

# SMART HOMES



# 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.

# SMART HOMES

Smart Homes consists of 4 independent houses with a "smart" design, which provides comfort, privacy and a pleasant environment to the owners. The high quality construction materials, as well as the high energy efficiency of the shell, ensure low operating costs and the minimum possible maintenance costs.

The development is located on a plot in a quiet residential neighborhood in Lakatamia, with easy access to the center of Nicosia, and to the highways. Within walking distance is the Pedieos Linear Park with 14 km of pedestrian and cycle paths.

The design is modern, simple functional and dynamic with many special design characteristics. Owners enjoy a nice and pleasant environment with large openings, which provide direct sunlight and cross ventilation to all areas and direct access to the covered terrace and the courtyard. The design provides for a functional kitchen and spacious dining and living areas. There is a choice of three or four bedrooms as well as an attic.

Both the orientation of the units and their positioning in relation to the public road, the cul-de-sac, the pedestrian street and the public green space were thoroughly taken into consideration to enhance the well-being of the owners.

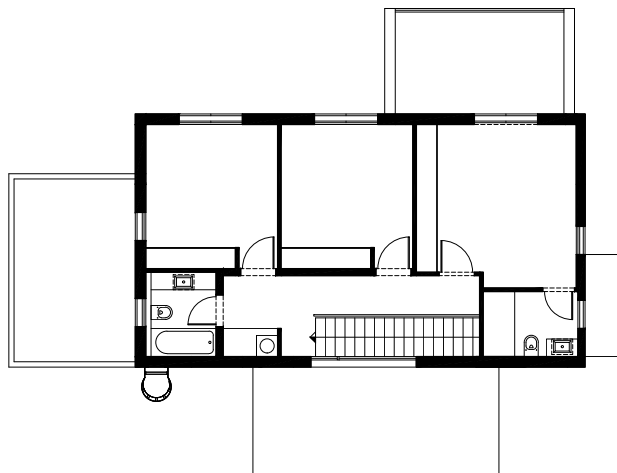
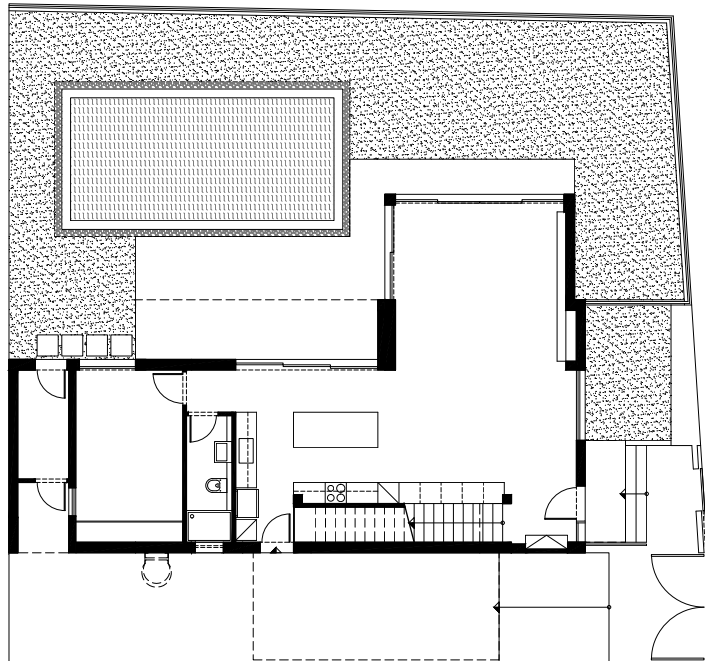








