

ACROPOLIS GARDENS



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 70 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.

ACROPOLIS GARDENS

INTRODUCTION

Acropolis Gardens, Nice Day's newest project, can be described as an urban oasis. Even though, it is centrally located in Nicosia, it's occupants will have the feeling of living in nature. It occupies a large plot of over six thousand square meters (6.000 m²) where the emblematic "Acropol" cinema used to operate. This rare large plot has given the design team the ability to plan for a unified development with large areas of green space between the buildings. The increased distances between them, the unobstructed views, combined with the large openings and the extensive outdoor spaces given to each apartment, will make nature always be part of everyday life.

LOCATION

The project sits a few blocks away from the intersection of the vibrant Iphigenias and Armenias avenues. This setback protects the development from the sounds and energy associated with high intensity thoroughfares and reinforces the sense of tranquillity associated with local neighbourhoods. Yet, all the main functions and amenities of Nicosia are in close proximity.

Acropolis Gardens is in the middle of three of Nicosia's most popular parks, that of Agios Demetrios, Acropolis and Akademias, all approximately ten minutes away by foot. And in a few more minutes one can reach the Pedieos linear park, ideal for jogging and cycling. The project is situated in an area teeming with commercial streets, shops and businesses that can fulfil most of the everyday needs of the local inhabitants. Also, unique to the area, is the unusually dense concentration of schools, both public and international, catering to all types and levels of education.

For those seeking an escape from the city to the countryside, the mountains, or the sea, Lemesou and Iosif Hadjiosif avenues are both less than a kilometre away, providing quick access to all roads leading away from the capital.

THE PROJECT

The apartment buildings were designed with functionality, comfort, aesthetics, privacy and security in mind. Even though each building maintains its autonomy, they are functionally and aesthetically part of a single whole. The landscaped grounds meticulously planned themselves, integrate all buildings into a unified project thus giving the residents the sense of entering a private and protected area. Eventually most buildings will be surrounded with trees. In addition, a generous playground in the centre of the complex, will give both the younger and the older occupants a place for play, relaxation, contemplation and exercise.

Internally, the spaces satisfy the modern needs of the tenants, with minimal areas allocated to circulation leaving most internal space to functional uses. Special importance is given to the external spaces, with the creation of large balconies. The placement of the balconies next to the living and dining areas expands the possibilities of how each space functions. With the temperate climate enjoyed in Cyprus the division of indoor and outdoor spaces is minimized offering the possibility to unify the inside and outside areas thus maximizing the potential of the apartments.

The role of the outdoor spaces is reinforced with the provision of large planting areas. These lend themselves to the development of greenery that suits the needs of each individual apartment with the intention to fulfil multiple functions: To plant flowers, shrubs, vegetables and to develop vertical gardens which in turn provide privacy and cooling.

The design team for Acropolis Gardens has given a lot of importance on making the project as environmentally friendly as possible. Taking advantage of the fact that it is situated in an area with one of the highest elevations in Nicosia, it was designed to take advantage of the wind and the role it plays for cross ventilation, especially in the summer months. The building opens to the north, east and west through large deeply recessed openings designed to protect the apartments in the summer months, while the south facade has smaller openings for better control of the sun. These combined with the provision for vertical gardens will limit the need for mechanical cooling and heating.

