

THE INTERLACE



NICE DAY

Nice Day Developments was founded in 1995 with the vision of providing quality buildings of outstanding architecture that cater to an ever-changing contemporary way of living.

In recent years we are witnessing a renewed interest in the role that architecture can have in enhancing our everyday lives and in actively shaping our social behaviours. As more and more people move into large metropolitan areas there is an increased demand on architects to design buildings that, on the one hand, will serve the needs of these urban dwellers and on the other, that will characterize cities for centuries to come. Architecture is playing a vital role in striking a balance between spaces for living and working, between public and private spaces.

Nice Day, from its inception, realized that its role can be more rewarding if it becomes part of this dialogue, if its proposals moved beyond the usual role of a developer providing living and working space and engage with the complexities of making architecture today. In this spirit, it systematically encourages both local and foreign architects, to incorporate all these in the design process. Sometimes through direct commissions at other times through invited competitions, Nice Day provides architects with the opportunity to realize their ideas and thus make a positive contribution to the urban fabric and add their voice to a critical dialogue about the future of architecture.

Nice Day Developments has completed more than 60 projects including "Prince", awarded the Cyprus State Architectural Award for Residential Buildings in 1998 and "Nice Day Tower", nominated to represent Cyprus in The European Union Prize for Contemporary Architecture, Mies van Der Rohe Award. True to its spirit of encouraging projects of exceptional architecture, Nice Day has recently completed White Walls, a high-rise tower in the centre of Nicosia designed by Jean Nouvel. White Walls has been named Best Tall Building of Europe for 2016 by the Council on Tall Buildings and Urban Habitat (CTBUH).

All of the above come as a recognition of the high standards that Nice Day has set for itself and become a driving force for our future goals. It is our belief, that this critical stance is both a sustainable model and a way to come to terms with the historical, social, political, environmental and economic forces that shape our man-made environment. Through its projects, Nice Day proposes an architecture that is sustainable, that provides the occupants with a sense of place and contributes positively to urban development and a high quality of life while at the same time provides a forum to further explore the role of architecture in contemporary society.

