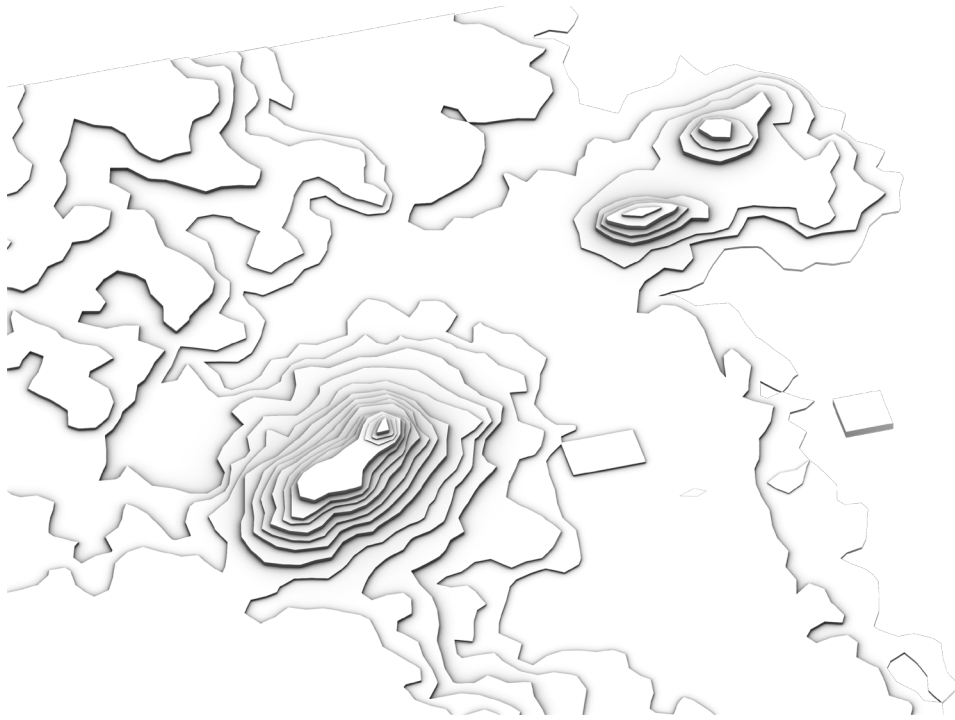


View of the plot, illustration by the author

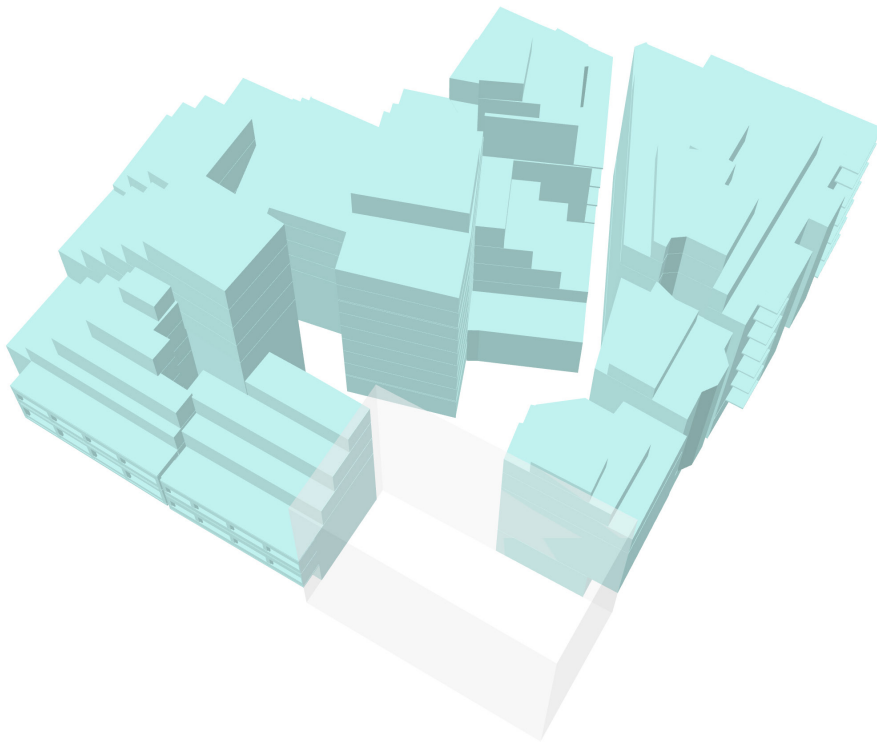
DESIGN

Tutorial

week 4.02 1 May 2024



The terrain of Acropolis Hill and Lycabettos hill
week 4.04 15 May 2024

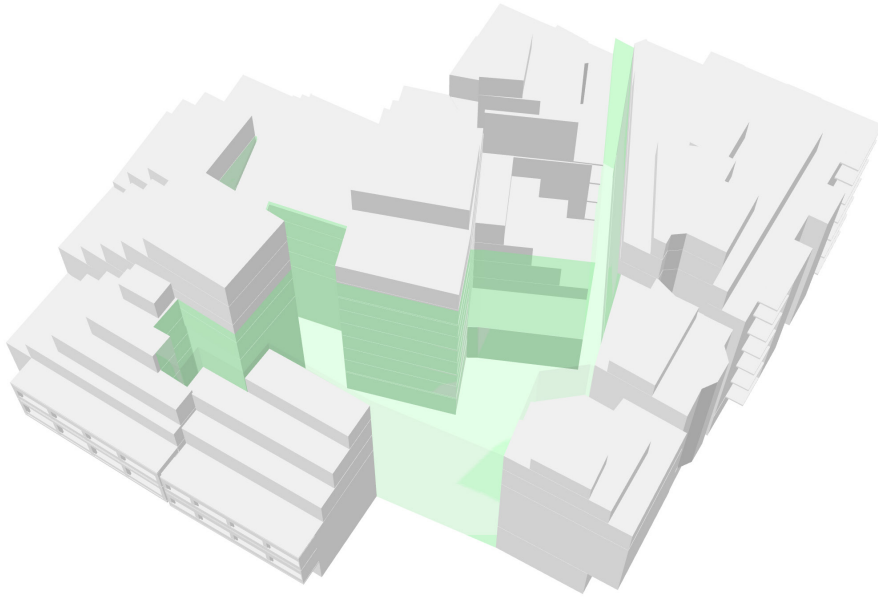


Site digital model
week 4.02 1 May 2024

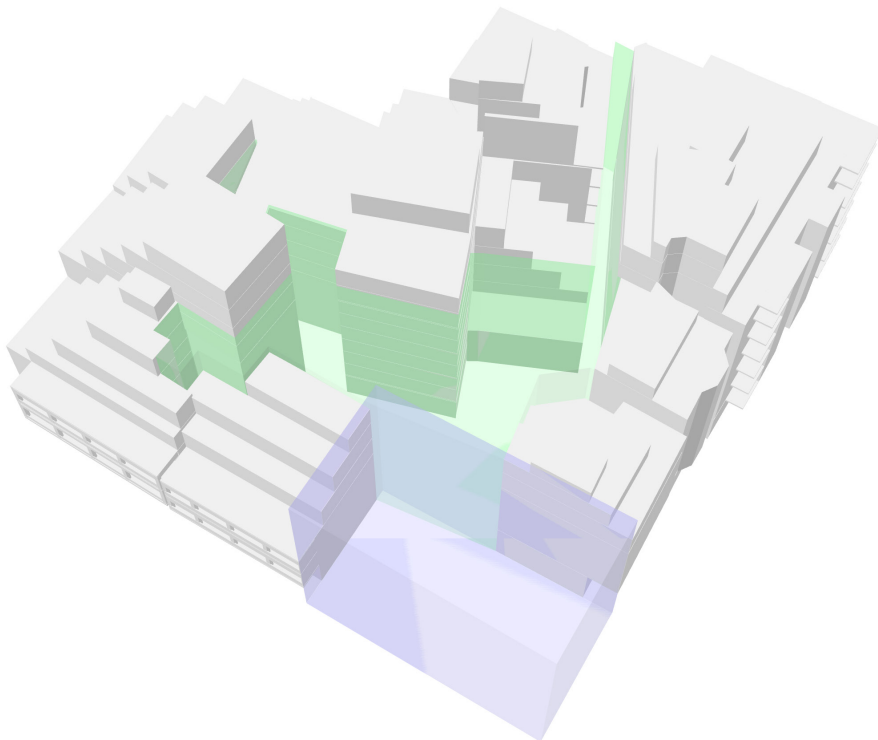
DESIGN

Tutorial

week 4.02 1 May 2024



Site digital model, uncovered courtyard week
4.02 1 May 2024

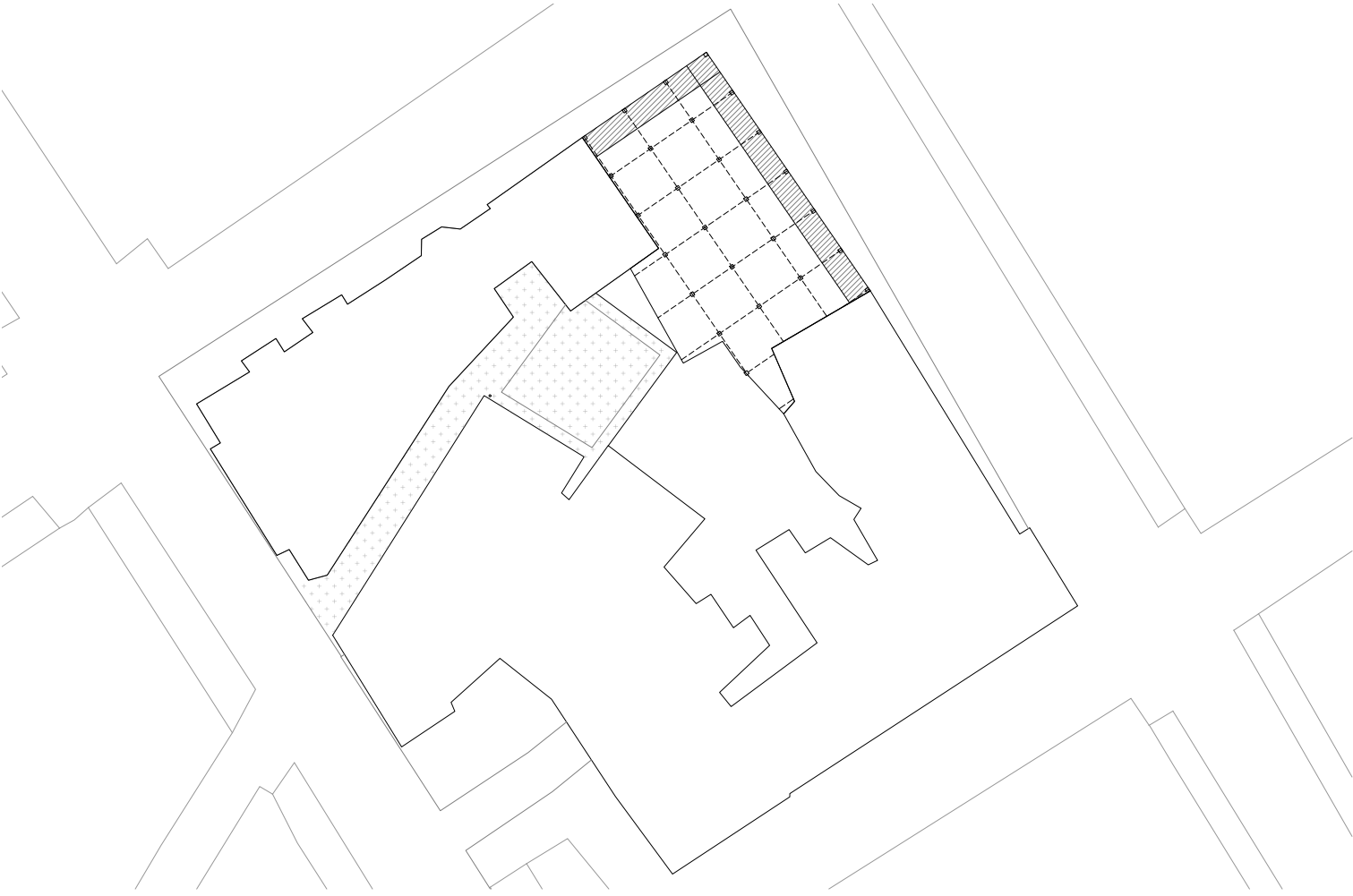


Digital model, uncovered courtyard and site
week 4.02 1 May 2024

DESIGN

Tutorial

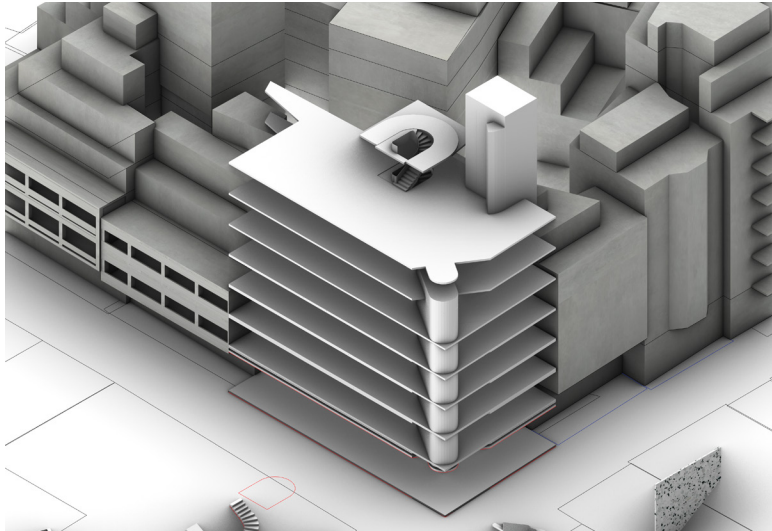
week 4.05 22 May 2024



DESIGN

Tutorial

week 4.05 22 May 2024



DESIGN

Tutorial

week 4.05 22 May 2024

The purpose of this work is the redefinition and reinterpretation of the Athenian apartment building on an empty plot, through the architectural design, dividing all its elements that enrich the architectural palette of the city. Spaces such as the large entrances, the foyer, the concierges, the uncovered inner courtyards and the skylights in the offering, be present in the design of this model that aims to utilize timeless fragments of the Apartment building by strengthening the relations of the residents by restoring the collective consciousness. These areas will be able to be a larger part of the Apartment building, strengthening the collectives and the feeling of the neighborhood. Perhaps if more space is provided that encourages collective activity while respecting the properties and particularities of the residents as units, a more collective consciousness towards the building itself and by extension the city of Athens will be achieved.

DESIGN

Tutorial

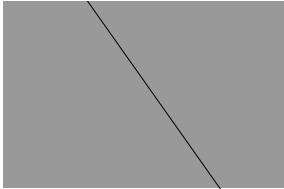
week 4.05 22 May 2024



View of the Exarcheia neighborhood in the site block of the project, illustration by the author

DESIGN

week 4.08 13 June 2024



7. Bathroom

The large bathroom will be a luxurious communal space equipped with a big bathtub, shower, and other amenities. It will offer residents a sense of well-being and relaxation, enhancing the quality of life in the apartment building.



5. Laundry Room

The laundry room will be a communal space with washing machines and dryers, providing residents with a practical and economical way to do their laundry. Having such a space will save room inside the apartments and enhance the practicality of living.

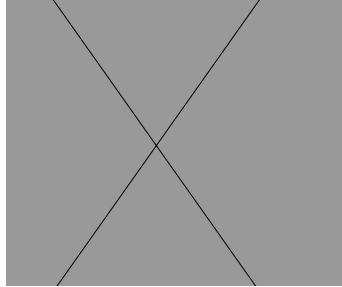


4. Balconies

The balconies will be designed to provide private outdoor spaces for residents while enhancing the building's aesthetics. Each balcony will be able to accommodate personal decorations, allowing residents to enjoy the fresh air and views.

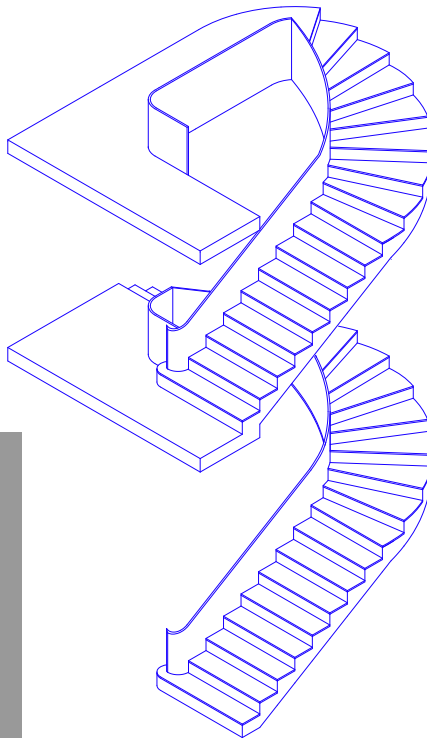
9. Communal Balcony

The communal balcony will be a spacious outdoor area designed for social gatherings, parties, and dinners. It will be equipped with tables, chairs, and possibly everybody could bring their own chair, offering residents the opportunity to meet, cook, and enjoy the outdoor space together.



1. Staircase

The staircase will connect the various levels of the apartment building, while also including small communal corners and meeting spots. These "collective injections" will serve as gathering points for residents, fostering interaction and creating a lively community.



2. Entrance Door

The entrance of the apartment building will serve as the first point of contact for residents and visitors. Designed with an emphasis on the relationship between the entrance and the street, it will feature spacious areas and carefully crafted architectural elements that welcome residents and guests.



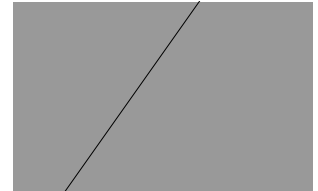
10. Rooftop

The rooftop will be a communal space designed to host social activities and events. It will include seating areas, green corners, and possibly a small kitchen for meal preparation. The rooftop will serve as a meeting and relaxation point for residents, promoting social cohesion.



8. Dinner Table

Investigate the dynamics of urban living in Athens, particularly how Polykatoikia impacts social interactions, community formation, and individual lifestyles.



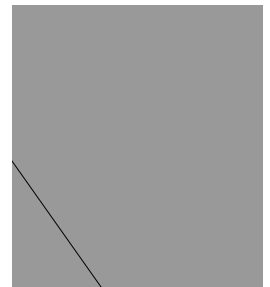
6. Guest Room

The guest room will offer a comfortable and welcoming space for visitors of the residents. Equipped with all necessary amenities, it will ensure a pleasant stay for guests, enhancing the sense of hospitality and community within the apartment building.



3. Concierge

The concierge area will act as the central point of reception and service for residents.

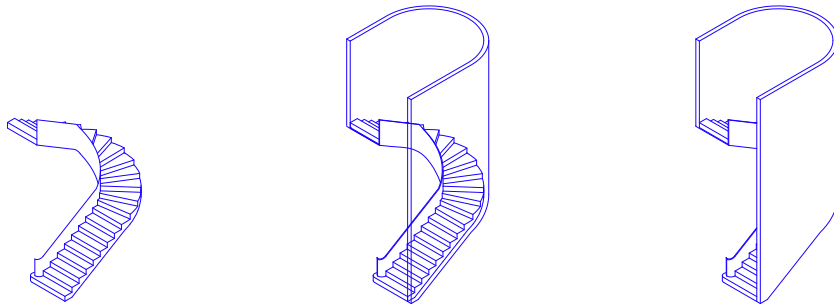


DESIGN

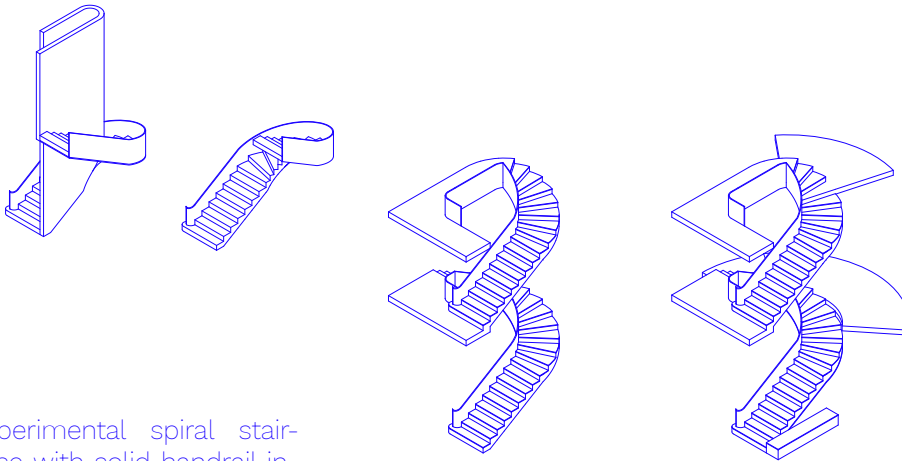
Tutorial

week 4.05 22 May 2024

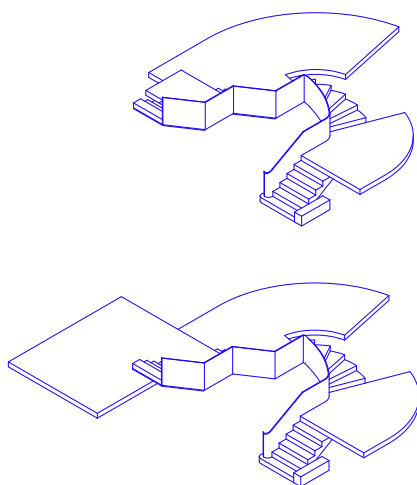
Spiral staircase with solid handrail inside and outside



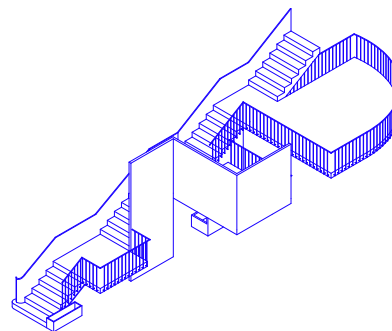
Staircases with landing as bigger platforms



Experimental spiral staircase with solid handrail inside and outside



Experimental staircases with landing as bigger platforms



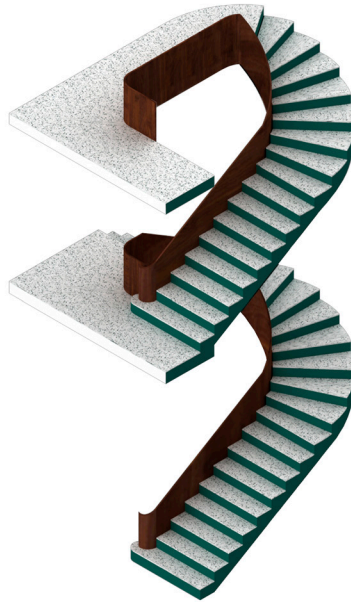
Linear staircase with platforms

DESIGN

Tutorial

week 4.04 15 May 2024

Defining the program of the collective spaces of the project. Specifically, the programmatic quality that I envision to exist in the collectively accessible spaces of the project is spatially expressed. The existing elements that make up the apartment building, such as the balcony, the roof and the terrace of the penthouse, are offered for more collective uses than usual. These uses can be a guest house, the laundry room, a bathroom, the table, the kitchen. These uses can be connected to the staircase which can also offer small collective meeting points.

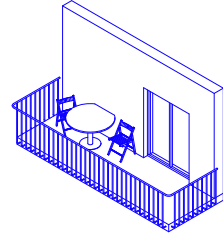
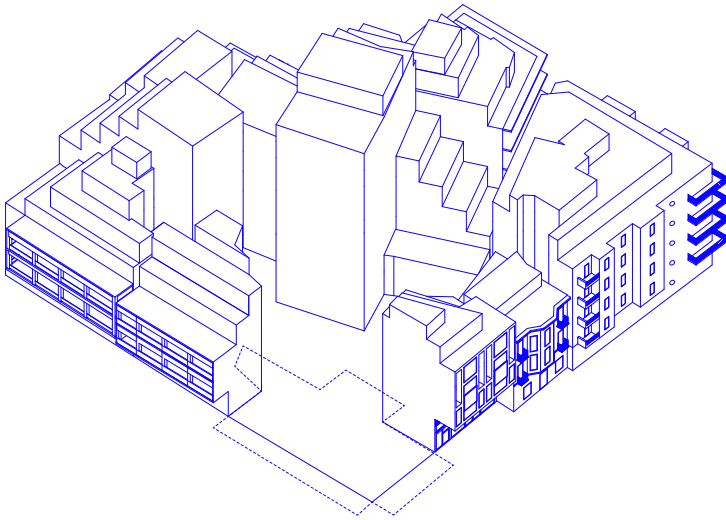


DESIGN Tutorial
week 4.05 22 May 2024

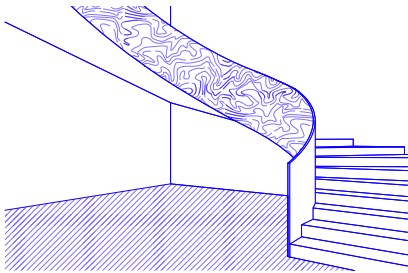
DESIGN

Tutorial

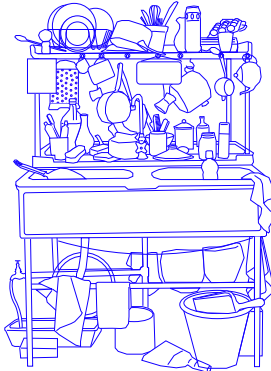
week 4.04 15 May 2024



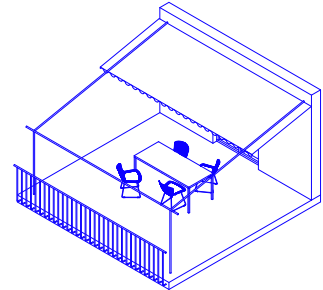
Small balconies on lower floors



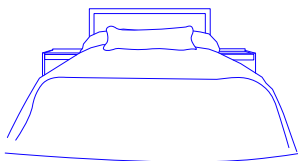
Large inviting staircase at the entrance of the apartment building



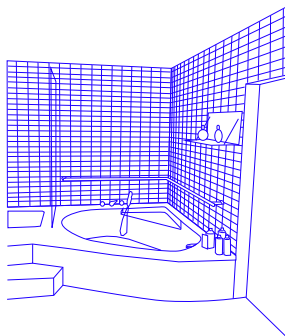
Tiny functional individual kitchens in each apartment



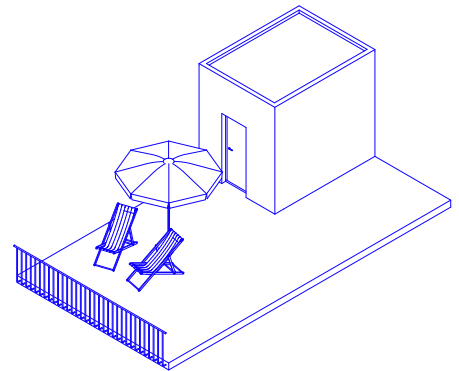
Penhouse Balcony



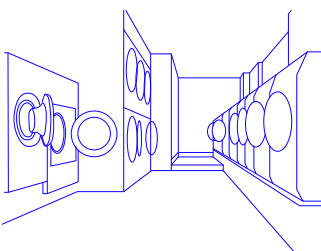
A collective guest room that can be accessed by all tenants



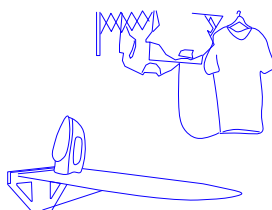
A collective bathroom that can be accessed by all tenants



