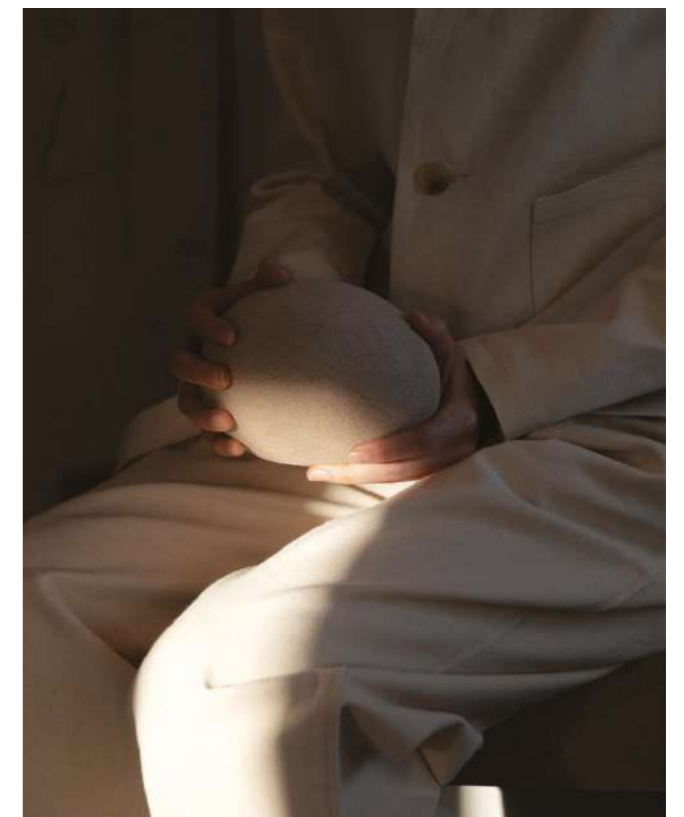


PANORAMA
RESIDENCE

Kryoneri, Attaleias St.





PANORAMA
RESIDENCE



Attaleias St.

Kryoneri

In the elegant area of Kryoneri, Attica, we have designed 2 unique buildings that guarantee harmony and privacy to its residents, in both the internal and external areas of the property.

Residences with unobstructed view towards the green scenery, natural light, gardens on consecutive levels and orientation that ensures fewer heat losses. Residences that combine the functionality with the economy and the contemporary well-being.

The residences on the ground floor have private garden and pool, which add an extra spot for relaxation and wellness in the daily life of the residents.

Apartment Dimension	→	139.5sqm – 202.5sqm
Bedrooms	→	3
Estimate Completion Date	→	Summer '25



Project

Features

Highly energy-efficient sustainable aluminum systems

Armored / Fire resistant door

Large openings to maximize the view

Autonomous cooling-heating pump

Automatic lighting system

Solar water heaters

Smarthome

Photovoltaic systems with net metering services

Pre-installation for an alarm system

Contemporary property of minimal aesthetics

Property with A+ energy rating

Contemporary kitchen – bathroom design

Central Antenna



Project

Location

Kryoneri is one of the most elegant and quiet areas of Attica. It is known for its position amongst green pine forests and its cool climate. Very close to the area, the waterfalls of Rapentosa and the former royal estate of Tatoi Palace are located, which are ideal destinations for your daily excursion to nature. The local market of Kryoneri is quite rich and constantly develops!

- 01. |—————• 0m
Your home (Attaleias 10)
- 02. |—————• 210m
Junior High school
- 03. |—————• 1.2km
Cultural Center
- 04. |—————• 850m
Pharmacy
- 05. |—————• 1.2km
Court
- 06. |—————• 850m
Gym
- 07. |—————• 550m
St. Annies Grove
- 08. |—————• 800m
Supermarket
- 09. |—————• 900m
Pharmacy
- 10. |—————• 1.2km
Primary School



Landscapes

Kryoneri is a beautiful neighborhood in the northern suburbs of Athens, known for its peaceful environment. Surrounded by mountains and green spaces, it offers residents stunning views and a tranquil setting. The fresh air and nearby forests make it an ideal place for nature lovers to take walks, hike, or cycle while enjoying the beauty of the natural surroundings. Kryoneri's landscape provides a perfect blend of suburban life with access to nature, making it a high-demand location for those seeking a quiet escape from the city's hustle.



Entertainment

Regarding entertainment, Kryoneri offers a mix of local cafes and traditional tavernas where residents can socialize or dine. Over the years, the rapid population growth and fast-paced construction have shaped the area significantly. Commercial activities have been concentrated along the main road, allowing the residential zones to maintain their peaceful atmosphere. To manage the increased traffic, one-way streets were introduced, effectively reducing congestion in the town center. While Kryoneri doesn't boast a vibrant nightlife, its cozy spots and family-friendly environment make it a pleasant place to relax and unwind.



