

BEACHFRONT VILLA
SEA DUNES NEIGHBOURHOOD







SEA DUNES RESIDENCES

SEA DUNES NEIGHBOURHOOD

Imagine living only footsteps from the crystal clear waters of the Ionian Sea, where The Dunes Beach is an extension of the villa's front garden. This long, south-facing beach is part of a unique ecosystem that includes the Sellas River, its diverse surroundings and natural vegetation.

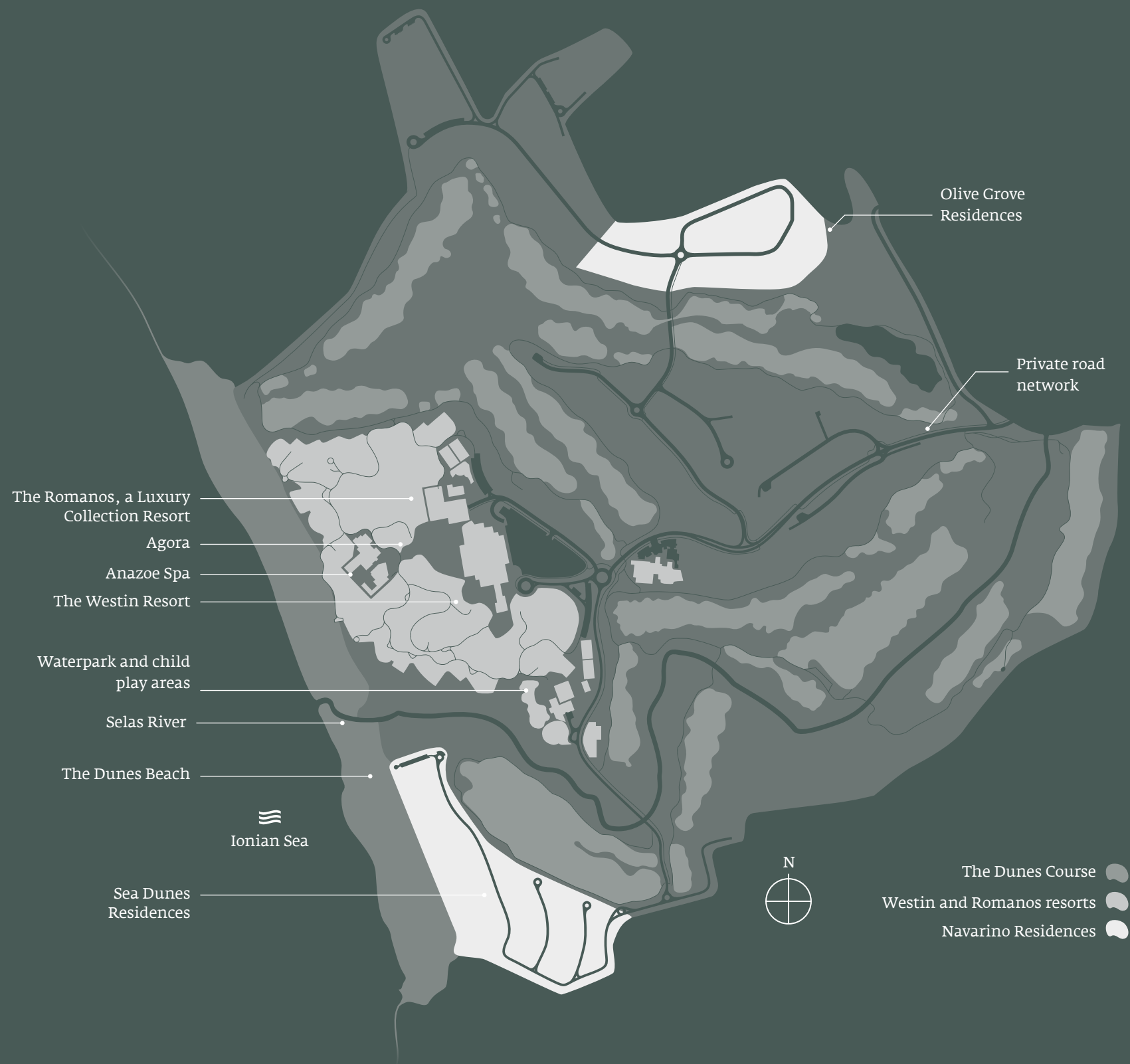
To the north, the properties are framed by the fairways and greens of The Dunes signature golf course. Facing southwest, owners will enjoy spectacular sunset views over the blue sea from ground level.

