



BEYOND

A PROJECT BY KOURTIDIS GROUP





Beyond experience

The transformation of a landmark building is always a daring aesthetic statement, a powerful bridge connecting the past to the present.

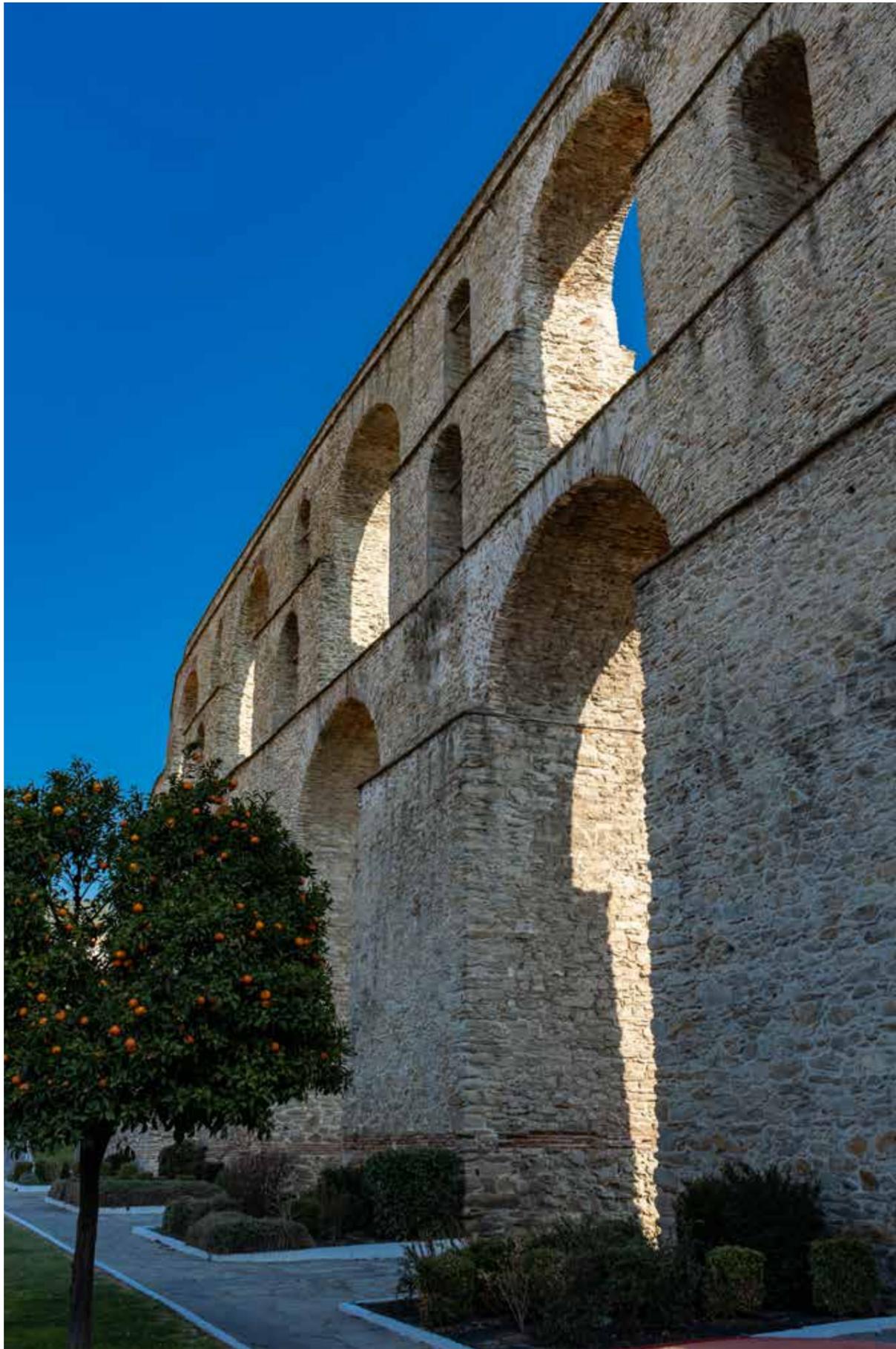
BEYOND, reborn today in Kavala, is an iconic residential development. A contemporary and one-of-a-kind example of how architecture can tell stories, awaken emotions and create timeless experiences.

The revival of the historic “Old Ice Factory” into a world-class collection of luxury residences, with its distinctive form and international aesthetic, firmly places Kavala on the map of Greece’s most significant modern landmarks.

This development aims to be more than a residential complex. It aspires to become a symbol, a new point of reference, a vision that surpasses every precedent, setting new benchmarks in quality, elegance, and design.

BEYOND.

Live it. In Greece.



Beyond History

In the 1920s, in one of Kavala's most captivating locations, one of the region's very first ice and brewing factories was established by Fernández & Co. From the 1950s to the 1970s, the factory played a decisive role in the local economy, distributing ice throughout the city while offering employment to many residents. After 1970, the building was abandoned and left to decay with time.

Today, Kourtidis Group invests in this landmark property, recognizing both its historic significance and its exceptional location. The vision: to breathe new life into the building, transforming it into a contemporary point of reference for the city.

