

Dear Colleague,

You have expressed an interest to participate in our Academic Village project. We are delighted to be able to now announce that we have selected an attractive property for the project of 300,000 square meters (74 acres) in Aulis (modern day Avlida) which is located in the Attica area, 70 kilometers North-East of downtown Athens. Although its ancient temple of Artemis is in ruins Aulis is historic as the small port of ancient Greece from which the Greek fleet under the leadership of Agamemnon sailed against Troy. It is well known from Homer's Iliad [*"All who have not since perished must remember as though it were yesterday or the day before, how the ships of the Achaeans were detained in Aulis when we were on our way hither to make war on Priam and the Trojans. We were ranged round about a fountain offering hecatombs to the gods upon their holy altars, and there was a fine plane-tree from beneath which there welled a stream of pure water"* (Book II, *The Iliad* by Homer translated by Samuel Butler)] and Euripides' play [*Phigeneia in Aulis*](#). Your purchase of a house in the village would connect you to this history.

To the east, the property has a panoramic and unimpeded view of the sea, of both the Evripous Channel and the South Evoikos Gulf, and the island of [Evia](#). The area is accessible by the main northern highway from Athens, as well as by train. The trip by car takes less than one hour and by train, 75 minutes.

The whole project will be monitored by the Head of our Architecture and Engineering Research Unit [Nicholas N. Patricios](#) who is Professor of Architecture at the University of Miami in USA. He has seen, and has also approved the property and has made some preliminary suggestions with regard to the master plan. Apart from the houses there will also be a community center along the lines of classical Athens, an 'agora' central open space enclosed by stoas (large corridors-venues) with surrounding study rooms and library, seminar rooms, meeting places, an auditorium, restaurant and cafe, and offices. These facilities would enable you to benefit from interesting lectures, participate in stimulating seminars and workshops, and enjoy invigorating social events.

Around this central building and within short walking distances, the houses will be built in clusters of 4-6 units forming a necklace in the shape of the Greek Omicron letter. As the property has a significant area of natural woodland, the whole development will have a park-like setting that also benefits from the gently sloping land and a stream that bisects the property. The buildings, houses and community center, will cover a very small amount of land. This will leave a vast area to be filled with pedestrian walkways connecting outdoor activities such as an amphitheater, recreational facilities like a swimming pool, spa, and tennis courts, as well as agro-tourism areas like an olive tree orchard, vineyard, fruit trees, vegetable garden etc. These will be built and administered by ATINER.

The development of the project is still at the conceptual stage and architectural plans still need to be prepared. The plan is to build up to 100 very small houses. Each will consist of one bedroom, living room, kitchenette, bathroom, and a shady patio as well as a parking space. Since houses can be rented out (if the owners wish so) for the various events organized by ATINER, each house would be made to furnish four single beds. Currently the cost per house cannot be determined, but it will not exceed **125 thousand euro**. No deposit will be required but payments will be done in two installments. Each owner will first buy the property at a cost of 65 thousand euro (expected to be paid by 31 December 2012) and will then pay 60 thousand euro when the house is constructed. To ensure an aesthetically unified development of the highest architectural quality, a model house type will be used but the various layouts of each cluster will be different. Our intention is to adhere, as far as possible, to the sustainability principles of the Green Building Rating System formulated by the internationally recognized Leadership in Energy and Environmental Design (LEED).[®] The principles involve sustainable site design, water efficiency, energy reduction, use of recyclable materials, and natural indoor environmental quality.

Please let us know if you are still interested in acquiring one of the limited number of houses in the village and becoming a member of an inspiring academic community, one that will merge an environment for social and intellectual interaction with one's fellow peers, with a leisure resort. Subject to the required official approvals, it is anticipated that the first houses will be available for occupation in 2014. If you have any questions or suggestions, please let me know. A simple e-mail expressing your interest should be sent to me by **8 October 2012**.

Please let me know if you have any questions.

Best Regards

Gregory

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View from the property looking northeast at the gulf, the island of Evia, and the Halkida bridge in the distance



Map of ancient Greece

