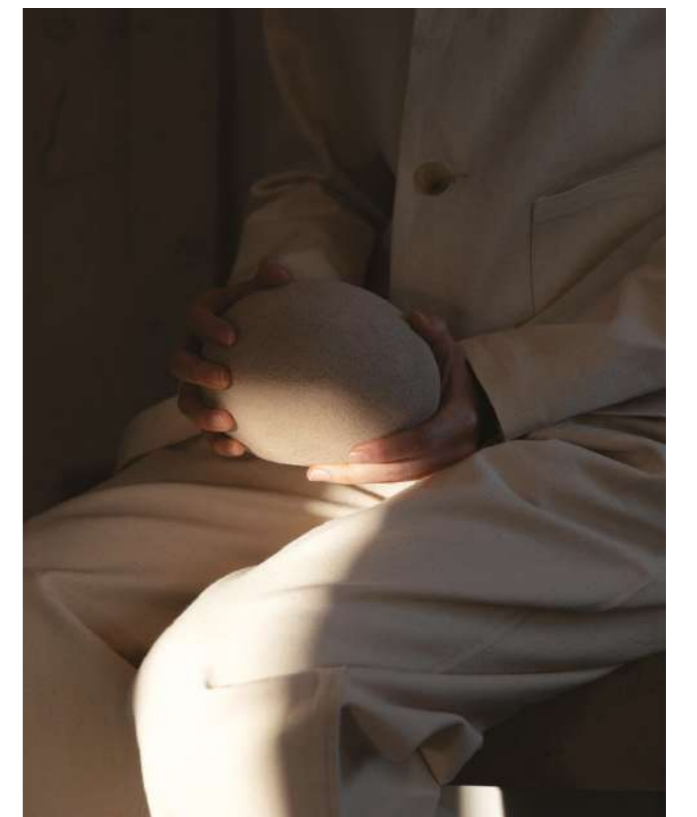




IONIA
RESIDENCE

Nea Ionia, Likias St.





IONIA
RESIDENCE

IONIA RESIDENCE



Likias St.

Nea Ionia

Contemporary residences with A+ energy rating and minimal aesthetics in Nea Ionia.

The new project by Lux & Easy Residences in Nea Ionia comes to enhance the concept of well-being in town and in daily life.

It consists of 16 permeable residences that offer their residents privacy by placing the central staircase in the centre of the property.

The residences located on the ground floor have private gardens offering an oasis of relaxation and direct contact with the natural environment. The planted area of shared use, the clean lines and earthy tones of the property create a unique setting that brings warmth and euphoria.

Apartment Dimension	—————• 48sqm – 159sqm
Bedrooms	—————• 1 - 3
Estimate Completion Date	—————• Spring '25



