

Simple Grandeur (a residence in Nicosia, Cyprus)

A single-story 3-bedroom residence with underground utility spaces and a pool, located in a new residential area in Nicosia.

The house is organized into three main zones: the living areas (living room, dining room, kitchen) and the office to the north, the bedrooms with the underground utility spaces to the south, and the outdoor space/courtyard in between.

The two wings are positioned at the maximum possible distance from each other according to building regulations and the allowed distances from the borders, in order to leave the largest possible space for the courtyard.

The two building volumes are connected by a closed corridor, which also defines and protects the courtyard from the road to the west, guaranteeing full privacy for the residence. To the east, the boundary is defined by a 2.10-meter-high wall (the maximum permitted according to legislation).

Large glazing towards the courtyard, which reaches the ceiling and slides into the walls, establishes an immediate connection (perceptual and functional) between the interior and the exterior. At the same time, in front of the glazing, a semi-outdoor transitional space is created as an intermediate zone between the “inside” and the “outside,” contributing to the bioclimatic behavior of the building while also ensuring semi-outdoor living.

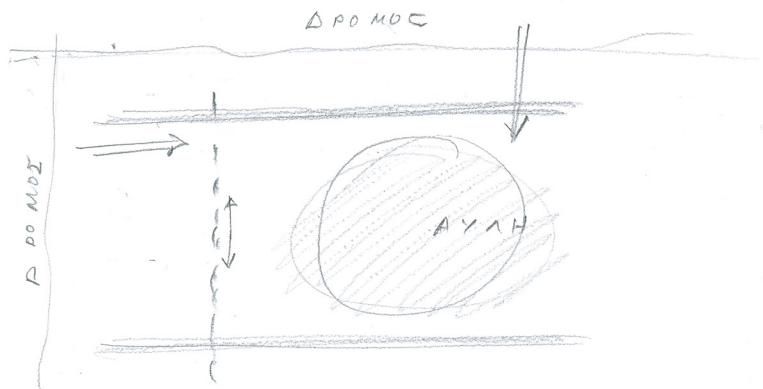
The covered parking area in the northwest is designed in such a way that it can function as a semi-outdoor sitting area, as it is surrounded by the garden and protected from the road with tall sliding gate panels.

The wooden pergola, approximately in the center of the plot, serves the needs of the pool and also contributes to the creation of individual spatial units with different quality spaces.

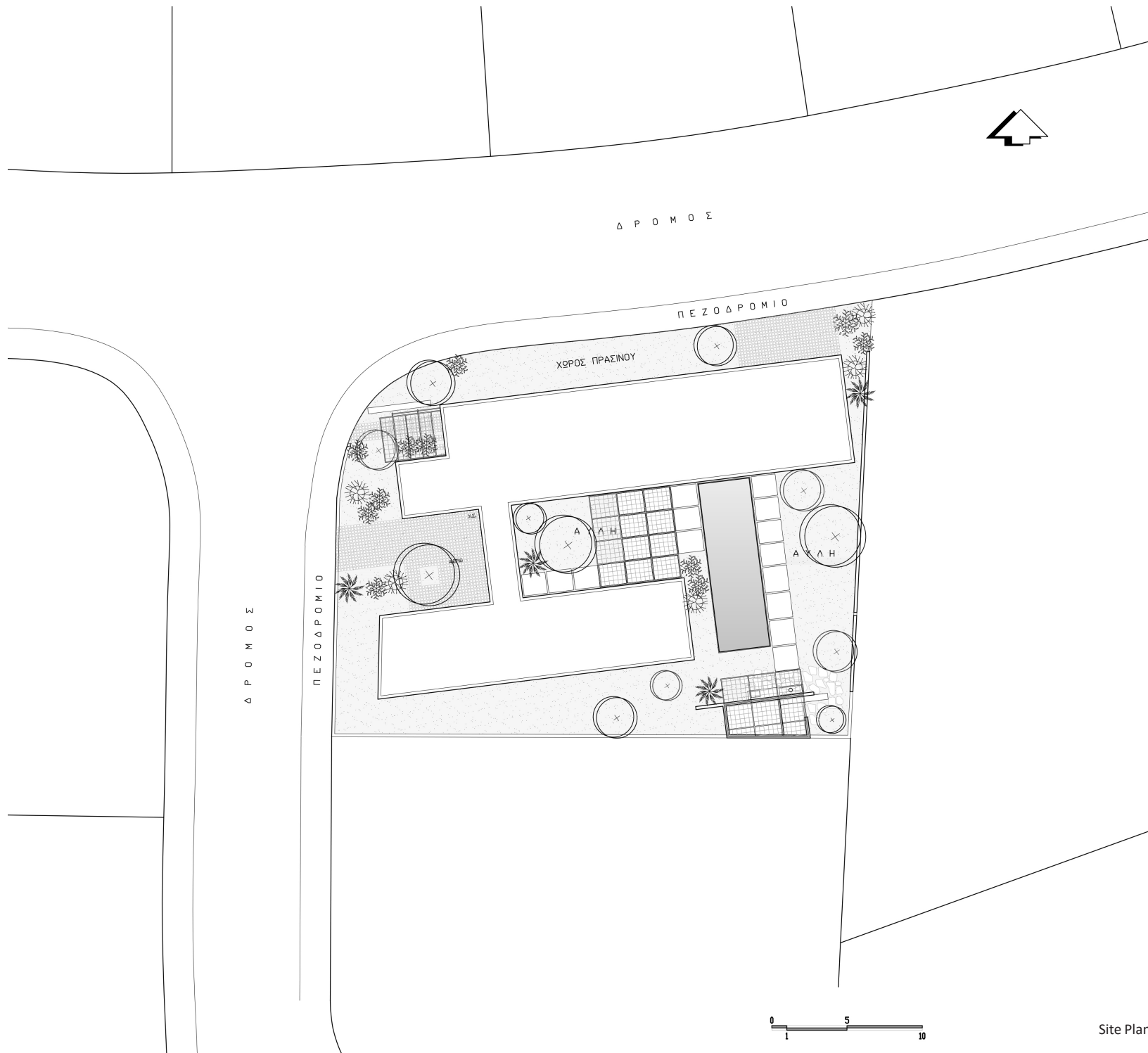
The “basement” to the south, beneath the bedroom wing, houses a gym, a bathroom, a service room, a laundry room, and a storage area. With specific design interventions (small linear courtyard at the basement level, cellular bricks), natural lighting and ventilation for the key spaces of the basement are ensured.

