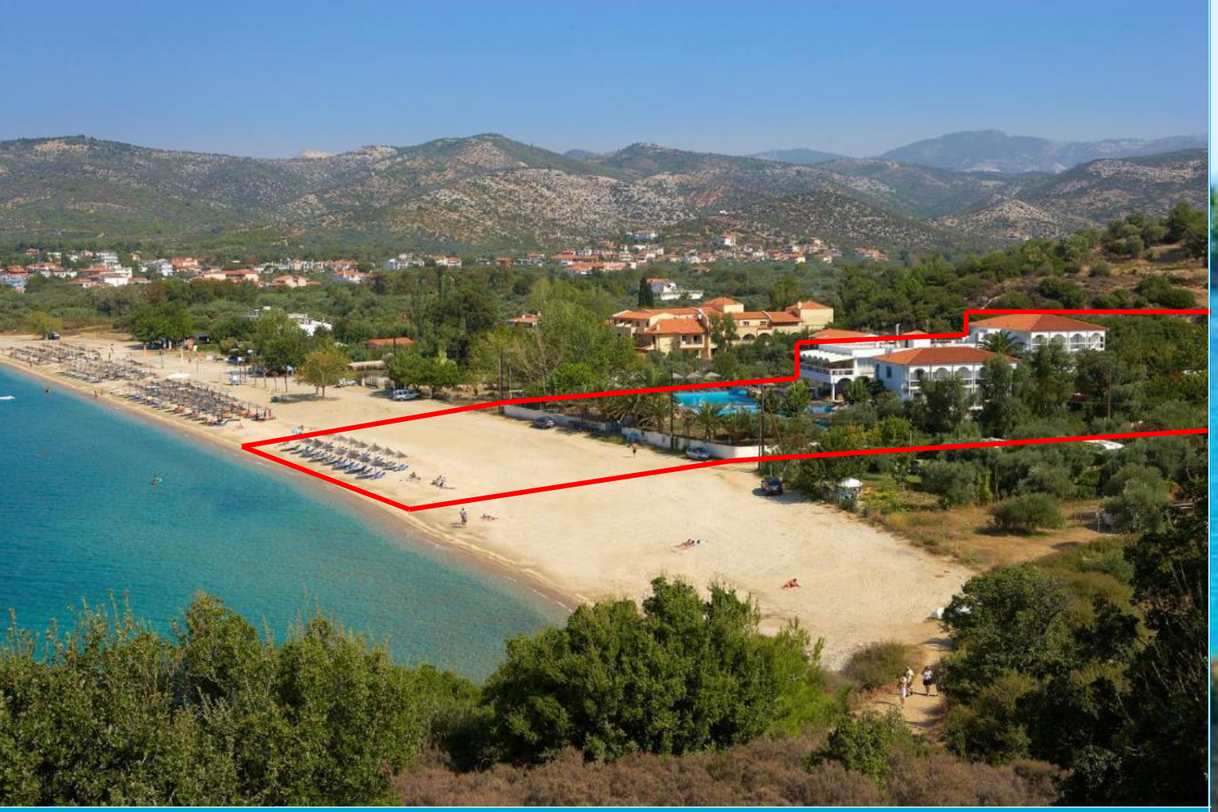
Investment Opportunity

An opportunity to purchase the beautiful 40 bedroom boutique beachfront Hotel Kamari, located on the stunning Island of Thasos in the north eastern Aegean Sea.





The Opportunity

An opportunity exists to buy a beautifully appointed boutique beach front hotel with 40 luxury bedrooms, situated in one of the most desirable locations in the north eastern Aegean Sea.

The current owners are intending to retire and are looking for someone to buy the business and take it on to the next level.

The hotel has been well maintained and huge potential exists for the future growth of the business, even in the current trying economic climate.

There is limited direct competition on what remains an extremely desirable location to both Greek and International tourists.



