



ONYX, Sani, Chalkidiki



ONYX TOURISTIKI S.A. is the sole owner of a more than 600,000 sqm estate in Sani, Chalkidiki, with plans to expand to 800,000 sqm, strategically located 3 km from the world-renowned Sani Resort and 40 minutes from Thessaloniki International Airport (SKG).

Set in a stunning Mediterranean landscape of pine forests, olive groves, vineyards, and a pristine coastline, the ONYX estate is a mixed-use luxury resort comprising two interconnected areas - waterfront and inland. Key features include:

- **Hospitality & Real estate:** A five-star boutique retreat with approximately 400 hotel rooms and bungalows, 110-120 freehold villas, free hold residences, a touristic village, spa, beach club, and water-sports facilities.

- **Agri-tourism:** Olive oil, wine, and local produce programs, including vineyards, a winery, distillery, and botanical garden.

- **Cultural amenities:** A museum showcasing the George Tsolezidis Antiquities Collection, an arts center, and sports facilities.

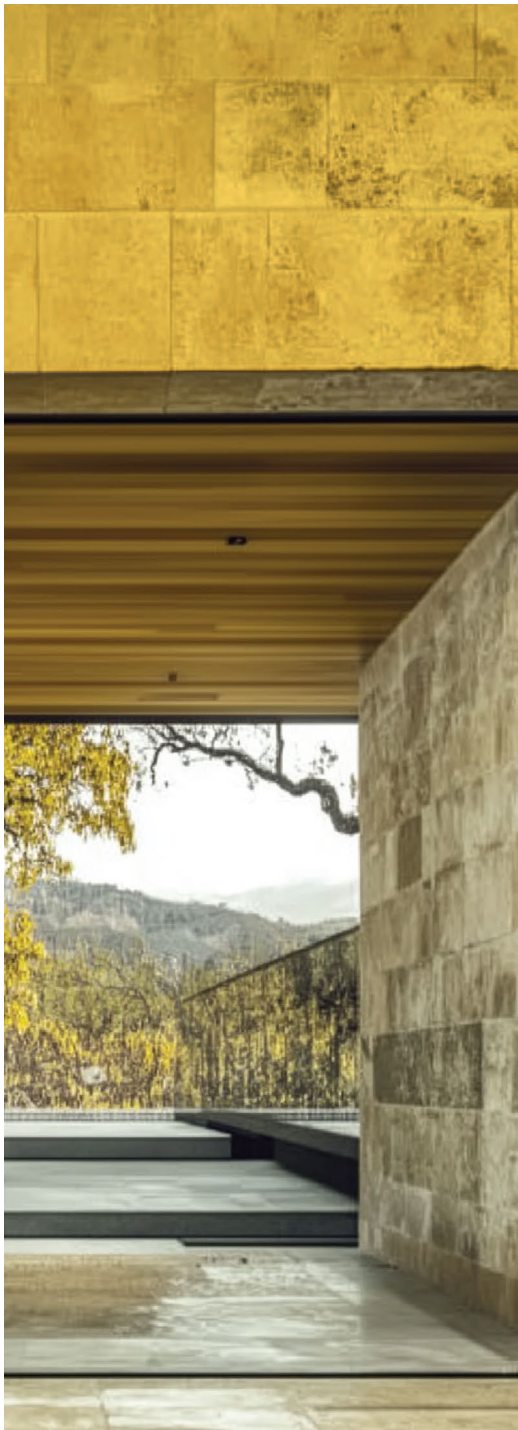
- **Sustainability:** Geothermal and solar energy infrastructure ensuring near-zero operational emissions, with licensing secured for geothermal drilling.

