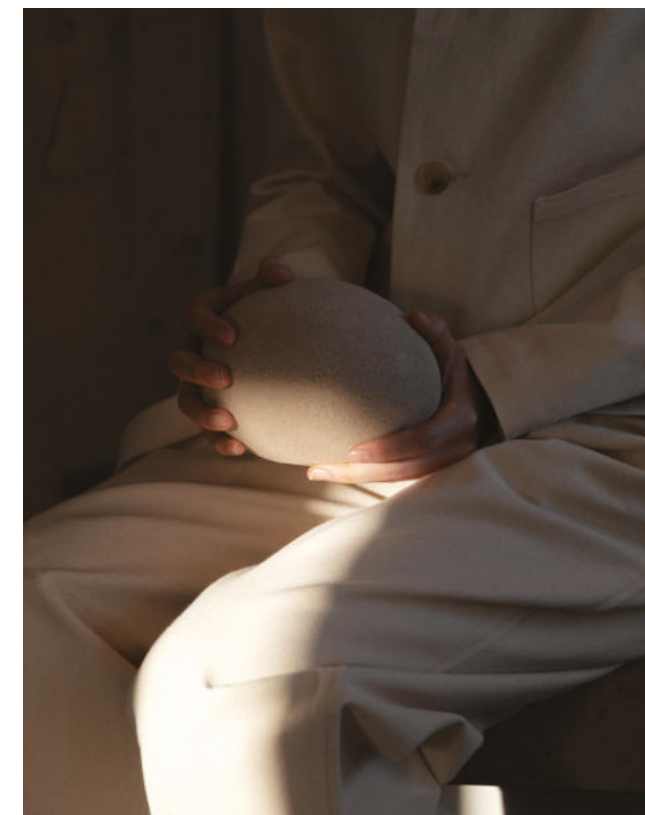
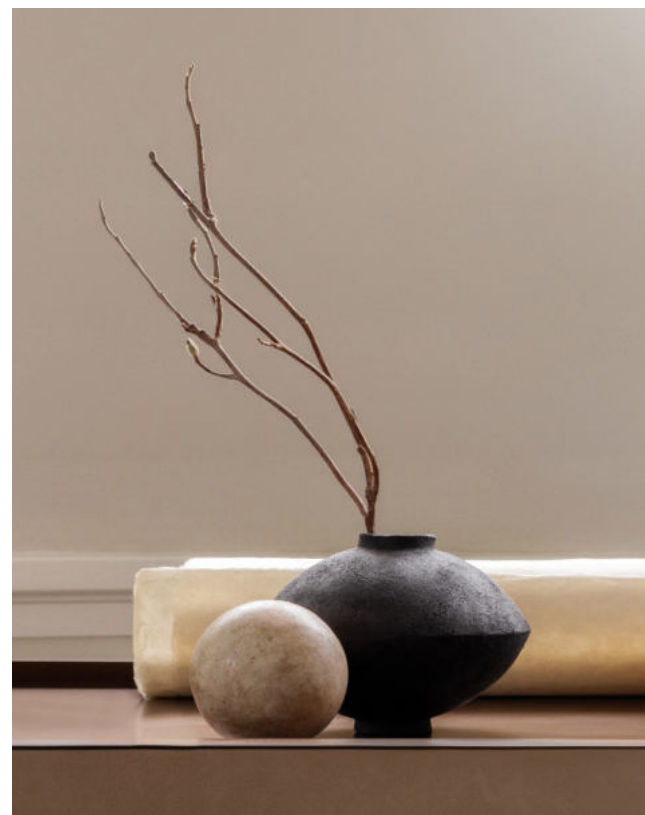




FUTURA RESIDENCE

275 Konstantinoupoleos Ave, Kolonos







275 Konstantinoupoleos Ave

Kolonos

In one of the busiest areas of Athens, Lux & Easy Residences has created a new modern residential complex with a minimal aesthetic, which provides its residents with direct access to the most central parts of the city, offering them a comfortable and quality everyday life.

All spaces have large openings in order to create a harmonious connection between interior and exterior space. In addition, there are parking spaces in the pilotis and also in the basement, where cars can be accessed by a car lift.

