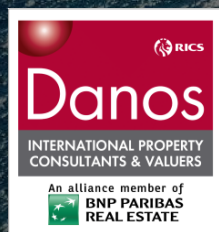


HOSPITALITY OPPORTUNITY

SEASIDE RESORT - HOTEL

BENITSES, CORFU GREECE

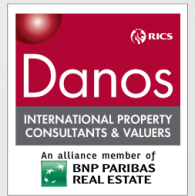


KENTRIKI



KEY INVESTMENT HIGHLIGHTS

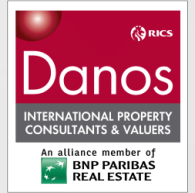
KENTRIKI



- ✓ Well-located seafront hotel overlooking the beach of Laopetra and close to the center and marina of Benitses
- ✓ Hotel common areas and all the rooms have stunning sea views
- ✓ According to intel from local authorities, beach can be rented without contest by hotel's future owner
- ✓ A total of 7 buildings, (4 three-storey buildings, 1 four-storey central building and 2 ground floor buildings) under reconstruction with 98 rooms (potential for 261 beds), arranged among the gardens and situated on an oblong land plot with a main swimming pool area surrounded by the restaurant and the pool bar
- ✓ The current owner has proceeded with light demolitions to facilitate project's development by the new owner. Investor can start works as soon as the project is acquired
- ✓ Ideal for relaxing holidays, still very close to Corfu Town, Achilleion and Corfu Airport
- ✓ The new plans combine functionality and design respecting the local architecture, thus achieving space optimization in the interior spaces

ASSET OVERVIEW

KENTRIKI



- ✓ Seafront land plot of total area c.18,500 sqm
- ✓ Current facilities built in 1973 – 1992
- ✓ The resort nestles around two natural coves
- ✓ Oblong land plot shape with topographic richness offering suitable grounds for an amphitheatric lay-out of the facilities
- ✓ Consisting of 7 buildings with a total area of 4,905,93 sq m, divided in 16 horizontal ownerships
- ✓ Proposed new concept design for 98 rooms presenting 5 rooms for people with disabilities, including the following facilities:
 - New reception/hotel lobby, lobby bar with outdoor terrace, main restaurant and main bar/lounge, roof top terrace overlooking the pool, outdoor pool, pool bar & restaurant with large outdoor seating area, fitness center/spa services, children’s pool, playground area
- ✓ Building permit pre-approval has been granted and all fees have been paid by the current owner. Expected issuance by early March 2024



As is condition

DESCRIPTION

KENTRIKI

savills
International Associate

Danos
INTERNATIONAL PROPERTY CONSULTANTS & VALUERS
An alliance member of BNP PARIBAS REAL ESTATE

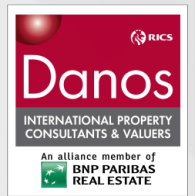
Plot Area	18,512 sq m
Property Size	4,905,93 sq m in total
Number of Buildings/Floors	7x buildings (4 three-storey buildings, 1 four-storey central building and 2 ground floor buildings) divided in 16 horizontal ownerships
Guest Rooms	98 in total (Including Suites, family rooms, standards rooms, swim up rooms and five rooms for people with disabilities)
Number of Beds	192 beds (Potential to become 261 beds)



Proposed Masterplan

DESCRIPTION

KENTRIKI



Building A, B, C & D

Room Type	Room Description	Sq m	Total Room
Single	1 bed room	20,00 - 24,00	8
Swim Up	2 bedroom	18,90 - 29,60	34
For people with disabilities	1 bed room	30,30 - 38,20	5
Standard	2 bed room	22,10 - 24,20	21
Junior Suite	2 bed room with living room	24,80 - 39,00	28
Suite	4 bed room	60,10 - 78,30	2

