

AITOLON RESIDENCES



Contents

- 1. Introduction
- 2. Sitve Location
- 3. Design Concept
- 4. Common Areas
- 5. Maisonette 101
- 6. Maisonette 102
- 7. Maisonette 103
- 8. Penthouse 201
- 9. Architect's Profile
- 10. Contact





INTRODUCTION

Aitolon Residences is comprised of 3 spacious maisonettes and a penthouse. The composition of these properties has been designed in a way to maximise their external garden space whilst offering privacy from one another. As a result each property develops a unique presence whilst simultaneously belonging to a seamless overall composition.

Common facilities include a basement, which affords 2 parking spaces for each property, and a common ground floor lobby.

Property Overview

Maisonette 101 - 3 Bedroom

167 m² Build Area
159.3 m² External Area

Maisonette 102 - 4 Bedroom

178 m² Build Area
80.9 m² External Area

Maisonette 103 - 3 Bedroom

131 m² Build Area
105.2 m² External Area

Penthouse 201 - 3 Bedroom

131.5 m² Build Area
139 m² External Area





Area Info

1. Project Site
2. Aitolon Street / Alpeias Street
3. Hilton Park Hotel
4. Georgiou Griva Digeni Avenue / March 25th Avenue
5. Alpha Mega Supermarket
6. Georgiou Griva Digeni Avenue / Agiou Prokopiou Avenue
7. Metochi Kykkou
8. European University
9. Makedonias Street / Nikou Kranidioti Street

SITE LOCATION

Aitolon Residences are situated in a location generally considered as one of the most sought out residential areas for home owners in Nicosia. The location offers a variety of added values to the inhabitants as well as being a strong, long-term real estate investment.

The project is set within a central and picturesque area in which property owners may still find the opportunity to invest into homes versus apartments. The location offers a safe neighbourhood environment in close proximity to the city center and all necessary amenities, such as, schools, universities, recreational, retail and catering facilities - making this area ideal for family owners, active professionals or people seeking a central location to retire.

Aitolon Residences therefore offers the opportunity to invest into a lifestyle concept which has become both scarcely available and non-affordable for most so centrally located.

Plot Info

Plot Number	596
Plot Size	707 m ²
Planning Zone	Ka6
Address	Aitolon Street, Engomi



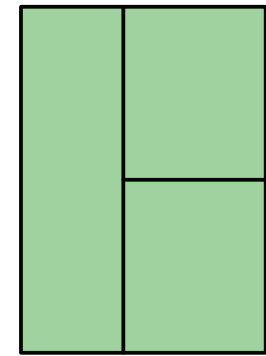


Illustration 1
Equal Land Division of the
three maisonettes

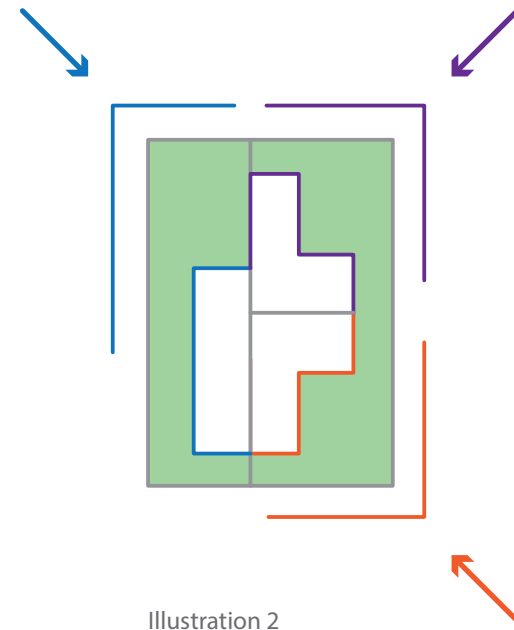


Illustration 2
Atleast two faces per maisonette
for ventilation and daylighting

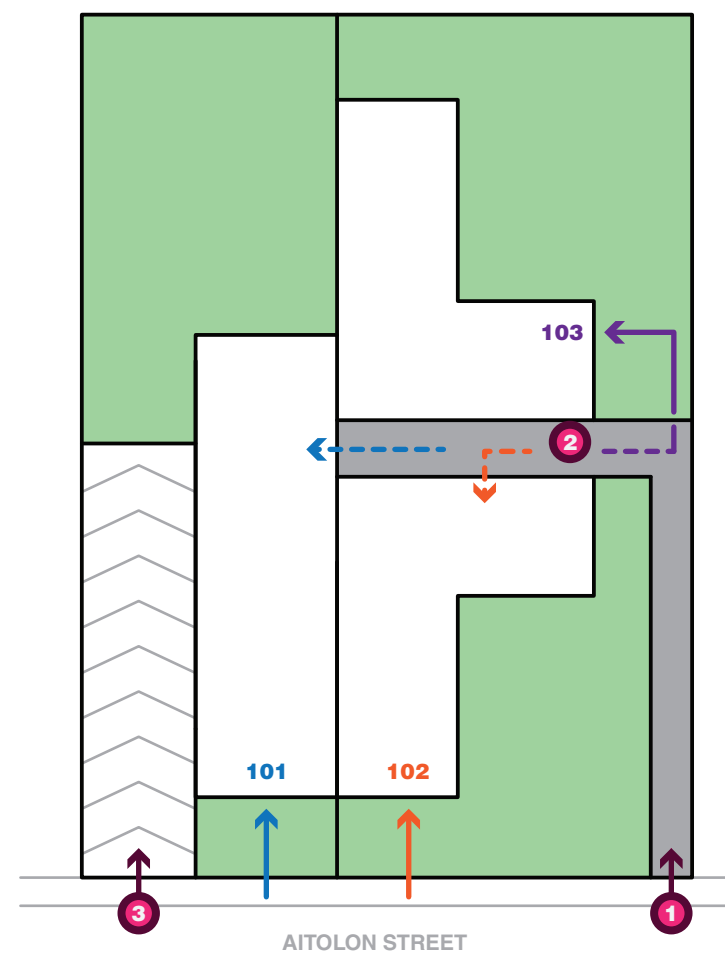


Illustration 3 - Access Diagram

1. Public Walkway - Main access from the street
 2. Lobby / Lift / Main entrance to Penthouse
 3. Ramp to common basement parking
- Main Visitor Entrance
--- Service entrance from lift / basement

DESIGN CONCEPT

The design of the Aitolon Residences consists of three maisonettes and one penthouse. Aitolon Residences and has been developed based on the following values:

Garden Division Equality

Natural Comfort & Performance

Functional Access Strategy

Maximisation of Garden Space

Individual Identity

Privacy

GARDEN DIVISION - The starting point for the design was to create a relative sense of equality of each property whereby each maisonette owner benefits a similar piece of garden without the property being closed in on its sides - illustration 1.

NATURAL COMFORT & PERFORMANCE - Due to the selected plot division, each maisonette is able to have two open sides of its perimeter as seen in Illustration 2. This approach provides natural ventilation and daylighting for each maisonette which enables the inhabitants to adjust their living comfort in relation to the climate. Furthermore, each maisonette has incorporates further design characteristics which emphasise this ability as presented under following sections.

ACCESS STRATEGY - An importance has been placed on each property maintaining an independance from one another and this is made possible through the access strategy. Each maisonette has a ground floor main entrance which is accessed directly from the main street as seen in illustration 3. In addition all properties have access to a common basement parking level, which via lift, connects them to the ground floor lobby offering secondary entrances for maisonettes 101 and 102.,

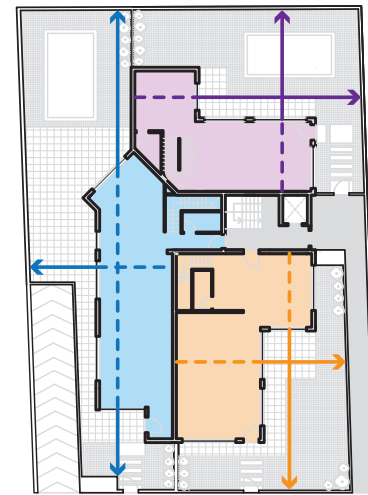
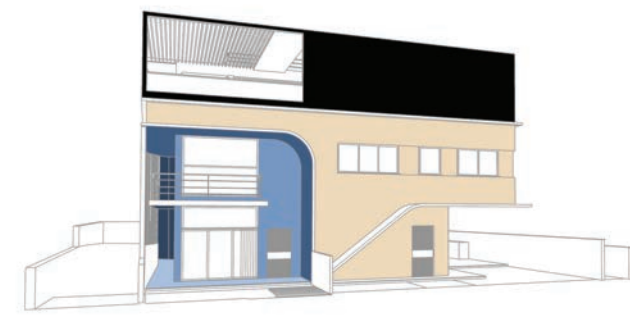
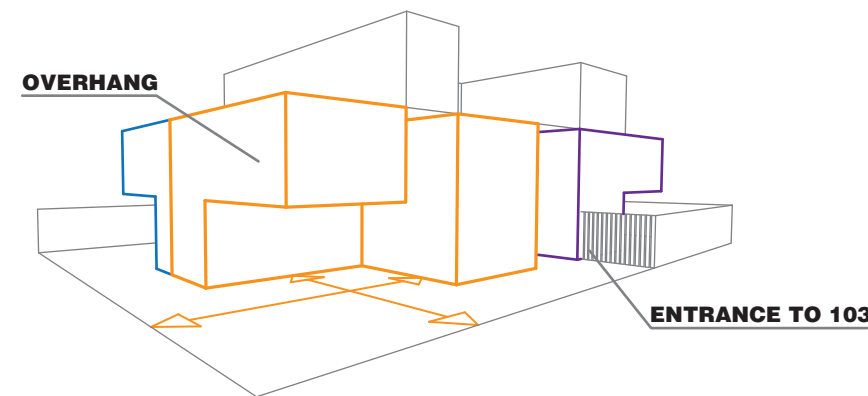
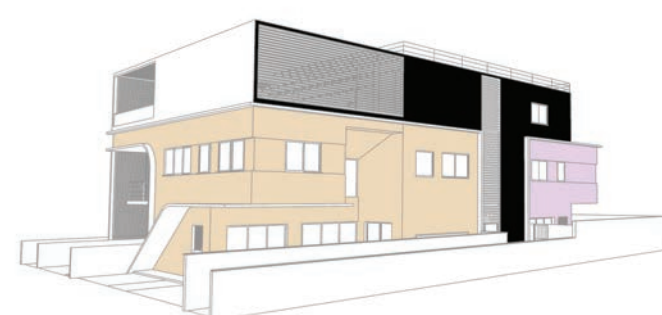


Illustration 4
Overhanging first floor bedrooms, results in maximising the available ground floor garden space.