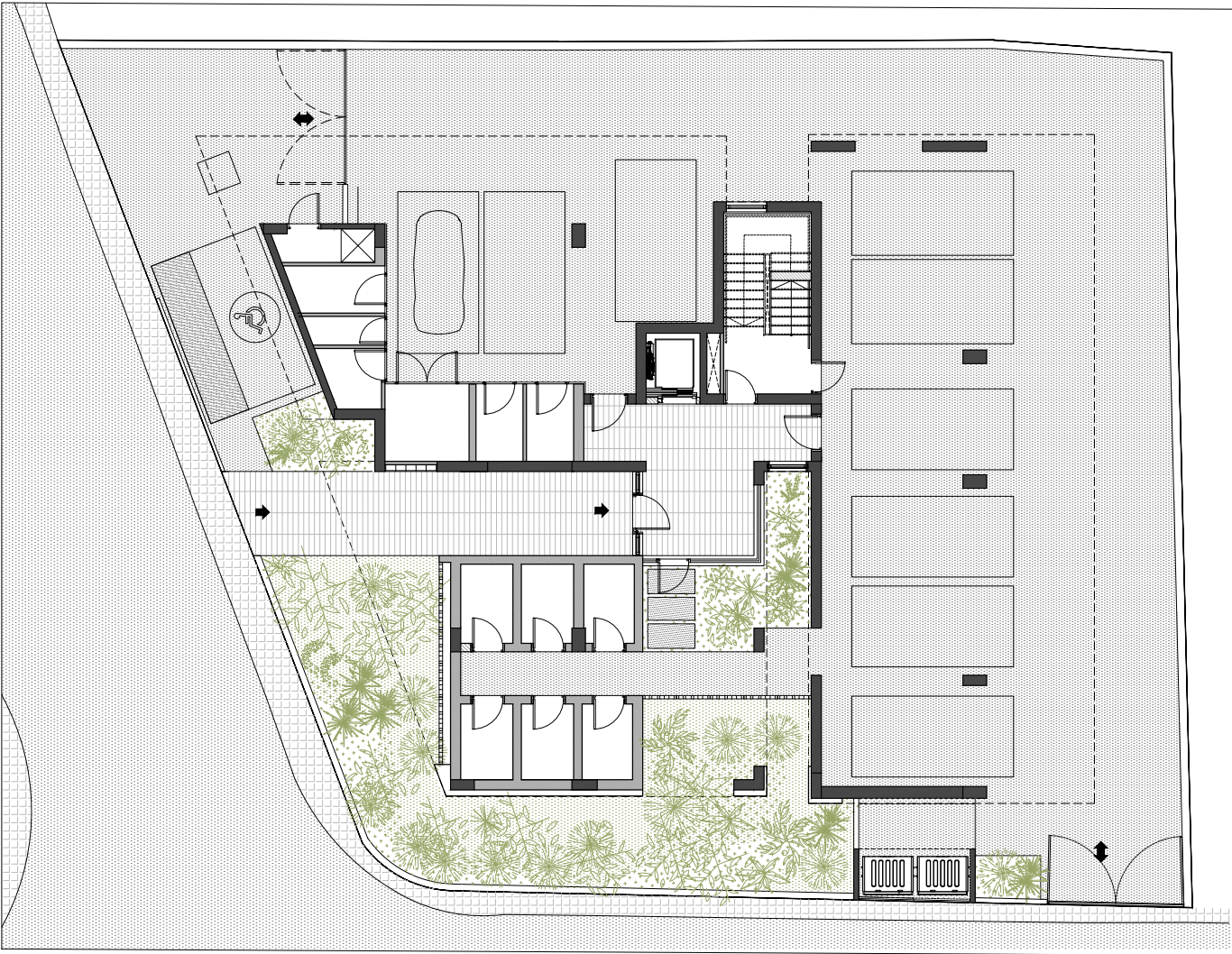
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The Project consists of 9 apartments and is located in a serene residential area in very close proximity to the city center, the university area and the Embassy area. The site is fronted by two roads to the North and West, allowing all the apartments to have street facing verandas. The development comprises of three typical floors, each accommodating two 2-bedroom and one 3-bedroom apartments.

