



# FUTURA RESIDENCE



**A+** ENERGY CLASS  
BUILDING

**VOTANIKOS** | 275 Konstantinoupoleos Ave



# FUTURA RESIDENCE

## HIGH-END RESIDENTIAL COMPLEX

**Futura Residence** is a contemporary high-end residential complex on 275 Konstantinoupoleos Avenue in Votanikos, an emerging inner-city district on the western edge of central Athens. With minimal architecture, energy-efficient specifications and an armored door, it balances comfort, security and modern urban elegance. The residences feature functional layouts, generous openings and abundant natural light, offering a refined living environment with immediate access to the city's main hubs and everyday amenities.



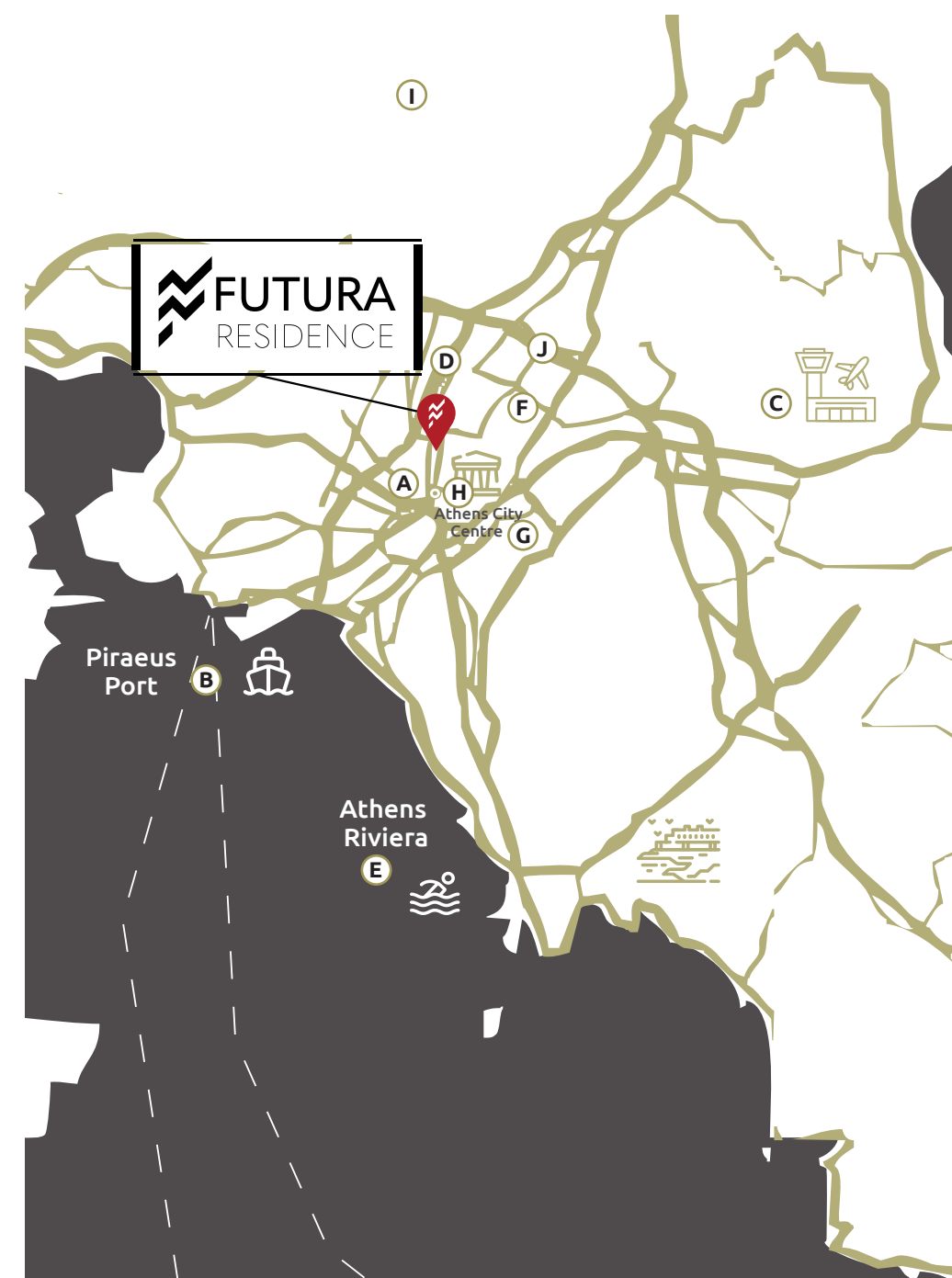
**ELEGANCE MEETS EVERYDAY LIVING**

Futura Residence

## DISCOVER ATTICA

**VOTANIKOS** | 275 Konstantinoupoleos Ave

- A.** Acropolis **(2.5 km)** 20 min
- B.** Piraeus Port **(8.7 km)** 31 min
- C.** Airport **(20.8 km)** 59 min
- D.** National Highway **(660 m)** 4 min
- E.** Athenian Riviera **(6.8 km)** 21 min
- F.** Pedion Areos Park **(1.5 km)** 12 min
- G.** Lycabettus Hill **(2.4 km)** 20 min
- H.** Syntagma Square **(2.5 km)** 16 min
- I.** Parnitha Mountain **(16 km)** 1 hour
- J.** National Highway **(660 m)** 5 min



