

NICE DREAM



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.



NICE DREAM

Nice Dream is a high-rise mixed-use building located in the centre of Nicosia. The building took its shape by following the long and narrow site thus maximizing the usable area. It is an aluminum clad rectangular prism that sits lightly on a curved glass plinth. The metal facade is made of vertical aluminum panels some solid and others perforated and movable. This design functions as a protective system for the building during the intense heat of the summer and as a way to regulate how light reaches the interior.

By opening and closing, the blinds change the appearance of the building and its degree of transparency. This interesting game is visible both during the day when the building “closes” to protect itself from the intense sunshine thus shielding the activities that take place in the interior and during the night when the building, in a reverse operation, “opens up” allowing for light to pass through the perforated skin and animate the facade of the building in a subtle texture reminiscent of giant bulletin boards.

Nice Day adopted this mixed-use approach to urban buildings in some of its most iconic projects of late. In this case, *Nice Dream* accommodates retail spaces on the ground floor, six floors allocated to offices, six floors to living spaces and part of the seventh floor dedicated to communal spaces open to all tenants of the building in the form of a cafe and gym. The design responds to contemporary society's need for buildings that are not strictly defined in their use and proposes a building that operates as a multi-functional cell within the urban organism.

The result of this choice is the continuous interaction of the building with the city. Unlike the usual dichotomy of commercial buildings remaining closed at night and of apartment buildings remaining inactive during the day when the tenants are at work, *Nice Dream* functions and maintains an active relation with the city round the clock. This relation is manifested in the design of the building through the facade which becomes a display device that morphs continuously according to the activities of the tenants.

Nice Dream is located on one of Nicosia's most important road arteries, Themistokli Dervi Avenue, at the junction with Nikokreontos Street. Dervi, is a vibrant street full of life, with luxury shops, contemporary dining venues, buildings housing large corporations, and financial institutions. To the east of *Nice Dream*, is what is fast becoming the most trendy area of the city, with venues that cater to the needs of a young and demanding clientele. To the west, the land gently rises to form St. George Hill where the new House of Parliament is planned to be built. Within walking distance are many of the new buildings that have already become landmarks of the new era of Nicosia's development. To the west is the new State Theatre building, to the north the Leventis Gallery that houses an important collection of modernist european art and to the east is the award winning *White Walls* designed by Jean Nouvel for Nice Day. Also just a few minutes walk to the north, nearing completion, is the re-developed Eleftheria's Square designed by Zaha Hadid and further north is the old part of Nicosia that lies within the medieval walls, a bustling area filled with cafes, bars and shops, the preferred playground of a young and multicultural crowd.















THE PLANS

The building is organized in five zones. **Zone 1** is comprised of the four basements given to parking with a capacity of 55 cars, and to twelve storage spaces.

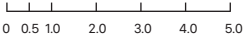
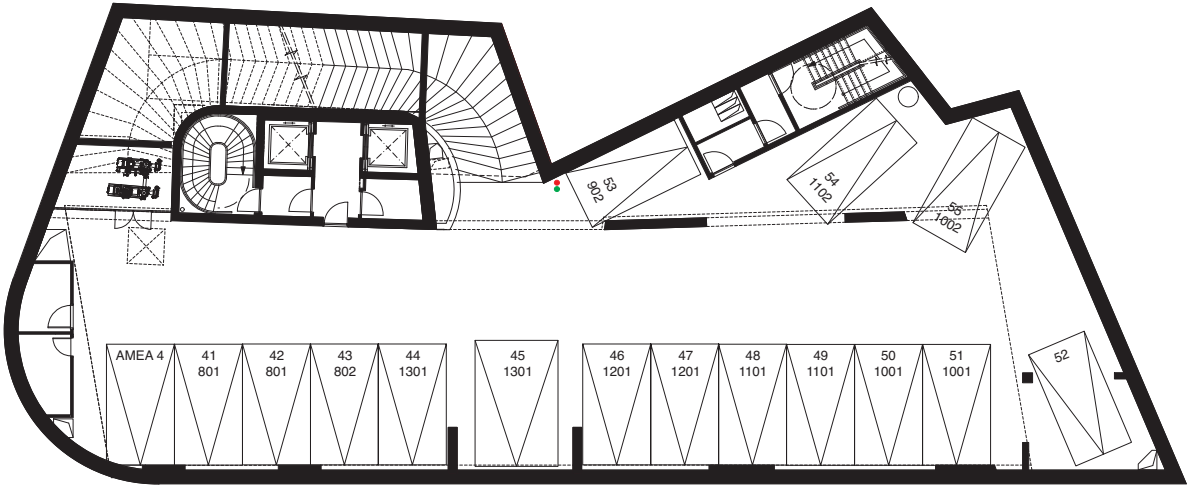
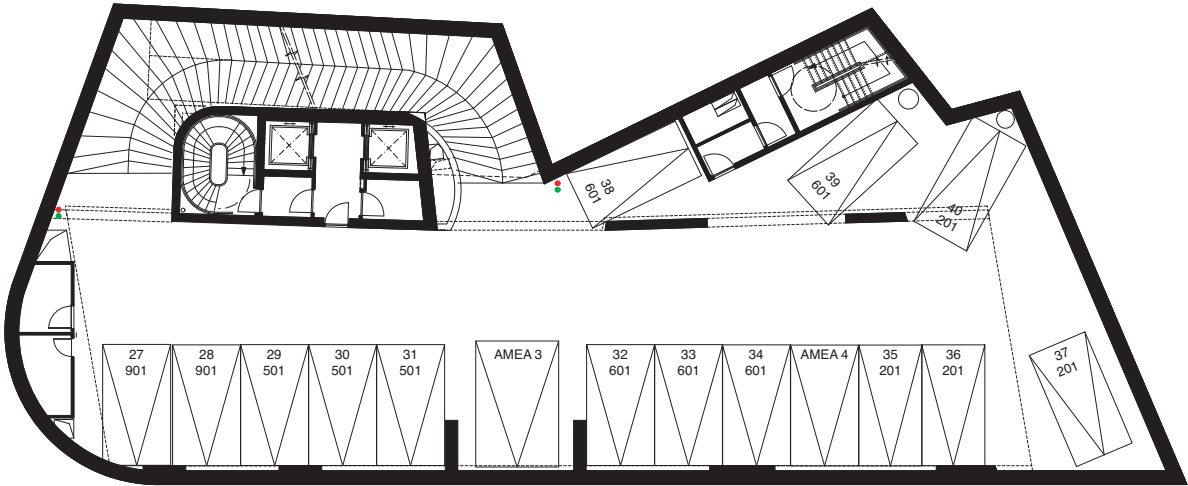
Zone 2 is comprised of the ground floor and mezzanine where the lobby to the upper floors and the commercial spaces of the building are located. The commercial spaces can be subdivided or combined in any way to form a smaller and a larger space or one unified whole.

Zone 3, extending from the first to the sixth floors accommodates the offices. Each floor is designed to function as an autonomous working space.

