

AETHERA

ESTATES · ESTD. 1998

PROJECTS CATALOG · EDITION 2026

Investable properties.

*Four flagship developments shaping
the Greek skyline.*

INTRODUCTION

Investable properties — full data.

The complete investment dossier for each ongoing Aethera development. Pricing, yields, payment plans, timelines, unit composition, amenities, area context and tokenization structures — presented for institutional investors, partners and family offices.

4 ACTIVE FLAGSHIPS	184 AVAILABLE UNITS	€620K ENTRY PRICE	14.2% TOP TARGET IRR
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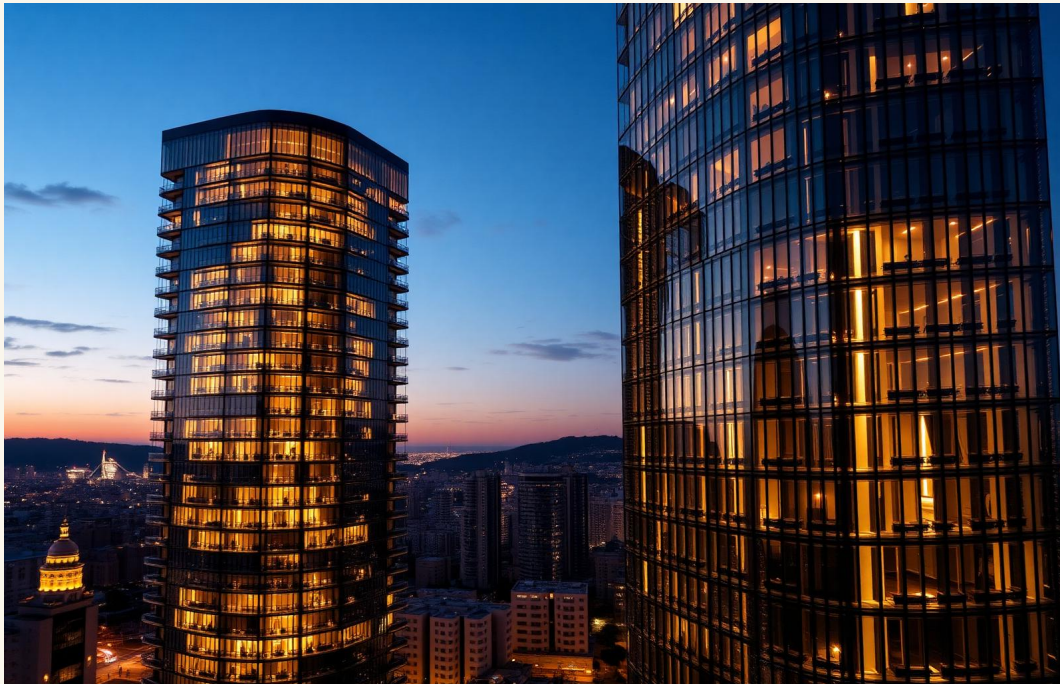
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PROJECT 01 · ATHENS FINANCIAL DISTRICT, GREECE

Aethera Skyline Athens

Luxury Residential Towers

Twin residential towers redefining the Athens skyline.



€620,000

STARTING PRICE

€7,950 / m²

PRICE PER M²

11.4%

TARGET IRR

64%

CONSTRUCTION STATUS

Project Overview

A pair of 42-storey residential landmarks rising over the Athens financial quarter, Aethera Skyline integrates smart-home infrastructure, sky-borne wellness amenities and a climate-conscious building envelope into a singular institutional residential statement.

Vision

To establish Athens' first vertically-integrated luxury residential ecosystem — a self-contained sky community where private residences, executive workspaces, wellness sanctuaries and curated retail coexist on a single coordinated address.

Positioning

Developed in joint venture with Aethera Estates and CIM Financial Group, positioned as the institutional residential reference of the Eastern Mediterranean and benchmarked against London's Nine Elms and Dubai's Downtown collection.

AETHERA SKYLINE ATHENS · ARCHITECTURE & LIFESTYLE

Architecture & Design

Designed by a London–Athens architectural consortium. The crystalline twin towers feature double-skin façades in low-iron glass and bronze-anodized aluminium, with cantilevered sky gardens every five floors and a 38-metre crowning lantern visible across central Athens.

Lifestyle

Residents enjoy white-glove concierge, a curated cultural programme, in-house executive cars, gourmet provisioning and members-only access to the Skyline Club — a private 38th-floor lounge with Michelin-aligned dining.

