

SO NICE



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.

SO NICE

So Nice is situated in a quiet low rise residential area of Aglanjia in Nicosia with easy access both to the center of the capital but also to the highway leading out to the beachfront cities of Larnaka , Limasol and Paphos.

Consisting of only seven units it offers a private and spacious living. The design of the units is such that all areas are well lit and open out to a southerly facing veranda.

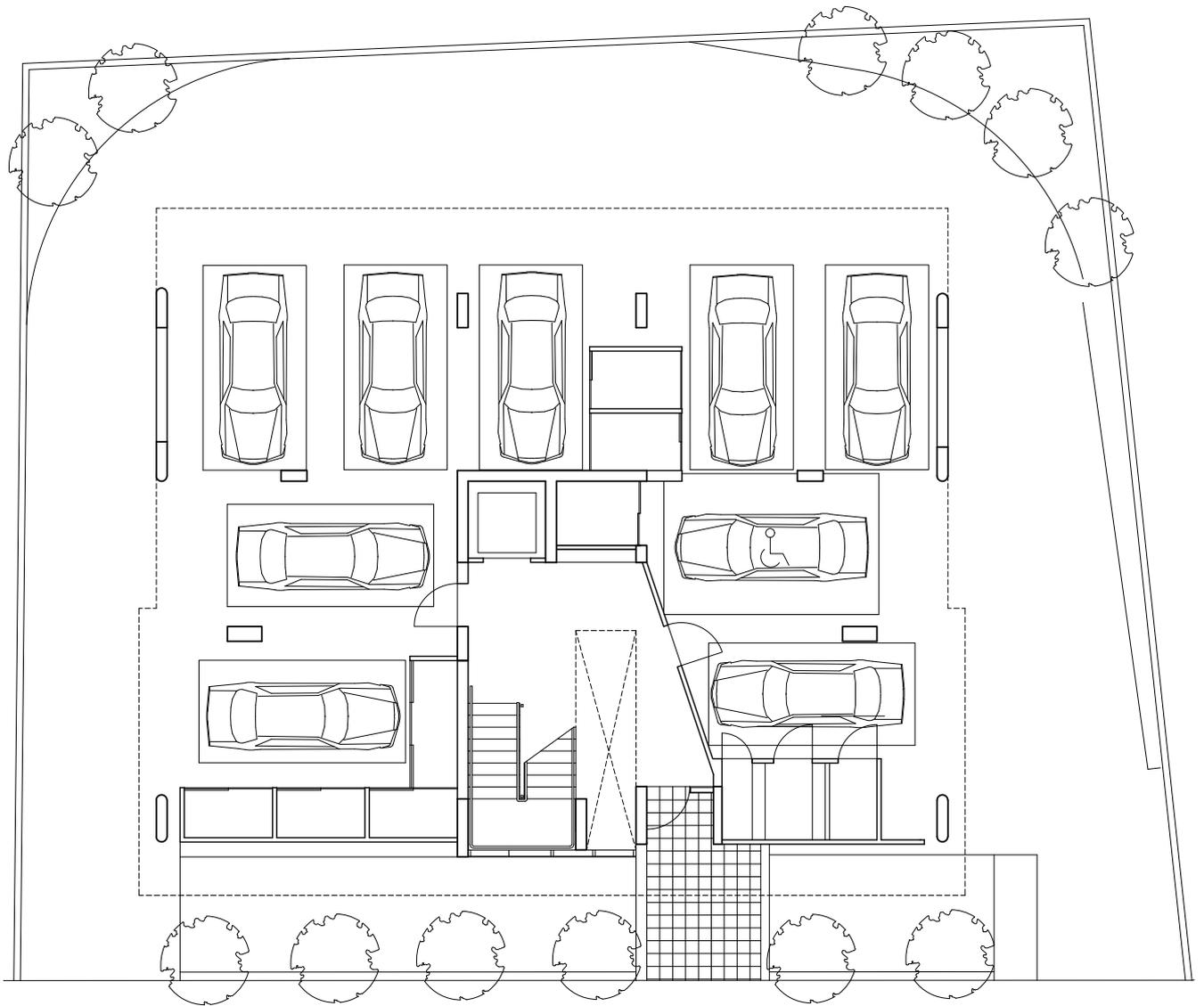




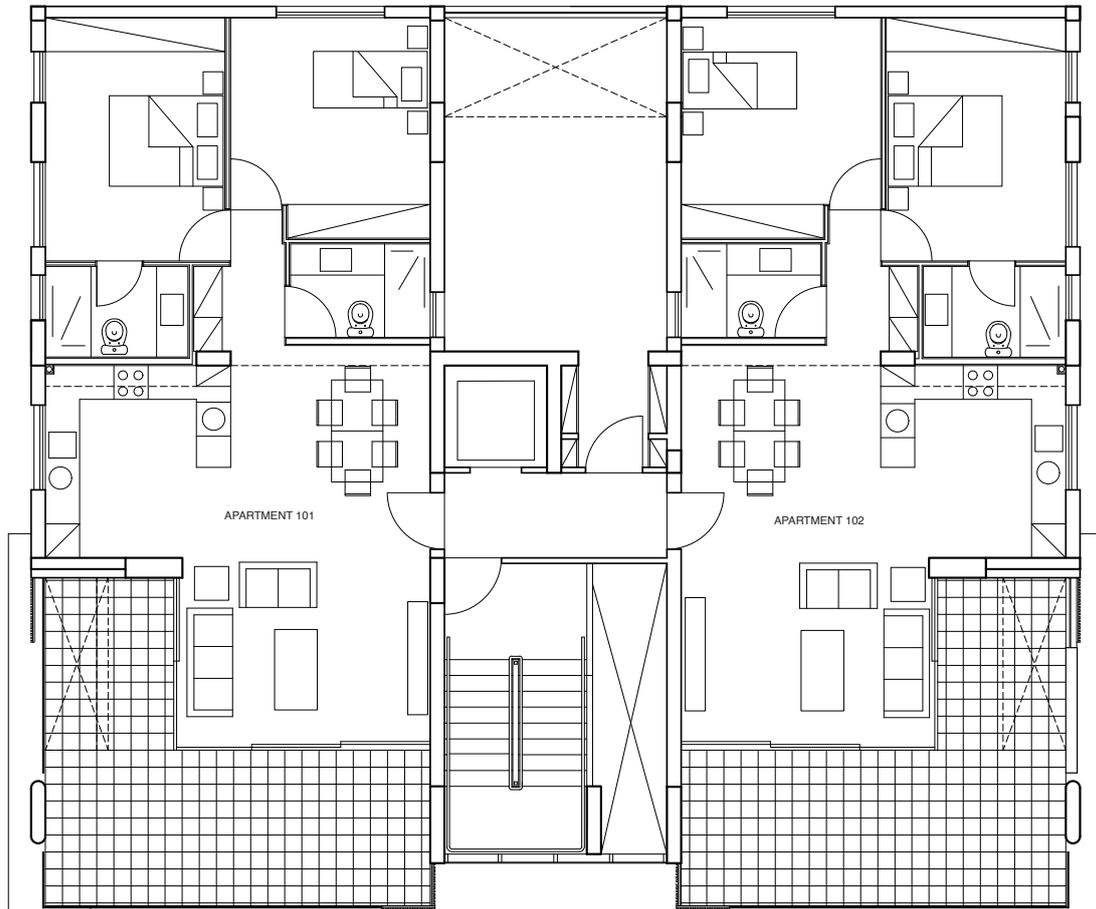




GROUND FLOOR

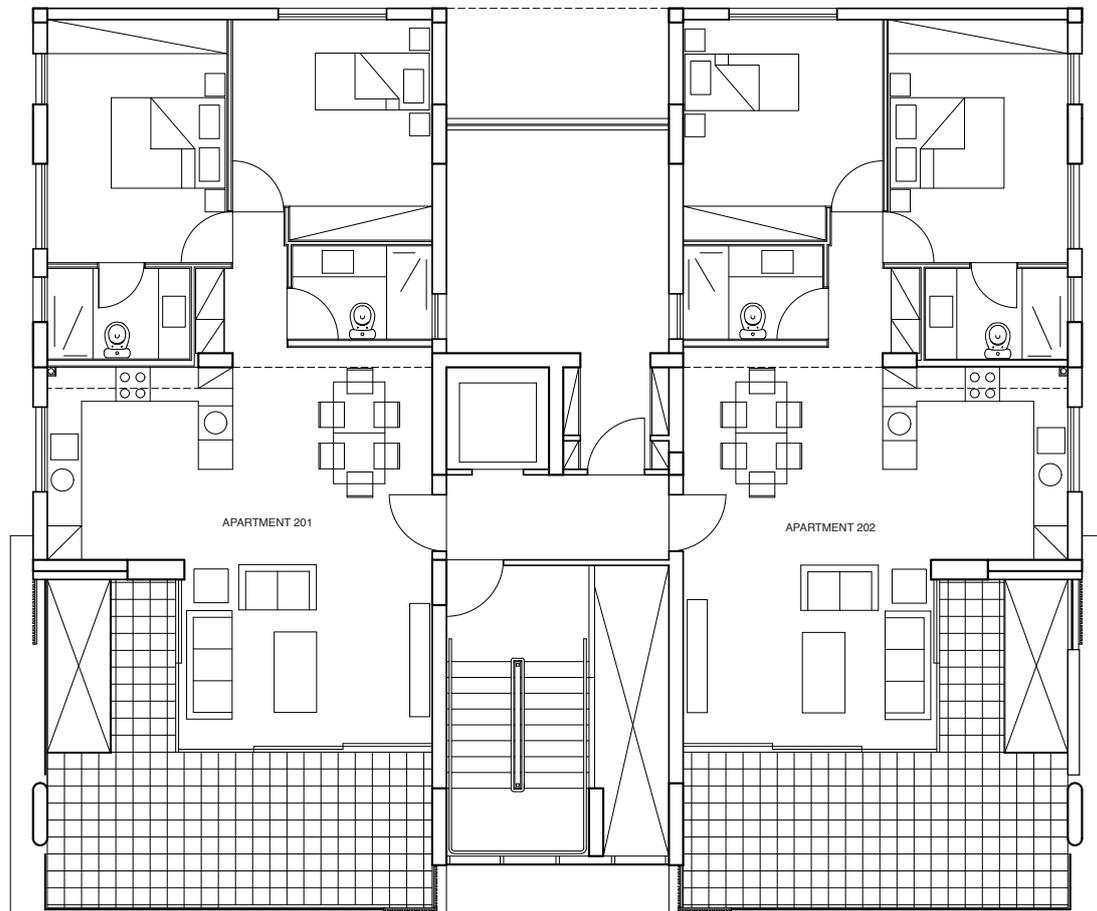


1ST FLOOR



