

# NEW MARINA AND RESORT

Award Category: Unbuilt  
Entry Number: AW16-38





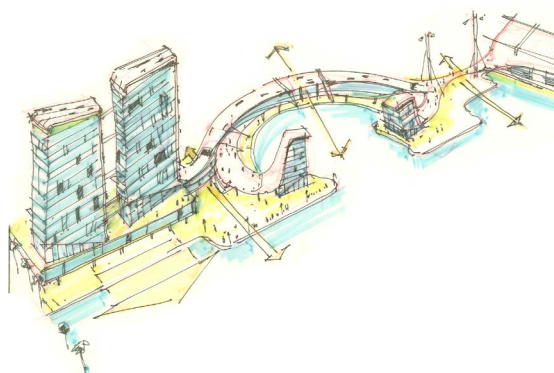
## A PLACE FOR THE AGES

This new marina and resort project is rooted in the historical, cultural, and contextual foundations of Cyprus. Located at a maritime crossroads in the eastern Mediterranean, Cyprus has a long history of seafaring and international commerce dating back to the Phoenicians. Today, Cyprus is a major tourist destination in the Mediterranean. This project envisions a world-class waterfront development set on the southeastern shores of Cyprus, and is intended to expand and promote tourism and invite commerce to the area. Most of the development is being created on land that does not currently exist.

Design inspiration for the development reflects a country steeped in a rich history of lore, tradition and diverse geographical regions. The marina and resort envisioned for the development draws upon this richness, yet responds directly to the unique and specific context and climate of eastern Cyprus.

The project is organized to emphasize the coastal confluence where the blue waters of the Mediterranean Sea meet the area's characteristic blue sky. Growing out of this confluence, the development is foundationally and literally rooted in the vernacular stone that has grounded Cypriot architecture for centuries.

From a planning perspective, the development progresses from land to sea, and balances public and private areas. The organization of space and design of circulation patterns emphasize function, efficiency and beauty. Materials used throughout the development reflect this progression. From the edges of the development, materials transition horizontally from raw and natural forms to refined contemporary seaside interpretations. A similar level of refinement is expressed vertically where architecture grows out from solid foundations of stone and transitions to airier materials expressed above.



As the centerpiece of this development, the marina culminates the progression from land to sea as well as from sea to land. The marina will welcome permanent and transient visitors as a Port of Entry to Cyprus and serve as a significant first impression to transient boaters, residents, and tourists. Features of the new marina and resort include:

### **568 Boat Slips:**

332 wet slips + 220 dry stack storage + 16 queuing slips

### **190 High Rise Apartments:**

1,2,3 and 4 bedroom apartments in two high rise towers

### **29 Luxury Villas:**

11 beach villas + 18 marina villas

### **4,386m<sup>2</sup> Commercial & Retail Space:**

Food and beverage venues including fine dining restaurants, tavernas, pubs, cafes, retail shops, gym, spa

### **350m<sup>2</sup> Iconic Events Center:**

Multipurpose event center, seating approximately 300 people, with events piazza and access to marina and festival pier





## AN IDEAL LOCATION

Cyprus is an island located in the eastern portion of the Mediterranean Sea, just south of Turkey. The marina and resort project site is located just west of the town of Ayia Napa. It is common for people who are sailing the Mediterranean to make a stop at one of the already existing marinas. However, none of these marinas will match this site in terms of amenities and modern development. Construction of a full yacht repair facility for large yachts was of vital importance to the marina. Currently, yachts cruising the eastern Mediterranean must divert south to Lebanon or north to Turkey for service. Exploiting its geographical position as a center point between these countries, the marina will have a well equipped yard with a 300-ton travel lift and become one of just two marinas in the eastern Mediterranean capable of lifting megayachts.