SITE PLAN OF DEVELOPMENT











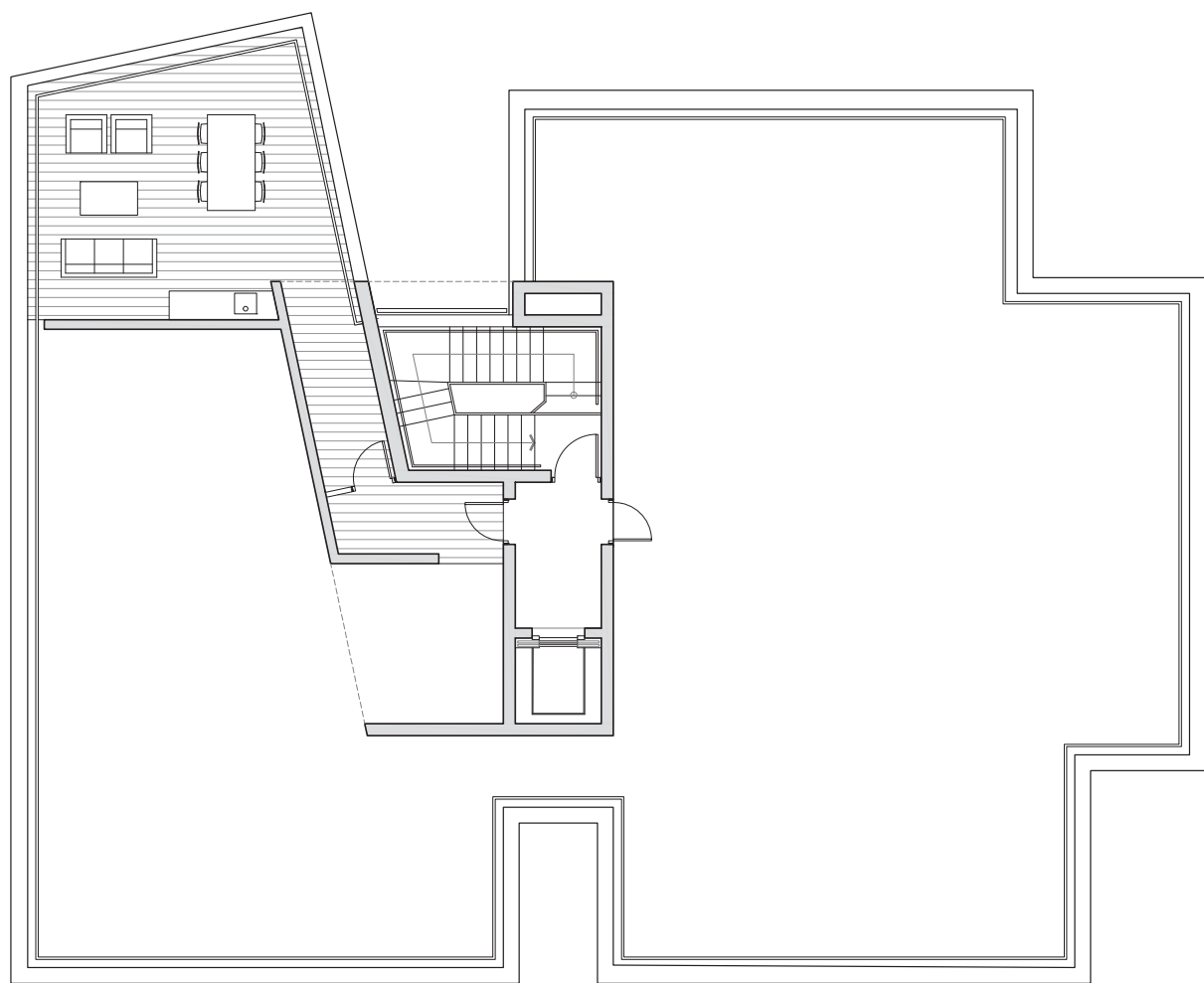
GROUND FLOOR



TYPICAL FLOOR PLAN



ROOF GARDEN PLAN (APARTMENT 1A)



FLOOR AREAS

APARTMENT TYPE 1

INTERNAL AREA (m ²)	127
COVERED VERANDA (m ²)	32
COMMON AREA (m ²)	10
BEDROOMS	3
PARKING SPACES	2
STORAGE SPACE	1
ENERGY RATING	A

APARTMENT TYPE 2

INTERNAL AREA (m ²)	92
COVERED VERANDA (m ²)	17
COMMON AREA (m ²)	7
BEDROOMS	2
PARKING SPACES	1
STORAGE SPACE	1
ENERGY RATING	A

APARTMENT TYPE 3

INTERNAL AREA (m ²)	84
COVERED VERANDA (m ²)	13
COMMON AREA (m ²)	6
BEDROOMS	2
PARKING SPACES	1
STORAGE SPACE	1
ENERGY RATING	A

APARTMENT TYPE 1A*

INTERNAL AREA (m ²)	127
COVERED VERANDA (m ²)	32
ROOF GARDEN (m ²)	50
COMMON AREA (m ²)	10
BEDROOMS	3
PARKING SPACES	2
STORAGE SPACE	1
ENERGY RATING	A

* The 3-bedroom apartment on the 6th floor has a roof garden and is indicated as Type 1A.

SPECIFICATIONS

The building – Description

The building complex is composed of five 6-storey buildings whereby at the ground floor the parking spaces and the stores are located. The three bedroom penthouse on the sixth floor will have at its disposal part of the roof space that will be formed accordingly.

Structural specifications

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

Frame: The frame of the building will be of reinforced concrete. The ceiling verandas and living room ceiling will be fair face concrete.

Walls: The masonry infills will be constructed of 250 mm thick bricks and three coats of render internally. Externally a thermal insulation system will be applied. The interior dry wall system includes rockwool. The separating walls in-between apartments will be constructed from brick walls 200 mm thick.

Roofing-Waterproofing: 80 mm extruded polystyrene. Non-reinforced concrete, 4 mm asphalt membrane insulation, extruded polystyrene on the roof. Non-reinforced concrete and cement based water insulation on the verandas and all external floors with cement base waterproofing.

Floorings: All internal conditioned spaces with underfloor heating will be covered with screed on lightweight concrete sublevel 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 chiller system of high energy class for each apartment. Supply and Installation of air-conditioning 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 20 free plug sockets, 4 telephone outlets and 3 television outlets to be included for the 3-bedroom apartment. At least 15 free plug sockets, 2 telephone outlets and 3 television outlets to be included for the 2-bedroom apartments. 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.

