

# ROLLING GREENS

World class turn-key villas at Costa Navarino



COSTA NAVARINO  
RESIDENCES

MESSINIA, GREECE





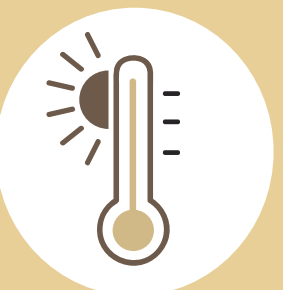
# COSTA NAVARINO

An unspoiled, yet easily accessible year-round destination.



With direct flights from major European cities and a newly completed highway connecting Athens with the region's capital, Kalamata.

Messinia enjoys an excellent climate, with balmy springs, warm summers and mild winters. Blue skies, sunny days and very agreeable temperatures (25°C / 77°F on average) make this an ideal year-round destination.

 25°

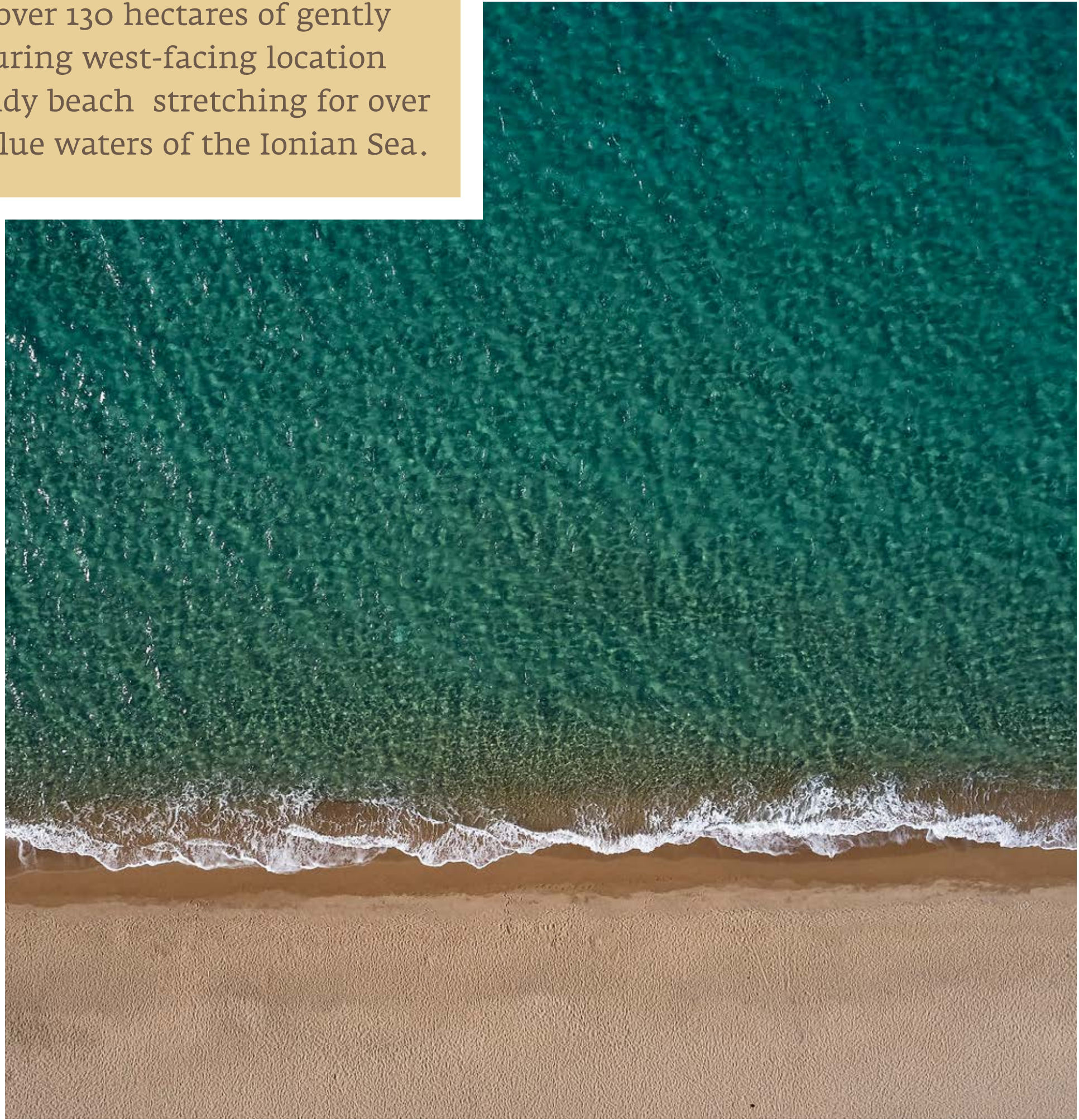




