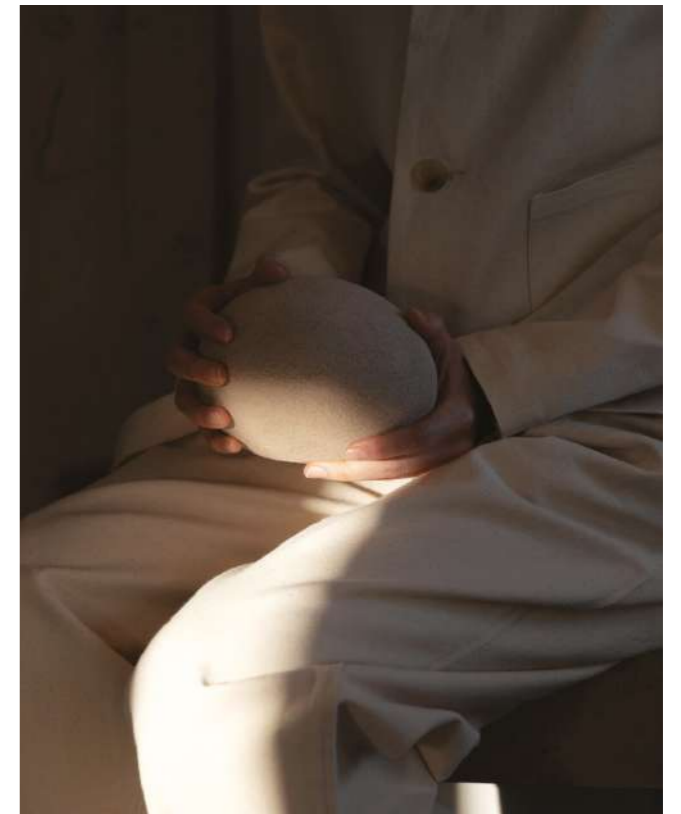




EVROS  
RESIDENCE

Piraeus, Egaleo St. & Sfaktirias St.







Egaleo St. & Sfaktirias St.

# Piraeus

In a privileged location, at the intersection of Egaleo & Sfaktirias in Piraeus, GREEN Properties presents a new complex of minimal aesthetics on a corner plot, consisting of 66 apartments of which 12 are maisonettes.

The building offers privileged amenities, including a shared gym on the 8th floor, an elegant reception area (lobby), parking spaces for each apartment and balconies decorated with plants. The interior atrium, which extends over all floors, allows the apartments to have an abundance of light. Also, the exclusive use of the garden enables the residents to enjoy moments of privacy.

The complex has a sea view since it is located 5 minutes from the port and is very close to the Piraeus Metro station and the Papastrateio Swimming Pool.

By choosing your new home from GREEN Properties, you are choosing the home of your dreams! You have the possibility to design the kitchen and bathrooms based on your personal taste, but also to choose the materials based on your needs and preferences, always with the constant support of our specially trained in-house team of decorators.

Apartment Dimension	41 sqm – 90.5sqm
Bedrooms	1 - 3



Project

# Features

Property with A+ energy rating

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Highly energy - efficient double - glazed aluminum systems

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Large openings to maximize the view

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Armored / Fire resistant door

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Autonomous cooling - heat pump

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Solar water heaters

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New technology LED lighting

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Photovoltaic systems with net metering services

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Smart home

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Contemporary property of minimal aesthetics

