Hotel Investment Opportunity in Kefallonia island, Greece

Greece



Greece is one of the most culturally and historically significant countries in the world, having been the center of influential civilizations, the birthplace of countless innovations and to this day, a prominent tourist destination. The crown jewel of the Mediterranean positioned in the southmost part of Europe's Balkan peninsula, has a population of 10,482,787 people, with its majority split amongst its large cities. Its capital, Athens is the financial and cultural center of the country, epitomizing its strongest sectors; tourism and hospitality. This presentation will attempt to elucidate a lucrative hospitality opportunity within one of the country's most burgeoning islands; Kefallonia

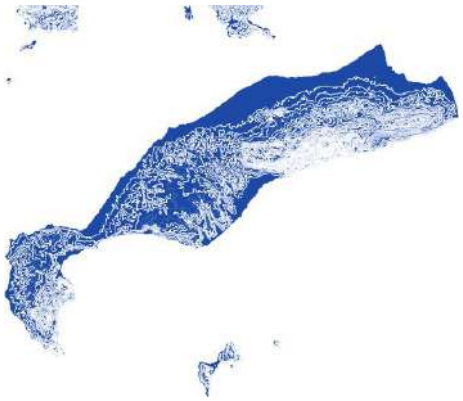
Executive summary



The investment is a property offering accommodation of 41 rooms and 97 beds. All studios and apartments have a furnished balcony or patio. They include a well-equipped kitchenette with microwave. Some types of accommodation are spread over separate levels and offer a top floor with wooden beams. On this split-level floor you'll find an extra sleeping space. The facilities include a large reception area and a large open pool with unlimited sight in the Ionian Sea. The rooms types are:

- Studio Sea View
- Studio Mountain View
- Maisonette Sea View
- Maisonette Mountain View
- Apartments

Positioning



The aforementioned facility is strategically positioned within the vibrant area of Kefallonia, surrounded by picturesque landscapes, abundant local attractions besides and magnificent beaches. In the island the visitors can find significant Ancient Greek Ruins like the Cyclopian Gates of Ancient Krani, Sami's Acropole, Roman cemetary in Fiskardo, etc Kefalonia is well regarded for its beautiful beaches—it's said that the island has some of the best not just in Greece, but all of Europe. Some of these are well-known, like Myrtos, while others are smaller swimming holes you stumble upon like Assos overlooking a Venetian castle.

Hotel Overview

- Plot Size: 11,3 acres
- Building Area: ~2 acres
- Hotel Category: 2-star
- Rooms: 41 rooms
- Beds: 97 beds
- Total built Area: 2,1 acres

Buildings Breakdown

- Buildings A, B, C: The rooms are developed in total surface of 641 sq. meters and 150 sq. meters lofts
- Building D: Is located by the outdoors swimming pool. The construction has an underground sanctuary and it hosts warehouses, tanks, engine station etc and is of total surface is: 167 sq meters
- Building E: Is of total surface 195 sq meters and hosts the reception and supporting facilities.
- Building Z: Rooms are developed in a total surface of 1.200 sq. meters with 435 sq. meters lofts.
- Outdoors pool of 186 sq meters and holds 79 swimmers. Next by the pool is an outdoors bar and kitchen area for food preparation
- Tennis court, parking, chapel

Financial overview

The total budget for purchasing the hotel along with all the 11,3 acres land along with the facilities is at 6,5 million euros. The hotel is totally expandable and holds valid permit. Its purchase can be combined with funding tools such as:

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece's dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include the modernization and/or expansion of the hotel, the shaping of the surrounding area, the renovation of interior and exterior spaces, the replacement of equipment, but also the upgrading of the category of the tourist unit. The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
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AGGELAKAKIS & ASSOCIATES

Hotel Investment Opportunity in Fourka Chalkidiki, Greece



Greece

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Chalkidiki

Chalkidiki is a large peninsula, since it is surrounded by the Aegean Sea and only to the northwest is it joined to the body of Macedonia through the area of Thessaloniki. In the southern part of Chalkidiki, three characteristic elongated peninsulas are formed: Kassandra, Sithonia and Mount Athos. Its capital is Polygyros. The peninsula of Halkidiki is administratively divided into the Regional Unit of Halkidiki and the Autonomous Monastic State of Mount Athos. The northern part of the peninsula belongs to the Regional Unit of Thessaloniki.



Positioning

The hotel which will be presented below, is located in Fourka of Chalkidiki, which is a wonderful tourist destination that combines natural beauty, historical value and traditional Greek culture. Fourka is located in the municipality of Kassandra, close to Thessaloniki, making it ideal for day trips, but also for longer holidays.



Fourka is known for its magnificent coastline, with crystal clear waters and sandy beaches that make it ideal for swimming and sunbathing. Visitors can also enjoy water sports such as windsurfing and canoeing. The area is ideal for people who love nature and activity. The surrounding natural wealth, with its pine forests and mountain peaks, offers suitable conditions for cycling and hiking.

Fourka, like many regions of Chalkidiki, has a great historical heritage, with influences from the ancient times, the Byzantine and Ottoman periods. The area around Fourka is full of traditional settlements and Byzantine churches, which bear witness to its rich cultural heritage. For lovers of history and culture, nearby areas such as ancient Olympia and Mount Athos offer unique experiences.

Hotel Overview

The hotel is located on a plot of ten (10) acres and is divided into six (6) buildings. The central building has two (2) floors and a total area of 2,780m^2.



On the ground floor of the central building are housed:

- Four (4) shared toilets
- A food storage
- A cooling chamber
- A freezing chamber
- Available space of 200m^2 (can be used as a gym or relaxation area/spa)
- Babysitting room
- Bar
- Mini market/retail store of 35m^2
- Accommodation staff rooms for six (6) people with external access
- Boiler room

On the first floor of the central building are housed:

- The reception
- The waiting area (Lobby)

- The luggage storage area
- The Wardrobe
- Two (2) administration offices
- The restaurant
- Balcony with a view
- Professional kitchen

The main building is the core of the hotel. It covers all the customers' needs being at the same time a place of relaxation. The restaurant has a capacity of 180 seats and consists of two areas, one of which is the veranda which has a view of the hotel pool and the sea. The professional kitchen is a fully equipped 60m^2 area, as it serves daily all-inclusive services of three meals.

Accommodation

There are 86 rooms in total:

- Double rooms: 20 twins, 20 double (25m^2)
- Triple rooms: 42 (25m^2)
- Family rooms: 4 (40m^2, two rooms)



The rooms are divided into five (5) buildings (bungalows). Each building has three (3) floors. There are rooms on the ground floor which have direct access to the garden, while the rooms on the second and on the third floor have views of the garden and the sea. Every building has solar panels for hot water supply. The rooms are airy because they all have a private balcony. Also, in each room there is an air conditioner, flat screen TV, telephone, satellite TV, mini fridge, shower, safe, free Wi-Fi, internet, iron, hair dryer and kettle - upon request.

Surrounding Area

In the surrounding area there is a swimming pool which occupies an area of 300m^2. In the area there are sunbeds, pool umbrellas and small tables.

In the hotel's green garden, there are three (3) centuries-old olive trees as well as various perennial flowers.

There is a sports area, an auditorium, a floodlit tennis/ basketball/ soccer court and an outdoor playground.

Finally, there is a private parking for 40 cars and tourist buses.



Financial overview

The cost of the property is estimated at 3,950,000 € and it includes the hotel and the land where it is located.

Incorporating Funding Tools

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- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Fourka Chalkidiki can reach up to 56%.

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Hotel Investment Opportunity in Amoudara, Agios Nikolaos, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Agios Nikolaos, a charming coastal town in Crete, is an attractive investment destination due to its rich history, stunning harbour, and growing tourism industry. Its prime location and blend of modern amenities with traditional culture make it ideal for hospitality and real estate investments. Surrounded by an awe-inspiring citadel this majestic Aegean town combines ancient with medieval history and blends it in creating a unique atmosphere.

Nearby, **Amoudara** known for its sandy beaches and proximity to Agios Nikolaos, offers a peaceful atmosphere. With its proximity to the city and the airport, it offers a perfect balance of tranquillity and accessibility, making it a growing destination for both locals and visitors.



Financial Overview

- **Investing in a closed hotel, making the purchase of the hotel an eligible and therefore subsidized expense under the Greek Initiatives Law.**
- **Starting *investment cost of 5,500,000 €* and thereon an adjustable budget based on what renovations are decided. Considering the funding that can be granted for any refurbishments this investment can prove to be highly profitable.**

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

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- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Agios Nikolaos Crete can reach up to 64%.

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Hotel Investment Opportunity in Mountainous Arachova, Greece

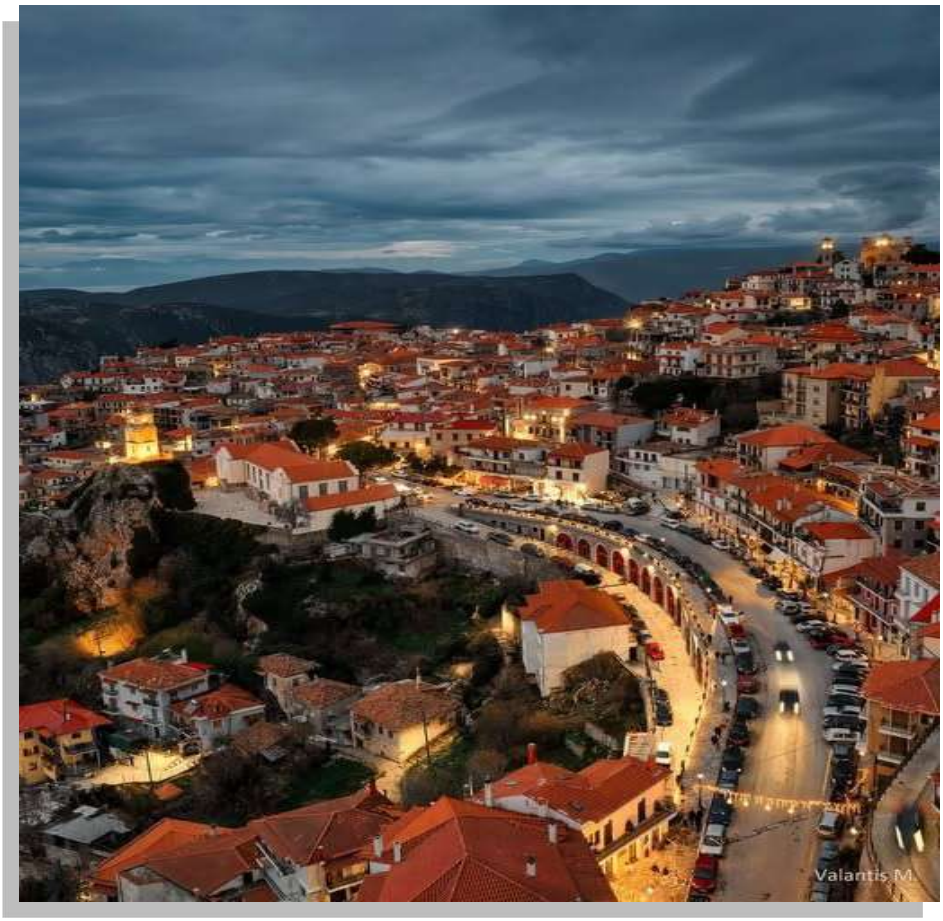
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POSITIONING

Viotia, a region in central Greece, boasts a rich historical heritage, stunning landscapes, and a thriving local economy driven by tourism, agriculture, and industry. Arachova, often called the "Winter Mykonos," stands out as the region's crown jewel, attracting thousands of visitors with its traditional charm, luxury accommodations, and proximity to the Parnassos Ski Centre. It presents a unique opportunity in high-end tourism, capitalizing on its year-round appeal, upscale visitor demographic, and strong seasonal demand. Furthermore, the region benefits from well-developed infrastructure, access to Athens, and a reputation as a premium destination for both Greek and international travellers.

Arachova is a picturesque mountain town renowned for its stone-built houses, vibrant nightlife, and breathtaking views of Mount Parnassos. A favourite destination for ski enthusiasts and luxury seekers alike, seamlessly blending tradition with modern elegance.



Financial Overview

Investing in a *closed hotel*, *making the purchase of the hotel an eligible and therefore subsidized expense under the Greek Initiatives Law.*

- ***Total investment cost of €1,700,000* and an average *commercial value of €2,500,000*, offering strong potential for capital appreciation.**
- **Renting out the five chalets, investors can achieve a *projected average yield of 5.0% of the investment*, ensuring steady income benefiting from Arachova's high tourism.**

Incorporating Funding Tools

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The grant rate for Arachova can reach up to 60%.

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Hotel Investment Opportunity in Fira, Santorini, Greece

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POSITIONING

Santorini, one of Greece's most iconic islands, stands out as a premier destination for high-end tourism and luxury real estate investments. Famous for its breathtaking caldera views, whitewashed architecture, and vibrant hospitality industry, Santorini attracts millions of visitors annually, ensuring strong rental yields and property value appreciation. The island's limited land availability and year-round appeal make it a highly lucrative market, particularly for boutique hotels, vacation villas, and upscale dining establishments. With a strong international brand and consistent demand from affluent travelers, investing in Santorini guarantees both exclusivity and profitability in one of the world's most sought-after locations.

Fira, the vibrant capital of Santorini, is known for its lively atmosphere filled with shops, restaurants, and nightlife. The town offers a range of hotels, from luxurious cliffside resorts with infinity pools to charming boutique accommodations.



EXECUTIVE SUMMARY

Investment Opportunity: *Luxury Hotel & Expansion Project in Santorini*

This exceptional investment opportunity presents a hotel in the heart of Santorini's capital, Fira, along with a prime adjacent land plot primed for a luxury hotel development. With its strategic location, amenities, and expansion potential, this property represents one of the island's most lucrative hospitality investments.

