

WE BUILD  
YOUR DREAMS!

[greenpropertiesdc.com](http://greenpropertiesdc.com)

PROJECT

KALLITHEA | 176 SOFOKLEOUS - 223 ARISTIDOU ST.



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## About Us

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We are the largest design and construction company of residential buildings in Greece.

We build green and smart homes, with high aesthetics, contemporary, A+ energy - efficiency and minimal design.

Our objective is to ensure the ideal home solution at exceptional price, while using high-quality materials tailored to your needs.



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## Key Figures

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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 Sofokleous St. Kallithea

In Kallithea, in a fast developing neighbourhood very close to Davaki Square, we have created a highly impressive residential property that comes to change the status quo of the area.

The challenge for this architectural design was the placement of the building so as to take full advantage of the permeability of the plot from both roads while at the same time enhancing the privacy of the individual residences. The connection with the green element of the surrounding area is achieved through the setback of the building in relation to the boundary of the plot and the creation of an internal atrium.

The residences, using an architectural vocabulary and an architectural unity adapted to the contemporary minimal aesthetic, are arranged in a Π formation, creating a patio, which acts as the core of the property. Large frameless windows allows plenty of natural light to enter the building.

# Neighborhood



## Landscapes

Even though Kallithea is a high-density area near the center of Athens, it can offer more than 18 parks and landscapes to enjoy walks. From Philoppapos Hill to Stavros Niarchos Foundation Cultural Center and Kallithea Marine, you can enjoy walks either on the hill or by the sea.

## Entertainment

Kallithea is a vibrant neighborhood where urban charm meets modern living. Nestled close to the central market, our new project offers an array of benefits that will enrich your daily life. Enjoy the convenience of easy access to amenities, shops, and restaurants, providing you with a dynamic and lively urban experience.

## Public Services and Facilities

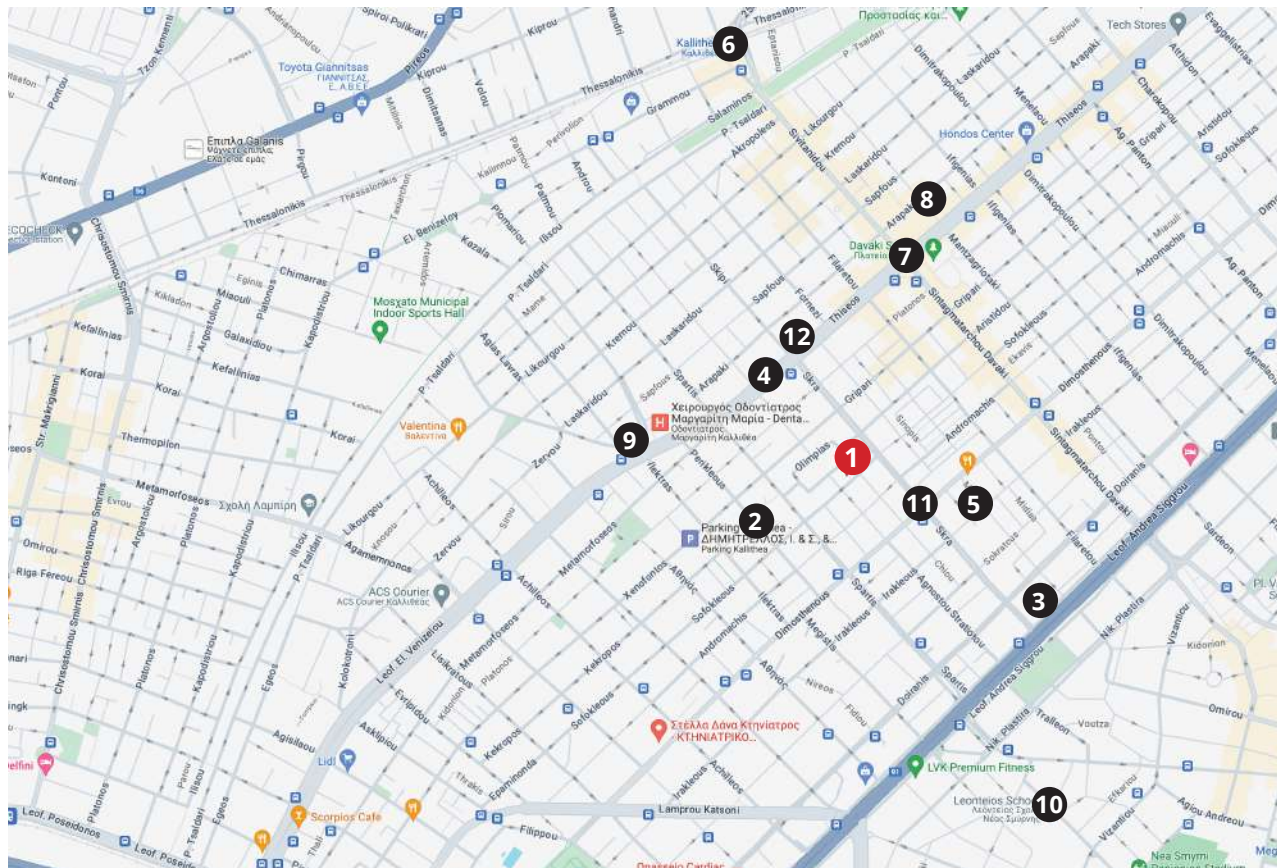
Kallithea is easily accessible as it is very close to central streets, such as Syngrou and Poseidonos Avenues, and there is convenient public transportation, such as buses (040, 106, 550, A2), the Metro Green Line (Line 1) and more Metro Stations under construction and the Suburban Railway (Π2, Π3B). The property is also very close to schools, the central market, Stavros Niarchos Park, National Library of Greece, Greek National Opera and many other facilities.

