



K E P M E R L I

M A R I N E R E S I D E N C E



ABOUT THE PROJECT


THE NORTHERN PENINSULA

The 5-Star Hotel
 210 Rooms
 Suites
 Restaurants
 Bars
 Conference Rooms
 SPA & Wellness Center
 Yacht Marina (10 berths)
 16 Marine + 4 Luxury Villaseach
 with its own swimming pool.

THE SOUTHERN PENINSULA

The Family Hotel
 250 rooms
 Suites
 Bars
 Restaurants
 Conference rooms
 Amphitheater
 SPA & Wellness Center
 Yacht Marina (40 berths)
 39 Mediterranean Villas each
 with its own swimming pool.

CONSTRUCTION COEFFICIENT
 OF LESS THAN 12%

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1. Resort Entrance
 2. Entry Road
 3. Square
 4. NORTH HOTEL Entrance
 5. NORTH HOTEL Lobby
 6. Conference and Meeting Room
 7. Bar and Restaurant Area
 8. Parking Entrance
 9. SPA Pool
 10. Main Pool
 11. SPA Area
 12. Sports and Tennis Court
 13. Garden Rooms
 14. SOUTH HOTEL Entrance
 15. SOUTH HOTEL Lobby
 16. Conference and Meeting Room
 17. Bar and Restaurant Area
 18. SPA Area
 19. Main Pool
 20. SPA Pool
 21. Parking Entrance
 22. Tennis Courts
 23. Luxury Villas
 24. MARINE Villas
 25. MEDITERRANEN Villas
 26. MEDITERRANEN Villas
 27. LUXURY Villa
 28. Apartments
 29. Private Beach
 30. North Hill Marina
 31. Resort Beach
 32. Fish Restaurant
 33. Beach Bar
 34. Natural Forest
 35. Natural Forest
 36. Seaside Promenade
 37. Seaside Promenade
 38. South Hill Marina
 39. Sea View Amphitheatre
 40. Resort Beach
 41. Sea View Restaurant
 42. Pool
 43. Diving Centre
 44. Playground and Sports
 45. Market
 46. Natural Park

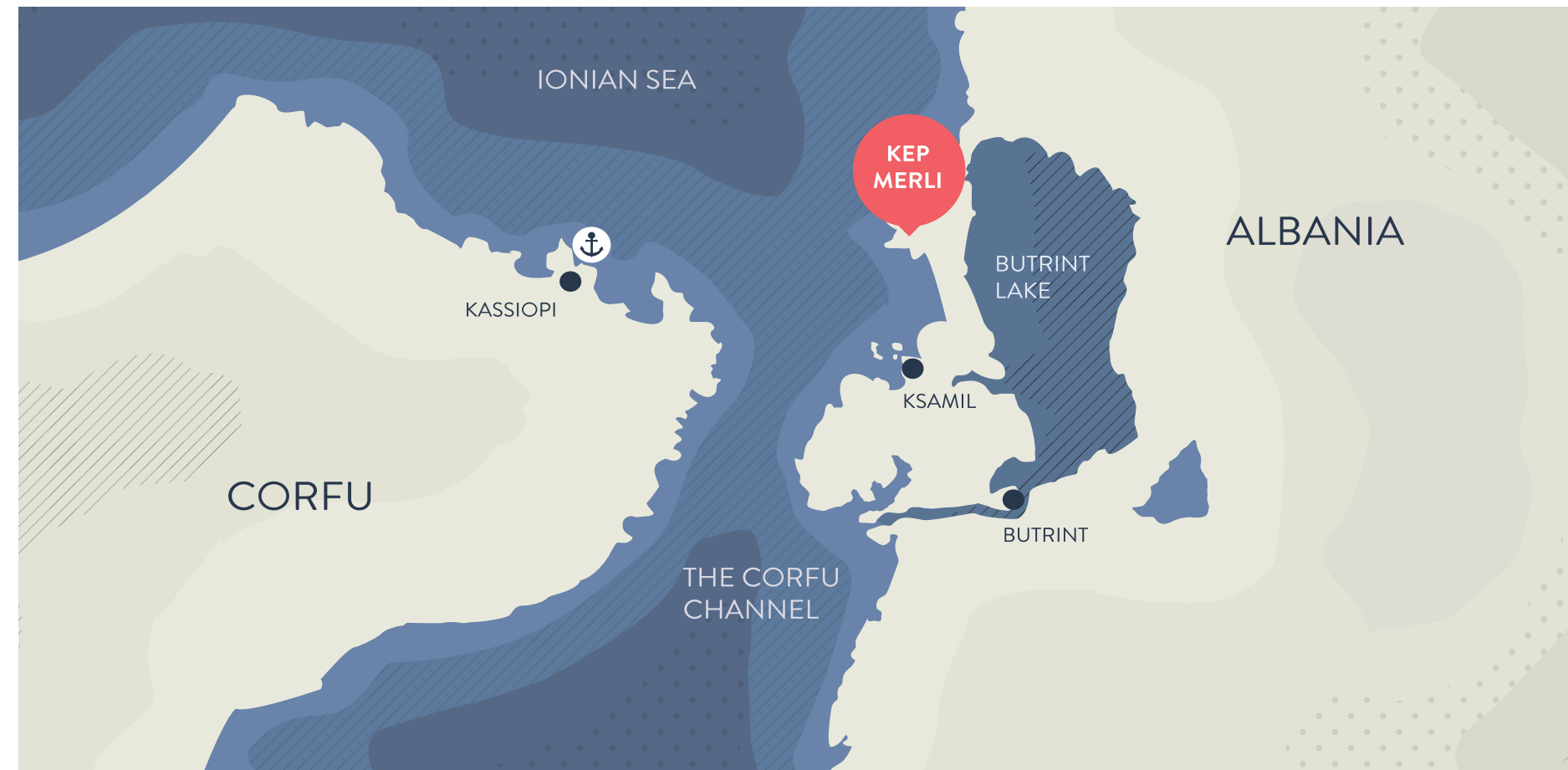
OVER THE PAST 20 YEARS ALBANIA HAS MANAGED TO GROW INTO A STABLE MODERN DEMOCRACY, ATTRACTING WITHIN ITS FOREIGNER-FRIENDLY ECONOMY AN INCREASING NUMBER OF INVESTORS.

