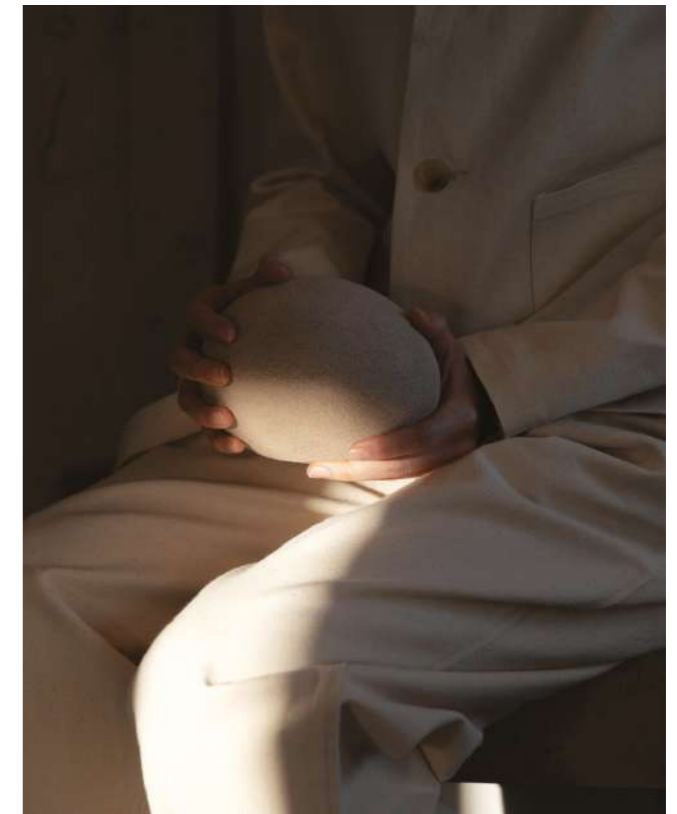


PLAZA  
RESIDENCE

Pangrati, Filolaou St.





PLAZA  
RESIDENCE

# PLAZA RESIDENCE



Filolaou St.

# Pangrati

New contemporary residential property of minimal aesthetics and energy rating A+ in Pangrati. In the popular area of Pangrati we created a residential property with view towards Mount Lycabettus and Acropolis, which offers the perfect balance between the urban comforts and everyday wellbeing, making it the ideal choice for your new house.

The building is consisted of 10 permeable apartments, with energy rating A+ and large openings for the natural light to enter the apartment easily. It also offers warehouses and parking spaces in the pilotis and the basements, with the use of a lift.

The main features of the external design of the building are

the earthy tones, the clean lines and the symmetry that offer a harmonious environment with modern character.

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	—————•	55sqm – 132sqm
Bedrooms	—————•	1-3
Estimate Completion Date	—————•	Winter '25



Project

# Features

Highly energy - efficient sustainable aluminum systems

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Armored / Fire - resistant door

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Large openings to maximize the view

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Autonomous cooling - heat pump

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Solar water heaters

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Latest technology LED lighting

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Photovoltaic systems with net metering services

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Smart home

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Property with A+ energy rating

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Contemporary property of minimal aesthetics

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Latest lighting system

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Fully installed alarm system

