



HALCYON HILLS
LUXURY RESORT AND SPA
SAMOS, GREECE

PURCHASE GUIDE

180%
Buy-Back Guarantee

With a guaranteed rental return, interest paid on your deposit, prices from just £19,500 and guaranteed finance or 180% buy-back guarantee, now is the time to invest.



Actual plot of Halcyon Hills

Second home, investment or a mixture of both... Halcyon Hills offers all of these opportunities. To provide flexibility and suit a variety of purchaser needs, you can now invest in Halcyon Hills by any of three different purchase options: full ownership, fractional ownership, or with a Self Invested Pension Plan (SIPP). Prices for **full ownership properties start from just £174,000** with low deposits while SIPPs and fractional ownership properties are currently available from as little as **£19,500**.

We are currently offering investors in Halcyon Hills **5% interest on your deposit** during construction, a substantial and regular income which should serve to off-set any finance payments that you might have to pay.

Upon completion of Halcyon Hills we are offering you a **guaranteed rental return**, providing you with positive cash-flow from day one of the resort's operation. Following this initial period we

Samos has a blossoming tourism market but is in need of a truly luxurious five star development to satisfy the demand of the high-end traveller

anticipate rental returns to consistently generate 10-14% annually.

Investors at Halcyon Hills are also being offered an incredible **180% buy-back guarantee**.

What this means is that, should you choose to sell your property back to us nine years post-completion, we promise to buy it back from you at 180% of the price that you paid for it - No strings attached!

As an alternative to our buy-back guarantee, you may also take advantage of **guaranteed finance** from the developer, offering you complete peace of mind on completion.

Purchase Options for Property at Halcyon Hills:

Purchase method	Prices From	Initial Deposit	180% Buy-back	Interest on Deposit	Rental Guarantee
Full Ownership	£174,000	30%	✓	✓	✓
Fractional Ownership	£19,500	33%	✓	✓	✓
SIPP	£19,500	33%	✓	✓	✓

Prices and Returns - Fractional & SIPP:

Property Type	Fractional	SIPP	Property Price	Buy-back Price	Profit on Buy-back
Hotel Suite (<i>ground floor/single storey</i>)	-	-	SOLD OUT	-	-
Hotel Suite (<i>penthouse</i>)	✓	✓	£19,500	£35,100	£15,600
Apartment Suite (<i>ground floor/single storey</i>)	✓	✓	SOLD OUT	-	-
Apartment Suite (<i>penthouse</i>)	✓	✓	£23,000	£41,400	£18,400
1 Bedroom Kampana	-	-	SOLD OUT	-	-
1 Bedroom Luxury Villa	✓	✓	£34,500	£62,100	£27,600
2 Bedroom Superior Villa	✓	✓	£48,000	£86,400	£38,400
3 Bedroom Premier Villa	✓		£95,000	£171,000	£76,000

Prices and Returns - Full Ownership:

Property Type	Property Price	Buy-back Price	Profit on Buy-back
Hotel Suite (<i>ground floor/single storey</i>)	SOLD OUT	-	-
Hotel Suite (<i>penthouse</i>)	£174,000	£313,200	£139,200
Apartment Suite (<i>ground floor/single storey</i>)	£195,000	£351,000	£156,000
Apartment Suite (<i>penthouse</i>)	£205,000	£369,000	£164,000
1 Bedroom Kampana	SOLD OUT	-	-
1 Bedroom Luxury Villa	£305,000	£549,000	£244,000
2 Bedroom Superior Villa	£425,000	£765,000	£340,000
3 Bedroom Premier Villa	£839,950	£1,511,910	£671,960

FULL OWNERSHIP

Enjoy full title deed ownership of your luxury property and a low deposit of just 30%, coupled with high capital appreciation and rental yields

- Luxury resort property from £174,000
- Low 30% deposit
- Guaranteed finance or 180% buy-back
- Guaranteed rental income
- Free usage of your property

Purchasing a full ownership property at Halcyon Hills offers you not only a superb investment with the guarantee of substantial capital appreciation, but also an idyllic holiday home that you can enjoy for years to come at your leisure. Benefit from a low deposit of just 30%, guaranteed rental returns and 5% interest paid on your deposit. We are also offering an incredible 180% buy-back guarantee or the peace of mind of non-status finance upon completion.

PURCHASE PROCEDURE:

1. £1,000 Reservation fee
Refundable for 30 days
2. 30% Deposit
(due 30 days from contract date)
5% Interest paid PA on deposit!
3. 70% Final Payment
(due on completion)
Non-status finance available!