The surrounding area is rapidly evolving with growing tourism and increasing investor interest. The scarcity of high-quality, luxury residences in the heart of the city creates a unique opportunity, one that BEYOND seizes, delivering elevated living while enhancing the urban landscape.

This is a project that creates added value for residents, professionals, and the community as a whole.

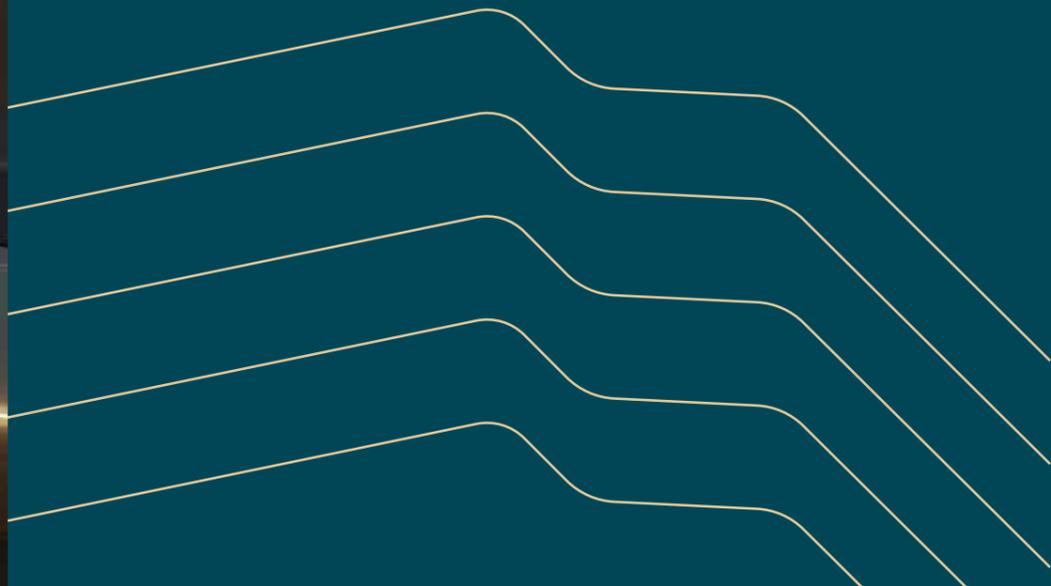
Beyond the inspiration...



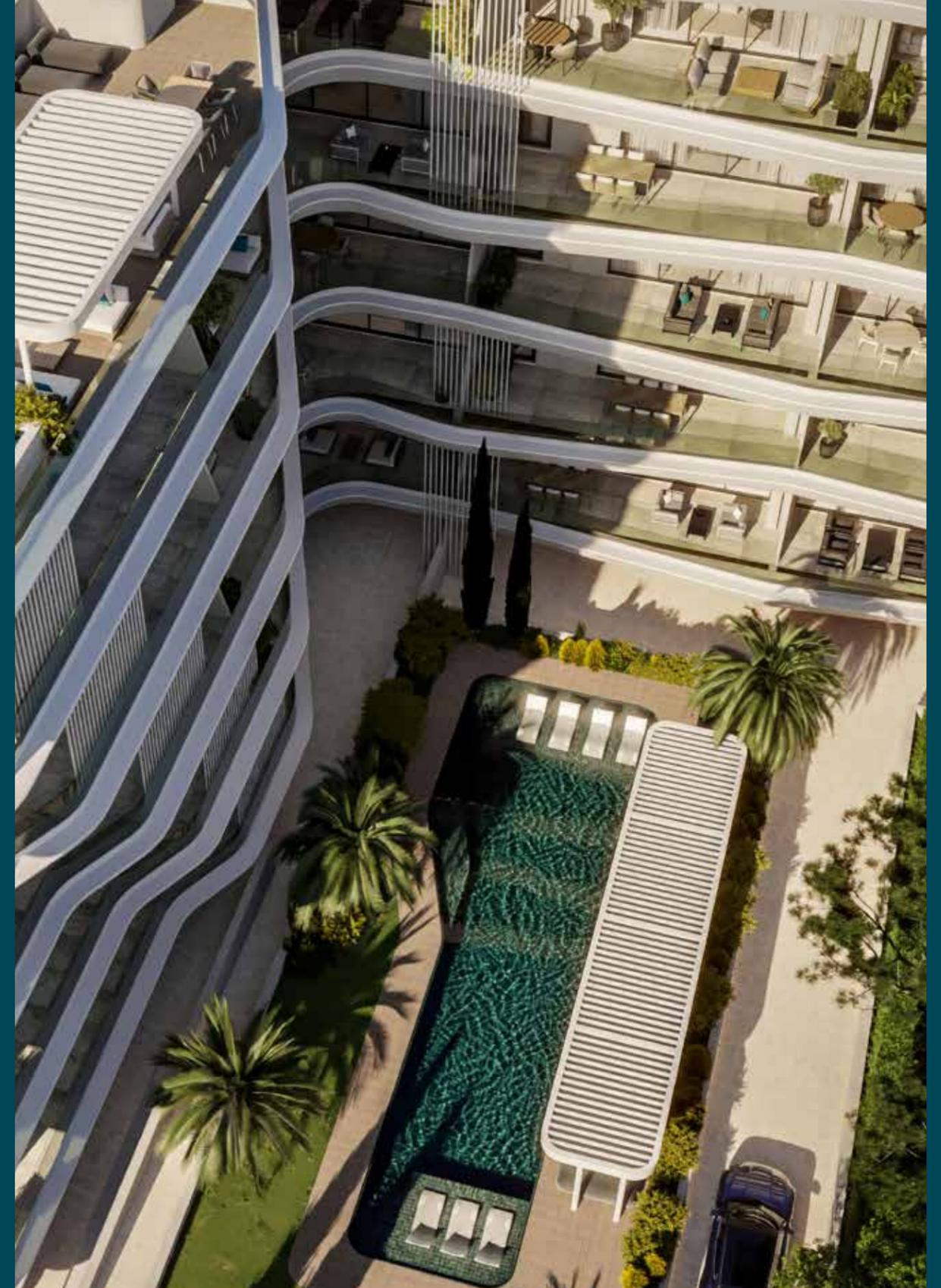
The concept of BEYOND was inspired by the harmony of the sea and the eternal rhythm of the waves breaking upon the shore. The wave, dynamic yet fluid, became the guiding source of inspiration. The curved lines of the design are not mere architectural gestures, but an interpretation of the sea's flow and energy.