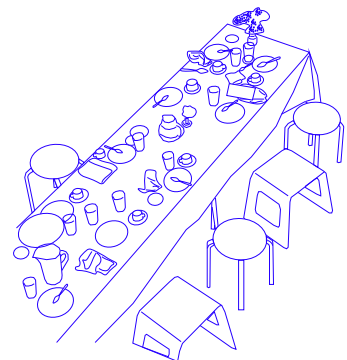
Terrace



Collective laundry room



Collective ironing and drying of clothes

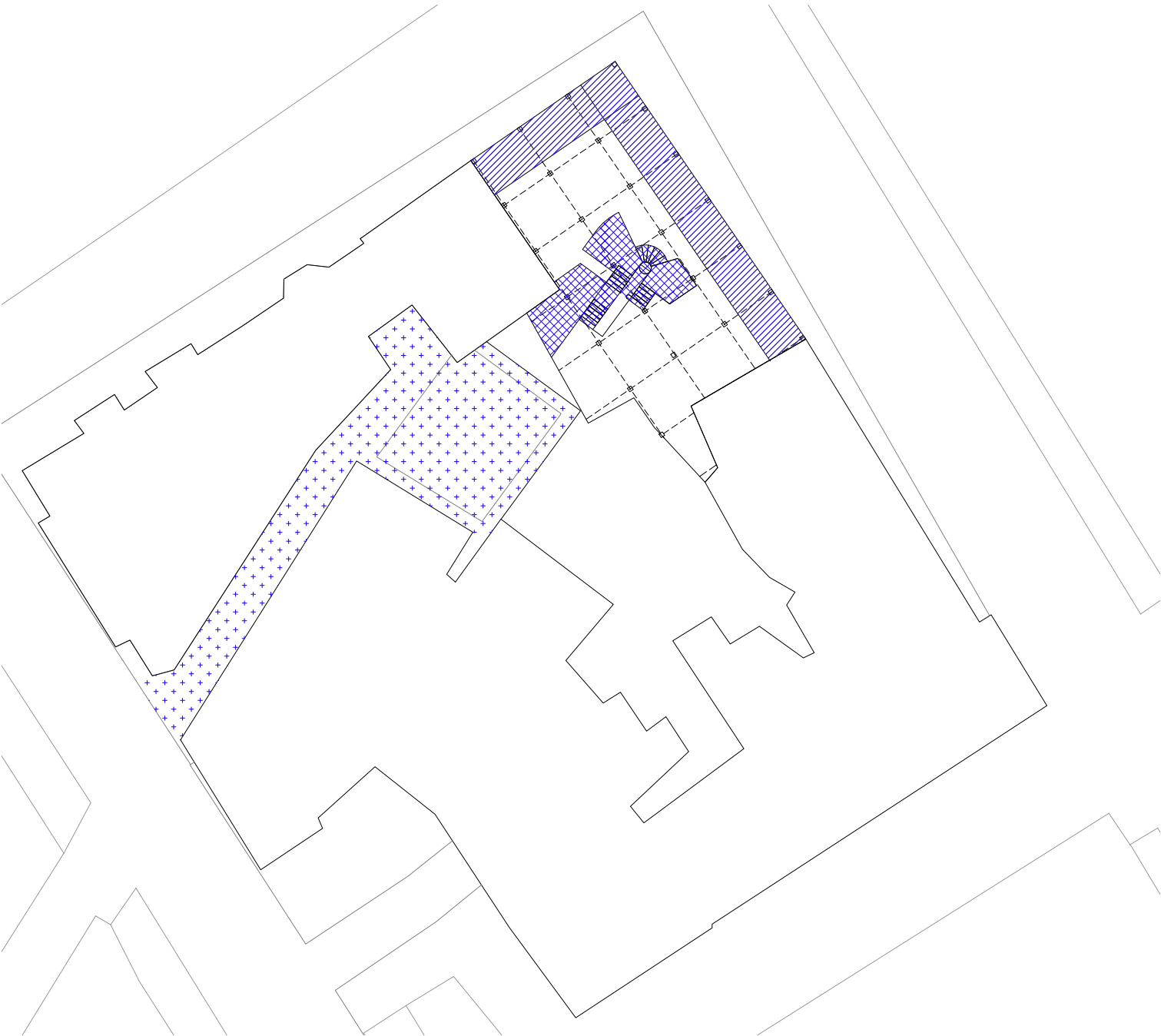


Collective access to a table for celebrations and events

DESIGN

Tutorial

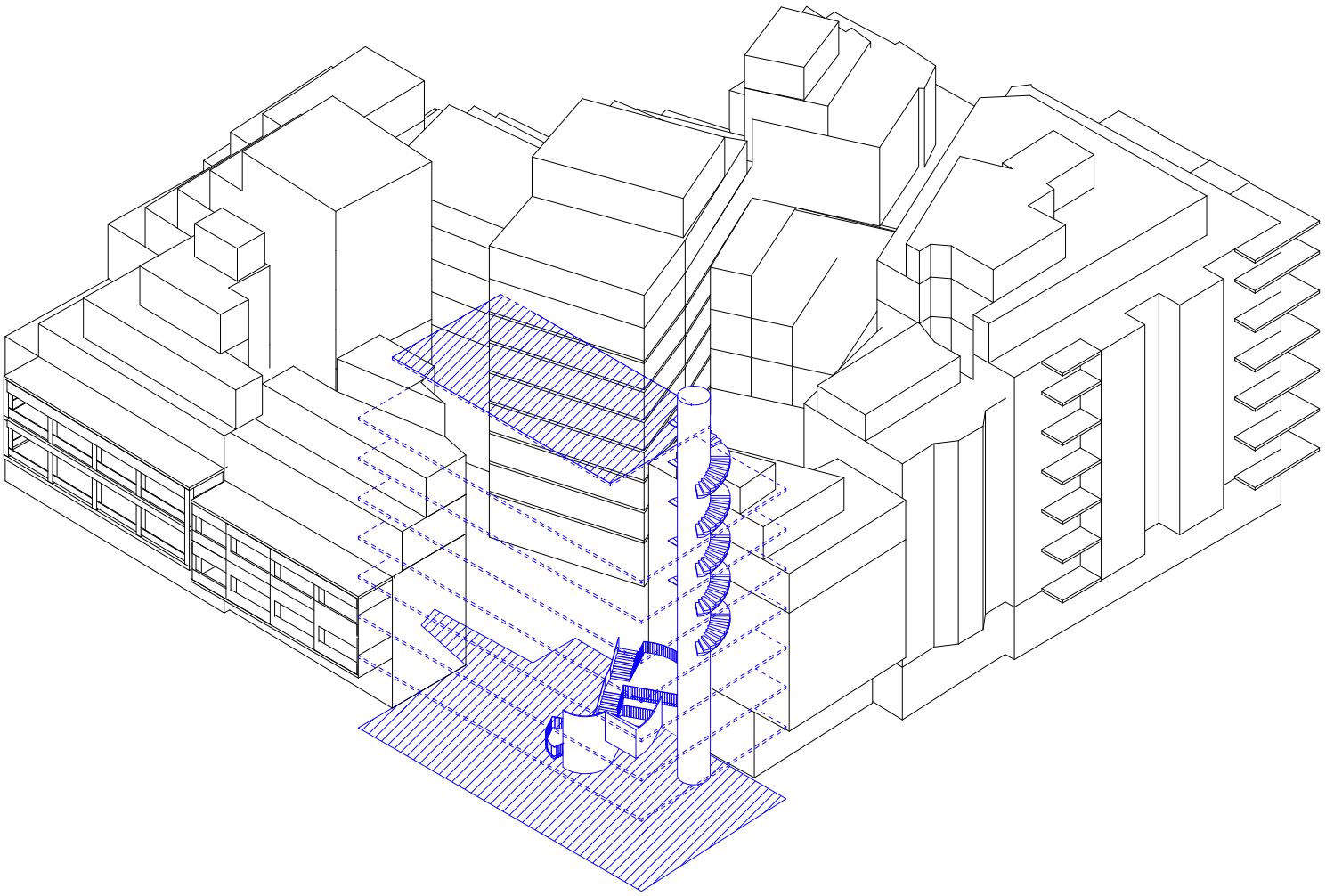
week 4.07 6 June 2024



DESIGN

P2 Presentation

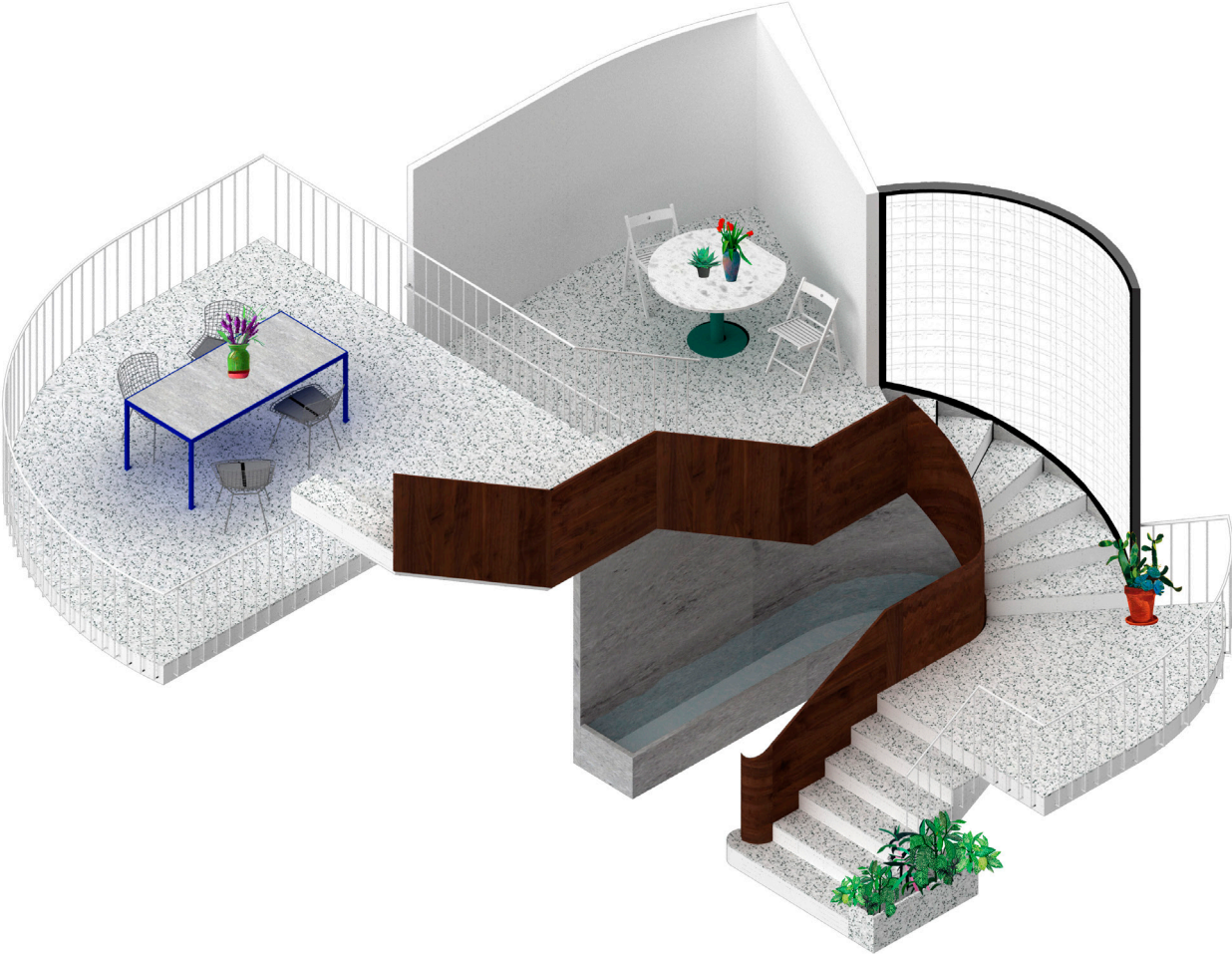
week 4.08 13 June 2024



DESIGN

Tutorial

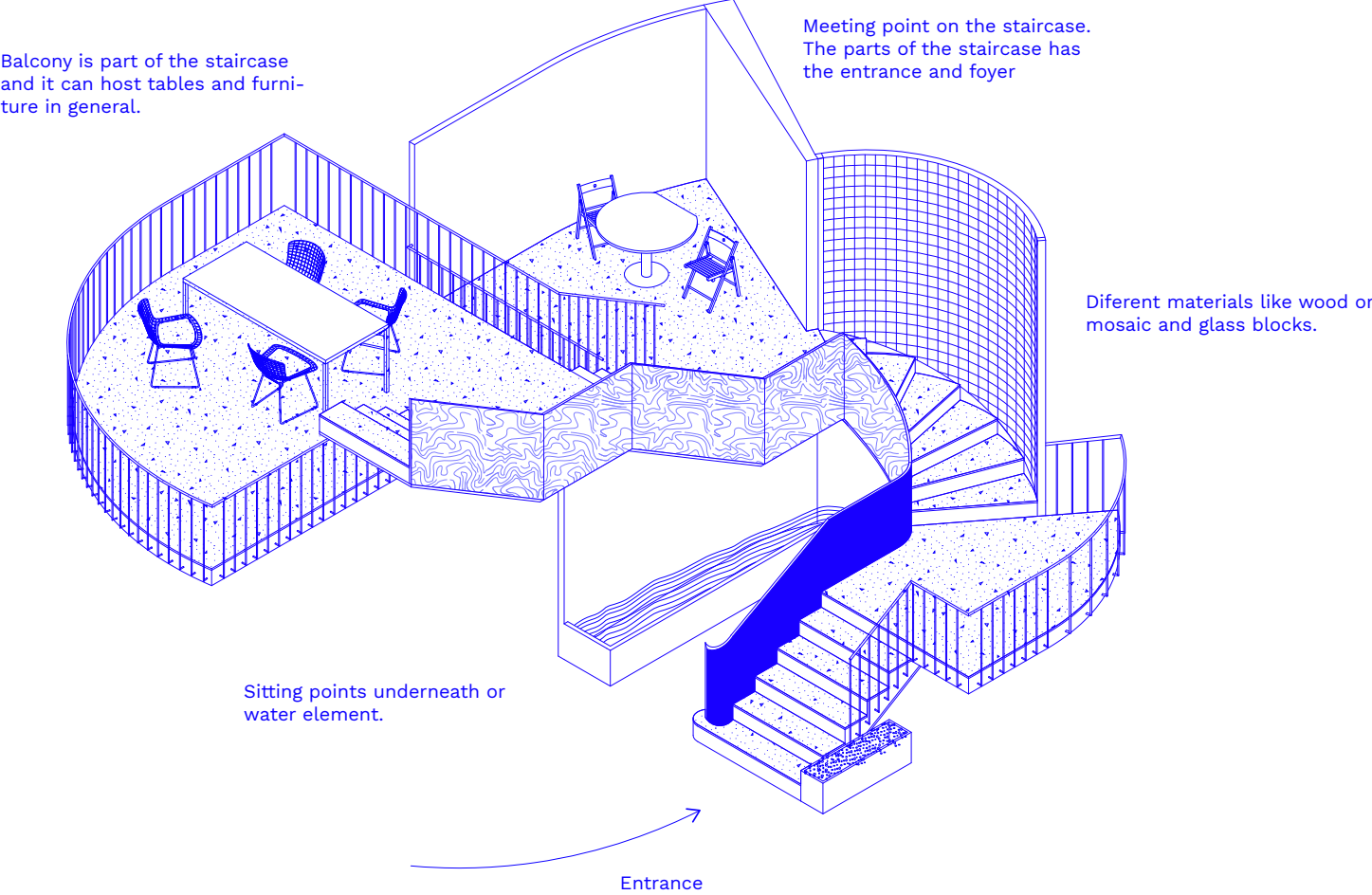
week 4.05 22 May 2024



DESIGN

Tutorial

week 4.06 30 May 2024



DESIGN

P3

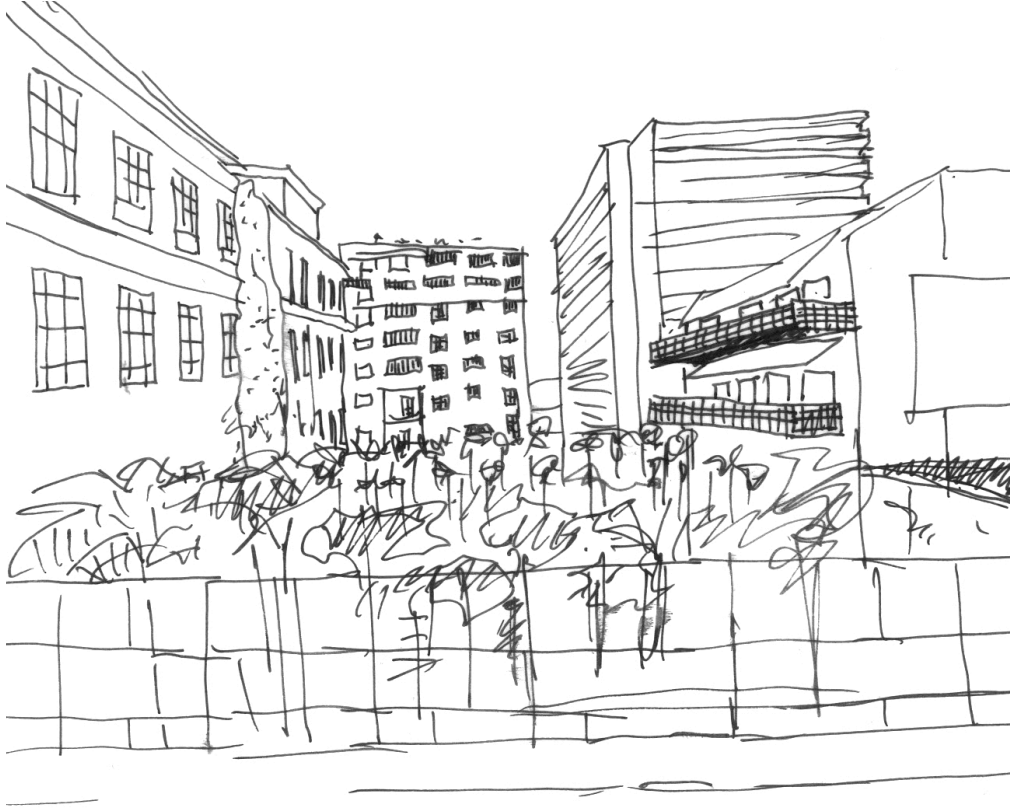
week 1.07 17 October 2024



DESIGN

P3

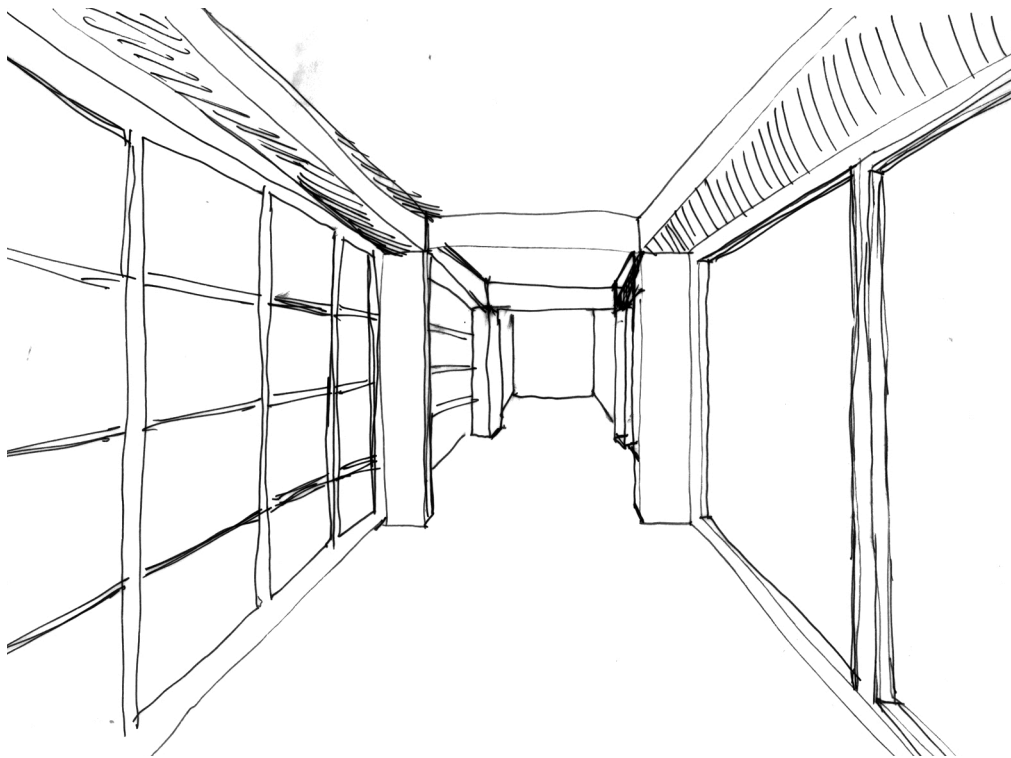
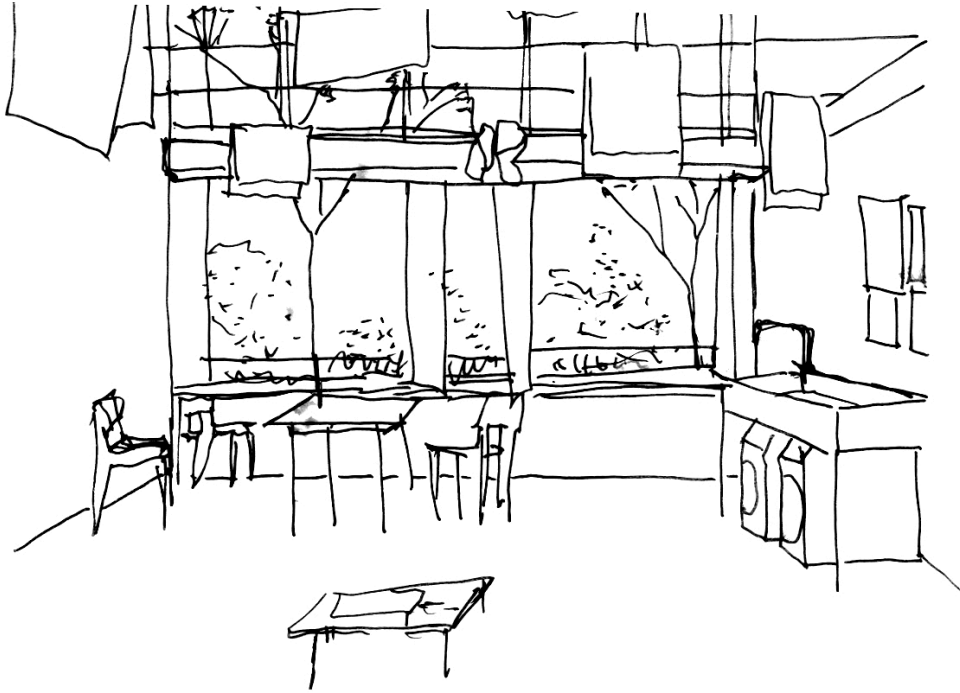
week 1.07 17 October 2024



DESIGN

P3

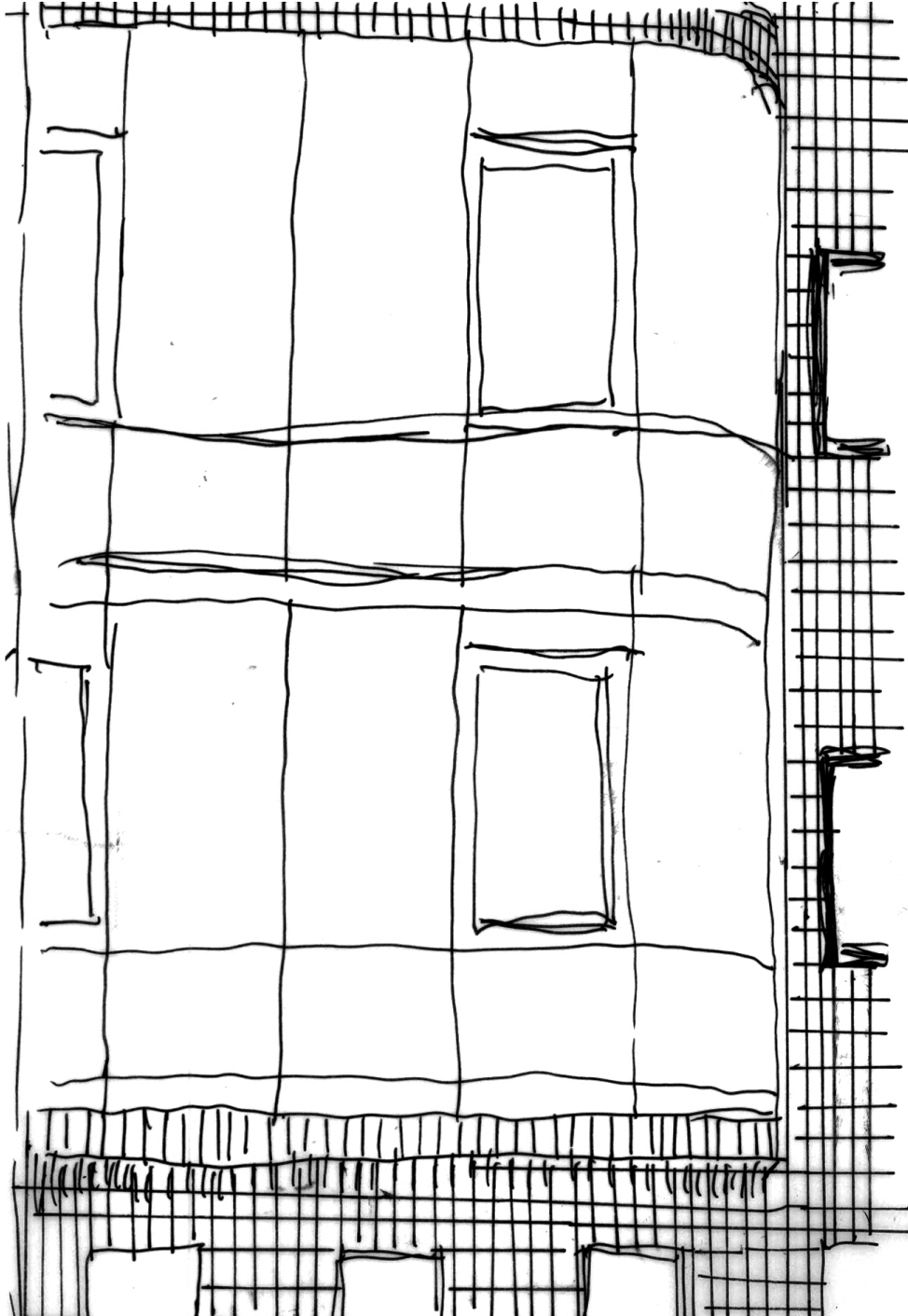
week 1.07 17 October 2024

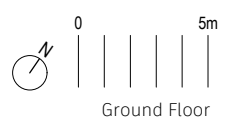
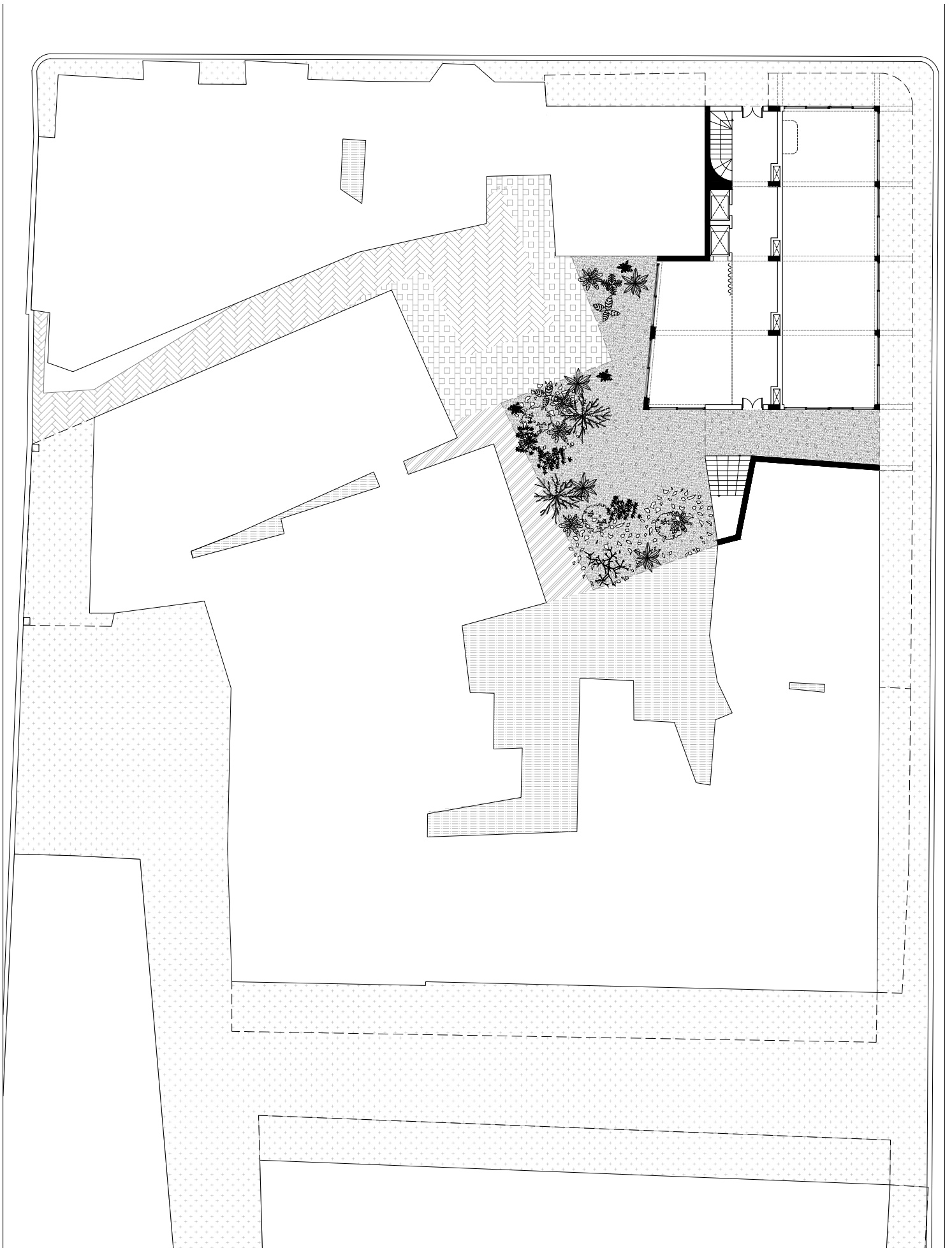


DESIGN

P3

week 1.07 17 October 2024

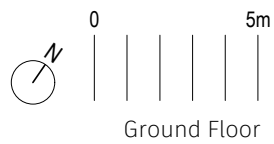
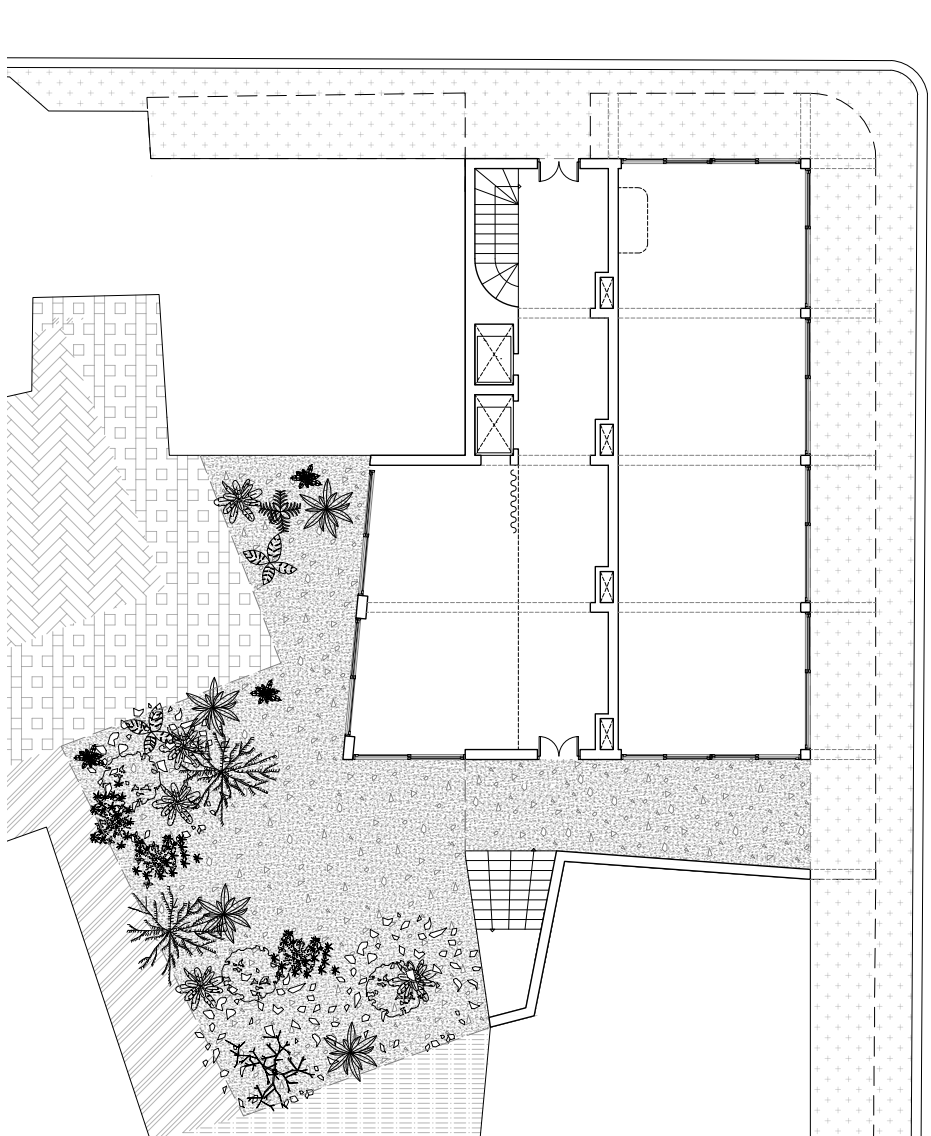




