

Timokreontos



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.

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

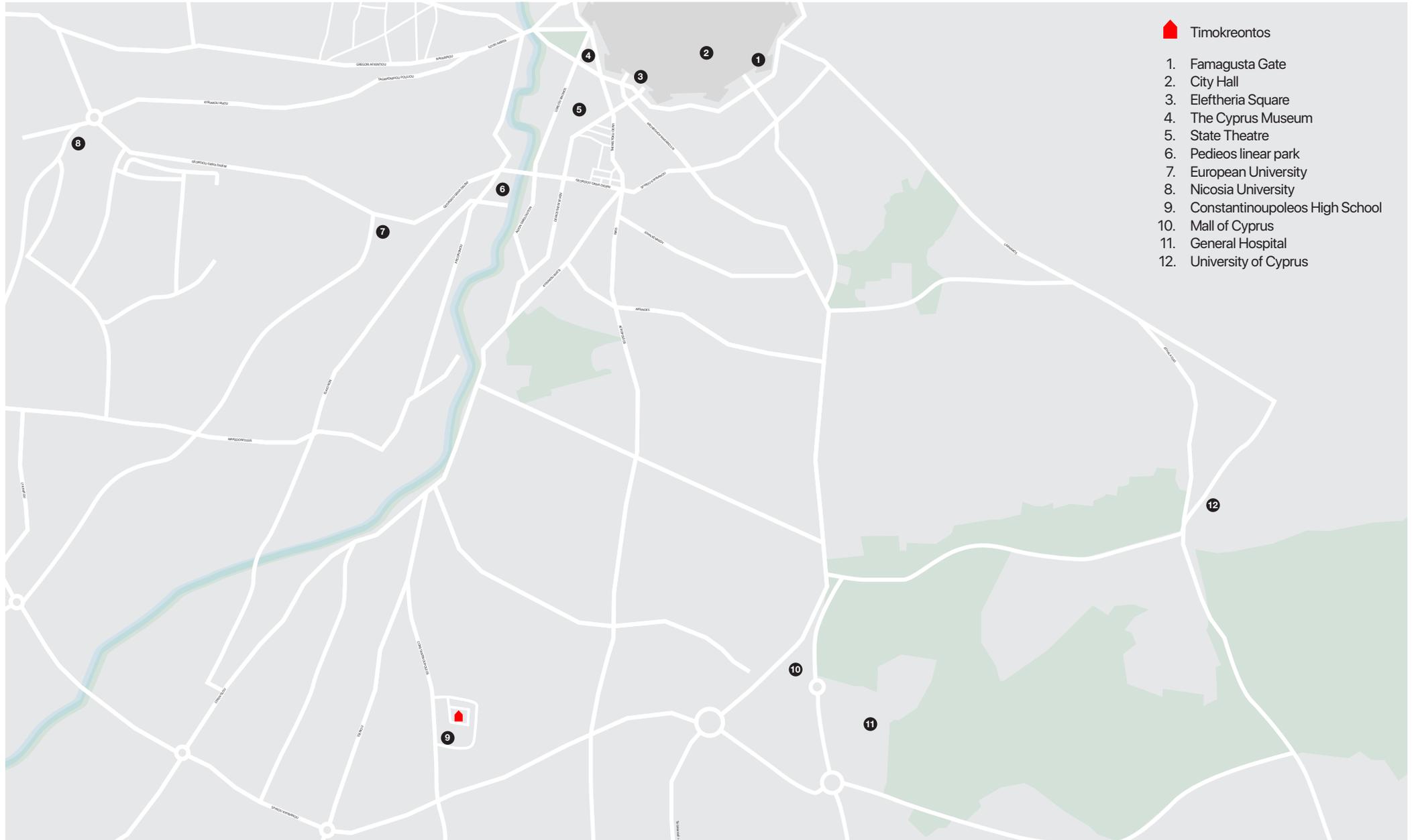
Nicosia with its two state and three private universities is fast developing into an important educational hub with a student population of around thirty thousand. The Financial Times have recently ranked Nicosia as the #1 city in Europe under a population of 500.000 for education and lifestyle. Several 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 co-operation 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.

AREA MAP

The houses are located on Timokreontos street, 8, 10 and 12.