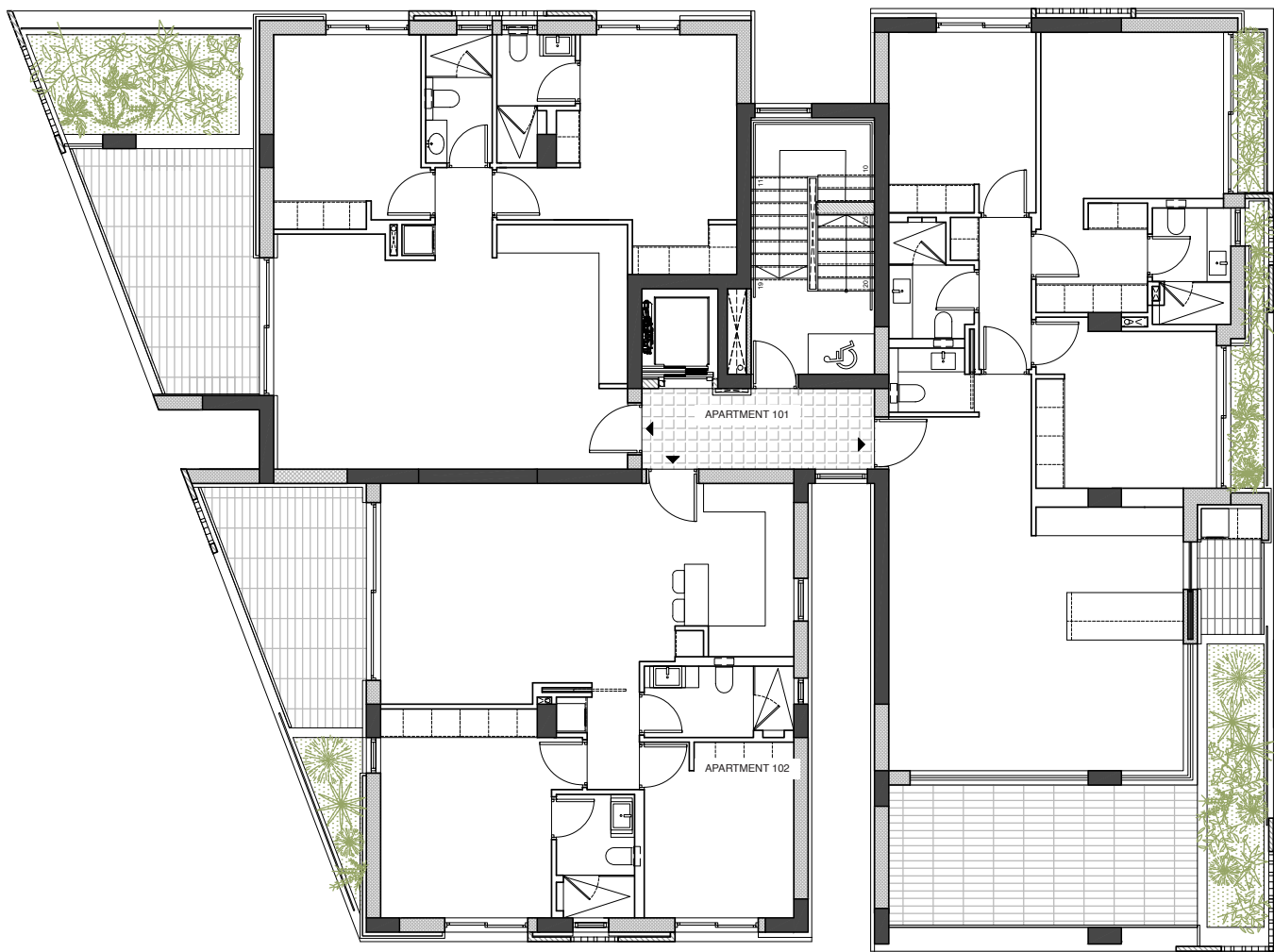
The Building is articulated in three vertical volumes which are vividly separated between them, thus optimising the privacy of each apartment. Nonetheless, the architectural approach enhances a continuity and kinetic expression between the three volumes, creating an interplay of the facade with the planters, the verandas and the windows. These elements, also act as a series of layers creating exposed and private moments.