DESIGN

P3

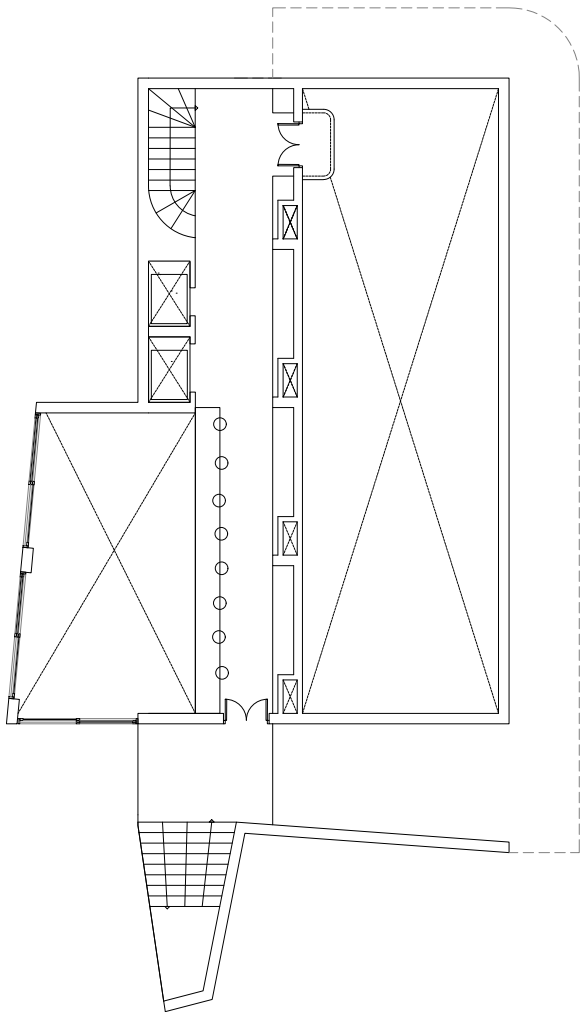
week 1.07 17 October 2024



DESIGN

P3

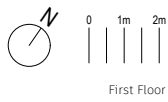
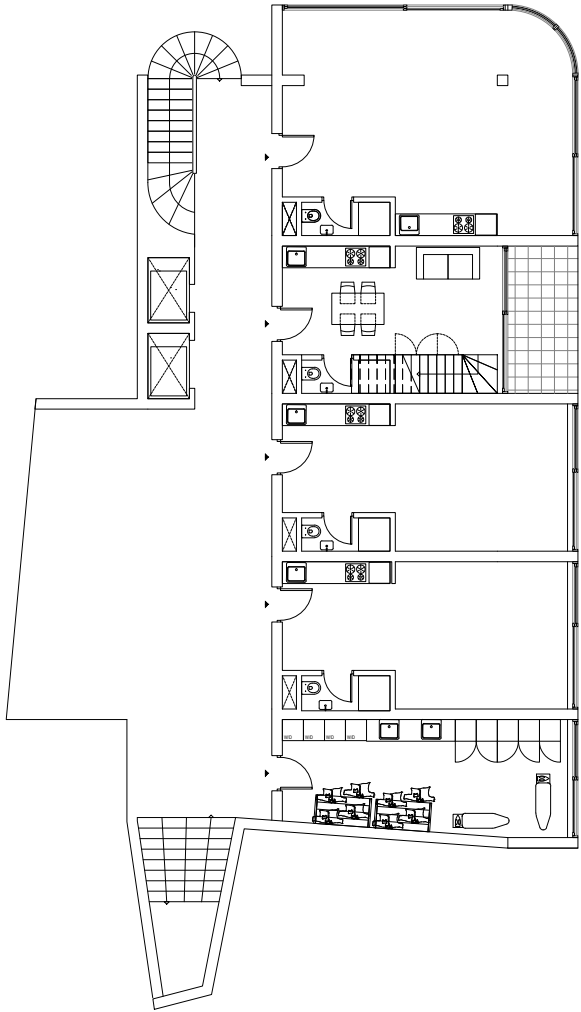
week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024

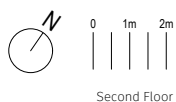
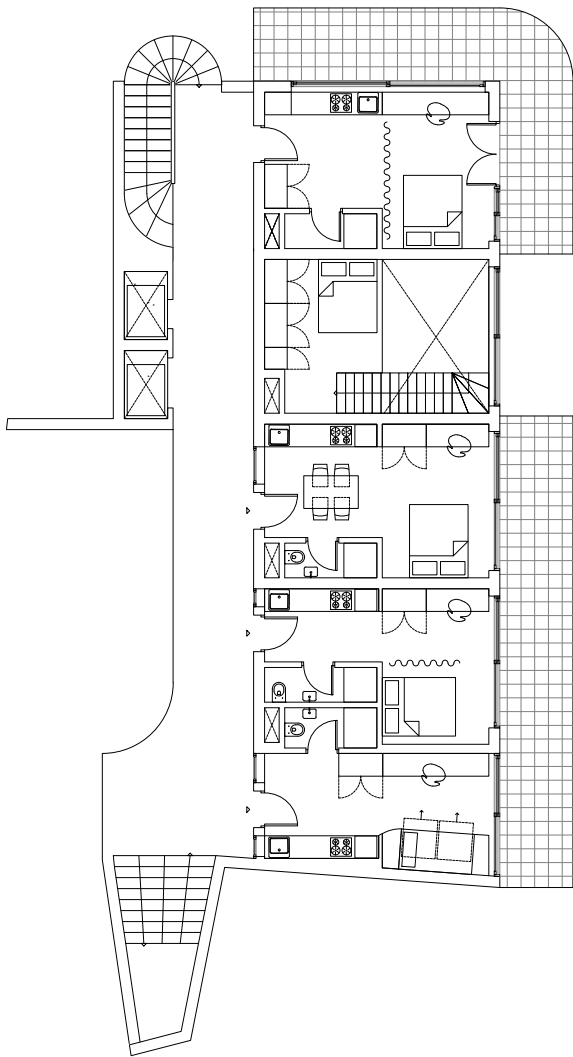


First Floor

DESIGN

P3

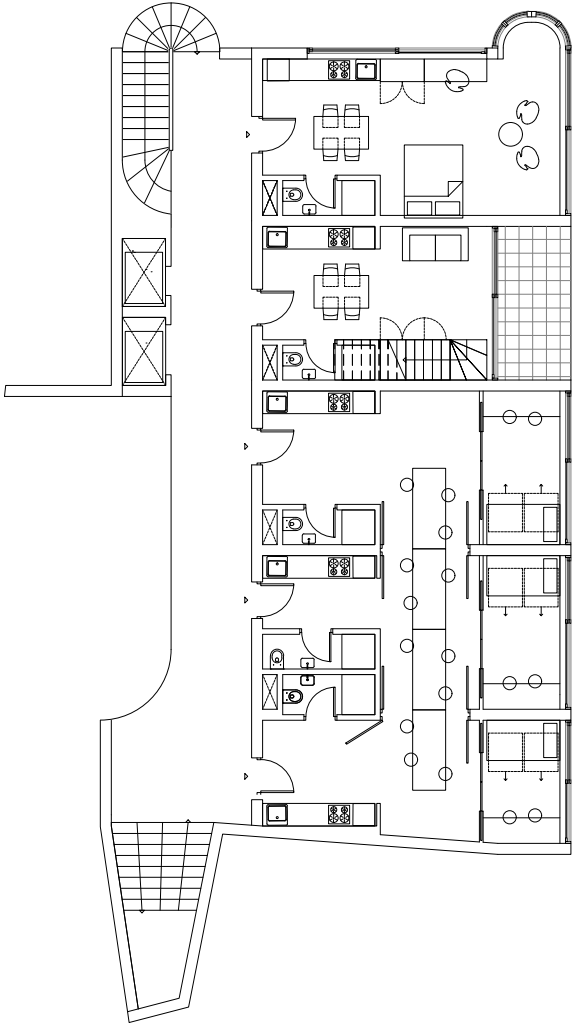
week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024

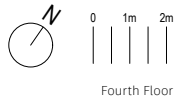
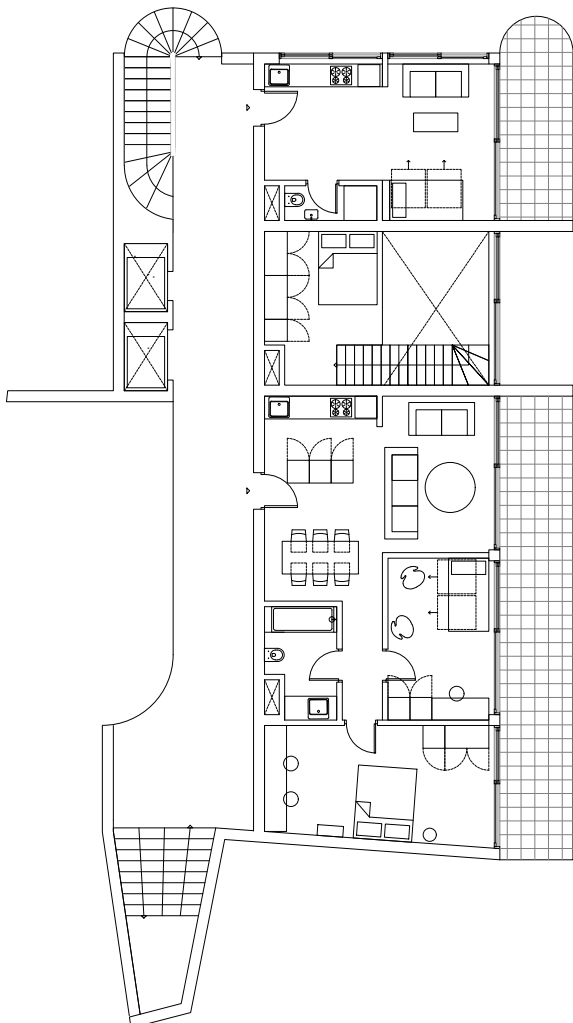


Third Floor

DESIGN

P3

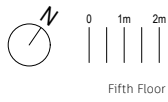
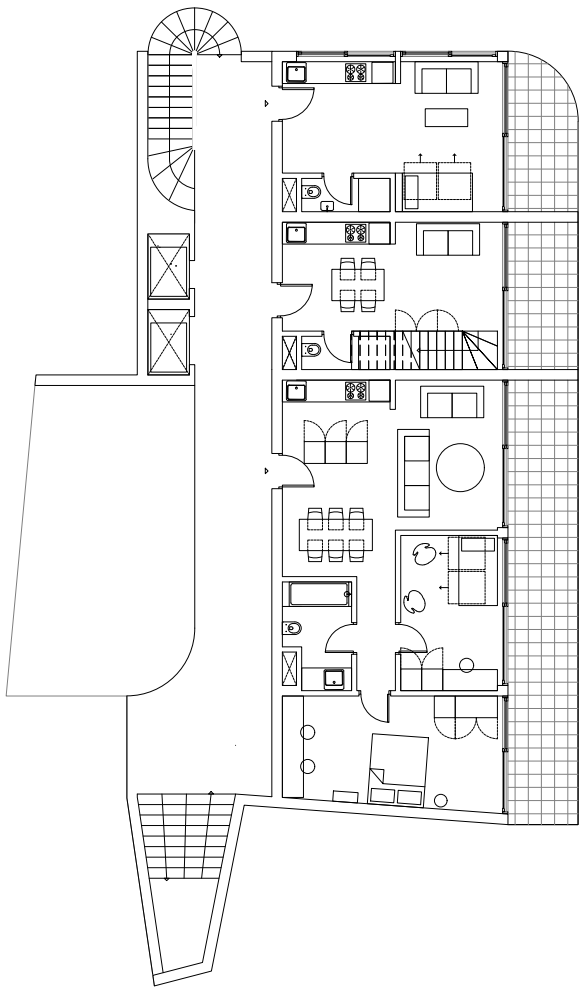
week 1.07 17 October 2024



DESIGN

P3

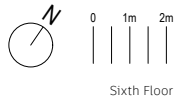
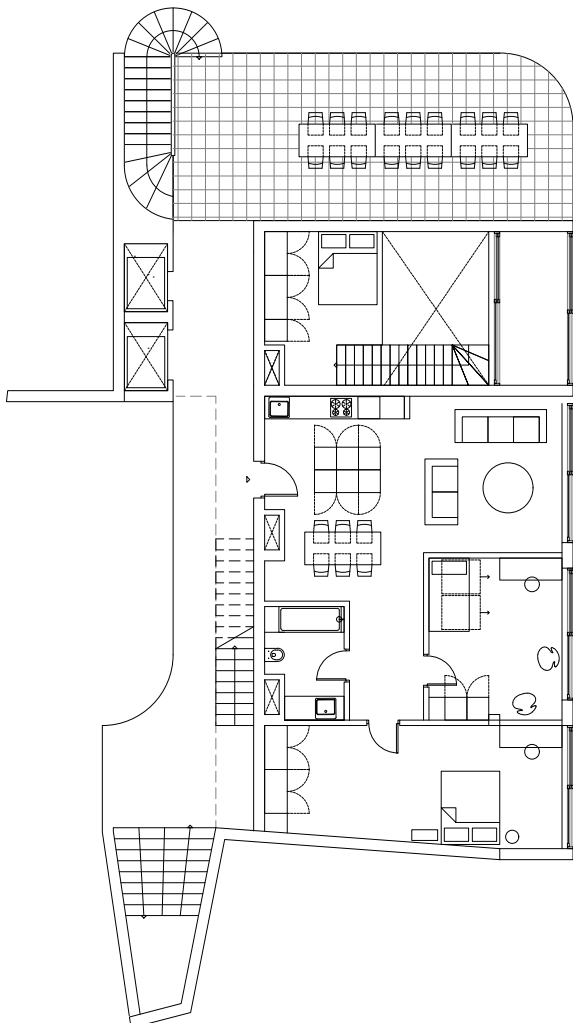
week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024

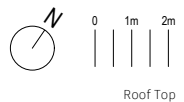
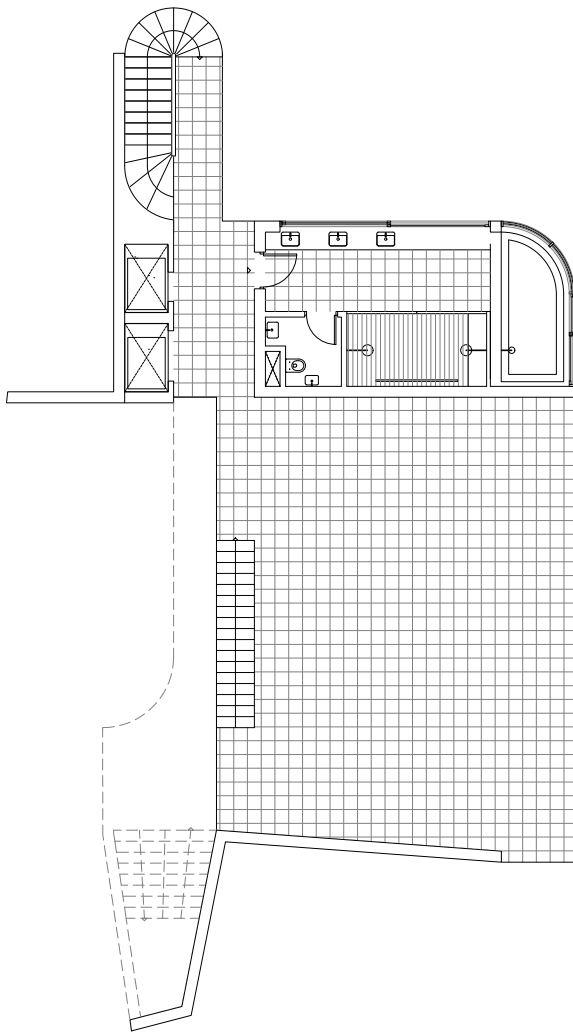


Sixth Floor

DESIGN

P3

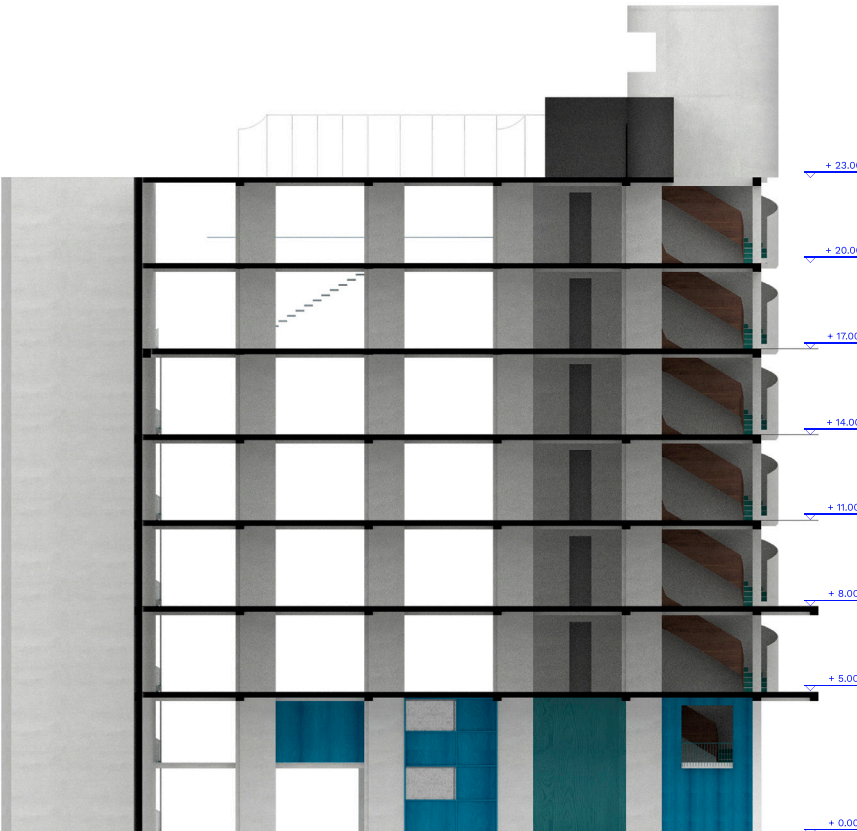
week 1.07 17 October 2024



DESIGN

P3

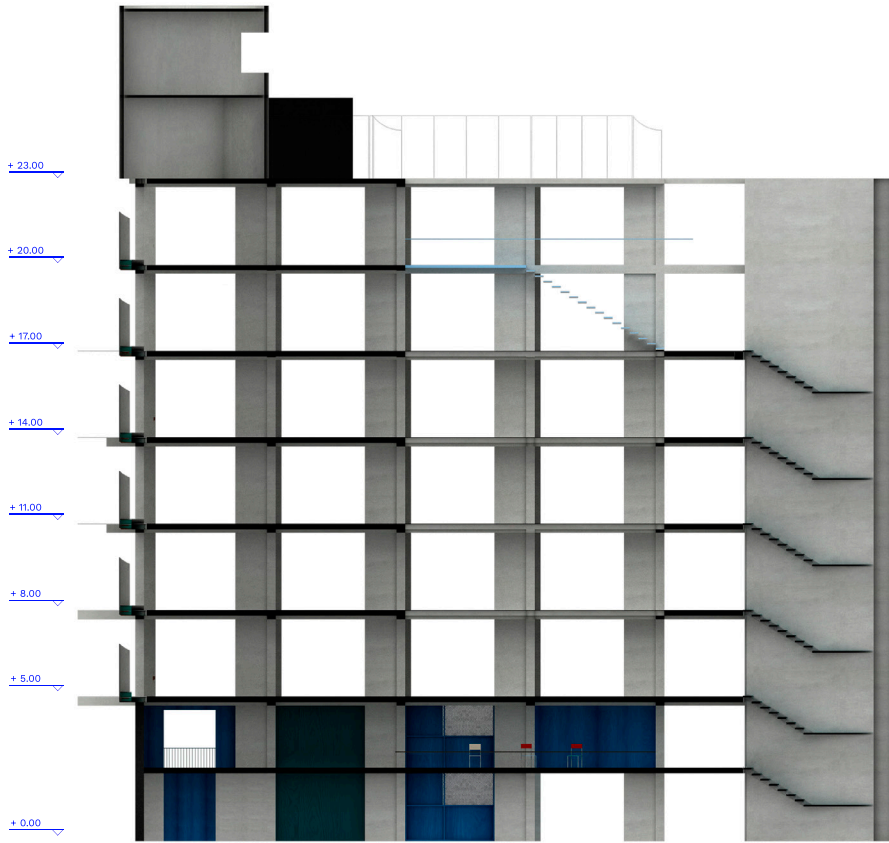
week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024



DESIGN

P3

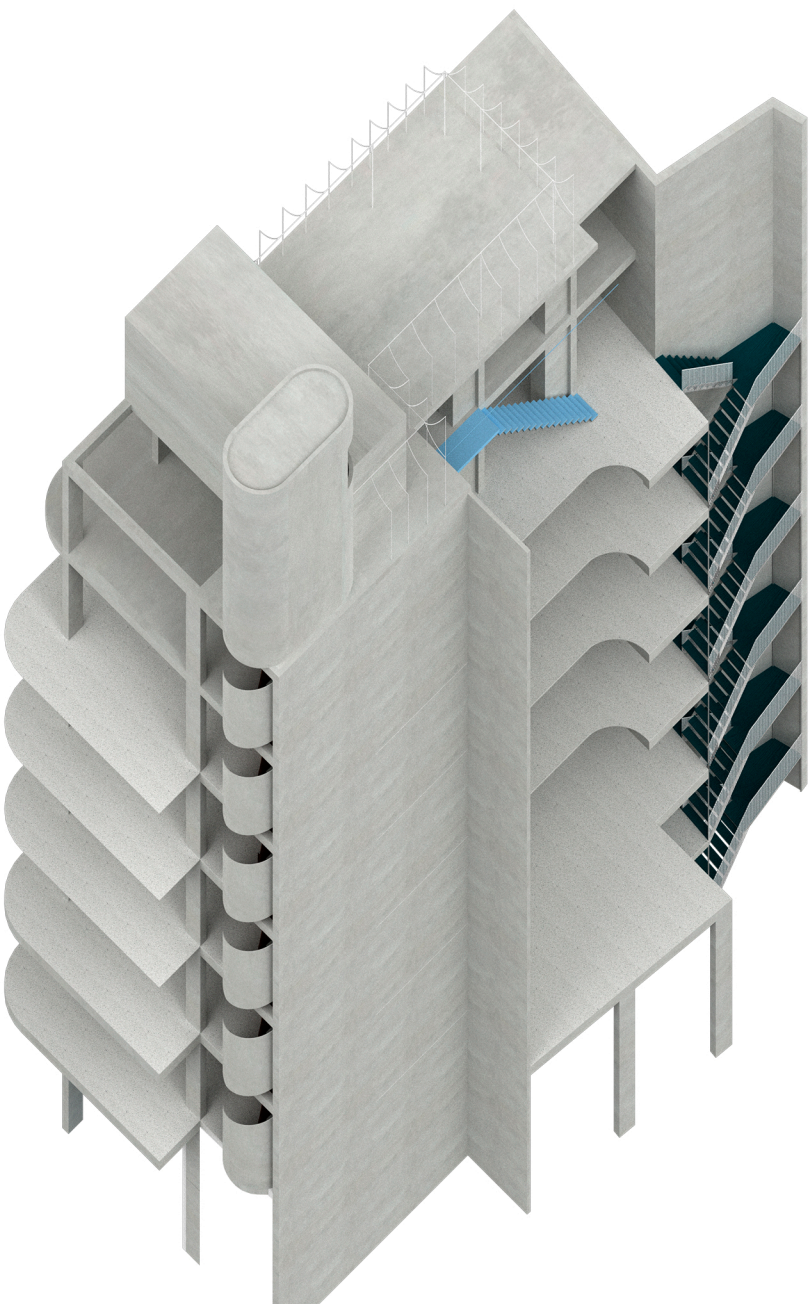
week 1.07 17 October 2024



DESIGN

P3

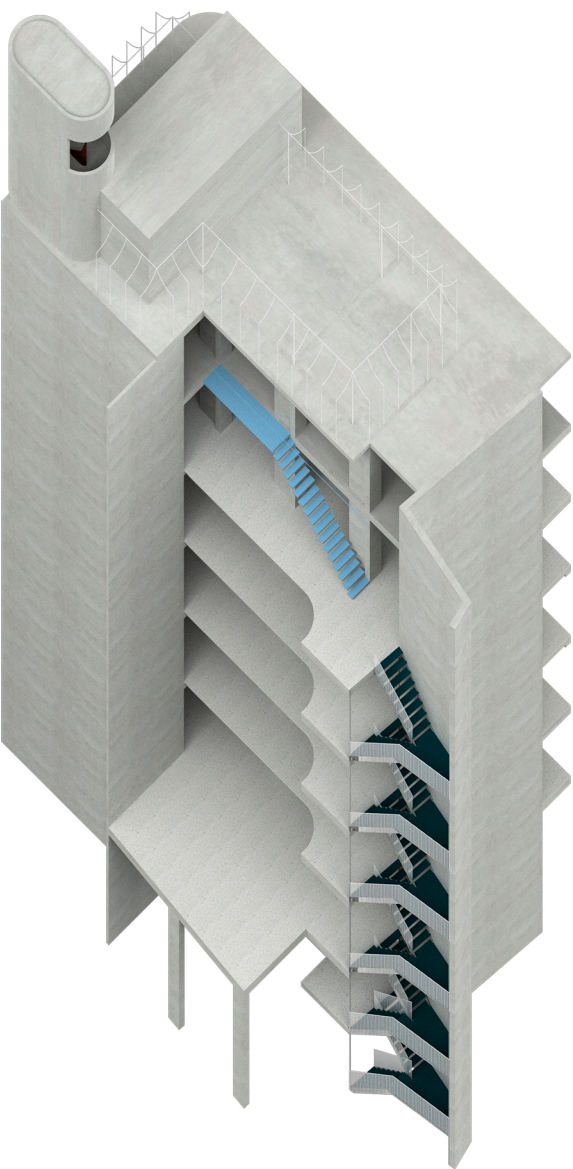
week 1.07 17 October 2024



DESIGN

P3

week 1.07 17 October 2024



DESIGN

P4

week 1.15 13 December 2024

DESIGN

P4

week 1.15 13 December 2024



DESIGN

P4

week 1.15 13 December 2024

Manifesto of the New Polykatoikia

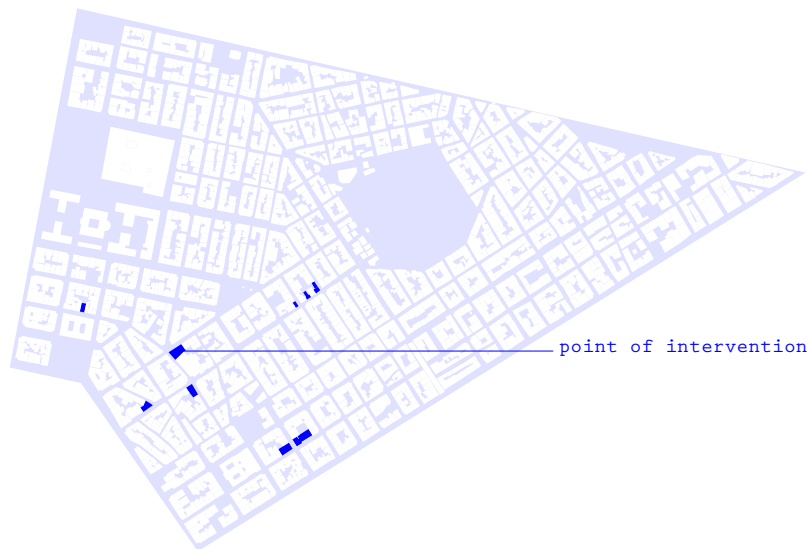
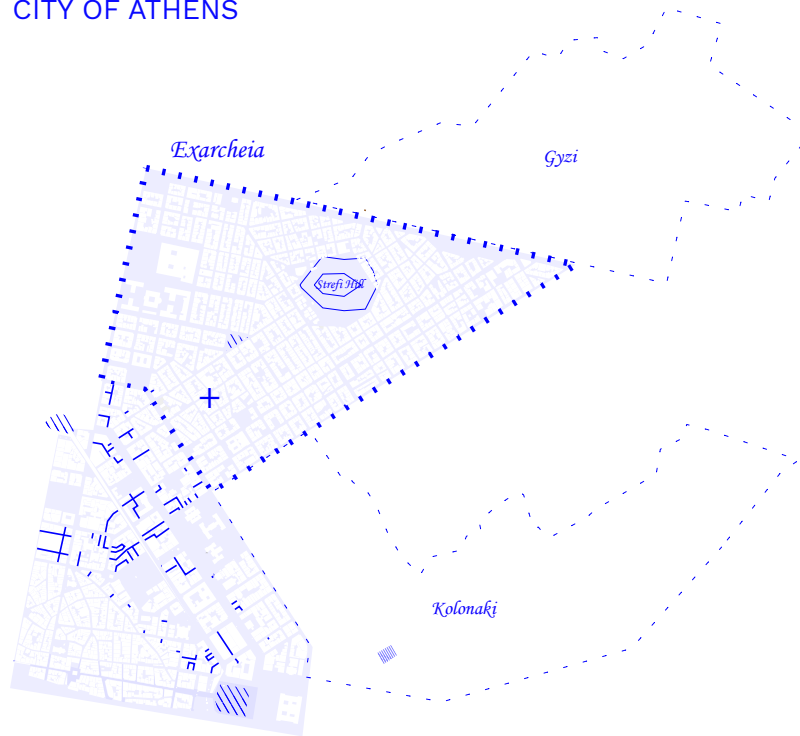
- 001. - High-quality communal spaces (balconies, rooftops, foyers, stairwells).
 - 002. - Minimize private living spaces giving more space for collective spaces
 - 003. - Collective decision making.
 - 004. - Shared amenities like kitchens, workspaces, or recreational areas.
 - 005. - Spaces that they can generate income.
-
- 006. - Flexibility of the use and layout of the apartment.
 - 007. - Spaces blending private and communal uses.
-
- 008. - Sustainable energy systems and the least possible material such as use of renewable energy sources, and energy efficient systems.
 - 009. - Design minimizing environmental impact.
-
- 010. - Open ground floor with commercial uses (pilotis) for public interaction.
 - 011. - Integration with courtyards and streets to activate the urban block.
-
- 012. - Regular upkeep of shared areas through collective responsibility.
 - 013. - Adaptability to future societal and community changes.
-
- 014. - Encouraging solidarity and social interaction.

DESIGN

P4

week 1.15 13 December 2024

CITY OF ATHENS



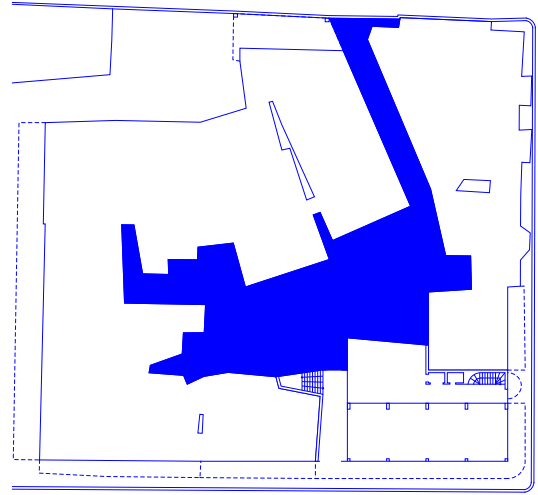
I have identified several vacant lots in the Exarcheia area, highlighting potential sites for exploration. However, the Cooperative Polykatoikia project is not bound to a specific location—it is a conceptual model rather than a single building, adaptable to any urban context.