Market Appeal

Backed by Greece's Golden Visa programme, an expanding tech corridor in Marousi and consistent double-digit prime residential growth in central Athens since 2019.

Project Features

- ◆ Twin 42-storey residential towers
- ◆ Smart, voice-activated residences
- ◆ Rooftop infinity pools and sky lounges
- ◆ Two-floor wellness and spa center
- ◆ Three-level underground parking
- ◆ Landscaped green terraces on every floor
- ◆ Panoramic Acropolis & Saronic Gulf views

Location & Area

Located in Athens' premier business and diplomatic quarter, surrounded by embassies, multinational HQs and the cultural axis of Vasilissis Sofias Avenue.

Landmarks

- ◆ Acropolis · 4.2 km
- ◆ Syntagma Square · 2.8 km
- ◆ Stavros Niarchos Foundation · 6.1 km
- ◆ Kolonaki luxury district · 1.6 km
- ◆ Goulandris Museum · 1.1 km

Transport & Access

Athens Int'l Airport	28 km · 25 min
Metro (Megaro Moussikis)	320 m walk
Central Business District	On-site
Port of Piraeus	14 km

AETHERA SKYLINE ATHENS · PRICING & INVESTMENT

Pricing & Unit Composition

Unit Type	Size	Available	Price
1-Bed Suite	78 m ² · 840 sq ft	22	from €620,000
2-Bed Residence	126 m ² · 1,356 sq ft	38	from €1,180,000
3-Bed Sky Residence	204 m ² · 2,196 sq ft	18	from €2,250,000
Penthouse Collection	410 m ² · 4,413 sq ft	6	from €6,400,000

Headline Pricing

Price per m ²	€7,950 / m ²
Price per sq ft	€738 / sq ft
Starting Price	€620,000
Average Price	€1,640,000
Total Units	312
Available Units	84

Payment Plan

Reservation	€25,000 non-refundable
On Contract (30 days)	20%
Construction Milestones	50% over 24 months
On Handover	30%

Post-handover plan available: 24 months at 0% interest for qualifying buyers.

Preferred mortgage facilities arranged with Alpha Bank, Eurobank and HSBC up to 65% LTV.

Projected Returns

Capital Appreciation (5y)	+38% projected
Net Rental Yield	5.6% p.a.
Target IRR	11.4%

AETHERA SKYLINE ATHENS · AMENITIES & DELIVERY

Features & Amenities

- ◆ 24/7 Concierge & valet
- ◆ Private cinema
- ◆ Executive co-working lounge
- ◆ EV charging fleet
- ◆ Indoor pool & spa
- ◆ Wine cellar & cigar room
- ◆ Children's club
- ◆ On-site retail boulevard
- ◆ Smart-home automation
- ◆ Biometric security
- ◆ Helipad access
- ◆ Landscaped sky gardens

Delivery Timeline

Phase	Date	Status
Groundbreaking	Q2 2023	Complete
Foundation Complete	Q1 2024	Complete
Structural Completion	Q4 2025	In Progress
Façade & MEP	Q3 2026	In Progress
Handover	Q2 2027	In Progress

Investment Advantages

- ◆ BREEAM Excellent target certification
- ◆ Insured & escrowed via CIM Financial Group
- ◆ Eligible for fractional ownership via Capimax BRX
- ◆ Golden Visa eligible from €800,000
- ◆ Pre-leased commercial podium
- ◆ Independent quantity surveyor: Currie & Brown

Market Insights

- ◆ Athens prime residential up 9.4% YoY (Bank of Greece, 2024)
- ◆ Greek Golden Visa investment threshold raised — supply scarcity intensifies
- ◆ Tech sector FDI into Attica region grew 41% over the last 36 months
- ◆ Tourism arrivals projected to surpass 36M by 2027

Tokenization & SPV Structure

Investment Vehicle

Capimax BRX · Tokenized SPV

Minimum Ticket

€25,000

Structure

Class-B participation units in Aethera Skyline Holdco SPV, custodied via CIM Financial Group.

PROJECT 02 · MYKONOS, GREECE

Aethera Coast Resort

Luxury Resort & Branded Residences

A beachfront sanctuary on the southern coast of Mykonos.



€890,000

STARTING PRICE

**€14,350 /
m²**

PRICE PER M²

13.1%

TARGET IRR

49%

CONSTRUCTION STATUS

Project Overview

Set on a 92-hectare beachfront parcel, Aethera Coast unites a 168-key luxury resort with 64 branded private residences, an in-house yacht concierge and a Mediterranean wellness pavilion designed in collaboration with internationally acclaimed hospitality architects.