Also, the building is equipped with solar panels and photovoltaics on the roof, contributing to the protection of the environment.

The facade of the building is characterized by clean lines and symmetry, with earth tones that highlight its architecture.

Apartment Dimension	• 43sqm – 138sqm
Bedrooms	• 1 - 3



Project

Features

Property with A+ energy rating

Highly energy - efficient double - glazed aluminum systems

Armored / Fire resistant door

Large openings to maximize the view

Autonomous cooling - heat pump

Solar water heaters

New technology LED lighting

Photovoltaic systems with net metering services

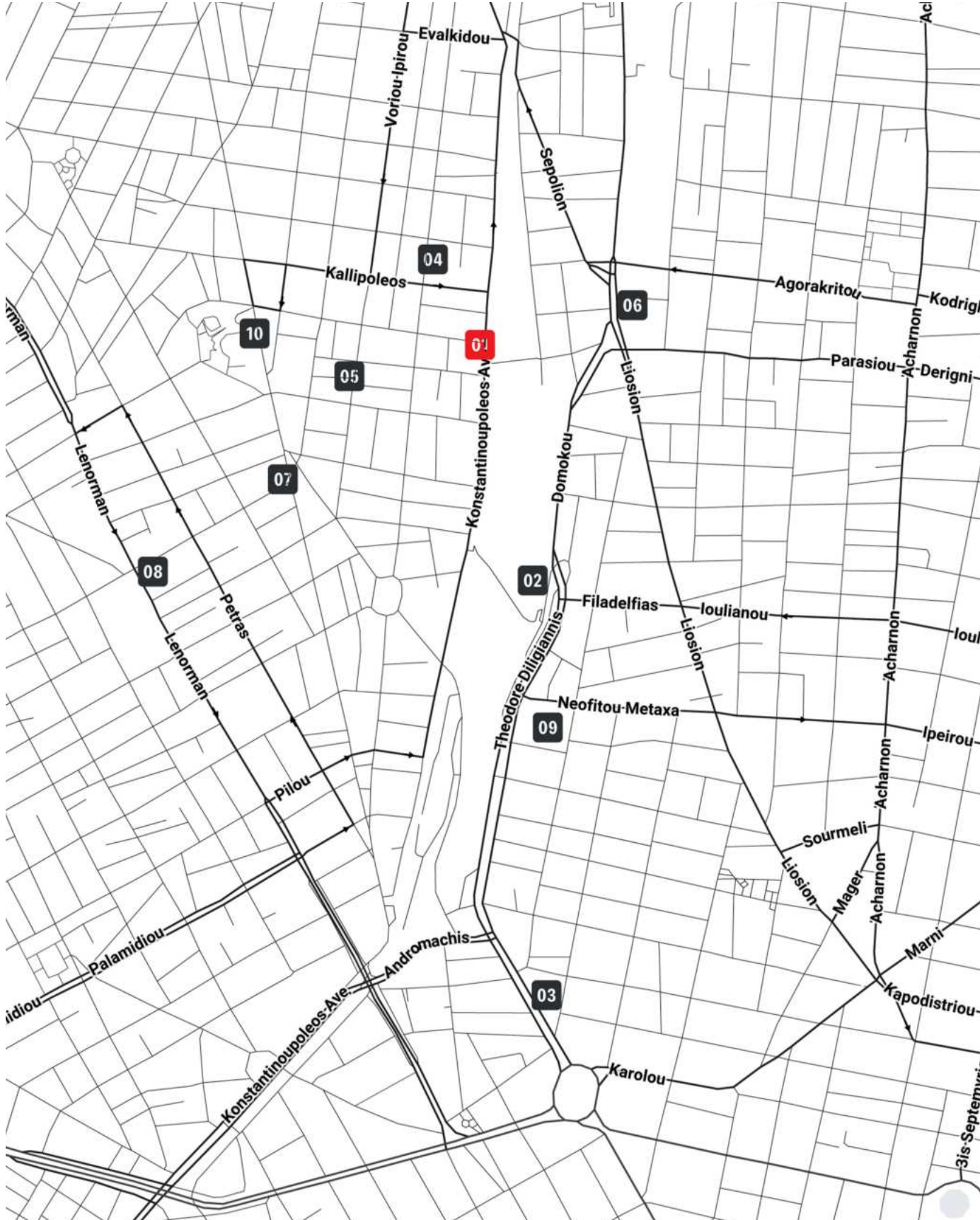
Smart home

Contemporary property of minimal aesthetics

Automatic lighting system

Pre-installation of alarm system

Contemporary kitchen - bathroom design



Project

Location

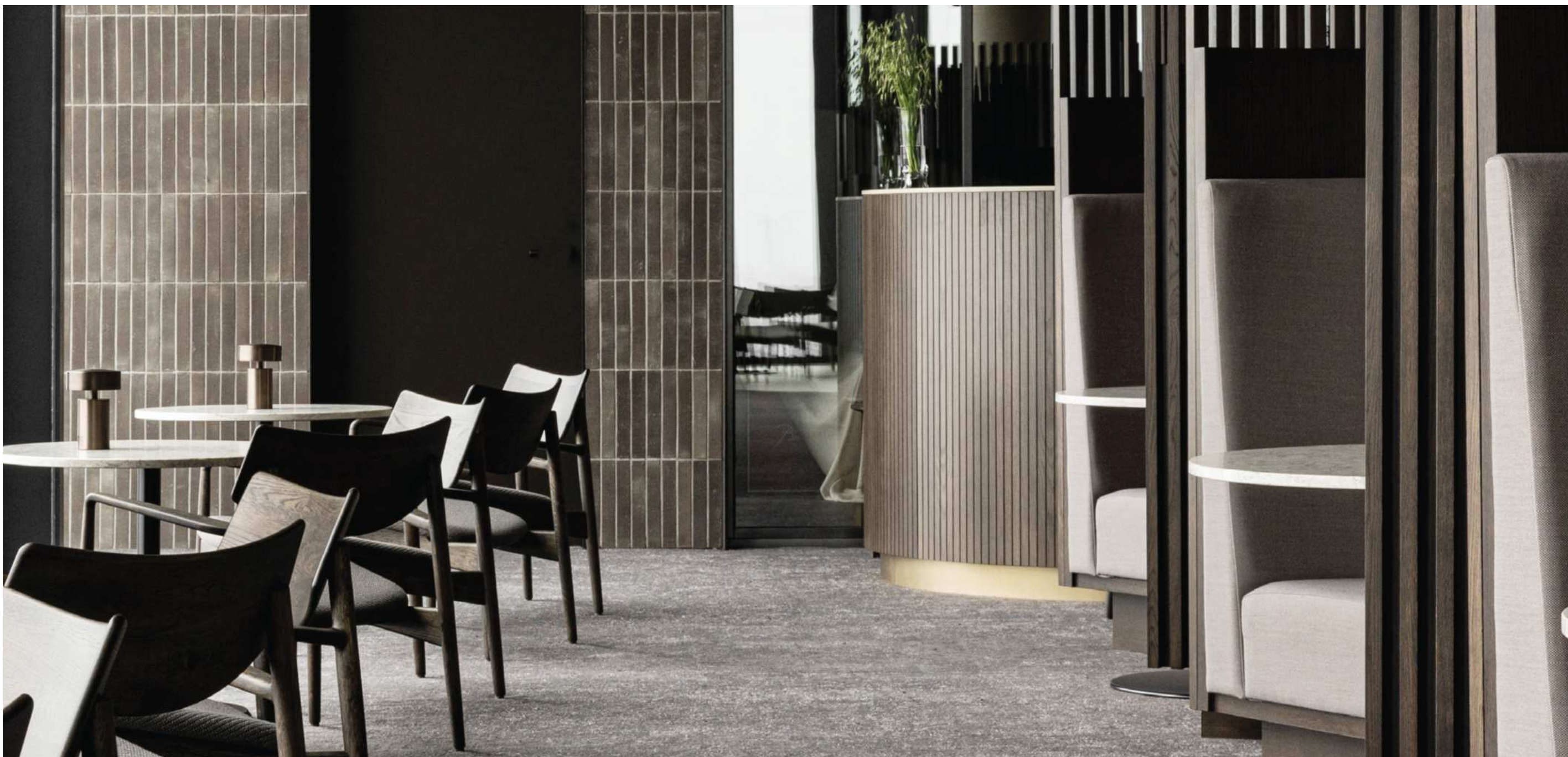
Kolonos is a large, historic and vibrant neighborhood of the Municipality of Athens. It is served by metro line 2 and “Stathmos Larisis”, but also by the electric railway and Attiki Station. Akademia Platonos and Skouze Hill are integral parts of the area with lots of greenery, cafes and small shops. Also in the area, in a wonderful stone building, is the “Epi Kolono” theatre.