DESIGN

P4

week 1.15 13 December 2024

UNBUILT CORE



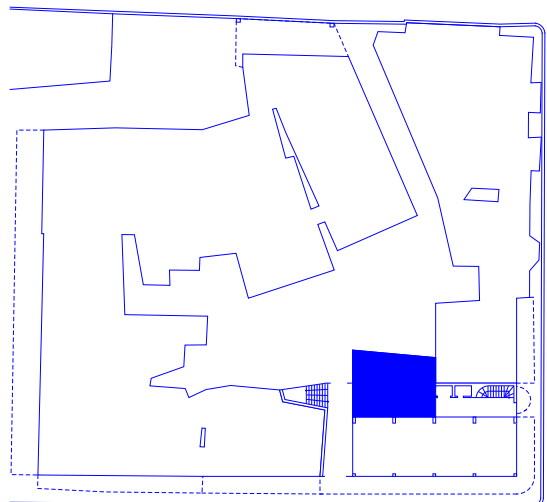
Activate and take advantage of the alley in the back yard

PROMENADE

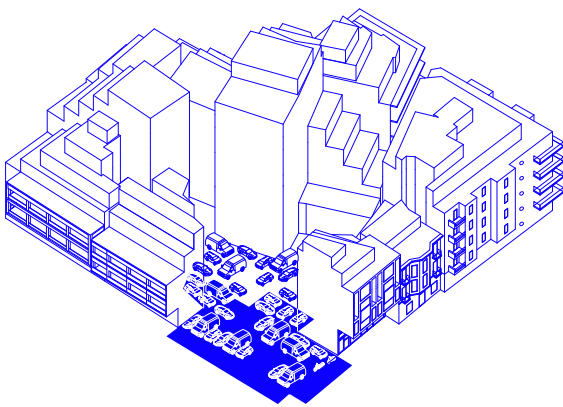


Activate the circulation through the alley and the STOA

ASSEMBLY ROOM



Collective space in the back yard that can host various actions



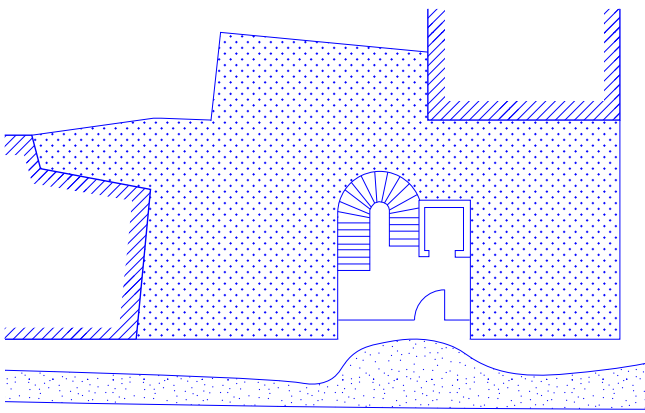
From a parking plot to a co-operative dwelling model

DESIGN

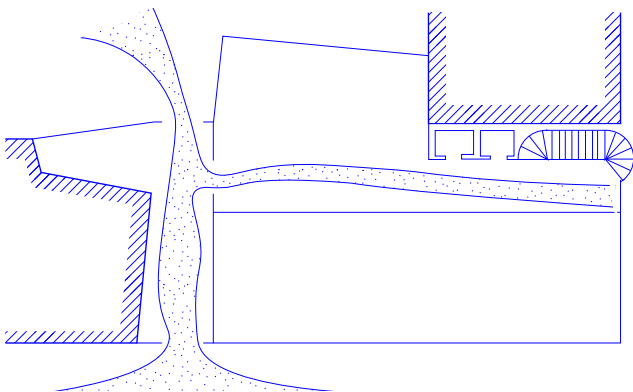
P4

week 1.15 13 December 2024

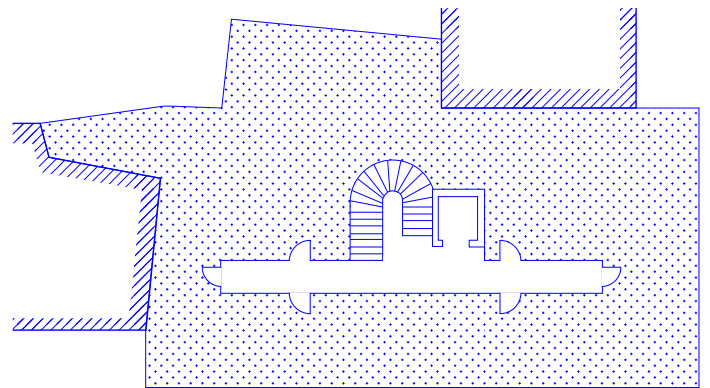
1. The entrance or the building separating the street from the dwellings.



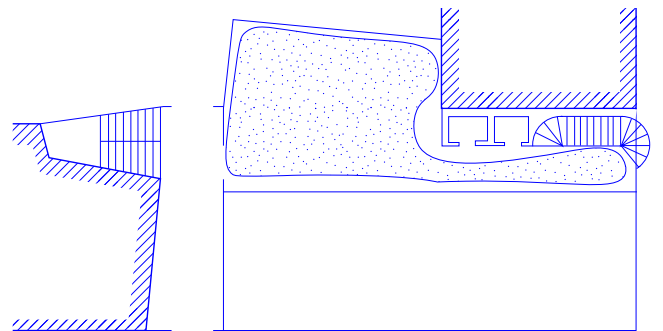
The entrance acting as an intermediate space which links the street and the dwelling.



2. Not-Narrow, dark and repelling shared public spaces.



But-Common spaces which follow the entrance and are sunlit, inviting and open air.

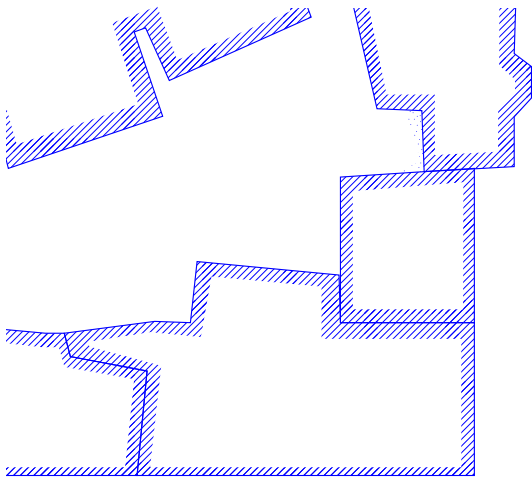


DESIGN

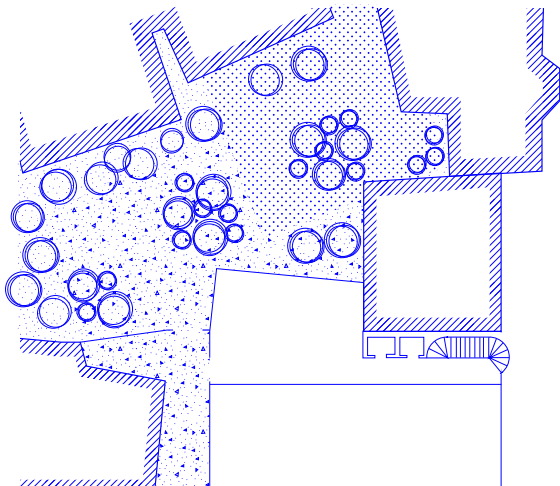
P4

week 1.15 13 December 2024

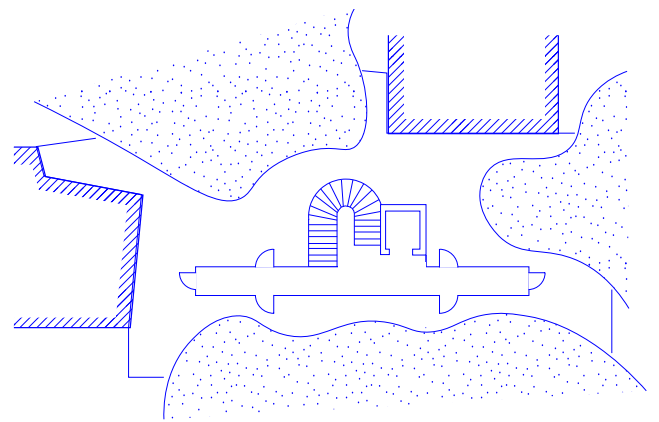
3. Not-Disused shared uncovered space, which belongs to nobody, is used by nobody and is cared of from nobody.



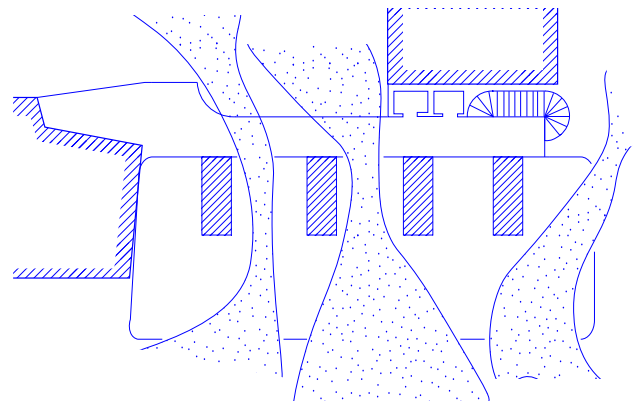
But-Outdoor space containing a yard on the ground floor which is planted with trees and flowers, cared for and used by private owners.



4. Not-Ventilated and lit only from one side with a dark intermediate zone of service spaces.



But-Spaces which are transparent and ventilated from all sides, allowing nature to penetrate in and including light service spaces.



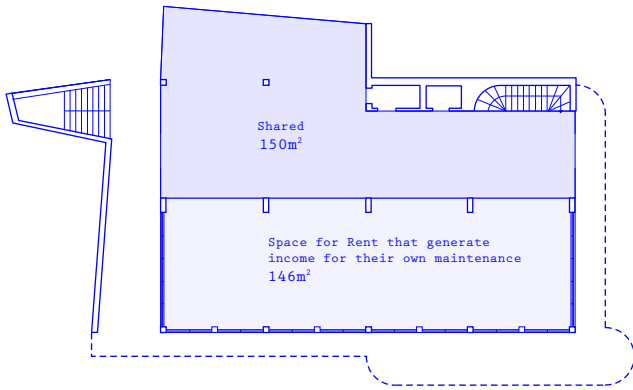
DESIGN

P4

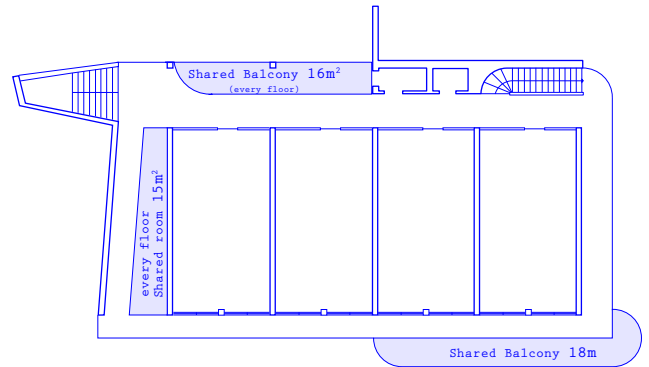
week 1.15 13 December 2024

GENEROUS COLLECTIVE SPACES

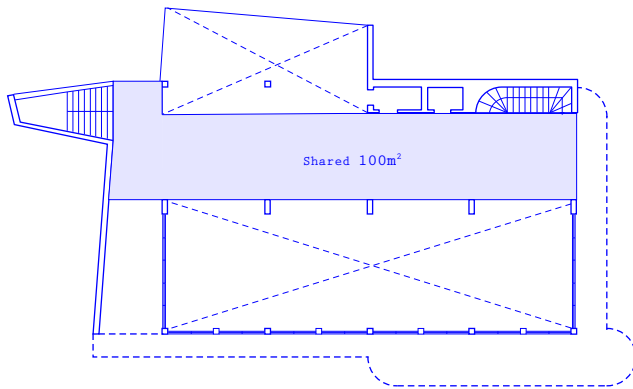
1. COLLECTIVE GROUND FLOOR SPACE



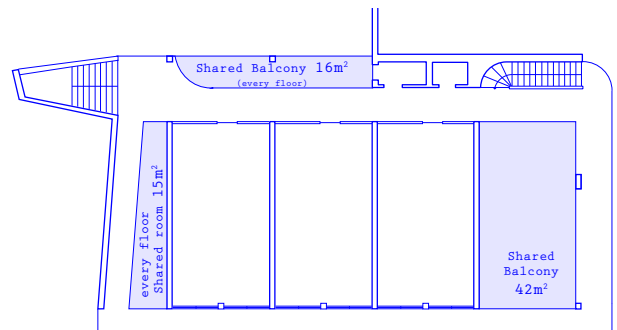
4. COLLECTIVE BALCONIES IN EVERY FLOOR



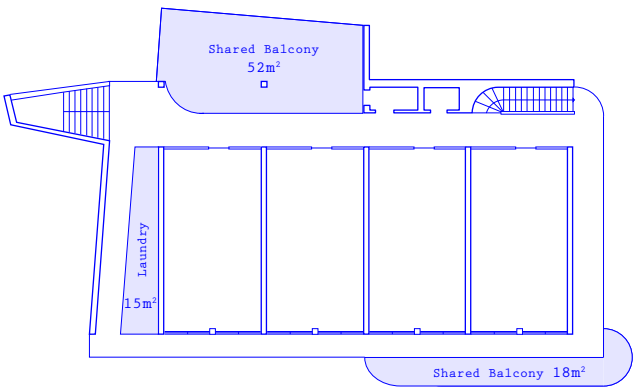
2. COLLECTIVE MEZZANINE BALCONY



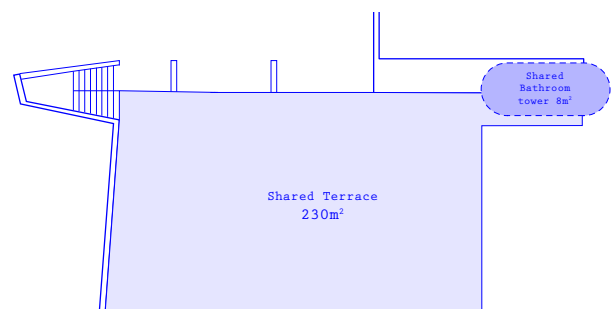
5. COLLECTIVE BALCONY 6TH FLOOR



3. COLLECTIVE FACILITIES



6. COLLECTIVE ROOFTOP



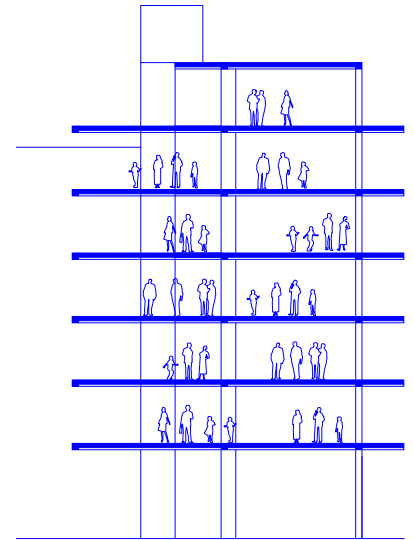
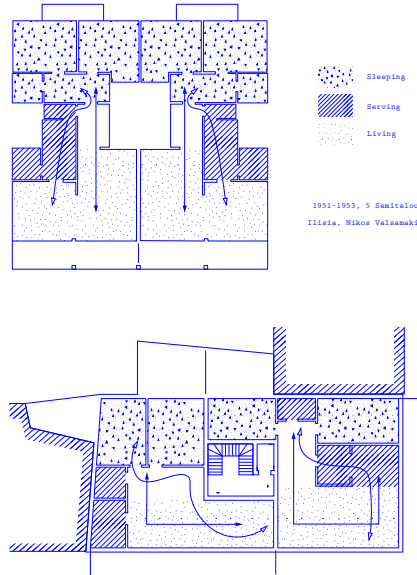
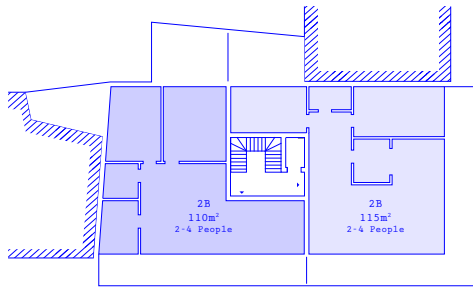
DESIGN

P4

week 1.15 13 December 2024

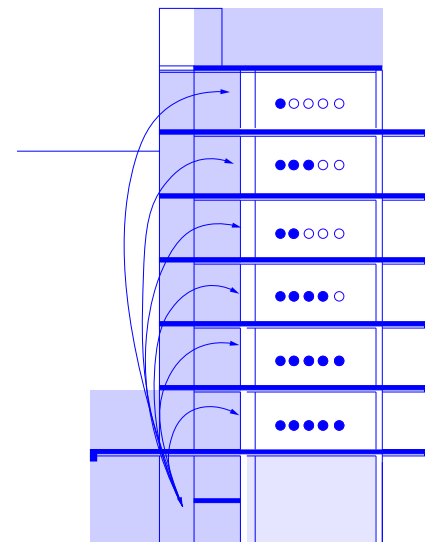
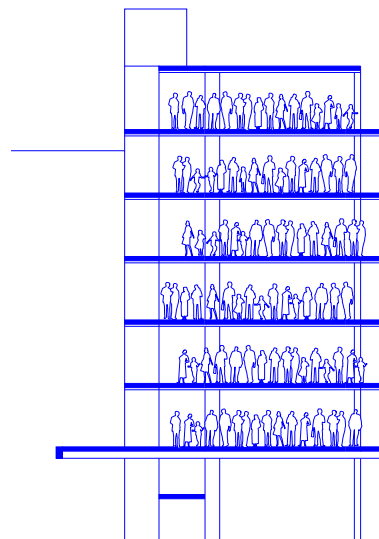
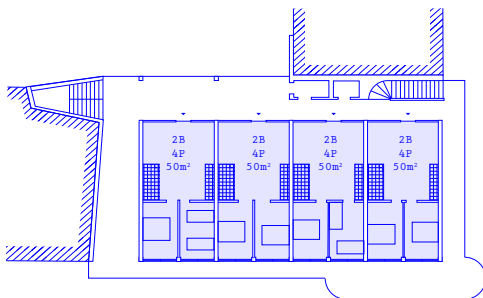
Standard Capacity

6 FLOOR 2 APARTMENTS PER FLOOR
 2 Apartments: 100-115m²-per floor
 2 Bedrooms-per apartment 100-115m²
 4-8 People-per floor
 Total 24-48 people
 Shared 18m² per floor



CO-HOUSING Capacity

6 FLOOR 4 APARTMENTS PER FLOOR
 4 Apartments: 50m²-per apartment
 1-3 Bedrooms-per apartment
 4-16 People-per floor
 Total 96 people
 COLLECTIVE OPEN SPACES 532m²



COOPERATIVE living

- Collective decisions
- Actively participate in the decision and management of common spaces and services.
- Tenants own shares in a cooperative that owns the building.
- Cohousing: Sharing common areas (eg, kitchens, function rooms), but with private residences.
- Collective responsibility for the maintenance and management of common areas.
- Collective financial management.

SIZE OF LAYOUT

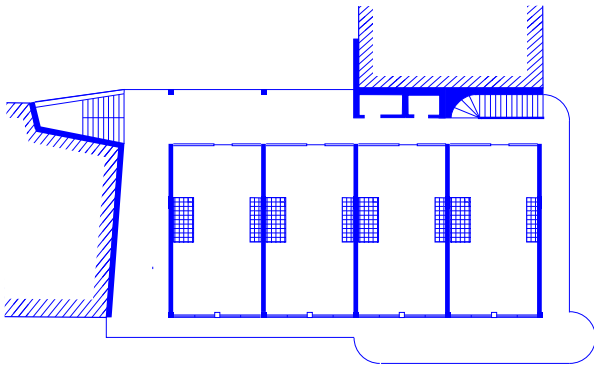
Small apartments 50m²: Small family apartments with two bedrooms, kitchen, and bathroom.

DESIGN

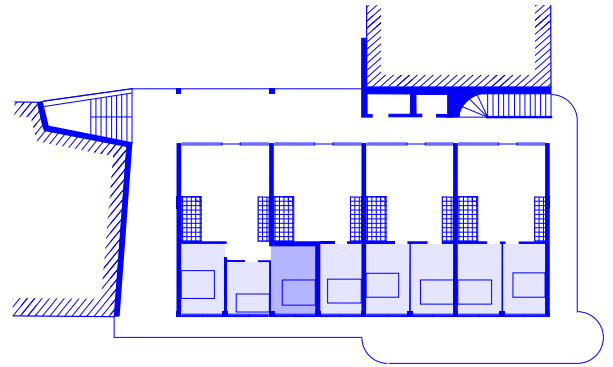
P4

week 1.15 13 December 2024

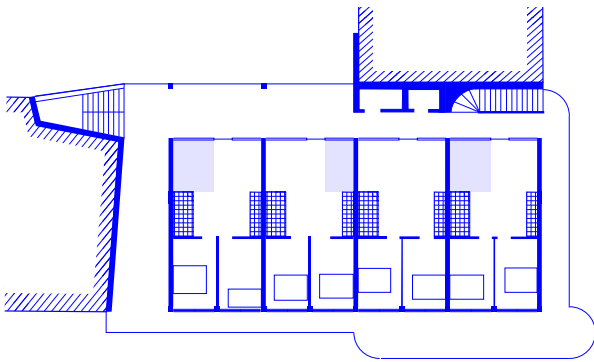
LAYOUT ADAPTABILITY



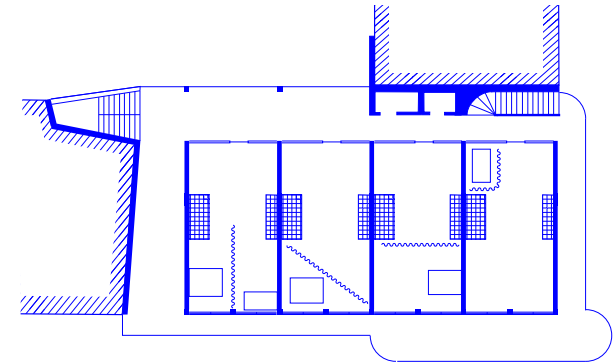
Standard layout



Connect a switch room to a neighbour



Add rooms if needed



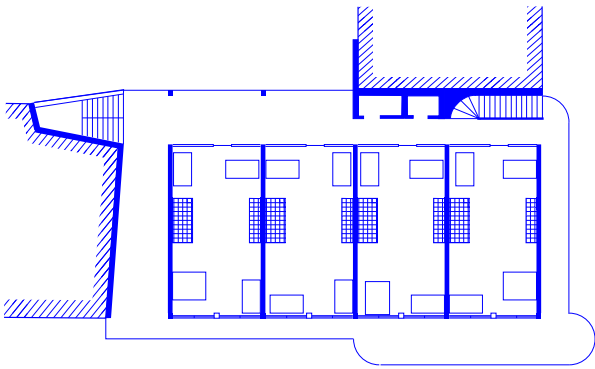
Open plan with curtains

DESIGN

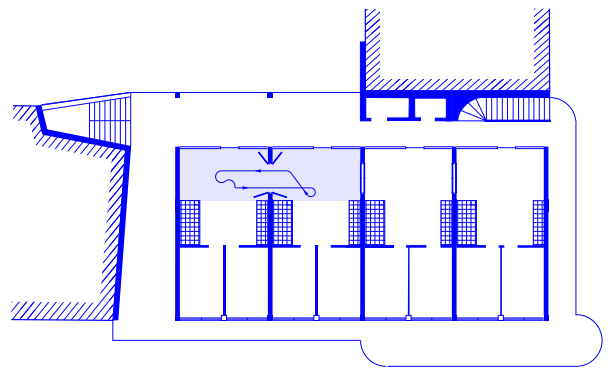
P4

week 1.15 13 December 2024

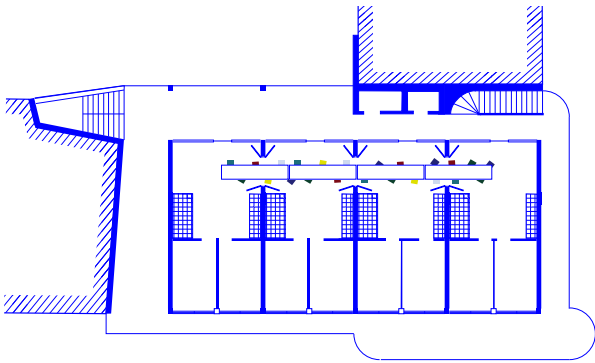
CO-HOUSING SCENARIOS



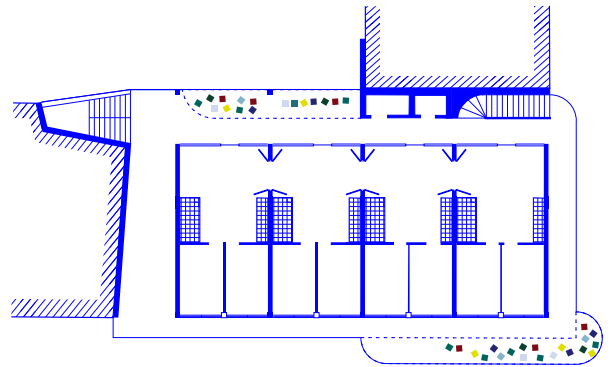
Remove walls if not needed



Interior circulation through sliding doors



Doors can open for big shared dinner party

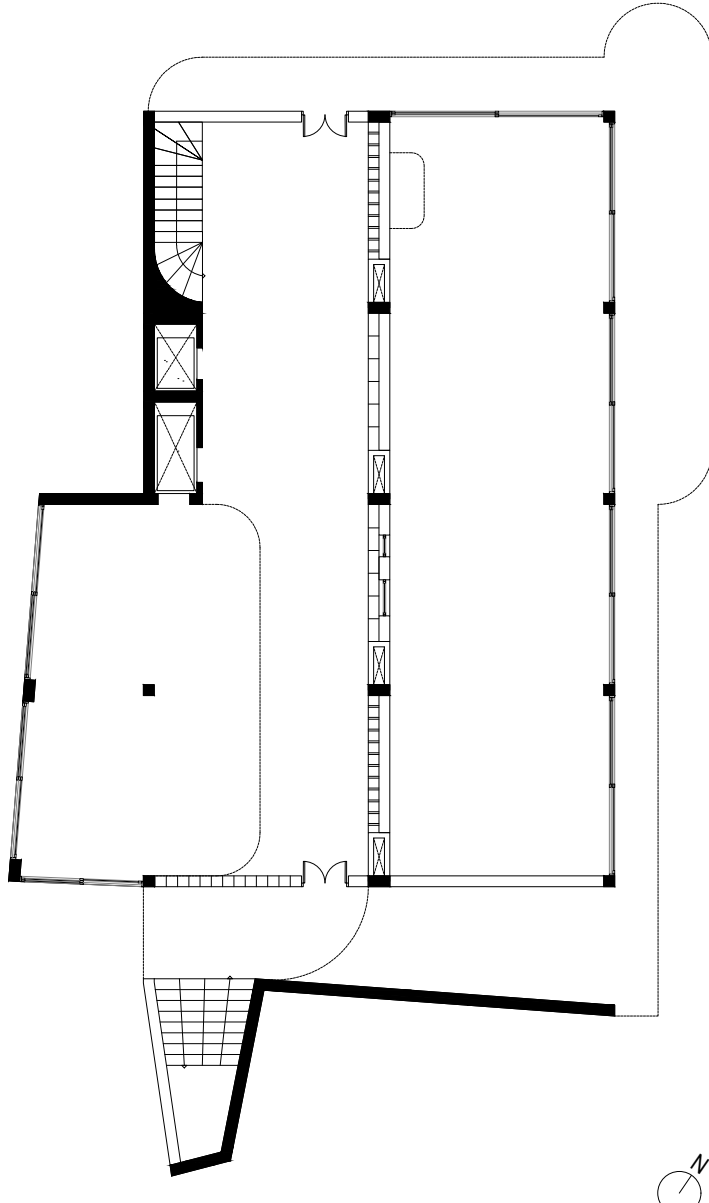


Balcony facing the street small gathering spots Everyone brings their own chair

DESIGN

P4

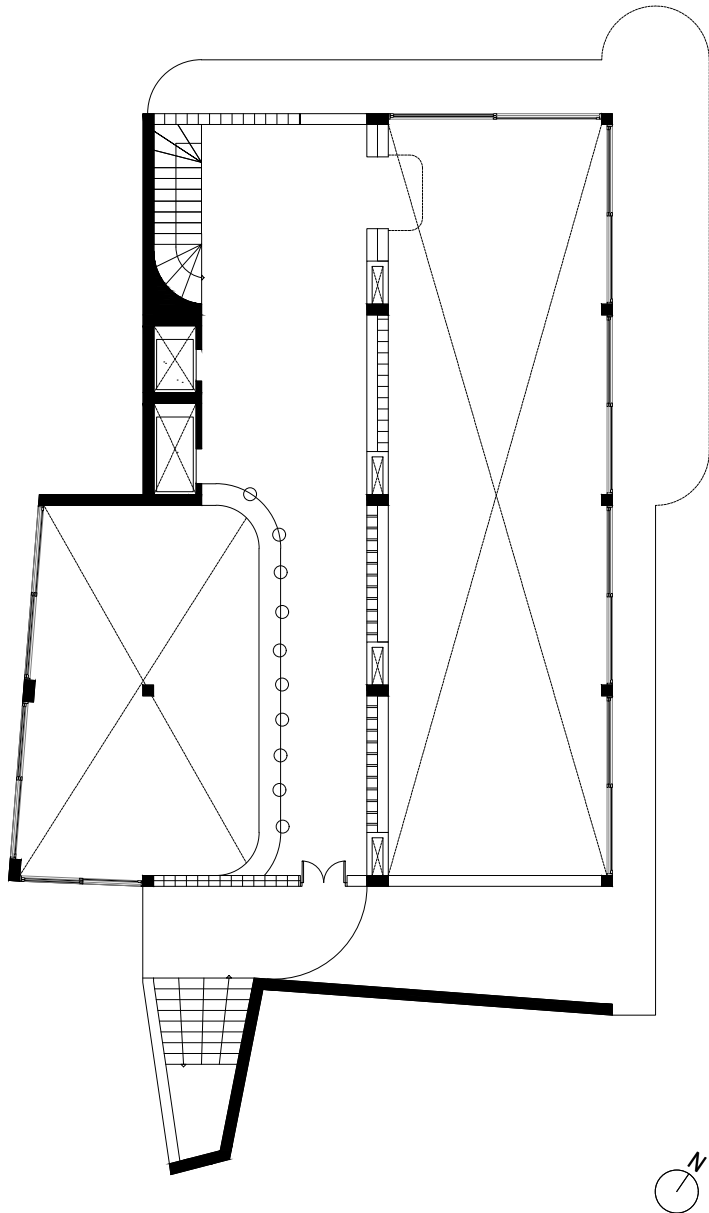
week 1.15 13 December 2024



DESIGN

P4

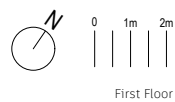
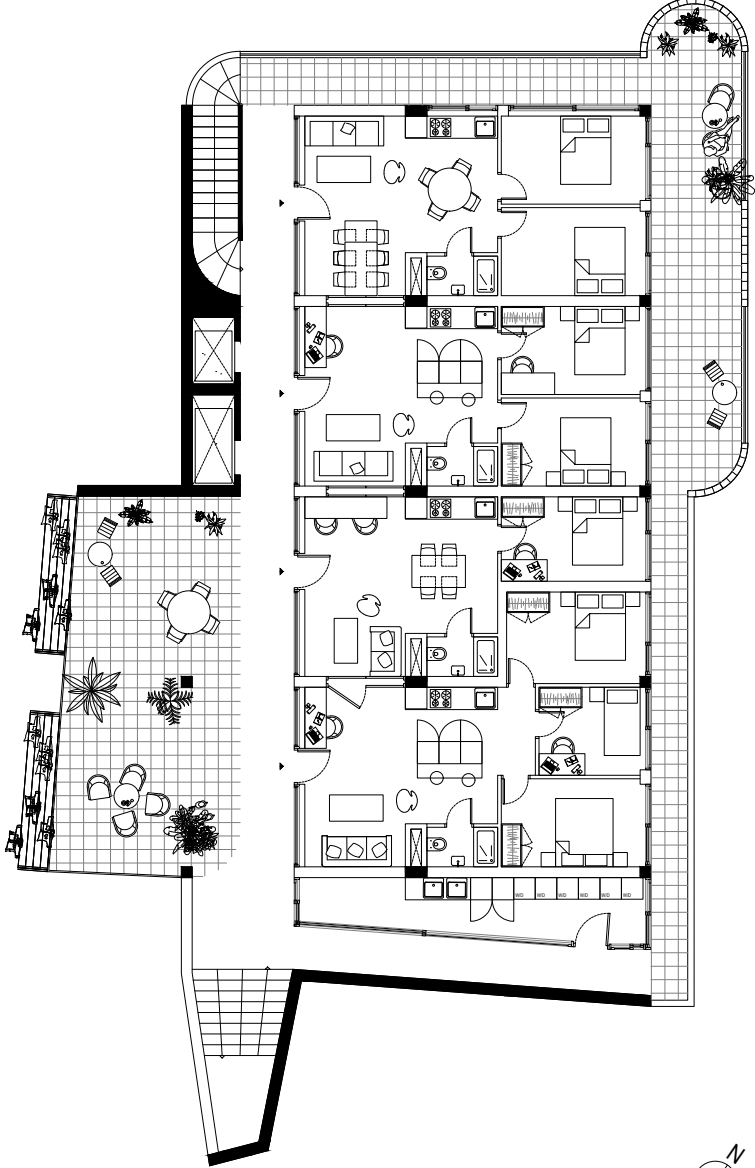
week 1.15 13 December 2024