Hotel Overview: Built on a 1,168m^2 plot, the hotel spans a 750m^2 building across three levels. Conveniently located just 300m from the center of Fira and 4.5km from Santorini International Airport. The hotel is fully operational with premium facilities catering to a high-end clientele, including:

- Reception & Lobby
- Breakfast Hall (180m2)
- Indoor Bar & Café
- Conference Room (capacity: 150 people)
- Pool Bar & Outdoor Pool with hydromassage (20m x 7m, depth: 2.5m/1.5m)

Originally *constructed in 1998* and operational since 1999, the hotel has undergone multiple *renovations since 2012*, ensuring a modern and high-standard guest experience.



Room Exploration: The hotel features *20 elegantly designed* apartments, including:

- 12 double rooms (30m2 each)
- 4 triple rooms (35m2 each)
- 2 quadruple rooms (55m2 each)
- 2 superior rooms (35m^2 each)

The ground floor includes ten rooms, four of which have external access, while the other ten are located on the first floor.

Nine rooms boast spectacular sea and pool views. Each unit is fully equipped with modern amenities, including air conditioning, a refrigerator, plasma TV, a central heating system, and 12 rooms featuring a kitchenette.

Expansion Potential: Adjacent Land Plot

Next to the hotel lies a privately owned 8,189m^2 plot, one of the few properties on Santorini with an *approved urban planning permit for a large-scale luxury development.* This makes it a rare and highly valuable investment opportunity. Key Features:

- Building coefficient: 0.2%
- Permit for two-level construction
- 10% slope, offering stunning sea view
- Direct airport access
- Exclusive opportunity due to minimum 8,000m^2 permit requirement

Planned Luxury Hotel Development

The approved development plan envisions an upscale hotel complex designed for premium guests, including features like:

- Two-story maisonettes with private pools, gardens, and terraces
- Exclusive Bridal suite
- Main swimming pool & children's pool with a pool bar
- High-end restaurant & café along with a Conference Center
- Hair Salon, Beauty Center, Gym as well as various Shops
- Parking lot and Storage Areas
- Staff Accommodation

Financial Overview

Total Investment Price:

- ***15,000,000 € (Hotel + Neighbouring Land Plot)***
- ***10,000,000 € (Neighbouring Land Plot with Building Permit)***

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Hotel Investment Opportunity in Heraklion Crete, Greece



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Crete

The Region of Crete is located at the southern end of the Aegean Sea at a distance of 160 km. about from the mainland. It is bordered by the Cretan Sea to the north and the Libyan Sea to the south, while it is surrounded by a multitude of small islands. The total area of the island is 8,336 km2, covering 6.3% of the total Greek territory and its capital is the city of Heraklion.



Crete is the largest island in Greece and the 2nd largest in the eastern Mediterranean after Cyprus. The climate of Crete is characterized as Mediterranean. The winter is quite mild and wet. Snowfall is rare in the lowlands but quite frequent in the highlands.

The island is extremely mountainous with three main mountain ranges, Idi (Psiloritis, 2,456m), Lefka Ori (2,454m) and Dikti (Lassithiotika Mountains, 2,148m). On the island there are important caves such as Dikteo and Ideo cave. The main morphological characteristic of Crete is the imposing gorges such as the famous Samaria gorge, the Imbro gorge, the Kourtaliotiko gorge, etc. Due to its small width, Crete has few rivers that start from the mountainous massifs of the island in the central part and end in the Libyan and Cretan seas. There are also several natural and artificial lakes in various parts of the island. There are several areas that, based on existing national and international legislation, are considered statutory protected areas, such as the National Park of Samaria and Vai palm forest.

Heraklion

The Region of Crete is divided into 4 Regional Units. The Regional Unit of Heraklion is the largest of the 4 Regional Units of Crete. It occupies the smoothest and longest part of the island. The total area of the Unit is 2,641km² and corresponds to 31.8% of the Region.



Heraklion has the 2nd most important Greek airport. It is 4km away from the city center of Heraklion. The airport has a passenger terminal and parking spaces for 25 aircrafts. Its building facilities cover an area of 26,000m^2.

One of the two main ports of the island is also located in Heraklion. The port of Heraklion is divided into the old (Venetian port) and the new port for passengers and goods. It mainly provides docking and handling services for passengers and vehicles. The port is primarily a passenger port, with ferry connections to both Piraeus and the Aegean islands. It is also an important station for cruise ships.

An important archaeological site located near Heraklion is Phaistos, one of the most important centers of the Minoan civilization. Another important ancient city was Knossos, which is located 5 km southeast of Heraklion and was the capital of the Minoan civilization.

One of the largest and most notable museums in Greece is the Archaeological Museum of Heraklion, which exhibits representative samples from all periods of Cretan prehistory and history covering approximately 5,500 years, from the Neolithic era to Roman times. However, the unique masterpieces of Minoan art, which one can admire in its entire evolution, occupy a dominant position in its collections.

Heraklion has many beaches, 33 of which have been awarded the Blue Flag in 2023. In addition, there are 3 marinas with a total of 788 boat berths

Positioning

The hotel which will be presented below, is located in the centre of Heraklion, which is a vibrant mix of history, culture, and modernity. Dominated by the imposing **Koules Fortress**, which overlooks the harbor, the area is steeped in Venetian and Byzantine heritage. Strolling through the narrow streets, visitors can explore charming shops, lively cafés, and traditional Cretan restaurants. The **Heraklion Archaeological Museum**, one of the most significant in Greece, showcases ancient Minoan artifacts, offering a glimpse into the island's rich past. Nearby, the **Morosini Fountain** and **Lion's Square** provide a scenic spot for relaxation. The bustling atmosphere of the city is enhanced by the blend of old and new, where modern buildings coexist with historic sites. Whether you're visiting its markets, enjoying the local cuisine, or marveling at its ancient monuments, Heraklion's city center is a perfect representation of Crete's vibrant culture and history.



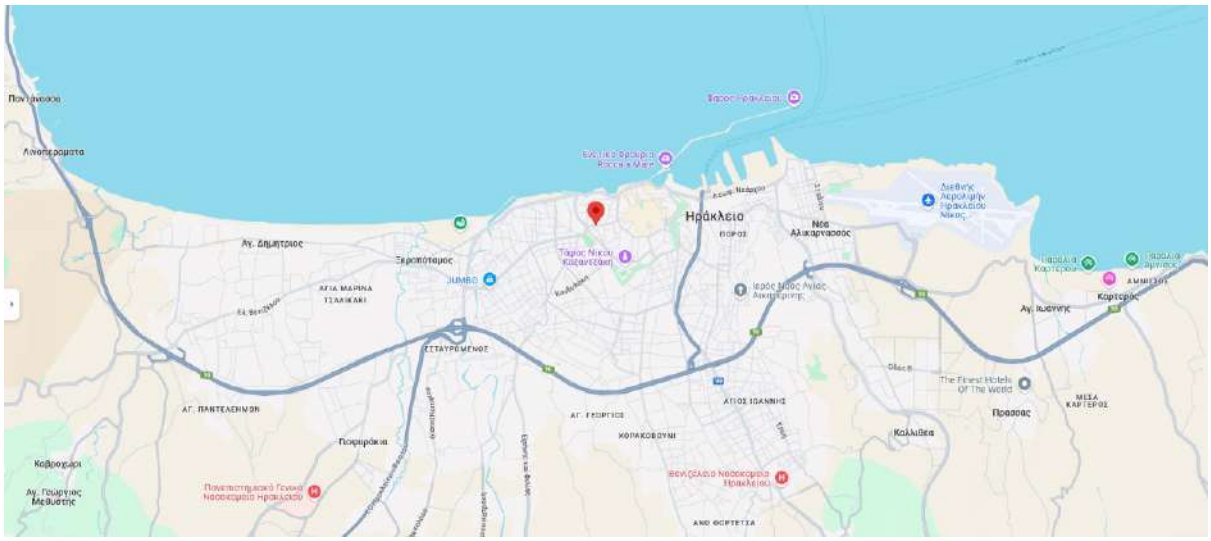
Hotel Overview

The touristic unit is an old hotel in the Center of Heraklion (Kalokairinou Avenue), which has been closed for several years.

The hotel is a three-story building of 1,650m^2, legally built on a 400m^2 plot, featuring 45 rooms.

It was previously converted into 32 two-room apartments for students.

There is the possibility to create 4-6 additional rooms in the hotel, as there are additional square meters to build.



Financial overview

The cost of the property is estimated at 1,600,000 € and it includes the hotel and the land where it is located.

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

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Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Heraklion Crete can reach up to 64%.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

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HOTEL INVESTMENT OPPORTUNITY IN SOUTHERN COAST, KOS ISLAND, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Kos, a gem in the Dodecanese island-group, is a captivating destination known for its rich history, stunning landscapes, and vibrant atmosphere. The island boasts ancient ruins like the Asklepion, a healing temple linked to Hippocrates, and a charming Old Town filled with Venetian and Ottoman influences. Visitors can explore the medieval Castle of the Knights, walk along picturesque coastal paths, or relax in the natural thermal springs of Therma Beach. With its combination of cultural heritage, modern amenities, and a strong tourism industry, Kos presents an excellent opportunity for hotel investments, catering to a diverse range of travelers.

The southern coast of Kos is famous for its pristine beaches, crystal-clear waters and relaxed ambiance. From the golden sands of Kefalos to the secluded coves of Agios Stefanos, this region offers a mix of lively beach bars and peaceful retreats, perfect for sun-seekers and water sports enthusiasts alike.



EXECUTIVE SUMMARY

Investment Opportunity: *Luxury Hotel Resort*

Located *in Kardamena*, near the historic *Antimachia Castle* on the island of *Kos*, ***just 8 km*** from Kos *International Airport* "Ippokratis".

This prime investment opportunity *spans an expansive* ***58,049.50m² of land*** and features a multitude of buildings dedicated to rooms split amongst 13,746m² complemented by 2,469m² of spread auxiliary spaces. Combined, the totality of already ***built structures*** *sums up to* ***16,215m²***.

Featuring luxurious amenities, an extraordinary room variety and substantial infrastructure combining its strategic location make it an excellent project for development or even an already profitable investment.

Hotel Overview

This 4-star beachfront hotel, *easily upgradable to a 5-star rating*, operates on a Half Board basis, offering breakfast and dinner. Boasting a prime location, it features extensive facilities catering to leisure, dining, wellness, and business needs. Key Amenities:

- ***Dining & Entertainment***: Main buffet restaurant with outdoor terrace, à la carte and poolside restaurants, multiple bars (lobby, pool, hilltop, and disco), and a mini-market with boutique and jewelry shops.
- ***Leisure & Wellness***: Three swimming pools (outdoor, children's, heated indoor), a gym, indoor Jacuzzi, two sauna rooms, a hair salon, a children's playground, a mini-club, and a games area.
- ***Sports & Activities***: Four tennis courts, mini golf, and a car rental service.
- ***Business & Events***: A conference center with a 189-seat conference room, a private meeting room, and a reception area with a bar.
- ***Additional Services***: A doctor's office, luggage room, late departure facilities, and ample parking.

This well-equipped resort offers a comprehensive hospitality experience, making it a highly attractive investment.



Room Exploration

The hotel features a ***total of 328 well-appointed rooms***, designed to accommodate various guest needs. All rooms offer either a *balcony or terrace* with direct or side sea views, ensuring a comfortable and scenic stay.

Room Categories:

- *Standard Rooms (26.5m²):*
  - *265 rooms* with single beds (convertible for a third guest), including 14 interconnecting rooms.
  - *49 rooms* with a double bed.
  - *5 rooms* for people with disabilities, with fully equipped bathrooms.
- *Family & Luxury Suites:*
  - *7 Family Rooms* (38m²), ideal for larger groups.
  - *2 spacious Suites* (52m²) for a premium experience.

With a diverse selection of accommodations and stunning sea views, the hotel provides a comfortable and flexible lodging experience for all guests.



Financial Overview

- ***Total Investment Price: 37.000.000,00 €***

Incorporating Funding Tools

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- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Kos can reach up to 56%.

Access to Financing through RRF

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Hotel Investment Opportunity in Kokkini Hani, Heraklion, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Heraklion, Crete's capital, is a thriving economic hub with strong tourism, infrastructure, and business opportunities, making it ideal for investment. Its rich history, strategic location, and growing sectors like hospitality and tech enhance its appeal. The city boasts world-renowned archaeological sites like the Palace of Knossos. With a steady influx of tourists and a thriving local economy, Heraklion presents a promising environment for long-term investments.

Nearby, **Kokkini Hani** offers a tranquil coastal setting with investment potential in tourism and real estate due to its proximity to Heraklion and the airport.



Financial Overview

- **Investing in a closed hotel, making the purchase of the hotel an eligible and therefore subsidized expense under the Greek Initiatives Law.**
- **Starting *investment cost of 850.000 €* and thereon an adjustable budget based on what renovations are decided. Considering the funding that can be granted for any refurbishments this investment can prove to be highly profitable.**

Incorporating Funding Tools

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The grant rate for Heraklion Crete can reach up to 64%.

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Hotel Investment Opportunity in Porto Heli - Peloponnese, Greece

Greece



Greece is one of the most culturally and historically significant countries in the world, having been the center of influential civilizations, the birthplace of countless innovations and to this day, a prominent tourist destination. The crown jewel of the Mediterranean positioned in the southmost part of Europe's Balkan peninsula, has a population of 10,482,787 people, with its majority split amongst its large cities. Its capital, Athens is the financial and cultural center of the country, epitomizing its strongest sectors; tourism and hospitality.

