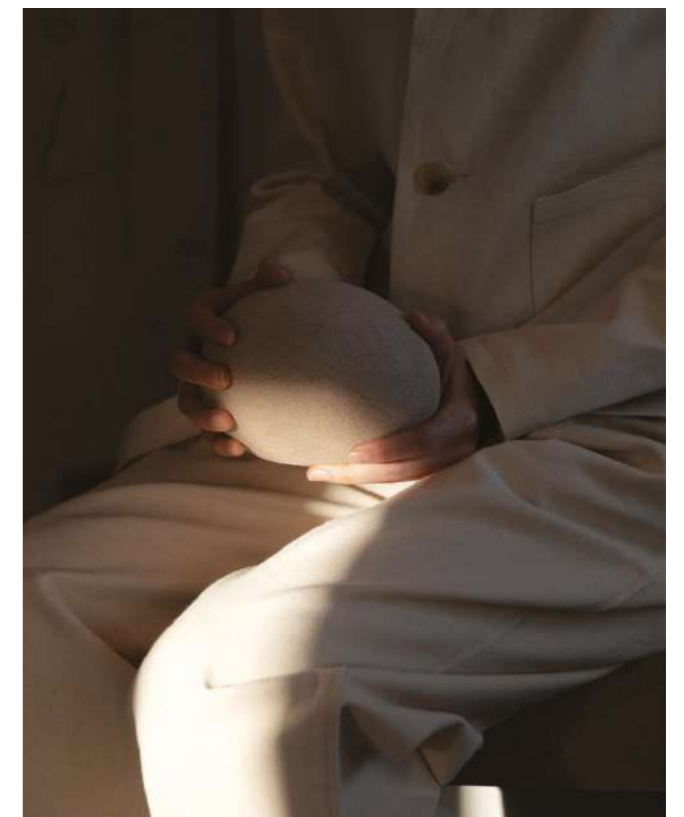




GALAXY
RESIDENCE

Gerakas, Serifou St.







Serifou St.

Gerakas

In an ascending suburb of South Attica, in Gerakas, on a bright plot with excellent orientation and easy access via Attiki Odos, we created a residential property complex of high aesthetics and minimal architectural approach.

The main idea of the composition was the creation of four property volumes in a staggered linear placement, aiming at the permeability of the apartments, to create a dynamic sequence in the facade.

The aim was the simplicity of the form. Each property integrates the design of its staircase in a strategic position to make the most of the permeability while leaving space for the creation of private gardens for exclusive use with swimming pools.

The property coexists with its surroundings with the gardens of exclusive use to dominate together with the water element, both on the ground floor and the floor of the apartments. The demand in all the ground floor areas was the direct contact with the environment, visually and functionally, with large openings and high-end minimal windows.