# Location

If you love the city center and at the same time you want to be near the sea, Kallithea is the best option for you. It has direct access to Stavros Niarchos Foundation Cultural Center, large market and countless choices for entertainment, Kallithea is an excellent choice for you.

Indicative locations and their distance from the property:

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Your home ( 176 Sofokleous / 223 Aristidou St)</li> <li>2. Pharmacy (170m)</li> <li>3. Childrens General Hospital (650m)</li> <li>4. Bank (450m)</li> <li>5. Pharmacy (350m)</li> <li>6. Kallithea Train Station (1.4km)</li> </ol> | <ol style="list-style-type: none"> <li>7. Davaki square (750m)</li> <li>8. Municipality of Kallithea (900m)</li> <li>9. Public gym of Kallithea (650m)</li> <li>10. Leonteios School (1,5km)</li> <li>11. 1st Primary school of Kallithea (220m)</li> <li>12. Supermarket (400km)</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 houses 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

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.



### New Technology Lighting

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



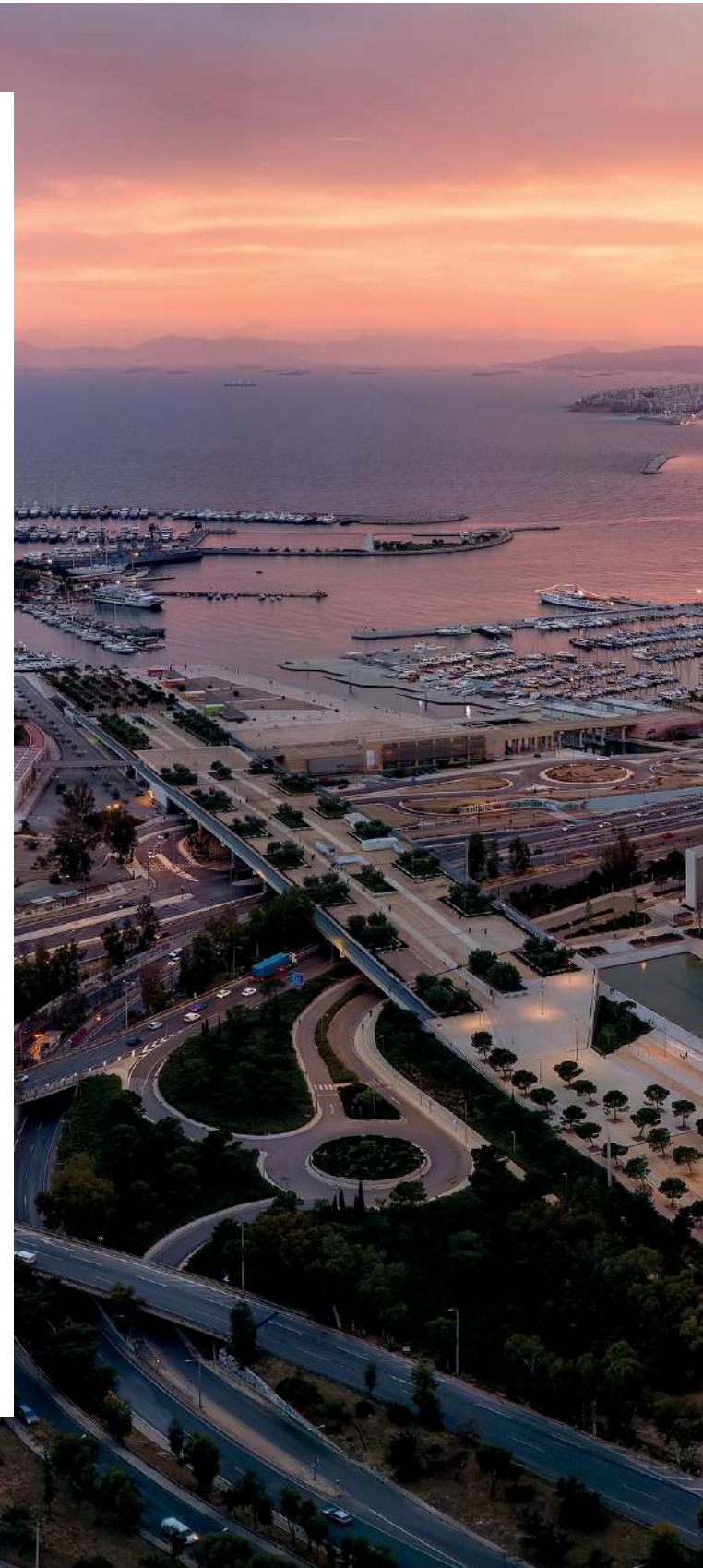
### Large Openings

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.

