PYLOS IS CHANGING — AND SO IS ITS PROPERTY MARKET

Pylos and Western Messinia are entering an important new phase.

Major investments in **tourism, infrastructure and accessibility** are coming together at the same time. For tourism, this means better international access and potentially a longer season. For real estate, it could mean increasing demand in a small market where prime property is naturally limited.

✈️ KALAMATA INTERNATIONAL AIRPORT

In June 2026, a **40-year concession** was signed for the development and operation of Kalamata International Airport.

More than **€125 million** will be invested, including:

- expansion and modernisation of the terminal
- around 11,200 m^2 of new or renovated facilities
- increased check-in capacity
- improved security and passport control
- new shops and restaurants
- upgraded airport infrastructure and increased capacity

Better international connections will make Western Messinia easier to reach — not only for tourists, but also for **second-home owners and international property buyers**.

🛣️ NEW KALAMATA–PYLOS–METHONI ROAD

The new **Kalamata–Rizomylos–Pylos–Methoni road** is already under construction.

The investment is approximately **€310 million** and will significantly improve the connection:

Kalamata Airport → Pylos → Methoni

The current target for completion is **2028**.

For Pylos, this means faster and easier access from the airport and the rest of the Peloponnese — an important factor for tourism, residents and the property market.

⛵ NEW PYLOS MARINA

A **40-year concession** has also been signed for the development and operation of Pylos Marina.

The project involves **D-Marin and TEMES**, the group behind Costa Navarino.

The new marina is planned to accommodate approximately **129 boats and yachts**, together with tourism, leisure and marina-related facilities.

This could bring a new international audience directly into Pylos. More yachting tourism can create additional demand for **restaurants, shops, services, accommodation and property** around the town and waterfront.

🏨 COSTA NAVARINO CONTINUES TO GROW

Costa Navarino has already transformed Western Messinia into an international luxury destination — and its development is **far from complete**.

The destination extends across approximately **1,000 hectares** and is being developed in several distinct areas with 5-star hotels, luxury residences, golf, gastronomy, wellness and sports facilities.

Upon completion, total **direct and indirect investment is expected to exceed €2.5 billion**.

Today Costa Navarino already offers:

- four 5-star resorts
- four international 18-hole golf courses
- luxury private residences
- more than 40 restaurants and dining venues
- international sports, wellness and cultural facilities

The residential market is also an important part of its development. The ambition is increasingly to attract international guests **not only as visitors, but also as residents and property owners**.

And the season is becoming longer.

In 2026, the first Costa Navarino resort opened already on **27 February**, supported by golf, gastronomy, wellness, sports and events outside the traditional summer months.

For Pylos, that matters.

Put everything together:

**Costa Navarino continues to grow

- €125+ million Kalamata Airport investment
- €310 million new road
- new Pylos Marina
- longer tourism season
  = a much more accessible and internationally visible Western Messinia.**

📈 PROPERTY PRICES HAVE ALREADY MOVED UP

The developments around Pylos are taking place against an already strong Greek property market.

According to the Bank of Greece, apartment prices across Greece increased by an average of **9.1% in 2024** and another **7.8% in 2025**.

In areas outside the major cities, prices increased by **8.8% in 2025**.

Messinia is continuing this trend. In June 2026, average asking prices across Messinia were **9.2% higher than one year earlier**, at approximately **€2,244/m^2**.

Pylos is already positioned considerably higher, with an average asking price of approximately **€3,558/m^2** in June 2026.

So the next phase starts from an already strong property market — with the major investments in the airport, new road, marina and the continued expansion of Costa Navarino still developing.

🏡 WHAT COULD THIS MEAN FOR PROPERTY PRICES?

The important factor for the coming years is **supply versus demand**.

These developments could bring:

• more international visitors
• more second-home buyers
• more investors
• more demand for holiday accommodation
• a longer rental season
• more demand for renovated, easy-to-maintain properties

At the same time, **Pylos is a small town.**

The number of genuinely prime properties cannot suddenly increase.

There is only a limited supply of homes within walking distance of the **central square, waterfront and future marina**.

And this is where real estate becomes particularly interesting.

Growing international demand + limited supply can put upward pressure on property prices.

Not every property in Messinia will benefit equally. Location and quality will become increasingly important.

Properties that could benefit most are likely to be:

Pylos town centre
• close to the marina and waterfront
• within walking distance of the central square
• sea or Navarino Bay views
• terraces and balconies
• fully renovated houses and apartments
• Gialova and other prime locations around Navarino Bay

Small, beautifully renovated apartments in central Pylos could become particularly attractive.

Not every international buyer wants a large €500,000 villa with a swimming pool and garden to maintain.

There is also a market for a **Greek pied-à-terre by the sea** — a smaller property that is easy to maintain, within walking distance of restaurants, the square, waterfront and marina, and potentially rentable when the owner is away.

And Pylos has something that cannot be created through investment:

it remains a small, authentic Greek seaside town overlooking one of the most spectacular natural bays in the Mediterranean.

That combination of authenticity, major international investment, better accessibility, a longer tourism season and limited prime property supply is what makes the development of Pylos particularly interesting to watch. GR

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