



L.L. Associates
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LL Associates



about

LL Associates, founded in 1986 by Kostas and Spyros Loukos is a Greek Architectural design studio specializing in architecture, urban development and interior design.

The practice has expertise on cultural, residential and commercial projects, providing full architectural and interior design, masterplanning, product and furniture design services for both, public and private sectors.

Our diverse built portfolio includes theatres and galleries, health care buildings, apartments, private houses, hotels, offices, masterplans and retail facilities. LL Associates has won many competitions and its work is widely published.

During more than 25 years of project experience, LL Associates has continually expanded its capabilities through prolonged collaboration with an extended network of consultants, partners and advisors to devise integrated, sustainable design solutions.

practice

The goal is to design buildings and environments that work, inspire people and transform communities. With each project the practice explores ways to integrate an organizing concept with the programmatic and functional essence of a building. As a result it aims to create specifically detailed buildings that are connected to context and function.

We believe that architecture is grounded in the technology that defines the possible. Extending the approach with ecological innovation LL Associates is recognized for its ability to shape space and light with contextual sensitivity, creating concept-driven design at multiple scales, from minimal installations to large scale work.

The Practice is actively involved in the design and supervision of each project from the initial concept stage, through planning, construction and completion. It is our belief that high quality design results from the continuity of the design process and intensive dialogue. We work closely together to ensure that best results are achieved through a synthesis of concept, beauty and functional integration.

The Practice provides also construction supervision, construction management and tender packages for private or public projects.

directors

Kostas Loukos, Director

Kostas Loukos graduated from the School of Architecture of the National Technical University of Athens in 1981.

Since cofounding LL Associates in 1985 Kostas has served as Project Architect on most major projects and has worked on the development of all major projects as lead constructor administrator.

Kostas is a member of the Technical Chamber of Greece, and the Architects Association of Greece.

Spyros Loukos, Director

Spyros Loukos graduated from the School of Architecture of the National Technical University of Athens (N.T.U.A.) in 1980 and went on to earn an advanced degree from the Rensselaer Polytechnic Institute (R.P.I.). Graduate School of Architecture (and University of Pennsylvania (UPenn) phd Program (never completed))

Spyros Loukos held professorship at RPI for approximately two years.

Since 1985 when he cofounded LL Associates, Spyros has served as Principal Designer on many major projects and has had a significant impact on the development of every major project.

Spyros is a member of the Technical Chamber of Greece, the Architects Association of Greece, and the Solar Society, USA.

staff

Elias Drivakos	Architect
Kostas Kyriazopoulos	Architect
Aggelos Floros	Architect
Christos Tsioumanis	Architect
Vaggelio Peppas	Architect

Menis Tselentis	Interior designer
Nikos Lagos	Architect - Artist

publications

09/2013	VILLAS Magazine	Private Residence in Kifisia
04/2013	DOMES, Greek Architecture Yearbook	Three storey Detached House, Kifisia
09/2013	DOMES, international Review of Architecture	Three storey Detached House, Kifisia
36/2005	Design + Art in Greece	Housing Complex in Filothei, Athens
24/2006	Highlights magazine	Interview
38/2004	Architecture in Greece	Social Security Agency Branch in Ano Liosia
38/2004	Architecture in Greece	Day care centre for the mentally disabled
02/1993	Periodiko	The National Opera of Greece
1992	To Vima, newspaper	The National Opera of Greece
22/1998	Architecture in Greece	Elementary school of the American College in Kantza, Athens
1985	Proceedings of Solar 85 / Raleigh, N.	Skin dominated office building/ spatial envelope
1984	Center for Architectural Research	Spatial Envelope/ Another approach to office Buildings
1984	School of Architecture, RPI	Architecture and criticism
1980	European center of Delphi / conference	Architecture and Environment

