

[www.thehamptons.gr](http://www.thehamptons.gr)



**MAXIMIZING YOUR RETURNS:  
HOW TO EARN UP TO  
14% ANNUALLY ON  
YOUR VACATION  
RENTAL PROPERTY**



**The Hamptons**  
GREECE

# A UNIQUE RESIDENTIAL EXPERIENCE





## OUR OPINION

# Why We Believe Renting Your Villa with **Hamptons Greece** is a Lucrative Option

If you're seeking a new investment opportunity that promises significant and safe returns, buying a home in the Hamptons Greece for vacation rental purposes is worth considering. The Hamptons Greece is a world-class residential project situated in the beautiful and strategic Northern Greece. The North side of Greece is renowned for its stunning beaches, lush forests, crystal-clear waters, warm Mediterranean climate, and its highly strategic location, making it a highly sought-after vacation destination.

We understand that many vacation rental property owners lead busy lives and have hectic schedules, leaving little time for the hassles and challenges of the property rental market. That's why we take care of all the behind-the-scenes issues for you, allowing you to focus on more important

matters. To attract quality renters and holidaymakers to your property, we will list it for lease only on leading holiday home sites such as Airbnb, Home Away, VRBO, Expedia, Booking, Agoda, and Dream Villas.

This white paper provides several compelling reasons why purchasing a home in the Hamptons for vacation rental purposes is an excellent investment opportunity. With our dedicated team of experts and comprehensive rental management services, you can be confident that your property is in good hands and that you'll receive maximum returns on your investment. We'll discuss the benefits of investing in the Hamptons, the potential return on investment, and how our hassle-free rental management program can help you achieve your investment goals.

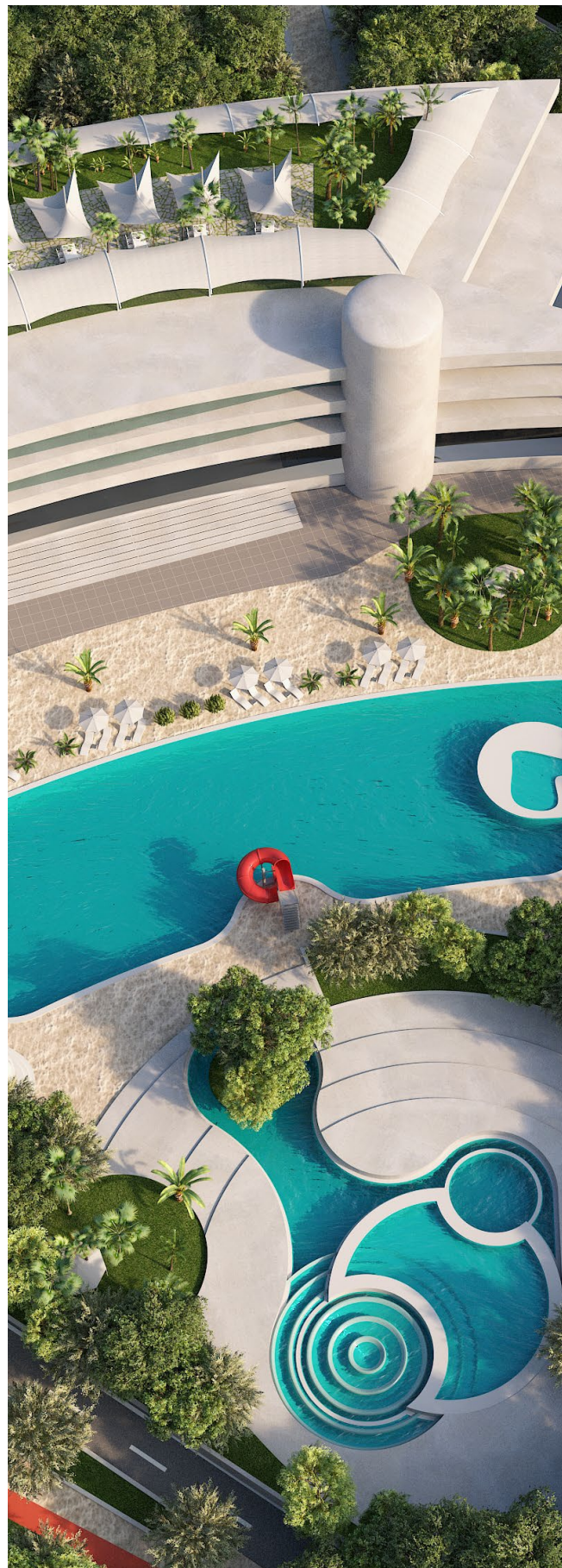
# 7 COMPELLING REASONS WHY YOUR HAMPTONS GREECE VILLA WILL BE IN HIGH DEMAND AMONG VACATION RENTERS

