

NEXUS



ABOUT 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.

ABOUT NICOSIA

Nicosia is located near the centre of the island of Cyprus and has been continuously inhabited for over 4,500 years since the beginning of the Bronze Age. It became the capital of the island around 965 and continues to this day. Nicosia is the seat of the government, of the House of Parliament, of the Supreme court. Apart from its legislative and administrative functions, Nicosia has established itself as the island's financial capital. In addition, a number of international businesses and technology companies base their regional headquarters here.

Today Nicosia is a lively contemporary city that combines its long history with a contemporary outlook, its small scale with a highly diverse way of life. It has all the advantages of a big city: rich culture, lively nightlife, international cuisine, world class financial services. At the same time, it has all the positives of a small town. Most destinations are within walking distance, the streets are always safe to walk even at night, the inhabitants are friendly and always willing to assist. One of the most characteristic areas of Nicosia is the old town and the unique venetian walls that surround it. In the narrow streets, fine restaurants, cafes, bookshops, stylish boutiques, museums share space with ancient monuments, byzantine and gothic churches and century-old shops attesting to its long history.

CULTURE

Nicosia is in the midst of the implementation of a long-term masterplan that will eventually make the city more functional and more diverse. Through this policy Nicosia is ensuring it will remain an active contributor to the production of culture both locally and internationally.

Already a major reconstruction of a section of the medieval walls and moat is nearing completion. Designed by Zaha Hadid, it will connect the modern part of the city with the Old Town through the redesign of Eleftheria Square and will turn part of the area occupied by the moat into a park. As part of the masterplan, Nicosia is proceeding with the development of a cultural axis that starts at Eleftheria Square, follows Evagorou avenue and terminates at the Presidential Palace. Already completed, is the State Theatre and adjacent to it, currently under way, is the re-development of a sports and track field into a public square with cafes, restaurants and underground parking spaces. Running parallel to this axis is the Pedieos linear park that has given the inhabitants of Nicosia an area to relax, meet and exercise. Next to the park a new world class archaeological museum is planned. Other projects currently under way are the construction of a new City Hall in the heart of the medieval town and the re-purposing of an industrial building into a contemporary art space that will house part of the State Collection of Contemporary Art.

EDUCATION

Nicosia with its two state and three private universities is fast developing into an important educational hub with a student population of around thirty thousand. The Financial Times have recently ranked Nicosia as the #1 city in Europe under a population of 500.000 for education and lifestyle. Several other academic and research and development institutes have their base in Nicosia. Among them the Microsoft Innovation Centre, the Cyprus Institute of Neurology and Genetics, the Cyprus Institute and more recently RISE (Research Centre on Interactive Media) which aims to become a hub of academic research and industrial innovation. The continuous growth of state and private universities and research centres in Nicosia along with the many graduates returning from abroad, give Nicosia one of the highest concentrations of university graduates in the world. This provides a pool of creative talent and many possibilities for creative synergies and cooperation that is just beginning to get explored.

LOCATION

Nicosia's location, and its link to the rest of the island via a modern motorway network make all destinations easily accessible. Nicosia is less than a 30 minute drive from the Larnaca shore and the Larnaca International airport, and less than 45 minutes from the Troodos mountain range and its numerous villages scattered around the slopes.

ABOUT NICOSIA



Nexus

1. Famagusta Gate
2. SPEL. State Gallery
3. Archbishop's Palace
4. Byzantine Museum
5. NiMAC (Nicosia Municipal Arts Centre)
6. R.I.S.E.
7. City Hall
8. Laiki Geitonia
9. Medieval walls
10. White Walls Tower (Nice Day)
11. Eleftheria Square
12. Pafos Gate
13. District courts
14. Supreme court
15. Municipal gardens
16. House of Parliament
17. New Archaeological Museum
18. The Cyprus Museum
19. American Academy (Secondary School)
20. Pedieos linear park
21. Ministry of Labour
22. State Theatre
23. GSP Square
24. Ministry of Finance
25. Ministry of Interior
26. New House of Parliament
27. Shopping district
28. Nice Dream. Mixed use building (Nice Day)
29. Presidential Palace
30. Ministry of Foreign affairs
31. Junior School (Primary School)
32. English school (Secondary School)