Project

Features

Highly energy - efficient sustainable aluminum systems

Armored/ Fire resistant door

Photovoltaic systems with net metering services

Contemporary property of minimal aesthetics

Pre-installation for an alarm system

Contemporary kitchen – bathroom design

Large openings to maximize the view

Autonomous cooling-heating pump

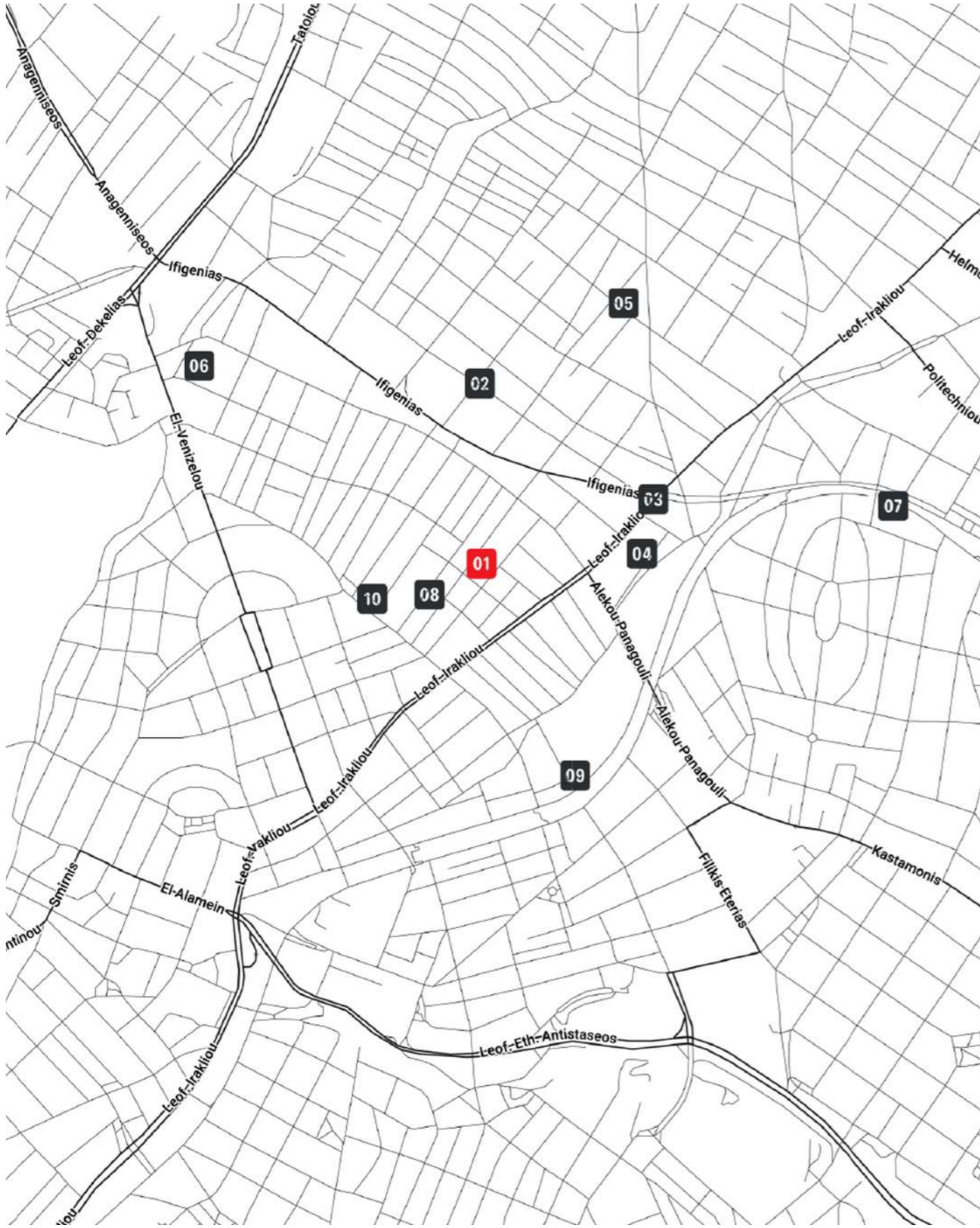
New technology LED lighting

Smart home

Automatic lighting system

Property with A+ energy rating

Central Antenna



Project

Location

Nea Ionia creates the feeling of the old neighborhood, with the traditional houses and the greenery. Its hangouts offer many and different options for entertainment. It is a place of origin of some of the greatest artists of modern Greece. Nea Filadelfeia grove is located very close to Nea Ionia, which is ideal for walking, jogging, exercising, for play time with the kids and relaxation. Station (Line 3) and towards the north side you will find the Neo Irakleio Suburban Railway Station. Also, Neo Irakleio has many bus lines towards nearby municipals, and public transport with starting point the railway station.

- 01. | — 0m
Your home (Likias & Seizani St.)
- 02. | — 400m
Elementary School
- 03. | — 950m
Pharmacy
- 04. | — 550m
Supermarket
- 05. | — 550m
Open air cinema
- 06. | — 700m
Elementary School
- 07. | — 1km
Heraklion Station
- 08. | — 180m
Pharmacy
- 09. | — 550m
Junior High School
- 10. | — 260m
Junior High School



Landscapes

Nea Ionia, a charming suburb in the northern part of Athens, is known for its pleasant landscapes. The area offers a mix of green spaces and residential neighborhoods, making it an ideal location for families and nature enthusiasts. With tree-lined streets and local parks, such as the picturesque Veikou Grove and the tranquil Filothei Hill, residents can enjoy leisurely strolls and outdoor activities.

These nearby green areas provide a breath of fresh air and a peaceful retreat from the city's hustle and bustle, enhancing the quality of life for Nea Ionia's residents.



Entertainment

Residents of Nea Ionia have access to a variety of entertainment options. The nearby district of Kifisia is renowned for its vibrant dining scene, featuring numerous restaurants, cafes, and bars offering both Greek and international cuisines. For cultural enthusiasts, there are theaters and cultural centers that host events and performances throughout the year. Additionally, the proximity to central Athens ensures easy access to cinemas, shopping malls, and a diverse array of leisure activities.



Public Services

Nea Ionia offers a range of public services and facilities that cater to the needs of its residents. The area is well-served by schools, including primary and secondary institutions, ensuring quality education for families. Medical care is easily accessible through local clinics and healthcare centers. Nea Ionia's strategic location provides convenient transportation options, with bus routes and train stations connecting residents to various parts of Athens. Shopping enthusiasts can explore nearby markets and commercial areas, making daily life in Nea Ionia convenient and enjoyable.

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

IONIA 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.