192 Beds* 98
 *Potential to expand up to 261 beds.

Main Building E, F, Kiosk & other

Main Building - Building E		Sq m
Level 1	Spa & Wellness Center	98,55
	BoH areas	169,80
	Pool MEP	99,61
	Changing rooms	13,66
	Common areas	15,78
Level 2	Main Restaurant	239,44
	Pool Snak Bar	11,00
	Kitchen	214,27
	Common areas	62,70
Level 3	Main Lounge Bar	115,88
	Public Restrooms	30,63
	BoH areas	124,55
	Common areas	59,60
Level 4	Reception & Reception with Welcome in Bar	145,28
	Administration	42,84
	Common areas	31,18

Former Snack Bar - Building F

A la Carte Restaurant	81,70
Pergola A	108,62
Pergola B	240,00

Former Kids Kiosk**

Snack Bar	24,25
Pergola	60,00

**To be demolished

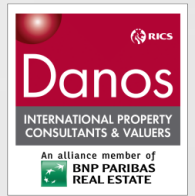
Outdoor Areas - Common Pools

Main Pool	198,6
Former Kids Pool	122,6



LOCATION & ACCESSIBILITY

KENTRIKI



Corfu is a Greek island in the Ionian Sea called “Kerkyra” by Greek people. It is the second largest of the Ionian Islands (after Kefalonia) and including its small satellite islands, forms the margin of the northwestern frontier of Greece.

Benitses is mostly developed along the coastal road, and it offers amenities, tranquility and privacy at the same time.

It is a small nice village, 11km from the main town of Corfu, well organized and is a lively, popular resort, tucked between the coastline and the verdant mountains. Is known to rest within an imposing and unspoiled natural setting, despite the tourist and development of the 70s and 80s. In all Corfu island, this village is one of the few that still keep their traditional Greek style.

Being highly developed throughout the years, Benitses has all the facilities necessary to cover travelers’ needs; tourist shops, cafes, bars and restaurants. The old village itself has lost none of its charm and a visit there will expose you to the idyllic Greek character of a traditional Corfiot fishing village.

Distance from Corfu city 13.5 km

Distance from Corfu Airport 11.0 km



Access to CORFU island

By air :

- Existing international airport Ioannis Kapodistrias
- Flight duration from Athens’ airport: 45’

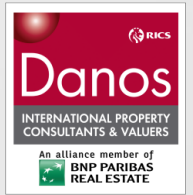
The island is well connected with major international and local airports (i.e. Zante airport).

By boat:

- From Patras port: 6h (app.)
- From Igoumenitsa port: 1h (app.)

CORFU ISLAND

KENTRIKI



Benitses Village



Corfu Center



Achilleion Palace



Porto Timoni Beach



Pontikonisi Island



Sidari Beach

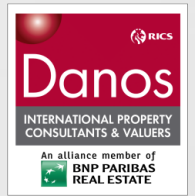


CORFU INTERNATIONAL AIRPORT DEVELOPMENT 2023

PASSENGER TRAFFIC	DOMESTIC				INTERNATIONAL				TOTAL			
	2023	2022	% 2023/ 2022	2019	2023	2022	% 2023/ 2022	2019	2023	2022	% 2023/ 2022	2019
January	12.507	14.153	-11,6%	20.537	4	148	-97,3%	36	12.511	14.301	-12,5%	20.573
February	9.249	15.785	-41,4%	19.906	0	78	-100,0%	27	9.249	15.863	-41,7%	19.933
March	21.889	18.934	15,6%	23.221	10.558	5.765	83,1%	975	32.447	24.699	31,4%	24.196
April	28.335	22.320	26,9%	24.627	122.355	117.058	4,5%	106.020	150.690	139.378	8,1%	130.647
May	33.883	27.432	23,5%	28.579	331.203	304.637	8,7%	319.473	365.086	332.069	9,9%	348.052
June	45.924	38.875	18,1%	34.840	630.131	570.231	10,5%	506.881	676.055	609.106	11,0%	541.721
July	49.619	45.165	9,9%	40.993	810.015	751.073	7,8%	617.503	859.634	796.238	8,0%	658.496
August	51.242	46.729	9,7%	42.577	815.382	775.951	5,1%	642.007	866.624	822.680	5,3%	684.584
September	46.177	40.403	14,3%	34.646	655.226	598.153	9,5%	510.535	701.403	638.556	9,8%	545.181
October	32.922	27.982	17,7%	27.958	315.646	275.757	14,5%	225.290	348.568	303.739	14,8%	253.248
November	18.582	24.071	-22,9%	22.816	5.097	5.112	-0,3%	3.996	23.679	29.183	-18,9%	26.812
December	22.083	23.266	-5,1%	22.144	24	28	-14,3%	377	22.107	23.294	-5,1%	22.521
Total Year	372.412	345.115	7,9%	342.844	3.695.641	3.403.991	8,6%	2.933.120	4.068.053	3.749.106	8,5%	3.275.964