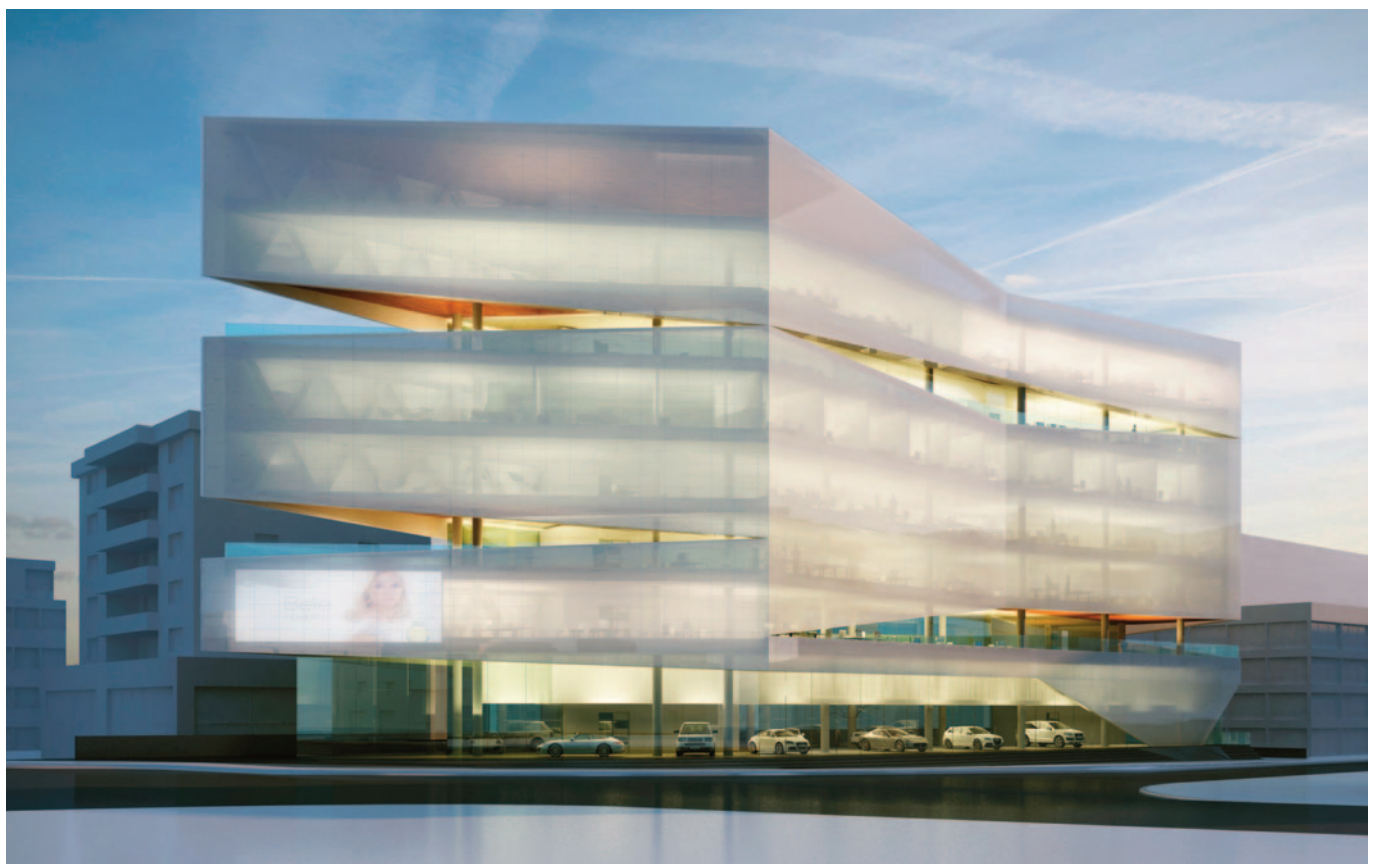
A BRIEF DESCRIPTION OF THE BUILDING

In the past two decades, the linear fabric along the Griva Digeni Avenue, the main circular artery of the capital, reveals a systematic transformation of its peri-urban nature, into a new, distinctly urban tissue. The highly privileged plot 435 that lies at the crossroads between the avenue and Prodromou street, presents a unique opportunity for an architectural statement but at the same time unfolds a challenge for a critical intervention on the mechanisms of urbanisation and densification of the city.

The building attempts to respond to “local” spatial parameters, but at the same time remains “hyper-local” in its resonance and aspiration. It attempts to organize a series of intentions, such as the dynamic relationship between the scale of the building and that of the urban node, the optimal adjustment of the volumes to the geometry of the plot and the interactive relationship between the building and the passer-by, through a series of calibrated morphological gestures that compile a continuous surface into a solid, continuous form.