## Increase in Foreign Tourism

Greece has experienced a sharp increase in foreign tourism in 2022, with 19.12 million foreign tourists visiting the country from January to late August, representing a 121-percent increase from the same period in 2021. This increase in tourism is due to the country's successful management of the COVID-19 pandemic, as well as the easing of travel restrictions and the availability of vaccines. This presents a tremendous opportunity for homeowners in the Hamptons Greece to rent out their luxury villas on various rental platforms.

## Shortage of High-End Hotels & Properties

One of the major reasons why homeowners in the Hamptons Greece can expect high occupancy rates and good rates of return on investment is the shortage of high-end hotels in Northern Greece and a lack of quality Airbnb, VRBO, and other short-term rental options for high-end European travelers and tourists in general. The demand for luxury accommodations in the area and the country is high, and homeowners who can provide high-quality and unique accommodations are likely to benefit from this demand.





## Special Events

The Hamptons Greece rental program offers a variety of benefits for villa owners, including the opportunity to profit from special events. Hamptons Greece Hotel and Convention Centre is designed to host both life and business celebrations, boasting a luxurious rooftop restaurant and a beachfront event center that can accommodate up to 600 guests for weddings, engagements, birthdays, Bar Mitzvahs, and other special occasions. With an estimated projection of 40 special events per year and an average stay of 4 nights for attendees, this could potentially generate between 16,000 to 25,000 nights' stay for the 220 villa owners and the hotel's 120 rooms.

This presents a unique opportunity for villa owners to rent out their properties to guests seeking luxurious accommodations and world-class amenities near the event venue. By participating in the rental program, villa owners can earn significant additional income. The Hamptons Greece rental program provides villa owners with access to a global audience, professional property management services, and a streamlined rental process. With these benefits, villa owners can enjoy hassle-free rental income while maintaining their properties' high standards.

## Conference Centre

The Hamptons Greece 5-star hotel will feature a conference center that can accommodate up to 600 people, making it a sought-after location for national, European, and international conferences. The center is expected to generate millions of dollars for the local economy and attract tens of thousands of visitors to the region. With an estimated 50 conferences per year and an average stay of 3 days per conference, this presents an opportunity for villa owners to rent out their properties on various rental platforms to conference attendees, who are often high-end travelers and business executives. This could potentially create an additional 18,000 to 26,000 stays in our resort.

## Direct Flights from USA and Canada

The increasing number of direct flights from the USA and Canada to Greece in 2023 is expected to bring over 1 million American travelers to the country, further increasing the potential for homeowners in the Hamptons Greece to earn income from renting out their villas on various rental platforms.





## Digital Registry for Conference Events

The implementation of a digital registry for conference events by the Greek government will help in planning the necessary actions to strengthen business-conference tourism, which is expected to benefit the Hamptons Greece region as well.

## Family Tourism

During the summer months (May to September 30), as well as during the Christmas and New Year holidays and Greek Eastern Weekends, the Northern Greece region experiences high demand for hotel and accommodation. The area's warm, beautiful, and natural beaches and surroundings are a major attraction for tourists from Bulgaria, Romania, Turkey, Serbia, and other Balkan countries. Many of these visitors travel in their own cars and have medium to large families, making a rented villa a more attractive option than 2-3 hotel rooms. This creates an opportunity for villa owners to rent out their luxury properties on various rental platforms for premium prices.



THE ADVANTAGES OF PARTNERING  
WITH THE HAMPTONS GREECE  
RENTAL MANAGEMENT TEAM



## BENEFIT #1

# Hassle Free Rental Management

Hamptons Greece offers a hassle-free rental management program that is tailored to meet the unique needs of property owners. With our program, you can enjoy more flexibility and versatility, allowing you to capitalize on your property without any disruption to your own lifestyle. Our program includes a negotiable long-term contract for higher yields, high-end facility management, and a full and complete leasing solution. We provide a range of services, including cleaning, guest check-in and check-out, and security to ensure that your property is well-maintained and not misused. With our dedicated team of professionals, you can rest assured that your property is in good hands, allowing you to focus on other important aspects of your life.