Executive summary

The investment is a property of 45.000 square meters offering accommodation of 170 rooms. It has a private beach with sand, a small port for ship service, playground, sport facilities (tennis & basketball court), outdoors pool, restaurant. The room types are:



- Double Room with Garden View
- Double Room with Sea View
- Triple Room with Garden View
- Triple Room with Sea View
- Family Room with Garden View
- Family Room with Sea View
- Suite with Sea View

Positioning

Porto Heli is a seaside town in the municipality of Ermionida, in the regional unit of Argolis, Peloponnese Region, Greece. It is located on the southeastern end of the Argolic Gulf and is a popular tourist destination. It is known for its beautiful beaches, crystal-clear waters, and lush vegetation. The town has a variety of restaurants and tavernas serving traditional Greek cuisine. Porto Heli is also a popular destination for yachting and sailing. The town is located close to a number of other popular tourist destinations, such as Epidaurus and Mycenae. Porto Heli has a number of beautiful beaches, including Porto Heli Beach, Ververonda Beach, and Kounoupi Beach. It has a lively nightlife scene, with a number of bars and clubs. Overall, Porto Heli is a great place to relax and enjoy the beauty of the Greek summer vibes.



Key Facts

- **Popularity:** Porto Heli is a popular destination, particularly known for attracting a more upscale crowd seeking a blend of relaxation and a touch of glamour. It's sometimes referred to as the "Greek Riviera."
- **Seasonality:** Like most Mediterranean destinations, the peak season is the summer (roughly June to September). You'll find the highest prices and the most crowds during these months. Shoulder seasons (spring and fall) offer a pleasant balance with fewer visitors and milder weather.
- **Types of Tourists:** Porto Heli attracts a mix of:
    - Families looking for beach vacations
    - Couples seeking romantic getaways
    - Yachting and sailing enthusiasts (due to the well-equipped marina)
    - Those interested in history and culture (proximity to sites like Epidaurus and Mycenae)
- **Natural Beauty:** The location boasts beautiful beaches, clear waters, and a lush, green landscape.
- **Luxury Accommodation:** Porto Heli has a good selection of high-end hotels and resorts, including

some very exclusive options.

- **Marina and Sailing:** The marina is a major draw for those who enjoy boating and exploring the nearby islands.
- **Accessibility:** Easy to reach from Athens by car or ferry.

Hotel Overview

- Plot Size: 45.000 square meters
- Hotel Category: 4-star
- Rooms: 170



Financial overview

The total budget for purchasing the hotel along with all the land and facilities is at 30 million euros. The hotel is totally expandable and holds valid permit.

Financial Tools

Incentives Law

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- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

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Hotel Investment Opportunity in Vathianos Kampos, Heraklion, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Heraklion, Crete's capital, is a thriving economic hub with strong tourism, infrastructure, and business opportunities, making it ideal for investment. Its rich history, strategic location, and growing sectors like hospitality and tech enhance its appeal. The city boasts world-renowned archaeological sites like the Palace of Knossos! With a steady influx of tourists and a thriving local economy, Heraklion presents a promising environment for long-term investments.

Nearby, **Vathianos Kampos** offers a tranquil coastal setting with investment potential in tourism and real estate due to its proximity to Heraklion and the airport.



Financial Overview

- **Investing in a Villa like this really presents any potential buyer the ability to turn it into a successful rental-property that easily earns back the cost of purchase. Perhaps even expanding and refurbishing it, if they are able to utilise the following funding tools and manage to create a hotel out of it.**
- ***Investment cost of 2.200.000 €***

Incorporating Funding Tools

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- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Arachova can reach up to 60%.

Access to Financing through RRF

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AGGELAKAKIS & ASSOCIATES

Hotel Investment Opportunity in Aegina Island, Greece



Greece

Greece is one of the most culturally and historically significant countries in the world, having been the center of influential civilizations, the birthplace of countless innovations and to this day, a prominent tourist destination. The crown jewel of the Mediterranean, positioned in the southmost part of Europe's Balkan peninsula, has a population of 10,482,787 people, with its majority split amongst its large cities. Its capital, Athens, is the financial and cultural center of the country, epitomizing its strongest sectors; tourism and hospitality. This presentation will attempt to elucidate a lucrative hospitality opportunity within one of the country's most burgeoning islands; Aegina.

Aegina

Aegina is an island located in the center of the Saronic Gulf. With a total area of 82.63m^2 is classified as the largest island of the sea area. The island is 16nm from the port of Piraeus and 14nm from Epidaurus. It is essentially located between the geographical divisions of Central Greece and the Peloponnese. Specifically, it is located between the peninsula of Methana and the areas of Troizina, Megarida and Piraeus. Around it are the islands of Salamina, Agistrio and Poros.

Aegina is an island of volcanic origin. Its highest altitude reaches 532m in the area of Mt Oros. The central, southern and eastern sides of the island are semi-mountainous. On the west and north-west side of the island there are the residential areas that are on a flat slope. Aegina has 57km of coastline and 15 bays and inlets. There are no rivers on the island but Aegina has hot springs of a therapeutic nature in the areas of Souvala and Kakoperato.



The climate of Aegina is considered to be warm and semi-arid Mediterranean. The island has mild winters and cool summers. It is considered that the island has one of the healthiest climates in Europe.

In 1829 Aegina became the first capital of the newly established Greek state. During that period the country's first Mint was established on the island and "the Phoenix", the first coin of the newly established Greek state, was minted. When in 1829 the capital of Greece was moved to Nafplio, the population of the island decreased and the island followed the provincial rhythms of life. Since 1845, Aegina has been administratively included in the regional unit of Attica Islands, which is geographically described as Argo-Saronic. The regional capital is the town of Aegina, situated at the northwestern end of the island. Due to its proximity to Athens, it is a popular vacation place during the summer months, with quite a few Athenians owning second houses on the island. The buildings of the island are examples of Neoclassical architecture with a strong folk element, built in the 19th century.

The island presents important attractions such as the Temple of Aphaia, Paleochora, the remains of the Temple of Hellanius Zeus, the prehistoric/historical settlement of Kolona, the Tower of Markellos, the Metropolis, the Beautiful Church, the Kapralos Museum, the Folklore Museum and the Archaeological Museum. In the courtyard of the archaeological museum is also the mosaic of the ancient synagogue of Aegina which dates from the 4th century AD until the 7th century AD.

Aegina attracts a lot of tourists due to its proximity to Athens, with the result that in recent decades tourism has been the main economic activity of the locals. There are many hotels and rooms for rent on the island (3,500 hotel beds and an additional 1,500 in rooms for rent), while it is a classic passage for sailing boats (100 boats can be docked at the marina in Agia Marina). In 2024, Argo-Saronic attracted 2.5 million visitors, with 2.3 million arriving at Aegina. Religious tourism has played a catalytic role on the island, thanks to the presence of the monastery of Agios Nektarios. Thousands of tourists visit the monastery every day, coming mainly from Romania, Bulgaria, Serbia, etc. who spend the night on the island throughout the year. Thus, the island of Aegina has evolved into a twelve-month destination for Greek and foreign visitors, easing the tourist season, beyond the summer.

Positioning

The tourist property which will be presented below, is located in Loutra, in the area Souvala, within a pre-existing settlement of 1923, in the municipality of Vatheos, on the island of Aegina. Souvala is the second largest port of Aegina. It is located 10km northeast of the port of Aegina. It is a destination that has not lost its traditionally Greek character. Due to its location, it is close to some of the most important attractions of the island. Souvala has a lot of taverns, cafes, shops and more nearby beaches. The village is also known for its hot thermal underground springs.



Tourist Property Overview

The tourist unit is a complex of rooms to let, with a total area of 492.33m^2, which has been constructed on a field with a total area of 2,078.43m^2, just 200m from the beach. The complex consists of a two-story building with basement, with a total area of 492.33m^2., which was completed in 1992. Within the plot there is also an arbour, a swimming pool and a surrounding area that is landscaped with plantings and paving. The building complex consists of 10 double rooms, with a total capacity of 20 beds and until 31/12/2019 it operated as a category of three (3) keys complex of rooms to let. The complex has not operated since then.



Basement: The basement has a total area of 213.73m^2. It includes a reception area, a waiting room, a breakfast preparation area, 2 storage rooms, 2 WC, and 4 furnished rooms - apartments, which communicate directly with the surrounding area.

Ground floor: The ground floor has a total area of 139.30m^2 and consists of 5 furnished rooms.

First Floor: The first floor has a total area of 139.30m^2 and consists of 5 furnished rooms.

Financial overview

The cost of the property is estimated at 1,300,000 € and it includes the complex of the rooms to let, the land where it is located, as well as the neighboring land, where buildings can be constructed of an additional 690m^2.

Incorporating Funding Tools

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Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Heraklion Crete can reach up to 64%.

Access to Financing through RRF

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Hotel Investment Opportunity in Thirassia - Greece

Greece

Greece is one of the most culturally and historically significant countries in the world, having been the center of influential civilizations, the birthplace of countless innovations and to this day, a prominent tourist destination. The crown jewel of the Mediterranean positioned in the southmost part of Europe's Balkan peninsula, has a population of 10,482,787 people, with its majority split amongst its large cities. Its capital, Athens is the financial and cultural center of the country, epitomizing its strongest sectors; tourism and hospitality. This presentation will attempt to elucidate a lucrative hospitality opportunity within one of the country's most burgeoning islands; Thirassia



History - Location

Thirassia is a small island in the Cyclades archipelago of Greece, located very close to the much larger and more famous island of Santorini. Thirassia was once part of the larger island of Strongyli (which included present-day Santorini) but was separated during the massive volcanic eruption of Thera around 1628 BC. Thirassia is a small island, only about 9 square kilometers (3.5 square miles) in size. It has a population of just a few hundred permanent residents.



Compared to Santorini, Thirassia offers a much more laid-back and authentic Greek island experience. The main village on Thirassia is Manolas, which is perched on the edge of the caldera rim, offering stunning views of Santorini. Other small villages include Korfos, Riva, and Potamos. Thirassia is a great place for hiking, with trails offering beautiful views of the caldera and the surrounding islands. There are a few small beaches on Thirassia, offering a more secluded and peaceful alternative to the crowded beaches of Santorini. Boat tours to Santorini are often, offering visitors the opportunity to see the volcano and hot springs. Thirassia is the perfect place to relax and escape the crowds.



Building Site

The plot is found right opposite from Santorini (at a distance of approx. 200m). More particularly, the property is positioned at the highest point of Manolas (Thirasia's main town). Manolas has been characterized by the Greek state as a 'traditional' area and is built right at the caldera of Thirasia. Having on one hand a view to Santorini's caldera and Kammeni (at an altitude of 173m), whereas on the other, over- looking the islands of Ios, Sikinos, Folegandros and Milos, as well as enjoying magnificent sunset views.

- Site area: 4.500 m²
- Total building surface area (above the ground): 1.650 m²
- Undreground supplementary spaces: 500 m²
- 19 existing apartments
- 16 new apartments
- The location is unique, offering 360o views

- The property consists of the pre-existing hotel buildings, which are to be repaired, renovated, and integrated into the new hotel unit, which, in turn, shall be created onto 4500m2 of land in total.
- Planning entails a total of 35 luxury apartments in total (with an overall area of 1650m2) and underground supplementary spaces of 500m2;
- 16 new apartments to be constructed, in addition to the pre-existing 19 apartments subject to refurbishment.
- The building permit has been issued

BEFORE



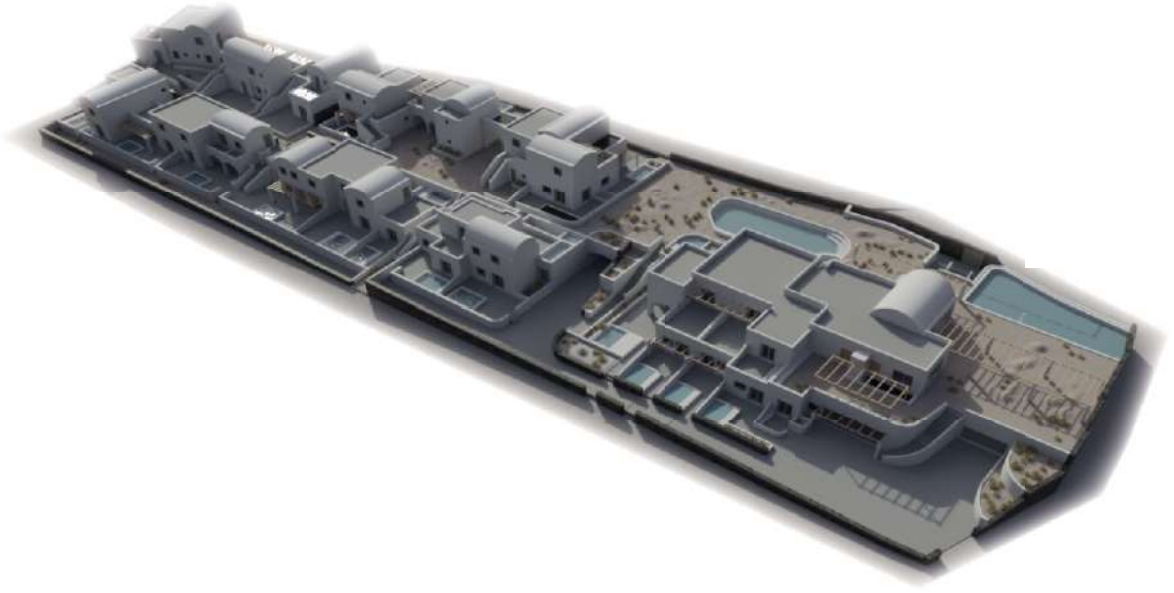




AFTER – 3D VISUALIZATION







Financial overview

The total budget for purchasing the hotel along with the land amounts to 4 million euros. The project has received grant of 1.37 million € from the Greek Ministry of Development by using Incentives Law Public Funding tool and the decision has been published to Greece's official Gazette.

The Incentives Law

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The Incentives Law provides grant for particular touristic investment like the presented project. The subsidized costs include the modernization and expansion of the hotel, the shaping of the surrounding area, the renovation of interior and exterior spaces.

Access to Financing through RRF

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HOTEL INVESTMENT OPPORTUNITY IN BENITSES, CORFU, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Corfu, a stunning Greek island in the Ionian Sea, is known for its rich history, Venetian architecture and lush green landscapes. Visitors can explore the UNESCO-listed Old Town, the majestic Achilleion Palace, and the breathtaking Paleokastritsa beaches. The island boasts vibrant nightlife, charming villages, and a perfect blend of cultural heritage and modern luxury. With its steady influx of tourists, strong infrastructure, and growing demand for high-end accommodations, Corfu presents an ideal opportunity for a profitable hotel investment.