Distances are measured in a straight line and intended as a guide

## AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE

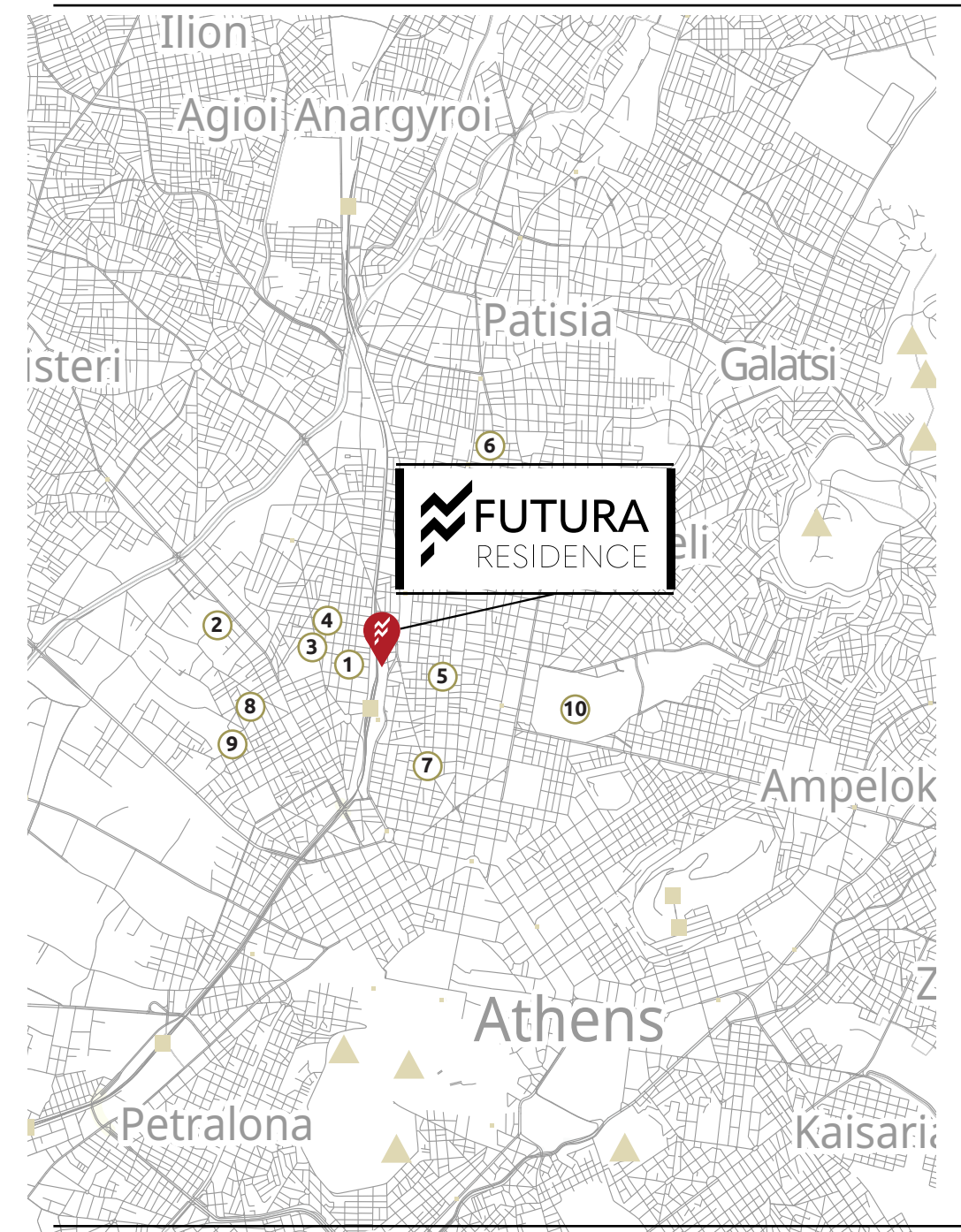




## DISCOVER THE NEIGHBORHOOD

**VOTANIKOS** | 275 Konstantinoupoleos Ave

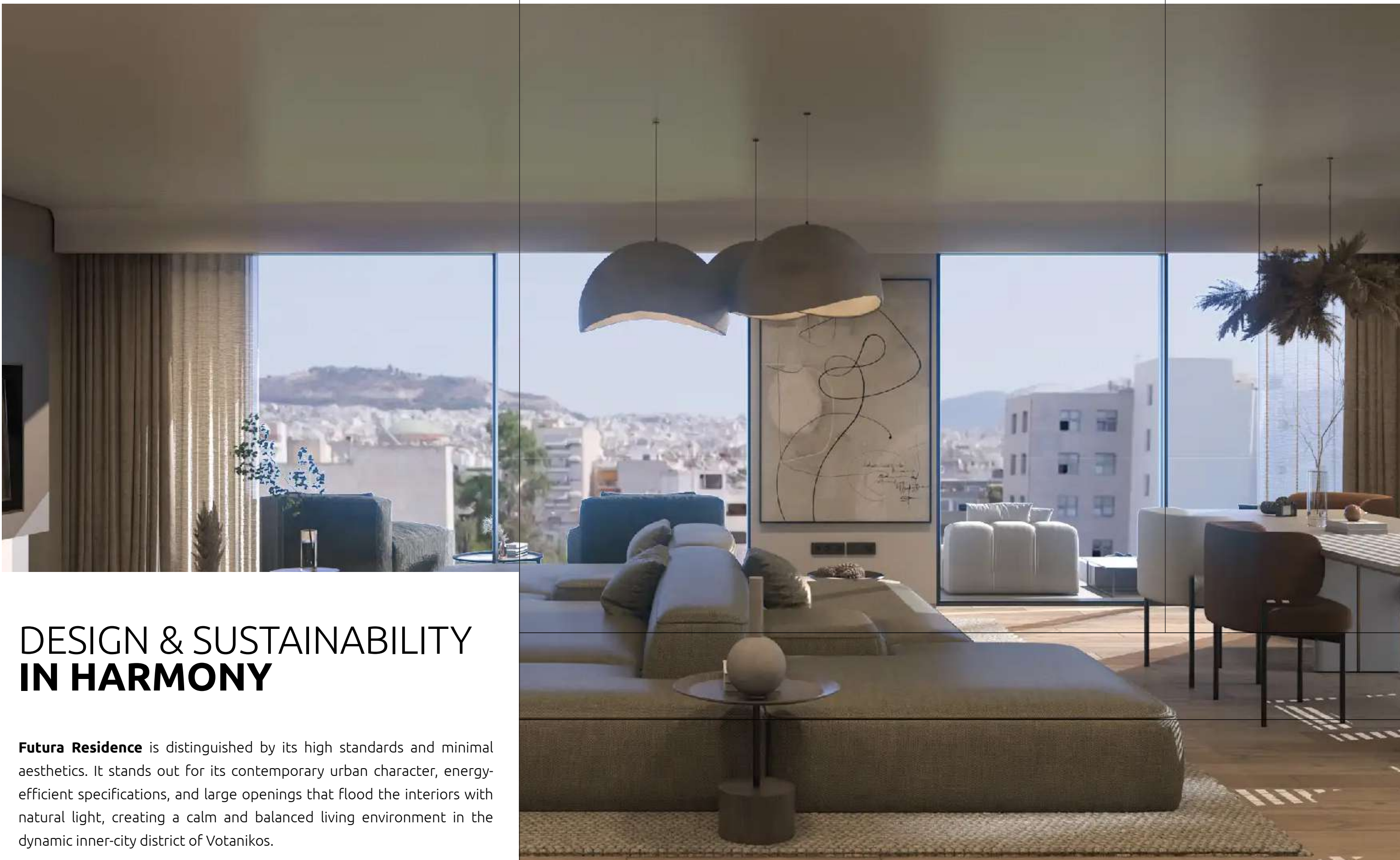
- 01. Primary School (140m) - 1 min
- 02. High School (508m) - 5 min
- 03. Pharmacy (190m) - 2 min
- 04. Supermarket (200m) - 2 min
- 05. Bus Stop (240m) - 2 min
- 06. Metro Station (460m) - 4 min
- 07. ATM (640m) - 2 min
- 08. Swimming Pool (990m) - 5 min
- 09. Theater of Kolonos (380m) - 3 min
- 10. Pedion Areos Park (1.4 km) - 12 min



