



MONTE VERDE

RESIDENCES



GATED
ENTRANCE 24/7



A+ ENERGY CLASS
BUILDING

KIFISIA | Kalamatas 18





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, and design that balances comfort and elegance, it offers residences with private gardens, spacious terraces, and optional pools - all bathed in natural light.



KIFISIA, Kalamatas 18



54-99 m²

B/R

1-3

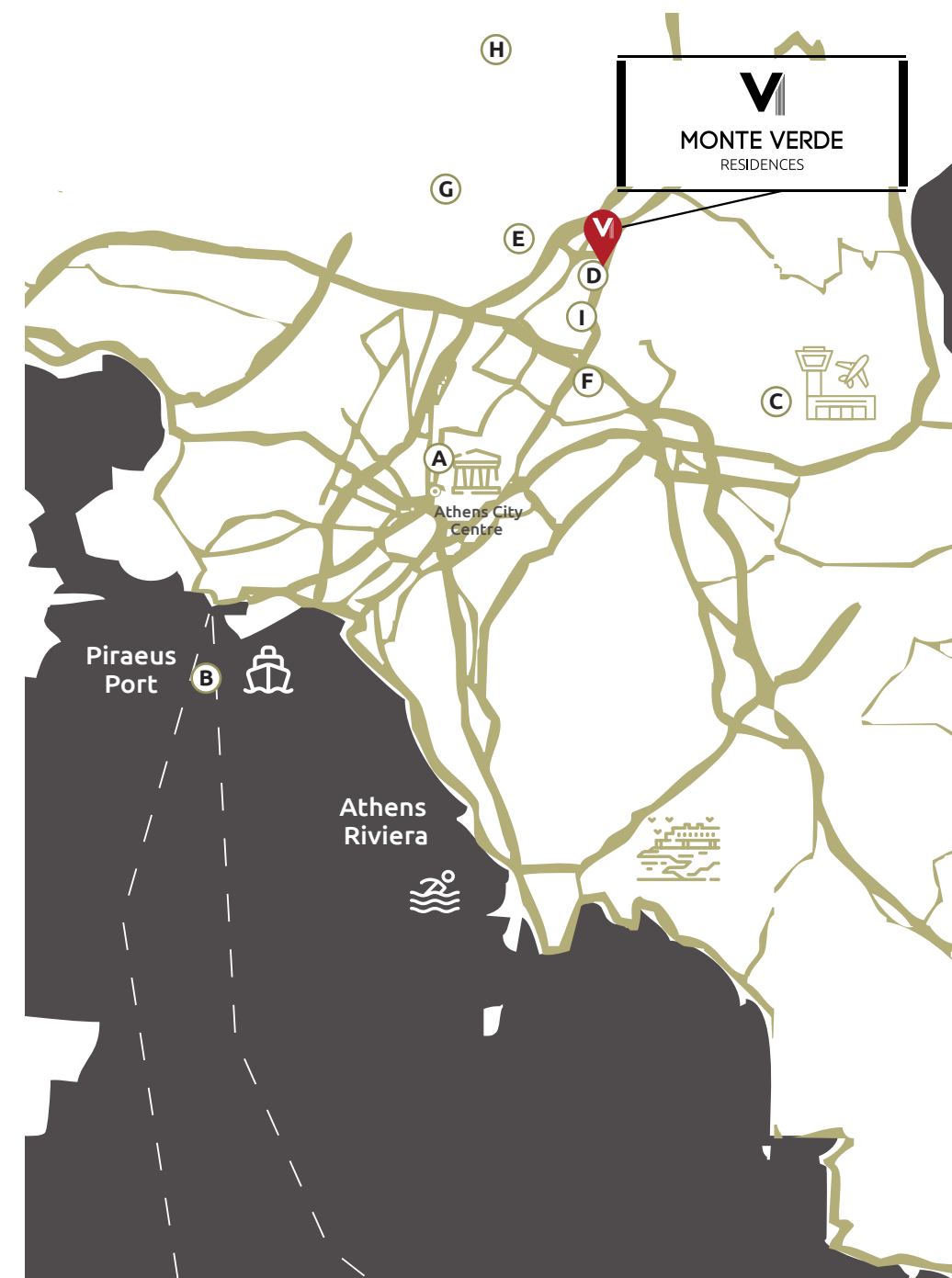
ELEGANCE MEETS EVERYDAY LIVING



DISCOVER ATTICA

KIFISIA | 18 Kalamatas Str.