BENITSES VILLAGE

KENTRIKI



The Angsana Corfu Resort & Spa Banyan Tree Resort

York Capital Management has invested € 100 million in a new Banyan Tree Resort in Benitses Corfu. The Angsana Corfu Resort & Spa features 196 rooms and villas, is the first Banyan Tree Resort in Europe. The hotel's facilities include:

- 159 rooms and suites
- 37 private sea view villas
- 10 restaurants and lounge bars
- Indoor and outdoor pools
- A private beach
- A spa center with 11 treatment rooms
- A gym
- Conference and meeting facilities

The New Marina

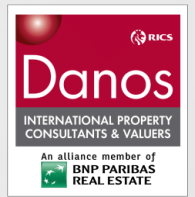
Benitses Marina can accommodate 96 yachts and 10 berths.

As from July 2021, the harbor operates under a new management.



PROPERTY AREA

KENTRIKI

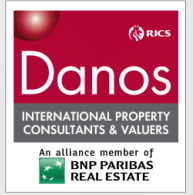


ANGSANA
CORFU

Under
Re Development
Hotel – Resort

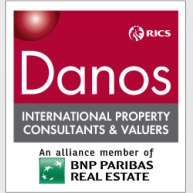
PROPERTY – CURRENT CONDITION

KENTRIKI



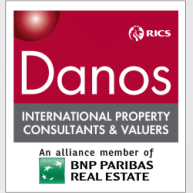
PROPERTY – CURRENT CONDITION

KENTRIKI



PROPERTY – CURRENT CONDITION

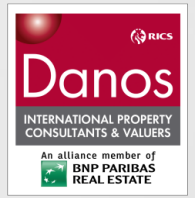
KENTRIKI



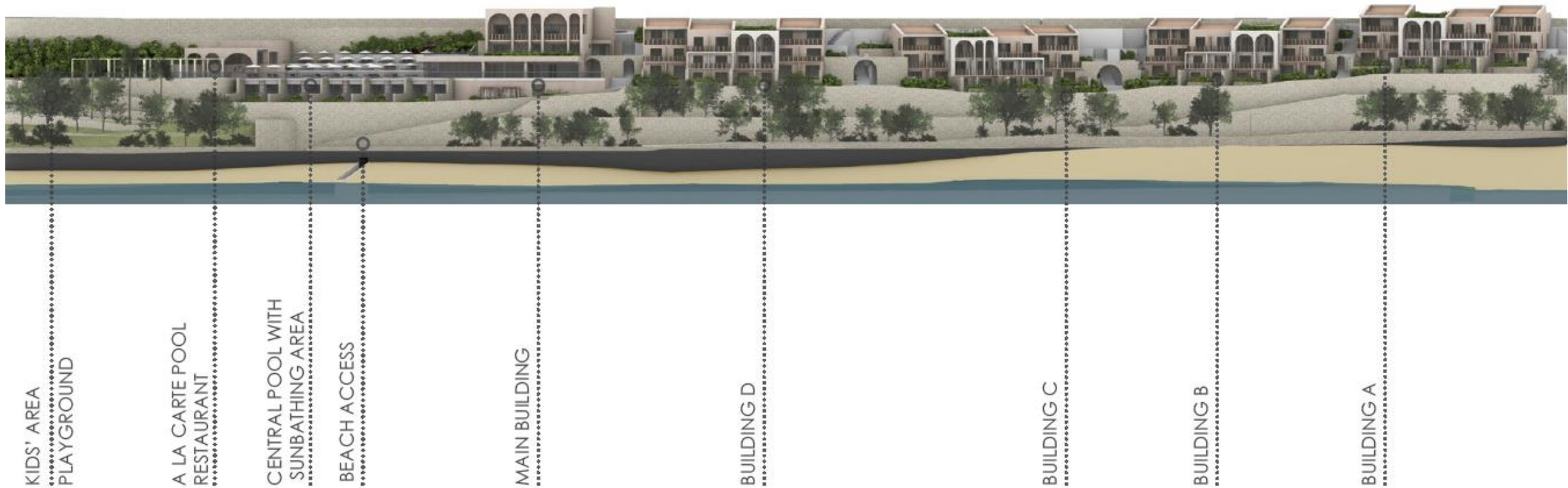
PROPOSED HOTEL CONCEPT - RENDERS

FACADES

KENTRIKI

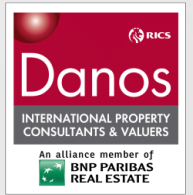


FACADES



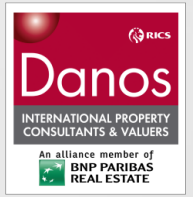