West Elevation

Illustration 5
Each property develops both an individual presence as well as a sense of belonging to the overall project.



South Elevation

This is possible due to the design using both front and side elevation to expose the properties.

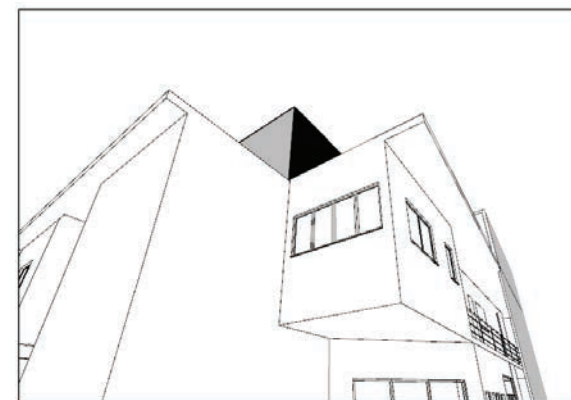
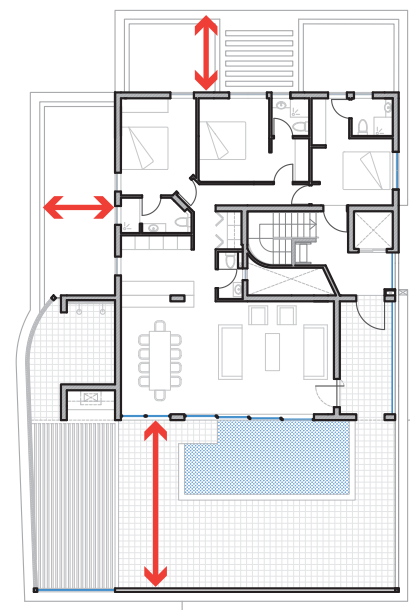


Illustration 6
The Penthouse is set back from the rear elevations. Its windows or living spaces cannot be seen from any ground level gardens.



DESIGN CONCEPT

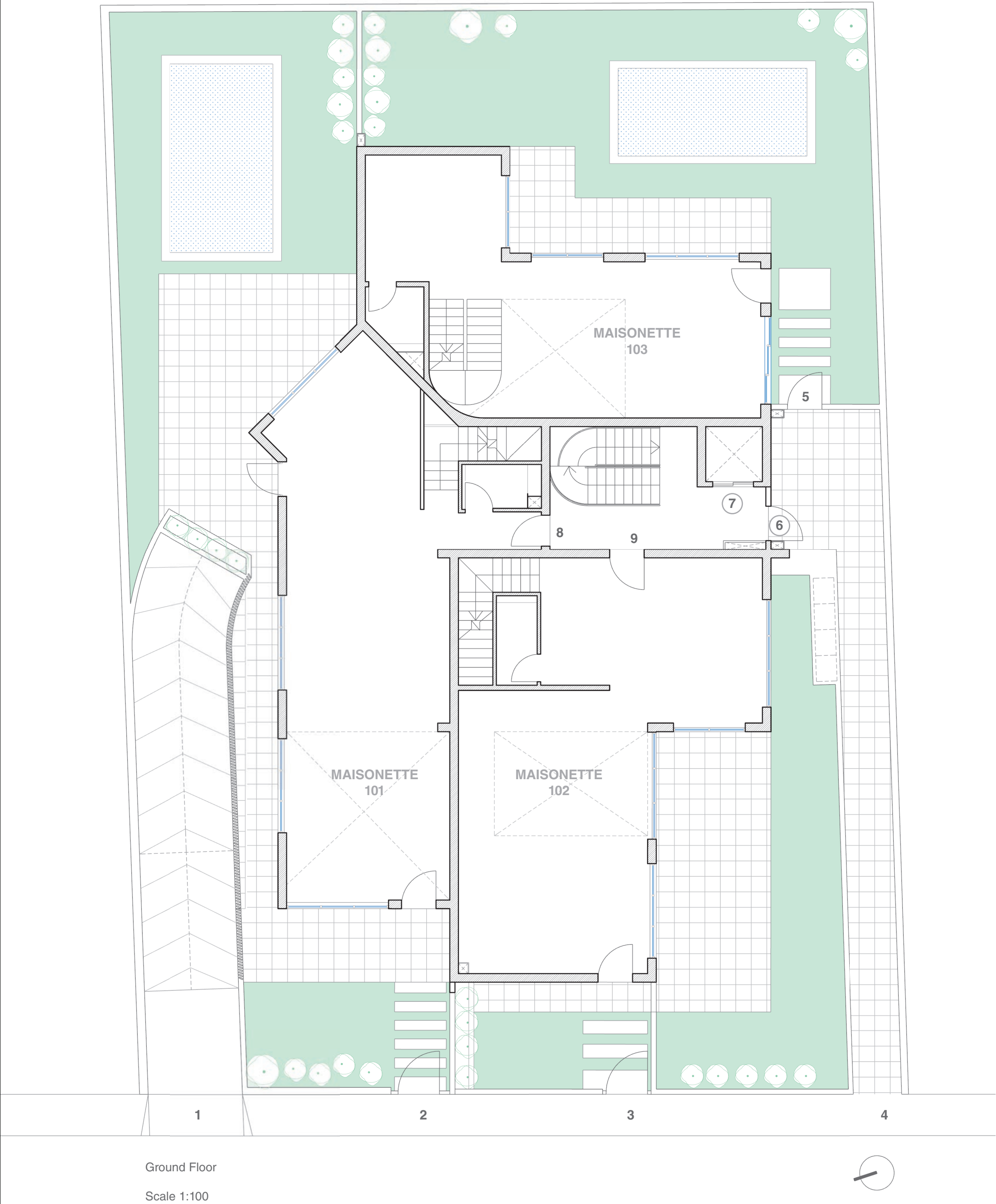
MAXIMISATION OF GARDEN SPACE - By minimising the footprint of the building on the ground floor, the garden space is maximised. This also results in the ground floor living spaces (living, dinning and kitchen areas) to be able to extend, both visually or physically, into the garden. This creates a greater overall sense of openness.

INDIVIDUAL IDENTITY - The public walkway on the right side of the building, leading to the lobby entrance, enables the side elevation to be used as a second frontage. By using both west and south elevations, each maisonette has an independant identity which is clearly visible and accessed from the street. Merging everything together is the pent-house which is also visible from these two elevations. The result, as seen is illustration 5, is a synthesis where by each property reads both as independant units and as part of a greater whole.

PRIVACY - The layout of the three maisonettes, including their windows on both levels does not allow for overlooking to occur in each others property. Furthermore, the penthouse is set back as seen in illustration 6, from the two rear elevations meaning its visibility is highly restricted from the gardens of the maisonettes. From these gardens, the penthouse is experiences only as solid geometry as no windows or living spaces are visible, thus maintaining privacy and the overall experience of a house.

