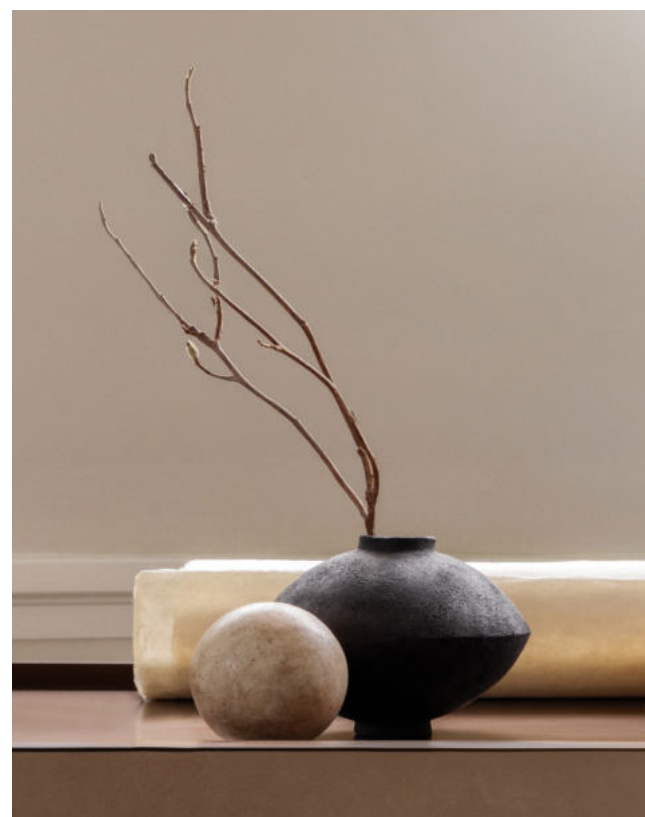




SKYGARDEN RESIDENCE

40 Solonos St. & 7 S. Kouvopoulou St., Agia Paraskevi





SKYGARDEN
RESIDENCE



40 Solonos St. & 7 S. Kouvopoulou St.

Agia Paraskevi

SKYGARDEN Residence is a unique residential complex in Agia Paraskevi, consisting of 8 homes (6 Lofts and 2 apartments).

All units are dual-aspect, featuring large openings and glass balconies, with most offering exclusive-use pools. Geometric and clean lines in earthy tones characterize the outdoor areas.

The complex is centrally located close to Attiki Odos and the Doukissis Plakentias Metro station. The area also offers numerous shops, supermarkets and the local open-air cinema.

The green philosophy advocated by our company is applied to all our projects. We take advantage of the orientation of the buildings for natural light and install photovoltaics with a net metering system for the shared electricity.

We also apply a thermal facade to the entire external surface of the building to minimize energy losses and use energy-efficient aluminum frames of high aesthetics. These practices not only save energy, but also reduce our environmental footprint.

