

Miraggio Thermal Spa Resort, Northern Greece

Ultra-Luxury 5★ Coastal Resort



The Resort Today

An Award-Winning 5★ Destination



- ✕ Land: 134,000 m² (33.11 acres) | 300 Rooms & Suites | 7 Restaurants | 3 Conference Halls | 3,000 m² Spa | 81-Berth Marina
- ✕ Occupancy: 70% Seasonal | Fully Maintained | Built 2016 | Eco-Efficient Design

Investment Opportunity presented by:

- Sunrise Brokers
- Orlando, Florida, USA

The Location Advantage

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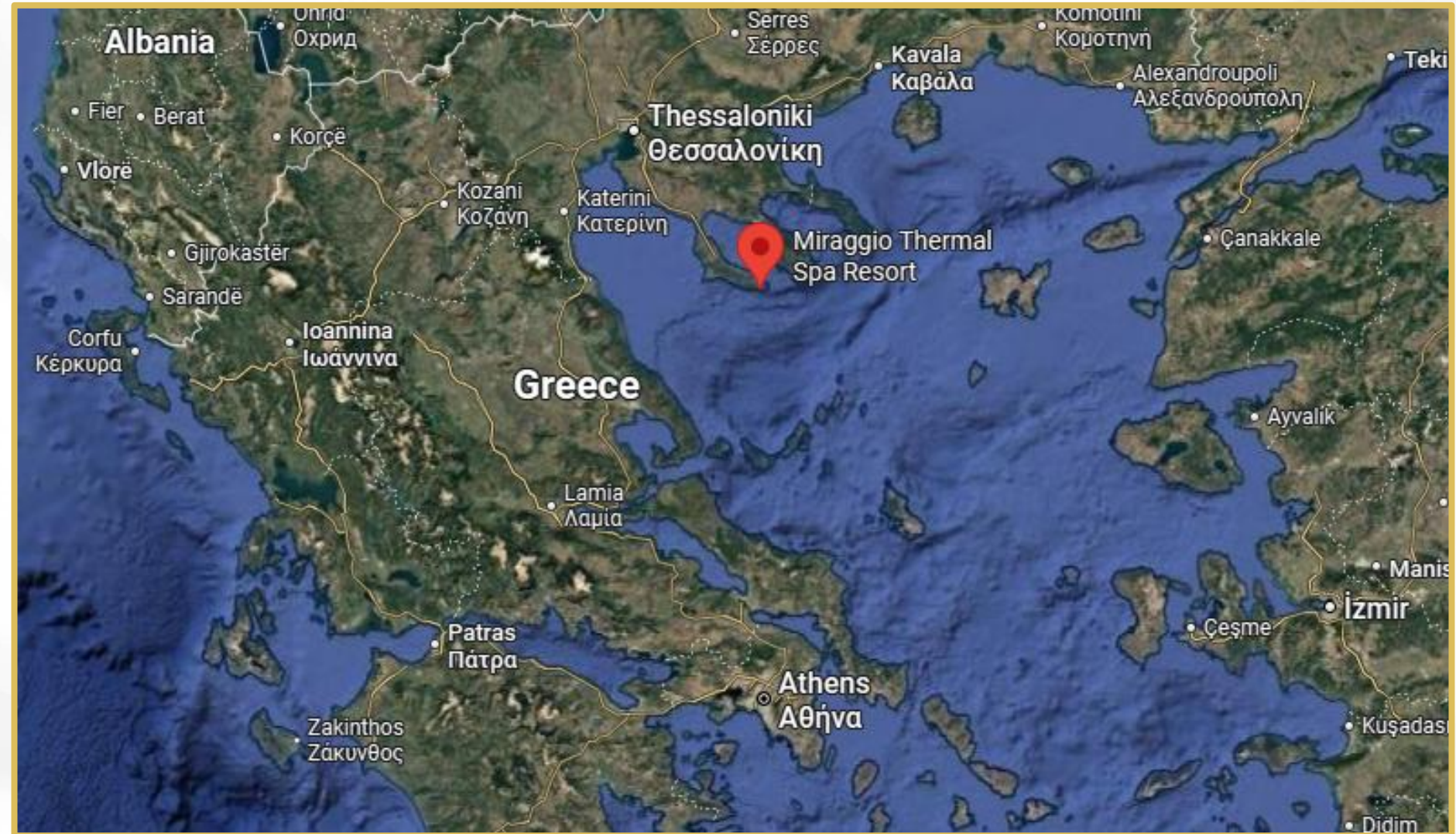
Positioned on the Aegean coast of Halkidiki, Northern Greece.

