

Nicosia, has shown significant development in modernist architecture during the 1960s.

Government buildings, housing complexes, and educational institutions were designed in the modernist style, reflecting the optimism of that time, as Cyprus was looking for independence and modernization.

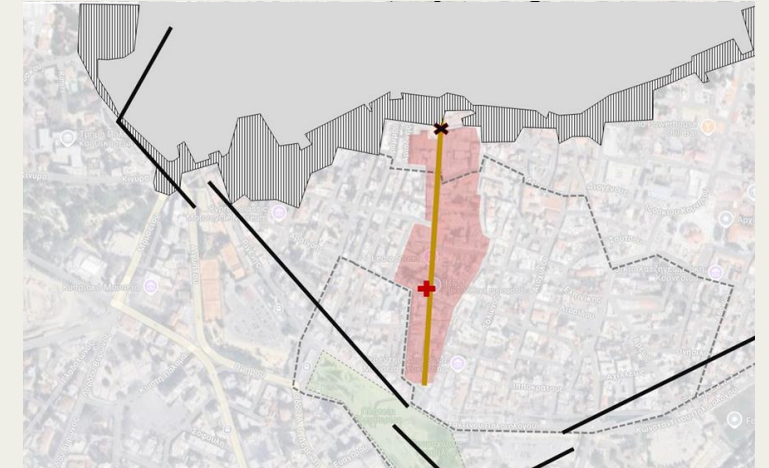
The known characteristics are:

- Simplicity and Functionality
- Integration with the Environment
- Use of Local Materials
- Attention to Light and Space
- Cultural Adaptation

NEW INTO OLD BUILDING IN OLD TOWN NICOSIA



The building is located in 192 Ledra Street, Nicosia



NEW INTO OLD AND CHANGE OF USE
BUILDING IN OLD TOWN NICOSIA

NICOSIA __ DIVIDED IN 2

2.1

Offices Renovation and Change of Use in Special
Character Building in old Town Nicosia.

