# Nice ONE



### **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. Our projects were from the very beginning at the forefront of design: bold, memorable, contemporary. We did not seek to be fashionable. Twenty-three years since our first project our buildings are living proof of their timelessness. What defines our buildings are not the walls that enclose a certain space or the openings that allow light to enter but the ideas that are embodied in them. We take pride in our meticulousness through-out the design and construction phases.

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. It is our belief, that this critical stance is both a sustainable model and a way to come to terms with the historical, social, environmental and economic forces that shape our man-made environment. Through its projects, Nice Day proposes an architecture that provides the occupants with a sense of place and contributes positively to urban development and a high quality of life.

## **ABOUT NICOSIA**

Nicosia is located at 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 with a number of international businesses and technology companies basing 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 safe to walk, 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**

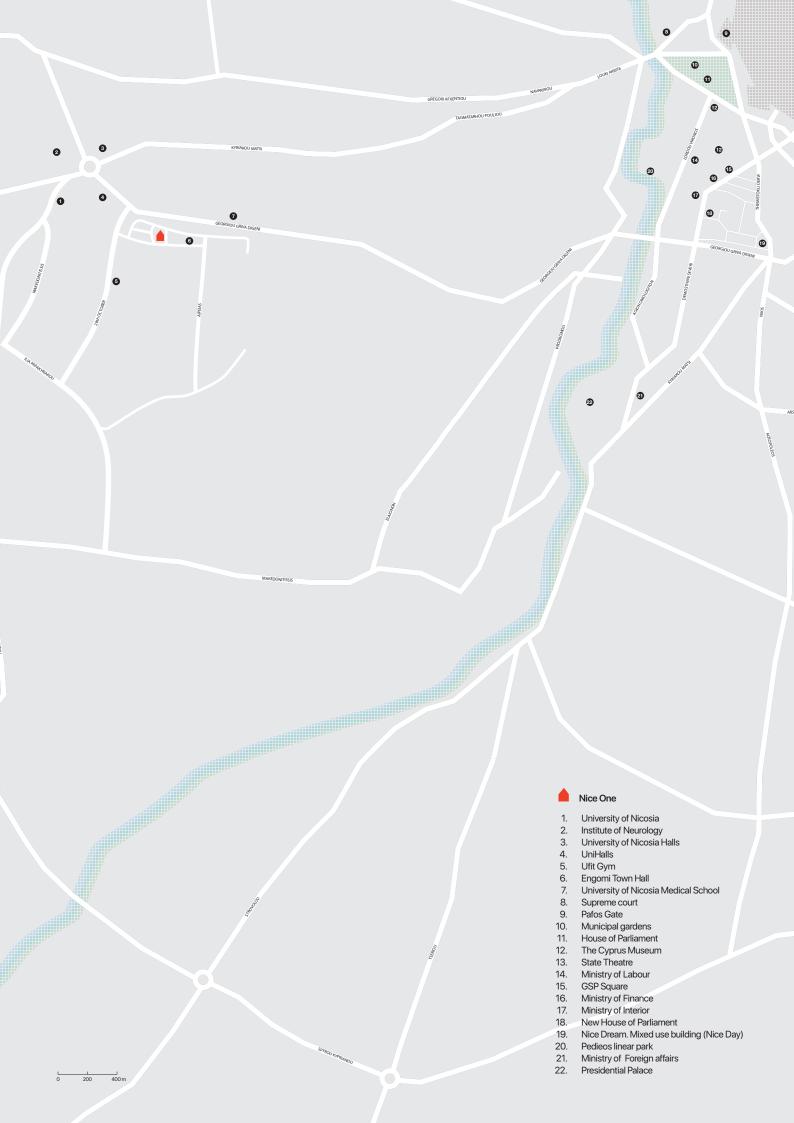
Nicosia is in the midst of the implementation of a long-term masterplan that will eventually make the city more functional and more diverse. Through this policy Nicosia is ensuring it will remain an active contributor to the production of culture both locally and internationally. Already the redesign of Eleftheria Square and part of the moat is nearing completion. Designed by Zaha Hadid, it will connect the modern part of the city with the old town and will turn part of 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. Recently, two other major projects have been completed, the new City Hall in the heart of the old city within the walls and the re-purposing of an industrial building in a Gallery, which will host 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" has recently ranked Nicosia as the #1 city in Europe under a population of 500.000 for education and lifestyle. Several other academic and R&D 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.



## A BRIEF DESCRIPTION

The project, situated in the luxurious 'Mon-Parness' area of Engomi, and in close proximity to the University of Nicosia Campus, presents a set of nine, 1-bedroom apartments, aiming to satisfy contemporary living aspirations.

The apartments are organized around an interior, open to the elements courtyard, which allows light and fresh air to filter through the building. The courtyard, accessible through the entrance lobby and viewed through apartment lobbies on all floors, allows the building to develop a sense of community that is not usually seen in generic building blocks, but is much appreciated and sought after from young urbanites and academics.

