

EPI [K] UREAN
HOTELS & LIFESTYLE

BRAND MANIFESTO

Art of life

OUR BRANDS

EPI[K]UREAN LIFESTYLE.....jewels of unique resort or city retreats

EPI[K]UREAN VILLAS.....space and indulgence in one's basic needs

EPI[K]UREAN HIDEOUTS.....an epic singular experience on earth

EPI[K]UREAN PRIVATE RESIDENCES.....extraordinary dwelling spaces in their destination

EPI[K]UREAN HOTELS & RESORTS.....effortless service in larger deluxe Hotels & Resorts

Who is Epikurean Hotels & Lifestyle?

Epi[K]urean is a Hotel & Resort management & marketing service company specializing in today's trends and lifestyle; we strive towards delivering attractive financial returns with the latest in hospitality concepts where our partners, guests and hosts embrace Epicureanism: The philosophy of enjoying life through the pleasure of eyes, taste and the soul, indulging and enhancing the art of good living. We believe in providing experiences to our customers whilst being socially and environmentally responsible. Our approach to any project is unique and individual; attention to tremendous detail in design and conceptualization ensuring the project is special and competitive in the industry, enriching it with personal and local "accents"

We are a group of visionaries who follow the Greek philosopher Epicurus and his philosophy of attaining the happy, tranquil life, the absence of pain and fear, and living an indulgent life, in one's private personal space or surrounded by family and friends.

EPI [K] UREAN

INTRODUCTION

We believe that pleasure and joy mean different things to different people, therefore wants, needs, and ultimate desires need to be catered to individually.

Epi[k]urean has a hands-on approach to design, development, during pre-opening and technical services. We are involved up until and beyond practical completion and management of any resort, hotel or residential project.

We believe in style, quality and superior craftsmanship. Our projects must respect the natural environment which surrounds them; observing and gathering the most important elements for their design. Our ultimate goal is to achieve intimate deep satisfaction and concrete gratification for all our dwellers.

We transform spaces to a new definition of luxury, uniqueness and individualism.

Epikurean way of life

OUR PHILOSOPHY

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Our management approach is a **HANDS-ON APPROACH TO DESIGN DEVELOPMENT, PRE-OPENING WITH TECHNICAL SERVICES**; right up until and beyond the completion with management of any resort, hotel or residential project.

At Epikurean we believe in style, quality and superior craftsmanship. Our projects must respect the **REALITIES WHICH SURROUNDS** them observing and gathering the most important fragments for their design. **IT IS ABOUT BEAUTY WITH AESTHETIC AND SYMBOLIC VALUES.**

The ultimate goal of an Epikurean property is to achieve **DEEP SATISFACTION** and **CONCRETE GRATIFICATION** for all its dwellers. **WE TRANSFORM SPACES** to a re-new definition of luxury, uniqueness and individualism.

OUR PHILOSOPHY

CORE VALUES

To develop a sustainable business by embracing **RESPECT, CREATIVITY AND INNOVATION**. We believe in developing our people to grow and live in an energetic, innovative, and **SOCIALLY RESPONSIBLE COMPANY**.

We plant seeds of inspiration, while nurturing the grounds of **GROWING PROFITS AND DEVELOPING THE HUMAN FACTOR FOR FUTURE RESOURCES**.

We **STRIVE FOR EXCELLENCE** (in our workplace) through creativity and innovation.

We treat our people with respect, we develop our business for **SUSTAINABILITY** in a progressional manner with **INTEGRITY AND ACCOUNTABILITY**.

To maximise our resourcefulness and **MASTER THE PROCESS OF CHANGE**.

CORE VALUES

CORE PURPOSE

To be the leader in the hospitality industry by providing the opportunity for our
EPICURE GUESTS TO INDULGE AND ENHANCE THE ART OF GOOD LIVING.

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CORE PURPOSE

Epikurean Lifestyle

Epikurean Lifestyle properties are “Limited Edition” and “Signature” properties, which will never be repeated, as they offer experiences or concepts that cannot be duplicated. For resorts or even city properties, they are “jewels of unique resorts or city retreats”, catering to the experienced world business traveller seeking unconventional, funky or contemporary properties during their city break or resort holidays. It is an evolution, focusing on service which is more about anticipating needs than just providing stylish designs, brand name amenities, and the coolest gadgets.

Epikurean Lifestyle are best categorized into urban-cool-and-sexy concepts, which can be Modern & Signature, a strong direction towards rest, relaxation and wellness; Rare & Classic, or Avant-Garde & Off-Beat properties with an attitude of higher goals like: restoring a medieval fort, converting a building, a complete green private island, or refurbishment of a city hotel to the place to be for F&B.