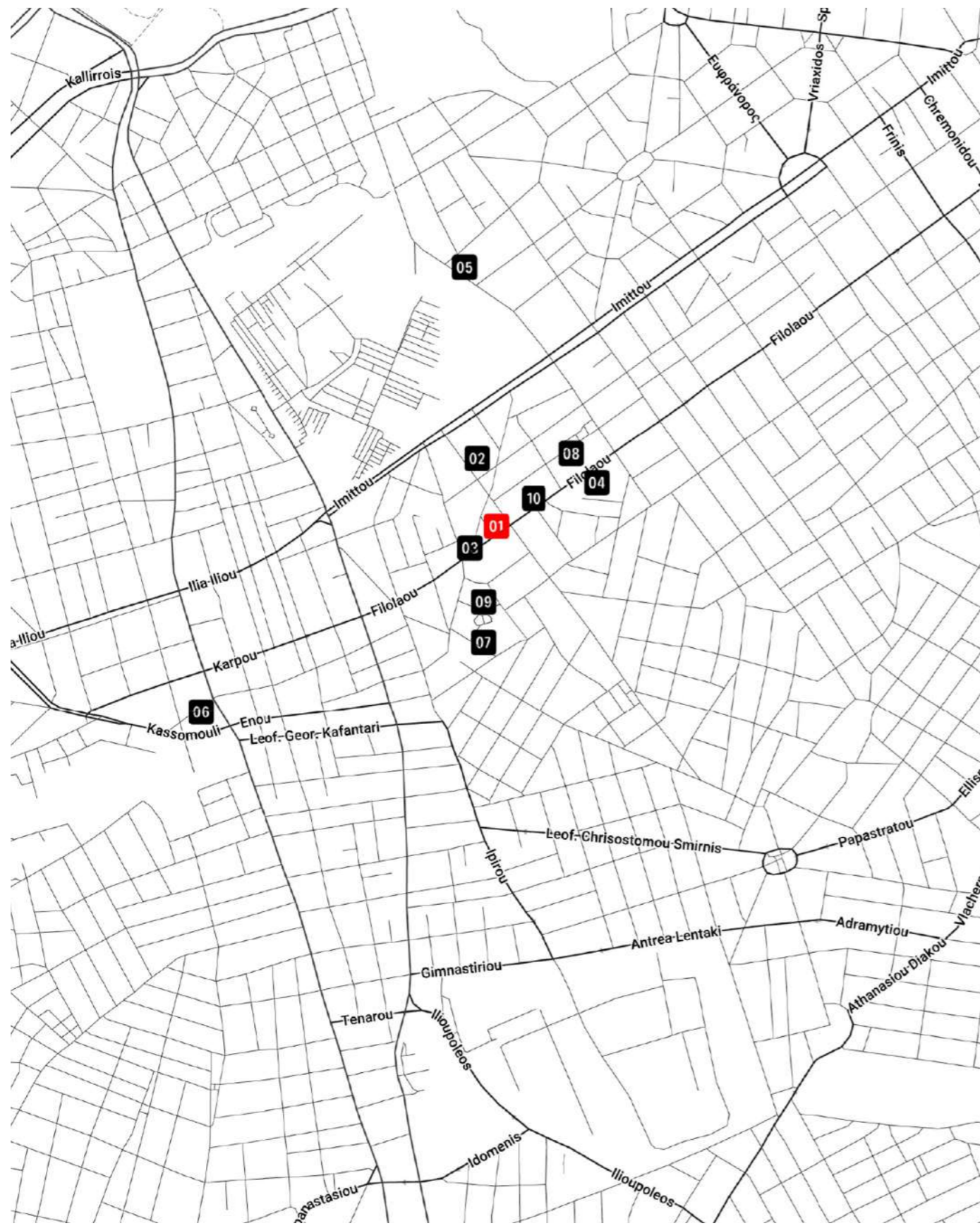
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Property with A+ energy rating

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Contemporary kitchen – bathroom design

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Project

# Location

Pangrati is one of those areas that manage to positively stand out from the rest. It has small bookshops, iconic cinemas, museums, excellent food and rich local market. It is a meeting spot for the locals, since it is a widely known for its alternative shops. Pangrati has the largest number of public squares comparing to every other area. The grove of Pangrati is a spot for the daily walk or workout of the local residences.

- 01. Your home (181 Filolaou St.) 0m
- 02. Supermarket 130m
- 03. Gas station 35m
- 04. Square 180m
- 05. Basketball Hall 600m
- 06. Metro station 750m
- 07. Supermarket 180m
- 08. Elementary school 170m
- 09. Square 200m
- 10. Pharmacy 63m



# Landscapes

Pangrati, nestled in the heart of Athens, enjoys a perfect balance of urban living and natural beauty. Residents stroll along tree-lined streets, visit charming parks, and unwind at Alsos Pangratiou, a lush green park. The historic Kallimarmaro Stadium adds a touch of history.