It is worth noting that to the north, the portion of the outdoor space towards the road, created due to building regulations (3m distance from the border), is formed as a semi-public green space, and privacy is provided through the building’s mass itself, with its outer wall, like a “high wall,” replacing any fencing or enclosure.

Materials: reinforced concrete in “brown” color for the walls, gray-colored reinforced concrete for the ceilings and inverted beams on the exterior, polished cement screed for the floors, thermal insulation on the inner side of the walls or within, wood, metal, earth, water, green...

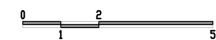


Plot area: 920 m² | Ground floor area: 222 m² | Basement area: 98 m² | Design year: 2023

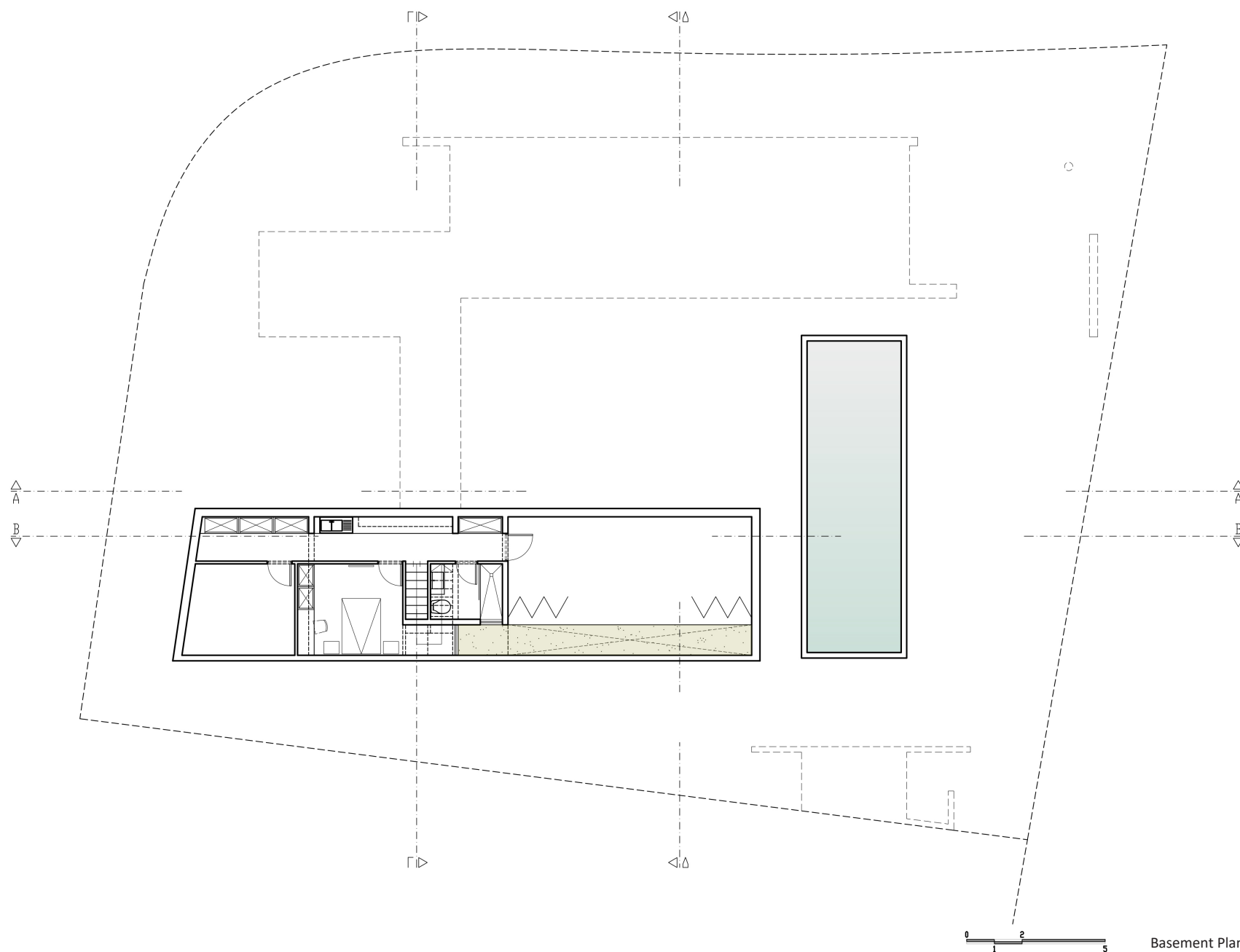


