

# THE PENINSULA

A luxury 5\* development of 300 Hotel Rooms and Villas



# BENEFITS FOR INVESTORS

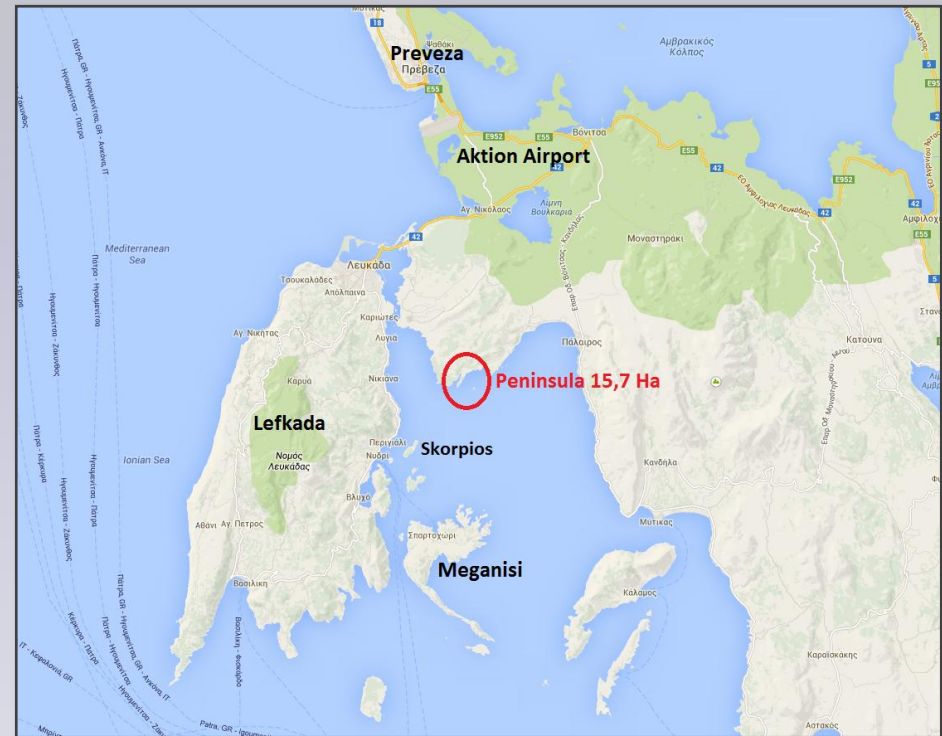
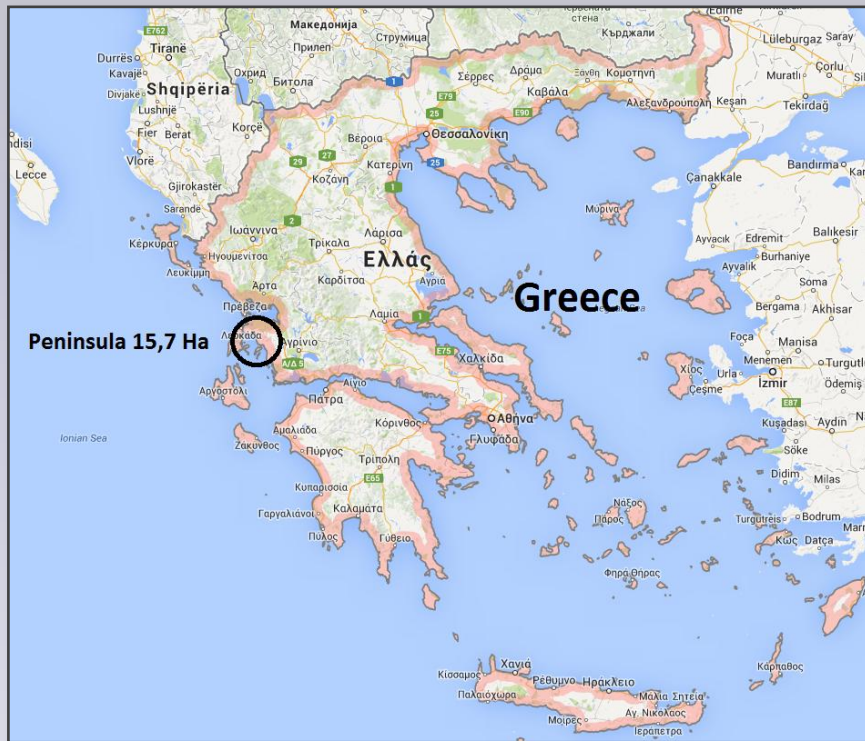
- The project is, already, underway. There is no need to wait for the planning.
- Complete file available with all permissions and certifications from the relevant authorities proving that land can be developed as shown.
- Fast track procedures are implemented
- 17% annual return
- All investors from outside the EU can be automatically granted a residence permit in Greece and the EU
- Secure investment in a world-class beach-resort destination
- Process through escrow account in a high rated (AAA) bank
- The project is entitled to a 30% subsidy by the Greek State and the E.U., for the studies, permissions, construction and equipment
- Investors are able to take advantage of the Greek deep recession investing at the market's bottom line, at the right time and with the right strategy
- Investment independently observed and administered for clients security and comfort
- Low prices on the provided facilities of the hotel for the investors