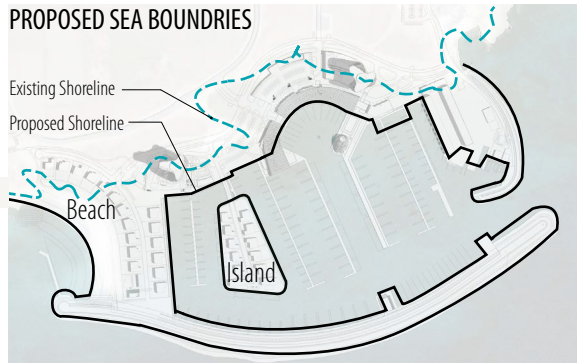




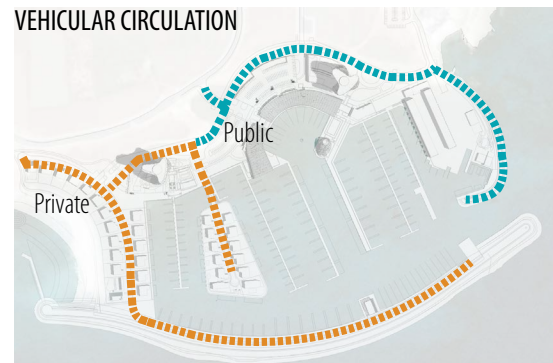
- 1 RESIDENTIAL TOWERS**  
High rise residential condominium towers overlooks the marina
- 2 RESIDENTIAL VILLAS**  
Residential single-family units with waterfront or marina connections
- 3 PYARE VILLAGE**  
Collection of shops, dining, cafe, pubs, spas, and recreational activities
- 4 EVENT CENTER**  
An event venue available for public and private large-group functions
- 5 BOAT MAINTENANCE YARD**  
The boat yard includes a repair facility for large megayachts.
- 6 YACHT CLUB**  
Private yacht club on first floor with a public pub on the ground floor



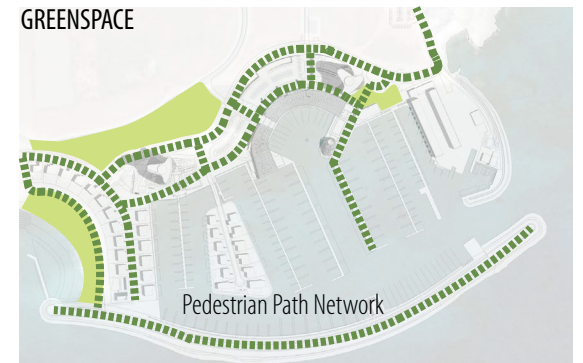
**PROPOSED SEA BOUNDARIES**



**VEHICULAR CIRCULATION**



**GREENSPACE**





## MARINA

The marina serves as the focal and functional core of the development. The full service facility provides fuel stations, boat repair, general provisioning and services, and special facilities for yacht crews.

The physical layout of the marina is designed to be sensitive to the existing environmental conditions of the site. The structure of the marina edge will emulate ecological habitat features comparable to the natural shore that currently exists. The breakwater, marina basin and basin channels are specifically designed to allow for maximized navigational safety, tranquil conditions within the marina for mooring yachts, and increased water quality and clarity within the marina.





