



HALCYON HILLS
LUXURY RESORT AND SPA
SAMOS, GREECE

COMPARABLES

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PURCHASE PRICE COMPARABLES

Comparable five star resorts to Halcyon Hills are Aphrodite Hills in Cyprus and The Elounda Diamond Residences in Crete. Below are three tables comparing properties in the three resorts.

Aphrodite Hills is an established hotel resort with a Spa and Golf course, however the resort is a 10 minute drive from the beach. The Elounda Diamond resort is a more accurate comparison to Halcyon Hills as it is a Spa resort that is front line to the beach. Prices on this resort start from £11,213 per m² with no rental guarantee. Prices per m² in the Halcyon Hills Resort, with the guaranteed rental return, start from £3,582.

PROJECTED COMPLETION PRICES

Property type	Pre Launch Price	Projected Minimum Price on Completion
Hotel Suite (Ground Floor)	SOLD OUT	SOLD OUT
Hotel Suite (Penthouse)	£174,000	£204,167
Apartment Suite (Ground Floor)	£195,000	£304,750
Penthouse Apartment	£205,000	£309,167
1 Bed Kampana	SOLD OUT	SOLD OUT
1 Bed Luxury Villa	£305,000	£536,667
2 Bed Superior Villa	£425,000	£717,500
3 Bed Premier Villa	£839,950	£1,260,000

PRICE PER M²

Resort	Average price per m ²
Halcyon Hills	£3,582
Elounda Diamond	£10,367
Aphrodite Hills	£6,319

PURCHASE PRICE COMPARABLES

Resort	Star Rating	Bedrooms	Size in m ²	Island	Property Price
Halcyon Hills	5*	2 Bed	120m ²	(Samos)	£425,000
Elounda Diamond	5*	3 Bed	190m ²	(Crete)	£1,969,824
Aphrodite Hills	5*	2 Bed	79m ²	(Cyprus)	£499,292

*Euro price converted in to pounds using exchange rate of 1.25. Completion prices are estimates based on similar resorts. Completion prices are not guaranteed and may fluctuate.



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PRICE PER M²

Residential square metre prices published by the Global Property Guide are based on in-house research, using a simple method – Global Property Guide systematically scan web advertisements, looking at offers for sale, and offers for rent, of resale apartments and houses.

This is according to the Global Property Guide and is for an average property. It states that newly-built and pre-sale property prices are not included. Buyers should expect the prices of new properties to be higher than house prices published by the Global Property Guide.

HALCYON HILLS IS
CURRENTLY SELLING ON
AVERAGE €4,477 PER M²



PRICES
SHOWN ARE
IN EUROS



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RENTAL COMPARABLES

The following information is for example purposes only and is not a guarantee of any sort. Please also consider the fluctuation of currency exchange. All rates were correct and up to date at time of producing this document. All rates are based on two adults sharing, and have been averaged out over the year.

THE DORYSSA BAY HOTEL, SAMOS

The average room rate for a Double room is €183.33 per night

The average room rate for a 1 bed apartment is €330.00 per night

Website: www.doryssa-bay.gr/english/main.htm

PORTO ELOUNDA, CRETE

The average room rate for a 1 bed apartment is €677.50 per night

Website: www.eloundapeninsula.com

ATRIUM PALACE, RHODES

Rates have been requested from the hotel, but have not yet been received.

Website: www.atrium.gr

HONEYMOON PETRA VILLAS, SANTORINI

The average room rate for a Double room is €258.66 per night

The average room rate for a 1 bed apartment is €346.33 per night

Website: www.honeymoonpetra.com

HOTEL CAVO TAGOO, MYKONOS

The average room rate for a Double room is €352.50 per night

The average room rate for a 1 bed apartment is €427.50 per night

Website: www.cavotagoo.gr



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RENTAL YIELD EXAMPLES

Example of Rental Yields for a 1 Bedroom Kampana (70m²), priced at £280,000.



Based on the Doryssa Bay rental and occupancy rates.

(The Doryssa bay is open for 214 days and occupied for 178 nights)

£264.00* per night x 178 = £46,992 ⇨ 50% share of £46,992 = £23,496 return

USING THIS EXAMPLE THE YIELD WOULD BE **8.4%**



Based on Doryssa Bay rental rates at 70% annual occupancy (255 nights)

£264.00* per night x 255 = £67,320 ⇨ 50% share of £67,320 = £33,660 return

USING THIS EXAMPLE THE RENTAL YIELD WOULD BE **12.0%**



Based on Honeymoon Petra rental rates and Doryssa Bay occupancy (178 nights)

£277.00* per night x 178 = £49,306 ⇨ 50% share of £49,306 = £24,653 return

USING THIS EXAMPLE THE RENTAL YIELD WOULD BE **8.8%**



Based on Honeymoon Petra rental rates at 70% annual occupancy (255 nights)

£277.00* per night x 255 = £70,635 ⇨ 50% share of £70,635 = £35,318 return

USING THIS EXAMPLE THE RENTAL YIELD WOULD BE **12.6%**



Based on Elounda Diamond rental rates and Doryssa Bay occupancy (178 nights)

£534* per night x 178 = £95,052 ⇨ 50% share of £95,052 = £47,526 return

USING THIS EXAMPLE THE RENTAL YIELD WOULD BE **17.0%**



Based on Elounda Diamond rental rates at 70% annual occupancy (255 nights)

£534* per night x 255 = £136,170 ⇨ 50% share of £136,170 = £68,085 return

USING THIS EXAMPLE THE RENTAL YIELD WOULD BE **24.3%**

Christie & Co have predicted that the expected occupancy rate for Halcyon Hills will be 70%.

* Converted at a rate of 1.25

** Please note that the returns are gross and are for example purpose only



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USEFUL WEBSITES

HALCYON HILLS:

www.halcyonhills.co.uk

COMPARABLES:

www.eloundapeninsuladiamondresidence.com

www.aphroditehills.com

TOP END HOTEL ACCOMMODATION:

www.ghotw.com/list/country/home/greece.htm

GREECE TOURISM STATISTICS

www.statistics.gr/anaz_eng.asp

GREECE TOURISM ORGANISATION

www.gnto.gr

Details enclosed herein do not form part of any contract and are subject to change without notice.
Halcyon Hills is not responsible for third party content or information. Rental returns cannot be guaranteed.