awards

2013	Honourable mention DOMES	Private Residence in Kifisia
2010	SHORTLISTED	Healthcare Building in Agrinio
2008	1st PRICE	Healthcare building in Kozani
2007	2nd PRICE	Healthcare building in Agios Nikolaos
2004	1st PRICE	Housing for Elderly in Amarousio
2004	2nd PRICE	Healthcare building in Thessaloniki
1993	1st PRICE	KED office building in Athens
1992	1st PRICE	Military Mall
1992	1st PRICE	Penitentiary centre in Koridallous
1991	2nd PRICE	Satellite Station in Nemea
1988	2nd PRICE	Competition for a cultural center in Komotini
1988	1st PRICE	International competition for the Red Crescent Building in Abu Dhabi

projects

RESIDENTIAL

Morfi S.A.	Kifisia Apartments	1500 m ²	Kifisia	2014
Malliakas Nikolaos	Two detached houses in Anthidona	200 m ²	Anthidona	2012
Mitilinaki Zacharenia	Private house in Kalivia	150 m ²	Kalivia, Attica	2012
Stasinopoulos	Private house in Melisia	250 m ²	Melisia	2011
Kallikazaros John	Private house in Melisia	200 m ²	Melisia	2010
Palaiologou Aggeliki	Private house in Krioneri	140 m ²	Krioneri	2010
Simvoulides Nick	Private house in N. Makri	120 m ²	N. Makri	2010
Markopoulos Anastasios	Private house in Krioneri	150 m ²	Krioneri	2010
Papadopoulos George	Private house in Thrakomakedones	450 m ²	Thrakomakedones	2009
Kasimatis George	Two detached houses in Kifisia	550 m ²	Kifisia	2009
Tatsis Drosis	Private house in Kalivia	110 m ²	Kalivia	2009
Zenetos Spyros	Private house in Marousi	160 m ²	Marousi	2008
Belos Dimitris	Six resort houses in Preveza (preliminary study)	600 m ²	Preveza	2008
Psalida Sivilla	House in Cefalonia	280 m ²	Cefalonia	2008
Malliakas Nikolaos	House in Anthidona	120 m ²	Anthidona	2008
Tsaousis George	House in Schinias	120 m ²	Schinias	2008
Papageorgioly Spyros	Two storey house in Artemida	120 m ²	Artemida	2008
Dallas Konstantinos	Two Storey house in Spata	120 m ²	Spata	2007
Kallikazaros John	Two town houses in Melisia	480 m ²	Melisia	2007
Politi Spyridoula	Block of apartments on Kinossargos	400 m ²	Kinossargos	2007
Delatola Fragiska	Addition to an existing house in Marousi	510 m ²	Marousi	2007
Kontoes Paraskevas	Private house in P. Psychiko	550 m ²	P. Psychiko	2007
Spiliotopoulos Panagiotis	Resort house in Ikaria	90 m ²	Ikaria	2007
Douma Antzela	Private House in Artemida	200 m ²	Artemida	2007
Ontosi Ogum States Nigeria	Masterplanning and design for 3000 and apartments in Nigeria		Olokola Nigeria	2006
Zografakis N and M	Block of apartments in Melisia	480 m ²	Melisia	2006
Kartali Chrysanthi	Private house in Kifisia	650 m ²	Kifisia	2006
Divari Irene	Two resort houses in Mykonos	240 m ²	Mykonos	2006
Papapetros Theodoros	Block of apartments in Kamatero	680 m ²	Kamatero	2006
Mouchtouris Athenasios	Block of two apartments in Kifisia	350 m ²	Kifisia	2005
Papapetros Theodoros	Block of apartments in Kipseli	1300 m ²	Kipseli	2005
Whitemast SA	Private house in Dionisos	850 m ²	Dionisos	2005
Antiochos Charalambos	Complex of 4 maisonettes in Gerakas	560 m ²	Gerakas	2004
Antiochos Charalambos	Complex of 4 maisonettes in Gerakas	590 m ²	Gerakas	2004
Antiochos Charalambos	Block of apartments in Gerakas	960 m ²	Gerakas	2004
Pantazis George	Private house in Schinias	180 m ²	Schinias	2004
Marinos Emmanuel	Resort house in Kasos	60 m ²	Kasos	2003

