



DOMUS RESIDENCE

A+ ENERGY CLASS
BUILDING

ACHARNES | 4 Sakellariou St.



DOMUS RESIDENCE

CONTEMPORARY LIVING BY LUX&EASY

DOMUS Residence is a residential building at 4 Sakellariou Street in Acharnes, a well-connected northwestern Athens district combining everyday convenience with a calm, family-oriented character. It brings together clean minimal architecture and thoughtfully planned interiors for modern urban living. The residences include 1–2 bedroom apartments, ranging from 41–120 m², with functional layouts, comfortable open-plan spaces and abundant natural light, ideal for both owner-occupation and investment.



ELEGANCE MEETS EVERYDAY LIVING

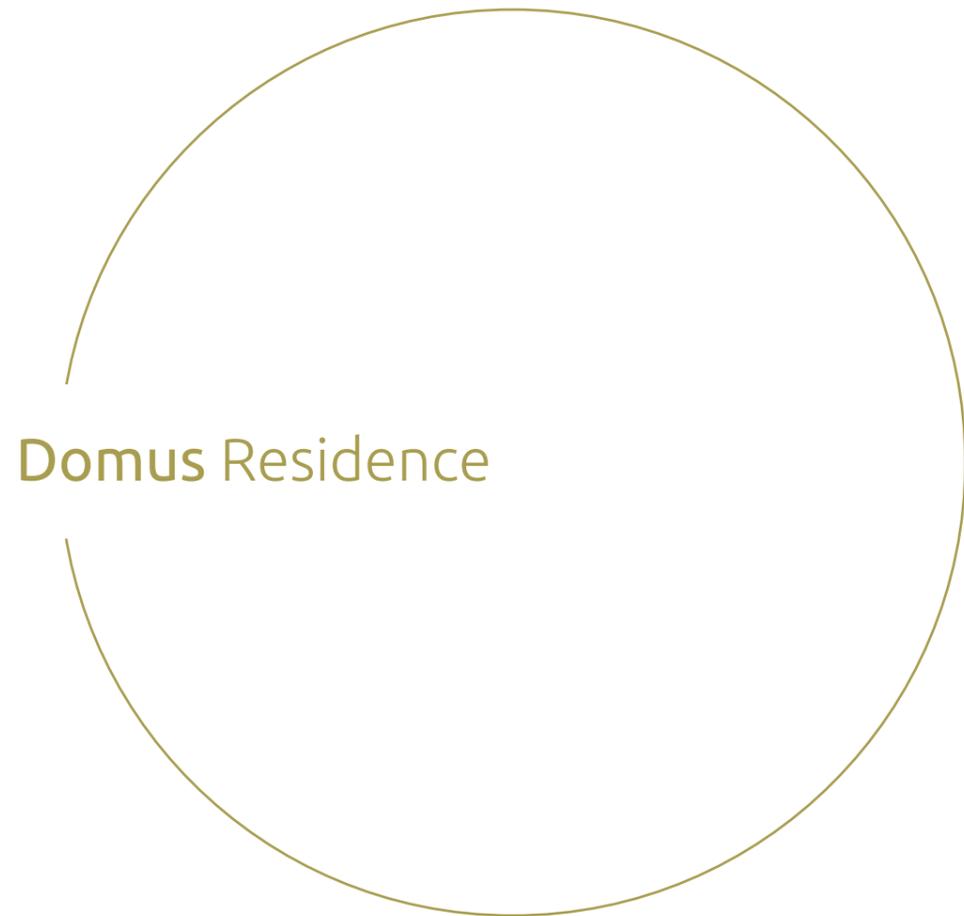


ACHARNES | 4 Sakellariou St.



