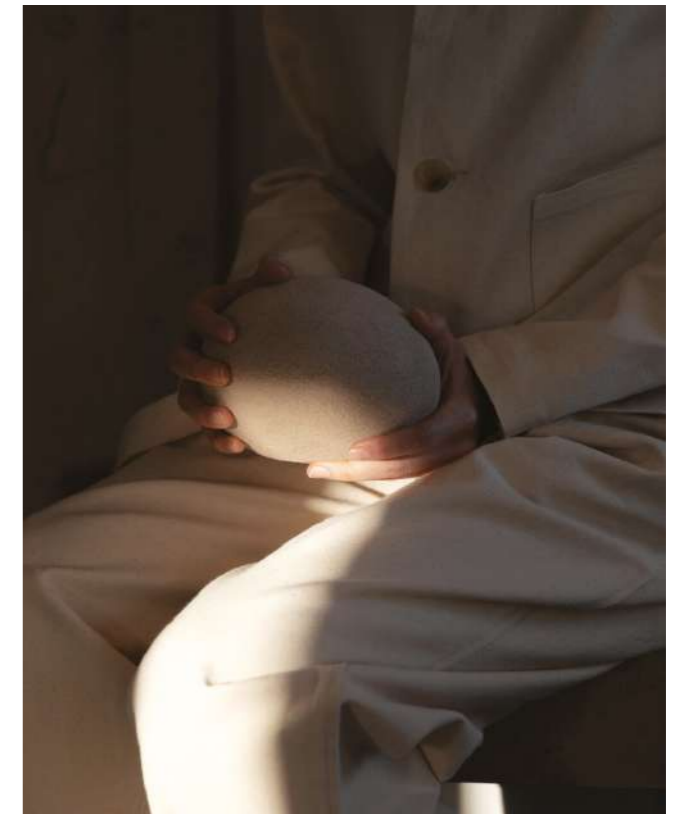




P O L I S  
R E S I D E N C E

Keratsini, Riga Fereou St.





POLIS  
RESIDENCE

# POLIS RESIDENCE

Riga Fereou St.

## Keratsini

Located in Keratsini, in a neighbourhood very close to the high street leading to the port of Pireas, we have created POLIS Residence, a residential property that will impress you.

A challenge for the compositional process was the peculiar outline of the plot, which created the idea of introducing curved elements in the geometry of the floor plan. Two residential zones are formed around the distinctive curved shaped staircase. All residential spaces are arranged in a way that ensures their direct access to terraces and openings, so the ideal conditions of natural light and ventilation are achieved.

The aim of the architectural design was the simplicity at the construction of the property. Following the modern trends of the architecture and minimal aesthetics, this project manages to stand out with its impressive facade.



Apartment Dimension	→	91sqm - 163sqm
Bedrooms	→	2 - 3
Estimate Completion Date	→	Summer '24



Project

# Features

Highly energy-efficient sustainable aluminum systems

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Armored / Fire resistant security door

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Solar Water Heater

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Photovoltaic systems with net metering services

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Contemporary property of minimal aesthetics

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Fully installed alarm system

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Contemporary kitchen – bathroom design

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Large openings to maximise the view

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Autonomous cooling-heating pump