DESIGN

P4

week 1.15 13 December 2024

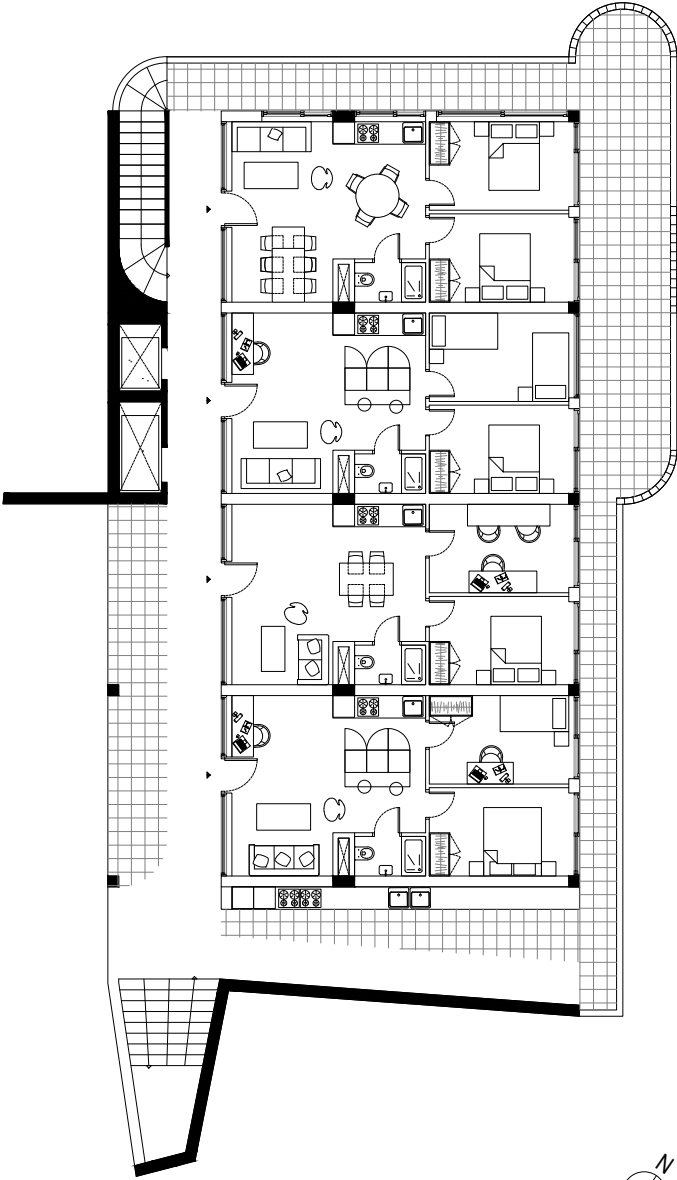


First Floor

DESIGN

P4

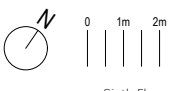
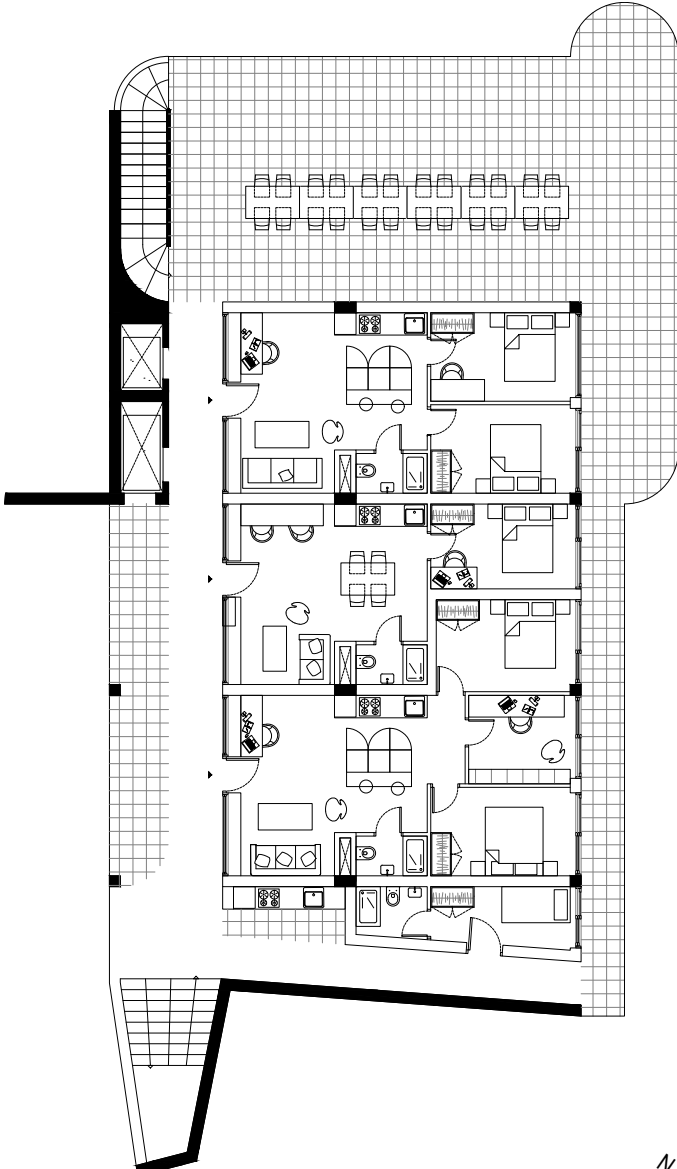
week 1.15 13 December 2024



DESIGN

P4

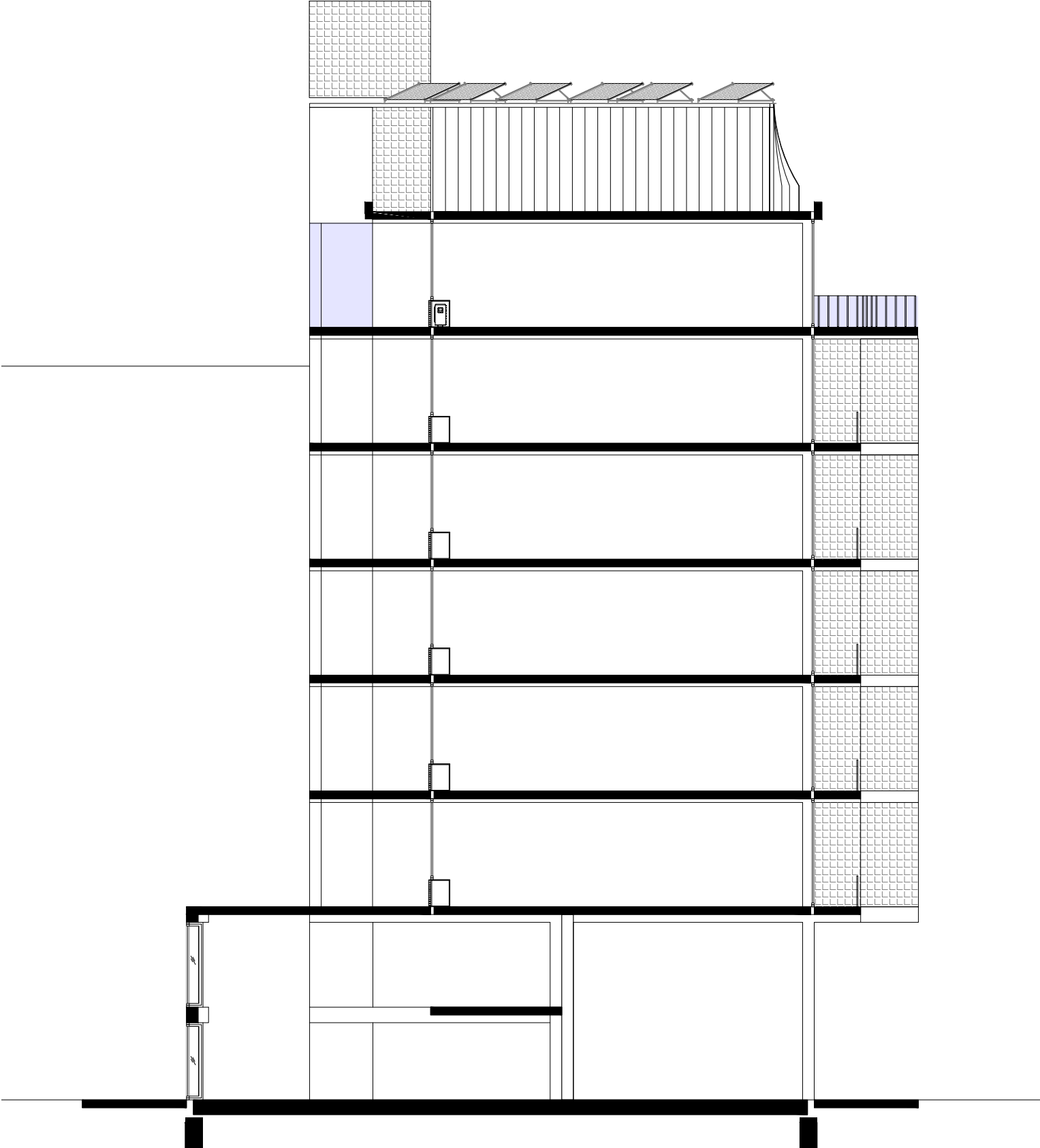
week 1.15 13 December 2024



DESIGN

P4

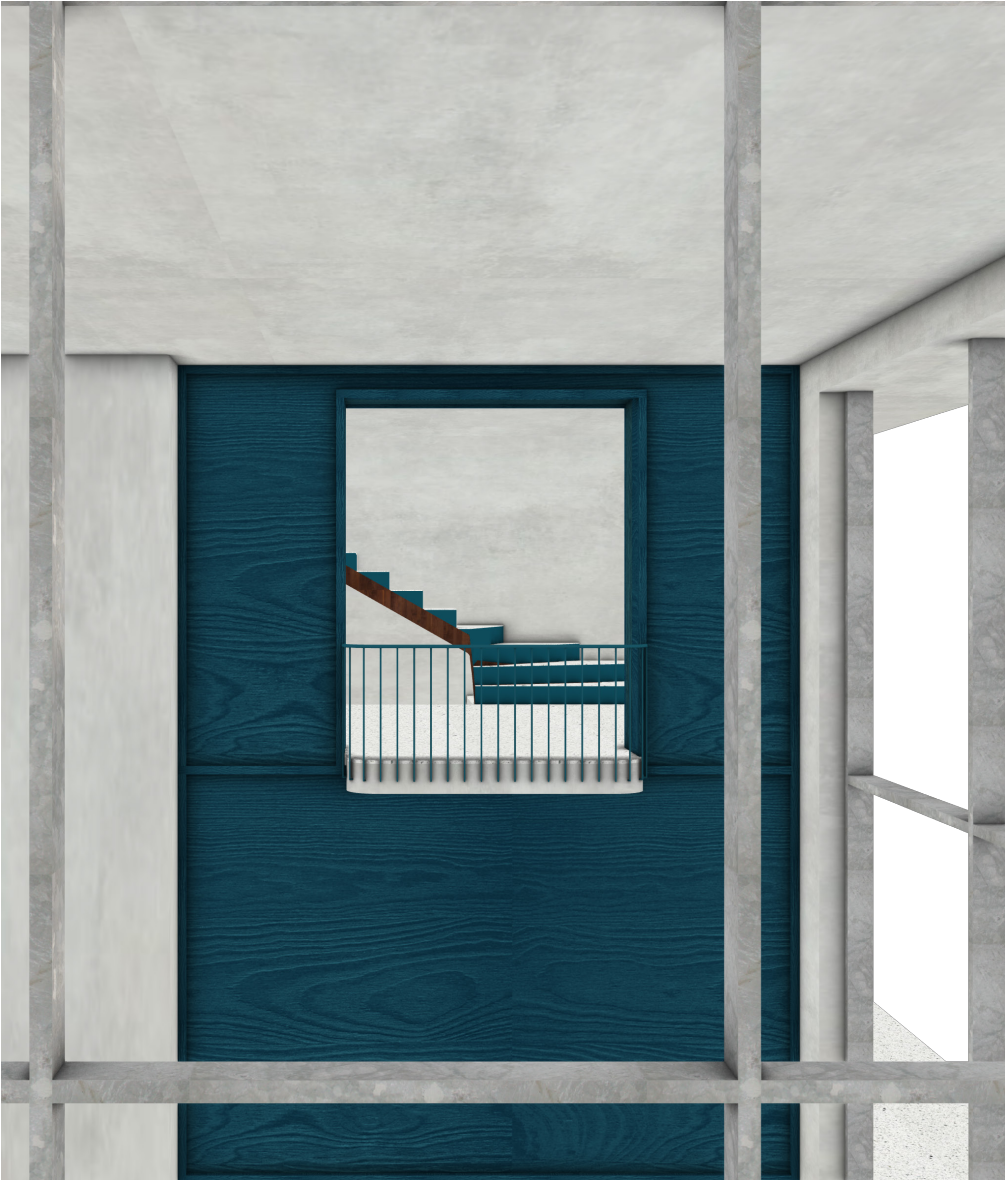
week 1.15 13 December 2024



DESIGN

P4

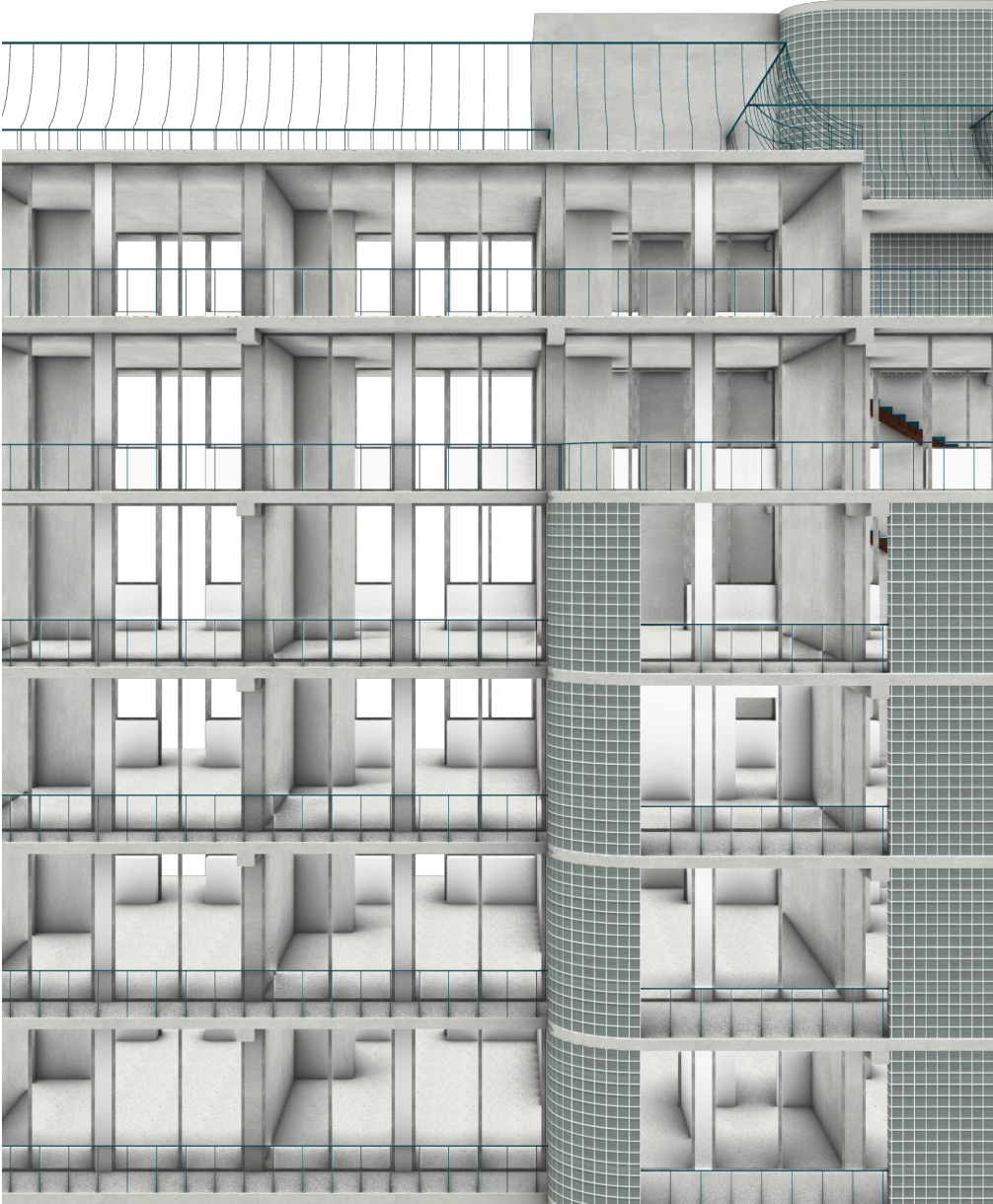
week 1.15 13 December 2024



DESIGN

P4

week 1.15 13 December 2024

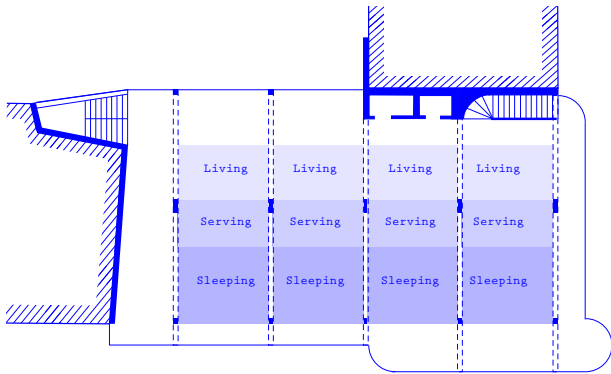


DESIGN

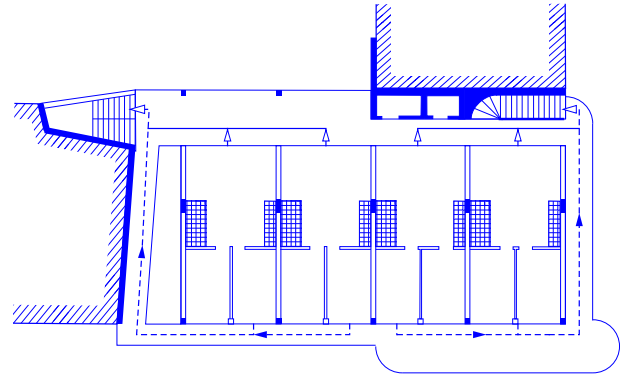
P4

week 1.15 13 December 2024

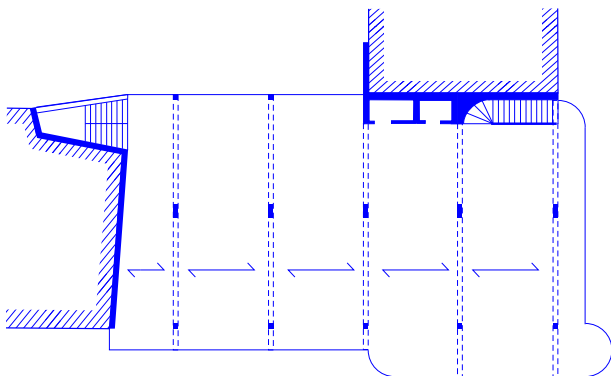
Concrete floor system One way solid slab



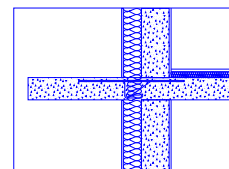
Fire exits



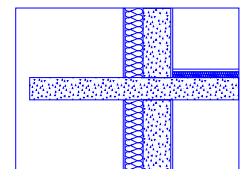
Span direction



Athens has a Mediterranean climate with mild winters (between 4°C and 7°C, with January being the coldest month) and warm summers. Affordability: Addressing thermal bridges can increase costs without significant energy benefits in a mild climate like Athens.

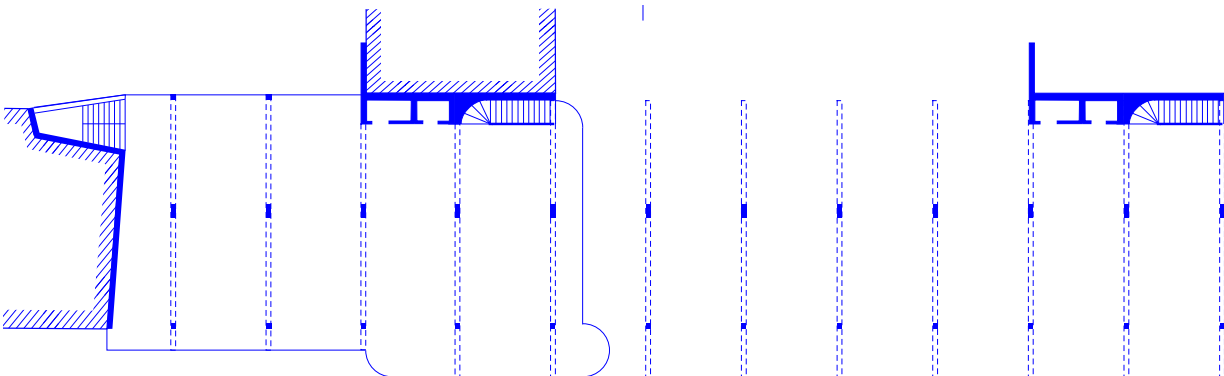


Thermal break



Thermal bridge

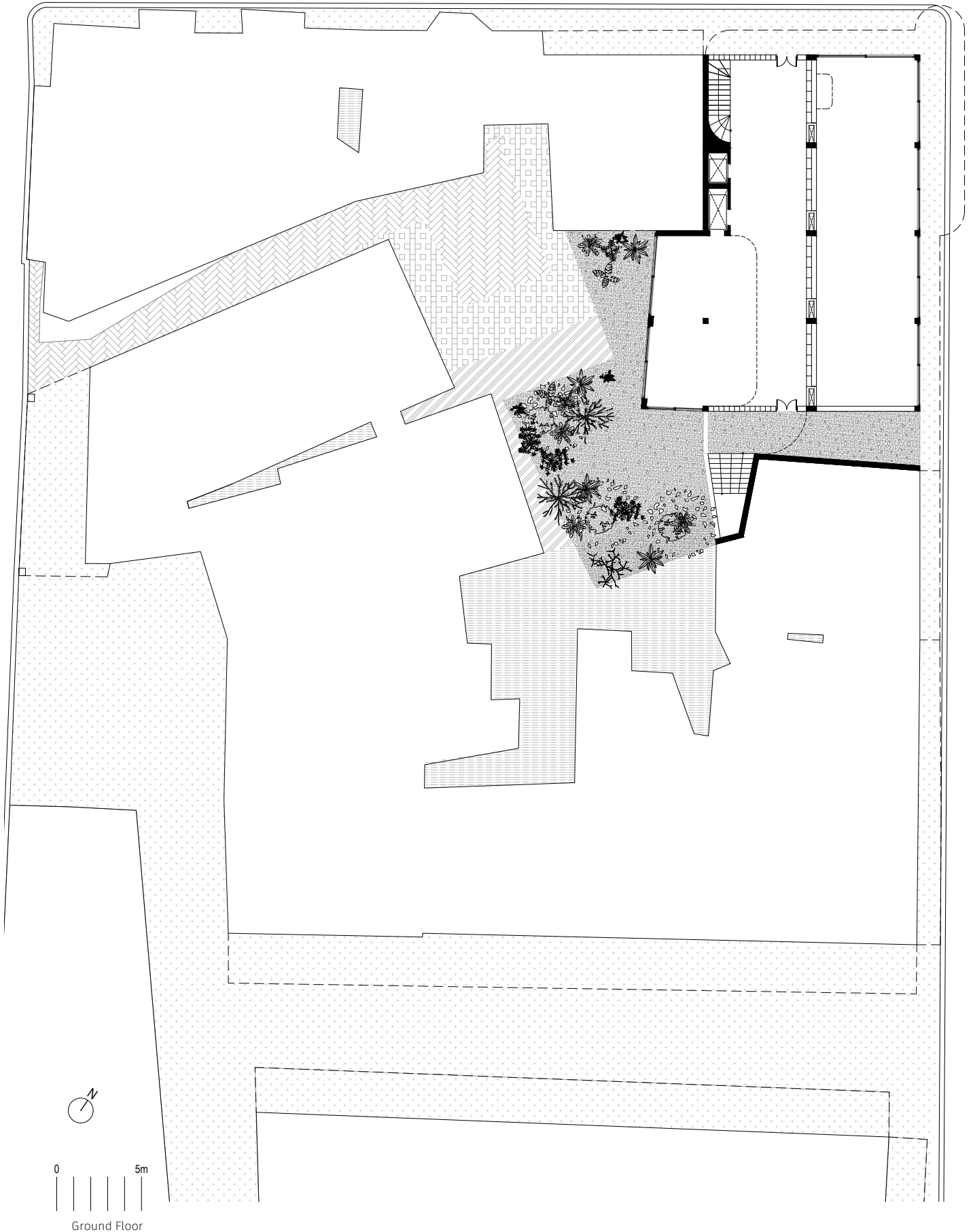
The one-way solid slab system can be continued, creating a series of extending slabs that rest on beams or walls