41–120m²

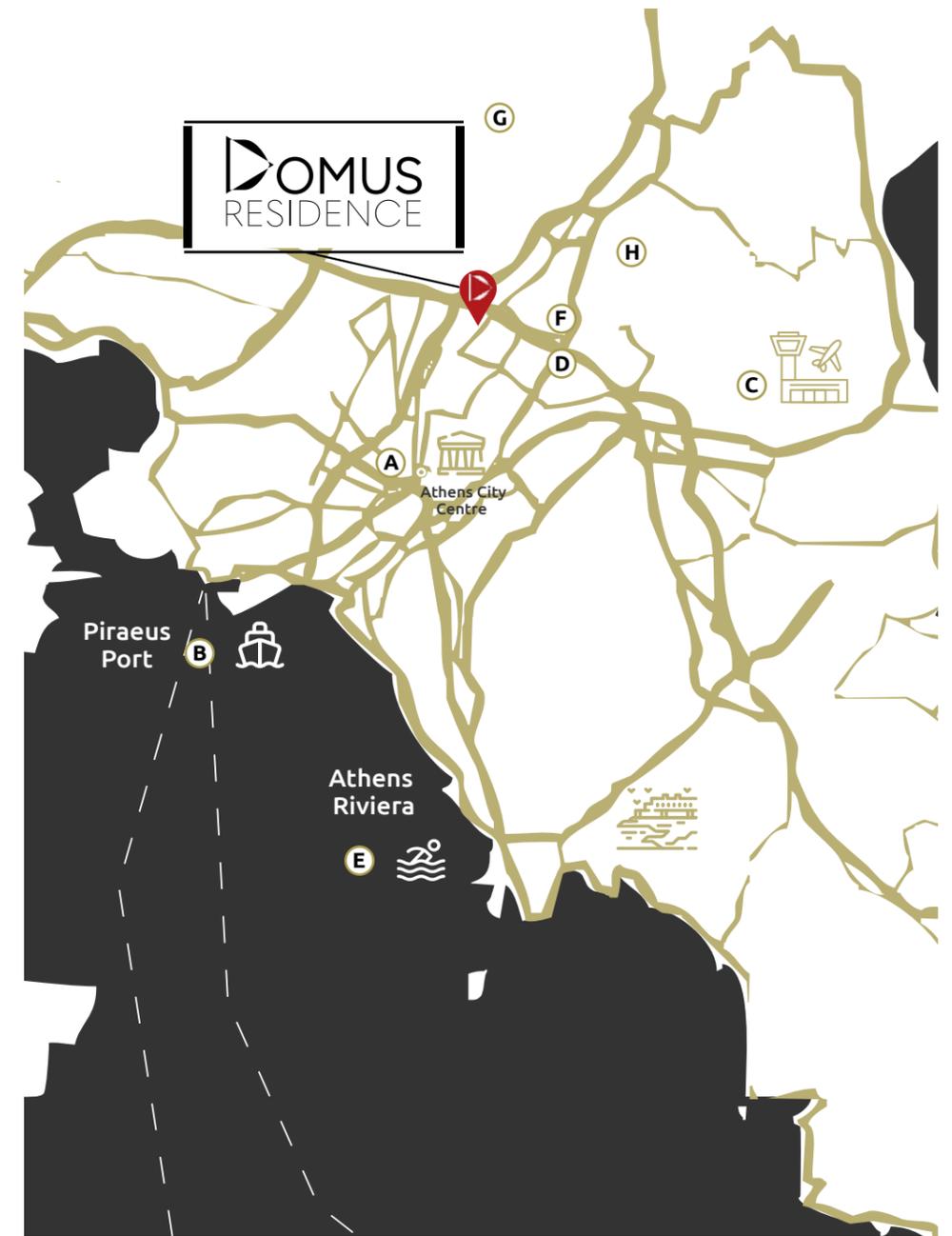
BR 1-2



DISCOVER ATTICA

ACHARNES | 4 Sakellariou St.