Public Services

Kryoneri has seen improvements in its public services, contributing to a better quality of life for its residents. The neighborhood recently added a second entrance from the south, near its border with Ekali, significantly reducing the traffic load on its main road. Public transport is also well-maintained, with bus line 509 connecting Kryoneri to the Zirineio Municipal Stadium in Kifissia every forty minutes, offering a convenient link to nearby areas.

Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless Aesthetics

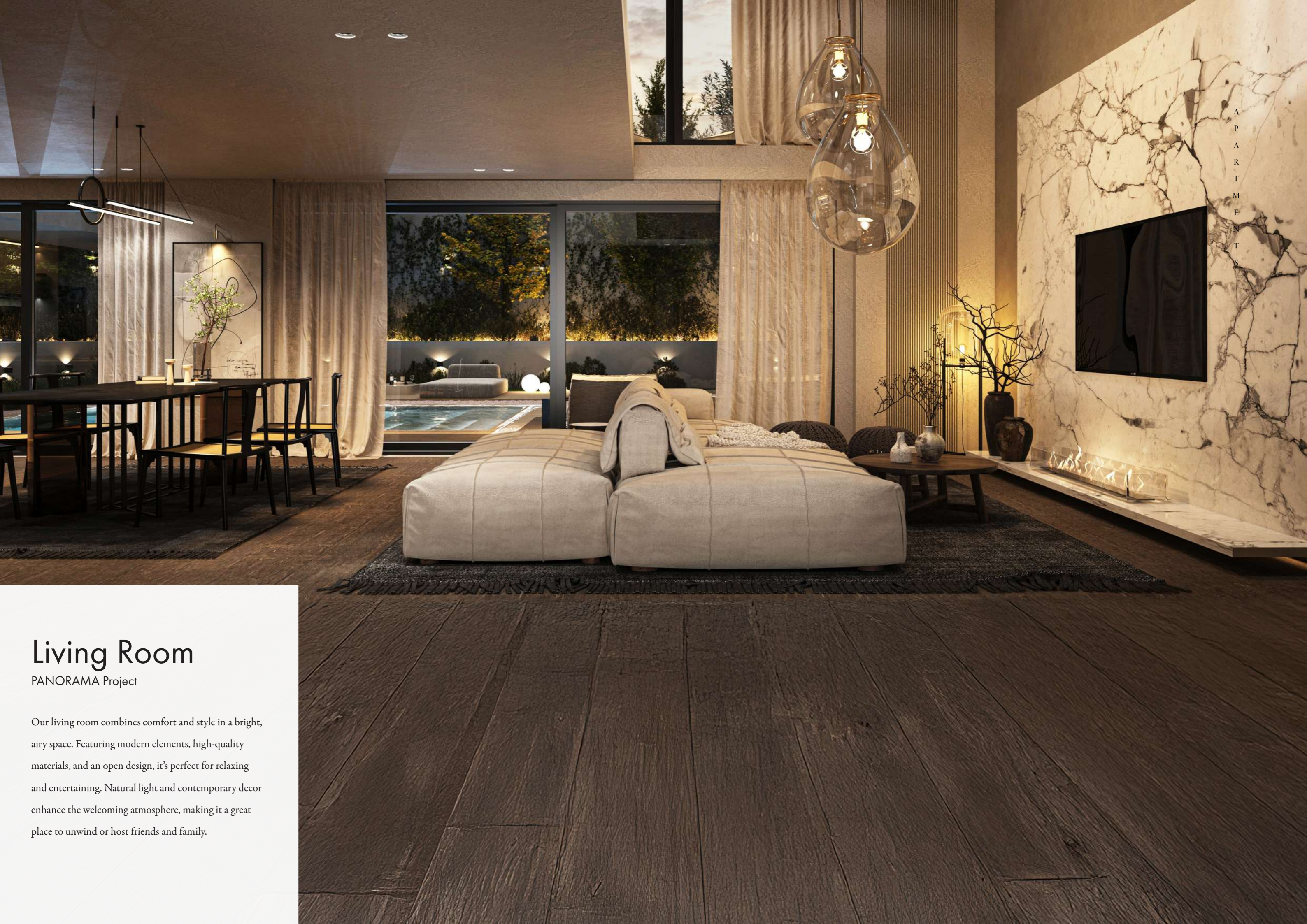
Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.

Pool & Garden

PANORAMA 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

PANORAMA 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

PANORAMA 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

PANORAMA 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.