GROUND FLOOR

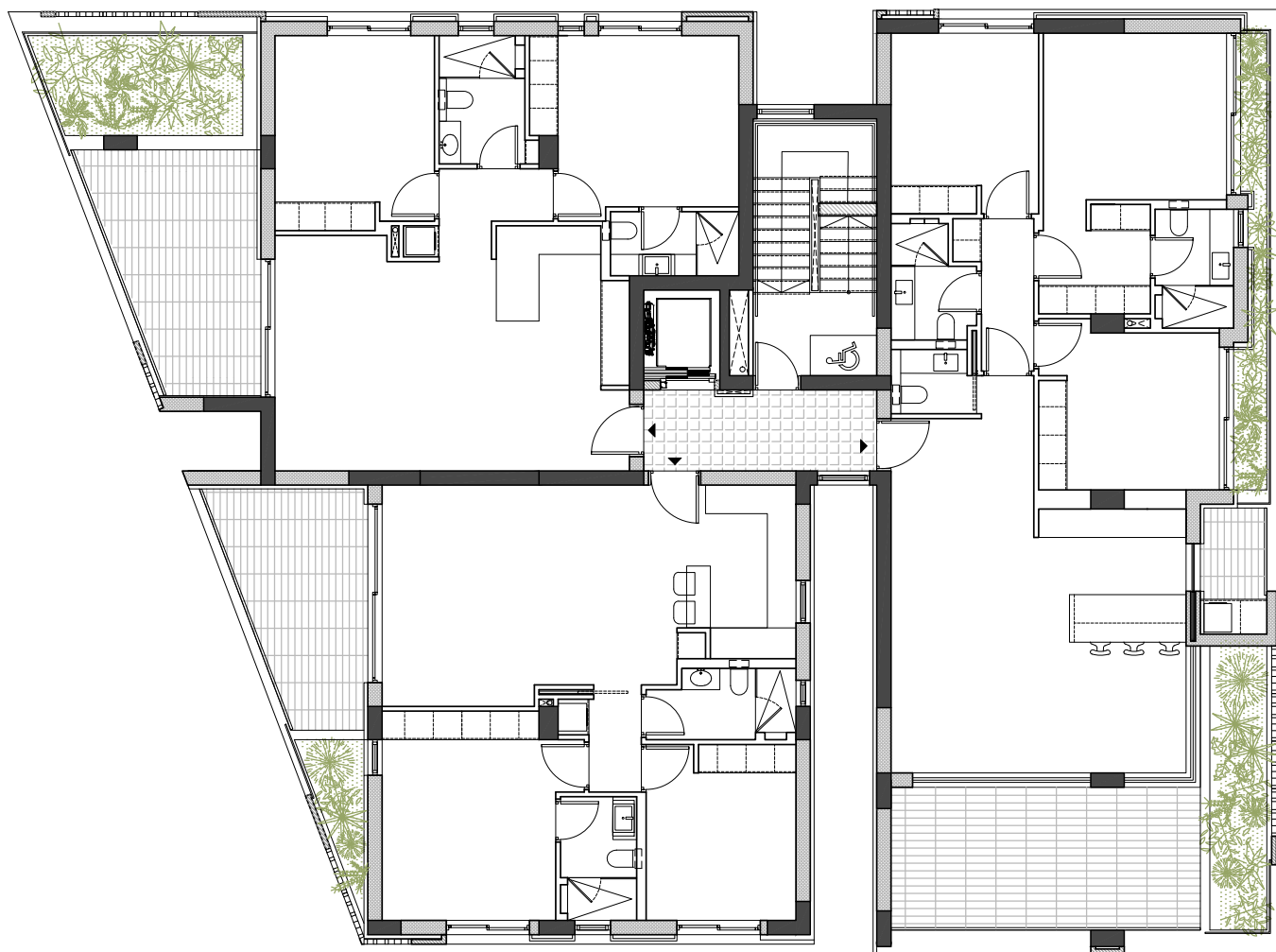


1ST FLOOR



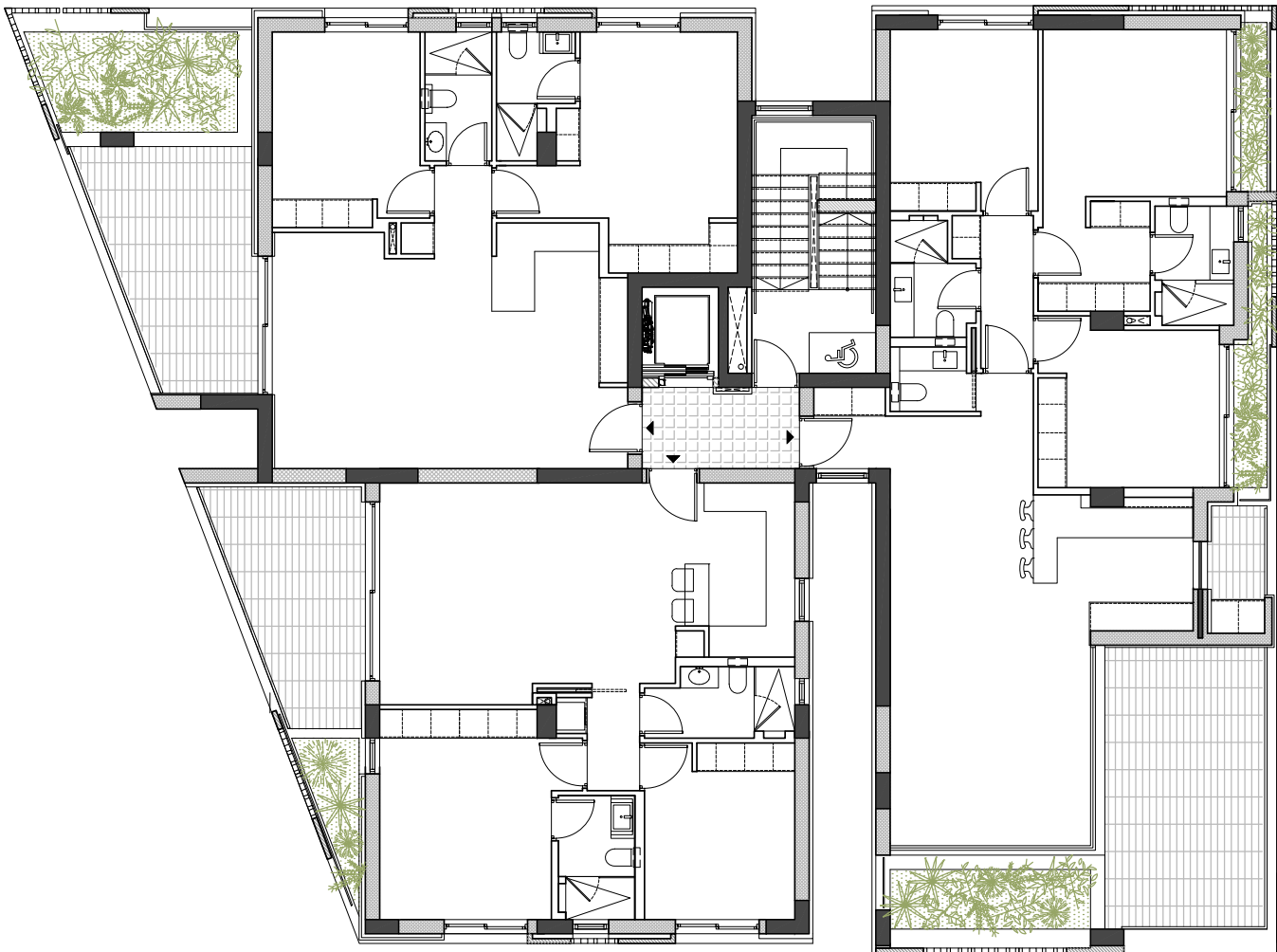
APARTMENT	101	102	103
INTERIOR SPACES (m ²)	89,0	89,0	117,0
COVERED VERANDA (m ²)	15,0	13,0	26,5
COVERED PLANTER (m ²)	13,5	4,5	10,5
COMMON USE AREA (m ²)	8,0	8,0	10,0
BEDROOMS	2	2	3
STORAGE ROOM	1	1	1
COVERED PARKING SPACES	1	1	1
ENERGY PERFORMORMANCE RATING	A	A	A

2ND FLOOR



APARTMENT	201	202	203
INTERIOR SPACES (m ²)	89,0	89,0	117,0
COVERED VERANDA (m ²)	15,0	13,0	26,5
COVERED PLANTER (m ²)	13,5	4,5	10,5
COMMON USE AREA (m ²)	8,0	8,0	10,0
BEDROOMS	2	2	3
STORAGE ROOM	1	1	1
COVERED PARKING SPACES	1	1	1
ENERGY PERFORMANCE RATING	A	A	A