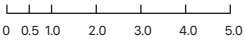
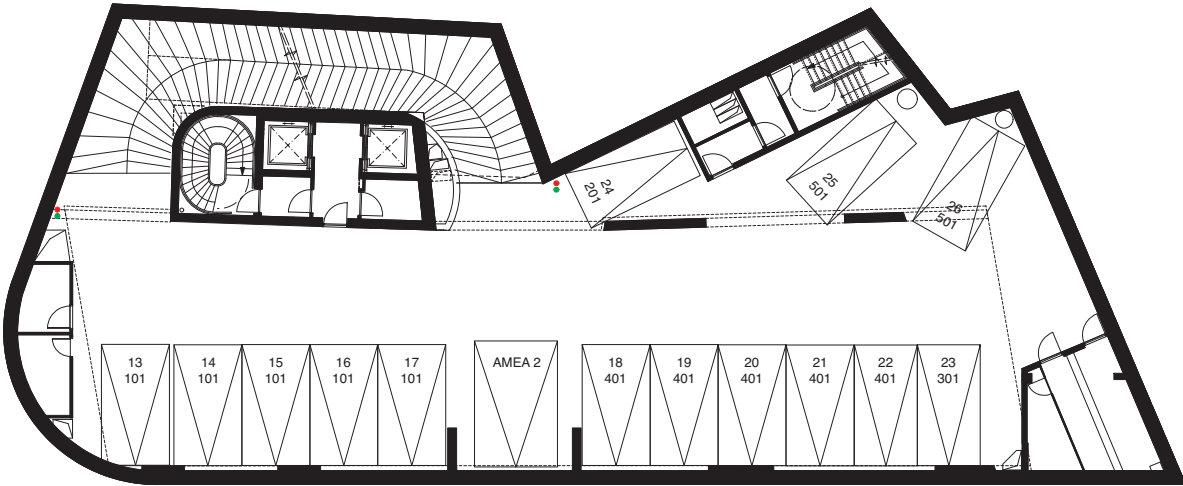
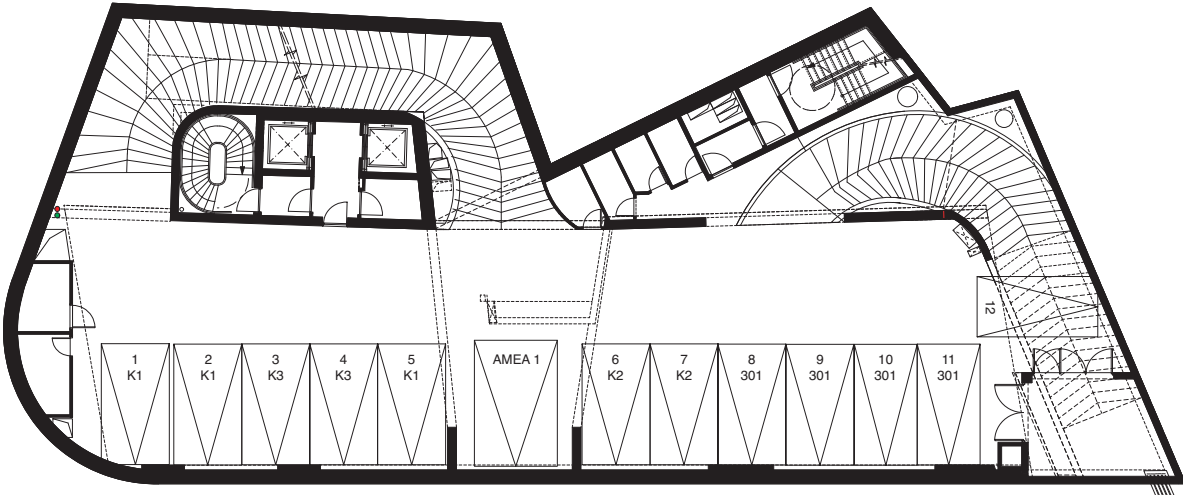
A café and gym are located on the seventh floor, which creates the transitional **Zone 4** between the office and residential areas. The seventh floor is accessible by all occupants of *Nice Dream*.

Zone 5 starts on the eighth floor and extends to the thirteenth and part of the fourteenth floor. These upper floors house the residential units of the building. Floors 8 to 11 house a double and a three bedroom apartment, whereas floors 12 and 13 house floor-through apartments with apartment 1301 having access to a roof-garden.

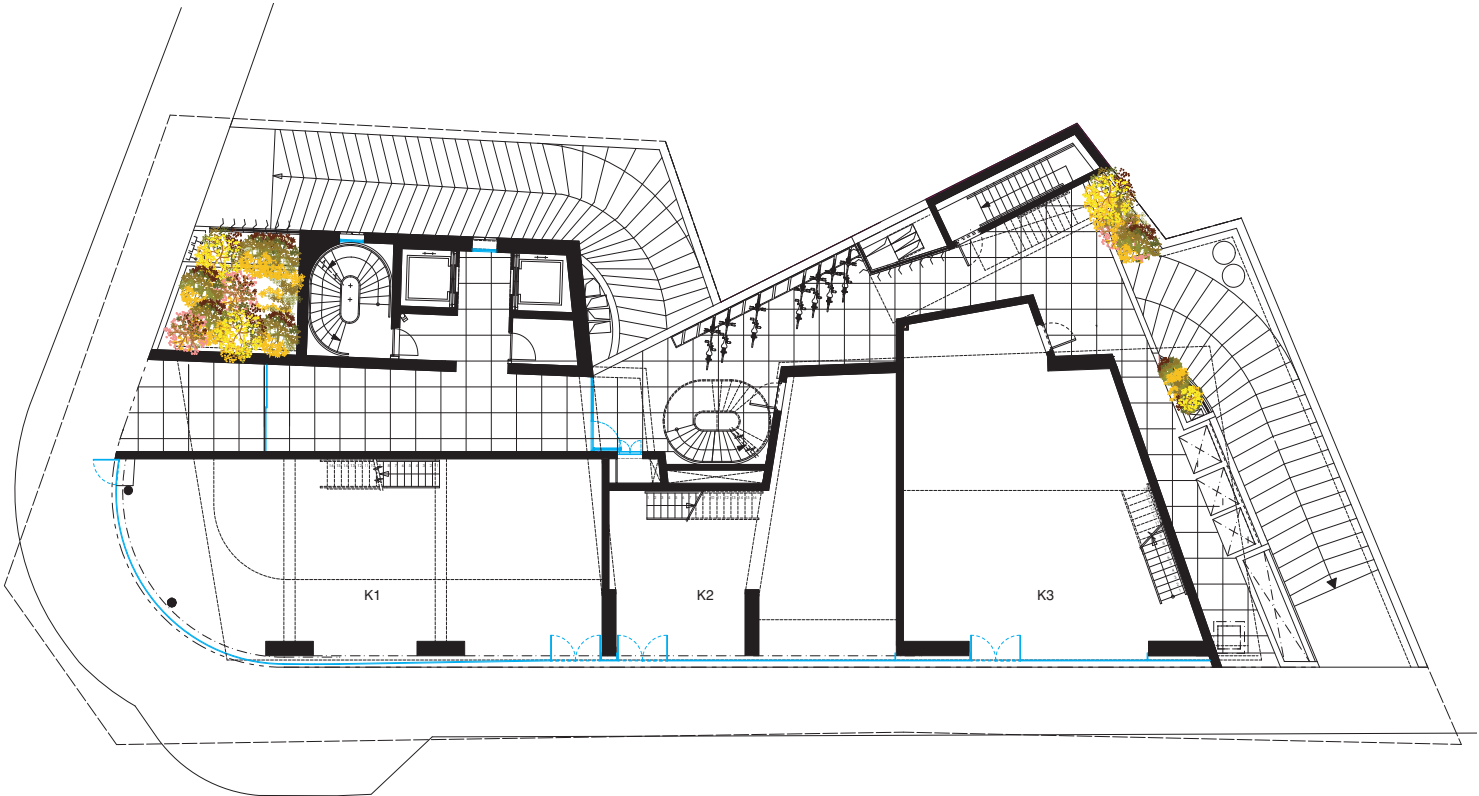
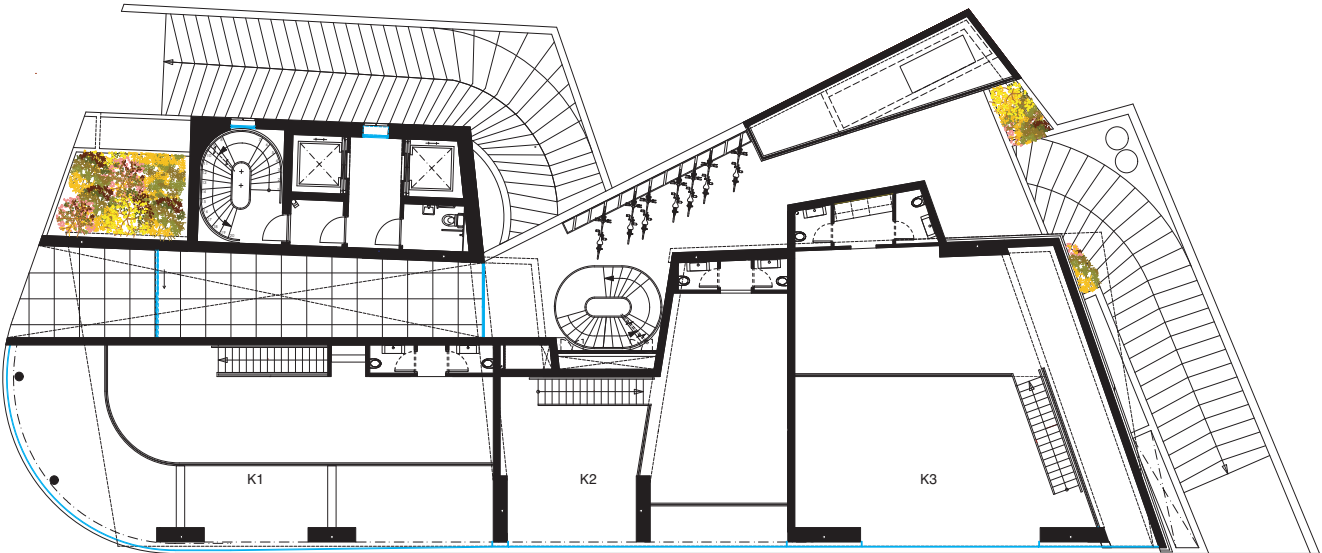
BASEMENTS - 4, - 3



