

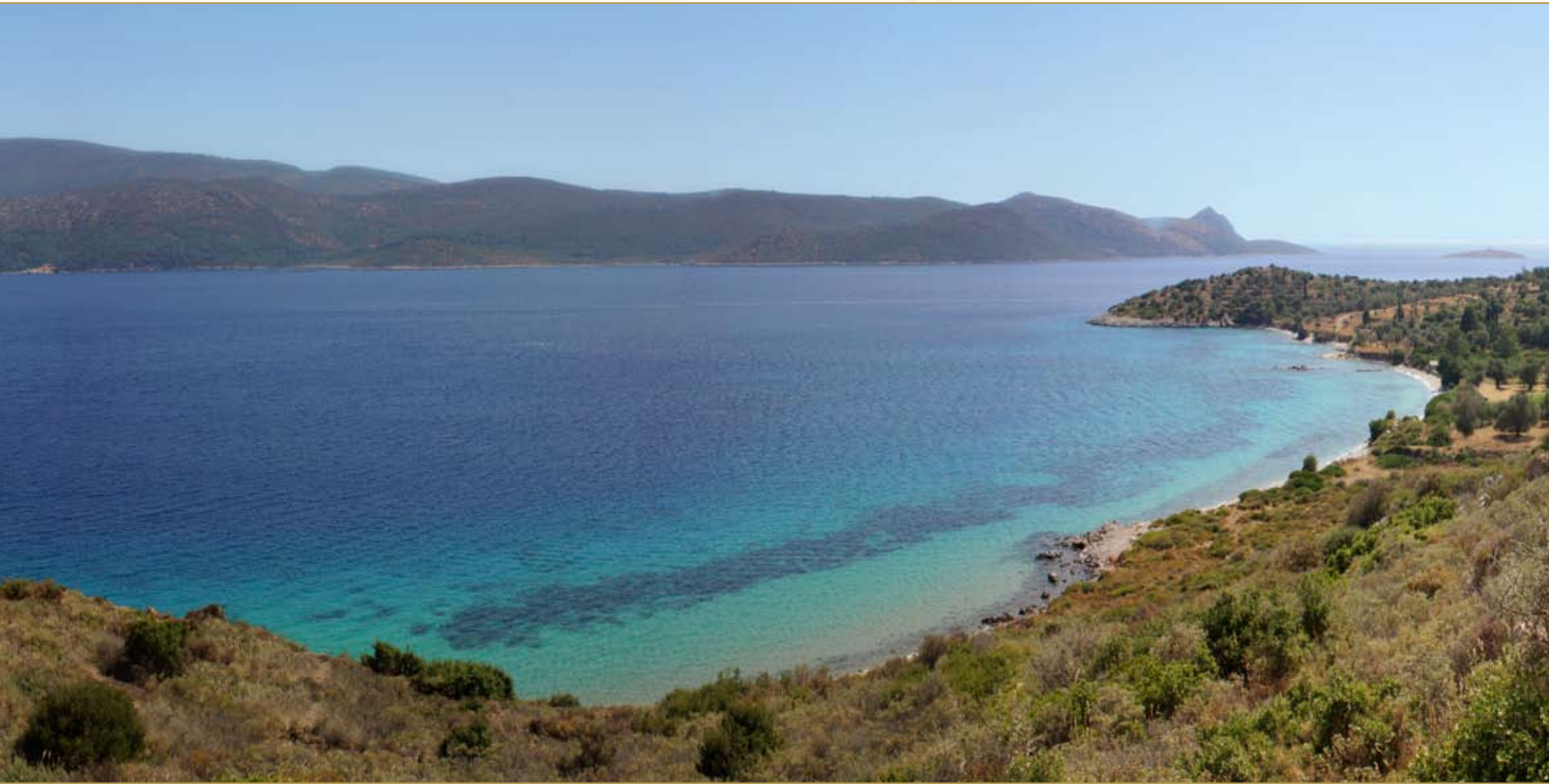


HALCYON HILLS
LUXURY RESORT AND SPA
SAMOS, GREECE





Actual plot of Halcyon Hills (above)



