

SKYLIGHT MANSIONS



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.

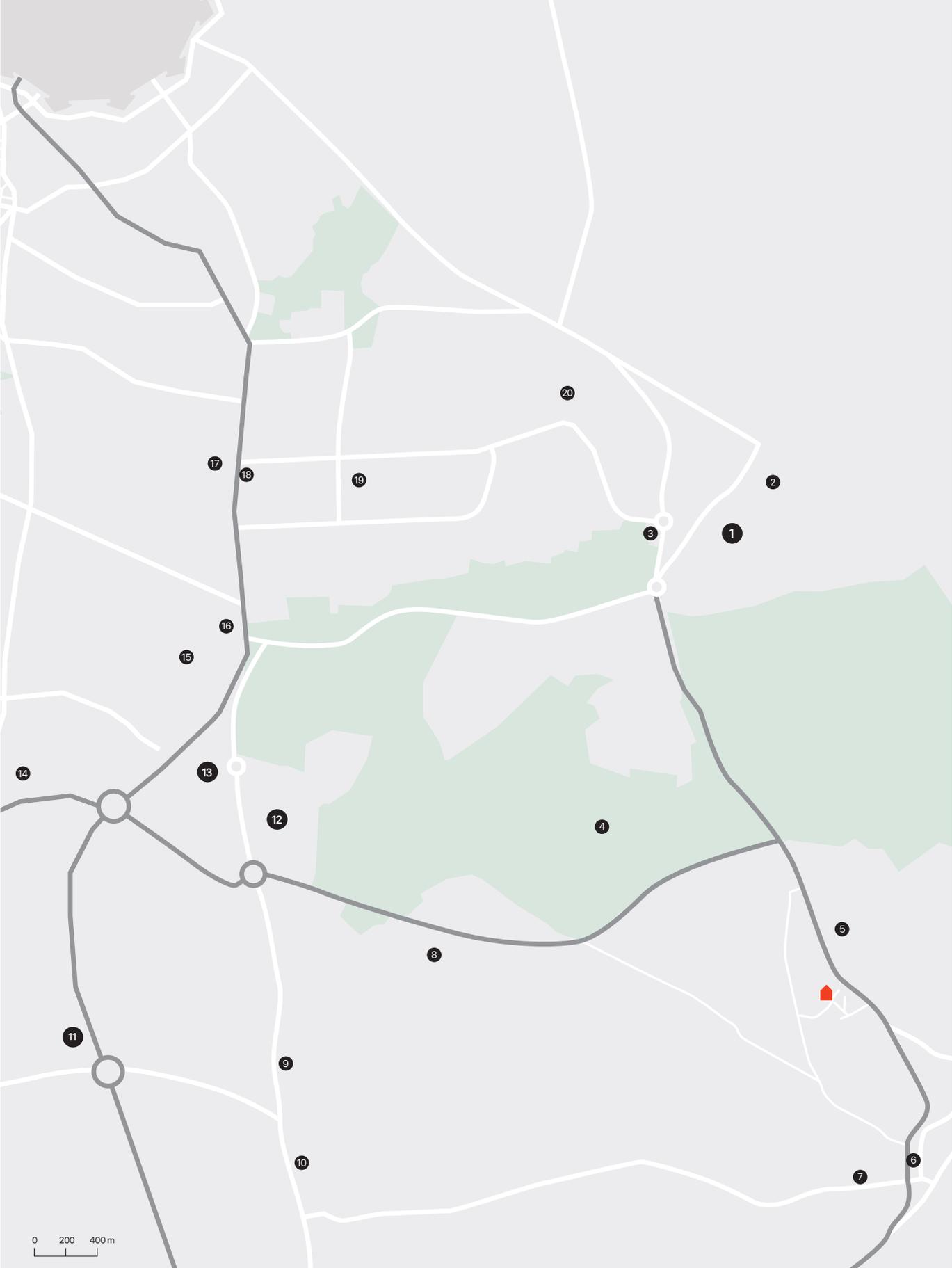
In recent years we are witnessing a renewed interest in the role that architecture can have in enhancing our everyday lives and in actively shaping our social behaviours. As more and more people move into large metropolitan areas there is an increased demand on architects to design buildings that, on 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.