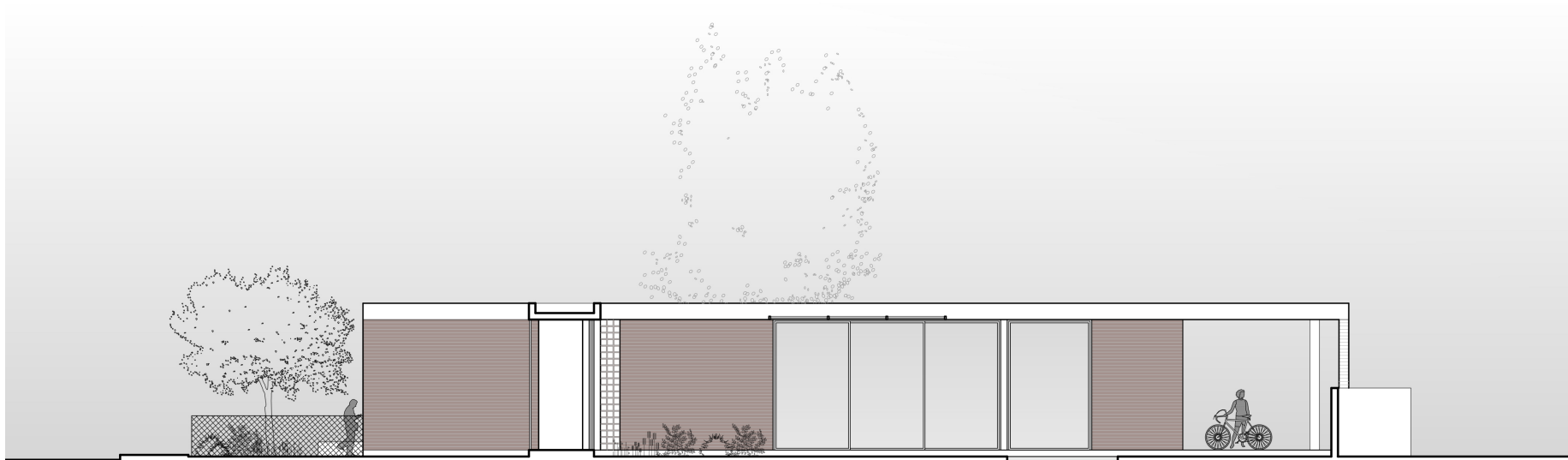
Site Plan

ΔΡΟΜΟΣ

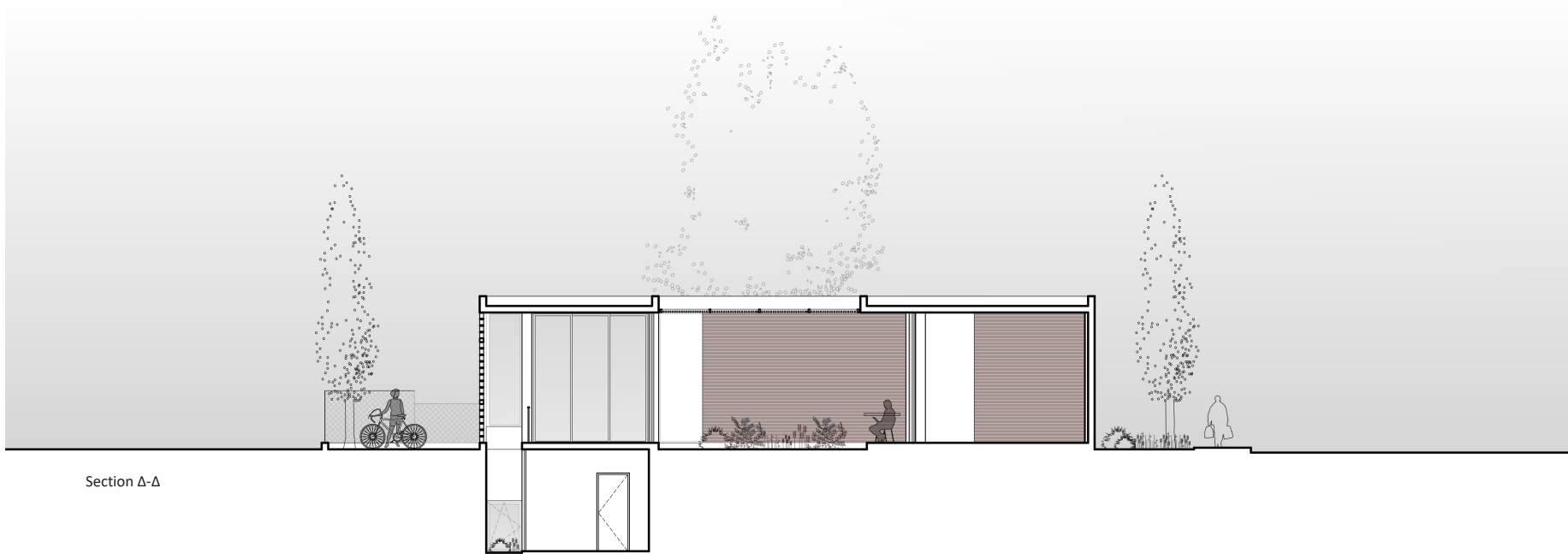


Ground Floor Plan

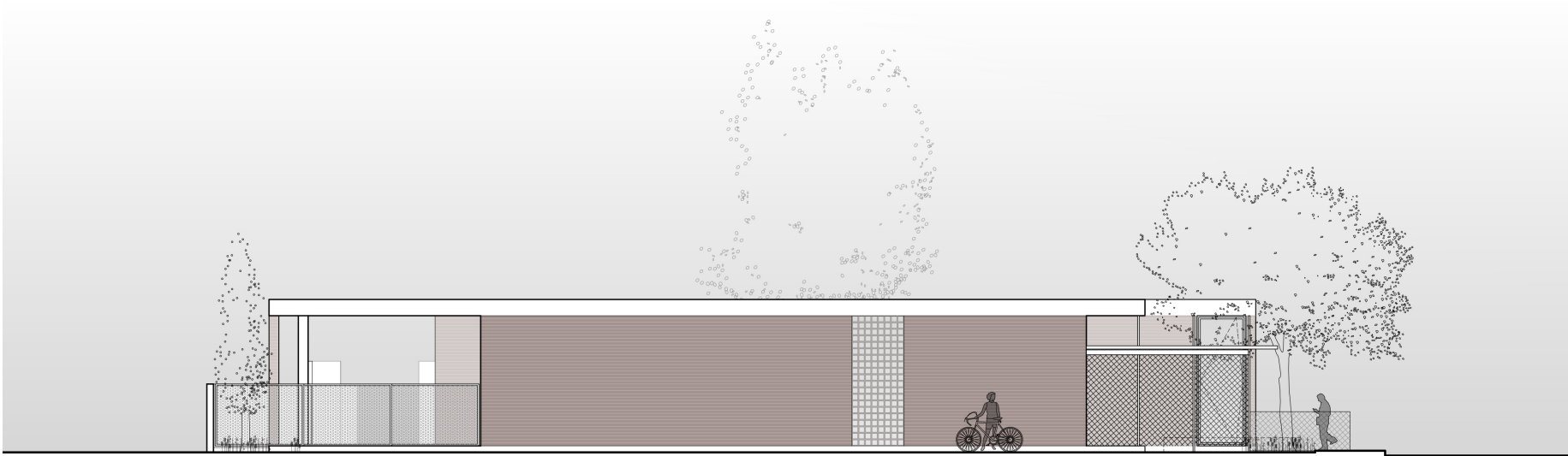




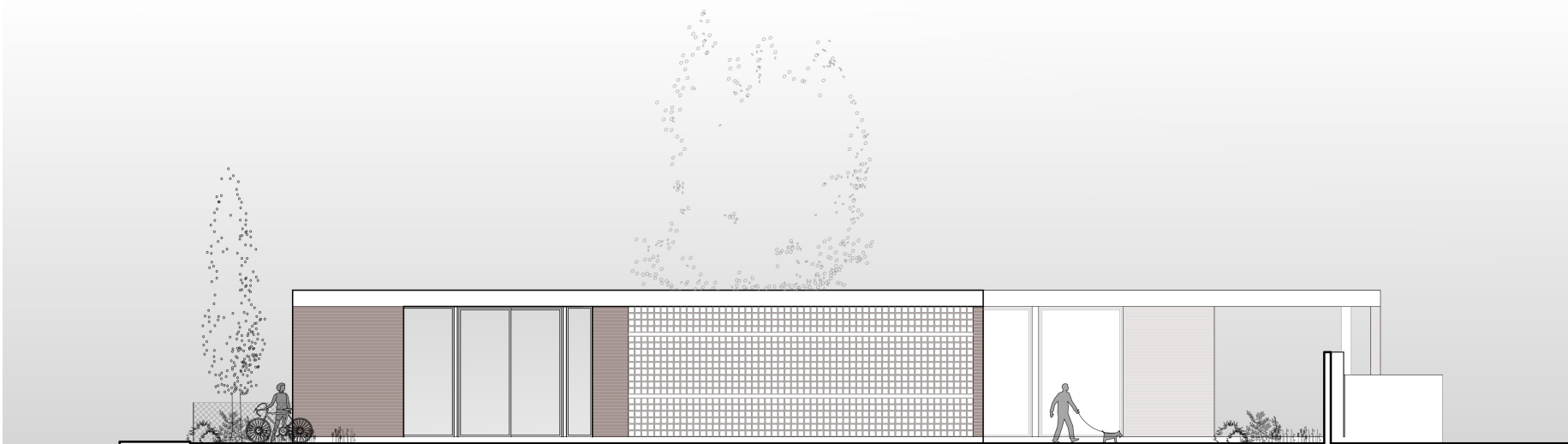
Section A-A



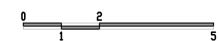
Section Δ-Δ



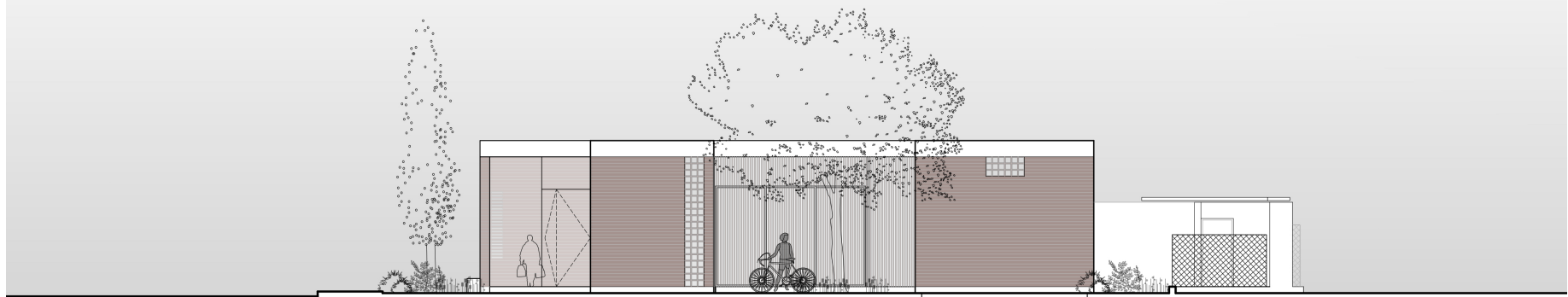
North Elevation



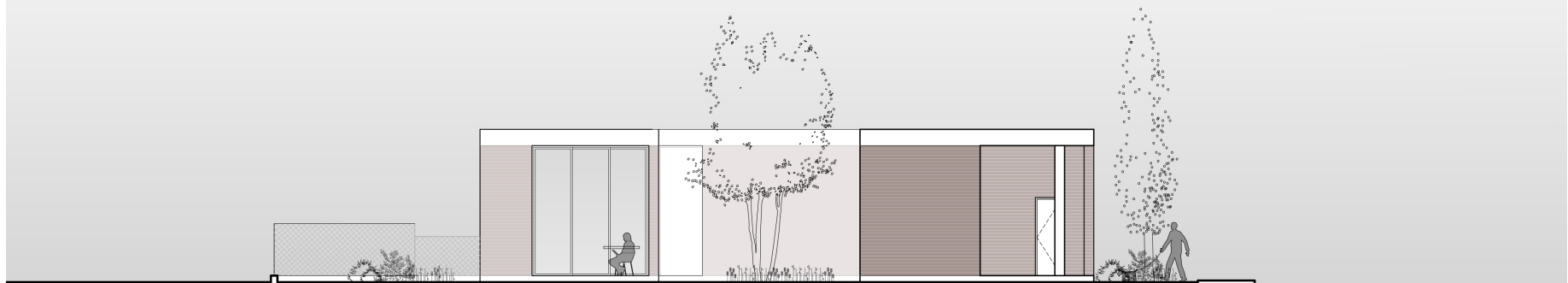
South Elevation



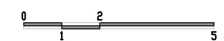
Elevations



West Elevation



East Elevation



Elevations



View from northeast. The external wall of the building functions as a “high boundary wall,” replacing any kind of fencing or enclosure, and the space between the building and the street is shaped as a semi-public green area. Tall, sliding iron gates ensure complete privacy for the residence.