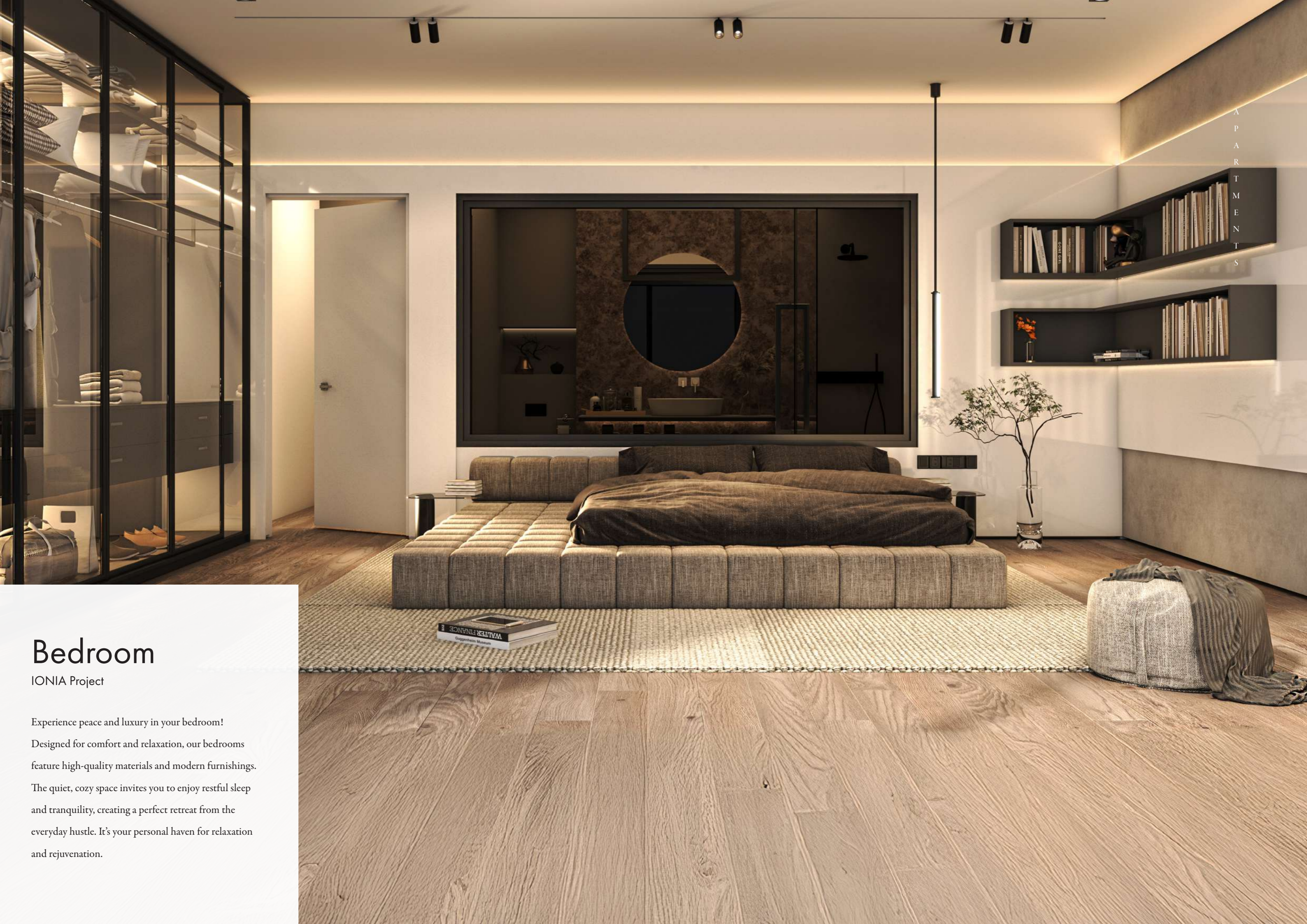




Kitchen

IONIA 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.



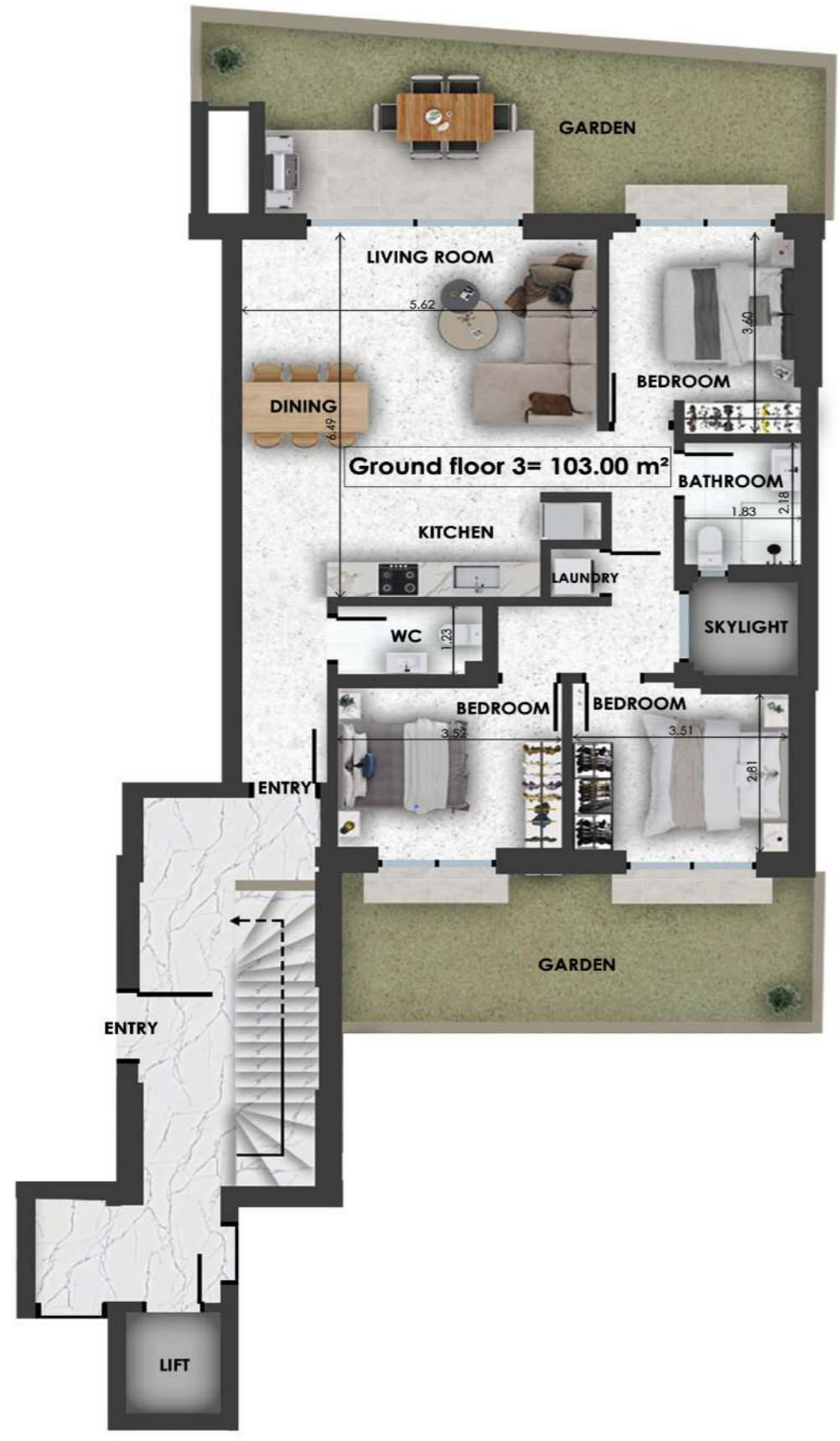
Bedroom

IONIA 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.



