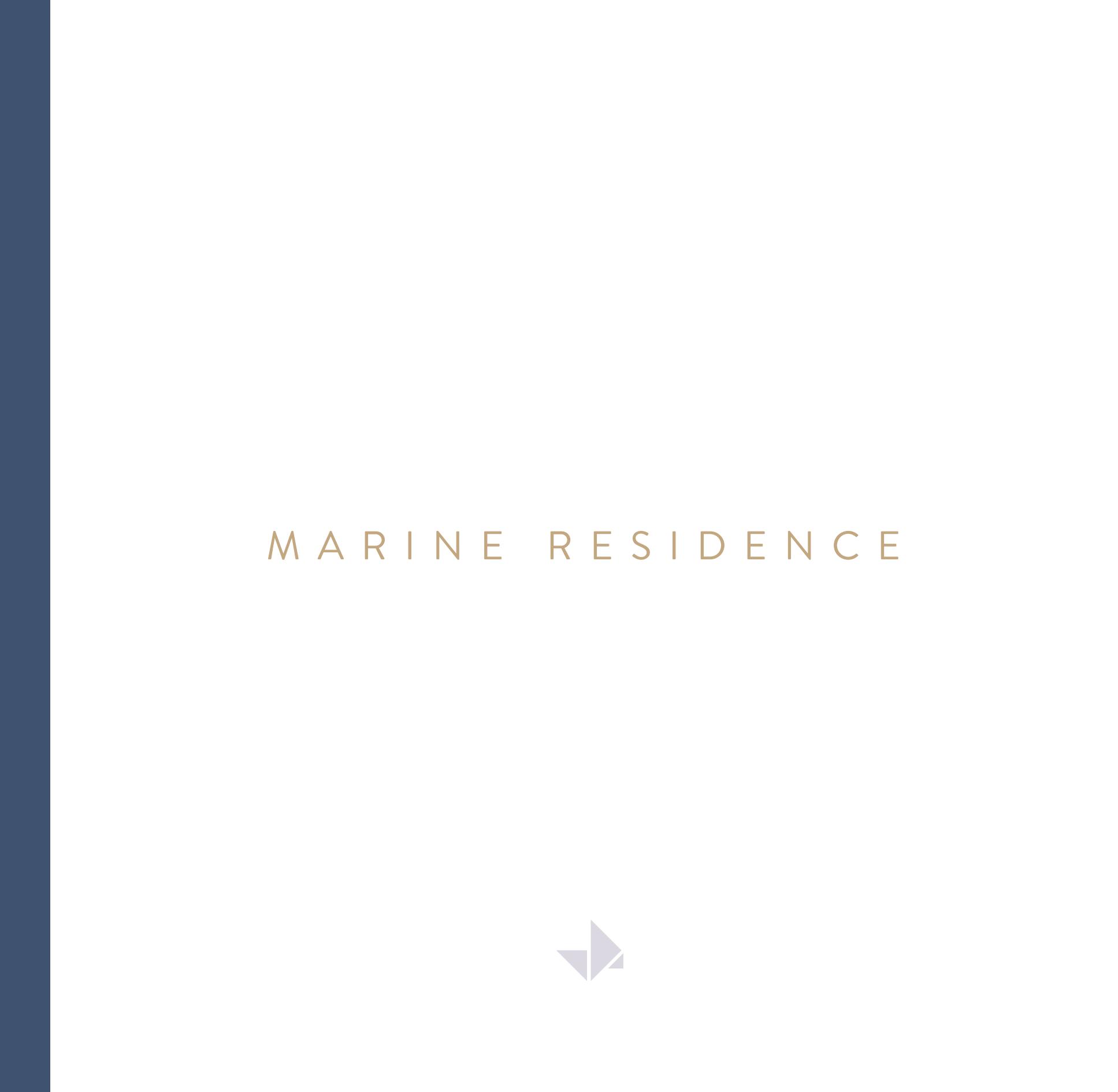




K E P M E R L I



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



A B O U T T H E P R O J E C T

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 Villas each with its own swimming pool.