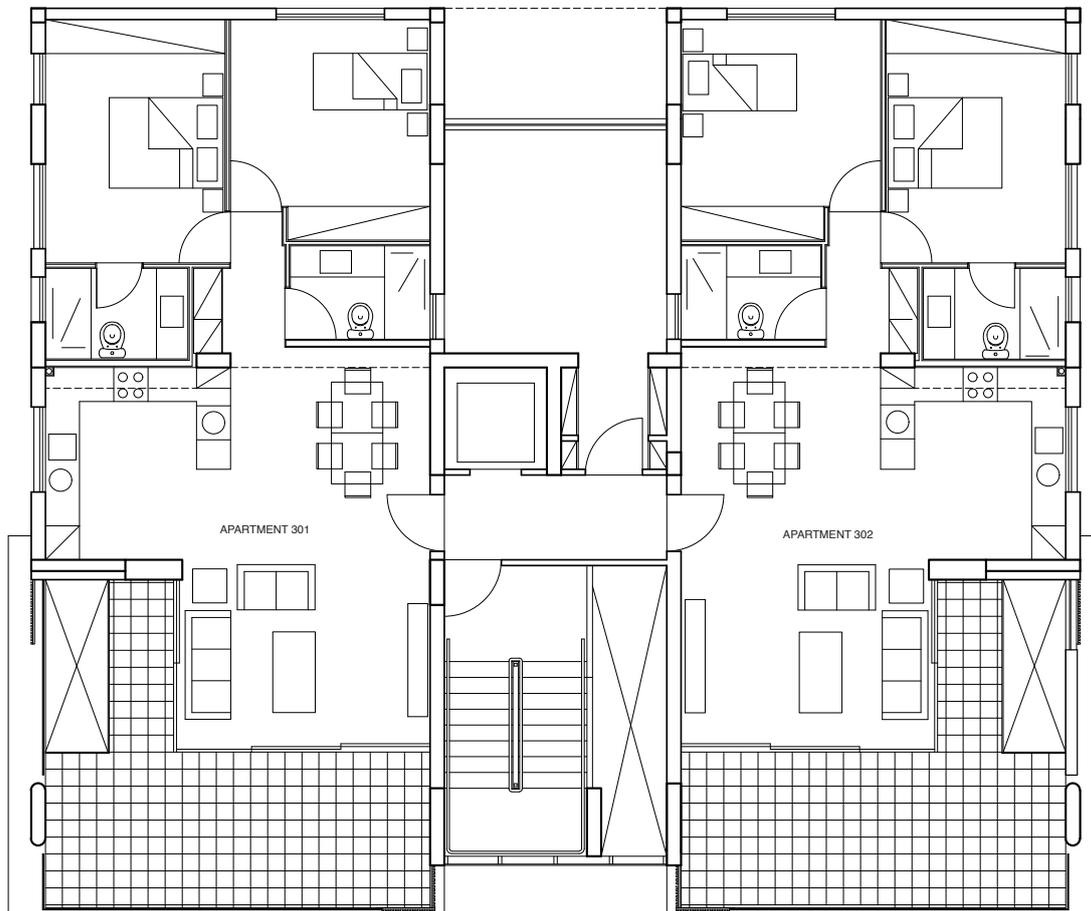
| APARTMENT | 101 | 102 |
|-------------------------------------|------|------|
| INTERIOR SPACES (m ²) | 88,0 | 88,0 |
| COVERED VERANDA (m ²) | 22,0 | 22,0 |
| UNCOVERED VERANDA (m ²) | 3,0 | 3,0 |
| COMMON USE AREA (m ²) | 9,5 | 9,5 |
| BEDROOMS | 2 | 2 |
| COVERED PARKING SPACES | 1 | 1 |

