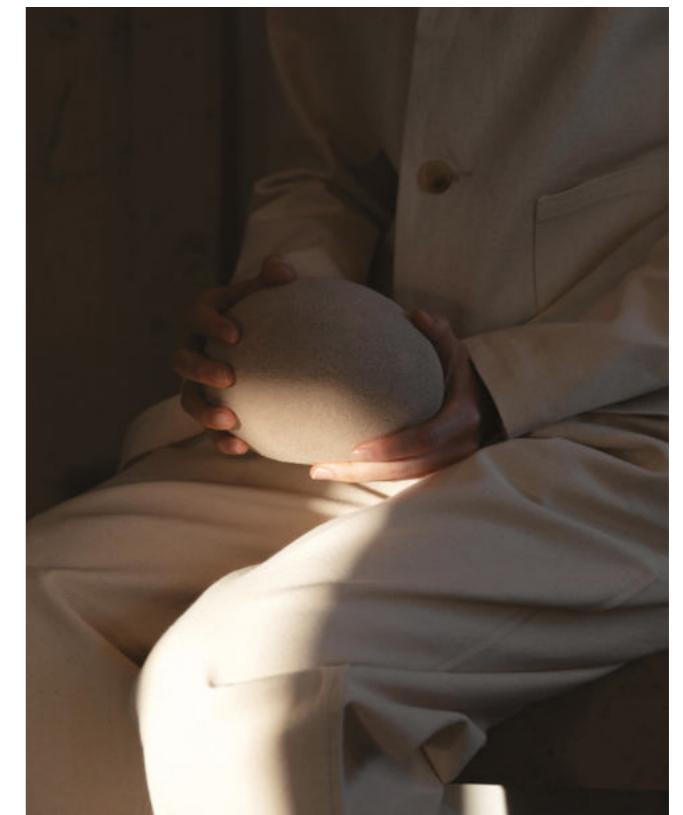
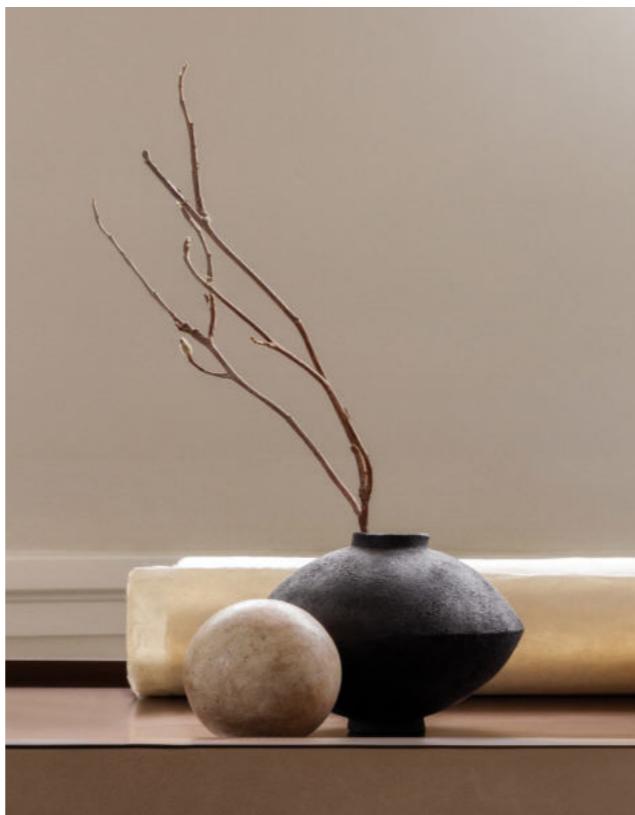
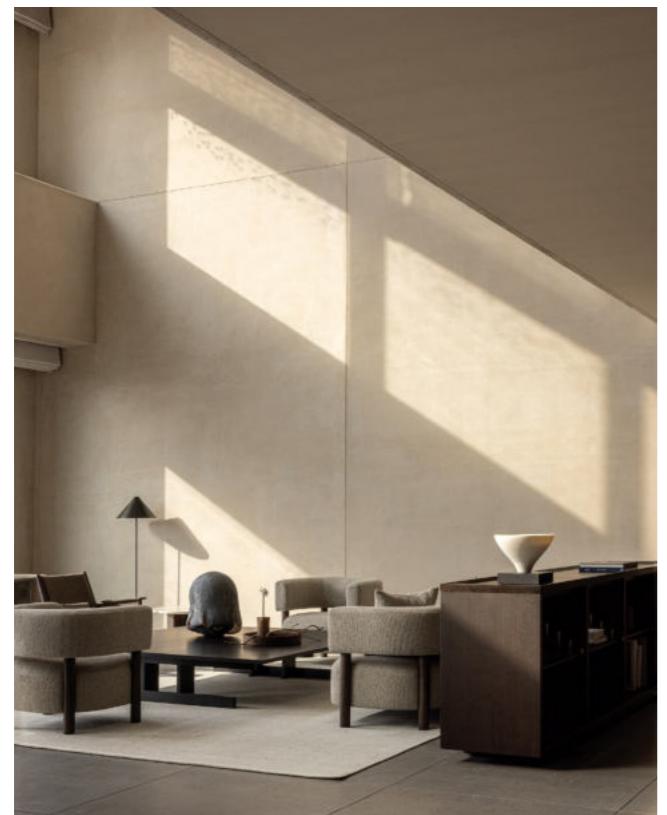


