

AKRITON RESIDENCES

A+ ENERGY CLASS
BUILDING



KALOGREZA
36 Akriton & Akropoleos





CONTEMPORARY LIVING BY LUX&EASY

AKRITON Residences in Kalogreza reflects the area's calm residential character, offering immediate access to schools, the local market, and the Olympic Stadium. The 1- and 2-bedroom apartments, ranging from 53.5 to 96 sq.m., combine generous open-plan living spaces with highly functional layouts, making them ideal for modern family living.

Designed as an A+ energy-efficient building, the residence features Smart Home infrastructure, advanced energy systems with high levels of thermal and acoustic insulation, a solar water heater, security entrance doors, state-of-the-art LED lighting, photovoltaic panels with Net Metering, and a central antenna system—all within a contemporary, minimalist architectural design. Immediate access to major road networks and public transportation further enhances the property's long-term value.



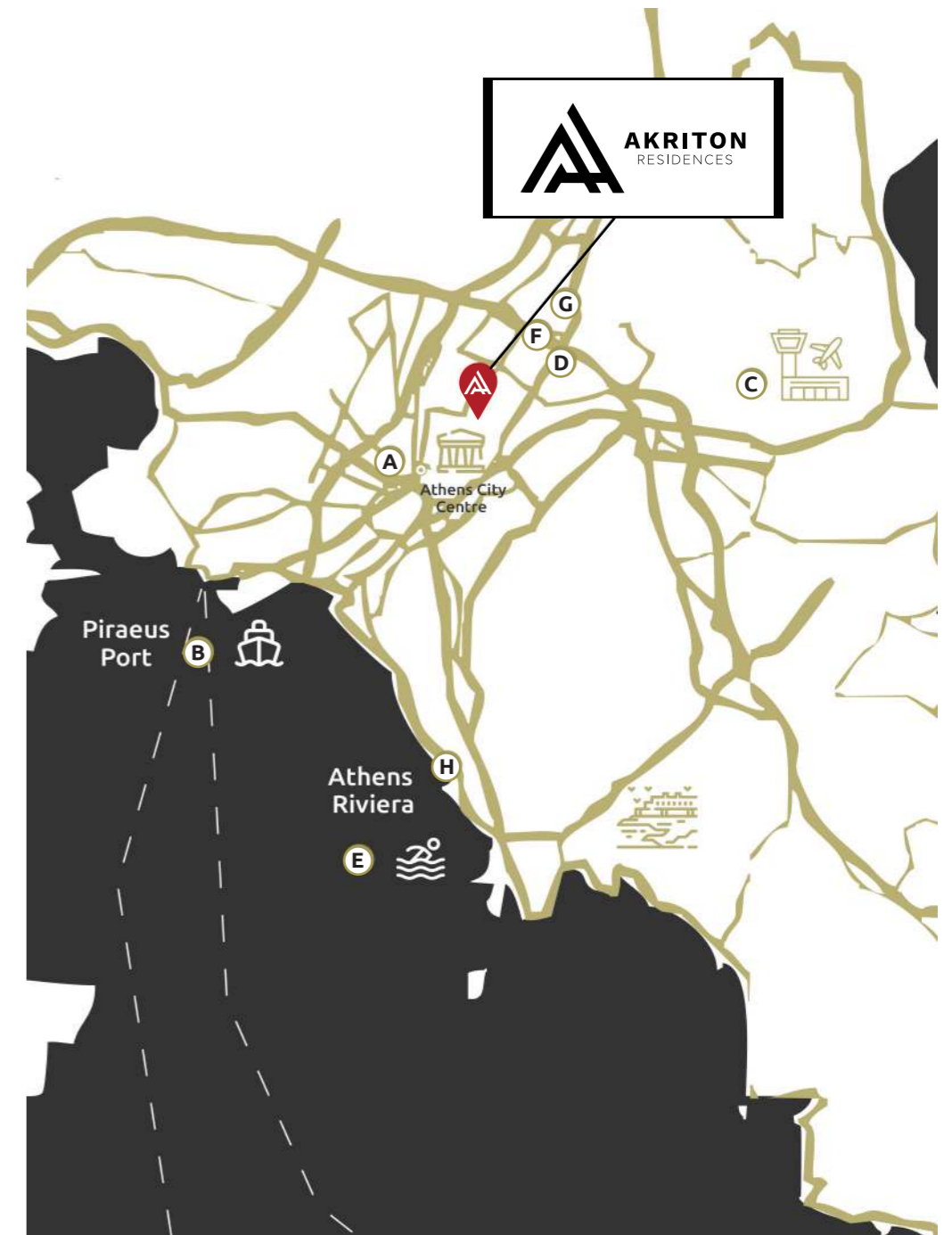
ELEGANCE MEETS EVERYDAY LIVING



DISCOVER ATTICA

KALOGREZA | 36 Akriton & Akropoleos

- A. Acropolis (**9 km**) - 10 min
- B. Piraeus Port (**14 km**) - 15 min
- C. Airport (**28 km**) - 22 min
- D. Olympic Stadium (**4 km**) - 5 min
- E. Athens Riviera (**18 km**) - 16 min
- F. Attiki Odos (**3 km**) - 3 min
- G. The Mall Athens (**4 km**) - 8 min
- H. Ellinikon Project (**22 km**) - 20 min



Distances are measured in a straight line

AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE

KALOGREZA
36 Akriton & Akropoleos

53,5 - 96m² BR 1 - 2

Kalogreza is a well-established residential district combining urban convenience with a calm neighborhood atmosphere. Its proximity to the Olympic Stadium, green spaces, and major transport links ensures effortless connectivity to central Athens and the northern suburbs



DISCOVER THE NEIGHBORHOOD

KALOGREZA | 36 Akriton & Akropoleos

- 01. Pharmacy (70 m) - 1 min
- 02. Super Market (207 m) - 1 min
- 03. Bus Station (210 m) - 1 min
- 04. ATM (208 m) - 1 min
- 05. Train Station (1.2 Km) - 2 min
- 06. Primary School (250 m) - 1 min
- 07. Secondary School (850 m) - 2 min
- 08. Gym (400 m) - 1 min
- 09. Olympic Stadium (OAKA) (830 m) - 2 min
- 10. Veikou Park (1.3 Km) - 2 min



Distances are measured in a straight line

AN IDEAL SETTING FOR YOUR NEW CHAPTER IN LIFE

KALOGREZA
36 Akriton & Akropoleos

53,5 - 96m² **BR** 1 - 2