## LANDMARK RESIDENTIAL TOWERS

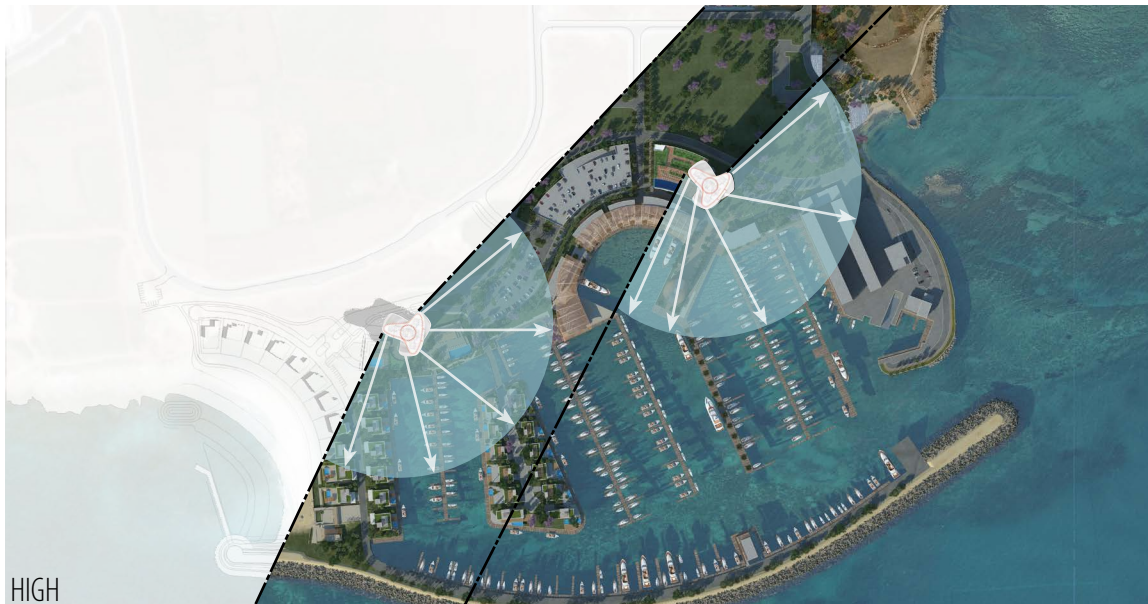
The residential towers are a visual anchor to the development. Incorporating contemporary design elements, the towers set the architectural character of the site and provide panoramic views of the marina, sea, and surrounding area. A pool and amenity deck at the base of the tower overlooks the marina and sea to provide an unparalleled gathering and relaxation experience for residents and visitors.

The residential towers also serve as a significant landmark on the coastline. Factors such as views, sustainability, marketability, and function have all influenced its form and careful siting within the development. The shade canopy continues up the tower as a vertical second skin and shades the glass facade while maintaining breathtaking views from the units.