3RD FLOOR



APARTMENT	301	302	303
INTERIOR SPACES (m ²)	89,0	89,0	121,0
COVERED VERANDA (m ²)	15,0	13,0	26,0
COVERED PLANTER (m ²)	13,5	4,5	10,5
COMMON USE AREA (m ²)	7,0	7,0	9,0
BEDROOMS	2	2	3
STORAGE ROOM	1	1	1
COVERED PARKING SPACES	1	1	1
ENERGY PERFORMORMANCE RATING	A	A	A

SPECIFICATIONS

The building – Description

The building is composed of three floors and 9 apartments: the ground floor where the entrance, parking spaces and the stores are located and the first, second and third floor with 2 2-bedrooms and 1 3-bedroom on each floor.

Structural specifications

Frame: The frame of the building will be of reinforced concrete.

Building's Energy Characteristics: All apartments have class A' Energy Coefficient with low CO₂ emissions, environmentally friendly.

Walls: The masonry infills will be constructed of bricks and three coats of render internally. Externally a thermal insulation system will be applied. The exterior walls will be 250 mm thick and the interior dry wall system 125 mm thick.

Roofing - Waterproofing: Non reinforced concrete, 4 mm asphalt membrane insulation, extruded polystyrene. Non-reinforced concrete and cement based water insulation on the verandas and all external floors.

Floorings: All internal conditioned spaces with underfloor heating will be covered with 100 mm screed on lightweight concrete screed for covering services.

Paint-work: Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Sandex paint and spatula on exterior ceilings. Oil paint or hummerite paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).

External works: General earthworks and concreting works for the shaping of exterior spaces. Low concrete walls on the ground floor at a height of 1 m. Construction of public pavement at the entrance of the building and landscaping.

Plumbing: Water supply will be achieved with a pressurised plumbing system of pipes of a minimum 15 mm diameter, hot water return pump, solar collectors with an electric immersion heater, sewage/drainage and drainage gutters on the terrace for rainwater. Water tanks of 1½ tons capacity for each apartment. Hot water supply system will be achieved via solar collectors and electric element.

Mechanical works: Water underfloor heating system with electric heat pump of high energy class for each apartment. Supply and Installation of air-conditioning units (split units or multi split units) on the bedrooms and concealed fan coils on the dining/living room. Mechanical ventilation for interior lavatories/bathroom.

Electrical works: Photovoltaic system on the roof for renewable source of energy. Installation of electrical parts of European manufacturer. At least 16 free plug sockets, 3 telephone outlets and 3 television outlets to be included for the 2-bedroom apartments. At least 21 free plug sockets, 4 telephone outlets and 4 television outlets to be included for the 3-bedroom apartment. At least 24 free plug sockets, 6 telephone outlets and 6 television outlets to be included for the 4-bedroom apartment. High quality video-phone (intercom) system, electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan.