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# AREA DESCRIPTION

Located in the most rapidly emerging - famous tourist destination in the Mediterranean IONIAN SEA , close to SCORPIOS ISLAND (Onassis -Rybolovlev) and the famous Rothschild's Cape in Meganisi Island





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# AREA DESCRIPTION

The peninsula is situated in the Ionian sea, right in the heart of one of the most cosmopolitan, high-end touristic areas in the Mediterranean, bordered by:

- **Lefkada** island: famous for its numerous gulfs and marvelous sandy beaches, including Porto Katsiki and Egremni, which are considered among the best in the Mediterranean. In Lefkada city, there is one of the most modern yacht marinas in the Mediterranean, with total capacity of 620 yachts. Additional marinas exist in minor yacht ports, e.g. Nydri.
- **Skorpios** island of Aristotle's Onassis (now owned by Rybolovlev ) is a must-destination for the world elite during the past decades, Skorpios island is still shrouded in the glare of the Onassis dynasty, remaining a landmark in the area
- **Meganissi** island: Great destination for Yacht-owners and affluent people. Latest example is the acquisition of a whole peninsula in the south of Meganissi by the Rothschild family, destined to receive High-luxury Villas with yacht berths for the world's international jet set (currently in the licensing procedure).

Overall, the specific area is considered a **top destination for high-net-worth-individuals, due to its excellent combination of greenery, picturesque gulfs, marvelous beaches with crystal-clear waters and facilities catering to yacht owners.**





# BEACHES OF THE AREA



# PENINSULA DESCRIPTION

- Total land: 15,7 hectares (157.000 m<sup>2</sup>)
- Peninsula length: 900 m.
- Peninsula width (average): 200 m.
- Building potential: 20.188 m<sup>2</sup> main buildings and 6.000 m<sup>2</sup> basements
- Available all required licenses from the competent authorities to proceed to construction
- Access to the Water, Electricity and Telecommunications networks
- Direct access to a touristic beach of 1 km. length
- Direct access to a wind- sheltered gulf, which could be used for the creation of yacht berths
- It is actually the only peninsula in the region having all the necessary licenses for development





## DISTANCES FROM CENTRAL LOCATIONS IN THE MAINLAND

- **Aktion** airport: 20 min. During summertime, up to 70 flights per day connecting Aktion with cities in Europe and Greece. In Aktion port there is a yacht marina with a capacity of 400 yachts, as well as a yacht parking with a capacity of 2.000 yachts.
- **Preveza** city: 25 min. A vibrant city of 30.000 habitants, full of restaurants, bars, clubs, having also a hospital, commercial center and various services. At 5 minutes from Preveza there is the ancient city of Nikopolis, a major archaeological site.
- **Paleros** village: 5 min. A village with taverns, bars and various holiday residences, including Sunsail's club, an international resort providing yacht leasing. Thanks to the impending highway "Amvrakia odos" (given in operation in 2014), the distance between Paleros and Aktion airport will be less than 10 minutes.