HISTORY

Albania is one of Europe's most ancient countries, with a long and fascinating history. Inhabited since prehistoric times by Illyrian tribes, the country is rich with historic towns, numerous beaches, charming seaside villages, lagoons and bays. Great European empires, such as the Romans, Greeks, Byzantines, Ottomans, Venetians and Austro-Hungarians have each left their distinctive cultural trail.

COUNTRY'S PERSPECTIVE

Albania's virginal natural beauty and encouraging economic and political climate have allowed the small Ionic paradise to arise as an attractive, adventurous European tourist destination. Particularly, tourism has served as a major growth vehicle, helping boost investments in many other sectors. In June 2014, Albania gained the much-awaited EU candidate status, which is expected to lead to an EU membership shortly.

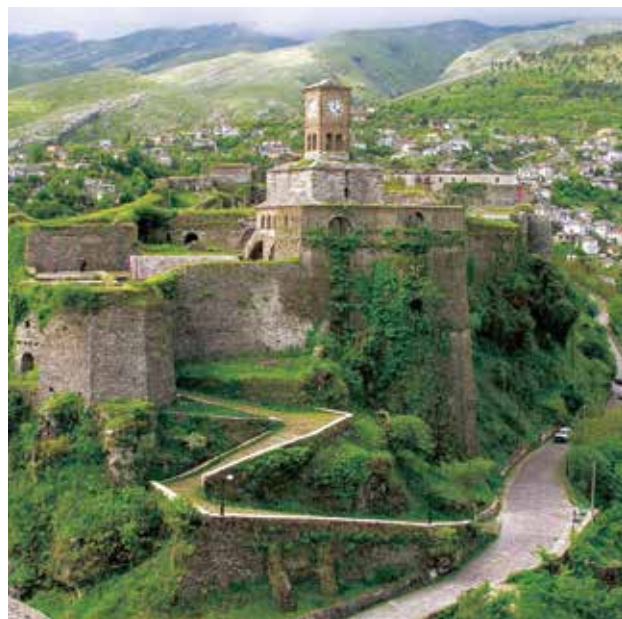


DESTINATION HIGHLIGHTS



BUTRINT

Inhabited since the 8th century BC, Butrint is an archeological and environmental haven. The city has been an ancient Greek and later Roman colony as well as an important port and a cult site.



GJIROKASTRA

Nearby hillside city of Gjirokastra (UNESCO World Heritage Site) is a rare example of an architectural style typical of the Ottoman era.



CORFU

The island of Corfu, located off the western coasts of Albania and Greece, boasts steep and dramatic coastlines and a rolling expanse of peaceful countryside.