Vision

A new generation Mediterranean retreat where institutional hospitality discipline meets the romance of the Aegean — a rare beachfront landholding curated as a single, self-sustaining luxury ecosystem.

Positioning

Branded residences operated under negotiation with a top-three international luxury hospitality group, positioned at the apex of Cycladic real estate alongside Cap Ferrat and Costa Smeralda.

AETHERA COAST RESORT · ARCHITECTURE & LIFESTYLE

Architecture & Design

Cycladic vernacular reinterpreted by a Milan-based architecture studio: hand-laid white stone, lime-washed render, weathered teak and bronze, with subterranean service spines preserving the natural shoreline.

Lifestyle

Members-only beach club, private marina with concierge yacht charter, thalassotherapy spa, three signature restaurants and 24/7 in-residence butler service.

Market Appeal

Mykonos remains one of Europe's most resilient luxury micro-markets, with prime residential transacting at €15,000–€22,000/m² and ADR for branded keys exceeding €2,400 in peak season.

Project Features

- ◆ 168-key beachfront resort
- ◆ 64 branded private residences
- ◆ Twin infinity pools cascading to the sea
- ◆ Private marina & yacht concierge
- ◆ 5,200 m² spa and thalassotherapy center
- ◆ Cycladic-inspired stone architecture
- ◆ Members-only beach club & restaurants

Location & Area

Anchored on Mykonos' protected southern shore — 12 minutes from Mykonos Town and a 4-minute private boat transfer to nearby private islands.

Landmarks

- ◆ Mykonos Town · 9 km
- ◆ Psarou Beach · 5 km
- ◆ Delos UNESCO Site · 12 km (boat)
- ◆ Namos Village · 6 km

Transport & Access

Mykonos Int'l Airport	11 km · 14 min
New Port	10 km
Private Helipad	On-site
Marina Berths	On-site · 22 berths

AETHERA COAST RESORT · PRICING & INVESTMENT

Pricing & Unit Composition

Unit Type	Size	Available	Price
Studio Residence	62 m ² · 667 sq ft	8	from €890,000
1-Bed Pool Suite	118 m ² · 1,270 sq ft	16	from €1,640,000
2-Bed Sea Villa	228 m ² · 2,454 sq ft	10	from €3,950,000
Signature Beach Villa	560 m ² · 6,028 sq ft	4	from €11,200,000

Headline Pricing

Price per m ²	€14,350 / m ²
Price per sq ft	€1,333 / sq ft
Starting Price	€890,000
Average Price	€3,100,000
Total Units	64
Available Units	38

Payment Plan

Reservation	€50,000 non-refundable
On Contract	25%
Construction Milestones	45% over 22 months
On Handover	30%

Buy-to-let hotel-pool program: guaranteed 5% net yield for 36 months post-handover.

International mortgage facilities via HSBC Private Bank and J.P. Morgan up to 60% LTV.

Projected Returns

Capital Appreciation (5y)	+46% projected
Hotel Pool Net Yield	7.2% p.a.
Target IRR	13.1%

AETHERA COAST RESORT · AMENITIES & DELIVERY

Features & Amenities

- ◆ Private beach club
- ◆ Resort hotel pool program
- ◆ Personal yacht charter
- ◆ Helipad transfer
- ◆ In-residence butler
- ◆ Wellness retreat pavilion
- ◆ Three signature restaurants
- ◆ Beachfront cabana service
- ◆ Kids' club & nanny service
- ◆ Private screening room
- ◆ Padel & tennis academy
- ◆ Curated art programme

Delivery Timeline

Phase	Date	Status
Groundbreaking	Q4 2023	Complete
Marina Excavation	Q3 2024	Complete
Resort Topping Out	Q2 2026	In Progress
Soft Opening	Q1 2027	In Progress
Residence Handover	Q3 2027	In Progress

Investment Advantages

- ◆ Operator: international luxury hospitality brand under negotiation
- ◆ Insured by HCC Global Coverage
- ◆ SPV-structured branded residences
- ◆ Limited inventory · 64 residences only
- ◆ Beachfront landholding — irreplaceable asset
- ◆ 5-year hotel pool revenue projections audited