THE SOUTHERN PENINSULA

The Family Hotel

250 rooms

Suites

Bars

Restaurants

Conference rooms

Amphitheater

SPA & Wellness Center

2 Yacht Marinas (90 berths)

33 Mediterranean Villas each with its own swimming pool.



**CONSTRUCTION COEFFICIENT
OF LESS THAN 7%**

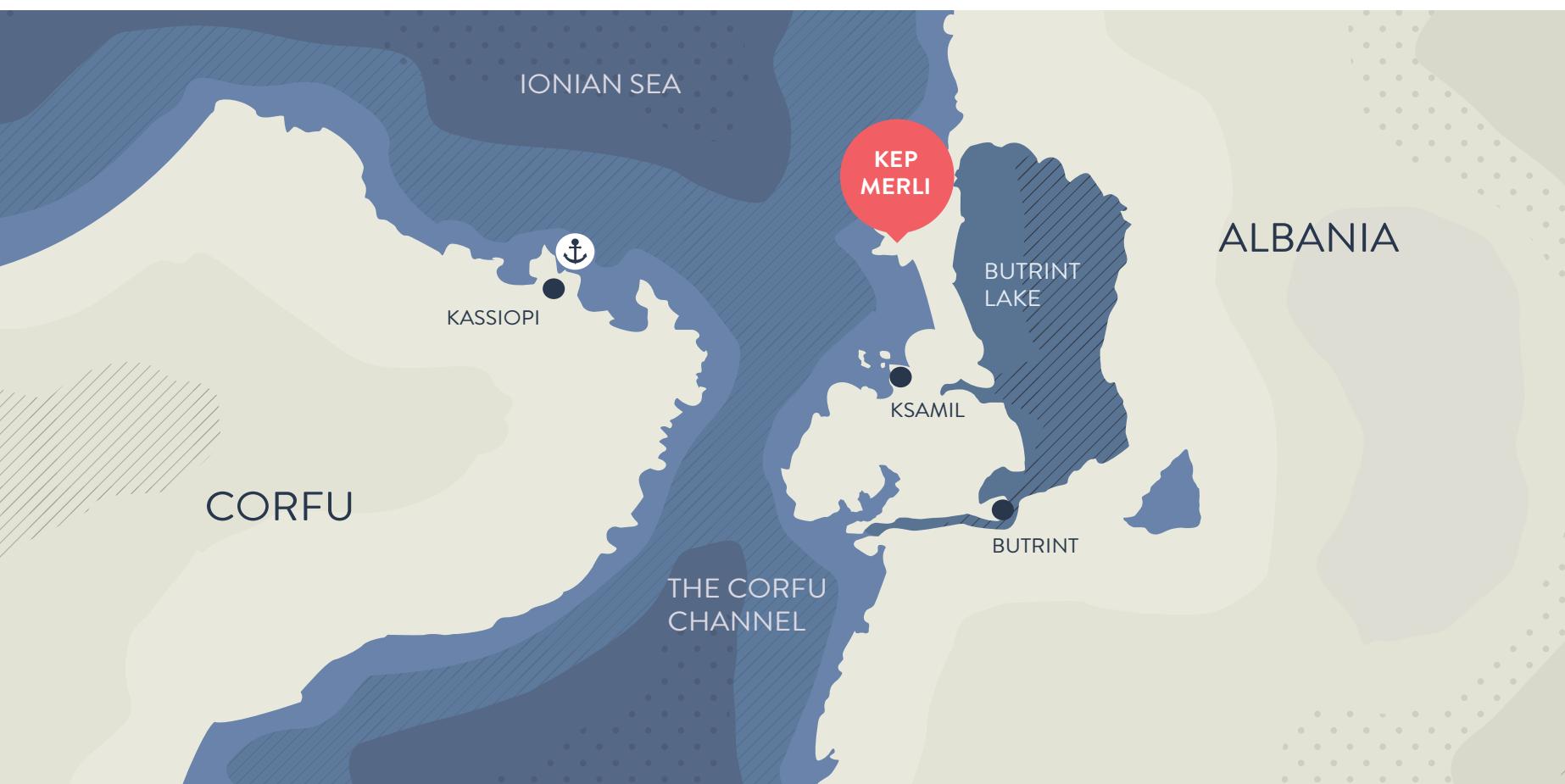
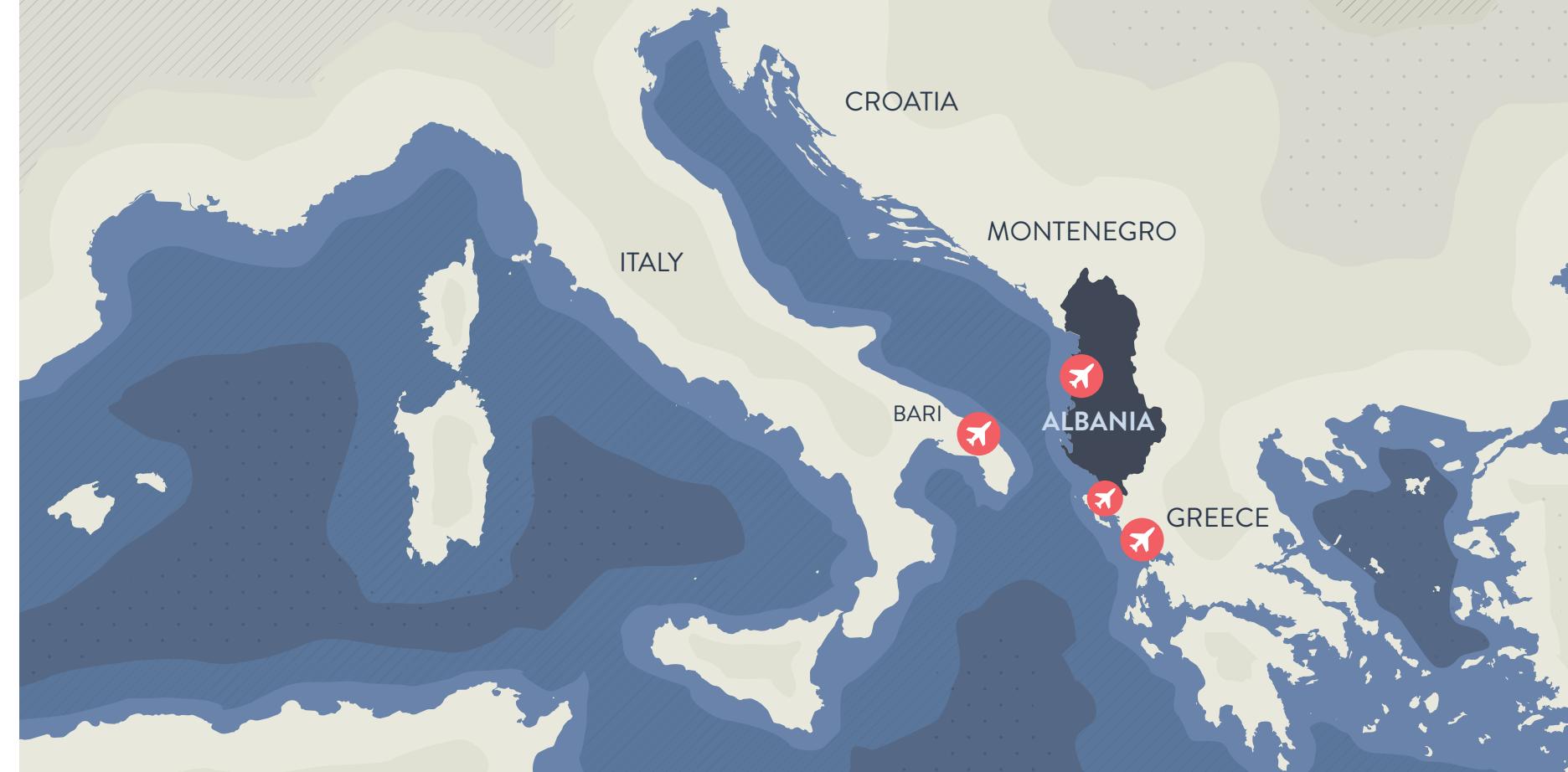
OVER THE PAST 20 YEARS ALBANIA HAS MANAGED TO GROW INTO A STABLE MODERN DEMOCRACY, ATTRACTING WITHIN ITS FOREIGNER-FRIENDLY ECONOMY AN INCREASING NUMBER OF INVESTORS.