DESIGN

P4

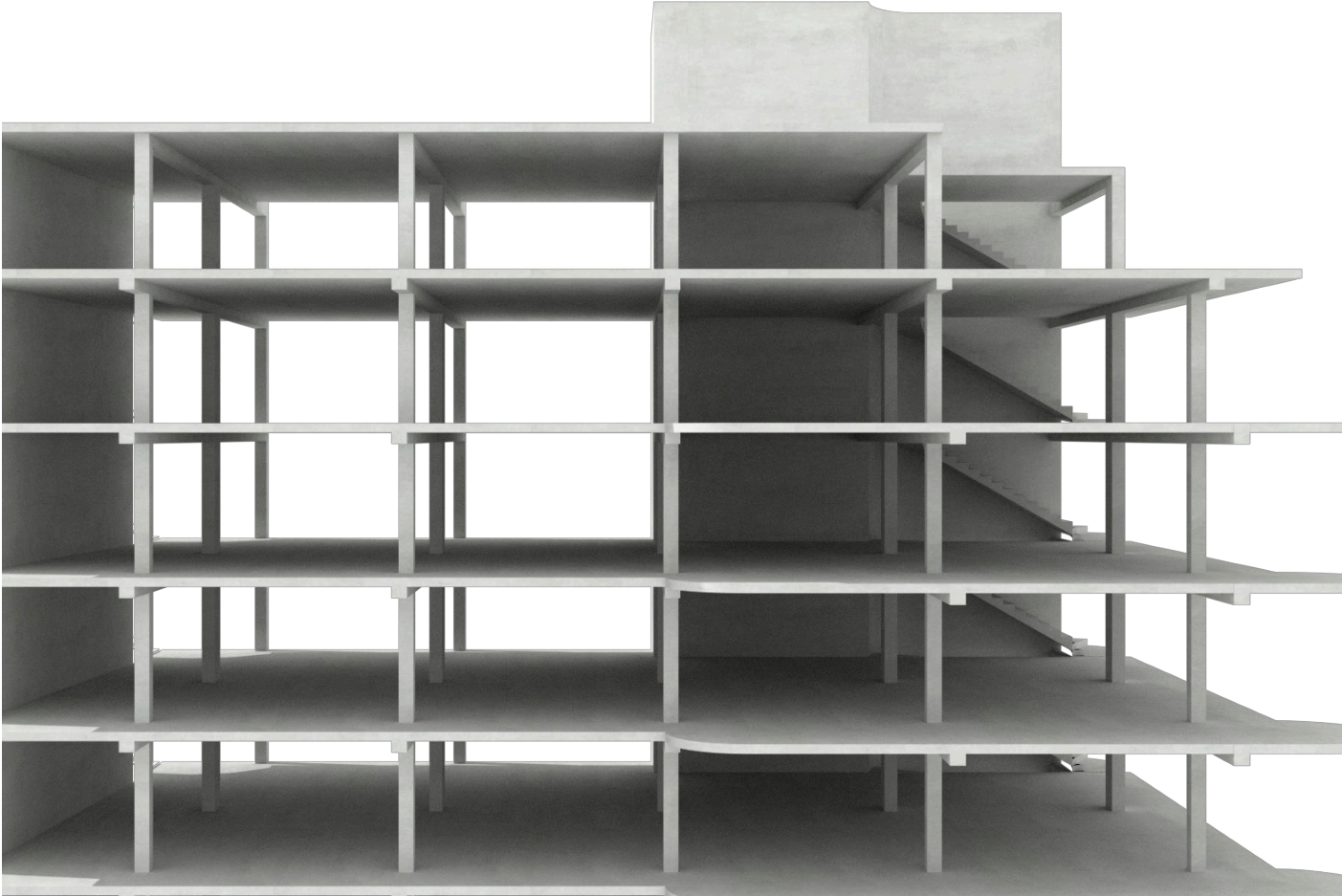
week 1.15 13 December 2024



DESIGN

P4

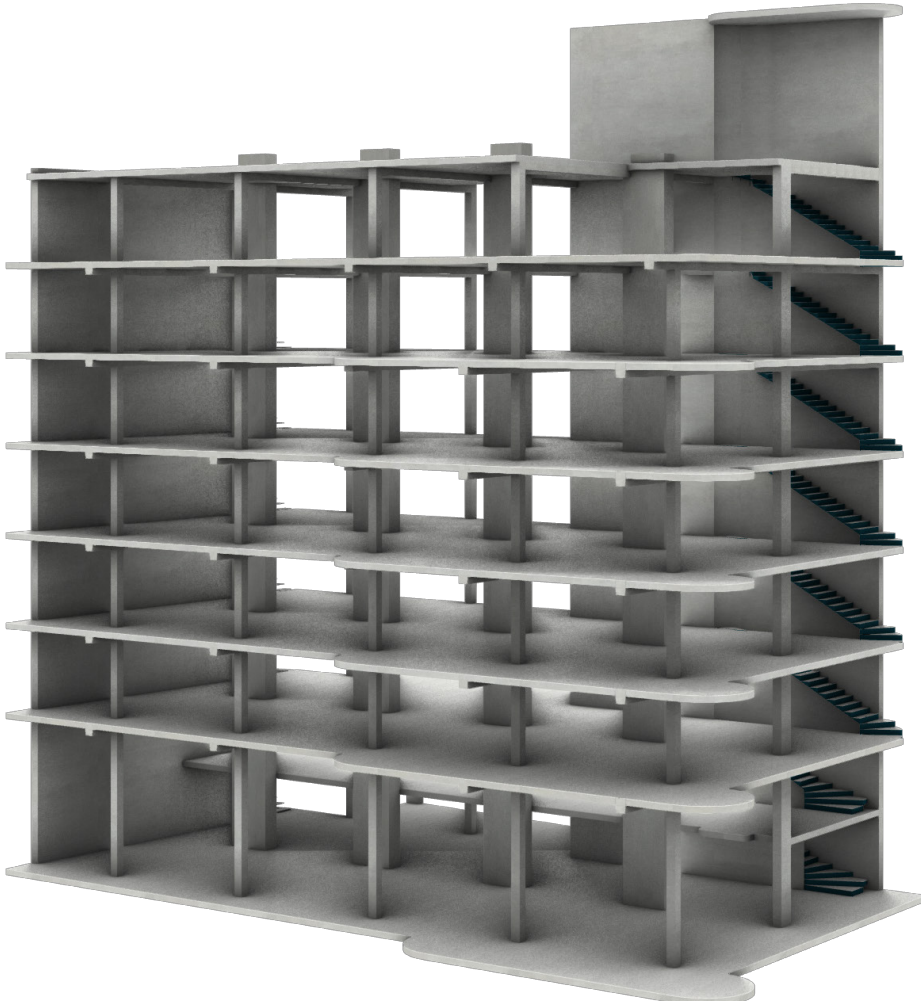
week 1.15 13 December 2024



DESIGN

P4

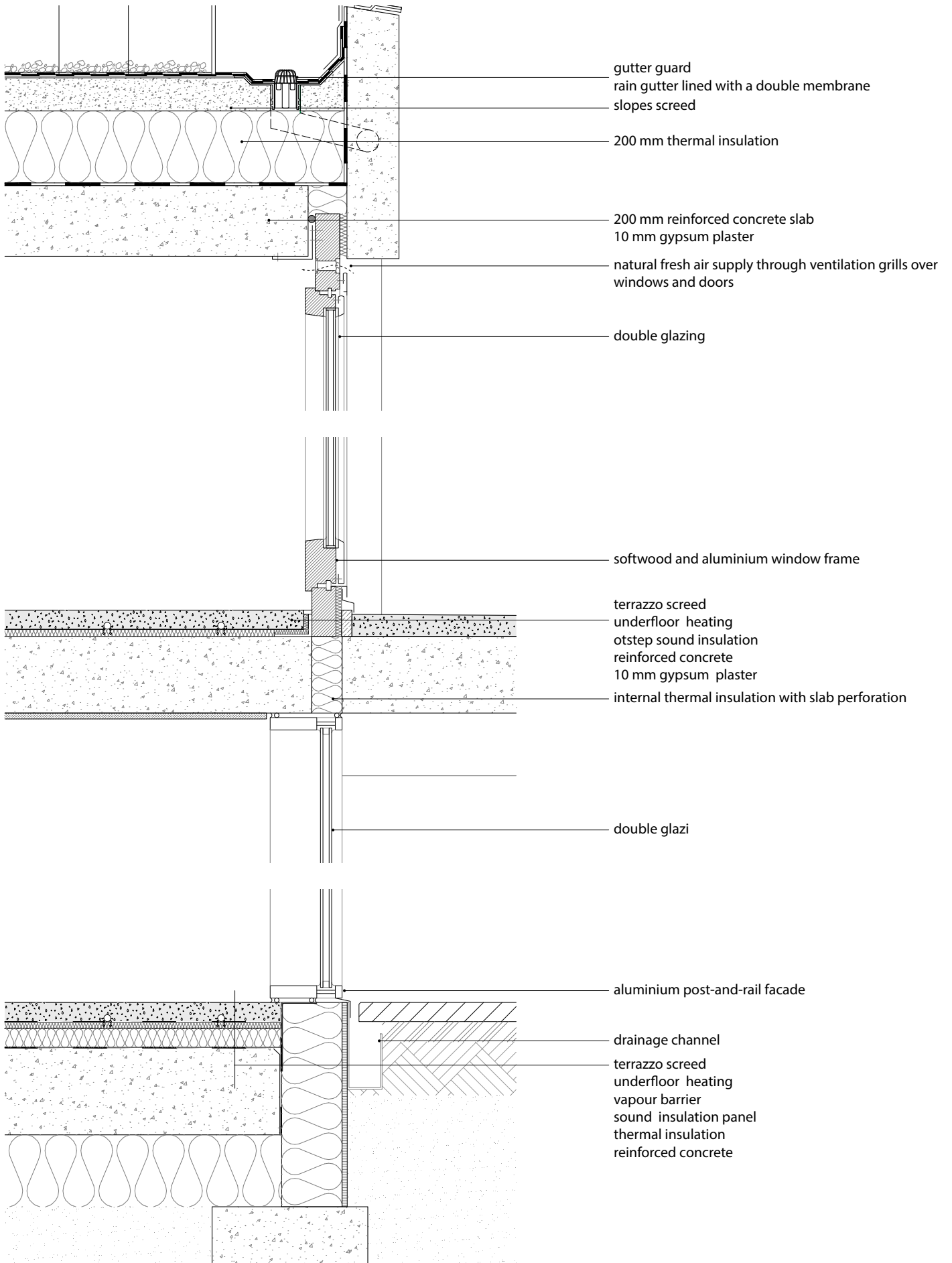
week 1.15 13 December 2024



DESIGN

P4

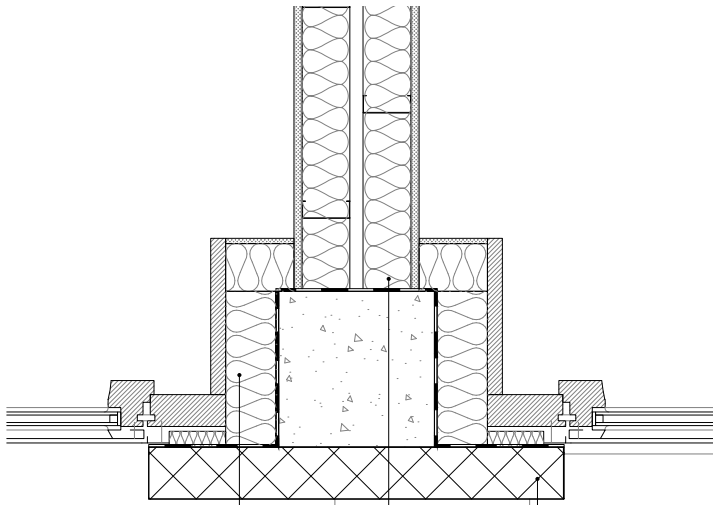
week 1.15 13 December 2024



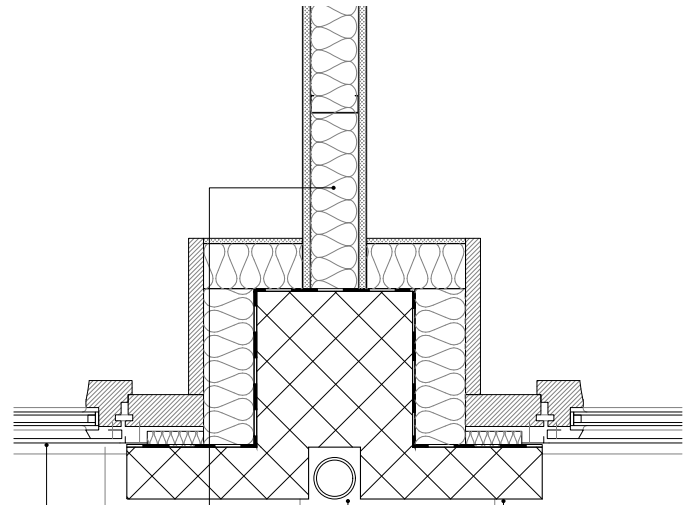
DESIGN

P4

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thermal insulation
double interior wall
gypsum panel
steel studs
insulation
air space
steel studs
insulation
gypsum panel
brick



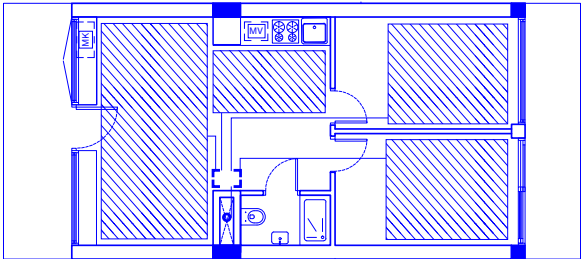
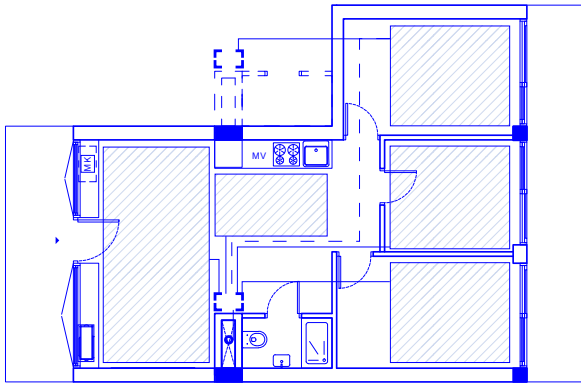
double glazing
single interior wall
gypsum panel
steel studs
insulation
gypsum panel
downpipe
brick

DESIGN




P4

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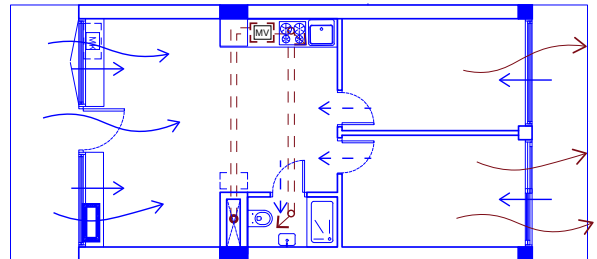
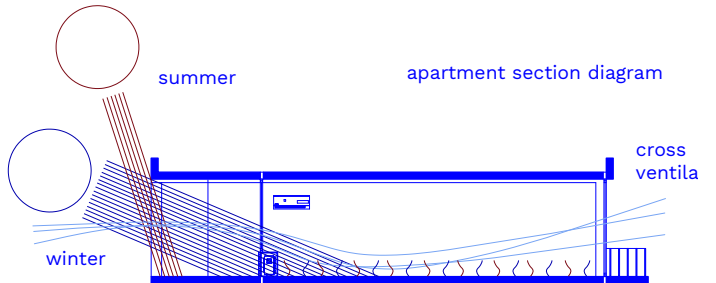
HEATING SYSTEM







floor heating diagram

-  wiring center and manifold connected to central boiler through shaft
-  zones for pipe circuits
-  connect a switch room to a neighbor

CLIMATE



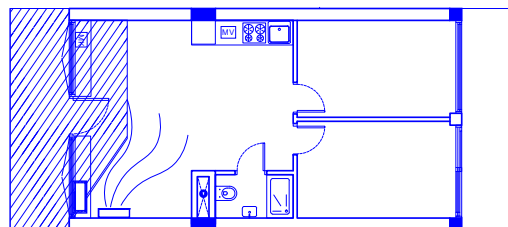
ventilation diagram

-  cross ventilation cool air
-  cross ventilation warm air
-  natural fresh air supply through ventilation grills over windows and doors
-  mechanical air extraction in bath-room and kitchen

CLIMATE

The heat pump system efficiently provides both heating and cooling throughout the year.

If necessary during peak summer months, supplementary air conditioning units can be installed afterwards, designed to operate exclusively during those high-demand periods.



shading for natural lighting for the summer months due to the cantilever.

DESIGN

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**GRADUATION PROJECT
TERMS**

EXARCHEIA ATHENS 2024	FIRST ISSUE	SERIAL NUMBER 997
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POLYKTOIKIA

Athenian “Polykatoikia” typically consisted of several stories, with individual living spaces or apartments stacked on top of each other. The ground floor often housed shops or businesses, while the upper floors were residential.

MAIN QUESTION

How this flexible housing model can be adapted and re-transformed again in the future?

TERMS

The terms of this project regarding the topics it will touch on and the method and tools it will use.

plot, part of an existing neighborhood, the project will be anchored in order to meticulously craft the design from scratch.

Concepts and forms will be explored using media such as drawings and digital models.

The aim is to create not just an apartment building, but a community where residents can thrive. The design will feature individual apartments for urban settler, along with collective spaces for social interaction and more. The purpose is to expand the potential for communal living in the “Athens of property.” Additionally, the project seeks to restore the village mentality, which is foundational to the city's structure and, by extension, to the Polykatoikia itself.

RESEARCH TERMS

The research will be based on architectural examples related to the Polykatoikia model and theoretical manifestos. It will adopt an architectural perspective, focusing on the virtues of the Athenian Polykatoikia and identifying areas for improvement in the Athenian city through theoretical and practical examples, both national and international.

The research will concentrate on spatial development at three scales: the city, the neighborhood, and the interior.

DESIGN TERMS

By leveraging knowledge of existing buildings, a design methodology that incorporates social and cultural virtues will be developed. Therefore, in an empty

The relationship of the Polykatoikia with the city, facilitated through elements like balconies, terraces, and uncovered back spaces, is significant. Inside the building, spaces such as the foyer and staircase will be thoroughly examined to understand how these common areas can gain greater dynamism and enrich the overall project.

**STATUTE OF THE NEW
POLYKATOIKIA BUILDING**

1. Improvement of the common area. Perhaps more common areas/rooms to be used by the residents according to their needs (event spaces, guest room, bathhouse, laundry room, dining room, conference room) Utilization of the uncovered space as a neat garden reserved for collective activities and empowerment of the neighborhood. Spaces for collective activities. Creation of common green spaces and recre-

DESIGN

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ational areas.

Redefining the use of rooftops, for social and energy uses (e.g. roof garden, solar energy)

2. Flexibility in the use and layout of the Apartments (to be able to adapt to different living conditions, e.g. telecommuting).

Creation of multifunctional spaces within the apartments.

Possibility of remodeling the interior spaces, e.g. removing or adding walls.

3. Energy upgrade:

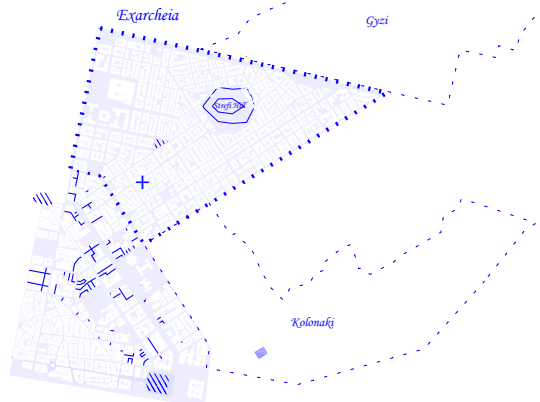
Thermal insulation, installation of renewable energy systems (photovoltaics). Green roofs: Planted roofs and vertical gardens to reduce heat load.

Creation of green spaces on roofs and yards.

4. Maintenance of commercial uses-pilotis on the ground floor.

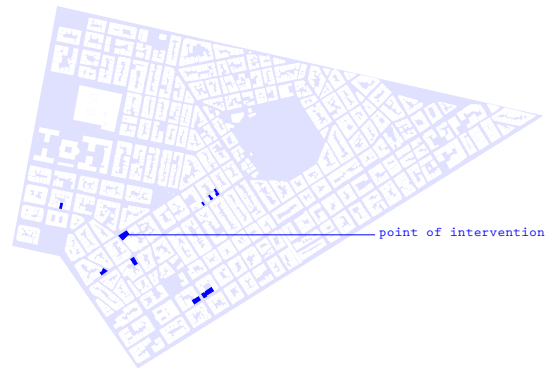
*The Athenian Apartment Building as a model of residential development is characterized by a special spatial quality, as it combines urban density with human scale. Its modernization must preserve these characteristics while incorporating new technologies, sustainability principles and social sensibilities.

CITY OF ATHENS



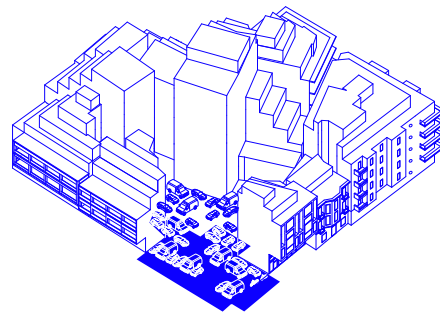
The arcades of Athens' Commercial Triangle, stand as timeless passages that bridge bustling streets, house shops and art spaces, and preserve the architectural charm of a bygone era. Extending this concept to the neighboring Exarchia district, one envisions a tapestry of interconnected spaces blending the area's bohemian spirit with the historical allure of these sheltered corridors.

I have identified several vacant lots in the Exarchia area, highlighting potential sites for exploration. However, the Cooperative Polykatoikia project is not bound to a specific location—it is a conceptual model rather than a single building, adaptable to any urban context.

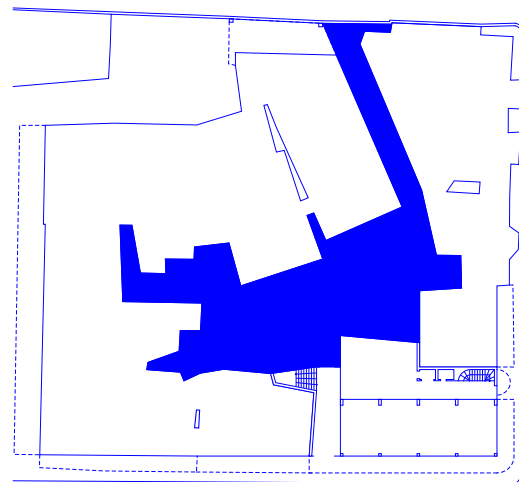


BACK TO THE NEIGHBOURHOOD

From a parking plot to a cooperative multi housing model



Activate and take advantage of the alley in the back yard.



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03

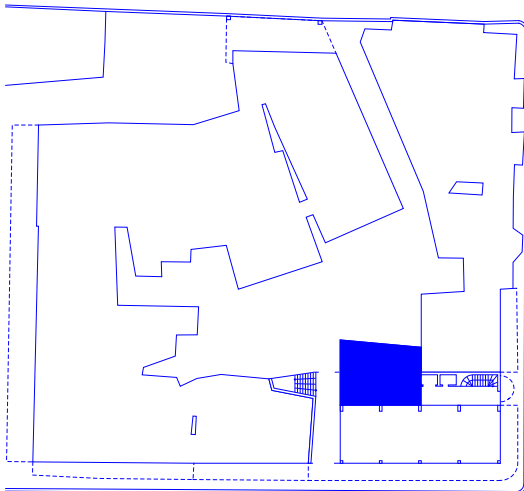
GRADUATION PROJECT

POLYKATOIKIA

Activate the circulation through the alley and the STOA



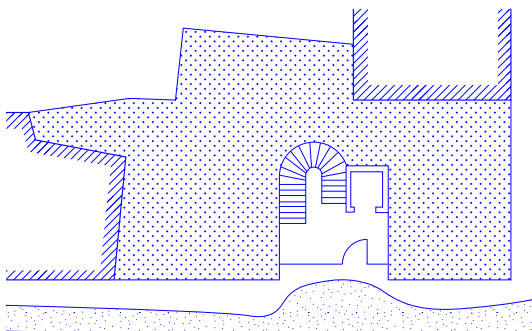
Space that can host various actions



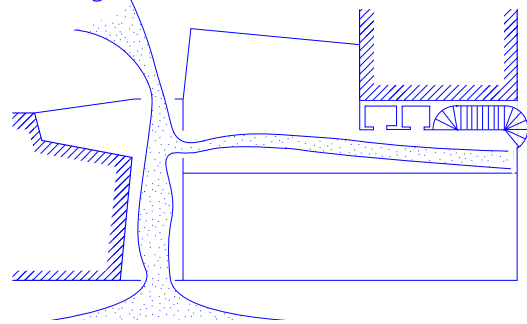
ARCHITECTURE ANALYSIS

Not the conventional approach but another strategy.

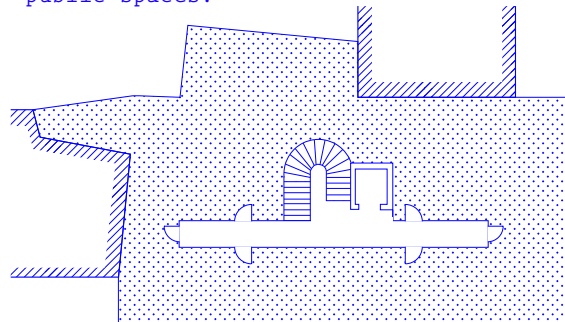
1. The entrance or the building separating the street from the dwellings.



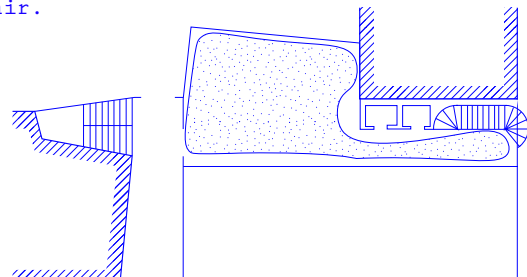
The entrance acting as an intermediate space which links the street and the dwelling.



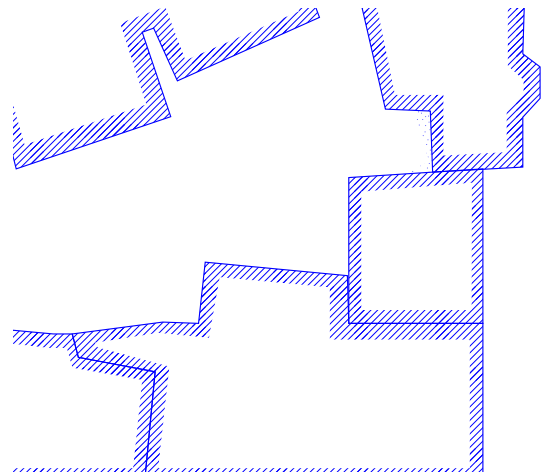
2. Not-Narrow, dark and repelling shared public spaces.



But-Common spaces which follow the entrance and are sunlit, inviting and open air.



3. Not-Disused shared uncovered space, which belongs to nobody, is used by nobody and is cared of from nobody.

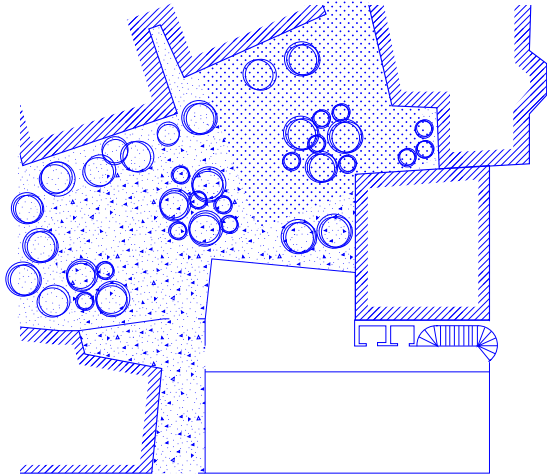


DESIGN

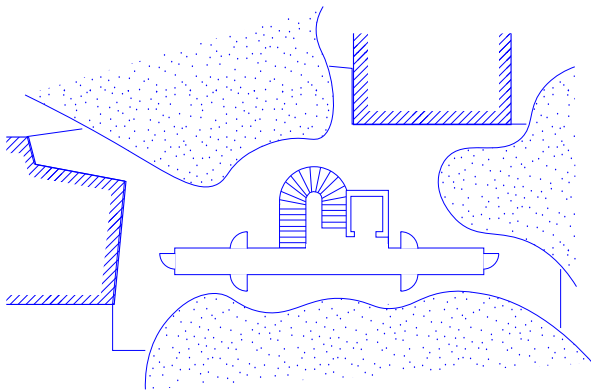
P5

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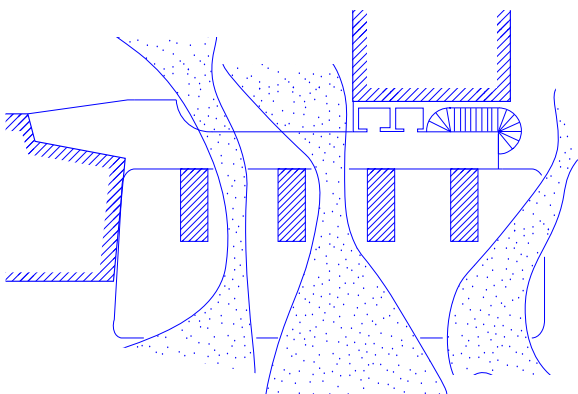
But-Outdoor space containing a yard on the ground floor which is planted with trees and flowers, cared for and used by private owners.



4. Not-Ventilated and lit only from one side with a dark intermediate zone of service spaces.



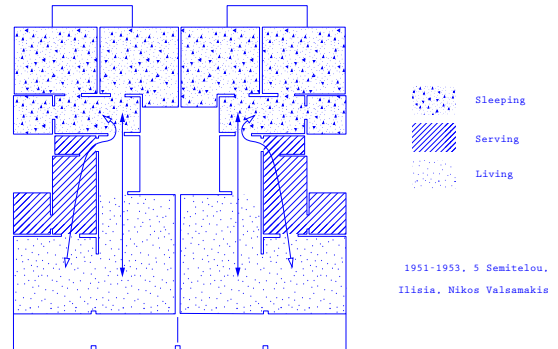
But-Spaces which are transparent and ventilated from all sides, allowing nature to penetrate in and including light service spaces.



ATHENS APARTMENT STANDARDS

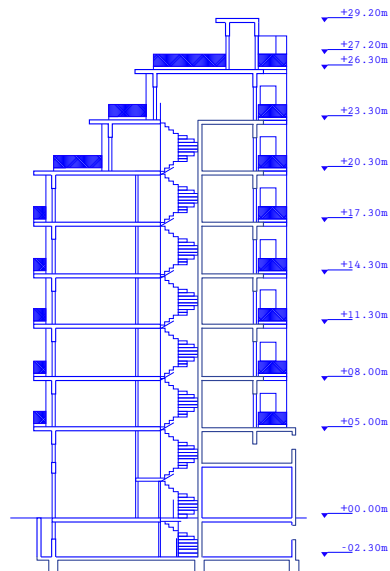
Since there is no standard model of the typical Polykatoikia I state specific terms for the selection of an example that will demonstrate the difference between the old and new model. Taking as an example the Polykatoikia building at 5 Semitelou Street, Ilisia, by Nikos Valsamakis, an apartment building of similar square meters and dividing it into zones and apartments. Taking the general layout logic and applying it to the project plot. The stairwell, shared areas and elevator are in the center.

Making sure that both apartments have contact with the street and the back yard. Thus, it seems that 2 comfortable apartments with two bedrooms are being created. The purpose of this model is to reduce individual space yet provide an experience of generosity and conviviality.



HEIGHT OF CEILINGS

Most apartments have a ceiling height of 2.7-3.5 meters, while the ground floor is higher 3.5-5 meters.



Polykatoikia Kaningos Section

DESIGN

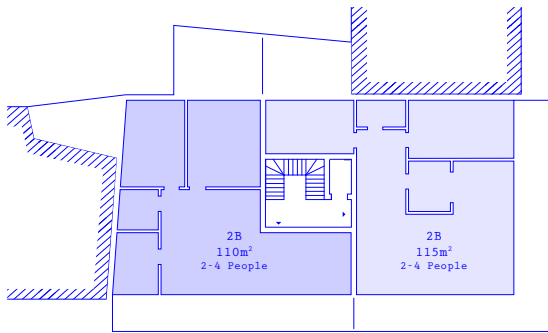
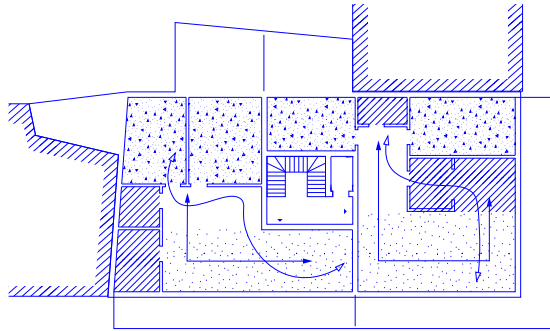
P5

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05

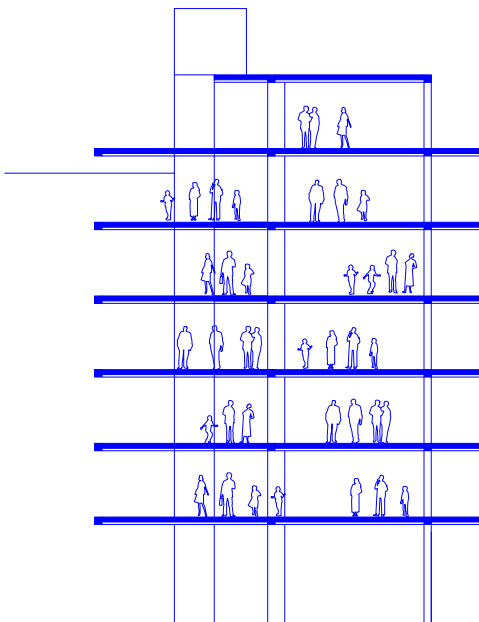
GRADUATION PROJECT

POLYKATOIKIA



Standard Capacity

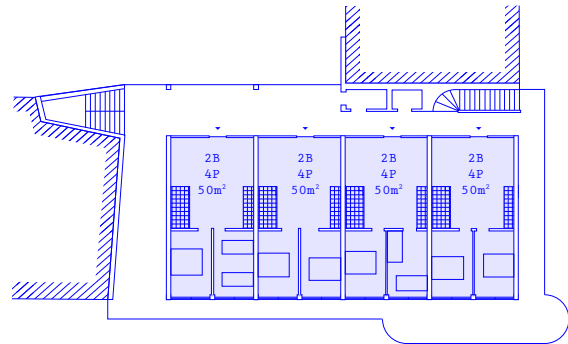
6 FLOOR 2 APARTMENTS PER FLOOR
2 Apartments: 100-115m²-per floor
2 Bedrooms-per apartment 100-115m²
4-8 People-per floor
Total 24-48 people
Shared 18m² per floor



ATHENS APARTMENT STANDARDS

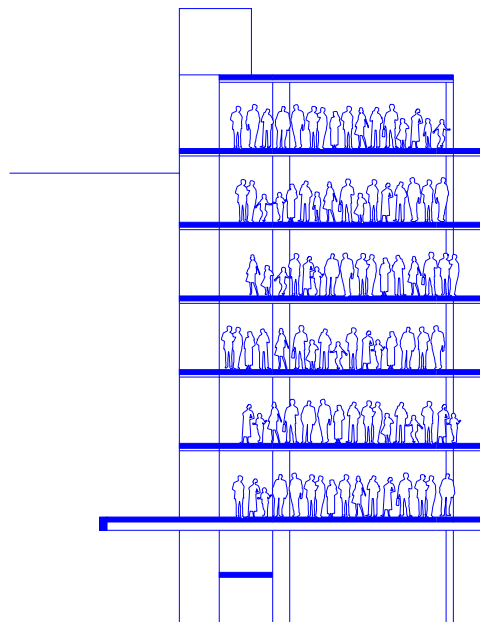
SIZE OF LAYOUT

Small apartments 50m²: Small family apartments with two bedrooms, kitchen, and bathroom.



