

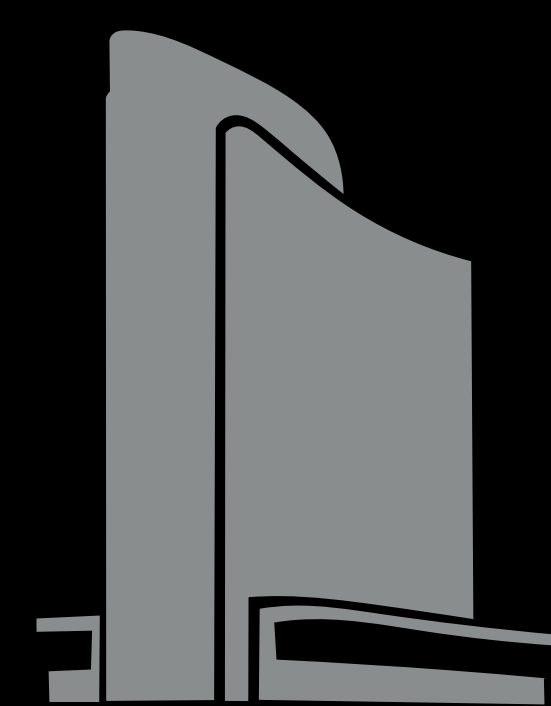
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# NAVARINO RESIDENCES

Situated right at the heart of the world-renowned **Costa Navarino**, the *Navarino Residences* project was named as the **Best International Residential Development**, by *International Property Awards* in London. This collection of luxury villas is obtainable for private ownership, offering the opportunity to every potential owner to acquire freehold real estate in one of the most high-end, cosmopolitan destinations in Greece, as well as one of the most prosperous beachfront locations in Europe. On top of that, residence owners will enjoy privileged access to all of the impeccable resort services, sports facilities, golf courses, and events, as well as other benefits available exclusively to them. **Berios** is very proud to be actively participating in the construction of such a groundbreaking project, a project that represents the highest standards of quality and luxury, that we so passionately stand for.



INTERNATIONAL  
PROPERTY  
AWARDS

BEST  
INTERNATIONAL  
RESIDENTIAL  
DEVELOPMENT

Navarino Residences  
by TEMES S.A.

2017-2018

# the venture



# the villas



The tremendous collection of high-end villas are offered with extensive customization options, placed within a framework to ensure harmony of the built and natural environment, governed by comprehensive design guidelines and operating regulations that safeguard the interests of all owners, the tradition, and the place. The residences range in size from  $300m^2$  to  $1000m^2$  in indoor area, all situated in spacious plots that vary from  $1500m^2$  to  $3000m^2$ . The contemporary architecture draws on the rich Greek heritage of 4500 years, yet it incorporates the very latest engineering and technological innovations to provide an excitingly modern residential experience. *Navarino Residences* incorporate the designs of six different leading Greek architects, each with their own remarkable design: *ISV*, *KLAB*, *Kois*, *K-Studio*, *A.N.Tombazis*, and *Potiropoulos + Partners*. Constructed from the most sustainable, premium quality materials, the villas will offer an unparalleled living experience.







Three different types of residences, all located in the heart of *Navarino Dunes*, offer all compelling and unique experiences to suit each owner's preferences: The larger single-story **Beachfront Villas** offer an gripping view of the *Dunes Beach* and the *Ionian Sea*, as well as a breathtaking proximity of only 35m to the sea. The **Golf Front Villas**, which are also single-storied, offer stunning sea views and are located in the serene *Olive Grove* neighborhood, right next to *The Dunes Golf Course*. Last but not least, the smaller but two-storied **Panorama Villas** are perched on the hillside of the *Olive Grove* neighborhood, offering mesmerizing views of both the golf course and the sea.