EPI [K] UREAN
LIFESTYLE

JEWELS OF UNIQUE RESORT
OR CITY RETREATS

Epikurean Lifestyle

These are integral parts of hotel development rather than just an “after thought” or “a clever selling point”. Regardless of the category, there is a strong focus towards rest and relaxation, holistic wellness or health, sensational culinary and entertainment with music, fine arts or events. Whether it be a Robinson Crusoe basic experience; an unique property catering to Buddhist retreats in Nepal; or whale watchers in Nicaragua; Epikurean aims for the best in service and design.

The essence of this Epikurean Lifestyle is a property which can never be duplicated and made by people who have a story of their passion to tell.

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LIFESTYLE



Epikurean Lifestyle

Epikurean Lifestyle can be found in matured and key destinations, or in saturated destinations which are close to many other hotels and resorts. But since we design our provocative collection of hotels and resorts to be refreshing and extraordinary, we stand out from the other properties, whether we are on a busy beach, in a major city or on a an island.

We choose designers who are as experimental and progressive as we are; who are looking to please the modern traveler; who are tech-savvy; and who are interested state-of-the-art room amenities.

Epikurean Lifestyle adheres to being original, inventive and masters in the cuisine, entertainment and personalized service.



TYPICAL INVESTMENT ❖ USD 60,000 to USD 90,000 per key

TYPICAL ROOM RATE ❖ USD 120 to USD 350

TYPICAL KEYS ❖ Resorts 25 to 40 keys ❖ Private Island 25 to 30 keys ❖ Spa 25 to 35 keys
❖ City 60 to 100 keys

TYPICAL ROOM SIZE ❖ from old info is 45 sqm to 55 sqm - this is new info is UNKNOWN

FUNDAMENTAL FEATURES ❖ Complete rest and relaxation or holistic wellness or health or
culinary entertainment and music or arts and events

Epikurean Villas

Epikurean Villas are the embodiment of indulgence and enhancement of one's basic needs and space.

We go beyond a luxurious concept by providing the ultimate experience with otherwise unattainable service, in the finest and the most limited villas in the world.

Epikurean's higher objective with our Villas is to offer not just a space with a spectacular view, but to personalize each amazing experience from the next.

Our on-demand butler service will have studied your private demands and will aspire to anticipate them to ensure you have a happy, tranquil stay, free of any pain or frustrations.

EPI [K] UREAN
VILLAS



SPACE AND INDULGENCE
IN ONE'S BASIC NEEDS

Epikurean Villas

Each visit to Epikurean Villas will differ from the last and the Epikurean team strives to make each memory your best memory.

Epikurean Villas are developed in pristine, tranquil remote locations, always surrounded by breathtaking natural elements.

Our discerning travellers of the 21st century have stayed in many top-end small luxury resorts. They are sophisticated and extremely well travelled.

We specialize in giving these travellers an experience of a lifetime and will encourage them to return to seek it again.