Market Insights

- ◆ Mykonos branded residences trading at +28% premium vs. unbranded comparables
- ◆ Cycladic ADR up 11% YoY in 2024 (STR Global)
- ◆ Greek Golden Visa minimum threshold of €800,000 fully covered
- ◆ Average occupancy for ultra-luxury Mykonos resorts: 82% (May–Oct)

Tokenization & SPV Structure

Investment Vehicle

Capimax PropShare · Hospitality SPV

Minimum Ticket

€100,000

Structure

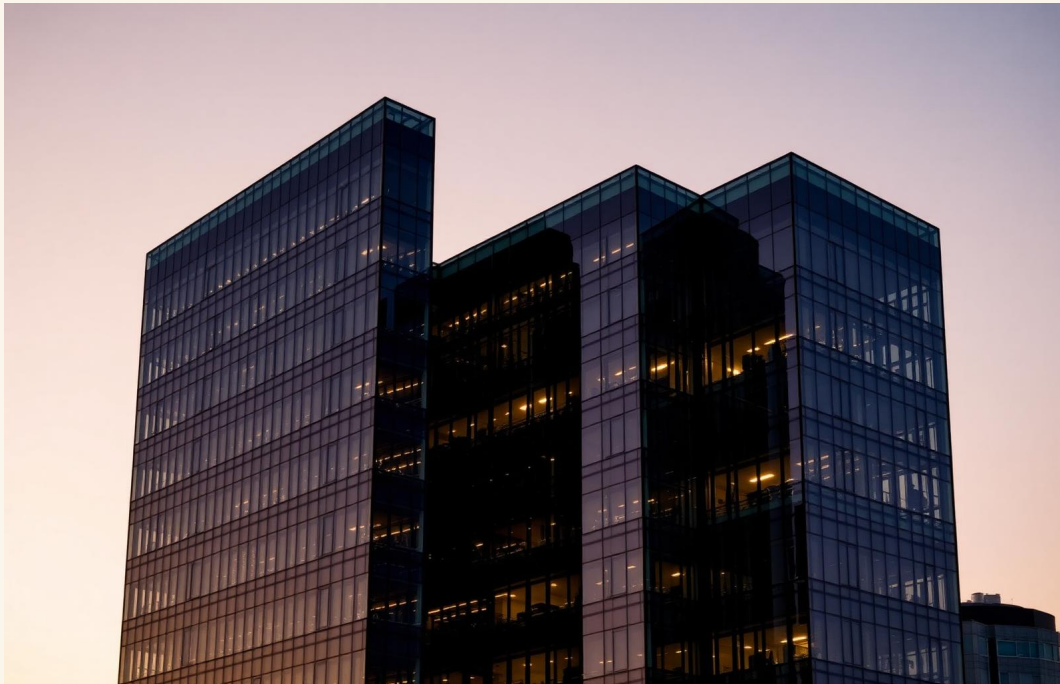
Branded residence revenue rights via
Aethera Coast Hospitality SPV
(Luxembourg).

PROJECT 03 · THESSALONIKI, GREECE

Aethera Business District

Commercial & Administrative Complex

Northern Greece's next-generation institutional business address.



<p>€1,980,000</p> <p>STARTING PRICE</p>	<p>€6,200 / m² (sale)</p> <p>PRICE PER M²</p>	<p>12.6%</p> <p>TARGET IRR</p>	<p>73%</p> <p>CONSTRUCTION STATUS</p>
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Project Overview

A four-tower commercial campus comprising 142,000 m² of Grade A office space, an integrated retail boulevard, an innovation incubator and executive amenities — engineered to LEED Platinum standards and pre-let to multinational tenants.

Vision

To establish Thessaloniki as the Balkan headquarters capital — a magnetic address for multinational regional HQs, fintech, shipping and life-sciences operators expanding into South-East Europe.

Positioning

Northern Greece's first true Grade A institutional office campus, anchored by AAA-rated tenants and structured for long-duration core capital.

AETHERA BUSINESS DISTRICT · ARCHITECTURE & LIFESTYLE

Architecture & Design

A New York-Athens architectural collaboration: four interlinked glass towers above a unified retail podium, organised around a 14,000 m² landscaped piazza.

Lifestyle

Tenant amenities include conference auditorium, executive lounges, in-campus banking, premium F&B; district, wellness centre and a 14,000 m² public realm with cultural programming.

Market Appeal

Thessaloniki Grade A vacancy below 3.4% with prime rents up 18% in 24 months. Ideal core asset for institutional capital seeking yield with covenant security.