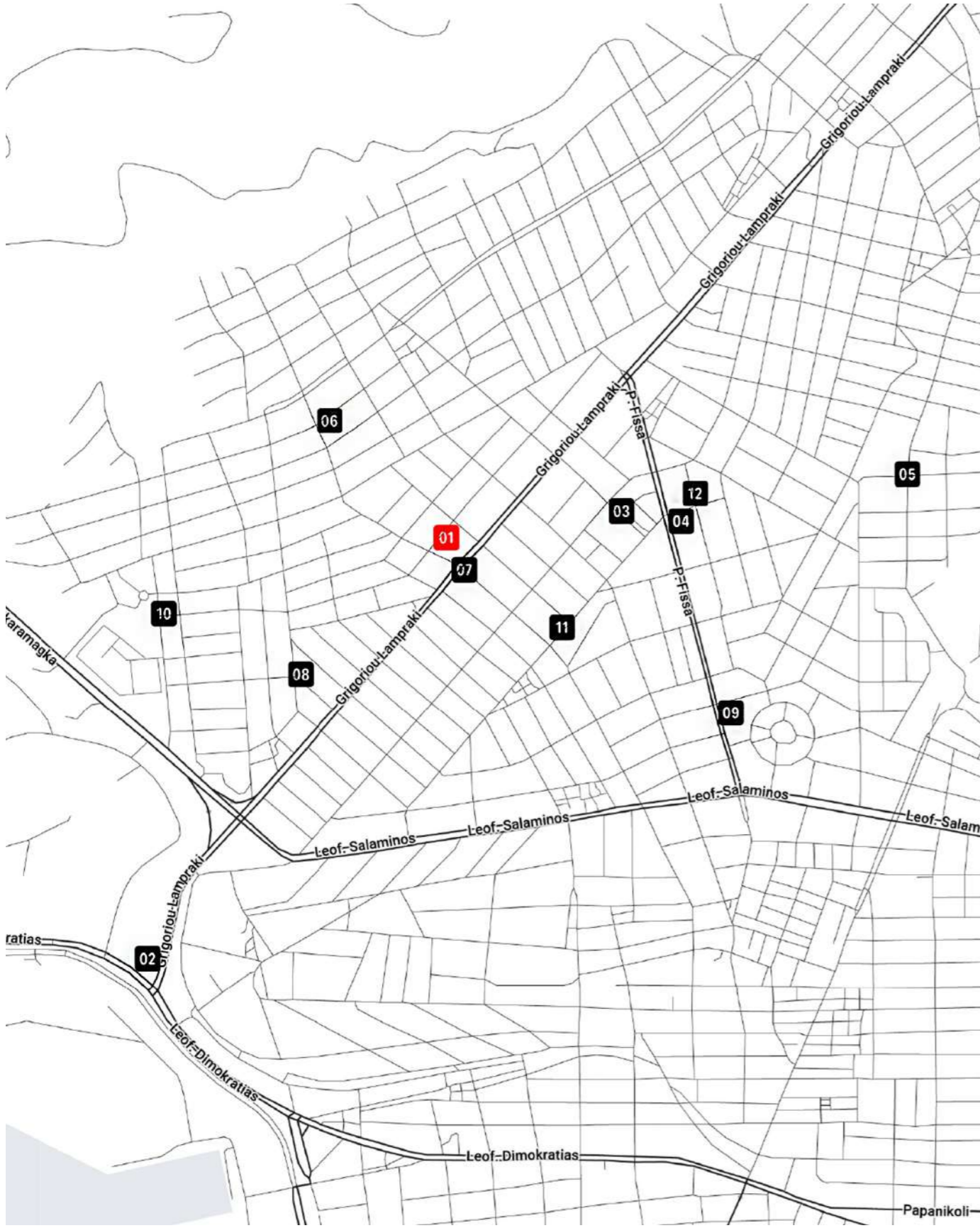
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Smart home

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Property with A+ energy rating

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Project

# Location

The property is located in Keratsini, with easy access to very central places.

- |                               |                  |
|-------------------------------|------------------|
|                               | A<br>R<br>E<br>A |
| 01.                           | 0m               |
| Your home (10 K. Gkliati St.) |                  |
| 02.                           | 900m             |
| Supermarket                   |                  |
| 03.                           | 100m             |
| Elementary School             |                  |
| 04.                           | 400m             |
| Supermarket                   |                  |
| 05.                           | 900m             |
| High School                   |                  |
| 06.                           | 200m             |
| Pharmacy                      |                  |
| 07.                           | 20m              |
| Bus stop                      |                  |
| 08.                           | 350m             |
| Pharmacy                      |                  |
| 09.                           | 600m             |
| Bank                          |                  |
| 10.                           | 550m             |
| Sports Park                   |                  |
| 11.                           | 250m             |
| Bakery                        |                  |
| 12.                           | 500m             |
| Restaurants                   |                  |



# Landscapes

The landscapes of Keratsini are part of a unique urban tapestry, blending elements of local charm. Unlike its bustling neighbor Piraeus, Keratsini's streets are characterized by a more intimate, community-focused atmosphere. Here, narrow lanes wind through a diverse architectural mix, with modern buildings alongside traditional homes. This blend creates a mosaic of history and culture, reflecting the rich heritage of the area. Keratsini may not have fancy streets or big harbors, but its landscapes have a peaceful charm that makes them special and authentic.