BEACHFRONT VILLA **Just a few meters from the sea**

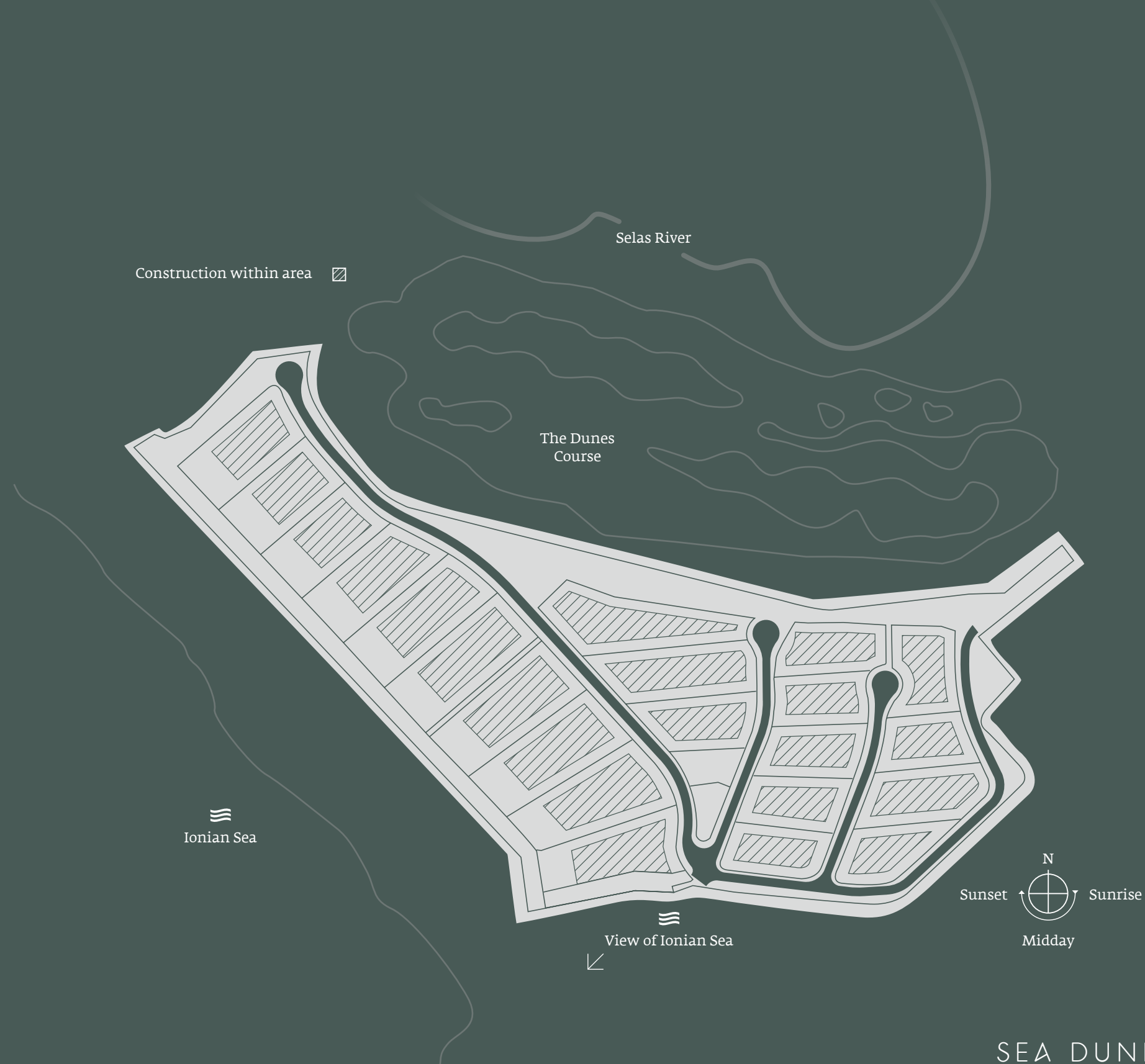
Situated in the Sea Dunes neighbourhood, one of only a few places in the Mediterranean that offers such close proximity to the sea, these properties are large, single-storey villas with basement, standing on southwest spacious plots.

Twenty-two freehold properties are available, ranging in size from 650 to 1,000m² of indoor area. Adjacent plots can be joined to create large-scale villas with indoor areas corresponding to multiple properties.





SITE MAP



SEA DUNES RESIDENCES

BEACHFRONT VILLA BY
ISV ARCHITECTS

CONCEPT

The tasteful opulence of the Romanos, a Luxury Collection Resort and the Westin Resort Costa Navarino has further enhanced the region’s architectural diversity and inspired us in the design of this residence. The hotel buildings and landscaped areas, including communal planted and paved spaces as well as the golf courses, blend harmoniously with Messinia’s unique natural environment. Native vegetation dominates, with olives, cypresses, pistacias and vines in abundance.

The beachfront plot features street access on one side, with the sea view and plentiful sunlight on the other. The residence is arranged around two courtyards: one on the access side, serving also as a “projection” of the villa into the neighborhood, and the other on the view side, where life in the residence will be centered.

There are two large wings, one housing all the private rooms of the family, the bedrooms and the study, while the more “communal” wing contains the main living spaces, dining area and kitchen. Swimming and reflecting pools provide a water element that both separates and at the same time conjoins the wings and courtyards.

Nestled between the wings, the fully transparent foyer offers a breathtaking, unobstructed view of the sea, providing the first grand impression of the experience of living in this villa.

ARCHITECT

ISV Architects

ISV Architects is based in Greece with a branch in London, specializing in the design and construction of various types of buildings (homes, villas, high-end hotels, commercial premises, offices, stores) both in Greece and internationally.

The firm is headed by three senior partners: Babis Ioannou, Tasos Sotiropoulos and Alexander Van Gilder. Having started out in 1977, undertaking complex building projects in Greece and abroad, ISV Architects has earned a reputation for simple and restrained design language, transcribing a modern architectural vocabulary into the ever shifting reality of the 21st century. ISV has an expanding portfolio of international projects ranging from small-scale interior design projects to large-scale residential complexes, hotels and office buildings. A team of inspired, talented young architects ensures that ISV continues to maintain its dynamic approach to design.

Architecturally, the firm’s core values are incorporated in an anthropocentric design approach that prioritizes the enhancement of human wellbeing. Key elements to ISV’s architecture are the subtle use of natural and artificial light, distinct and comprehensible spatial geometry as the chief factor for a proper architectural composition, along with the fusion of interior and exterior through controlled transparency. Nature, the environment and sustainability are the primary sources of ISV’s inspiration.