Project Features

- ◆ Four interconnected office towers
- ◆ 142,000 m² Grade A leasable area
- ◆ Smart building MEP & access control
- ◆ Open-air retail boulevard
- ◆ Innovation & incubator center
- ◆ Executive lounges & conference floors
- ◆ 1,400-bay underground parking

Location & Area

Adjacent to Thessaloniki's emerging tech corridor and within walking distance of the metro and central business spine.

Landmarks

- ◆ White Tower · 3.2 km
- ◆ Aristotle University · 2.4 km
- ◆ Port of Thessaloniki · 4.5 km
- ◆ TIF Exhibition Centre · 1.8 km

Transport & Access

Macedonia Int'l Airport	13 km · 17 min
Thessaloniki Metro	On-site station
Port of Thessaloniki	4.5 km
Egnatia Motorway	Direct access

AETHERA BUSINESS DISTRICT · PRICING & INVESTMENT

Pricing & Unit Composition

Unit Type	Size	Available	Price
Boutique Floor	320 m ² · 3,444 sq ft	14	Lease €28/m ² /mo
Half Floor	780 m ² · 8,395 sq ft	12	Lease €26/m ² /mo
Full Floor	1,560 m ² · 16,791 sq ft	10	Lease €24/m ² /mo
Strata Acquisition	from 1,000 m ²	5	€6,200 / m ²

Headline Pricing

Price per m ²	€6,200 / m ² (sale)
Price per sq ft	€576 / sq ft (sale)
Starting Price	€1,980,000
Average Price	€7,400,000
Total Units	96
Available Units	41

Payment Plan

Reservation	€100,000
On Contract	30%
Construction Milestones	40% over 14 months
On Handover	30%

Sale-and-leaseback arrangements available with Aethera Capital for institutional investors.

Senior debt facilities arranged with Piraeus Bank, National Bank of Greece and Eurobank up to 70% LTV.

Projected Returns

Capital Appreciation (5y)	+29% projected
Net Rental Yield	8.1% p.a.
Target IRR	12.6%

AETHERA BUSINESS DISTRICT · AMENITIES & DELIVERY

Features & Amenities

- ◆ On-site banking partner branches
- ◆ Childcare facility
- ◆ Wellness & fitness center
- ◆ Premium F&B; district
- ◆ Conference auditorium (450 seats)
- ◆ EV & bicycle infrastructure
- ◆ 24/7 security operations
- ◆ Smart access & analytics
- ◆ Concierge & event management
- ◆ Helipad
- ◆ Innovation incubator
- ◆ Public landscaped piazza

Delivery Timeline

Phase	Date	Status
Groundbreaking	Q1 2023	Complete
Tower A Topping Out	Q3 2024	Complete
Towers A & B Delivery	Q2 2026	In Progress
Towers C & D Delivery	Q1 2027	In Progress
Full Campus Opening	Q3 2027	In Progress

Investment Advantages

- ◆ LEED Platinum target
- ◆ Anchor pre-leases with two AAA tenants
- ◆ Eligible for institutional SPV co-investment
- ◆ Inflation-linked rental escalations
- ◆ 10-year covenant strength weighted average
- ◆ Audited cash flows by Deloitte Greece

Market Insights

- ◆ Thessaloniki Grade A office stock undersupplied vs. demand: -38,000 m²
- ◆ Prime office rents up 18% over 24 months (CBRE Greece)
- ◆ Pre-leasing with two AAA multinationals secured
- ◆ South-East European HQ relocation trend — 14 confirmed mandates

Tokenization & SPV Structure

Investment Vehicle

Capimax Asset · Core Office SPV

Minimum Ticket

€250,000

Structure

Senior equity participations in Aethera BD Holdco; quarterly cash distributions.

PROJECT 04 · IMEROVIGLI, SANTORINI

Aethera Hills Santorini

Luxury Mixed-Use Residential Community

A cliffside community above the Aegean caldera.



<p>€1,450,000</p> <p>STARTING PRICE</p>	<p>€16,800 / m²</p> <p>PRICE PER M²</p>	<p>14.2%</p> <p>TARGET IRR</p>	<p>58%</p> <p>CONSTRUCTION STATUS</p>
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Project Overview

Aethera Hills is a low-density Mediterranean lifestyle community of 38 cliffside residences, a boutique retail lane and a private wellness retreat, sculpted into the Imerovigli ridge with uninterrupted sunset views over the caldera.

Vision

An intimate cliffside community where Cycladic heritage architecture meets contemporary luxury — built for buyers who value scarcity, privacy and view permanence.