- A. Acropolis (12.3 km)
- B. Piraeus Port (17 km)
- C. Airport (23.8 km)
- D. Olympic Stadium (6.5km)
- E. Athens Riviera (17.3 km)
- F. The Mall Athens (6 km)
- G. Casino of Parnitha (8.9 km)
- H. Syggrou Forest (6.7 km)



Distances are measured in a straight line

AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE

 **ACHARNES** | 4 Sakellariou St.  41-120m² **BR** 1-2

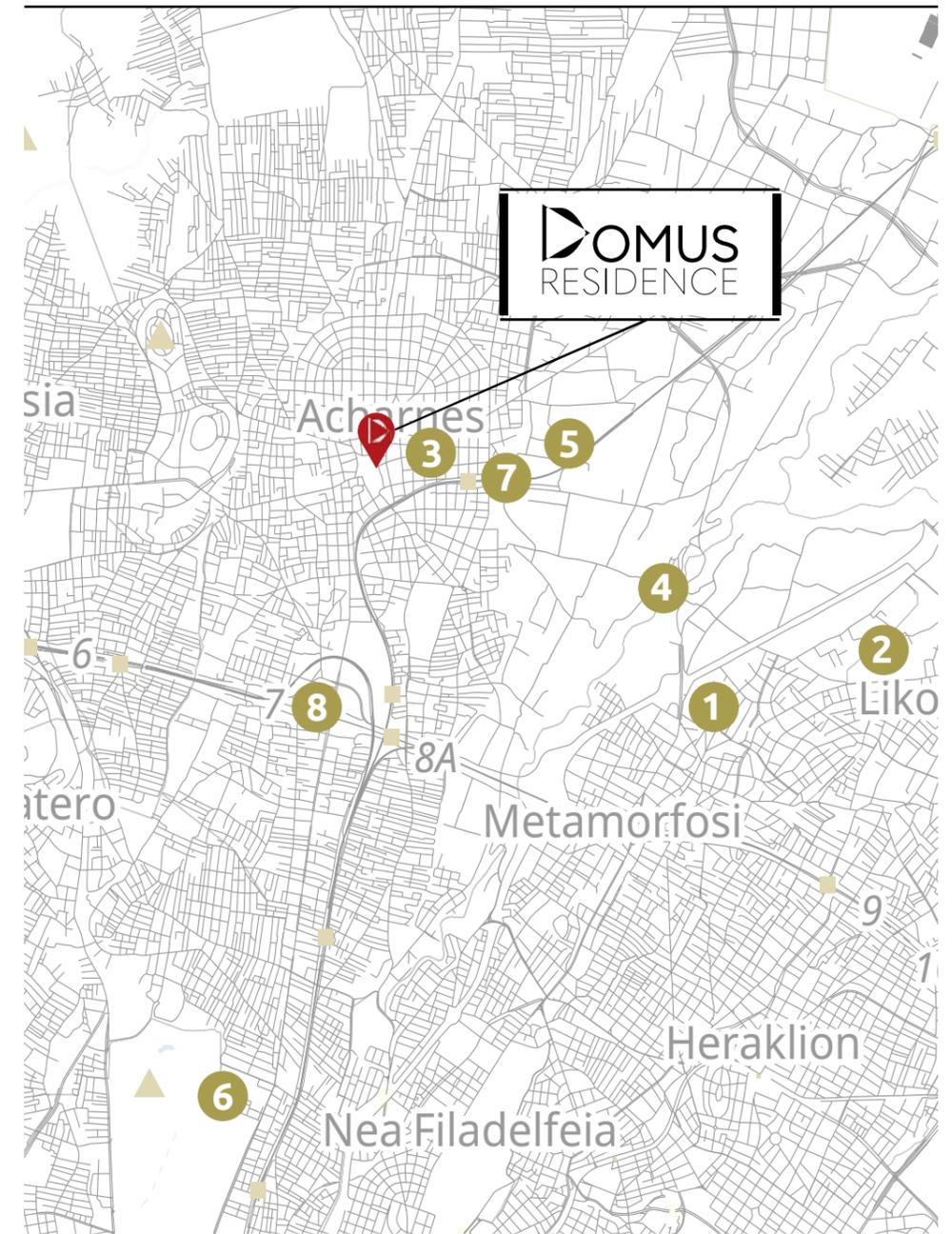
Acharnes is a northwestern suburb of Athens and one of the largest and most historic residential areas of Attica, known for its neighborhood feel, local market streets and easy access to key road arteries that connect quickly to the wider Attica region.