Our hassle-free rental management program is designed to provide property owners with a turnkey solution that streamlines the rental process. We handle all aspects of the rental process, from marketing your property to finding tenants and managing the leasing process. Our goal is to ensure that your property is rented quickly and efficiently, allowing you to maximize your rental income. With our extensive experience in the industry, we have developed a reputation for providing exceptional service and delivering high-quality results. Whether you are a seasoned property owner or new to the rental market, our team of experts can help you achieve your goals and make the most of your investment.



## BENEFIT #2

# Providing You and Your Guest with World-Class Service

At Hamptons Greece, we believe that as the property owner, you should always have the final say on any rental agreement. That's why we give you complete control to decide when your property is available for rent and on what terms, ensuring that you are always satisfied with every arrangement. We understand that every property is unique, and that's why we offer a personalized approach to rental management, tailored to meet your specific needs and preferences. Whether you prefer short-term or long-term rentals, we work closely with you to ensure that your property is rented out in a way that maximizes your returns and meets your expectations.

In addition to our premium rental management services, we also provide a range of guest services to ensure that your guests have the most enjoyable stay possible. Our dedicated team greets your guests on arrival and departure, introduces them to the property, provides instructions to help them get around, and offers recommendations on what to do and where to go. We understand that providing exceptional guest services is essential to ensuring repeat bookings and building a positive reputation for your property. With our comprehensive approach to rental management, you can trust that your property is in good hands and that your guests will have an unforgettable stay.



### BENEFIT #3

## The Tax Friendly Structure

Proper tax planning is essential for homeowners who rent out their properties, as it can save them thousands of dollars in taxes every year. Hamptons Greece Rental Management Company recognizes the importance of this and is committed to providing its clients with effective tax planning strategies and structures. By doing so, we can assist homebuyers in the Hamptons Greece area with better tax preparation when renting their properties through our rental management company.

To ensure that our clients and our rental receive the best possible tax planning advice, we have retained the services of KPMG, a global leader in tax consulting. With their expertise, we plan to incorporate a rental management company in a European or global tax-friendly zone and structure a tax-efficient and legal plan for all our investors. We are confident that with the help and expertise of KPMG, we will be able to reduce the tax burden on our clients and allow them to keep more of their hard-earned money instead of giving it away to the government.

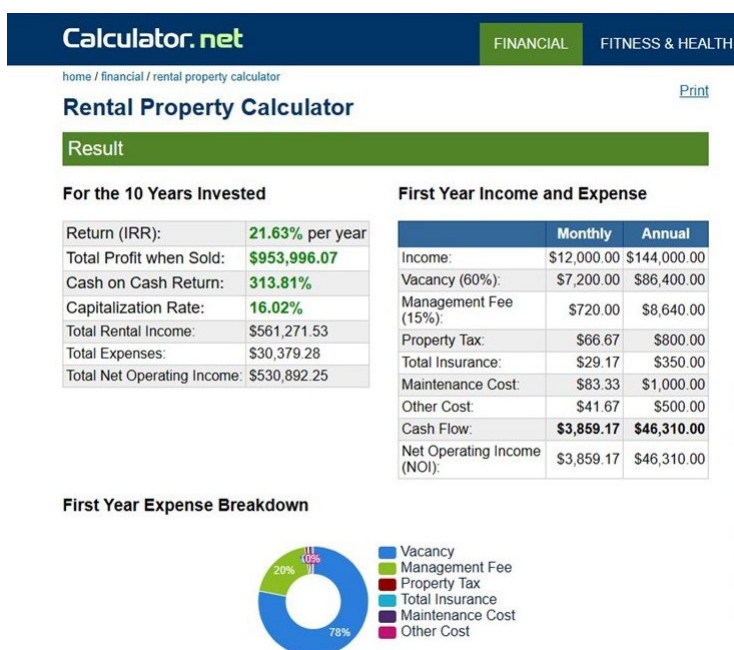
Our dedication to proper tax planning is just one of the many ways that we are committed to providing exceptional service to our clients. We understand that owning a rental property can be a significant investment, and we want to help our clients maximize their returns. By reducing their tax burden, we can help them achieve this goal and make their investment more profitable in the short and long run.

