

# PYRGOS RESIDENCE



## PROJECT

PYRGOS CHALEPA CHANIA | ETHN. ANTISTASEOS & Y. MAKRYGIANNI ST.



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## About Us

GREEN Properties – MELAKIS is the result of the synergy between MELAKIS & Associates S.A. and GREEN Properties in Crete. Both teams are well-established in the technical field and work together to propose the study and construction of residences with a green footprint.

The company specializes in design and construction of eco-friendly, green & smart home solutions **with A+ energy efficiency**, minimal design & high quality at exceptional prices.

The customer support extends from the early purchasing procedures to the on-time delivery of the property and even after sales services offering investment opportunities with guaranteed yield.

Aim is to continue to guide and assist its valued customers, ensuring timely results, through every step of the process.



## Key Figures

Strong in - house Team of

# 278

Executives, Lawyers,  
Civil Engineers, Architects,  
Mechanical Engineers,  
Decorators

# 49

Projects Currently  
Under Development

# 39

New Projects  
Under Licensing

# 40,000 m<sup>2</sup>

Of Buildable Space  
Under Development

## AA Credit Rating



On 19/10/2022 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.

## Grant Thornton - Green Bond

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.



GREEN Properties 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



GREEN Properties 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 2023 by the Direction Business Network.

The awards are based on the official financial data of the companies as they are captured in their financial reports and are presented in detail in the luxurious 10th edition "The Strongest of the Greek Economy" by the Direction Business Network, which was recently released.



GREEN Properties 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».

The GOLDEN AWARDS® The Trophy™ institution took place as a physical award ceremony at the pool of Politia Tennis in a glamorous atmosphere among top personalities on June 7, 2023. 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.



**SUPERBRANDS**  
GREEN Properties 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 GREEN Properties 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**

The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope "Real Estate and Development of GREEN Properties".  
**ISO 45001 (Occupational Health and Safety)**



**TUV AUSTRIA EN ISO 14001: 2015**

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 GREEN Properties".  
**ISO 14001 (Environmental Management System)**



**TUV AUSTRIA EN ISO 9001:2015**

The Company implements a Quality Management System in accordance with the standard EN ISO 9001: 2015 for the Scope "Development and Management of GREEN Properties".  
**ISO 9001 (Quality Management System)**



## Project Ethn. Antistaseos & Y. Makrygianni St., Pyrgos Chalepa, Chania

On the eastern outskirts of the city of Chania, we have created PYRGOS RESIDENCE, a modern residential property of unique aesthetics.

The strategic positioning of the property towards the centre of the plot, offers comfort and takes advantage of all the orientations. Depending on the orientation and always driven by the high-quality minimal aesthetics, the design of the property provides unobstructed view, while at the same time protects the privacy. The outdoor private spaces and pools of each property are surrounded by the lush planting of the open space, without obstructing the view towards the city and the sea.

On the sides of the property, the terraces are shown in different levels, creating an interesting pattern with decorative elements in grey and white tones. The specific colour tones are harmoniously combined with decorative elements that gently clad selected aspects of the facades of the complex.

# Neighborhood



## Landscapes

Chania, located on the captivating island of Crete, boasts a diverse and enchanting landscape that captivates residents and visitors alike. The Old Venetian Harbor, with its colorful waterfront buildings and iconic lighthouse, creates a postcard-worthy scene that transports you to a bygone era. Inland, the White Mountains (Lefka Ori) provide a dramatic backdrop. Olive groves, vineyards, and citrus orchards add a touch of natural elegance to Chania's surroundings.



## Entertainment

Chania is a city that effortlessly balances its rich history with a vibrant modern lifestyle. The Old Town, a maze of narrow streets and charming squares, with local tavernas, cafes, and boutique shops. The bustling atmosphere along the Old Venetian Harbor invites leisurely strolls, with waterfront dining options providing a perfect setting for sunset views. The city comes alive all year long with cultural events, from music festivals to art exhibitions, showcasing the dynamic creativity of the local community.



## Public Services and Facilities

The city is equipped with modern healthcare facilities, including hospitals and clinics, ensuring access to quality medical care. Education is also a focal point, with schools and universities providing a nurturing environment for students of all ages. The public transportation system is efficient, connecting various neighborhoods within the city and facilitating easy exploration.

# Location

Chania, on the western side of Crete offers a charming haven for those in search of a tranquil yet culturally rich environment. The old town of Chania, with its Venetian architecture and narrow winding streets, creates an enchanting atmosphere. The picturesque Old Harbour, surrounded by tavernas and cafes, enhances the area's allure. Residents can enjoy the proximity to historical sites, while the inviting beaches and local markets provide ample opportunities for leisure and exploration.

Indicative locations and their distance from the property:

- |  |  |
|--|--|
| <b>1.</b> Your home (Ethn. Antistaseos & Y. Makrygianni St.) | <b>8.</b> Pastry shop (230m)                     |
| <b>2.</b> Gas station (400m)                                 | <b>9.</b> Sea (1,19km)                           |
| <b>3.</b> Mini market (280m)                                 | <b>10.</b> Chania market (2,8km)                 |
| <b>4.</b> Supermarket (500m)                                 | <b>11.</b> Archaeological Museum of Chania (1km) |
| <b>5.</b> Lentariana park (850m)                             | <b>12.</b> Old Venetian Port of Chania (3,2km)   |
| <b>6.</b> ATM (230m)   | <b>13.</b> National Stadium of Chania (2,2km)    |
| <b>7.</b> Restaurant (230m)                                  | <b>14.</b> Chania airport (11,1km)               |





# 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.

## Apartment Features

### A+ 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.



## Project Features

-  Property with A+ energy rating
-  Sea view
-  Thermal insulation to minimise energy loss
-  Large glass terraces
-  Private entrances
-  Autonomous cooling-heat pump
-  New technology LED lighting
-  Smart home
-  Automatic lighting system
-  Fully installed alarm system & fire safety
-  Private pools and gardens
-  Roof Garden with planted roofs
-  Armored door in every apartment
-  Solar Water Heater
-  Photovoltaic systems with net metering services



# 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.







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