

# HEAVEN RESIDENCE



## PROJECT

ALIMOS | 16 MARINOU ANTIPA ST.



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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, 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

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, "Protagonistes 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)



# HEAVEN RESIDENCE



## Project Marinou Antipa St., Alimos

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A modern residential property complex of minimal aesthetics in Alimos.

In the cosmopolitan area of Alimos, in the southern suburbs of Athens, **GREEN Properties** created the impressive **HEAVEN Residence**. This brand new residential complex, with its refined minimal aesthetic, consists of 12 residences.

In harmony with the environment, the majestic gardens with the dreamy pools offer daily moments of relaxation to the residents. In addition, the airy apartments with the large openings allow the natural differentiation of the lighting and the ventilation of the spaces. Finally, the clean lines give the building a modern character, while the symmetry on the central axis captures the attention, creating a harmonious image.

This unique complex is located just 1 km from the sea and the beach of Agios Kosmas and is very close to Vouliagmenis Avenue.

# Neighborhood



## Landscapes

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Along the Athenian Riviera, Alimos has some of the most breathtaking landscapes in the region. From its sandy beaches with crystal-clear water to its scenic coastal promenades with palm trees and rich greenery, every corner of Alimos radiates natural beauty and tranquility. Residents and visitors can take big strolls along the waterfront, enjoying panoramic views of the Saronic Gulf.

## Entertainment

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In addition to its stunning natural landscapes, Alimos offers a vibrant entertainment scene for all tastes and preferences. Along the waterfront and throughout the neighborhood, visitors will find trendy cafes, stylish bars, and lively restaurants serving up delicious Greek cuisine and refreshing cocktails. Moreover, the nearby marina offers opportunities for sailing and water sports.

## Public Services and Facilities

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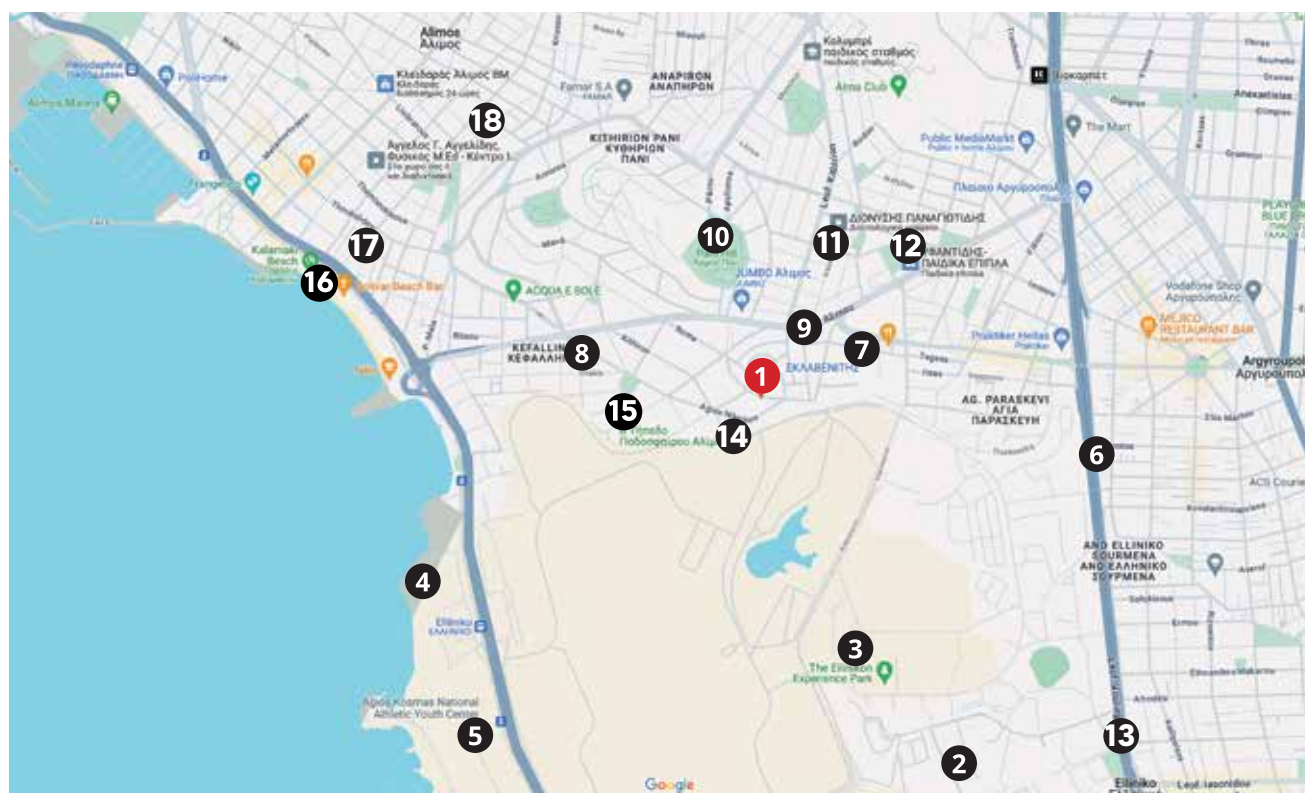
Alimos is not only renowned for its natural beauty and entertainment offerings but also for its excellent public services and facilities. The neighborhood has well-maintained parks and recreational areas where people can enjoy outdoor activities and gatherings with family and friends. Additionally, Alimos is equipped with schools, hospitals, supermarkets, and public transportation options, ensuring convenience and accessibility for its residents.

# Location

Alimos is situated along the picturesque Athenian Riviera. With sandy beaches, spacious promenades, and a rich seaside lifestyle, this area offers the perfect blend of relaxation and urban comfort. With easy access to the center of Athens and a plethora of recreational activities, Alimos is the ideal destination for those seeking a seaside place to live without sacrificing the benefits of city life.

