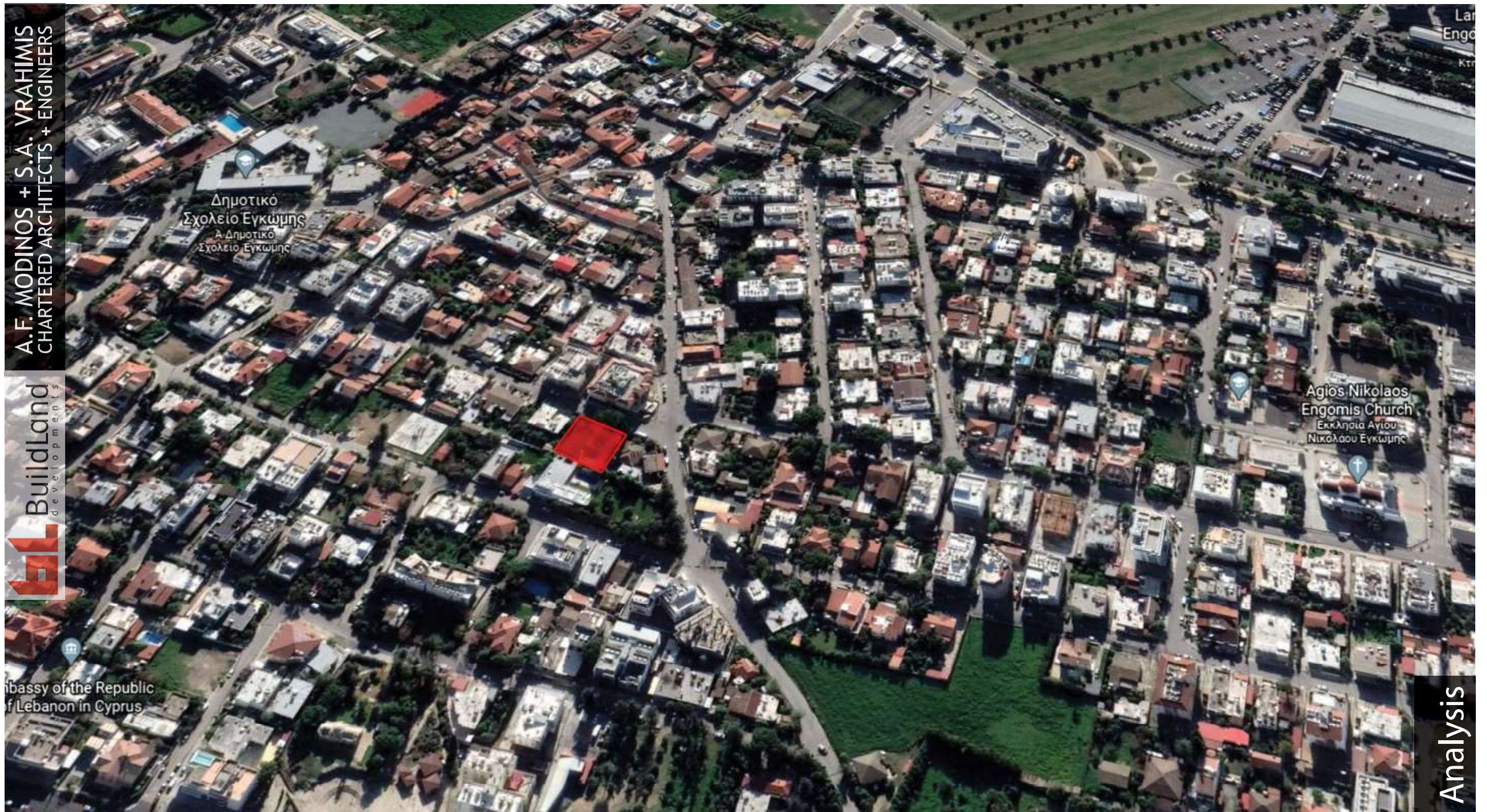




E-Court 3

9 Apartments in Egkomi, Nicosia
for BuildLand developments.

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The E-Court 3 brief has been established by BuildLand Developments after the demand for a market especially crafted for people that pursuit a high quality of living standards.