2ND FLOOR



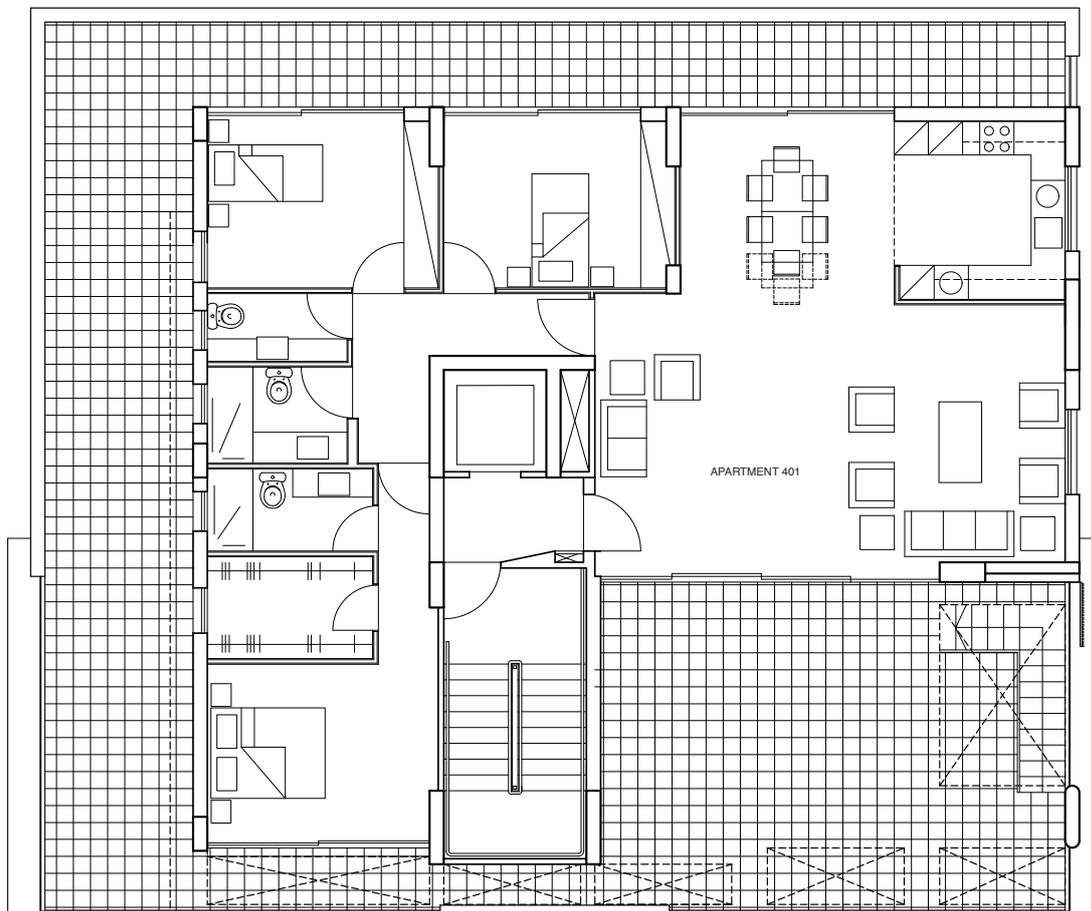
| APARTMENT | 201 | 202 |
|-----------------------------------|------|------|
| INTERIOR SPACES (m ²) | 88,0 | 88,0 |
| COVERED VERANDA (m ²) | 22,0 | 22,0 |
| COMMON USE AREA (m ²) | 9,5 | 9,5 |
| BEDROOMS | 2 | 2 |
| COVERED PARKING SPACES | 1 | 1 |