SARANDA

Situated on a beautiful horseshoe bay between the mountains and the Ionian Sea, Saranda is a vibrant town and the world's main gateway to south Albania. The city is characterized by wonderful beaches and a Mediterranean climate.



BLUE EYE

The Blue Eye is a hypnotic pool of deep-blue water surrounded by electric-blue edges like the iris of an eye. Inside a breathtaking forest, 177 meters above sea level, 18 springs come out the bottom of the earth, creating this geological phenomenon.



KSAMIL

The coastal village, comprised of a group of small islands situated within Butrinti National Park to the south of Saranda, is home to some of the most frequented beaches and resorts by both domestic and foreign tourists.



IN 44 BC, CAESAR DESIGNATED BUTHROTUM AS A COLONY TO REWARD SOLDIERS THAT HAD FOUGHT ON HIS SIDE AGAINST POMPEY.

THE RESORT

Exploring the southern coast of Albania, sunshine, deep blue water and ancient paths of history blend with one another in the highest state of tranquility.

Right in the middle of this natural haven, lie the two peninsulas, facing just 2 km to the north, the ancient island of Corfu. The area's immense cultural heritage can be absorbed from both sides of the Ionic sea, as the ancient city of Butrint, a UNESCO World Heritage site, is located right next door to the peninsulas.

This magical place was given the name of "Kep Merli" or Blackbird Cape, after the bird colonies inhabiting the myrtle shrubs in the area centuries ago. These dense myrtle shrubs that dominated the land, also referred to as the mythical plants of Aphrodite, were regarded as a symbol of well being and profound beauty. Local inhabitants named the site "Blackbird Forest".

The ecological approach to architecture used throughout the resort's conception, has enabled the construction of a natural system with carefully applied human values, encouraging the blackbirds to return once again.