- ▲ Timokreontos
- 1. Famagusta Gate
- 2. City Hall
- 3. Eleftheria Square
- 4. The Cyprus Museum
- 5. State Theatre
- 6. Pedieos linear park
- 7. European University
- 8. Nicosia University
- 9. Constantinoupoleos High School
- 10. Mall of Cyprus
- 11. General Hospital
- 12. University of Cyprus

DESCRIPTION

The plot's particularity, morphology and the surrounding area was of key importance for every design decision. While the elongated nature of the plot allows for a linear arrangement, the height differences and the aspect of privacy from the surrounding buildings were a major factor dictating the conditions. After many iterations trying many different possibilities some design decisions were naturally adopted derived from the plot conditions. The first two houses were suited for a basement level where functions that would otherwise occupy important space from the higher level, are now impact less on the living conditions of the living spaces. This allowed for a maximum garden area. Furthermore the spaces are arranged in such a way which creates a unique experience moving along the building. The main spaces are fragmented and later connected with circulation or secondary services thus creating slots in the volumetric composition of the house,

creating green layers deeper in the building while providing an uncommon way of experiencing the spaces. The third house is treated with the same qualities but instead arranged without the basement level. Taking into account the shape of the last part of the plot and the future possibility of having a garden extension, the last house was also implemented with a swimming pool. Lastly the design direction chosen for the project is an important parameter shaping the project. The design language chosen for the treatment of the building is identifying the harmony found in simple white forms with particular details like perforation, greenery and vertical elements which exaggerates the well balanced proportions of the houses.