Occupied Area

VENETIAL WALLS

CHECK POINT

NICOSIA NEW
MUNICIPALITY

LIBERTY
MONUMENT

CYPRUS MUSEUM

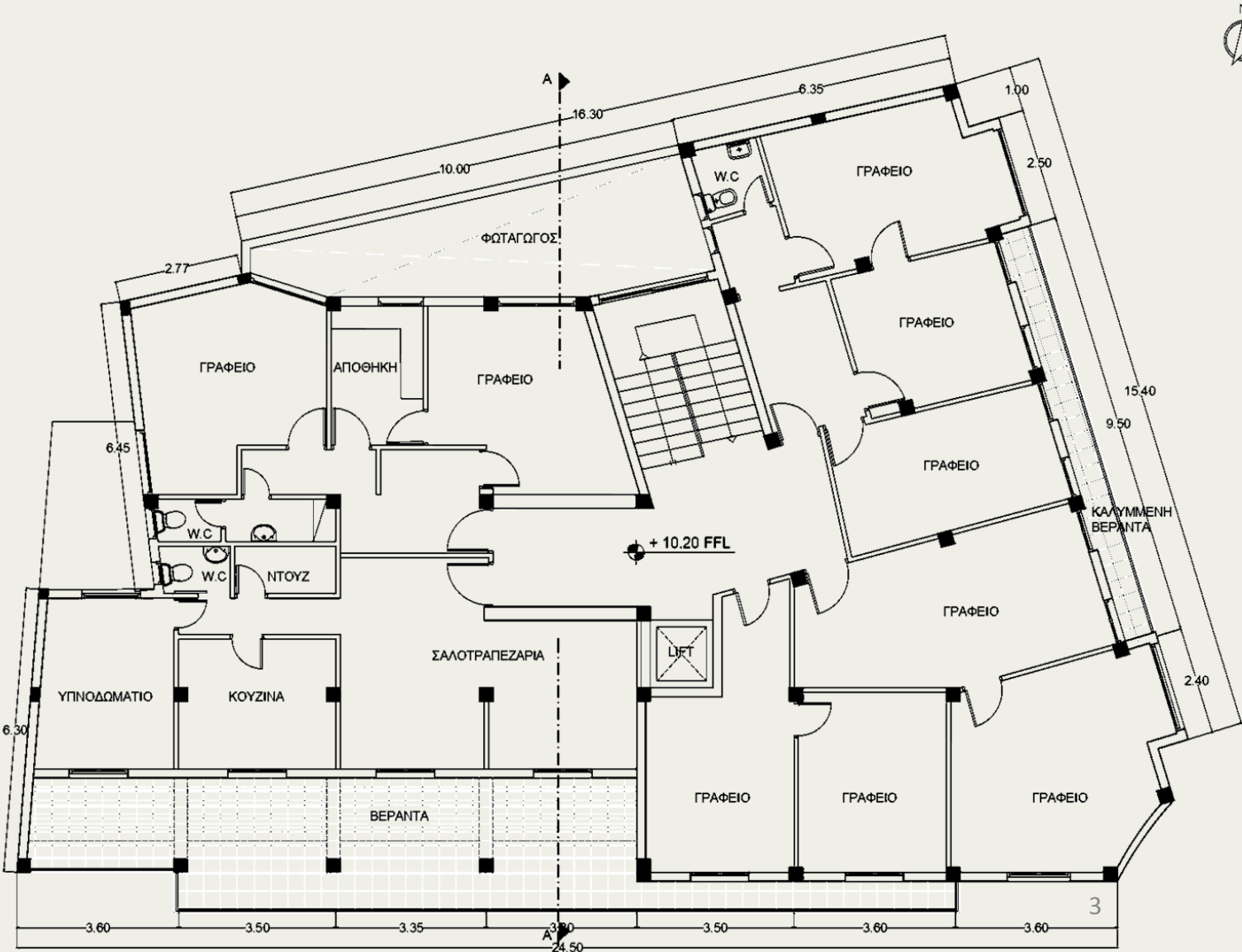


Renovating such an old building in the Old Town of Nicosia, requires careful planning and attention to both historical preservation and modern functionality. Nicosia's Old Town is rich in architectural heritage, with influences from the Byzantine, Venetian, Ottoman, and British colonial periods. Any renovation project will need to balance these historical elements with contemporary design and technology.

NEW INTO OLD
BUILDING IN OLD TOWN NICOSIA
Pre- Existing Conditions



- OFFICE
- RESIDENTIAL
- COMMON



- Unattractive facade

NEW INTO OLD BUILDING IN OLD TOWN NICOSIA

Main Issues_ Pre-Existing Conditions

The building's facade did not accurately portray its quality. The facade seemed rusted, and the original marble surfaces were unattractive due to a lack of maintenance



- From residential use to corporate spaces.

NEW INTO OLD BUILDING IN OLD TOWN NICOSIA **Main Issues_ Pre-Existing Conditions**

The building did not provide the safety and operational standards for commercial use, including fire safety regulations, emergency exits, and accessibility standards.



The building lacked new technical systems, resulting in disadvantages in operation. The lack of advanced energy technologies raised operation costs making the building unsustainable and environmentally unfriendly by today's standards and needs.

The building had many fundamental problems that made it unsuitable for general use. The mix of poorly constructed elements leads to a condition that look like Sick Building Syndrome, in which environmental circumstances had a negative impact on the user health. Plumbing pipes running through the façade were not only unattractive, but they also compromised the structure of the building and air quality.

NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Pre- Existing Conditions



- Sick Building Syndrome

The building accommodates a full services law firm. The permission initially was approved for residential use and the permit needed to change its use from residential to offices in order to support future potential expansion. The approach is modern and practical. Due to the company's expanding operations, the need has emerged to reconfigure and extend the workspace to optimize functionality and improve service delivery for both clients and staff.