BASEMENTS -2, -1



GROUND FLOOR, MEZZANINE



GROUND FLOOR, MEZZANINE

RETAIL SPACE K1

Shop area (m ²)	180.0
Ground floor area (m ²)	120.0
Mezzanine floor area (m ²)	60.0
Common use area (m ²)	26.0
Parking spaces	3
Storage spaces	1
Elevation above street level	+0.35

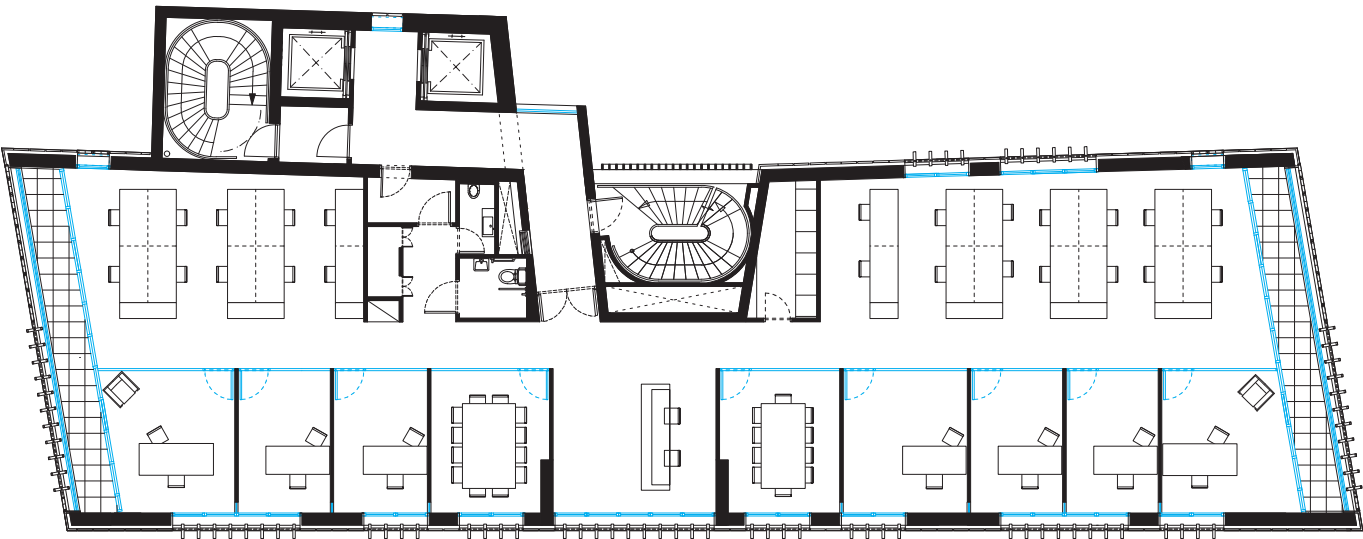
RETAIL SPACE K2

Shop area (m ²)	125.0
Ground floor area area (m ²)	83.0
Mezzanine floor area (m ²)	42.0
Common use area (m ²)	21.0
Parking spaces	2
Storage spaces	1
Elevation above street level	+0.35

RETAIL SPACE K3

Shop area (m ²)	180.0
Ground floor area (m ²)	110.0
Mezzanine floor area (m ²)	70.0
Common use area (m ²)	25.0
Parking spaces	2
Storage spaces	1
Elevation above street level	+0.35

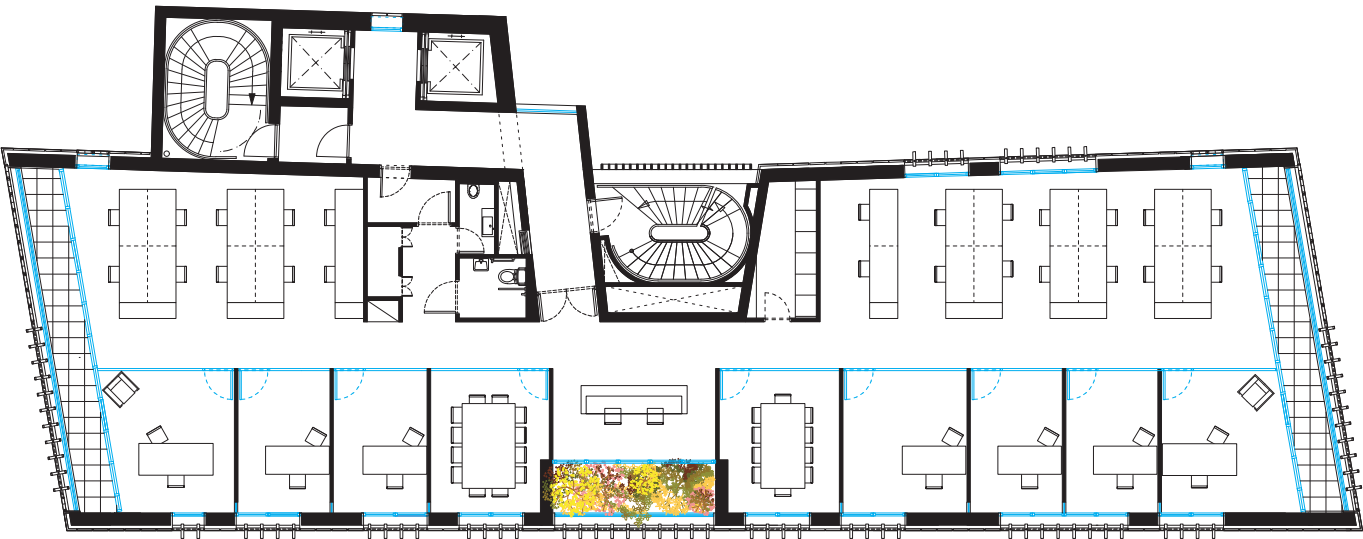
1st FLOOR



OFFICE SPACE

Floor area (m ²)	344.0
Interior covered spaces (m ²)	319.0
Exterior covered spaces (m ²)	25.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	1
Elevation above street level (m)	+7.19