A DESTINATION OF PURE LUXURY AND OPULENCE IN
AN ABSOLUTELY BREATHTAKING SETTING



WELCOME TO HALCYON HILLS

Accommodation at Halcyon Hills will represent the very pinnacle of the luxury property market

*H*alcyon Hills Luxury Spa Resort nestles in a sheltered bay on the south eastern tip of Samos, Greece. Meticulously designed so that every property owner enjoys the panoramic sea views from their own terrace, Halcyon Hills represents a superb investment opportunity and stunning lifestyle choice.

With a world class spa featuring a generous infinity pool, thirty five berth exclusive marina including a super-yacht mooring, beautifully designed properties that reflect the character and heritage of Samos, the facilities at Halcyon Hills redefine the meaning of luxury on the island.

Greece maintains a strong resale market due to its traditional popularity with holiday makers and second home owners. This ensures demand for property is always high. Halcyon Hills is a rare example of how a luxury holiday resort offers owners

a lavish and sumptuous lifestyle in addition to an established exit strategy. Welcome to the opportunity that is the Halcyon Hills Luxury Resort & Spa.

LUXURY FIVE STAR SPA RESORT
PROVEN DEMAND
2 YEAR 8% RENTAL GUARANTEE
NON-STATUS FINANCE AVAILABLE
INVESTMENT & LIFESTYLE
35 BERTH MARINA









GREECE

This remarkable country boasts miles of gorgeous coastline, spectacular weather and an unparalleled depth of history

*H*olidays in Greece have an atmosphere all of their own; a unique combination of hot brilliant sunshine, beautiful beaches, dazzling white villages, friendly resorts, a rich cultural heritage and the captivating romance of island life. Holidaying here allows you to experience an enjoyable mix of relaxation and adventure, with charming family-run tavernas, breathtaking historical sights, a friendly welcome wherever you go and excellent value for money.

Greek planning legislation has recently changed as the Greek government pursues its initiative to increase tourism on the islands by over 50% by 2013. This will inevitably open up the Greek property market to investment from the second home property purchaser.

For many years Spain has been the primary destination for the UK second home investor

due to the lax Spanish building regulations and excellent weather but interest here is waning as overdevelopment spoils the once beautiful scenery. Greece will never suffer from this problem; with the recent and welcome changes in Greek planning legislation that ensure the coastal regions and beautiful landscapes will never become overdeveloped, Greece is fast becoming the destination of choice.

A UNIQUE COMBINATION
OF BRILLIANT SUNSHINE,
BEAUTIFUL BEACHES, A
RICH CULTURAL HERITAGE
AND THE CAPTIVATING
ROMANCE OF ISLAND LIFE





The fishing village of Kokkari, Samos



SAMOS

Samos cherishes its character, and despite its popularity amongst world tourism the island retains its classic Greek charm

*S*ituated towards the south eastern fringes of Greece and her islands, Samos has an individual topography unique amongst its neighbours. Dominated by two mountains, the island abruptly rises out of the azure Aegean sea with forest laden hillsides giving the island its typically green appearance. One of the most verdant islands in the Aegean sea, Samos has a rich industry of agriculture and is a favorite stop-off point for island hoppers exploring Greece.

Being the 8th largest Greek Isle, Samos has an area of 477km², boasts two cities and a variety of boutique tourist destinations from the delightful marina resort of Pythagorio to the picturesque Kokkari. With flights available direct from the UK, getting there has never been easier.