AREA MAP



 Skylight Mansions

- 1 University of Cyprus
- 2 Stelios Ioannou Information Centre and Library
- 3 Environmental Information Centre
- 4 Athalassa Forest Park
- 5 Evangelismos Special School
- 6 Geri Ethnographic Museum
- 7 Geri Town Hall
- 8 Latsia Lyceum
- 9 Open University of Cyprus
- 10 Latsia Municipal Theatre
- 11 GSP Stadium
- 12 Nicosia General Hospital
- 13 The Cyprus Mall
- 14 St. Barnabas Lyceum
- 15 Olympic Hall
- 16 Cyprus Electricity Authority
- 17 Archbishop Makarios III Lyceum
- 18 Police Headquarters
- 19 CyBC
- 20 Skali Aglantzias

SKYLIGHT MANSIONS

The Skylight Mansions project attempts to contribute to the enrichment of the current proposals for housing. With the aim of creating socially, ecologically and environmentally sustainable housing, the Skylight Mansions project represents the new face of architecture. The project proposes an innovative housing scheme of nine independent homes that work together in harmony to create a neighborhood ambiance. This project can become a reference point in contemporary architecture for housing that offers both exceptional quality and social sustainability.

The Skylight Mansions complex was designed with three major parameters in mind: a large outdoor area, maximum southern exposure, and natural cross-ventilation to ease the intensity of the summer heat. These three features have guided the design of the individual units and resulted in a system of skylights that provide all the interior spaces with both controlled south light and effective cross-ventilation.













SITE PLAN OF DEVELOPMENT

Taking advantage of the large pool of alternative solutions that resulted in the long design process, Nice Day decided to make some of them available to future owners. Instead of having a fixed design for the whole complex it decided to work on a number of typologies that could bring to the fore the potential of the different plots. Through a close collaboration between the developer, the architects and the clients each design can be customized to suit the specific needs and fulfill the dreams of the occupants.

Every house is bordered by a large garden area with southern orientation. The sitting room opens directly onto the garden area, which can be easily accessed through large glass doors that span the entire width of the southern façade. In this way the indoor/outdoor space can be maximized to fully enjoy the temperate Cyprus weather. In some of the typologies the kitchen and dining spaces are centrally located, while in others they occupy the southern part of the house. In all instances the stairwell plays a central role in the division of spaces. Unusually, it is not grounded, but instead suspended from the ceiling via a light-weight structural system. This feature provides fluidity and continuity between the various areas of the home, while also creating a light-well that illuminates the interior.

The upper floor is organized around the central stairwell: the master bedroom with its en-suite bathroom and wardrobe usually occupy the southern and western edge of the second floor, while the remaining bedrooms occupy the northern and eastern part of the floor. The skylights provide the second floor with openings on the south so that natural light illuminates the interiors. At the same time they enable cross-ventilation for all rooms.

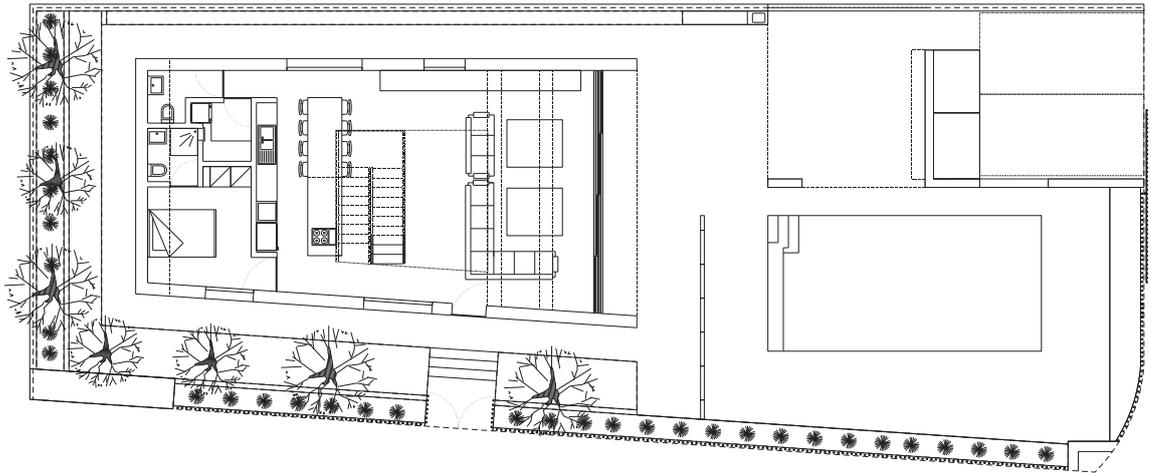


OPTION 1A (PLOT 7)