The composition was crafted to “breathe” with the horizon. Sunlight reflects across surfaces, creating a living canvas of shifting shadows and textures just as light plays endlessly upon the water. The uninterrupted view of the endless blue is the very heart of the design: each residence seems to float effortlessly, merging with the sky and the sea.

Curved façades echo the fluidity of water, while expansive openings frame the landscape, bringing the sea directly into the living experience. The interplay between interior and exterior is intentional, ensuring that living here becomes a seamless extension of nature itself.



...and
the vision



This is more than architecture.

It is a statement of the future.

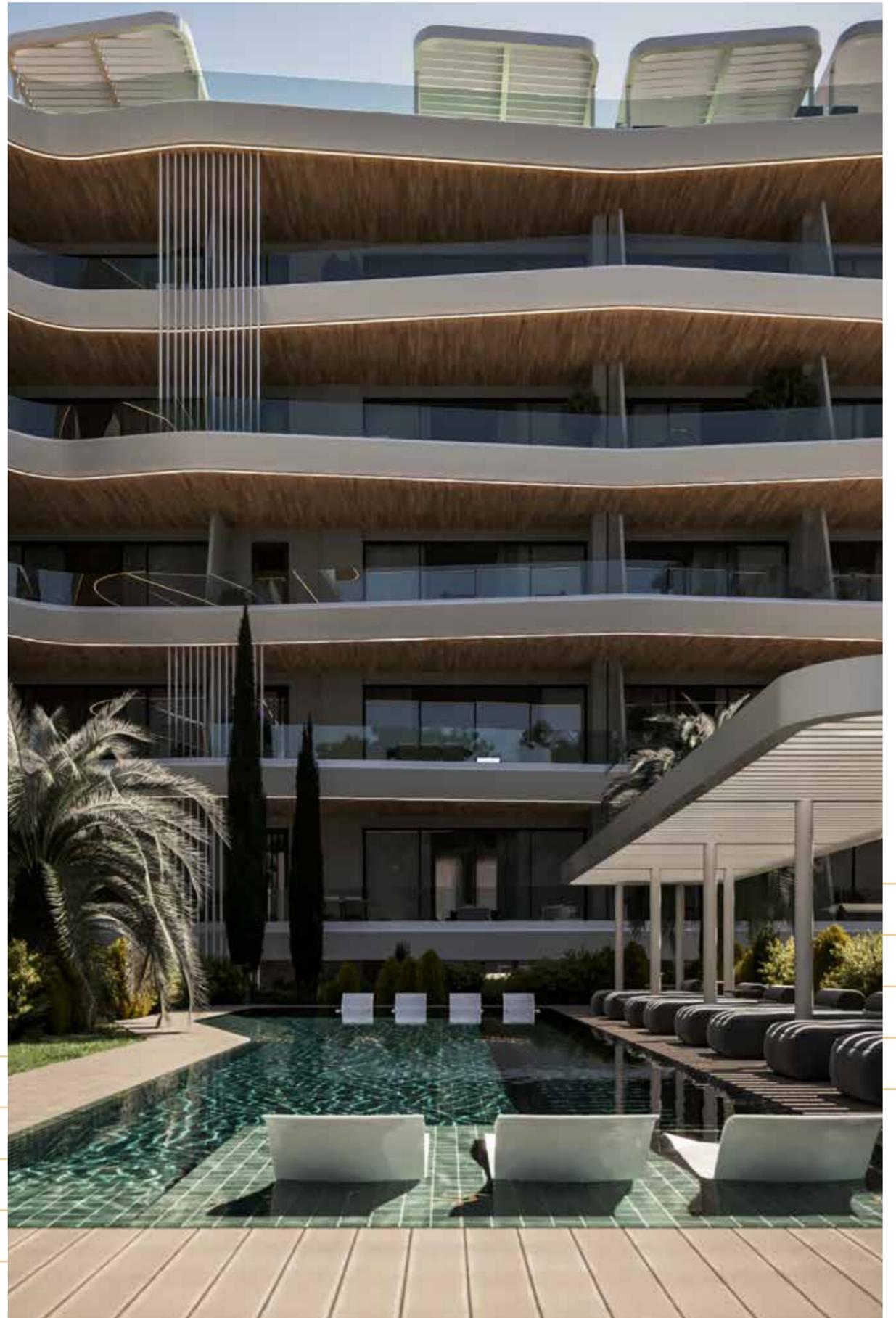
Beyond the Identity

BEYOND is not simply a name, it is a promise.