# DEVELOPMENT PERSPECTIVES

- Building capacity of 20.188m<sup>2</sup> (plus 6.000m<sup>2</sup> basements)
- Creation of yacht berths at the wind-sheltered side of the peninsula
- Creation of exclusive Bars & Restaurants at the tip of the peninsula, facing the sea and the islands of Lefkada, Meganisi and Princes' islands
- The development falls under the Greek Investment Law 3908/2011 that entitles subsidies 30% of the total development cost (licensing, construction, equipment)

## **SUGGESTED DEVELOPMENT:**

Central hotel unit and Luxury Villas for rent/sale with yacht berths, which would fully cater to the needs of the high-net-worth-individuals that frequent the area.

The above solution constitutes a current trend in the Greek tourism market, with the demand from abroad exceeding by far the actual offer.

# MASTER PLAN





# SUGGESTED DEVELOPMENT PLAN

## 5\* HOTEL MAIN BUILDINGS:

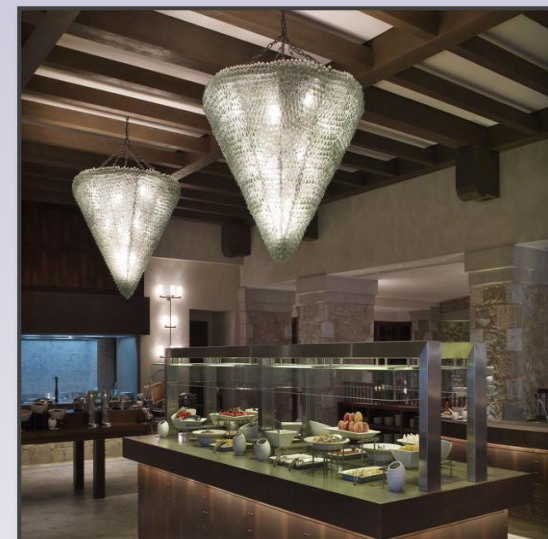
A.	20 Luxury Suites with a private pool-Jacuzzi and panoramic sea view	50m <sup>2</sup> each
B.	203 - 5*Hotel rooms with sea view	35m <sup>2</sup> each
C.	Reception, Lobby, Cafe, Shops	2.760m <sup>2</sup>
D.	Corridors	1.000m <sup>2</sup>
E.	Roof Garden/Basements, Underground Car Parking, Gym, Spa, Beauty Shops, Conference Centre	6.000m <sup>2</sup>
F.	68 spaces open car parking	
G.	4 Tennis courts and extensive landscaped gardens	
H.	Lagoon Style Pools, 4 all day/ a la carte Restaurants and 5 Bars	

## SEA VIEW VILLAS:

I.	<u>South Villa Complex</u> : 3 x 200m <sup>2</sup> , 2 x 225m <sup>2</sup>
	Facilities: Pool-Jacuzzi, Sauna, 4-5 bedrooms, personnel apartments
J.	<u>Central Villa Complex</u> : 6 x 150m <sup>2</sup>
	Facilities: Pool-Jacuzzi, 3 bedrooms
K.	<u>North Villa Complex</u> : 65 x 100m <sup>2</sup>
	Facilities: Pool-Jacuzzi, 2-4 bedrooms
L.	Open space Bar-Restaurant
M.	Yacht Marine (50 berths), 5 speed boats of 20 seats each for local excursions, 2 luxury yachts for rent

# UNIQUENESS OF THE PROJECT

- All rooms, suites and villas with guaranteed unobstructed sea views and plunge/private pools. Unique in Greece.
- Real – by International standards – 5\* property with room sizes and services to match.
- Water edge A La Carte Bars, Restaurants and event spaces guarantee high average spending of guests and visitors.
- No real competition in the area for the higher-end international and domestic tourism markets.
- Wedding Chapel inside the property with unmatched beauty of the surrounding scenery.
- Helipad for the super villas residents, guaranteeing fast and discreet access.



# PROJECT





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# PROJECT





# PROJECT





# INDICATIVE VIEWS



**Villas with pool**



**View from villas**



**Suites with private pool**



**Suites interior**



**Suites with private pool**



**Suites with private pool**



# INDICATIVE PUBLIC SPACES



# SPORT ACTIVITIES





# INVESTMENT

- **Budget** € 65.000.000
- **Subsidy** € 20.000.000
- **Investors** € 45.000.000

**ROI : 17%**

**Available financial projection**



Financial projections available upon request.



# An Investment proposal by:

## **GENECON DEVELOPMENT**

For additional information and further details on the above investment, please do not hesitate to contact us:

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