# IDYLLIC AND PRIVILEGED SEASIDE LOCATION



Navarino Dunes extends over 130 hectares of gently sloping hillside. This alluring west-facing location overlooks a magnificent sandy beach stretching for over 1 km, washed by the clear blue waters of the Ionian Sea.





# 24 THREE BEDROOM VILLAS

## 18 FOUR BEDROOM VILLAS

Ideally located in the heart of Navarino Dunes, within walking distance of all facilities and The Dunes Beach.

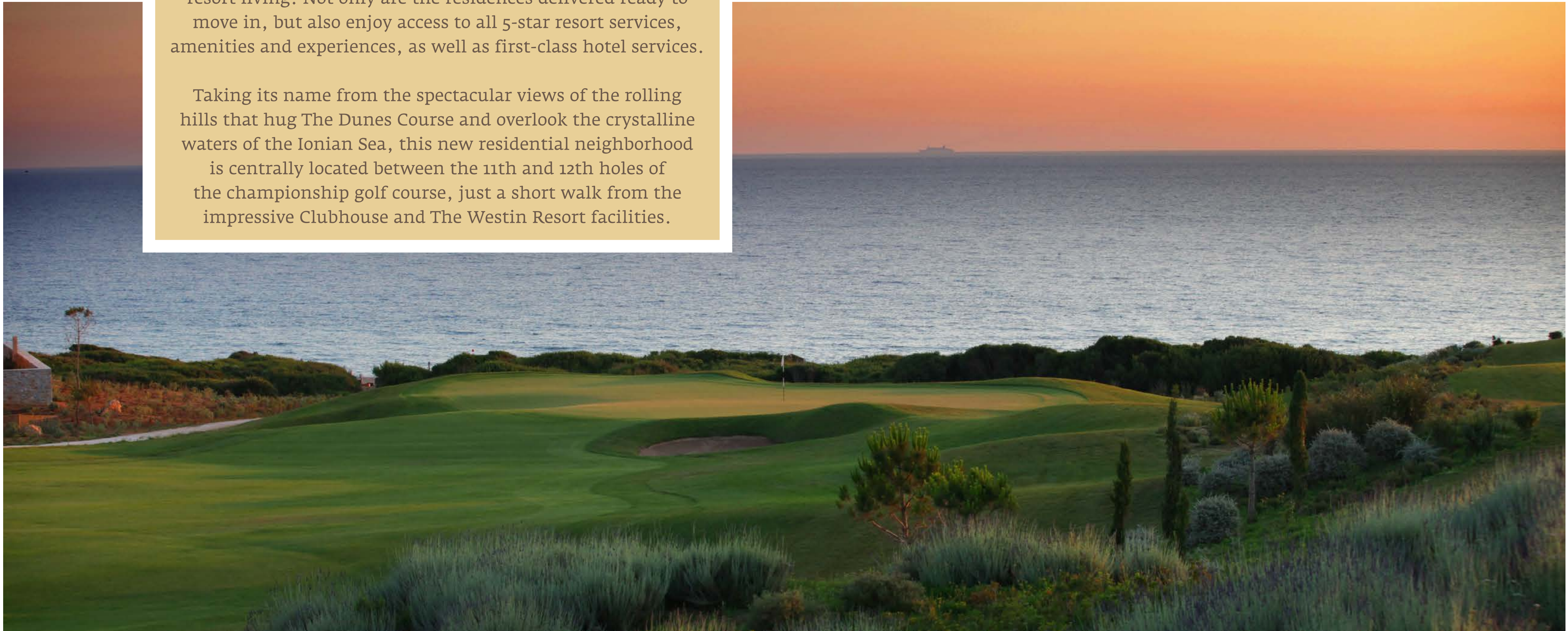




# ELEGANTLY DESIGNED LUXURY POOL VILLAS

Rolling Greens is Costa Navarino's new proposal for luxury resort living. Not only are the residences delivered ready to move in, but also enjoy access to all 5-star resort services, amenities and experiences, as well as first-class hotel services.