# Entertainment

The western suburbs of Piraeus are not limited to the cultural heritage of the past, they also embody the present. Selepisari Park, situated in an old quarry on the borders of Keratsini and Nikaia, is one of the most beloved spots in the area for daily walks, jogging, practicing yoga and going to the outdoor cinema in the summer. However, the highlight of the area is Lipasmata, a vast coastal park, located in the space of an old fertilizer factory.



# Public Services

Residents have access to the Keratsini Health Center and local pharmacies, ensuring convenient access to medical care. The area also offers both public and private educational institutions, providing quality education for students. Transportation options include the Metro and Piraeus port, for easy travel within the islands and 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.

# Living Room

POLIS 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

POLIS 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.





POLIS Project  
**1st Floor**

A1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	101sqm	1	3	1	



POLIS Project  

# 2nd Floor

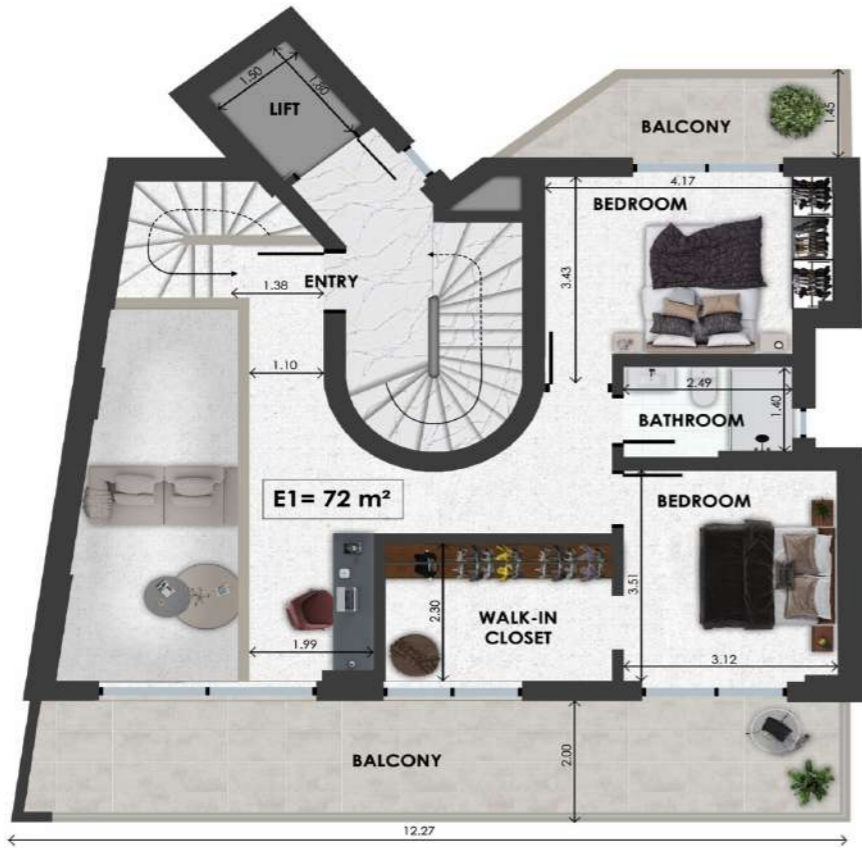
B1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	101sqm	2	3	1	



POLIS Project  

# 4th Floor

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	91sqm	4	2	2	



POLIS Project

# 5th & 6th Floor

E1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	163sqm	5 & 6	3	2	



POLIS Project

# 7th & 8th Floor

F1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	127.5sqm	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".



**Address:** 33 Alexandrou Pantou St.  
176 71 Kallithea Attica  
Greece

33 Kifisias & Egeou St.  
542 48 Kalamaria Thessaloniki  
Greece

**Email:** [gr@greenpropertiesdc.com](mailto:gr@greenpropertiesdc.com)

**Website:** [www.greenpropertiesdc.com](http://www.greenpropertiesdc.com)

**Telephone:** +30 2130 997 060

**facebook:** [facebook.com/Greenpropertiesdc/](https://facebook.com/Greenpropertiesdc/)

**Instagram:** [instagram.com/greenpropertiesdc/](https://instagram.com/greenpropertiesdc/)

**Linkedin:** [linkedin.com/company/green-properties](https://linkedin.com/company/green-properties)

