



NVIOS

DEVELOPMENT

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NVIOS, trusted member of the **NEW LINE SYSTEM** conglomerate, is a leading company in the field of property construction and management. We provide innovative, sustainable property solutions to fulfill modern-day living requirements.

The cornerstone of our success? Our dedication to innovation and location selection.

NVIOS services include developing luxury and bioclimatic residences, managing high-value properties, as well as incorporating cutting-edge technology and materials to ensure sustainable living and safety, without comprising on aesthetics.

OUR VALUES



Excellence

**Prioritizing quality and innovation
in every venture**



Dedication

**Commitment to customer
satisfaction**



Community

**Supporting local development
through our projects**



NVIOS offers:

Model residences: Where versatility and innovation meets efficiency, economy, sustainability, security and maximum quality to create a refined, truly outstanding outcome.

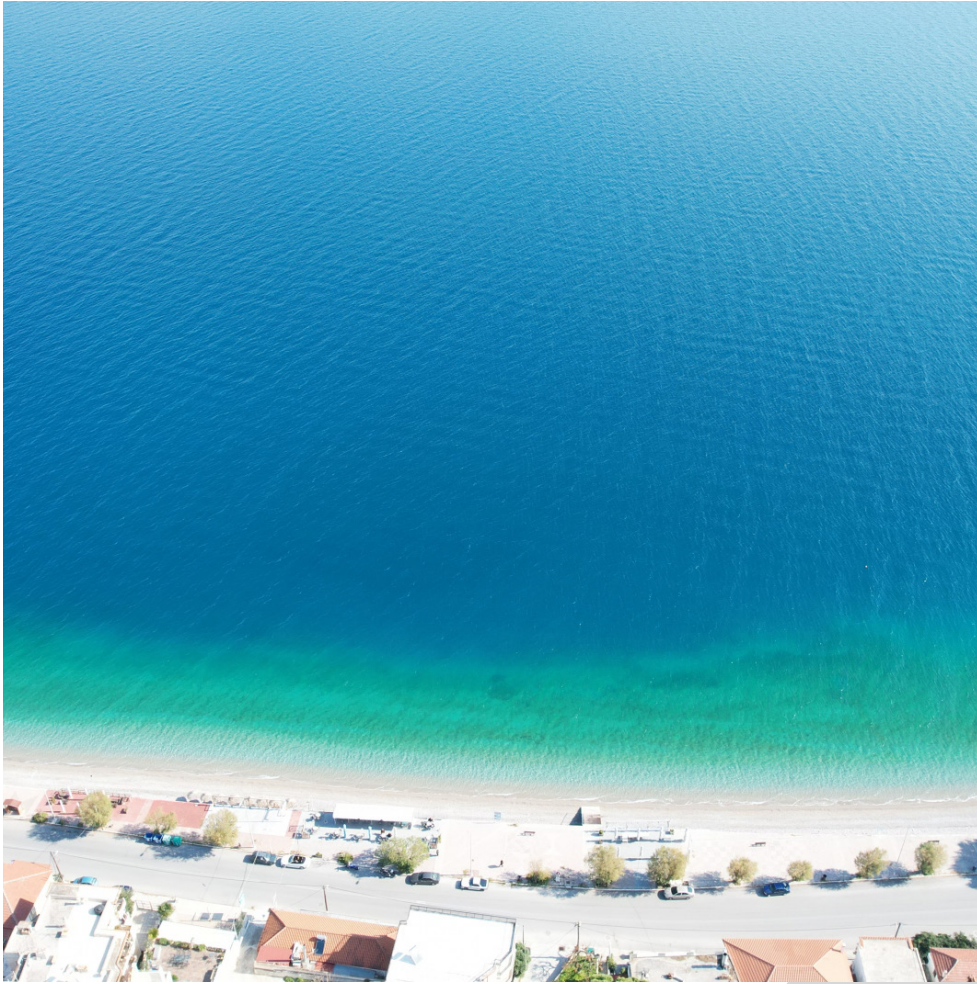
Development services: Designs that combine luxury and interior harmony, and utilize top-grade building materials.