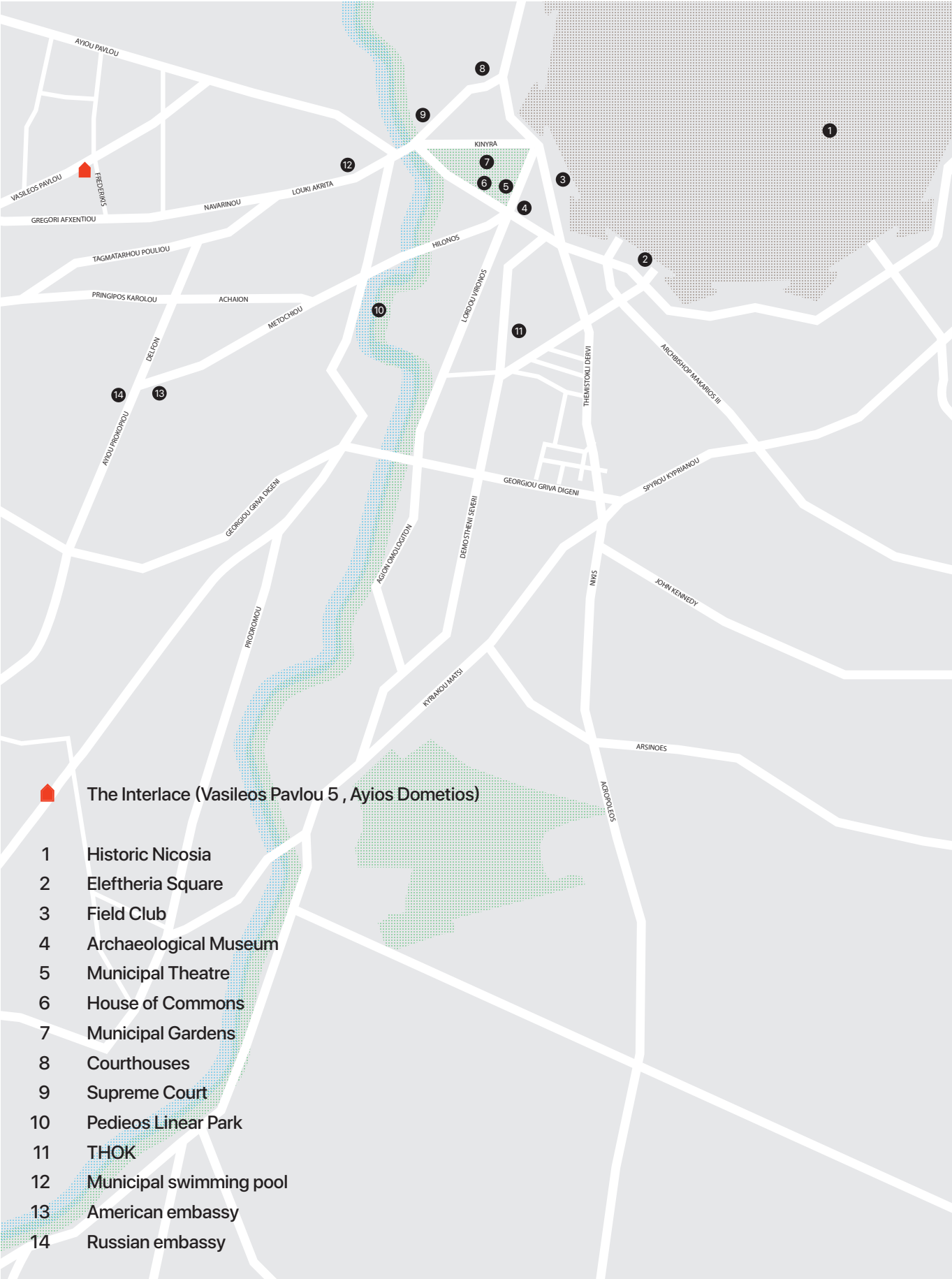
Elevator: Installation of one 8-person elevator with an alarm system in case of emergency.

Metal works: Anodised aluminium windows and doors with double-glazing. Aluminium Venetian blinds of external use for the bedroom windows and doors. Metal balustrades to staircases. Metal glass railing on the verandas.

Wood works: Internal doors, wardrobes and bathroom benches with laminated boards. Kitchen benches and wall units with MDF lacquered finish. Entrance door of the apartment to be ½ hour fire-resistant with timber veneer finish. The bench tops will be of techno-granite.

General: Letter boxes will be installed at the entrance hall of the building, one for each apartment. Central television system will be installed on the roof.

AREA MAP



CONTACT INFORMATION



NICE DAY DEVELOPMENTS
10 YIANNOS KRANIDIOTIS STREET
1065 NICOSIA
CYPRUS

TEL. 357-22 761795

www.niceday.com.cy
info@niceday.com.cy