Thasos Natural Beauty













Thasos Rich in History





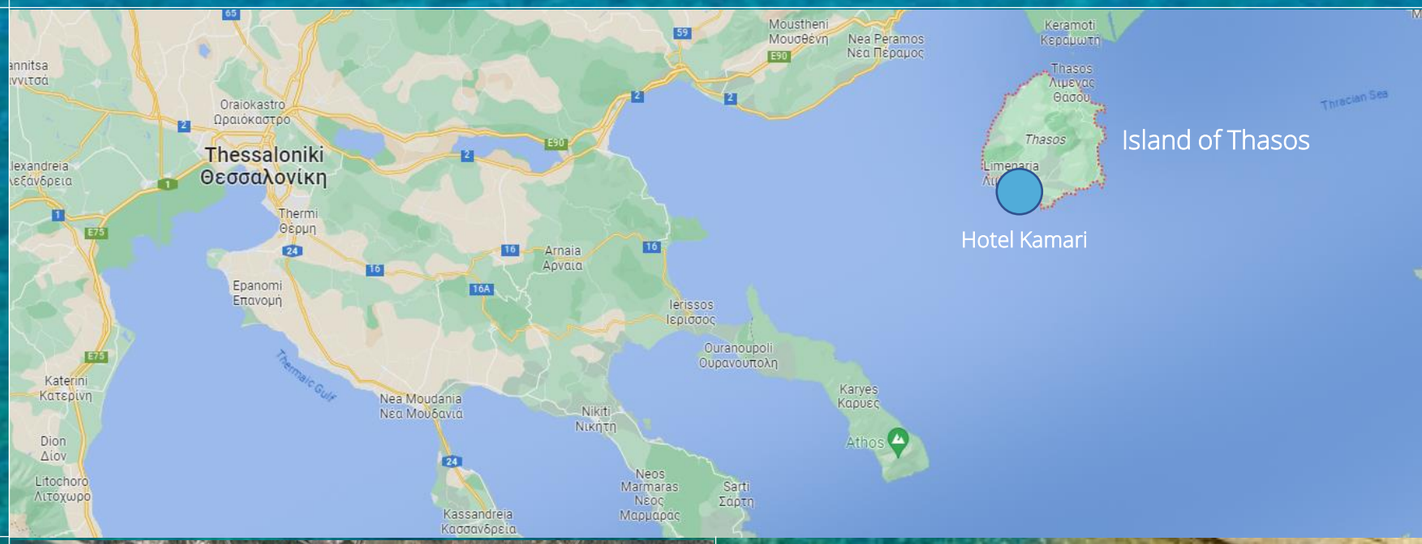




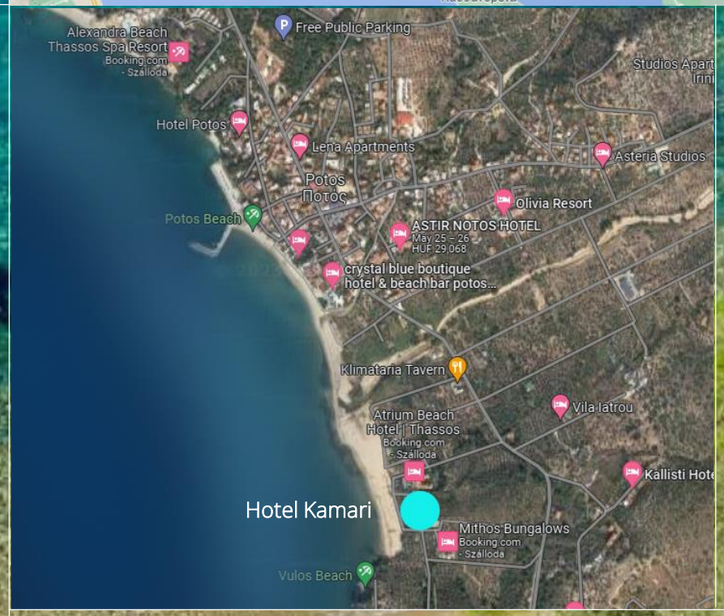


Location













The hotel is located directly on the beachfront, just outside the centre of Potos, on the popular southern coast of the island. Situated approximately 25km from Skala Prinos, from which ferries depart for Thasos Town and the Greek mainland. The hotel is ideally located close to the centre of tourist activity, whilst being sufficiently removed to provide the tranquillity that guests desire. This combination of factors has led to the hotel having an enviable record of repeat business amongst its guests.