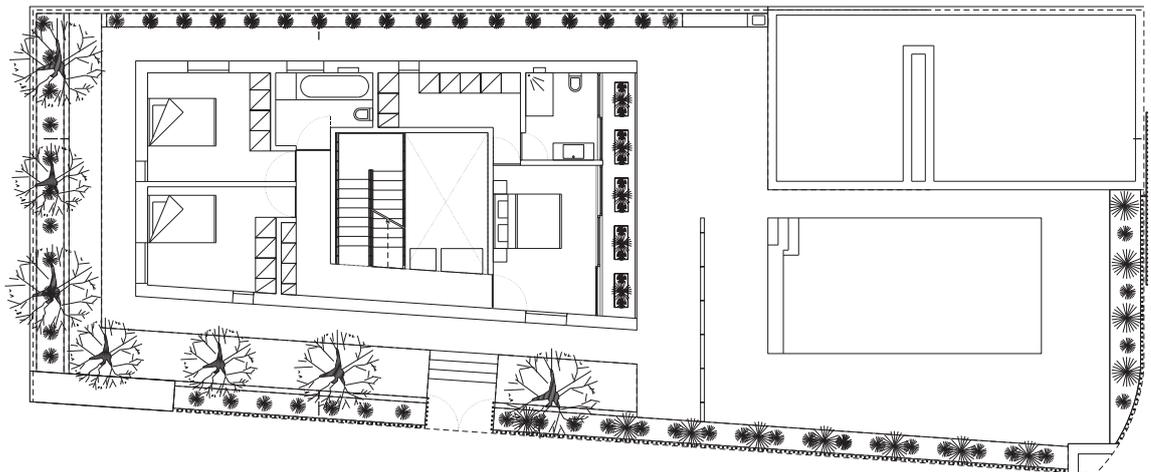
PLOT AREA (m2)	409 – 411
INTERIOR COVERED SPACES (m2)	204
COVERED VERANDAS (m2)	30
COVERED PARKING SPACE / AUXILIARY SPACES (m2)	34
BEDROOMS	3
STUDY/BEDROOM	1
PARKING SPACES	2
SWIMMING POOL ¹ (m)	4x8

