

35-Hectare Hyperscale Data Center Campus with 120 MW of Captive Renewable Power



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Project Helios represents a shovel-ready opportunity to acquire the development rights for a carrier-neutral, renewable-powered hyperscale data center campus in the Peloponnese, Greece. Positioned on a secured 35-hectare site within the European Union, the project integrates dedicated large-scale captive power generation with carrier-neutral international fiber backbones. The campus is architected to eliminate the primary bottlenecks currently constraining European data center expansion: high-voltage grid congestion, power availability delays, volatile wholesale energy pricing, and lack of scalable land. Engineered specifically for hyperscale cloud workloads, artificial intelligence (AI) clusters, and high-performance computing (HPC), the platform features an initial 120 MW IT capacity with a master-planned expansion to 200 MW IT load within the existing site footprint.

GROSS REVENUE
\$0

EBITDA
\$0

BUSINESS TYPE
Data Centers

COUNTRY
Greece

BUSINESS ID
L#20261185

Key Project Metrics

Metric	Project Specification	Strategic Advantage
Location / Jurisdiction	Peloponnese, Greece (EU Regulatory Framework)	GDPR compliance, EU legal protections, strategic trade crossroads
Site Area	35 hectares (secured long-term rights)	Fully consolidated parcel; accommodates Phase I & Phase II without further land acquisition
Initial IT Capacity (Phase I)	120 MW IT load	Sized for multi-tenant wholesale or single-tenant anchor hyperscaler
Total IT Capacity (Phase II)	200 MW IT load (+80 MW expansion)	In-place infrastructure allows low-marginal-cost scaling
Captive Solar Generation	600 MWp utility-scale direct feed	Behind-the-meter green generation insulating against market price volatility
Battery Energy Storage (BESS)	400 MW / 1,200–1,600 MWh	Multi-hour firming, peak shaving, and high-dispatch operational continuity
Utility Grid Interconnection	Dual 150 kV connection architecture	High-voltage transmission redundancy with independent emergency grid backstop
Telecommunications	Dual physically diverse fiber routes (OPGW & terrestrial)	Direct access to Athens IXP and major Mediterranean subsea cable landing stations
Development Status	Development-ready / secured zoning & rights	Fast-tracked engineering, environmental baseline, and strategic designation

Captive Green Power & Grid Resilience Architecture

Power security and sustainability form the operational core of the campus. The facility utilizes a four-tier hybrid power model engineered to deliver firm, continuous, 24/7

power availability while maximizing renewable penetration.

1. **600 MWp Captive Solar PV:** Direct-feed behind-the-meter solar asset delivering zero-carbon primary power directly to the data center substation, minimizing reliance on the national wholesale transmission system.
2. **400 MW / Up to 1,600 MWh BESS:** Utility-scale 3- to 4-hour duration lithium-ion storage system that bridges solar intermittency, provides frequency response, and ensures firm dispatchability across low-generation intervals.
3. **Firm Physical Power Supply:** Redundant on-site dual 150 kV substations backed by a long-term physical Power Purchase Agreement (PPA) to deliver continuous baseload requirements.
4. **Independent Emergency Grid Infrastructure:** A secondary, physically isolated high-voltage utility connection acting as an autonomous emergency backstop, providing an added layer of utility-grade redundancy beyond conventional on-site backup generators.

Connectivity & Strategic Gateway Advantage

The site functions as an international digital transit hub linking Western Europe, the Balkans, North Africa, the GCC, and Asia-Pacific via terrestrial fiber and Mediterranean subsea landings.

- **Physical Route Diversity:** Redundant connectivity through Grid Telecom Optical Ground Wire (OPGW) infrastructure alongside independent terrestrial dark fiber routes utilizing completely separate rights-of-way.
- **Carrier-Neutral Interconnection:** Open-access architecture integrated with Athens Internet Exchange (Athens IXP) infrastructure, avoiding single-operator lock-in. Phased Site Master Plan

The development layout avoids construction disruption during expansion by provisioning balance-of-plant, fiber vaults, and primary high-voltage conduits during Phase I.

- **Phase I (120 MW IT Load):** Initial deployment covering primary civil works, core data halls, high-voltage substation interconnection, initial battery banks, and fiber landing rooms.
- **Phase II (+80 MW IT Load):** Plug-and-play modular expansion to 200 MW IT load within the secured perimeter, utilizing pre-allocated balance-of-plant infrastructure.

Permitting, Regulatory & De-Risking Milestones

The platform has undergone structured pre-development de-risking:

- **Real Estate:** 35 hectares fully secured under long-term rights, specifically designated for data center and industrial use.
- **Power & Grid:** 150 kV dual connection architecture defined, high-voltage planning complete, and generation interconnection pathways structured.
- **Environmental & Strategic Status:** Environmental baselines established and aligned with Greek and EU regulatory pathways for strategic infrastructure developments.
- **Water & Civil Infrastructure:** Water supply arrangements secured for advanced closed-loop or evaporative cooling configurations, paired with geo-technical site readiness frameworks.

Transaction Structure

The sponsor is offering qualified infrastructure funds, institutional investors, and global hyperscale operators the opportunity to acquire the **Development Rights Package** for the data center platform.

- **Target Acquisition:** 100% interest in the Project SPV holding land rights, permits, development designations, and interconnection rights.
- **Energy Infrastructure Co-Investment:** The 600 MWp captive solar PV plant and 400 MW BESS asset can be acquired in tandem or structured under a separate Energy-as-a-Service (EaaS) / dedicated PPA joint venture.
- **Next Steps:** Execution of Non-Disclosure Agreement (NDA), access to the Virtual Data Room (VDR), and delivery of the technical due diligence package and financial model.

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Further technical documentation, development rights documentation, grid studies, environmental materials, engineering information, project structure and supporting data can be made available to qualified parties following execution of appropriate confidentiality documentation and completion of the relevant investor qualification process.

All project specifications, timelines, capacity figures and technical assumptions are subject to independent technical, legal, financial and regulatory due diligence.

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