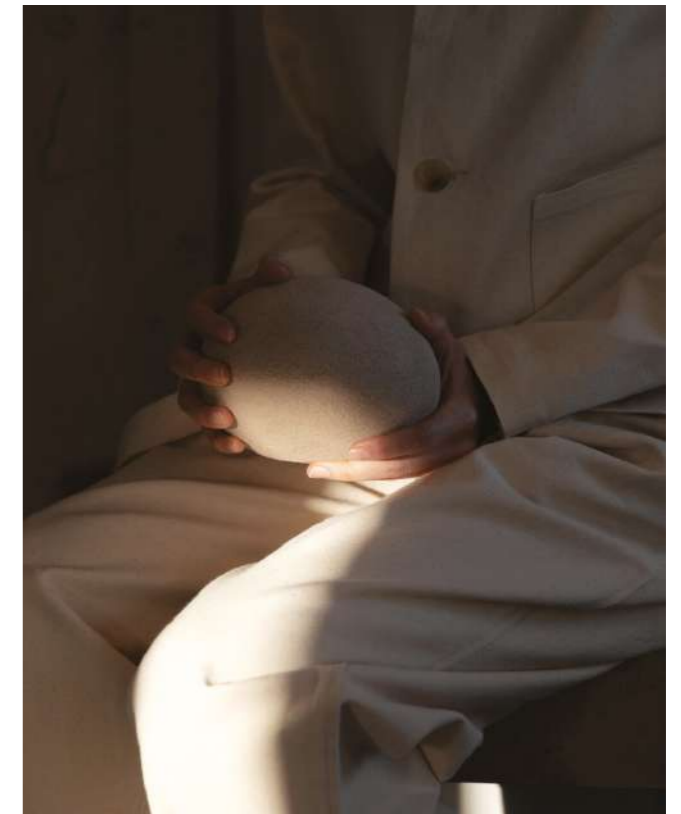




LUMINA  
RESIDENCE

Gerakas, Volou St.





LUMINA  
RESIDENCE

# LUMINA RESIDENCE



Volou St.

## Gerakas

GREEN Properties presents LUMINA Residence, a new residential complex in Gerakas consisting of 9 modern residences (2 apartments and 7 Lofts).

The ground-floor apartments offer private pools, while all the residences are designed with an emphasis on functionality and comfort, featuring 2 to 3 bedrooms. The complex stands out for its modern design, the use of contemporary materials, and its energy efficiency, ensuring a pleasant and high-quality living experience.

The location of the complex provides immediate access to essential local amenities such as schools, supermarkets and shops while being close to the Attiki Odos highway and public transport options that facilitate travel to the center of Athens.

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.

The green philosophy advocated by our company is applied to all our projects. We take advantage of the orientation of the buildings for natural light and install photovoltaics with a net metering system for the shared electricity. We also apply a thermal facade to the entire external surface of the building to minimize energy losses and use energy-efficient aluminum frames of high aesthetics. These practices not only save energy, but also reduce our environmental footprint.

Apartment Dimension	→	69sqm - 134sqm
Bedrooms	→	2 - 3



Project

# Features

Highly energy-efficient sustainable aluminum systems

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Armored / Fire resistant security door

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Solar Water Heater

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Photovoltaic systems with net metering services

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Contemporary property of minimal aesthetics

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Fully installed alarm system

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Contemporary kitchen – bathroom design

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Large openings to maximise the view

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Autonomous cooling-heating pump