Kyriakopoulos George	Addition to an existing house in Glyfada	295 m ²	Glyfada	2003
Zografakis N and M	Two blocks of apartments in Marousi	2210 m ²	Marousi	2003
Papageorgioy George	Three Maisonettes in Kifisia	700 m ²	Kifisia	2002
Kamaras Nikitas	Block of anartments in P. Psychiko	750 m ²	P. Psychiko	2002
Vitoratos Konstantinos	Two detached houses in Rafina	300 m ²	Rafina	2002
Kostopoulos G and S	Complex of 6 maisonettes in Marousi	850 m ²	Marousi	2002
Koukas Zannis	Three resort houses in Myconos	350 m ²	Myconos	2002
Red Circle CO	Resort house in Skiathos	350 m ²	Skiathos	2001
Divari Irene	Private house in Drosia	220 m ²	Drosia	2001
Papadimitriou Dimitris	Private residence in Philothei	1700 m ²	Philothei	2001
Babouris Anthony	Private house in Varnava	350 m ²	Varnava	2001
Municipality of A. Liosia	8 maisonettes in block 1362 in A. Liosia	1400 m ²	A. Liosia	2001
Municipality of A. Liosia	21 maisonettes in block 1384 in A. Liosia	2200 m ²	A. Liosia	2001
Municipality of A. Liosia	12 mix use blocks of apartments in block 944 in A. Liosia	5000 m ²	A. Liosia	2001
Municipality of A. Liosia	17 mix use blocks of apartments in block 944 in A. Liosia	6200 m ²	A. Liosia	2001
Voudouris Foundation	9 houses	4000 m ²	A. Liosia	2001
Tsabanis Panagiotis	Private house in Philothei	400 m ²	Philothei	1999
Zografakis N and M	Block of apartments in Marousi	750 m ²	Marousi	1999
Vavvarigou Kl.	House in A. Liosia	150 m ²	A. Liosia	1998
Kontoes John	2 maisonettes in Schinias	400 m ²	Shinias	1998
Marinos Emmanuel	Vacation house in Kasos	200 m ²	Kasos	1997
Zanias George	Vacation house in Theologos	200 m ²	Theologos	1997
Zanias George	Vacation house in Malesina	460 m ²	Malesina	1997
Eftichiakos Dimitris	Private house in Glyfada	250 m ²	Glyfada	1996
Eliadis Maria	Private house in Markopoulo	100 m ²	Markopoulo	1996
Oikonomides Bross	Block of apartments in Marousi	800 m ²	Marousi	1996
Zografakis N and M	Block of apartments in Marousi	1250 m ²	Marousi	1996
Kourtidis Konstantinos	Complex of three maisonettes in Mortero	400 m ²	Mortero	1995
Lemonakis George	Private house in N. Liosia	250 m ²	N. Liosia	1996
Kavapas Nickolaos	Private house in Voula	400 m ²	Voula	1991
Kaiskow S.	Private Residence in Dubai	2500 m ²	Dubai	1989
Floros Leonidas	Three maisonettes in Politia	450 m ²	Politia	1989
Kalogirou Maria	Private house in Vari	260 m ²	Vari	1989
Apostolou Dimitris	House in Aliveri	250 m ²	Aliveri	1989
Tsimi Denise	Private house in Varkiza	450 m ²	Varkiza	1988
Giovanni Aggeliki	Block of apartments in N. Philothei	2100 m ²	N. Philothei	1988
Giovanni Aggeliki	Block of apartments in Chalandri	850 m ²	Chalandri	1988
Karrela Anastasia	Block of apartments in N. Philothei	800 m ²	N. Philothei	1988
Andrianos Evangelos	Block of apartments in Alimos	300 m ²	Alimos	1988

Red Crescent	Mix use building with apartments, retail shops and clinique in Abu Dhabi	12000 m ²	Abu Dhabi	1988
Stasinopoulos	Two maisonettes in Politia	450 m ²	Politia	1985
Iliopoulos X.	Two maisonettes in Politia	400 m ²	Politia	1983
Koukas Zannis	Resort houses in Myconos	300 m ²	Myconos	1983
Stamatelos M.	House in Ipp. Politia	350 m ²	Politia	1983
Voulgaraki T.	House in Ipp. Politia	250 m ²	Politia	1983
Enaggelaton E.	House in Ipp. Politia	150 m ²	Politia	1983