The formal language, in tandem with the concrete frame structural system, allows for a 'specific' flexibility in reconfiguring the interior, offering the possibility to adjust to needs that arise both during the design and during the lifespan of the building. The apartments feel airy and spacious and can accommodate all contemporary living requirements.

All apartments enjoy open views to the south and south west of this luxurious residential area and offer generous verandahs with privacy screens for outdoors living. The building offers a class A thermally insulated structure, as well as all modern conveniences, including built in electric sun screens, en suite bathrooms, and generous, wide opening sliding glass frames. All apartments are offered a private parking space, and a storage space on ground floor.

#### Project data

Nine properties on three levels, plus ground floor lobby and parking areas. Apartment interior space ranging from 52m2 to 53m2 plus verandas. Nine private parking places, plus one visitor (disabled).



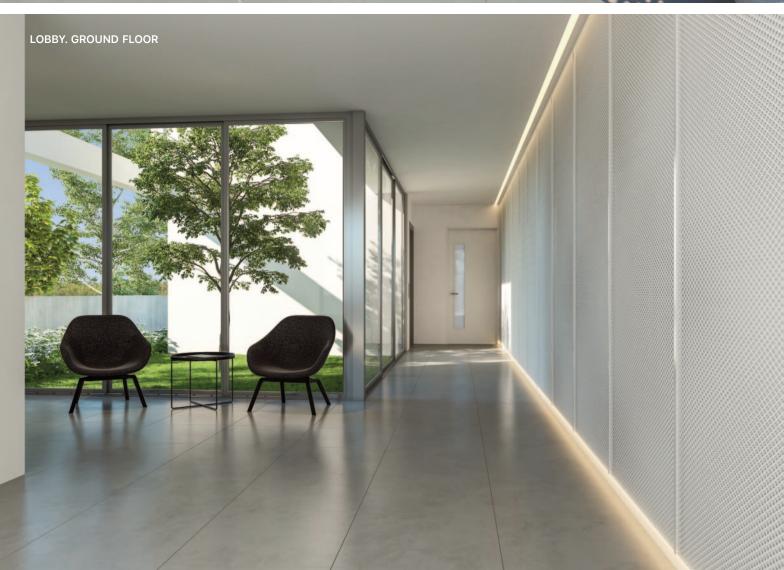


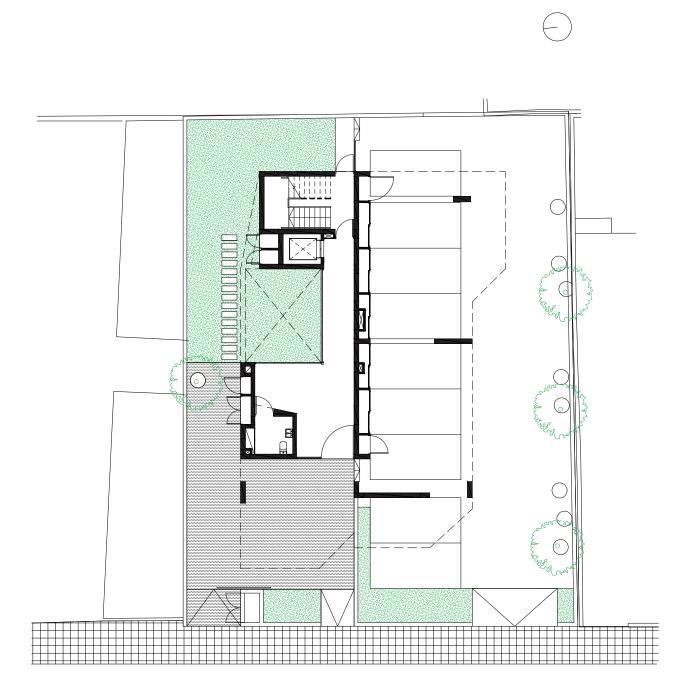




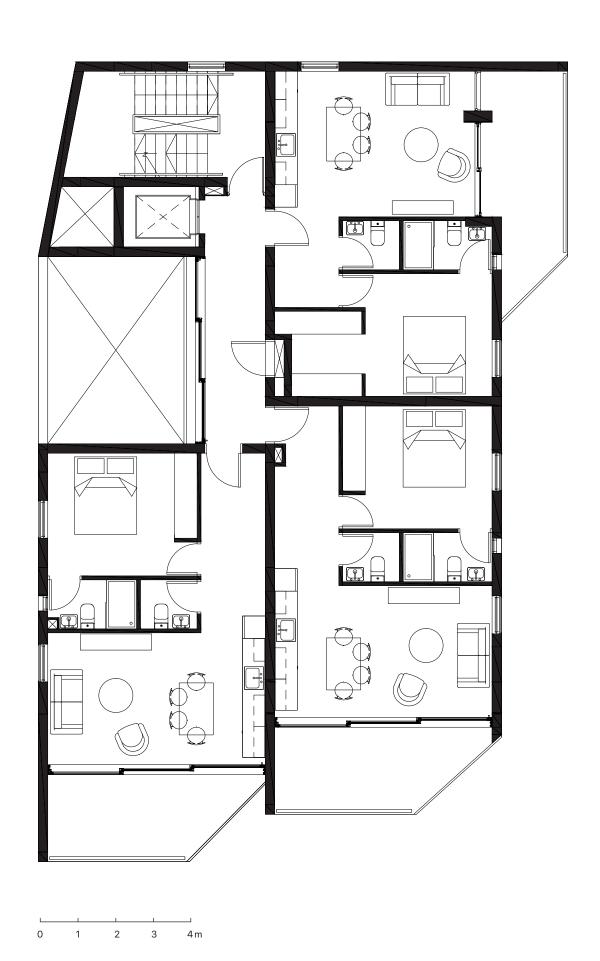


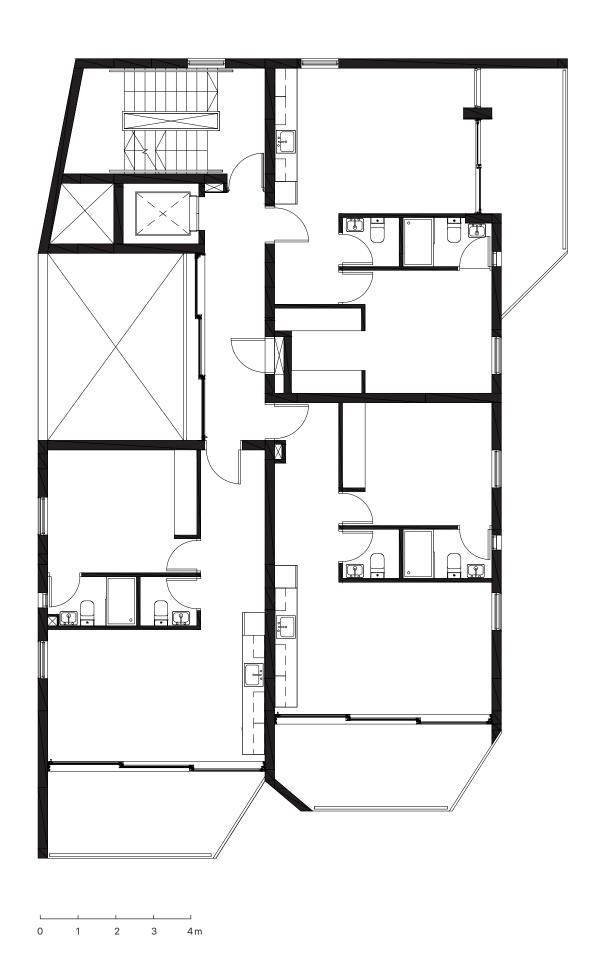


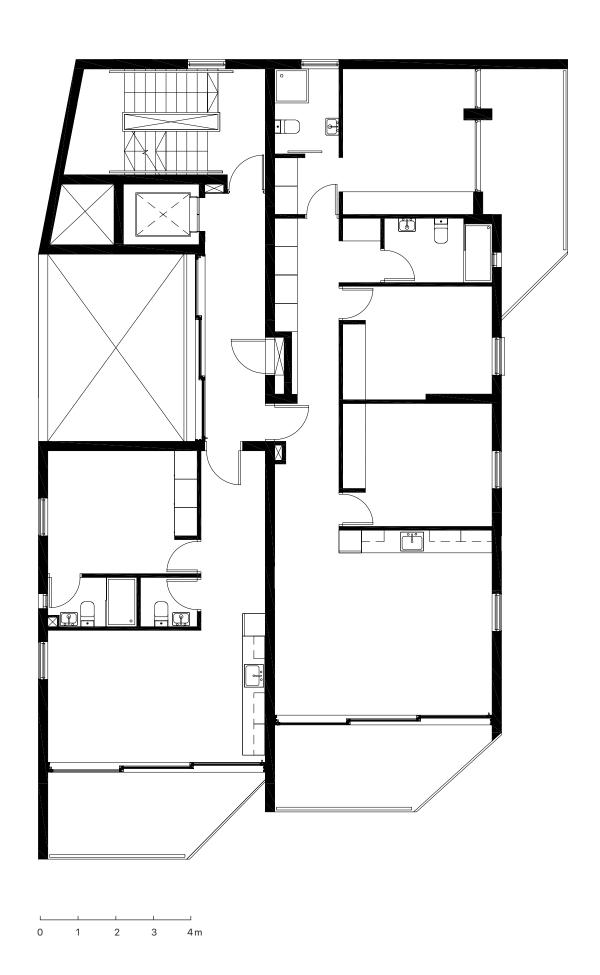












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