The building consists of a ground floor showroom/office space of approximately 550 m², a 250 m² mezzanine, three underground parking levels, and seven floors of luxury office space with areas ranging from 300 m² to 550 m². The organizational structure of the building has been developed for flexibility, with all levels being able to accept different arrangements, division layouts, and uses. The office areas will be equipped with advanced electro-mechanical systems, offer two elevators with smart access controls, and will present unimpeded views of both Griva Digenis Avenue and the centre of Nicosia.

The building will be equipped with a technologically advanced shell, which in addition to the energy efficiency dimension that will bestow the project — it will offer shading, mechanically assisted natural ventilation, soundproofing, and controlled lighting to the office spaces, will become the main characteristic of the 'materiality' of the building. The triple layer shell will cast an ethereal, translucent character, which will alter the perception of the building during the different phases of the day.



VIEW FROM THE SOUTH



VIEW FROM THE EAST



BUILDING PLANS

ΚΑΝΑΛΙ ΟΜΒΡΙΩΝ
ΠΕΡΙΜΕΤΡΙΚΑ ΟΡΟΦΗΣ

ΥΠΟ ΚΛΙΣΗ

ΚΕΝΟ

+31.30 SSL

+30.65 SSL

ΥΠΟ ΚΛΙΣΗ

2.700

5.300

3.150

3.000

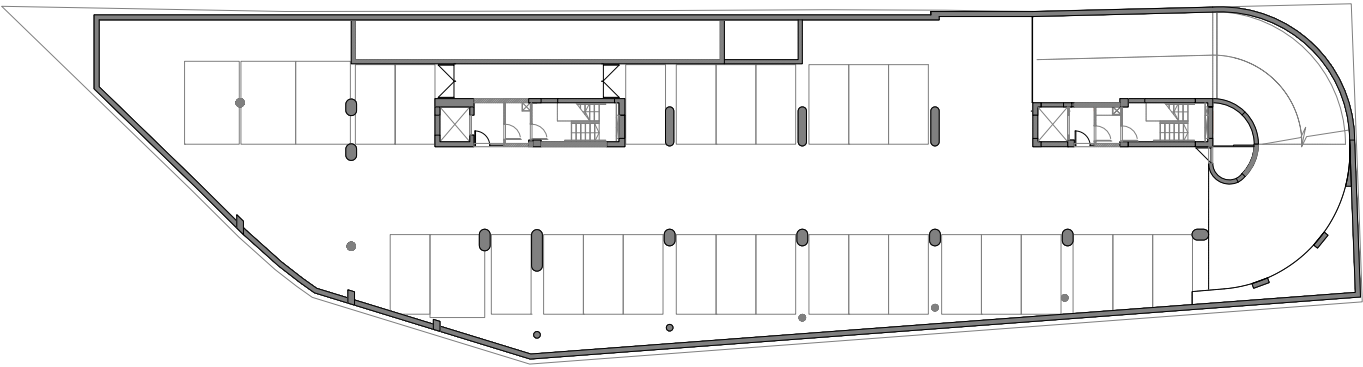
5.050

6.700

ΚΟΥΦΩΜΑΤΑ ΣΕ ΔΙΑΦΟΡΑ ΣΗΜΕΙΑ
(ΒΛΕΠΕ ΟΥΡΕΙΣ/ ΤΟΜΕΣ)
σε ενδεικτική απεικόνιση

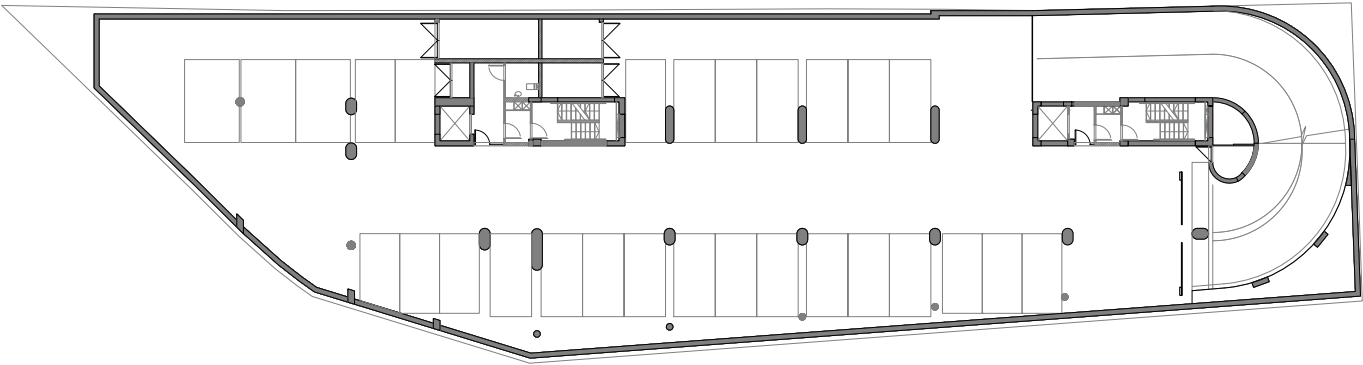
+27.30 FFL

BASEMENT -3



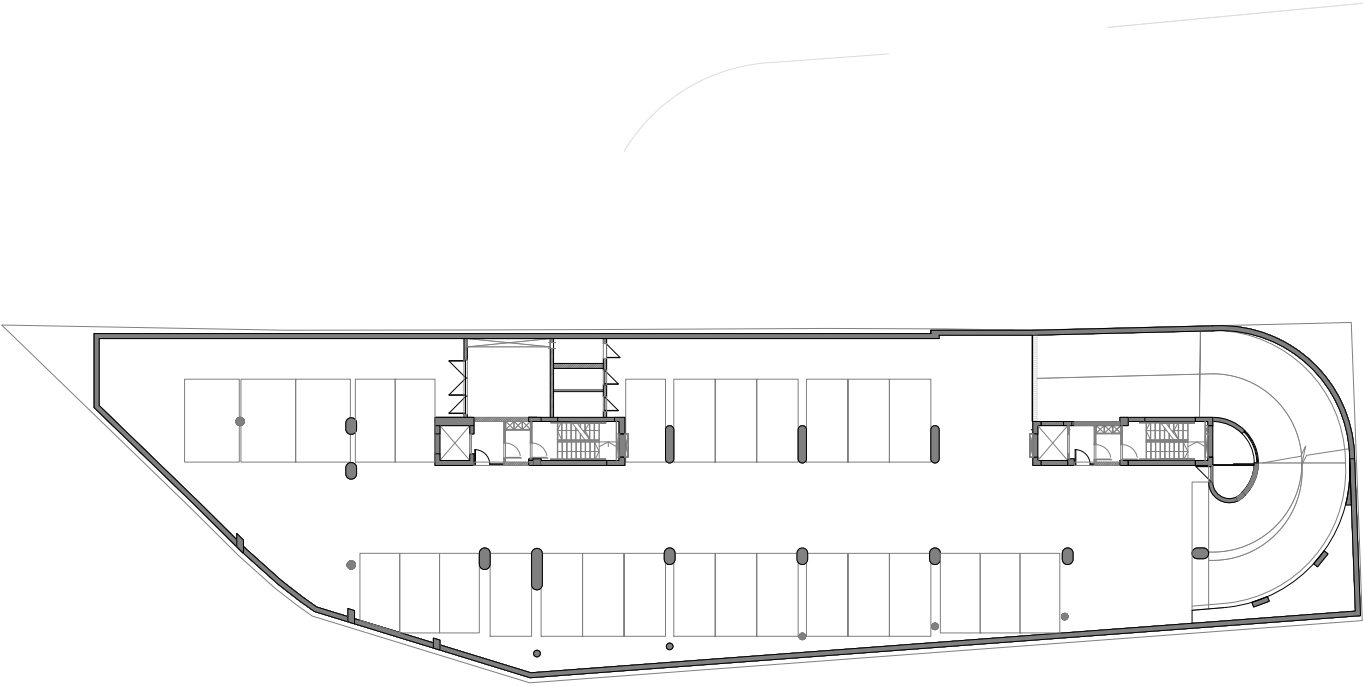
PARKING AREA (m ²)	1400
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BASEMENT -2