AKRITON Residence is a residential complex located in Kalogreza, in the northern suburbs of Athens. It is set within a well-organized urban environment, characterized by public squares, green parks, and steady residential development. The presence of the Olympic Stadium in the wider area, combined with immediate access to major road arteries and public transportation, ensures fast and seamless connectivity to the city center of Athens as well as to other districts of the northern suburbs.



SMART & SUSTAINABLE URBAN LIVING

AKRITON Residence combines high specifications with clean, minimalist architecture and a contemporary urban character in Kalogreza. Its A+ energy-efficient design enhances overall performance while elevating everyday comfort for residents. Fully aligned with LUX&EASY's Green Identity philosophy, the project reflects the company's commitment to sustainable construction practices, advanced safety standards, and enduring long-term value.



MINIMAL DESIGN WITH **TIMELESS VALUE**

AKRITON 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



-  **A+ Energy-Efficient Building**


 **Smart Home Technology**


 **High-performance aluminum systems with advanced thermal and acoustic insulation**


 **Autonomous heating & cooling heat pump system**

 **Solar water heater**

 **Reinforced security entrance door**
-  **State-of-the-art LED lighting**

 **Large openings designed to maximize natural light and views**

 **Photovoltaic panels with Net Metering system**

 **Central antenna system**

FLOORPLANS

AKRITON RESIDENCE

1st Floor

A1 | Apartment

Size	Floor	Bedrooms	WC	Extra
74.50 m ²	1st Floor	2	2	Balcony (23.58 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A2 | Apartment

Size	Floor	Bedrooms	WC	Extra
63.00 m ²	1st Floor	2	1	Balcony (21.59 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A3 | Apartment

Size	Floor	Bedrooms	WC	Extra
96.00 m ²	1st Floor	2	2	Balcony (28.05 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A4 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	1st Floor	1	1	Balcony (16.15 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A5 | Apartment

Size	Floor	Bedrooms	WC	Extra
55.50 m ²	1st Floor	1	1	Balcony (16.90 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A6 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.50 m ²	1st Floor	1	1	Balcony (17.40 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A7 | Apartment

Size	Floor	Bedrooms	WC	Extra
53.00 m ²	1st Floor	1	1	Balcony (20.13 m ²)



FLOORPLANS

AKRITON RESIDENCE

1st Floor

A8 | Apartment

Size	Floor	Bedrooms	WC	Extra
64.50 m ²	1st Floor	2	1	Balcony (23.06 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B1 | Apartment

Size	Floor	Bedrooms	WC	Extra
74.50 m ²	2nd Floor	2	2	Balcony (23.58 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B2 | Apartment