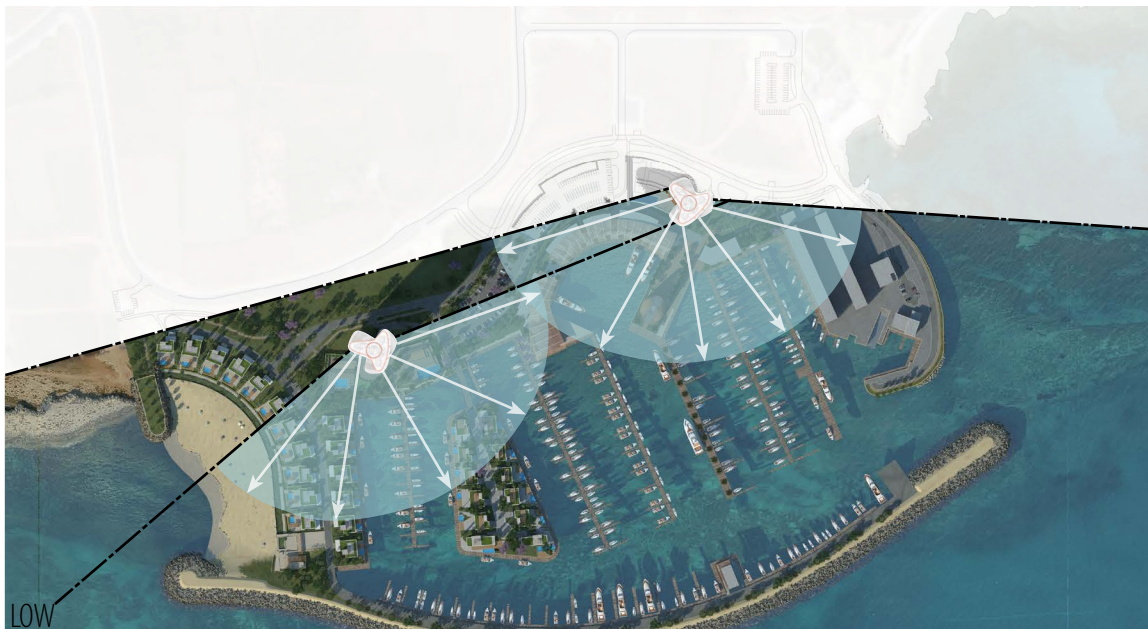
# MAJOR VIEWS FROM LIVING SPACE



HIGH



EAST VIEW  
ELEVATION: 91M



LOW



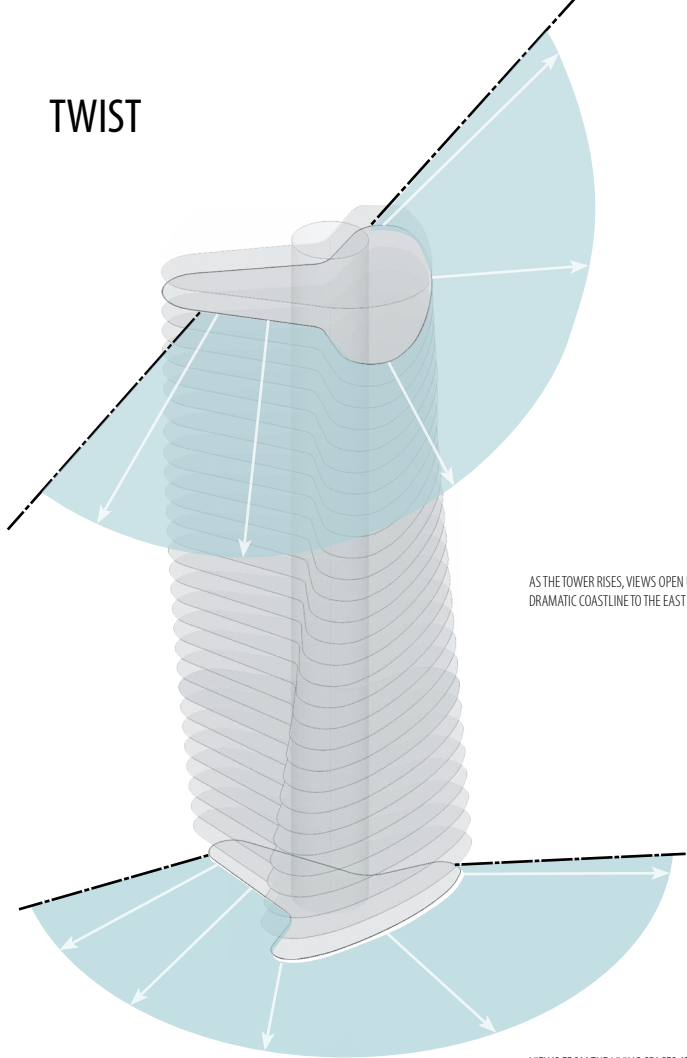
SOUTHEAST VIEW  
ELEVATION: 49M



SOUTH VIEW  
ELEVATION: 21M

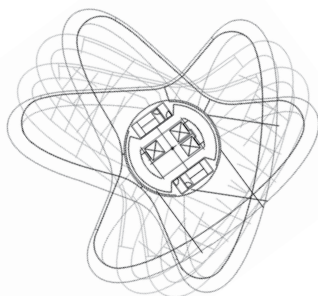