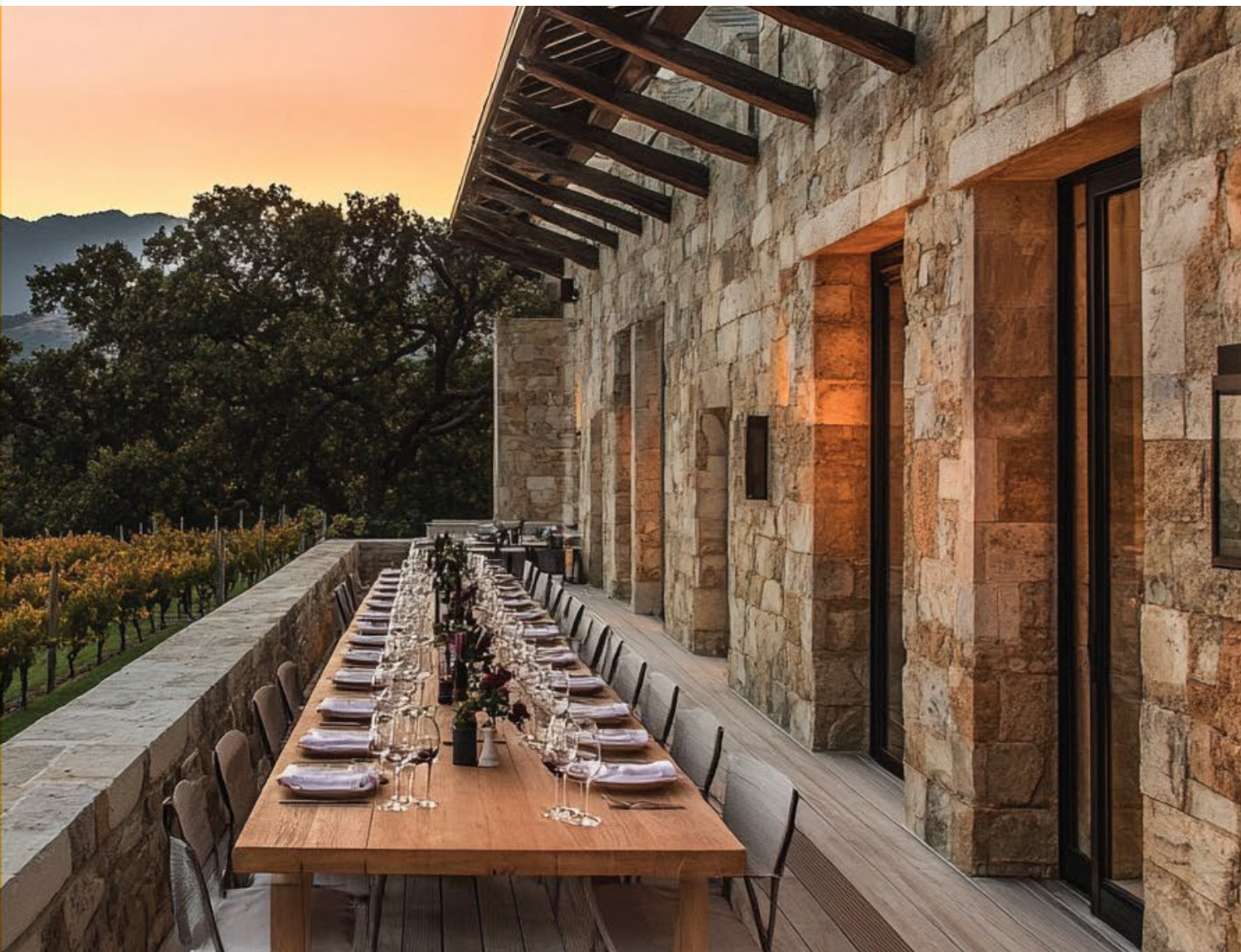
Development Timeline

- **Phase A** (2025–2030): Core development of hospitality, real estate, and agri-tourism facilities. CAPEX: ~€208 million (80/20 debt-to-equity via Recovery & Resilience Fund).
- **Phase B** (2029–2033): Expansion of coastal hospitality and additional cultural/recreational assets.
- **Key milestones:**
 - Q2 2025: Submission for RRF financing and ESHASE strategic investment licensing.
 - 2026 – 2028: Core construction phase.
 - 2029: Launch of hospitality operations.

Financial Projections

| | | | |
|---------------------------------|----------------------------------|--------------------------|--|
| Year 5 Revenue: ~€63 million | Year 10 Revenue: ~€73 million | EBITDA Margin: 30–34% | Total Project Budget: ~€300 million (pre-VAT) |
|---------------------------------|----------------------------------|--------------------------|--|





Competitive Advantages

- **Prime location:** Exclusive proximity to Sani Resort, a global leader in luxury hospitality, in a high-demand tourism region.
- **Sustainability leadership:** Geothermal and solar energy systems for cost-efficient, eco-friendly operations.
- **Cultural authenticity:** Integration of local heritage and the George Tsolezidis Antiquities Collection for a unique guest experience.
- **Proven expertise:** Strategic leadership with a legacy of excellence in luxury tourism, supported by collaboration with Deloitte Greece for financial modelling and regulatory compliance.

Revenue Streams

- **Hospitality:** Luxury accommodations, F&B, spa, events, and beach club services.
- **Real Estate:** Sales of villas and residences with rental pool integration.
- **Agri-Tourism:** Sales of olive oil, wine, and local produce, enhancing guest experiences.



Investor Opportunities

ONYX offers investment opportunities through equity acquisition or financing, with clear exit points tied to licensing, development, and operational milestones.

For more information, please contact Investor Relations at:
ir@onyx-ventures.org



ONLYX