IONIA Project

Ground Floor

GF3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	103sqm	GF	3	2	Garden



IONIA Project

Ground Floor

GF4	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	105sqm	GF	3	2	Garden



IONIA Project

Ground Floor

GF5	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	102sqm	GF	3	2	Garden



IONIA Project
1st Floor

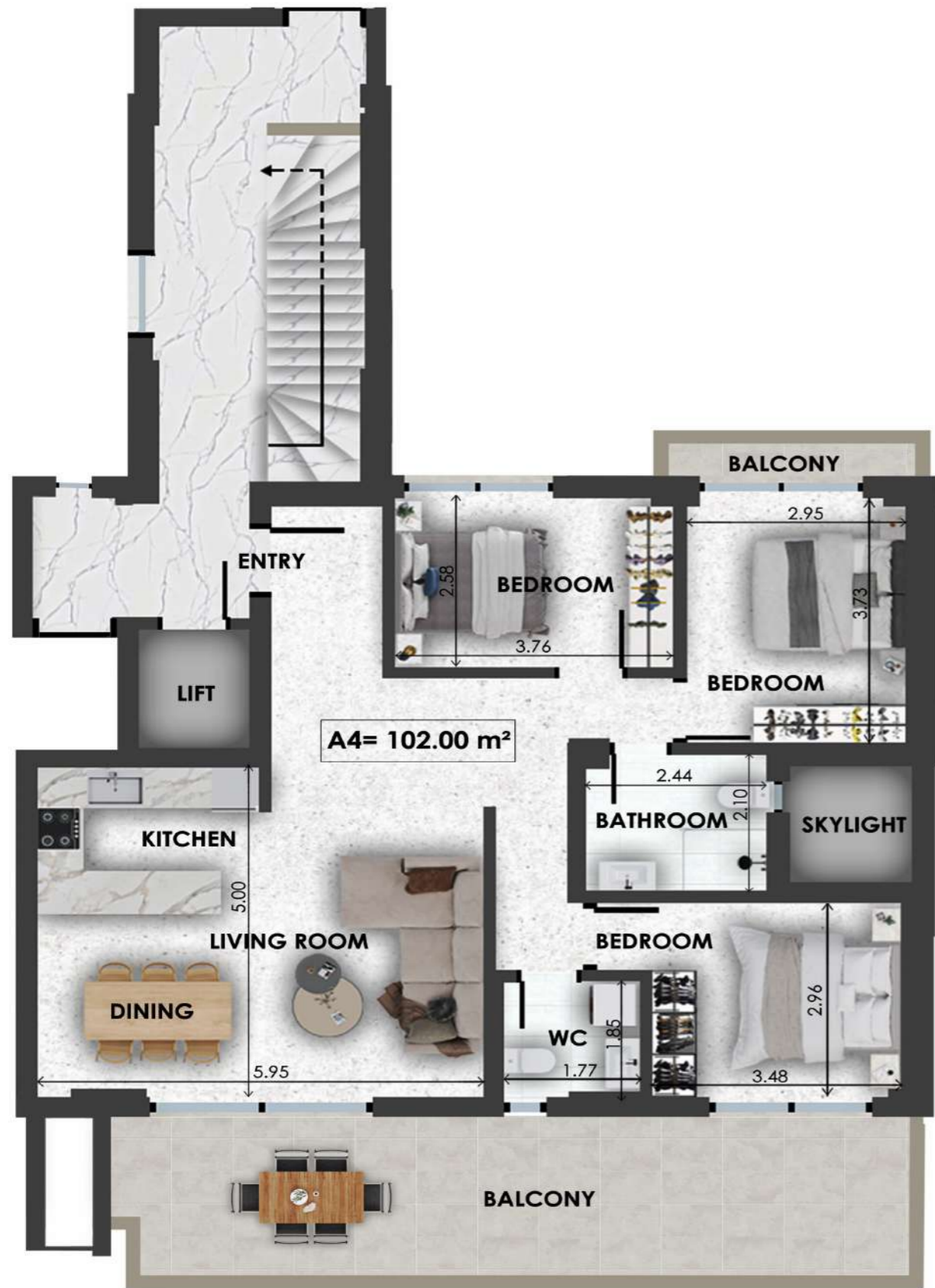
A2	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	103sqm	1	3	2	



