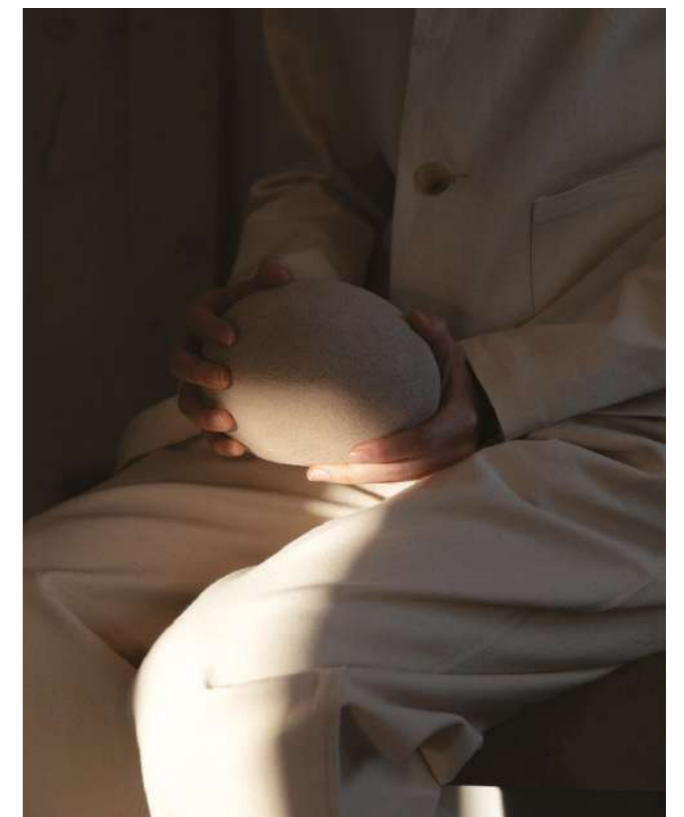




DOMUS
RESIDENCE

Neo Iraklio, Kastamonis St.







Kastamonis St.

Neo Iraklio

GREEN Properties designed a contemporary residential property of minimal aesthetics in Neo Irakleio. It consists of 14 spacious apartments designed to offer you and your loved ones a dreamy life experience.

The building is strategically designed in order to offer both plenty of natural light and privacy, by placing the staircase in the centre of the building.

By choosing your new property from GREEN Properties, you choose your dream house! You have the ability to design the kitchen and bathrooms according to your personal taste and also choose the materials based on your needs and preferences, and always with the constant support of our in-house team of specialised interior designers.

Apartment Dimension	—————	• 65sqm – 158sqm
Bedrooms	—————	• 1 - 4
Estimate Completion Date	—————	• Fall '24