01. | ————— • 0m
Your home (Konstantinoupoleos 275 Ave.)
02. | ————— • 300m
Larisis Metro
03. | ————— • 800m
Metaxourgeio Metro
04. | ————— • 120m
Elementary School
05. | ————— • 200m
Super market
06. | ————— • 600m
Pharmacy
07. | ————— • 350m
Pharmacy
08. | ————— • 600m
Bank
09. | ————— • 550m
Restaurants
10. | ————— • 350m
Kolonos Theater



Landscapes

Nestled in the heart of Athens, Kolonos offers a mix of residential streets and small squares, providing a more tranquil atmosphere compared to the bustling city center. The nearby Pedion Areos, one of Athens' largest parks, offers a breath of fresh air with its open fields, playgrounds, and tree-lined pathways.



Entertainment

The neighborhood hosts traditional Greek tavernas and cozy cafes where locals gather for leisurely conversations. For a livelier atmosphere, residents can venture to nearby neighborhoods where vibrant nightlife and eclectic dining options abound. The proximity to cultural hubs like Exarchia ensures that Kolonos residents have easy access to art galleries, theaters, and music venues, providing a rich cultural experience.



Public Services

Public transportation links, such as buses and metro stations, facilitate easy mobility, connecting Kolonos to the broader Athens area. Green spaces within and around the neighborhood, including parks and recreational areas, contribute to the quality of life by offering spaces for relaxation and community engagement. Supermarkets, local markets, and a variety of retail establishments ensure that daily necessities are conveniently within reach.

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.