A promise that architecture can transcend the ordinary, transforming daily life into an extraordinary experience. “Beyond” embodies a philosophy: that this project surpasses the boundaries of conventional residential design, introducing something visionary to the city of Kavala.

Beyond means:

- Beyond expectations
- Beyond conventions
- Beyond the limits of everyday life
- Beyond imagination



Beyond Private Living

Privacy. Security. Exclusivity: Every detail of BEYOND has been designed to create a refined, private community, exclusively for discerning owners who share a common sense of elegance and value.



The complex is governed by a carefully structured framework that preserves its character of exclusivity. Every aspect complies with the highest international standards of luxury and private living, offering an environment worthy of its distinguished residents.

- **Absolute privacy & exclusivity:** Each residence is a personal sanctuary of tranquility and sophistication.
- **No short-term rentals:** The philosophy of the project is rooted in exclusive ownership; all forms of short-term exploitation are not allowed.
- **Buyer selection:** The company retains the right to select future owners, ensuring the integrity and prestige of the community.
- **Advanced security:** Controlled access through personal codes and face recognition guarantees ultimate safety and discretion.
- **Refined regulation:** Operational standards are aligned with international benchmarks of luxury, ensuring an atmosphere of prestige, elegance, and respect.





Beyond living

The Building – A Living Sculpture

Shaped by the elements of wind and water, the architectural form of BEYOND resembles a living sculpture. Its three wings (Blocks A, B, and C) interact as organic components of a single fluid whole. Curved façades and dynamic balconies compose a play of transparency and shadow, while expansive openings frame the infinite blue of sea and sky.

- **Materials:** Glass in expansive surfaces enhances the sense of lightness, flooding interiors with natural daylight. Stone and wood add warmth and Mediterranean authenticity, creating balance between modern luxury and natural character.
- **Sustainability:** Designed with environmental responsibility, the development integrates advanced thermal insulation, energy-efficient systems, and natural ventilation, achieving A+ energy class certification.

Residences – Elegance with a view

Each residence has been designed to offer an unparalleled living experience, with interiors that combine high functionality and refined materials, complemented by outdoor spaces that embrace the sea.

- **Interiors:** Spacious residences of 2, 3, and 4 bedrooms, with open-plan living and dining areas, full-height windows, en-suite bedrooms, oversized terraces, and kitchens crafted with premium materials.
- **Exteriors:** Expansive covered terraces extend the interiors into elegant outdoor living zones overlooking the sea.
- **Amenities:** Resort-inspired ground floor spaces with large lobbies, gym, storage, and service areas. Outdoors, an infinity pool blends with the horizon, complemented by landscaped gardens and serene relaxation areas.