Property operation: Comprehensive supervision and personalized, state-of-the art asset management.

At **NVIOS**, we believe that location selection is key in real estate success. It must factor in property demand, access to infrastructure, safety and welfare, as well as the potential for future regional development.



We therefore hand-picked Melissi, Corinthia.



Melissi, an idyllic coastal small town in the province of Corinthia, is the ideal destination for both a restful holiday and peaceful long-term residence. Strategically situated between urban hubs such as Athens, Patras and Corinth, archaeological sites like Corinth's acropolis and Mycenae, or nature attractions like Lake Doxa, are a stone's throw away. A fast developing region, property development and investment in Melissi is most opportune. **NVIOS DEVELOPMENT** has taken on this task — developing luxury, bioclimatic, smart properties, with utmost respect for the surrounding natural landscape.





Residential Complex Overview



N **VIOS**
MELISSI I



The **NVIOS MELISSI I** Residential Complex is a product of modern architectural design for sustainable living. Our vision revolves around bioclimatic design and the use of energy-efficient, smart technology, to create a luxurious and comfortable living environment.



NVIOS

MELISSI I



Ultramodern Construction

Our residences observe the highest standards in seismic resistant design. We strive for utmost quality in construction and pay close attention to detail, to maximize structural durability and to ensure a safe living environment for our residents.

Luxurious Residences

NVIOS MELISSII comprises 12 villas, 4 townhouses, and 1 studio apartment, modeled in full after the distinctive design of NVIOS Model Residence. Each property includes a private pool and garden, as secluded haven of luxury and tranquility.



Villas:

Designed for privacy, exclusivity and comfort, with spacious and well-lit living spaces.



Townhouses and Studio:

Ideal for an urban lifestyle, these properties have a functional arrangement to satisfy your every possible need.

PROPERTIES WITH LASTING LEGACY

In our creative process, we draw inspiration from the rich heritage of our ancient past. For the Melissi residential complex in Corinthia, we seek to extend beyond construction, into the creation of a space that honors our history, culture, and the timeless values deriving from our mythology. Each property is not just a living space, but also a tribute to ancient legends of deities and heroes, representing wisdom, strength, beauty, creativity and courage.

This project uncovers values and symbols concealed within the names of deities and heroes of antiquity. Each residence is granted character — it is embellished with qualities and elements of its namesake, adding a unique conceptual and cultural dimension. Our dream is to connect cultural heritage and contemporary living by means of architecture and design.



Moreover, as the owner of one of these properties, you may choose a congruous interior design. If you please, we can embellish the interior of any property with subtle touches — qualities and symbols — of its namesake. This creates an immersive, personalized experience of history and philosophy.



- 1. Zeus: God of thunder, regnant of the sky.**
A residence bearing his name exudes a sense of superiority and strength. Suitable interior decor reflects the power of nature.
- 2. Athena: Goddess of wisdom and strategy.**
The property emanates calmness and harmony, with embellishing touches reflecting intellectualism and integrity.
- 3. Apollo: God of music and light.**
The decoration of the interior includes bright, vivid colors, with artistic touches reflecting creativity and music.
- 4. Artemis: Goddess of nature and hunting.**
This residence may be embellished with natural materials, bringing a piece of wildlife indoors.
- 5. Hera: Goddess of matrimony and kinship.**
A house-homage to family life, with delicate motifs of unity and stability.
- 6. Poseidon: God of the seas.**
The interior of this property must capture the vastness of the ocean, making use of shades and patterns reflecting the movement of water.
- 7. Ares: God of warfare.**
A property that exudes strength through its bold, intense geometric lines and contemporary design.
- 8. Dionysus: God of festivity and jubilation.**
This space is full of vigor, with a layout that encourages relaxation and socialization.
- 9. Aphrodite: Goddess of beauty and love.**
Aphrodite's residence radiates romance and grace, designed with elegant, soft lines.
- 10. Hermes: God of travel and communication.**
A space brimming with energy, designed to reflect speed and fluidity.
- 11. Hercules: The demigod of strength and achievement.**
Hercules' residence evokes a sense of fortitude and resilience, and is best embellished with elements reminiscent of his feats.
- 12. Theseus: The conquerer of the Minotaur.**
A property that emanates courage and reason, drawing influence from Cretan architecture.
- 13. Orpheus: The legendary musician.**
A property named after Orpheus must contain decorative elements that symbolize musical artistry, to invoke a sense of harmony.
- 14. Hephaestus: God of fire and forging.**
A residence full of creative elements that symbolize labor and craftsmanship.
- 15. Perseus: The conquerer of Medusa.**
This property exudes courage and determination, with subtle touches that invoke a sense of superiority and protectiveness.
- 16. Achilles: Trojan war hero.**
This property is a tribute to fearlessness and fealty, embellished with dynamic elements inspired by Achilles' intense presence.
- 17. Persephone: Goddess of the underworld and springtime.**
The decor may capture this duality, focusing on seasonal transformation and rebirth.

