



V

MONTE VERDE RESIDENCES



GATED GUARDED
ENTRANCE 

A+ ENERGY CLASS
BUILDING

KIFISIA | 18 Kalamatas St.





MONTE VERDE RESIDENCES

HIGH-END RESIDENTIAL COMPLEX

Monte Verde Residence is a contemporary development in the northern suburbs of Athens, located in Kifisia. With minimal architecture, A+ energy efficiency, guarded entrance and design that balances comfort, security and elegance, it offers residences with private gardens, spacious terraces and private pools, all bathed in natural light.



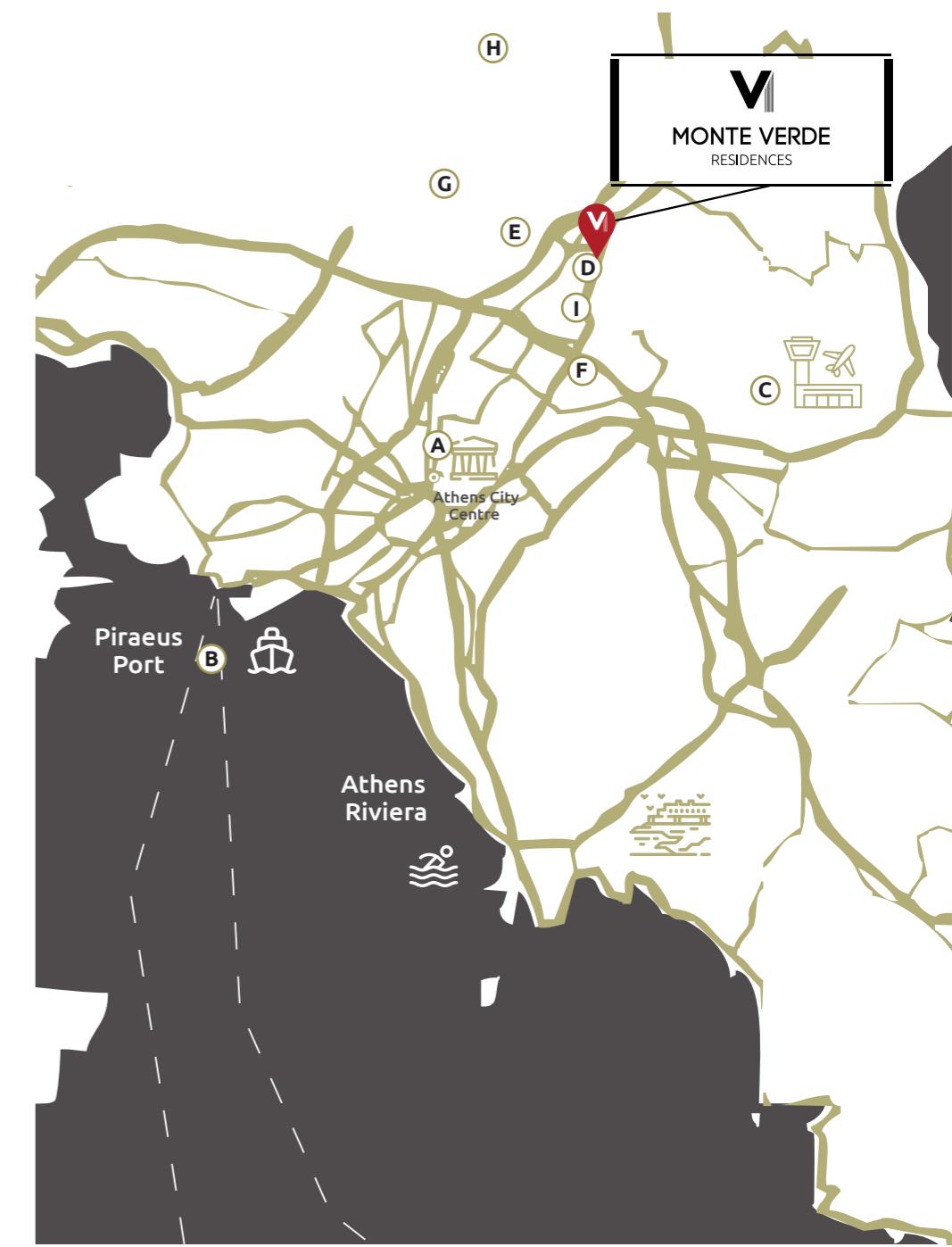
ELEGANCE MEETS EVERYDAY LIVING



DISCOVER ATTICA

KIFISIA | 18 Kalamatas St.