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Living Room

FUTURA 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

FUTURA 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

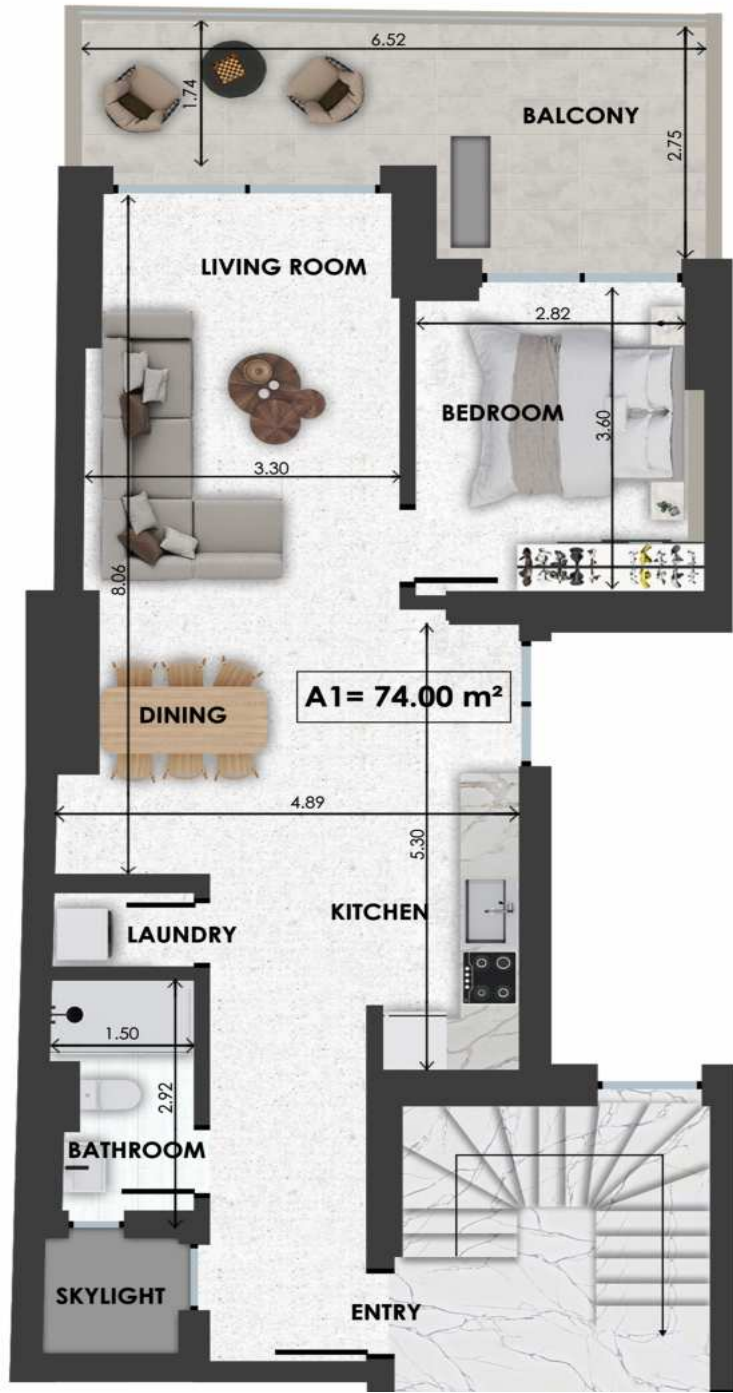
FUTURA Project

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.





FUTURA Project

1st Floor

A1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	74sqm	1	1	1	



FUTURA Project

1st Floor

A3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	59sqm	1	1	1	



FUTURA Project

2nd Floor

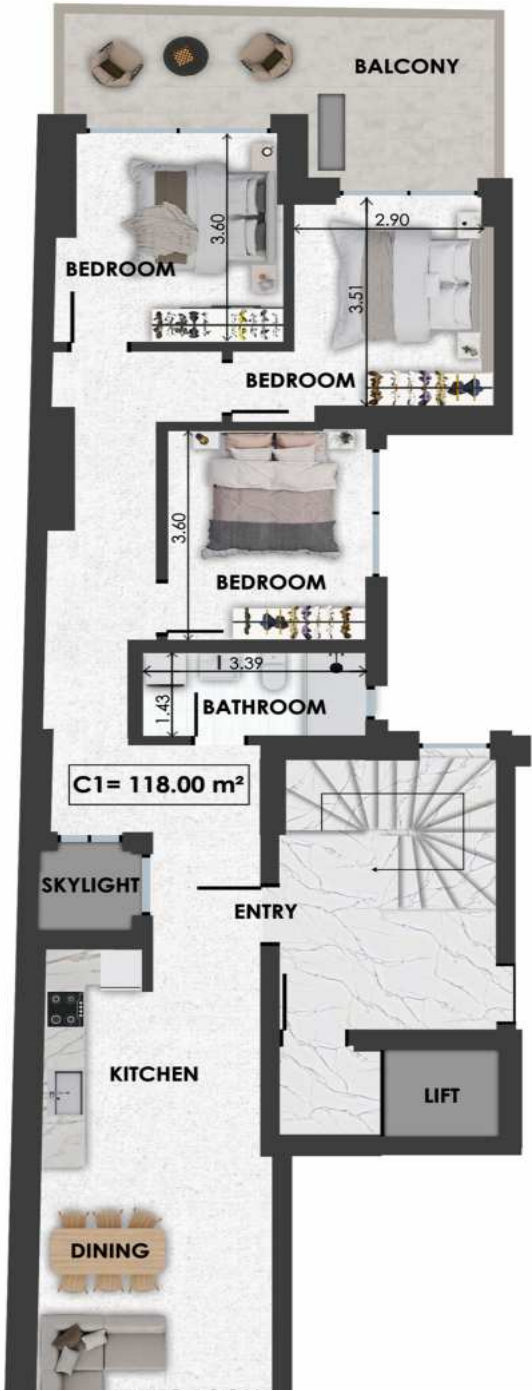
B1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	74sqm	2	1	1	