Not only is there an international airport on the island which receives flights from all over Europe, there are

also two ferry terminals. 40% of all tourism to the island is from Greek Nationals (11% is UK sourced), ensuring a strong local demand. At present, there is one five star resort on the Island: www.doryssa-bay.gr. An independent report undertaken by Christie & Co strongly indicates that there is a need for further upmarket tourism on the island. Tour operators offering package holidays to Samos include Thomson, Tui, First Choice and Cosmos. Also, private villa rentals are available at Marnei Mare, with weekly packages starting at €4,900.



WITH FLIGHTS AVAILABLE
DIRECT FROM THE UK,
GETTING THERE HAS NEVER
BEEN EASIER







THE SPA

Delivering wellbeing in pure and luxurious surroundings whilst harnessing the natural healing power of the sea

*H*alcyon Hills is as much about the experience as it is the investment opportunity. The spa at Halcyon Hills represents a sensual journey, from the thermal rooms to specialist treatments such as the Rasul, you'll find the spa is an ideal sanctuary from a hectic modern life.

Delivering wellbeing in pure and luxurious surroundings whilst harnessing the natural healing power of the sea, the spa at Halcyon Hills promises to offer an outstanding experience for all.

Seven treatment rooms invite guests to enjoy treatments such as the Four Hands Massage and Rasul. The couples room allows visitors to enjoy their treatments in the company of loved ones. Treatments mingle with the magnificent 'Experience Showers', offering multi sensory experiences by selecting

tropical rain with the delicate scents of mango and papaya or alternatively ice needle jets or gentler cool mists can be chosen.

Finishing the spa experience is the 250m² pool. Designed for use all year round, the indoor pool opens into a large outdoor infinity pool complete with built in ergonomically designed seating areas. The infinity pool will be one of the finest locations in the whole resort to enjoy the panoramic view, especially as the sun sets over the bay.

RELAX AND INDULGE BOTH
MIND AND BODY AT THE
HALCYON HILLS SPA



THE MARINA

At no other resort on Samos can you admire your yacht whilst sipping Samian wine from your terrace and watching the sun set over the bay

A subtle yet significant addition to the resort, the marina at Halcyon Hills creates one of the few locations on all of Samos where you can admire your yacht from your luxury villa terrace. Halcyon Hills marina has been designed to support up to thirty five vessels, from pocket cruisers to super-yachts.

Island hop through the crystal clear waters during the day and return to your spa retreat to enjoy fine dining and a sublimely relaxing setting as the sun goes down over the bay. With a coastline of more than 15,000 km and a warm Mediterranean climate, there couldn't be a more idyllic yachting destination than the Greek islands.

The Halcyon Hills Marina will be equipped with a range of modern conveniences including Internet, telephone and facsimile services. Bank ATM, baggage storage and postal services will also be available.

ISLAND HOP THROUGHOUT THE
CRYSTAL CLEAR GREEK WATERS,
RETURNING TO YOUR FIVE STAR
SPA RETREAT AS THE SUN SETS
OVER THE MEDITERRANEAN

Arrivals will also benefit from a souvenirs shop, a boutique and the other resort facilities.

For a more comprehensive stop-over the newly opened state of the art Pythagorio marina is just a few miles away.









FACILITIES

*Completing the five star
luxurious holiday experience like
no other resort on the island*

*I*t is the facilities that make a resort a five star destination and complete the luxurious package of opulent living. A recent Christie & Co report strongly indicates a need for upmarket tourism on Samos and this can only be achieved by offering the finest in the way of facilities.

Halcyon Hills boasts a superb range of facilities, from restaurants, a piano bar and boutiques for the relaxed visitor, to a fully equipped gym and tennis courts for the more energetic. Moor your yacht at the resort's own state of the art marina or relax and unwind in the sumptuous 1,200m² world class spa. Additional facilities at Halcyon Hills include a children's club, traditional and family restaurants, a diving and water sports centre, and two further shops.