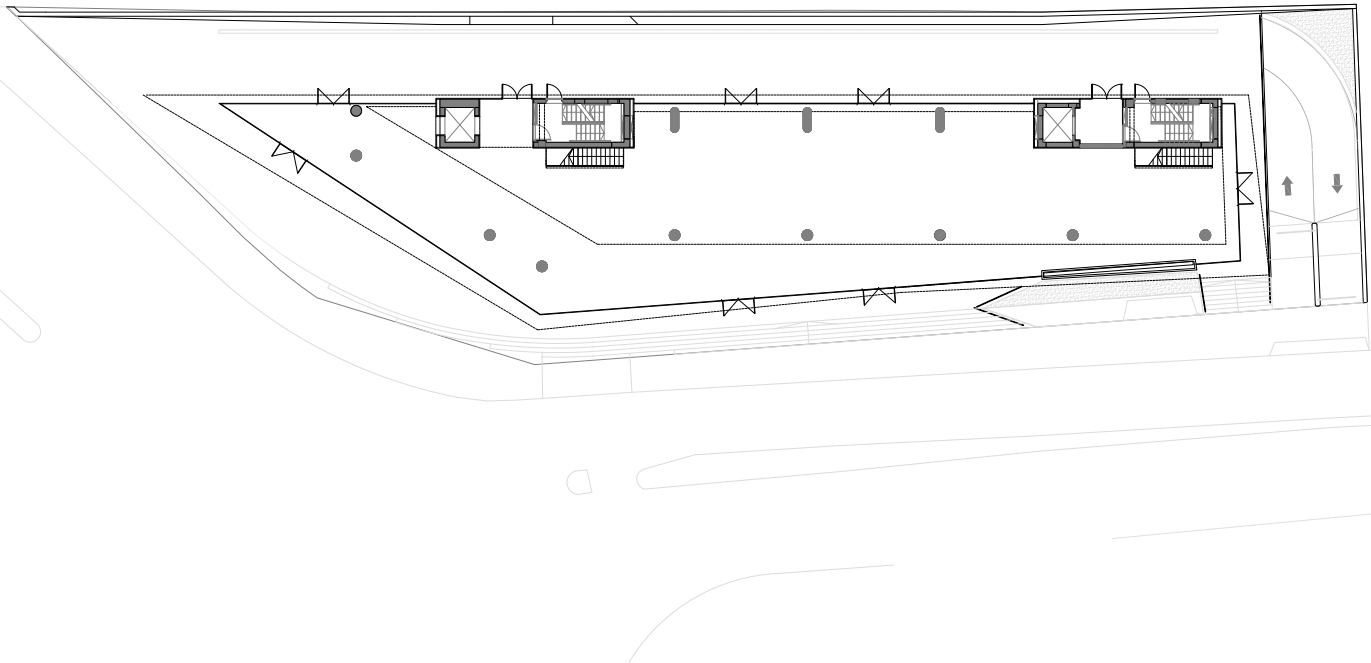
PARKING AREA (m ²)	1400
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BASEMENT -1



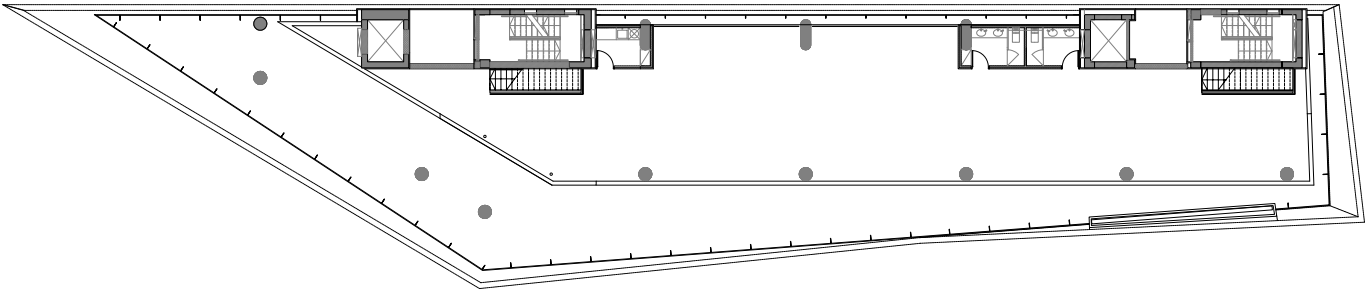
PARKING AREA (m ²)	1400
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GROUND FLOOR