# the scene





PROJECT COMPLETED



## A note from the Architect

*There is a lot of entering light to greet you upon arrival at the entrance of this recently renovated apartment, with a new architectural configuration that creates the impression of a seemingly larger property post renovation. Occupying the fourth floor in its entirety, of a 1950's residential building in the ever-classy Kolonaki neighborhood of downtown Athens, the renovation entailed gutting the whole 130 sq m interior of what was previously a two-bedroom apartment and converting it into a three-bedroom apartment with a spacious, light-filled living area and open kitchen. That being the key challenge, the apartment has now also been bestowed with a contemporary, refined and pragmatic aesthetic aiming at enhancing the experience of the everyday for a family with two children.*

# Kolonaki





# Versatile

*The inherited structural grid of beams and columns was completed geometrically in the living area with added ceiling volumes to conceal air conditioning, ventilation and audio surround systems and highlighted with linear lighting. The continuity of pristine white vertical surfaces is interrupted only by the tactile stone texture and grey tone of the three main structural columns, dressed in burnt black granite slabs. A mat oak floor, traces of which also emerge in the handle detailing of the bespoke kitchen cabinets and extendable oak dining table, compliments the composition of the earthly palette of materials. Mirror surfaces merely impose an impression of endlessness for certain perspectives of the living area. And a hint of black textures is ever-present.*







*Essential to the aesthetic of this apartment and the way it is supposed to be experienced is also the design of interior doors. There is a reason behind all five of the different door designs. Mainly the skirting forms a continuous line with the doorframes; where there exists one to frame the mat white lacquered doors with invisible hinges. But for a narrow corridor, the bedroom doors were designed to be full-height with hidden doorframes that were installed prior to dry wall construction. The pivot hinge door leading to the rear bedroom forms a continuous surface with the wall when closed and an uncluttered corridor opening when open. A full-height sliding mirror panel in the rear bedroom provides access to the en-suite bathroom. Similarly, a sliding mirror panel becomes a design concept in the living area, where it forms part of the bespoke, symmetrical bookcase, preserves privacy by not denoting that it is a door providing access to another two bedrooms and reflects a framed view of the dining area and kitchen.*

*This project is not one of many in the Athenian city centre. It is a testament of what could be considered as a successful recipe, not commonly executed today, that entails the gut renovation of worn out interiors of beautiful post-war residential buildings standing in a neighborhood that, with the passing of time, hasn't lost its character, neither its vibe. Aesthetically upgraded, reconfigured to reflect the contemporary lifestyle and technically designed and equipped to support it, those properties may only gain in value and are still very sparse.*

**Anastasia G. Filipeou**  
Architect

Photography: Vassilis K. Makris



PROJECT COMPLETED



## New York University on Tsakalof St.

Located in one of the most renowned streets of downtown Athens, this beautiful neoclassical building was drastically restored and renovated to serve as NYU's first research center in Greece. Designed by **TPA Architects** (Thymio Papayanni and Associates) the building offers an incredibly bright and welcoming environment that creates a contrast with its more antiquated facade. The exterior of the building is dominated by the neoclassical features that are characteristic of old Athenian buildings, but it also hints at its refreshed interior through the contemporary but simultaneously fitting color palette that was chosen for the front of the structure.

NEW YORK UNIVERSITY  
**NYU**





# Education

The building interior was completely transformed and repurposed to serve as the ideal setting for education, research, and interaction between faculty members and students. The use of glass partitions to separate the space allows for a more open and bright environment, as it enables light to travel from one side of the building to the other. The research center was designed to offer a multitude of different rooms that cover a plethora of needs and uses. These include two computer labs, several classrooms and common spaces, a few faculty offices, a conference room, a reading room, as well as two kitchens.