WORLD CLASS SPA
EXCLUSIVE MARINA
TWO PRIVATE BEACHES
OUTDOOR INFINITY POOL
INDOOR POOL
TWO RESTAURANTS
TAVERNA
NIGHT BAR
GYMNASIUM
TENNIS COURT
DIVE CENTRE
WATER SPORTS CENTRE
HOTEL RECEPTION
CHILDREN'S CLUB
CONFERENCE CENTRE
BOUTIQUE
SPECIALITY DELI







THE LOCATION

Halcyon Hills Luxury Resort & Spa sits snugly in a sheltered bay along the south eastern coast of the island

The beautiful location of Halcyon Hills languishes along the calm south eastern coast of Samos. Sheltered from the more choppy northern waters, the Halcyon Hills beaches benefit from a unique microclimate created by the coast of Turkey in the distance and the gentle slope of the hills behind the resort.

While the location of Halcyon Hills affords a measure of privacy; the local amenities are all within ten to fifteen minutes away. The charming fishing village of Klima is just a casual walk away.

As the site is built on a slope, all properties will have stunning sea views over the bay of Klima to Asia Minor. The concept behind the overall construction is to emulate the village tradition of the island. Therefore, the resort is split into hubs which encompass a range of property types. The varying

design of the properties is intended to heighten the sense of community living while creating a pleasing and interesting aesthetic.

COOL SEA BREEZES
SOOTHE THE RENOWNED
SUMMER TEMPERATURES
OF GREECE WHILE THE
GENTLE AZURE WATERS
INVITE YOU TO TAKE
A RELAXING SWIM
BEFORE SETTLING AT THE
BEACHFRONT BAR



3 Bedroom Premier Villa

PROPERTIES

Designed by world renowned Greek architects Vikelas and Associates, properties at Halcyon Hills emanate luxury, character and Greek charm

*S*amos is a traditional island, speckled with charming villages; cottages and villas with white washed walls and traditional blue shutters create a distinctively Greek ambience.

Halcyon Hills has been designed to encapsulate the village tradition of the island. Although there are five main property styles, each style has a selection of different designs. This means your property is likely to be as individual as you are.



*Studio
Apartment*



1 Bed Kampana

Sleeps 2

Kampana is Greek for single storey property. Our kampanas will benefit from their own terraces and/or garden areas, making the most of the available space for al fresco dining whilst watching the sun set in the distance.

Studio Apartment

Sleeps 2

The apartment suites at Halcyon Hills occupy both single storey and two storey buildings, with one apartment per floor. These properties represent an accessible starting point for owning property in a five star resort as well as a great investment opportunity.





*One bedroom
Luxury Villa
(ground floor)*

*One bedroom
Luxury Villa
(first floor)*

1 Bed Luxury Villa Sleeps 2

These delightful two storey luxury villas are designed to take full advantage of the sloping site and fantastic ocean views. These spacious properties will benefit from a double bedroom, living room, kitchenette, family bathroom and cloakroom and each will enjoy a terrace and/or garden space outside.



2 Bed Superior Villa

Sleeps 4

The two bedroom superior villas not only enjoy the fantastic views but each will have generous outside space, coupled with spacious interior accommodation. Offering two double bedrooms, these properties are perfect for larger families and higher occupancy for rentals.

*Pool optional extra

3 Bed Premier Villa

Sleeps 6

The Halcyon Hills three bedroom premier villas represent the pinnacle of five star property ownership. Each villa will encompass classic Greek living with modern touches. Complete with their own private pools and garden areas, the accommodation will be spacious and opulent. The villas are situated in the prime locations throughout the resort, taking full advantage of the outstanding ocean views.



Traditional design married with modern touches



Admire the stunning view from your own private infinity pool



A sanctuary of supple fabrics, solid wood floors and subtle fittings

PURCHASE COMPARABLES

*Some would argue Halcyon Hills has no true comparables.
There simply isn't anything quite as lavish or as luxurious anywhere else on Samos*

*A*t present, there is only one true, five star hotel on the island, which rests between the airport and the marina resort of Pythagorio, the Doryssa Bay Resort (www.doryssa-bay.gr). The resort currently has a small Spa (with only three treatment rooms) and is directly under the local airport's flightpath, being only 0.5km from the end of the airstrip.