Project

Features

Highly energy - efficient sustainable aluminum systems

Thermal insulation to minimise energy loss

Photovoltaics with net metering system

Contemporary property of minimal aesthetics

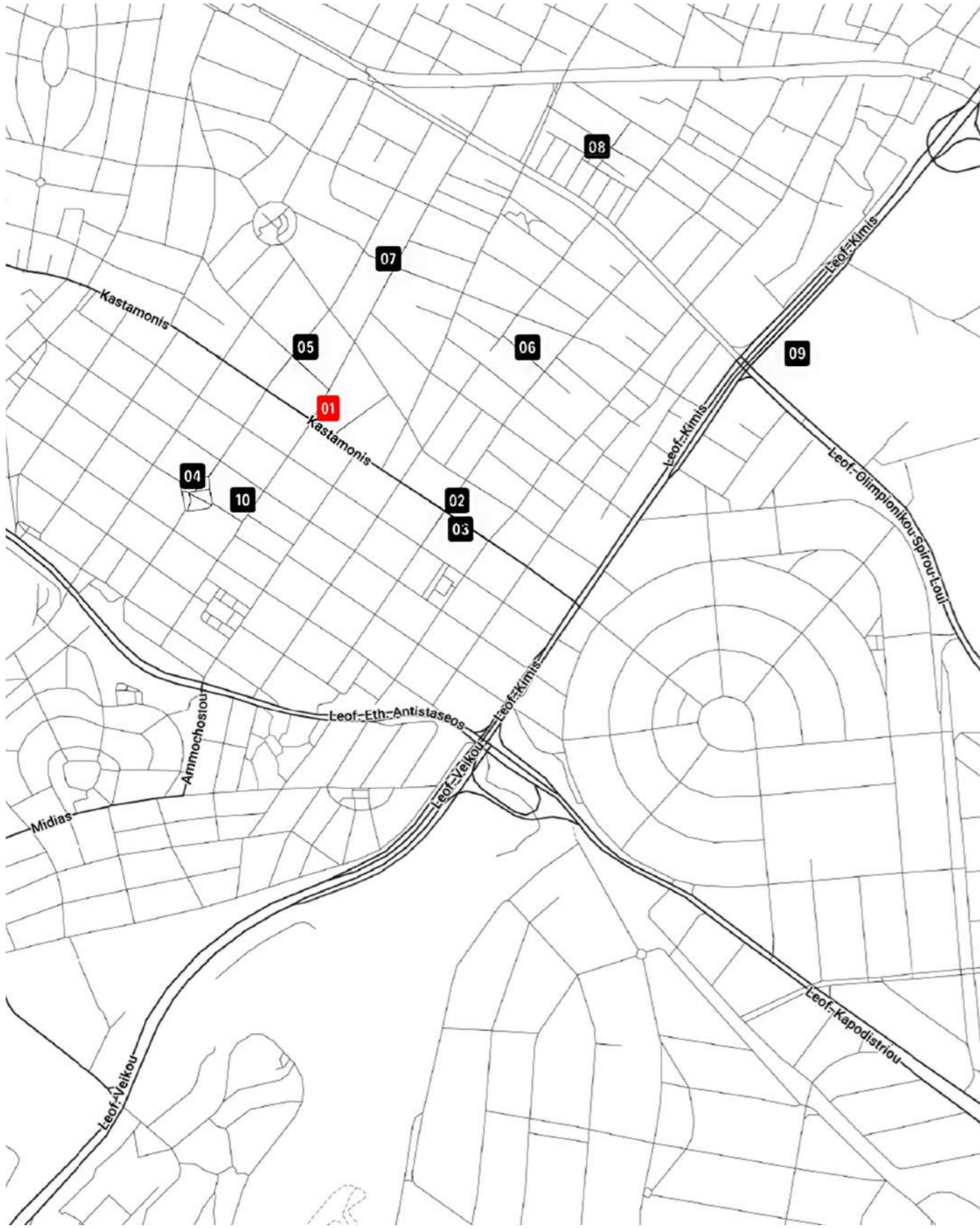
Smart home

Pre-installation for an alarm system

Autonomous cooling - heat pump

Indoor and outdoor hidden lighting

Property with A+ energy rating



Project

Location

A
R
E
A

Neo Irakleio is a suburb of Athens with greenery, good transportation and strong cultural activity. The central square has many options for coffee, food and drinks, it also has the open theatre, where many cultural events, festivals and exhibitions often take place. In the centre of the municipal, you will find Neo Irakleio Metro

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. Your home (45 Kastamonis St.) | 0m
- 02. Supermarket | 350m
- 03. Bank | 350m
- 04. Playground | 450m
- 05. Elementary School | 120m
- 06. Annie's school | 550m
- 07. Pharmacy | 300m
- 08. Park | 950m
- 09. Olympic Velodrome | 1.4km
- 10. Supermarket | 400m



Landscapes

Neo Irakleio, in the northern suburbs of Athens, offers a harmonious mix of urban life and natural beauty. With tree-lined streets and inviting parks, this neighborhood provides a pleasant escape from the city's hustle and bustle. Anavyta Park, a serene oasis, provides residents with green spaces and tranquil paths to enjoy leisurely walks and outdoor activities.



Entertainment

Neo Irakleio caters to diverse entertainment preferences. It boasts an array of cafes, tavernas, and restaurants where locals can savor both Greek and international cuisine. For those seeking vibrant nightlife, the neighboring districts of Marousi and Kifisia offer lively bars and clubs. Additionally, its proximity to the Athens Olympic Stadium means easy access to sports events, concerts, and cultural performances.