# Entertainment

Pangrati thrives with vibrant entertainment. Its cafes, bars, and restaurants buzz with locals and visitors savoring Greek cuisine. The neighborhood offers theaters and cultural centers, hosting various events and festivals throughout the year.



# Public Services

Pangrati offers excellent public transportation options, with buses and trolleys connecting residents to various parts of Athens. This convenience makes daily commuting or exploring the city hassle-free. In addition, you'll find healthcare and education facilities within easy reach, contributing to a well-rounded and comfortable lifestyle in this vibrant neighborhood.



# 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

PLAZA 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.

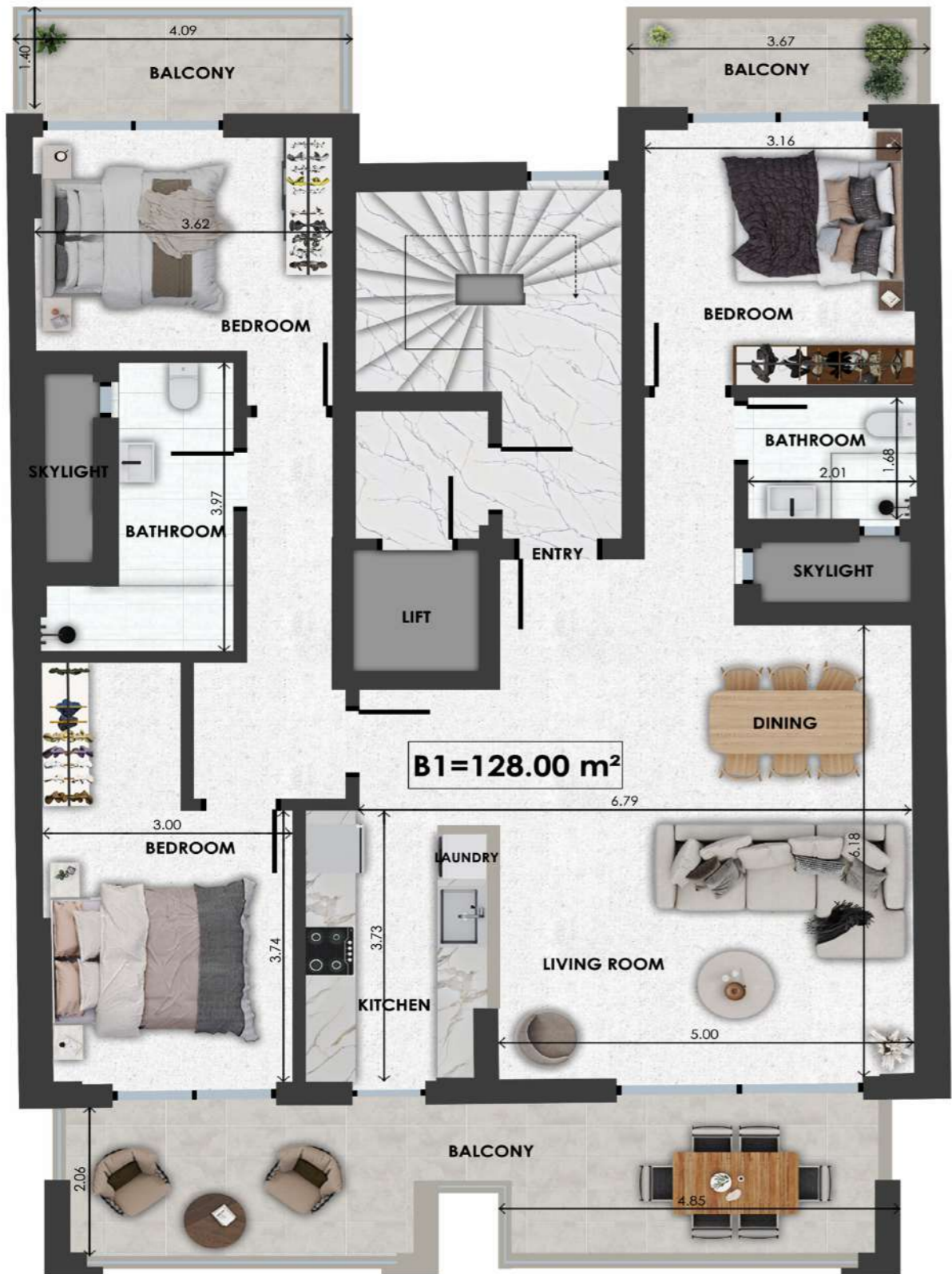




# Kitchen

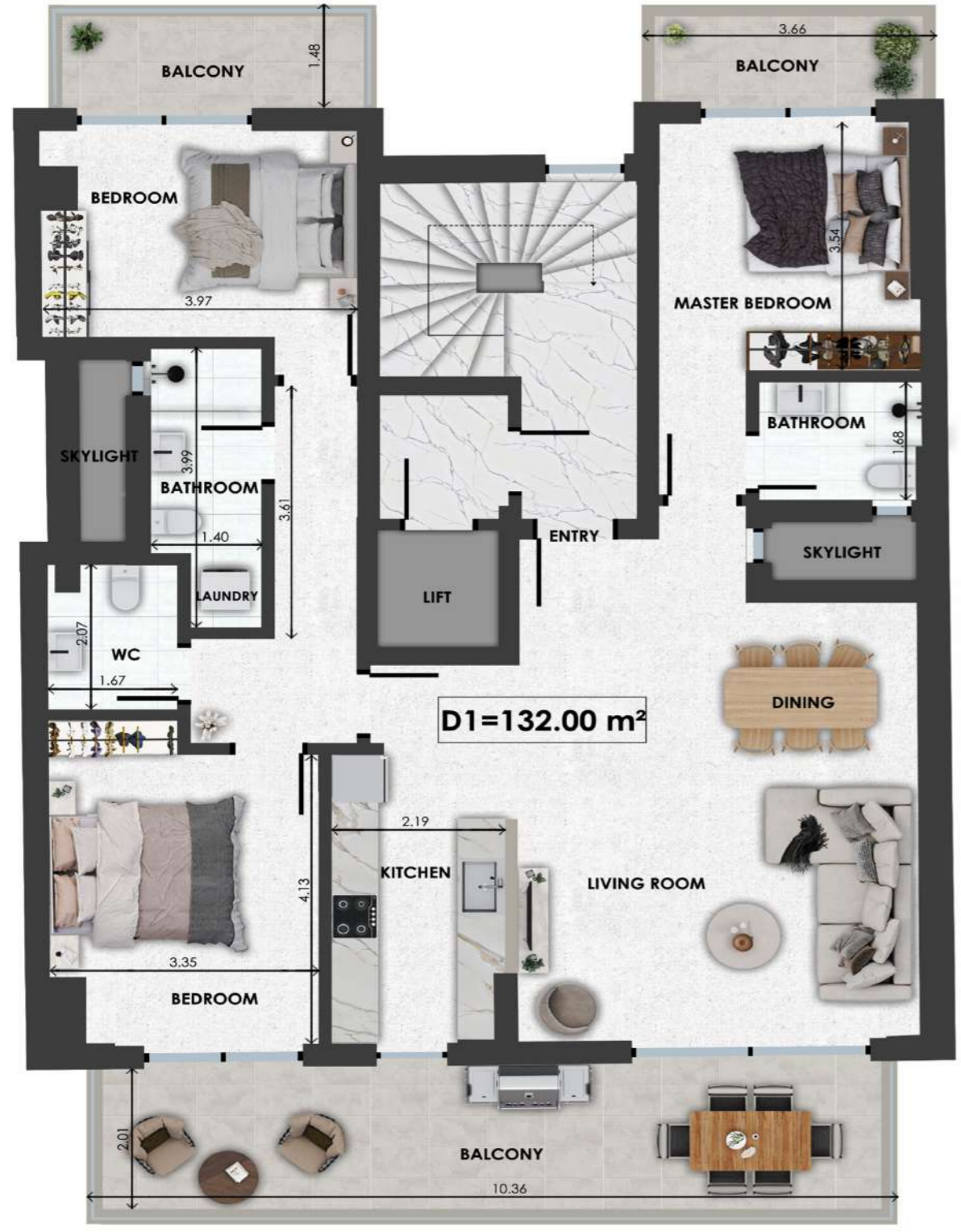
PLAZA Project

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.