# Superior Investment Opportunity

When projecting the potential Return on Investment (ROI) for our vacation rentals in Hamptons Greece, we undertook a comprehensive analysis, with a strong focus on rental pricing. After rigorous research, which included an examination of the only 4 or 5-star single-room hotels within a 120km radius, we found that our projected average nightly rate of 400 Euros offers tremendous value, especially considering the limited luxury competition in the vicinity, which includes only the Imaret and Palace hotel in Thessaloniki. Our professional advisors, who contributed significantly to this report, believe this estimation to be exceedingly prudent. In particular, our 2-bedroom villas are set to offer outstanding value to families, the primary demographic visiting the area.

Furthermore, our analysis extends to occupancy rates, an equally crucial factor. While our projections suggest a 60% occupancy rate for both our villas and comparable hotels, we have opted for an even more conservative estimation of 40% in our calculations. This implies that your property will be unoccupied for 60% of the year, offering ample opportunity for personal use.

In terms of real estate value growth, we factored in a modest annual increase of 10%. This conservative projection is significantly lower than the average growth rate observed in the Greek real estate market over the last five years.



To provide a level of transparency and control, we utilized an online calculator from Calculator.net. This allows you to adjust the parameters and run your own scenarios if you wish. We're confident that our Hamptons Greece vacation rentals represent an exceptional investment opportunity, offering considerable ROI for our homeowners.



## Conclusion

In conclusion, we believe that buying a home in the Hamptons Greece for rental purposes is a promising investment opportunity with the potential for high returns. With the surge in foreign tourism, a shortage of high-end hotels, conference center, destination weddings, seasonal demand, direct flights from the USA and Canada, and a digital registry for conferences, the outlook for rental properties is optimistic. This is our opinion, and we encourage you to conduct your research and seek professional advice before making any investment decisions.

Yours Truly,  
**Hamptons Team**

## Forward-Looking and Legal Disclaimer:

**DISCLAIMER:** This White Paper is an opinion piece prepared by Hamptons Greece for informational purposes only. It is not intended to provide factual or historical data since our operations are relatively new. The information contained herein is subject to change without notice and should not be considered as a guarantee of future results or performance.

**RELIANCE ON OPINIONS:** The opinions expressed in this White Paper are solely those of Hamptons Greece and do not constitute investment advice or a recommendation to engage in any specific investment or financial strategy. Each individual should carefully evaluate their own circumstances and objectives and seek independent financial and legal advice before making any investment decisions.

**MARKET VOLATILITY:** The real estate market is subject to various factors and market conditions that can fluctuate over time. Past performance is not indicative of future results. Any references made to potential income or returns are based on assumptions and projections that may not accurately reflect current market conditions. Investors should be aware that the market can change and should exercise caution when relying on forward-looking statements or estimates.

**NO SOLICITATION OF SECURITIES:** This White Paper is not intended to solicit the purchase or sale of any securities or financial instruments. It does not constitute an offer or solicitation of an offer to buy or sell any investment product or participate in any investment strategy. Hamptons Greece is not a registered investment advisor or broker-dealer.

**NO LIABILITY:** Hamptons Greece, its officers, employees, and affiliates disclaim any liability for any direct or indirect loss or damage that may arise from the use of or reliance on the information provided in this White Paper or any errors or omissions therein. The reader assumes all risks associated with the use of this information.

**GOVERNANCE AND REGULATIONS:** Investors should be aware that real estate investments are subject to various laws, regulations, and governance frameworks. It is the responsibility of each individual to comply with applicable legal and regulatory requirements in their jurisdiction.

By accessing and reviewing this White Paper, you acknowledge and agree to the above disclaimers and limitations of liability. It is essential to conduct thorough due diligence and make independent decisions based on your own research and assessment before engaging in any investment activity.





**Contact our Sales Team  
for more information.**

[www.thehamptons.gr](http://www.thehamptons.gr)

[Sales@hamptonsgreece.com](mailto:Sales@hamptonsgreece.com)

LET'S CONNECT:

 @ thehamptonsgreece  @ Hamptonsgreece