Public Services

Neo Irakleio prioritizes convenience with its well-rounded public services and facilities. The district hosts various schools, from primary to secondary, ensuring quality education for families. Local clinics and medical centers provide healthcare services. Accessible transportation networks, including buses and metro stations, simplify commutes. Nearby shopping centers cater to daily needs and shopping desires. These amenities contribute to Neo Irakleio's reputation as an ideal residential district.

Minimal Design

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



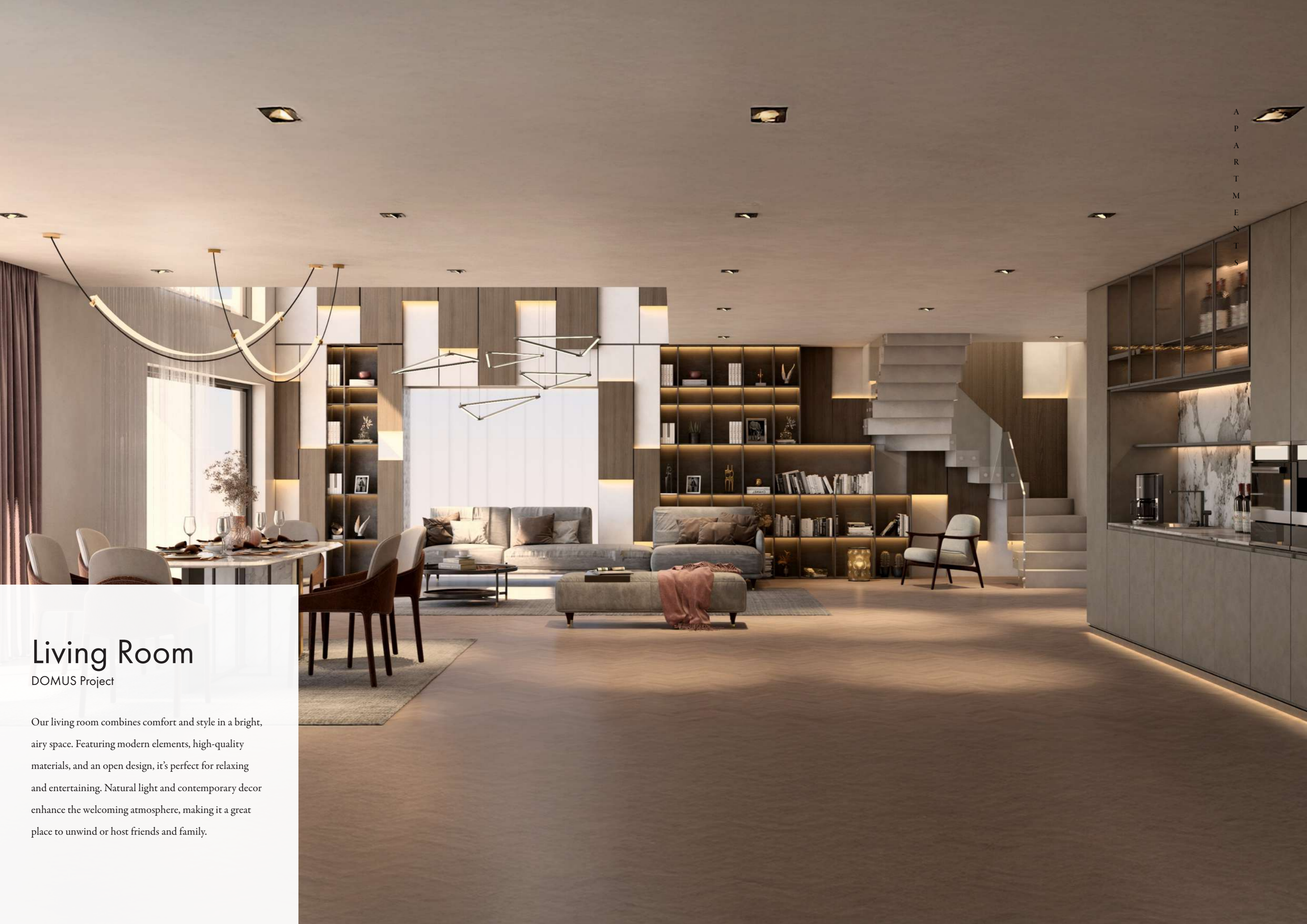
Timeless Aesthetics

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

DOMUS 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.

