

OPEN SKY

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RESIDENCE

Nea Erythraia, 25is Martiou St.



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 **LUX&EASY**
RESIDENCES

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25is Martiou St.

Nea Erythraia

LUX&EASY Residences continues to pioneer, by designing OPEN SKY RESIDENCE in the Nea Erythraia area, featuring 6 detached properties of minimal aesthetics.

The new complex is energy-efficient A+ and its spaces offer complete privacy and comfort. The residences feature exclusive gardens, pools and large openings, allowing natural light to enter the property, creating an environment of wellness, relaxation and harmony.

This unique property complex is in a quiet neighborhood offering residents a serene and peaceful environment. It also has direct access to Kifisias Avenue, making commuting and travelling to other parts of the city easy.

Apartment Dimension	165sqm – 205sqm
Bedrooms	3
Estimate Completion Date	Summer '25



Project

Features

Highly energy-efficient sustainable aluminum systems

10cm thermal facade throughout the outer shell of the property

Smarthome

Indoor and outdoor hidden lighting

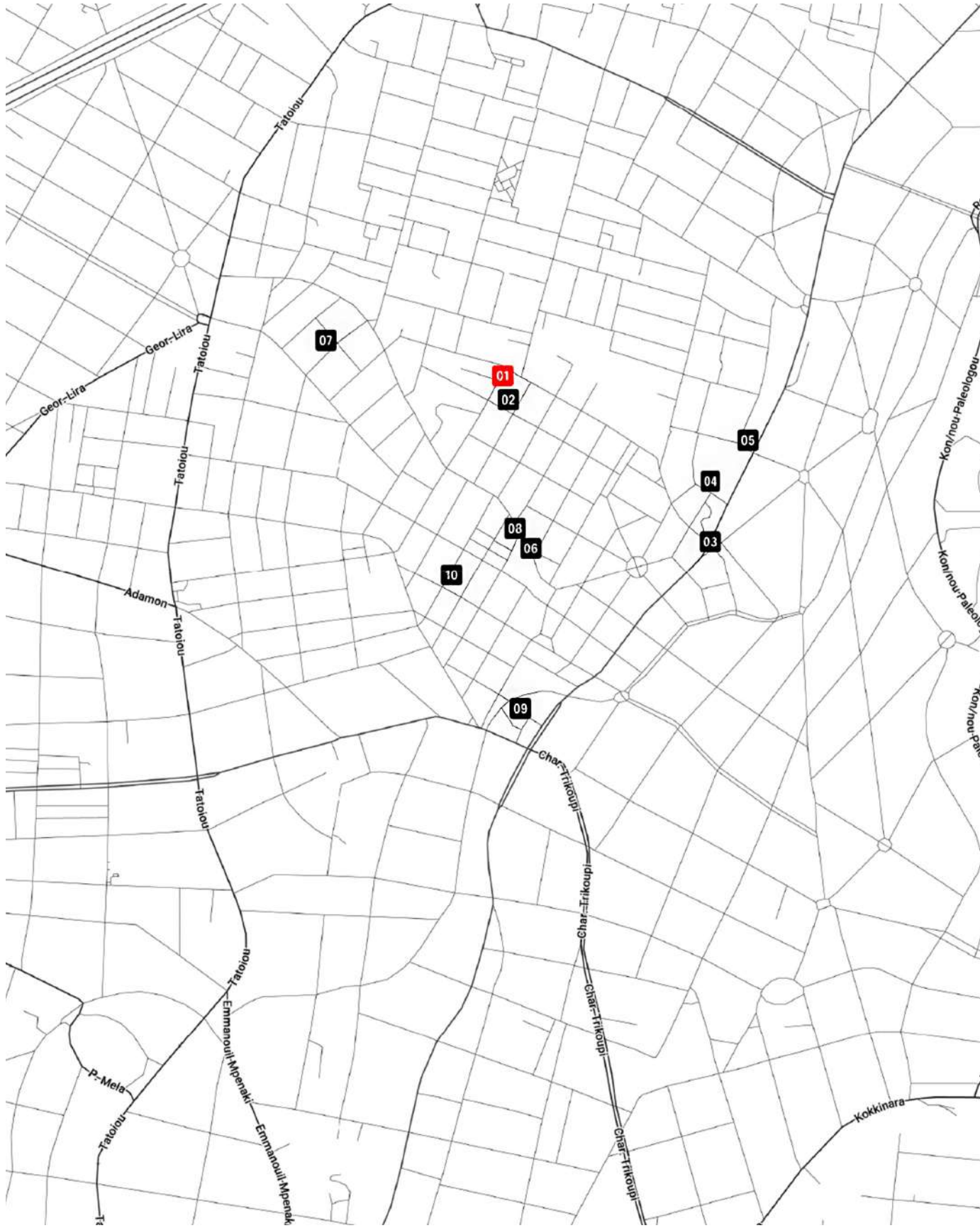
Private Pools

Photovoltaic systems with net metering services

Contemporary property of minimal aesthetics

Pre-installation for an alarm system

Property with A+ energy rating

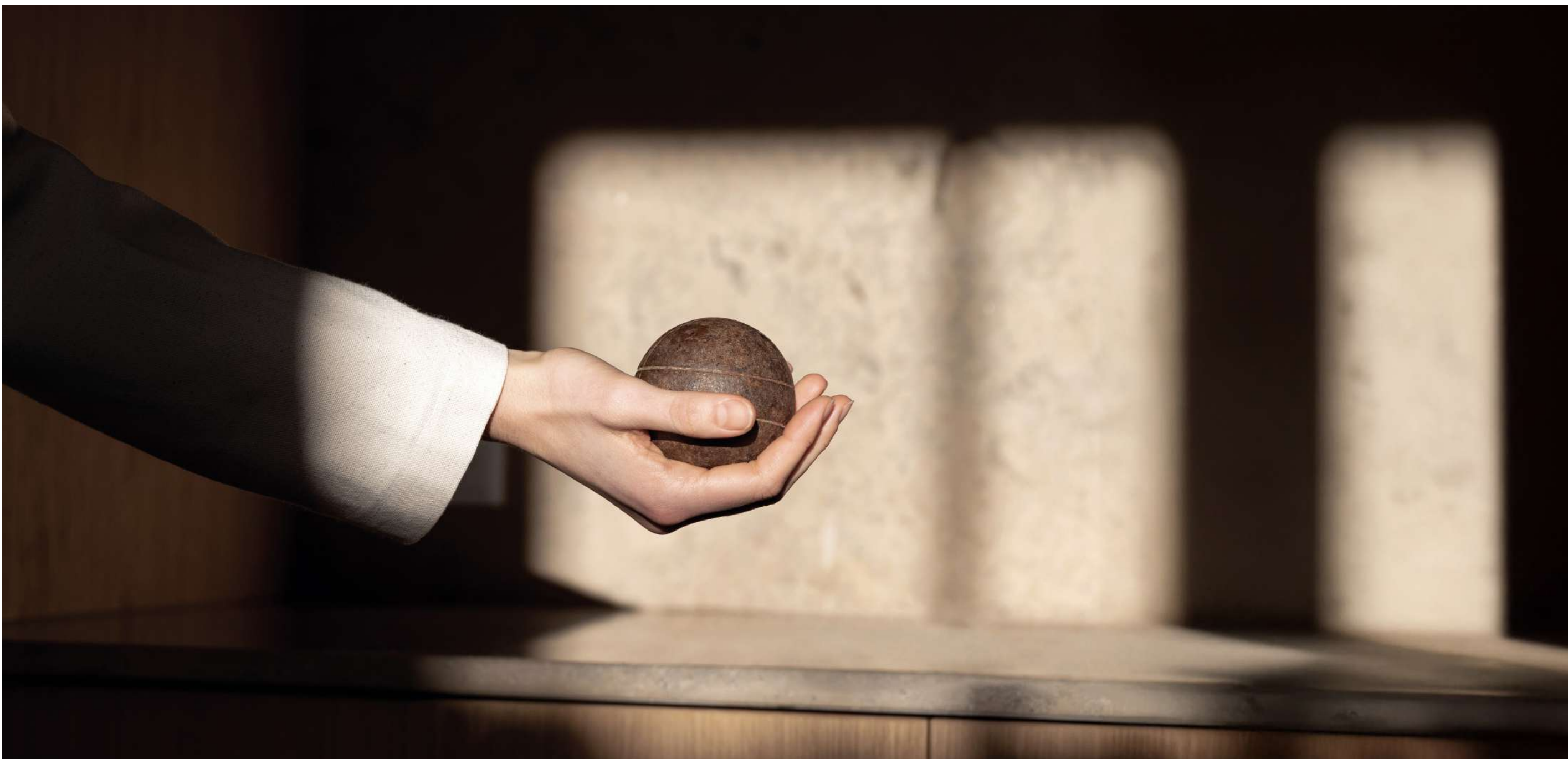


Project

Location

A walk in Nea Erythraia will take you to a Cycladic Island scenery. On the main streets of Harilaou Trikoupi, Eleftheriou Venizelou, Strofilou and around the alleys you will find many beautiful bars, restaurants, cafes, clothing stores and supermarkets. In addition to the many entertainment options, the area also offers numerous opportunities to connect with nature. In Kastro you will find the “Andrea Papandreou” park, one of the most beautiful parks in Attica. In a very short distance are the Pentelic Mountain and the Tatoi Forest with many green paths full of trees for your daily ride.

01. | — 0m
- Your home (29 25is Martiou St.)
02. | — 52m
- Pharmacy
03. | — 700m
- Supermarket
04. | — 700m