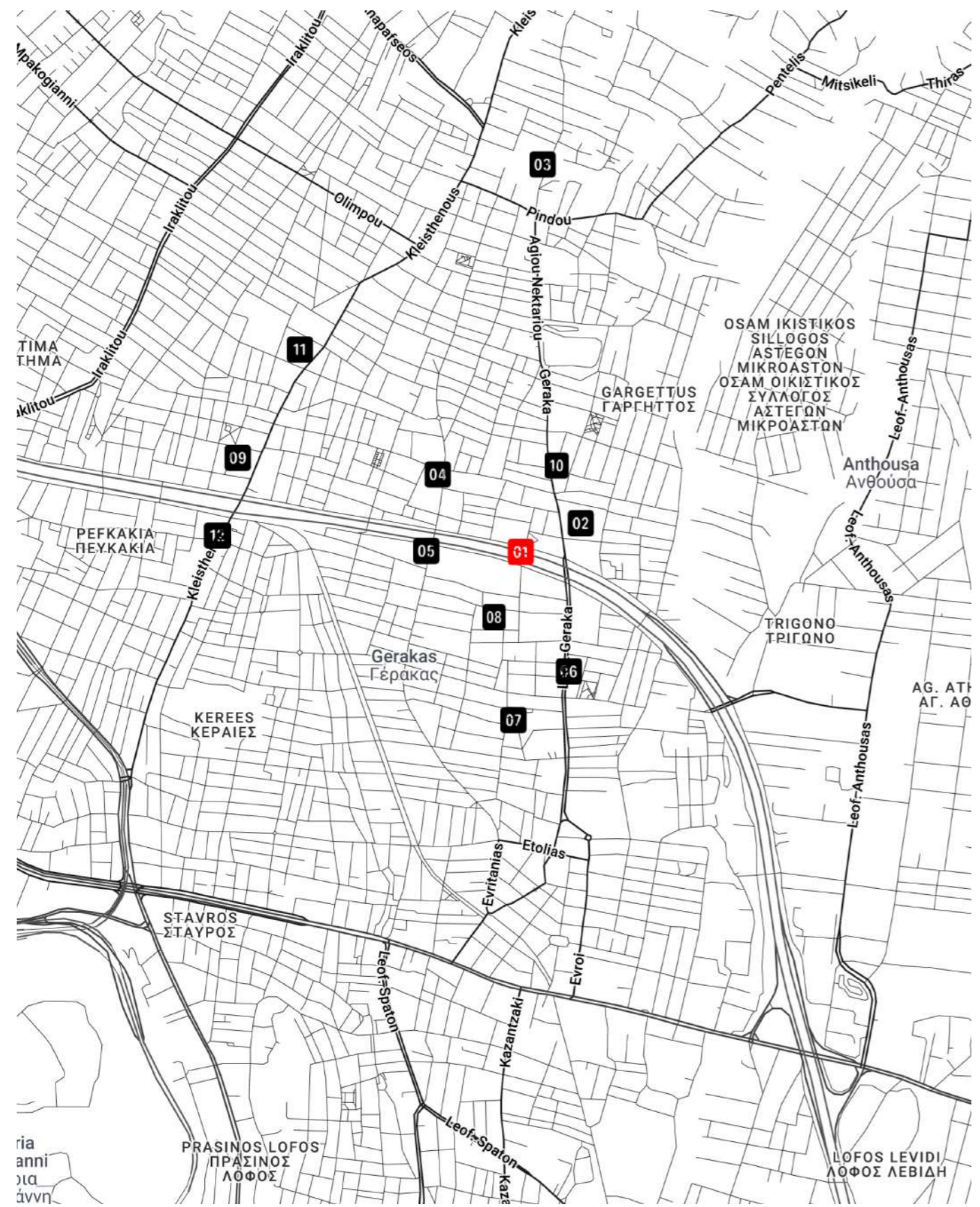
Apartment Dimension	—————• 66sqm – 159sqm
Bedrooms	—————• 1 - 3
Estimate Completion Date	—————• Summer '24



Project

Features

- Highly energy - efficient sustainable aluminum systems
- Armored / Fire - resistant door
- Solar water heater
- Photovoltaic systems with net metering services
- Contemporary property of minimal aesthetics
- Fully installed alarm system
- 10cm thermal facade throughout the outer shell of the property
- Autonomous cooling - heat pump
- Central Antenna
- Large openings to maximize the view
- Latest technology LED lighting
- Latest lighting system
- Property with A+ energy rating
- 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 (Serifou & Perikleous St.) 0m
- 02. Park 350m
- 03. Supermarket 1km
- 04. Primary school 500m
- 05. Bank 350m
- 06. Pharmacy 450m
- 07. Town Hall 650m
- 08. Junior High school 270m
- 09. Supermarket 1.1km
- 10. Pharmacy 550m
- 11. Gym 1.3km
- 12. ATM 1.1km



Landscapes

Gerakas, located in the eastern suburbs of Athens, enjoys a diverse landscape. This area offers a balance between urban living and natural beauty. Residents can explore nearby parks and green spaces, which provide a serene environment for leisurely walks and outdoor activities. The surrounding hills offer picturesque views of Athens, making it an ideal place for those who appreciate scenic landscapes.



Entertainment

Gerakas caters to various entertainment preferences. It features a thriving culinary scene with a wide range of traditional Greek tavernas, modern eateries, and international cuisine restaurants. Additionally, the neighboring areas of Pallini and Kifisia offer vibrant nightlife options, including bars, clubs, and cultural events. Sports enthusiasts can enjoy activities at nearby sports complexes and gyms.



Public Services

Gerakas provides residents with convenient access to essential public services and facilities. The area is home to schools at different levels, ensuring quality education for families. Healthcare needs are met by local clinics and medical centers. Efficient transportation options, including bus routes and proximity to the Attiki Odos highway, make commuting easy. Nearby shopping centers, supermarkets, and local markets offer a variety of shopping opportunities, enhancing the overall quality of life in Gerakas.

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

GALAXY 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

GALAXY 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.





Kitchen

GALAXY Project

Discover your dream kitchen! With modern appliances, spacious countertops, and excellent functionality, our kitchen blends style and practicality. The lighting and ergonomic design create the perfect space for daily meals and culinary adventures. Enjoy cooking in a space that inspires and delights, making every meal a special experience.