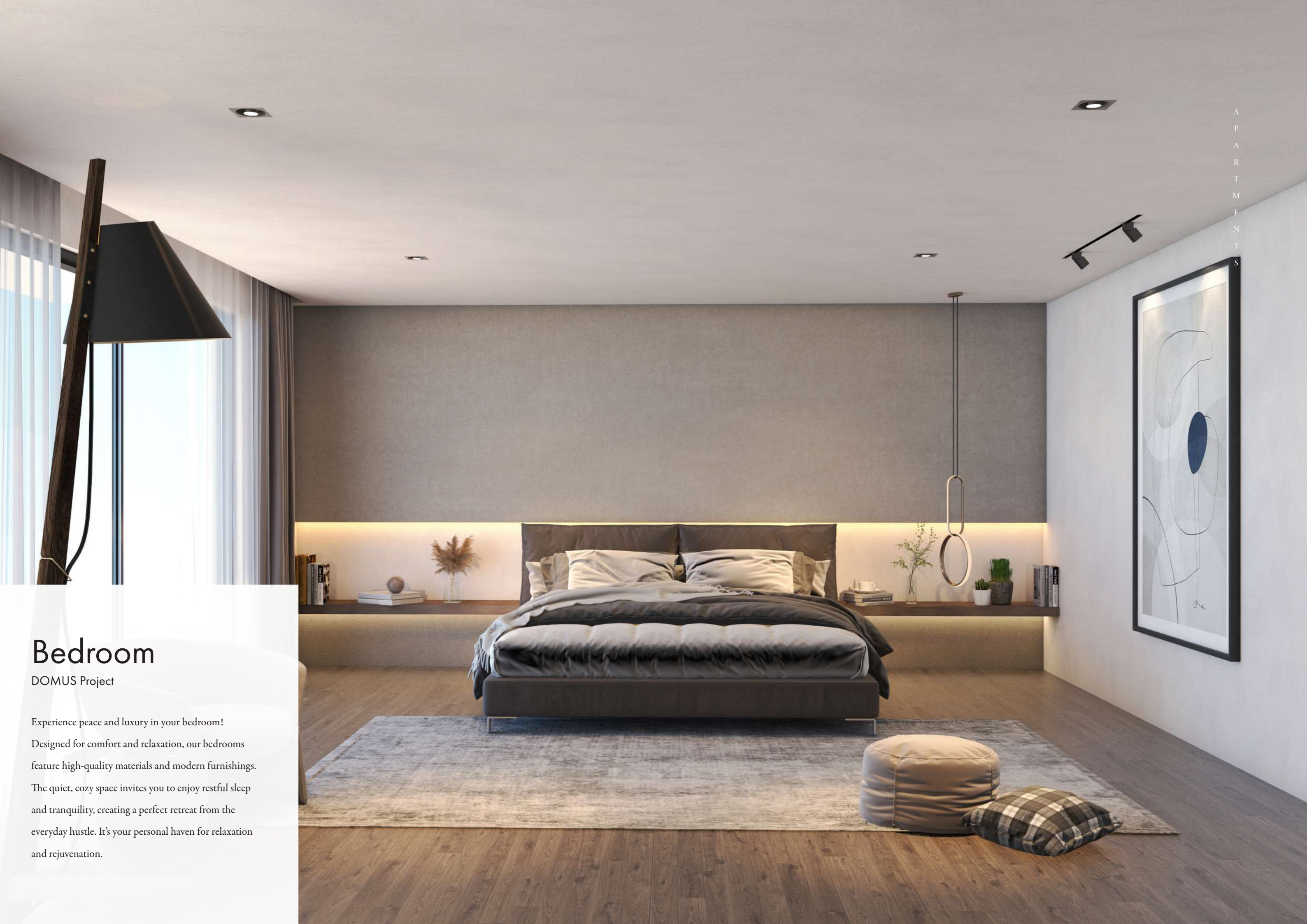


Kitchen

DOMUS 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

DOMUS 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.