- Kindergarten
05. | — 600m
- Museum
06. | — 450m
- Gym
07. | — 400m
- Pilates Gym
08. | — 800m
- Bank
09. | — 500m
- Pharmacy
10. | — 500m
- Elementary School



Landscapes

Located in the northeastern suburbs of Athens, Nea Erythraia is the perfect combination of living in natural beauty and enjoying urban convenience. Visitors and residents can explore picturesque parks, such as the Traffic Education Park and the nearby Andreas Papandreou Park, where trees provide shady spots for strolls or picnics. The proximity to the national highway makes the location very convenient for setting out on trips.



Entertainment

Nea Erythraia hosts various events, including art exhibitions, music festivals and theatrical performances, providing opportunities for residents to engage with the Greek and international art scene. Additionally, the place promotes an active lifestyle among residents of all ages. Sports enthusiasts can take part in recreational facilities, such as tennis courts, football fields, and fitness centers.



Public Services

Nea Erythraia stands out as an appealing choice for those seeking a place to live, with well-maintained facilities, including schools, healthcare centers, and libraries. Residents benefit from efficient public transportation networks such as bus stations and the nearby Kifisia ISAP Station, connecting the place with neighbouring areas and Athens city center. You can also find a plethora of shops, restaurants and cafes for residents and visitors.

Minimal
Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless
Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.



Pool & Garden

OPEN SKY Project

Immerse yourself in luxury with our stunning pool! The refreshing pool area offers relaxation and fun year-round. Surrounded by beautiful landscapes and lounging spaces, the pool is perfect for sunbathing or social events. It's an ideal spot to unwind and enjoy both serene moments and lively gatherings.

Living Room

OPEN SKY Project

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.



Kitchen

OPEN SKY Project

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.





OPEN SKY Project