CO-HOUSING Capacity

6 FLOOR 4 APARTMENTS PER FLOOR
4 Apartments: 50m²-per apartment
1-3 Bedrooms-per apartment
4-16 People-per floor
Total 96 people
COLLECTIVE OPEN SPACES 532m²



DESIGN

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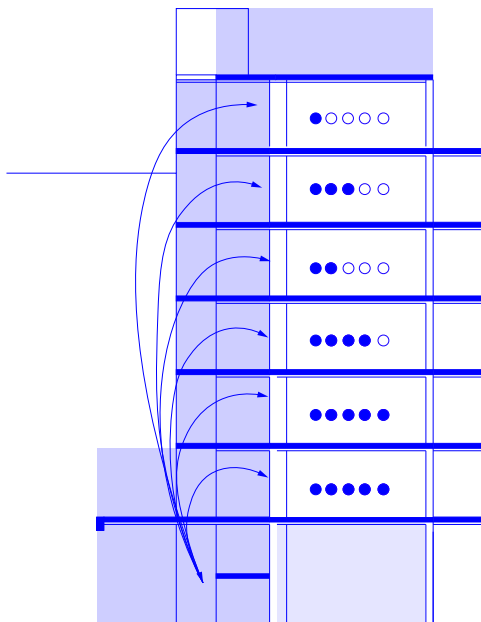
Comparing the two models of the standard apartment building and the collective, it seems that much more apartments are created in the minimum possible size, providing the necessary spaces (kitchen, bathroom, bedroom).

Hence, generous collective spaces are designed on the ground floor and mezzanine, as well as on the 6th floor and on the roof.

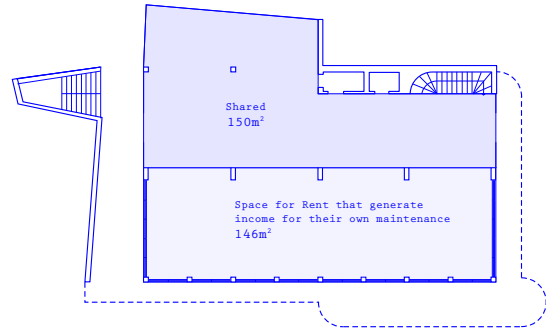
In addition, due to the two stairwells that are located outside, there is bright and positive lighting and ventilation in all apartments without exception.

COOPERATIVE living

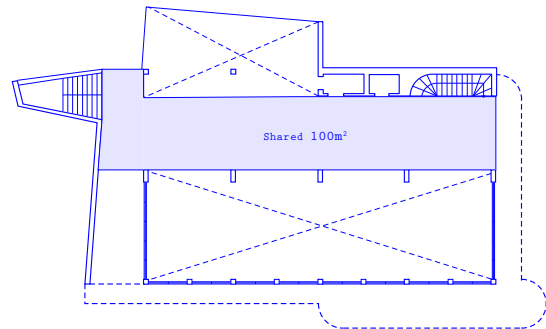
- Collective decisions
- Actively participate in the decision and management of common spaces and services.
- Tenants own shares in a cooperative that owns the building.
- Cohousing: Sharing common areas (eg. kitchens, function rooms), but with private residences.
- Collective responsibility for the maintenance and management of common areas.
- Collective financial management.



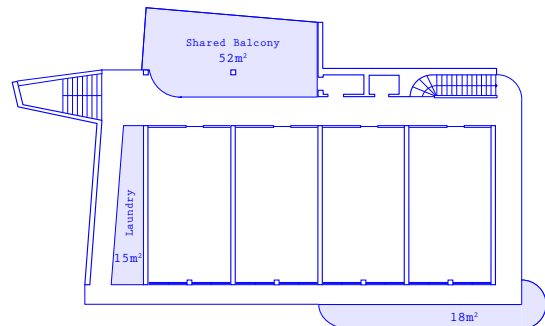
GENEROUS COLLECTIVE SPACES



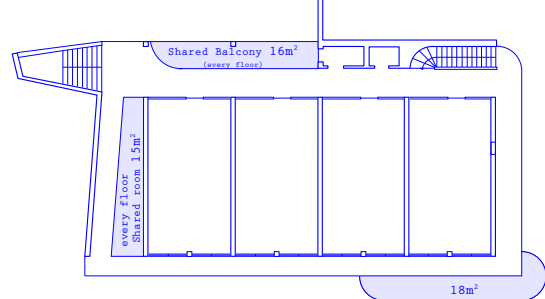
1. COLLECTIVE GROUND FLOOR SPACE



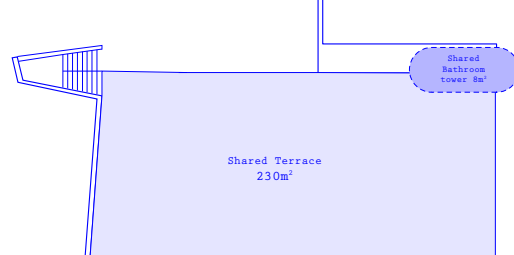
2. COLLECTIVE MEZZANINE BALCONY



3. COLLECTIVE MEZZANINE BALCONY



4. COLLECTIVE BALCONY 6TH FLOOR



DESIGN

P5

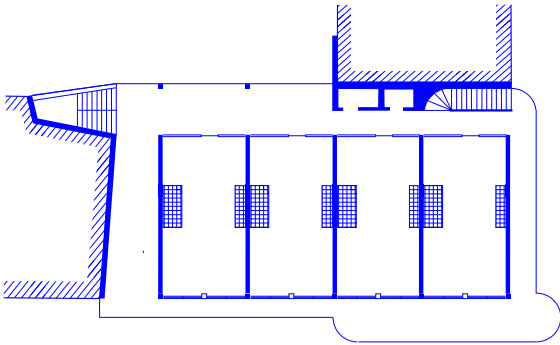
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07

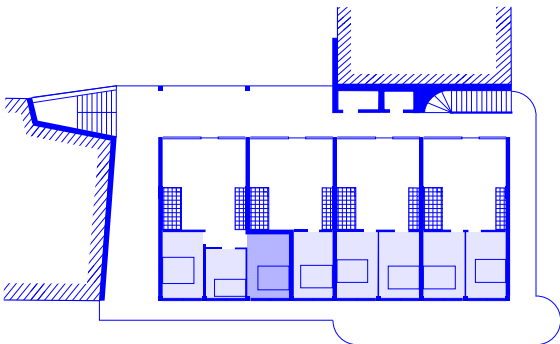
GRADUATION PROJECT

POLYKATOIKIA

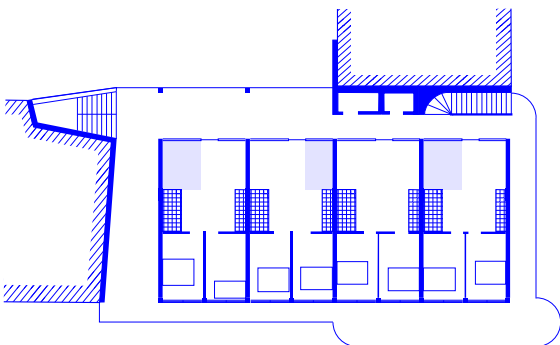
LAYOUT ADAPTABILITY



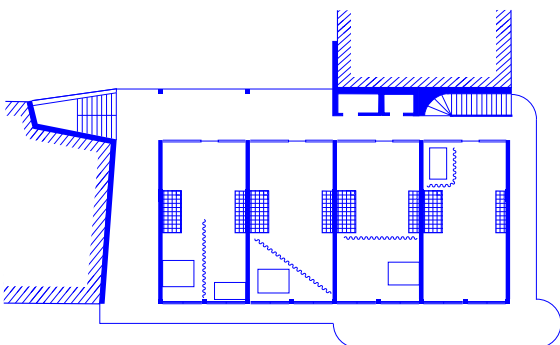
Standard layout



Connect a switch room to a neighbour

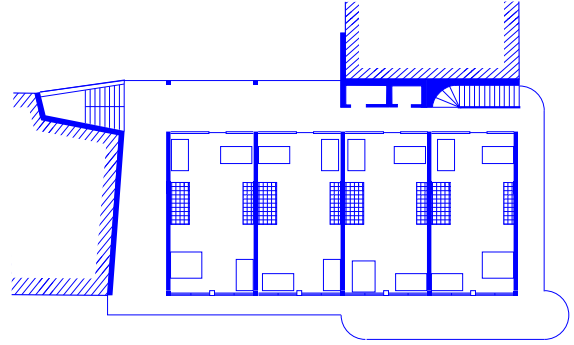


Add rooms if needed

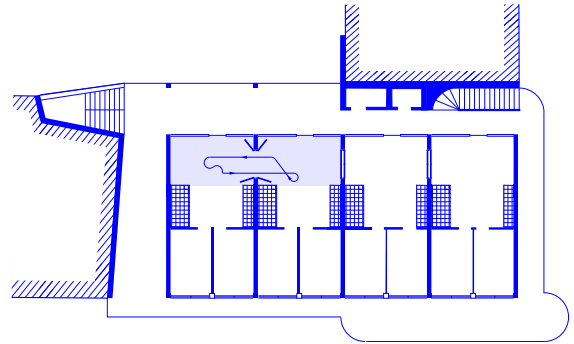


Open plan with curtains

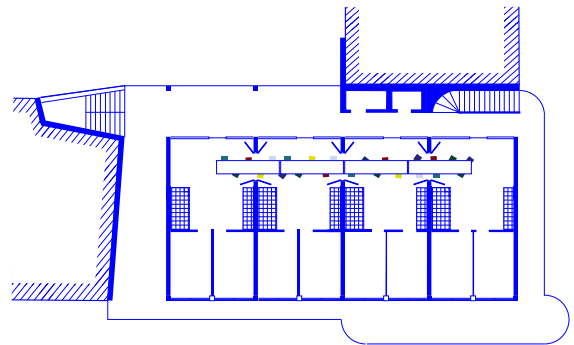
CO-HOUSING SCENARIOS



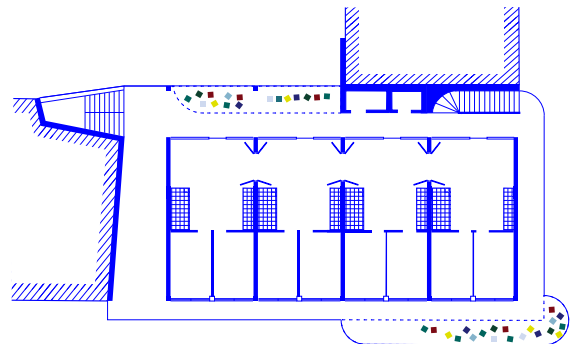
Remove walls if not needed



Interior circulation through sliding doors



Doors can open for big shared dinner party



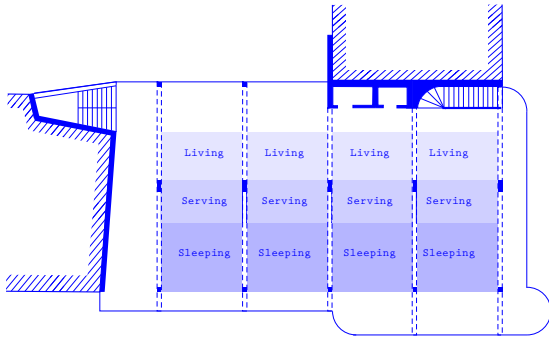
Balcony facing the street small gathering spots Everyone brings their own chair

DESIGN

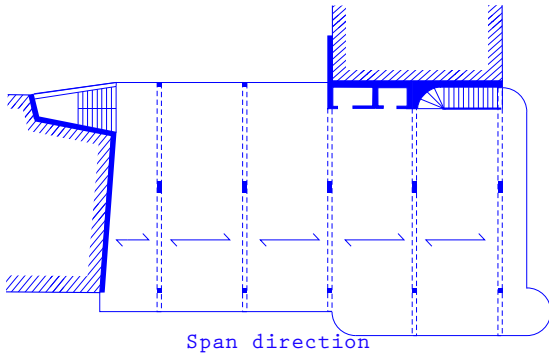
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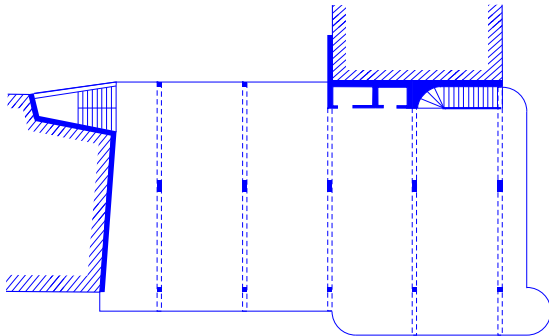
CONSTRUCTION



Concrete floor system
One way solid slab

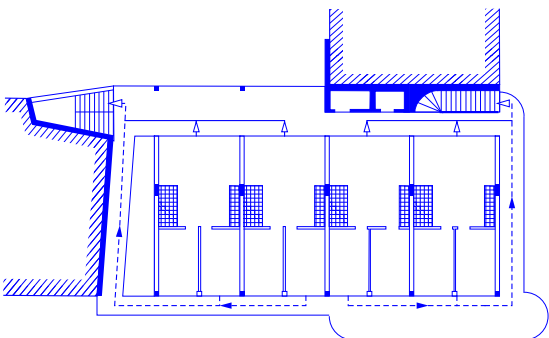


Span direction

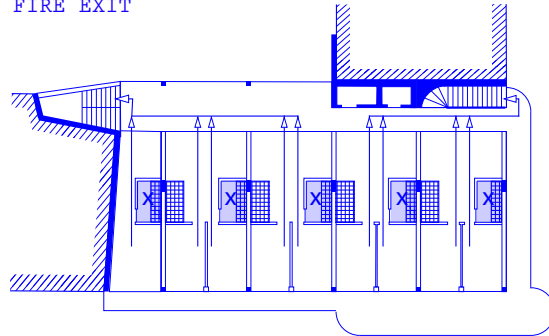


The one-way solid slab system can be continued, creating a series of extending slabs that rest on beams or walls

FIRE EXIT



FIRE EXIT

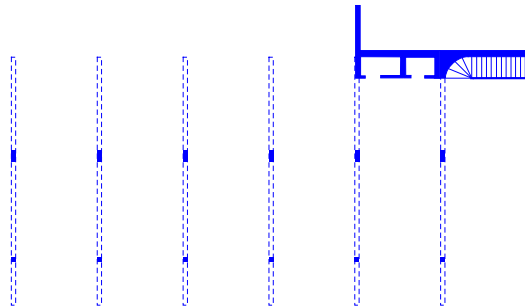


What should have been foreseen if there was no second escape exit from the galleries.

INTERNAL INSULATION

Athens has a Mediterranean climate with mild winters (between 4°C and 7°C, with January being the coldest month) and warm summers, where extreme temperature fluctuations are rare. Internal insulation provides quick and efficient temperature regulation, reducing energy consumption.

In summer, it prevents heat from entering, keeping spaces cooler without heavy reliance on air conditioning. This approach is cost-effective, energy-efficient, and environmentally sustainable.



THERMAL BRIDGE

Climate of Athens: Athens has a Mediterranean climate with mild winters and moderate energy demands for heating. Thermal bridges have a minimal impact on overall energy consumption in this context.

The building is designed to be adaptable and long-lasting. Avoiding extra measures for thermal bridges saves resources and aligns with the sustainable and cost-effective approach.

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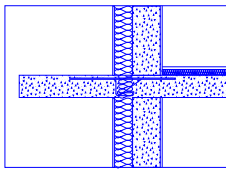
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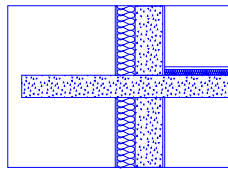
THERMAL BRIDGE

Affordability: Addressing thermal bridges can increase costs without significant energy benefits in a mild climate like Athens, making it unnecessary for an affordable housing project.

Future Adaptability: The building's design allows for future upgrades if needed, maintaining flexibility and adaptability over time.

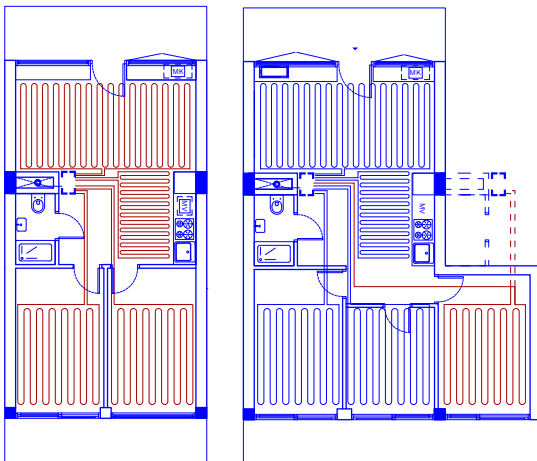


Thermal break



Thermal bridge

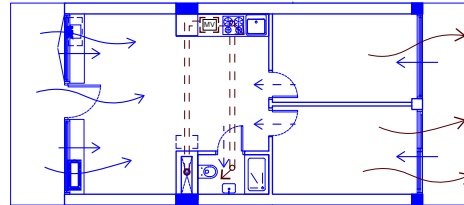
HEATING SYSTEM



floor heating diagram

- wiring center and manifold connected to central boiler trough shaft
- zones for pipe circuits
- connect a switch room to a neighbor

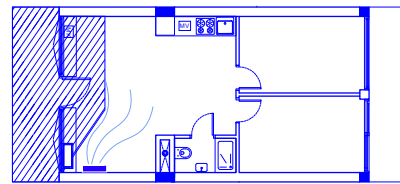
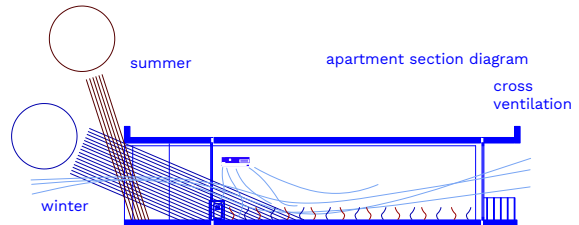
CLIMATE



ventilation diagram

- cross ventilation cool air
- cross ventilation warm air
- natural fresh air supply through ventilation grills over windows and doors
- mechanical air extraction in bath-room and kitchen

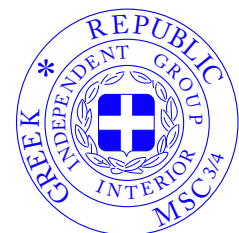
Section diagram with natural light and ventilation and floor heating in section. The heat pump system efficiently provides both heating and cooling throughout the year. For added comfort during peak summer months, supplementary air conditioning units can be installed if necessary, designed to operate exclusively during those high-demand periods.



shading for natural lighting for the summer months due to the cantilever.

Date ___/___/___

Signature _____



The Financial Superiority of the Cooperative Model

Invoice

997

Date: 2025

Cooperative Model:

Traditional Model:

The construction cost estimates for reinforced concrete frames and thermal insulation were based on data from Greek construction firms such as Domotechniki SA and general cost guidelines from Greek Construction Cost Analysis Reports by the Technical Chamber of Greece (TEE).

Information about photovoltaic panel installation costs and heat pump systems came from specialized providers, including LG Electronics Solar Division and Daikin Europe. Energy savings calculations were derived using specifications from the European Heat Pump Association (EHPA) and real-world case studies of similar projects in Greece.

Maintenance cost approximations and shared space revenue estimates were inspired by data from cooperative housing projects like Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten and financial reports on shared housing models.

Construction cost per square meter:	€1,500/sq.m.	
Insulation cost:	For internal insulation: ~€40/sq.m.,	For external insulation: ~€50/m2,
Photovoltaic cost:	~€25,000 (about 10 kW).	Not included
Heating Systems cost:	Heat pump cost: ~€40,000 for the entire building.	Individual heating/cooling systems: €6,000/apartment
Shared Spaces:	350m ² shared spaces (€525,000)	Minimal (only staircase/lobby)
Annual Maintenance:	~€11,136 (covered by rental income)	~€1,200
Energy Costs:	Covered by photovoltaics, low utility bills	~€800/apartment/year
Rental Income Potential:	€7-10/m ² from ground-floor spaces	None
Flexibility:	Adaptive layouts for shared and private use	Standardized apartment layouts
Sustainability:	High (renewables, shared systems)	Moderate (individual energy consumption)
	Total Cooperative Model:	Total Traditional Model:
	~€117,638	~€180,375

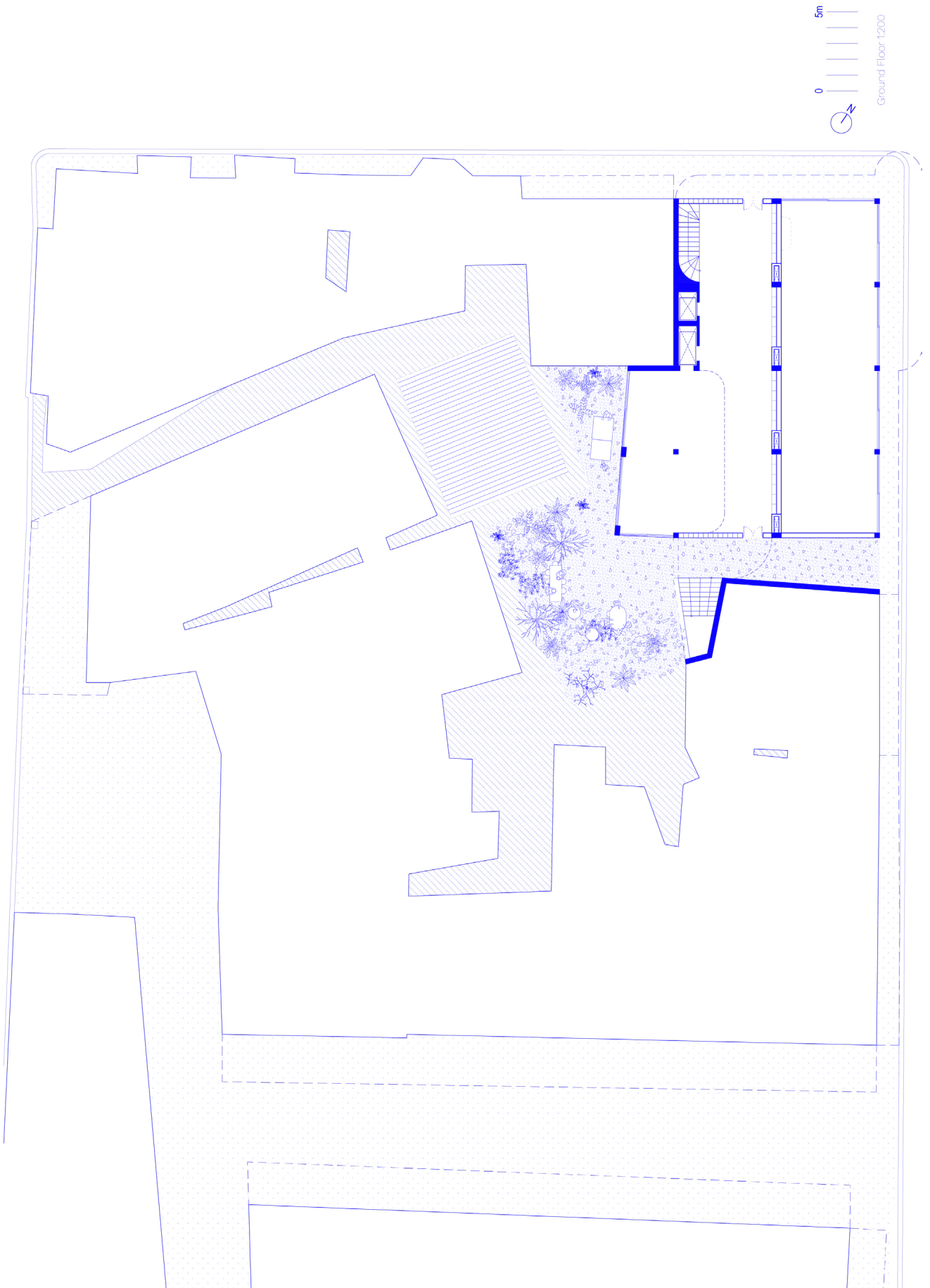
Polykatoikia

tapestry of shared ownership.	Exarcheia Athens, 2024	Interior Building Cities	Msc3/4
The reinterpretation of the Athenian Polykatoikia	Graduation Project	Independent Group	Papaoikonomou Zoe

