



Are these Greece's most upmarket properties? Half of the houses on this luxury eco-development have been snapped up off-plan at an average price of £5M

- Average property prices at the luxury development in Greece are £5million
- The development includes access to Europe's best golf course on its doorstep
- Golf course holds annual tournament with players including singer Keith Duffy

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Understated luxury is at the heart of a new eco-development in [Greece](#) where the overseas homes are Mediterranean in design, surrounded by top sporting facilities and... impressively expensive.

The average price of a new home on the thriving Costa Navarino development in the south west of the country is £5million. A sharp contrast to other parts of Greece where the economy continues to suffer.

There are 50 plots of land for new homes at the development, which also includes established five-star hotels and one of Europe's best golf courses - which hosts a professional and amateur golf tournament every year.





Boyzone's Keith Duffy tries golf courses at Costa Navarino



Each new home at Costa Navarino is individually designed within the development's strict sustainability criteria, ensuring that the buildings blend seamlessly into the stunning landscape.

MailOnline Property visited the beautiful location earlier this month to see what it has to offer.

During the visit, the 13th Aegean Airlines ProAm golf tournament and gala dinner was held, with players including Westlife singer Brian McFadden and Boyzone's Keith Duffy and Rugby stars Max and Thom Evans.

“The sun is shining, the golf courses are amazing, the greens, everything. I would love to come back, in fact I would like to bring my family, my children here”

Boyzone's Keith Duffy





Singer Keith Duffy is pictured playing in the annual golf tournament in Costa Navarino



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Understated luxury: Designer infinity pools and uninterrupted views of the sea



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Brothers and international rugby stars Max (pictured left) and Thom Evans play at Europe's best golf course





The development's architects and project managers have flown to London and Switzerland to meet buyers to discuss the finishing touches



Buyers can fly to the Costa Navarino development from London to Athens via Aegean Airlines with transfers via AugoGreece

The developer Temes has already sold half of the properties off-plan to both domestic and overseas buyers, with prices starting at around £2.3million. Prices can go north of £20million depending on a buyer's requirements for the site, such as infinity pools and basements.

The houses are all freehold but buyers must sign up to the agreed design at the point of purchase - meaning they can't later paint the exterior an incongruous gold.

The area includes two five-star hotels - The Westin, and the Romanos - along with two award-winning golf-courses and a stretch of stunning coastline.

Buyers have access to all of the resort facilities that are on their doorstep - including restaurants, the Anazoe Spa and swimming pools. This is along with nearby attractions such as Voidokilia Beach, once described by the actor Ralph Fiennes in Vanity Fair as being the place where he was happiest.

So why is this development so special? This region of Greece is called Messenia and it has been untouched by the commercialisation that has hit other areas of Greece.

The individual behind the development of Costa Navarino - Captain Vassilis Constantakopoulos - was born and raised in Messenia.

He was a self-made man who loved golf and wanted to preserve the natural landscape of the area while bringing in tourism.

Preserving the landscape has included successfully moving more than 6,000 olive trees to elsewhere on the site to make way for the new properties. And the new buildings only make up 11 per cent of the total area of the development.

Great care has also been taken to preserve the wildlife in the area, particularly the sea turtles who bury themselves on the beach every summer to lay their eggs.

Sea turtles can be disorientated by bright lights and so the resort has been built on descending levels as it approaches the beach to avoid harming them. The new houses will follow suite, with the majority being built on one level – something that provides the bonus of uninterrupted views.



MailOnline Property's Myra Butterworth checks out the Costa Navarino development



Actor Ralph Fiennes said nearby Voidokilia Beach was the place where he was happiest



© TEMES/Costa Navarino

Costa Navarino is an eco-friendly development, taking care to protect the sea turtles that come to nest on the beach



Making a run for it! It's a dangerous first journey to the sea for the baby sea turtles, navigating various obstacles from footprints to driftwood and crabs



All property prices exclude interior design, furniture and electric appliances in the kitchen

Buyers have the choice of two views - one nestled higher up among the olive groves and the other just 30 metres from the beach.

Prices in the olive groves development are £2.46million - the equivalent of €2.8million euros - for four-bedrooms covering 350 sq m and £3.07million - the equivalent of €3.5million - for 500 sq m.

Homes on the sea front cost £7.46million the equivalent of €8.5million - for six bedrooms covering 1,000 sq m.

All prices exclude interior design, furniture and electrical appliances in the kitchen - which can all be provided at extra cost.

The developers pride themselves on being able to being able work closely with buyers to provide what they want within the restrictions of the strict eco-design of the development.

The custom built aspect of the build has even seen its architects and project managers fly to London and Switzerland to meet buyers to discuss the design of their purchase.

Evgenios Dendrinis, a Temes director, spoke exclusively to MailOnline Property, saying: 'It does not have the corporate veil as the properties are custom-built and so they are personal.'

'The quality is supreme and you would not find the finish anywhere else in Greece, if not in the Mediterranean.'



The hotels on the development have several restaurants and bars, along with a spa



More than 6,000 olive trees have been successfully moved to make way for the new properties





Under one of the golf courses, where there are 123 kilometres of piping carrying water used to heat and cool the site's hotels

One of the big attractions for buyers is access to the resort's two golf courses - with one being more difficult and often used by professional players, with the other being easier and with more beautiful views.

The golf facilities are going from strength to strength, having last year been named as the best golf resort in Europe by the International Association of Golf Tour Operators.

Another example of one of the development's sustainability features is also under one of the golf courses, where there are 123 kilometres of piping carrying water used to heat and cool the site's hotels.