The project is located in the heart of Egkomi, in immediate access of everything a family needs in their everyday life. Although the building is

in the center of everything it is positioned in a quite residential area, which gives you the serenity you need for your dream residence.

In the front of the plot there is a huge Pine tree and an big old Cypress tree which we will maintain and use so we can have all the benefits nature provides us.

Our goal is that the building will be eco-friendly with energy performance certificate class A, using renewable energy.

The nature elements will be used and considered in the design of the building as a whole and for each apartment separately.



The plot has an almost square shape with the side positioned on the road, facing towards South.

The orientation and shape of the plot provide us the optimum opportunity for the design of apartments rich in natural light, which will be shaded in the hot summer days by the permanent residences of the plot, an old Pine and Cypress tree. The trees will also provide a natural optical and sound shield from the opposite residences and public road while providing a shelter for birds which will enchant and relax you furthermore with their singing.

The core of the building is positioned in the middle of the building which is clad by materials that refer to nature, creating a "frame" for the Pine tree while looking at it externally from the road and internally from the central staircase.

The wind core data helped us see the air flow of the building both inside and out. The results received from the survey, concluded that the design of cross ventilated apartments, is sufficient to obtain optimal ventilation for cooling during the increased temperatures in the summer period.

The solar study influenced the position of the apartments and their covered verandas. Also, by calculating the solar irradiance that the apartments absorb, the positions of the shading systems and glass openings were correlated for a greater climatic comfort of the residents.



GROUND FLOOR

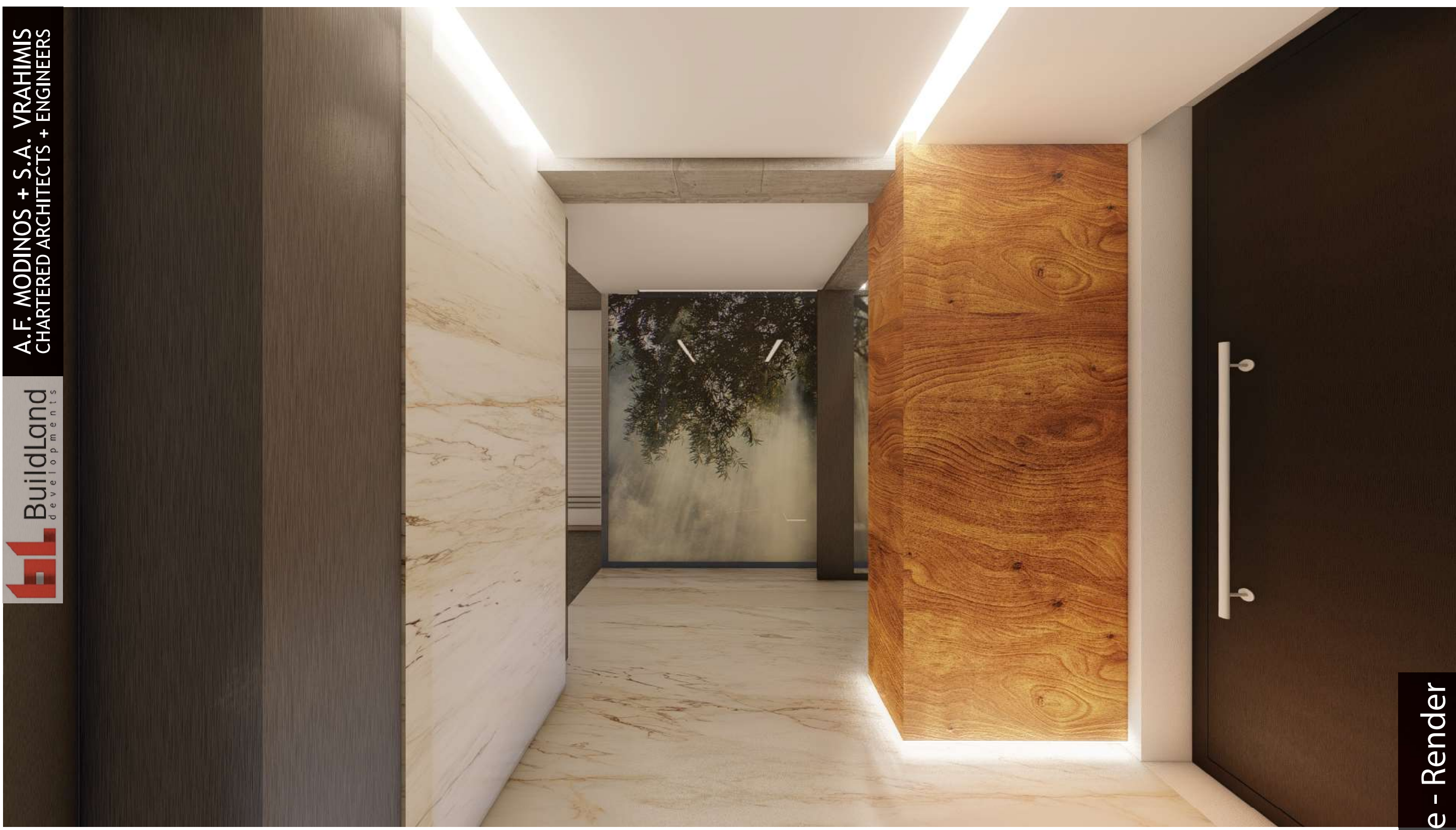
The entrance to the building which is alongside the wooden volume of the staircase is isolated from the parking places by vertical steel elements, which emphasize the direction of the entrance. Closer to and at the entrance the nature elements begin to come alive in illuminated 3D glass images with local plants and trees.