# TWIST



AS THE TOWER RISES, VIEWS OPEN UP TO THE  
DRAMATIC COASTLINE TO THE EAST

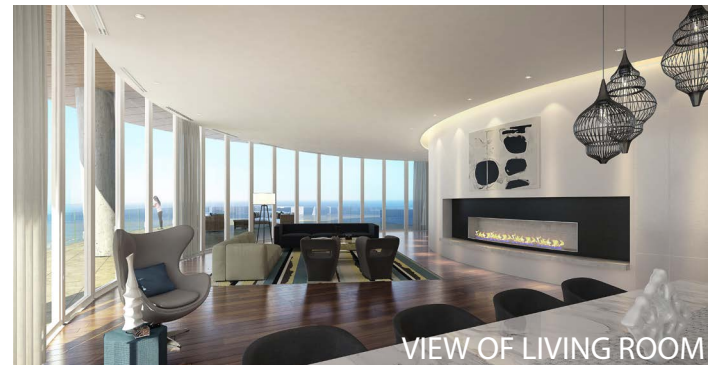
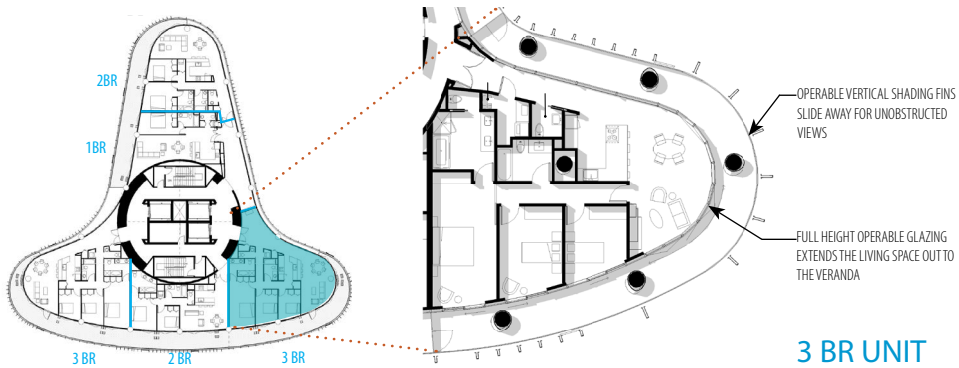
VIEWS FROM THE LIVING SPACES AT THE  
BOTTOM OF THE TOWERS ARE FOCUSED  
TOWARD THE SEA TO THE SOUTH