3RD FLOOR



| APARTMENT | 301 | 302 |
|-----------------------------------|------|------|
| INTERIOR SPACES (m ²) | 88,0 | 88,0 |
| COVERED VERANDA (m ²) | 22,0 | 22,0 |
| COMMON USE AREA (m ²) | 9,5 | 9,5 |
| BEDROOMS | 2 | 2 |
| COVERED PARKING SPACES | 1 | 1 |

4TH FLOOR

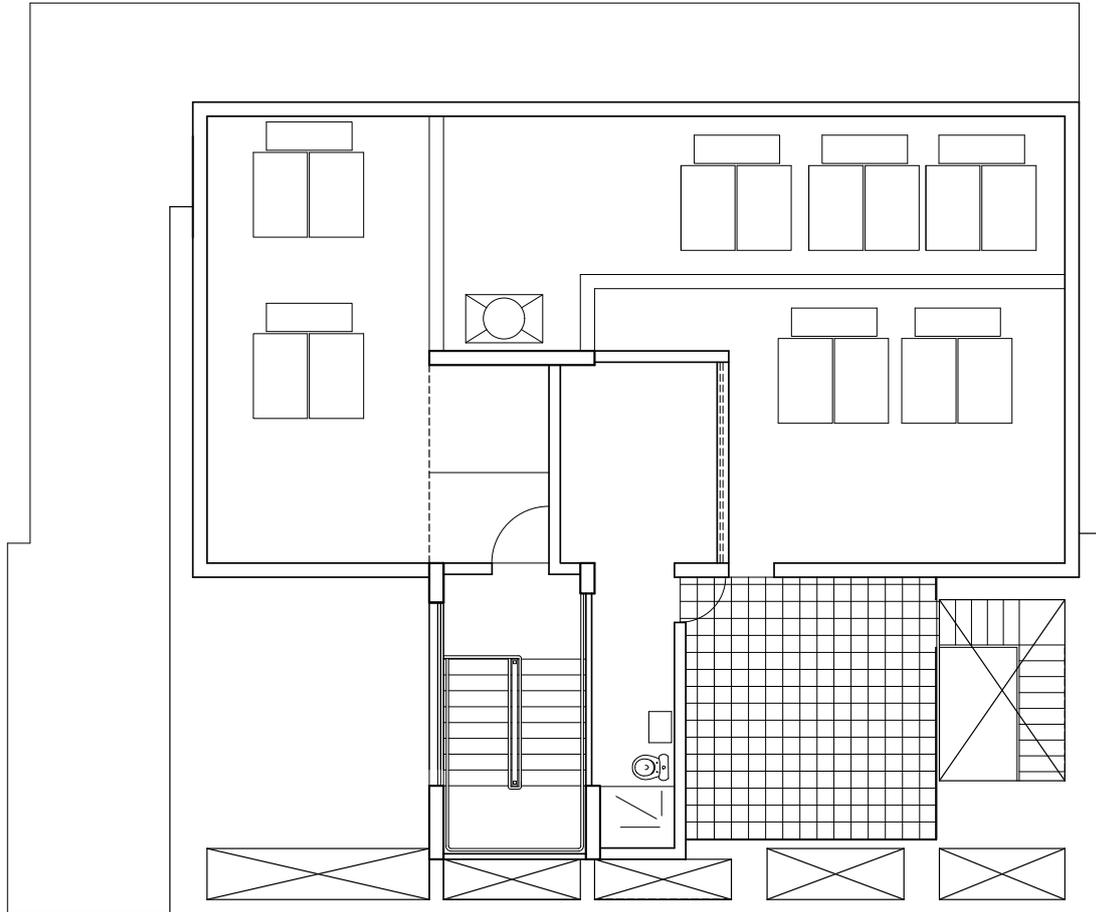


APARTMENT

401

| | |
|--------------------------------------|------------|
| INTERIOR SPACES (m ²) | 140,0+21,0 |
| COVERED VERANDAS (m ²) | 33,0 |
| UNCOVERED VERANDAS (m ²) | 115,0 |
| COMMON USE AREA (m ²) | 18,0 |
| BEDROOMS | 3 |
| COVERED PARKING SPACES | 2 |

ROOF GARDEN



SPECIFICATIONS

The building – Description

The building consists of 7 apartments. On the ground floor there is the main entrance and the parking lots. On the first floor there are two units of 2 bedroom apartments, on the second and third floor two units of 2-bedroom apartments on each floor and on the fourth floor there is the 3-bedroom penthouse apartment. On the 2nd and 3rd floor, there is the ability of joining the two 2-bedroom apartments and creating a floor apartment.

Structural specifications

Frame: The frame of the building will be made of reinforced concrete. **Walls:** The external masonry infills will be constructed of 250mm bricks and thermal insulation system. The interior partitions will be made of dry wall system 125mm thick. The partitions between separate apartments will be 200mm blocks.

Roofing – Waterproofing: 80 mm extruded polystyrene, screed, 4mm asphalt membrane insulation reinforced with polyester and mosaic. Cement based waterproofing insulation will be applied on the verandas and to all external floors to receive ceramic tiles or other material.

Floorings: All internal conditioned spaces with underfloor heating will be covered with screed. The substrate of the underfloor heating for covering services will be lightweight concrete.