2

110 km from Thessaloniki International Airport.

3

Exclusive accessibility through a private marina and licensed seaplane base.



The Thermal Spa

Rare Licensed Wellness Asset



3,000m² (32,291 Sq ft) Across Two Floors

- Among the largest and most sophisticated luxury spas in Greece, Miraggio's thermal facility holds a rare government license for natural carbonated thermal water—a powerful competitive advantage.
- This positions the resort as a year-round wellness and therapeutic destination, commanding premium pricing for high-margin treatments.



Licensed Thermal Water Source

Exclusive access to natural carbonated thermal water, certified for therapeutic use. This rare resource enables authentic wellness treatments unavailable at competing resorts.



Thalassotherapy & Hydrotherapy

Advanced thalassotherapy pools with precision hydro jets. Comprehensive thermal suite including steam rooms, Finnish and herbal saunas, tepidarium, cold plunge pools, and experience showers.



Treatment & Beauty Facilities

Multiple treatment rooms and VIP suites with private jacuzzis. A full-service beauty salon, dedicated relaxation areas, and a state-of-the-art fitness studio complete the wellness experience.

Strategic Growth Vision

- 🌀 **Miraggio Thermal Spa Resort** represents an extraordinary opportunity to transform a premium operating asset into Greece's preeminent year-round luxury destination.
- 🌀 With strategic expansion, Investment projections totaling approximately €16 million; a dramatic increase in GOP to €14.5 million annually, representing a remarkable return on capital deployed.

1. Current Performance

€16M revenue (2025), €5M GOP, 70% seasonal occupancy. Proven operational excellence with pristine facilities maintained to the highest luxury standards since 2016.

2. Expansion Strategy

Four high-impact initiatives: Year-round operations, boutique royal villas, marina expansion, and seaplane operations. Each is leveraging existing infrastructure and rare licenses.

3. Financial Transformation

Strategic projection of €16M investment unlocks €9.5 in additional annual GOP. Combined with the current €5M, the total reaches €14.5M annually with exceptional IRR and rapid payback.



Property Overview

Unparalleled Scale & Position

Land & Location Assets

- Prime land plot: 134,000 m² (33.11 acres) with 500m continuous beachfront
- Strategic land utilization: 82,000 sqm developed (61%), 52,000 sqm (20.18 acres), 39%, reserved for Expansion.
- Beachfront depth: 7 meters, corner-to-corner coverage ensuring privacy and exclusivity
- Total built area: 64,000 m² of luxury facilities

Operational Excellence

- Constructed in 2016 with meticulous attention to international luxury standards
- Annual maintenance program ensures all facilities remain in pristine, turnkey condition
- All systems, infrastructure, and amenities operating at peak performance
- Immediate revenue generation with zero deferred maintenance costs



World-Class Accommodation & Guest Experience



300 Guest Rooms & Suites

Diverse accommodation portfolio: Garden and Sea View Rooms, Duplex Suites, Pool-front Suites, and exclusive Club Rooms with private pools. Each space is designed to exceed international five-star luxury standards.



Conference & Event Facilities

Three sophisticated conference halls accommodating up to 480 guests. Seven themed restaurants and seven bars offering diverse culinary experiences. VIP lounge and comprehensive programming ensure memorable events.



Recreation & Sports

Full-spectrum activity programs include sailing, scuba diving, tennis, and water sports. Professional instruction and premium equipment are available for all skill levels.