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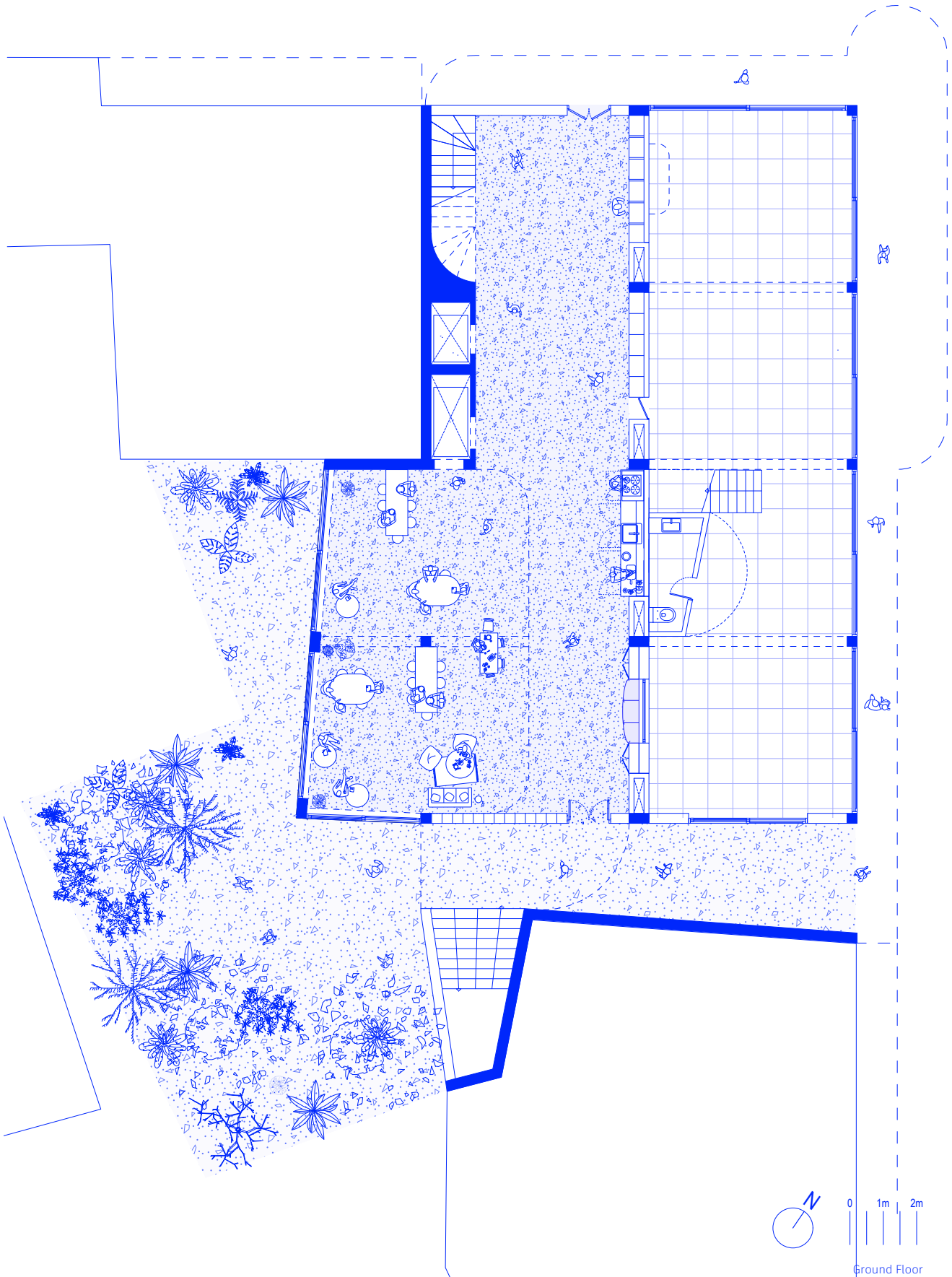
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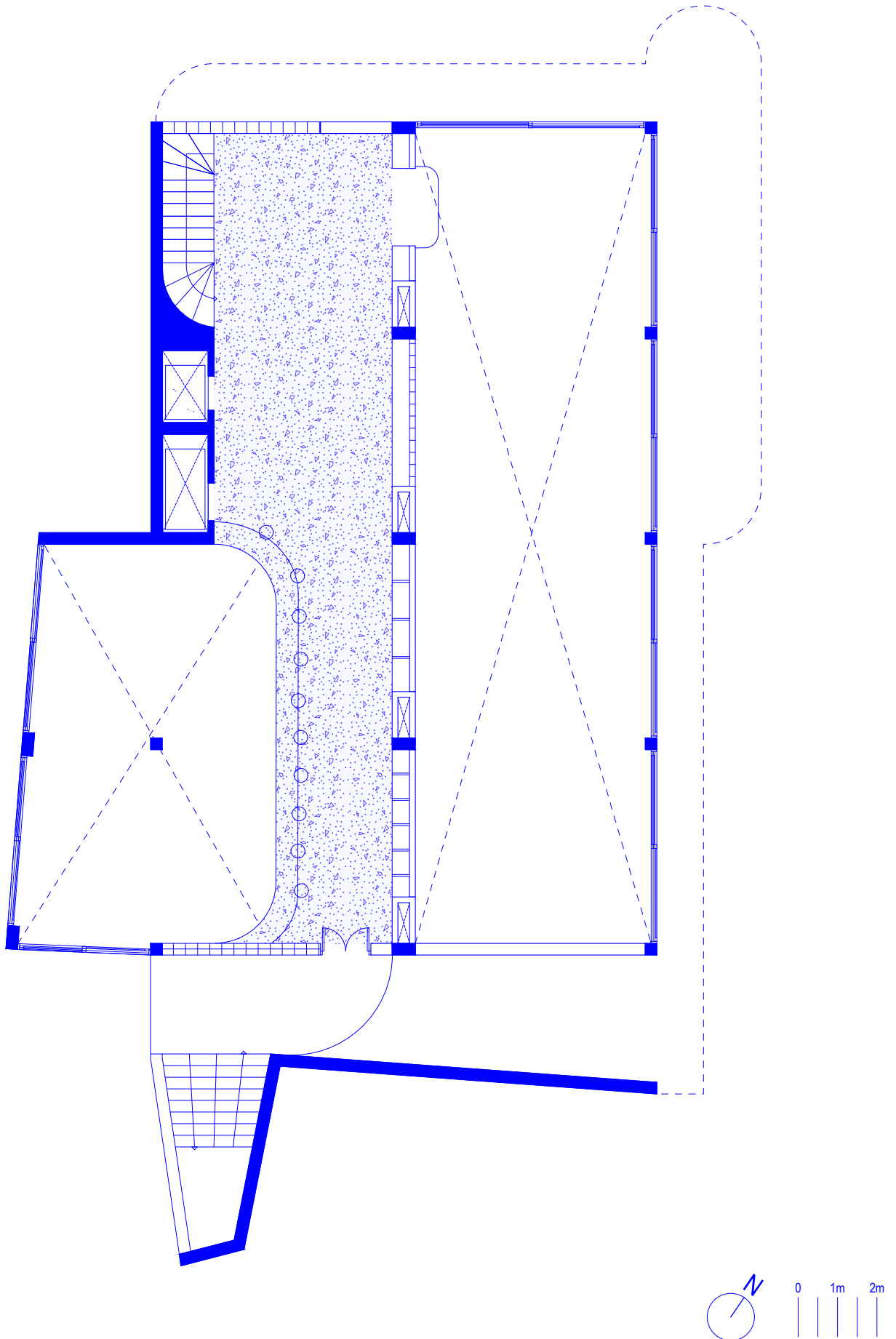
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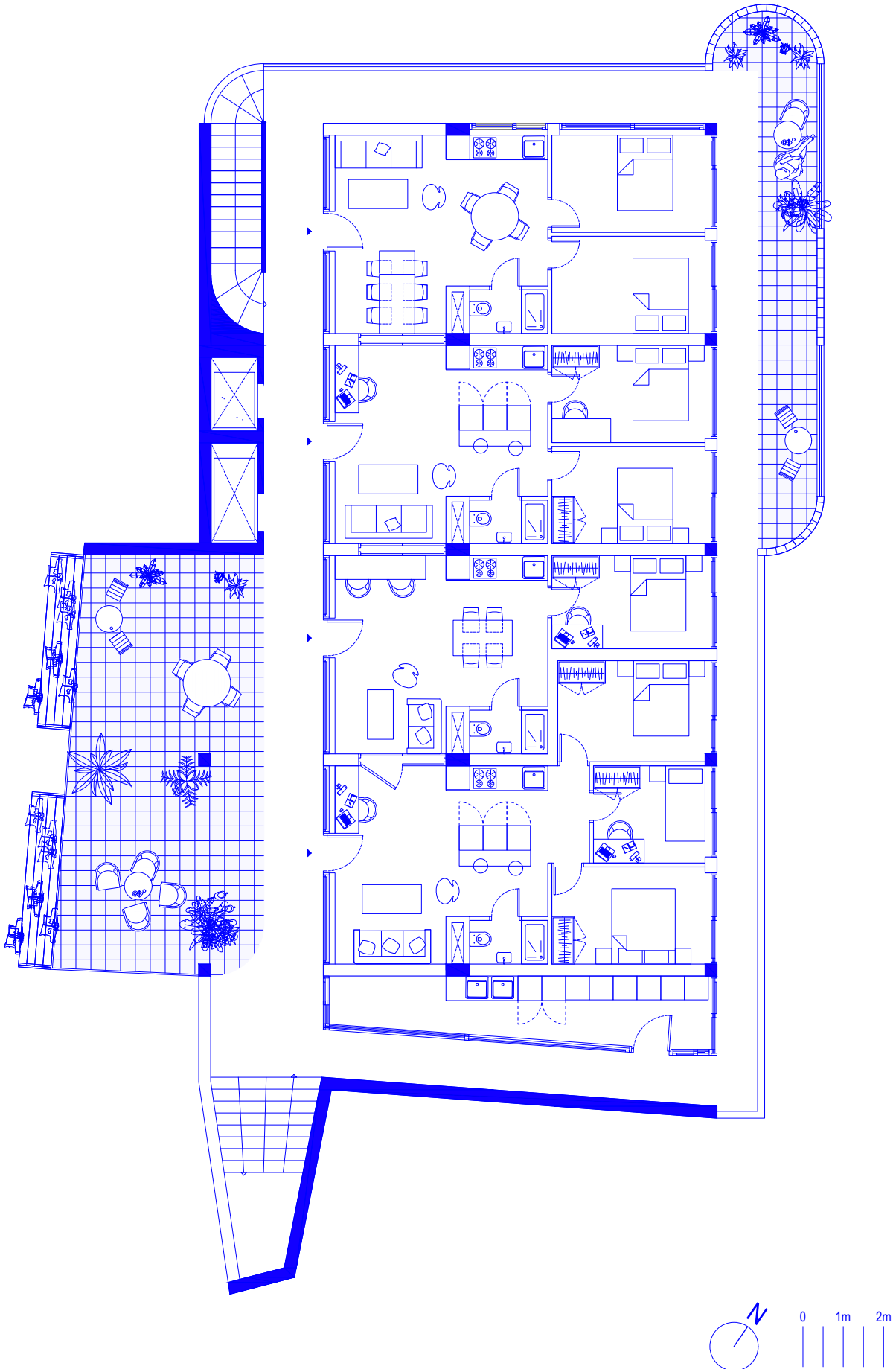
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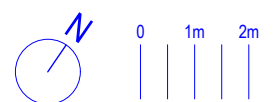
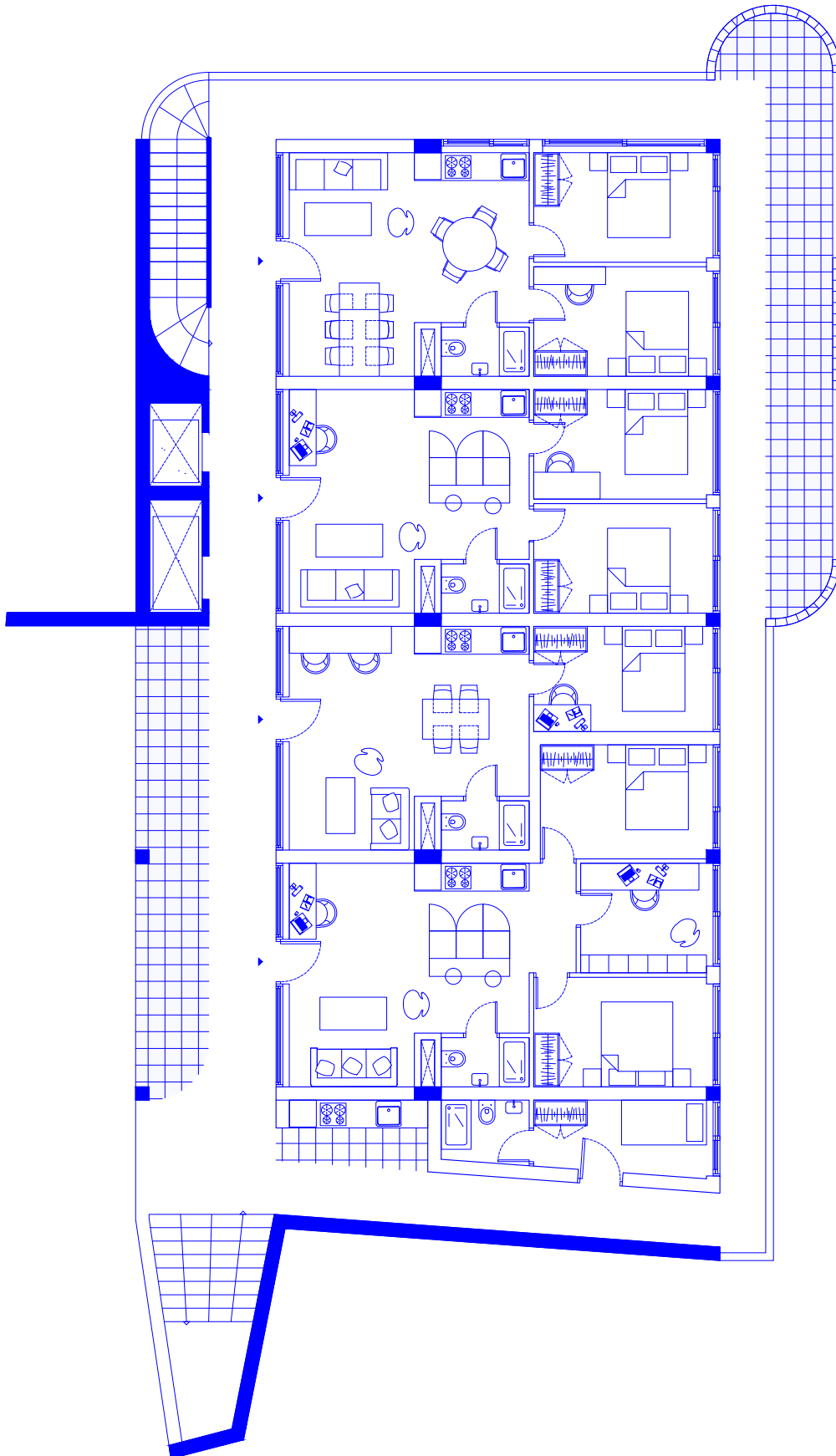
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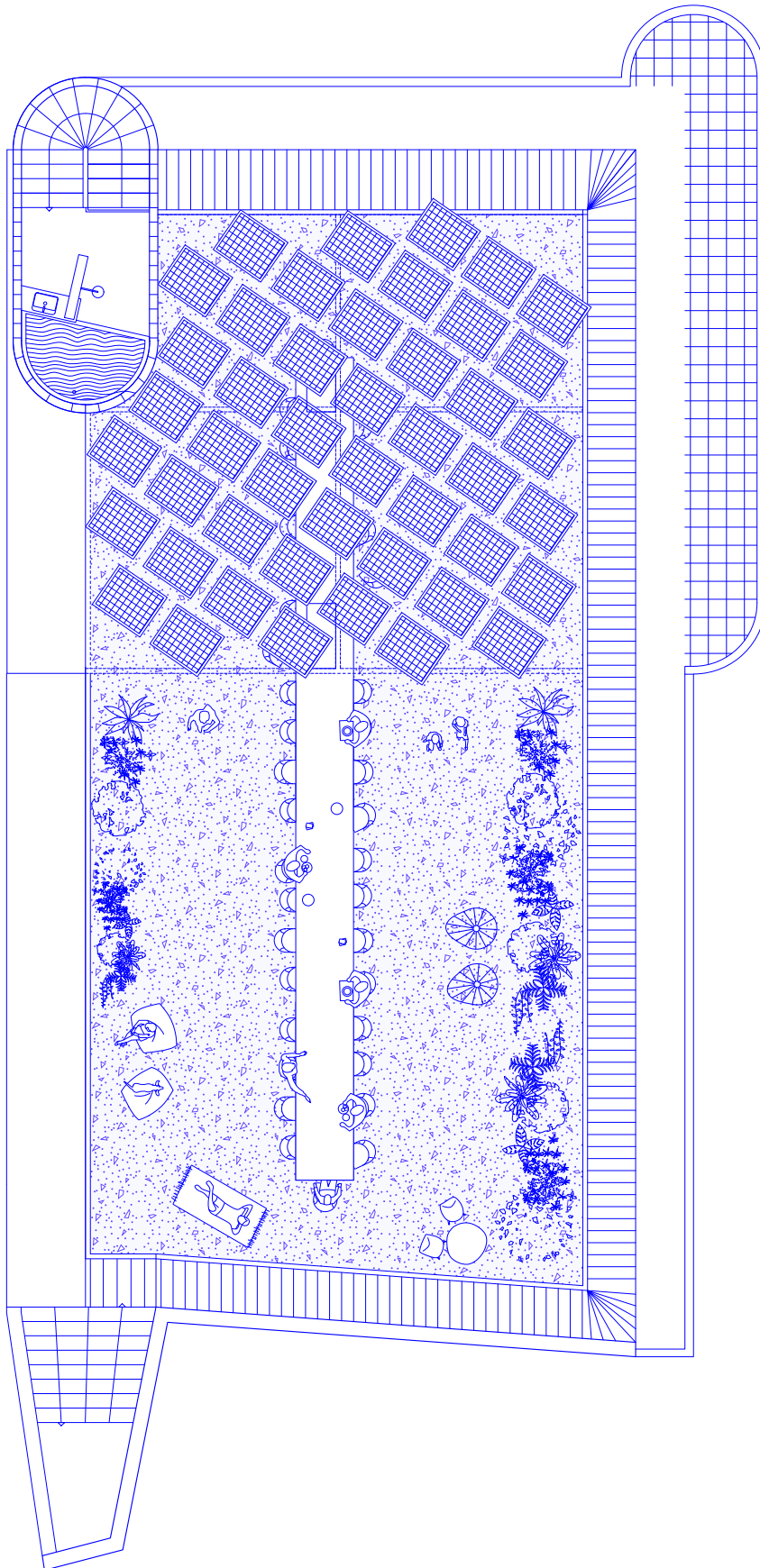
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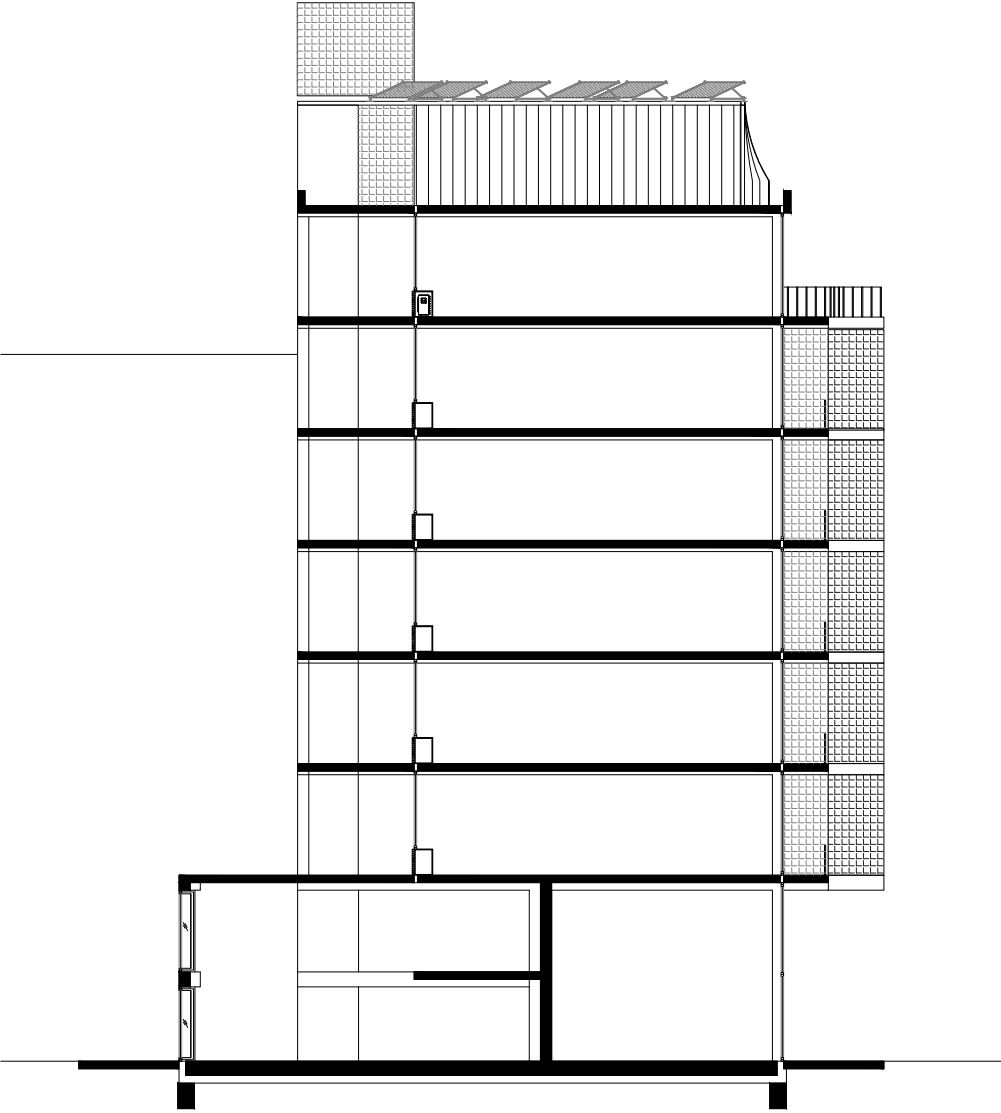
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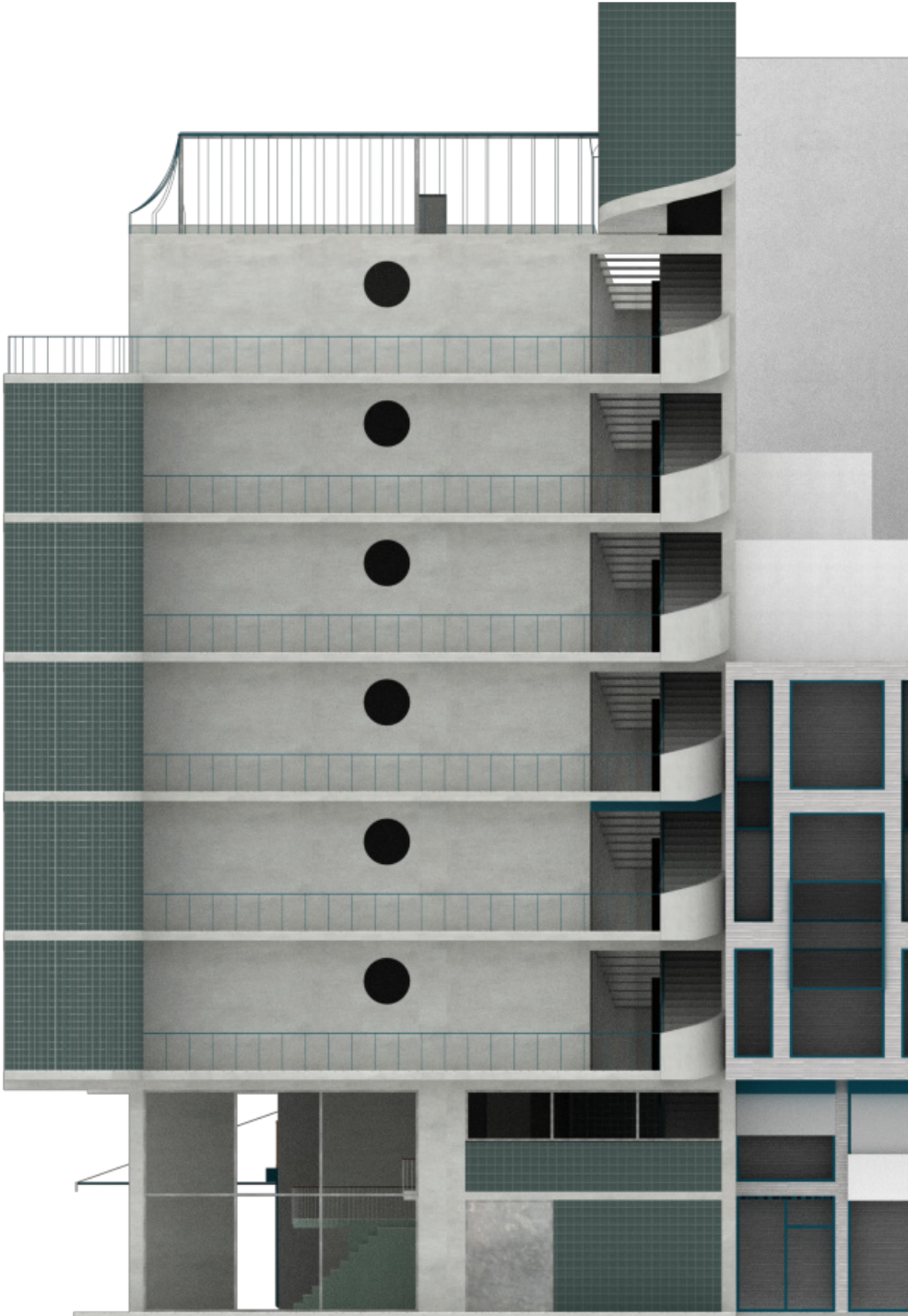
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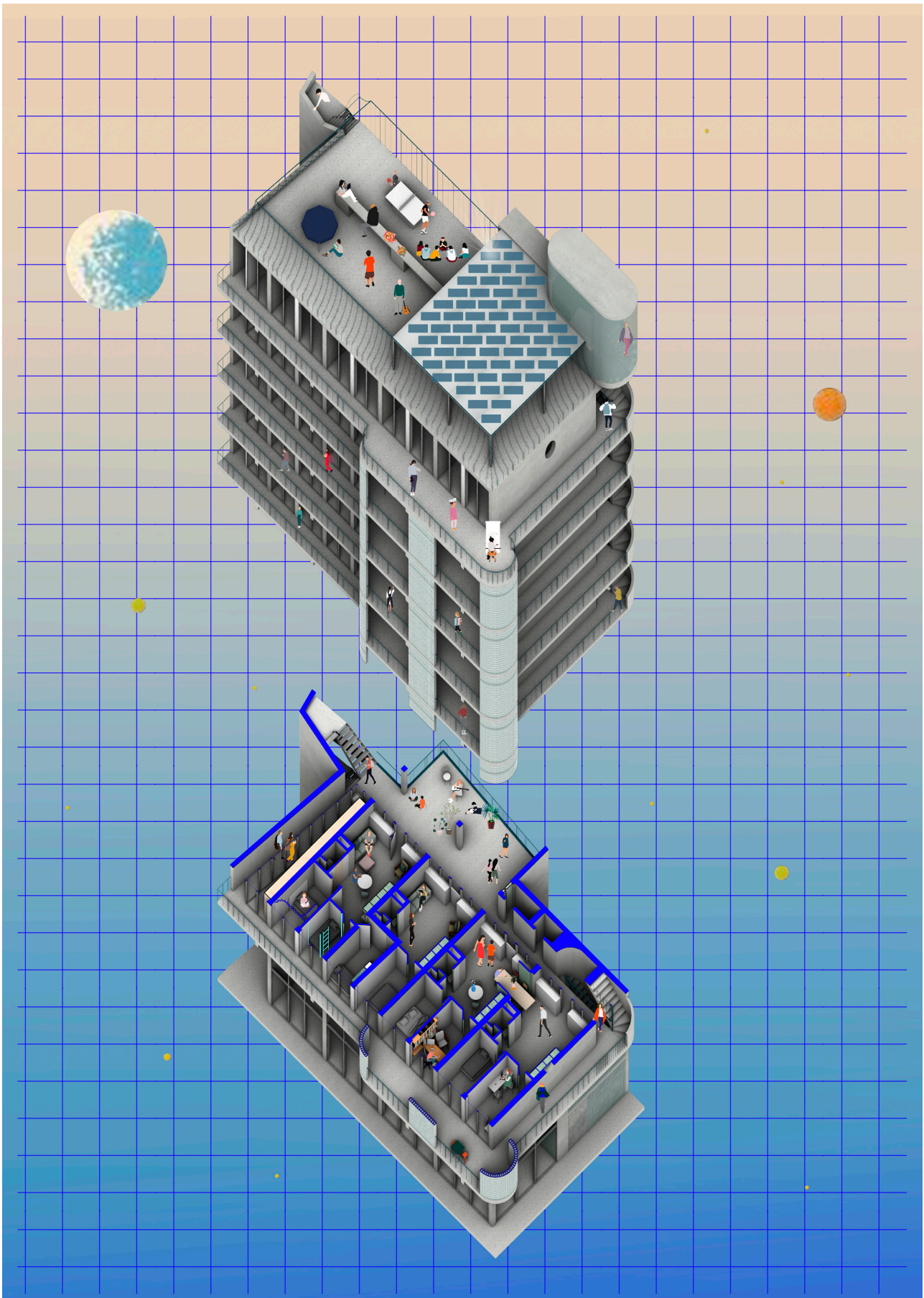
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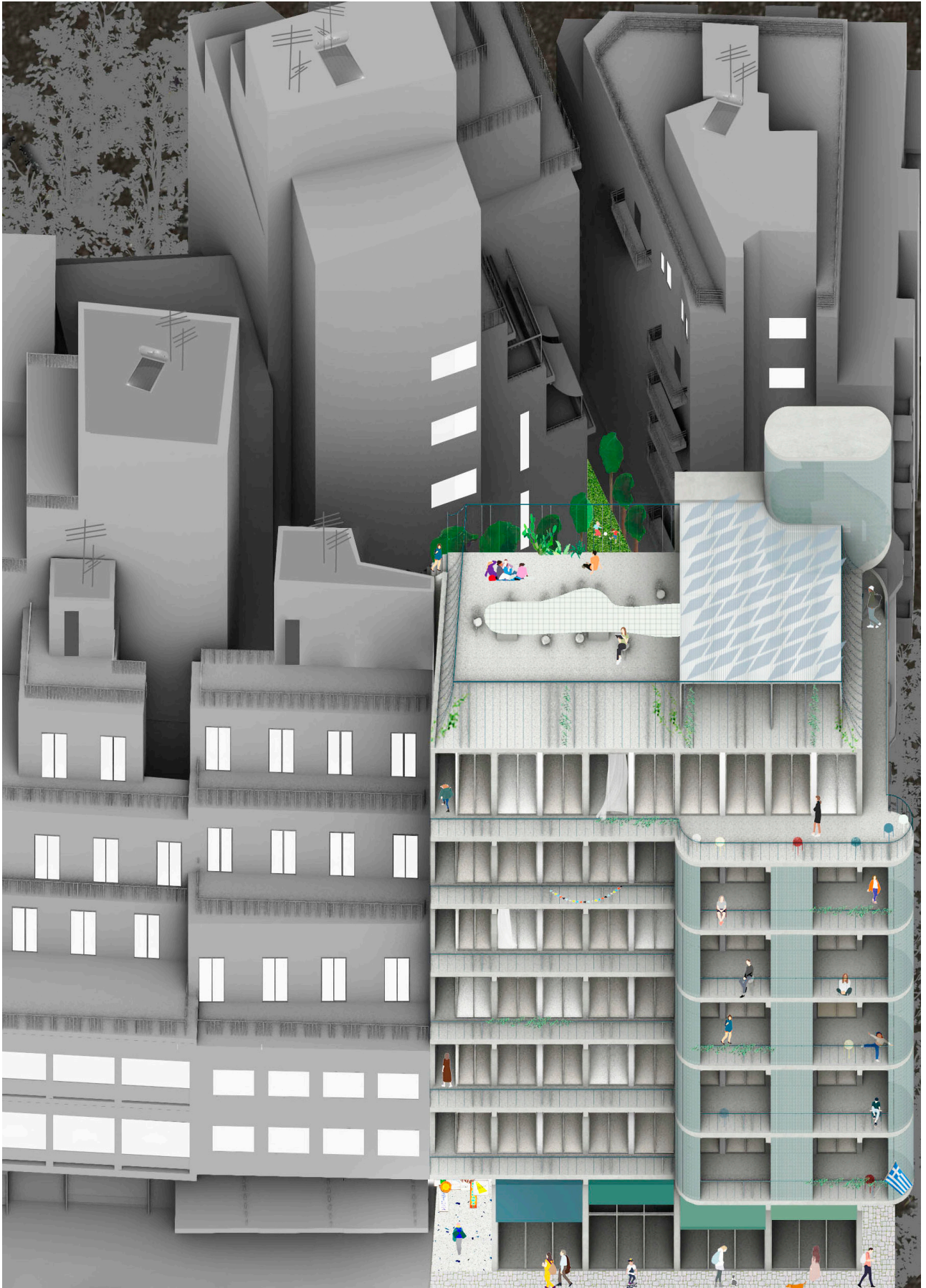
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001. **Redefining Housing:**

The new polykatoikia is not merely a place to live but a tool for transformation. It challenges the individualistic mindset of the past and embeds the principle of collectivity in every aspect. Minimize private living spaces giving more space for collective spaces

002. **The Power of Collective Spaces:**

Balconies, rooftops, stairwells, and foyers are not just transitional areas. They are spaces of shared luxury, accessible to all.

Shared kitchens, workshops, and recreational areas elevate daily life and foster social interaction.

003. **Embracing Flexibility:**

- Flexibility of the use and layout of the apartment.
 - Spaces blending private and communal uses.
-

004. **Sustainability as a Responsibility:**

- Sustainable energy systems and the least possible material such as use of renewable energy sources, and energy efficient systems.
-

005. **The Ground Floor as the Urban Core:**

The open ground floor, with commercial and communal uses, strengthens interaction with the city.

Integration with courtyards and streets activates the urban block, bringing life to the public realm.

006. **Continuous Evolution:**

Shared spaces are maintained collectively, fostering a sense of responsibility and collaboration.

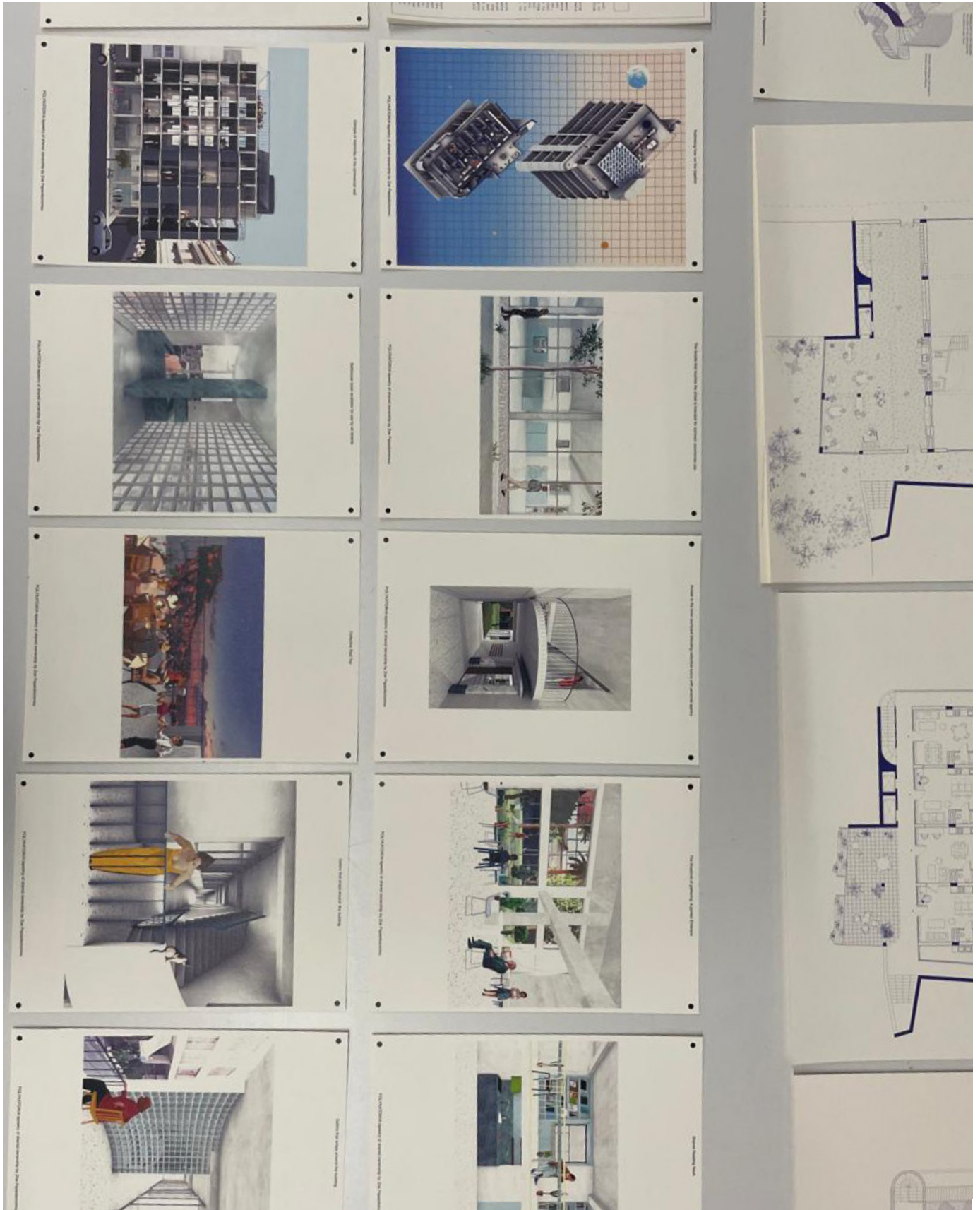
The building adapts to societal changes and emerging needs, ensuring it remains vibrant over time.

Spaces that they can generate income.

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