Distances are measured in a straight line and intended as a guide

## AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE





## DESIGN & SUSTAINABILITY IN HARMONY

**Futura Residence** is distinguished by its high standards and minimal aesthetics. It stands out for its contemporary urban character, energy-efficient specifications, and large openings that flood the interiors with natural light, creating a calm and balanced living environment in the dynamic inner-city district of Votanikos.





## ENERGY PERFORMANCE

**Futura Residence** redefines modern living through a comprehensive energy management system that brings the future into the present. Autonomous heating/cooling pumps, solar water heaters, thermoprotection and LED lighting ensure energy savings, superior comfort and complete environmental responsibility. Combined with architectural design that maximizes natural light, **Futura Residence** delivers a lifestyle distinguished by quality and sustainability.



## PREMIUM QUALITY

With a focus on detail and refined aesthetics, **Futura Residence** invests in materials and technologies that stand out. Energy-efficient aluminium systems, thermoprotection, underfloor heating, armored doors with alarm preinstallation, all create a secure and peaceful environment. Alongside its minimal design and Energy class A+ Building, **Futura Residence** perfectly embodies the Green Identity philosophy, a commitment to sustainable construction and elevated quality of life.





COMFORT WITHOUT

COMPROMISE

Life at **Futura Residence** is designed around everyday ease and well-being. Wide openings fill the interiors with natural light, while underfloor heating maintains a pleasant, even temperature. Modern kitchens and bathrooms, with clean lines and contemporary finishes, create a refined yet practical environment for daily routines. The building’s minimal aesthetics and energy-efficient features contribute to a calm, comfortable atmosphere, offering residents a modern urban home where functionality and relaxation go hand in hand.

















HOMES THAT INSPIRE





## INNOVATION & CUTTING-EDGE ARCHITECTURE

-  **A+ Energy Performance Building** with smart systems that drastically reduce consumption
-  **Smart Home technology** for seamless daily control and comfort
-  **Energy efficient aluminium system** with high levels of thermal and sound insulation
-  **Autonomous cooling/heating pump**
-  **Solar water heater**
-  **Large openings to maximise the view**
-  **Armoured/strong door**
-  **Automatic lighting system of the building**
-  **Pre-installation of alarm system**
-  **Photovoltaic systems with Net Metering**, an investment in sustainability and efficiency
-  **Automatic lighting system of the building**
-  **Central antenna**
-  **Thermoprotection**
-  **Underfloor heating**

**LIVING THE FUTURE, TODAY**

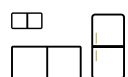


LUX&amp;EASY | RESIDENCES

## THE SOLUTION IN HOME BUYING

*My Home*  
**BIG DEAL**

With the BIG DEAL program by LUX&EASY Residences, you can choose your own supplier and preferred materials in key categories:



KITCHEN, INTERIOR  
DOORS & WARDROBES



FLOORING



BATHROOM  
FIXTURES



PAINTS



AGIA PARASKEVI | EPAMEINONDA ST

## FLEXIBLE HOME PURCHASE PROGRAMS

### EARLY BOOKING

Secure the best possible price for your new home through the **LUX&EASY Early Booking program**. With limited duration but exceptional discounts, this program allows you to reserve your preferred residence at a significantly reduced cost.

### BIG DEAL

The **BIG DEAL** program by **LUX&EASY Residences** gives you the freedom to **shape your home** exactly as you've imagined, on your terms and timeline. Choose your **materials and suppliers** with confidence, supported by our expert team at every stage. **LUX&EASY** collaborates with **certified partners**, offering reliable, aesthetic, and high-quality solutions tailored to your taste.