OFFICE BUILDINGS

Xylagras George	Retail and office building in N. Penteli	450 m ²	N. Penteli	2011
Valkat SA	Retail and office building in N. Irakleio	1350 m ²	N. Irakleio	2004
DDB SA & Omikron SA	Office building in Gerakas	7500 m ²	Gerakas	2003
Love Radio SA	Love Radio Headquarters in Tavros	800 m ²	Tavros	2000
Fercal SA	Office building in Glyka Nera	800 m ²	Glyka Nera	2000
Flex SA	Office building in Chalandri	1100 m ²	Chlandri	1996
K. Koutridis SA	Office building in Koridallos	2200 m ²	Koridallos	1993
K. Koutridis SA	Mall in Koridallos	1100 m ²	Koridallos	1992
Armos - Midas SA	Office building in Marousi	3500 m ²	Marousi	1991
P & N Tsenes	Office building in N. Smirni	1400 m ²	N. Smirni	1991
National Bank of Greece	Office brach in Kozani	500 m ²	Kozani	1988
RPI	PPI technology park office building	5500 m ²	New York	1985
Xylagras George	Retail and office building in N. Penteli	450 m ²	N. Penteli	2011
Valkat SA	Retail and office building in N. Irakleio	1350 m ²	N. Irakleio	2004

EDUCATION - SPORTS

ILION Elkot SA	3rd kindergarden in Ag. Anargiroi	860 m ²	Ag. Anargiroi	2005
Valkat SA	High School in N. Irakleio	2300 m ²	N. Irakleio	2001
Municipality of A. Liosia	Football Arena in A. Liosia	25000 m ²	A. Liosia	2001
Municipality of A. Liosia	High school in A. Liosia	1700 m ²	A. Liosia	2001
Voudouris foundation		2500 m ²	A. Liosia	1999
Moraitis School	Additions and modifications in Moraitis school in P. Psichiko		N. Psichiko	1995
K. Kourtidis SA	Kindergarden and elementary school in Koridallos	1800 m ²	Koridallos	1993
K. Kourtidis SA	Elementary school in Koridallos	3000 m ²	Koridallos	1993
K. Kourtidis SA	Indoor sports Arena in Mikra	6000 m ²	Mikra Thessaloniki	1992
American College of Athens	Competition for the elementary school of the american college of Athens	2500 m ²	Kantza	1987

LEISURE

Mamfredas Spyros	Luxury resort hotel, bungalows and residences in Zakynthos		Zakynthos	2012
Veros Eftathios	Luxury resort hotel "Makara palace" in Makara Mitilini		Mitilini	2006

Veros Eftathios	Refurbishment of the hotel "Alkeos"	Mitilini	2006
Kotrona Bross SA	Refurbishment of the hotel "Golden Sun" in Glyfada	Glyfada	2006
Keramos SA	Remodelling and adaptation of the hotel "Klitor" in Kalavrita	Kastri, Kalavrita	2005
Antoninis Manthos	Swimming Pool, Bar	Myconos	2002
Malevitis Spyros	Resort Hotel in Dimitsana	Dimitsana	2002
Ermis SA	New wing extension of the hotel "Ermis"	Syros	1997
Ermis SA	New wing extension of the hotel "Ermis"	Syros	1992
Agas A.	Hotel resort in Folegandros	Folegandros	1982
Charalambopoulos Dimitris	Hotel resort in Patra	Patra	1978

CULTURE

Keramos SA	Three cinemas complex in Petroupoli	750 m ²	Petroupoli	2005
Droulias John	Outdoor theatre in Zartouna	500 m ²	Zatouna	2000
Municipality of A. Liosia	Cinemas complex in A. Liosia	3200 m ²	A. Liosia	1998
Vagionakis Nikos	Theatre in Athens	700 m ²	Athens	1996
Municipality of Chalkida	Auditorium in Chalkida (competition)	1800 m ²	Chalkida	1989