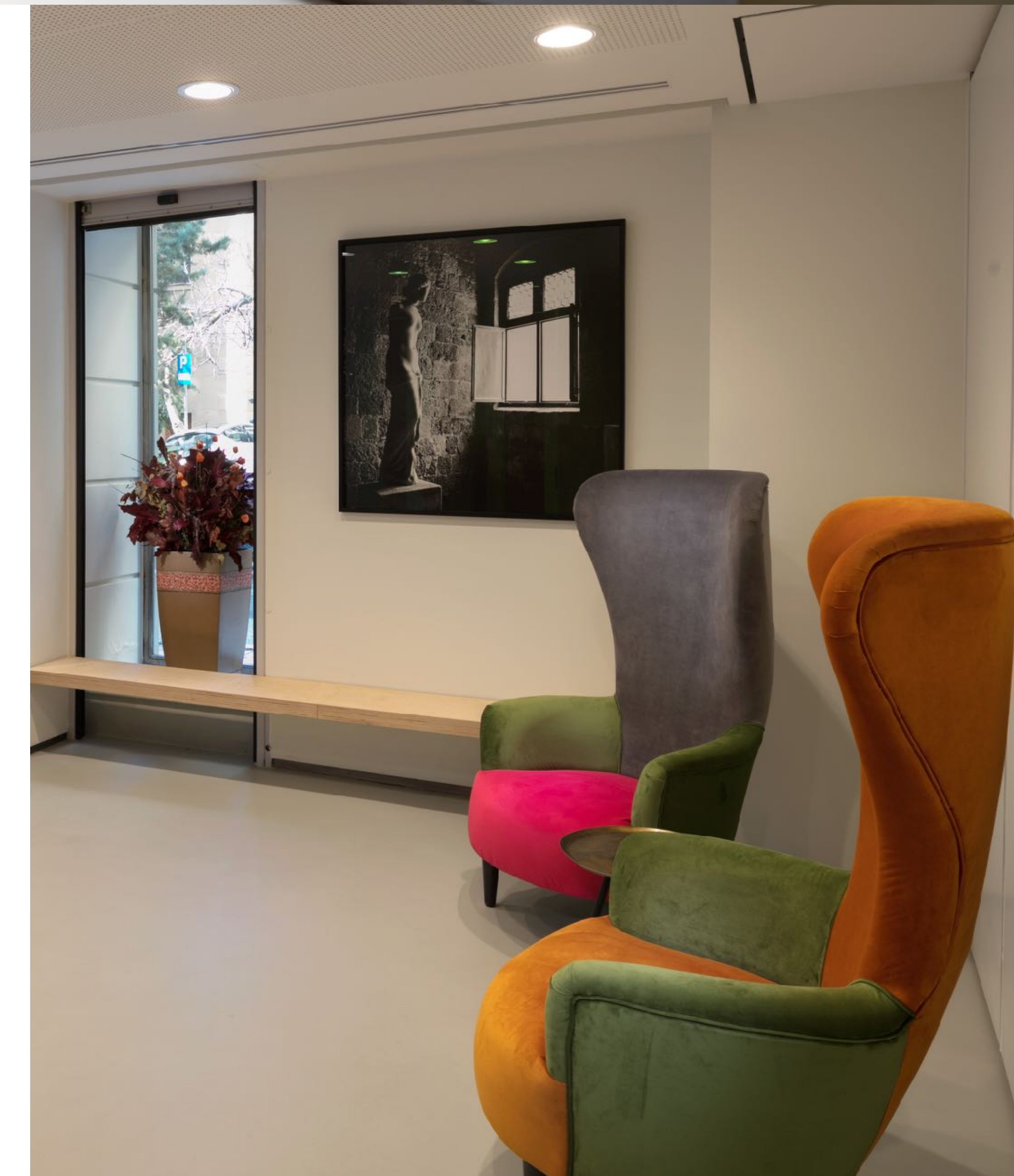






The project which was successfully completed in 2017 was challenging in many regards. Its location made access extremely difficult due to the fact that the narrow streets of central Athens did not allow access to larger vehicles and equipment. Additionally due to the age and condition of the building several reinforcements and structural modifications had to be made to accommodate the needs of the renovated design. Finally the greatest challenge was the fact that the entire renovation had to be completed in under 4 months, as the University had already planned and arranged for students and faculty to arrive. The project was completed on time and on budget with no defects, allowing the NYU staff and students to enjoy a bright, modern, and welcoming environment that fully catered to their needs.