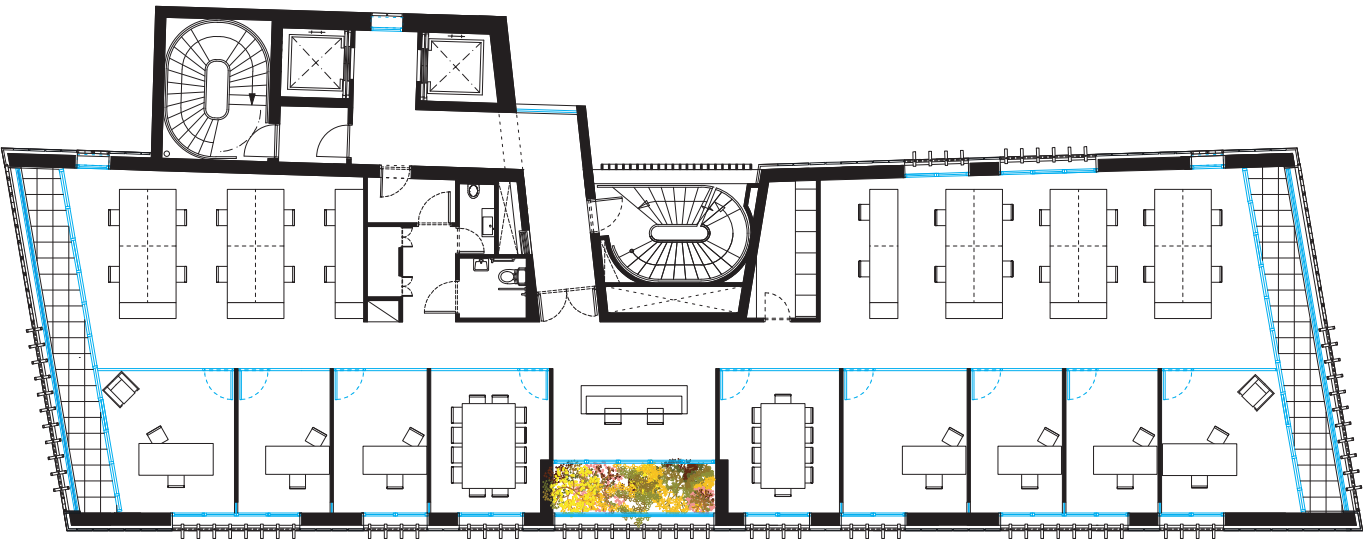
2nd FLOOR



OFFICE SPACE

Floor area (m ²)	349.0
Interior covered spaces (m ²)	309.0
Exterior covered spaces (m ²)	40.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	—
Elevation above street level (m)	+11.15

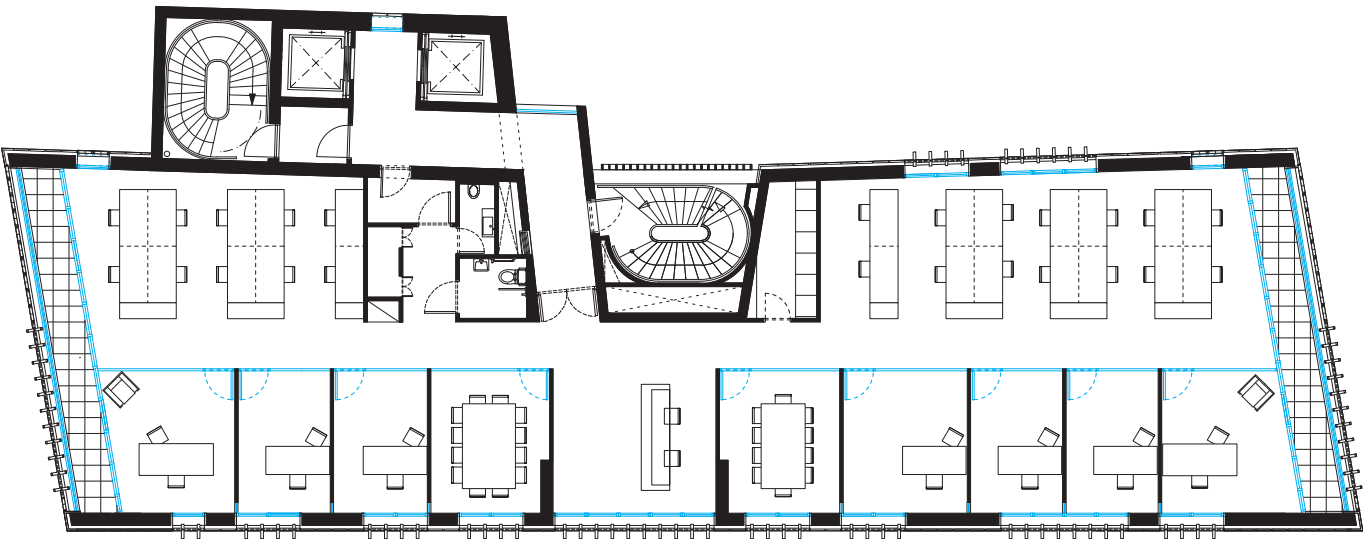
3rd FLOOR



OFFICE SPACE

Floor area (m ²)	349.0
Interior covered spaces (m ²)	309.0
Exterior covered spaces (m ²)	40.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	—
Elevation above street level (m)	+15.11