DISCOVER THE NEIGHBORHOOD

ACHARNES | 4 Sakellariou St.

- 01. Greek-French School (5 km)
- 02. International School (7.5 km)
- 03. Pharmacy (170 m)
- 04. General Hospital (2.9 km)
- 05. Suburban Rail Station (620 m)
- 06. Antonis Tritsis Park (4.3 km)
- 07. Gym (240 m)
- 08. Attiki Odos Motorway (1.5 km)

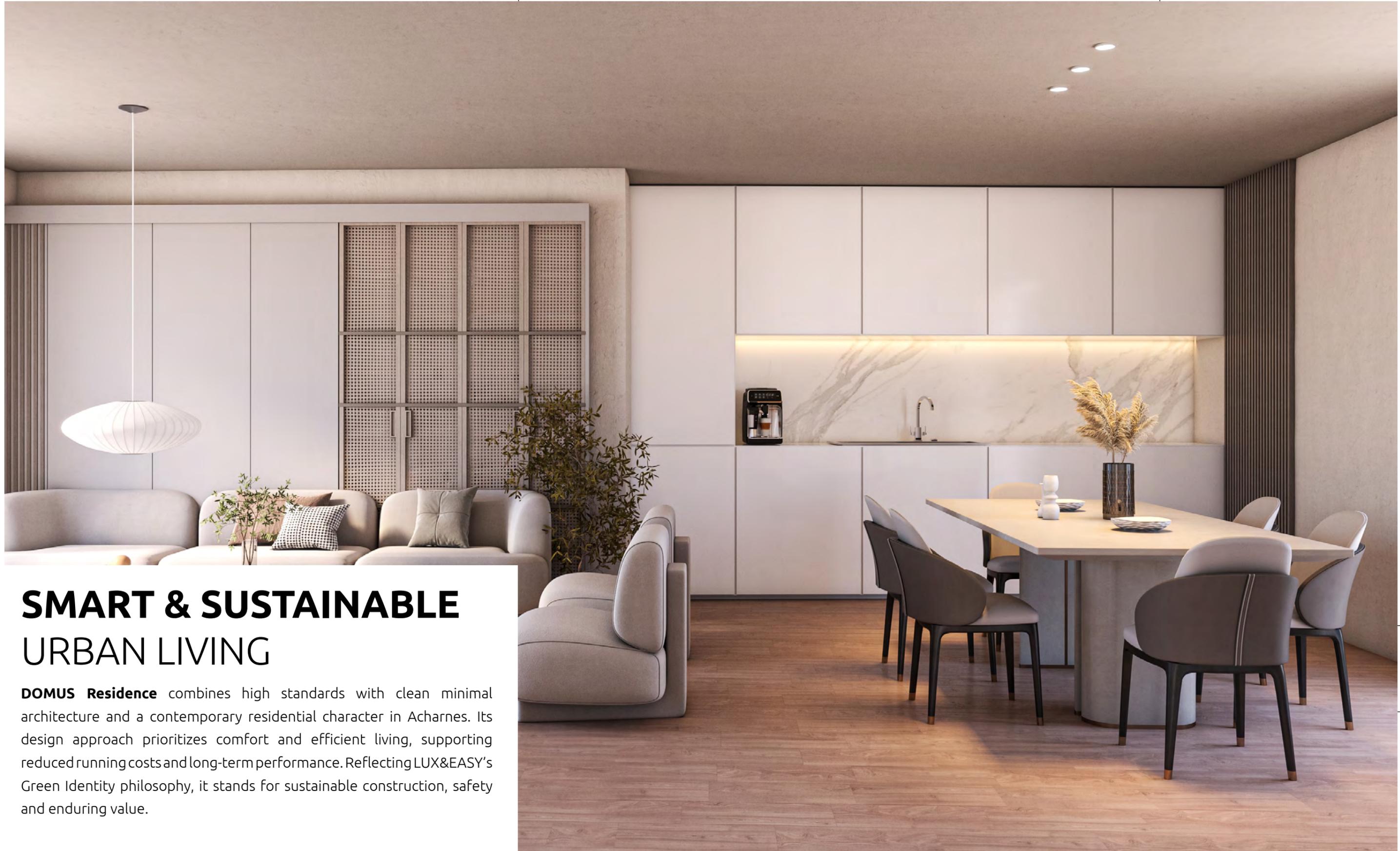


Distances are measured in a straight line

AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE

 **ACHARNES** | 4 Sakellariou St.  41-120m² **BR** 1-2

At 4 Sakellariou Street, **DOMUS Residence** enjoys a practical location close to everyday amenities, schools and services, supporting a comfortable lifestyle while enhancing long-term value and rental appeal.



SMART & SUSTAINABLE URBAN LIVING

DOMUS Residence combines high standards with clean minimal architecture and a contemporary residential character in Acharnes. Its design approach prioritizes comfort and efficient living, supporting reduced running costs and long-term performance. Reflecting LUX&EASY's Green Identity philosophy, it stands for sustainable construction, safety and enduring value.



MINIMAL DESIGN WITH **TIMELESS VALUE**

DOMUS Residence reflects LUX&EASY's philosophy through a clean, minimal architectural design, both in the building and in each apartment. Clear lines, balanced volumes and well-planned interiors create homes that feel visually calm and adapt easily to any interior style. With this timeless approach to design, LUX&EASY secures a clear competitive advantage, delivering properties that maintain their aesthetic and commercial value over time

SUSTAINABLE PHILOSOPHY WITH AN ECO-CONSCIOUS MINDSET

LUX&EASY integrates environmental awareness and sustainability at the core of every building it designs. Through energy-conscious design, modern efficiency systems and materials with a reduced environmental footprint, it creates homes that combine low operating costs with a high quality of living. This approach is not just a trend, but a steady commitment to responsible, contemporary construction that maintains its value over time, for both residents and the urban environment.

PROPERTY CHARACTERISTICS

-  **Energy-efficient aluminum systems with high levels of thermal and sound insulation**
-  **Solar Water Heater**
-  **Central antenna**
-  **Armored/fire resistant security door**
-  **Infrastructure for an alarm system installation**
-  **Modern kitchen - bathroom design**