M E T R O P O L I S
R E S I D E N C E

Athens, 31 Geraniou St.





 METROPOLIS
RESIDENCE



31 Geraniou St.

Athens

This modern and sophisticated complex consists of 47 studios, ideally located just a short walk from Omonia Metro Station. Designed for those seeking both comfort and convenience, the development features a range of exceptional amenities. Residents can enjoy a fully-equipped communal gym, sauna, and a stunning roof garden with a barbecue area, perfect for entertaining. The roof also boasts a pergola with breathtaking views of the Acropolis, offering a serene escape in the heart of Athens.

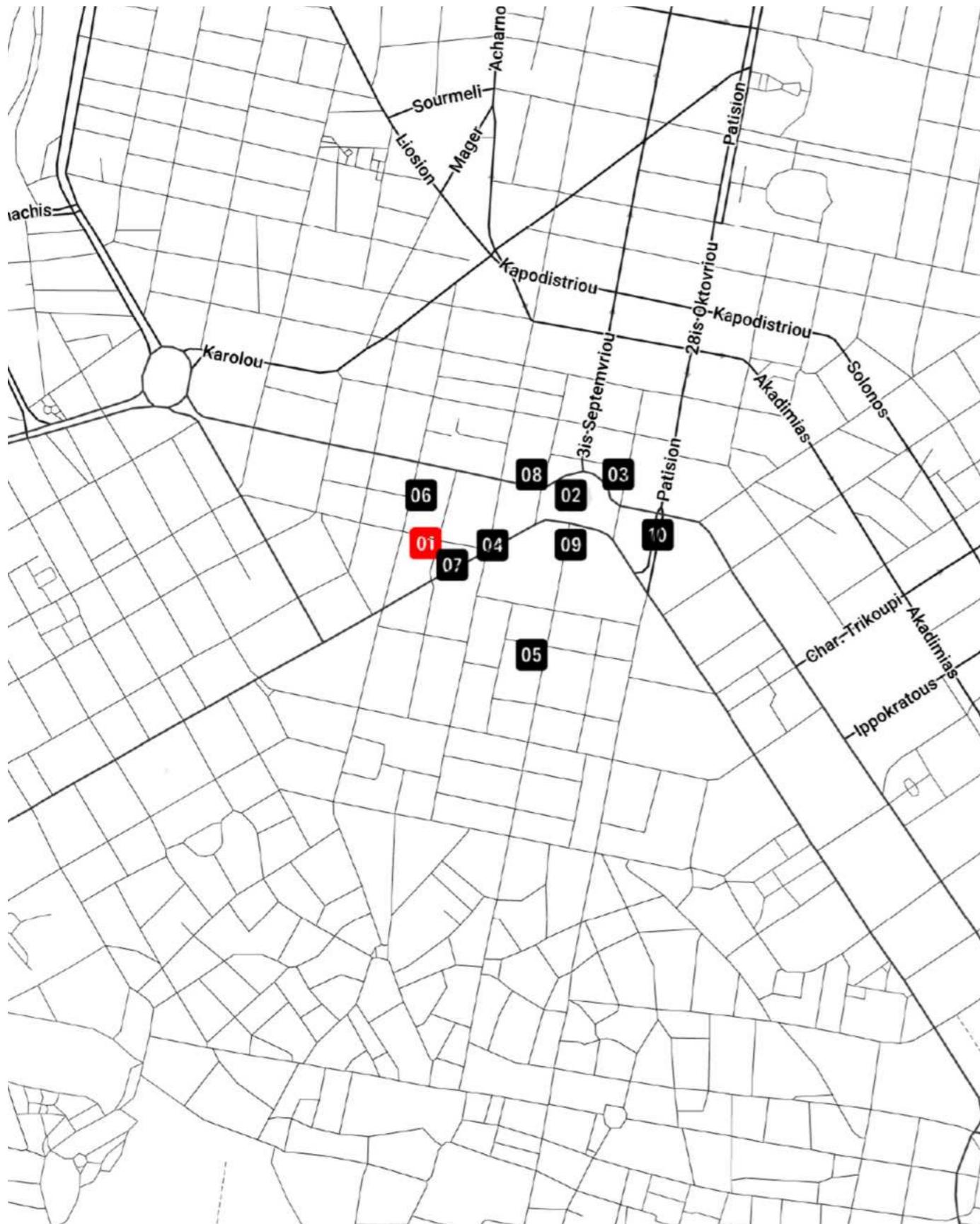
Each studio, ranging from 18.60 m² to 34.70 m², includes a well-designed layout with one bathroom, making it an ideal living space for singles or couples. The focus on modern living

is complemented by high-quality finishes and plenty of natural light in every unit.

With its prime location, luxurious amenities, and contemporary design, this complex offers an exceptional urban lifestyle, combining relaxation, convenience, and vibrant city living.