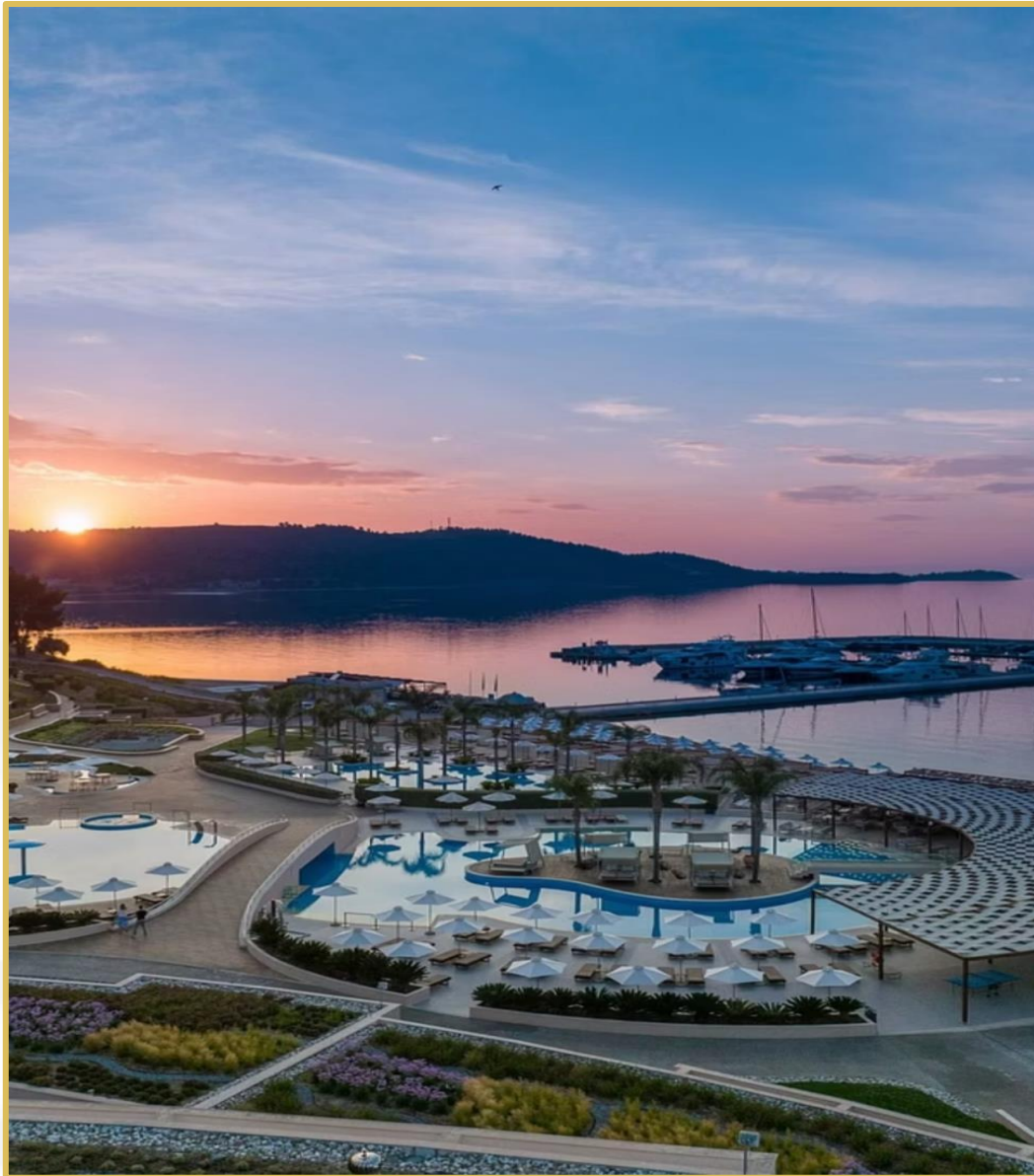


Open-Air Amphitheater

Tiered outdoor cultural venue seating 700 guests. Stunning sea views create an unforgettable backdrop for concerts, performances, and special events under the Mediterranean sky.

Miraggio Private Marina

Gateway to the Aegean



Marina Specifications

Sea surface area: 50,000 sqm (12.355 acres) with 7-meter depth. Currently accommodates 81 berths for yachts up to 25 meters in length, with infrastructure supporting safe, year-round berthing.

Comprehensive Services

- ♦ Full power, fuel, and potable water supply systems
- ♦ Advanced sewerage and fire protection infrastructure
- ♦ 24-hour professional security and maintenance services
- ♦ Boat launch ramps and lifting facilities
- ♦ On-site fuel station for convenient refueling

Expansion Potential

Engineered capacity for 50 additional berths, enabling accommodation of super yachts 40+ meters in length. This expansion represents a significant incremental revenue opportunity.



