



Confidential Acquisition Opportunity

Ultra-Luxury Boutique Hotel Opportunity in Mykonos, Greece (Island)

24-Key, 2-Story | Upper-upscale luxury suites

A Sunrise Brokers Executive Brief™

Executive Summary

- ▮ Located in the Mediterranean island of Greece, Mykonos, in the eastern/southeastern hospitality zone of Paralia Kalo Livadi / Kalafati, Mykonos.
- ▮ A newly renovated 5-star boutique hospitality asset comprising **24 luxury suites**, positioned for the upper luxury segment of the Mykonos market.
- ▮ Within reach of southern Mykonos beaches, 20 minutes from Mykonos International Airport.
- ▮ The property offers private-pool suite inventory, spa, restaurant and bar, and wellness facilities.
- ▮ This side of Mykonos offers a quieter luxury resort environment while remaining accessible to Mykonos Town, airport, beach clubs, and lifestyle amenities.
- ▮ Professional luxury management, brand affiliation.
- ▮ Contemporary Cycladic design.

Operating Profile



Indicative ramp-up
performance



Standard suite ADR: approximately **€500**.
Premium suite ADR: up to **€1,800**.



Peak-season occupancy:
approximately 70%.

Value Creation Opportunity



International brand affiliation.

Events, wellness and private-pool suite packaging.

Extended shoulder-season demand generation.

Improved direct booking strategy.

Higher ADR captures during peak Mykonos season.

Buyer Profile

Suitable for luxury hotel operators, private investors, hospitality groups, and value-add investors seeking a rare boutique hotel.



Pricing Guidance



Financial details, exact location, and property identity will be released to qualified, interested potential buyers upon the seller's acceptance and execution of an NDA.



THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.



Facilitating Strategic Hospitality Ownership Transitions Worldwide

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The potential for a creative transaction.