LIVING SPACE OPENS TO VERANDA

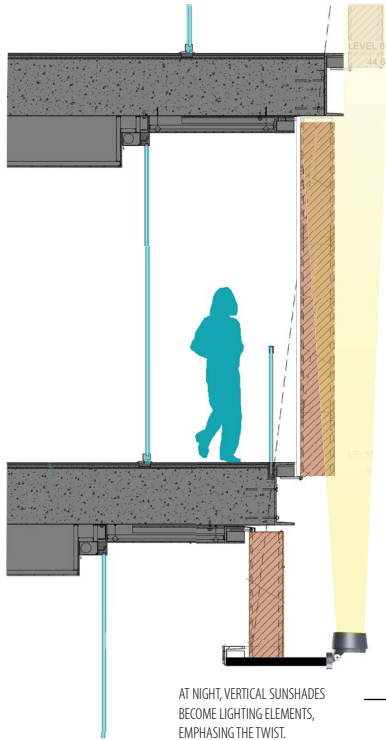


VIEW OF LIVING ROOM

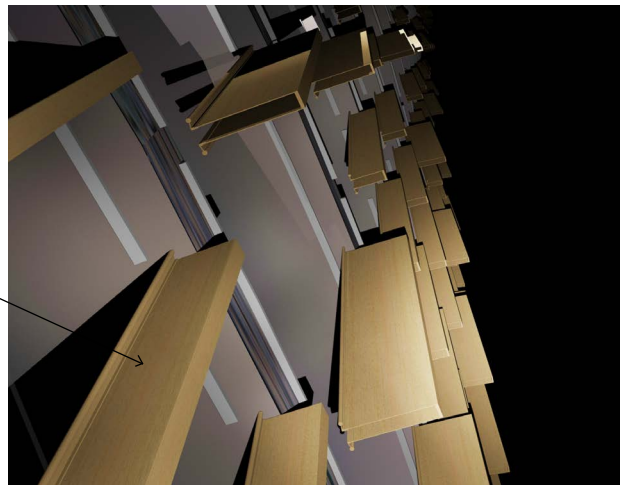
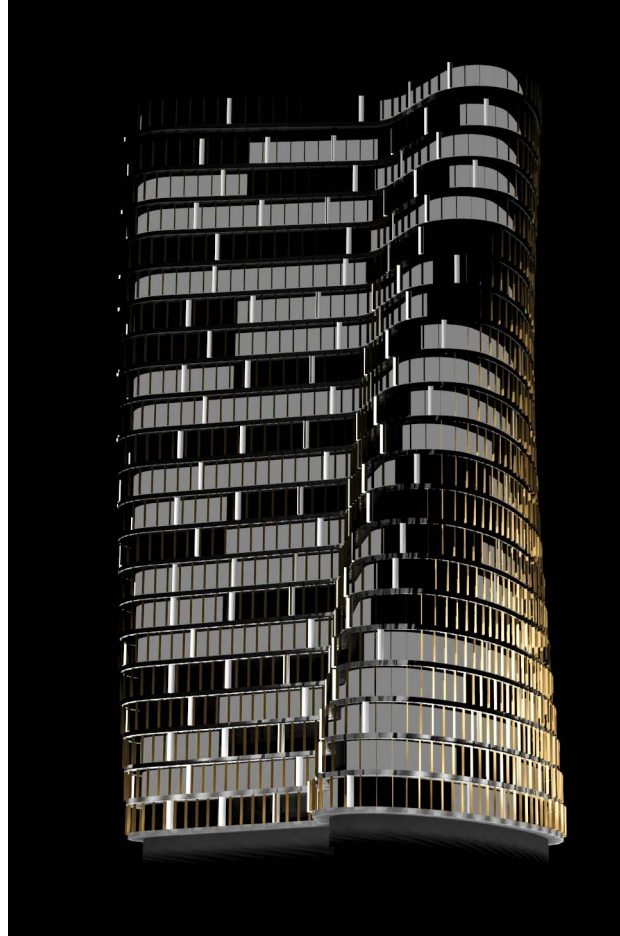


## TOWER "SCRIM"

Designed to resemble a woven basket, the sinuous shape of the high-rise towers created a material-specific effect with which spatial qualities could be intensified, explored, and organized. The resulting structure exhibits pleasing contrasts between light and dark, and open and closed spaces. In addition, the shade canopy continues up the towers acting as a vertical second skin that helps to shade the glass façade while maintaining breathtaking views from the units. Novel vertical scrims become pleasing lighting elements that emphasize building twists at night.



AT NIGHT, VERTICAL SUNSHADES BECOME LIGHTING ELEMENTS, EMPHASIZING THE TWIST.



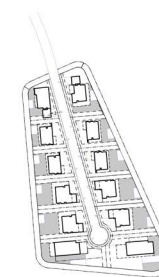
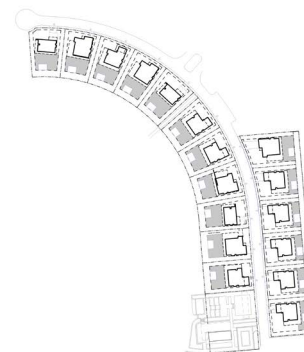




## RESIDENTIAL VILLAS

The villas are uniquely positioned along the water's edge with access to private marina berths or the beach. Villas make use of many of the same materials and aesthetics used throughout the development.

White plaster and glass structures grow out of foundational stone. A simple and contemporary evolution of traditional materials and form encourages transparency and a connection to the sea and sky. Strategic use of wood and wood-like materials provide additional refinement. Careful design and planning of the villas create exceptional interior and exterior spaces focused on a Mediterranean lifestyle.