Benitses, is a picturesque seaside town on Corfu's eastern coast, known for its traditional charm, beautiful beaches, and excellent seafood tavernas. Once a fishing village, it has grown into a lively yet relaxed destination, perfect for travellers seeking both tranquillity and entertainment.



EXECUTIVE SUMMARY

Investment Opportunity: *Seafront Resort Hotel & Expansion/Rebranding Plan*

This outstanding investment opportunity, in the high-demand hospitality sector, presents a premier ***Seafront Resort hotel*** with expansive development potential. Situated on an ***18,512m² land plot***, this asset offers a unique combination of luxury hospitality, direct beach access, and opportunities for further expansion/rebranding potentials. The resort spans an impressive ***4,906m² of building areas.***

Hotel Overview: The resort, offering a comprehensive range of premium facilities designed to cater to discerning travelers. The property *is fully operational* and includes:

- **Two restaurants** offering diverse culinary experiences
- **Two bars**, including a poolside bar for guests' leisure and entertainment
- **Multiple outdoor pools**, designed for relaxation and recreation
- **Outdoor sports facilities**, ideal for active guests seeking a luxury wellness experience
- **Ample parking area**, ensuring convenience for visitors and guests

This well-appointed resort provides a balance of leisure, comfort, and convenience, making it a sought-after destination in the region.



Room Exploration: The resort currently features *98 elegantly designed rooms* with a total of 192 beds, offering spacious and modern accommodations.

The room configurations are thoughtfully designed to cater to couples, families, and groups, providing a high-quality guest experience.

Under *a future exploitation plan*, the capacity can be *expanded to 115 rooms*, increasing the total number of beds to 262.

Expansion Potential: *Expansion/Rebranding Plan*

This investment offers *significant redevelopment and rebranding opportunities*. The property is primed for a complete reconstruction and rebranding in 2025-2026, with a planned relaunch in 2026 *from a 4-star to 5-star resort.*

The transformation will enhance the hotel's positioning in the luxury segment, tapping into the growing demand for premium beachfront accommodations. With strategic planning and investment, this asset has the potential to significantly increase revenue, attract high-end clientele, and establish itself as a premier resort destination.



Financial Overview

Total Investment Price: 7.000.000 €

Incorporating Funding Tools

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- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Heraklion Crete can reach up to 64%.

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Hotel Investment Opportunity in Panormos, Mykonos, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Mykonos, one of Greece's most iconic islands, it is renowned for its cosmopolitan atmosphere, stunning beaches, and vibrant nightlife. The island seamlessly blends traditional Cycladic charm with modern luxury, offering whitewashed architecture, picturesque windmills, and a world-class culinary scene. Visitors can explore the charming alleys of Mykonos Town, visit world-famous Psarou to experience the legendary beach clubs and high-end boutiques or plan excursions to the many gold-sand beaches all around the island. With a steady influx of international tourists, exceptional infrastructure, and a reputation as a luxury travel destination, Mykonos presents an outstanding opportunity for investment in hotels, villas, and exclusive resorts, promising high returns and sustained growth.

Panormos, is a prime location in Mykonos, offering a serene escape while still being close to the island's main attractions. Known for its unspoiled natural beauty, crystal-clear waters, it provides a perfect balance between relaxation and sophistication.



EXECUTIVE SUMMARY

Investment Opportunity: *Villas & Suites*

This exclusive investment opportunity presents *a high-end hotel project* in Panormos, Mykonos, one of the most sought-after destinations in Europe. Located within walking distance of the sea, this exceptional property spans an expansive ***51,000m² land plot*** and features *two distinct businesses* managing a luxurious collection of *villas and suites*. The development consists of ***5,950m² of built areas***. With its prime location, premium amenities, and significant expansion potential, this investment represents an outstanding opportunity in the luxury hospitality sector.

Hotel Overview: The established building complex offers world-class facilities and services. The property is divided ***into two separate businesses***, ensuring optimal management and *exclusive experiences* for guests. *Key features include*:

- ***25 high-end villas*** (4-key ranking), managed by the first business
- **8 additional villas**, and ***a reception area*** under the second business
- ***Multiple pools***, including both private and common-use options
- ***Outdoor bar and BBQ areas***, creating a relaxed entertainment atmosphere
- ***Wellness facilities***, including a gym and sauna
- ***Elegant lounge areas***, providing stunning views and premium comfort

This resort-style complex offers an exclusive Mykonian experience, catering to high-net-worth travelers seeking privacy and sophistication.



Accommodation Exploration: Entire building or Suite depending on which business you make your reservation.

First Business:

- Features *25 villas* ranging in size from *110m² to 240m²*, each offering *2 to 5 bedrooms* and designed for maximum luxury and privacy.

Second Business:

- Comprises *7 villas*, which are further divided into *13 elegantly designed suites* (32m²-60m²),
- Additionally, *1 standalone villa*

The flexibility in structuring accommodations—whether through rented buildings or standalone suites—allows for tailored offerings that cater to market demand.

Project Prospects: *Further Development Project*

This project presents an exceptional *development opportunity* in one of Europe's most prestigious locations. Investors can *expand the property further*, increasing the number of *villas from 32 to 38*, thereby maximizing revenue potential. Perhaps even a *refurbishment to upgrade* the complex even further as a luxury hotel upgrading its *ranking*.

By leveraging *key funding tools*, this investment stands as ***a highly profitable venture*** in the thriving Mykonian hospitality market.



Financial Overview

Total Investment Price: 45.000.000 €

Incorporating Funding Tools

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- The renovation of interior and exterior spaces.
- The replacement of equipment.

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Hotel Investment Opportunity in Koukaki, Athens, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic heart of Europe, is a city where ancient grandeur meets modern vibrancy. As the cradle of Western civilization, it boasts millennia of history, with landmarks like the Acropolis, the Herodion, and the Ancient Agora standing as timeless testaments to its cultural significance. Today, Athens thrives as a dynamic European metropolis, offering a rich blend of heritage, business, and contemporary urban life. The city's booming tourism industry, fuelled by millions of visitors each year, makes it an ideal destination for hotel investments. With ongoing infrastructure developments, high visitor demand, and an ever-growing appeal as a year-round destination, expanding and upgrading hotel facilities in Athens presents a highly profitable opportunity, promising strong returns and sustained market growth.

Koukaki, one of Athens' most charming and sought-after neighbourhoods, offers stunning views of the Acropolis, immersing visitors in the city's ancient splendour. This vibrant district is known for its authentic Athenian character, lively cafes, and proximity to major cultural landmarks, making it an ideal location for both travellers and investors.



EXECUTIVE SUMMARY

Investment Opportunity: *Hotel & Expansion/ Upgrade Plan*

This prime investment opportunity presents the transformation and expansion of an existing *3-star hotel located in Koukaki*, Athens, a thriving and high-demand hospitality area. The project involves *integrating an adjacent apartment building* into the existing hotel infrastructure, significantly increasing capacity and enhancing amenities.

- ***Total Land plot area: 1,129m².***
- ***Total Building areas: 7,542m².***

With a strategic location, strong market demand, and a well-structured renovation plan, this investment offers high potential for returns and long-term value appreciation.

Hotel Overview: Originally *constructed in 1974*, the hotel has been a staple of the Koukaki hospitality scene. It underwent ***a major renovation in 2004*** ahead of the Athens Olympic Games, enhancing its facilities and guest offerings. The existing building that operates as a hotel sits on a 586.25m² plot, featuring:

- **Common areas,** including *a congress centre, spa, gym, and lounge*
- ***Potential for further enhancements*** post-renovation, such as an interior pool, restaurant, and upgraded wellness facilities

A ***valid building permit issued in 2007*** for further renovations, ensuring a smooth regulatory transition of expansion.



Room Exploration: Following the integration of the adjacent apartment building, the newly expanded hotel will feature: ***131 rooms with a total of 274 beds.***

Customizable room layouts and amenities, allowing tailored designs to meet market demand.

The plan is *to modernise interiors* aligning with international ***4-star standards***. The reconfiguration of the accommodation will enhance operational efficiency and guest experience, positioning the hotel in a more competitive market segment.

Expansion and Upgrade Plan: The project includes the *conversion of the adjacent apartment building into hotel facilities*, enabling a seamless merger of both buildings into a single upgraded hotel. *The adjacent plot measures* ***542.50m²****, significantly expanding the operational footprint.*

Key highlights of the plan:

- ***Upgrade from a 3-star to a 4-star hotel***, enhancing service offerings and increasing revenue potential
- ***Architectural plans*** already approved by the Greek National Tourism Organization (GNTO)
- ***Revised building permit*** in progress to accommodate structural and operational changes
- ***Implementation of upscale amenities*** to cater to a more affluent clientele.

This transformation will create a more attractive and competitive hotel property, unlocking *higher occupancy rates and premium pricing.* Especially through the use of the following funding tools this investment can manage a substantial profitability rate.

Financial Overview

Total Investment Price: 28,000,000 €

Incorporating Funding Tools

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- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

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Hotel Investment Opportunity in Heraklion Crete, Greece



Greece

Greece is one of the most culturally and historically significant countries in the world, having been the center of influential civilizations, the birthplace of countless innovations and to this day, a prominent tourist destination. The crown jewel of the Mediterranean, positioned in the southmost part of Europe's Balkan peninsula, has a population of 10,482,787 people, with its majority split amongst its large cities. Its capital, Athens, is the financial and cultural center of the country, epitomizing its strongest sectors; tourism and hospitality. This presentation will attempt to elucidate a lucrative hospitality opportunity within one of the country's most burgeoning islands; Crete.

Crete

The Region of Crete is located at the southern end of the Aegean Sea at a distance of 160 km. about from the mainland. It is bordered by the Cretan Sea to the north and the Libyan Sea to the south, while it is surrounded by a multitude of small islands. The total area of the island is 8,336 km2, covering 6.3% of the total Greek territory and its capital is the city of Heraklion.



Crete is the largest island in Greece and the 2nd largest in the eastern Mediterranean after Cyprus. The climate of Crete is characterized as Mediterranean. The winter is quite mild and wet. Snowfall is rare in the lowlands but quite frequent in the highlands.

The island is extremely mountainous with three main mountain ranges, Idi (Psiloritis, 2,456m), Lefka Ori (2,454m) and Dikti (Lassithiotika Mountains, 2,148m). On the island there are important caves such as Dikteo and Ideo cave. The main morphological characteristic of Crete is the imposing gorges such as the famous Samaria gorge, the Imbro gorge, the Kourtaliotiko gorge, etc. Due to its small width, Crete has few rivers that start from the mountainous massifs of the island in the central part and end in the Libyan and Cretan seas. There are also several natural and artificial lakes in various parts of the island. There are several areas that, based on existing national and international legislation, are considered statutory protected areas, such as the National Park of Samaria and Vai palm forest.

Positioning

Rethymno is a charming city located on the northern coast of Crete, the largest island in Greece. It's known for its beautiful blend of Venetian, Turkish, and Cretan cultures and architecture. It is the capital of Rethymno regional unit, and has a population of more than 35,000 inhabitants (nearly 40,000 for the municipal unit). It has a Mediterranean climate, characterized by hot, dry summers and mild, wet winters.



Rethymno has a rich history dating back to ancient times. The area was initially settled by the Minoans, but its significance grew during the Venetian period (13th-17th centuries) when it was a key port. Later, it came under Ottoman control until the 19th century. The city still boasts impressive Venetian-era buildings, like the Rethymno Fortress (Fortezza), and Turkish influences are evident in landmarks such as the Neratze Mosque and old minarets. The old town is a maze of narrow streets, showcasing Venetian palaces, Ottoman mosques, and traditional Cretan houses, making it a treasure trove for history enthusiasts.

The Old Town of Rethymno is one of the best-preserved in Crete. Cobblestone streets, charming squares, and Venetian and Ottoman-era buildings dominate the area. A stroll through the old town reveals plenty of small shops, traditional Cretan restaurants (tavernas), and cafés. The Rimondi Fountain and the Loggia (Venetian architecture) are notable landmarks in this area.

The Fortezza is a large Venetian fortress overlooking the town. It was built in the 16th century to protect the city from pirates and Ottoman invasions. The fortress offers panoramic views of the town and sea.

Rethymno has several beautiful beaches, ranging from long, sandy stretches to more secluded coves. Some popular beaches include Rethymno Beach, which is very close to the town center, and Platanes Beach, a bit further away, known for its lively atmosphere. The beaches are ideal for sunbathing, swimming, and water sports.

Crete is famous for its healthy Mediterranean cuisine, and Rethymno is no exception. Local specialties include moussaka, dakos (a Cretan salad), lamb with stamnagathi (a wild herb), and Cretan cheeses like mizithra. You can also find many small markets selling fresh produce, olive oil, and local honey.
Rethymno offers a perfect balance of history, nature, and local traditions, making it an ideal destination for travelers looking to explore the authentic Cretan experience.

Nearby Attractions

- *Arkadi Monastery:* Located just outside of the town, this historical monastery is famous for its role in the Cretan resistance during the Ottoman period.
- *Samaria Gorge:* A famous hiking spot located in the White Mountains (about 1.5 hours from Rethymno), known for its stunning natural beauty and wildlife.
- *Preveli Palm Beach*: A beautiful beach near the Preveli Monastery, known for its palm forest and crystal-clear waters.

Hotel Overview

The hotel is located in Crete, 45´ from Chania and 25´ from Rethymno.

It is a building of 10,000m^2, legally built on an 18,270m^2 plot and 65m from the beach.

Features:

- 213 rooms of 30m² to 45m² each
- 400m² restaurant
- 2 bars
- 2 pools
- Spa
- Football, basketball, volleyball, tennis court
- Open theatre
- Conference room for 250 people.