Apartment Dimension	81sqm – 129sqm
Bedrooms	2 - 3



Project

Features

Highly energy - efficient sustainable aluminum systems

Armored / Fire - resistant door

Solar water heater

Photovoltaic systems with net metering services

Contemporary property of minimal aesthetics

Pre-installed alarm system

Property with A+ energy rating

Autonomous cooling - heat pump

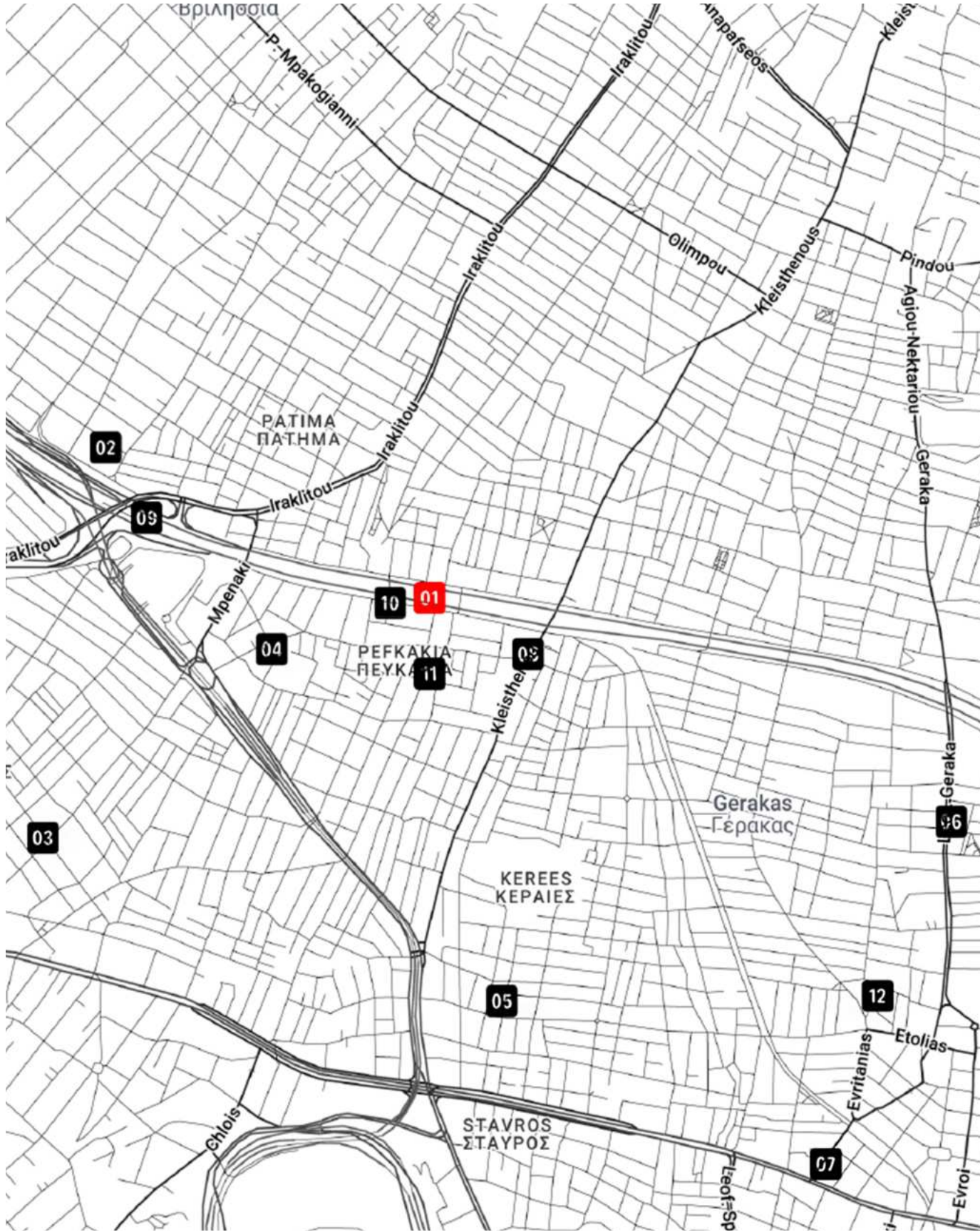
Central Antenna

Large openings to maximize the view

Latest technology LED lighting

Latest lighting system

Contemporary kitchen - bathroom design



Project

Location

The area of Agia Paraskevi is known for its natural beauty, with lush vegetation and an excellent transport network, connected to the Athens Metro and Suburban Railway. It offers a wide range of schools, squares, open spaces, and parks. The pine-forested areas are ideal for walks, bike rides, and picnics. The road from the mountain extends to the Forest of Kaisariani. Each district has its own public square and small local market. In the main square, you'll find the church named after the area, which is one of the most elegant and popular locations for dining.

A
R
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A

- | | |
|--|---------|
| 01. | — 0m |
| Your home (40 Solonos St. & S. Kouvoupoulou St.) | |
| 02. | — 900m |
| Supermarket | |
| 03. | — 600m |
| Supermarket | |
| 04. | — 500m |
| Primary school | |
| 05. | — 1.5km |
| Primary school | |
| 06. | — 600m |
| Pharmacy | |
| 07. | — 900m |
| Bank | |
| 08. | — 500m |
| ATM | |
| 09. | — 1km |
| Train station | |
| 10. | — 95m |
| Bus stop | |
| 11. | — 230m |
| Sports Center | |
| 12. | — 350m |
| Yoga Studio | |



Landscapes

Agia Paraskevi is a neighborhood known for its scenic landscapes and natural beauty. Nestled at the foot of Mount Hymettus, the area is filled with lush greenery and pine trees, offering a peaceful escape from the busy city. Its parks and open spaces provide residents with plenty of opportunities for outdoor activities like walking, biking, and picnics, while the nearby mountain trails attract hikers and nature lovers.



Entertainment

For entertainment, Agia Paraskevi offers a wide variety of options. The main square is a vibrant hub with numerous cafés, restaurants, and taverns where locals gather to enjoy a meal or coffee. The area is also home to a popular open-air cinema, which is a favorite during the summer months. Additionally, there are many local shops and boutiques, as well as cultural events held throughout the year that add to the lively atmosphere.



Public Services

In terms of public services and facilities, Agia Paraskevi is well-equipped to meet residents' needs. The neighborhood has a comprehensive public transport network, including access to the Athens Metro and Suburban Railway, making commuting easy. There are numerous schools, both public and private, as well as parks and sports facilities for children and families. Additionally, the area is home to a variety of public squares, healthcare centers, and other essential services that contribute to the high quality of life.

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

SKYGARDEN 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

SKYGARDEN 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

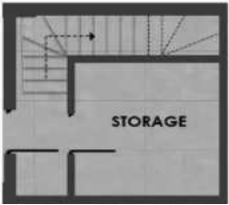
SKYGARDEN Project

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.

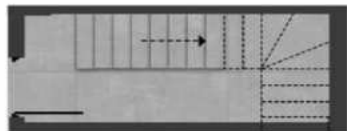




SKYGARDEN Project

- 1, Ground & 1st Floor

GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	122sqm	-1,GF & 1	3	2	Pool



SKYGARDEN Project

- 1, Ground & 1st Floor

GF2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	111.5sqm	-1,GF & 1	3	2	Pool



SKYGARDEN Project

Ground & 1st Floor

GF3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	179sqm	GF & 1	3	2	Pool



SKYGARDEN Project

Ground Floor

GF4	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	81sqm	GF	2	1	Pool



SKYGARDEN Project

1st Floor

A1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	78sqm	1	2	1	



SKYGARDEN Project

2nd & 3rd Floor

B1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	120sqm	2 & 3	3	2	Pool



SKYGARDEN Project

2nd & 3rd Floor

B2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	95.5sqm	2 & 3	2	2	Pool



SKYGARDEN Project

2nd & 3rd Floor

B3	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	113.5sqm	2 & 3	3	2	Pool



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.

Underground Parking Facilities

Our buildings feature underground 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.



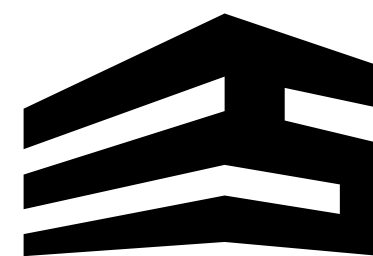
TUV AUSTRIA EN ISO 45001: 2018
(Occupational Health and Safety)
The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope “Real Estate and Development of Lux&Easy Residences”.



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”.



SKYGARDEN RESIDENCE

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