



HERITAGE HILL HOTEL

Investment opportunity

Athens, Greece

PROPERTY + HOTEL BUSINESS + ZALE





HERITAGE HILL HOTEL

Complete operating acquisition

PROPERTY

Real estate asset

HOTEL

Operating business

ZALE

Restaurant & bar in operation

Property at a glance

Operating boutique hotel in central Athens

4★ boutique hotel

35 guest rooms

70 beds

8 floors

~1,150 sqm total area





Prime Athens location

Immediate access to central Athens

1 min

National Museum of Contemporary Art

2 min

Syngrou-Fix Metro

1.2 km

Acropolis Museum

35 km

Athens Airport

Athens investment context

77.1%

Hotel occupancy

€177

Average daily rate

€137

RevPAR

♦5.5%

Hotel value growth



The property

01 **Turnkey boutique hotel**

02 **Acropolis-facing rooms**

03 **Full guest facilities**

04 **ZALE on the 8th floor**

Floor by floor

A compact vertical hospitality operation

8	ZALE Rooftop	Restaurant, bar and second kitchen
7	Suites	Three rooms and two suites
2–6	Guest rooms	Six rooms per floor
G	Arrival	Reception, bar and breakfast
M–1	Guest support	Gym, facilities and IT
–1	Operations	Kitchen, meeting room, offices and patio

Three revenue streams



ROOMS

35 rooms



ZALE

Restaurant & bar



MEETINGS

Business & events

Lobby and reception

Reception

Fireplace lounge

Breakfast and bar area



Fitness and meetings



GUEST GYM

Natural light and full equipment



MEETING ROOM

**45-50 sqm
Up to 25 guests**

ZALE Rooftop

8TH FLOOR

Up to 45 guests

Acropolis views

Restaurant and bar





ZALE experience

Mediterranean ♦ Japanese

Cocktails and wine

Private dining and events

ZALE revenue opportunity

Seller-provided forecast

€250K–€400K

annual revenue forecast

PRIVATE DINING

events and buyouts

45

guest capacity

INDEPENDENT KITCHEN

flexible culinary concept



35 guest rooms

CLASSIC

Floors 2–6

SUPERIOR

Floors 2–6

PREMIUM

Floors 2–6

EXECUTIVE

Floors 2–7

SUITES

Floor 7



Room design

Kourtis furnishings

Custom wall art

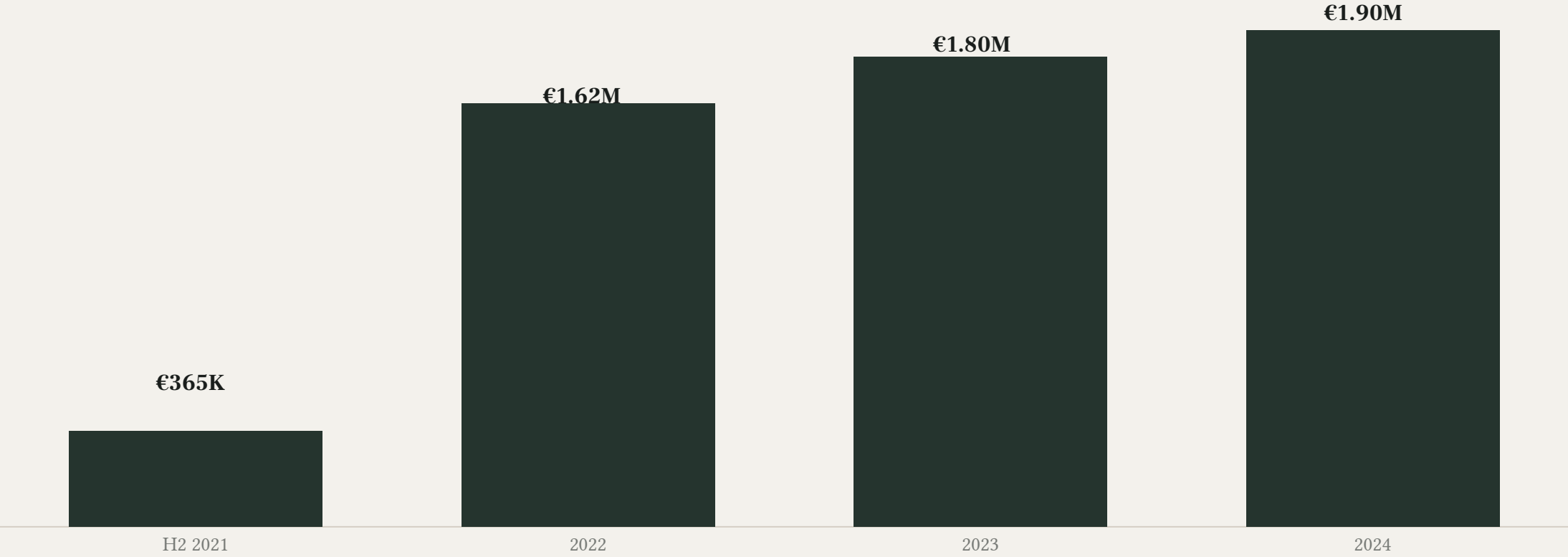
Marble finishes

Nespresso + mini-bar

Rainfall showers

Accommodation revenue

Seller-provided historical figures



Annual revenue forecast

Seller-provided forecast

PERIOD	ADR	OCC	REVENUE
Dec-Jan	€118	80%	€204,848
Feb + Nov	€165	86%	€287,100
Mar-Oct	€258	94%	€2,085,930
ZALE			€250K-€400K

€2.83M-€2.98M

TOTAL PROJECTED REVENUE



Competitive advantages

01

Acropolis views

02

Single ownership

03

Turnkey operation

04

Premium fit-out

05

Three revenue streams

06

Revenue from day one

Complete operating asset

Acquire vs build

BUILD FROM SCRATCH	ACQUIRE HERITAGE HILL
Planning and approvals	Immediate operation
Licensing process	Existing licences
Recruitment and training	Operating team
Construction cost uncertainty	Negotiated acquisition terms
No immediate income	Existing revenue



Established reputation

8.7 / 10

Booking.com

4.4 / 5

Tripadvisor

4.6 / 5

Google signal

Active digital presence



HERITAGE HILL HOTEL

Complete sale scope

01

Property

02

Operating hotel business

03

ZALE in operation

04

Equipment and furnishings

05

Operational setup

Why invest now

Operating today

Athens demand

Acropolis positioning

No construction delay





HERITAGE HILL HOTEL

Expression of interest

PRICING

**Discussed directly
with ownership**

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