*Photography: Nikos Danilidis*





PROJECT COMPLETED



Situated on top of a small hill overseeing the Bay of Navarino, this picturesque residential complex is the reincarnation of the old ruin from where Captain Vassilis Konstantakopoulos envisioned the creation of the now famous Costa Navarino. Composed of two separate housing structures, the historical building preserves with incredible precision every aspect of the traditional country style, resulting in a setting that truly transports you to another era. The complex includes, apart from the two main residential buildings, a beautifully landscaped surrounding and a dedicated pool area with stunning views of the bay. The luxury villa is the first that is constructed in the area of Costa Navarino, completed as a first step to the Navarino Residences project. The mesmerizing residence now stands proudly as a reminder of Captain Vassilis original dream and as a beacon of guidance for the future of the resort and community of Messenia as a whole.

# Navarino 1





# Authentic

The entirety of the complex was built using the same exact stone that was used for the original structure, by salvaging the boulders that were found during the excavation of the surrounding area. Additionally, great care was given so that every detail of the finishes preserves the authenticity of the country houses of this period: from the copper-made traditional gutters, to the horse-chestnut wood features embedded in the exterior stone, and the old clay roof tiles that were salvaged from previously demolished traditional houses of the area.







However, the resemblance to the traditional country houses strictly stops at the aesthetics, since every single part of the underlying structure, from the electromechanical systems, to the materials used and the equipment supplied, represents the highest standards of construction and the very cutting edge of building technology. Because of the need to preserve the facade of the already existing ruins the construction included many challenges in order to transform the crumbling shell into a statically sound structure. These included extended use of Gunite, composite decking systems, and extensive reinforcements of the load-bearing structure. In addition to that, although the project, which was originally scheduled for an 18-month construction period started 4-months late, it was nevertheless completed successfully by **Berios** within the original deadline in only 14 months. The successful completion of this important project on budget and on time, with all the challenges that were overcome, proved an invaluable first step to the Navarino Residences project that is now underway.





# UAE NEW PROJECTS AWARDED



## Saadiyat Beach Villa

Apart from full fit out construction at a distinctive excelsior villa at Saadiyat island, **Berios** was also assigned to do the design for specific areas, such as the home cinema / entertainment room. The architectural concept follows client's request for a low, extended comfortable corner sitting, under an leveled *Barasti* roof and orientated towards a quite large Tv wall screen. In the middle, a customized washed out silky like rug, is found with minimal geometrical patterns in various shades of beige. Between entrance doors, there is a hidden kitchenette unit in a push and pull wood veneered cabinet, same natural coated as the shelves and display cells of a long asymmetrical bookcase composition which balances and completes the whole concept.

## Federal Supreme Court

Once assigned to redesign the interior of this significant public space, **Berios** concern was mostly to highlight its great, yet hidden, architectural qualities: symmetry, balance, transparency, and filtered natural light. An emblematic symbol of Islamic traditional Architecture, a bronze-finished full-height mashrabiya panel was designed to be placed just opposite the central entrance, in front of the atrium glazing. A unique three-dimensional cement tile composition was placed just behind the new marble cladded reception counter. Solid wood L-shaped lathered panels, a linear marble display, a circular centered new leather seating, and a huge Art-Deco-styled custom crystal chandelier combine to complete the calm, imposing, and yet welcoming new interior.



# UAE NEW PROJECTS AWARDED



## Ministry of Environment

At the old, existing, traditional building of Ministry of Environment, (MOCCA) down town Abu Dhabi, **Berios** was assigned to submit design proposal and then proceed to construct: at the ground floor: the whole new reception area, the central recessed sky lighted atrium sitting area, the surrounding corridors a completely new, outstanding, highly inviting innovation room with a free standing symbolic “glass box of ideas” at its main entrance facade, a spacious multi-functional meeting room and a double height, marble and wooden cladded fully equipped auditorium.

