

# WE BUILD YOUR DREAMS!

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PROJECT

NEO IRAKLEIO | 6 AMAROUSIOU AVE.



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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

**49**  
Projects Currently  
Under Development

**39**  
New Projects  
Under Licensing

**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 Amarousiou Ave., Neo Irakleio

It is built on a privileged plot, with the primary aim of placing it in a prominent position, in the center of the plot, to give space around the development of the green and its integration in the study.

The conception of the idea came as a composition of volumes, which follow the morphology of the "mirror" while in a horizontal plane they are arranged around the perimeter, "embracing" the central atrium, which functions as a core of vitality for the property.

The patio starts from the basement to provide lighting and ventilation. The element of green in the common areas of the pool and the gym have as a result the interior space diffused to the outside. Large windows contribute in the same way, as they enhance the invisible boundaries and allow natural light to enter the property.

The design moved in simple geometric lines following the trends of modern minimal aesthetics. This led to the use of surfaces in white and dark colors. The choice of dark blinds, which enhance and expressively complement the property, has a dual role as they also protect by regulating the light and air that enters the space, creating interesting alternations of shading and lighting.



# Neighborhood



## Landscapes

Neo Irakleio, in the northern suburbs of Athens, offers a harmonious mix of urban life and natural beauty. With tree-lined streets and inviting parks, this neighborhood provides a pleasant escape from the city's hustle and bustle. Anavryta Park, a serene oasis, provides residents with green spaces and tranquil paths to enjoy leisurely walks and outdoor activities.



## Entertainment

Neo Irakleio caters to diverse entertainment preferences. It boasts an array of cafes, tavernas, and restaurants where locals can savor both Greek and international cuisine. For those seeking vibrant nightlife, the neighboring districts of Marousi and Kifisia offer lively bars and clubs. Additionally, its proximity to the Athens Olympic Stadium means easy access to sports events, concerts, and cultural performances.



## Public Services and Facilities

Neo Irakleio prioritizes convenience with its well-rounded public services and facilities. The district hosts various schools, from primary to secondary, ensuring quality education for families. Local clinics and medical centers provide healthcare services. Accessible transportation networks, including buses and metro stations, simplify commutes. Nearby shopping centers cater to daily needs and shopping desires. These amenities contribute to Neo Irakleio's reputation as an ideal residential district.

# Location

Neo Irakleio is a suburb of Athens with greenery, good transportation and strong cultural activity. The central square has many options for coffee, food and drinks, it also has the open theatre, where many cultural events, festivals and exhibitions often take place. In the centre of the municipal, you will find Neo Irakleio Metro Station (Line 3) and towards the north side you will find the Neo Irakleio Suburban Railway Station. Also, Neo Irakleio has many bus lines towards nearby municipals, and public transport with starting point the railway station.

Indicative locations and their distance from the property:

- |  |   |
|--|---|
| <b>1.</b> Your home (6 Amarousiou Ave.)                            | <b>7.</b> Yellow tennis club (900m)                     |
| <b>2.</b> Super market (400m)                                      | <b>8.</b> Pharmacy (500m)                               |
| <b>3.</b> Bank (260m)  | <b>9.</b> The park of Heracles (300m)                   |
| <b>4.</b> Gym (140m)   | <b>10.</b> Heraklion Municipal Football Stadium (1700m) |
| <b>5.</b> 1st High school & Junior High School of Irakleio (1500m) | <b>11.</b> Junior High school (300m)                    |
| <b>6.</b> Saint. Loukas square (450m)                              | <b>12.</b> Super market (600m)                          |







# 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 apartments rated in energy class A+, equipped with autonomous heating pumps, solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!



### Minimal Design

Minimal 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.



### Solar Powered Buildings

Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.



### 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.

















### Underground Parking Facilities

Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.





## Project Features

-  Highly energy - efficient sustainable aluminum systems
-  Large openings to maximise the view
-  Solar water heater
-  Photovoltaic systems with net metering services
-  Contemporary property of minimal aesthetics
-  Fully installed alarm system
-  Contemporary kitchen – bathroom design
-  Armored / Fire - resistant door
-  Autonomous cooling – heat pump
-  Latest technology LED lighting
-  Smart home
-  Latest lighting system
-  Property with A+ energy rating
-  Central Antenna





# Green Identity

The green philosophy that our company follows, can be found in all our projects. Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photo-voltaic system with net metering for shared power. Additionally, the installation of thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.



# 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.







#### ATHENS OFFICE

33 ALEXANDROU PANTOU ST., 17671 KALLITHEA  
+30 213 099 70 60 | [gr@greenpropertiesdc.com](mailto:gr@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

#### CYPRUS OFFICES

48 AKROPOLEOS AVE., STROVOLOS, 2012, NICOSIA  
(4TH & 5TH FLOORS)  
(+357) 22 33 60 04

14 GEORGIOU A, POTAMOS GERMASOGEIAS, 4047, LIMASSOL  
(+357) 25 33 60 14 | [cy@greenpropertiesdc.com](mailto:cy@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

#### THESSALONIKI OFFICE

33 KIFISIAS & EGEOU ST., 54248 KALAMARIA  
+30 213 099 70 60 | [gr@greenpropertiesdc.com](mailto:gr@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

#### CRETE OFFICES

22 DIMOKRATIAS AVE., 71306, HERAKLION  
+30 28130 21400

3 IR. POLITECHNIΟΥ ST., 73132, CHANIA  
+30 28210 57040 | [info@greenpropertiesmelakis.gr](mailto:info@greenpropertiesmelakis.gr)  
[green-melakis.gr](http://green-melakis.gr)

#### LOS ANGELES OFFICE

260 NEWPORT CENTER DRIVE, SUITE 100,  
NEWPORT BEACH, CA 92660  
+1 (949) 307 7950 | [la@greenpropertiesdc.com](mailto:la@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

**CONTACT US**