PEARL BEACH III HOTEL APARTMENTS

Investment Analysis Report

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1. Executive Summary

The Pearl Beach III Hotel Apartments project presents an exclusive opportunity to acquire luxury, seafront, fully furnished residences within a state-licensed hospitality development located in Diakopto, Achaia, Greece.

With guaranteed rental income for up to 10 years, exceptional location advantages, and a scarce supply of newly built coastal properties, Pearl Beach III represents one of the most secure and high-potential real estate investments in Greece.

2. Project Overview

- Project Name: Pearl Beach III Hotel Apartments
- Location: Diakopto, Achaia, Peloponnese, Greece
- Project Type: Fully licensed furnished tourist accommodation
- Unit Types: Luxury seafront hotel-apartments with exclusive-use outdoor spaces
- Key Features:
  - 15 steps from the waterline
  - Private gardens, verandas, and roof gardens
  - Fully furnished with premium interiors
  - Professionally managed under a hotel-apartment operating model

3. Strategic Location & Tourism Growth

Diakopto is one of the most strategically located coastal destinations in the Peloponnese:
- Prime Coastal Destination – Stunning beaches, authentic culture.
- Excellent Accessibility – 2 hours by car from Athens, direct railway connection from Athens Airport, 45 minutes from Patras Port (gateway to Central Europe).
- Year-Round Tourism Potential – Beach tourism + winter sports at Kalavryta Ski Resort.
- Greece's Tourism Performance – Over 33M visitors in 2024 (+12% YoY), contributing 25% to GDP.

4. Unique Investment Advantages

Pearl Beach III Hotel Apartments is the only newly built, fully licensed, seafront hotel-apartment complex in Diakopto. This exclusivity guarantees high demand and strong capital appreciation. Comparable premium developments, such as:

- Costa Navarino: Luxury beachfront villas (~100 m^2) regularly sell for well over €1M.
- One&Only Kea Island: Ultra-luxury branded residences valued above €1M for ~100 m^2 homes.

Pearl Beach III offers a similar upscale investment opportunity at a significantly more attractive entry point.

5. Comparative Market Analysis – Diakopto vs. Central Athens

Central Athens converted properties (old shops/offices) have limited appeal:
- Typical prices: ≤ €1,500/m^2 ([newdeal.gr], [grekodom.com])
- Rental yields below 1%
- Short-term rentals (Airbnb) are prohibited for Golden Visa properties
- No outdoor spaces or premium lifestyle amenities

Pearl Beach III offers:
- Up to 10 years guaranteed rental income
- Large private gardens, verandas, and roof gardens
- High liquidity and strong resale potential

6. Guaranteed Rental Income & Buy-Back Guarantee

A. Guaranteed Rental Program
- Up to 10 years of guaranteed rental income secured via a structured leaseback agreement.
- Fully licensed hotel-apartment model allowing legal short-term rentals.
- Professional hospitality management ensures predictable returns.

B. Exclusive Buy-Back Guarantee

Alfanar Construction Company provides an exclusive Buy-Back Guarantee:
“After the initial 10-year rental period, if the investor chooses, the company commits to repurchasing the property at the original purchase price.”

This eliminates downside risk, demonstrates the company’s confidence, and positions Pearl Beach III as the only Golden Visa tourism project in Greece with this security.

C. Strong Capital Appreciation Potential
We project a +30% increase in market value over the next decade due to scarcity, tourism growth, and location uniqueness.

7. Market Validation & Proven Demand

- Five apartments have already been sold at full list prices.
- Investors recognize the non-negotiable value and unique potential.
- The successful transactions validate both pricing strategy and market demand.

8. Conclusion & Call to Action

Pearl Beach III Hotel Apartments represent an unparalleled investment opportunity in Greece:
- Prime seafront location
- Guaranteed 10-year rental income
- Exclusive Buy-Back Guarantee
- High potential for capital appreciation

For international investors seeking security, growth, and lifestyle benefits, Pearl Beach III sets a new standard in tourism-driven investments.