The entrance hall looking towards the living room, dining area, and kitchen. It is designed as a transitional, enclosed, and introverted space, like a “joint” that connects the living areas, the office, and the corridor leading to the bedrooms.



The unified living and dining area. In the background, behind the perforated partition, is the kitchen. On the right, large sliding glass doors that recede into the walls ensure a direct connection between the interior and the exterior - the garden and courtyard. The perforated partition can also be used as a bookshelf or for displaying small objects of art.



The unified living and dining area in continuity with the courtyard and garden. In the background, behind the concrete wall, is the entrance hall.

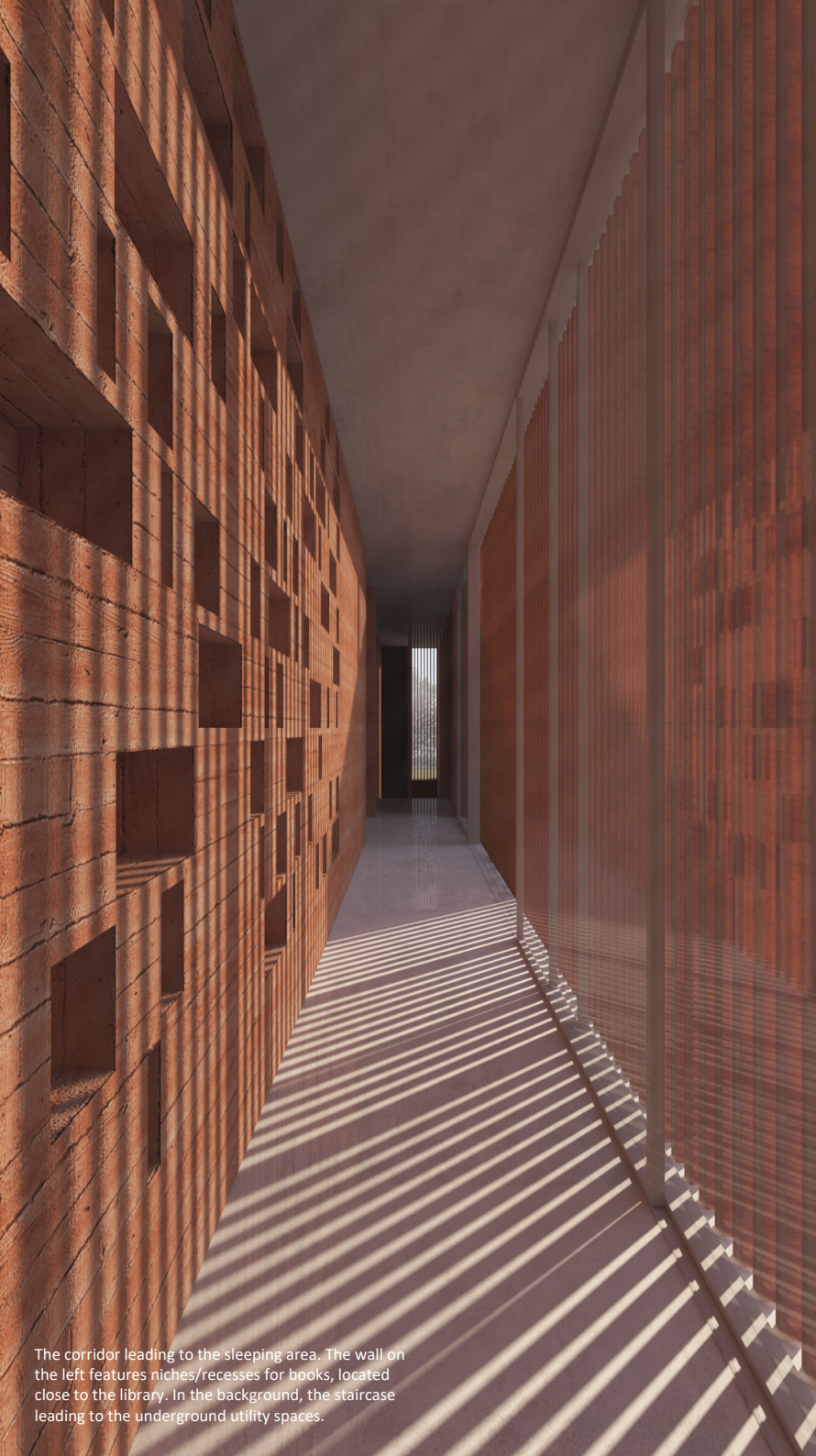


The master bedroom looking east, towards the semi-outdoor area and the pool. Large sliding peripheral panels allow the integration of the interior with the semi-outdoor space. The positioning of the external panels enables different privacy scenarios.