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Automatic lighting system

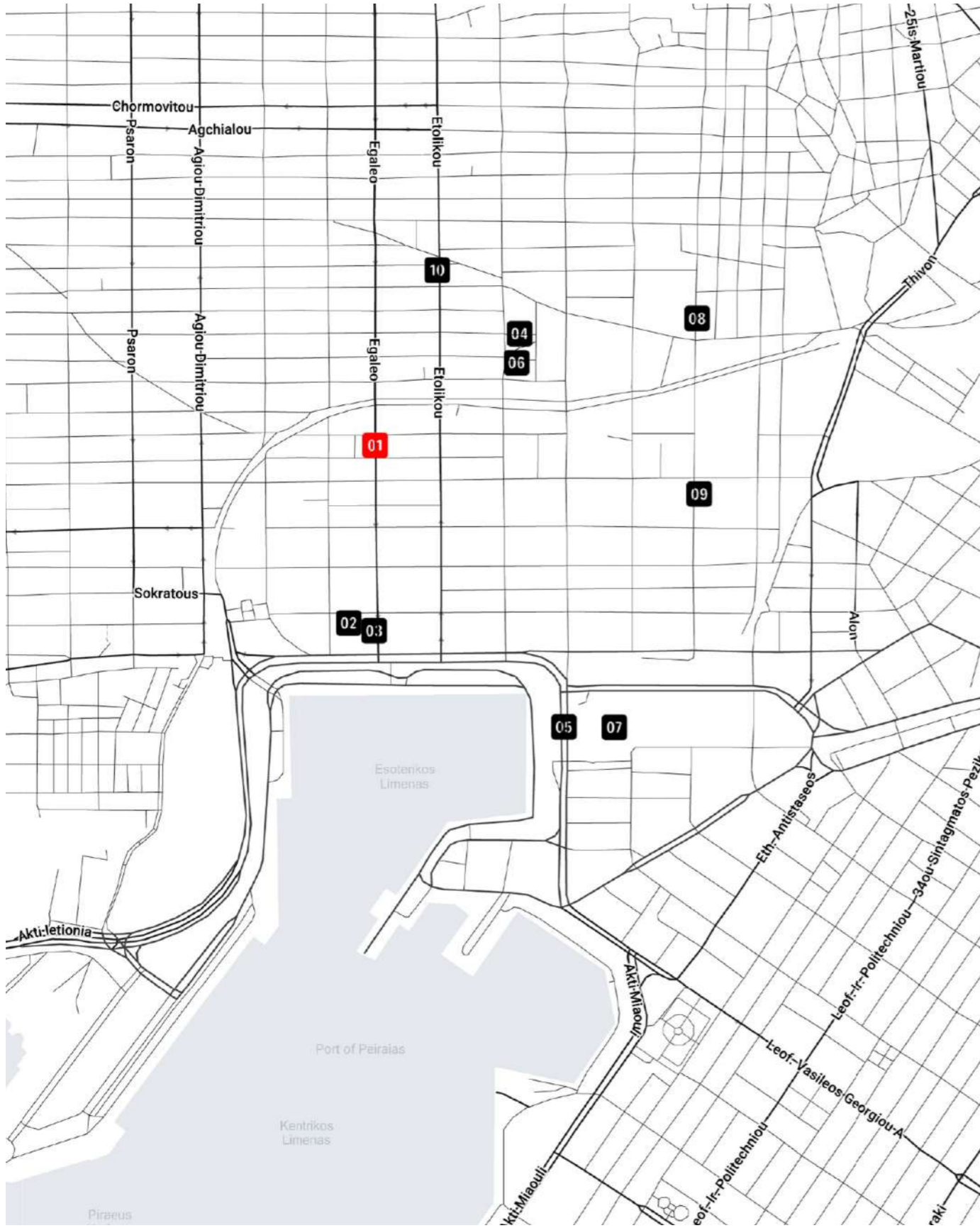
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Pre-installation for an alarm system

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Contemporary kitchen - bathroom design

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Project

# Location

Agia Sofia is an old large industrial district of Piraeus. In addition to the headquarters of many companies, the area is now also home to galleries, bars and lively entertainment venues and is emerging as a vibrant and dynamic destination for residents and visitors alike.

- 01. Your Home (Egaleo St. & Sfaktirias St.) | 0m
- 02. Supermarket | 270m
- 03. Pharmacy | 300m
- 04. Playground | 500m
- 05. Train Station | 650m
- 06. Bank | 400m
- 07. Metro Station | 1km
- 08. Elementary School | 750m
- 09. Swimming Pool | 600m
- 10. Hospital | 450m



# Landscapes

The landscape in the Agia Sofia area of Piraeus offers a unique blend of industrial heritage and contemporary transformation. Among old factories and warehouses, modern office buildings and vibrant businesses now stand as symbols of development. The coastline, with its view of the port, creates a dynamic backdrop.



# Entertainment

The area offers many entertainment options to suit every taste and preference. From trendy bars and cozy cafes to galleries and lively nightclubs, there's something for everyone to enjoy. Additionally, the area's proximity to the port ensures a constant flow of energy and provides the option to embark on a journey by sea, adding an element of adventure and convenience to your experience.



## Public Services

With easy access to metro & train stations and the Piraeus port, getting around the area is easy. Additionally, the presence of green spaces and recreational facilities, such as the Papastrateio Municipal Gymnasium and Swimming Pool, provide both residents and visitors with opportunities for leisure and relaxation.



# 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

EVROS 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

EVROS 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

EVROS 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.





# EVROS Project 5th Floor

Building 2 - E3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	52.5sqm	5	2	1	Parking Space (Underground floor)



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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