Enjoy a low 30% deposit on full ownership properties at Halcyon Hills

INVESTING WITH A SIPP (SELF INVESTED PENSION PLAN)

Halcyon Hills is SIPP compliant. Make substantial capital appreciation while benefitting from guaranteed returns, flexibility and significant tax benefits.

- Property from £19,500
- Returns exempt from capital gains tax
- Separate & protected from company funds
- Substantial capital appreciation
- Guaranteed rental return

By purchasing at Halcyon Hills, your pension fund can be guaranteed to grow by 5% per annum for nine years post-completion (should you opt for the 9 year rental guarantee) and you will also enjoy substantial capital appreciation and anticipated rental returns thereafter. Plus, benefit from a stunning guaranteed buy-back at 180% or non-status finance for the remaining 33% due on completion. Contributions to a SIPP enjoy personal tax relief and/or corporation tax relief; returns generated by the fund are exempt from income tax and capital gains tax. Please note that owners do not benefit from personal usage when buying through a SIPP.

PURCHASE PROCEDURE:

1. Reservation fee from £500
Refundable until SIPP approval
2. 33% Deposit
(due 30 days from contract date)
5% Interest paid PA on deposit!
3. 34% Second Payment
(due on completion of foundations or in 12 months – whichever is later)
5% Interest paid PA on deposit!
4. 33% Final Payment
(due on completion)
Non-status finance available!

Benefit from guaranteed growth of your pension fund

We are not registered financial advisors and would advise that all customers considering a SIPP consult with an independent financial advisor.

FRACTIONAL OWNERSHIP

Purchase from just £19,500 total investment and enjoy guaranteed finance, a rental guarantee, interest on your deposit and generate substantial capital appreciation

- The same facilities as full ownership
- Guaranteed rental return
- Full title ownership of your fraction
- Prices from just £19,500
- Non-status finance available

Fractional ownership offers a fantastic way to enjoy the Greek lifestyle at a fraction of the cost and make a substantial return on your investment. These properties are currently being offered with all closing costs paid on your behalf! Fractional ownership properties also benefit from the option of developer finance for your final payment due on completion (33% of the value of your share) or the incredible 180% buy-back guarantee.

PURCHASE PROCEDURE:

1. £500 Reservation fee
Refundable for 30 days
2. 33% Deposit
(due 30 days from contract date)
5% Interest paid PA on deposit!
3. 34% Second Payment
(due on completion of foundations or in 12 months – whichever is later)
5% Interest paid PA on deposit!
4. 33% Final Payment
(due on completion)
Non-status finance available!

To qualify for the rental guarantee with fractional ownership, properties customers must give back all usage of their property for rental purposes each year that the guaranteed rental applies.

RENTAL GUARANTEE

A flexible investment with 2 excellent return options to choose from

Halcyon Hills is a flexible investment and we are currently offering investors at Halcyon Hills the opportunity to choose between two superb **guaranteed rental options**, as detailed below.

OPTION ONE: Enjoy the high yields of an **8% guaranteed rental return for two years** post completion, followed by a 50/50 split with the hotel operator thereafter. Based on island comparables and full feasibility studies,

these ongoing returns are anticipated to be in the region of 10–14% annually.

OPTION TWO: Should you prefer to enjoy the peace of mind of a guaranteed rental return which will continue for an incredible nine years post completion, we will pay you a **guaranteed rental return of 5%** during this period. This takes you safely up to the moment that the stunning 180% buy-back guarantee becomes available.

EXIT STRATEGY

Enjoy the peace of mind of a guaranteed 80% profit exit strategy

With the fantastic **180% buy-back** option that is currently being offered at Halcyon Hills, investors benefit from an incredible exit strategy whereby they are GUARANTEED to make a **minimum 80% profit on their investment**. If you were to purchase a three bedroom Premier Villa at Halcyon Hills today, for example, and choose to sell us back your property nine years post-completion, we GUARANTEE that we will buy it back from you at an **immediate profit to you of £671,960!** This buy-back guarantee costs you nothing. It is simply an offer that is there, should you choose to take it.

There simply isn't a better investment opportunity on the market today. To find out more or to reserve, please contact one of our professional property consultants today.

"With the 180% buy-back option, purchasers are GUARANTEED to make a minimum profit of 80% on their investment - there simply isn't a better offer in today's market."

Halcyon Hills is not responsible for the repayment of any loans or finance and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. The finance will be offered on a non-status basis and is subject to terms and conditions. Should a client fail the application for Greek finance then they will either receive a full refund or a guaranteed end finance through the developer to cover the balance.