VARIOUS PROJECTS

Keramos SA.	Conversion to cultural center	253 m ²	Marousi	2004
Keramos SA.	Conversion to cultural center	314 m ²	Marousi	2004
Keramos SA.	Achaia police headquarters	4520 m ²	Patra	2003
Keramos SA.	IRS Building in A. Liosia	2500 m ²	Liosia	2001
K. & Σ. Matalas SA	Officer's Barracks	2000 m ²	Vari	1995
K. & Σ. Matalas SA	Officer's Barracks	2800 m ²	Gkazi	1995
K. Kourtidis SA	Military complex for student officers	2500 m ²	Thessaloniki	1994
K. Kourtidis SA	Military Super market	2500 m ²	N. Elvetia	1993
K. Kourtidis SA	Military wall	3500 m ²	N. Elvetia	1992
K. Kourtidis SA	150 houses for immigrants	18000 m ²	Rodope	1992
K. Kourtidis SA	105 houses for immigrants	12000 m ²	Rodope	1992
K. Kourtidis SA	90 houses for immigrants	10000 m ²	Evros	1992
K. Kourtidis SA	70 houses for immigrants	8500 m ²	Evros	1992
K. Kourtidis SA	60 houses for immigrants	7000 m ²	Evros	1992
K. Kourtidis SA	414 Military hospital	4000 m ²	Penteli	1992
K. Kourtidis SA	Penitentiary centre	3500 m ²	Koridallos	1992
K. Kourtidis SA	Military complex for student officers	6200 m ²	Thessaloniki	1991
SIEMENS A.G. – Arko SA – Palmira SA	Satellite Station	1500 m ²	Nemea	1988
Municipality of Komotini	Cultural Center	2500 m ²	Komotini	1988

LANDSCAPING

Municipality of Distia	Square at the village of Koskina		Evoia	2009
Municipality of Distia	Square at the village of Velos		Evoia	2009
Evdromos SA.	IVI Park		N. Erithraia	2006
Keramos SA.	Civic park at the settlements of OEK		Metamorfofi	2005
Keramos SA.	Civic park at the settlements of OEK		Philadelfeia	2005

HEALTH

IKA (National Insurance Organisation)	New Branch of IKA in Kozani	6000 m ²	Kozani	2008
IKA (National Insurance Organisation)	New Branch of IKA in Agios Nikolaos	2400 m ²	Crete	2008
IKA (National Insurance Organisation)	New Branch of IKA in Thessaloniki	6400 m ²	Thessaloniki	2003
Voudouris Foundation	Three homes for assisted way of living for people with disabilities	1260 m ²	A. Liosia	2002
IKA (National Insurance Organisation)	New Branch in Larissa	6000 m ²	Larisa	2002
IKA (National Insurance Organisation)	Hospital in A. Liosia	8000 m ²	A. Liosia	2002
PIF	Hospital in Athens (preliminary design)	30000 m ²	Athens	2000
ARC Foundation	Hospice in Athens	3500 m ²	Athens	2000
Municipality of A. Liosia	New branch of IKA in A. Liosia	3500 m ²	A. Liosia	1996
Eliades Maria	Medical Prehabilitation Unit	150 m ²	Markopoulo	1996

COMMERCIAL BUILDINGS

Municipality of Domokos	Obattoir complex and stables		Domokos	2008
Municipality of Sifnos	Obattoir complex and stables		Sifnos island	2004
Municipality of Kithnos	Obattoir complex and stables		Kithnos island	2003
K. Kourtidis SA	Gallery of 401 Military hospital		Athens	2000
Municipality of Dymalia	Obattoir complex and stables		Naxos island	1999
Municipality of Naxos	Obattoir complex and stables		Naxos island	1999
Arkas SA	Factory for explosives		Skopje	1999
Arkas SA	Factory for explosives		Evoia	1999
Horizon Ltd	Warehouse in Elefsina		Elefsina	1998
Golf Club	Renovation and extension of Golf Club premises		Glifada	1998
Gemk SA	Tensile Pedestrian Bridge		Kifissos	1997
Diamantis SA	Garment Factory		Albania	1996
K. Kourtidis SA	Renovation of the National Presses Building		Moscow	1994
Menatep Bank	Renovation of three branches in Moscow		Moscow	1994
Most Bank	Renovation of bank headquarters		Moscow	1994
Chatow	Renovation of four storey office building		Moscow	1994
Chatow	Renovation of seven storey office building		Moscow	1994
Chatow	Renovation of five storey office building		Moscow	1994
K. Kourtidis SA	Repairs and Renovation			