IONIA Project

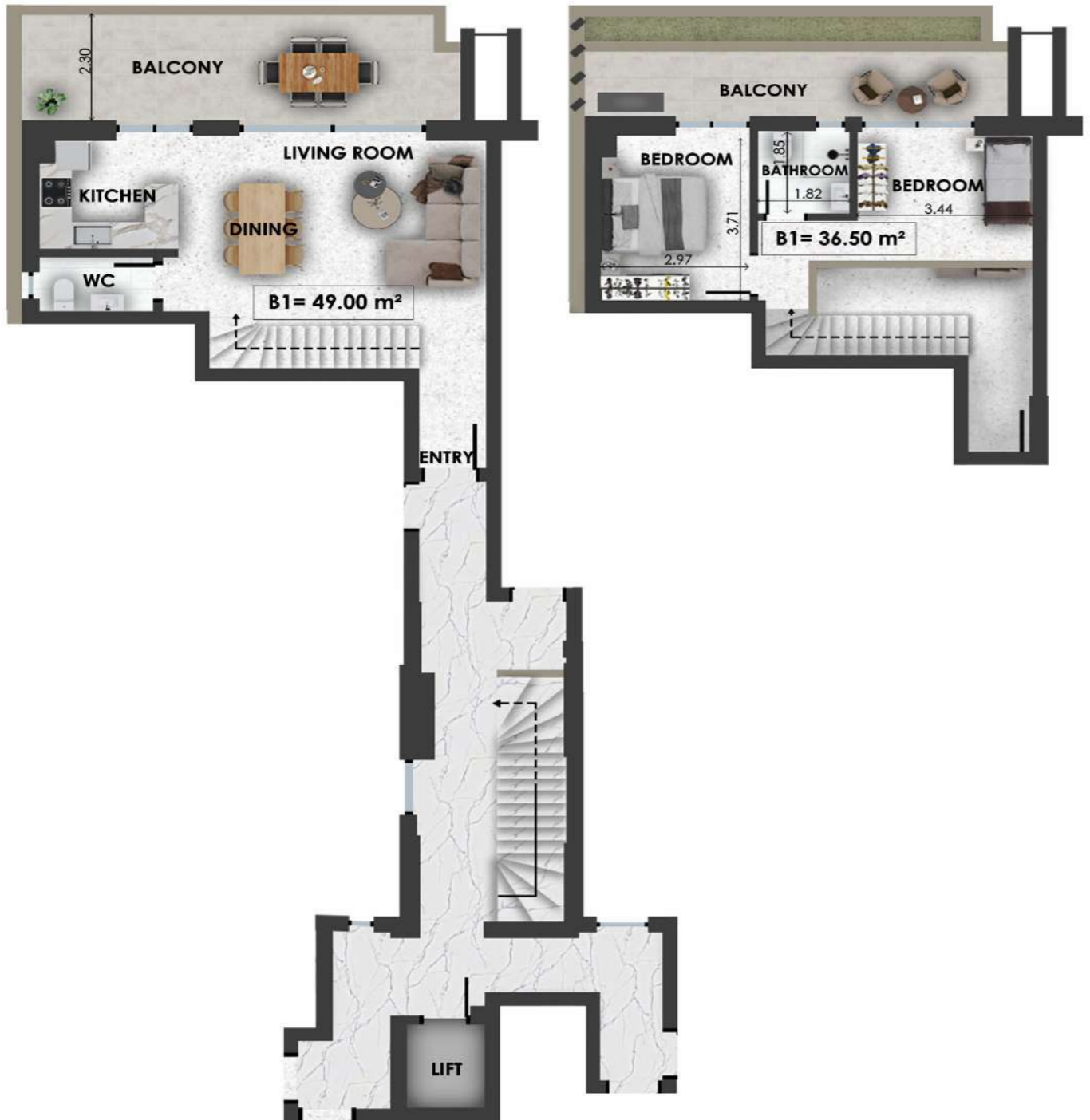
1st Floor

A3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	103sqm	1	3	2	



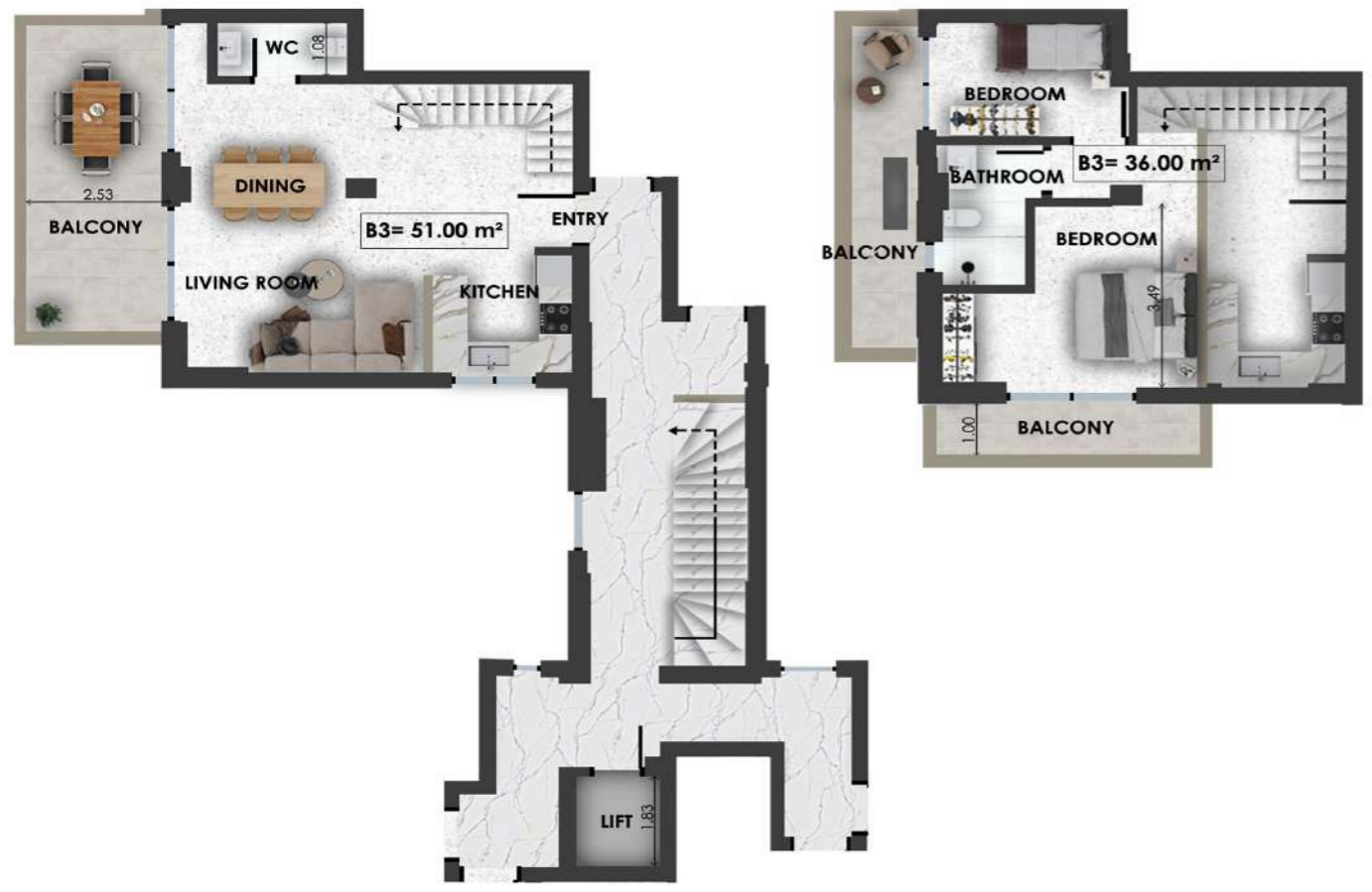
IONIA Project
1st Floor

A4	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	102sqm	1	3	2	



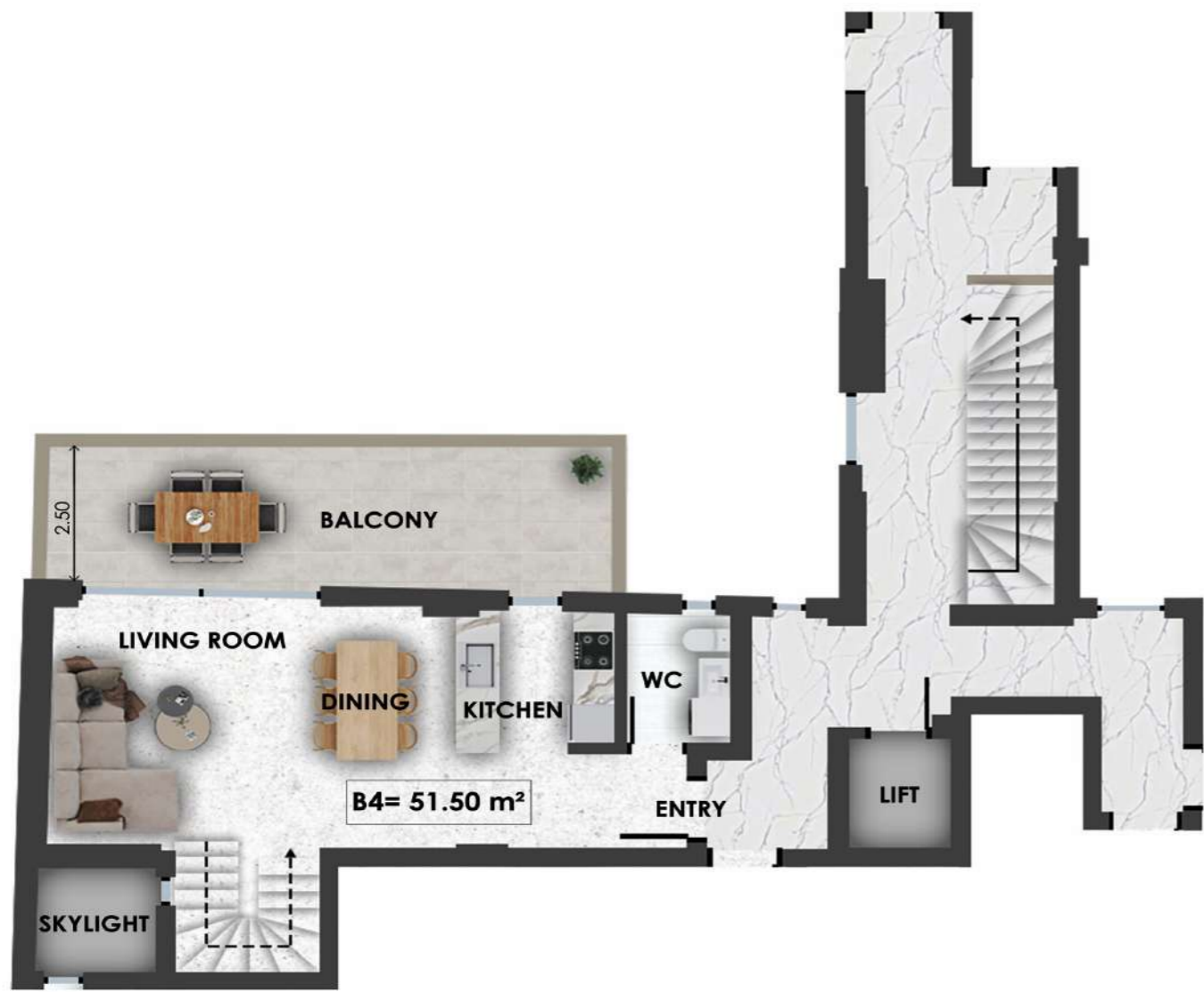
IONIA Project
2nd & 3rd Floor

B1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	85.5sqm	2 & 3	2	2	



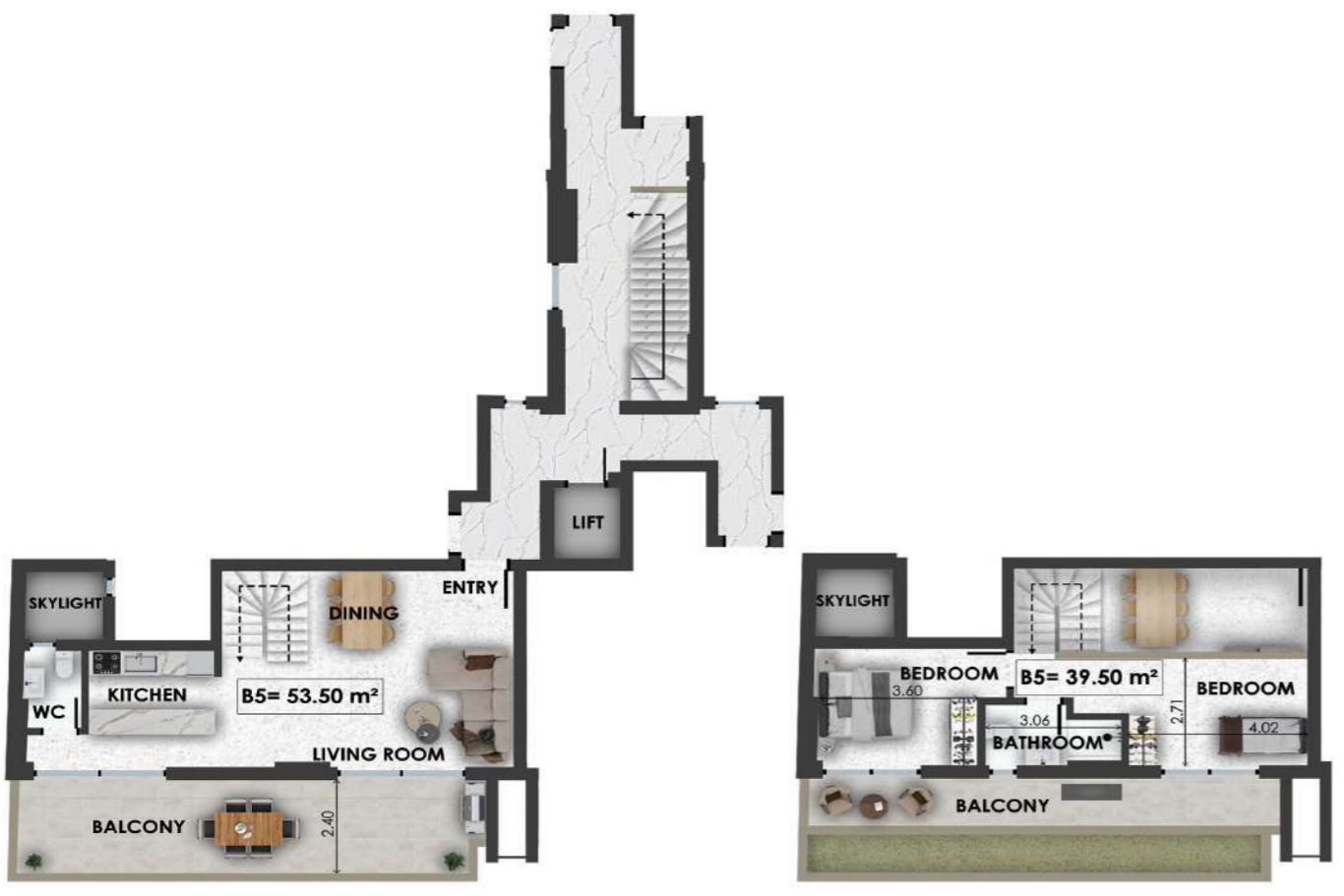
IONIA Project 2nd & 3rd Floor