Beach & Pool Amenities

Private Beach Experience

Exclusive 918-foot private beach with premium sun-beds and luxury cabanas. Professional umbrella coverage extends 280 meters from the shoreline, creating an intimate Mediterranean beach club atmosphere.

Multiple Pool Environments

- ❑ **Main seawater pool:** Featuring jets, cascading waterfalls, and scenic bridges
- ❑ **VIP thermal pool:** Adults-only hydromassage sanctuary with thermal water
- ❑ **Children's pool:** Seawater-filled with engaging themed design elements





Current Financial Performance: Strong Foundation

€16 M Revenue 2025	€18 M Projected Revenue 2026-2027	€5 M Gross Operating Profit 2025	70% Seasonal Occupancy
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Current annual revenue is demonstrating strong market positioning and operational excellence.	Conservative growth forecast based on current seasonal operations and market trends	Strong margins reflecting efficient operations and premium positioning	Robust occupancy during the May-October operating season with significant upside potential
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📌 **Current Operating Model:** Seasonal operations (May–October) with hotel closure from November through April. The expansion strategy transforms this into a year-round luxury destination, dramatically improving financial performance.

VIP Seaplane Operations

Greece's First Private License

The Unprecedented Opportunity

Miraggio holds Greece's first and only private seaplane base license, creating a competitive advantage. This enables direct air access from islands and major cities, positioning the resort as the Mediterranean's most connected luxury destination.



Prestige & Visibility

As one of Greece's few private seaplane destinations, it attracts significant media attention and word of mouth among affluent travelers.

Ultra-Luxury Positioning

Seaplane access elevates brand perception, attracting UHNW travelers who prioritize time efficiency and exclusive experiences.

Ecosystem Synergies

Creates powerful network effects with marina operations, villa sales, and resort bookings—each element reinforcing the others.

Financial Overview & Opportunity

- Current GOP: €5M/year
- Expansion Profit: +€8.5M/year
- Total Projected GOP: €13.5–16M/year
- Land Development Profit: €110–140M (Excluding land cost)



Year-Round Resort & Thermal Spa Operations

Investment: Minimal operational adjustments. **Impact:** Extend operations November-April, capitalizing on the thermal spa's therapeutic positioning. **Estimated Additional Annual GOP:** €2 million.

Marina Expansion for Super Yachts

Investment: Included in total budget. Expand from 81 to 131 berths, accommodating super yachts 40+ meters safely. Premium berthing fees and services. **Estimated Additional Annual GOP:** €0.5 million.

Royal Villas or Boutique Hotel Development

Investment: €8-10 million. **Options:** 60-80 key executive boutique hotel OR 12 luxury royal villas (350 sqm each) on the west coast with VIP private beach access. **Estimated Additional Annual GOP:** €2 million.

VIP Seaplane Operations

Leveraging Greece's first private seaplane license. Ultra-luxury air mobility connecting islands and cities. **Will certainly bring added value to the Resort.**

Mare Village Development – Integrated Luxury Community

150,000 m² adjacent land | 90–133 villas permitted | Development cost €60M | Projected Sales €250–280M | Profit €110–140M.