EXHIBITION

Sapoutzis	Wilmotte Exhibition in Athens		French Embassy in Athens	2004
Andreou N.	Three storey bar and restaurant Building		Athens	2003
S & P Advertising	Exhibition Stand in Infacoma		Thessaloniki	2000
Team Athens	Exhibition Stand in MEDIA 2000		OAKA Athens	2000
Media Direction	Exhibition Stand in MEDIA 2000		OAKA Athens	2000
BBDO Athens	Exhibition Stand in MEDIA 2000		OAKA Athens	2000
CineMAX	Exhibition Stand in MEDIA 2000		OAKA Athens	2000

Team Athens	Exhibition Stand in MEDIA 1999	SEF Athens	1999
Mawakis - Kopanis Ltd	Café - Bar in Pagkrati	Athens	1995
Mc Donald's	Restaurant in N. Smirni	N. Smirni	1995
M. Kourtidis SA	Beauty shop in Moscow	Moscow	1994
GGAE	Exhibition stand in 58th Thessaloniki International Fair	Thessaloniki	1993
Athens Concept Hall (Megaron)	Wagner Exhibition	OMMA Athens	1993
Athens Concept Hall (Megaron)	Venice Exhibition	OMMA Athens	1993
Nikolouzos	Womenswear store	Markopoulo	1991
Samaras A.	Stationary in Athens	Athens	1990
Lalos B.	Records store	Athens	1989
Aggelopoulos I.	Jewels Store in Myconos	Myconos island	1988
Karkaliogloy M.	Womenswear store	Athens	1988
Asimakopoulos	Furniture Showroom	Athens	1985
Diamantopoulos Bros	Pianos showroom	Athens	1982
Papadakis G.	La Petite Shop	Athens	1981
Carouzos	Carouzos flagship store in Patisision str.	Athens	1979

LISTED BUILDINGS – RENOVATION ADAPTATION

Jamal Nachleh	Renovation of a maisonette	240 m ²	Kastri	2010
Adrianopoulos Genie	Renovation of an apartment in Athens	400 m ²	Athens	2009
Marinos Emmanuel	Rehabilitation of a town house in Kasos	180 m ²	Kasos	2004
Stavraka Maria	Restoration of a listed building in Kifisia	280 m ²	Kifisia	2004
Kedros Alexander	Restoration of a listed building in Kasos	295 m ²	Kasos	2004
Keramos SA	Restoration of the cultural centre of Marousi	314 m ²	Marousi	2004
Keramos SA	Rehabilitation of a house for the elderly in Marousi	262 m ²	Marousi	2004
Antonopoulos Chris	Refurbishment of a maisonette in Philothei	195 m ²	Philothei	2004
Papageorgiou G.	Refurbishment of an old house in Kifisia	250 m ²	Kifisia	2002
Liquimar SA	Restoration of a listed building in Athens	900 m ²	Athens	2001
S & P Advertising	Office Interiors	300 m ²	Athens	2000
Team Athens	Office Interiors in Marousi	500 m ²	Marousi	1999
Grafis	Office Interiors in Marousi	250 m ²	Marousi	1998
Arkas SA	Office Interiors in N. Erithraia	200 m ²	N. Erithraia	1998
Ernest and Young	Office Interiors in Piraeus	450 m ²	Piraeus	1998
Moraitis School	Music and psychology department	400 m ²	P. Prichiko	1995
Moraitis School	Office Interiors	280 m ²	P. Prichiko	1995
Menater Bank	Bank Interiors	4500 m ²	Moscow	1994
National Opera House	Renovation of the NOH	2000 m ²	Athens	1993
Moraitis foundation for literary and cultural studies	Interiors	280 m ²	Athens	1993