PROPERTY DETAILS

Beachfront Villa

Land plot areas	3.000 m²
Frontage	35 m
Orientation	SW
Residence total gross areas	1.200 m²
Residence main areas	720 m²
Residence auxiliary areas	480 m²
Outdoor covered areas	170 m²
Bedrooms	6
Bathrooms	6

All Villas can be fully customized in terms of selection of materials and interior layout.

Bank financing is available subject to conditions.

ENTRANCE





ENTRANCE INTERIOR



OUTDOOR LIVING AREA



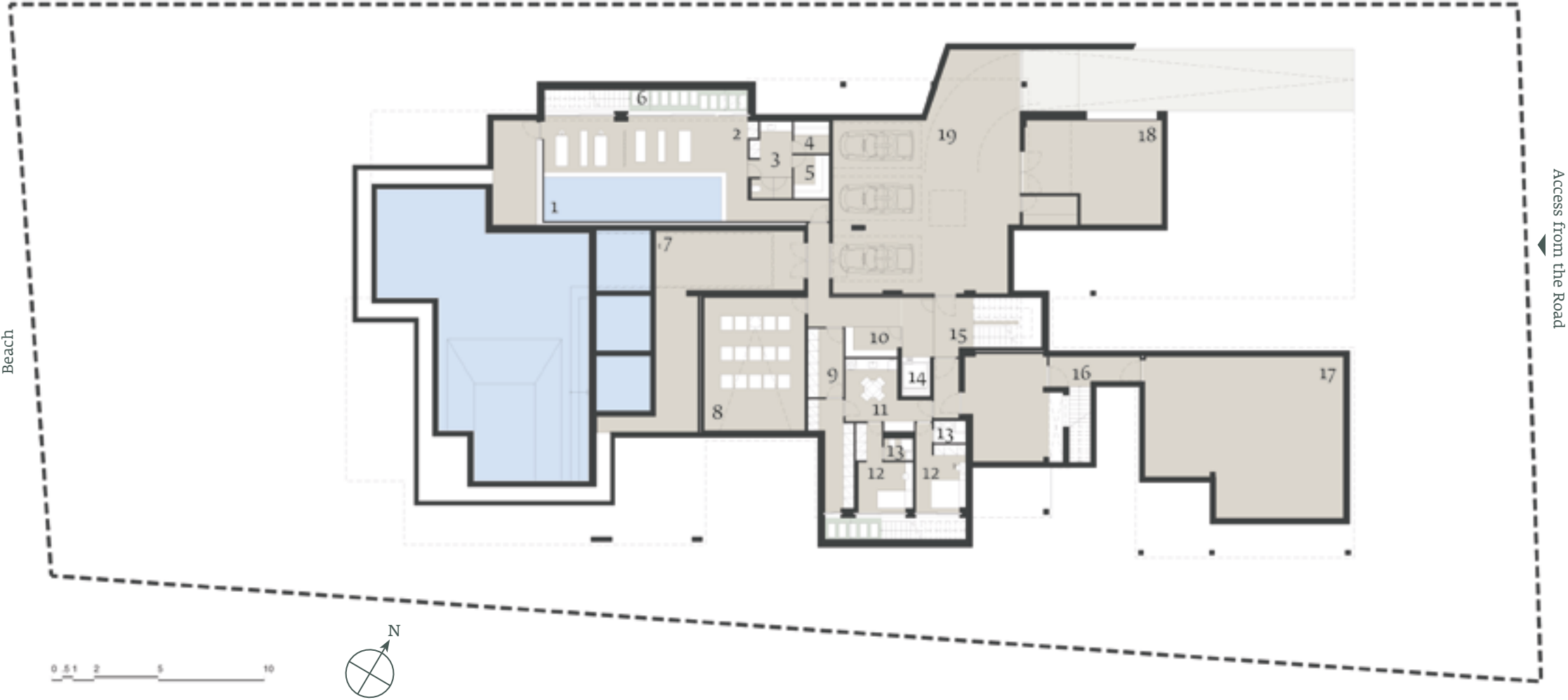
LIVING ROOM



MASTER BEDROOM

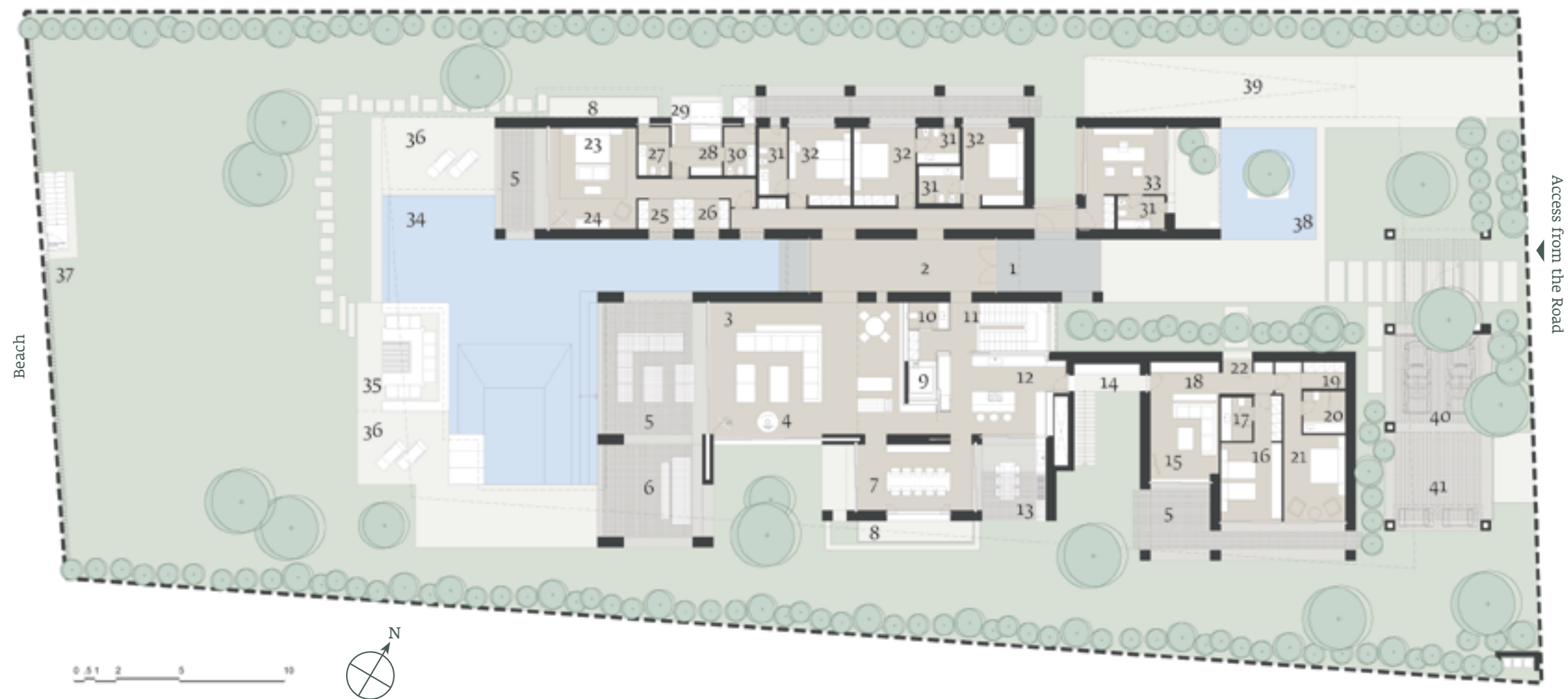


LOWER GROUND FLOOR PLAN



- | | | | |
|----------------------------|----------------------------|----------------------------------|-----------------------------------|
| 1 Indoor Pool | 6 Outdoor Access to Garden | 11 Staff Living Area | 16 Outdoor Access to Ground Floor |
| 2 Gym / Spa | 7 Pool M&E Room | 12 Staff Bedroom | 17 Storage Room |
| 3 Bathroom / Changing Room | 8 Home Cinema | 13 Staff Bathroom | 18 M&E Room |
| 4 Sauna | 9 Linen / Laundry Room | 14 Elevator | 19 Garage |
| 5 Hamam | 10 Cellar | 15 Indoor Access to Ground Floor | |

GROUND FLOOR PLAN



- | | | |
|-------------------------------|--------------------------------------|--|
| 1 Main Entrance | 12 Kitchen | 23 Master Bedroom |
| 2 Lobby | 13 Outdoor Covered Dining Area & BBQ | 24 Fireplace |
| 3 Indoor Living Area | 14 Access to Guest House | 25 Walk-in Closet "Hers" |
| 4 Fireplace | 15 Guest House Living Area | 26 Walk-in Closet "His" |
| 5 Outdoor Covered Living Area | 16 Guest House Bedroom | 27 Master Bathroom "Hers" |
| 6 Outdoor Covered Dining Area | 17 Guest House Bathroom | 28 Master Bathroom tub |
| 7 Indoor Dinning Area | 18 Guest House Kitchenette | 29 Outdoor Shower |
| 8 Outdoor Access to Basement | 19 Guest House Walk-in Closet | 30 Master Bathroom "His" |