- 1, Ground Floor, 1st & 2nd

GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	191sqm	-1, GF, 1 & 2	4	5	Pool / Garden



OPEN SKY Project

- 1, Ground Floor, 1st & 2nd

GF3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	195sqm	-1, GF, 1 & 2	4	5	Pool / Garden



OPEN SKY Project

-1, Ground Floor, 1st & 2nd

GF4	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	220.5sqm	-1, GF, 1 & 2	4	5	Pool / Garden



OPEN SKY Project

- 1, Ground Floor, 1st & 2nd

GF6	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	235sqm	-1, GF, 1 & 2	4	5	Pool / Garden



Apartment

Features

Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heat pumps, solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!

Minimal Design

Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.

Thermal Facade

10 cm throughout the outer shell of the building.

Solar Powered Buildings

Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.

Latest Technology Lighting

Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.

Large Openings

Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.

Underground Parking Facilities

Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.



Leading Excellence in Hotels & Residential Development

Leading Excellence in Hotels and Residential development

LUX&EASY is a premier Greek design and development company, specializing in high-end residential and hotel projects that redefine urban and holiday living. We are committed to innovation, sustainability, and luxury, ensuring that every project delivers exceptional quality and long-term value.

As an official partner of Hilton, we bring world-class hospitality to Greece, delivering iconic projects that elevate guest experiences. In 2024, we proudly launched the Hilton Garden Inn Athens and are now expanding our portfolio with:

- Hilton Garden Inn Chania, Crete
- Hilton Tapestry Collection in Heraklion, Crete
- Five more hotels in prime locations across Athens

With years of industry expertise, we are exploring exclusive investment opportunities in luxury, energy-efficient (Class A+) residences that embody minimalistic aesthetics in prime locations across Greece and Cyprus.