FLOORPLANS

DOMUS RESIDENCE

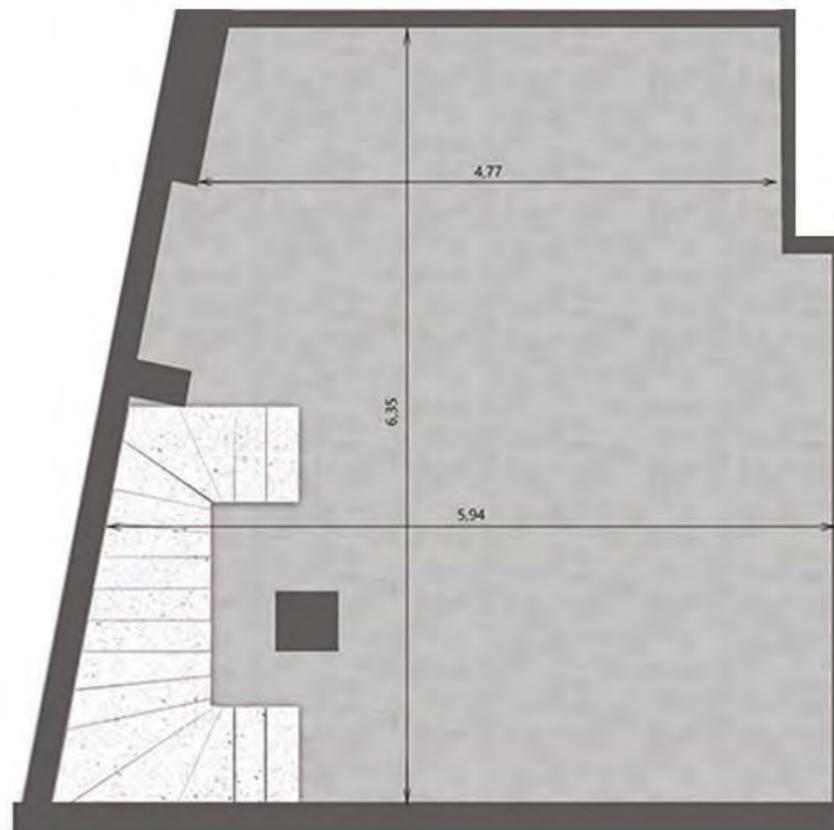
Ground Floor 1

Total Area: 75,28 m²

GF1 | Apartment

Size	Floor	Bedrooms	WC	Extra
36,06 m ²	Ground Floor	1	1	Auxiliary Area (39,22 m ²)