| 9 Elevator | 20 Guest House Master Bathroom | 31 Bathroom |
| 10 Guest W/C & Cloakroom | 21 Guest House Master Bedroom | 32 Double Bedroom |
| 11 Indoor Access to Basement | 22 Guest House Independent Entrance | 33 Study |
| | | 34 Outdoor Infinity Pool |
| | | 35 Outdoor Sitting Area with Fireplace |
| | | 36 Sun-bed Area |
| | | 37 Access to the Beach |
| | | 38 Outdoor Water Element |
| | | 39 Access to Underground Garage |
| | | 40 Outdoor Covered Car Parking |
| | | 41 Outdoor Covered Golf cart parking |

BEACHFRONT VILLA BY
K-STUDIO

CONCEPT

k-studio’s proposal for Navarino Residences is an adaptation of the Navarino Dunes design ethos, which respects tradition while offering a contemporary quality experience.

Inspired by the old houses and villages of the region, each property is a composition of stone enclosures, courtyards and patios, arranged in such a way as to invite the surrounding landscape to interact with the interior. This approach defines the villas as a sequence of volumes rather than a continuous mass. The alternation between indoor and outdoor spaces provides a spatial richness and merges the houses with their context.

The exchange between the interior and exterior spaces of the residences makes moving through them more akin to a stroll around a local village than a single property.

The materiality of the villas combines traditional textures and construction techniques with modern-day features and architectural elements. These include natural stone walls, solid wooden beams and antique stone paving set against hammered concrete lintels, slim anodized aluminium window frames and planted roofs.

k-studio’s contextual approach offers a contemporary take on the regional vernacular, proposing an atmospheric architecture with an appropriate design for the local landscape and climate.