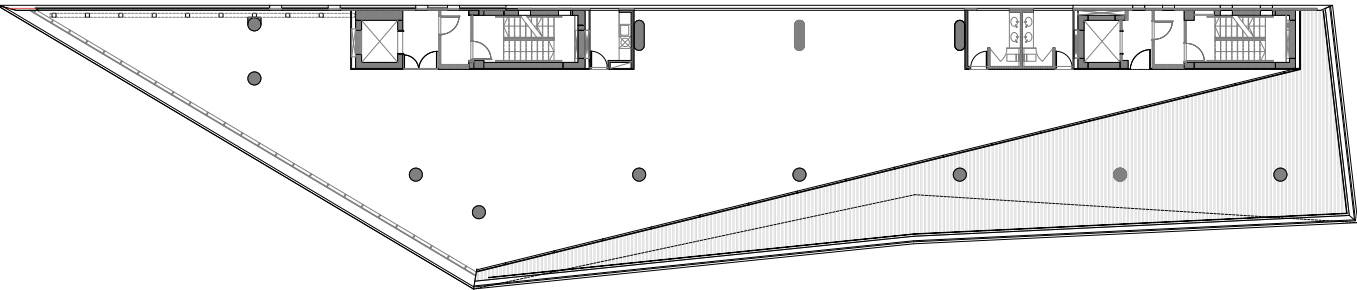
OFFICES / RETAIL (m ²)	510.0
LOBBY (m ²)	62.0
EXTERIOR COVERED AREA (m ²)	60.0

MEZZANINE



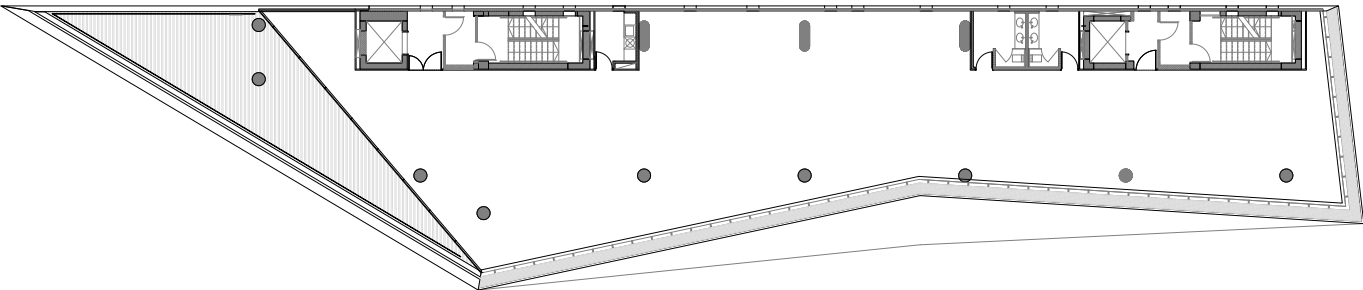
OFFICES / RETAIL (m ²)	245.0
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1st FLOOR



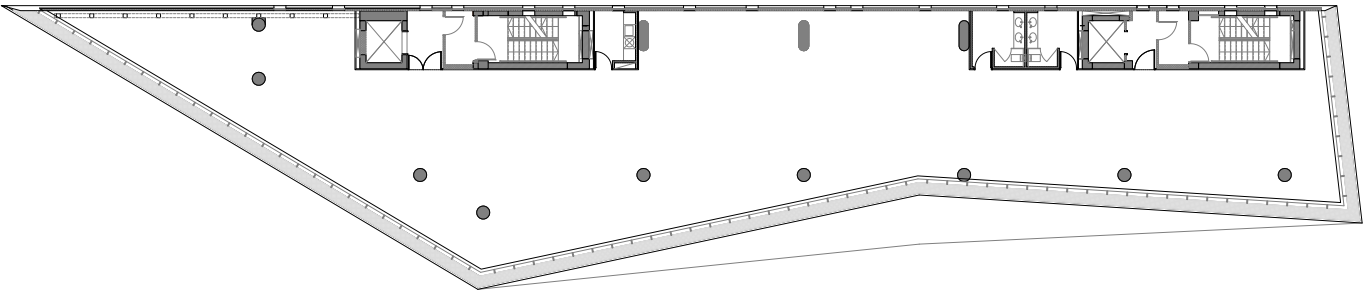
OFFICES (m ²)	410.0
LOBBY (m ²)	18.0
EXTERIOR COVERED AREA (m ²)	101.0