HOUSE 1 & 2. VIEW FROM THE YARD



HOUSE 3. NORTH-EAST ELEVATION



HOUSE 3. KITCHEN AREA



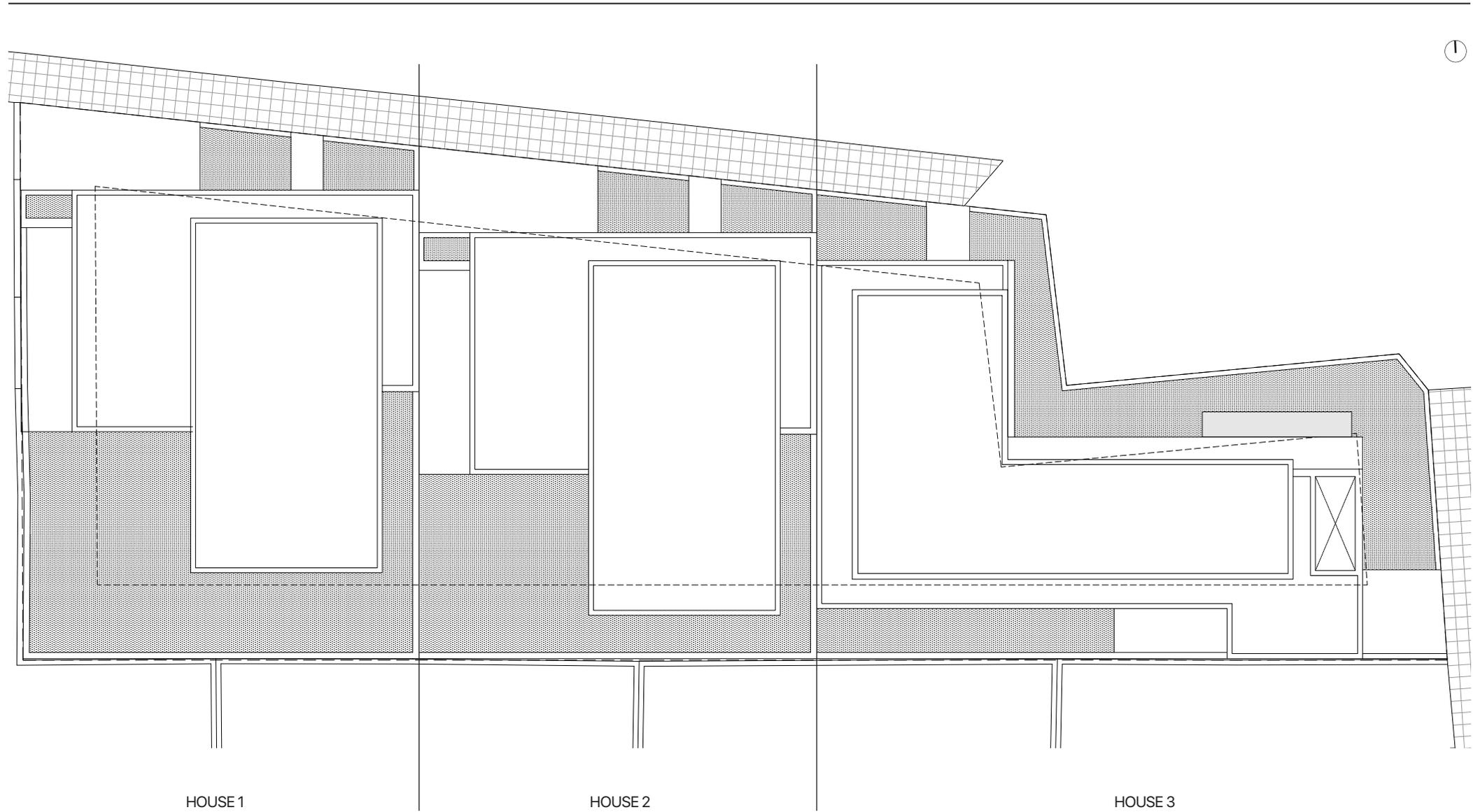