Taking its name from the spectacular views of the rolling hills that hug The Dunes Course and overlook the crystalline waters of the Ionian Sea, this new residential neighborhood is centrally located between the 11th and 12th holes of the championship golf course, just a short walk from the impressive Clubhouse and The Westin Resort facilities.





# THREE BEDROOM POOL VILLAS

235 m<sup>2</sup> gross internal area

150 m<sup>2</sup> ground floor

85 m<sup>2</sup> basement

700-1.000 m<sup>2</sup> land plot

24 available semi-detached units

2 architectural designs

From € 1,2M





# THREE BEDROOM POOL VILLAS

DESIGN A

**buerger katsota** architects

SIDE VIEW







# THREE BEDROOM POOL VILLAS

DESIGN A

**buerger katsota** architects

FACADE



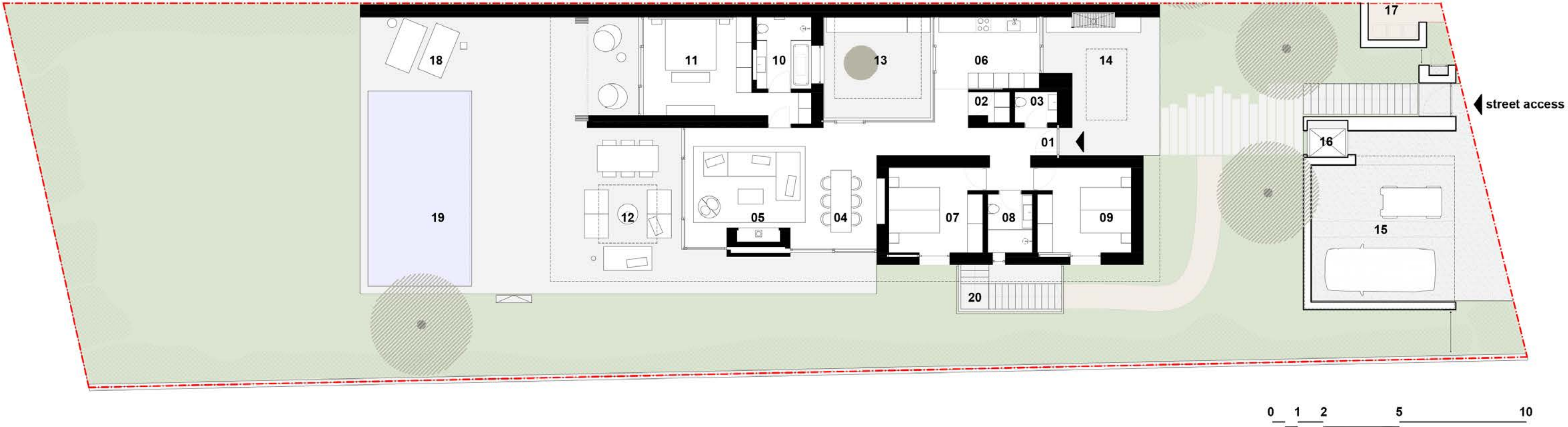


# THREE BEDROOM POOL VILLAS

DESIGN A

buerger katsota architects

GROUND FLOOR PLAN



## LEGEND LEVEL ±00

- |                |                                      |                               |
|----------------|--------------------------------------|-------------------------------|
| 01 entrance    | 08 bathroom                          | 15 car parking                |
| 02 cloak room  | 09 bedroom II                        | 16 elevator                   |
| 03 wc          | 10 master bathroom                   | 17 rubbish                    |
| 04 dining area | 11 master bedroom                    | 18 sun terrace                |
| 05 living area | 12 outdoor covered living            | 19 swimming pool              |
| 06 kitchen     | 13 courtyard                         | 20 outdoor access to basement |
| 07 bedroom I   | 14 external dining and kitchen (BBQ) |                               |