B3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	87sqm	2 & 3	2	2	



IONIA Project 2nd & 3rd Floor

B4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	93.5sqm	2 & 3	2	2	



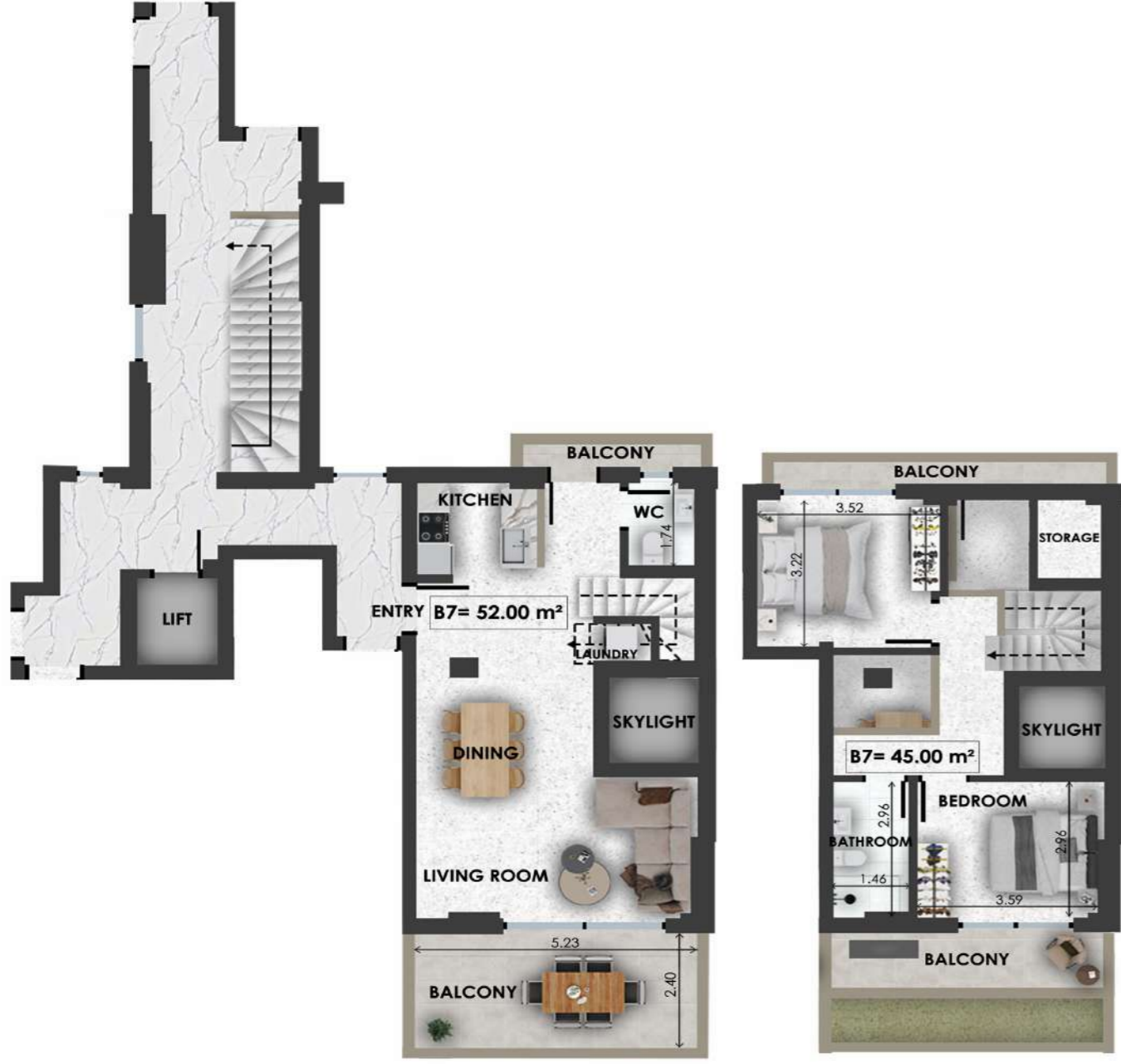
IONIA Project
2nd & 3rd Floor

B5	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	93sqm	2 & 3	2	2	



IONIA Project
2nd & 3rd Floor

B6	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	67sqm	2 & 3	1	1	



IONIA Project
2nd & 3rd Floor