Paint-work: Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Three coats of emulsion paint for exterior use on exterior surfaces. Oil paint or anti-stain paint on the metal surfaces of railings. Oil paints in general will be applied in three coats (primer, undercoat and finish).

External work: General earthworks and concreting works for the shaping of exterior spaces. Low concrete walls on the ground floor at a height of 1m. Construction of public pavement at the entrance of the building and landscaping.

Plumbing: Water supply with a pressurized system of pipes of a minimum 15mm diameter, hot water return pump, sewage /drainage and drainage gutters on the terrace for rainwater. Water tanks of 1 ½ tons capacity per apartment and hot water supply system with the use of the solar collectors and the electric element.

Mechanical works: Water underfloor heating system with electric heat pump of high energy class for each apartment. Supply and Installation of air-conditioning split units for each apartment of high energy class A++ by the installation of the necessary piping, drainage, power supply and external units. All apartments have concealed units in the living / dining room and wall-type units in the bedrooms. Mechanical ventilation for interior lavatories/bathroom

Electrical works: In general all electrical parts of European manufacturer. At least 16 free plug sockets, 4 telephone outlets and 4 television outlets to be included for the 2-bedroom apartments. At least 21 free plug sockets, 5 telephone outlets and 3 television outlets to be included for the 3-bedroom apartments. First class quality video-phone (intercom) system, electric immersion heater and two-way light switches in the bedrooms. In the kitchen all fitted appliances will be wired inside the walls by a spur fused unit and will include points for oven, microwave, kitchen hob, washing machine, dishwasher, refrigerator and extractor fan.