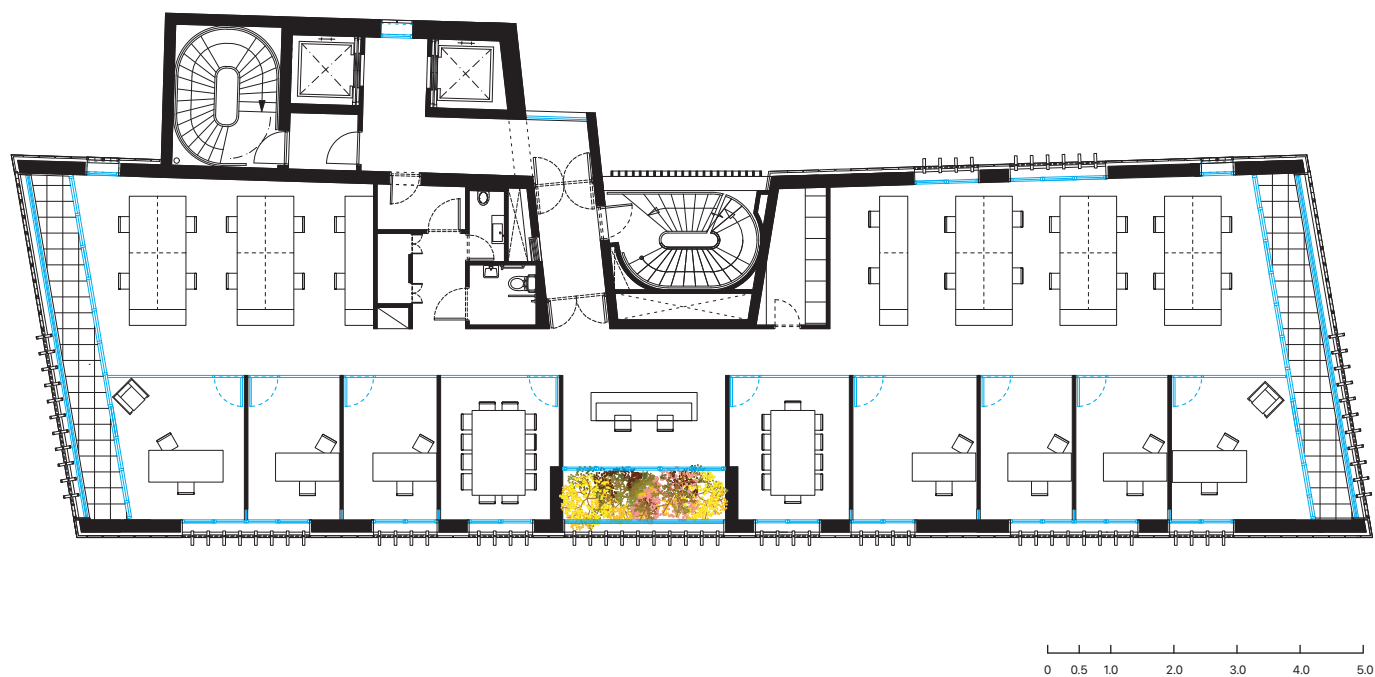
4th FLOOR



OFFICE SPACE

Floor area (m ²)	344.0
Interior covered spaces (m ²)	319.0
Exterior covered spaces (m ²)	25.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	1
Elevation above street level (m)	+19.07

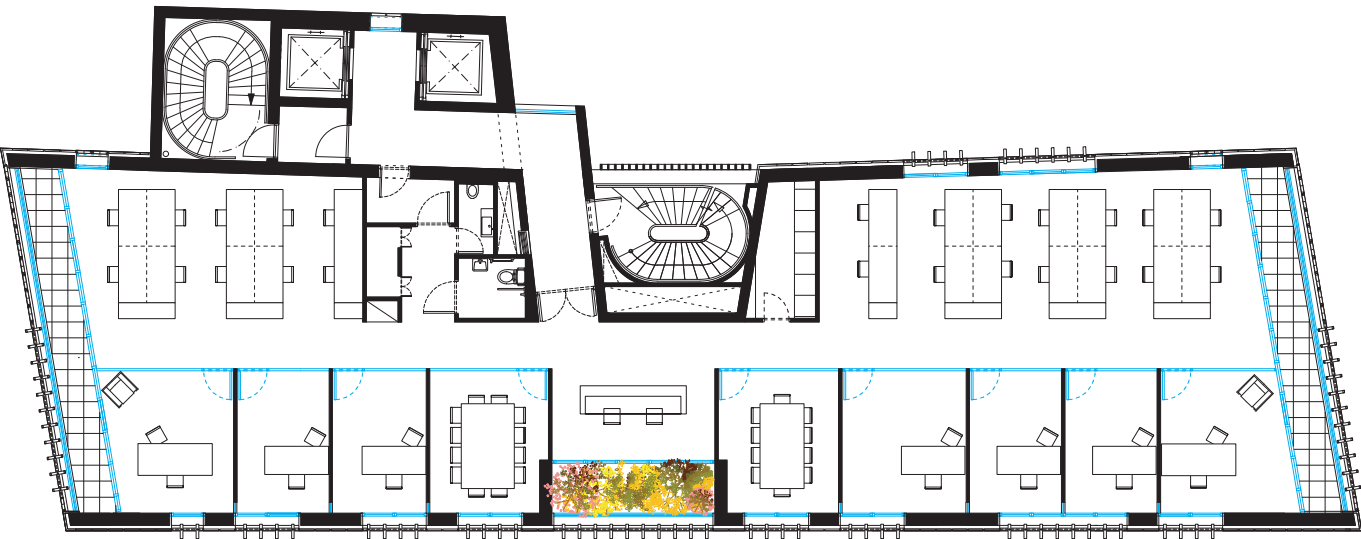
5th FLOOR



OFFICE SPACE

Floor area (m ²)	349.0
Interior covered spaces (m ²)	309.0
Exterior covered spaces (m ²)	40.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	—
Elevation above street level (m)	+23.03

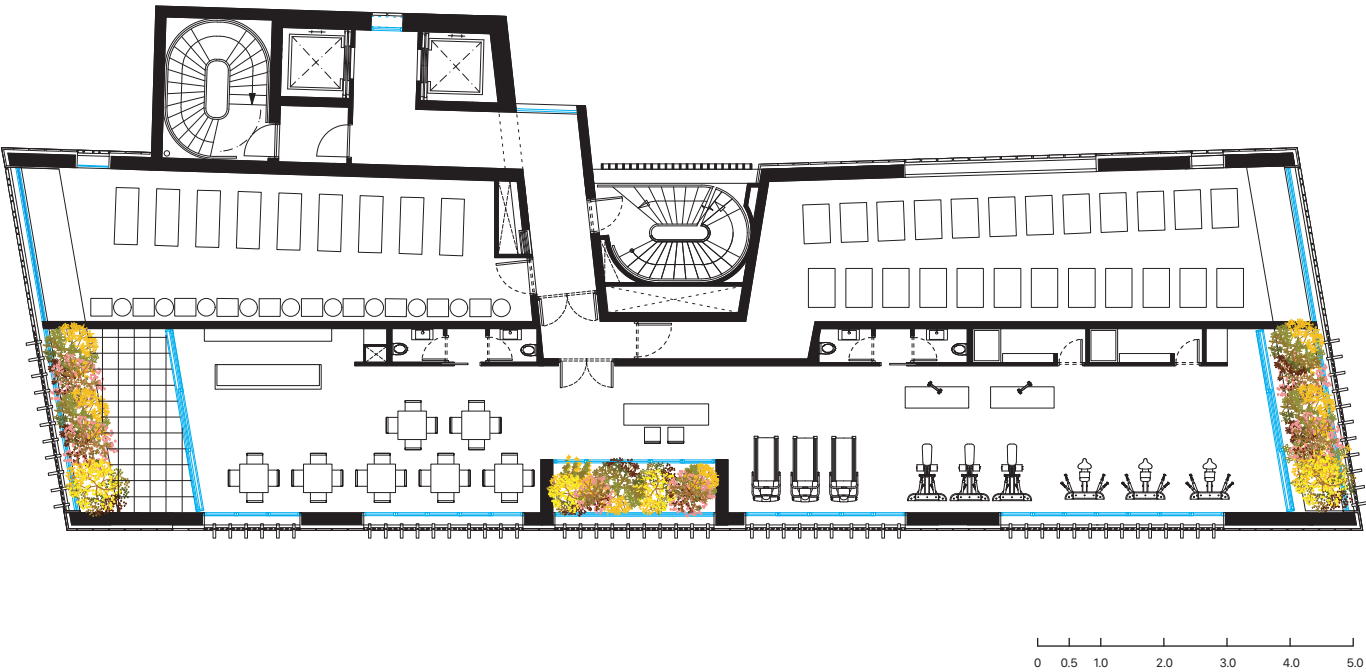
6th FLOOR



OFFICE SPACE

Floor area (m ²)	349.0
Interior covered spaces (m ²)	309.0
Exterior covered spaces (m ²)	40.0
Common use area (m ²)	43.0
Parking spaces	5
Storage spaces	—
Elevation above street level (m)	+26.99