B7	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	97sqm	2 & 3	2	2	



IONIA Project
4th & 5th Floor

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	71sqm	4 & 5	1	2	



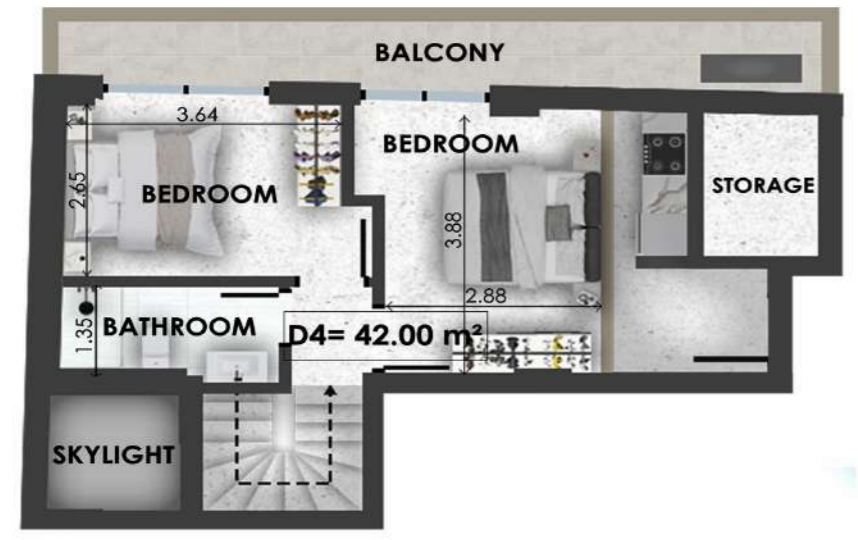
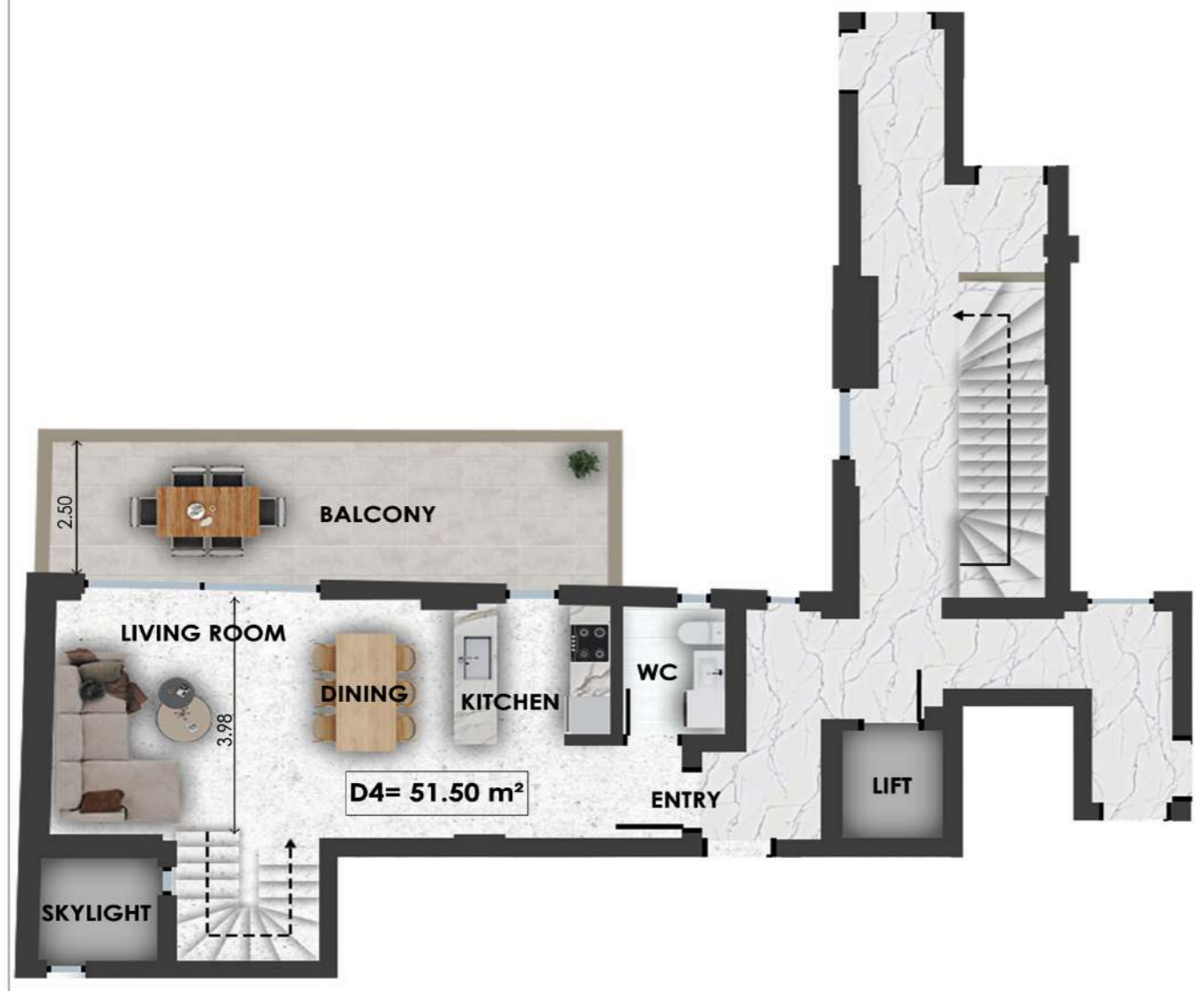
IONIA Project
4th Floor

D2	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	103.5sqm	4	3	2	



IONIA Project
4th & 5th Floor

D3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	87sqm	4 & 5	2	2	



IONIA Project 4th & 5th Floor

D4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	93.5sqm	4 & 5	2	2	



IONIA Project
4th & 5th Floor

D5	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	86.5sqm	4 & 5	2	2	



IONIA Project
4th & 5th Floor

D6	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	63.5sqm	4 & 5	1	1	



IONIA Project
4th & 5th Floor

D7	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	96sqm	4 & 5	2	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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