- A. Acropolis (16 km) 60 min
- B. Piraeus Port (23.3 km) 54 min
- C. Airport (21.8 km) 35 min
- D. National Highway (200m) 1 min
- E. Equestrian Club (2.4 km) 11 min
- F. Syggrou Grove (4.2 km) 20 min
- G. Regency Casino Mont Parnes (7 km) 37 min
- H. Parnitha Mountain (11.2 km) 47 min
- I. Heroes of Polytechnic Square (1.1 km) 4 min



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

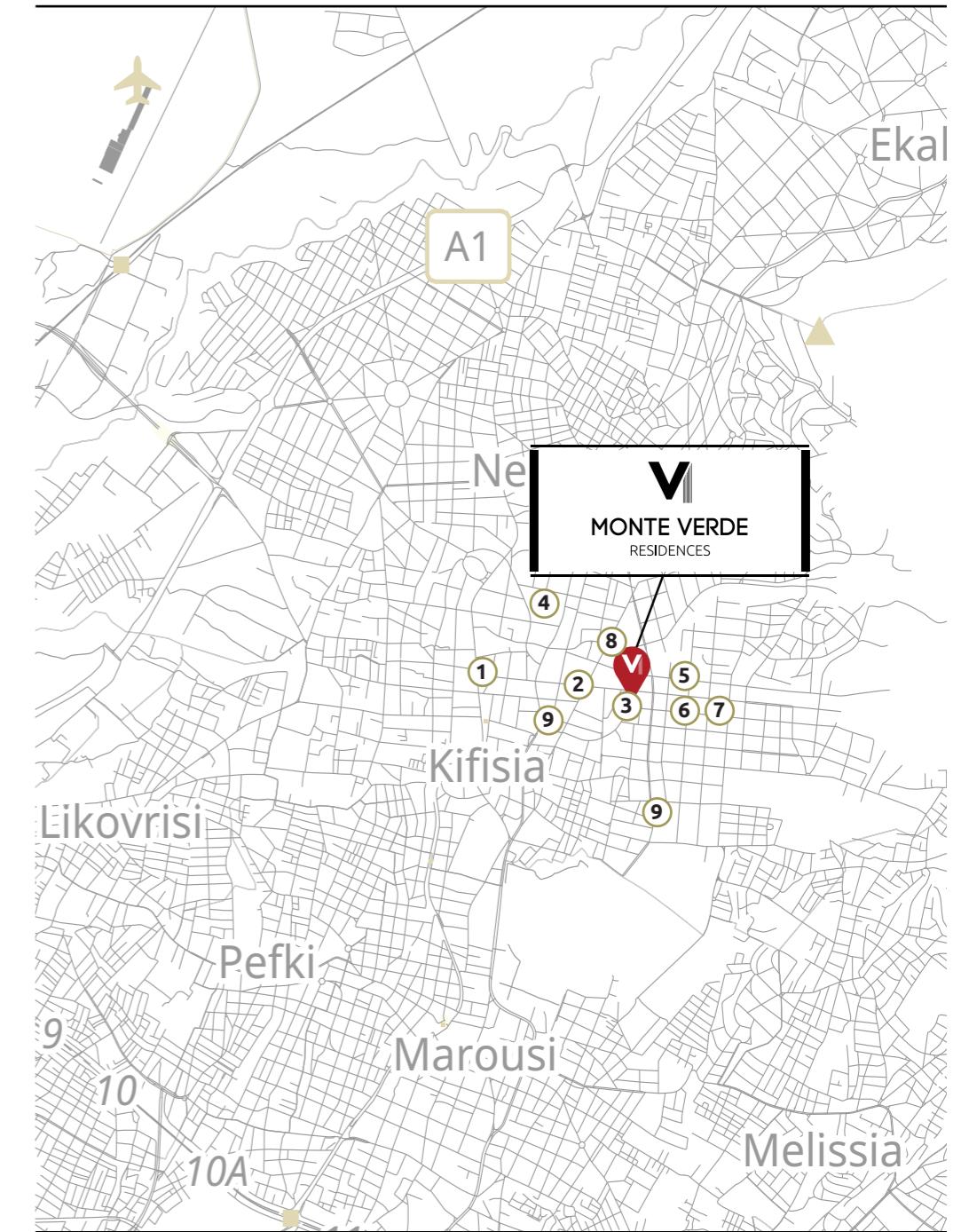
AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE



DISCOVER THE NEIGHBORHOOD

KIFISIA | 18 Kalamatas St.