# RESIDENCE 1



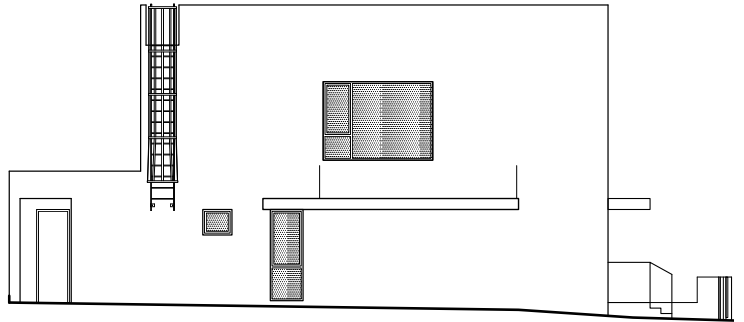
PLOT AREA (m <sup>2</sup> )	362
INTERIOR SPACES (m <sup>2</sup> )	199
COVERED VERANDAS (m <sup>2</sup> )	10
YARD (m <sup>2</sup> )	211
COVERED/ TOTAL PARKING AREAS (m <sup>2</sup> )	21/30
STORAGE SPACE (m <sup>2</sup> )	5
BEDROOMS/OFFICE	4
COMMENTS	No attic

# RESIDENCE 1

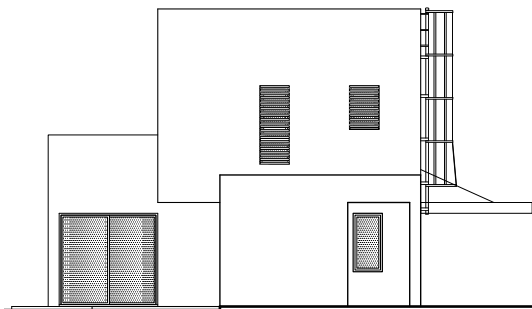
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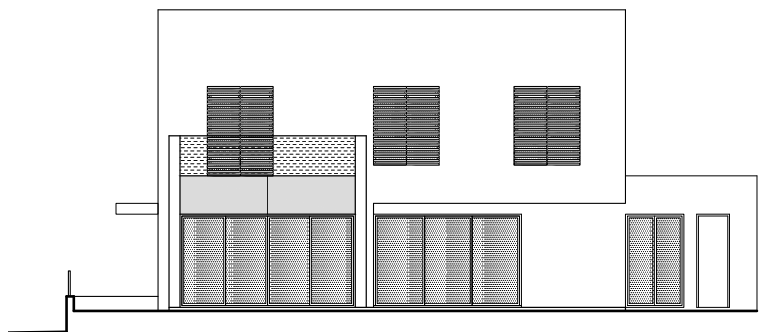
NORTH ELEVATION



EAST ELEVATION



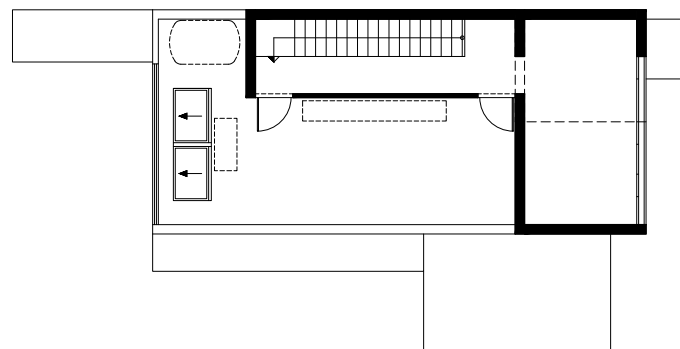
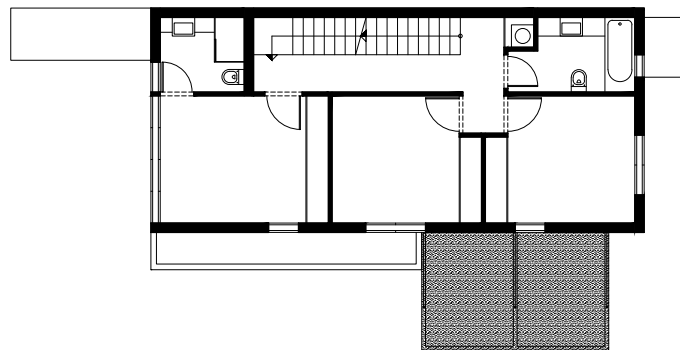
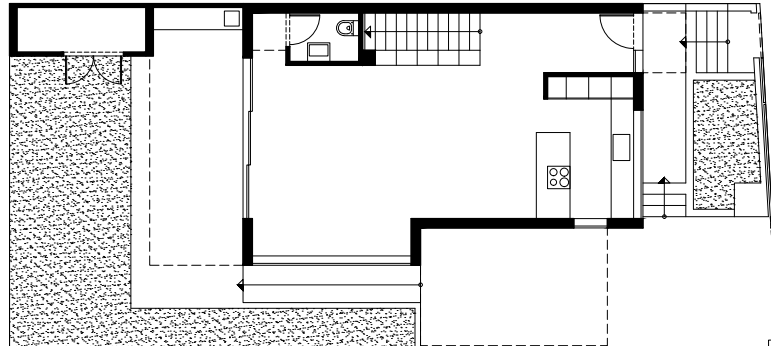
SOUTH ELEVATION