At the 1st floor: all Minister’s Unit consisting of: a private high executive Minister’s office with a marble cladded bathroom and vanity - changing room, a secretary’s office and a meeting room, a majlis, a long corridor all around the central atrium with marble patterned floor and cladded walls where plain wooden veneer surfaces, alternate with bronze mat mashrabiya, natural wood vertical lathered panels, and refined fabric wall papers. Apart from covering functional needs properly, the main architectural challenge for such a significant ,public building, was to create a brand new, contemporaneous, fresh, modern - classic environment borrowing and reinterpreting “fragments” from traditional Islamic architectural vocabulary.



# UAE NEW PROJECTS AWARDED



## Sun Valley Restaurant

**Berios** was commissioned to undertake the fit out works of Sun Valley, a unique seafront restaurant, which is part of the development of Jumeirah Saadiyat Resort and Spa, one of the most highlighted projects in the UAE. Located on one of the most beautiful stretches of beach in the country, the resort is set to open in 2018. The Sun Valley Restaurant, designed by the architectural firm D.B.I. Australia, is located right in front of the kilometer-long natural sandy beach, offering a spacious indoor and outdoor dining area with climbing bougainvillea and panoramic wonderful views of the turquoise blue Persian Gulf sea.



## Media Council Innovation Room

Designed and constructed by **Berios**, the main architectural idea for the National Media Council Innovation rooms, was to place in each one of them, right at the point where private and public space meet, a symbolic glass 'box', completely detached from the shell of the space. A modern modular seating, a handy kitchenette unit, a fully interactive blackboard and whiteboard with inspiring mottos imprinted on them, elegant wall-to-wall custom wooden cabinets, continuous matching wooden louvers for the windows above it, a smart versatile meeting table for 12, all the above following the vibrant suggested color palette, contribute to acquire a functional, inspiring, and playful interior.





# New Members

Over the past few months **Berios**' team has grown with several new members hired in a plethora of different disciplines across the company's activities, including engineers, architects, and quantity surveyors. We would like to welcome all our new colleagues to the team; we are all looking forward to working together for the years to come. As **Berios** grows bigger with ever more projects in the pipeline, we are always looking for valuable partners who have the same quality of character as the people who have carried the company to where it is today.

# Stepping Stone

The program "*Stepping Stone*", funded by the *Captain Vassilis & Carmen Konstantakopoulos Foundation*, is aiming to provide sufficient linguistic, technical, and social training to people who have immigrated to Greece with prospects for a better life from areas of conflict, war, and oppression. The goal is to get some of these people to start working in companies around Greece to gain experience and skills in order to be integrated more easily into the workforce. **Berios** is proud to be one of the companies participating in this program and helping people in need for a better life.



CAPTAIN VASSILIS & CARMEN  
KONSTANTAKOPOULOS  
FOUNDATION



ΙΔΡΥΜΑ  
ΚΑΠΕΤΑΝ ΒΑΣΙΛΗ & ΚΑΡΜΕΝ  
ΚΩΝΣΤΑΝΤΑΚΟΠΟΥΛΟΥ



• BERIOS 42K MARATHON TEAM •



ATHENS • BERLIN • BOSTON • CHICAGO • DUBAI • LONDON • NEW YORK • PRAGUE • ROME • ROTTERDAM • TOKYO • VALENCIA

# Berios Athletics

Athleticism is strongly embedded in our company culture. The **Berios** team believes that being involved in sports is not only imperative to a healthy mindset, but it is also a way for the members of our team to bond. **Berios** is proud to have 7 marathon runners in its team, who have collectively finished more than a hundred 42K marathons in 12 different cities around the world. Additionally, **Berios FC** participates in fierce football games every week, both in friendly in-company matches and competitively against other local football teams.



# The New Fleet

To better serve its employees and its day-to-day operations in Dubai and Abu Dhabi, **Berios** upgraded at the end of 2017 its entire car fleet with brand new vehicles. The cars are used mainly for the daily transportation of the employees from the office to the construction sites and homes, as well as to transport and aid our customers. Because of the long distances between the cities in the UAE and consequently the construction sites, the vehicles are a vital part of **Berios**' daily operations.