ARCHITECT

K-STUDIO

k-studio is an architecture firm based in Athens, Greece. It was established in 2002 by UCL graduates Dimitris and Konstantinos Karampatakis.

The studio has grown over the years with a multi-national staff working from the Athens offices as well as collaborators based in London. Together they have developed a reputation for their fresh, dynamic approach to architectural interventions. Their portfolio includes a variety of projects from shops, restaurants and offices to hotel rooms, apartments and new build houses. Built work is primarily based in Greece, the Greek islands and London with some projects located in France and Switzerland.

The firm believes that creative experimentation and fresh thinking leads to exciting architectural experiences on every scale and in all aspects of life. Background research focuses on the characteristics of the site and brief and the design concept is developed through a palette of ideas and materials that honestly and holistically respond to both. This contextual approach produces unique architectural experiences for each project, in which every element of the design comes together within a clear concept that successfully presents the identity of the client.

PROPERTY DETAILS

Beachfront Villa

Land plot areas	2.600 m²
Frontage	35 m
Orientation	SW
Residence total gross areas	1.000 m²
Residence main areas	670 m²
Residence auxiliary areas	330 m²
Outdoor covered areas	160 m²
Bedrooms	5
Bathrooms	6

All Villas can be fully customized in terms of selection of materials and interior layout.

Bank financing is available subject to conditions.