The hotel has been operating since 2004 and in 2019 was renovated and upgraded to a 5* hotel.

Financial overview

The cost of the property is estimated at 33,000,000 € and it includes the hotel and the land where it is located.

Incorporating Funding Tools

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- The renovation of interior and exterior spaces.
- The replacement of equipment.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Rethymno Crete can reach up to 80% (only for mountainous areas).

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HOTEL INVESTMENT OPPORTUNITY IN ERETRIA, EVIA, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Evia, the second-largest island in Greece, captivates visitors with its stunning beaches, lush forests, and picturesque villages, making it an ideal destination for nature enthusiasts and beach lovers alike. Its pleasant climate, renowned monuments, and delectable cuisine further enhance its appeal as a top tourist spot.

Eretria, a coastal town in Evia, is steeped in history and offers a wealth of attractions that make it a compelling destination. Notable highlights include the ancient theatre, the Temple of Apollo, and the Archaeological Museum, which houses artifacts from its rich past. Its proximity to Athens and the rest of Evia makes it an accessible and attractive location for tourists. Investing in hotel infrastructure here is promising due to the town's historical significance, natural beauty, and growing interest from visitors seeking authentic Greek experiences.



EXECUTIVE SUMMARY

Investment Opportunity: *Resort Hotel with Expansion & Upgrade Potential*

The Resort Hotel, situated on a vast ***land plot of 47,000m²*** with a total ***building area of 22,683m²***, presents a prime investment opportunity. Investors can *capitalize on the transformation of this* ***existing 4-star resort*** *into a luxurious 5-star establishment.* Currently *operated by an established hospitality company* under a Hotel Management Agreement with an International Management Company, the property offers immediate ***operational stability***. Additionally, the potential for expansion enhances its long-term value, making it *a strategic asset for investors*.

Hotel Overview: Following a comprehensive ***renovation in 2022***, the hotel reopened with modernized facilities and high-quality services. *Key amenities include*:

- Expansive swimming pools covering 1,367m²
- Three restaurants
- Two bars
- A fully equipped spa area
- Outdoor sports facilities including football, basketball, and tennis courts
- Dedicated parking facilities

Complementing the main resort, ***a beach club*** *extends the leisure offerings*, ***spanning 4,765m² across two land plots***. Due to its prime coastal location, *no additional construction is permitted* in this area, ensuring the preservation of its pristine beachfront experience.



Room Exploration & Expansion Potential

The hotel currently *operates* ***221*** *well-designed, fully equipped* ***rooms***. However, under a future expansion plan, the total room count *can be increased to 380*, significantly boosting accommodation capacity and revenue potential.

Further, an additional ***land plot of 40,410m²***, situated in close proximity to the main resort, is included in the sale. This unexploited area has a hotel-related building *coefficient of 20%, allowing for up to* ***8,000m² of new development***. A strategic expansion plan could introduce *premium bungalows*, further enhancing the resort's exclusivity and appeal to high-end travellers.

Upgrade & Profitability Strategy

This investment offers a unique opportunity to acquire a *high-value asset* with significant room for growth, and a strategic location in a thriving tourist hub. With the right vision and capital injection, it will develop into a ***premier 5-star resort***.

Investors have the flexibility to ***upgrade the property*** by either:

- ***Expanding*** its footprint with additional upscale accommodations
- ***Enhancing*** existing amenities and services to align with 5-star luxury standards

Leveraging available *funding tools* to optimize profitability while ensuring cost efficiency.



Financial Overview:

15.000.000 €

Building areas: 22,683m² and Total Land area: 92,175m²

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Eretria Evia can reach up to 60%.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- Skills Development: The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

Our company has significant experience and can guide you through the procedures of getting the best terms of loan/grant as we possess deep expertise and we have worked on numerous similar projects, allowing our clients to anticipate potential challenges and avoid common pitfalls.

Hotel Investment Opportunity in Kallithea, Athens, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic capital of Greece, blends ancient grandeur with modern vibrancy, making it a top global tourist destination. With landmarks like the Acropolis, the Plaka district, and the National Archaeological Museum, the city attracts millions of visitors annually. Beyond its cultural and historical significance, Athens is a thriving metropolis with a dynamic economy, a flourishing culinary scene, and a lively nightlife, making it an appealing destination year-round. The city's booming tourism industry, supported by an increasing number of international arrivals and a growing interest in authentic Greek experiences, ensures strong demand for accommodations. As a result, Athens presents an ideal environment for hotel investments, offering substantial profitability and long-term growth potential.

Kallithea, one of the most well-established districts in southern Athens, is a thriving business and residential hub. With its strategic location, strong commercial infrastructure, and growing economy, Kallithea presents a prime opportunity for investors looking to establish a foothold in the Athenian market.



EXECUTIVE SUMMARY

Investment Opportunity: *Commercial Building and Development Possibilities*

With Kallithea's status as a significant business district in Athens, this property represents an outstanding investment opportunity. Its prime location, structural versatility, and potential for redevelopment make it an invaluable asset in Greece's commercial real estate market.

- ***Prime commercial building in Kallithea***
- ***Total building area: 3,560m²***
- Unique opportunity for company headquarters or diverse development options
- Eligible *for a Golden Visa investment*

Building Overview

- ***9-level structure*** featuring office and retail spaces.
- Equipped with ***elevators*** for convenience and efficiency.
- *Well-constructed* and *well-maintained* property in a high-demand commercial area.



Development Possibilities

- The property can be cost-effectively redesigned using various funding tools to support business ventures.
- Potential for conversion into housing, a hotel, or multi-purpose office spaces for rent.
- Strategic location ensures long-term value appreciation and high return on investment.



Financial Overview:

Price: 5,200,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility

(RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- Skills Development: The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

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Hotel Investment Opportunity in Metaxourgeio, Athens, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic capital of Greece, blends ancient grandeur with modern vibrancy, making it a top global tourist destination. With landmarks like the Acropolis, the Plaka district, and the National Archaeological Museum, the city attracts millions of visitors annually. Beyond its cultural and historical significance, Athens is a thriving metropolis with a dynamic economy, a flourishing culinary scene, and a lively nightlife, making it an appealing destination year-round. The city's booming tourism industry, supported by an increasing number of international arrivals and a growing interest in authentic Greek experiences, ensures strong demand for accommodations. As a result, Athens presents an ideal environment for hotel investments, offering substantial profitability and long-term growth potential.

Metaxourgeio, an up-and-coming district in central Athens, has undergone a remarkable transformation in recent years. Once an industrial area, it has evolved into a vibrant cultural and artistic hotspot, attracting both locals and international visitors. Its central location provides easy access to major tourist attractions and key transport hubs, making it a strategic choice for hotel investment.



EXECUTIVE SUMMARY

Investment Opportunity: *Established Hotel and Upgrade plan*

With Athens' thriving tourism sector and Metaxourgeio being a cultural and commercial hotspot, this property presents a lucrative investment opportunity. Its strategic location, with its high demand for accommodation, its operating status and upgrade potential make it a highly attractive asset, ensuring strong returns and long-term growth in the competitive hospitality industry.

- ***Built in 1990***
- ***Renovated in 2005***
- ***Total building area: 2,000m²***

Hotel Overview

The hotel is being sold as a fully operational business with all necessary furnishings and equipment.

- ***Multi-level layout:*** Basement, Semi-basement, Ground Floor, Elevated Ground Floor, Mezzanine, 1st to 5th floor (10 levels).
- Equipped with energy efficient attributes including sound insulation, thermal insulation, radiators, and double-glazed windows.
- Features security systems, an internal staircase, an elevator, and a cargo lift for operational efficiency.
- Recently renovated common areas, including a stylish lobby and a modern breakfast restaurant, enhancing the guest experience.



Room Overview

- All rooms fully renovated and designed for guest comfort.
- Equipped with essential modern amenities, including a mini-fridge, air conditioning, an electric kettle, and a TV.
- Most rooms feature private balconies, offering added value and an enhanced guest experience.

Upgrading & Refurnishing Potential

Significant potential for further modernization, including aesthetic upgrades, enhanced technological integrations, and premium service additions. Investors can capitalize on the potential to reposition the property as a boutique or upscale hospitality offering, further increasing revenue potential and market appeal.

Key Investment Advantages:

- *Scalability:* The property's infrastructure supports an upscale transformation, enabling increased room rates and occupancy levels.
- *Funding Opportunities:* Various financial tools can be leveraged to facilitate the upgrade, ensuring a cost-effective approach to enhancing the property's profitability.

With a prime location, existing operational success, and limitless growth potential, this investment presents a rare and lucrative opportunity.



Financial Overview:

Price: 9,000,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- Skills Development: The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

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Hotel Investment Opportunity in Metaxourgeio, Athens, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic capital of Greece, blends ancient grandeur with modern vibrancy, making it a top global tourist destination. With landmarks like the Acropolis, the Plaka district, and the National Archaeological Museum, the city attracts millions of visitors annually. Beyond its cultural and historical significance, Athens is a thriving metropolis with a dynamic economy, a flourishing culinary scene, and a lively nightlife, making it an appealing destination year-round. The city's booming tourism industry, supported by an increasing number of international arrivals and a growing interest in authentic Greek experiences, ensures strong demand for accommodations. As a result, Athens presents an ideal environment for hotel investments, offering substantial profitability and long-term growth potential.

Metaxourgeio, an up-and-coming district in central Athens, has undergone a remarkable transformation in recent years. Once an industrial area, it has evolved into a vibrant cultural and artistic hotspot, attracting both locals and international visitors. Its central location provides easy access to major tourist attractions and key transport hubs, making it a strategic choice for hotel investment.



EXECUTIVE SUMMARY

Investment Opportunity: *Established Hotel and Upgrade plan*

With Athens' thriving tourism sector and Metaxourgeio being a cultural and commercial hotspot, this property presents a lucrative investment opportunity. Its strategic location, with its high demand for accommodation, its operating status and upgrade potential make it a highly attractive asset, ensuring strong returns and long-term growth in the competitive hospitality industry.

- ***Built in 1930***
- ***Renovated*** multiple times, most recently ***in 2010.***
- ***Total building area: 2,400m².***

Hotel Overview

The hotel is being sold as a fully operational business with all necessary furnishings and equipment.

- ***Multi-level hotel layout***: Basement, Ground Floor, 1st, 2nd, and 3rd floors.
- Located just 50 meters from a metro station.
- Features natural gas heating, double-glazed windows, and partially renovated interiors.
- Retains its charming historic character, with classic common areas including a welcoming lobby and an elegant restaurant.



Room Overview

- ***50 spacious rooms*** designed for guest comfort.
- Equipped with essential modern amenities, catering to both short-term and long-term stays.

Upgrading & Refurnishing Potential

Significant potential for further modernization, including aesthetic upgrades, enhanced technological integrations, and premium service additions. Investors can capitalize on the potential to reposition the property as a boutique or upscale hospitality offering, further increasing revenue potential and market appeal.

Key Investment Advantages:

- *Scalability:* The property's infrastructure supports an upscale transformation, enabling increased room rates and occupancy levels.
- *Funding Opportunities:* Various financial tools can be leveraged to facilitate the upgrade, ensuring a cost-effective approach to enhancing the property's profitability.

With a prime location, existing operational success, and limitless growth potential, this investment presents a rare and lucrative opportunity.



Financial Overview:

Price: 6,000,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- Skills Development: The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

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HOTEL INVESTMENT OPPORTUNITY IN MOLA KALIVA, CHALKIDIKI, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Chalkidiki, with its distinctive three-peninsula shape, is one of Greece's most popular travel destinations, especially among Balkan visitors. The peninsulas of Kassandra and Sithonia are renowned for their stunning beaches, crystal-clear waters, and picturesque coastal villages. Areas such as Vourvourou, Siviri, and Fourka have seen significant tourism growth, offering a wide range of accommodation and leisure options. Chalkidiki's proximity to Thessaloniki, Greece's second-largest city, enhances its accessibility and appeal. Well-known for its unique plethora of jaw-dropping beaches it is an established tourism hub. With further infrastructure development and the promotion of alternative tourism, such as agritourism, Chalkidiki holds great potential for even greater expansion in the future.

Mola Kaliva is a tranquil coastal gem in Chalkidiki, combining a pristine beach with lush greenery and a dry climate, attracting visitors seeking relaxation. Its growing tourism infrastructure and unspoiled charm make it a prime location for a successful hotel investment.



EXECUTIVE SUMMARY

Investment Opportunity: *Apartment Complex with Upgrade Potential*

An exclusive investment opportunity awaits in Mola Kaliva, Chalkidiki (First Peninsula) near Fourka. *This well-established apartment complex*, situated on ***a 2.5-acre land plot***, operates as a sought-after summer tourism venue, consistently attracting a steady *flow of guests*. The property presents investors with the flexibility to either maintain its current profitable operations or elevate it into a full-fledged boutique hotel, enhancing its value and revenue potential.

Hotel Overview

Strategically located just 200 meters from the pristine Aegean coastline, this remarkable apartment complex seamlessly blends comfort and leisure. Key features include:

- ***Premium On-Site Amenities:*** A well-maintained swimming pool and an elegant bar/restaurant create a refined hospitality experience.
- ***Aesthetic Enhancements:*** Beautifully illuminated fountains enhance the ambiance, adding a touch of elegance to the property.
- ***Welcoming Reception Area:*** A spacious lobby designed to offer a warm and inviting first impression to arriving guests.
- ***Optimized Architectural Design:*** Partially open hallways allow natural summer breezes to flow through, optimizing ventilation and enhancing the guest experience.

Positioned as an oasis of tranquillity and convenience, this property presents an exceptional investment opportunity, ideal for a boutique hospitality business or an upscale private retreat.



Room Overview

Comprising 14 ***fully equipped rooms***, this complex ensures a comfortable and comfortable stay for guests.

