

# ≡ SANTA MARINA ≡ RESIDENCES



## PROJECT

AEGINA | SANTA MARINA RESIDENCES



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## About Us

**GREEN Properties** is the leading design & construction company in Greece.

It specializes in design and construction of eco-friendly, green & smart home solutions **with A+ energy efficiency**, minimal design & high quality at exceptional prices.

**GREEN Properties** consistently delivers on its promises ensuring timely results for its clients through every step of the process, thanks to a 278 in-house team of experienced Executives, Civil Engineers, Architects, Mechanical Engineers, Decorators, and Lawyers.

The customer support extends from the early purchasing procedures to the on-time delivery of the property and even after sales services offering investment opportunities with guaranteed yield.

**GREEN properties'** team is dedicated to guiding and assisting its valued customers through every step of the process.



## Key Figures

Strong in - House Team of  
**278**  
Executives, Lawyers,  
Civil Engineers, Architects,  
Mechanical Engineers,  
Decorators

**39**  
New Projects  
Under Licensing

**49**  
Projects Currently  
Under Development

**140.000**m<sup>2</sup>  
Of Buildable Space  
Under Development



## AA Credit Rating



On 19/10/2022 ICAP A.E. (Credit Rating Agency) proceeded to the award of credit rating **AA** to NOVA CONSTRUCTIONS A.E., classifying it at a low credit risk category.

## Grant Thornton - Green Bond

According to the report of an independent auditor of Grant Thornton, the Green Bond Framework of NOVA Constructions, from 21/10/2021, implements best practices and procedures, in harmonization with the principles of issuing Green Bond published by the International Capital Market Association (ICMA) in June 2021.



GREEN Properties balance sheets are audited by PWC chartered accountants.

## ESG

At NOVA Constructions, as part of our broader policy to support sustainability and responsible business, we faithfully adopt the ESG (Environmental, Social, Governance) philosophy, operating in full compliance with applicable national and European environmental legislation and demonstrating responsibility us towards the environment, society and corporate governance.

## Awards



GREEN Properties was honored with the important Greek Business Champion award, from the awards-institution for the Greek business world, "Protagonists of the Greek Economy", which was organized for the 8th time on July 2023 by the Direction Business Network.

The awards are based on the official financial data of the companies as they are captured in their financial reports and are presented in detail in the luxurious 10th edition "The Strongest of the Greek Economy" by the Direction Business Network, which was recently released.



GREEN Properties received the official recognition by GOLDEN AWARDS® The Trophy™ in the category "Business Awards" with the following specific awards: «BUSINESS GROWTH AWARD», «CORPORATE SUSTAINABILITY AWARD» and «GREEN INNOVATION AWARD».

The GOLDEN AWARDS® The Trophy™ institution took place as a physical award ceremony at the pool of Politia Tennis in a glamorous atmosphere among top personalities on June 7, 2023. The committee of the institution's esteemed jury panel, operating with the strictest criteria and consisting of international personalities from Greece and England, judged positively our course in the professional and social field and awarded us the official award certificates of the GOLDEN AWARDS® The Trophy™, which enshrines an important milestone, expressed as an exemplary achievement of life. The Trophy is now in our hands and conveys its brilliance, through its gold mirror quality construction, sealing 2023 in a unique way!



The GOLDEN AWARDS® The Trophy™ institution sets conditions such as contribution to culture, sensitivity to the environment, sustainability, vision, ethos, social contribution, reputation, etc.



### SUPERBRANDS

GREEN Properties was awarded the Superbrands 2021, in the "Construction - Real Estate Development" field.

Superbrands Greece is part of a global institution represented in 91 countries, which evaluates and recognizes the top brands worldwide.

The elements that were evaluated and singled out the participation of GREEN Properties are all those that have "built" a relationship of trust and reliability with the people who have already chosen it for their new home: minimal aesthetics, certified energy efficiency A+, non-negotiable "green" identity and competitive prices.



### TUV AUSTRIA EN ISO 45001: 2018

The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope "Real Estate and Development of Green Properties".  
**ISO 45001 (Occupational Health and Safety)**



### TUV AUSTRIA EN ISO 14001: 2015

The Company implements a Quality Management System in accordance with the EN ISO 14001: 2015 standard for the Scope of Application "Development and Management of Green Properties".  
**ISO 14001 (Environmental Management System)**



### TUV AUSTRIA EN ISO 9001:2015

The Company implements a Quality Management System in accordance with the standard EN ISO 9001: 2015 for the Scope "Development and Management of Green Properties".  
**ISO 9001 (Quality Management System)**



## Project SANTA MARINA Residences, Aegina

GREEN Properties expands its activity in Aegina by creating holiday homes of unique aesthetics and functionality by the sea.

