

PIONEER



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.

PIONEER

Location

Pioneer is situated in a prime, low density neighbourhood in Engomi, surrounded by residential buildings. It is one of the best serviced areas of the Nicosia with easy access to schools, universities, supermarkets, hospitals, cafes and restaurants. Right next to one of the main arteries crossing Nicosia, one can effortlessly get to the center of the city. From here both the roads leading to the Troodos mountain range and the highway connecting the capital to all other cities are easily accessible. Additionally, newly constructed bicycle lanes connect the area to downtown Nicosia.

Planning

A generous garden at the front, visible from all apartments, creates a natural foreground to the building, provides privacy and integrates the entrances to the two wings. The ground floor accommodates common and private facilities for the owners and parking. There is a provision for a gym room and a tenants event space. The first and second floors offer three 3-bedroom and four 2-bedroom apartments each, while the third floor consists of a unique 4-bedroom penthouse.

Design

The project utilizes the South and West orientations for all the apartments establishing a coherent urban façade. Deep recessed openings on the facades are designed to protect the interiors from the sun during the hot months of the summer, to allow controlled light and the westerly breeze to enter the apartments thus minimizing the need for mechanical heating/cooling. All openings are floor to ceiling height allowing light to reach deep into the spaces and to seamlessly connect the inside to the outside.

Architecture

The architecture of the building sustains simultaneously rhythm and balance using variable vertical openings for the verandas and windows. The façade of the south-facing wing is elongated and provides a contrast to the west-facing wing, which is more rectangular. The third-floor apartment is recessed, and formally differentiated from the rest of the building. This formal fragmentation of the building allows for a better urban integration in its residential context.