MARINE VILLA

TYPE A

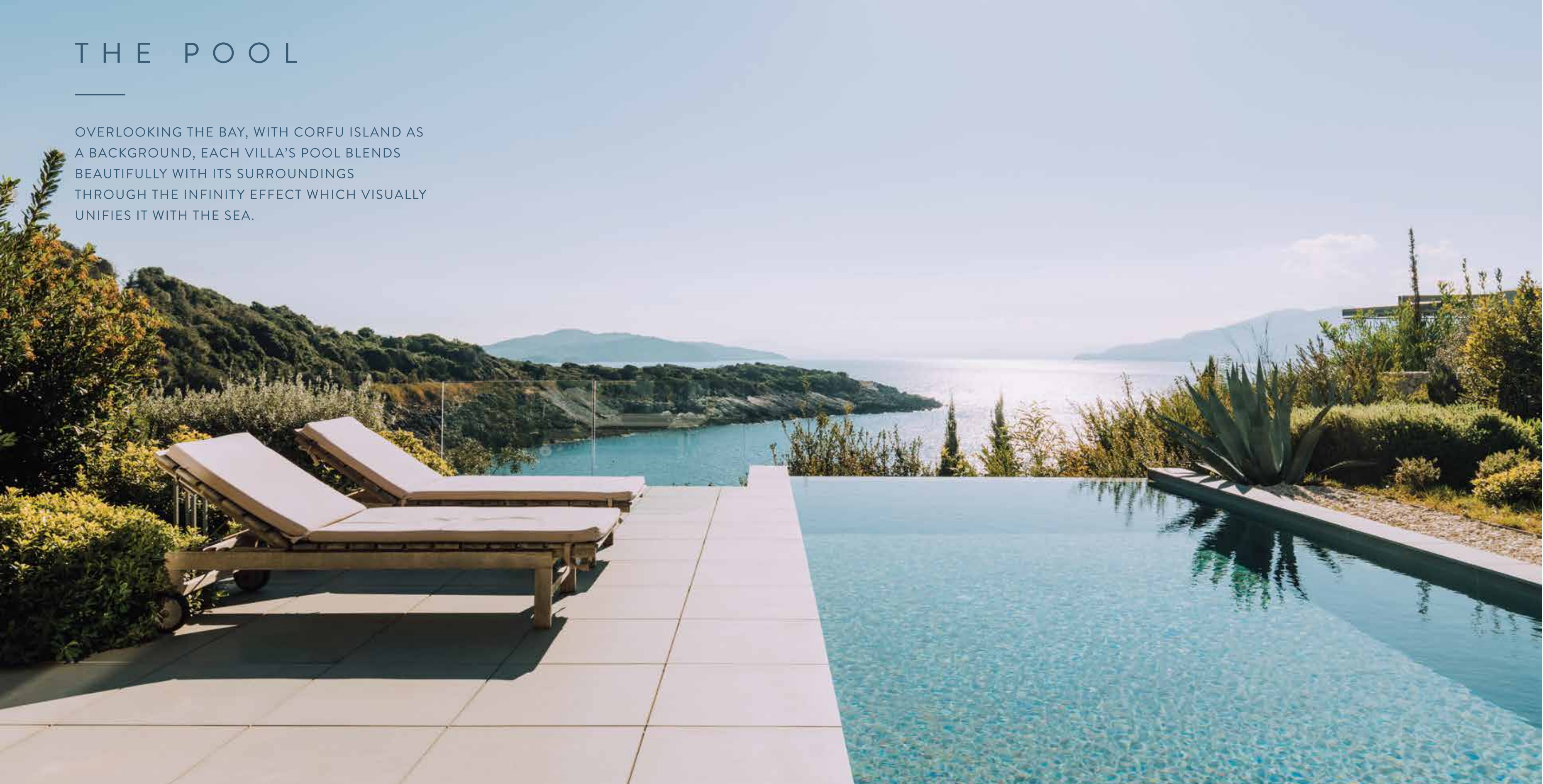






THE POOL

OVERLOOKING THE BAY, WITH CORFU ISLAND AS A BACKGROUND, EACH VILLA'S POOL BLENDS BEAUTIFULLY WITH ITS SURROUNDINGS THROUGH THE INFINITY EFFECT WHICH VISUALLY UNIFIES IT WITH THE SEA.



THE 5 STAR HOTEL

The hotel will be managed, marketed and operated under an International Hotel Management Brand. The architectural intent during the resort's conception was to try and blend all the dwellings into the landscape, respecting the original form of the peninsulas' topography.



THE FAMILY HOTEL

The design of the hotel goes hand in hand with the rest of the peninsula, managing to fulfill all functional requirements while maintaining a minimal architectonic impact on nature.



THE RESIDENTIAL COLLECTION

Constructed nearby a UNESCO-protected national park, the Kep Merli residential collection echoes the modern Mediterranean architectural style, with clean facades and open spaces. The minimal architectonic impact on nature, the unique design and rare terrain are some of Kep Merli's strongest features. The first floor of each villa is characterized by an open plan, where functional areas harmonically intermingle. Fully retractable glass doors open onto extensive terraces, while high ceilings and generous windows maximize the exposure to natural light. Most importantly, at Kep Merli you never have to choose – in every room of every residence, the sea never leaves your eyes. The villas provide a lifestyle rather than a living space, turning the concept of a house into a temple of meditation and relaxation.

CONSTRUCTION DUE TO COMPLETE BY SUMMER 2024

High specification 3 bedroom villas up to 230 m2.
550 to 2500 m2 private gardens and patios.
Private pools.
Unobstructed sea view in all rooms.
24/7 concierge and security services
Secure car parking.



Central courtyard with beach bar and restaurant.
Unique and customisable unit formats.
Variety of sports and leisure activities.
Access to hotel facilities.
Housekeeping services.

Subletting opportunities via an international sales network (letting period of your choice).
Cleaning and catering services available on request.



AMENITIES

Kep Merli village will provide all the amenities necessary for permanent residency. The complementary services within the village include a pharmacy, a grocery store, a dry-cleaner, a SPA and Wellness Centre, a florist as well as banking services.

SPORTS & DIVING

The Kep Merli Sports Club will be open for marina guests and residents, offering a 1.5 hectares golf course, tennis and basketball courts as well as its own diving centre. The diving centre is designed to educate both beginners and experienced divers, while allowing them to explore the beauty of history, through Kep Merli's underwater museum of second world war battle ships and submarines.

RESTAURANTS

Both peninsulas will boast fine dining seaside restaurants and cafes. The combination of exquisite brasseries, bars and haute-cuisine Mediterranean restaurants will provide a relaxing atmosphere for everyone.



THE MARINA

Kep Merli Marina will offer travelers a range of yachting services, executed with extreme environmental care and high quality management.

EVENTS

- Business Meetings
- Product Launches
- Kep Merli Amphitheatre
- Conferences
- Butrinti Events





DEVELOPMENT
TEAM



C O N T A C T

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I M P O R T A N T N O T I C E

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