- Unparalleled Views: 10 rooms offer unobstructed sea views, adding a distinct competitive advantage.
- Modern Facilities: Each unit includes a fully equipped kitchenette and recently renovated bathrooms for a contemporary living experience.
- Refined Interiors: Recently repainted and lightly refurbished rooms ensure a fresh and inviting atmosphere.
- Exclusive Comfort Features: Select rooms feature fireplaces, further elevating the level of comfort and luxury.

Upgrading & Refurnishing Potential

While already a profitable enterprise, this property offers significant potential for growth through strategic upgrades. Investors can capitalize on the opportunity to transform the complex into a 3-star hotel or higher, maximizing revenue and market positioning.

Key Investment Advantages:

- *Scalability:* The property's infrastructure supports an upscale transformation, enabling increased room rates and occupancy levels.
- *Funding Opportunities:* Various financial tools can be leveraged to facilitate the upgrade, ensuring a cost-effective approach to enhancing the property's profitability.

With a prime location, existing operational success, and limitless growth potential, this investment presents a rare and lucrative opportunity in one of Greece's most desirable tourism hotspots.



Financial Overview:

Price: 850,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Mola Caliva Chalkidiki can reach up to 56%.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- Skills Development: The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

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HOTEL INVESTMENT OPPORTUNITY IN OMONIA, ATHENS, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic capital of Greece, blends ancient grandeur with modern vibrancy, making it a top global tourist destination. With landmarks like the Acropolis, the Plaka district, and the National Archaeological Museum, the city attracts millions of visitors annually. Beyond its cultural and historical significance, Athens is a thriving metropolis with a dynamic economy, a flourishing culinary scene, and a lively nightlife, making it an appealing destination year-round. The city's booming tourism industry, supported by an increasing number of international arrivals and a growing interest in authentic Greek experiences, ensures strong demand for accommodations. As a result, Athens presents an ideal environment for hotel investments, offering substantial profitability and long-term growth potential.

Omonia, one of Athens' most historic squares, is undergoing revitalization, transforming into a commercial and hospitality hotspot. Its central location provides easy access to key landmarks and major transport connections, making it attractive to tourists and business travelers alike.



EXECUTIVE SUMMARY

Investment Opportunity: *Established Hotel and Upgrade plan*

With Athens' thriving tourism sector, the revitalization of Omonoia, and the increasing demand for high-quality accommodations, this hotel presents a prime investment opportunity. The combination of its strategic location, operational readiness, and expansion potential ensures strong returns and long-term growth in the hospitality industry.

- ***Built in 1965, total area of 1,638m².***
- Positioned in one of Athens' fastest-growing ***tourism and business districts.***

Hotel Overview

The hotel is being sold as a fully operational business with all necessary furnishings and equipment.

- ***8-floor building*** with strong architectural character.
- Beautifully renovated common areas, including a vibrant lobby and a restaurant for breakfast service.
- Located in the heart of Athens, 400 meters from Omonoia Square (Metro Station), 1,000 meters from Syntagma Square, providing excellent accessibility to key city attractions and commercial hubs.
- Surrounded by cultural sites, dining venues, and retail areas, making it a preferred choice for both leisure and business travellers.



Room Overview

- ***55 fully renovated rooms*** designed to offer comfort and convenience.
- Equipped with essential modern amenities, including a mini-fridge, flat-screen TV, high-speed Wi-Fi, and climate control systems.
- Stylish interiors with contemporary furnishings, ensuring a premium guest experience.

Upgrading & Refurnishing Potential

Significant potential for further modernization, including aesthetic upgrades, enhanced technological integrations, and premium service additions. Investors can capitalize on the potential to reposition the property as a boutique or upscale hospitality offering, further increasing revenue potential and market appeal.

Key Investment Advantages:

- *Scalability:* The property's infrastructure supports an upscale transformation, enabling increased room rates and occupancy levels.
- *Funding Opportunities:* Various financial tools can be leveraged to facilitate the upgrade, ensuring a cost-effective approach to enhancing the property's profitability.

With a prime location, existing operational success, and limitless growth potential, this investment presents a rare and lucrative opportunity.



Financial Overview:

Price: 7.000.000 €

Incorporating Funding Tools

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Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
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Hotel Investment Opportunity in Pedion Areos, Athens, Greece

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic capital of Greece, blends ancient grandeur with modern vibrancy, making it a top global tourist destination. With landmarks like the Acropolis, the Plaka district, and the National Archaeological Museum, the city attracts millions of visitors annually. Beyond its cultural and historical significance, Athens is a thriving metropolis with a dynamic economy, a flourishing culinary scene, and a lively nightlife, making it an appealing destination year-round. The city's booming tourism industry, supported by an increasing number of international arrivals and a growing interest in authentic Greek experiences, ensures strong demand for accommodations. As a result, Athens presents an ideal environment for hotel investments, offering substantial profitability and long-term growth potential.

Pedion Areos, one of Athens' largest and most iconic parks, is a sought-after location for both tourists and locals. The area's proximity to key landmarks, commercial districts, and transportation hubs enhances its desirability, making it a prime spot for a thriving hospitality business.



EXECUTIVE SUMMARY

Investment Opportunity: *Established Boutique Hotel and Upgrade plan*

With Athens' strong tourism industry and Pedion Areos' increasing popularity, this property represents a lucrative investment. Its strategic location, modern renovations, and upgrade potential make it an exceptional opportunity for long-term profitability in the hospitality sector.

- ***Fully renovated in 2022.***
- ***Total building area: 1,241m².***

Hotel Overview

The hotel is being sold as a fully operational business with all necessary furnishings and equipment.

- ***Multi-level boutique hotel*** with a well-structured layout:
  - Basement: 220m² open space with an outdoor patio.
  - Ground Floor: 178m² Reception area (+2 rooms).
  - 1st & 2nd Floors: 176m² (5 rooms each).
  - 3rd Floor: 140m² (5 rooms).
  - 4th Floor: 106m² (3 rooms).
  - 5th Floor: 72m² (2 rooms).
  - 6th Floor: 49m² (1 penthouse room).
- Beautifully renovated common areas, including a vibrant lobby and a stylish restaurant for breakfast service.
- Prime location, just ***100 meters from Pedion Areos*** Park, offering a unique mix of tranquillity and city accessibility.

Room Overview

- ***23 rooms fully renovated*** and designed for guest comfort.
- Equipped with essential modern amenities, including a mini-fridge, air conditioning, an electric kettle, and a TV.
- Most rooms feature private balconies, offering added value and an enhanced guest experience.



Upgrading & Refurnishing Potential

Significant potential for further modernization, including aesthetic upgrades, enhanced technological integrations, and premium service additions. Investors can capitalize on the potential to reposition the property as a boutique or upscale hospitality offering, further increasing revenue potential and market appeal.

Key Investment Advantages:

- *Scalability:* The property's infrastructure supports an upscale transformation, enabling increased room rates and occupancy levels.
- *Funding Opportunities:* Various financial tools can be leveraged to facilitate the upgrade, ensuring a cost-effective approach to enhancing the property's profitability.

With a prime location, existing operational success, and limitless growth potential, this investment presents a rare and lucrative opportunity.



Financial Overview:

Price: 3.200.000 €

Incorporating Funding Tools

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- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

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Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.

- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
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HOTEL INVESTMENT OPPORTUNITY IN PIRAEUS

ATHENS, GREECE

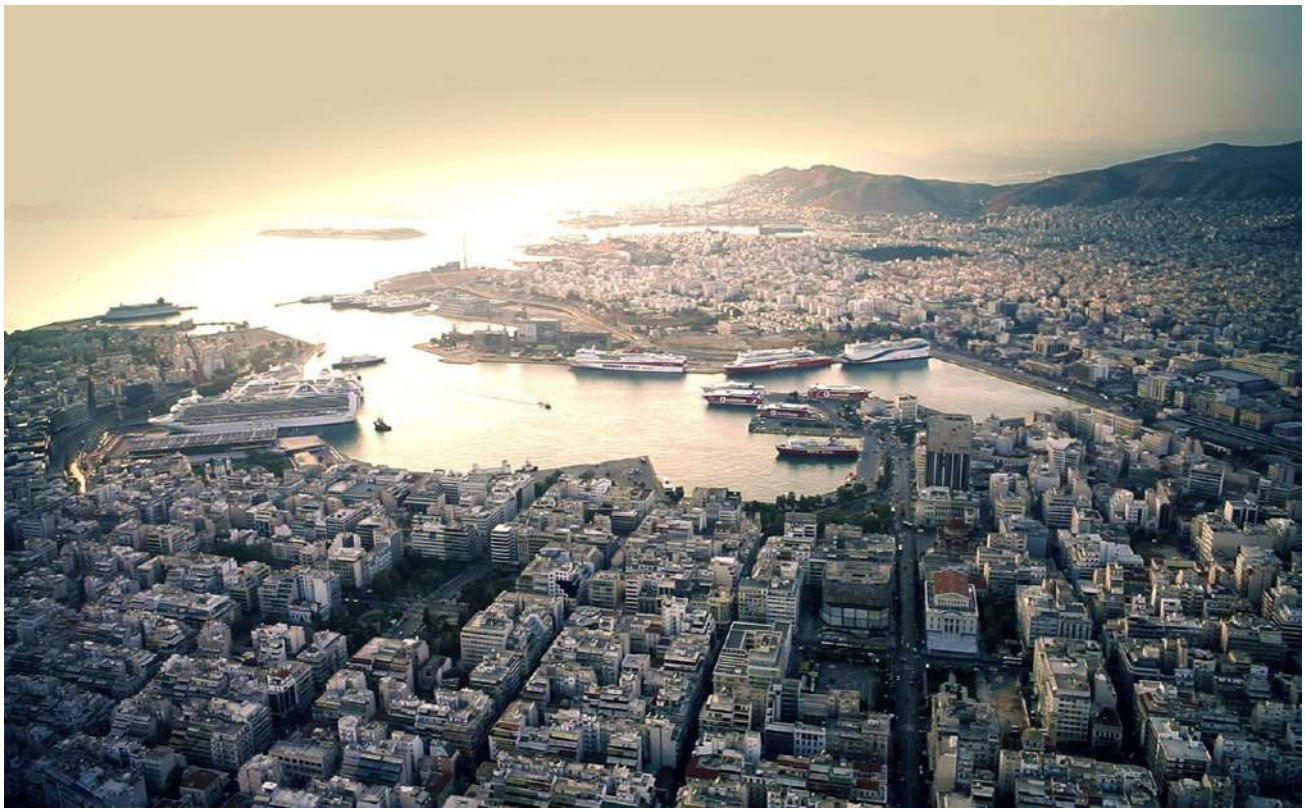
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POSITIONING

Piraeus, Greece's largest port and one of the busiest in Europe, is a strategic economic center that bridges maritime trade, tourism, and commerce. With a long-standing history as the gateway to the Aegean and Mediterranean, the city boasts excellent infrastructure and a thriving business ecosystem. The presence of multinational corporations, shipping companies, and logistics hubs contributes to Piraeus' economic strength. Given the city's continuous urban development and increasing demand for premium commercial spaces, investing in commercial buildings here presents high-value opportunities with strong returns and long-term growth potential.

The area surrounding **Piraeus' port** is a rapidly developing commercial and business district. Investing in this prime area, offers unparalleled potential for commercial real estate, ensures maximum visibility, high rental yields, and a strategic position in one of Greece's most dynamic business hubs.



EXECUTIVE SUMMARY

Investment Opportunity: *Commercial Building and Development Possibilities*

With Piraeus' status as a major commercial and maritime hub, this property represents an exceptional investment opportunity. Its prime location, versatility, and potential for redevelopment make it a highly attractive asset in Greece's booming real estate market.

- ***Prime commercial building adjacent to Piraeus Port***
- ***Built in 1978, total building area: 3.280m²***
- Unique opportunity for company headquarters or diverse development options

Building Overview

- ***9-level structure*** featuring *office and retail* spaces
- All levels *currently vacant*, allowing for flexible use and customization
- Located in a *high-demand commercial area* with excellent connectivity and business potential



Development Possibilities

- The property can be cost-effectively redesigned using various funding tools to support business ventures
- Potential for conversion into housing, a hotel, or multi-purpose office spaces for rent
- Strategic location ensures long-term value appreciation and high return on investment



Financial Overview:

Price: 8,300,000 €

Incorporating Funding Tools

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- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Piraeus can reach up to 45%.

Access to Financing through RRF

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HOTEL INVESTMENT OPPORTUNITY IN FALIRAKI, RHODES ISLAND, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Rhodes, the largest of Greece's Dodecanese islands, is a mesmerizing blend of history, natural beauty and modern luxury, making it an unparalleled tourist destination. The island boasts stunning golden beaches, crystal-clear waters and a vibrant medieval town that stands as a UNESCO World Heritage Site. Visitors can explore the ancient Acropolis of Lindos, stroll through the picturesque Old Town with its cobbled streets, or immerse themselves in the lively nightlife and exquisite dining options. With a thriving tourism industry that continues to expand, catering to the growing demand for luxury and convenience. Whether it's for adventure seekers, history enthusiasts, or those looking for relaxation, Rhodes provides an unforgettable experience for every traveller**.**

Faliraki, located on the island's northeast coast, is a prime location for an all-inclusive resort, offering a perfect combination of stunning beachfront, vibrant nightlife, and a variety of activities. Its close proximity to Rhodes Town and the island's key attractions makes it an ideal choice for travellers seeking both relaxation and entertainment, further enhancing its appeal as a profitable investment destination.



EXECUTIVE SUMMARY

Investment Opportunity: *Two Hotels and Adjacent Land Plot*

This investment presents a unique opportunity to acquire ***two well-established all-inclusive hotels*** in the prime tourist hub *of Faliraki, Rhodes*. Nestled on a stunning sloped hillside and extending to a golden-sand beachfront, these properties offer a combined ***buildings area of 79,700m²***. Currently operating with ***462 rooms*** (873 beds), these hotels are positioned to cater to both families and couples, maximizing revenue potential by targeting diverse market segments. Additionally, an adjacent ***land plot of 35,000m²***, complete with a building permit, offers the potential for an additional hotel *with up to 300 rooms*, further increasing the investment's profitability.