WEST ELEVATION

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# RESIDENCE 3

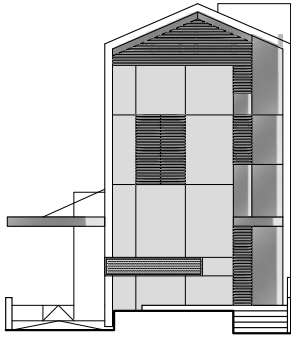


PLOT AREA (m <sup>2</sup> )	187
INTERIOR SPACES (m <sup>2</sup> )	179
COVERED VERANDAS (m <sup>2</sup> )	15
YARD (m <sup>2</sup> )	62
COVERED/ TOTAL PARKING AREAS (m <sup>2</sup> )	16/28
STORAGE SPACE (m <sup>2</sup> )	3
BEDROOMS / OFFICE	4
COMMENTS	29 m <sup>2</sup> of attic area included

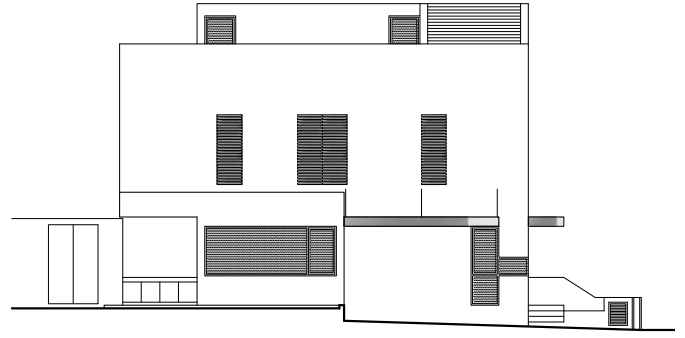


# RESIDENCE 3

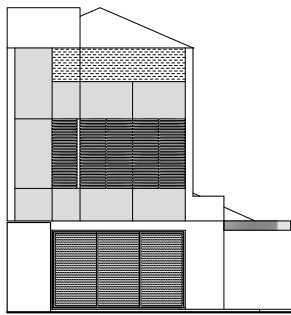
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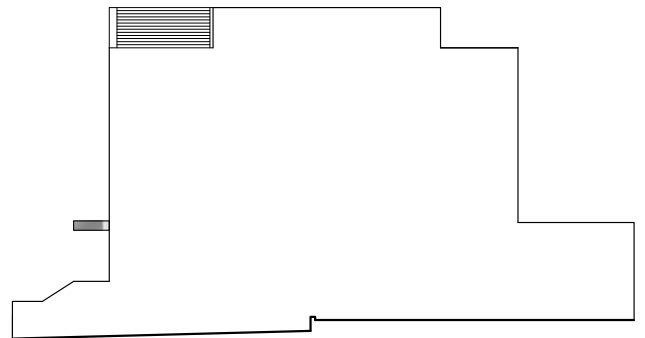
NORTH ELEVATION