Our dedicated 138-member in-house development team drives excellence at every stage, ensuring top quality, innovative design, and client satisfaction. With 74 projects currently under development and 48 new projects in the licensing phase, we don't just create properties—we craft compelling investment opportunities that seamlessly blend design, functionality, and premium quality for enduring value.

LUX&EASY team is dedicated to guiding and assisting its valued customers through every step of the process.



138
| strong in - house team |

74
| projects under development |

48
| new projects |

158,000sqm
| of buildable space under development |



Green Identity

The green philosophy that our company follows, can be found in all our projects.

Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photovoltaic system with net metering for shared power.

Additionally, the installation of 10cm thick thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.



Smart Home

Experience the ultimate comfort, convenience, and efficiency with Smart Home, allowing you to effortlessly manage all smart devices remotely. Moreover, sustainability takes center stage, as you gain complete control over energy consumption, ensuring a more environmentally-friendly and energy-efficient home.

Step into the future of living with Smart Home, where cutting-edge technology and eco-consciousness combine to offer you a truly extraordinary lifestyle.

AA Credit Rating



On 10/10/2024 ICAP S.A. (Credit Rating Agency) proceeded to the award of credit rating AA to NOVA CONSTRUCTIONS S.A., classifying it at a low credit risk category.



According to the report of an independent auditor of Grant Thornton, the Green Bond Framework of NOVA Constructions, from 21/10/2021, implements best practices and procedures, in harmonization with the principles of issuing Green Bond published by the International Capital Market Association (ICMA) in June 2021.



Lux&Easy Residences balance sheets are audited by PWC chartered accountants.

ESG

At NOVA Constructions, as part of our broader policy to support sustainability and responsible business, we faithfully adopt the ESG (Environmental, Social, Governance) philosophy, operating in full compliance with applicable national and European environmental legislation and demonstrating responsibility us towards the environment, society and corporate governance.

Awards



Lux&Easy Residences was honored with the important Greek Business Champion award, from the awards-institution for the Greek business world, “Protagonists of the Greek Economy”, which was organized for the 8th time on July 2024 by the Direction Business Network.



The GOLDEN AWARDS® The Trophy™ institution took place as a physical award ceremony on top personalities on June 2024. The committee of the institution's esteemed jury panel, operating with the strictest criteria and consisting of international personalities from Greece and England, judged positively our course in the professional and social field and awarded us the official award certificates of the GOLDEN AWARDS® The Trophy™, which enshrines an important milestone, expressed as an exemplary achievement of life. The Trophy is now in our hands and conveys its brilliance, through its gold mirror quality construction, sealing 2023 in a unique way!



The GOLDEN AWARDS® The Trophy™ institution sets conditions such as contribution to culture, sensitivity to the environment, sustainability, vision, ethos, social contribution, reputation, etc.



Lux&Easy Residences received the official recognition by GOLDEN AWARDS® The Trophy™ in the category "Business Awards" with the following specific awards: «BUSINESS GROWTH AWARD», «CORPORATE SUSTAINABILITY AWARD» and «GREEN INNOVATION AWARD».



Lux&Easy Residences was awarded the Superbrands 2021, in the “Construction – Real Estate Development” field.

Superbrands Greece is part of a global institution represented in 91 countries, which evaluates and recognizes the top brands worldwide.

The elements that were evaluated and singled out the participation of Lux&Easy Residences are all those that have “built” a relationship of trust and reliability with the people who have already chosen it for their new home: minimal aesthetics, certified energy efficiency A+, non-negotiable “green” identity and competitive prices.



TUV AUSTRIA EN ISO 45001: 2018
(Occupational Health and Safety)
The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope “Real Estate and Development of Lux&Easy Residences”.



TUV AUSTRIA EN ISO 14001:2015
(Environmental Management System)
The Company implements a Quality Management System in accordance with the EN ISO 14001: 2015 standard for the Scope of Application “Development and Management of Lux&Easy Residences”.



TUV AUSTRIA EN ISO 9001:2015
(Quality Management System)
The Company implements a Quality Management System in accordance with the standard EN ISO 9001: 2015 for the Scope “Development and Management of Lux&Easy Residences”.



LUX&EASY

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