7th FLOOR



GYM, CAFE, MECHANICAL ROOM

Gym, cafe (m ²)	158.0
Mechanical room (m ²)	142.0
Exterior covered spaces (m ²)	43.0
Common use area (m ²)	49.0
Parking spaces	—
Storage spaces	—
Elevation above street level (m)	+30.95

8th FLOOR



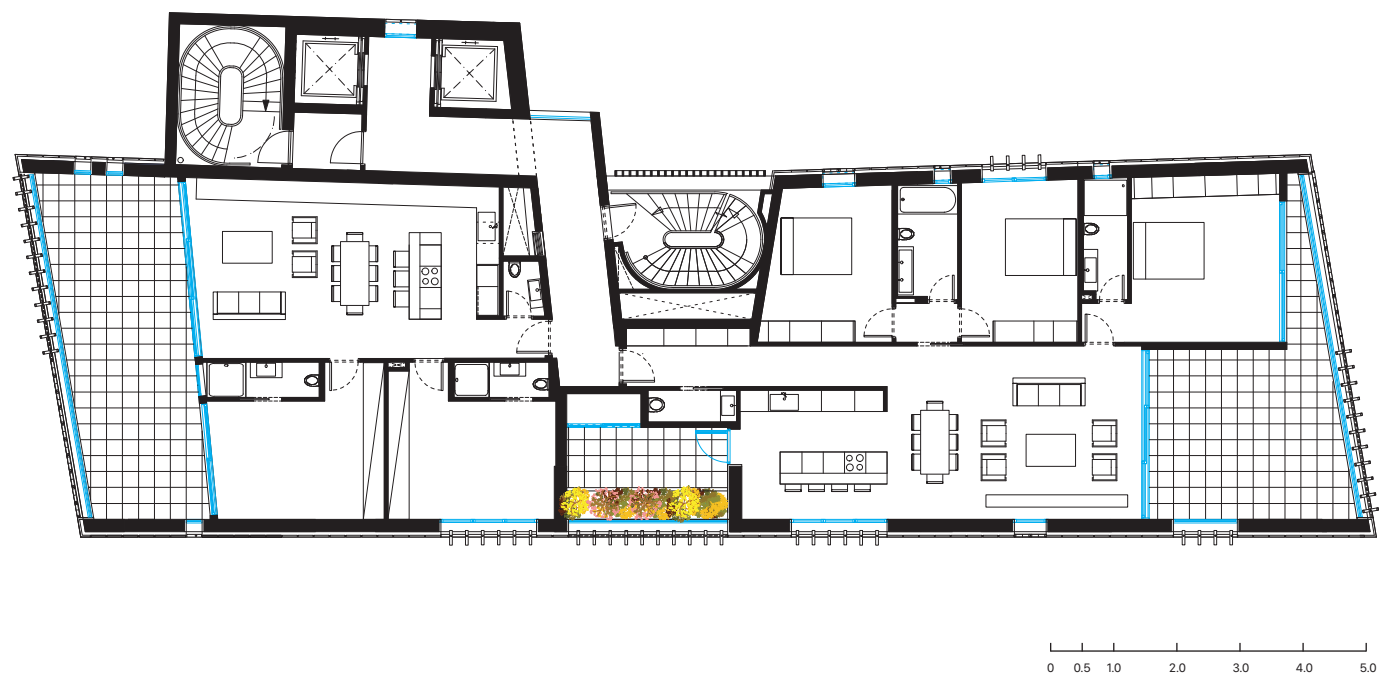
APARTMENT 801

Floor area (m ²)	185.0
Interior covered spaces (m ²)	143.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	26.0
Bedrooms	3
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+36.35

APARTMENT 802

Floor area (m ²)	146.0
Interior covered spaces	104.0
Exterior covered spaces	42.0
Common use area	19.0
Bedrooms	2
Parking spaces	1
Storage spaces	1
Elevation above street level (m)	+36.35

9th FLOOR



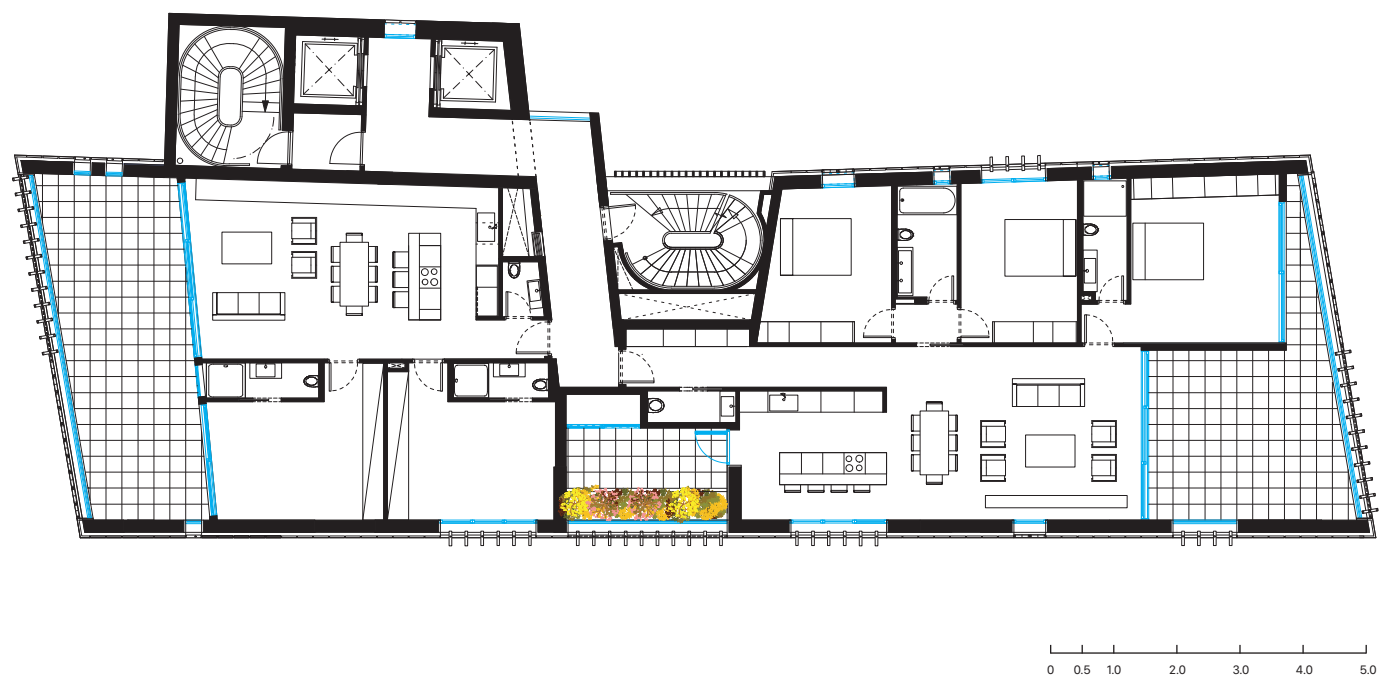
APARTMENT 901

Floor area (m ²)	185.0
Interior covered spaces (m ²)	143.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	26.0
Bedrooms	3
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+40.31

APARTMENT 902

Floor area (m ²)	146.0
Interior covered spaces (m ²)	104.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	19.0
Bedrooms	2
Parking spaces	1
Storage spaces	1
Elevation above street level (m)	+40.31