FUTURA Project

2nd Floor

B3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	59sqm	2	1	1	



FUTURA Project

3rd Floor

C1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	118sqm	3	3	1	



FUTURA Project

4th Floor

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	74sqm	4	1	1	



FUTURA Project

4th Floor

D3	Size	Floor	Bedrooms	Bathrooms	Extra
Studio	43sqm	4	1	1	



FUTURA Project

5th & 6th Floor

E1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	131sqm	5 & 6	3	2	



FUTURA Project

5th & 6th Floor

E2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	138sqm	5 & 6	3	2	



FUTURA Project

5th Floor

E3	Size	Floor	Bedrooms	Bathrooms	Extra
Studio	49.5sqm	5	1	1	



FUTURA Project

6th Floor

F1	Size	Floor	Bedrooms	Bathrooms	Extra
Studio	49.5sqm	6	1	1	



FUTURA Project

7th & 8th Floor

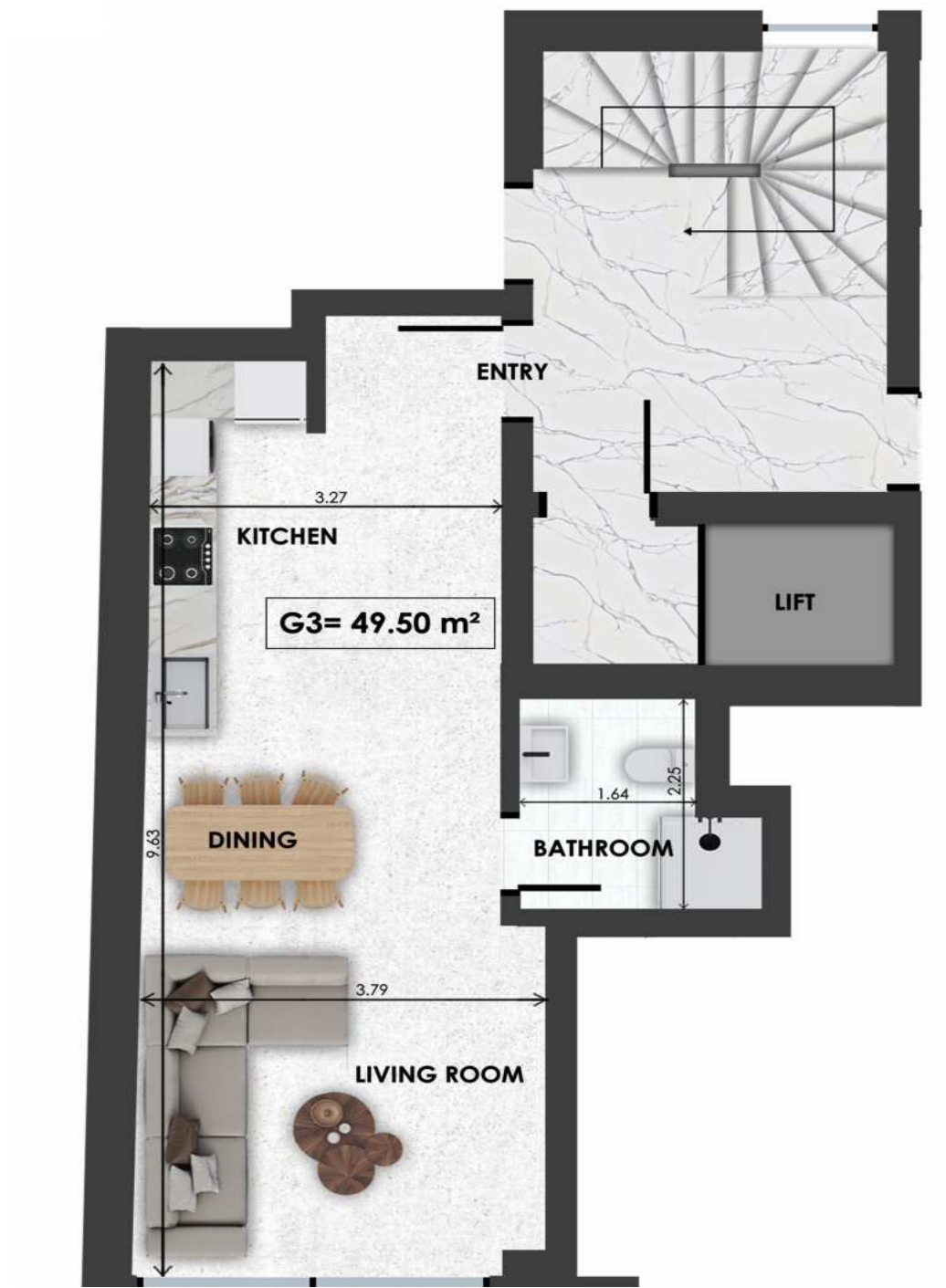
G1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	130sqm	7 & 8	3	3	