¹Optional

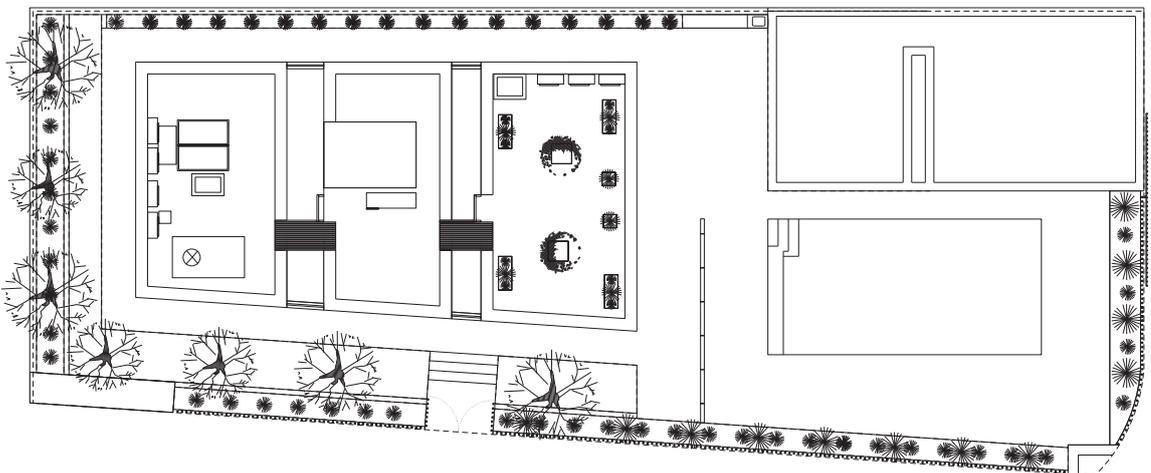
GROUND FLOOR



1ST FLOOR



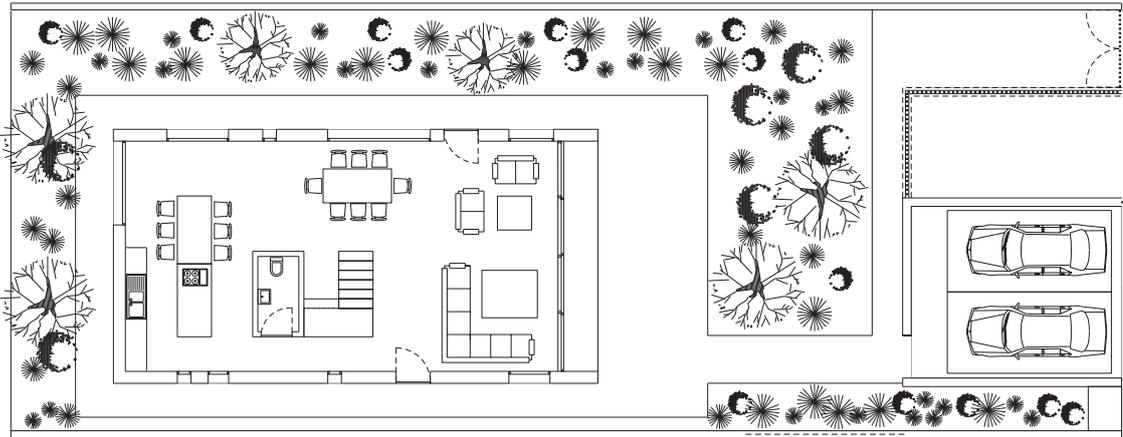
ROOF



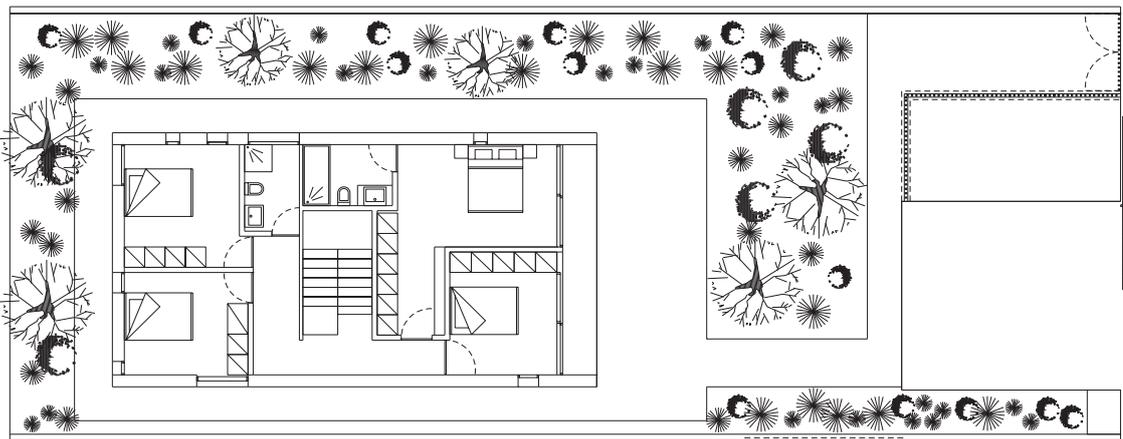
OPTION 1B (PLOT 7)

PLOT AREA (m ²)	409 – 411
INTERIOR COVERED SPACES (m ²)	198
COVERED VERANDAS (m ²)	14
COVERED PARKING / AUXILIARY SPACES (m ²)	72
BEDROOMS	4
PARKING SPACES	2

