



HALCYON HILLS  
LUXURY RESORT AND SPA  
SAMOS, GREECE

**150%**  
Buyback Guarantee



## FRACTIONAL OWNERSHIP

Enjoy bricks and mortar ownership of a stunning Greek property in Halcyon Hills Luxury Resort and Spa with minimal financial outlay and maximum returns.

- Luxury property at a fraction of the cost
- Sell on your fraction at any time
- GUARANTEED 150% buyback
- Annual free usage allowance
- 5-8% rental returns GUARANTEED
- Interest paid on your deposit of 5% PA

*F*ractional ownership is an amazing opportunity where several **unconnected buyers** can safely combine their resources to collectively own a property. This innovative ownership formula provides **complete legal and tax benefits of property ownership** which are passed through to you, or your heirs, and may be sold at anytime. The fractional opportunity also offers the reassurance of **less initial**

outlay for a property that you are likely to only use for about 2 weeks a year. Also, as you are only buying a part-share, you can afford to **purchase a more lavish and opulent property than you could fund outright**. For buyers looking to spread their funds into as wide a portfolio as possible, as well as for those seeking a luxury home-away-from-home, this is the perfect option.

*I*t is important to remember that **fractional ownership is NOT timeshare**. With timeshare you are purchasing the right to stay in 'your' property for given time periods over a number of years (effectively a re-saleable, prepaid booking). With fractional ownership, however, you actually own a share in your property. What this means is that when you are ready to sell your fraction, **you own a physical asset, bricks and mortar**, that you can sell on with the realistic opportunity of making a profit.



## HOW IT WORKS

A company is created that owns a property within the Halcyon Hills Resort. This company has twelve shares and owners can choose to buy one or more of these shares.

This is unlike timeshare where you only own the usage time, with fractional ownership you actually co-own the title deeds. When you sell your fraction you will **make profit on any capital growth** that has occurred and this can be closely monitored by the other property values within the resort.

## THE ROTATION SYSTEM

Your time in your property is allocated by a carefully constructed chart, by which each owner's residency will rotate annually. The system ensures that **every year, each owner will enjoy two weeks residency of their property** - 1 week during high season and a further 1 week during low season.

## PRICES AND RETURNS

Property Type	Avg Size of unit	Price	Rental return pa 8%(2yrs) / 5% (10yrs)	Buyback price	Profit on buyback
Hotel Suite	37m <sup>2</sup>	£19,500	£1,560 / £975	£29,250	£9,750
Apartment Suite	52m <sup>2</sup>	£23,000	£1,840 / £1,150	£34,500	£11,500
One Bed Villa	96m <sup>2</sup>	£34,500	£2,760 / £1,725	£51,750	£17,250
Two Bed Villa	122m <sup>2</sup>	£48,000	£3,840 / £2,400	£72,000	£24,000
Three Bed Villa	207m <sup>2</sup>	£95,000	£7,600 / £4,750	£142,500	£47,500


Rental guarantee is based on you placing your 2 weeks annual usage into the rental pool. If you do not enter your property into the rental pool, you will not receive the guaranteed rental return. If you choose the 2 year rental guarantee period, following this initial 2 year period, your rental income will be based on a 50/50 split with the management company. Terms and conditions apply.

## RESALE POTENTIAL

The value of your fraction will increase with the property value as with a sole ownership property. Remember - **you can sell at any time** to profit from the capital growth on your property. This will not affect the other fraction owners/company members; **you can all sell independently of each other.**

British visitors to Samos account for 11% of tourism, with other key markets including Scandinavia, Germany, Netherlands and Austria. With the high volume of guests staying at the resort, these visitors are likely to express an interest in purchasing property on the resort. **These 'end users' are superb re-sales potential.**

Owners are likely to allow friends and family to use some of their usage and it is often the case that these people request the option to buy a fraction in the same property if one becomes available. With fractional ownership you must offer it first to the other existing members, in case they would like more usage or income by purchasing it.



“Fractional ownership was born in America and is quickly gaining popularity in overseas destinations popular with British holidaymakers and investors.”

*Sunday Times*