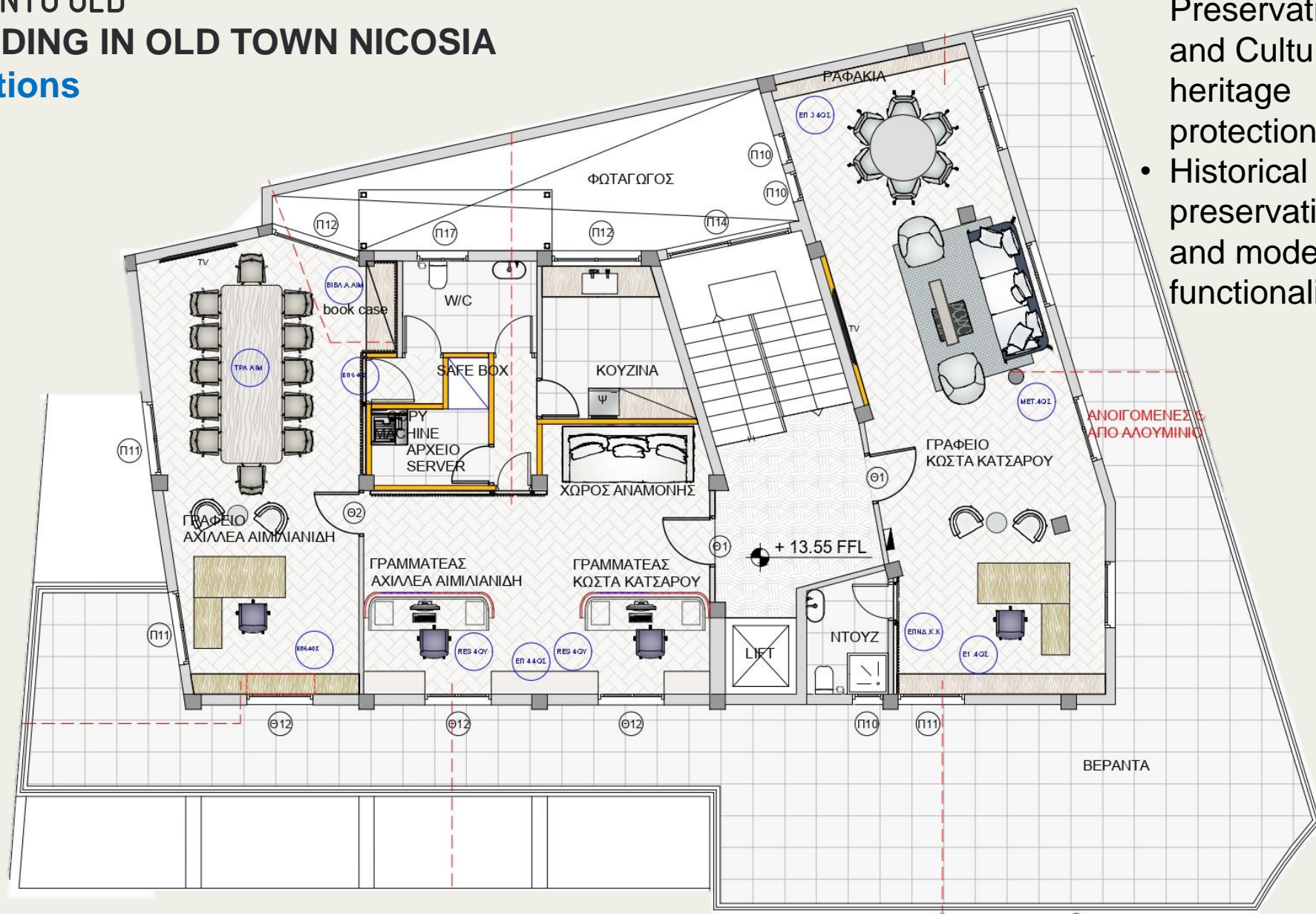
NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Solutions