SIDE FACADE





DINING ROOM



OUTDOOR LIVING ROOM



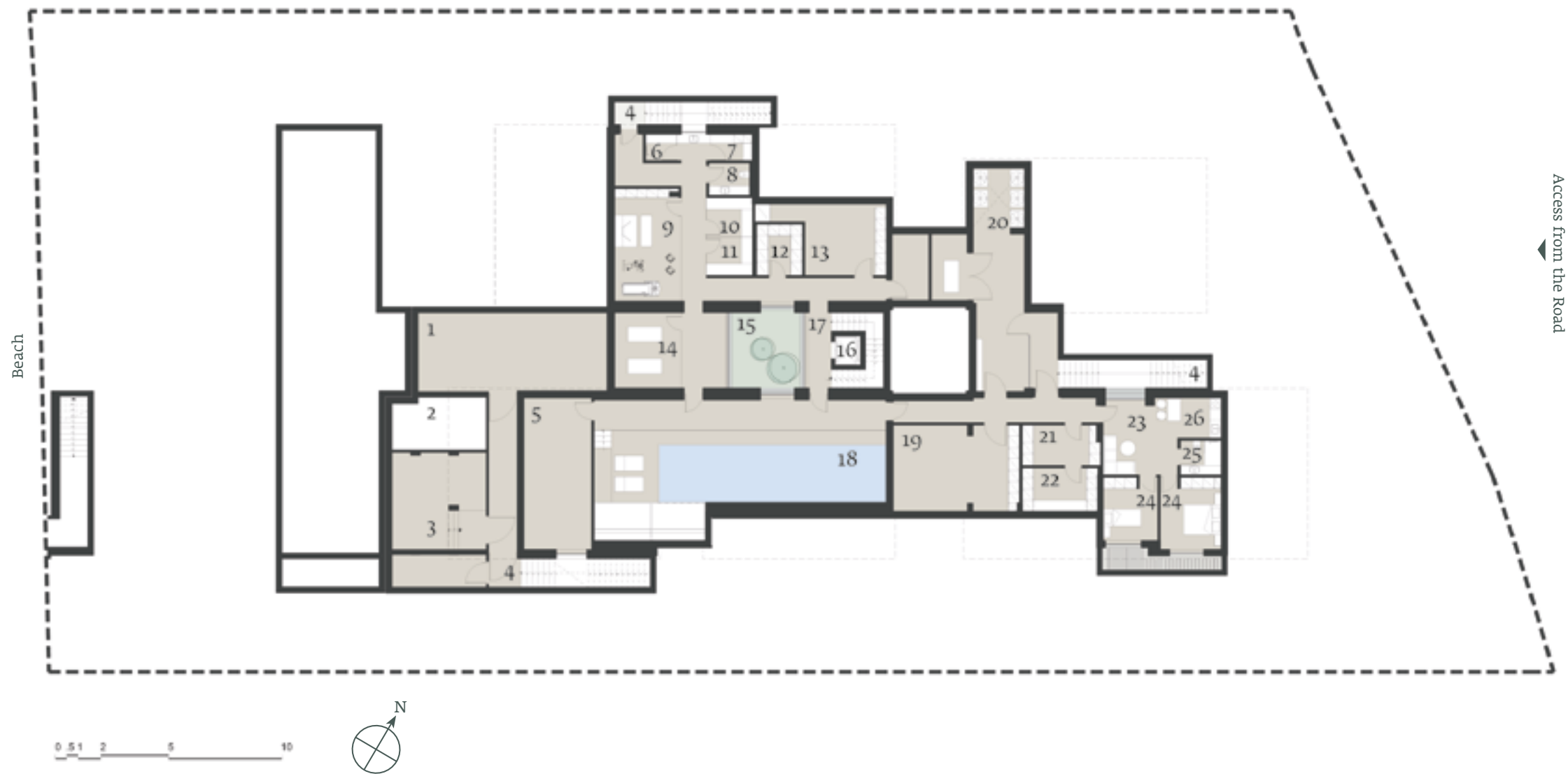
KITCHEN



MASTER BEDROOM

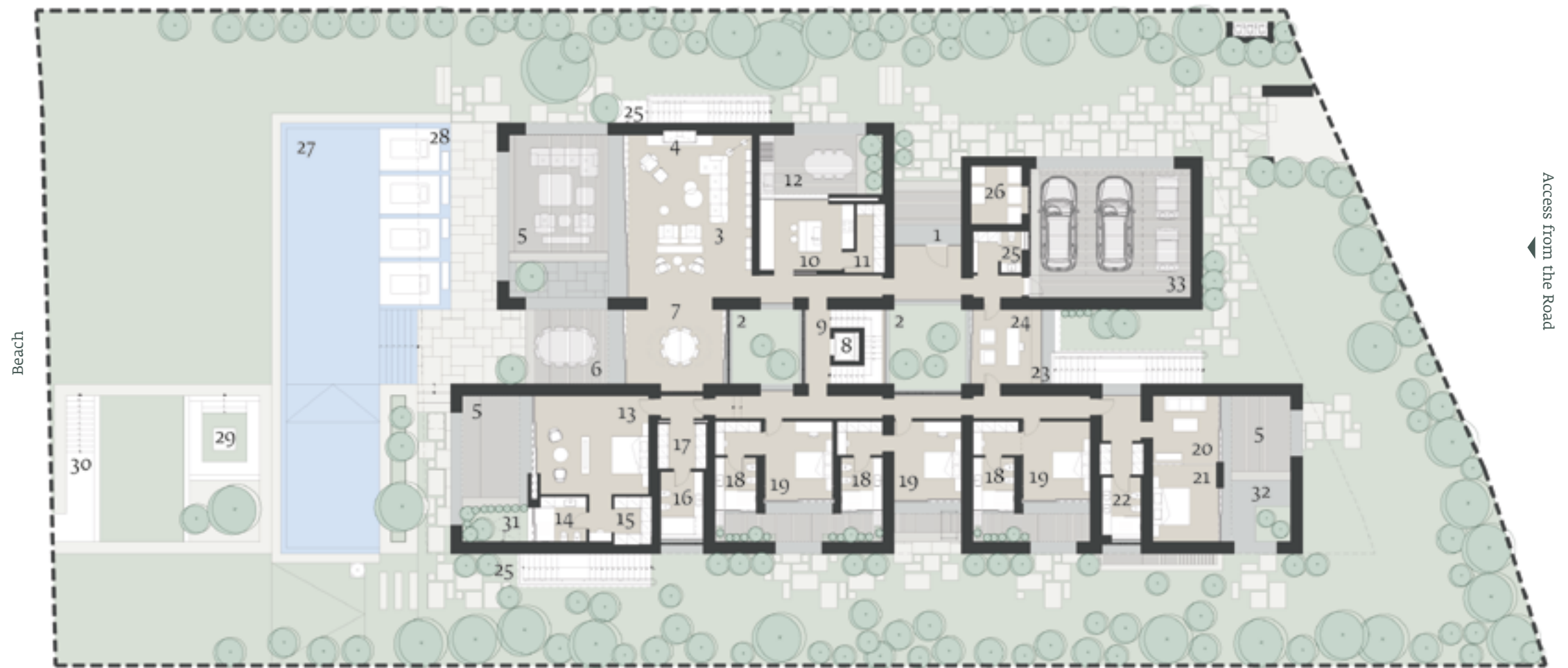


LOWER GROUND FLOOR PLAN



- | | | | |
|----------------------------------|-----------------|----------------------------------|----------------------|
| 1 M&E Room | 8 W/C | 15 Atrium | 22 Laundry |
| 2 Water tank | 9 Gym | 16 Elevator | 23 Staff Living Area |
| 3 Pool M&E Room | 10 Hamam | 17 Indoor Access to Ground Floor | 24 Staff Bedroom |
| 4 Outdoor Access to Ground Floor | 11 Sauna | 18 Indoor Pool | 25 Staff Bathroom |
| 5 Storage Room | 12 Cellar | 19 Storage Room | 26 Staff Kitchenette |
| 6 Shower | 13 Storage Room | 20 M&E Room | |
| 7 Changing Room | 14 Massage Room | 21 Linen | |

GROUND FLOOR PLAN



- 1 Main Entrance
- 2 Atrium
- 3 Indoor Living Area
- 4 Fireplace
- 5 Outdoor Covered Living Area
- 6 Outdoor Covered Dining Area
- 7 Indoor Dining
- 8 Elevator
- 9 Indoor Access to Basement

- 10 Kitchen
- 11 Pantry
- 12 Outdoor Covered Dining Area with BBQ
- 13 Master Bedroom
- 14 Master Bathroom "Hers"
- 15 Walk-in Closet "Hers"
- 16 Master Bathroom "His"
- 17 Walk-in Closet "His"
- 18 Ensuite Bathroom

- 19 Double Bedroom
- 20 Guest Living Area
- 21 Guest Bedroom
- 22 Guest Bathroom
- 23 Outdoor Access
- 24 Study
- 25 Guest W/C
- 26 M&E Room
- 27 Outdoor Infinity Pool

- 28 Sun-bed Area
- 29 Outdoor Sitting Area
- 30 Access to Beach
- 31 Outdoor Shower
- 32 Outdoor Living Area
- 33 Outdoor Covered Car Parking

BEACHFRONT VILLA
BY A. N. TOMBAZIS AND
ASSOCIATES ARCHITECTS

CONCEPT

Natural materials, alluring water features and planted roofs harmoniously integrate this villa into its surroundings, creating a visual dialogue with the adjacent Navarino Dunes buildings, while at the same time minimizing its apparent mass. The thoughtful breakdown of volumes allows for flexibility in use, but also provides sea views to all primary indoor and outdoor spaces.