### THE COMBINATION THAT WINS YOU OVER

Take **advantage** of both programs, **EARLY BOOKING** and **BIG DEAL**, to own your dream home, personalized to your preferences, at the **lowest possible price**.

**LUX&EASY Residences** stands by your side through completion, ensuring a flexible and personalized buying experience.



CHALANDRI | DANAIS & TINOU ST

LUX&amp;EASY | RESIDENCES

## EARLY BOOKING

YOUR DREAM HOME TODAY  
AT THE BEST PRICE



### THE BEST PRICE

Secure your dream apartment or loft at a special **EARLY BOOKING price**, with exclusive discounts available for a **limited time only**.



### LIMITED-TIME OFFER

Take advantage of the **EARLY BOOKING** program's privileged pricing, valid for a short period.



### FREEDOM OF CHOICE

The **EARLY BOOKING** price can be combined with the flexible home purchase program **BIG DEAL**, offering you even greater value and freedom.





LUX&EASY

R E S I D E N C E S





GLYFADA | 23 AIDINIOU ST

## SUSTAINABLE A+ CERTIFIED BUILDINGS

**LUX&EASY** designs and develops eco-friendly, A+ ENERGY-EFFICIENT buildings that combine luxury with sustainability. Using innovative materials, smart technologies, and green practices, we create residences that minimize environmental impact, reduce energy consumption, and enhance quality of life. Our residences offer modern design, high efficiency, and long-term value, setting new standards for sustainable living in Greece.

## HOTEL DEVELOPMENT WITH LUX&EASY

**LUX&EASY** specializes in **greenfield hotel development**, turning prime locations into **high-performing hospitality assets**. As part of a strategic alliance with Hilton, particularly through Hilton Garden Inn Athens Syggrou Avenue, we deliver world-class hotels with strong occupancy, premium guest experiences, and **sustainable returns**. From site acquisition to **full-scale development**, we create landmark properties that drive long-term value in Greece's booming tourism market.



# LUX&EASY

**LUX&EASY** is in strategic alliance with Hilton Garden Inn and one of Greece's leading real estate development companies, specializing in the design, construction and management of premium residential and hospitality properties. Our projects have A+ energy class building certification, incorporating advanced green technologies, minimal aesthetics, and flexible purchase programs at preferential prices.

Our in-house team of architects, engineers, and interior designers ensures precision and innovation at every stage. With certifications from ICAP CRIF, PwC, and TÜV, **LUX&EASY** maintains the highest standards of reliability, developing large-scale projects founded on sustainability, ensuring quality and long-term value in every residence.



**VRILISSIA** | 17 KOUNTOURIOTOU ST

**WE BUILD A BETTER WORLD**



## SUSTAINABLE INNOVATION

Clean lines and understated elegance define the character of **Futura Residence**. Its design combines timeless aesthetics with maximum functionality, shaping a modern home that reflects harmony and balance. With A+ energy class building certification and cutting-edge technology, **Futura Residence** respects the environment, achieving impressive energy efficiency and creating homes in perfect harmony with nature and the future.