DOMUS Project

1st & 2nd Floor

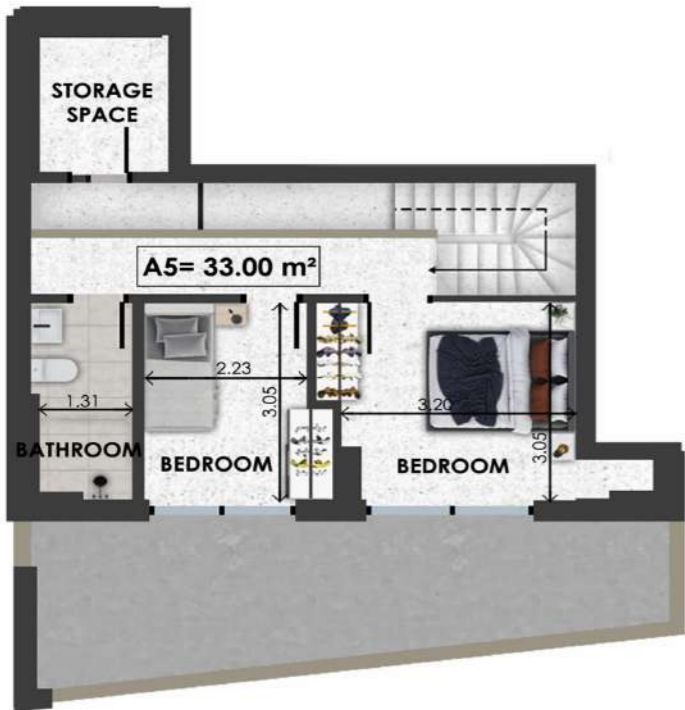
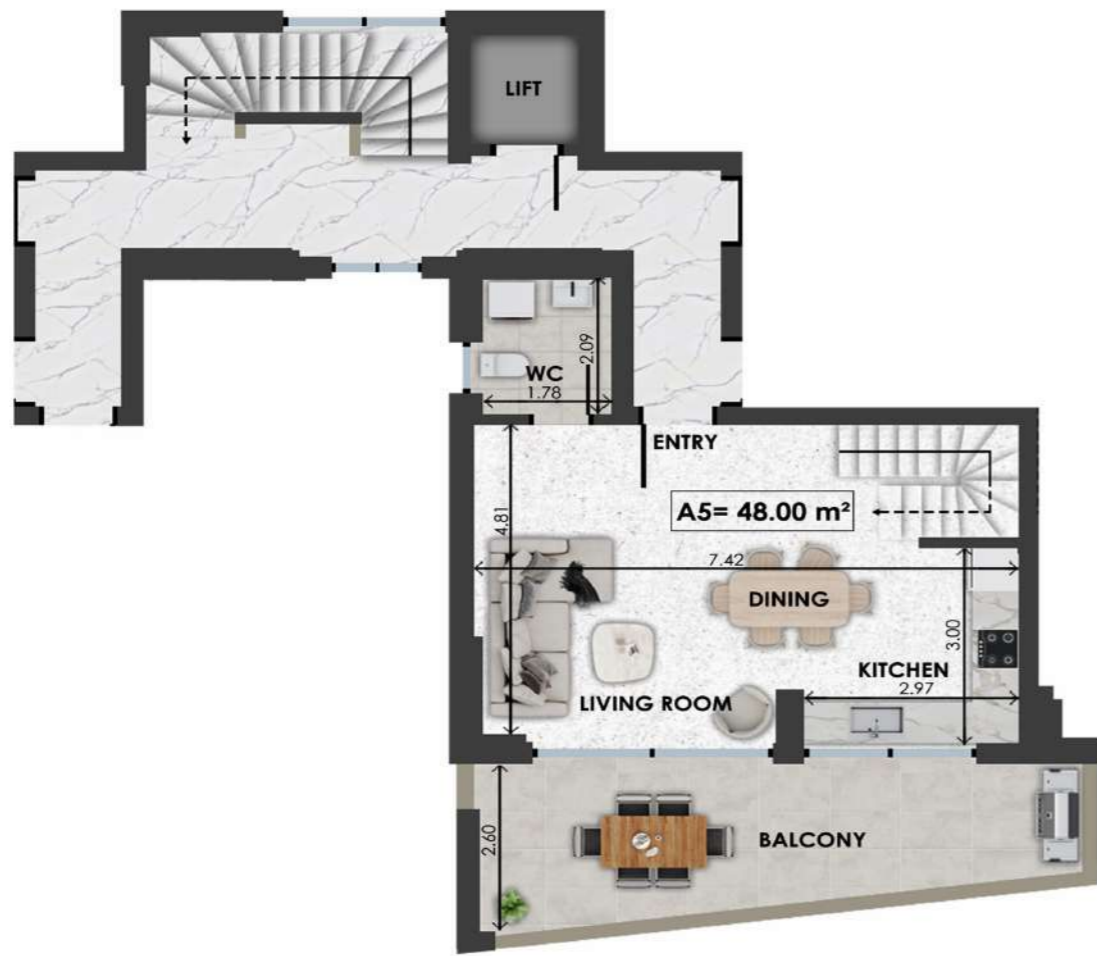
A2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	83sqm	1 & 2	2	1	