Indicative locations and their distance from the property:

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Your Home (16 Marinou Antipa St.)</li> <li>2. The Ellinikon Experience Park (3.3km)</li> <li>3. The Ellinikon Experience Park playground (2.6km)</li> <li>4. Agios Kosmas Beach (2.9km)</li> <li>5. Agios Kosmas National Athletic Youth Center (2.2km)</li> <li>6. Argyroupoli Metro Station (1.9km)</li> <li>7. Supermarket (550m)</li> <li>8. Pharmacy (800m)</li> <li>9. Bus Stop (400m)</li> </ol> | <ol style="list-style-type: none"> <li>10. Pani Hill (850m)</li> <li>11. Music School of Alimos (750m)</li> <li>12. Troumpari Hill (900m)</li> <li>13. Elliniko Metro Station (2.9m)</li> <li>14. International Metropolitan School- Kindergarten (270m)</li> <li>15. 2<sup>nd</sup> Football Court of Alimos (500m)</li> <li>16. Kalamaki Beach (2km)</li> <li>17. 1<sup>st</sup> Primary School of Alimos (1.8km)</li> <li>18. 1<sup>st</sup> High School of Alimos (2.1km)</li> </ol> |
|---|--|







# 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.



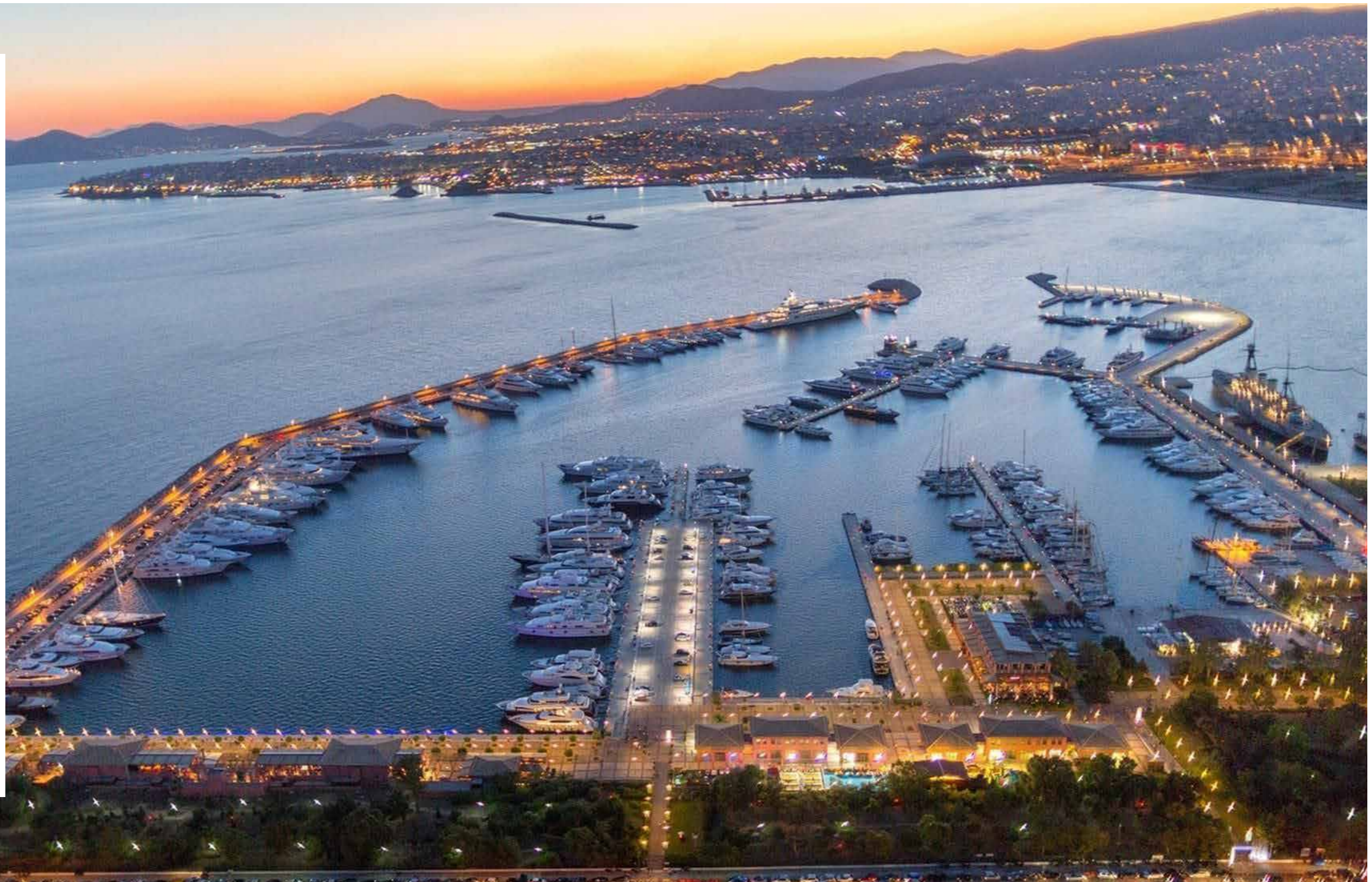
### Large Openings

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
-  Energy - efficient aluminum systems with high levels of thermal and sound insulation
-  Large openings to maximise the view
-  Armored / Fire resistant security door
-  Autonomous cooling - heating heat pump
-  Solar Water Heater
-  New technology LED lighting
-  Photovoltaic systems with net metering services
-  Smart Home
-  Contemporary property of minimal aesthetics
-  Automatic lighting system
-  Kitchens / Closets made in Italy
-  Sanitary appliances made in Italy





# Green Identity

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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

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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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