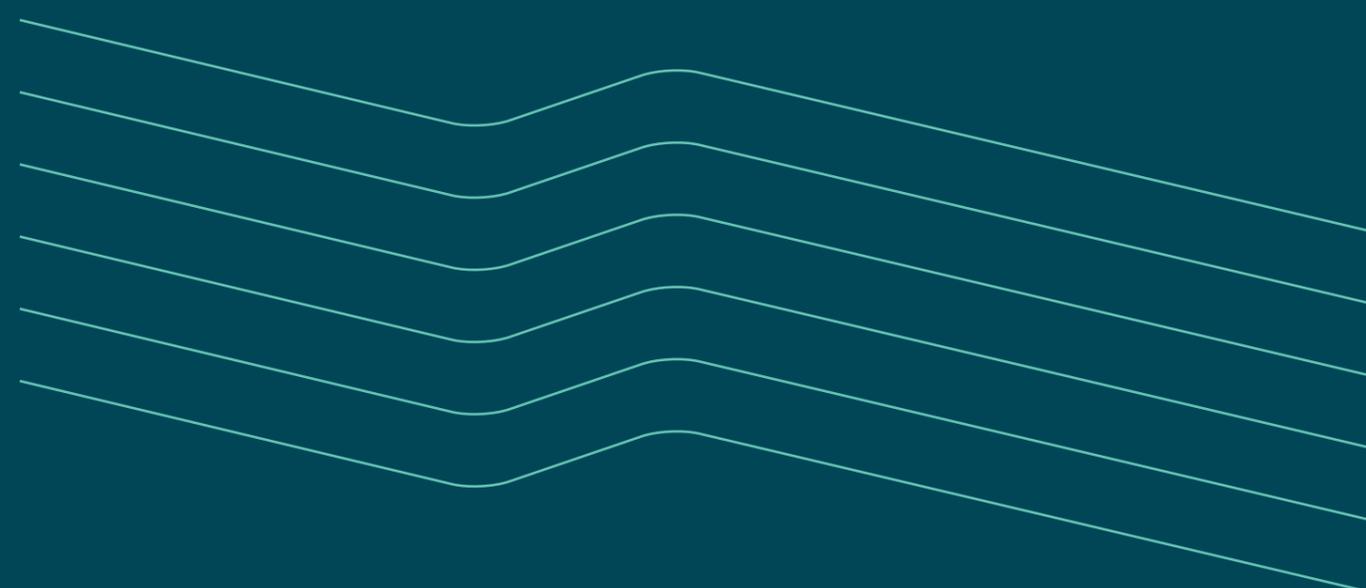


Beyond the Expected

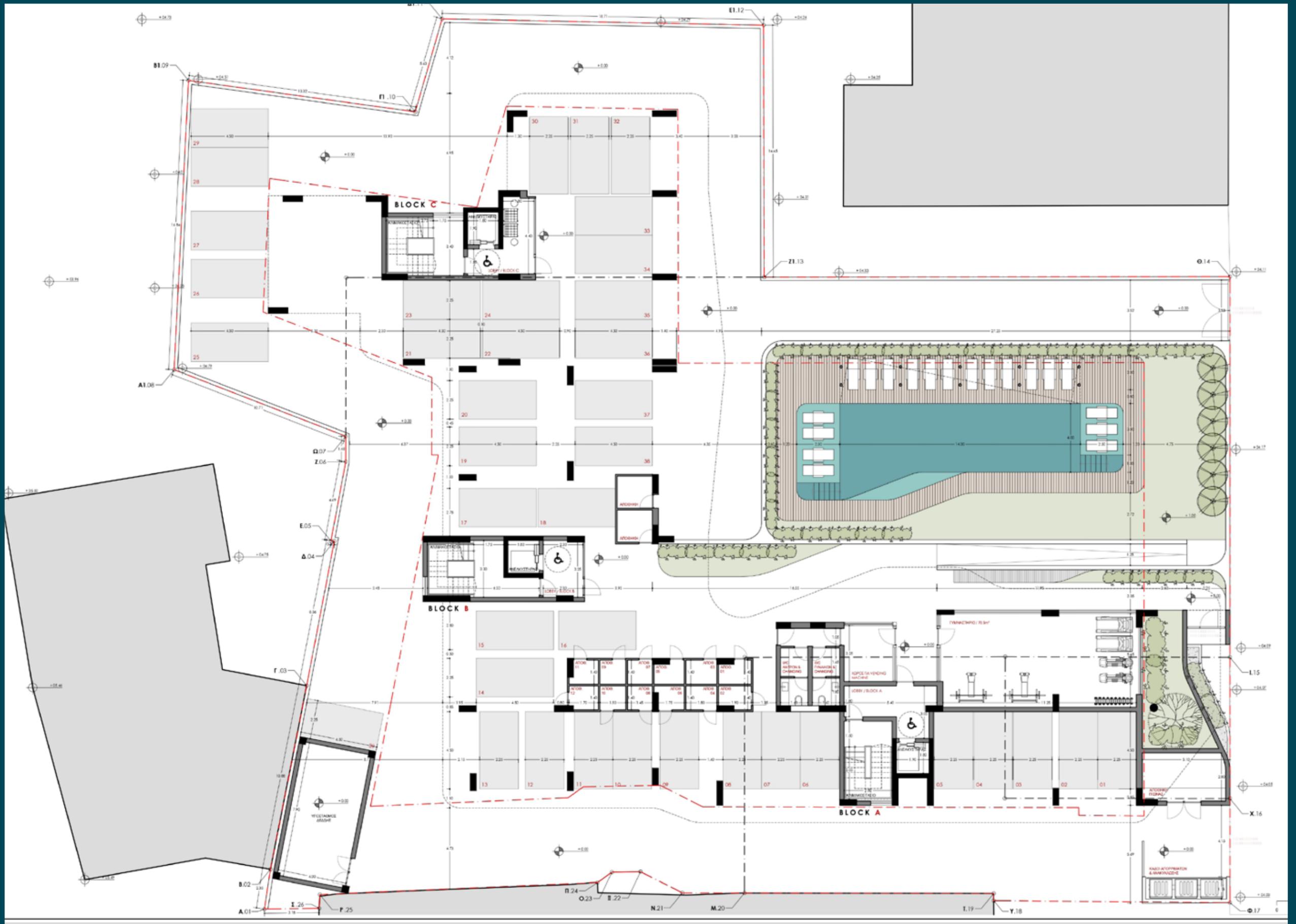
The architecture of BEYOND transcends the boundaries of standardization. With a sculptural approach, the volumes of its three wings harmoniously blend the fluidity of organic lines with functional rigor.