Strong Performance

Thasos is the most northerly of the Aegean islands being some 10km from the coast of Thrace and the Greek mainland. The island is served by a regular ferry service from the mainland ports of Kavala and Keramoti. Kavala is the key commercial centre of the district, being the hub ferry port for the islands of the northern Aegean Sea, situated on the A2 autoroute (connecting the town with Thessaloniki to the west, and Alexandoupolis and the Turkish border to the east), as well as Athens and various European cities via the Kavala International airport.

The Island is approximately 3 hours from Thessaloniki International Airport, the main scheduled airport in the area. This airport serves 89 destinations in 23 countries. Passenger arrivals over recent years are as follows:

Thasos has been inhabited since the Stone Age and at one stage was the main seat of the sea faring nation of Greece. It has often been called “The Emerald Isle” and has been an extremely popular destination for both Greek and International tourists for many years. The Island has much to offer visitors, including 95km of unspoilt coastline, water sports, walking, hiking, mountaineering, gourmet food tours as well many historical sites, including some ancient mines, marble quarries, monasteries, churches and castles.

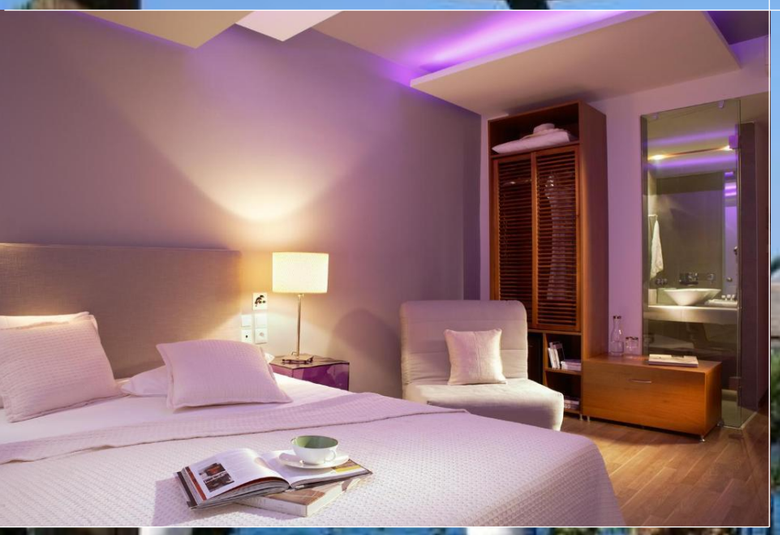




International Tourism to Greece

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Arrivals	17,920,000	22,030,000	26,110,000	28,070,000	30,160,000	33,070,000	34,010,000	7,410,000	14,710,000
% GNP	7.3%	8.3%	9.0%	8.7%	9.6%	10.18%	11.21%	3.3%	6.4%