01. ATM (1.4Km) - 5 min
02. Pharmacy (550m) - 3 min
03. Sports Club (69m) - 1 min
04. Park (1.3km) - 6 min
05. Supermarket (740m) - 4 min
06. Primary School (590m) - 3 min
07. High Schoo (640m) - 2 min
08. Bus Stop (270m) - 2min
09. Iroon Polytechniou Square (1,1km) - 4min



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

Monte Verde Residence is distinguished by its high standards and minimal aesthetics. It stands out for its seamless connection with nature, symmetrical architecture, and expansive openings that flood the interiors with natural light - creating a serene and balanced living environment in the heart of Kifisia.



ENERGY PERFORMANCE

Monte Verde Residence redefines modern living through a comprehensive energy management system that brings the future into the present. Photovoltaic panels, autonomous heating/cooling pumps, solar water heaters, and state-of-the-art LED lighting ensure remarkable energy savings, superior comfort, and complete environmental responsibility. Combined with architectural design that maximizes natural light, Monte Verde Residence delivers a lifestyle distinguished by quality and sustainability.

PREMIUM **QUALITY**

With a focus on detail and refined aesthetics, **Monte Verde Residence** invests in materials and technologies that stand out. Energy-efficient aluminium systems with minimal profiles, high thermal and sound insulation, armored fireproof doors with alarm preinstallation, all create a secure and peaceful environment. Alongside its minimal design and A+ certification, **Monte Verde Residence** perfectly embodies the Green Identity philosophy, a commitment to sustainable construction and elevated quality of life.





COMFORT WITHOUT COMPROMISE

Life flows effortlessly at **Monte Verde Residence**. Spacious interiors, natural light, quiet surroundings and large terraces cultivate an atmosphere of well-being and serenity. The building's energy-efficient construction ensures stable temperature, year-round comfort, and a constant flow of clean air. Smart storage, ergonomic kitchens, adaptive lighting, and intelligent home features make everyday living smoother, while ample parking adds to the convenience.



HOMES THAT INSPIRE



INNOVATION & CUTTING-EDGE ARCHITECTURE

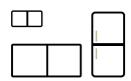
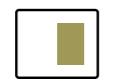
-  **A+ Energy Performance Building** with smart systems that drastically reduce consumption
-  **Gated complex with a guarded entrance** for security and privacy
-  **Smart Home technology** for seamless daily control and comfort
-  **Minimal-profile aluminium systems** ensuring transparency, efficiency, and elegance
-  **Independent heat pump** for ideal climate control year-round
-  **Solar water heater** for outstanding energy savings
-  **Large openings** that frame the view and fill interiors with natural light
-  **Armored, fireproof door** for complete safety and peace of mind
-  **Automated lighting with LED technology** for low consumption
-  **Pre-installed alarm** for protection and tranquility
-  **Photovoltaic systems with Net Metering**, an investment in sustainability and efficiency

LIVING THE FUTURE, TODAY

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

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.

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

RESIDENCES



LUX&EASY



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.



Hilton
Garden Inn™
Athens Sygrou Avenue

Hilton
Garden Inn™
Chania City

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 Sygrou 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 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.



WE BUILD A BETTER WORLD



SUSTAINABLE INNOVATION

Clean lines and understated elegance define the character of **Monte Verde 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, **Monte Verde Residence** respects the environment, achieving impressive energy efficiency and creating homes in perfect harmony with nature and the future.