FUTURA Project

7th & 8th Floor

G2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	133.5sqm	7 & 8	3	2	



FUTURA Project

7th Floor

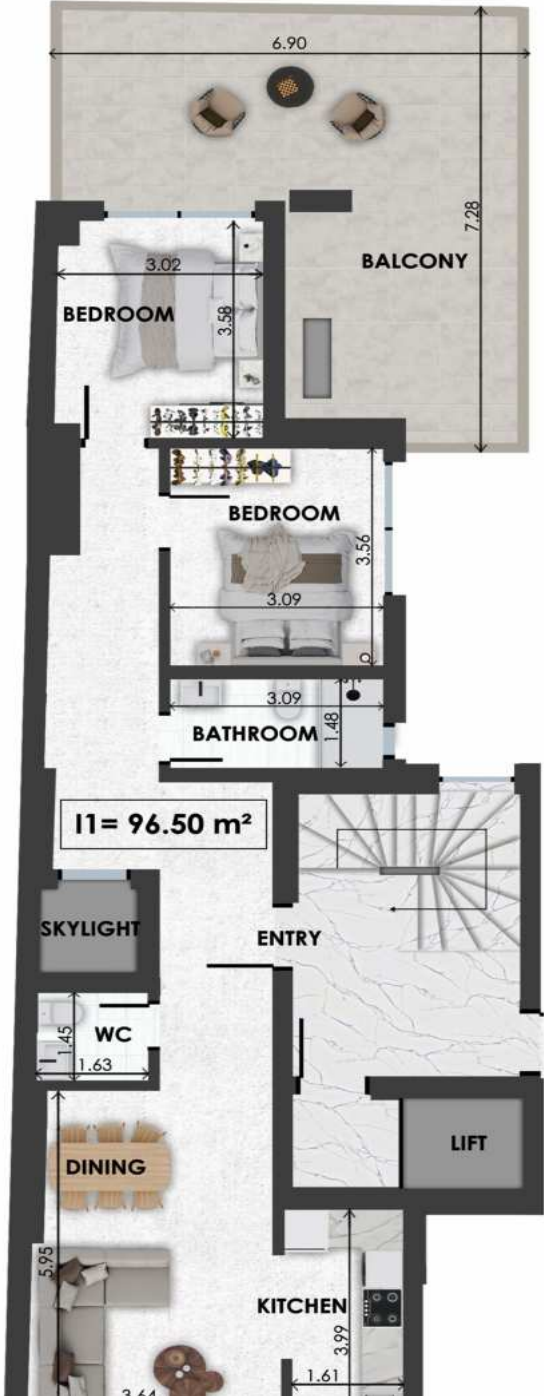
G3	Size	Floor	Bedrooms	Bathrooms	Extra
Studio	49.5sqm	7	1	1	



