

WE BUILD YOUR DREAMS!

greenpropertiesdc.com

PROJECT

PIRAEUS | EGALEO ST. & SFAKTIRIAS ST.



Contents

About Us / Key Figures	3
Awards & Certifications Data	4
Project Egaleo St. & Sfaktirias St., Piraeus	5
Neighborhood	6
Location	7
Interior Design	8 - 9
Apartment Features	10 - 11
Project Features	12 - 13
Green Identity	14
Smart Home	15

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, Interior Designers, 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,
 Interior Designers

64.
 Projects Currently
 Under Development

39
 New Projects
 Under Licensing

140,000 m²
 Of Buildable Space
 Under Development

AA Credit Rating



On 19/10/2022 ICAP S.A. (Credit Rating Agency) proceeded to the award of credit rating **AA** to NOVA CONSTRUCTIONS S.A., 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 Egaleo St. & Sfaktirias St., Piraeus

In a privileged location, at the intersection of Egaleo & Sfaktirias in Piraeus, **GREEN Properties** presents a new complex of minimal aesthetics on a corner plot, consisting of 66 apartments of which 12 are maisonettes.

The building offers privileged amenities, including a shared gym on the 8th floor, an elegant reception area (lobby), parking spaces for each apartment and balconies decorated with plants. The interior atrium, which extends over all floors, allows the apartments to have an abundance of light. Also, the exclusive use of the garden enables the residents to enjoy moments of privacy.

The complex has a sea view since it is located 5 minutes from the port and is very close to the Piraeus Metro station and the Papastrateio Swimming Pool.

By choosing your new home from **GREEN Properties**, you are choosing the home of your dreams! You have the possibility to design the kitchen and bathrooms based on your personal taste, but also to choose the materials based on your needs and preferences, always with the constant support of our specially trained in-house team of decorators.

Neighborhood



Landscapes

The landscape in the Agia Sofia area of Piraeus offers a unique blend of industrial heritage and contemporary transformation. Among old factories and warehouses, modern office buildings and vibrant businesses now stand as symbols of development. The coastline, with its view of the port, creates a dynamic backdrop.



Entertainment

The area offers many entertainment options to suit every taste and preference. From trendy bars and cozy cafes to galleries and lively nightclubs, there's something for everyone to enjoy. Additionally, the area's proximity to the port ensures a constant flow of energy and provides the option to embark on a journey by sea, adding an element of adventure and convenience to your experience.



Public Services and Facilities

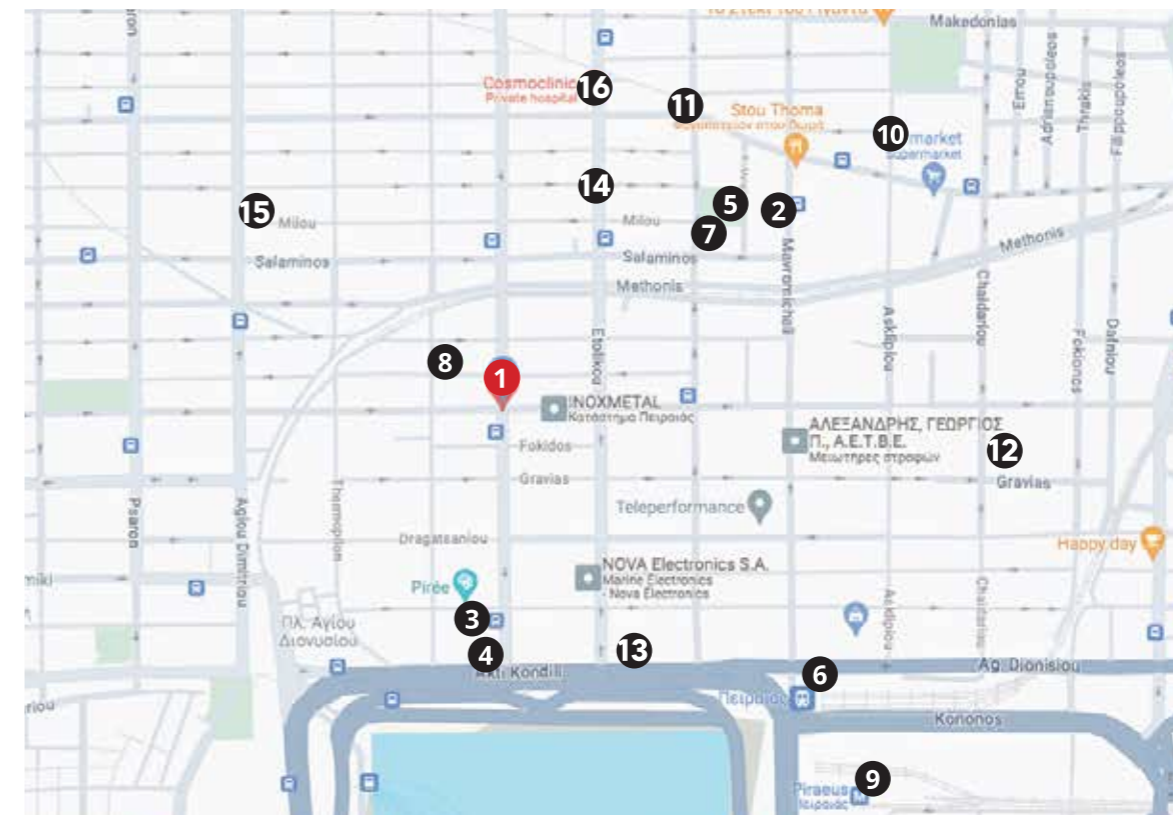
With easy access to metro & train stations and the Piraeus port, getting around the area is easy. Additionally, the presence of green spaces and recreational facilities, such as the Papastrateio Municipal Gymnasium and Swimming Pool, provide both residents and visitors with opportunities for leisure and relaxation.

Location

Agia Sofia is an old large industrial district of Piraeus. In addition to headquarters of many companies, today the area also hosts galleries, bars, and lively entertainment spots and is featured as a vibrant and dynamic destination for its residents and visitors.

Indicative locations and their distance from the property:

- | | |
|---|--|
| 1. Your Home (Egaleo St. & Sfaktirias St.) | 9. Piraeus Metro Station (1km) |
| 2. Music School of Piraeus (550m) | 10. 1st Elementary School of Piraeus (750m) |
| 3. Supermarket (270m) | 11. Pharmacy (550m) |
| 4. Pharmacy (300m) | 12. Papastratio Swimming Pool (600m) |
| 5. Playground (500m) | 13. Bank (450m) |
| 6. Piraeus Train Station (650m) | 14. Pharmacy (550m) |
| 7. Bank (400m) | 15. Supermarket (500m) |
| 8. Restaurant (130m) | 16. Private Hospital (450m) |





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

A+ Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heat 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

-  Property with A+ energy rating
-  Highly energy - efficient double - glazed aluminum systems
-  Large openings to maximize the view
-  Armored / Fire resistant door
-  Autonomous cooling - heat pump
-  Solar water heaters
-  New technology LED lighting
-  Photovoltaic systems with net metering services
-  Smart home
-  Contemporary property of minimal aesthetics
-  Automatic lighting system
-  Fully installed alarm system
-  Contemporary kitchen - bathroom design



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 photovoltaic system with net metering for shared power. Additionally, the installation of 10cm thick 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.





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