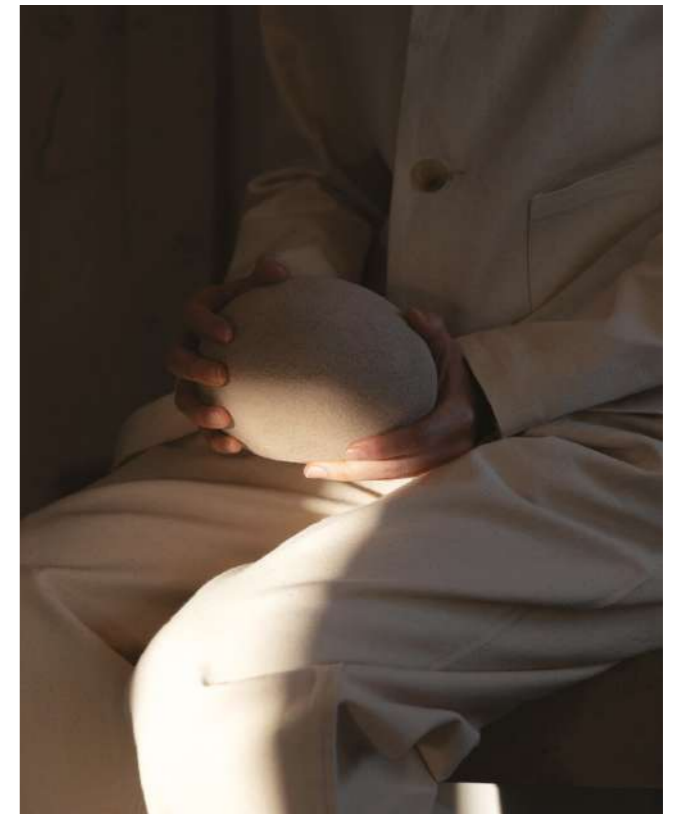




CITY  
RESIDENCE

Moschato, Omirou St.





Omirou st.

# Moschato

GREEN Properties presents City Residence, a new luxury residential complex in Moschato, located at Omirou 42. It features 8 residences – 4 modern apartments and 4 lofts – designed with a minimalist aesthetic.

The building boasts large openings that flood the spaces with natural light, while the cooling-heating systems, photovoltaic panels and smart home technology ensure energy efficiency and comfort in everyday living.

City Residence is ideally located, offering immediate access to major roads, the ISAP station, shopping areas, schools and services.

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	→ 48.5sqm - 81.5 sqm
Bedrooms	→ 1 - 2





Project

# Features

Energy Aluminium frames for high levels of thermal and sound insulation

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Large openings to maximize the view

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Armored / Fire resistant security door

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Autonomous cooling-heating heat pump

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Solar water heaters

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New technology LED lighting

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Smart home

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Contemporary property of minimal aesthetics

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Automatic lighting system

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Property with A+ energy rating