EAST ELEVATION



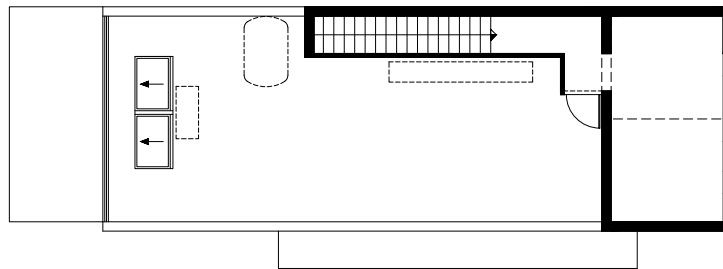
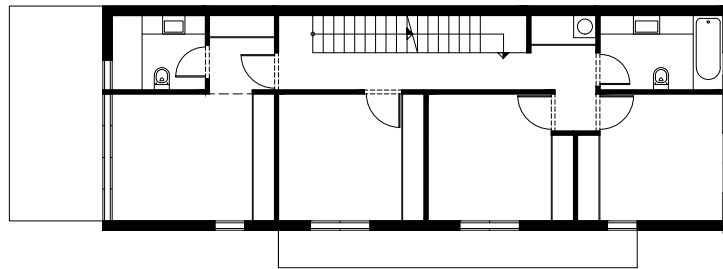
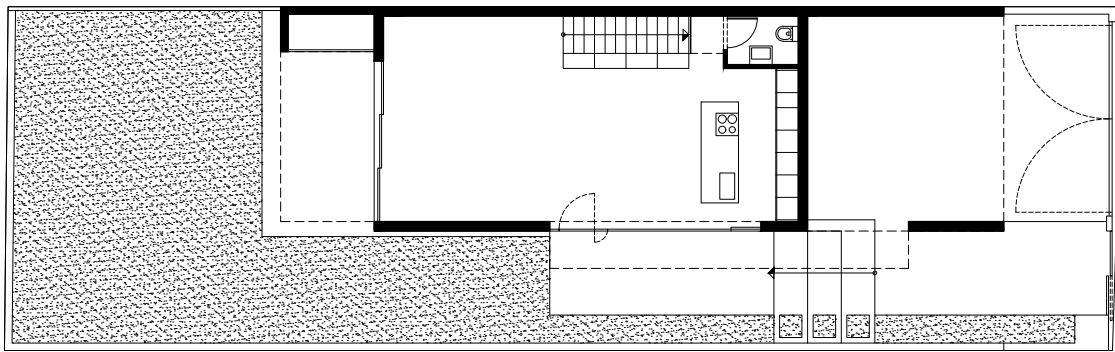
SOUTH ELEVATION



WEST ELEVATION

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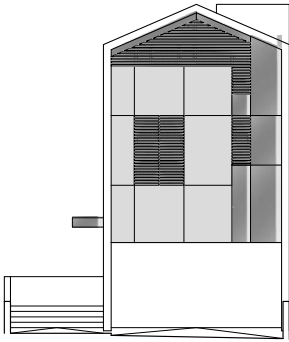
# RESIDENCE 4



PLOT AREA (m <sup>2</sup> )	273
INTERIOR SPACES (m <sup>2</sup> )	195
COVERED VERANDAS (m <sup>2</sup> )	12
YARD (m <sup>2</sup> )	129
COVERED/ TOTAL PARKING AREAS (m <sup>2</sup> )	32/48
STORAGE SPACE (m <sup>2</sup> )	3
BEDROOMS / OFFICE	4
COMMENTS	24 m <sup>2</sup> of attic area included