Accommodation



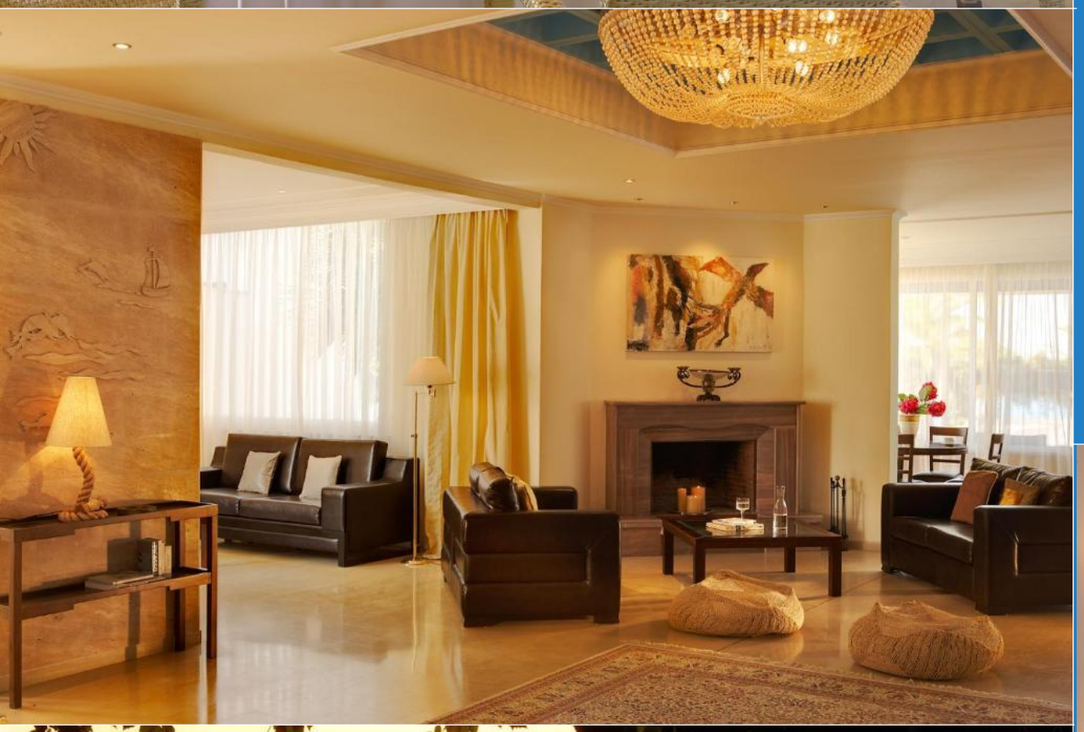
The boutique hotel was comprehensively renovated in 2009 and has 39 guest bedrooms arranged as follows:

Guest Rooms	
Type	**Number**
Suite	I
Family	5
Standard (Double garden View)	8
Standard (Double Ocean View)	22
Junior Suites	4
Total	**40**

Each bedroom has been updated in the last two years, and provide a very stylish, contemporary feel for customers, and benefit from the following features:

Sumptuous Designer Furniture
Ensuite bathroom
Room Safe
Satellite TV & WIFI
Balcony or Patio with table & Chairs
Bespoke Lighting system
Air Conditioning
Direct Dial Telephone



