



HALCYON HILLS  
LUXURY RESORT AND SPA  
SAMOS, GREECE

**150%  
BUYBACK GUARANTEE  
LIMITED AVAILABILITY**



*Actual plot of Halcyon Hills*

## PURCHASE GUIDE - SIPPS

With the stunning 150% buyback guarantee, superb rental options, guaranteed finance available and prices at pre-release level, there couldn't be a better time to buy.

### THE OPPORTUNITY

- **150% buyback guarantee**
- **Cashback paid on your deposit**
- **5-8% guaranteed rental return**
- **Guaranteed finance available**
- **Purchase from just £19,500**

### BENEFITS OF SIPP

- **Personal/corporation tax relief**
- **Control your retirement assets**
- **Exempt from capital gains tax**
- **Suitable for employees and directors**
- **Exempt from income tax**

**S**IPP compatible five star property at Halcyon Hills luxury resort and spa is currently being offered with not only 5-8% guaranteed rental returns but also 5% cashback paid on your deposit, providing owners with **positive cash-flow** from day one.

You may also choose to benefit from the incredible **150% buyback guarantee** on your property at Halcyon Hills. This means that, should you choose to sell your property back to us ten years post-completion, we promise to buy it back from you at 150% of the price that you paid for it - No strings attached!

**FULL OWNERSHIP FROM: £126,000**  
**FRACTIONAL OWNERSHIP FROM: £19,500**

# PRICES AND RETURNS - FULL OWNERSHIP

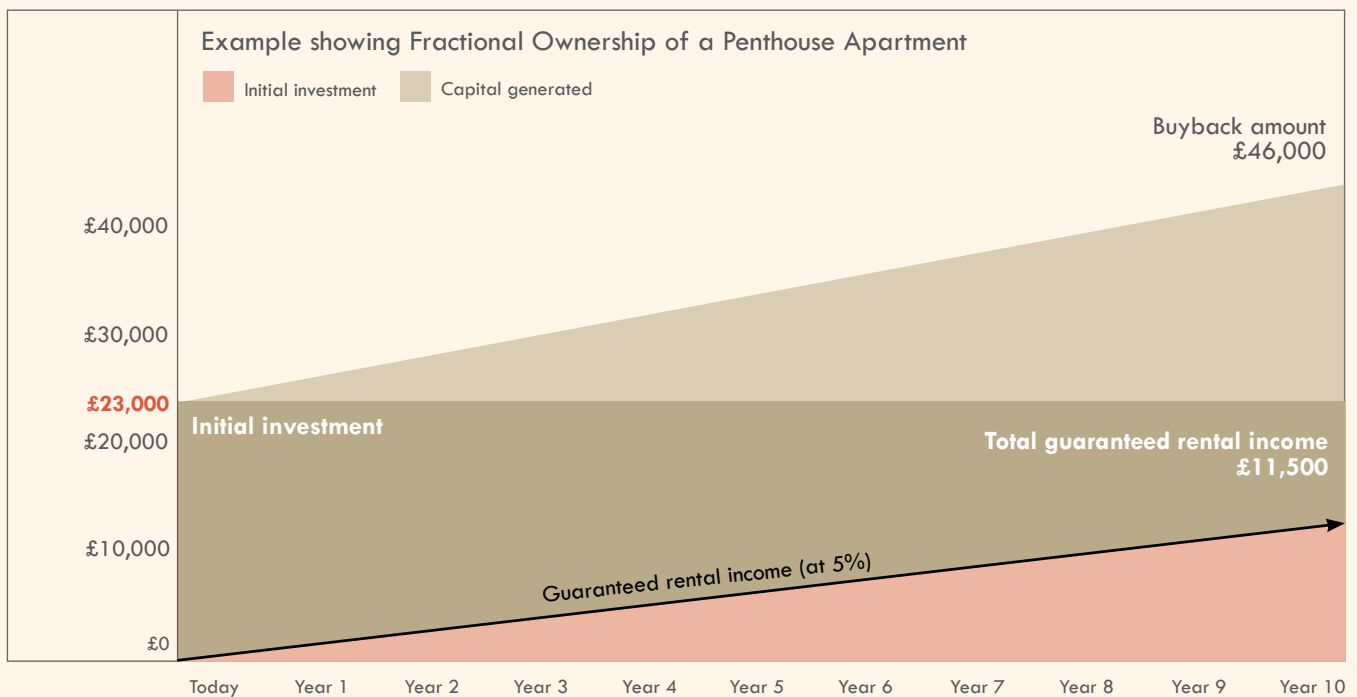
Property Type	Property Price	Cashback on deposit pa	Guaranteed Rental pa 8% / 5%	Buyback Price	Profit on Buyback
Hotel Suite (ground floor/single storey)	£126,000	£4,221	<b>£10,080 / £6,300</b>	£189,000	<b>£63,000</b>
Hotel Suite (penthouse)	£174,000	£5,829	<b>£13,920 / £8,700</b>	£261,000	<b>£87,000</b>
Apartment Suite (ground floor/single storey)	£195,000	£6,533	<b>£15,600 / £9,750</b>	£292,500	<b>£97,500</b>
Apartment Suite (penthouse)	£205,000	£6,868	<b>£16,400 / £10,250</b>	£307,500	<b>£102,500</b>
1 Bedroom Kampana	£280,000	£9,380	<b>£22,400 / £14,000</b>	£420,000	<b>£140,000</b>
1 Bedroom Luxury Villa	£305,000	£10,218	<b>£24,400 / £15,250</b>	£457,500	<b>£152,500</b>
2 Bedroom Superior Villa	£425,000	£14,238	<b>£34,000 / £21,250</b>	£637,500	<b>£212,500</b>
3 Bedroom Premier Villa	£839,950	£28,138	<b>£67,196 / £41,998</b>	£1,259,925	<b>£419,975</b>