EPI [K]UREAN
VILLAS

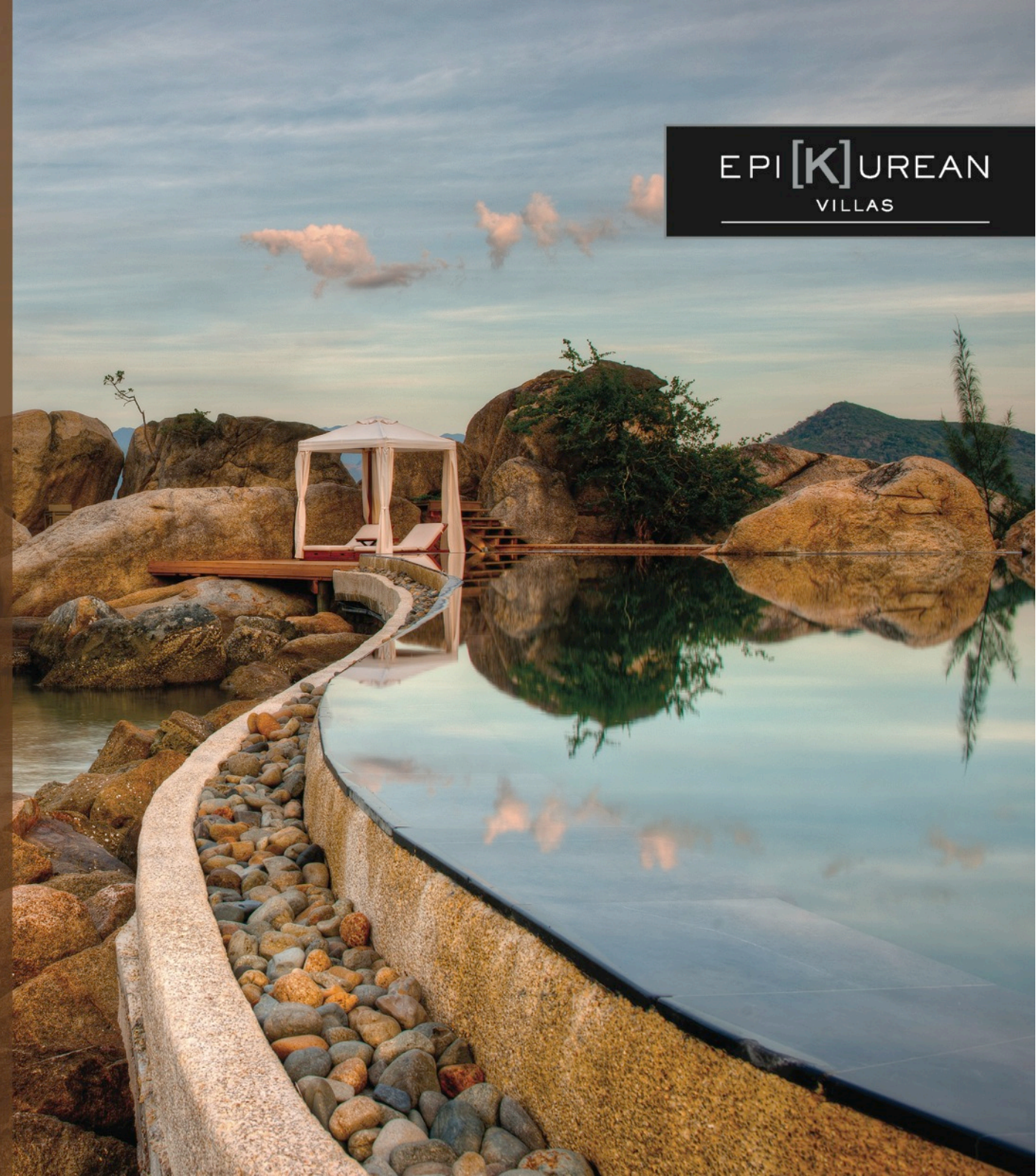


Epikurean Villas

Our Villas are contemporary and modern with a strong local accent in our interiors. Our star in-house designers are eco-friendly and are experts in using sustainable and durable materials, which are low cost to maintain but create a fine unique balance of extremely well-crafted individual villas.

Epikurean Villas also have a unique concept of a rental pool component, where Managed Sales Villas or Residential Villas are returned to the Resort for maintenance and management.

Depending on locations, Epikurean Villas may have an Epikurean Private Residence component attached to this



TYPICAL INVESTMENT ❖ USD 100.000 to USD 150.000 per key

TYPICAL VILLA SALES ❖ USD 2000 to USD 5000 per sqm

TYPICAL ROOM RATE ❖ USD 350 to USD 480

TYPICAL KEYS ❖ 40 to 60 keys where 25 to 30 keys are Residential Villas for sale

TYPICAL ROOM SIZE ❖ 80 sqm to 150 sqm

TYPICAL FOOTPRINT ❖ 300 sqm to 380 sqm

FUNDAMENTAL FEATURES ❖ No reception, 2 restaurants, 2 bars, pampering and holistic spa, retail space, modular air-conditioned space, spacious fitness center, excursions and experience center, dedicated destination dining, distinct F&B experience, organic Chef's garden, kids clubs in selected resorts.

Epikurean Hideouts

Epikurean Hideouts are always known for our epic singular experience on Earth, surrounded by an isolated natural environment, a pristine backdrop and jaw-dropping views.

Luxury here takes a different term; “it means that we have taken all necessary steps to make you feel at home and not want to leave”.

Epikurean Hideouts are painstakingly designed to blend into nature whilst ensuring our sophisticated and discerning travellers’ needs are met. Aside from the incredible aesthetics, Epikurean Hideouts have a strong focus on extremely customized and personalized 24 hours butler service.

It is about how much thought we put in making your marmalade, your detox morning juice, and your every need delivered without even asking for it.

AN EPIC SINGULAR
EXPERIENCE ON EARTH

Epikurean Hideouts

Because our travellers are normally “time poor”, Epikurean Hideout personal butlers ensure stays are struggle-and-frustration-free; and your space, time and environment is respected.