PANORAMA Project
- 1, Ground, 1st & 2nd Floor

KAM1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	198.5sqm	-1, GF, 1 & 2	3	4	Pool / Garden



PANORAMA Project
- 1, Ground, 1st & 2nd Floor

KAM2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	198sqm	-1, GF, 1 & 2	3	4	Pool / Garden



PANORAMA Project
-1, Ground, 1st & 2nd Floor

KAM3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	196.5sqm	-1, GF, 1 & 2	3	4	Pool / Garden



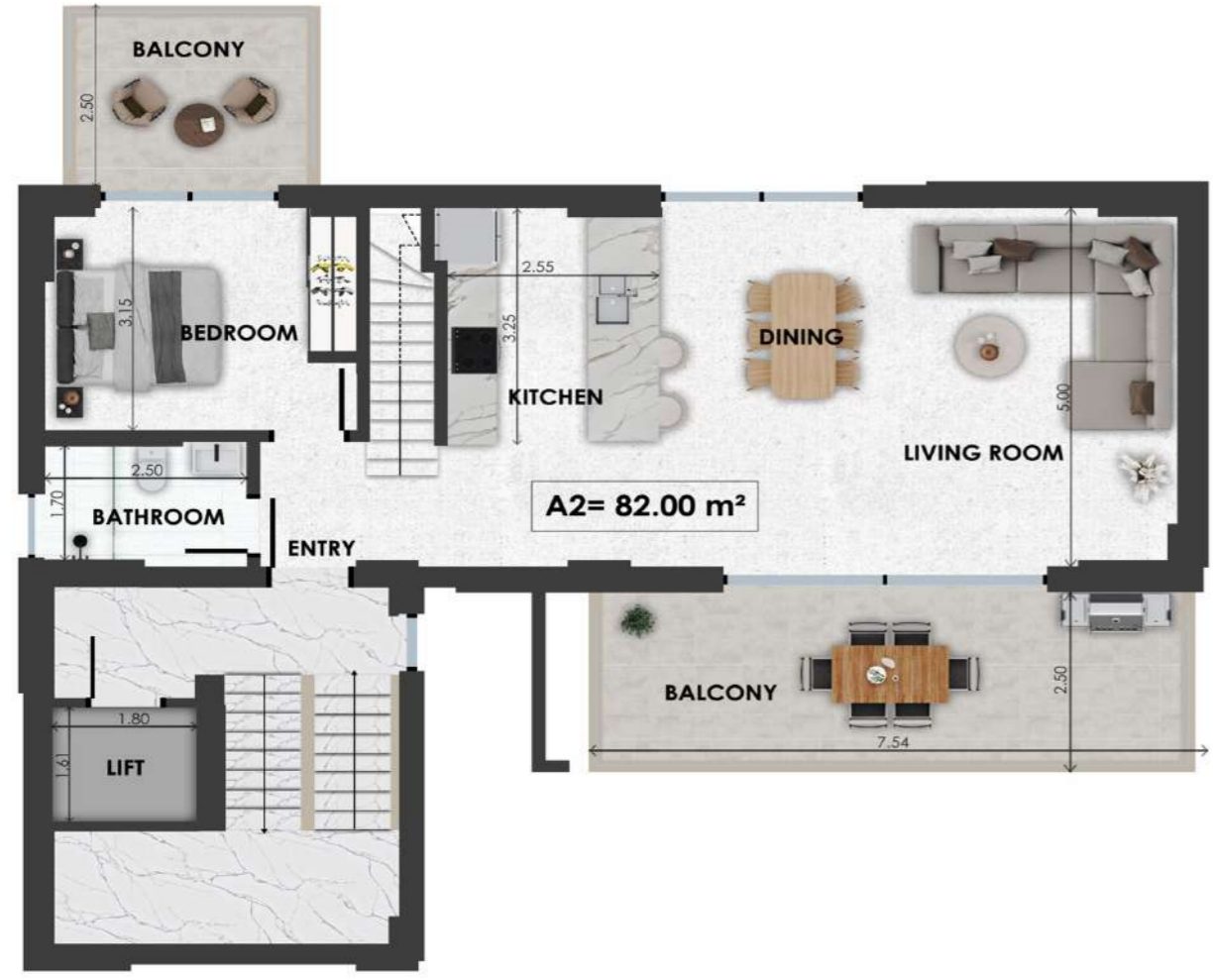
PANORAMA Project
-1, Ground, 1st & 2nd Floor

KAM4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	202.5sqm	-1, GF, 1 & 2	3	4	Pool / Garden



PANORAMA Project
1st & 2nd Floor

KB A1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	149sqm	1 & 2	3	2	



PANORAMA Project
1st & 2nd Floor

KB A2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	139.5sqm	1 & 2	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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