The complex comprises of:

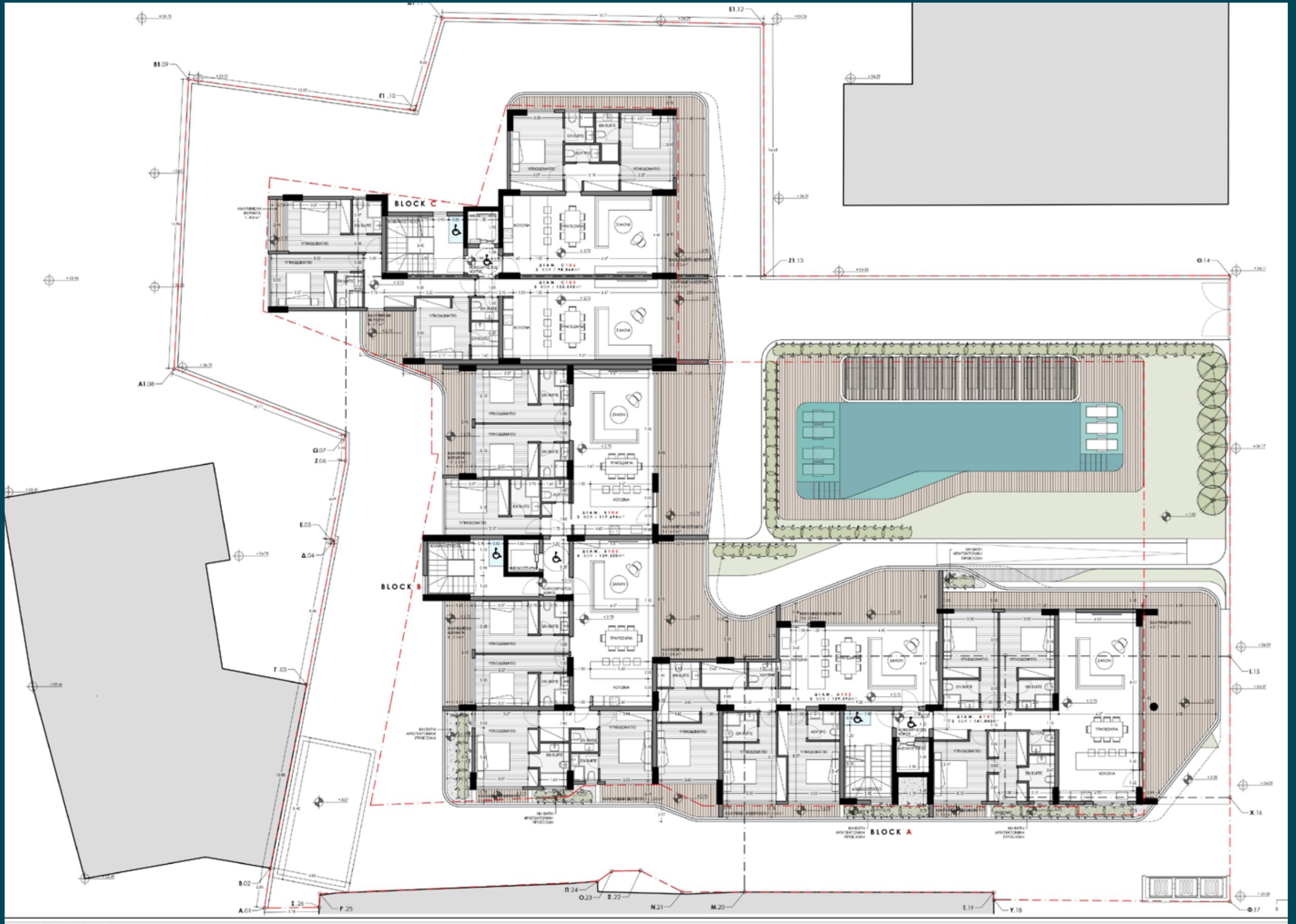
- **20 apartments** ranging from 140.90 sq.m. to 164.33 sq.m., featuring an open-plan living and kitchen area, dining room, 3 master bedrooms, and 1 additional bathroom.
- **5 apartments** of 117.31 sq.m., featuring an open-plan living and kitchen area, dining room, 2 master bedrooms, and 1 additional bathroom.
- **5 apartments** of 167.70 sq.m., featuring an open-plan living and kitchen area, dining room, 4 master bedrooms, and 1 additional bathroom.



Ground Floor Plan



1st, 3rd & 5th Floor Plans



2nd & 4th Floor Plans



Beyond Luxury



At BEYOND, luxury is not an accessory, it is a way of life. Every detail is orchestrated to reflect the philosophy of “less is more,” giving space for light, nature, and horizon to take center stage.

- Infinity pool, gym, landscaped gardens, and outdoor lounges evoke the ambience of a private resort
- Three elevators and penthouses enriched with private roof gardens featuring pergolas, BBQ areas, and four-seat jacuzzis

- Landscaped gardens with automated irrigation and lighting, covered parking with EV charging, and private storage rooms with electricity
- Interiors elevated with European flooring, bespoke kitchens, integrated A+++ appliances, and high-spec bathrooms with branded fixtures and walk-in showers



Beyond Smart

BEYOND is designed for the present and ready for the future. Each residence is delivered with full smart-home infrastructure, built on low-voltage structured cabling and fiber-optic connectivity. The system is open and expandable, allowing owners to personalize their living environment according to present and future needs.

- Intelligent control of lighting, temperature, and blinds with remote access
- Unified management of all functions via a single platform
- Access via NFC card or mobile app
- Integrated security including alarm, intercom, and CCTV
- Infrastructure for future upgrades: electric awnings, smart curtains, satellite internet, EV charging

Through this infrastructure, each owner is offered the possibility of full customization of their residence, with the freedom to select smart features that can be seamlessly integrated and managed through a central system. The installation is designed to support the addition of any smart function at any time, without the need for further interventions.