A timeless and yet contemporary vocabulary, respectful to the human scale, creatively alludes to typical Mediterranean architecture of times past. Indoor and outdoor spaces are intertwined in an interesting play of private and more communal zones. Bioclimatic design principles – planted roofs, shading, natural light and ventilation, natural materials, etc. – ensure pleasant living conditions while optimizing energy efficiency.

ARCHITECT

A. N. TOMBAZIS & ASSOCIATES ARCHITECTS

A. N. TOMBAZIS & ASSOCIATES ARCHITECTS were founded in 1963 by Alexandros Tombazis. Over the past five decades their practice has designed buildings of almost every type and scale, primarily in Greece, but also in Portugal, the Netherlands, Bulgaria, Romania, Ukraine, Cyprus, the United Arab Emirates, Oman and China.

Coordinated by a senior architect, a highly motivated team is assigned to each project from the conceptual stage until completion. This ensures personal interest, continuity of thought and reliability of services. A. N Tombazis & Associates Architects work closely with the client and with other relevant engineering disciplines, as they firmly believe that architecture is a product of dialogue and collaboration.

The firm approaches design in a holistic way, drawing inspiration from all elements of which architecture is composed: place, climate, history, culture, function, sustainability, social considerations, beauty, technique... Their guiding principle is less is beautiful, “less” implying a responsible and knowledgeable judgment of what is necessary in each case. It is this economy of means, energy, cost or aesthetics which lends an inner beauty to design.

Many of the firm’s commissions are a result of design competitions, while a number of projects, Navarino Dunes in particular, have received prestigious environmental and design awards.

PROPERTY DETAILS

Beachfront Villa

Land plot areas	3.000 m²
Frontage	35 m
Orientation	SW
Residence total gross areas	1.200 m²
Residence main areas	760 m²
Residence auxiliary areas	440 m²
Outdoor covered areas	215 m²
Bedrooms	6
Bathrooms	7

All Villas can be fully customized in terms of selection of materials and interior layout.

Bank financing is available subject to conditions.