DOMUS Project

1st & 2nd Floor

A3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	81sqm	1 & 2	2	2	



DOMUS Project

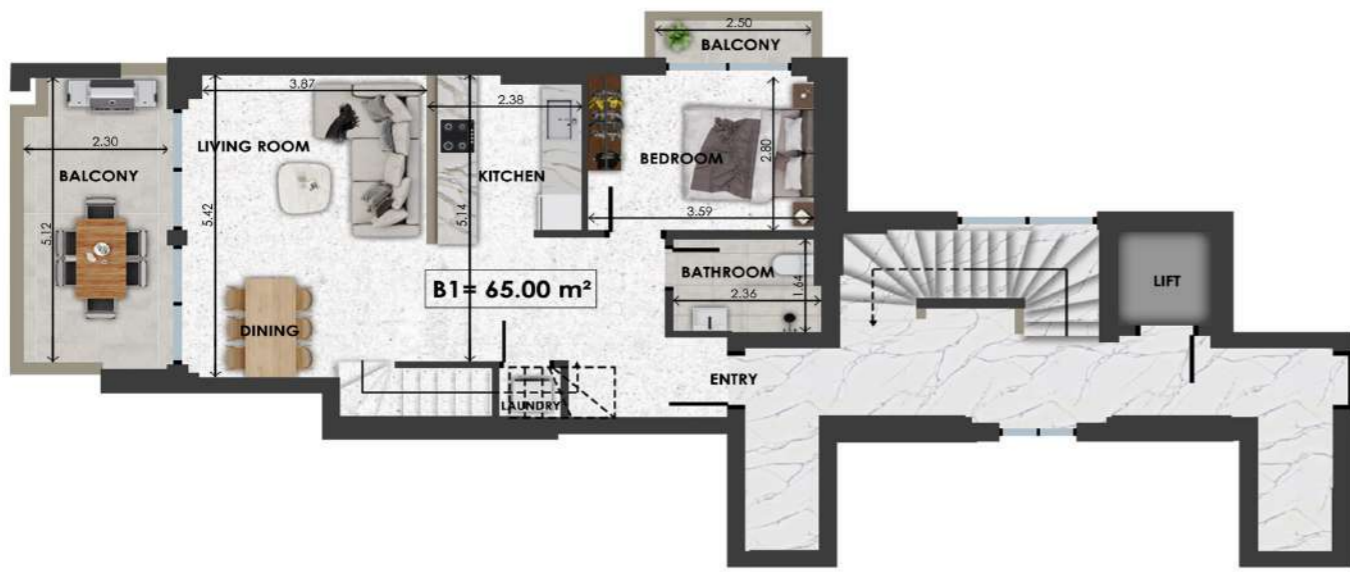
1st & 2nd Floor

A5	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	81sqm	1 & 2	2	2	



DOMUS Project
1st & 2nd Floor

A6	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	83sqm	1 & 2	2	1	



DOMUS Project
2nd & 3rd Floor

B1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	105sqm	2 & 3	3	2	



DOMUS Project 2nd & 3rd Floor

B2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	105sqm	2 & 3	3	2	



DOMUS Project

4th & 5th Floor

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	92sqm	4 & 5	2	2	



DOMUS Project
4th & 5th Floor

D2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	116.5sqm	4 & 5	3	3	





DOMUS Project 4th & 5th Floor

D4	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	99sqm	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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