Beyond Greece



The Mediterranean climate of Kavala with mild winters, warm dry summers, and year-round sunshine is one of its greatest natural assets. Thanks to its low altitude and proximity to the sea, winter temperatures remain gentle, while summers rarely reach extreme heat.

Protected by surrounding mountains and enriched by the Aegean breeze, the region enjoys an exceptional Mediterranean climate, placing it on the same latitude as Sardinia, Naples, Madrid, and Porto.



Beyond the Blue City

Kavala, the “Blue City,” is a coastal jewel of Northern Greece, in Eastern Macedonia and Thrace. Known for its historic port, it plays a central role in regional trade and tourism.

Today, Kavala blends its centuries-old heritage with contemporary development, offering a privileged quality of life to both residents and visitors.

Routes – Distance – Travel Time

Kavala Airport: 28 km – 20 min

Drama: 39.1 km – 43 min

Xanthi: 50.7 km – 40 min

Thessaloniki: 155 km – 1 h 51 min

Serres: 90.6 km – 1 h 20 min

Sofia, Bulgaria: 315 km – 3 h 30 min

Istanbul: 445 km – 5 h

Nymfaia Border Crossing (Komotini): 96.1 km – 1 h 27 min

Exochi Border Crossing (Drama): 116 km – 1 h 12 min

Greek–Bulgarian Border (Promachonas): 134 km – 1 h 42 min

Greek–Turkish Border: 207 km – 2 h 10 min

Kavala is one of the rare Greek cities offering the lifestyle of an island with the infrastructure of a modern urban hub.

Its amphitheatrical landscape combines mountain and sea, with pristine beaches and breathtaking views of the Aegean.

The city offers hospitals, schools, cultural venues, vibrant nightlife, and authentic gastronomy, enriched by a rich history from UNESCO-listed Philippi to the Imaret and Aqueduct.

Kavala is not only a destination, it is a place to live, invest, and enjoy year-round. BEYOND is the ultimate expression of this promise: a city, an experience, a horizon of possibilities.

Beyond the Horizon





Ancient crossroads

- Ancient Philippi & Neapolis • Kavala Fortress
- Kamares Aqueduct • Archaeological & Tobacco Museums • Monasteries & Old Churches (Saint Silas, Saint Nicholas) • Traditional Settlements (Panagia Old Town, Eleftheroupoli) • Caves & Gorges (Angitis Cave, Nestos Gorge) • Visitable Wineries & Vineyards

