

WE BUILD YOUR DREAMS!

greenpropertiesdc.com

PROJECT

PANGRATI | 181 FILOLAOU ST.



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About Us

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 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.



Key Figures

Strong in - house Team of
278
 Executives, Lawyers,
 Civil Engineers, Architects,
 Mechanical Engineers,
 Decorators

49
 Projects Currently
 Under Development

39
 New Projects
 Under Licensing

140,000 m²
 Of Buildable Space
 Under Development

AA Credit Rating



On 19/10/2022 ICAP A.E. (Credit Rating Agency) proceeded to the award of credit rating **AA** to NOVA CONSTRUCTIONS A.E., classifying it at a low credit risk category.

Grant Thornton - Green Bond

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 awards are based on the official financial data of the companies as they are captured in their financial reports and are presented in detail in the luxurious 10th edition "The Strongest of the Greek Economy" by the Direction Business Network, which was recently released.



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».



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.



SUPERBRANDS
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

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".
ISO 45001 (Occupational Health and Safety)



TUV AUSTRIA EN ISO 14001: 2015

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".
ISO 14001 (Environmental Management System)



TUV AUSTRIA EN ISO 9001:2015

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".
ISO 9001 (Quality Management System)



Project 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.

Neighborhood



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 and Facilities

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.

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.

Indicative locations and their distance from the property:

- | | |
|---|---|
| 1. Your home (181 Filolaou St.) | 8. Supermarket (180m) |
| 2. Supermarket (130m) | 9. 91st elementary school of Athens (170m) |
| 3. Gas station (35m) | 10. Plyta square (200m) |
| 4. Ag. Artemios Square (180m) | 11. Pharmacy (63m) |
| 5. Panathenaic Stadium (1.4km) | 12. National Garden (1.4km) |
| 6. METS Athens Municipal Indoor Basketball Hall (600m) | 13. Pangrati Grove (1.3km) |
| 7. Agios Ioannis Metro station (750m) | |





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.

Apartment Features

A+ Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heating 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.



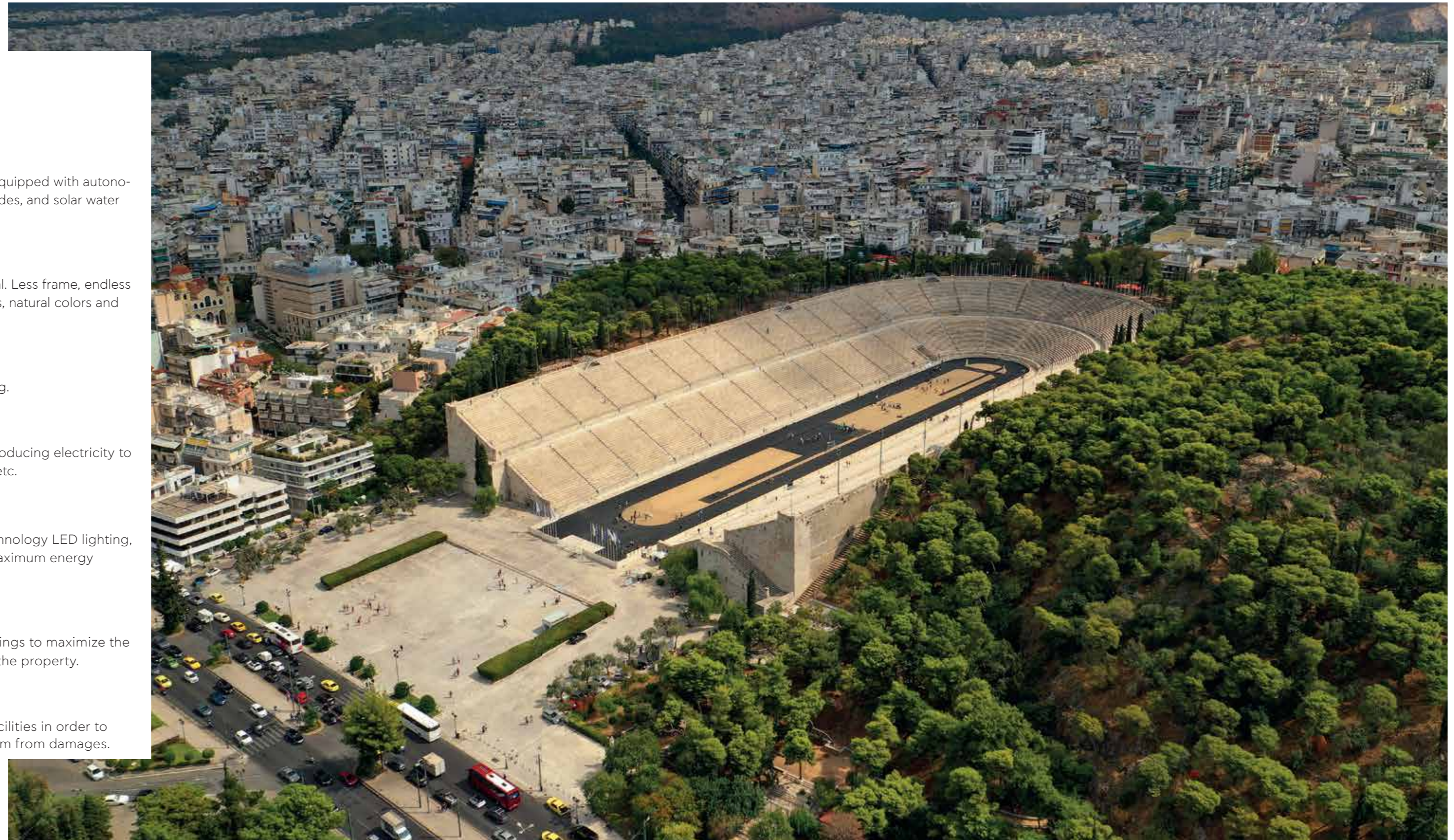
Large Openings

Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.















Underground Parking Facilities

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



Project Features

-  Highly energy - efficient sustainable aluminum systems
-  Armored / Fire - resistant door
-  Large openings to maximize the view
-  Autonomous cooling - heat pump
-  Solar water heaters
-  Latest technology LED lighting
-  Photovoltaic systems with net metering services
-  Smart home
-  Contemporary property of minimal aesthetics
-  Latest lighting system
-  Fully installed alarm system
-  Property with A+ energy rating
-  Contemporary kitchen - bathroom design



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 photo-voltaic system with net metering for shared power. Additionally, the installation of 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.





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