Each property becomes a bearer of Greek history and culture. It carries the unique identity of its namesake through its thematic embellishments, and brings to light important facets of mythology and philosophy.

NVIOS

MELISSI I

Remarkable Natural Environment

The residential complex has an unobstructed view of the sea. Moreover, each property is designed to make the most of the abundant natural ventilation, for a healthy and comfortable living environment.

Smart Technology

Every residence is structurally fitted for the installation of state-of-the-art smart home technologies. We strive to ensure your comfort and productivity.





NVIOS MELISSI I serves more than a residential purpose. It constitutes a choice of lifestyle full of luxury, innovation and sustainability. It constitutes an investment into a high-value future and unique living standards. It is ideal for private use, as well as an investment project.





Presentation

NVIOS
MODEL
RESIDENCE



The **NVIOS Model Residence**, as a modern and environmentally friendly property, is designed to minimize energy consumption. It utilizes natural resources, cutting-edge sustainability technologies, and a smart system, to offer a life of comfort and practicality.

General Properties:

1

Bioclimatic architecture:

Designed to adapt to the local climate, and minimize energy consumption in the process. Takes advantage of natural resources, such as solar, wind and hydropower for heating, cooling and lighting. Utilizes building orientation, natural ventilation, and thermal insulation, to minimize the use of air-conditioning and lighting systems. We employ these parameters to the extent possible, orientation permitting.

2

Construction:

Combines a steel frame, cement, gypsum, glass and wood for seismic protection, quality assurance, and aesthetics.

3

Insulation and Materials:

Employs sophisticated insulation materials, and environmentally friendly materials overall.

4

Comfortable, Health-conscious Interior:

Maximizes natural light and ventilation to ensure your well-being.

5

Smart technology:

Utilizes automation systems, smart thermostats and LED lighting for energy efficiency and comfort.

NVIOS

MODEL
RESIDENCE



For the **NVIOS Model Residence**, we merge aesthetics and practicality, comfort and energy efficiency, to create a rewarding living space for its residents but also the environment.



The property includes:



Exterior:

Comprises a garden with well-kept plants, trees and blossoming flowerbeds, as well as a swimming pool with a minimal, modern layout. The perfect atmosphere for relaxation.



Interior:

An open plan kitchen-living room creates a sense of spaciousness, encourages socialization and reinforces practicality. There are also two bedrooms, and one luxurious, ensuite master bedroom.





Patio:

Brings you closer to nature, whilst providing natural light and ventilation.



Storage and Parking Spaces:

Thoughtfully designed to satisfy your every possible need, with safety and accessibility being the most important.

NVIOS projects

DEVELOPMENT



NVIOS MELISSI II (currently redeveloped) is a three-story complex comprising two 60m² apartments, two 40m² apartments on the ground and first floor, and one 70m² on the second floor. Access to a shared pool and garden.

NVIOS MELISSI III (currently redeveloped) is a two-story complex constituting of two villas (maisonettes), 150m² each shared between two floors. Access to a shared pool and garden.

NVIOS MELISSI IV (permit application submitted) is a complex composed of 12 separate properties, nine 100m² villas (maisonettes) and three 100m² apartments, each including a private pool and garden.

