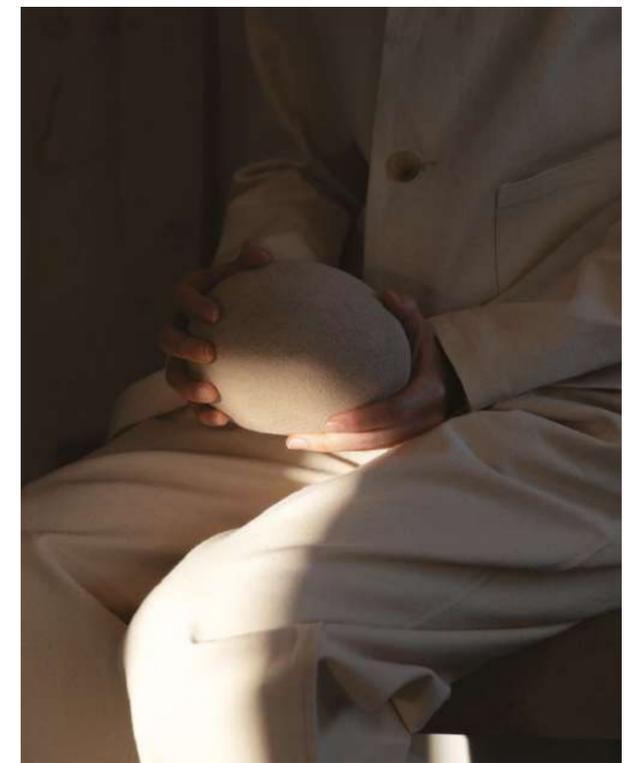


EIDEN

EDEN
RESIDENCE

Gerakas, Eschinou St.





ΑΙΞΥΝΟΥ 9

EDEN RESIDENCE



Eschinou St.

Gerakas

In the Eastern Suburbs of Athens, in Gerakas, GREEN Properties created EDEN Residence, a new complex of eight residences.

The ground floor apartments have a private garden with a swimming pool, while all areas have large openings that provide unobstructed views. Great emphasis was also placed on smart and green architectural design, with solar and photovoltaic panels on the roof. In addition, geometric patterns and linear lighting on the main facade highlight the modern aesthetic.

The complex has direct access to Attiki Odos and is close to sports centers, the Municipal Swimming Pool and the local outdoor cinema.

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.

Apartment Dimension	106sqm – 132sqm
Bedrooms	3
Estimate Completion Date	Winter '24