- A.** Acropolis (**16 km – 60 min**)
- B.** Port of Piraeus (**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 Park (**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**)



AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE



DISCOVER THE NEIGHBORHOOD

KIFISIA | 18 Kalamatas Str.

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



AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE



MONTE VERDE
RESIDENCES



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



MONTE VERDE
RESIDENCES



INNOVATION & ARCHITECTURAL EDGE

-  **A+ Energy Efficiency building** with smart systems that significantly reduce consumption.
-  **Gated complex with a guarded entrance** for security and privacy
-  **Smart Home technology**, for complete control and everyday comfort
-  **Energy-efficient aluminum systems** providing excellent thermal and sound insulation
-  **Autonomous heating-cooling pump**, ensuring absolute comfort year-round
-  **Solar water heater** for maximum energy savings
-  **Large openings** that frame the view and flood interiors with natural light
-  **Armored and fire-resistant doors** for maximum security
-  **Automatic lighting systems and next-generation LED illumination** for low energy consumption
-  **Pre-installed alarm system** for peace of mind
-  **Photovoltaic panels with Net Metering**, an investment in sustainability and long-term savings
-  **Central antenna** for seamless connectivity in every apartment



KIFISIA, Kalamatas 18



54 - 99m²

B/R 1-3

LIVING THE FUTURE, TODAY



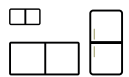
MONTE VERDE
RESIDENCES

LUX&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

FLEXIBLE HOME PURCHASE PROGRAM

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

LUX&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 | AIDINIOU 23

SUSTAINABLE A+ CERTIFIED BUILDINGS

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

HOTEL DEVELOPMENT WITH LUX&EASY

LUX&EASY specializes in hotel development, transforming prime locations into high-performing hospitality assets.

As a **Hilton Garden Inn** franchisee, we create hotels of international prestige, offering exceptional occupancy rates, superior guest experiences, and steady investment returns. From site selection to full-scale development and management, we deliver landmark properties that meet the growing demand of Greece's thriving tourism market.

LUX&EASY

LUX&EASY is the franchisee of 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. All our projects are A+ energy certified, 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 | KOUNTOURIOTOU 17

WE BUILD A BETTER WORLD



AGIA PARASKEVI | SOLONOS 40 & KOUVOPOULOU 7

SUSTAINABLE INNOVATION

Clean lines and understated elegance define the minimal 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 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 proudly introduced the **Hilton Garden Inn** brand to Greece as a Hilton franchisee, setting a new benchmark in upscale accommodation.

In May 2025, we inaugurated Hilton Garden Inn Athens Syggrou Avenue, the first of its kind in Greece, a hotel defined by contemporary comfort and elevated experiences. This milestone marks the beginning of a strategic expansion, reaffirming our commitment to developing high-quality hospitality projects under internationally recognized brands.





VRILISSIA | KOUNTOURIOTOU 17

OUR PHILOSOPHY

LUX&EASY is one of Greece's leading design and development companies, with **74 projects under construction** and **48 in the licensing phase**.

We specialize in the development and sale of premium residential and hospitality properties, all **A+ energy certified** and equipped with advanced green technologies.

As the **Hilton Garden Inn franchise partner** in Athens, we launched the city's first Hilton Garden Inn, introducing 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



158.000m2 Under Development



48 Projects in Licensing Stage



76 Engineers



48 Architects



14 Interior Designers



VRILISSIA | KOUNTOURIOTOU 17

LUX&EASY .NOTHING LEFT TO CHANCE.

The success of **LUX&EASY** is built upon our dedicated in-house team of architects, engineers, and interior designers, ensuring excellence, innovation, and personalization in every project. Using premium materials and tailor-made solutions that reflect each client's individual taste and needs, we create homes distinguished by their refined aesthetics and exceptional energy performance.

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**

A⁺
**ENERGY
EFFICIENT
BUILDINGS**



GERAKAS | SERIFOU & PERIKLEOUS



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.



GLYKA NERA | PAPADIAMANTI 17-19



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
(Occupational Health and 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.novaconstructionssa.com