Other than The Doryssa Bay Resort, there are a collection of four star hotels throughout the island. Christie and Co. have undertaken a full feasibility study into five star tourism on the island and its future potential, which confirms the need for further five star accommodation.

Comparable five star resorts on other Greek islands are Aphrodite Hills in Cyprus and The Elounda Diamond Residences in Crete. Aphrodite Hills is an established hotel resort with a Spa and Golf course, however the resort is a 10 minute drive from the beach.

Below we have included a table comparing similar properties in each resort. The Elounda Diamond resort is a more accurate comparison as it is also a Spa resort that is front line to the beach. Prices on this resort start from €13,498 per m² with no rental guarantee.

Resort	Beds	Rental	Beachfront	Sea View	Spa	Size (m ²)	Price per m ²	Price
Aphrodite Hills	2	5% for 2yrs	No	Yes (some properties)	Yes	145m ²	€8,862	€1,285,000
Elounda Diamond	3	None	Yes	Yes	Yes	190m ²	€13,498	€2,564,620







A glimpse into a villa at Halcyon Hills



USAGE & RENTAL COMPARABLES

With the two year 8% rental guarantee you will benefit from positive cash flow from the moment the resort opens

*A*ll properties within the Halcyon Hills Resort can enter into the rental scheme which guarantees an 8% rental return in the first two years of operation, whilst allowing the owner 4 weeks free usage. All holiday resorts around the world experience a quiet first year whilst their customer base and reputation is being established. Usually the property investor has to accept that for the first year they will achieve little or no rental whilst this reputation is being created. In some resorts, this can obviously cause a problem if the property is purchased with finance.

Rental returns achievable using the average current Doryssa Bay Resort room rates:

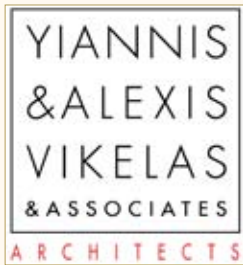
Unit type	Room rate
Apartment Suite	€180
1 Bed Kampana	€330
1 Bed Luxury Villa	€370
2 Bed Superior Villa	€420
3 Bed Premier Villa	€800

Halcyon Hills offers its rental guarantee from the first day that the resort opens to ensure that clients are not left with a cash-flow problem whilst the resort is establishing itself. Some rental guarantees are created simply by inflating the prices of the property, but this is not so with Halcyon Hills. This is a true rental guarantee based on a subsidy provided by the Greek Government as an incentive to establish 5 star tourism on the island.

Properties at Halcyon Hills are SIPP (Self Invested Pension Plan) friendly; if you decide to take advantage of the many tax benefits of a SIPP, your property will be entered into the rental pool.

*Table data based on current rates at the time of print at comparable resorts. Rates shown are per room per night and include VAT





OUR ASSOCIATES

No stone has been left unturned in the search for perfection; our award winning associates are just as dedicated to creating excellence as we are

*W*e have carefully selected various associates who will be working with us on various aspects of Halcyon Hills Luxury Resort and Spa. Among these are an established Greek architects as well as renowned companies specialising in Spa design, high quality furnishings, and restaurant design.

ARCHITECTS - Yiannis & Alexis Vikelas & Associates are renowned and established architects based in Athens who have designed a range of projects from the new National Gallery to super-yachts. As award winning architects, they bring experience and imagination to the Halcyon Hills resort that truly sets Halcyon Hills apart from its comparisons.

SPA DESIGN - Blue Spa & Leisure, led by Jeremy Smith, specialise in realising their client's vision of a critically-acclaimed health club or spa. Working closely with both architects and contractors, Blue Spa and Leisure offer over 20 years of operational and ownership experience.

