



HALCYON HILLS
LUXURY RESORT AND SPA
SAMOS, GREECE

PURCHASE GUIDE

With an 8% guaranteed rental return, interest paid on your deposit and prices from just £22,000, now is the time to invest in Halcyon Hills.



Actual plot of Halcyon Hills

PRICES WILL RISE SEPTEMBER 2010

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, shared ownership, or with a Self Invested Pension Plan (SIPP). Prices for **full ownership properties start from just £120,000** with low deposits while SIPPs and Shared ownership properties are currently available from as little as **£22,000**.

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 mortgage payments that you might have to pay.

Upon completion of Halcyon Hills we are offering you an **8% guaranteed rental return for two years**, providing you with positive cash-flow from day one of the resort's operation. Following

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.

this initial period we anticipate rental returns to consistently generate 10-14% annually.

With property currently priced substantially **below market value**, low deposit options available and up to **70% non-status finance** guaranteed, there couldn't be a better time to invest in Halcyon Hills.

For more information and advice, please contact one of our professional property consultants today.

Purchase Options for Property at Halcyon Hills:

Purchase method	Prices From	Initial Deposit	5% Interest on Deposit	8% Guaranteed Rental Return for 2 years
Full Ownership	£120,000	30%	✓	✓
Shared Ownership	£22,000	30%	✓	✓
SIPP	£22,000	33%	✓	✓

Prices and Returns:

Property Type	Full	Fractional	SIPP	Property Price	Price on Completion	Profit by Completion
Apartment Suite (<i>penthouse</i>)		✓	✓	£22,000	£25,764	£3,764
1 Bedroom Luxury Villa		✓	✓	£32,000	£44,722	£12,722
2 Bedroom Superior Villa		✓	✓	£43,000	£59,792	£16,792
3 Bedroom Premier Villa		✓		£76,000	£105,000	£29,000
Hotel Suite (<i>ground floor</i>)	✓		✓	£120,000	£195,417	£75,417
Hotel Suite (<i>penthouse</i>)	✓		✓	£165,000	£204,167	£39,167
Apartment Suite (<i>ground floor / single storey</i>)	✓		✓	£185,000	£304,750	£119,750
Apartment Suite (<i>penthouse</i>)	✓		✓	£196,000	£309,167	£113,167
1 Bedroom Kampana	✓		✓	£265,000	£495,833	£230,833
1 Bedroom Luxury Villa	✓		✓	£289,000	£536,667	£247,667
2 Bedroom Superior Villa	✓		✓	£405,000	£717,500	£312,500
3 Bedroom Premier Villa	✓		✓	£799,000	£1,260,000	£461,000

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 £120,000
- Low 30% deposit
- Guaranteed 70% non-status finance
- 8% Rental guarantee for 2 years
- 44% Below market value
- Free unlimited usage*

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%, 8% guaranteed rental returns and 5% interest paid on your deposit. We are also currently offering 100% assisted finance with 70% non-status finance guaranteed.

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)
70% Non-status finance guaranteed!

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 £22,000
- Returns exempt from capital gains tax
- Separate & protected from company funds
- Substantial capital appreciation
- Guaranteed Rentals & Finance
- Flexibility of contributions

By purchasing at Halcyon Hills, your pension fund will grow by a minimum of 8% per annum for two years post-completion and you will enjoy substantial capital appreciation and anticipated rental returns thereafter. 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)
33% Non-status finance guaranteed!

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

SHARED OWNERSHIP

Purchase from just £22,000 total investment and enjoy guaranteed finance, an 8% rental guarantee, interest on your deposit and generate substantial capital appreciation

- The same facilities as full ownership
- 8% Guaranteed rental return for 2 years
- Full title ownership of your fraction
- Prices from just £22,000
- Free luxury furniture package
- 50% Non-status finance guaranteed

Shared 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 a FREE luxury furnishing package and all closing costs paid on your behalf! Developer finance is also guaranteed for all purchasers for this final payment (50% of the value of your share) for your property.

PURCHASE PROCEDURE:

1. £500 Reservation fee
Refundable for 30 days
2. 30% Deposit
(due 30 days from contract date)
5% Interest paid PA on deposit!
3. 20% Second Payment
(due on completion of foundations or in 12 months - whichever is later)
5% Interest paid PA on deposit!
4. 50% Final Payment
(due on completion)
50% Non-status finance guaranteed!

To qualify for the 8% rental guarantee with shared ownership properties customers must give back all four weeks usage of their property for rental purposes each year that the guaranteed rental applies.

EXIT STRATEGY

The value of your fraction will increase with the property value and you can sell at any time to profit from this capital growth

Properties at the Halcyon Hills Luxury Resort are currently available at **under completed market value**. One of the many benefits of buying at this off plan stage means you are able to witness the **increase in value of your property** as the building works progress and complete.

Greece enjoys a **strong domestic market** (11% is UK sourced), protecting it from outside influences and, as a more traditional holiday destination, **demand is consistently high** for luxury residential and investment property.

Proven demand for luxury rental properties on the island means that from the day of completion **your property is returning an income**. After the guaranteed rental comes to an end, the resort will be sufficiently established to generate **ample rental returns**, making your property a desirable purchase to those looking to either buy for an investment or as a lifestyle choice.

The addition of the exclusive marina exemplifies the five star ambience of the resort and distinguishes it from existing resorts on the island, creating a **uniquely desirable holidaying experience**.



* The developer will pay 5% interest on the initial deposit for a maximum of three years or until completion, whichever is soonest. Halcyon Hills is 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. The 50% finance will be offered on a non-status basis and is subject to terms and conditions. Should a client fail the application of the Greek mortgage then they will either receive a full refund or a guaranteed end mortgage through the developer to cover the balance.