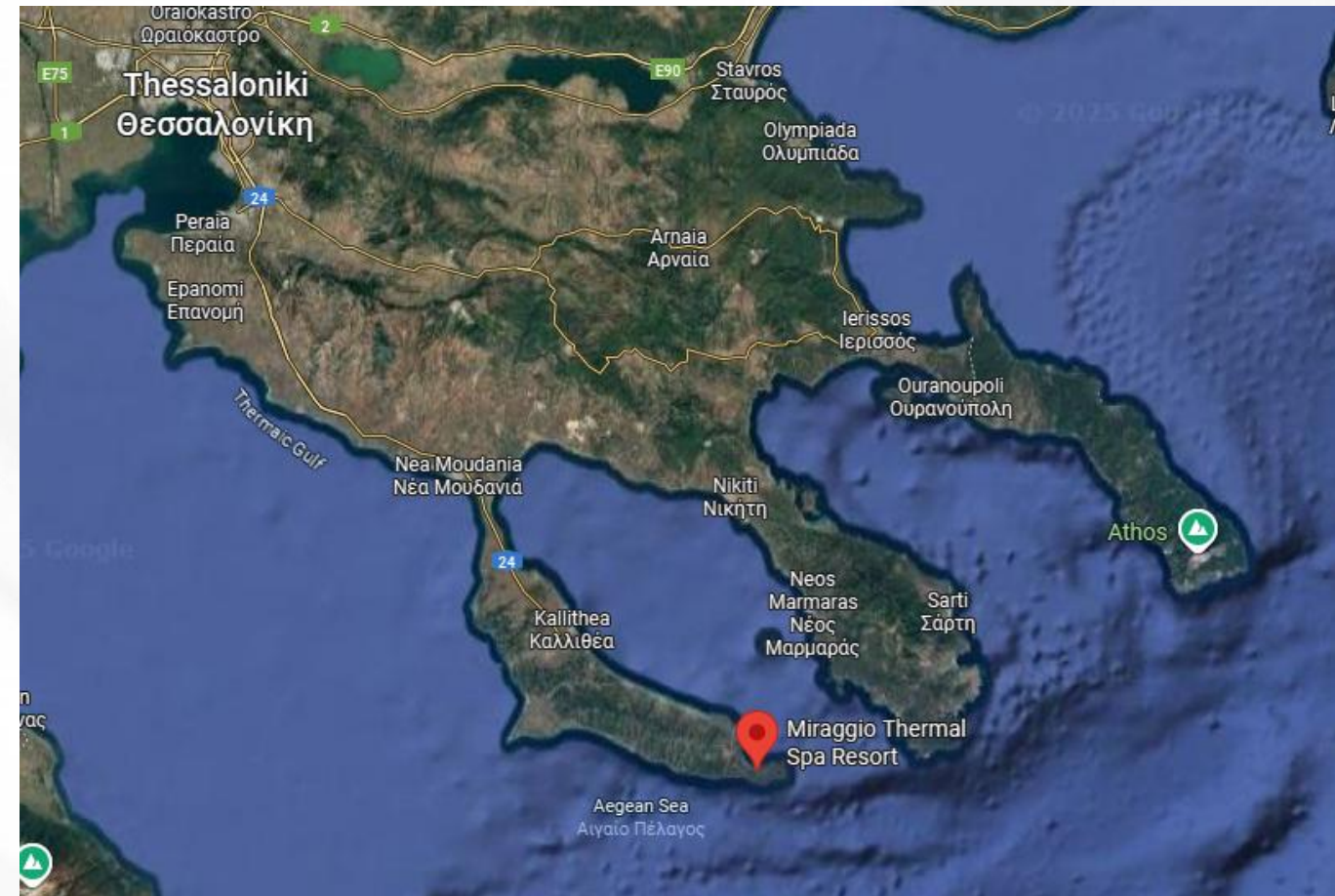
Logistics

The closest major international airport to **Miraggio Thermal Spa Resort (Paliouri, Halkidiki, Greece)** is **Thessaloniki International Airport (SKG, “Makedonia. (1 million population)** The distance is roughly **110 km (≈ 68 miles)** by road.

The labor for the resort comes from small towns and villages nearby. like Paliouri, Kanistro, and other nearby villages.

The distances for yacht tourism from the resort are:

- Thessaloniki - Miraggio Marina 66 nautical miles
 - Thessaloniki - Miraggio Marina 72 nautical miles (through Potidea Channel)
 - Miraggio Marina - Skopelos 48 nautical miles
 - Miraggio Marina - Skiathos 48 nautical miles
 - Miraggio Marina - Alonnisos (Patitiri) 46 nautical miles
 - Miraggio Marina - Kavala 89 nautical miles
 - Miraggio Marina - Limnos (Mirina) 70 nautical miles
 - Miraggio Marina - Skiros 76 nautical miles
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- ▶ For local ground transportation, cabs and taxi services are available.
 - ▶ Temperatures range from cold to warm during November–April, and from warm to cool from May to October.



Investment Offer & Contact

Fully operational 5★ resort with permits for expansion and land development.



Contact

Jay Sethi

Broker

Sunrise Brokers | Orlando, Florida, USA

Email: Jay@sunrisebrokersusa.com

Phone: +1 407-580-6515

Site: www.SunriseBrokersUsa.com

The owner is open to innovative financing and participation on flexible terms!

Presenting opportunity for:

Miraggio Resort, Greece

Site: www.miraggio.gr