INTERIOR DESIGN - Plumtree Mee produce creative yet commercially effective and robust spatial design, resulting in very elegant interiors. The founder of Plumtree Mee, Mark Plumtree, is a graduate in Furniture and Interior Design and has worked in Leisure and retail design before setting up a private practice with his co-director, Nick Mee.

FURNITURE DESIGN - Arbor Vetum is committed to producing the highest quality indoor casual furniture using only the finest and most eco-friendly teak timbers. Furniture produced by this market leading company is used every day, all over the world, in homes both great and small. In conservatories, sun rooms and orangeries; beside swimming pools, spas and saunas.





Previous work by Plumtree Mee (Interior Design)



Previous work by Arbor Vetum (Furniture Design)

AFTERSALES

Your satisfaction is important to us, so we offer all our customers a free lifetime aftersales service

We recognise that your satisfaction should be our priority and, to this end, we offer a free lifetime after-care service, available from the moment that you reserve to the time you decide to resell your property.

Many agents would walk away once they had received your reservation fee, but this is where we are different; this is where our real service to you begins.

Our experienced team is here to answer any question that you have, no matter how small, throughout the life of your property ownership. We will keep you informed and updated at each stage of your purchase and, once you have received the keys to your new home, we're available to help you maintain and manage that property for many years to come. What's more, when you decide you are ready to resell, we are there to help with this too.



THE ENVIRONMENT

Halcyon Hills is not only designed to be the pinnacle of luxury accommodation on the island of Samos, the resort is also at the forefront of eco-technology

*H*alcyon Hills has been conceived and implemented by architects and developers that treasure Samos and all its charms. While the finish of the resort will be in keeping with the traditional architecture of the island, the construction process has been designed to significantly limit the environmental impact on the island.

All of the construction materials will be produced or sourced locally, reducing the carbon footprint of the build. In addition to this, the properties are architecturally designed to facilitate healthy airflow, utilising smaller windows to the rear and larger picture windows to the front of each property.

Water will be recycled to keep the grounds lush and green throughout the year. The resort will process its own freshwater requirements, reducing the environmental impact on the island. The use of electricity will be significantly boosted by the careful placement of solar panels, meeting the needs of the resort and its guests. Furthermore the resort facilities will be heated via a geothermal system.

These are just a selection of the eco-friendly initiatives introduced to lower the environmental impact of the Halcyon Hills resort, from the moment building works begin to the long term future of the resort.

HALCYON HILLS PRIDES ITSELF ON BEING AT THE FOREFRONT OF ECO-FRIENDLY DEVELOPMENT, INCORPORATING THE USE OF SOLAR ENERGY AND GEOTHERMAL HEATING





EXIT STRATEGY

Knowing that the resales market exists and is flourishing ensures that when you come to sell your property demand is strong

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

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

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

AS THE RESORT MATURES,
ITS REPUTATION FOR
EXCELLENCE AND OPULENCE
WILL CREATE A DESIRABLE
PROPERTY PURCHASE FOR
MANY YEARS TO COME

those looking to either buy for an investment or as a lifestyle choice.

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



CUSTOMERS' COMMENTS

Our customers are just as enthusiastic about Halcyon Hills as we are. Many have written to us expressing their views on Samos as well as the lifestyle and investment opportunity that Halcyon Hills represents.