HOUSE 1 & 2. VIEW FROM THE STREET



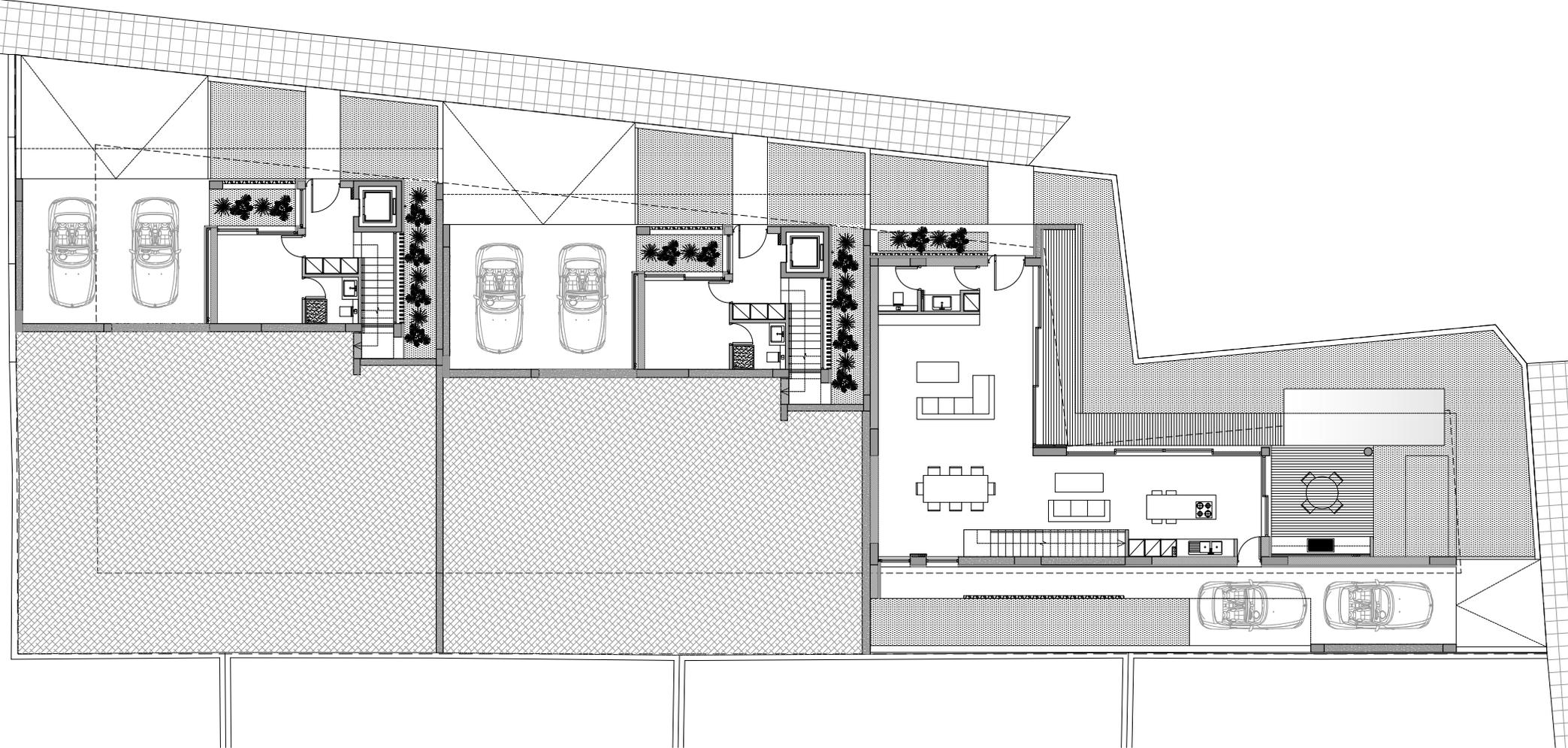
HOUSE 1 & 2. SITTING AREA



MASTERPLAN

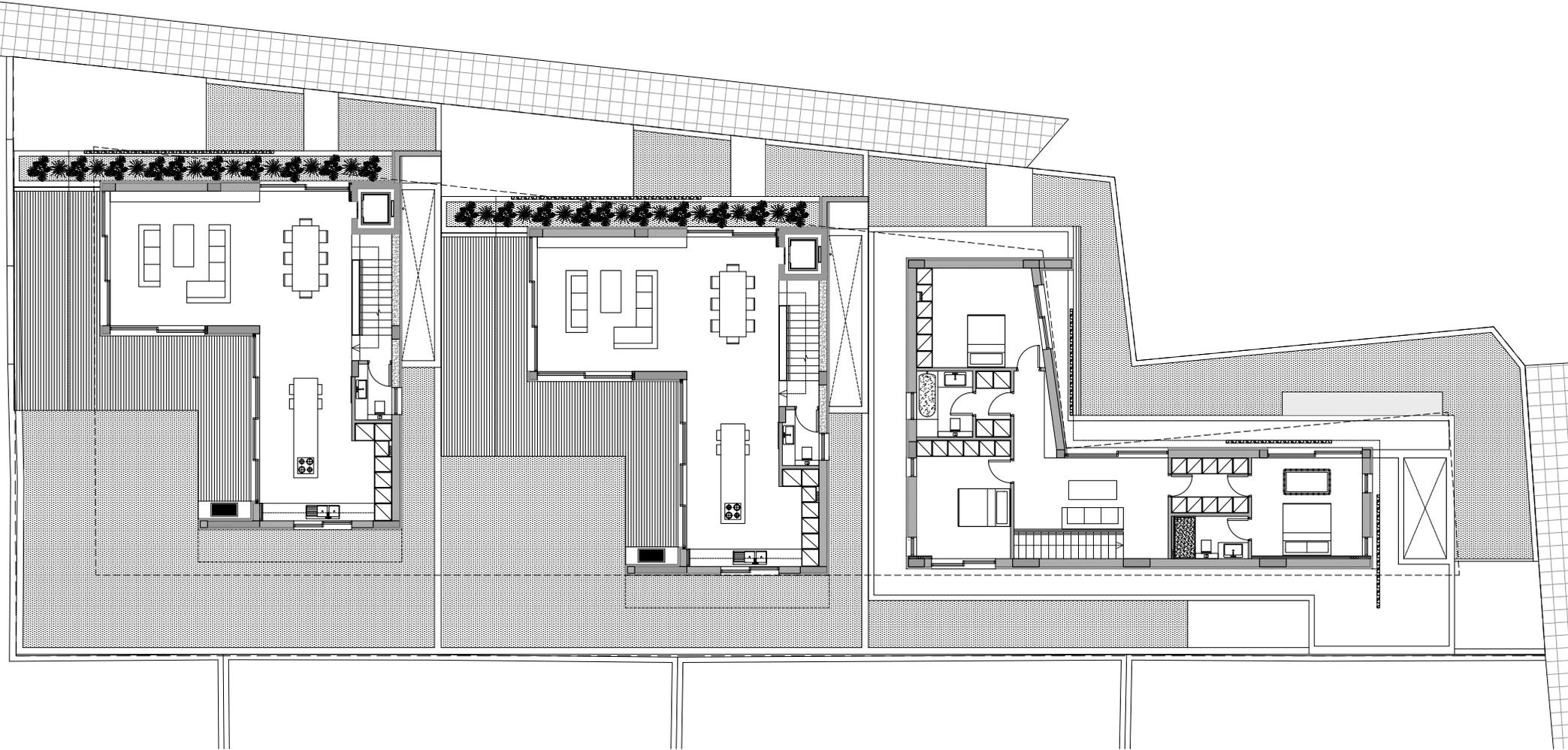