Bedroom

GALAXY 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.





GALAXY Project 2nd Floor

K1-B1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	123sqm	2	3	3	



GALAXY Project

Ground & 1st Floor

K1-GF2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	117.1sqm	GF & 1	3	2	Pool / Garden



GALAXY Project

Ground & 1st Floor

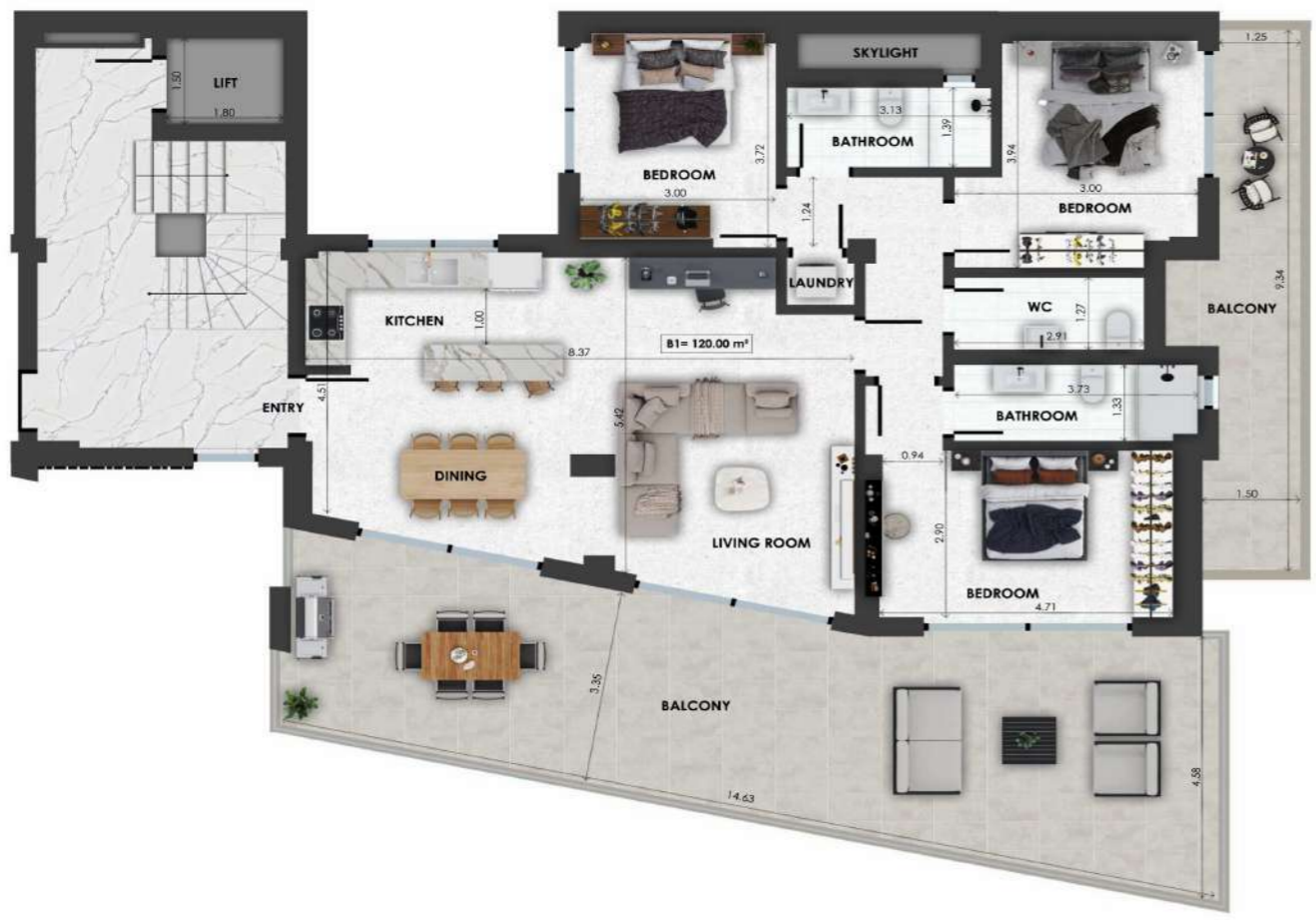
K2-GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	140.1sqm	GF & 1	3	3	Pool/ Garden



GALAXY Project

Ground & 1st Floor

K2-GF2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	130.7sqm	GF & 1	3	3	Pool



GALAXY Project
2nd Floor

K3A-B1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	120sqm	2	3	3	



BASEMENT PLAN



GALAXY Project

Ground & 1st Floor & Und/gnd

K3A-GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	159.1sqm	GF & 1 & U	3	3	Jacuzzi / Garden