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. Memberships in international organisations such as the World Bank, IMF, EBRD, IBRD, NATO and WTO are largely propelling economic activity. Particularly, tourism has served as a major growth vehicle, helping boost investments in many other sectors. The country's corporate and capital gains tax rates, at only 10%, are amongst the lowest in Europe, whereas its young and well-educated labour force is one of the most price-competitive. Last year Albania gained the much-awaited EU candidate status, which is expected to lead to an EU membership shortly.





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. Saranda excels at providing its visitors and inhabitants these three fundamental elements at their best, making the city one of the most prominent touristic destinations in the country. The islands of Ksamil and their incomparable beaches and vegetation are an added value to the town's offerings.

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. Tales of Illyrians, Greeks, Romans, Byzantines, Venetians, Ottomans and Britons, have been left undisturbed for curiosity to explore, in a crossroad where centuries intersect to resonate throughout eternity.

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. Respecting nature remains the ultimate guideline to our concept of a harmonized 21st century sustainable architecture.

DESTINATION HIGHLIGHTS

BUTRINT

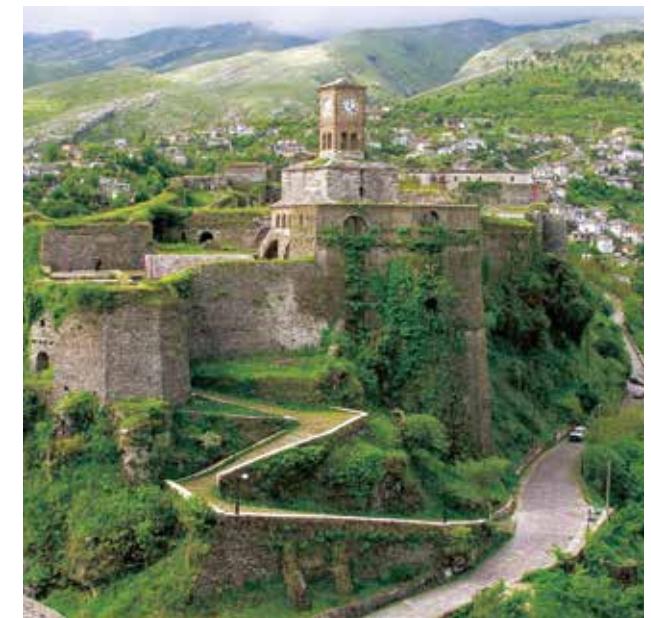
Inhabited since the 8th century BC, Butrint is an archeological and environmental haven. The city has been an ancient Greek and later Roman colony as well as an important port and a cult site. The present archaeological site is a repository of ruins representing each period in the city's development.

GJIROKASTRA

Nearby hillside city of Gjirokastra (UNESCO World Heritage Site) is a rare example of an architectural style typical of the Ottoman era. Defined by its castle, roads paved with chunky limestone and shale, magnificent slate-roofed two-story houses and views out to the Drina Valley, Gjirokastra retains a charming bazaar, an 18c. mosque and two churches.

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. Its Old Town (UNESCO World Heritage Site), situated at the heart of the island, is comprised by a fortified Mediterranean port and a remarkable, authentic urban ensemble. The island was a seat of European learning and art in the early days of modern Greece.



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. Its name derives from the Byzantine monastery of the Agioi Saranta, built to honor the Forty Martyrs of Sebaste. 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 forest, 177 meters above sea level, 18 springs come out the bottom of the earth, creating this geological phenomenon. Along with its cave system, it has become a popular tourist attraction and a great diving spot.

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 2013, Ksamil and the Albanian Coast were included in the Guardian's Top 20 destinations for bargain beach holidays.

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



THE ENTRANCE

At Kep Merli, the transition from interior to exterior is delicate, bringing architecture closer to nature as per our philosophy. The entrances are designed with high attention to aesthetics, allowing for a comfortable passage into the villas accompanied by a stunning view of the harbor and gardens.



THE GARDEN

Poetically designed by the international landscape-architecture studio SKOPOS, each garden offers an explosion of colors and mediterranean fragrances, making for a quiet, yet animate space

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.





MARINE VILLA
— TYPE A —





MARINE VILLA

— TYPE B —



THE 5 STAR HOTEL

The hotel will be managed, marketed and operated under the Falkensteiner Michaeler Tourism Group and thus the prestigious Falkensteiner brand, whose 4* and 5* resorts across the world are a symbol of luxury and quality. 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 —
R E S I D E N T I A L
C O L L E C T I O N

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 2015.

High specification 1 to 3 bedroom apartments (180 to 220 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.



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



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

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 we 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



FALKENSTEINER

*Hotels & Residences
Kep Merli*

HOTEL
MANAGEMENT



PARTNERS THAT MAKE
OUR DESIGN POSSIBLE

PORCELANOSA®



SKOPOS
DESIGN

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