Apartment Dimension 18.6sqm – 34.7sqm

Bedrooms 1



Project

Location

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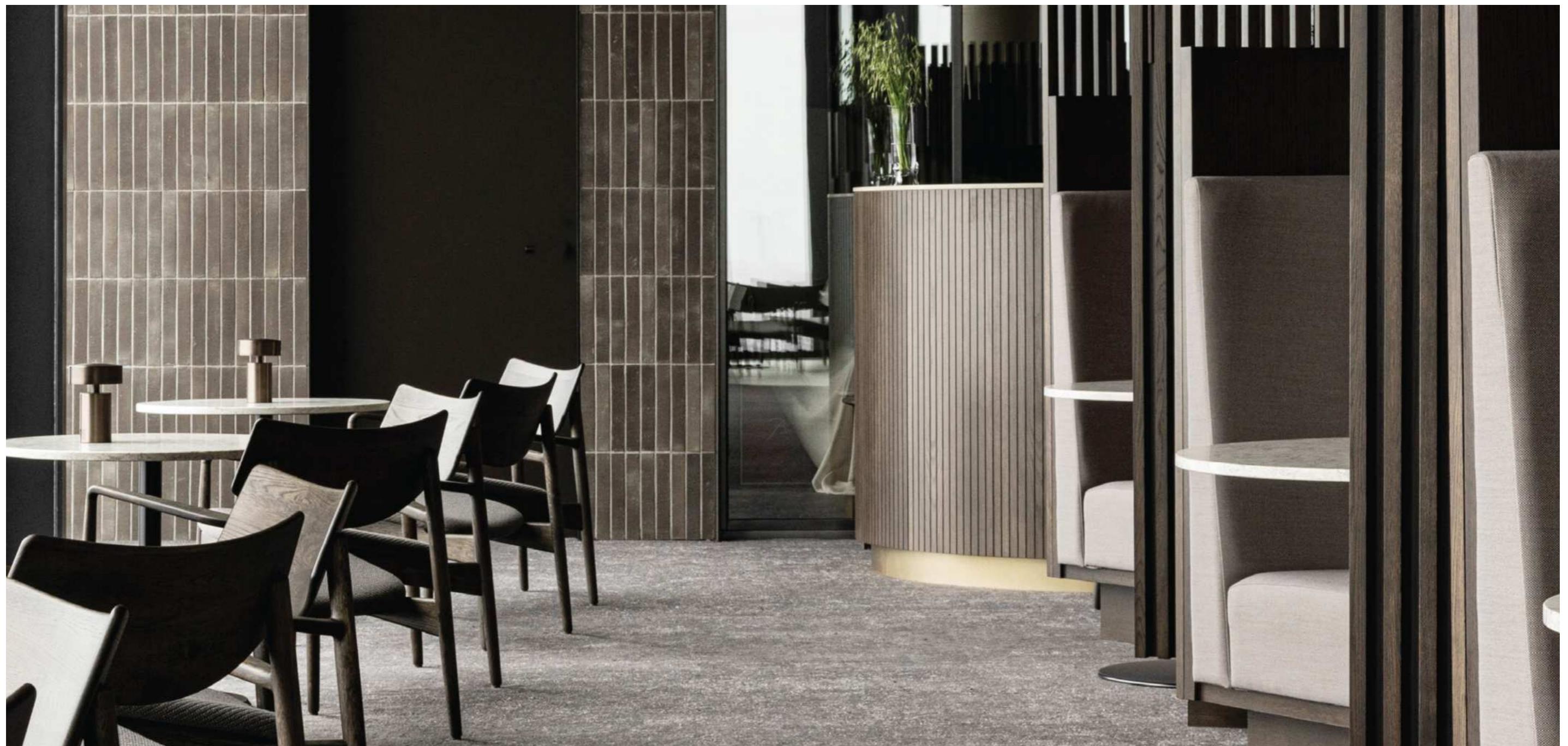
The property is located in the heart of Omonia, with easy access to key areas such as Syntagma Square, Plaka, Monastiraki, Psiri, and the Acropolis. The Omonia Metro Station, just a short walk away, offers excellent public transportation links for quick travel throughout the city.

01.	Your home (Geraniou 31)	0m
02.	Omonia Square	180m
03.	Subway Station	200m
04.	University Hospital	100m
05.	Athens City Hall	250m
06.	Western Union	70m
07.	Bank	50m
08.	Pharmacy	100m
09.	Pharmacy	210m
10.	Supermarket	330m



Landscapes

The center of Athens offers a mix of historic charm and modern landscapes. The area features lively squares, pedestrian streets and nearby parks, providing a balance between urban energy and green spaces. Residents enjoy scenic views of Athens and the Acropolis, just a short walk away.



Entertainment

The area is rich in entertainment options, with numerous cafes, restaurants, shops and bars. The area is also close to theaters, museums, and galleries, including the National Archaeological Museum, offering both cultural and nightlife experiences. Popular districts like Monastiraki and Psiri are nearby for even more entertainment.



Public Services

The neighborhood is well-connected with essential public services, including hospitals, schools and post offices. Omonia Metro Station ensures easy access to the rest of the city, and residents benefit from nearby banks, government buildings and efficient public transportation.