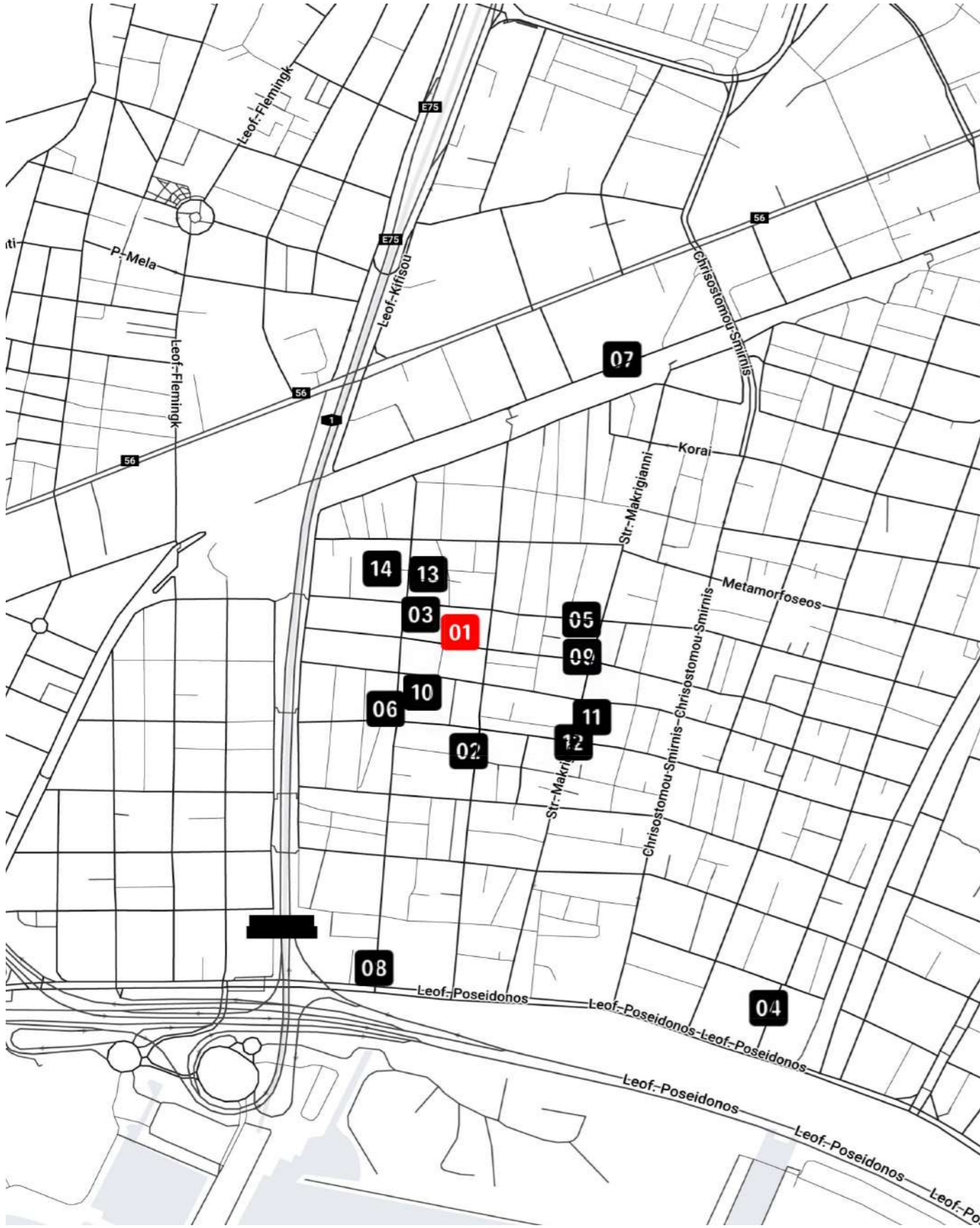
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Modern kitchen-bathroom design

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Photovoltaic systems with net metering services

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Project

# Location

Moschato is a modern area of Athens that blends the comfort of urban living with the tranquillity of a suburb. Strategically located near the center of Athens and Piraeus, it offers easy access to transportation, shopping, restaurants and recreational spaces. The area is ideal for families and professionals seeking quality of life in their daily routines

- 01. |————— 0m  
Your home (42 Omirou St.)
- 02. |————— 270m  
Nursery School
- 03. |————— 1.5km  
Indoor Gym
- 04. |————— 62m  
Square
- 05. |————— 260m  
Supermarket
- 06. |————— 270m  
Pharmacy
- 07. |————— 800m  
ISAP Station
- 08. |————— 700m  
High School
- 09. |————— 260m  
Bank
- 10. |————— 200m  
Bakery
- 11. |————— 400m  
K.E.P.
- 12. |————— 180m  
Restaurants
- 13. |————— 180m  
Cultural Center
- 14. |————— 350m  
Primary School





# Landscapes

Moschato blends urban life with green spaces, offering a unique setting in Athens. The area is characterized by its well-maintained parks and tree-lined streets. Its proximity to the sea enhances its appeal, providing residents with beautiful waterfront views and pleasant outdoor spaces for relaxation. The nearby green areas offer opportunities for strolls and light outdoor activities, making Moschato a perfect place for those who appreciate a balance between city life and nature.





# Entertainment

Moschato's central square is a bustling hub with cafes, restaurants and local shops where residents and visitors can enjoy diverse culinary experiences and social gatherings. Throughout the year, Moschato hosts various cultural events, including music festivals, art exhibitions, and local fairs that draw crowds from across Athens. Additionally, the area's proximity to the coastline provides easy access to beach activities and seaside relaxation.





# Public Services

Moschato is well-equipped with essential public services and amenities, ensuring a comfortable living environment. The neighborhood features several schools, healthcare facilities and local markets that cater to everyday needs. Parks and recreational areas are readily available, enhancing the quality of life for residents. Its strategic location offers excellent connectivity, with major transport links such as the ISAP train line providing convenient access to central Athens and the “Eleftherios Venizelos” airport.



# 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.



# Living Room

City 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

City 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

City 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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