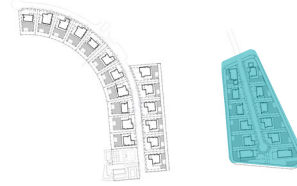
VILLA SITE PLAN







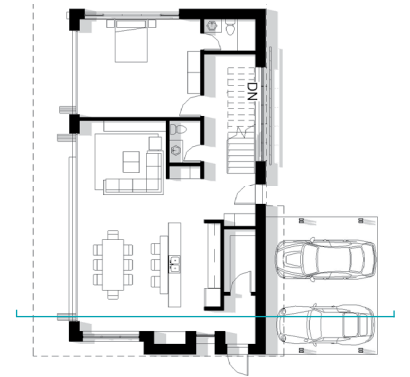
# MARINA VILLAS



SITE PLAN



FIRST FLOOR



GROUND FLOOR

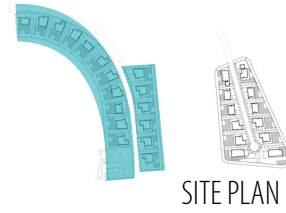
SECTION







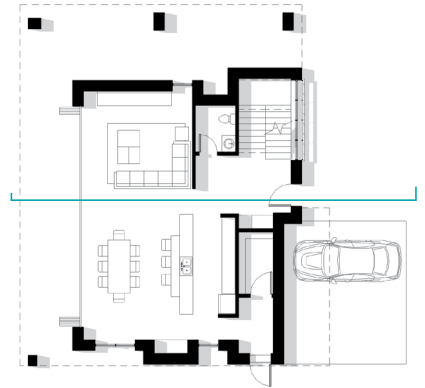
# BEACH VILLAS



SITE PLAN



FIRST FLOOR



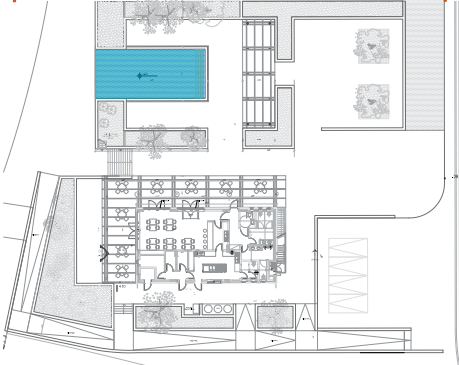
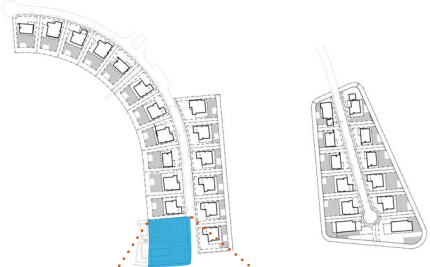
GROUND FLOOR