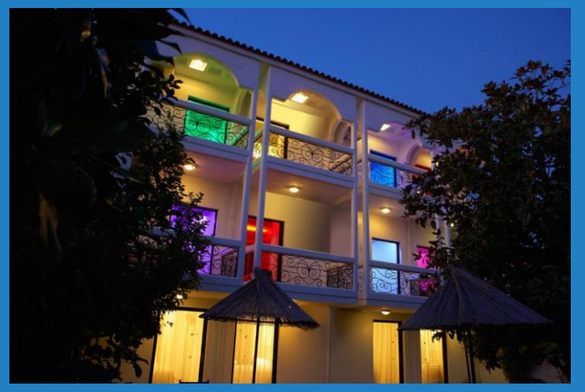


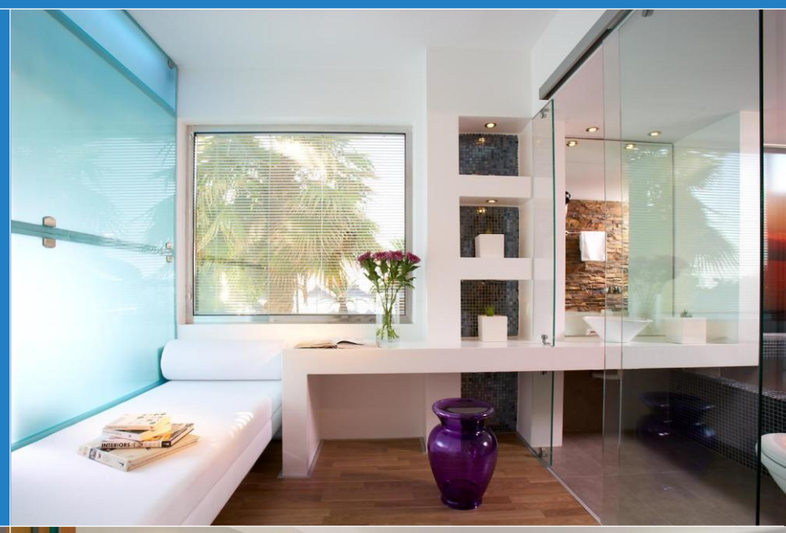


Hotel Facilities

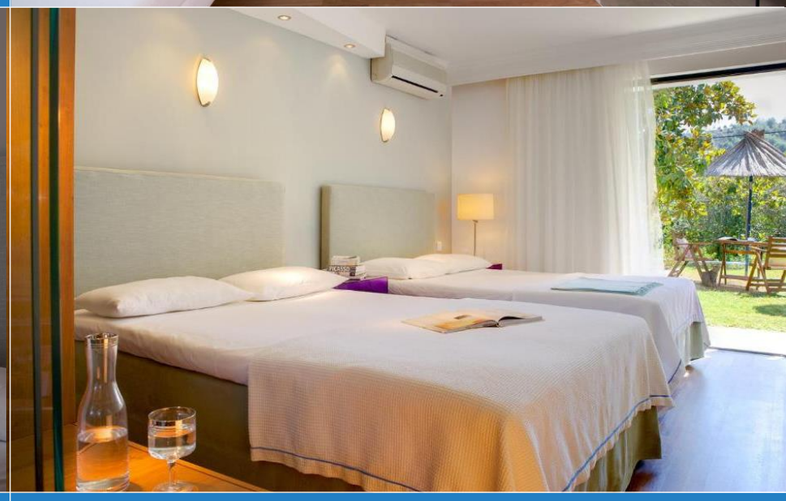
The hotel benefits from the following facilities.

Bar	Restaurant
Pool Bar	Car Parking for 25 cars
Taverna by the Pool	4 Staff Bedrooms
3 Swimming Pools	Direct access to the beach