Minimal

Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless

Aesthetics

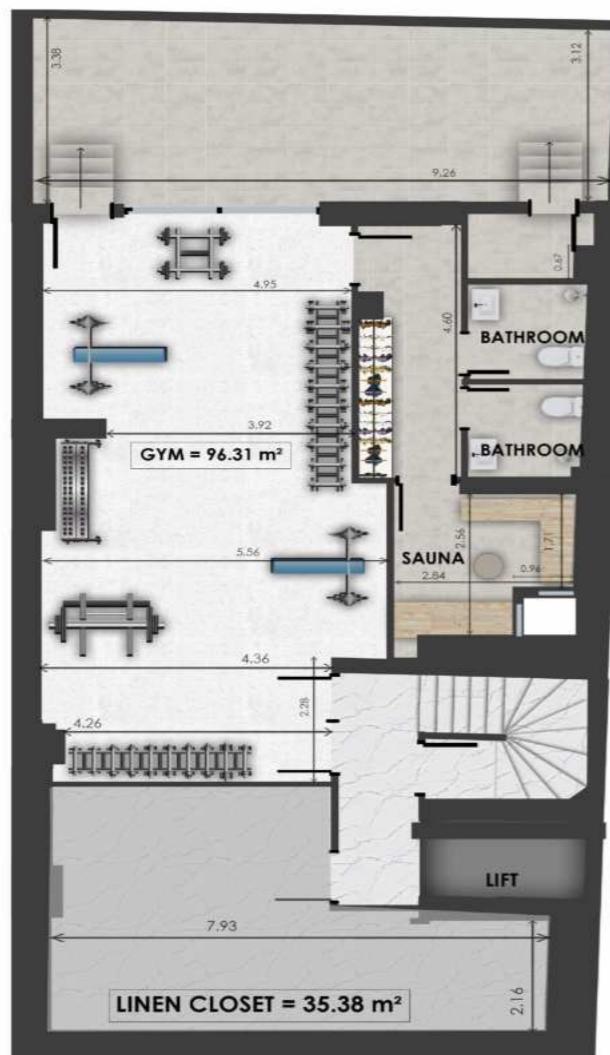
Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.











METROPOLIS Project
Underground Floor

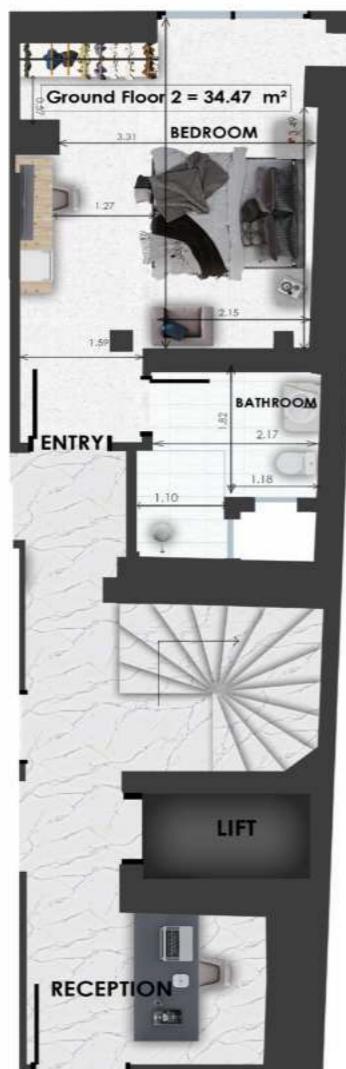
	Size	Floor	Bedrooms	Bathrooms	Extra
Gym	96.31sqm	Underground			
Linen Closet	35.38sqm	Underground			



METROPOLIS Project

Ground Floor

GF1	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	30sqm	Ground Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