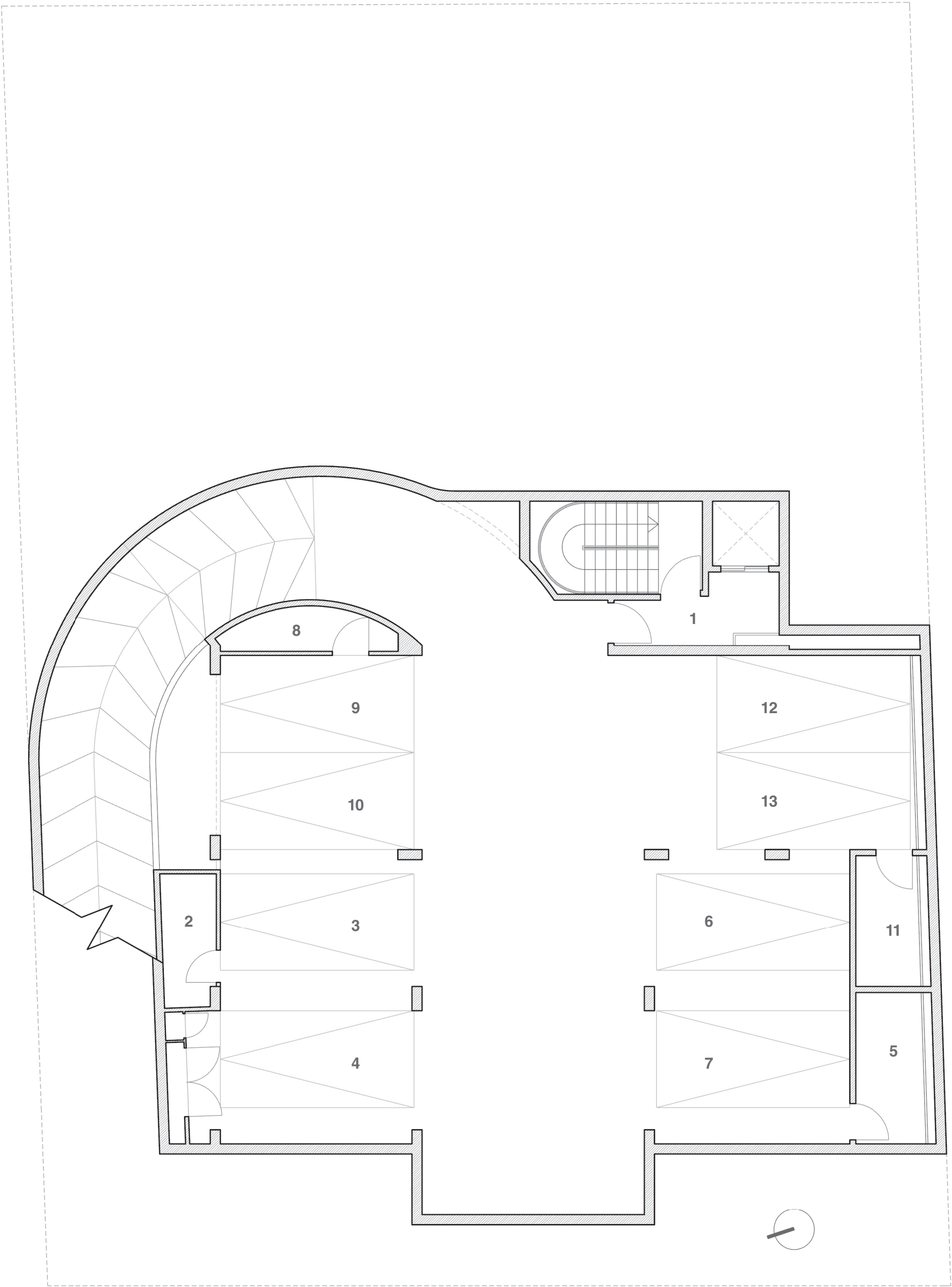
COMMON - GROUND FLOOR

- 1. Car Access to Basement Parking
- 2. Main entrance to Maisonette 101 from Street
- 3. Main entrance to Maisonette 102 from Street
- 4. Public Walkway / Main entrances for Maisonette 103 & Penthouse
- 5. Main entrance to Maisonette 103 from walkway
- 6. Main entrance to common lobby
- 7. Lift
- 8. Secondary entrance for Maisonette 101
- 9. Secondary entrance for Maisonette 102



COMMON - BASEMENT

- 1. Main Entrance to Access Lift
- 2. Storage Room Maisonette 101
- 3. Parking Maisonette 101
- 4. Parking Maisonette 101
- 5. Storage Room Maisonette 102
- 6. Parking Penthouse 102
- 7. Parking Penthouse 102
- 8. Storage Room Maisonette 103
- 9. Parking Maisonette 103
- 10. Parking Maisonette 103
- 11. Storeroom Penthouse 201
- 12. Parking Maisonette 201
- 13. Parking Maisonette 201



Basement
Scale 1:100



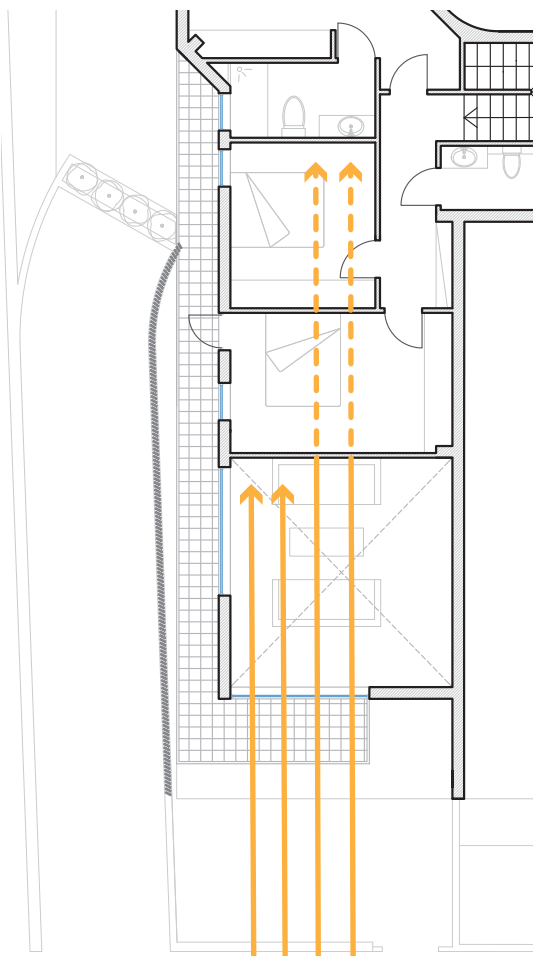
MAISONETTE 101

Maisonette 101 is a three bedroom house offering 167 m² of internal build space and 157 m² of garden, veranda and common areas.

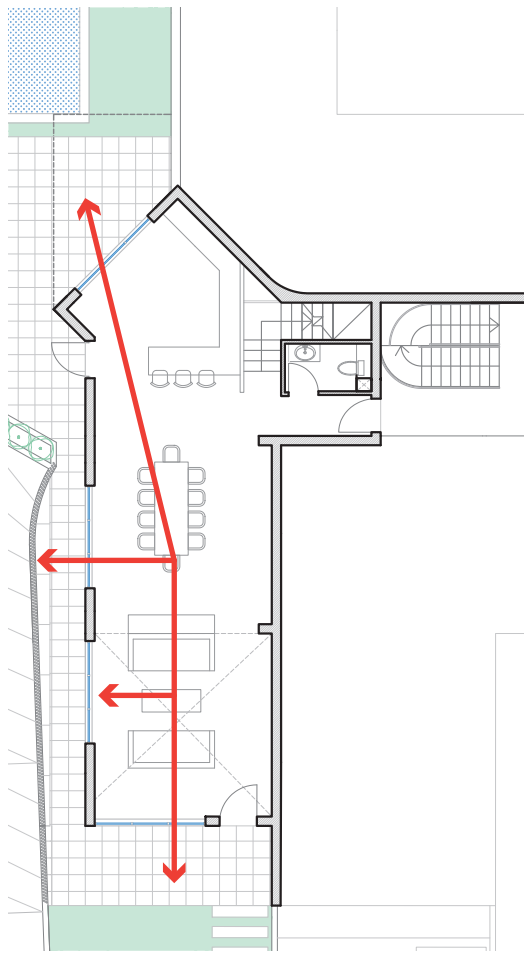
Designed on a long linear access, the building allows for clear views from the front garden to the back garden.

The house also includes a double void on the front facade which allows afternoon sun to be controlled by the owner. When sun is allowed through the ground level windows, it reaches the dinning area, where as if it is only allowed to enter from the upper part of the void, it creates a diffused atmosphere of light above the living room area.

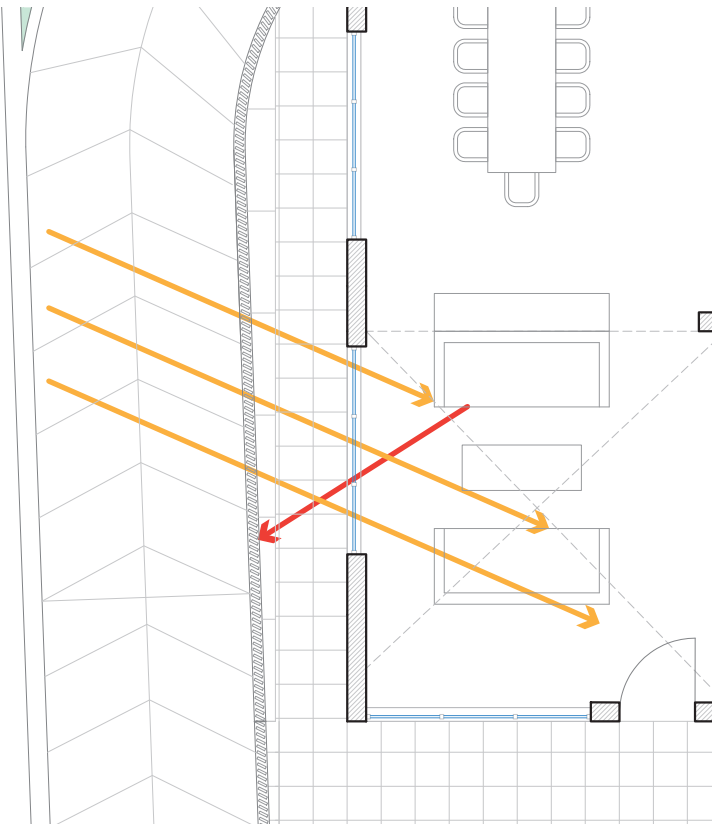
The left face of the building includes a shuttering system, which creates a second 'skin' of the building. When the ground level glazing is opened up, the internal living spaces extend a further meter, creating a wider home. The shading system also blocks the view of the cars using the basement ramp, can be used to deflect morning light into desired spaces, it allows for ambient northern light to enter and it also acts as a privacy barrier for the bedrooms with the neighbours.



The void is used to manipulate afternoon sunlight to create desired atmospheres.