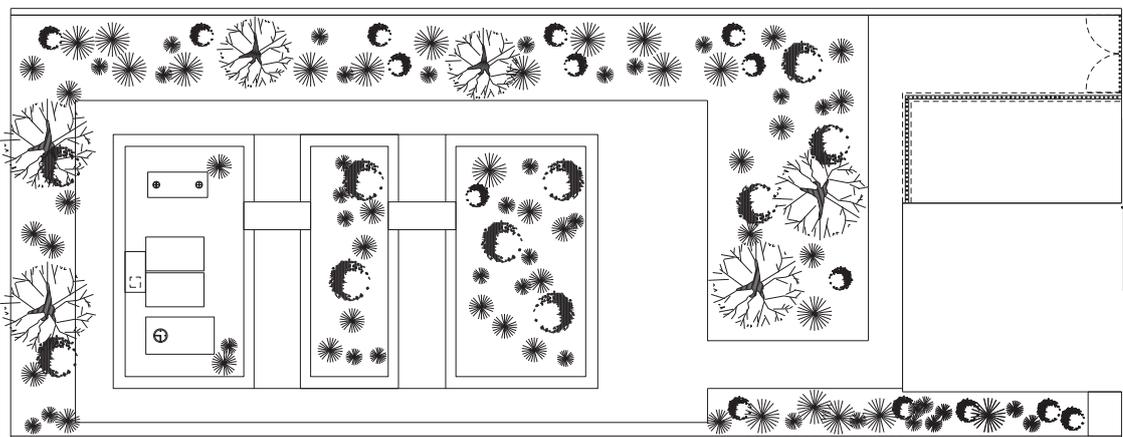
GROUND FLOOR



1ST FLOOR



ROOF

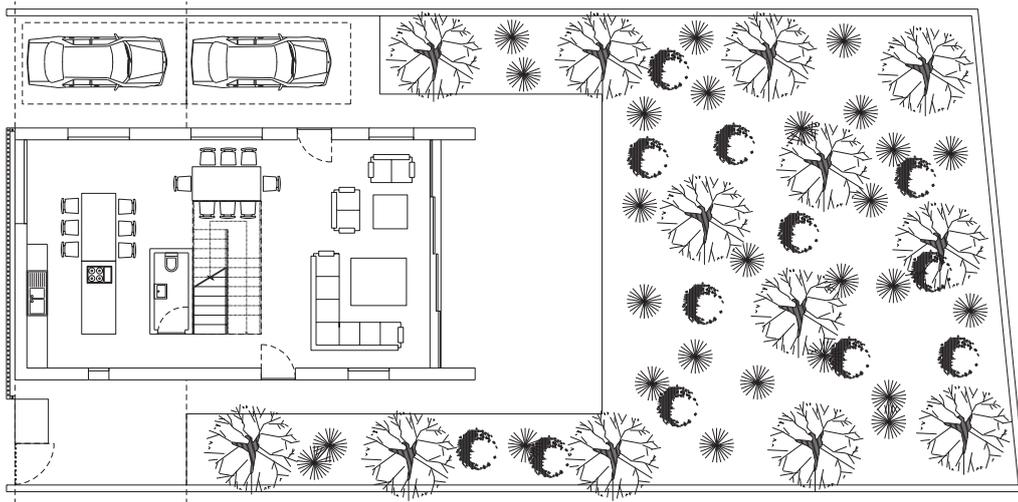


OPTION 1C (PLOTS 8, 9, 10)

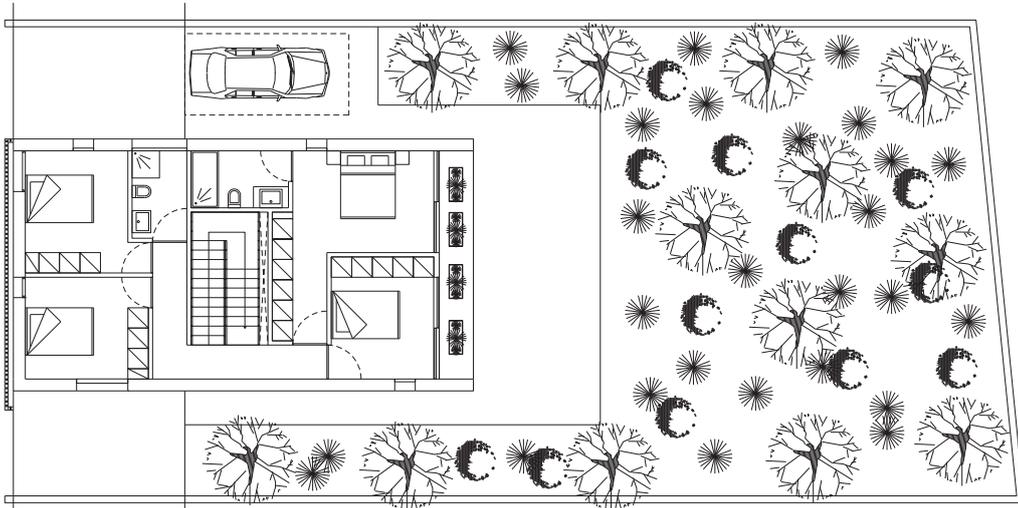
PLOT AREA ¹ (m ²)	408–410
INTERIOR COVERED SPACES (m ²)	186
COVERED VERANTAS (m ²)	30
COVERED PARKINGS / AUXILIARY SPACES (m ²)	17
BEDROOMS	4
PARKING SPACES	2

¹ According to plot selected. See Site Plan of Development.