- Historical preservation and modern functionality



NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Solutions

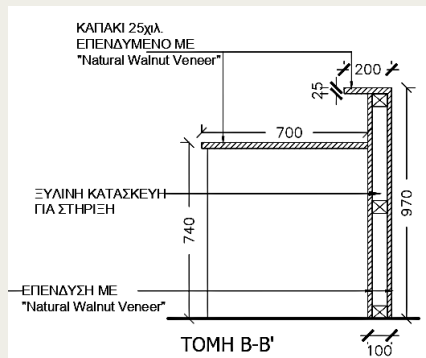
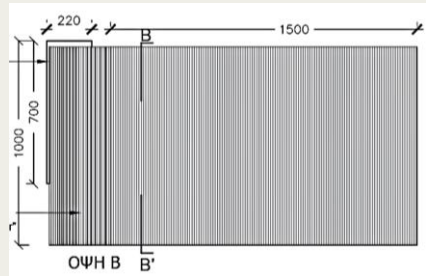
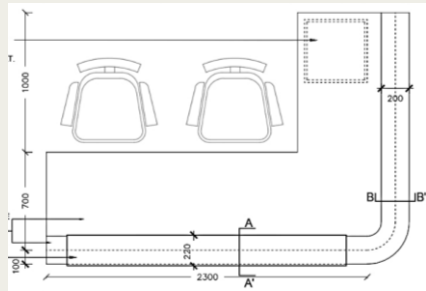
The design concept focused on fostering a dynamic and comfortable working environment that supports corporate productivity, well-being, and success.



- Historical Preservation and Cultural heritage protection
- Historical preservation and modern functionality

The key was to bring new life into the existing structure by adapting them for the contemporary use, promoting sustainability, and fostering creativity.

NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Solutions



- Natural light

NEW INTO OLD SPECIAL BUILDING IN OLD TOWN NICOSIA Solutions

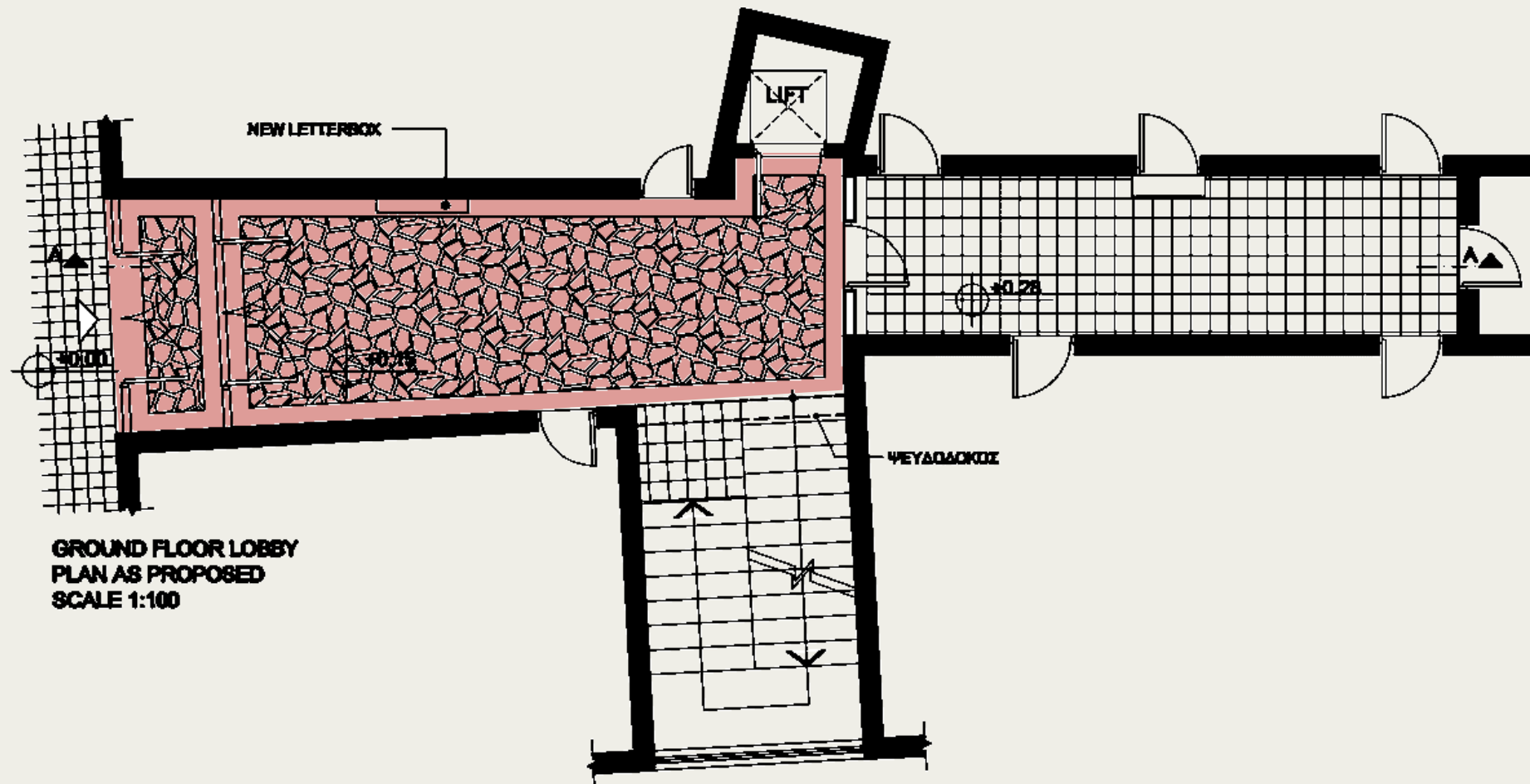
We tried to maximize natural light with open layouts, glass partitions to boost mood and productivity.