2nd FLOOR



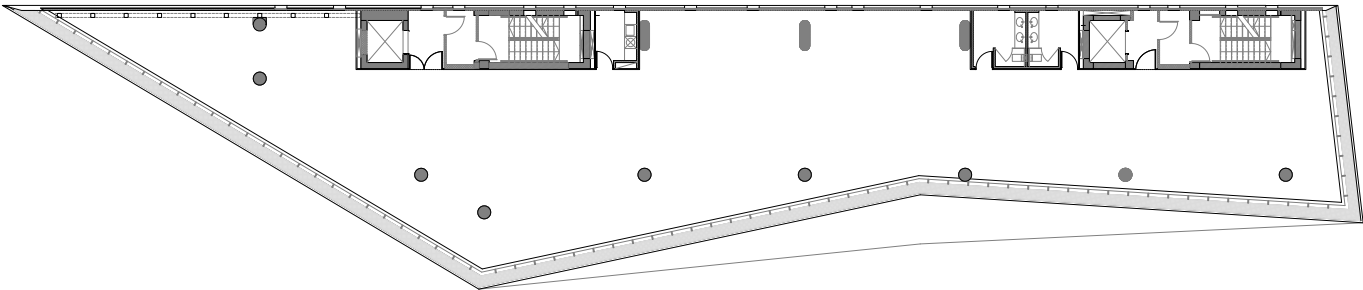
OFFICES (m ²)	437.0
LOBBY (m ²)	18.0
EXTERIOR COVERED AREA (m ²)	75.5

3rd FLOOR



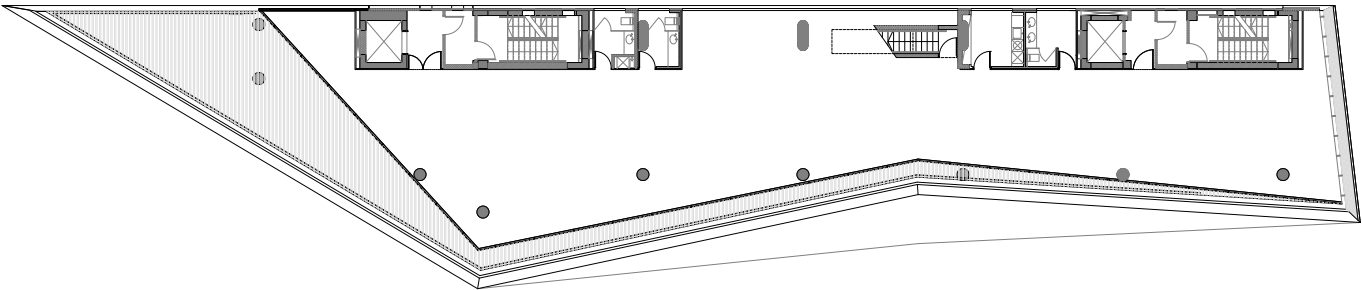
OFFICES (m ²)	517.0
LOBBY (m ²)	18.0
EXTERIOR COVERED AREA (m ²)	—

4th FLOOR



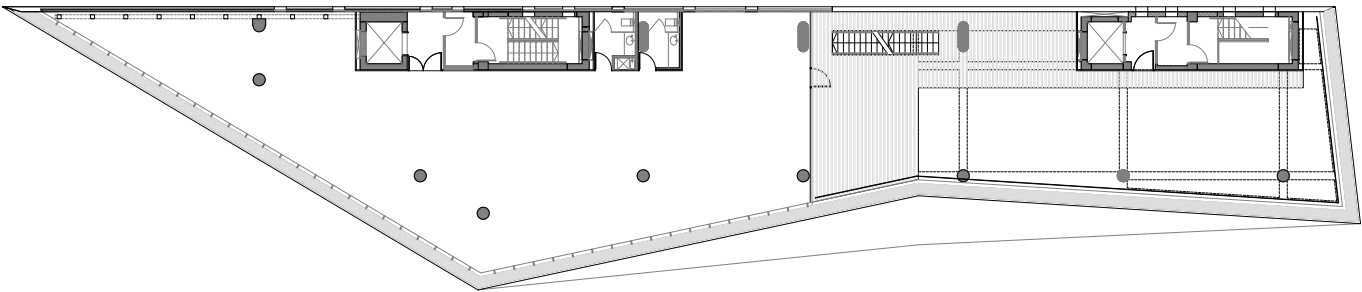
OFFICES (m ²)	517.0
LOBBY (m ²)	18.0
EXTERIOR COVERED AREA (m ²)	—

