

占地35公顷的超大规模数



MERGERSCORP

35

120

“Helios”项目是一个“即开即用”的绝佳机会，旨在获取希腊伯罗奔尼撒半岛一个运营商中立、采用可再生能源供电的超大规模数据中心园区的开发权。

该项目位于欧盟境内一块已确保的35公顷地块上，将专用的大型自备发电设施与运营商中立的国际光纤骨干网有机整合。

该园区的设计旨在消除当前制约欧洲数据中心扩张的主要瓶颈：高压电网拥堵、电力供应延迟、批发电价波动以及可扩展用地短缺。

该平台专为超大规模云工作负载、人工智能（AI）集群和高性能计算（HPC）而设计，初期IT容量为120兆瓦，并已制定总体规划，将在现有场地范围内将IT负荷扩展至200兆瓦。

公制	项目规范	战略优势
/	希腊伯罗奔尼撒半岛（欧盟监管框架）	《通用数据保护条例》（GDPR）合规、欧盟法律保护、战略贸易枢纽
	35公顷（已获得长期使用权）	完全整合的地块；无需进一步征地即可容纳一期和二期项目
IT	120 兆瓦 IT 负载	适用于多租户批发或单租户锚定超大规模云服务提供商
IT	200 MW IT负载（+80 MW扩建）	本地基础设施可实现边际成本较低的扩展
400	600 MWp 公用事业规模的直接并网	表后绿色发电可抵御市场价格波动
	200 兆瓦 / 1,200–1,600 兆瓦时	数小时级稳荷、峰值削减及高调度运行连续性
400	双150千伏连接架构	具有独立应急电网后备的高压输电冗余系统
	两条物理上不同的光纤路径（OPGW 和陆地光缆）	可直接连接雅典互联网交换点（IXP）和地中海主要海底光缆登陆站
已具备开发条件/已获保障的分区规划及开发权		工程审批加速、环境基线评估和战略定位

电力安全与可持续性构成了该园区运营的核心。该设施采用四层混合供电模式，旨在提供稳定、持续的全天候电力供应，同时最大限度地提高可再生能源的使用比例。

1. 600 MWp

该“电表后”直接并网太阳能资产，将零碳主电源直接输送至数据中心变电站，从而最大限度地减少对国家批发输电系统的依赖。

2. 400 / 1,600 BESS

一种公用事业级、持续时间3至4小时的锂离子储能系统，可弥补太阳能发电的间

TARGET PRICE

\$ 0

GROSS REVENUE

\$ 0

EBITDA

\$ 0

BUSINESS TYPE

可再生能源——太阳能光伏与电池储能

COUNTRY

希腊

BUSINESS ID

L#20261185

歇性，提供频率调节，并在发电量较低的时段确保可靠的调度能力。

3. 现场配备两座冗余的150千伏变电站，并辅以长期实体电力购买协议（PPA），以满足持续的基础负荷需求。
4. 一条物理上相互隔离的备用高压公用电网连接线路，作为自主应急后备电源，在传统现场备用发电机之外，提供了额外的公用电网级冗余保障。

该站点作为国际数字中转枢纽，通过陆地光纤和地中海海底光缆登陆点，将西欧、巴尔干半岛、北非、海湾合作委员会（GCC）国家和亚太地区连接起来。

- 通过Grid Telecom光缆地线（OPGW）基础设施实现冗余连接，同时利用完全独立的通道权，铺设独立的地面暗光纤路径。
- 与雅典互联网交换中心（Athens IXP）基础设施集成的开放接入架构，避免被单一运营商锁定。分阶段站点总体规划

该开发布局通过在第一阶段预先规划辅助设备、光纤井和主高压管道，避免了扩建期间施工造成的干扰。

- **120 MW IT**
初期部署内容包括主要土建工程、核心数据机房、高压变电站并网、初期电池组以及光纤登陆室。
- **+80 MW IT**
利用预先分配的电站辅助设施，在受保护区域内通过即插即用的模块化扩展，将IT负载提升至200 MW。

该平台已进行了系统化的开发前风险规避工作：

- 35公顷已通过长期使用权得到充分保障，专门用于建设数据中心和工业用途。
- 已确定150千伏双连接架构，高压规划已完成，发电并网路径已规划完成。
- 已建立环境基线，并与希腊及欧盟针对战略性基础设施建设的监管路径保持一致。
- 已为先进的闭环或蒸发冷却系统配置落实供水方案，并配合地质技术场地准备框架。

发起方正向符合条件的基础设施基金、机构投资者以及全球超大规模运营商提供收购该数据中心平台“的机会。

- 持有该项目特殊目的实体（SPV）100%的权益，该实体拥有土地使用权、许可、开发规划许可及并网权。

- 该600 MWp自用太阳能光伏电站和400 MW BESS资产既可一并收购，也可通过单独设立的“能源即服务”（EaaS）/专用购电协议（PPA）合资企业进行架构安排。
- 签署保密协议（NDA）、访问虚拟数据室（VDR），以及提交技术尽职调查资料包和财务模型。

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