LEVEL -1



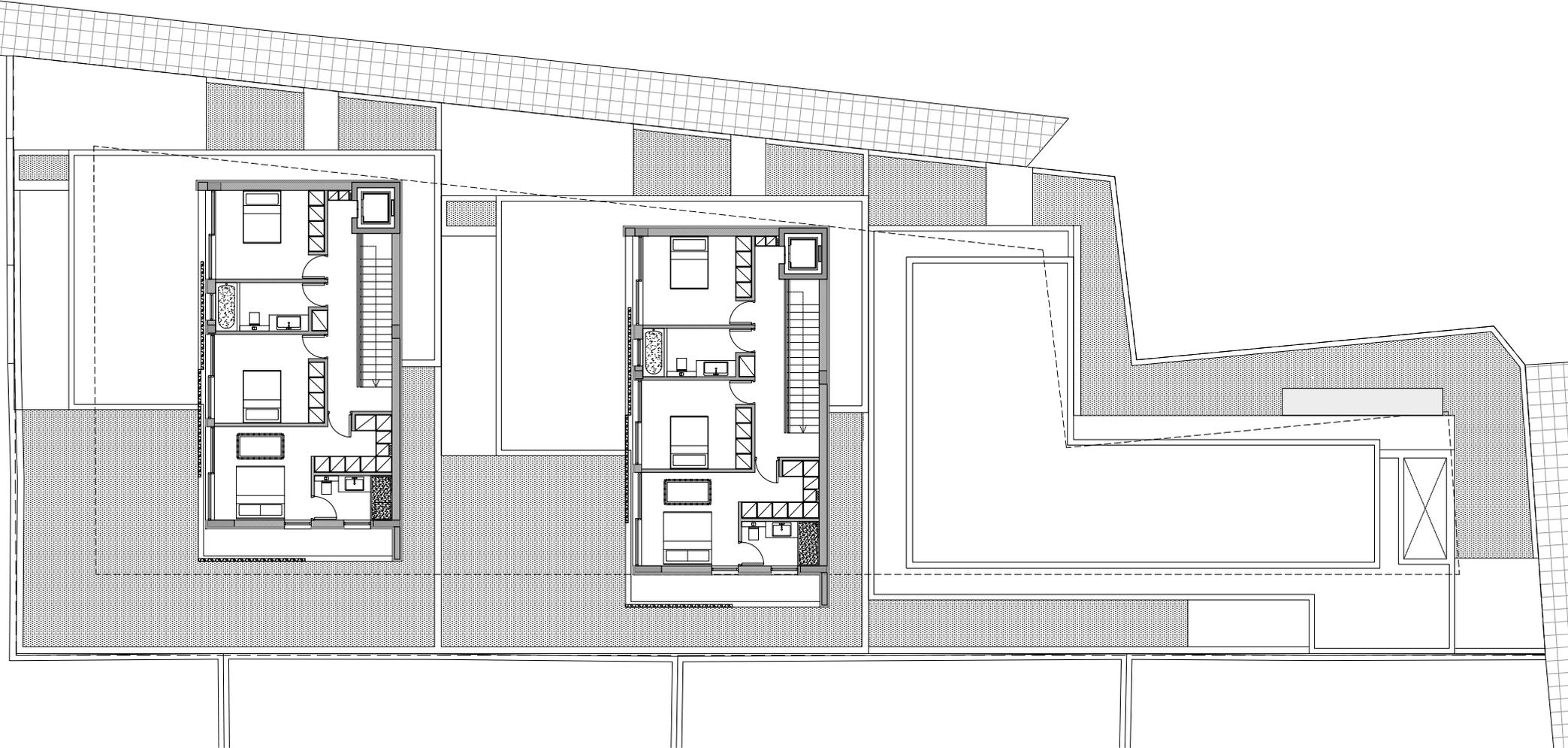
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LEVEL 0