Double Skin enables the interior to extent into a covered passageway

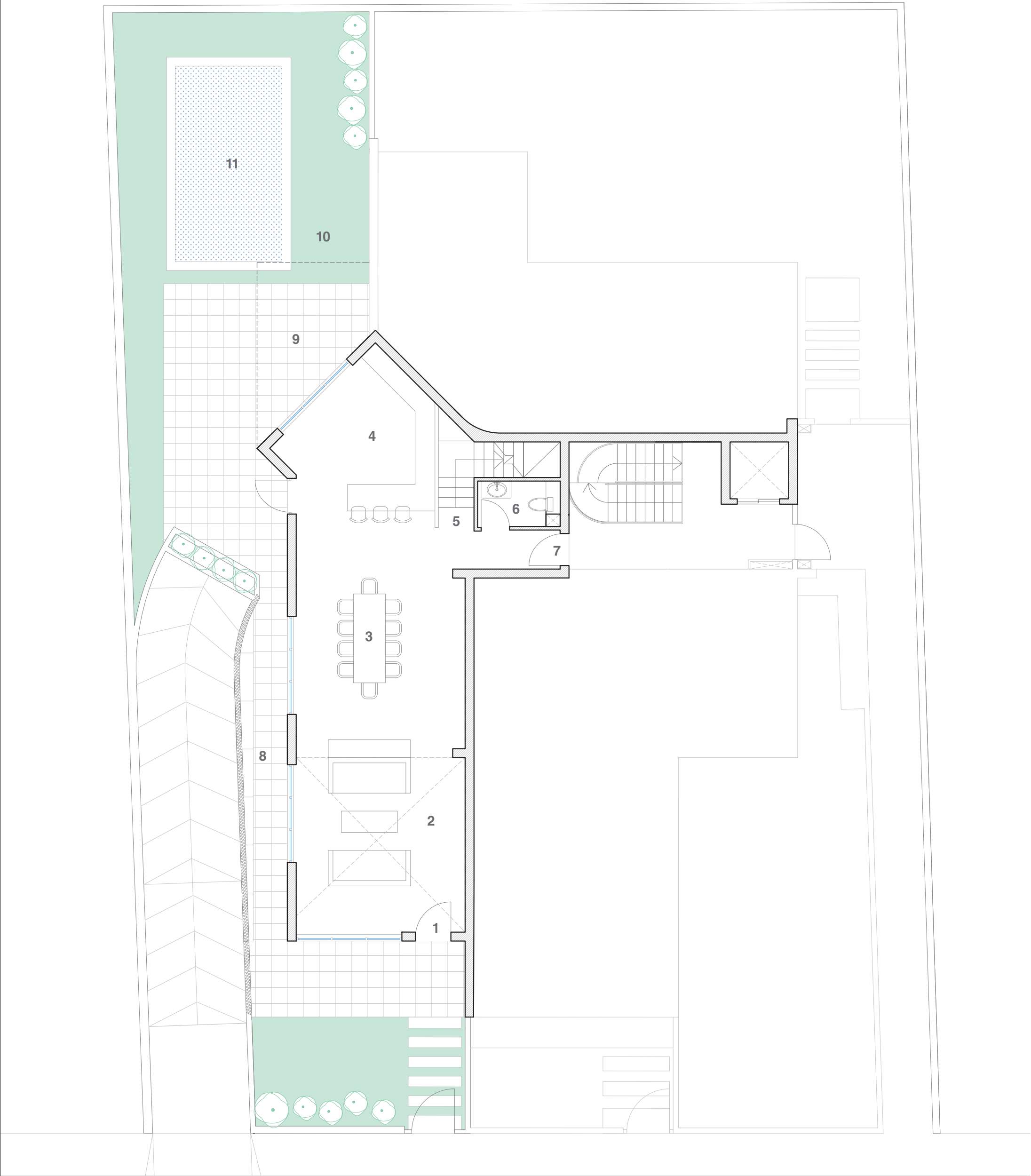


The shading system blocks views of the cars but allows ambient light to enter where needed.

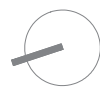
MAISONETTE 101 - GROUND FLOOR

- 1. Main Entrance from Front Road
- 2. Double Void Living Space
- 3. Dinning Room
- 4. Kitchen
- 5. Access to First Floor
- 6. Guest WC
- 7. Access from Basement Lift
- 8. Shaded Passage
- 9. Covered Veranda
- 10. Garden
- 11. Possibility for Swimming Pool

Total Build Area	92.5 m²
Total External Garden & Patio	137.9 m²



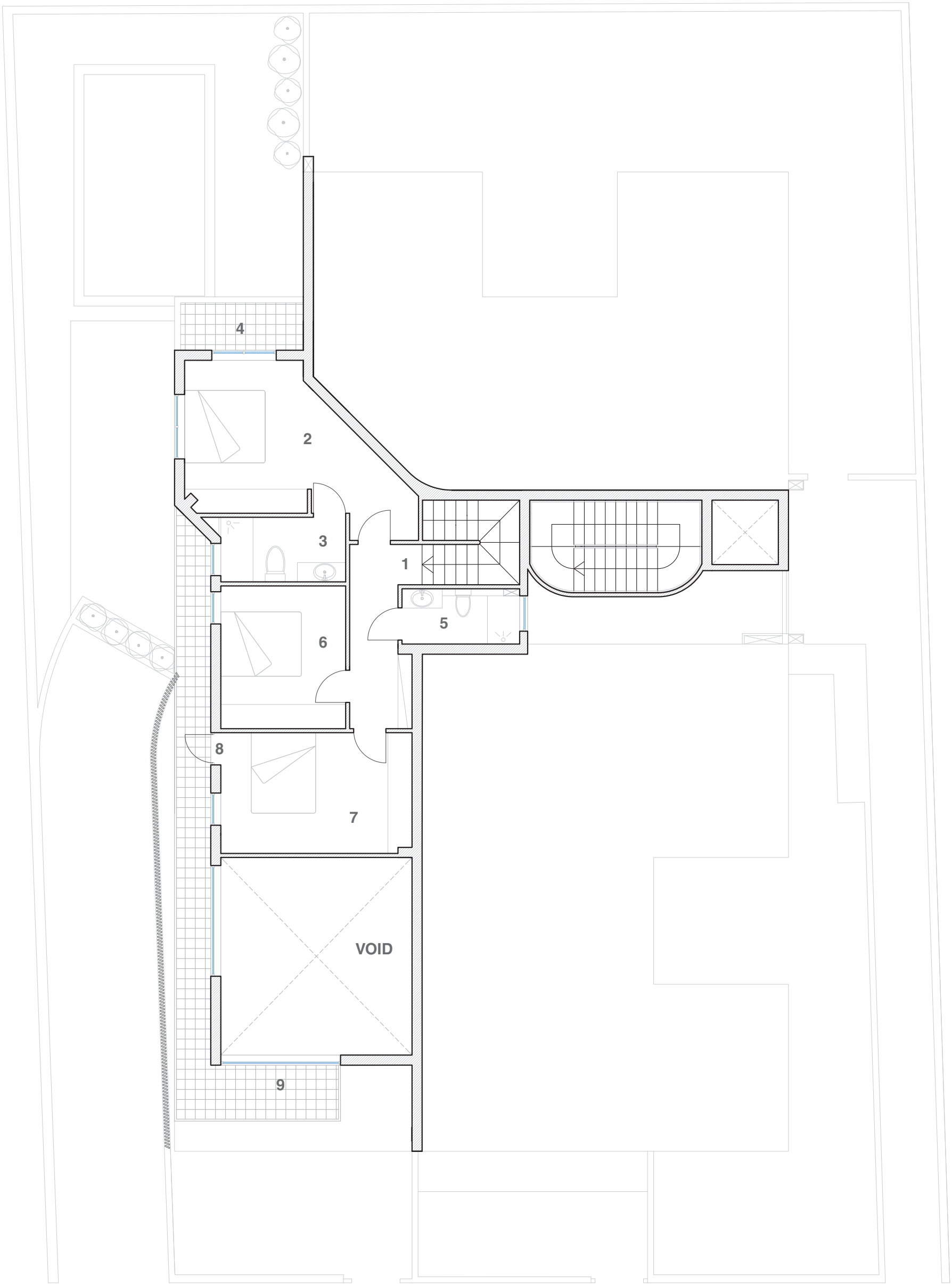
Maisonette 101 - Ground Floor Plan
Scale 1:100



MAISONETTE 101 - FIRST FLOOR

- 1. Access from Ground Floor
- 2. Master Bedroom
- 3. Master Bathroom
- 4. Balcony
- 5. Common Bathroom
- 6. Bedroom
- 7. Bedroom
- 8. Access to Covered Walkway
- 9. Covered Balcony / Service Corridor