“ One of the really great things about this development is that it is being constructed by a British developer, so you are able to talk with them, go and meet them, and know exactly what is going on through the whole process. That gave me an awful lot more confidence to invest here. ”

Mr Hawke, Somerset

“ Overall I have been very impressed by your company's focus on customer service it makes a refreshing change these days for a company to understand the real value of good customer service ”

Lee Moore, Solihull

“ Originally we thought it would make a good investment but the more we talked with the developer and read their glossy brochure, the more we realised that the care and deliberation they were taking over every aspect of the project meant that this might be somewhere we should consider living, even retire to, for parts of the year. ”

Mr Tyler, Bournemouth

“ Investment is important to us, but we've also bought for our own use and we're looking forward to spending a week there in summer and another in winter. ”

Mrs P Norton, Jersey

“ As we all boarded the plane on our final day it was clear to us that we would return often even before the resort is finished. It is an island that has charm and is unspoilt with tremendous potential. ”

Mr C Webber, Ayrshire



Lee Mears

*England
Rugby Player*

“ When buying a property overseas, it is important to have a close relationship with the developer; with Halcyon Hills they have been extremely helpful. They keep me informed of everything that is going on, which makes me feel involved in the whole process. I bought mainly because of the investment opportunity but even when you want to sell, the developer is there to help you. That gave me real peace of mind. ”

SAMOS IS AN UNSPOILT
ISLAND WITH CHARM AND
TREMENDOUS POTENTIAL



WHAT THE MEDIA SAY

The Greek holiday and second home market enjoys a deservedly special place in the world's media, as portrayed in the quotes below

“ Due to the undersupply of property, Greece's property prices remain among the highest in Europe, with prices per m² averaging at €6,048. ”

Global Property Guide

“ Greece is a country of warm, genuine and friendly people. A country you love for its white hot sands and laidback vibe. ”

The Sunday Times

“ (New ferry service) is expected to increase the number of visitors to the island by 50,000 by 2009. Overall the Greek government has set a target of increasing tourism on the islands by 50% by 2013. ”

Propertywire.com

“ (Prices in Greece) are up by about 20% since a 2005 real estate boom, three times as high as those for similar structures in Turkey, Bulgaria and Croatia and significantly higher than those for equivalent properties in Spain. ”

July 2008, New York Times

“ Greek islands, such as Samos, retain an untouched beauty, most strikingly along the undeveloped coastline, where hillsides drop into crystal-clear Aegean waters. Despite the fact that Greece is the third most popular country among British holidaymakers, its tight grip on new development means the country has never seen the same kind of holiday-home explosion as Spain, Portugal or France. ”

The Telegraph

“ Demand for luxury homes within complexes is constantly rising. ”

Giorgos Souflias, Greek Public Works Minister

“ The property market in Greece is already an established one, with a solid internal and international property market to regulate and stimulate prices, which have been rising steadily over the past decade. ”

Homes Overseas Magazine

“ (Samos is) for people who want to get away from it all. The island is reminiscent of Tuscany or inland Andalucía. Samos is ideal for people that want that authentic Greek experience. ”

Zoe Dare Hall, Journalist

“ WhatGreenHome.com awarded Halcyon Hills four stars for its eco-friendly initiatives. ”

Whatgreenhome.com

“ Greece has always been an extremely popular choice for traditional holidays but more recently residential tourism has been gaining ground fast. ”

Deputy Branch Manager, Piraeus Bank UK

“ Homes Overseas, the popular forerunner of the overseas homes magazine market, recently voted Halcyon Hills the top Greek development in their Top 20 Off-Plan Resorts award. ”

Homes Overseas Awards





Kervoeli Bay, just around the corner from Halcyon Hills



CONTACT US

Contact us today for more information, to reserve a property at Halcyon Hills or to book a bespoke viewing trip to stunning Samos

*F*or more information on the superb investment and lifestyle opportunity that is Halcyon Hills luxury resort and spa, please contact us today.

* Halcyon Hills is not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details enclosed in this brochure are correct at time of going to print and are subject to change. Details herein do not form part of any contract. Images depicting properties, artists impressions or computer generated images are enclosed for reference only, and do not form part of any contract. Properties are available at fixed sterling prices for a limited time only. Rental guarantee is paid upon completion of the resort for a period of 24 months. V4. © Halcyon Hills 2009.





HALCYON HILLS
LUXURY RESORT AND SPA
SAMOS, GREECE

See you there...