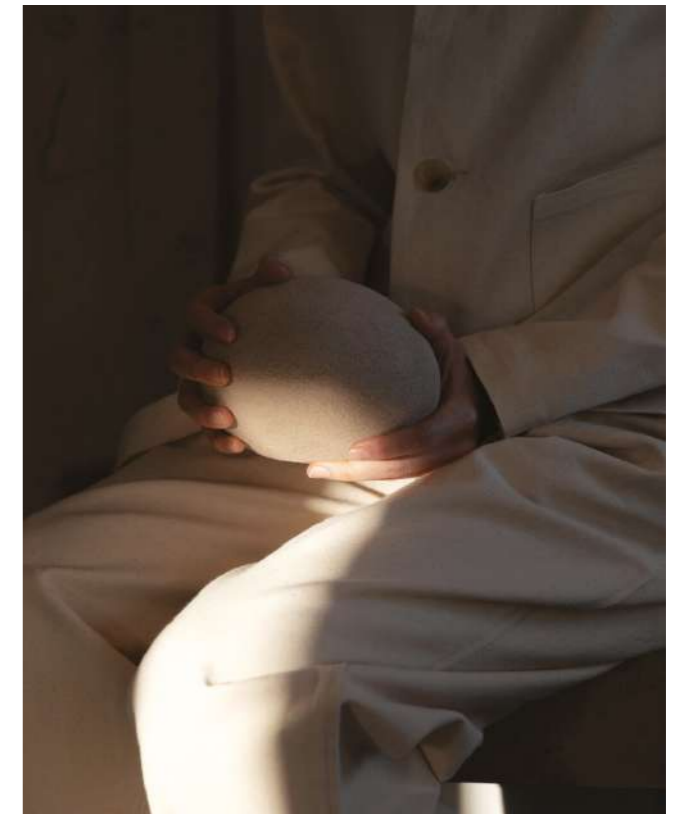


TOWER  
RESIDENCE

Gizi, Panagiotara St.





60

||||



TOWER  
RESIDENCE



# TOWER RESIDENCE



Panagiotara St.

## Gizi

GREEN Properties is pleased to introduce a remarkable new residential property located in the heart of Athens. Here, the architectural concept has been seamlessly incorporated into the surrounding urban environment, situated in the Gizi area.

With its west-facing orientation, apartment layout, and minimalist aesthetics, it has special features that define its uniqueness. A second “skin” is wrapped outside the main volume, which consists of a composition of terraces and architectural protrusions. The dialogue that develops between them, the combination of the dark frames with the light-coloured terraces and the large openings with the functional privacy create the perfect movement and balance on the facade.

The property is conveniently close to Alexandras Avenue and Pedion tou Areos, offering plenty of opportunities for residents to stroll and enjoy a sense of freedom.



Apartment Dimension	—————	• 66sqm – 119.8sqm
Bedrooms	—————	• 1 - 3
Estimate Completion Date	—————	• Winter '24



Project

# Features

Highly energy - efficient sustainable aluminum systems

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Large openings to maximise the view

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New technology LED lighting

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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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Armored/ Fire resistant door

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Autonomous cooling-heating pump