# RESIDENCE 4

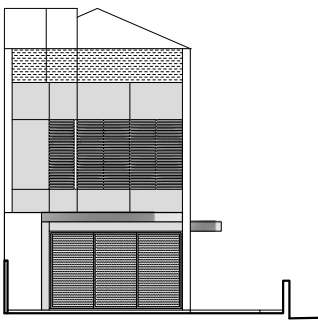
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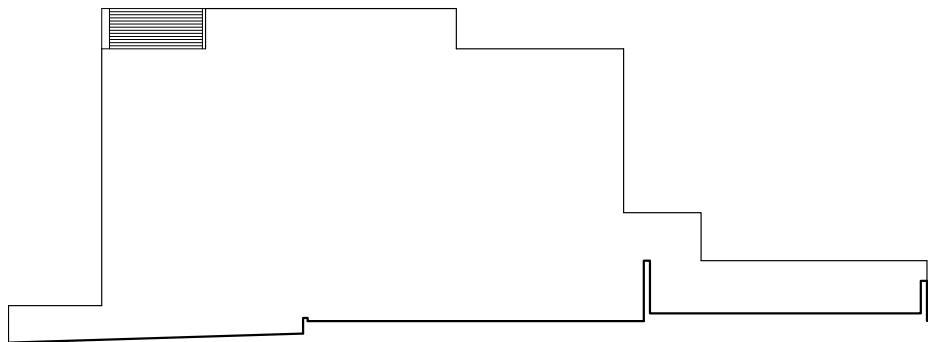
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

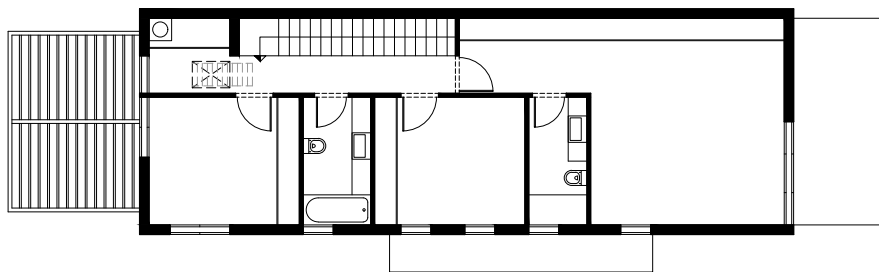
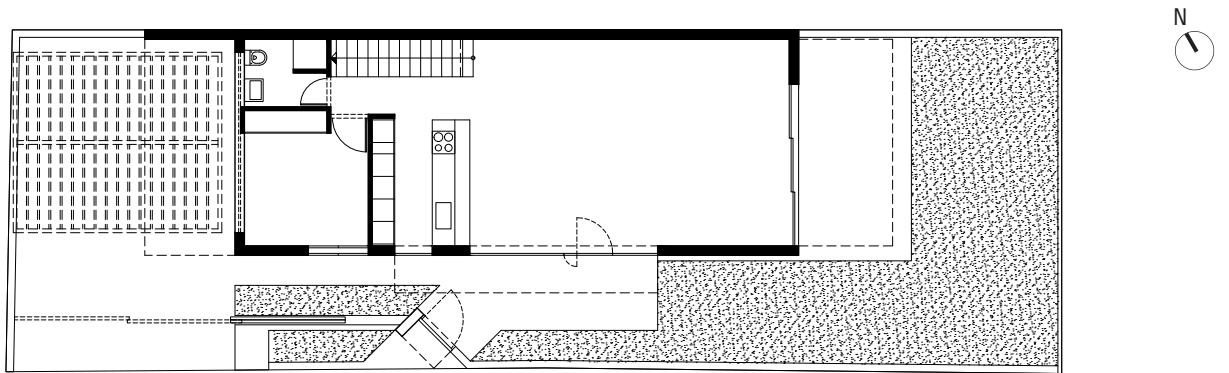