10th FLOOR



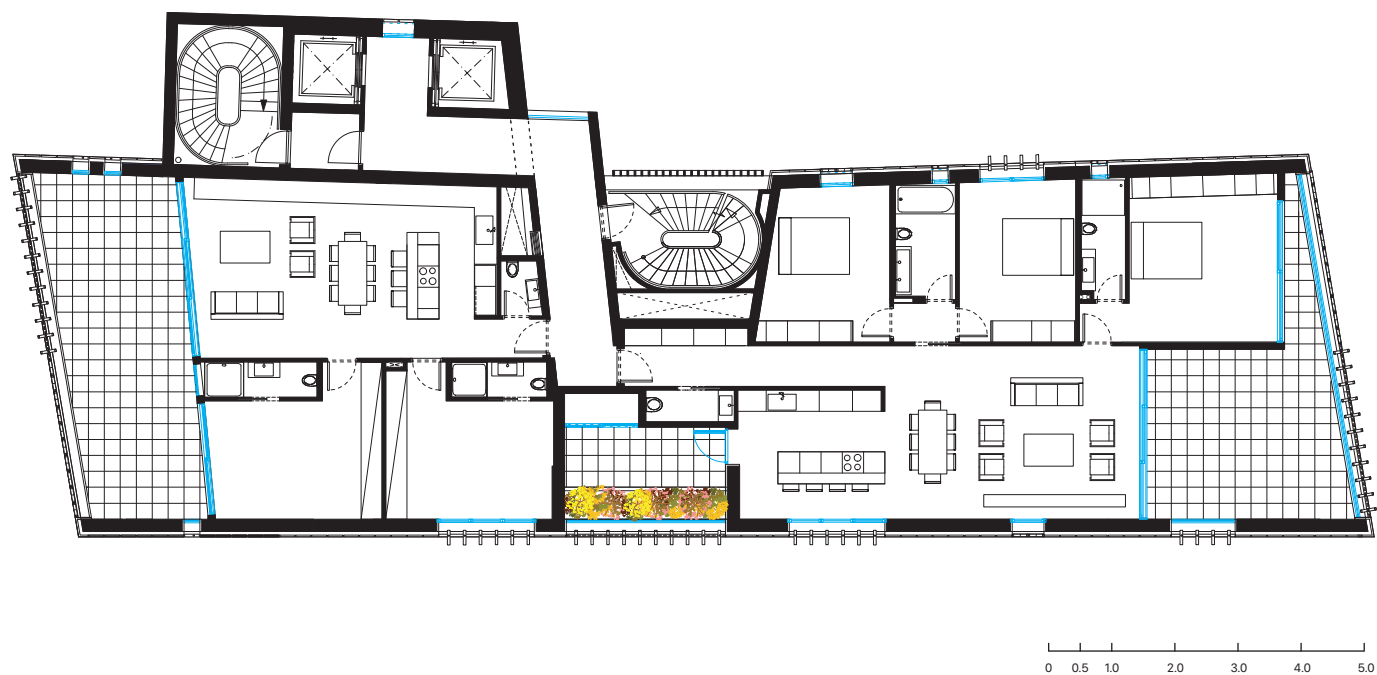
APARTMENT 1001

Floor area (m ²)	185.0
Interior covered spaces (m ²)	143.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	26.0
Bedrooms	3
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+ 44.27

APARTMENT 1002

Floor area (m ²)	146.0
Interior covered spaces (m ²)	104.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	19.0
Bedrooms	2
Parking spaces	1
Storage spaces	1
Elevation above street level (m)	+ 44.27

11th FLOOR



APARTMENT 1101

Floor area (m ²)	185.0
Interior covered spaces (m ²)	143.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	26.0
Bedrooms	3
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+48.23

APARTMENT 1102

Floor area (m ²)	146.0
Interior covered spaces (m ²)	104.0
Exterior covered spaces (m ²)	42.0
Common use area (m ²)	19.0
Bedrooms	2
Parking spaces	1
Storage spaces	1
Elevation above street level (m)	+48.23

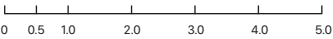
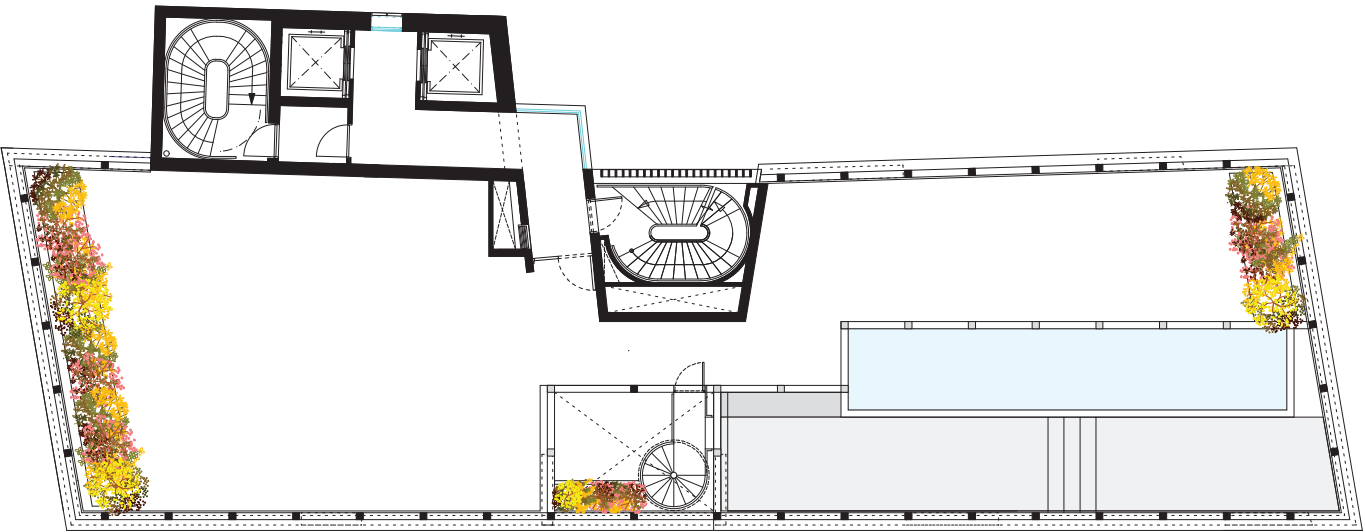
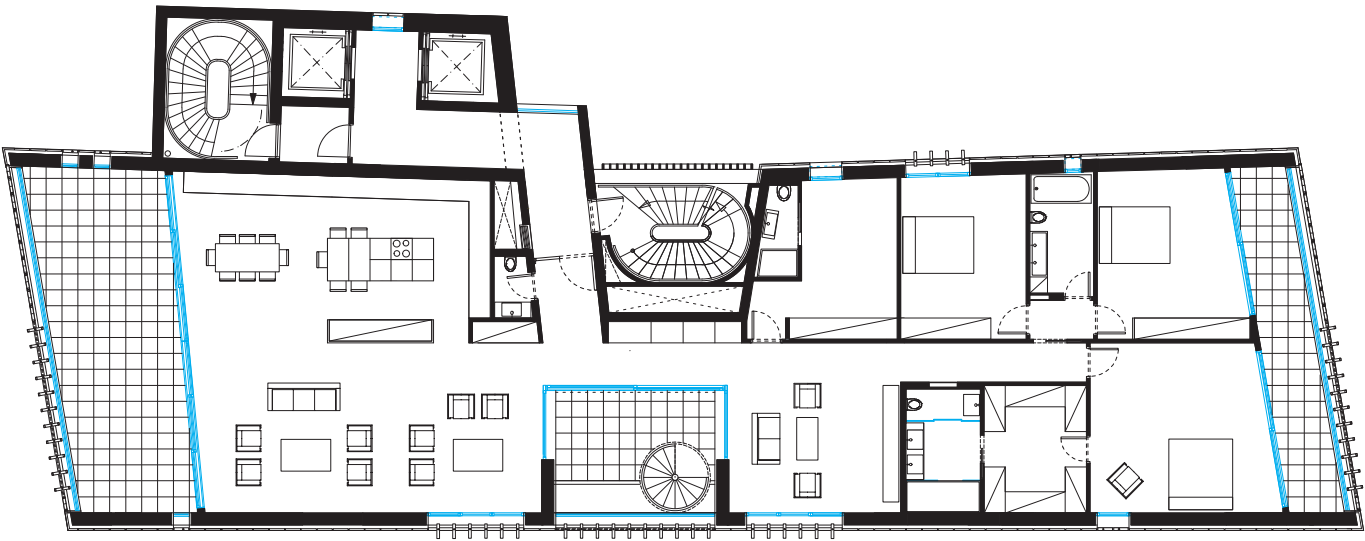
12th FLOOR