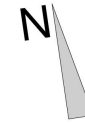
There are 11 spacious parking places. One is provided for use by disabled with it's W.C. in close proximity. Two are provided for the 4th floor apartment and the rest for all the other apartments.

For all the apartments there is a storage room provided, whose doors are not visible by the entrance of the building and are in close proximity with each apartment's parking place.









1ST FLOOR

On the first floor, four two bedroom apartments are created on each corner of the building. All the apartments have big openings, especially in the living room areas which connect the internal spaces with the external. Depending on the orientation of the apartments, the covered verandas where adjusted as to have external areas that will not be overheated in the summer season, with the best orientation for wind flow and shading.

AREA BREAKDOWN:

Apartment 103 - 2 Bedroom

Total Buildable Area	=	90sq.m.
Covered Veranda	=	4.8sq.m.
Uncovered Veranda	=	3.0sq.m.
Covered Parking	=	3.0 x 6.2m
Storage Room	=	2.2 x 2.05m

Apartment 104 - 2 Bedroom

Total Buildable Area	=	79sq.m.
Covered Veranda	=	12.3sq.m.
Uncovered Veranda	=	0sq.m.
Covered Parking	=	2.9 x 5.0m
Storage Room	=	2.3 x 1.8m







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CHARTERED ARCHITECTS + ENGINEERS