We are artisans in accommodation, in service and in creating quintessential experiences to even the most discerning traveller.

Epikurean Hideouts originate from unsolicited, untouched, and surreal environments. We only develop in areas that are guaranteed to take your breath away and uniquely distinguished from other properties.

It is a hideout to hideaway and be one with your surroundings, take a moment to enjoy the pleasures you have earned in your life.



Epikurean Hideouts

Epikurean Hideouts' spaces are created for a range of world travellers, successful professionals, and all forms of culturally sophisticated singles or couples. Villas are always designed with natural elements that blend into its intrinsic background, keeping its raw native environment.

We pride ourselves in creating space with a lot of natural ventilation and leaving a very low carbon footprint. All Hideout Villas, 2 or 3 bedrooms come equipped with it's own private pool, dedicated living and dining rooms, outdoor and indoor bathrooms, a large deck and exclusive in-room massage/spa area.

We are creators of indulgent pleasures and personalized traveller moments in the privacy of your Hideout and/or our destination.



EPI [K] UREAN
HIDEOUTS

TYPICAL INVESTMENT ❖ USD 130.000 to USD 170.000 per key

TYPICAL ROOM RATE ❖ USD 600 to USD 900 per 1 bedroom villa

TYPICAL ROOM SIZE ❖ 150 sqm to 240 sqm

TYPICAL FOOTPRINT ❖ 400 sqm to 550 sqm

FUNDAMENTAL FEATURES ❖ no reception, amazing “meet and greet”, central lounge area, destination dining, 1 restaurant, viewpoint bar, organic Chef’s garden, specialty spa with “results oriented” treatments, packages and retreats



EPI [K] UREAN
PRIVATE RESIDENCES

Epikurean Private Residences

Epikurean Private Residence are extraordinary dwelling spaces in their destinations and are designed for the intelligent, sophisticated and discerning travellers who have difficulty in finding great retreats on earth, practicing Epicureanism and the "Art of Life" and wanting to combine leisure investment with real estate investment.

Epikurean Private Residences are not just Residential Sales Villas but Residences of international hotel luxury standards and a cool hotel concept. They have a distinctive identity; offering guests the opportunity to enjoy unique experiences, and as well simple ones whilst being able to invest in them with healthy returns.

EXTRAORDINARY
DWELLING SPACES
IN THEIR DESTINATION

TYPICAL INVESTMENT ❖ USD 100.000 to USD 170.000 per key

TYPICAL ROOM RATE ❖ USD 600 to USD 1400 per 1 to 3 bedroom villas

TYPICAL SIZE ❖ 250 sqm to 450 sqm

TYPICAL FOOTPRINT ❖ 400 sqm to 800 sqm

FUNDAMENTAL FEATURES ❖ Private Owners Club, in-villa gym & spa room option, multiple purpose built in-villa dining areas, all bedrooms are same size (for rental pool option), designed to be individual villas within a large residential villa, attention to detail and philosophy of Epikurean Villas & Hideouts.

MANAGED BY EPIKUREAN HOTELS AND RESORTS

Managed by Epikurean Hotels and Resorts

are about effortless and simplicity. We cater to every individual whether it is a business stay, rest and relaxation, or to explore somewhere new.

We manage these properties to ensure each stay offers effortless service in larger deluxe Hotels and Resorts. We always offer our guests spacious rooms, superior levels of comfort, and create a sense of community while sharing special local know-how during our service. These managed properties specialize in providing not just stays but great experiences to our guests.

Epikurean Hotels and Resorts often are in destinations that are already developed but are lacking the infrastructure and space to become phenomenal.

We are about creating the phenomenon by catering to those who know how to search for luxury online and save time and resources by finding exclusive and affordable packages in extremely outstanding properties and destinations.

EFFORTLESS SERVICE IN LARGER DELUXE HOTELS & RESORTS

TYPICAL INVESTMENT ❖ USD 65,000 to USD 85,000 per key

TYPICAL ROOM RATE ❖ USD 150 to USD 250

TYPICAL KEYS ❖ 100 to 180 keys, depending on location can be 50 to 80 keys

TYPICAL ROOM SIZE ❖ 45 sqm to 55 sqm

TYPICAL FEATURES ❖ Open lobby, 2 restaurants, 2 bars, pool area, large pampering spa, abundance of excursions and activities

SPECIAL FEATURES ❖ Innovative conference and or meeting rooms, conceptual events

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Art of life

www.epikureanresorts.com