5th FLOOR



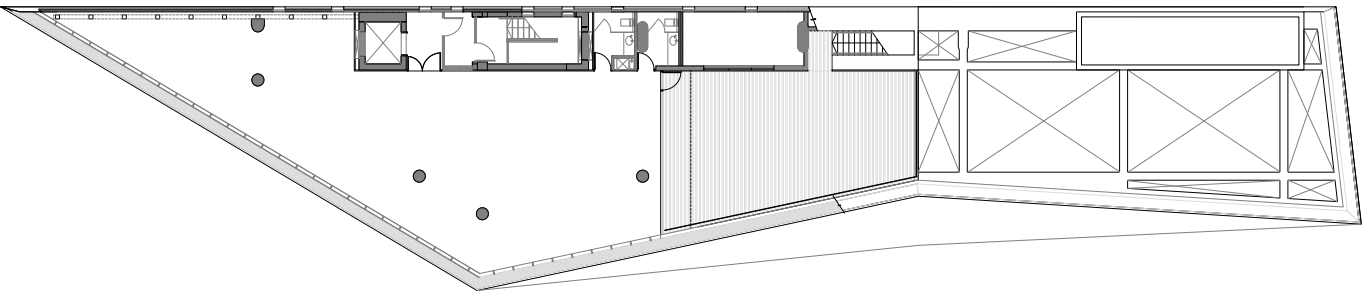
OFFICES (m ²)	395.0
LOBBY (m ²)	18.0
EXTERIOR COVERED AREA (m ²)	125.0

6th FLOOR



OFFICES (m ²)	517.0
LOBBY (m ²)	10
EXTERIOR COVERED AREA (m ²)	0.0
EXTERIOR UNCOVERED AREA (m ²)	205.0

7th FLOOR



OFFICES (m ²)	225.0
LOBBY (m ²)	10.0
EXTERIOR COVERED AREA (m ²)	30.0

BUILDING AREAS

LEVEL	USAGE	M²	FLOOR TOTALS	
GROUND FLOOR				
LOBBY	SHOWROOM	62	TOTAL	510
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
ELEVATORS		8		
PROPERTY		510		
COVERED EXTERNAL SPACES		60		
MEZZANINE				
PROPERTY		245		
1st FLOOR				
PROPERTY	OFFICE SPACE	410	TOTAL	410
COVERED EXTERNAL SPACE		101		
NORTH AND SOUTH ELEVATOR LOBBIES		18		
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
2nd FLOOR				
PROPERTY	OFFICE SPACE	437	TOTAL	437
COVERED EXTERNAL SPACE		75.5		
NORTH AND SOUTH ELEVATOR LOBBIES		18		
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
3rd FLOOR				
PROPERTY	OFFICE SPACE	517	TOTAL	517
COVERED EXTERNAL SPACE		0		
NORTH AND SOUTH ELEVATOR LOBBIES		18		
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
4th FLOOR				
PROPERTY	OFFICE SPACE	517	TOTAL	517
COVERED EXTERNAL SPACE		0		
NORTH AND SOUTH ELEVATOR LOBBIES		18		
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
5th FLOOR				
PROPERTY	OFFICE SPACE	395	TOTAL	395
COVERED EXTERNAL SPACE		125		
NORTH AND SOUTH ELEVATOR LOBBIES		18		
SOUTH STAIRWELL		13.25		
NORTH STAIRWELL		13.25		
6th FLOOR				
PROPERTY	OFFICE SPACE	517	TOTAL	517
COVERED EXTERNAL SPACE		0		
SOUTH ELEVATOR LOBBY		10.25		
SOUTH STAIRWELL		13.25		
UNCOVERED EXTERNAL SPACE		205		
7th FLOOR				
PROPERTY	OFFICE SPACE	225	TOTAL	225
COVERED EXTERNAL SPACE		30		
SOUTH ELEVATOR LOBBY		10.25		
SOUTH STAIRWELL		13.25		
TOTAL		4,735.5	3,528	

The areas shown are approximate and are based on the drawings of the study phase and not necessarily in their final form.

CREDITS

Architectural office	Michael Cosmas Architecture LLC
Project architect	Michael Cosmas, Ba(Hons) AA Dipl., MaUD (Harvard University)
Civil Engineers	Earthquake Protected Structures / Nicos Kalathas
Mechanical enginners	MELTEC Engineering Ltd
Electrical engineers	MELTEC Engineering Ltd
Quantity surveyors	Chr. Koupparis & Associates Ltd
Location	Nicosia, Strovolos
Total area	4,000 m ² (+ 4,000 m ² basements)
Status	Tender Documents

CONTACT INFORMATION

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