## EVERYDAY LUXURY & COMFORT



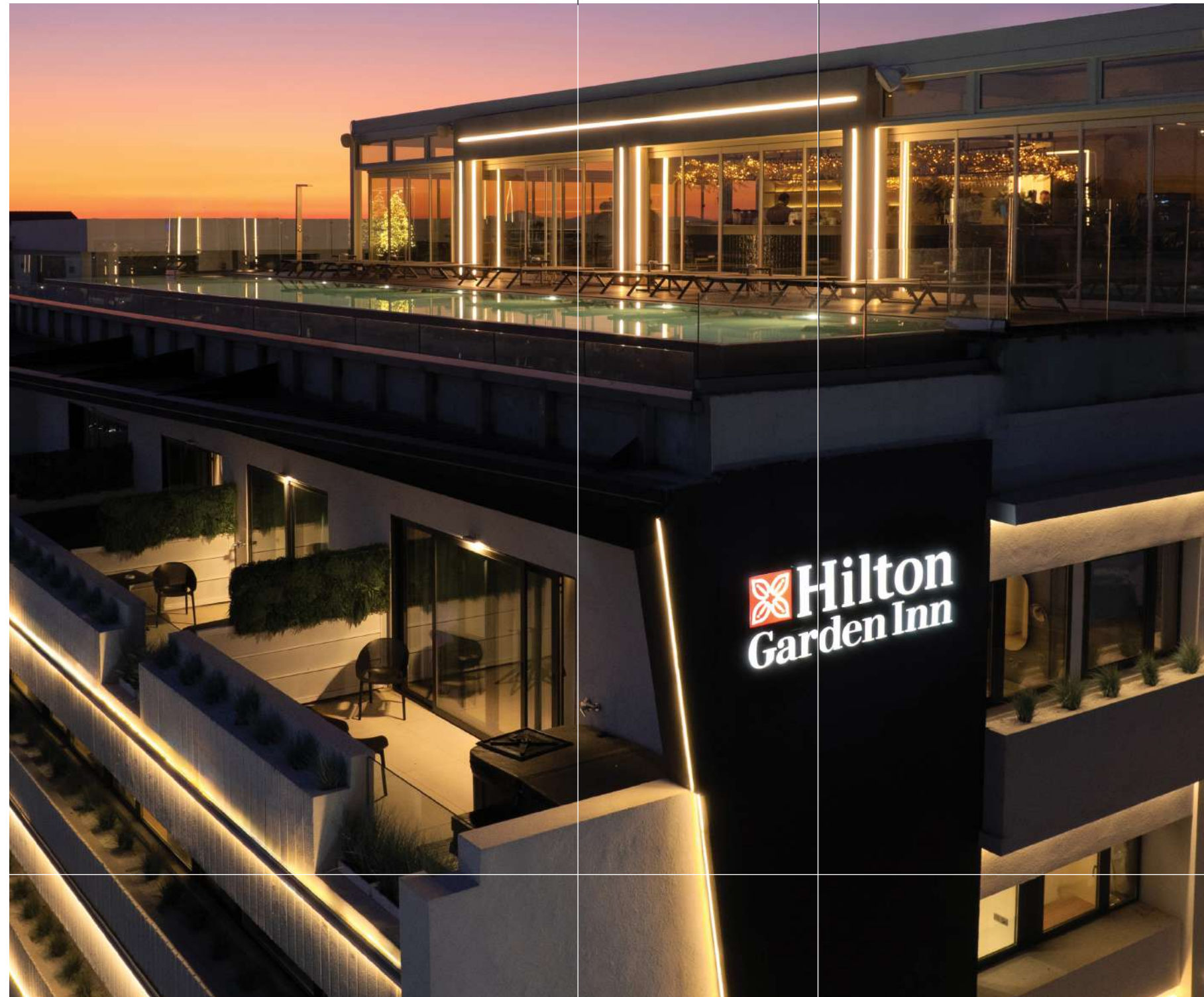


# THE FUTURE OF HOSPITALITY

**LUX&EASY** brand is proud to be in strategic alliance with **Hilton Garden Inn Athens Syggrou Avenue**, bringing world-class hospitality to Greece through premium hotel developments.

We celebrated the successful launch of the **Hilton Garden Inn Athens Syggrou Avenue** - the first of its kind in the city - offering modern comfort, upscale amenities, and an exceptional guest experience.

**This milestone marks the beginning of our ambitious expansion, reinforcing our commitment to high-quality and internationally branded hospitality projects. This milestone marks the beginning of our ambitious expansion, reinforcing our commitment to high-quality and internationally branded hospitality projects.**







VRILISSIA | 17 KOUNTOURIOTOU ST

## OUR PHILOSOPHY

**LUX&EASY** is one of Greece's leading **Design & Development** companies, with 74 projects under construction and 48 in the licensing stage. We specialize in the development and sale of high-spec residential and hospitality properties, With A+ energy class building certification, equipped with advanced green technologies. As part of a strategic alliance with **Hilton Garden Inn**, we proudly inaugurated **Hilton Garden Inn in Athens**, setting a new benchmark for hospitality in Greece. With certifications from internationally recognized organizations such as **ICAP CRIF, PwC, TÜV, and Grant Thornton**, the quality, reliability, and sustainable growth of **LUX&EASY** are well established and widely acknowledged.







**74** Projects under construction



**158.000 m<sup>2</sup>** Under development



**48** Projects in licensing stage



**76** Engineers



**48** Architects



**14** Interior designers



VRILISSIA | 17 KOUNTOURIOTOU ST

## LUX&EASY. NOTHING LEFT TO CHANCE



# RESPECTING THE ENVIRONMENT

At **LUX&EASY**, environmental consciousness is more than a commitment - it's our foundation. From the first stage of design, we integrate eco-friendly practices, renewable energy systems, and materials that minimize environmental impact.