# PRICES AND RETURNS - FRACTIONAL

Property Type	Property Price	Cashback on deposit pa	Guaranteed Rental pa 8% / 5%	Buyback Price	Profit on Buyback
Hotel Suite (ground floor/single storey)	<b>SOLD OUT</b>	-	-	-	-
Hotel Suite (penthouse)	£19,500	£653	<b>£1,560 / £975</b>	£29,250	<b>£9,750</b>
Apartment Suite (ground floor/single storey)	£22,000	£737	<b>£1,760 / £1,100</b>	£33,000	<b>£11,000</b>
Apartment Suite (penthouse)	£23,000	£771	<b>£1,840 / £1,150</b>	£34,500	<b>£11,500</b>
1 Bedroom Kampana	£31,500	£1,055	<b>£2,520 / £1,575</b>	£47,250	<b>£15,750</b>
1 Bedroom Luxury Villa	£34,500	£1,156	<b>£2,760 / £1,725</b>	£51,750	<b>£17,250</b>
2 Bedroom Superior Villa	£48,000	£1,608	<b>£3,840 / £2,400</b>	£72,000	<b>£24,000</b>
3 Bedroom Premier Villa	£95,000	£3,183	<b>£7,600 / £4,750</b>	£142,500	<b>£47,500</b>

# PERFORMANCE MODEL OVER 10 YEARS FRACTIONAL OWNERSHIP OF A PENTHOUSE APARTMENT

Buyback amount in 10 years: **£34,500** + Rental Income over 10 years: **£11,500** = Total Return: **£46,000**



## 150% BUYBACK GUARANTEE

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We are so confident that Halcyon Hills will flourish that, for those who choose to purchase at this off-plan stage, we are offering to **buy your property back from you** 10 years post completion at 150% of the price that you paid for it, guaranteed. This is a genuine offer which will be written into your contract and is

available on a strictly limited number of properties only.

Of course, you may prefer to keep your property when the time of the buyback arises and this is perfectly fine. It is simply an option available to you, should you choose to accept it.

## 5-8% FLEXIBLE RENTAL GUARANTEE

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What you are looking for in an overseas property purchase is more than likely different to what the next person is searching for and, with this in mind, we have made purchasing property at Halcyon Hills as flexible as possible. In common with the unique properties available at the resort, we know that no two buyers are ever the same.

Purchasers at Halcyon Hills are therefore invited to choose between two different guaranteed rental options, as described to the right. Enjoy the security of a **5% return** which continues for ten years post-completion, or opt for a higher guaranteed **return of 8%** for two years. Whichever option you prefer, we will pay you this guaranteed rental income directly into your bank account on a quarterly basis.

### 8% GUARANTEED FOR 2 YEARS

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 local comparables these ongoing returns are anticipated to be in the region of 8% annually (after the 50/50 split).

### 5% GUARANTEED RETURN FOR 10 YEARS

Should you prefer to enjoy the peace of mind of a guaranteed rental return which continues for ten years post completion, we will pay you a guaranteed annual return of 5% during this period. This takes you safely up to the time that the stunning 150% buyback guarantee becomes available.

## NON-STATUS FINANCE GUARANTEE

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We are currently offering the option of **guaranteed non-status finance** for your final payment, relieving any concerns that you may have about raising funds upon completion.

Please contact one of our Professional Consultants today who will be pleased to discuss the non-status finance guarantee with you in greater detail.

A FLEXIBLE OPPORTUNITY THAT COMBINES EXCELLENT RENTAL RETURNS AND CAPITAL INCREASES, WHILST ALSO OFFERING OWNERS THE PEACE OF MIND OF AN INCREDIBLE 150% BUYBACK GUARANTEE

# FULL OWNERSHIP PROPERTY

Purchasing a full ownership property at Halcyon Hills offers you not only a superb investment with the guarantee of **substantial capital appreciation**, but SIPP purchasers also enjoy control over their retirement assets and numerous tax benefits. Opt for the incredible 150% buyback guarantee and enjoy guaranteed capital appreciation of up to £419,975 on your property investment.

## PURCHASE PROCEDURE:

- £1,000 Reservation fee
  - ✓ Refundable for 30 days
- 33% Deposit (30 days from contract date)
  - ✓ 5% Cashback PA paid on deposit
- 34% Second Payment (on completion of foundations or in 12 months - whichever is later)
  - ✓ 5% Cashback PA paid on deposit
- 33% Final Payment (on completion)
  - ✓ 33% Non-status finance available

# FRACTIONAL OWNERSHIP PROPERTY

Fractional ownership offers a fantastic way to control your financial input and make a substantial return on your capital. In common with full ownership properties, enjoy **5-8% rental returns** on your Fraction plus the option of a 150% buyback guarantee or guaranteed non-status finance for your final payment.

## PURCHASE PROCEDURE:

- £500 Reservation fee
  - ✓ Refundable for 30 days
- 33% Deposit (30 days from contract date)
  - ✓ 5% Cashback PA paid on deposit
- 34% Second Payment (on completion of foundations or in 12 months - whichever is later)
  - ✓ 5% Cashback PA paid on deposit
- 33% Final Payment (on completion)
  - ✓ 33% Non-status finance available

**NO  
CLOSING  
COSTS TO  
PAY**

We are not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details herein are correct at time of going to print and are subject to change. V4