View towards the west elevation



View towards the east elevation

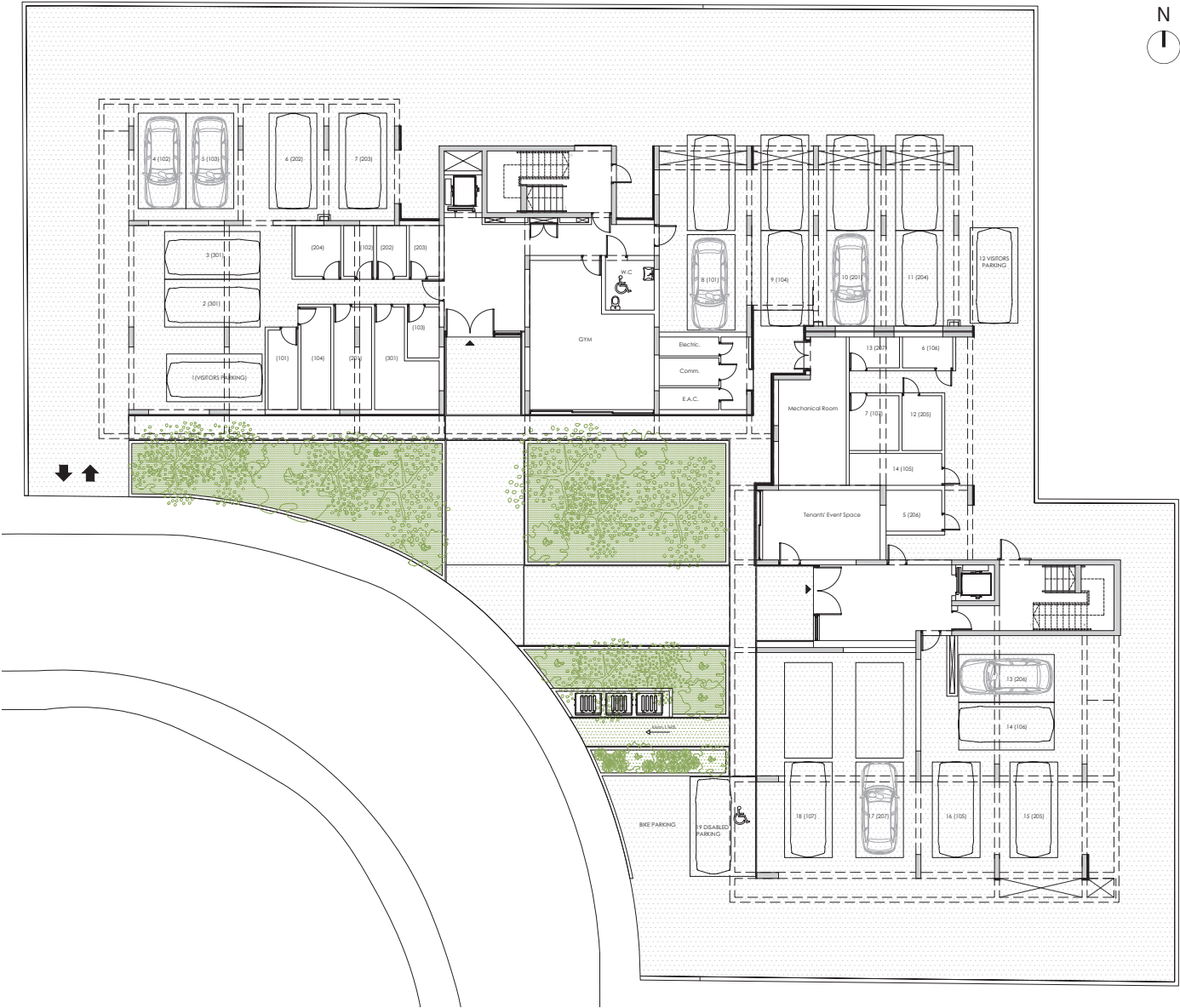


View towards the south and west elevation

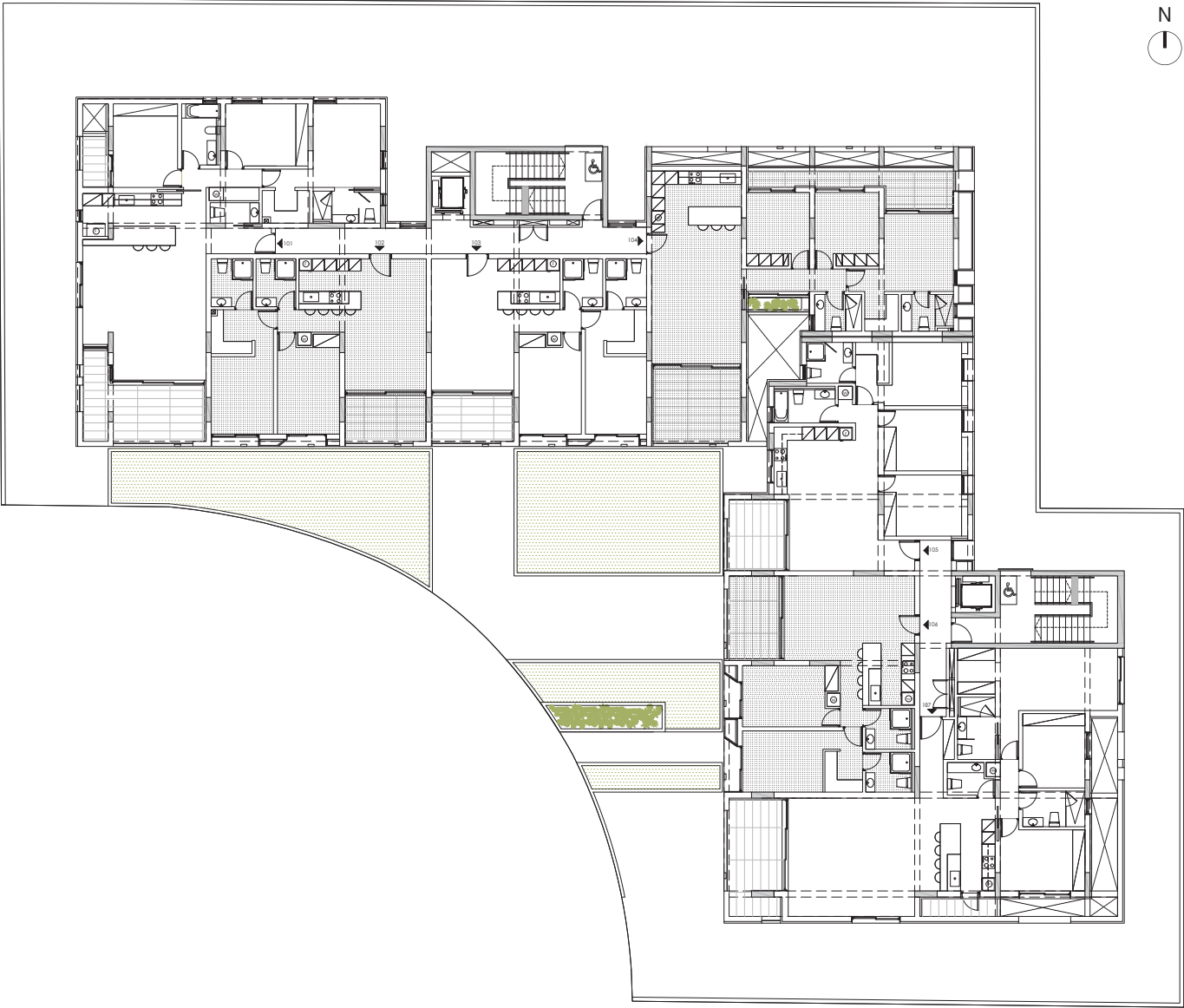


View towards the south and west elevation

GROUND FLOOR



1ST FLOOR



1ST FLOOR

Apartment 101	Bedrooms	3
	Internal area (m ²)	140
	Covered veranda (m ²)	25
	Common use area (m ²)	25
	Parking spaces	2
	Storage rooms	1
Apartment 102	Bedrooms	2
	Internal area (m ²)	89
	Covered veranda (m ²)	10
	Common use area (m ²)	16.5
	Parking spaces	1
	Storage rooms	1
Apartment 103	Bedrooms	2
	Internal area (m ²)	89
	Covered veranda (m ²)	10
	Common use area (m ²)	16.5
	Parking spaces	1
	Storage rooms	1
Apartment 104	Bedrooms	3
	Internal area (m ²)	114
	Covered veranda (m ²)	32
	Common use area (m ²)	21
	Parking spaces	2
	Storage rooms	1
Apartment 105	Bedrooms	3
	Internal area (m ²)	105
	Covered veranda (m ²)	11
	Common use area (m ²)	19
	Parking spaces	1
	Storage rooms	1
Apartment 106	Bedrooms	2
	Internal area (m ²)	88
	Covered veranda (m ²)	12
	Common use area (m ²)	16
	Parking spaces	1
	Storage rooms	1
Apartment 107	Bedrooms	3
	Internal area (m ²)	145
	Covered veranda (m ²)	22
	Common use area (m ²)	27
	Parking spaces	2
	Storage rooms	1