Positioning

The ultra-luxury private residence offer of Santorini, designed to outperform comparable European cliffside markets such as Positano, Capri and Èze.

AETHERA HILLS SANTORINI · ARCHITECTURE & LIFESTYLE

Architecture & Design

Cave-house typology reinterpreted with vaulted volumes, white lime renders, hand-cut volcanic stone and frameless glass openings to the caldera.

Lifestyle

Private chef program, sunset wellness rituals, helicopter and yacht transfers, members-only retreat lounge, and curated cultural and culinary calendar.

Market Appeal

Santorini cliffside inventory is structurally constrained by heritage rules — supply scarcity drives premium pricing and exceptional capital growth.

Project Features

- ◆ 38 cliffside residences and villas
- ◆ Boutique retail lane
- ◆ Wellness retreat & yoga pavilion
- ◆ Infinity-view architecture
- ◆ Subterranean parking & service spine
- ◆ Private funicular to the lower terraces

Location & Area

On the most photographed ridge of the island, between Fira and Oia, with 270° caldera views and the calmest microclimate of Santorini.

Landmarks

- ◆ Oia Sunset Point · 7 km
- ◆ Fira Caldera Walk · 2.4 km
- ◆ Skaros Rock · 600 m
- ◆ Ammoudi Bay · 8 km

Transport & Access

Santorini Airport	9 km · 16 min
Athinios Port	11 km
Private Helipad	On-site
Yacht Transfer	Ammoudi · 12 min

AETHERA HILLS SANTORINI · PRICING & INVESTMENT

Pricing & Unit Composition

Unit Type	Size	Available	Price
Cliffside Cave Suite	92 m ² · 990 sq ft	6	from €1,450,000
Caldera Residence	168 m ² · 1,808 sq ft	8	from €2,890,000
Sunset Villa	295 m ² · 3,175 sq ft	5	from €5,200,000
Estate Villa	640 m ² · 6,889 sq ft	2	from €12,400,000

Headline Pricing

Price per m ²	€16,800 / m ²
Price per sq ft	€1,560 / sq ft
Starting Price	€1,450,000
Average Price	€4,250,000
Total Units	38
Available Units	21

Payment Plan

Reservation	€60,000
On Contract	20%
Construction Milestones	50% over 20 months
On Handover	30%

Optional managed short-stay programme operated by Aethera Hospitality post-handover.

International mortgage facilities arranged via Barclays Private Bank and HSBC up to 55% LTV.

Projected Returns

Capital Appreciation (5y)	+52% projected
Short-Stay Net Yield	6.4% p.a.
Target IRR	14.2%

AETHERA HILLS SANTORINI · AMENITIES & DELIVERY

Features & Amenities

- ◆ Private chef program
- ◆ Concierge & housekeeping
- ◆ Yacht & helicopter transfers
- ◆ Wellness retreat membership
- ◆ Wine & spirits cellar
- ◆ Curated art program
- ◆ Sunset infinity pool
- ◆ Spa & hammam
- ◆ Private dining pavilion
- ◆ Cultural calendar
- ◆ Private funicular
- ◆ 24/7 estate security

Delivery Timeline

Phase	Date	Status
Groundbreaking	Q3 2023	Complete
Cliff Stabilisation	Q2 2024	Complete
Structural Completion	Q1 2026	In Progress
Interior Fit-Out	Q4 2026	In Progress
Handover	Q2 2027	In Progress

Investment Advantages

- ◆ Architectural review by Cycladic heritage council
- ◆ Tokenization-ready via Capimax RT
- ◆ Insured by HCC Global Coverage
- ◆ Limited inventory · only 38 residences
- ◆ View permanence guaranteed by topography
- ◆ Premium short-stay revenue programme

Market Insights

- ◆ Santorini cliffside supply restricted by heritage decree — <1% new units annually
- ◆ Average ADR for cliffside luxury rentals: €1,850/night (peak season)
- ◆ Tourism arrivals to Santorini up 14% YoY
- ◆ Comparable Mediterranean cliffside (Capri, Positano) trades at €25,000/m²+

Tokenization & SPV Structure

Investment Vehicle

Capimax RT · Real-Estate Token

Minimum Ticket

€10,000

Structure

Fractional residence ownership via Aethera Hills Token (ERC-3643), regulated under MiCA.

CLOSING

Engage the investment desk.

Full investor brochures, SPV documentation, audited cash flow models and on-site visits are arranged on request through Aethera Investor Relations.

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