Total Build Area	74.7 m²
Total External Veranda	21.4 m²



Maisonette 101 - First Floor Plan
Scale 1:100





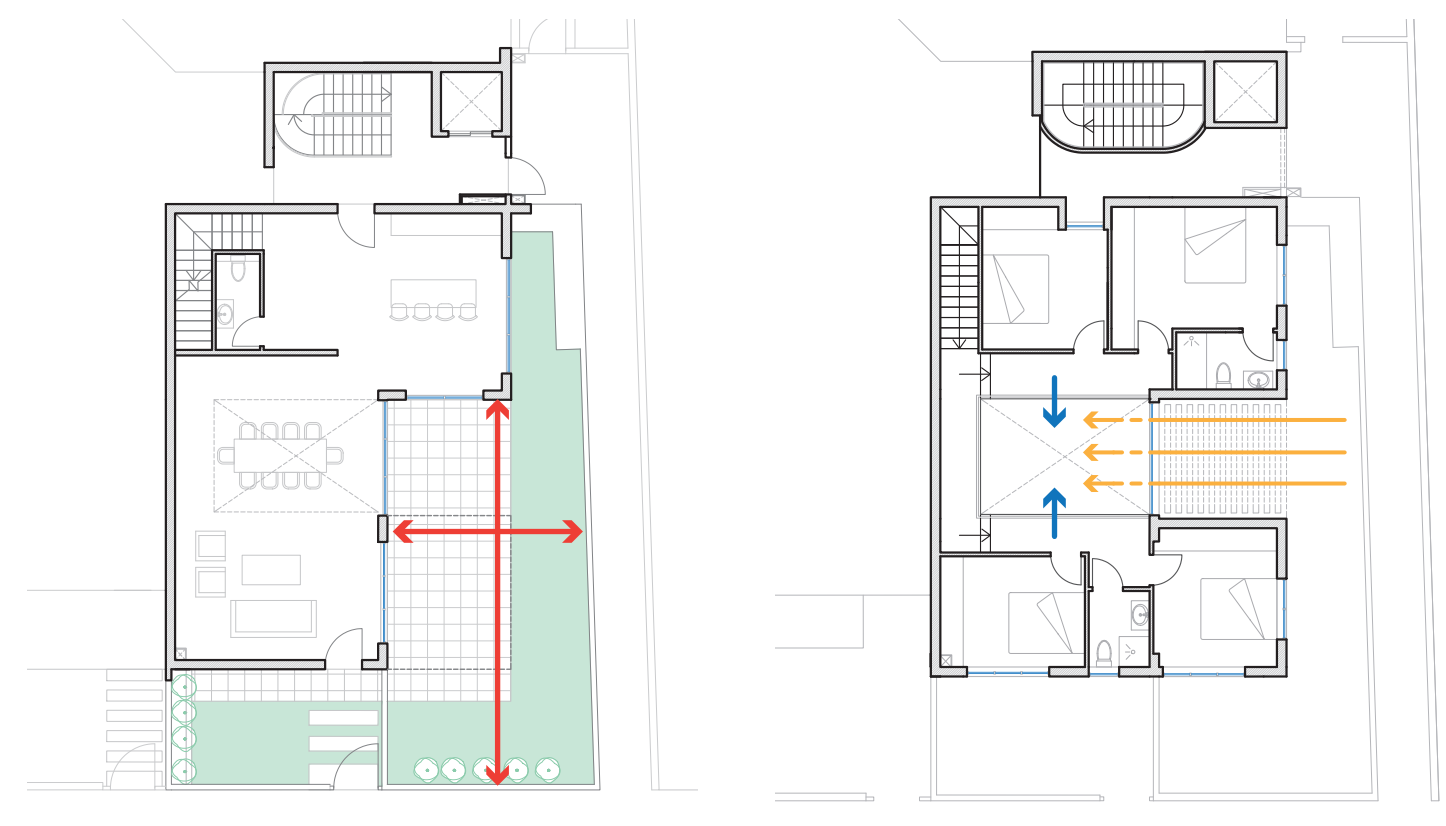


MAISONETTE 102

Maisonette 102 is the largest and most prominent residence, with the largest frontage on the main street. It offers four bedrooms, 178 m² of internal built space and 100 m² of garden, veranda and common areas.

The garden has been maximised by hovering the fourth bedroom over the garden, creating a covered patio space.

The introduction of a double void in the center of the house, acts to connect the residents through a internal 'court' scenario. Additionally the combination of overhang and void enable summer sun to be blocked and winter sun to be introduced if desired during mid day.



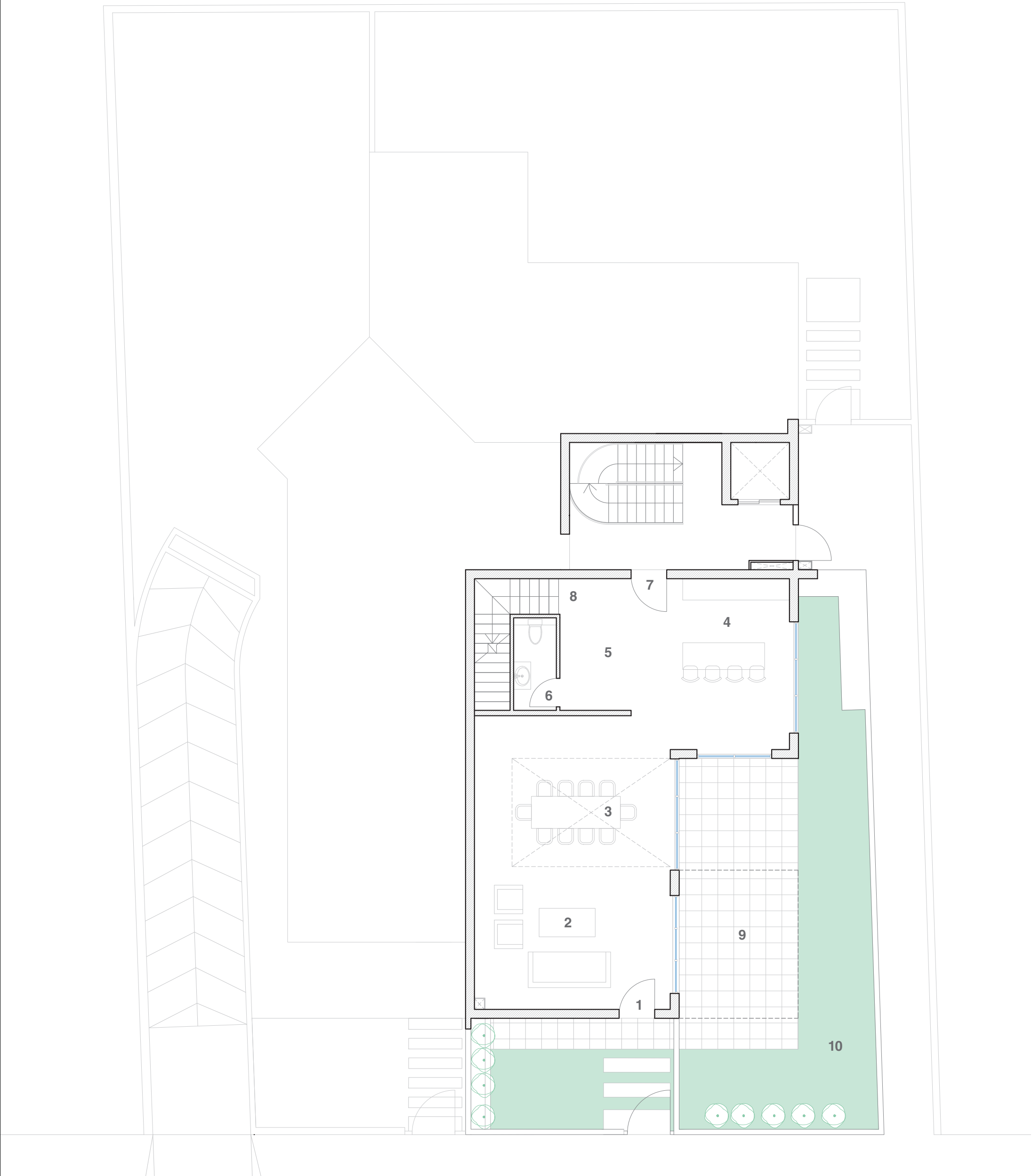
Hovering over the garden extends the garden area as well as the vistas from the living areas.

The void becomes the center of the building, interlinking the various spaces whilst functioning as a light well based on the season.

MAISONETTE 102 - GROUND FLOOR

- 1. Main Entrance from Front Road
- 2. Living Space
- 3. Double Void Dinning Room
- 4. Kitchen
- 5. Play Area
- 6. Guest WC
- 7. Access from Basement Lift
- 8. Access to First Floor
- 9. Covered Veranda
- 10. Garden

Total Build Area	91.3 m²
Total External Garden & Patio	80.9 m²



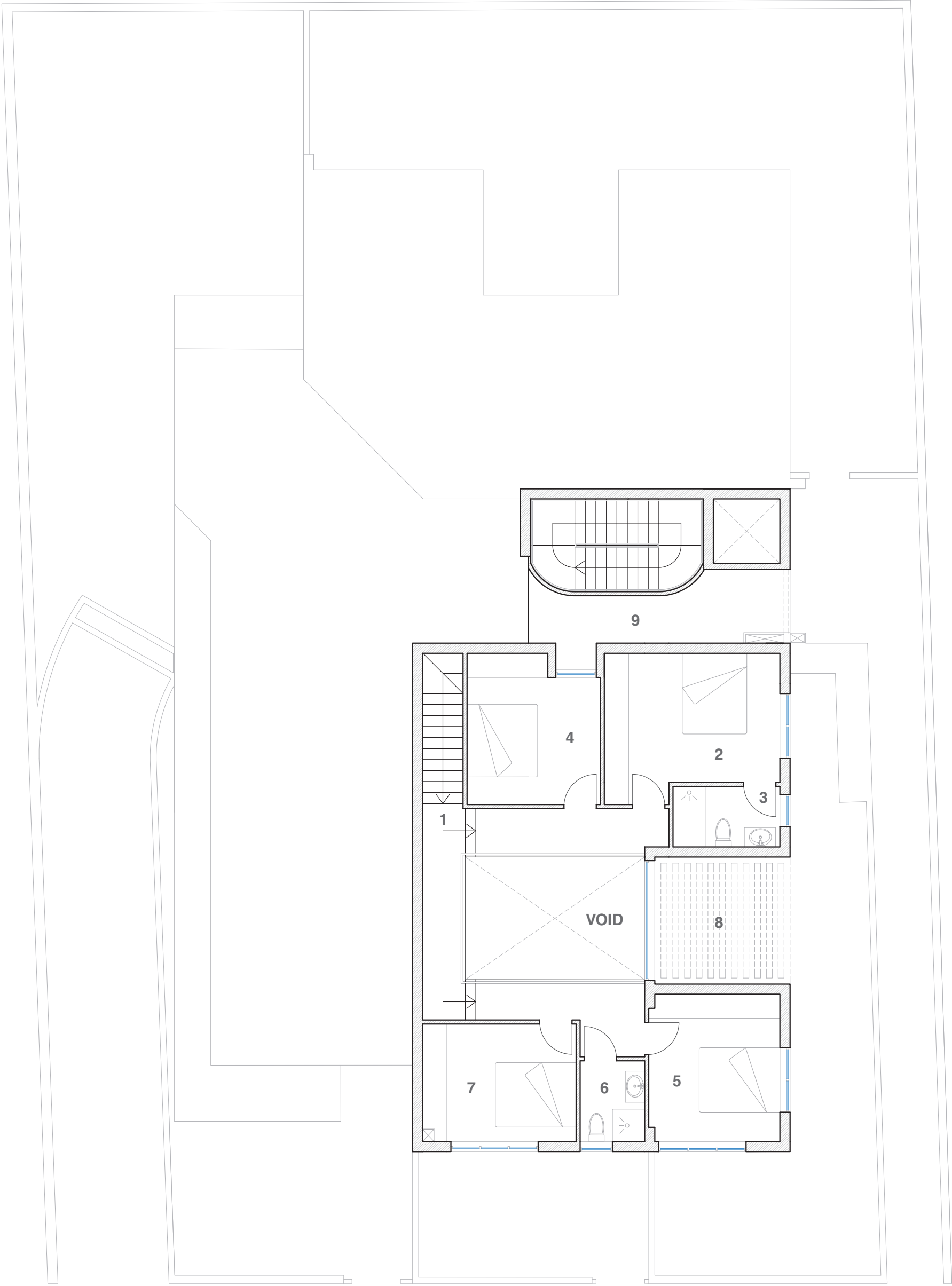
Maisonette 102 - Ground Floor Plan
Scale 1:100