Auxiliary Area



Ground Floor Plan



FLOORPLANS

DOMUS RESIDENCE

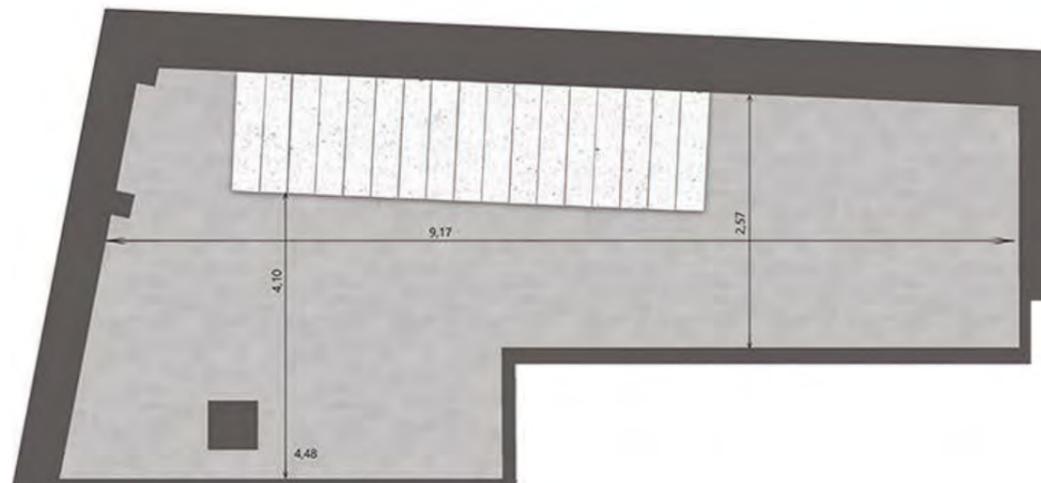
Ground Floor 2

Total Area: 92,07 m²

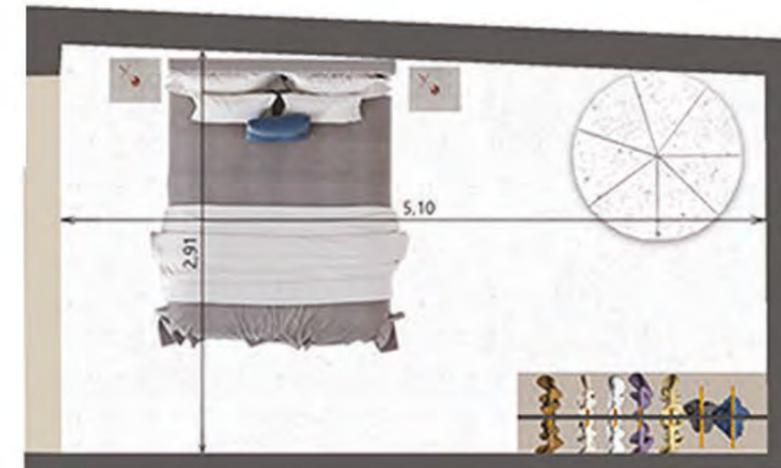
GF2 | Apartment

Size	Floor	Bedrooms	WC	Extra
53,96 m ²	Ground Floor	1	1	Auxiliary Area (38,11 m ²) Mezzanine

Auxiliary Area



Mezzanine



Ground Floor Plan



FLOORPLANS

DOMUS RESIDENCE

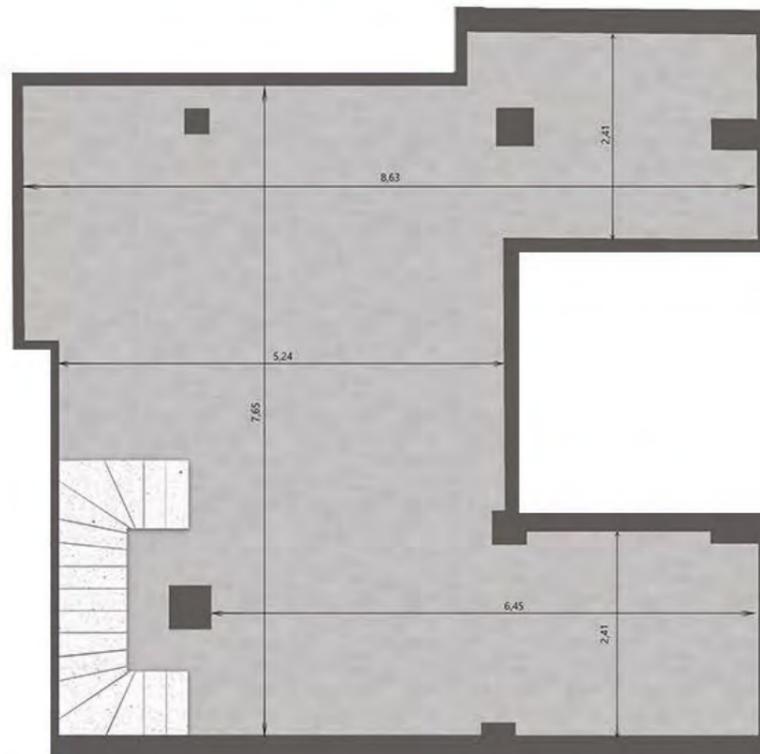
Ground Floor 3

Total Area: 119,87 m²

GF3 | Apartment

Size	Floor	Bedrooms	WC	Extra
58,10 m ²	Ground Floor	2	1	Auxiliary Area (61.77 m ²) Mezzanine

Auxiliary Area



Mezzanine



Ground Floor Plan



FLOORPLANS

DOMUS RESIDENCE

Ground Floor 4

Total Area: 41,08 m²

GF4 | Apartment

Size	Floor	Bedrooms	WC	Extra
41,08 m ²	Ground Floor	1	1	Balcony (12,25 m ²)





LUX & EASY

 **Hilton**
Garden Inn[™]
Athens Syggrou Avenue

 **Hilton**
Garden Inn[™]
Chania City



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.

ABOUT LUX&EASY

LUX&EASY has a leading position in design and development, specializing in greenfield hotel projects and residential properties. In a strategic alliance with **Hilton**, particularly through **Hilton Garden Inn Athens Syggrou Avenue**, **LUX&EASY** delivers international branded hotels and luxury properties offering exceptional returns, strong asset appreciation and sustainable long-term value.