- Preservation of remains

NEW INTO OLD SPECIAL BUILDING IN OLD TOWN NICOSIA Solutions

In order to be able to keep the original character of the building and its historical characteristics, the materials had to be carefully selected



NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Solutions

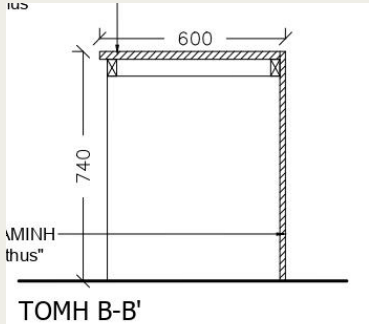
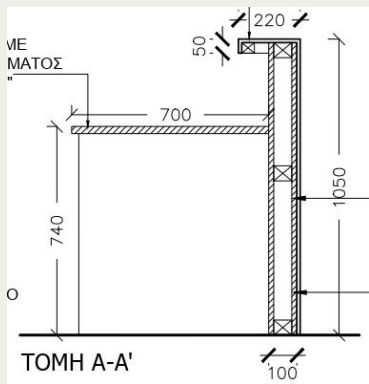
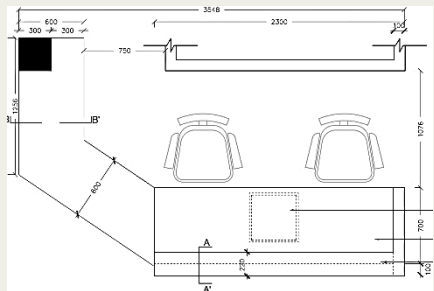
- Advanced technology systems

The interior is a blend of modern and traditional elements, using restored features, like high ceilings with minimalist furniture and contemporary lighting fixtures.



The key element of the ground floor redesign, is the creation of a welcoming entrance, providing a professional reception and accommodating two new working stations.

NEW INTO OLD
BUILDING IN OLD TOWN NICOSIA
Solutions



NEW INTO OLD BUILDING IN OLD TOWN NICOSIA **Solutions**

- Modern materials and colors
- Double glazed thermal glass windows
- Natural materials

We used sustainable techniques to improve the performance of the building with new openings made out of double glazed thermal glass windows, insulation and smart technology to update functionality without compromising aesthetics. In the principle of the sustainable techniques, including the installation of modern lighting, automated climate control and security systems.



NEW INTO OLD
SPECIAL BUILDING IN OLD TOWN NICOSIA
Solutions

- Flexible workplace
Multi-functional



NEW INTO OLD BUILDING IN OLD TOWN NICOSIA Solutions

- Flexible workplace
Multi-functional

Spaces have been carefully designed to fulfil the employee's everyday demands as well as business meetings, and conferences.

The overall approach was focused to preserve the old building for new functions while retaining its historical essence.