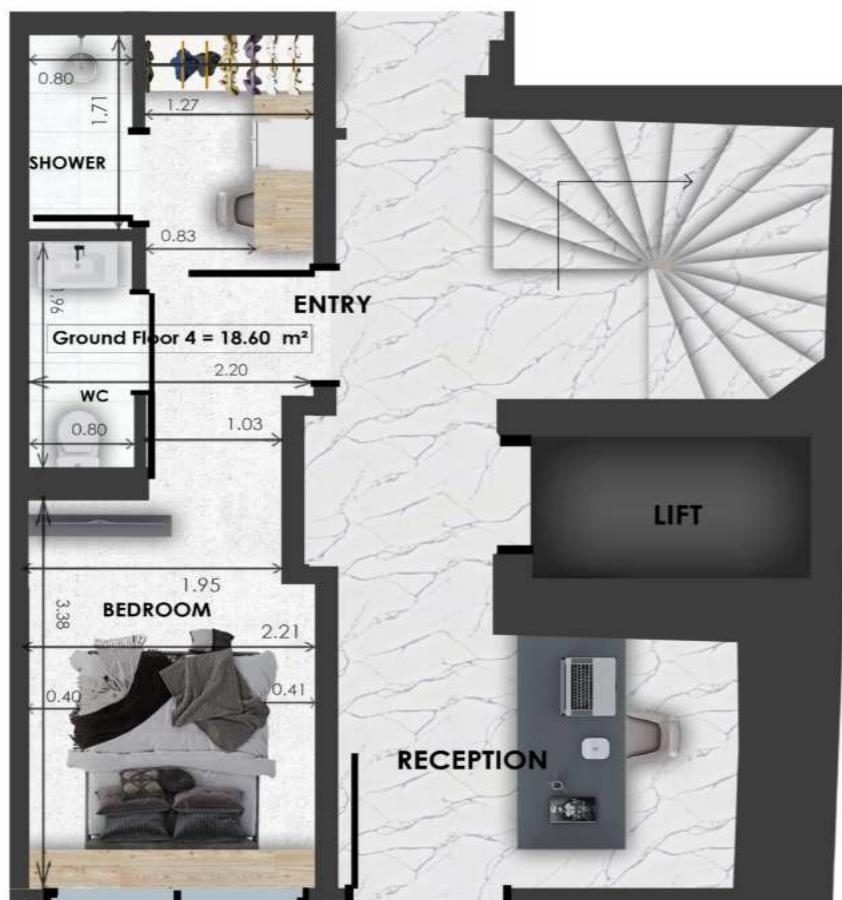
Ground Floor

GF2	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	34.47sqm	Ground Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
Ground Floor

GF3	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	32.4sqm	Ground Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
Ground Floor