PROPOSED HOTEL CONCEPT - RENDERS

KENTRIKI



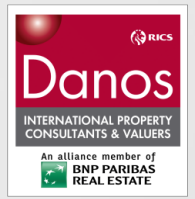
PROPOSED HOTEL CONCEPT - RENDERS

KENTRIKI



MOCK UP ROOM

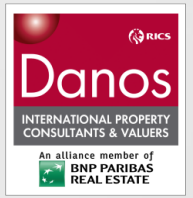
KENTRIKI



PROPOSED HOTEL CONCEPT - RENDERS

PRIVATE POOLS & GARDENS

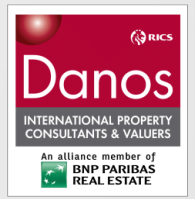
KENTRIKI



PROPOSED HOTEL CONCEPT - RENDERS

ROOMS

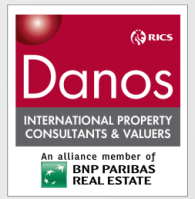
KENTRIKI



PROPOSED HOTEL CONCEPT - RENDERS

ROOMS

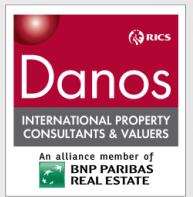
KENTRIKI



PROPOSED HOTEL CONCEPT - RENDERS

PUBLIC AREAS

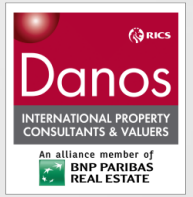
KENTRIKI



PROPOSED HOTEL CONCEPT - RENDERS

PUBLIC AREAS - RESTAURANT

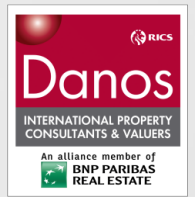
KENTRIKI

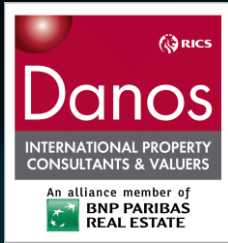


PROPOSED HOTEL CONCEPT - RENDERS

PUBLIC AREAS - WELLNESS AREAS

KENTRIKI





KENTRIKI



CONTACT US

OFFICE@DANOS.GR

+30 21 0756 7567

KENTRIKI@SAVILLS.GR

+30 21 0699 6311

IMPORTANT NOTICE

The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Savills Hellas and DANOS, an alliance member of BNP PARIBAS REAL ESTATE . Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND SAVILLS HELLAS AND DANOS, AN ALLIANCE MEMBER OF BNP PARIBAS REAL ESTATE ARE UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.