# THREE BEDROOM POOL VILLAS

DESIGN B



ENTRANCE





# THREE BEDROOM POOL VILLAS

DESIGN B



POOL AREA





# THREE BEDROOM POOL VILLAS

DESIGN B



GROUND FLOOR PLAN



- |                      |                               |                        |                               |
|----------------------|-------------------------------|------------------------|-------------------------------|
| 1 Main entrance      | 6 Outdoor Covered Living Area | 11 Double Bedroom      | 16 Outdoor Dining Area        |
| 2 Patio              | 7 Master Bedroom              | 12 Outdoor Pool        | 17 Outdoor BBQ                |
| 3 Kitchen            | 8 Master Bathroom             | 13 Sun - bed Area      | 18 Outdoor Access to Basement |
| 4 Indoor Dining Area | 9 Double Bedroom              | 14 Outdoor Shower      | 19 Outdoor Car Parking        |
| 5 Indoor Living Area | 10 Bathroom                   | 15 Outdoor Living Area |                               |



# FOUR BEDROOM POOL VILLAS

295 m<sup>2</sup> gross internal area

205 m<sup>2</sup> ground floor

90 m<sup>2</sup> basement

900-1.300 m<sup>2</sup> land plot

18 available detached units

2 architectural designs

From € 1,7M





FOUR BEDROOM POOL VILLAS

DESIGN A



FACADE



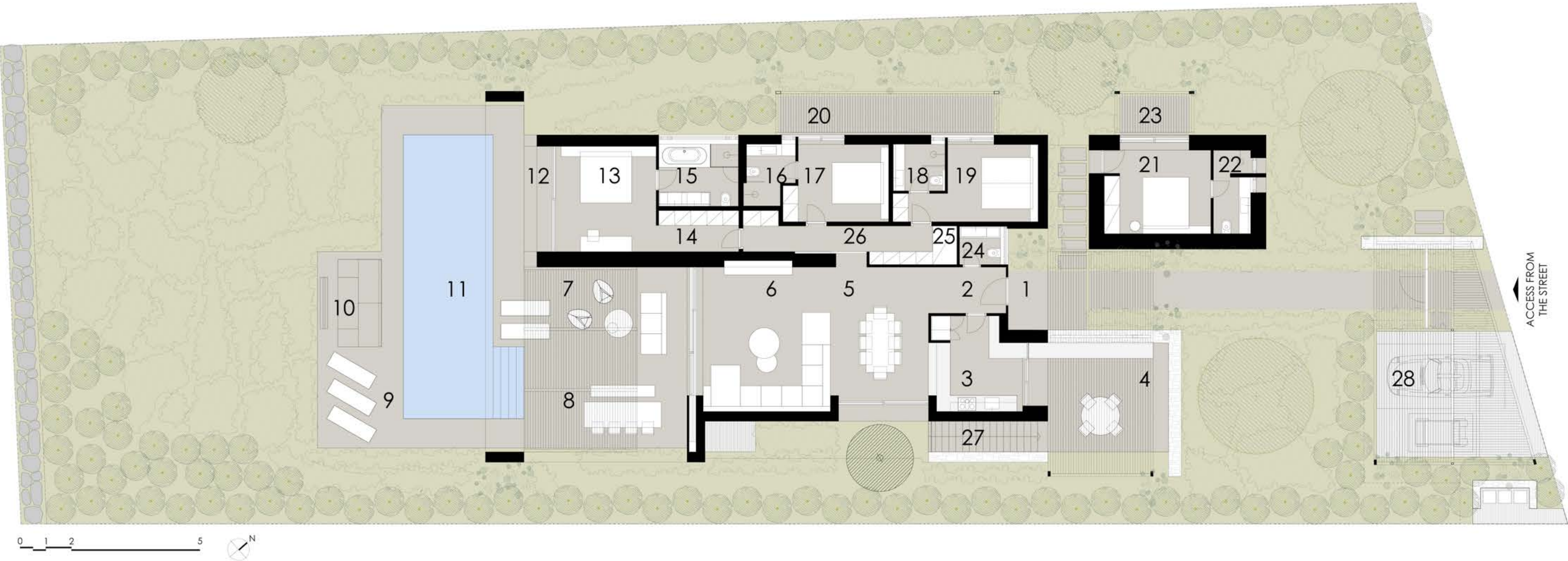


# FOUR BEDROOM POOL VILLAS

DESIGN A



GROUND FLOOR PLAN



- |                                |                                |  |                           |   |   |                                 |
|--------------------------------|--------------------------------|--|---------------------------|---|---|---------------------------------|
| 1. MAIN ENTRANCE               | 5. INDOOR DINING AREA          | 9. SUN DECK                                      | 13. MASTER BEDROOM        | 17. BEDROOM 2                                   | 21. GUEST BEDROOM                             | 25. LAUNDRY AND STORAGE CLOSET  |
| 2. LOBBY                       | 6. INDOOR LIVING AREA          | 10. OUTDOOR FIREPLACE                            | 14. MASTER BEDROOM CLOSET | 18. BATHROOM 3                                  | 22. GUEST BATHROOM                            | 26. CORRIDOR                    |
| 3. KITCHEN                     | 7. OUTDOOR COVERED LIVING AREA | 11. SWIMMING POOL                                | 15. MASTER BATHROOM       | 19. BEDROOM 3                                   | 23. OUTDOOR COVERED LIVING AREA (GUEST HOUSE) | 27. BASEMENT ACCESS             |