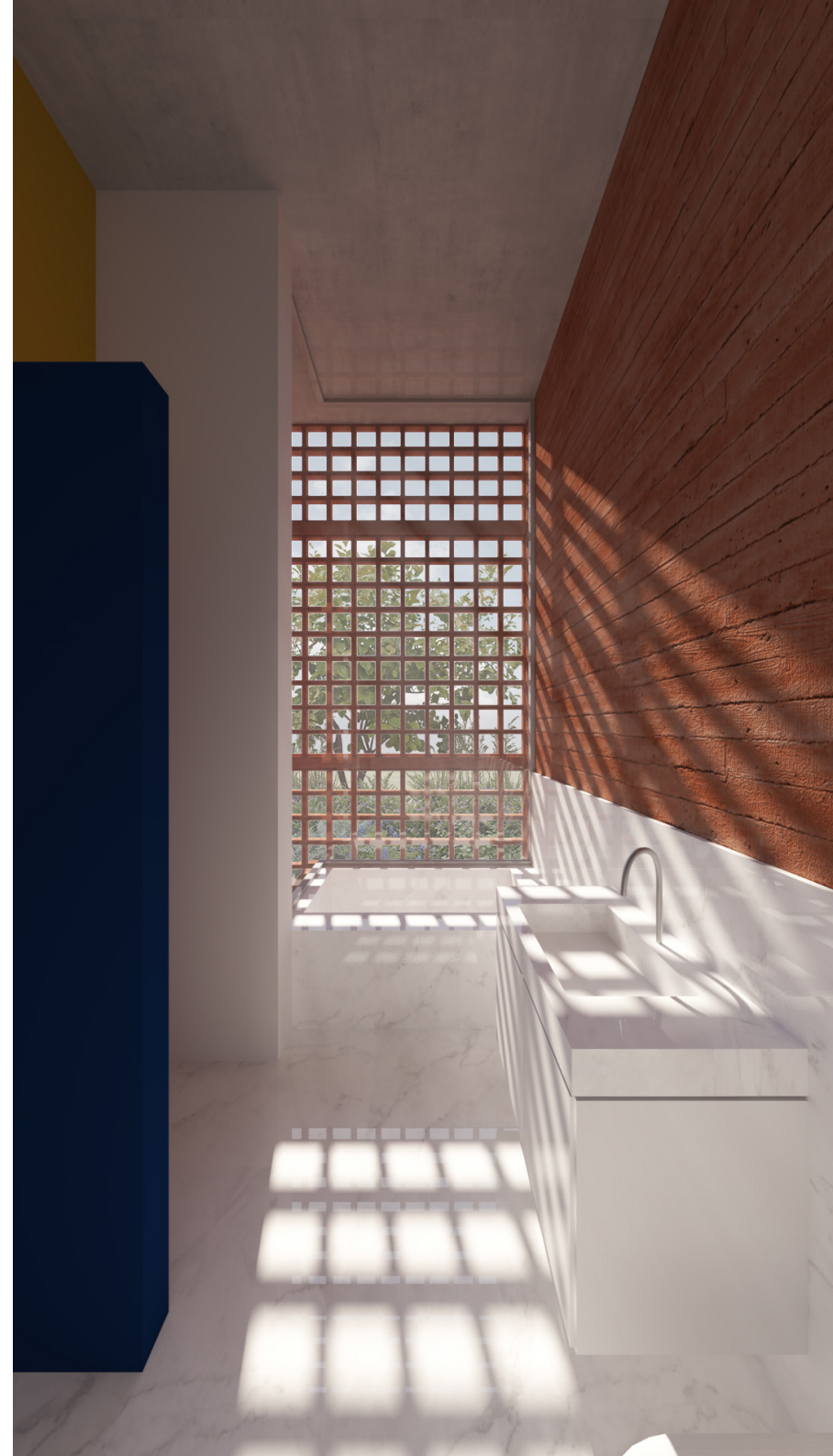


The master bedroom looking west. The partition wall between the sleeping area and the bathroom is treated artistically, inspired by Mondrian's paintings. Below: The bathroom and the custom-made furniture/shelves with the sliding mirror.





The corridor leading to the sleeping area. The wall on the left features niches/recesses for books, located close to the library. In the background, the staircase leading to the underground utility spaces.