EVERYDAY LUXURY & COMFORT

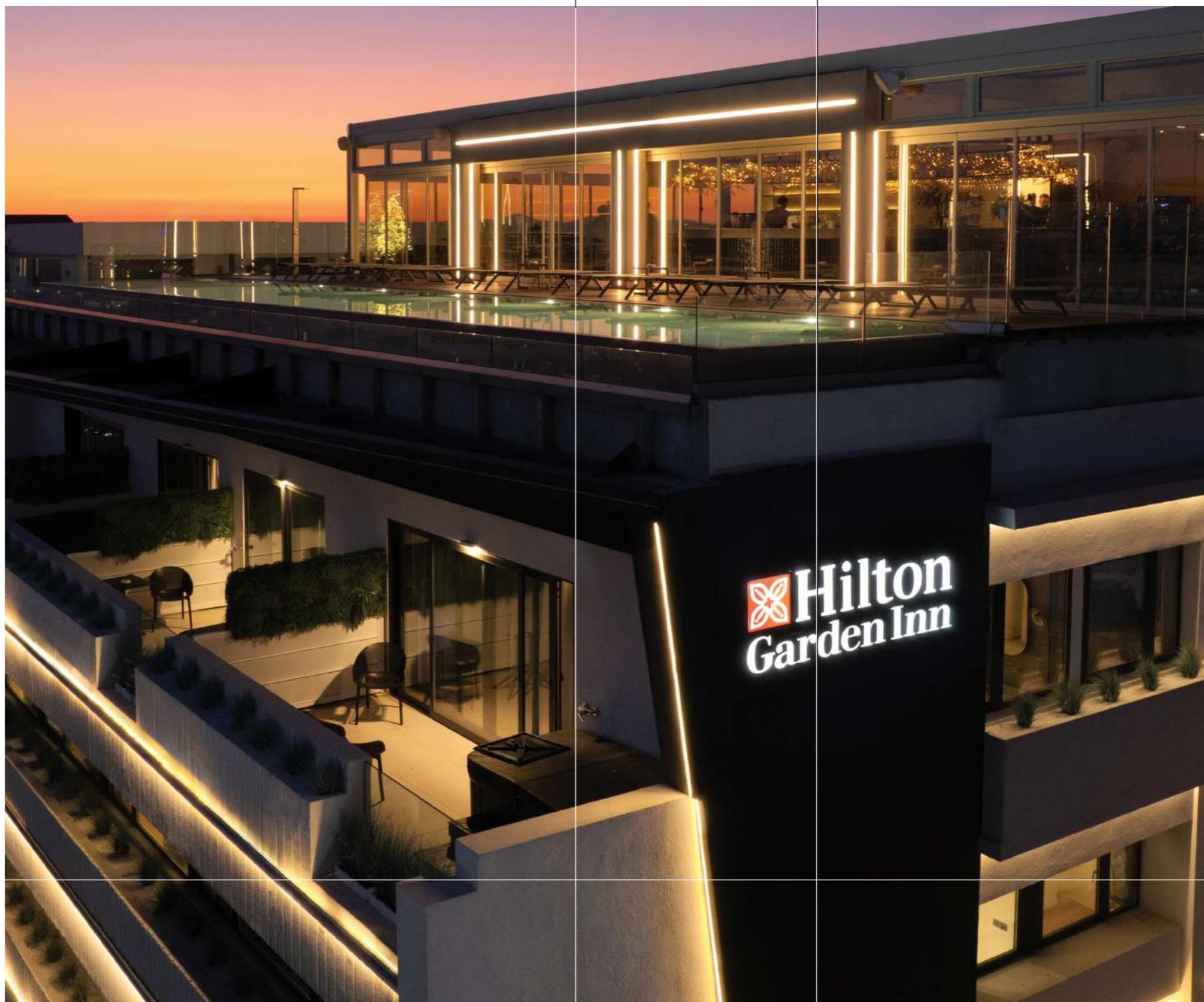


THE FUTURE OF HOSPITALITY

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

We celebrated the successful launch of the **Hilton Garden Inn Athens Sygrou 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.





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 m²** Under development
-  **48** Projects in licensing stage
-  **76** Engineers
-  **48** Architects
-  **14** Interior designers



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

R E S I D E N C E S

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

Luxandeeasy.com



Athens Syggrou Avenue

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.



Chania City

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+

**ENERGY-EFFICIENT
BUILDINGS**



GERAKAS SERIFOU & PERIKLEOUS ST



Together to the next level

CREDIT RATING AA

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- 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.





MONTE VERDE

RESIDENCES

www.luxandeasy.com

www.novaconstructionsa.com

 **Hilton**
Garden Inn™
Athens Sygrou Avenue

 **LUX&EASY**

 **Hilton**
Garden Inn™
Chania City



TÜV
AUSTRIA
EN ISO 45001:2018
No. : 2015220007125

TÜV
AUSTRIA
EN ISO 9001:2015
No. : 20001210006240

TÜV
AUSTRIA
EN ISO 14001:2015
No. : 20051220007123



 **Grant Thornton**