2-bedroom apartment

2ND FLOOR



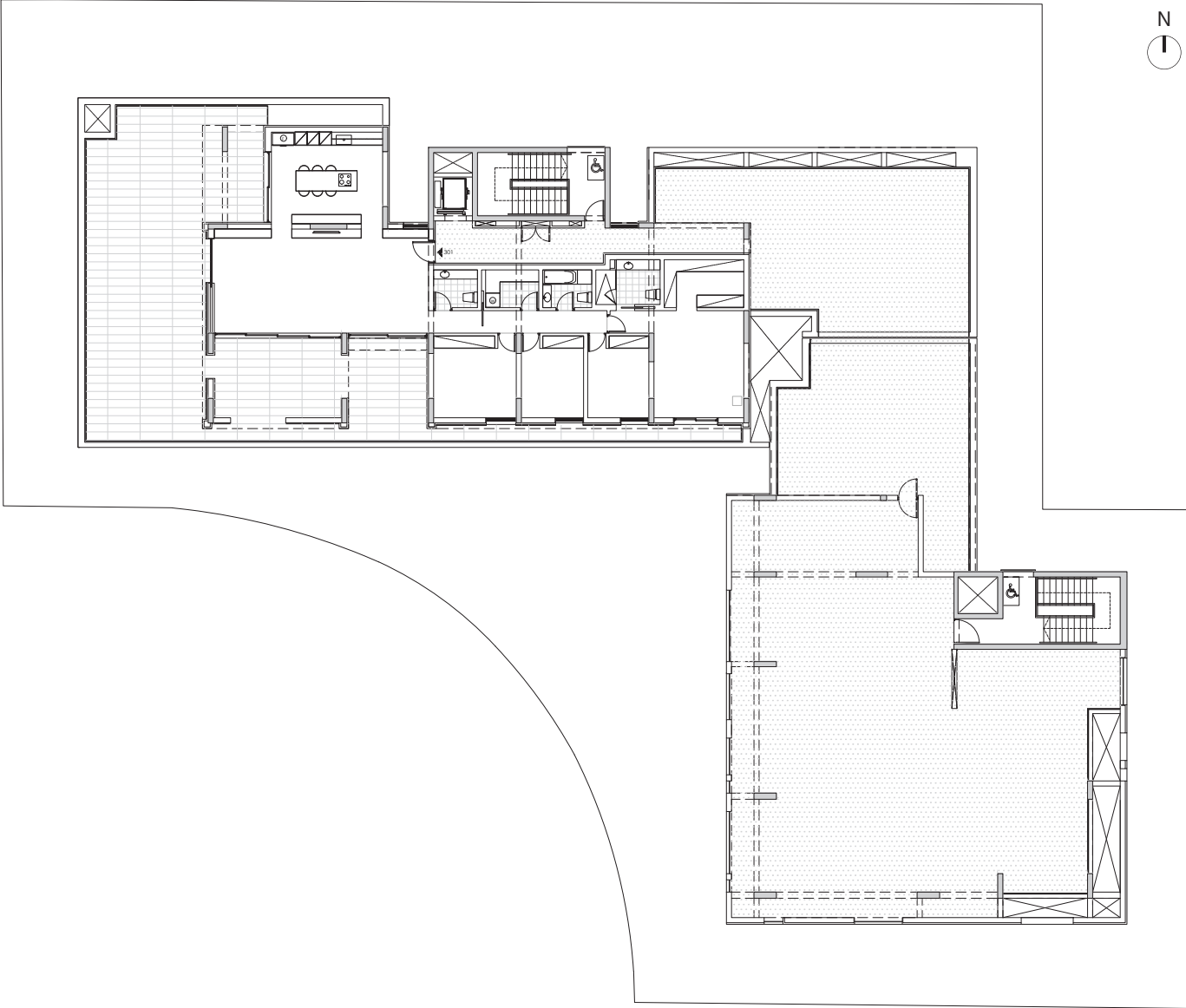
2ND FLOOR

Apartment 201	Bedrooms	3
	Internal area (m ²)	140
	Covered veranda (m ²)	25
	Common use area (m ²)	25
	Parking spaces	2
	Storage rooms	1
Apartment 202	Bedrooms	2
	Internal area (m ²)	89
	Covered veranda (m ²)	10
	Common use area (m ²)	16.5
	Parking spaces	1
	Storage rooms	1
Apartment 203	Bedrooms	2
	Internal area (m ²)	89
	Covered veranda (m ²)	10
	Common use area (m ²)	16.5
	Parking spaces	1
	Storage rooms	1
Apartment 204	Bedrooms	3
	Internal area (m ²)	114
	Covered veranda (m ²)	32
	Common use area (m ²)	21
	Parking spaces	2
	Storage rooms	1
Apartment 205	Bedrooms	3
	Internal area (m ²)	105
	Covered veranda (m ²)	11
	Common use area (m ²)	19
	Parking spaces	1
	Storage rooms	1
Apartment 206	Bedrooms	2
	Internal area (m ²)	88
	Covered veranda (m ²)	12
	Common use area (m ²)	16
	Parking spaces	1
	Storage rooms	1
Apartment 207	Bedrooms	3
	Internal area (m ²)	145
	Covered veranda (m ²)	22
	Common use area (m ²)	27
	Parking spaces	2
	Storage rooms	1



3-bedroom apartment

3RD FLOOR



Apartment 301

Bedrooms	4
Internal area (m ²)	215
Covered veranda (m ²)	42
Uncovered veranda (m ²)	130
Common use area (m ²)	39
Parking spaces	2
Storage rooms	1



Penthouse



Penthouse

SPECIFICATIONS

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 and are 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 15mm 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.