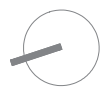
MAISONETTE 102 - FIRST FLOOR

- 1. Access from Ground Level
- 2. Master Bedroom
- 3. Master WC
- 4. Bedroom
- 5. Bedroom
- 6. Common Bathroom
- 7. Bedroom
- 8. Possibility for Pergola
- 9. Light & Ventilation Well

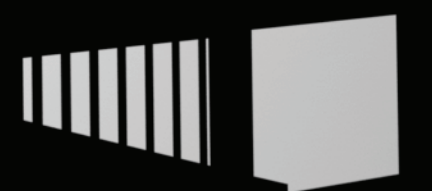
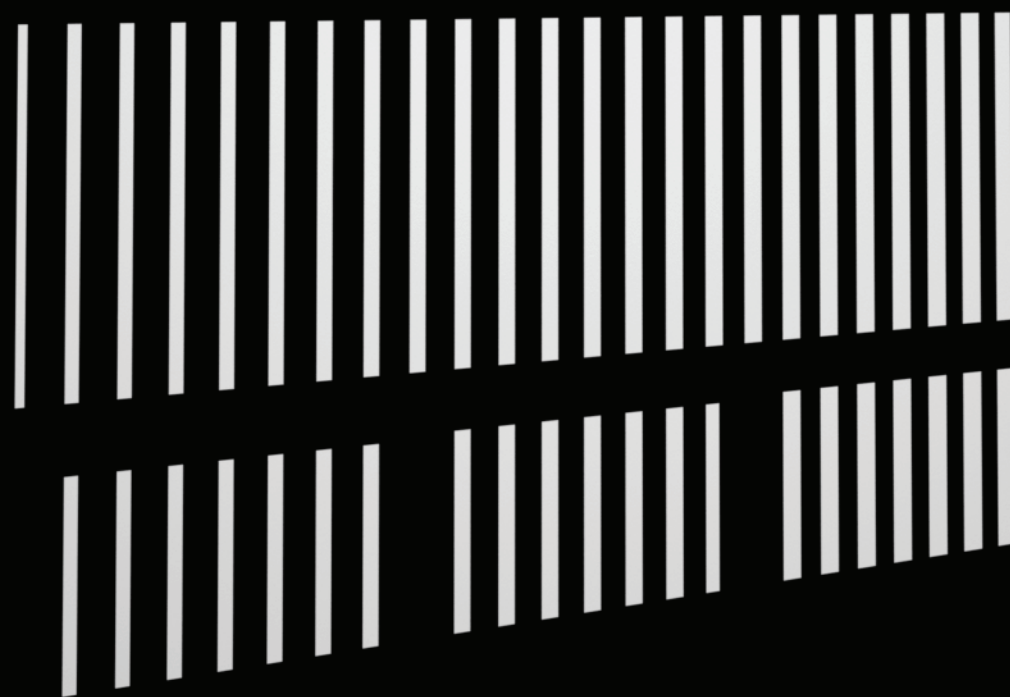
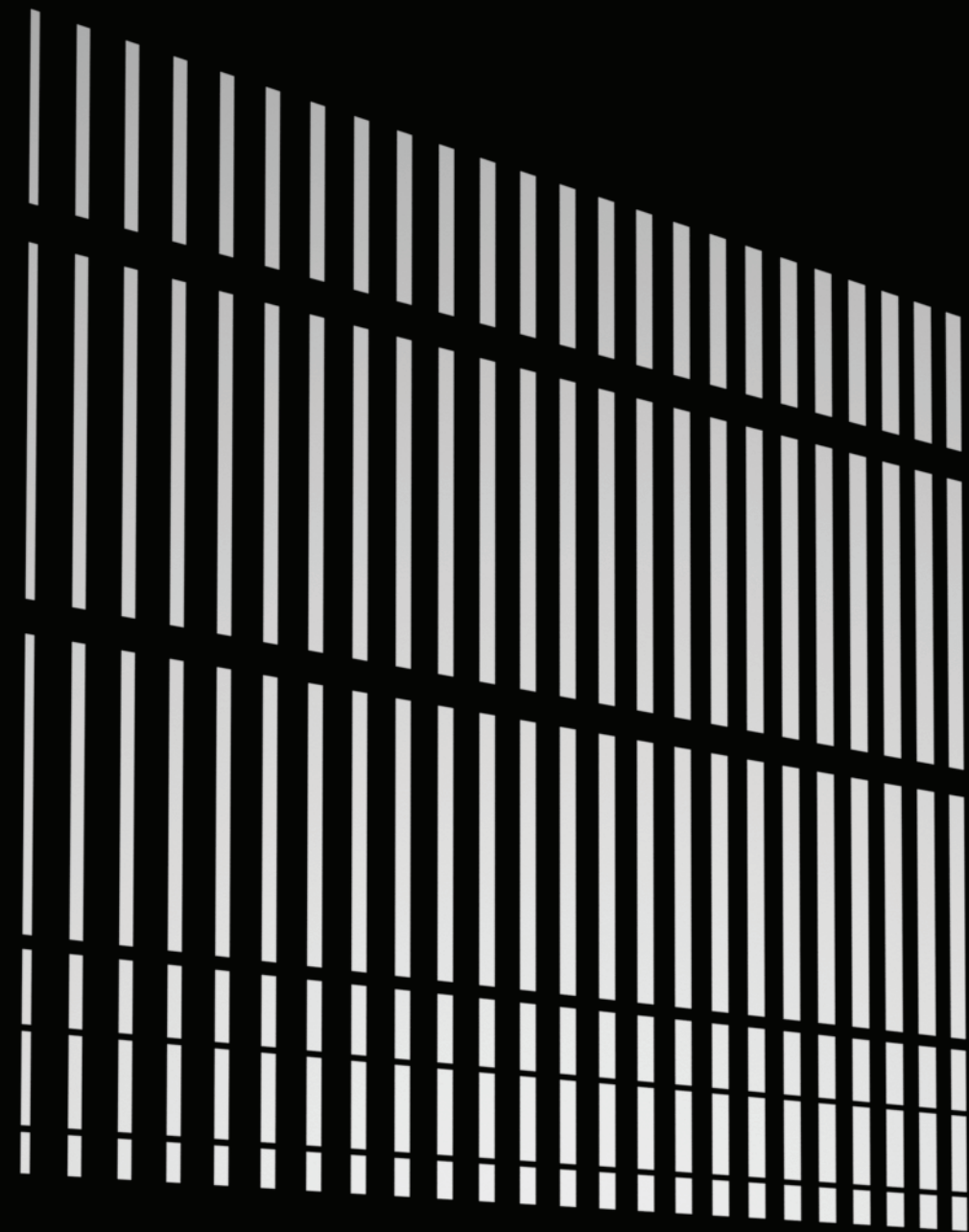
Total Build Area 87.0 m²