| 4. OUTDOOR COVERED DINING AREA | 8. OUTDOOR COVERED DINING AREA | 12. OUTDOOR COVERED LIVING AREA (MASTER BEDROOM) | 16. BATHROOM 2            | 20. OUTDOOR COVERED LIVING AREA (BEDROOM 2 & 3) | 24. GUEST WC                                  | 28. OUTDOOR COVERED CAR PARKING |



# FOUR BEDROOM POOL VILLAS

DESIGN B

**buerger katsota** architects

FACADE





# FOUR BEDROOM POOL VILLAS

DESIGN B

**buerger katsota** architects

SIDE VIEW



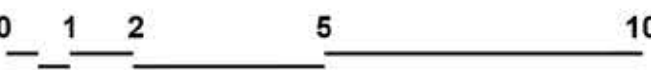


# FOUR BEDROOM POOL VILLAS

DESIGN B

buerger katsota architects

GROUND FLOOR PLAN



LEGEND LEVEL ±00

- |                |                       |                              |                               |
|----------------|-----------------------|------------------------------|-------------------------------|
| 01 entrance    | 08 bathroom I         | 15 master bedroom            | 22 sun terrace                |
| 02 cloak room  | 09 bathroom II        | 16 loggia                    | 23 swimming pool              |
| 03 wc          | 10 bedroom II         | 17 external dining & kitchen | 24 outdoor access to basement |
| 04 dining area | 11 guest room         | 18 covered BBQ area          | 25 rubbish                    |
| 05 living area | 12 guest bathroom     | 19 courtyard                 |                               |
| 06 kitchen     | 13 corridor & storage | 20 car parking               |                               |
| 07 bedroom I   | 14 master bathroom    | 21 elevator                  |                               |



# THE CLUB

A doorway to a community of like-minded people

Costa Navarino Residences owners Club membership offers a wide range of benefits, including 24-hour support from Navarino Dune's highly trained team of onsite professionals, as well as priority booking and discounts at the resort's unparalleled selection of facilities and activities.

- Access to resort facilities and services
- Use of the resort's call center 24/7
- Access to and use of all common pools, gyms and The Dunes Beach, including towel service.
- 30% discount on hotel accommodation against the best available rate and 15% on hotel services during the villa construction period.
- Access for up to 20 daily passes annually to all common pools, gyms and the beach, including towel service for members' guests.





# CONTACT OUR SALES TEAM FOR MORE INFORMATION

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Costa Navarino Residences sales office:  
The Westin Tower at Navarino Dunes,  
opposite to the Westin Resort reception

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