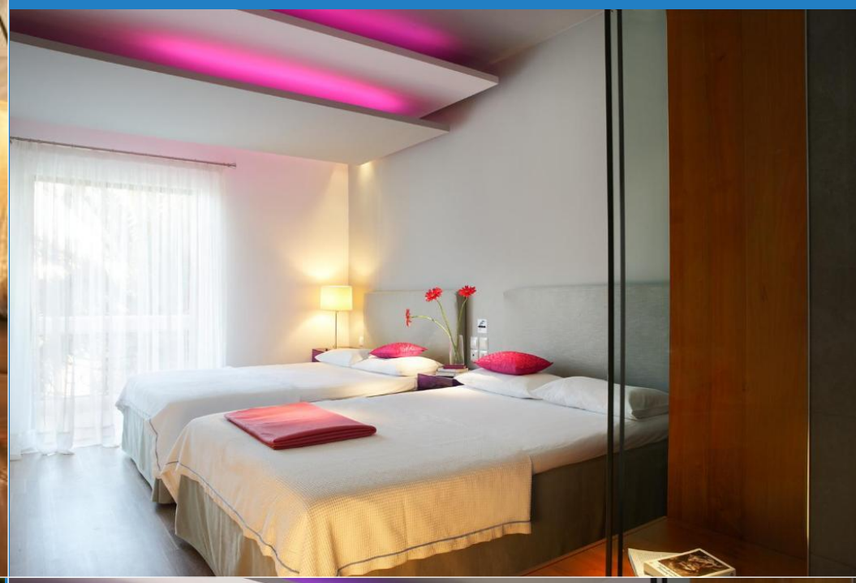




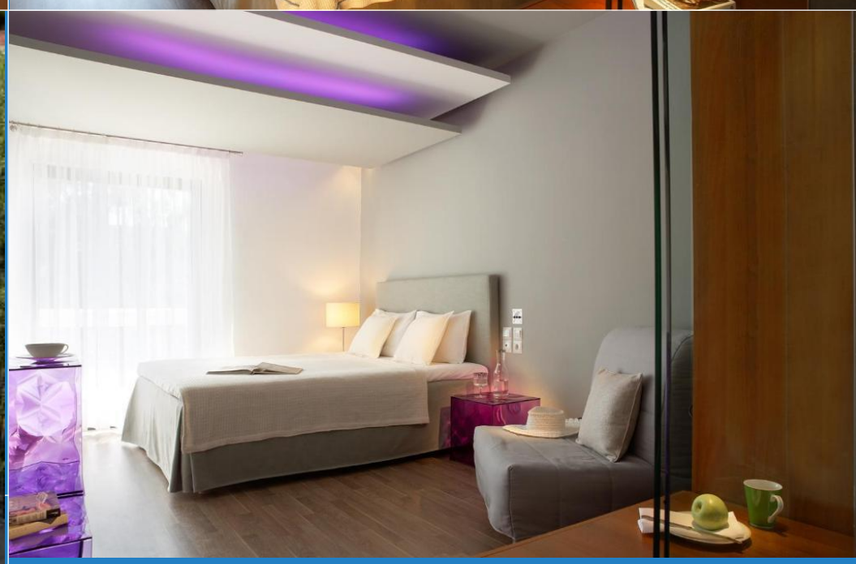


Hotel Facilities

















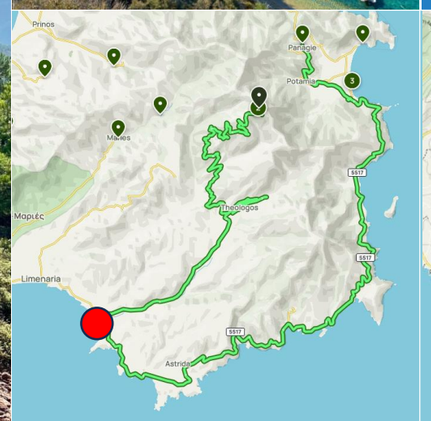
Tenure

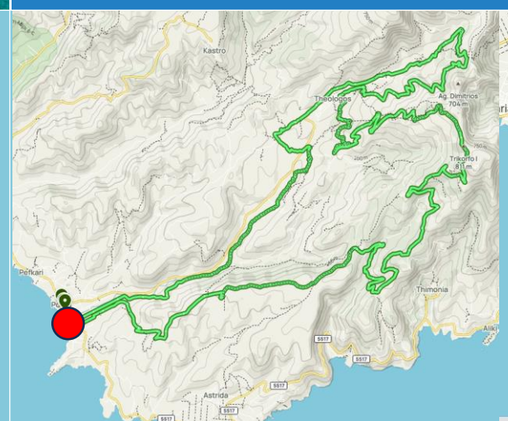
The property is offered with freehold title, unencumbered by a management contract or operational lease.

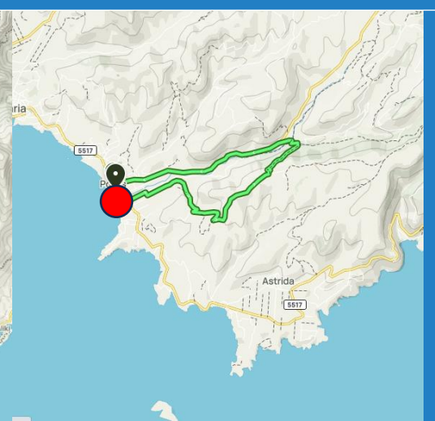
Opportunity for Growth

There are a large numbers of areas where the business can be grown including:

- Improve marketing of the property to maximise demand.
- Identify and exploit key tourism activities to improve revenue variety.
- Increase the trading season for the hotel.
- Increase revenue from the restaurant and bar.
- Increase revenue from beach concessions.
- Review staffing and staffing accommodation.
- Better control of operational costs.
- Exploit lack of direct local competition.







MTB & Hiking routes
Adjacent to the hotel



Process & Access

Viewing is highly recommended and a full inspection can be organised with due notice. All appointments to view must be made through Leisure Property Services as the vendor’s agents. The owners of businesses are naturally most concerned that their interest to secure a new owner for their property is kept confidential, especially in respect of their staff and customers.

Further information on the property and hotel business will be made available to potential purchases on completion of a signed confidentiality agreement available on request from Leisure Property Services Ltd.

Expressions of Interest Contact

David Harper

dharper@leisurepropertyservices.com

+44 (0) 7966 131 064

Frederic Van Lennep
Frederic@HotelPartnersAfrica.com
www.HotelPartnersAfrica.com

lps Leisure Property Services Limited