Maisonette 102 - First Floor Plan
Scale 1:100





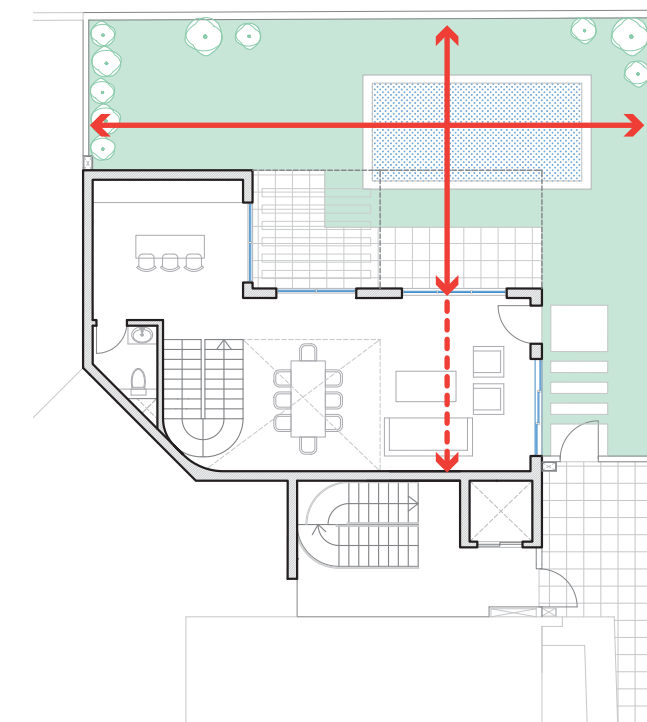


MAISONETTE 103

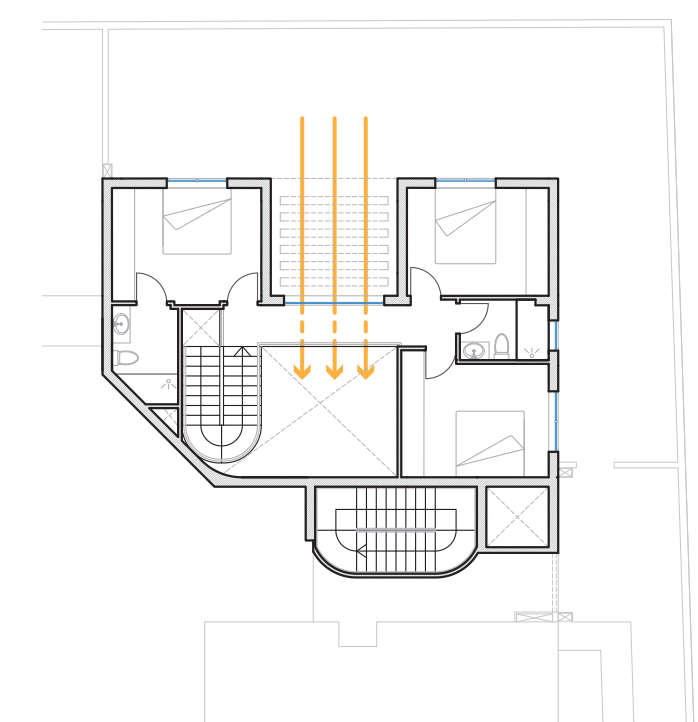
Maisonette 103 is similar to 102. It offers a more compact building with a larger garden capable of integrating a swimming pool. It offers three bedrooms, 131 m² of internal built space and 112m² of garden, veranda and common areas.

The garden has been maximised by hovering the third bedroom over the garden, creating a covered patio space. As a result the perceived depth of the property from any position on the ground floor is maximised.

The introduction of a double void in the center of the house, acts to connect the residents through a internal 'court' scenario. An exposed staircase within the void becomes a central design feature.



Hovering over the garden space adds an extended depth from within the home.

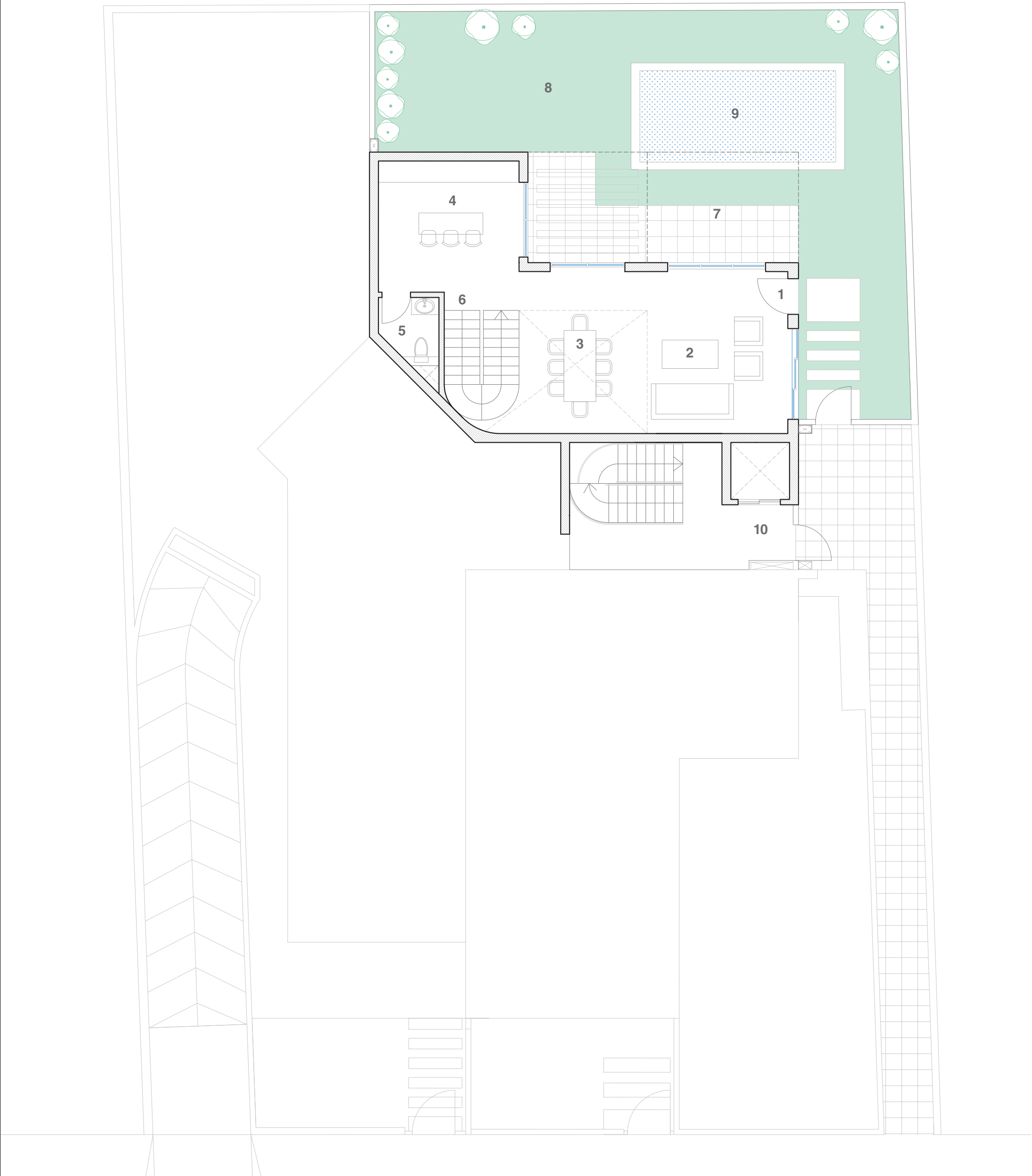


The void becomes the center of the building, interlinking the various spaces whilst adding an additional spaciousness to the living area.

MAISONETTE 103 - GROUND FLOOR

- 1. Main Entrance from Front Road
- 2. Living Space
- 3. Double Void Dining Room
- 4. Kitchen
- 5. Guest WC
- 6. Access to First Floor
- 7. Covered Veranda
- 8. Garden
- 9. Possibility for Swimming Pool
- 10. Access from Basement Lift

Total Build Area	69.1 m²
Total External Garden & Patio	105.2 m²



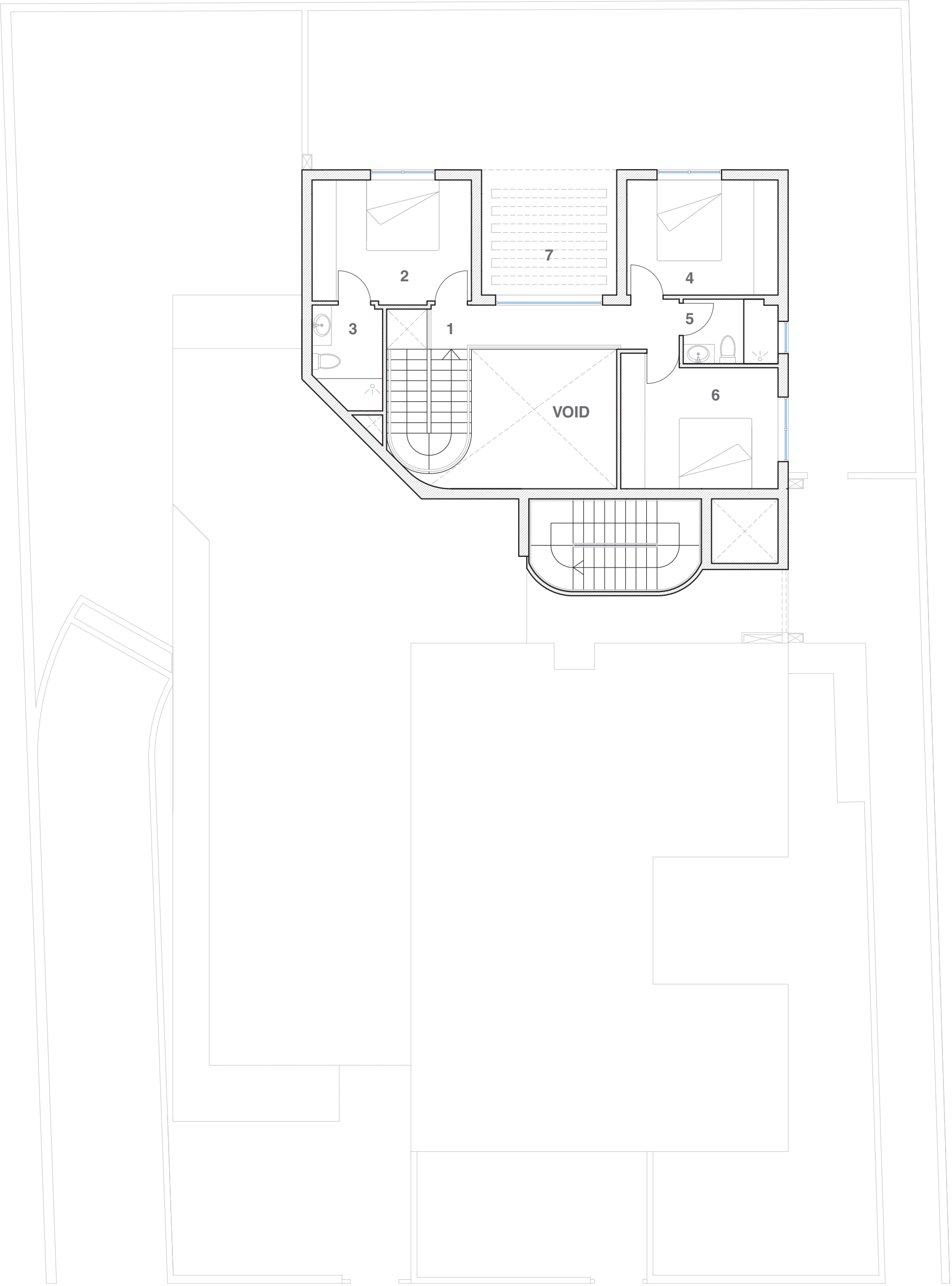
Maisonette 103 - Ground Floor Plan
Scale 1:100