PLAZA Project  
**2nd Floor**

A1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	128sqm	2	3	2	



PLAZA Project  
**4th Floor**

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	132sqm	4	3	3	



PLAZA Project  
**5th & 6th Floor**

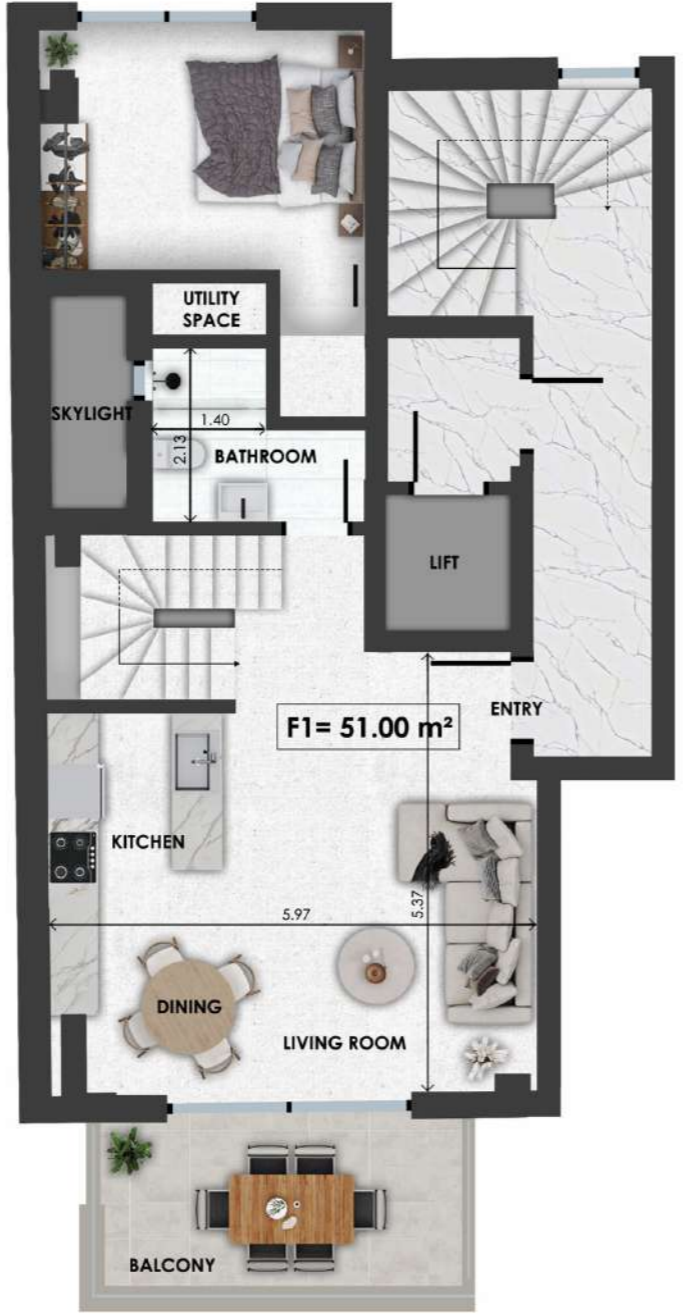
E1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	120sqm	5 & 6	3	2	



PLAZA Project

# 5th & 6th Floor

E2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	108sqm	5 & 6	3	2	



PLAZA Project  
**7th & 8th Floor**

F1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	120sqm	7 & 8	3	2	





PLAZA Project  
**7th & 8th Floor**

F2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	120sqm	7 & 8	3	2	



## 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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