WEST ELEVATION

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# RESIDENCE 5



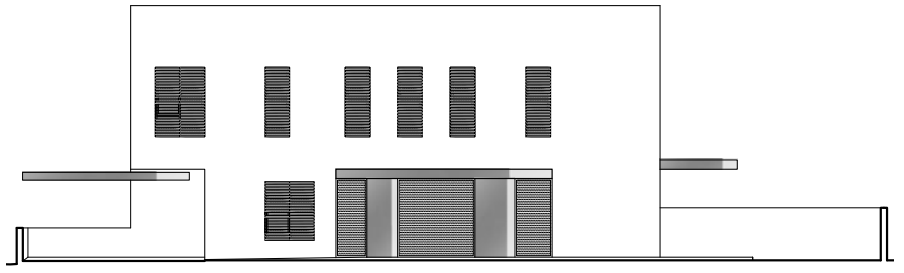
PLOT AREA (m <sup>2</sup> )	254
INTERIOR SPACES (m <sup>2</sup> )	185
COVERED VERANDAS (m <sup>2</sup> )	12
YARD (m <sup>2</sup> )	99
COVERED/ TOTAL PARKING AREAS (m <sup>2</sup> )	27/52
STORAGE SPACE (m <sup>2</sup> )	3
BEDROOMS / OFFICE	4
COMMENTS	No attic

# RESIDENCE 5

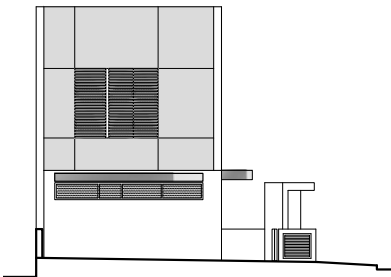
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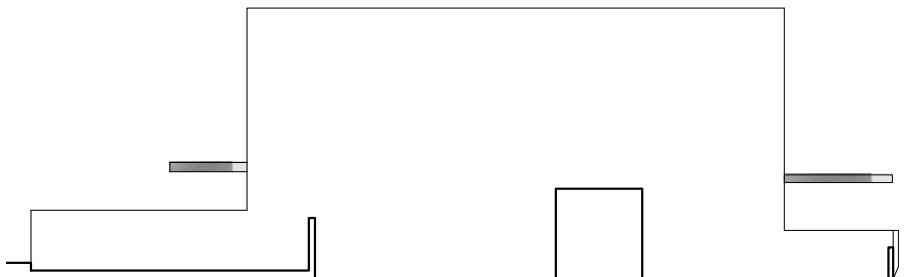
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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# SPECIFICATIONS

## **The Complex – Description**

The complex is composed of four 2-floor houses with attic and yard. The construction comply with local energy needs and have energy class performance A with high energy efficiency and low CO<sub>2</sub> emissions.

## **Structural specifications**

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

Walls: The exterior walls will be of bricks 250 mm thick and the interior will be dry walls 125 mm thick. Externally there will be thermal insulation system both in concrete and masonry walls.

Roofing - Waterproofing: Non-reinforced concrete, 4 mm asphalt membrane insulation, extruded polystyrene 80 mm. Non-reinforced concrete and cement based water insulation on the verandas.

Floorings: All internal conditioned spaces with underfloor heating will be covered with 100 mm screed on lightweight concrete screed for covering services.

Paint-work: Three coats of emulsion paint on interior walls in general. Three coats of emulsion and spatula on interior ceilings. Sandex paint 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 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 will be achieved with a pressurised plumbing system of pipes of a minimum 15 mm diameter, hot water return pump, solar collectors with an electric immersion heater, sewage/drainage and drainage gutters on the terrace for rainwater. Water tanks of 2 tons capacity for each house. Hot water supply system will be achieved via solar collectors for each house and electric element.

Mechanical works: Mechanical ventilation for interior lavatories/bathroom. Water underfloor heating system with electric heat pump of high energy class. Supply and Installation of air-conditioning units (split units) at the bedrooms and fan coil units (FCUs) at living room and kitchen.