GF4	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	18.6sqm	Ground Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

Mezzanine Floor

M1	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	30sqm	Mezzanine Floor	1	1	1	Gym, Sauna (Underground Floor)

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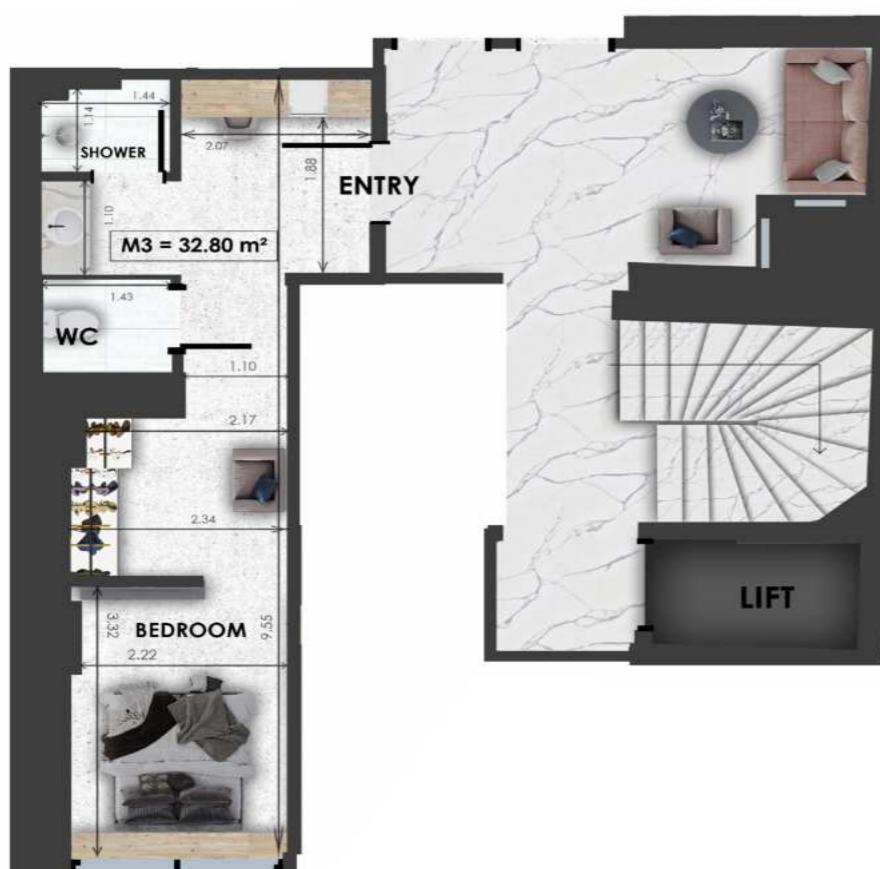
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METROPOLIS Project