SECTION





# BEACH CLUB



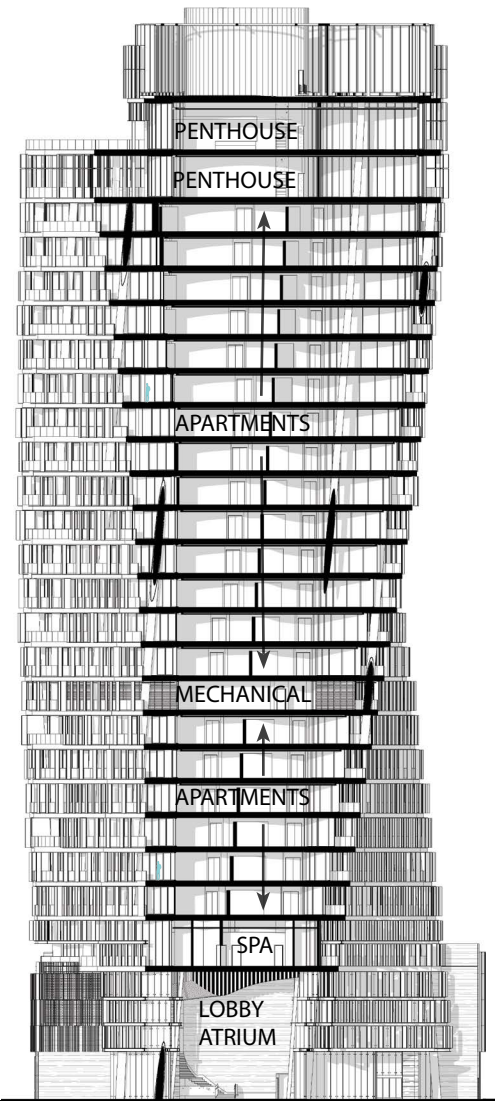
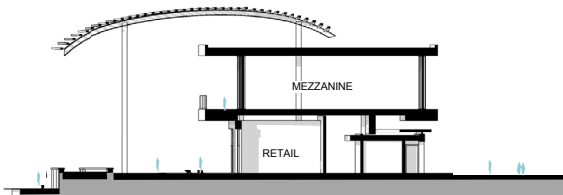
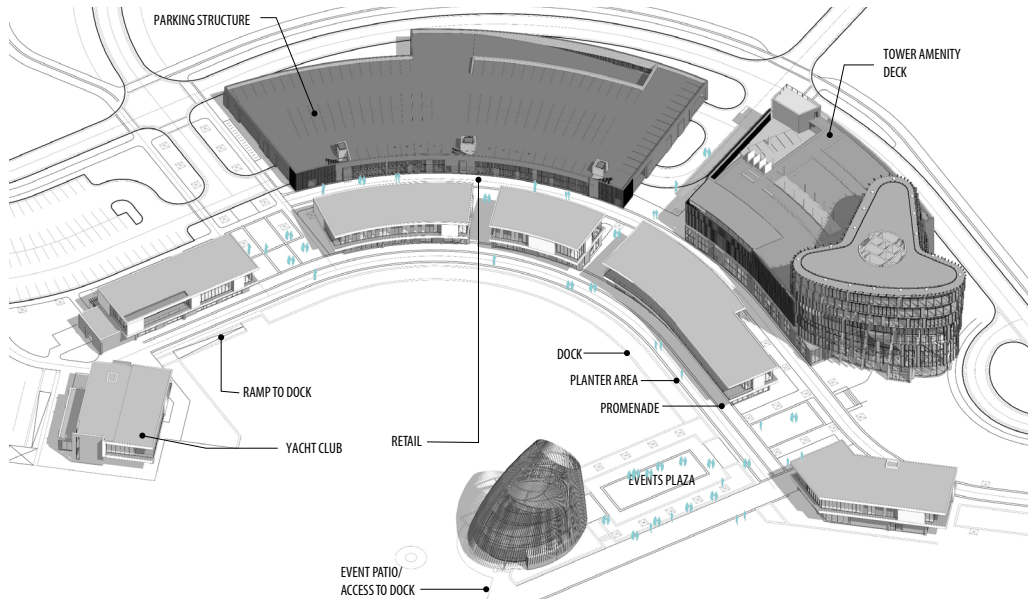


## ENTERTAINMENT VILLAGE

Land and sea converge at the Pyare Village, which serves as the social, entertainment, and commercial core of the development. The name is derived from the circular form and the mathematical formula for the area of a circle. A striking crescent-shape designed to simulate a “fishing shelter” of a Mediterranean island, is embraced by a network of interconnected walks, plazas and open spaces that welcome residents and visitors alike. Within the Pyare Village along the water’s edge is a wide multi-level collection of walks and terraces that connect shops, pubs, and restaurant and provides a perched view to the sterns of large boats moored within the marina.











EAST TOWER LOBBY





## PROVIDING SHADE

A contemporary shade canopy follows the crescent of the marina and provides shade along the promenade. The light and airy structure will provide welcome and ever changing patterns of shade along the Pyare Village and terminates in a crescendo above the elevated yacht club. In addition to providing vital shade protection from the intense Cypriot sun, the canopy will serve as a visual and metaphorical link, unifying the architectural expression of the tower, Pyare Village, and dry stack boat storage facilities.







## EVENT CENTER

The main entry into the development leads to the entertainment village with initial views that frame the event center. The event center becomes a focal point of the development. The glass building features a lattice-like structure articulated into a sculptural form inspired by the hull of a boat or sail.