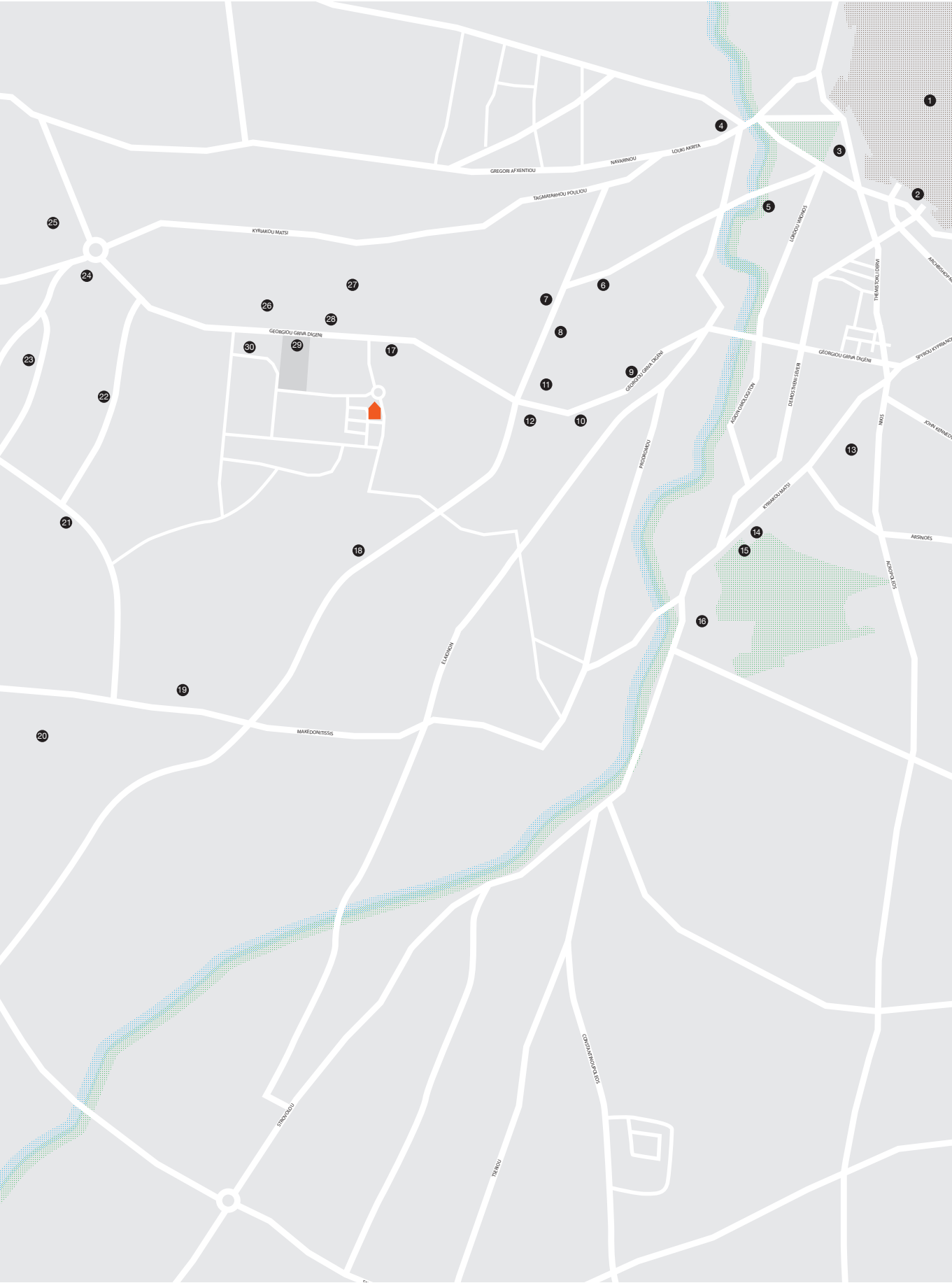
Elevator: Installation of two 8-person elevator with an alarm system in case of emergency.

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. A lightning rod will be installed on the roof. Central television system will be installed on the roof.

AREA MAP



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Pioneer is located on 16 Yiannaki Stefanidi street, in Engomi.

- 1 Medieval City
- 2 Eleftheria Square
- 3 Cyprus Museum
- 4 Nicosia Municipal Swimming Pool /
- 5 American Academy
- 6 Embassy of America
- 7 Embassy of Russia
- 8 Embassy of Egypt
- 9 Engomi Gymnasium
- 10 Kykkos Lyceum
- 11 Metochi Kykkou Park
- 12 European University
- 13 American International
- 14 Junior School
- 15 The Senior School
- 16 The English School
- 17 AlphaMega Supermarket
- 18 Papantoniou Supermarket
- 19 Apollonion Private Hospital
- 20 Sports Center
- 21 Embassy of Ukraine
- 22 28th October Avenue Commercial Street
- 23 Primary School
- 24 University of Nicosi
- 25 The Cyprus Institute of Neurology
- 26 University of Nicosia Medical School
- 27 Hippocrateon Private Hospital
- 28 Cafes Area
- 29 Hilton Park Hotel (tennis, pool, gym)
- 30 Bowling Alley

CONTACT INFORMATION



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