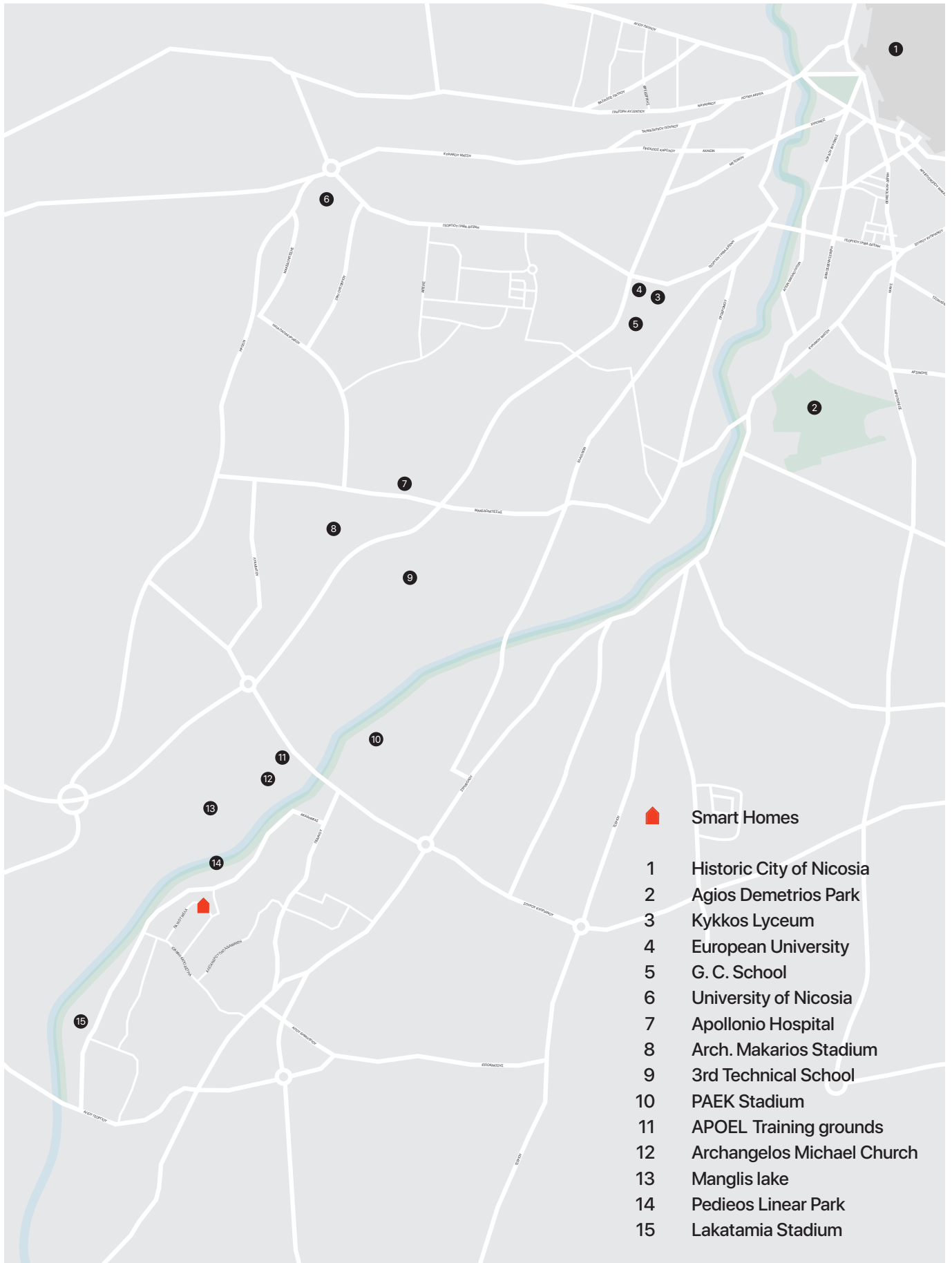
Electrical works: 3KW photovoltaic systems for renewable source of energy. Installation of electrical parts of European manufacturer. 25 free plug sockets, 6 telephone outlets and 6 television outlets to be included for each house. High quality video-phone (intercom) system, electric immersion heater 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. Provision for KNX lighting automations and alarm.

Metal works: Anodised aluminium windows and doors with double-glazing. Aluminium external shading for the bedroom windows. Metal balustrades to staircases. Metal glass 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 with timber veneer finish.



# AREA MAP



# CONTACT INFORMATION



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