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

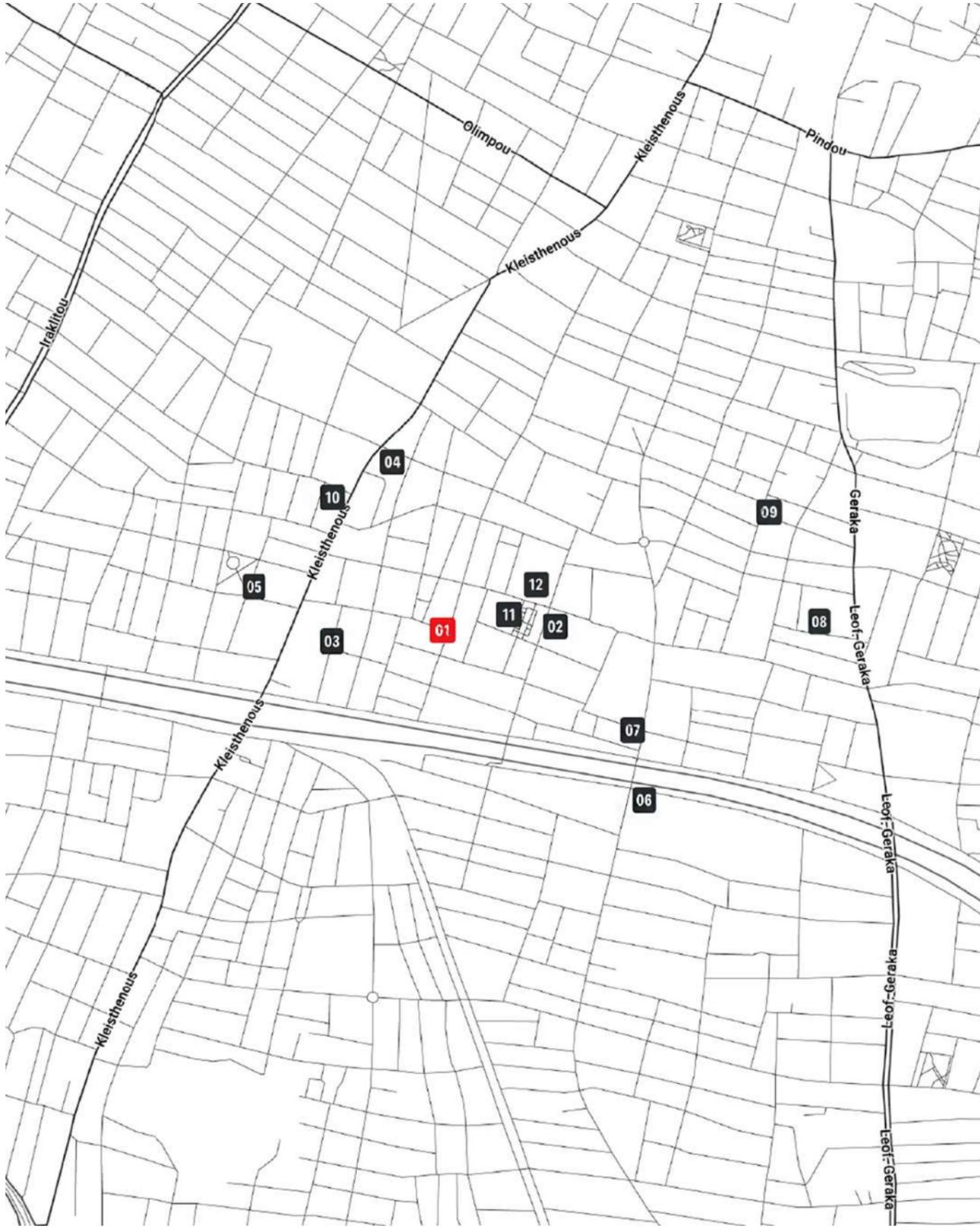
Smart home

Contemporary property of minimal aesthetics

Automatic lighting system

Fully installed alarm system

Contemporary kitchen - bathroom design



Project

Location

Gerakas is a neighborhood very close to the centre of Athens, quiet, with low traffic and with plenty of greenery.

You will find everything you need in the main square of Gerakas, which is a meeting spot for the locals and a jewel for the city.

- 01. Your Home (25 Eschinou St.) | 0m
- 02. High School | 150m
- 03. Supermarket | 500m
- 04. Pharmacy | 600m
- 05. Ekavis Square | 550m
- 06. Bank | 400m
- 07. Primary School | 260m
- 08. Pharmacy | 800m
- 09. Elementary School | 750m
- 10. Supermarket | 550m
- 11. Aristogeitonos Square | 130m
- 12. Cine Gerakas (summer) | 400m



Landscapes

Gerakas, located in East of Attica, boasts a diverse and captivating landscape that provides a tranquil escape from the hustle of urban life. While the scenic beauty of the surrounding countryside remains, new residences tailored for families have emerged, offering an ideal living environment



Entertainment

The vibrant area of Gerakas offers a large variety of entertainment options: charming cafés, lively restaurants, recreational facilities such as sports complexes and parks. Additionally, within a few minutes you can reach the beautiful beaches of East Attiki and go on hiking or on a walking tour to Ymittos.



Public Services

The town's commitment to education is evident in its private and public schools, fostering a nurturing environment for learning.

Gerakas also has a well-connected public transportation system, with access to buses, metro stations and suburban railway.

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.

Pool & Garden

EDEN Project

Immerse yourself in luxury with our stunning pool! The refreshing pool area offers relaxation and fun year-round. Surrounded by beautiful landscapes and lounging spaces, the pool is perfect for sunbathing or social events. It's an ideal spot to unwind and enjoy both serene moments and lively gatherings.





Living Room

EDEN Project

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.

Bedroom

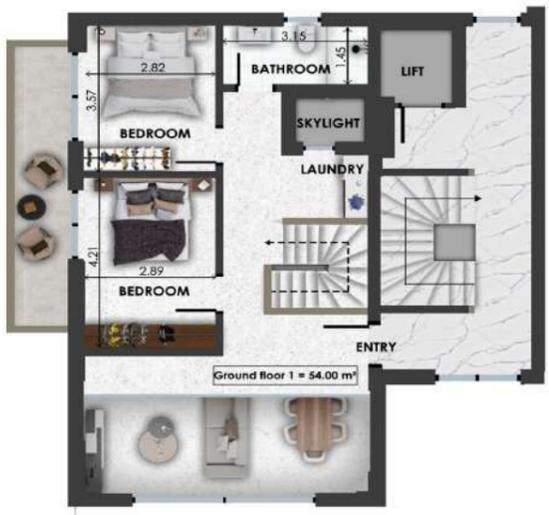
EDEN Project

Experience peace and luxury in your bedroom!

Designed for comfort and relaxation, our bedrooms feature high-quality materials and modern furnishings.

The quiet, cozy space invites you to enjoy restful sleep and tranquility, creating a perfect retreat from the everyday hustle. It's your personal haven for relaxation and rejuvenation.





EDEN Project

Ground & 1st Floor

GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	132sqm	GF & 1	3	3	Pool/ Garden



EDEN Project

Ground & 1st Floor

GF2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	118sqm	GF & 1	3	3	Pool / Garden



EDEN Project

2nd & 3rd Floor

B1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	125sqm	2 & 3	3	3	



EDEN Project 2nd & 3rd Floor

B2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	113.5sqm	2 & 3	3	2	



EDEN Project

2nd & 3rd Floor

B3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	106sqm	2 & 3	3	2	



EDEN Project 2nd & 3rd Floor

B4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	106sqm	2 & 3	3	2	



Apartment

Features

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.



GREEN Properties

Design & Construction

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.

278
| strong in - house team

49
| projects under development

39
| new projects

140,000sqm
| of buildable space under development



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.

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.



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 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.



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».



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
(Occupational Health and Safety)

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".



TUV AUSTRIA EN ISO 9001:2015
(Quality Management System)

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.



TUV AUSTRIA EN ISO 14001:2015
(Environmental Management System)

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".



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