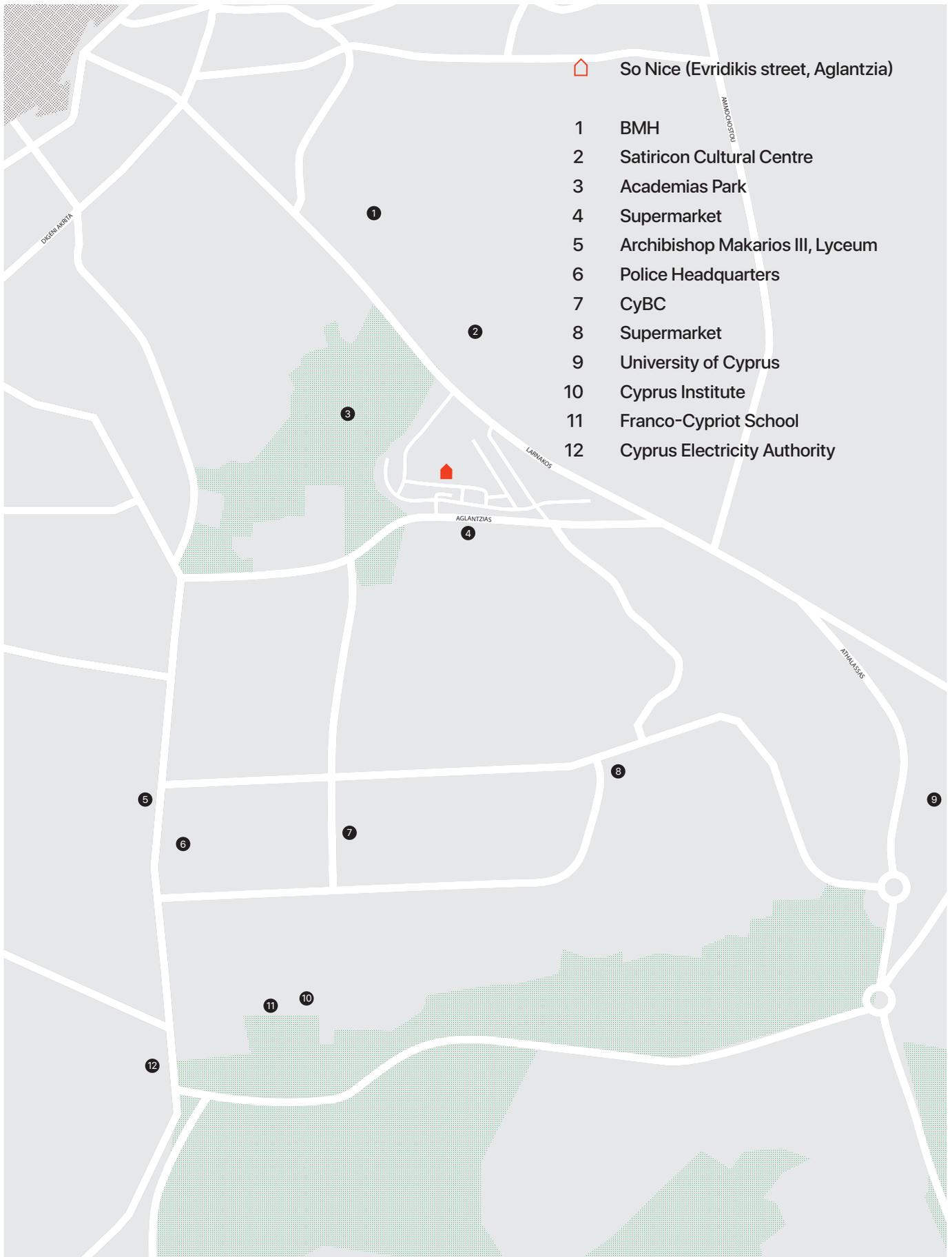
Elevator: Installation of one 8-person elevator (OTIS, KONE, Mitsubishi, Kleeman) with no engine room, with an alarm system in case of emergency.

Metal works: Aluminum frame windows and external doors with double-glazing. External shading system made of aluminum at the bedrooms. Metal balustrades to staircases. Metal railing on the verandas.

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

General: Letter boxes will be installed at the entrance hall of the building, one for each apartment. A lightning rod, central television system (aerial), provision for cable television connection and provision for satellite television system will be installed at the roof.

AREA MAP



CONTACT INFORMATION

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