We build homes that save energy, respect the planet, and offer residents the sense of being part of something greater - a sustainable future.

Through technologies such as heat pumps, thermal facades, LED lighting, solar water heaters, and photovoltaic systems with Net Metering, we create advanced, energy-efficient, and environmentally responsible residences that define tomorrow's living standards.



## IN HARMONY WITH THE ENVIRONMENT





## LUX&EASY RESIDENCES

### LUX&EASY RESIDENCES:

LUX&EASY Residences focuses on the development and sale of premium-quality properties across Greece. Our A+ energy-rated buildings combine minimal aesthetics, advanced smart technologies, and a lifestyle philosophy that aligns with contemporary living trends

Luxandeasy .com



### Hilton Garden Inn Athens Syggrou Avenue 234:

The Hilton Garden Inn Athens Syggrou blends modern design with the comfort, quality, and attention to detail that define the Hilton Garden Inn brand.



### Hilton Garden Inn - Chania City:

At the new Hilton Garden Inn Chania City, modern design meets smart functionality. Ideally located, it offers an outstanding stay experience for both leisure and business travelers.



### INCANTO BOUTIQUE SUITES:

Unique boutique suites with minimal design, perfectly harmonized with their surroundings, exuding discreet luxury and authentic character. The distinctive concept of Incanto Boutique Suites creates a strong, recognizable brand and an attractive investment opportunity with significant advantages over other hospitality platforms.



### ÉRA Hotel Heraklion, Tapestry Collection by Hilton:

Scheduled to open in early 2026, ÉRA Heraklion - part of Hilton's Tapestry Collection - will stand proudly in the heart of Heraklion, inviting guests to connect with and explore the authentic spirit of Crete.



# OUR SIGNATURE FEATURES



GREEN RESIDENCES



EXCEPTIONAL VALUE



MINIMAL DESIGN



SMART HOME TECHNOLOGY



HEAT PUMP SYSTEM



SOLAR PHOTOVOLTAICS



TIMELESS DESIGN



MINIMAL-PROFILE  
ALUMINIUM SYSTEMS

**A<sup>+</sup>**  
**ENERGY-EFFICIENT  
BUILDINGS**



GERAKAS | SERIFOU & PERIKLEOUS ST





**ICAP CRIF RATINGS Credit Rating AA**

**LUX&EASY**'s creditworthiness is continuously evaluated and has repeatedly achieved the high AA classification from ICAP CRIF RATINGS, placing the company among organizations with low credit risk and strong financial reliability.



**Grant Thornton**

**GRANT THORNTON-  
GREEN BOND**

According to Grant Thornton's report, **LUX&EASY**'s Green Bond Framework fully complies with the best international standards and practices, aligned with the Green Bond Principles issued by the International Capital Market Association (ICMA) in June 2021.







**GREEK BUSINESS CHAMPION**

Awarded by the “Protagonists of the Greek Economy” institution in 2023, **LUX&EASY** received the Greek Business Champion distinction for its remarkable performance and growth.



**PricewaterhouseCoopers (PwC)**

**LUX&EASY**’s financial statements have been audited by PwC, one of the world’s largest professional service networks, ensuring accuracy, transparency and compliance.



**TROPHY GOLDEN AWARDS® 2023 & 2024**

**LUX&EASY** proudly received multiple **GOLDEN AWARDS® THE TROPHY™** distinctions, including **“Business Growth Award,” “Corporate Sustainability Award,”** and **“Green Innovation Award.”**



**TUV AUSTRIA EN ISO 9001:2015**  
✓ ISO 9001  
(Quality Management System)

**TUV AUSTRIA EN ISO 45001 : 2018**  
✓ ISO 45001  
(Health & Safety Management System)

**TUV AUSTRIA EN ISO 14001 : 2015**  
✓ ISO 14001  
(Environmental Management System)



**SUPERBRANDS**

**LUX&EASY** was recognized as a Superbrand in the “Construction - Real Estate Development” category. Superbrands Greece is part of a global institution that highlights leading brands in over 90 countries worldwide.



**ALIMOS** | 16 MARINOU ANTYPAS ST





[www.luxandeasy.com](http://www.luxandeasy.com)  
[www.novaconstructionssa.com](http://www.novaconstructionssa.com)