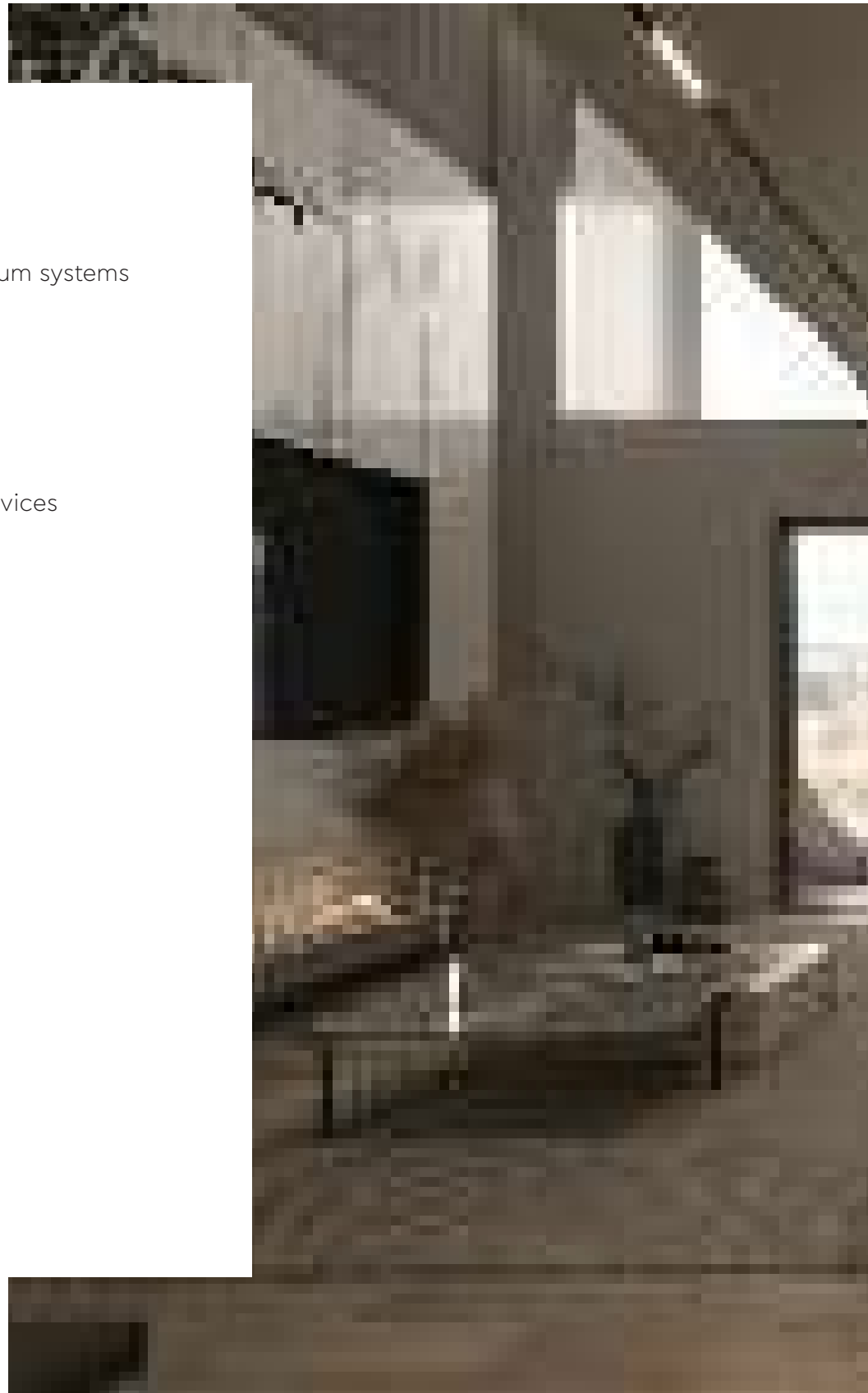




## Project Features

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-  Highly energy - efficient sustainable aluminum systems
-  Armored / Fire resistant door
-  Solar Water Heater
-  Photovoltaic systems with net metering services
-  Fully installed alarm system
-  Contemporary kitchen – bathroom design
-  Large openings to maximise the view
-  Autonomous cooling-heating pump
-  New technology LED lighting
-  Smart home
-  Automatic lighting system
-  Central Antenna





# Green Identity

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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

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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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