NVIOS MELISSI V (permit application submitted) is a six separate 100m² villa (maisonette) complex, each with a private pool and garden.

NVIOS MELISSI VI (permit application submitted) is composed of six 100m² separate villas (maisonettes), each built with a private pool and garden.

NVIOS MELISSI VII (permit application submitted) is a complex comprising five separate properties: two 100m² villas (maisonettes) and three 100m² apartments. Each contains a private pool and garden.

NVIOS EPIDAVROS (under construction): within a 4000m² plot, we are developing a building complex of three separate properties, 250m² each, with a private pool and garden. Our excavation pattern has been carefully selected to optimize the bioclimatic properties of each building all year round. Our aim — energy-efficient properties that blend in to the natural landscape and make use of renewable energy resources. Each of these three properties is a haven of nature, tranquility, and luxury. The ideal refuge from a busy lifestyle.

With an unobstructed view of the clear-blue sea, these self-owned plots are optimal for constructing luxury properties, designed with elegance and ingenuity.



Location and Scenery

Scenic views:

Every plot is in clear view of the sea, invoking a profound sense of calm and well-being.

Advantageous position: Our locations are strategically chosen, scattered across the general region of Melissi, Corinthia. NVIOS EPIDAVROS, situated in Epidavros, is the sole exception.

Striking nature: The surrounding natural landscape is spectacular, full of lush vegetation, for a calming feeling of seclusion.



Design and Development

At **NVIOS**, our commitment is to develop innovative properties in accordance to the NVIOS Model Residence. Our designs seek to make the most of natural scenery and natural light.

Refined aesthetics: The NVIOS Model Residence design is effortlessly adaptable to the particularities of each distinct location, always maintaining a balance between modern and conventional architecture.



Investment Opportunities

Value appreciation: Prime location and high-quality construction, factors that guarantee the appreciation of these properties' value.

High-return investment: Regional popularity for real estate purchases ensures that your investment will yield high returns.

Private and/or commercial use: The property may serve as your private, long-term residence, a summer lodge, or as an investment, such as a seasonal rental to tourists.



NVIOS puts forth a unique opportunity — acquire high-specification, innovative, bioclimatic, luxury properties within plots with majestic views to the sea. Our residences set a new standard in modern living, as the ideal retreat for better quality of life.

The Conglomerate



Founded in 2013, **NEW LINE SYSTEM** is a leading holding company that operates within numerous sectors, managing a wide range of subsidiary enterprises. The headquarters are situated in Marousi, Athens.



CARACAS CENTER

nls newlinesystem

CONSEJO
TRAFICAZA
ATM

The logo for New Lines System, featuring the letters 'NLS' in a stylized, bold font. The 'N' and 'L' are white, and the 'S' is white with an orange accent on its bottom curve.

newlinesystem
Όμιλος εταιρειών

NVIOS
DEVELOPMENT

NTS
NEW TRAVEL SYSTEM



Safe
Deals

NHS
New Health System
ποιότητα στην υγεία

New Health System (NHS) operates in the creation and management of primary and secondary health care programs, on behalf of insurance companies and organizations.

NVIOS specializes in delivering premium real estate services and developing luxury properties in select locations across Greece.

New Travel System (NTS) focuses on business tourism, specifically conference tourism and event organization.

Safe Pet System provides veterinary healthcare programs, for high-quality pet care.

Safe Services S.A. provides comprehensive consumer loyalty and reward programs with a wide range of benefits. The company issues the Safe Deals membership card and the Safe healthcare card. The latter is maximizes the cardholder's benefits within primary healthcare.

A NETWORK OF SALES OF MORE THAN **4000**
INDEPENDENT COLLABORATORS FROM EVERY CORNER OF GREECE

Additionally, **New Line System (NLS)** specializes in developing and supporting sales networks, to promote the following products and services:

-  **electricity**
-  **natural gas**
-  **landline communication**
-  **mobile communication**
-  **mortgage and business loans**

Our strategic partners are:



HPON NOVA

**ΕΘΝΙΚΗ
ΤΡΑΠΕΖΑ**





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