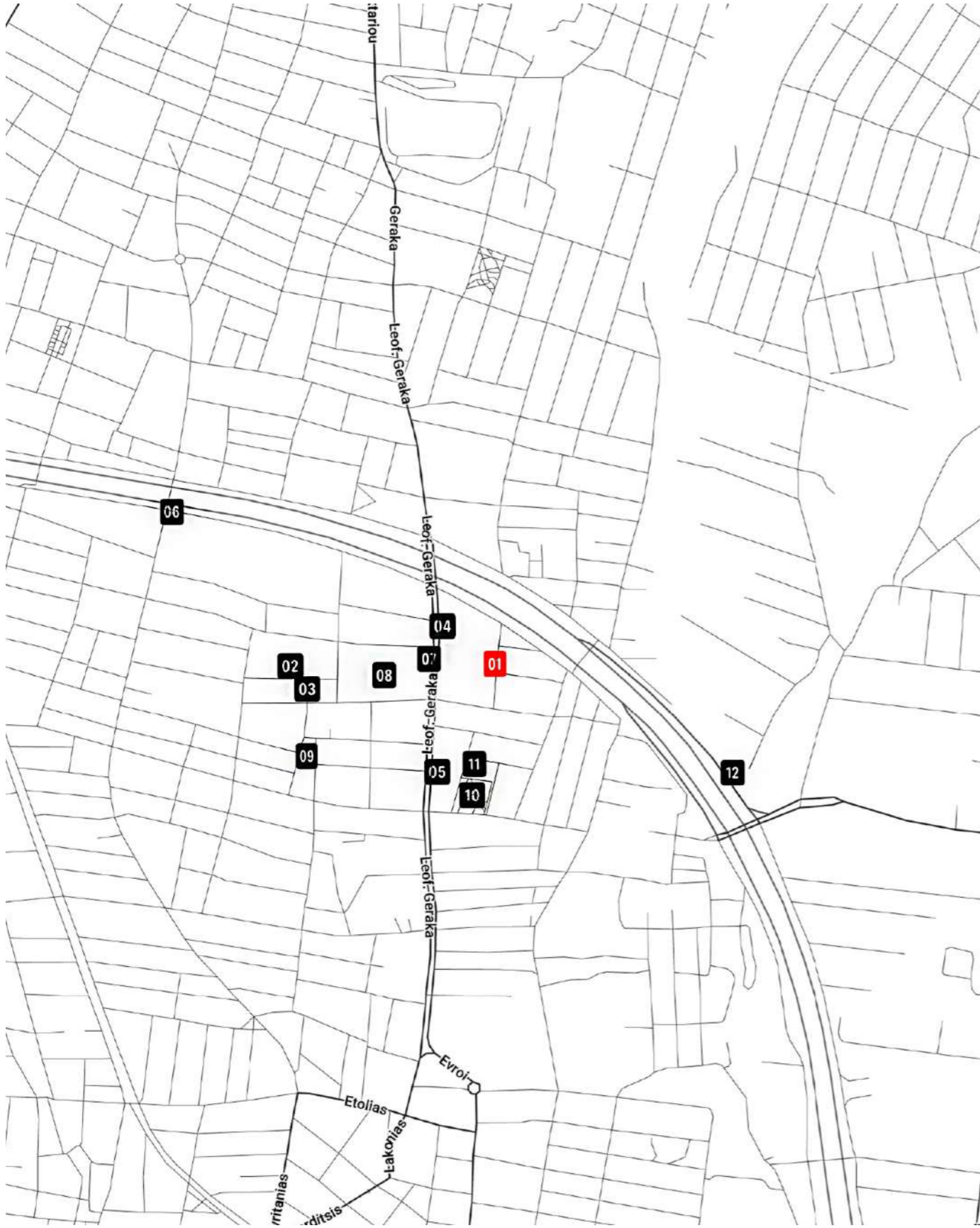
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Smart home

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Property with A+ energy rating

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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. |—————| 0m  
Your home (6 Volou St.)
- 02. |—————| 400m  
High School
- 03. |—————| 400m  
Artistic School
- 04. |—————| 260m  
Bus Stop
- 05. |—————| 1km  
Pharmacy
- 06. |—————| 1km  
ATM
- 07. |—————| 200m  
Bus stop
- 08. |—————| 240m  
Sports Center
- 09. |—————| 500m  
Park
- 10. |—————| 400m  
Square
- 11. |—————| 350m  
Kindergarten
- 12. |—————| 700m  
Toll Station



# 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

LUMINA 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

LUMINA 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

LUMINA 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.





Apartment

# Features

## Energy Efficient Buildings

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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

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Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.

## Thermal Facade

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10 cm throughout the outer shell of the building.

## Solar Powered Buildings

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Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.

## Latest Technology Lighting

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

## Large Openings

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Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.

## Underground Parking Facilities

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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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