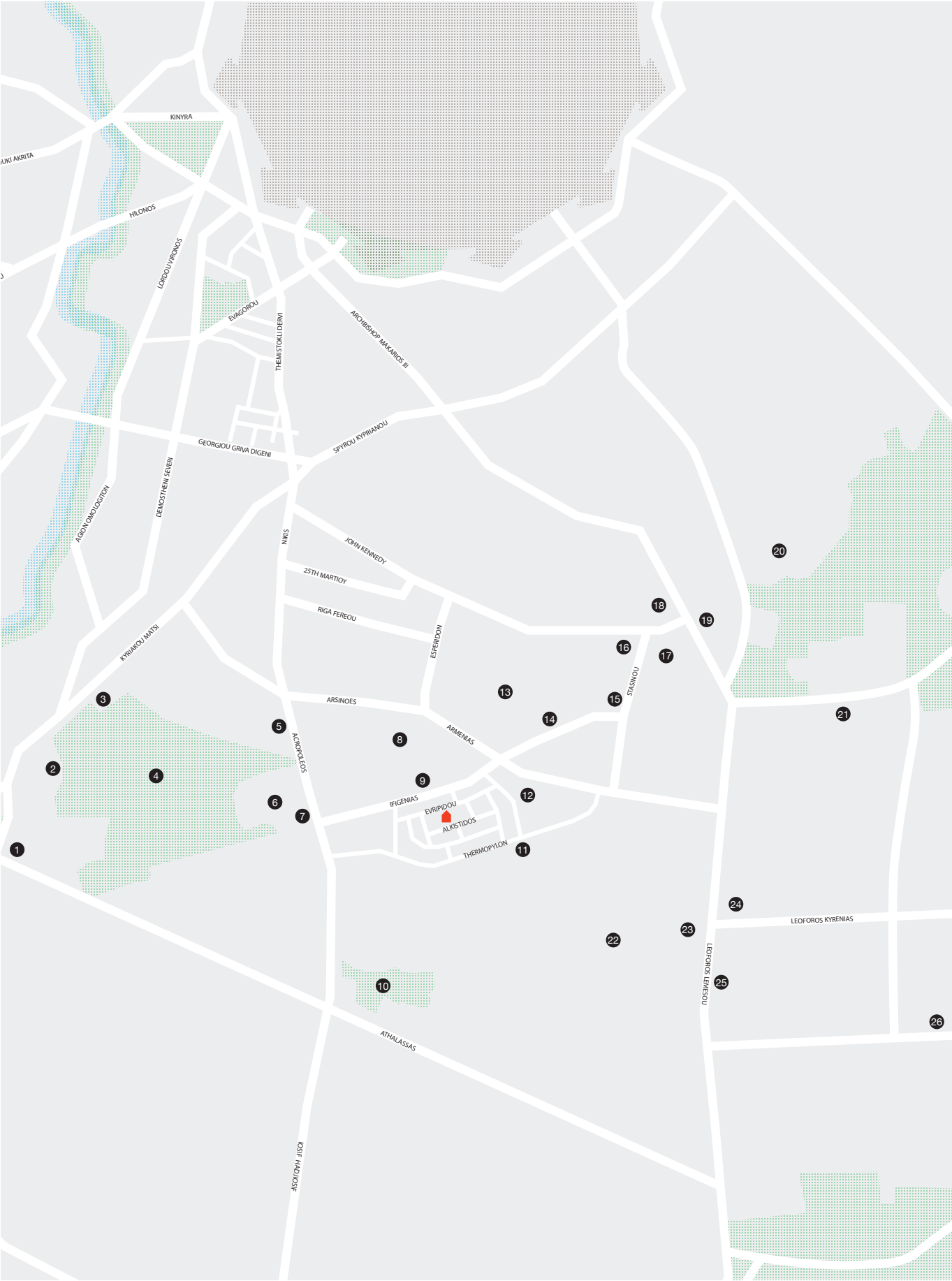
Elevator: Installation of one 6-person elevator with an alarm system in case of emergency.

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

Wood works: Interlocking doors. DIERRE armoured entrance door. The countertops will be made of technogranite. Giessegi brand wardrobes up to a height of 262cm.

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





Acropolis Gardens is located on Evripidou street, in Acropolis.

- 1 Strovolos Police Station
- 2 The English School
- 3 Junior School
- 4 Agios Dimitrios Park
- 5 Acropolis Lyceum
- 6 Μακάριο Νοσοκομείο
- 7 Agios Dimitrios Church
- 8 Ministry of Education
- 9 Deputy Ministry of Culture
- 10 Acropolis Park
- 11 Agios Dimitrios Elementary School
- 12 Nareg Armenian School
- 13 Terra Santa
- 14 Acropolis elementary School
- 15 Bank of Cyprus Headquarters
- 16 Central Bank of Cyprus
- 17 Dianellou and Theodotou High School
- 18 The Landmark
- 19 A' Nicosia Technical School
- 20 University of Cyprus (old campus). Academias Park
- 21 Filoxenia Conference Centre
- 22 Cyta Headquarters
- 23 Archbishop Makarios III Lyceum
- 24 Airport shuttle
- 25 Police Headquarter
- 26 CyBC

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