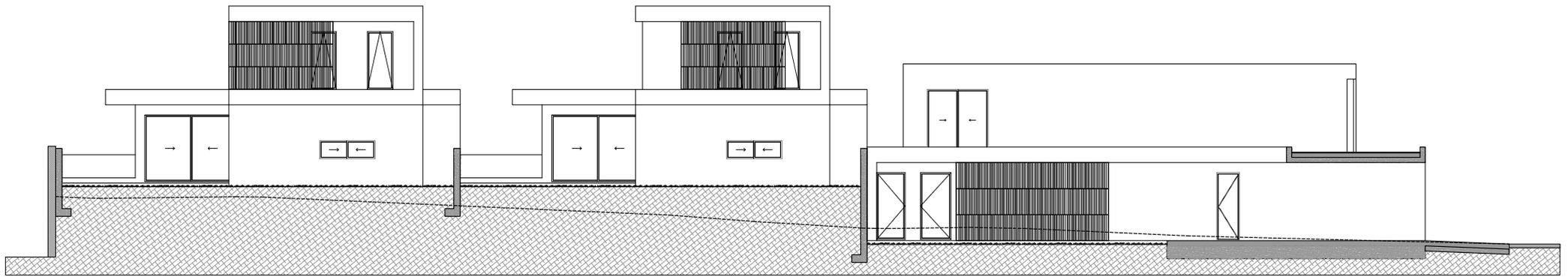
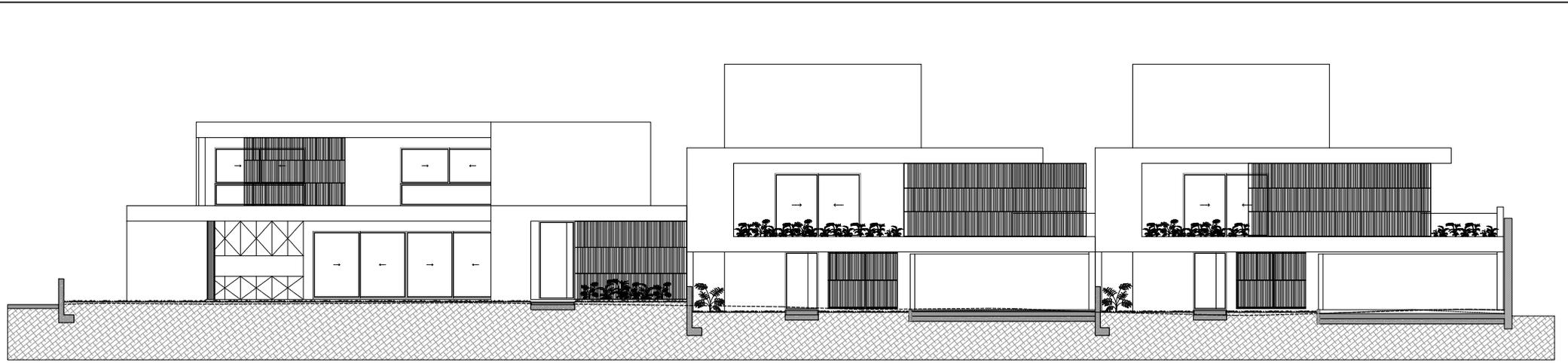
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LEVEL 1



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NORTH AND SOUTH ELEVATIONS



AREAS

HOUSE 1

PLOT AREA (m ²)	344
YARD (m ²)	220
INTERNAL (m ²)	235
COVERED VERANDA (m ²)	24
PARKING AREA (m ²)	37
BEDROOMS	4
PARKING SPACES	2

HOUSE 2

PLOT AREA	318
YARD (m ²)	200
INTERNAL (m ²)	235
COVERED VERANDA (m ²)	24
PARKING AREA (m ²)	37
BEDROOMS	4
PARKING SPACES	2

HOUSE 3

PLOT AREA (m ²)	356
YARD (m ²)	150
INTERNAL (m ²)	235
COVERED VERANDA (m ²)	20
PARKING AREA (m ²)	29
BEDROOMS	4
PARKING SPACES	2

CONTACT INFORMATION

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