APARTMENT 1201

Floor area (m ²)	349.0
Interior covered spaces (m ²)	270.0
Exterior covered spaces (m ²)	79.0
Common use area (m ²)	45.0
Bedrooms	4
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+52.19

13th, 14th FLOORS



APARTMENT 1301

Floor area (m ²)	349.0
Interior covered spaces (m ²)	270.0
Exterior covered spaces (m ²)	79.0
Roof garden (m ²)	85.0
Common use area (m ²)	45.0
Bedrooms	4
Parking spaces	2
Storage spaces	1
Elevation above street level (m)	+56.15

SPECIFICATIONS

The building – Description

This multi-storey building is composed of four basements where the parking spaces and the store-rooms are located, the ground floor with a shop and the mezzanine, six floors of offices, six floors of apartments and one floor with mechanical and common garden areas that will include a gym and a coffee room. The construction complies with the local regulations of energy performance and all properties excluding the ground shops have an A rating certificate with high energy performance and low CO₂ emissions.

Structural specifications

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

Masonry: Some of the interior walls will be constructed of gypsum boards (dry partitions) and some of brickwork. The finish coating will be from Peletico. For the insulation of the external walls, rock-wool of 80 mm thickness will be used.

Roofing – Waterproofing – Thermal insulation: Light weight concrete and insulation with tar paper sp thickness 4 mm on the roof. Thermal insulation with extruded polystyrene 80mm thick will be installed. Gypsum board system to enclose electromechanical provisions where necessary, painted with three coats of emulsion and equipped with LED spot lights.

Floorings: Light weight concrete screed for ceramics and marble and grated concrete for the raised floor.

Paint-work: Three coats of emulsion on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Three coats of emulsion for outdoor use on exterior walls. Emulsion for outdoor use and spatula on exterior ceilings. Oil 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. Construction of public pavement at the entrance to the building. Construction of public pavement at the building's entrance.

External façade: The building externally will be cladded according to the architectural drawings.

Plumbing: Pressurized water system for the apartments and gravity plumbing system for the offices and ground floor shops consisting of pipes with a minimum diameter of 15 mm, sewage/drainage and drainage gutters on the terrace for rainwater. Water (break) tanks will be located at the basement of the building and with the aid of lifting pumps will distribute the water to the roof water tanks and the mechanical floor. Hot water will be provided to the apartments from independent domestic hot water cylinders for each apartment. The domestic hot water cylinders will be heated with the aid of solar collectors and electric elements. A secondary hot water return line will also be provided for each apartment.

Mechanical works: Offices and shops will be air conditioned using a Variable Refrigerant Volume (VRV) system together with the necessary indoor units, interconnecting refrigerant piping and condensate removal line. Underfloor water heating system will be provided to all apartments. A heated towel rail in bathrooms. Low Temperature Heating Water (LTHW) will be achieved with the use of VRV system in combination with low temperature hydroboxes. Air conditioning will also be provided using the VRV system. All interior lavatories/bathrooms will be mechanically ventilated.

Electrical works: In general electrical parts of European manufacturer with basic lighting automation. All apartments will have the infrastructure for electrical curtains, music and TV automations. The four bedroom apartments will have at least 35 free plug sockets and six television points. The three bedroom apartment will have at least 25 free plug sockets and four television points while the two bedroom apartments will have 16 free plug sockets and three television points. Each office floor will consist of 30 floor boxes, each one consisting of 4 power plugs and 2 structured cabling points. Alarm system, centralised fire detection system, structured cabling, prime quality video-phone system, electrical element in the water heater. In the kitchen all fitted appliances will be wired inside the walls by a heater switch and there will be supply points for an oven, an electrical hob, dishwasher and washing machine, extractor, refrigerator and clothes dryer.

Elevator: Installation of two 8-person elevators with an alarm system in case of emergency. Internal cladding from stainless steel and concealed roof led lighting.

Metal works: Anodised aluminium windows and doors with double glazing. Metal railing for the stairwell and the terrace and glass railing for the verandas.

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

In general: Letter boxes will be installed in the hall of the building, one for each apartment or office. A lightning rod will be installed on the roof.

Material specifications for the offices

- Sanitary fixtures/fittings, taps and kitchen sink of a total value of €800/100 m² of office space. The toilet rooms will be equipped with hand towels holders, toilet paper holders, and mirrors above the sink benches, everything included in the above mentioned cost. The kitchen sink will be stainless steel.
- Marble/ceramic tiles at a purchase value of €28/m² laid with mortar at the kitchen floors, toilet areas and store floors.
- Raised floor with laminated parquet finish at a purchase and installation price of €48/m² in office spaces. The above price includes skirting.
- False ceiling from gypsum boards of purchase and installation price of €25/m² in office spaces.
- Bathroom and kitchen walls to be covered with marble/ceramic tiles at a purchase value of €28/m².
- Interior door locks and handles priced at €45/door.
- Lock and handles for entrance doors priced at €90/door.
- The main entrance yard will be covered with patterned concrete at a purchase and installation price €30/m².
- Marble at a purchase price of €35/m² on stairs and common areas.
- Marble at a purchase price of €50/m² at the building's main lobby.

Material specifications for the apartments

- Sanitary fixtures/fittings, taps and kitchen sink of a total value of €7.000 for the four bedroom apartments, €4.000 for the three bedroom apartment and €3.000 for the two bedroom apartment. The above price shall include tempered glass splash screens/doors, towel rails, lavatory paper holders, soap dishes and mirrors over basins in bathrooms. The kitchen sink will be stainless steel with a double basin.
- Marble/granite on kitchen and wash basin surfaces valued at €200/m.
- Marble/ceramic tiles at a purchase price of €28/m² laid with cement mortar in kitchen, verandas and bathroom floors.
- Parquet at a purchase and installation price of €60/m² in living-dining and bedroom areas. The above price includes skirting and profiles.
- Bathroom walls and the kitchen walls between the benches counter tops and cupboards will be covered with marble/ceramic tiles priced at €28/m².

Purchasing values of woodworks

- Kitchen value for a four bedroom apartment €7.000.
- Kitchen value for a three bedroom apartment €4.000.
- Kitchen value for a two bedroom apartment €3.000.
- Unit price for wardrobes €200,00/m².
- Unit price for bathroom benches €200,00/unit.
- Interior doors €300/door including door locks and handles.
- Exterior doors €800/door including door locks and handles.

The above prices do not include the V.A.T.

CONTACT INFORMATION

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