Every **LUX&EASY** building is conceived and executed in-house, with a “from the inside out” design approach that prioritises functionality, minimal lines and timeless aesthetics, so that each space remains both attractive and commercially resilient over time. Carefully selected quality materials, advanced energy solutions and attention to detail at every stage of construction ensure properties that offer safety, comfort and long-term value.



VRILISSIA | 17 KOUNTOURIOTOU ST

<p>74 PROJECTS UNDER CONSTRUCTION</p>	<p>158.000 m² UNDER DEVELOPMENT</p>	<p>48 PROJECTS IN LICENSING STAGE</p>	<p>76 ENGINEERS</p>	<p>48 ARCHITECTS</p>	<p>14 INTERIOR DESIGNERS</p>
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WE BUILD A BETTER WORLD

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



THE FUTURE OF HOSPITALITY

The **LUX&EASY** brand is proud to be in strategic alliance with **Hilton**, bringing world-class hospitality to Greece through premium hotel developments. We celebrated the successful launch of **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.



LEADING EXCELLENCE IN RESIDENTIAL & HOTEL DEVELOPMENT

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

luxandeasyresidences.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

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.

incantoboutiquesuites.com

T A P E S T R Y COLLECTION by Hilton™

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.



ICAP CRIF RATINGS Credit Rating AA

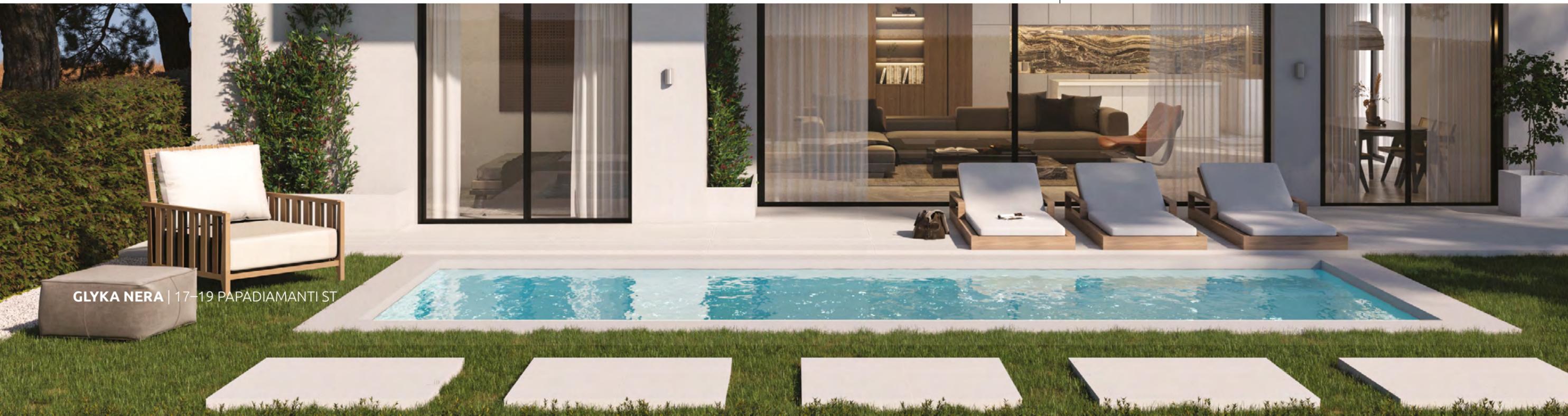
LUX&EASY's creditworthiness is continuously evaluated and has repeatedly achieved the high AA classification from ICAP CRIF RATINGS, placing the company among organizations with low credit risk and strong financial reliability.



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 | 17-19 PAPADIAMANTI ST



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.



KPMG

NOVA CONSTRUCTIONS S.A.s' balance sheets are audited by KPMG chartered accountants, one of the world's largest professional services networks, ensuring accuracy, compliance, and transparency in financial reporting.



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.



DOMUS RESIDENCE

www.luxandeasy.com

www.novaconstructionssa.com

 **Hilton**
Garden InnTM
Athens Syggrou Avenue


LUX&EASY

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Chania City