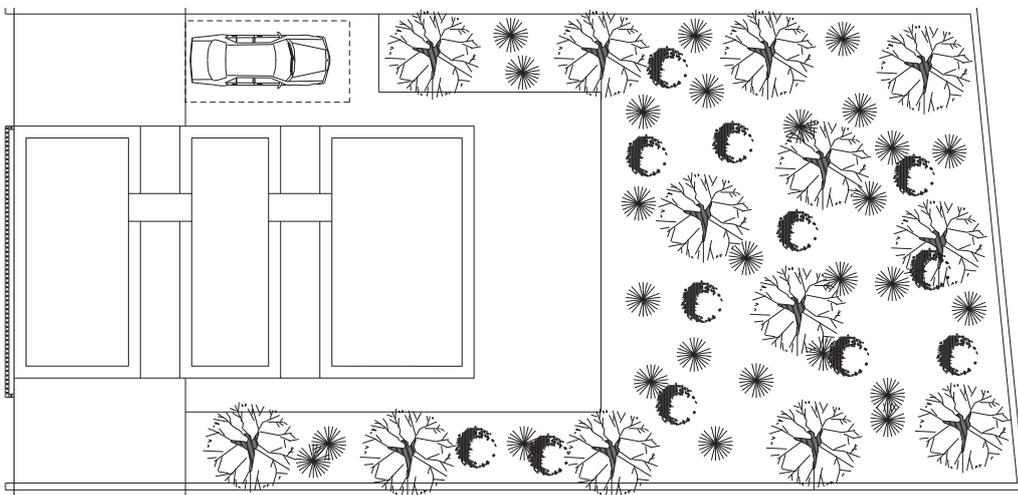
GROUND FLOOR



1ST FLOOR



ROOF

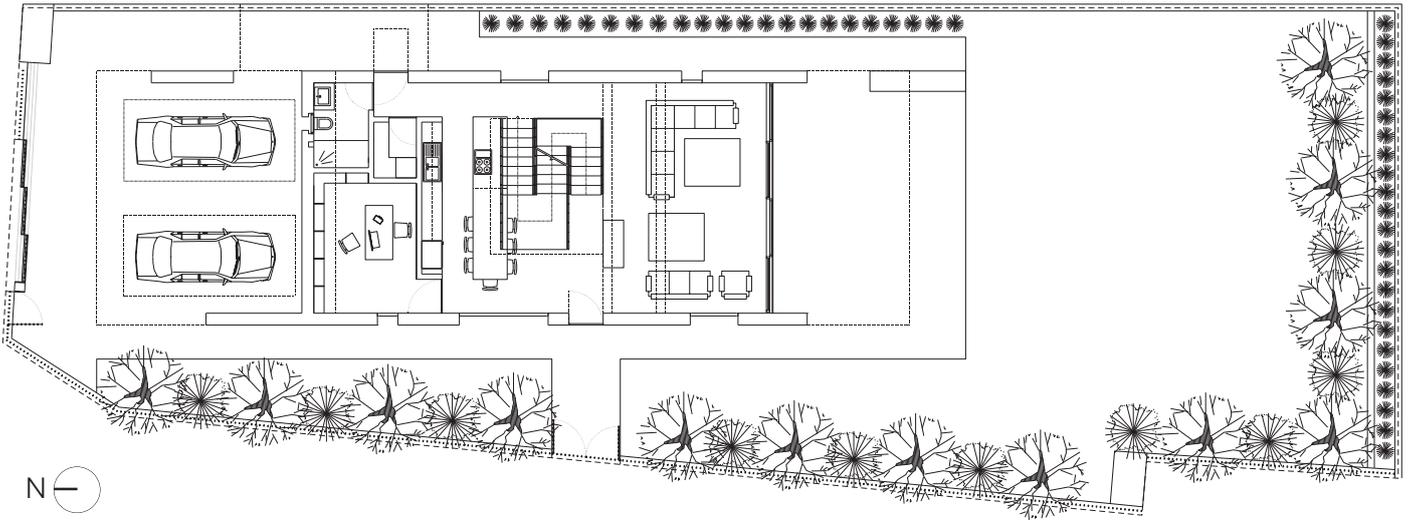


PLOTS 8, 9, 10

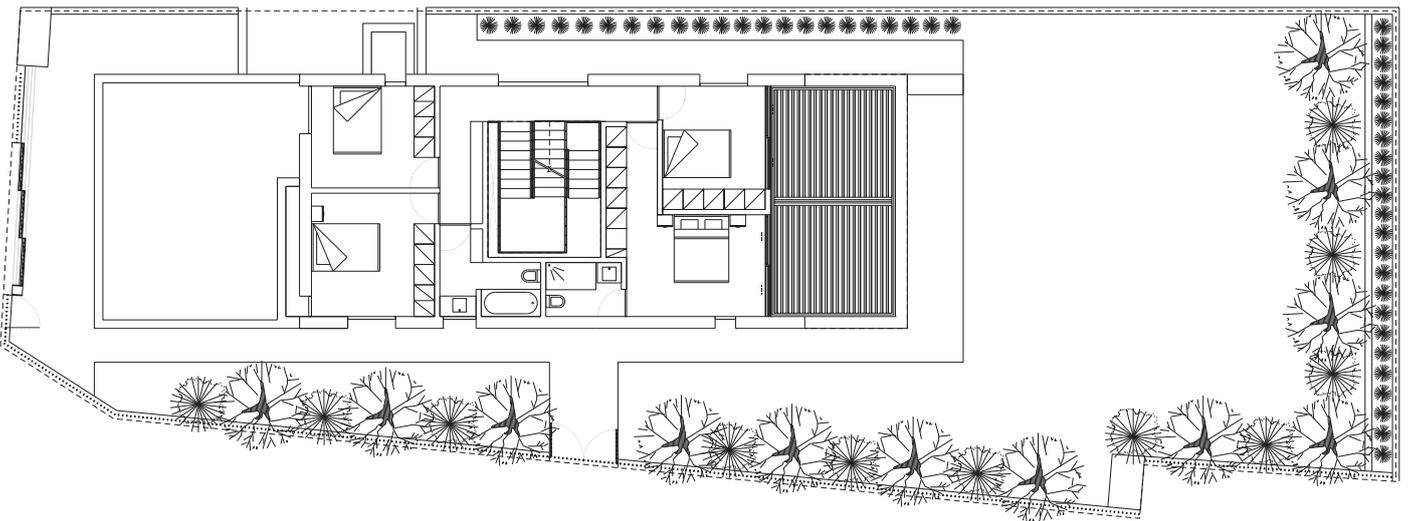
PLOT AREA ¹ (m ²)	408–540
INTERIOR COVERED SPACES (m ²)	208
COVERED VERANDAS (m ²)	14
COVERED PARKIN SPACES / AUXILIARY SPACES (m ²)	45
BEDROOMS	4
STUDY/BEDROOM	1
PARKING SPACES	2

¹ According to plot selected. See Site Plan of Development.