Size	Floor	Bedrooms	WC	Extra
63.00 m ²	2nd Floor	2	1	Balcony (21.59 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B3 | Apartment

Size	Floor	Bedrooms	WC	Extra
96.00 m ²	2nd Floor	2	2	Balcony (28.05 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B4 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	2nd Floor	1	1	Balcony (16.15 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B5 | Apartment

Size	Floor	Bedrooms	WC	Extra
55.50 m ²	2nd Floor	1	1	Balcony (16.90 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B6 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.50 m ²	2nd Floor	1	1	Balcony (17.40 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B7 | Apartment

Size	Floor	Bedrooms	WC	Extra
53.00 m ²	2nd Floor	1	1	Balcony (20.13 m ²)



FLOORPLANS

AKRITON RESIDENCE

2nd Floor

B8 | Apartment

Size	Floor	Bedrooms	WC	Extra
64.50 m ²	2nd Floor	2	1	Balcony (23.06 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C1 | Apartment

Size	Floor	Bedrooms	WC	Extra
74.50 m ²	3rd Floor	2	2	Balcony (23.58 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C2 | Apartment

Size	Floor	Bedrooms	WC	Extra
63.00 m ²	3rd Floor	2	1	Balcony (21.59 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C3 | Apartment

Size	Floor	Bedrooms	WC	Extra
95.50 m ²	3rd Floor	2	2	Balcony (28.05 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C4 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	3rd Floor	1	1	Balcony (16.15 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C5 | Apartment

Size	Floor	Bedrooms	WC	Extra
55.50 m ²	3rd Floor	1	1	Balcony (16.90 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C6 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.50 m ²	3rd Floor	1	1	Balcony (17.40 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C7 | Apartment

Size	Floor	Bedrooms	WC	Extra
53.00 m ²	3rd Floor	1	1	Balcony (20.13 m ²)



FLOORPLANS

AKRITON RESIDENCE

3rd Floor

C8 | Apartment

Size	Floor	Bedrooms	WC	Extra
64.50 m ²	3rd Floor	2	1	Balcony (23.06 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D1 | Apartment

Size	Floor	Bedrooms	WC	Extra
74.50 m ²	4th Floor	2	2	Balcony (23.58 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D2 | Apartment

Size	Floor	Bedrooms	WC	Extra
63.00 m ²	4th Floor	2	1	Balcony (21.59 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D3 | Apartment

Size	Floor	Bedrooms	WC	Extra
95.50 m ²	4th Floor	2	2	Balcony (28.05 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D4 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	4th Floor	1	1	Balcony (16.15 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D5 | Apartment

Size	Floor	Bedrooms	WC	Extra
55.50 m ²	4th Floor	1	1	Balcony (16.90 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D6 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.50 m ²	4th Floor	1	1	Balcony (17.40 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D7 | Apartment

Size	Floor	Bedrooms	WC	Extra
53.00 m ²	4th Floor	1	1	Balcony (20.13 m ²)



FLOORPLANS

AKRITON RESIDENCE

4th Floor

D8 | Apartment

Size	Floor	Bedrooms	WC	Extra
64.50 m ²	4th Floor	2	1	Balcony (23.06 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E1 | Apartment

Size	Floor	Bedrooms	WC	Extra
74.50 m ²	5th Floor	2	2	Balcony (23.58 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E2 | Apartment

Size	Floor	Bedrooms	WC	Extra
63.00 m ²	5th Floor	2	1	Balcony (21.59 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E3 | Apartment

Size	Floor	Bedrooms	WC	Extra
95.50 m ²	5th Floor	2	2	Balcony (28.05 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E4 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	5th Floor	1	1	Balcony (16.15 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E5 | Apartment

Size	Floor	Bedrooms	WC	Extra
55.50 m ²	5th Floor	1	1	Balcony (16.90 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E6 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.50 m ²	5th Floor	1	1	Balcony (17.40 m ²)



FLOORPLANS

AKRITON RESIDENCE

5th Floor

E7 | Apartment

Size	Floor	Bedrooms	WC	Extra
54.00 m ²	5th Floor	1	1	Balcony (20.13 m ²)





AKRITON
RESIDENCES



KALOGREZA

36 Akriton & Akropoleos



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

Hilton
Garden Inn[™]
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.

Hilton
Garden Inn[™]
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[™]

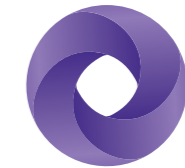
ÉRA Hotel Heraklion, Tapestry Collection by Hilton:

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.





www.luxandeasy.com
www.novaconstructionssa.com