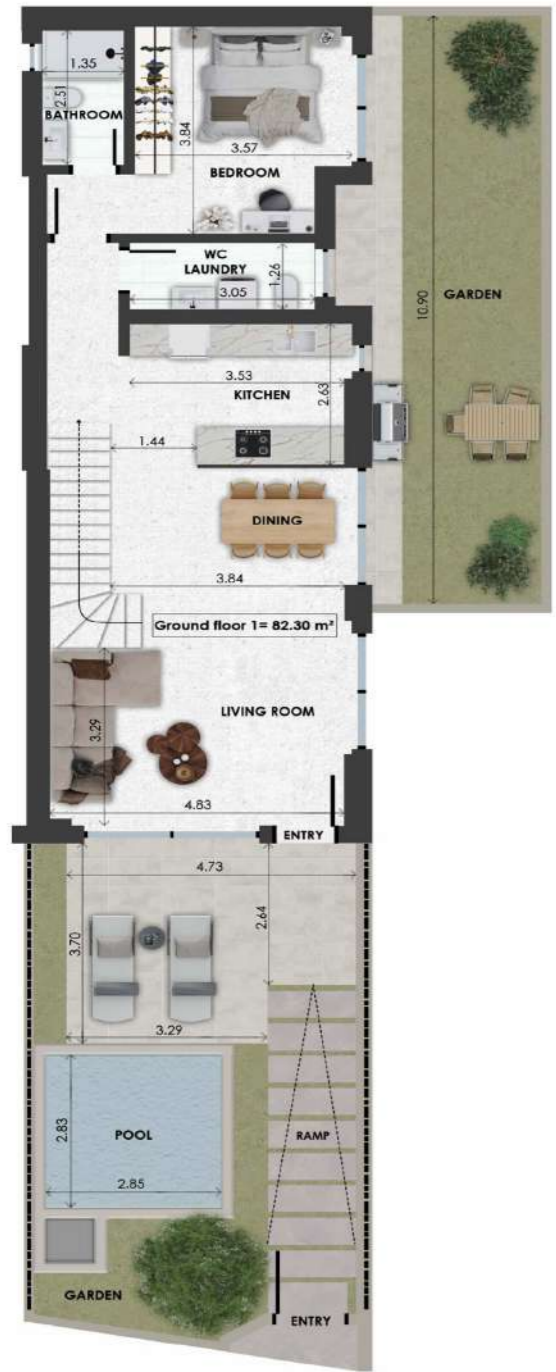
GALAXY Project
2nd Floor

K3B-A1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	157sqm	2	3	3	Jacuzzi



GALAXY Project
2nd Floor

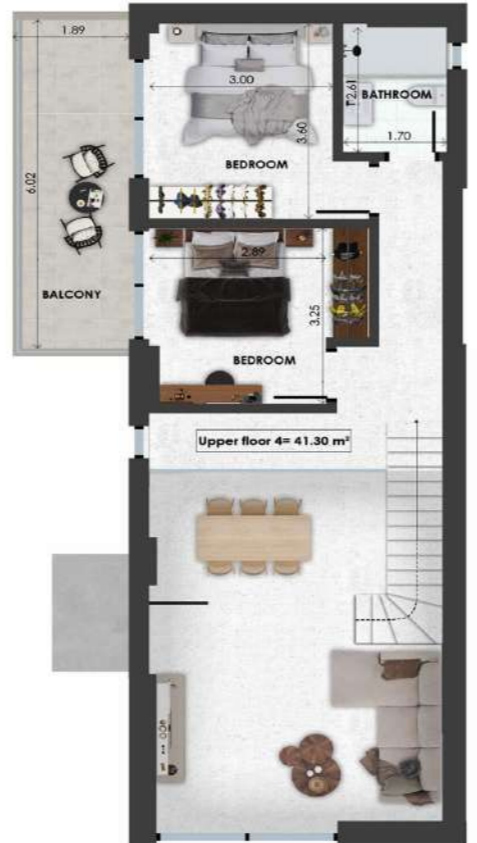
K3B-A2	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	138sqm	2	3	3	Pool



GALAXY Project

Ground & 1st Floor & Und/gnd

K3B-GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	149.4sqm	GF & 1 & U	3	4	Pool/ Garden



BASEMENT PLAN



GALAXY Project

Ground & 1st Floor & Und/gnd

K3B-GF4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	157.5sqm	GF & 1 & U	3	4	Pool / Garden



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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