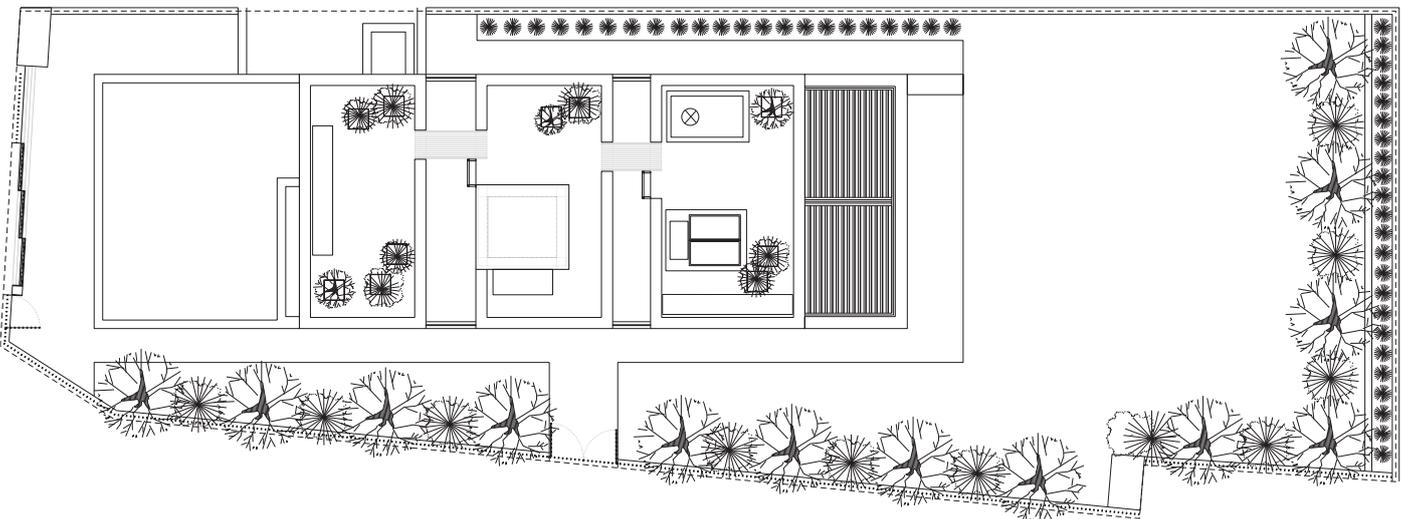
GROUND FLOOR



1ST FLOOR



ROOF



SPECIFICATIONS

Structural specifications

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

Masonry: Walls will be constructed of bricks and three coats of render. Exterior walls will be constructed of heat-insulated bricks 300 mm and interior walls of gypsum boards (dry partitions) of 12.5 cm thick.

Roofing, Waterproofing, Thermal insulation: Light weight concrete and insulation with tar paper sp thickness 4 mm on the roof. Light weight concrete and insulation with tar paper sp thickness 3 mm on the verandas. Thermal insulation of the roof with polystyrene (roofmate) 5 cm.

Floorings: Light weight concrete screed for ceramics and marble floors, and concrete for parquet.

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. Low walls on the perimeter of each yard at a height of 1 m. Construction of public pavement, asphaltting and lighting of the public road.

Plumbing: Pressurized water system consisting of pipes with a minimum diameter of 15 mm, sewage and drainage gutters on the terraces for rainwater. Water tanks of 2 tons capacity per house and hot water supply system with the use of solar collectors. Solar collectors (2) 1x2 m. and hot water return pump will be installed in each house.

Mechanical works: The houses are Class B and B+ Energy Efficient. All interior lavatories/bathrooms will be mechanically ventilated. Air-conditioning with concealed split units in the living room and kitchen, and wall-type units in the other rooms. Water underfloor heating system with heat pump. To maintain the Energy Efficiency Class the buyer must adhere to the minimum energy criteria as described in Annex B.

Electrical works: In general electrical parts of European manufacturer. At least 25 free plug sockets 6 telephone outlets and 6 television points. Electrical element in the water heater and two-way light switches in the bedrooms. 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, microwave, electrical hob, dishwasher and washing machine, extractor and refrigerator. Video-phone, one spot on each floor.

Metal works: Double glazed anodised aluminum windows and doors of the architect's choice of color. Aluminum venetian blinds for bedrooms. Metal railing for the stairwell and the verandas.

Wood works: Internal doors, wardrobes and bathroom benches with HPL laminated boards. Kitchen benches and wall units with MDF lacquered finish. Solid wood entrance door with timber veneer finish.

Material specifications

- Sanitary fixtures/fittings, taps and kitchen sink of a total value of €6.000 for each house. Hand towels holders, toilet paper holders and mirrors over basins in bathrooms, everything included in the above mentioned cost. The kitchen sink will be stainless steel with a double basin.
- Marble/granite on bathroom and kitchen benches of a total value of €200/m.
- Marble on the doorsills of the exterior doors and window sills at a purchase price of €26/m.
- Ceramic tiles at a purchase value of €21/m² laid with mortar at the bathroom, kitchen and verandas floors.
- Parquet floor at a purchase and installation price of €58/m² in the living room (skirting included).
- Parquet (laminated) floor in the bedrooms at a purchase and installation price of €28/m² (skirting included).
- Timber at a purchase value of €70/m on stairs.
- Bathroom walls up to the ceiling and the kitchen walls between the benches counter tops and cupboards will be covered with ceramic tiles at a purchase value of €17/m².
- Decorative concrete at a purchase and installation price of €31/m² στο δάπεδο χώρου στάθμευσης and outside pavings.
- Interior door locks and handles at a purchase value of €35/door.
- Lock and handles for entrance door at a purchase value of €85/door.
- Wardrobe handles at a purchase value of €3/piece

Purchase prices for woodworks

- Kitchen value €8.000.
- Unit price for wardrobes €200/m².
- Bathroom benches €200/unit.
- Interior doors €240/door and exterior door €1.000.

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



CONTACT INFORMATION

NICE DAY DEVELOPMENTS
10 YIANNOS KRANIDIOTIS STREET
1065 NICOSIA
CYPRUS

TEL. 357-22 761795

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