ENTRANCE





OUTDOOR LIVING AREA

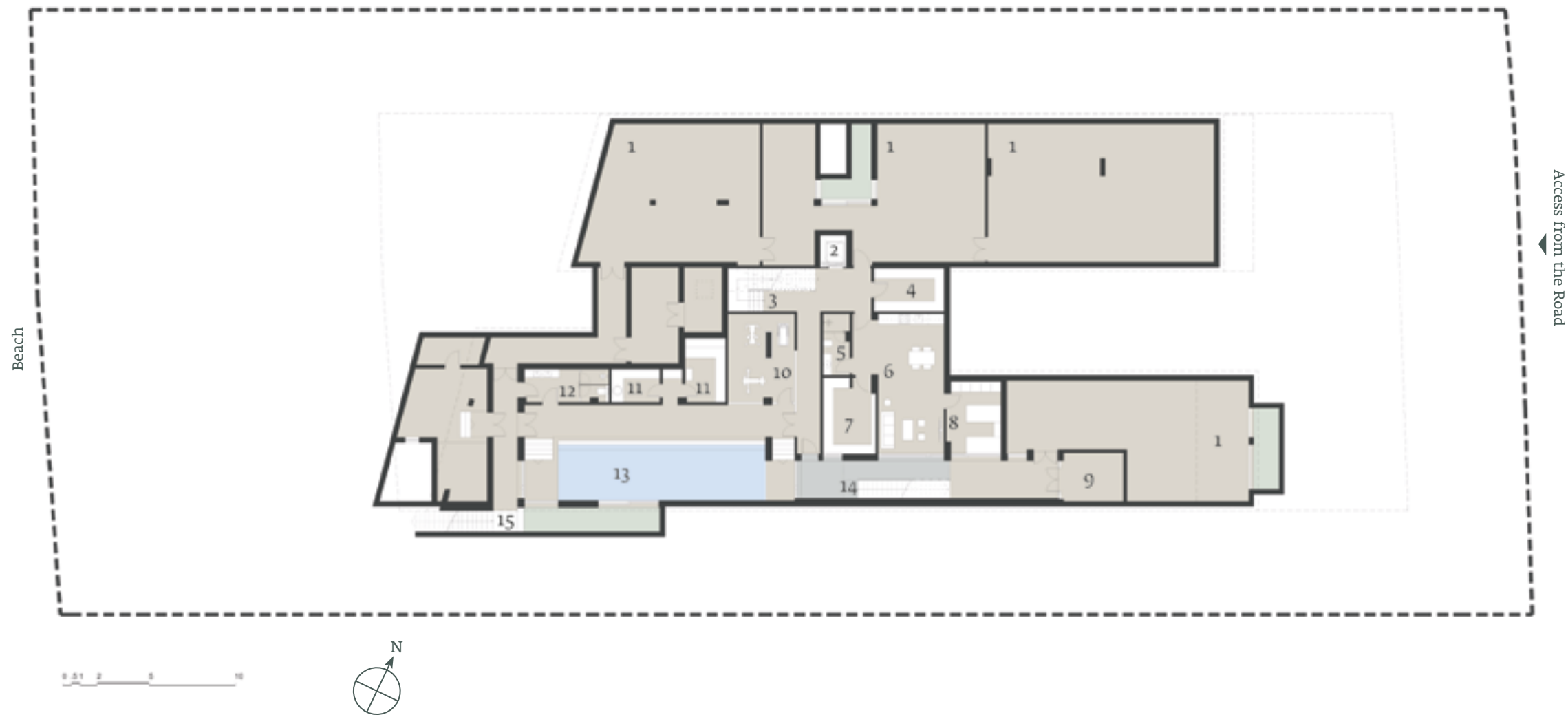


MASTER BEDROOM

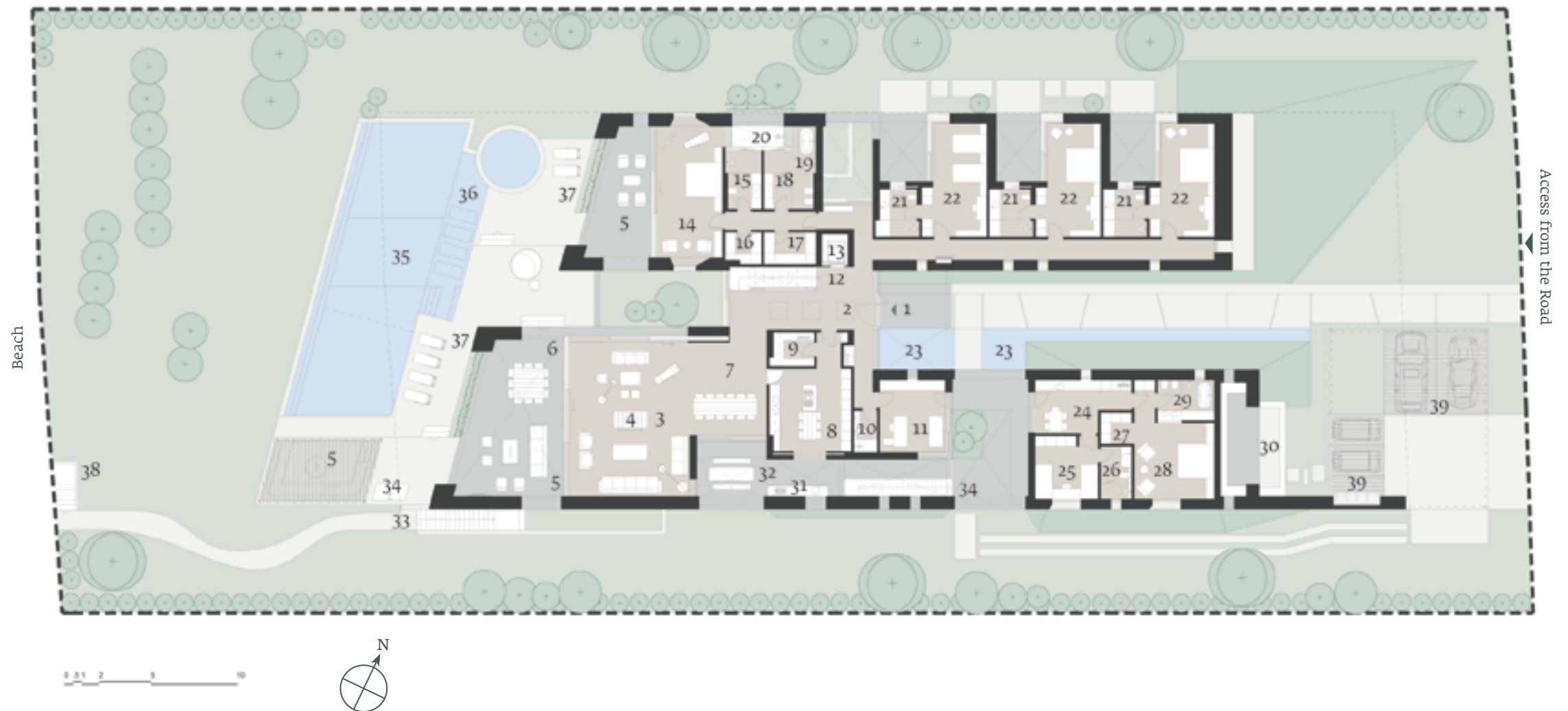




LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



- 1 Main Entrance
- 2 Skylights / Lobby
- 3 Indoor Living Area
- 4 Fireplace
- 5 Outdoor Covered Living Area
- 6 Outdoor Covered Dining Area
- 7 Indoor Dining Area
- 8 Kitchen
- 9 Pantry
- 10 Bathroom

- 11 Study
- 12 Indoor Access to Basement
- 13 Elevator
- 14 Master Bedroom
- 15 Master Bathroom "Hers"
- 16 Walk-in Closet "Hers"
- 17 Walk-in Closet "His"
- 18 Master Bathroom "His"
- 19 Master Bathroom Tub
- 20 Outdoor Shower

- 21 Ensuite Bathroom
- 22 Double Bedroom
- 23 Outdoor Reflecting Pool
- 24 Guest Living Area
- 25 Guest Bedroom
- 26 Guest Bathroom
- 27 Guest Walk-in Closet
- 28 Guest Master Bedroom
- 29 Guest Master Bathroom
- 30 Independent Guest House Entrance

- 31 BBQ
- 32 Outdoor Covered Dining Area
- 33 Outdoor Access to Basement
- 34 Outdoor Shower
- 35 Outdoor Infinity Pool
- 36 Pool Lounges
- 37 Sun-bed Area
- 38 Access to the Beach
- 39 Outdoor Covered Car Parking

For further information, please contact:

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