The outdoor space between the two wings of the residence: on the left, the living areas; on the right, the master bedroom with its semi-outdoor space. In the background, the pool. The wooden pergola serves the needs of the pool area and contributes to the creation of distinct spatial units with varying qualities.



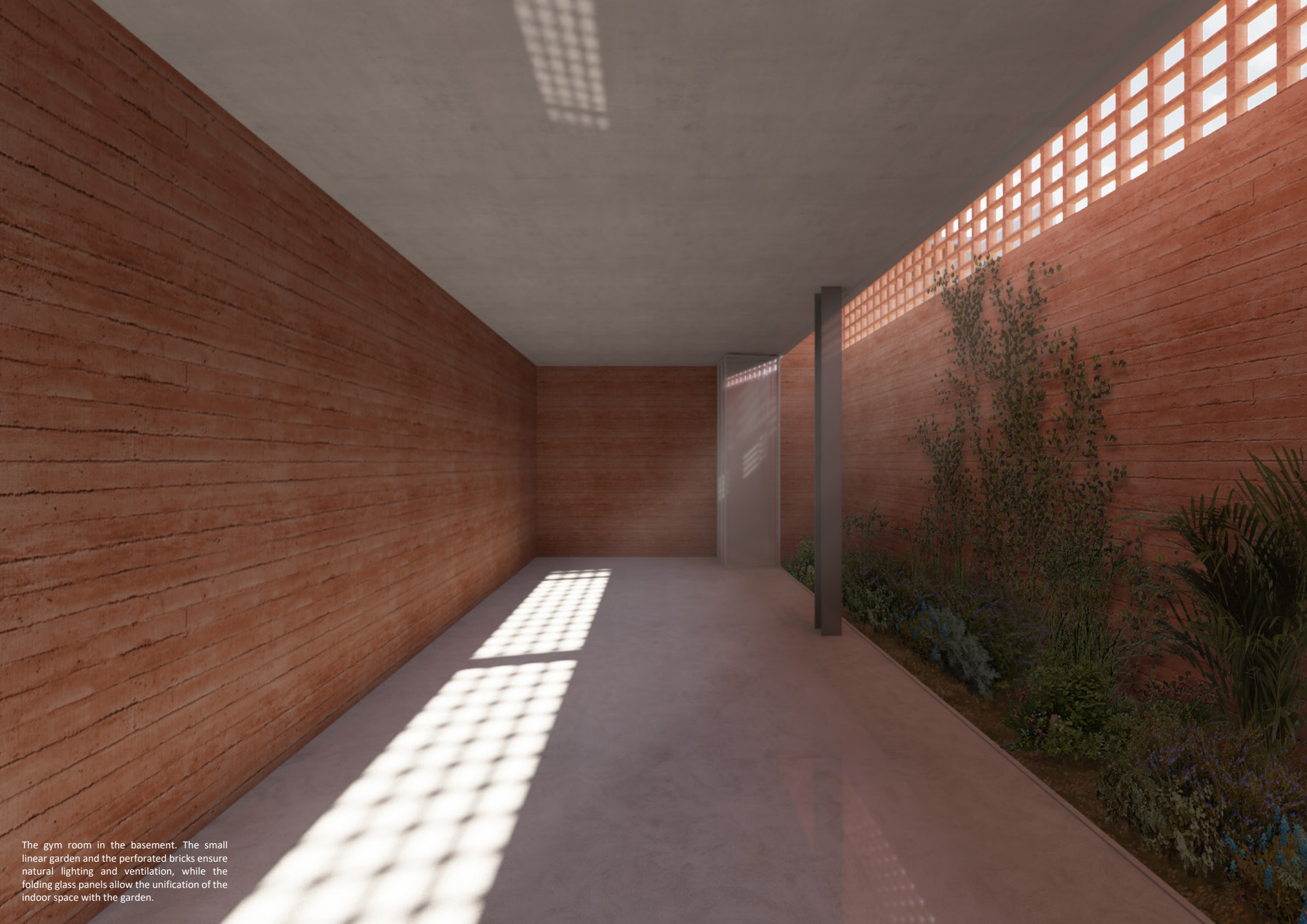
Looking west, along the central axis between the two functional units. Garden, pool, pergola, courtyard... An introverted building, oriented inwards, a typological feature of the traditional Mediterranean urban house, but with a completely contemporary expression and artistic language.



The linear pool, the semi-outdoor spaces, the garden, and the courtyard as a unified whole, where the individual spatial units retain their autonomy yet simultaneously blend and interpenetrate each other.



At the intersection of the two axes. On the left, the entrance hall and living areas; on the right, the corridor leading to the bedroom wing and the staircase to the underground utility spaces.



The gym room in the basement. The small linear garden and the perforated bricks ensure natural lighting and ventilation, while the folding glass panels allow the unification of the indoor space with the garden.