Mezzanine Floor

M2	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	23.5sqm	Mezzanine Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
Mezzanine Floor

M3	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	32.8sqm	Mezzanine Floor	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

Mezzanine Floor

M4	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	28sqm	Mezzanine Floor	1	1	1	Gym, Sauna (Underground Floor)

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METROPOLIS Project

1st - 2nd Floor

A1,B1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	30sqm	1,2	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

1st - 2nd Floor

A2,B2	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	24.5sqm	1,2	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

1st - 2nd Floor

	Size	Floor	Bedrooms	WC	Shower	Extra
A3,B3 Apartment	21.9sqm	1,2	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

1st - 2nd Floor

A4,B4	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	19.6sqm	1,2	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project

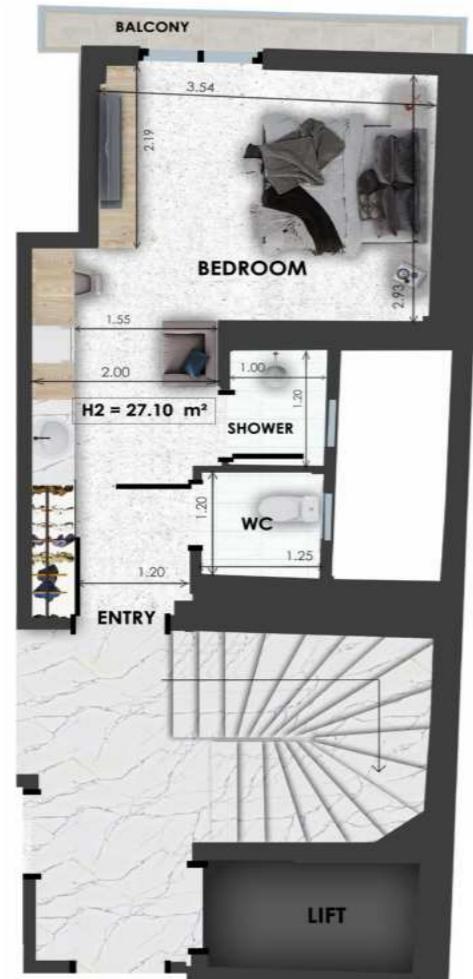
1st - 2nd Floor

A5, B5	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	25.3sqm	1,2	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
8th Floor

H1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	26.1sqm	8	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
8th Floor

H2	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	27.1sqm	8	1	1	1	Gym, Sauna (Underground Floor)



METROPOLIS Project
8th Floor

H3	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	20.7sqm	8	1	1	1	Gym, Sauna (Underground Floor)

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METROPOLIS Project
8th Floor

H4	Size	Floor	Bedrooms	WC	Shower	Extra
Apartment	24.9sqm	8	1	1	1	Gym, Sauna (Underground Floor)



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 138 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.

138

strong in - house team

74

projects under development

48

new projects

158,000sqm

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.



On 10/10/2024 ICAP S.A. (Credit Rating Agency) proceeded to the award of credit



Grant Thornton

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.

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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 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".



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".



METROPOLIS
RESIDENCE

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