FUTURA Project

8th Floor

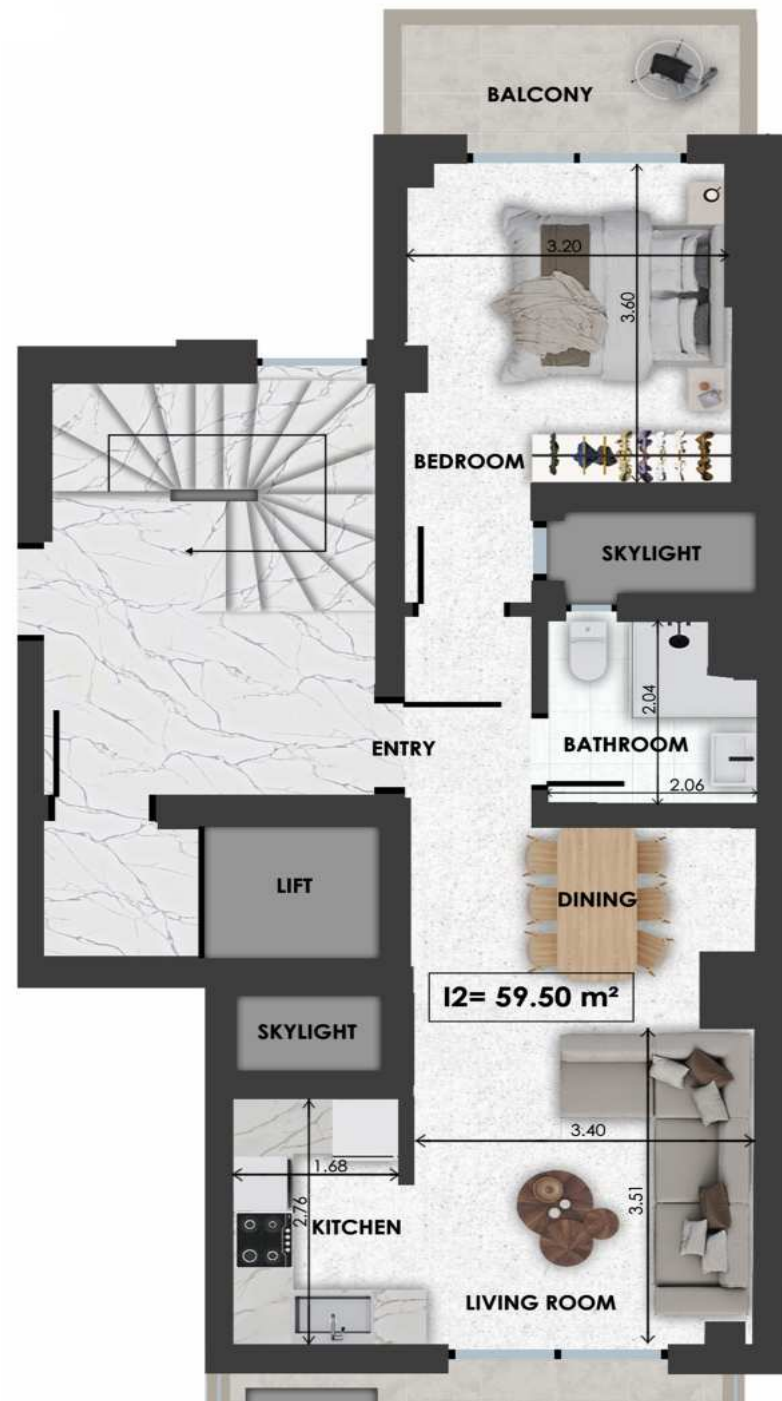
H1	Size	Floor	Bedrooms	Bathrooms	Extra
Studio	49.5sqm	8	1	1	



FUTURA Project

9th Floor

I1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	96.5sqm	9	2	2	



FUTURA Project

9th Floor

I2	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	59.5sqm	9	1	1	



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.

Parking Facilities

Our buildings feature parking facilities in order to provide cover for the vehicles and protect them from damages.



Lux&Easy

Residences

Lux & Easy Residences 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.

Lux & Easy Residences 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.

Lux & Easy Residences 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 10/10/2024 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.



Lux&Easy Residences 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



Lux&Easy Residences 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 2024 by the Direction Business Network.



The GOLDEN AWARDS® The Trophy™ institution took place as a physical award ceremony on top personalities on June 2024. 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.



Lux&Easy Residences 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».



Lux&Easy Residences 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 Lux&Easy Residences 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 Lux&Easy Residences”.



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 Lux&Easy Residences”.



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 Lux&Easy Residences”.



FUTURA RESIDENCE

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