MAISONETTE 103 - FIRST FLOOR

- 1. Access from Ground Level
- 2. Master Bedroom
- 3. Master Bathroom
- 4. Bedroom
- 5. Common Bathroom
- 6. Bedroom
- 7. Canopy Overhead

Total Build Area 61.9 m²



Maisonette 103 - Ground Floor Plan
Scale 1:100



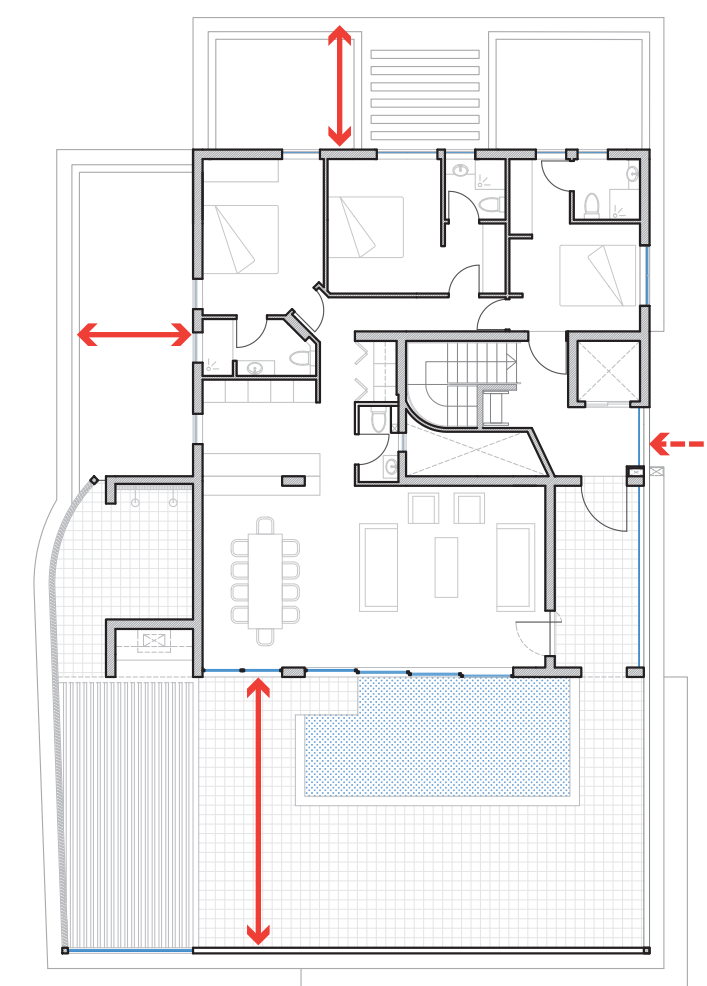


PENTHOUSE 201

Penthouse 201 develops a ground level aesthetic on the second level. It offers three ensuite bedrooms, 132 m² of internal built space and 165m² of veranda and common areas.

The efficient layout makes the penthouse spacious in addition to the large veranda which is similar to the ground floor maisonettes in size. It includes a surface swimming pool and pergola covered area its ground level aesthetic.

The property is set back on three sides thus retaining privacy from the maisonette gardens and vice versa. The fourth side is exposed to create side frontage / presence from the street and main entrance access corridor of the ground floor. By changing the materiality of the penthouse in relation to the maisonettes, the penthouse develops its independence without compromising the independent functionality and privacy of the ground level maisonettes.

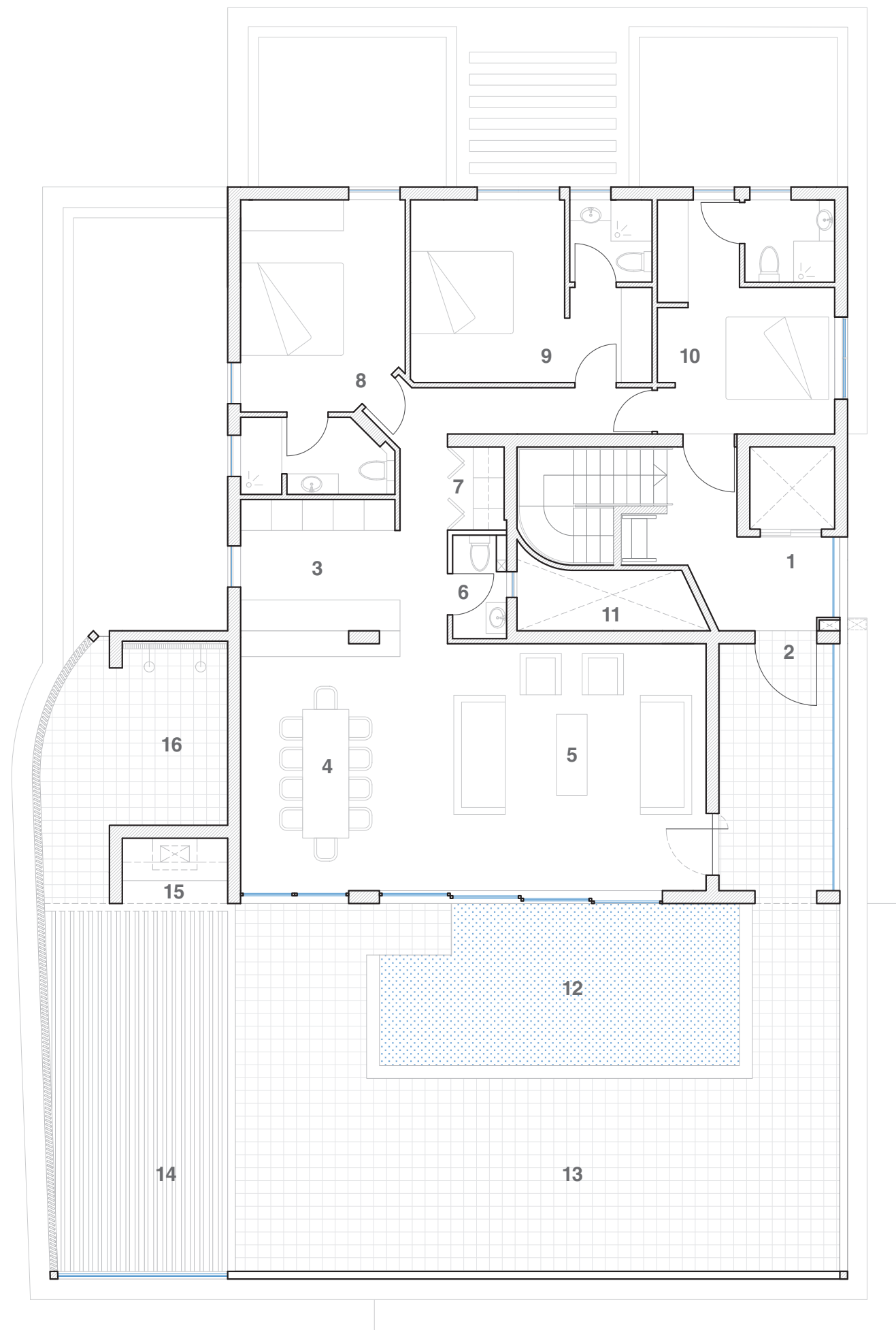


Set Back on three sides, the penthouse retains privacy from the three maisonettes and vice versa.

PENTHOUSE 201

- 1. Access from Lift
- 2. Main Entrance
- 3. Kitchen
- 4. Dinning Area
- 5. Living Area
- 6. Guest WC
- 7. Store / Utility Room
- 8. Ensuite Bedroom 1
- 9. Ensuite Bedroom 2
- 10. Ensuite Bedroom 3
- 11. Light / Ventilation Well
- 12. Swimming Pool
- 13. Veranda
- 14. Veranda under Pergola
- 15. Barbeque Area
- 16. Covered Veranda

Total Build Area	131.5 m ²
Total External Garden & Patio	139.0 m ²





PROJECT ARCHITECTS



POLYDOROU ARCHITECTS

The studio is run by two principals,
Soteris and Marcos Polydorou.

Soteris Polydorou

AA dip RIBA
Founder / Principal Architect



Soteris Polydorou is a graduate and former tutor of the Architectural Association (AA) in London. Additional teaching placements at UK universities have included the Royal College of Art and Kingston University.

His professional career in the United Kingdom has included working with Sir James Stirling and being partner and co-director at international firms responsible for largescale commercial developments. Projects have included the redevelopment of Swindon city center and first prize for Darling Harbour's redevelopment in Australia.

Having founded the practise in Nicosia, he has since developed a wide portfolio of experimenting and developing a unique approach to regional architecture. His residential buildings develop unique living environments catered to the clients lifestyles and enhanced by the manipulation of the local site and climatic conditions.

Marcos Polydorou

BSc Architecture / MA Advanced Architectural Design
Associate Director / Senior Architect



Marcos Polydorou studied architecture at the Bartlett School of Architecture (UCL) in London and Advanced Architectural Design at the Stedelschule (SAC) in Frankfurt. His work has since been awarded and included in a number of symposiums.

His professional career has included off-the-grid, self-sustainable construction in New Mexico, and on-going collaborations with internationally renowned design teams from Amsterdam and Berlin. He is also the founder of the multidisciplinary research team Relab Studio which deals with a variety of topics including sustainability, parametric design, knowledge spaces, product design and Virtual Immersive Environments.

AITOLON RESIDENCES

For more information regarding the project and to request further technical information please contact:

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