**SANTA MARINA Residences** consists of 6 luxurious apartments, which ensure their owners privacy and all the conditions for comfort and relaxation in their space.

The minimal design, the high aesthetics and the A energy class combined with the clean lines of the building's façade bring a modern character, while the gardens and the swimming pool in the roof garden are ideal for enjoying the sun and playing.

The apartments have large openings with unobstructed views of the endless blue sea and the imposing mountains. The ideal location of the property, just 250 meters from the sea, ensures quick access to beautiful coastlines. In addition, the close proximity to the port offers ease of travel by boat, and excellent opportunities for water sports and sports activities.



# Neighborhood



## Landscapes

Aegina's landscapes are a stunning blend of rugged mountains, lush olive groves, and pristine beaches. The island is renowned for its delicious Aegina pistachio nuts, thriving in its unique microclimate. Nature enthusiasts shouldn't miss Moni Island, just a short boat ride away, with its fragrant pine forests and wild deer sightings. Aegina promises unforgettable natural beauty.

## Entertainment

Aegina offers a vibrant social scene centered around its bustling harbor. Here, waterfront cafes and restaurants serve fresh seafood and local wines, creating a convivial atmosphere. The island hosts cultural festivals and events with music and dance performances. Thermal springs provide relaxation for those seeking rejuvenation.

## Public Services and Facilities

Aegina ensures a comfortable stay with modern healthcare facilities and reliable transportation options. Frequent ferry connections to Athens and essential services like police, fire departments, and markets make daily life convenient on the island. Aegina harmonizes natural beauty with urban amenities.

# Location

Aegina with daily services to and from Piraeus and only 60' from Athens is an ideal destination for buying a holiday home or a permanent one for lovers of the countryside. With its rich history, traditional architecture and charming island environment, it offers a unique living experience. The island has beaches with crystal clear waters where you can enjoy the sun and the sea. The town of Aegina also offers a plethora of restaurants, cafes and shops giving you plenty of entertainment options. In addition, Aegina has historical monuments, such as the temple of Aphaia and the archaeological site of Kolona, which are important attractions.

Indicative locations and their distance from the property:

- |                                    |                              |
|------------------------------------|------------------------------|
| 1. Your home (Aegina)              | 5. Supermarket (87m)         |
| 2. Port (500m)                     | 6. Agia Marina Square (140m) |
| 3. Agia Marina beach (450m)        | 7. Pharmacy (220m)           |
| 4. Kindergarden Agia Marina (900m) | 8. Temple of Aphaia (1.9km)  |





# MINIMAL DESIGN

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



# TIMELESS AESTHETICS

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.



## Apartment Features



### Energy Efficient Buildings

We offer houses rated in energy class A, equipped with solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!



### Minimal Design

Minimalist design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.



### Thermal Facade

10 cm throughout the outer shell of the building.



### Photovoltaic Power Generation System

Our apartments are equipped with electricity generation systems offering energy autonomy and maximum economic efficiency.



### Latest Technology Lighting

Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.















### Large Openings

Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.





# Project Features

-  Highly energy - efficient sustainable aluminum systems
-  Large openings to maximize the view
-  Armored / Fire resistant door
-  Shared pool
-  Latest technology LED lighting
-  Roof garden
-  Latest lighting system
-  Fully installed alarm system
-  Contemporary property of minimal aesthetics
-  Property with A energy rating
-  Central Antenna
-  Contemporary property of minimal aesthetics



# Green Identity

The green philosophy that our company follows, can be found in all our projects. While taking advantage of all the orientations of the properties for natural light, in combination with, the installation of photovoltaics with net metering system for the shared power, the installation of thermal facade throughout the outer shell of the property for the minimization of energy loss and by using energy efficient aluminum frames of high aesthetics, energy economy and reduction of the environmental footprint is achieved.



# Smart Home

Experience the ultimate comfort, convenience, and efficiency with Smart Home, allowing you to effortlessly manage all smart devices remotely. Moreover, sustainability takes center stage, as you gain complete control over energy consumption, ensuring a more environmentally-friendly and energy-efficient home.

Step into the future of living with Smart Home, where cutting-edge technology and eco-consciousness combine to offer you a truly extraordinary lifestyle.







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