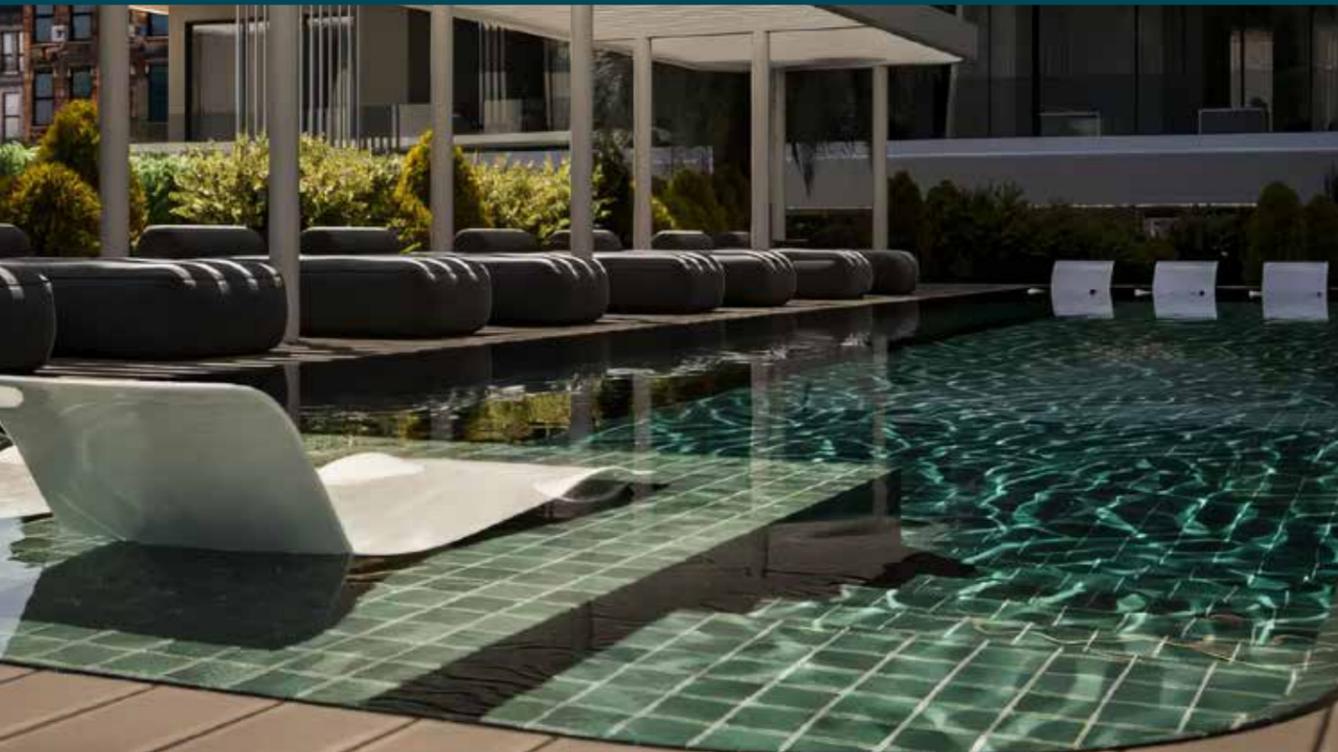
Local cuisine

- Fish • Olives • Virgin Olive Oil • Dairy and cheese products • Livestock products • Tsipouro • Honey
- Spoon sweets • Grapes • Plants and herbs

Activities

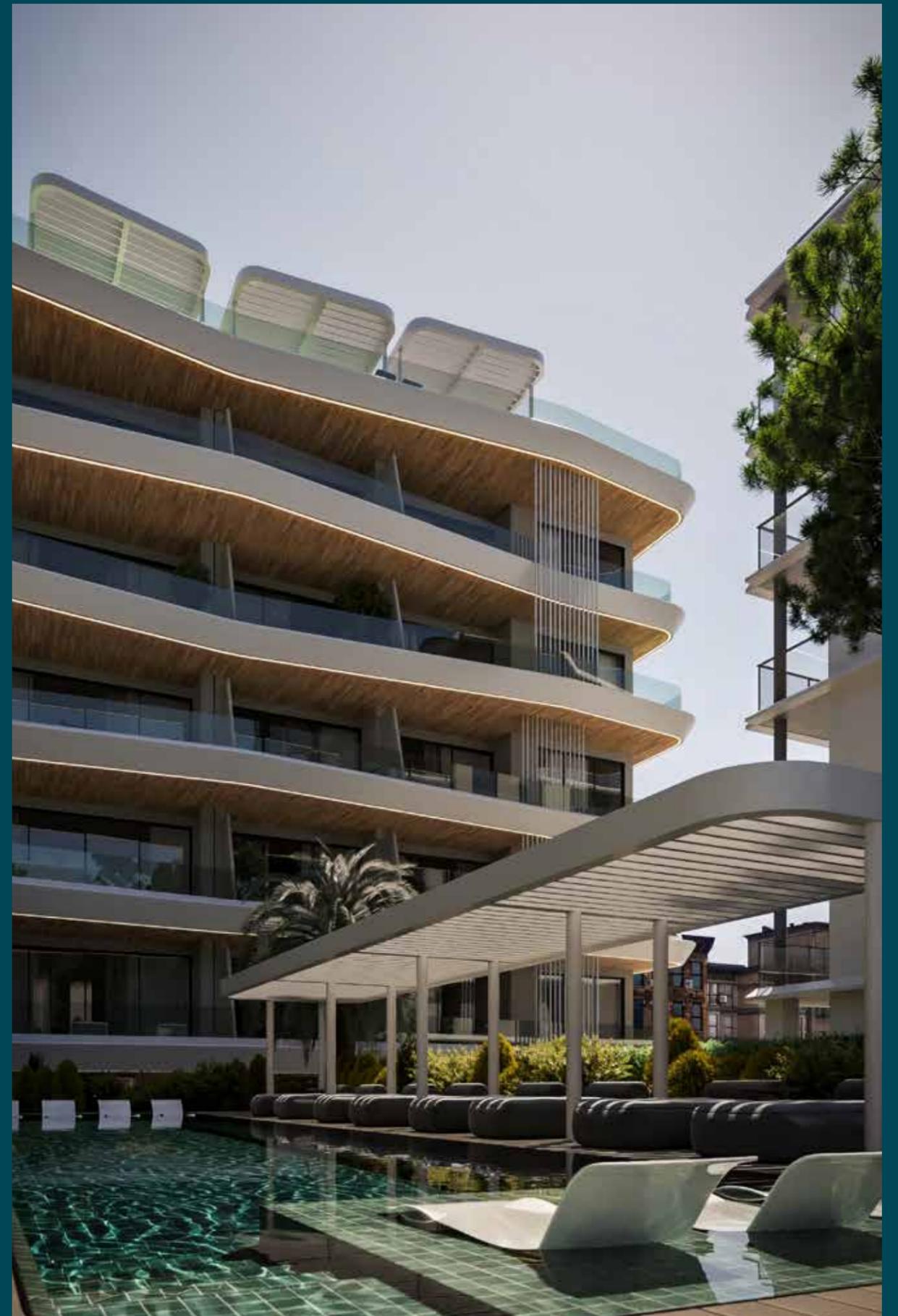
- Water sports • Scuba diving • Sailing - Fishing
- Cycling • Family entertainment areas • Observation of rare birds and animals • ENDURO routes
- 4x4 routes • Hiking • Climbing • Horseback riding
- Thermal baths • Clay therapy • Paintball
- Football 5x5

Beyond the Ordinary



BEYOND is not simply a development. It is a modern manifesto, a vision of how architecture can tell stories, stir emotions, and connect deeply with nature and culture.

It is an invitation to live beyond boundaries.







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