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Smart home

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Automatic lighting system

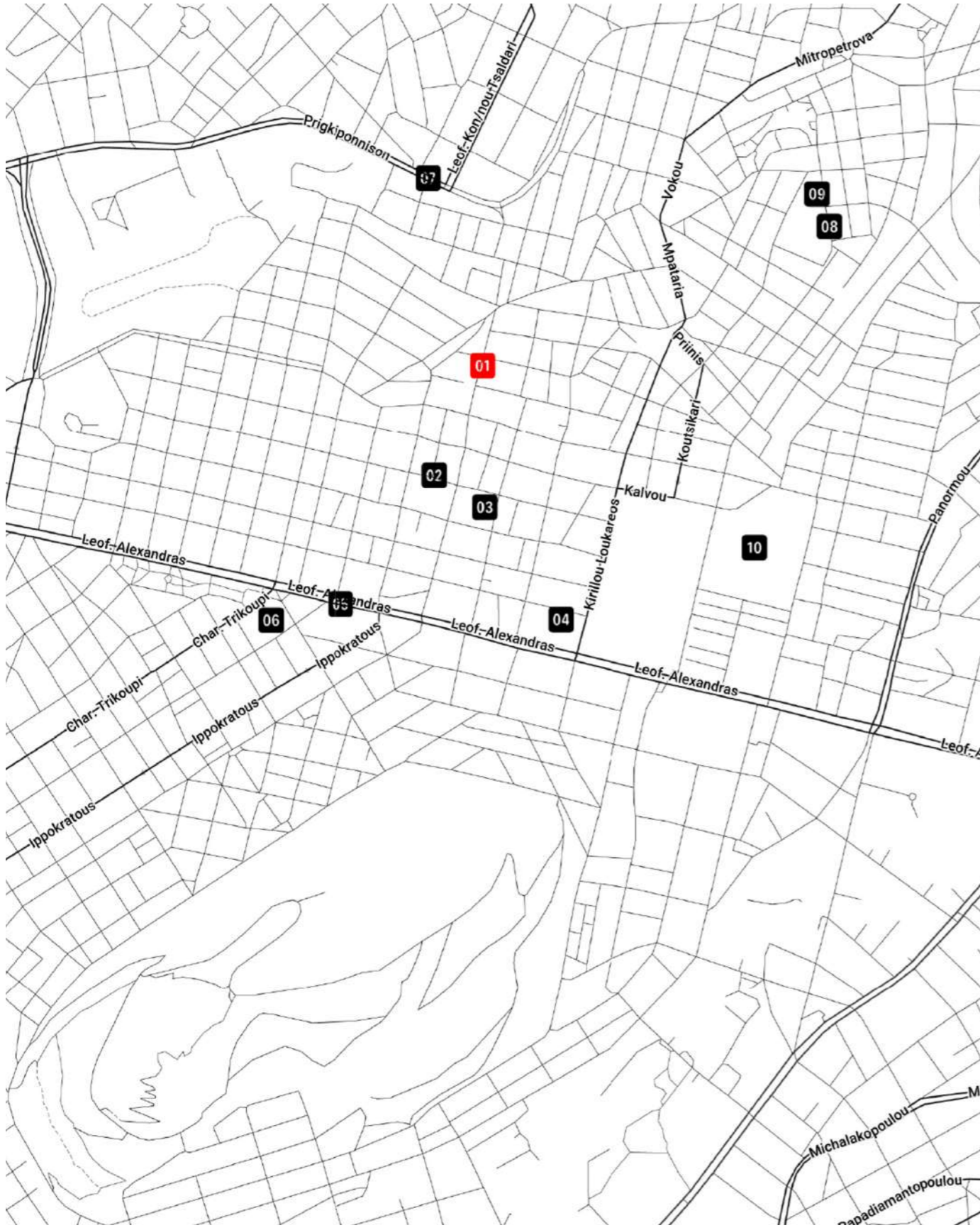
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Property with A+ energy rating

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Central Antenna

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Project

# Location

Gizi is a central district of Athens, very close to Pedion tou Areos which is a benchmark of the centre of Athens. It has easy access to Ampelokipoi Metro Station and the Supreme Civil and Criminal Court (Areios Pagos). A walk to its alleys will immediately give you the feeling of neighborhood.

- 01. Your home (60 Panagiotara St.) | 0m
- 02. Supermarket | 240m
- 03. Pet Shop | 300m
- 04. Health Center of Athens | 650m
- 05. Supermarket | 600m
- 06. Cinema | 700m
- 07. Supermarket | 450m
- 08. Primary School | 750m
- 09. Junior High School | 900m
- 10. Elpis General Hospital | 900m



# Landscapes

Gizi is a quiet neighborhood in the heart of Athens and close to Alexandras Avenue. In the northeastern part, there are many points with impressive views, on one side towards Mount Lycabettus, and the other towards Kypseli and the Attiko Alsos. Heading westward, you come across Gizi Street. There, you'll find the central market, making it one of the busiest streets in the area.



# Entertainment

Entertainment in Gizi is vibrant and diverse, with something to give to all ages and interests. There's always something exciting happening. Visitors and residents can taste delicacies from local pastry shops. Furthermore, cafés and restaurants around the area offer the perfect spot to rest and have fun.



## Public Services

Moreover, Gizi has a range of public services and facilities to meet the needs of its residents and visitors, such as bus and trolley lines, libraries and healthcare facilities, contributing to the overall well-being and quality of life. It is a desirable place to live and visit in Athens, where nature, entertainment and an urban landscape blend.



# 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

TOWER 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

TOWER 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

TOWER 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.





TOWER Project

# 6th & 7th Floor

F1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	119.8sqm	6 & 2	3	3	



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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