Hotels Overview

Hotel A – *A Family Paradise on the Beach*

With a prime beachfront location and an array of family-friendly activities, Hotel A is designed for guests seeking relaxation, adventure, and quality time with loved ones. The hotel offers a variety of recreational options, from water sports and poolside leisure to fitness facilities and entertainment. Whether unwinding at the spa, indulging in delicious cuisine, or engaging in exciting on-site activities, every guest can find their ideal vacation experience.

- ***Beachfront location:*** *200m* of private coastline with sun loungers and windsurfing.
- ***Pools & Water Activities:*** Two outdoor pools and a children's pool with a waterslide, sun loungers, and umbrellas. Guests can also enjoy water fitness, canoeing, and windsurfing.
- ***Dining Options:*** Two on-site restaurants serving international cuisine for lunch and dinner.
- ***Wellness & Leisure:*** A full-service spa offering facials, body treatments, and manicures/pedicures.
- ***Family-Oriented Facilities:*** A large landscaped garden with a playground for children.
- ***Land Activities:*** Fitness facilities, miniature golf, tennis, volleyball, and a kids' club.

- ***Entertainment & Nightlife:*** Access to an on-site nightclub and live performances.



Hotel B – *A Couples' Retreat with Elegance and Charm*

Tailored to perfectly cater to couples seeking an intimate and relaxing retreat, Hotel B offers an elegant atmosphere with premium dining, stylish bars, and a focus on privacy. From romantic dining experiences to exclusive poolside relaxation, this hotel is the perfect setting for a tranquil getaway.

- ***Dining Experience:*** A refined restaurant offering Greek and international cuisines.
- ***Poolside Refreshments:*** A relaxed poolside bar serving drinks and light meals.
- ***Elegant Bar & Lounge:*** A beautifully renovated main bar with a terrace, ideal for evening cocktails.



Rooms Exploration

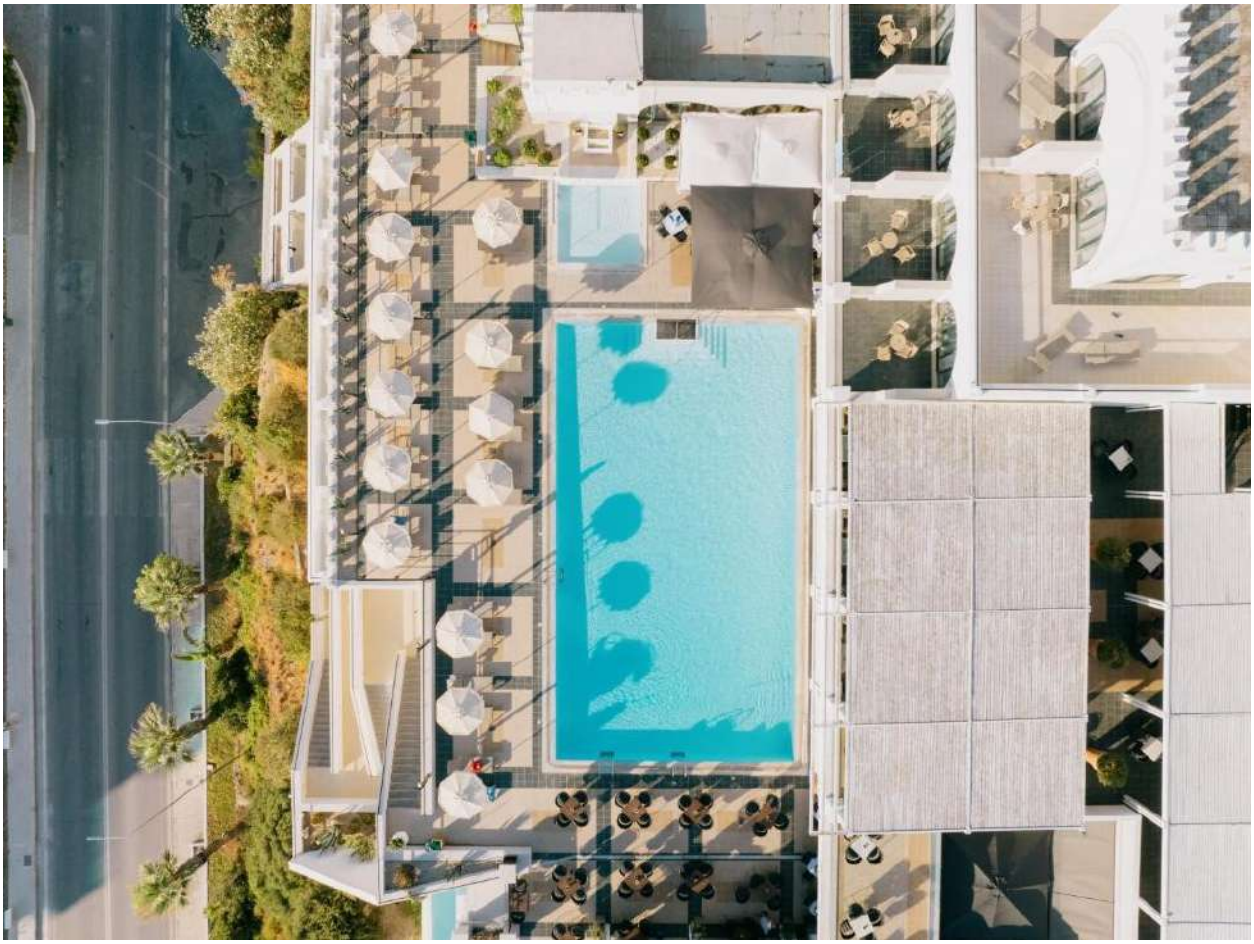
Hotel A *– Spacious, Modern, and Family-Friendly*

- Offering 323 rooms, most of which have been recently renovated into deluxe suites, ensuring modern aesthetics and ultimate comfort.
- Each room is designed with families in mind, featuring soundproofing, private balconies, and spacious interiors.
- Key amenities include Wi-Fi, satellite TV, air conditioning, mini-fridges, a safe deposit box, and daily housekeeping.
- Well-appointed bathrooms come equipped with free toiletries, hairdryers, and contemporary finishes to enhance guest comfort.



Hotel B *– A Private Sanctuary with Exclusive Features*

- This boutique-style hotel comprises 139 rooms, all extensively redesigned with premium furnishings and sophisticated décor.
- Many rooms include shared pools on private balconies, creating an exclusive swim-up experience that is rare and highly desirable.
- Key amenities include Wi-Fi, satellite TV, air conditioning, mini-fridges, a safe deposit box, and daily housekeeping.
- The bathrooms feature luxurious finishes, high-quality toiletries, and modern fixtures to complement the upscale ambiance of the hotel.



Development & Expansion Potential

The strategic expansion and refurbishment of these properties offer a tremendous opportunity for increased profitability and long-term success. Upgrading the existing hotels will elevate their status within the competitive Rhodes hospitality market, attracting higher-spending clientele and improving guest satisfaction. Enhancing guest amenities, modernizing interiors, and expanding entertainment facilities will further strengthen the hotels' positioning as premier all-inclusive destinations. Additionally, the development of a third hotel on the adjacent land plot will significantly increase room capacity, allowing the investor to capitalize on the growing demand for high-end accommodations in Faliraki.

- ***Refurbishment potential:*** Modernizing existing hotels to enhance their luxury appeal, increase occupancy rates, and command higher room rates.

- ***New development opportunity:*** The adjacent 35,000m² land plot, complete with a building permit, allows for the construction of a 300-room hotel, further expanding revenue streams.
- ***Cost-effective investment:*** Utilizing available funding tools ensures a streamlined and cost-efficient expansion process, maximizing return on investment.



Financial Overview

Total Investment Price: 75.000.000,00 €

Incorporating Funding Tools

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- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Faliraki Rhodes can reach up to 56%.

Access to Financing through RRF

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HOTEL INVESTMENT OPPORTUNITY IN SYVOTA, THESPROTIA, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Thesprotia, located in the northwestern part of Greece, is renowned for its picturesque landscapes, including pristine beaches, lush mountains, and charming traditional villages. Its rich historical heritage, combined with natural beauty, makes it an ideal tourist destination for those seeking both relaxation and cultural exploration.

Syvota, a coastal village in southern Thesprotia that has emerged as one of the premier seaside resort-hotspots in the Epirus region attracting numerous tourists from Greece and abroad during the summer months. The settlement is built around a small bay adorned with scattered islands, most notable of which are: Agios Nikolaos, Mavro Oros, and Mourtemeno. Even more, Its proximity to the Ioanian islands really establishes it as a crossroad of a multitude of beautiful locations. The area's natural beauty and increasing popularity as a tourist hub present a promising opportunity for hotel investments, with the potential for substantial returns due to the growing influx of visitors.



EXECUTIVE SUMMARY

Investment Opportunity: *Completed 5-star Hotel*

This investment represents a compelling opportunity to capitalize on the thriving tourism sector in Syvota, with its natural allure and increasing visitor numbers, ensuring a promising return on investment. A unique opportunity to acquire a superior 5-star hotel overlooking the sea, situated in the most beautiful *part of the Ionio-Thesprotia bay* in northwestern Greece. The property encompasses *a* ***total building area of 5,789 m²*** on ***a land plot of 25,507 m²,*** including *4,783 m² of terraces* and a *1,006 m² basement level.*

Hotel Overview: The luxury hotel includes many amenities *some of them are the following:*

- ***Two Restaurants*** worthy to mention
- ***Extensive Pool area*** of 350m² along with a pool bar
- ***Private Beach*** along with a beach bar
- ***Congress Hall:*** accommodating up to 180 seats
- ***Wellness Facilities:*** a spa centre, gym, and hairdresser
- ***Private Marina:*** for yachts or for a stroll



Room Exploration:

- The hotel offers ***67 suites***, ranging *from 36 to 65 m²*, with a maximum capacity of ***186 beds***.
- *All rooms* boast ***sea views***, enhancing the guest experience.
- Notably, *nine of the suites* are equipped with ***private swimming pools***.

Refurbishment Potential:

While the hotel currently meets all mandatory criteria for a five-star ranking, there is potential for further enhancements. By leveraging available funding tools, investors can undertake cost-efficient renovations to elevate the property's appeal and profitability.



Financial Overview:

30,000,000 €

Incorporating Funding Tools

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- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Syvota Thesprotia can reach up to 70%.

Access to Financing through RRF

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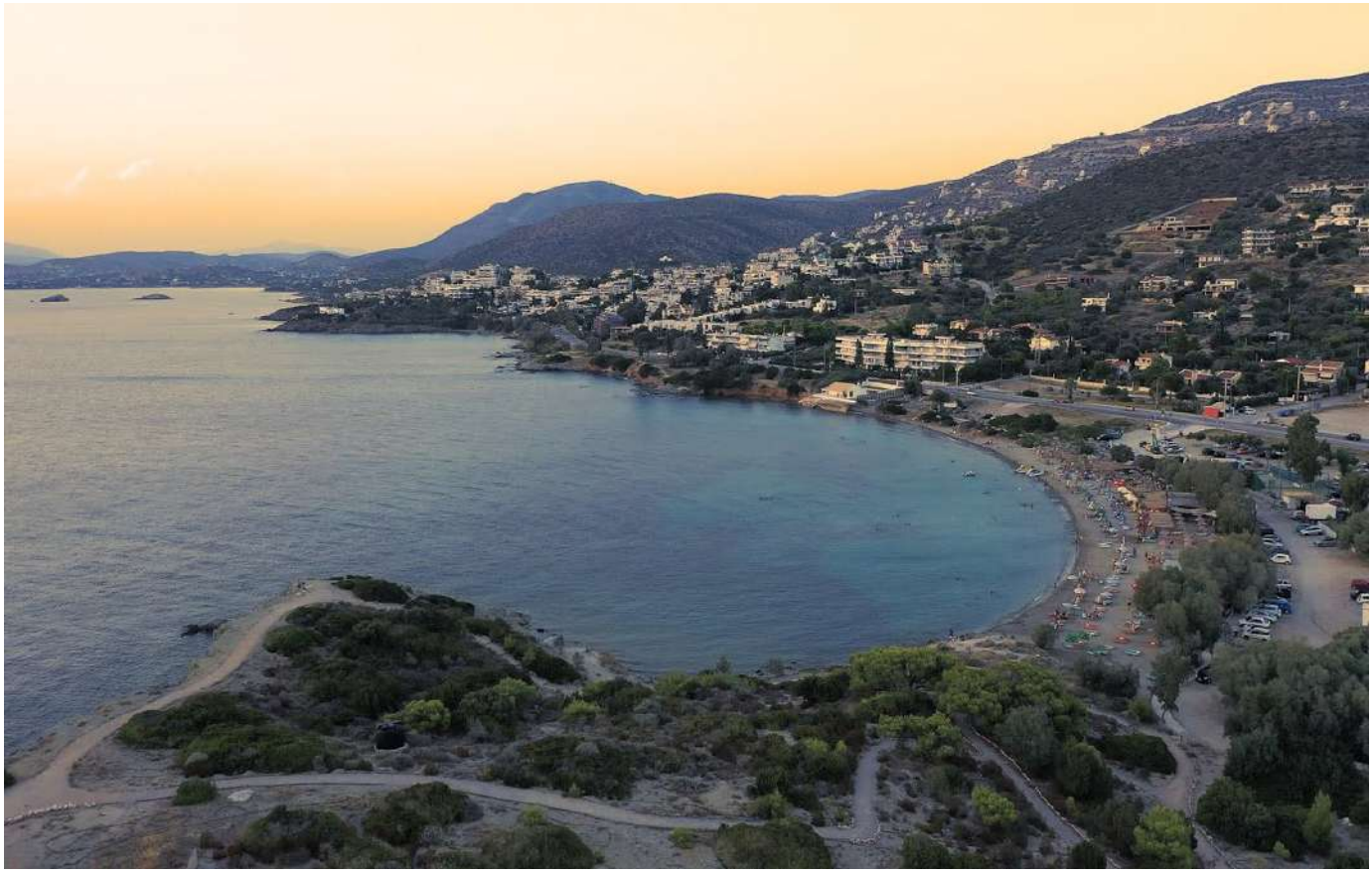
HOTEL INVESTMENT OPPORTUNITY IN ANAVYSSOS, ATTICA, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Anavyssos, a charming town nestled along the Athens Riviera in East Attica, Greece, is renowned for its picturesque landscapes and rich historical significance. Situated near the Saronic Gulf at the base of Olympos Hill, Anavyssos offers visitors a harmonious blend of natural beauty and cultural heritage. The town's pristine beaches, such as the popular Anavyssos Beach, attract tourists seeking relaxation and water sports, including scuba diving and sea kayaking. Beyond its coastal allure, Anavyssos is steeped in history, with archaeological findings like the Kroisos Kouros, now exhibited in the National Archaeological Museum of Athens. The town's proximity to Athens, approximately 34 km southeast of the city centre, makes it an accessible retreat for both locals and international travellers. This combination of natural attractions, historical depth, and convenient location positions Anavyssos as an ideal tourist destination.



EXECUTIVE SUMMARY

Investment Opportunity: *Seafront Property*

With its stunning natural setting, untapped potential, and extraordinary appeal, this property is an unparalleled opportunity for investors looking to craft an elite retreat or luxury development in one of Greece's most distinguished coastal regions.

The sale of this already ***existing hotel and the surrounding land*** is really an advantageous opportunity to invest. As demand for exclusive hospitality and private luxury residences along the Greek coastline continues to rise, this investment offers a rare chance to capitalize on one of the Mediterranean's most sought-after destinations.

Property Overview

Nestled in the heart of the Athenian Riviera*, this expansive seafront* ***estate*** in Anavyssos spans an impressive ***20,000 m²***, seamlessly extending from the coastal highway to the serene shoreline. Offering breathtaking sea views, private access to the beach, and a tranquil ambiance, this property presents a rare opportunity to ***develop a high-end luxury retrea***t in one of Greece's most coveted destinations.

The estate boasts existing structures ***totalling approximately 5,000 m²***, including:

- A grand ***central building of 3,500 m²,*** ideal for an upscale resort or boutique hotel.
- A ***bungalow complex of 1,500 m²***, perfect for private, secluded accommodations.
- A unique feature that sets this property apart is ***its private marina***, a prized asset that enhances its potential as an exclusive hospitality or residential development.



Investment Highlights

- ***Unrivalled Location:*** Direct beachfront access in the prestigious Athenian Riviera, renowned for its golden beaches, crystal-clear waters, and close proximity to Athens.
- ***Exclusive Features:*** The private marina adds unique value, making this a premier destination for yacht owners and luxury travellers.
- ***Significant Growth Potential:*** With extensive land available for further development, this investment offers the flexibility to create a tailored hospitality experience, from a five-star resort to an elite villa enclave.
- ***Architectural Heritage & Opportunity:*** The existing buildings, while requiring renovation, provide a strong structural foundation to reimagine a world-class retreat with modern luxury elements.
- ***Proximity to Key Attractions:*** Situated near cosmopolitan beach clubs, fine dining restaurants, and cultural landmarks, this property is positioned to attract high-end clientele seeking both relaxation and adventure.

Development Potential

With ***11,000 m² of undeveloped land***, there is ample opportunity to expand the estate with an *additional 2,000 m² of construction.* This offers a blank canvas for bespoke villas, an upscale resort expansion, or world-class wellness facilities, catering to the discerning traveller seeking privacy, comfort, and elegance.

Currently, the property ***includes 70 rooms,*** which, with the right vision, can be transformed into a state-of-the-art luxury destination blending contemporary amenities with the natural beauty of the surroundings.



Financial Overview

Total Investment Price: 42,000,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece' s Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece' s dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

Access to Financing through RRF

RRF provides loans with favourable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments,

recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- Upgrading Tourism Infrastructure: This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- Promoting Sustainable Tourism: The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- Digital Transformation: Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
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HOTEL INVESTMENT OPPORTUNITY IN ATHEN'S CENTRE, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Athens, the historic heart of Europe, is a city where ancient grandeur meets modern vibrancy. As the cradle of Western civilization, it boasts millennia of history, with landmarks like the Acropolis, the Herodion, and the Ancient Agora standing as timeless testaments to its cultural significance. Today, Athens thrives as a dynamic European metropolis, offering a rich blend of heritage, business, and contemporary urban life. The city's booming tourism industry, fuelled by millions of visitors each year, makes it an ideal destination for hotel investments. With ongoing infrastructure developments, high visitor demand, and an ever-growing appeal as a year-round destination, expanding and upgrading hotel facilities in Athens presents a highly profitable opportunity, promising strong returns and sustained market growth.

Situated just below the historic Makrigiannis and Koukaki areas, **Kalliroi's Street** is a central and strategic area in Athens. It offers excellent accessibility, being close to major tourist attractions such as the Acropolis Museum, the Parthenon, and vibrant shopping and dining districts. With its dynamic blend of historical charm and modern conveniences, this area is a highly desirable location for hospitality investments, catering to both tourists and business travellers.



EXECUTIVE SUMMARY

Investment Opportunity: *Hotel & Expansion Plan*

With Athens' thriving tourism industry and the exceptional location of this investment, this project presents strong profitability and long-term value. The combination of an ***established 4-star hotel*** with expansion potential ensures a lucrative and future-proof hospitality venture in the heart of the Greek capital.

- ***Total Building areas: 7.500m².***
- ***Adjacent plot ready for the development of a 5-star hotel.***

Constructed in 2002, this 8-floor modern building features a smoke-free policy and accessibility-focused design.

Hotel Overview

The existing hotel offers a combination of comfort, convenience, and modern amenities, making it an attractive option for a wide range of travelers.

- ***Family-friendly amenities:*** Babysitting services, soundproof rooms for a quiet stay.
- ***Wellness and recreation:*** Spa, gym, sauna, and health club to enhance guest experience.
- ***Dining options:*** Onsite restaurant with a daily buffet breakfast from 7:00 AM to 10:00 AM.
- ***Guest services:*** Concierge, tour assistance, multilingual staff, and wedding planning services.
- ***Business facilities:*** 2,282 square feet of conference space and a large banquet hall, meeting rooms, and a 24-hour business center.



Rooms Exploration

Designed for maximum comfort and convenience, the hotel rooms cater to families, business travellers, and vacationers alike. With a total of ***141 rooms*** they include:

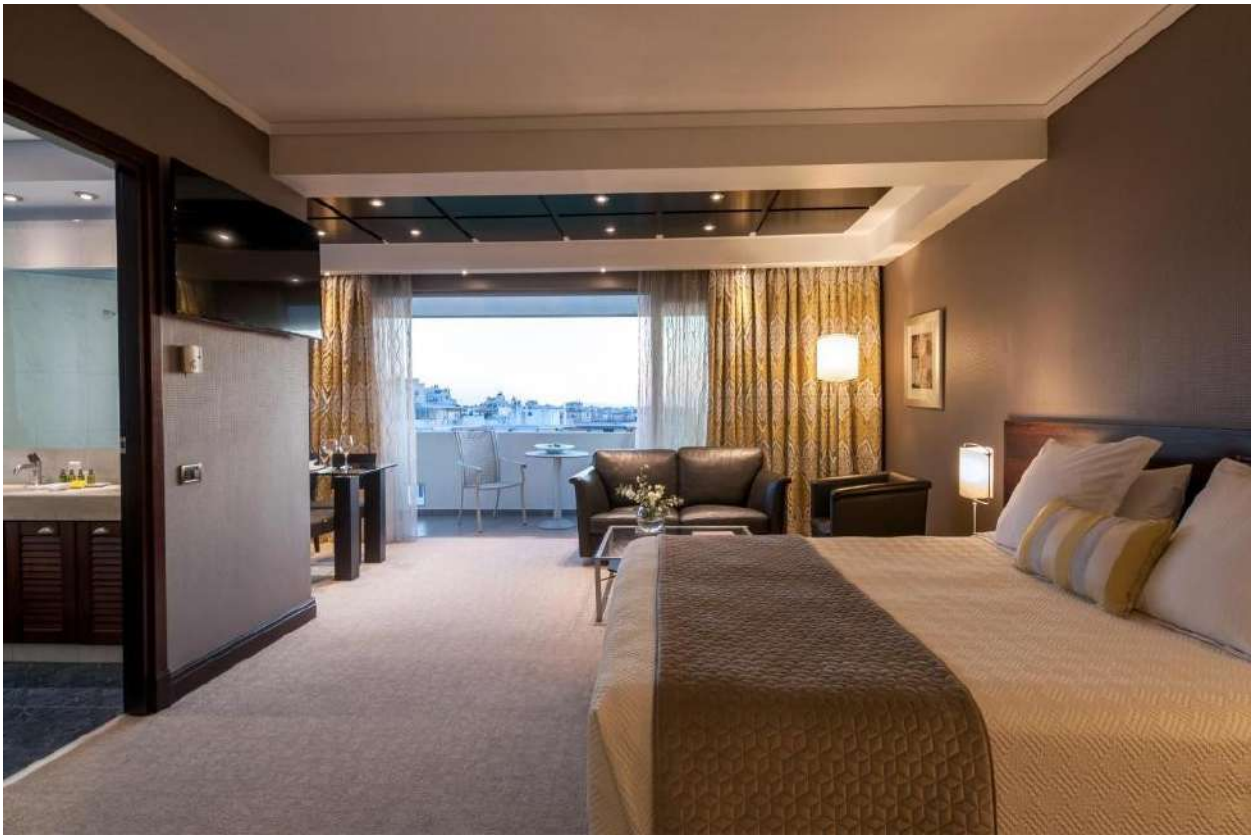
- ***Luxury features:*** Soundproofing, air conditioning, and free Wi-Fi in all rooms.
- ***Family-oriented services:*** In-room babysitting available upon request.
- ***Housekeeping and care:*** Daily housekeeping, turndown service, and in-room spa treatments available.
- ***Modern conveniences:*** laundry service, safety deposit box, and multilingual customer support.

Expansion and Upgrade Plan: *Under-Construction Hotel*

The adjacent land provides an exciting opportunity to develop a high-end luxury hotel, capitalizing on the area's growing demand for premium accommodations.

- **Expansion potential:** Space to accommodate a new 5-star hotel with world-class amenities.
- **Target market:** Elite travelers, corporate clients, and upscale tourists.

- **Long-term investment value:** The addition of a luxury hotel increases the overall property value and potential profitability.



Financial Overview

Total Investment Price: 23,000,000 €

Incorporating Funding Tools

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HOTEL INVESTMENT OPPORTUNITY IN LAGONISI, ATTICA, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Lagonisi, located along the stunning Athenian Riviera, is an exclusive coastal destination renowned for its natural beauty, serene atmosphere, and proximity to Athens. The area is characterized by pristine beaches, crystal-clear waters, and lush landscapes, making it an ideal retreat for those seeking tranquillity while remaining close to the vibrant capital. Lagonisi is well-known for its luxurious villas and private estates, attracting affluent individuals looking for a sophisticated and peaceful lifestyle. In addition to its natural allure, Lagonisi offers a wide range of upscale dining, shopping, and recreational opportunities, further enhancing its appeal as a premium tourist destination. The demand for high-end properties in this region is steadily rising, making it an ideal location for investment in luxury real estate, whether for private residences, boutique hotels, or premium vacation properties.



EXECUTIVE SUMMARY

Investment Opportunity: *Seafront Property*

This estate represents a compelling investment in one of the most sought-after locations on the Athenian Riviera. With the development potential and its prime location, this is an exceptional opportunity for investors looking to create a high-end residential project or a boutique hospitality destination in one of Greece's most exclusive areas.

This property offers the ideal canvas for those looking to develop a luxury coastal retreat, ensuring high returns in a market that continues to attract discerning buyers and travellers.

Property Overview

Situated in the prestigious Lagonisi area of the Athenian Riviera, this exclusive seaside estate ***offers 4,600 m² of prime land***, fully ***zoned for development***. The property is perfectly positioned just *80 meters from the coastline*, offering stunning sea views that enhance its appeal as a high-end residential or hospitality project. Lagonisi is renowned for its tranquil environment, crystal-clear waters, and proximity to Athens, making it an ideal location for those seeking an idyllic coastal retreat.

The estate includes ***two brand-new luxury maisonettes***:

- *A 250 m² maisonette*
- *A 220 m² maisonette*

These beautifully constructed homes provide an excellent starting point for those looking to develop additional luxury residences or a boutique hospitality venture.



Investment Highlights

- ***Prime Location:*** A mere 80 meters from the sea, this property offers immediate access to Lagonisi's beautiful coastline, an ideal setting for luxury living.
- ***Exclusive Features:*** The existing luxury maisonettes are built with high-quality materials and modern design, ensuring that any further development maintains the same level of sophistication.
- ***Expansion Opportunities:*** With existing permits for additional maisonettes, investors can rapidly scale the property into a premium residential complex or boutique hotel, capitalizing on the growing demand for luxury accommodations in the Athenian Riviera.
- ***Versatile Investment Potential:*** Whether as a luxury villa development, a private residential estate, or a high-end hospitality project, this property is adaptable to various types of upscale ventures.
- ***Natural Beauty & Tranquility:*** Surrounded by lush landscapes, crystal-clear waters, and a peaceful atmosphere, the location offers an unparalleled opportunity to develop an elite retreat while still being within easy reach of Athens.

Development Potential

With permits in place for the construction of five additional maisonettes, this property offers considerable expansion potential. It presents an exciting opportunity to create a private villa complex, exclusive residential retreat, or even a luxury boutique hotel, all with direct access to the serene waters of the Athenian Riviera.

This prime location allows for seamless integration into the luxury coastal market, catering to high-end clientele seeking an exceptional living experience or a refined getaway destination.



Financial Overview

Total Investment Price: 2,500,000 €

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