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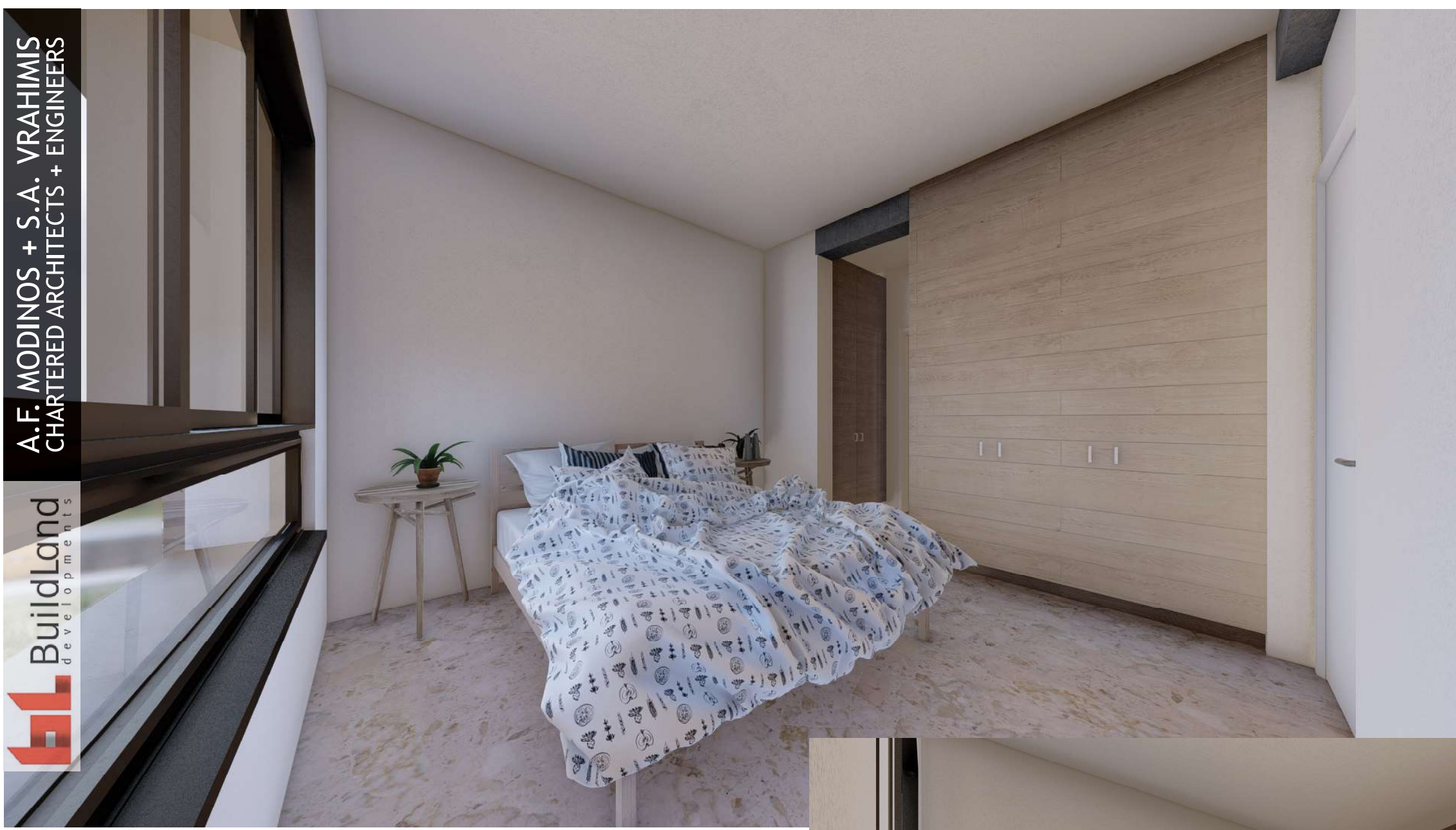


11 Apt. 103 - Renders









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Apt. 104 - Renders



2ND FLOOR

Positioning the core in the middle we create on the second and third floor, two three bedroom apartments on each side, which have cross ventilation in the living/ dining/kitchen areas from South to North with covered verandas on each side. Additionally, the bedrooms of the West apartments enjoy the sunset and an extra wind flow and the bedrooms of the East apartments enjoy the sun light in the morning hours.

AREA BREAKDOWN:

Apartment 201 - 3 Bedroom

Total Buildable Area	=	119sq.m.
Covered Veranda	=	42.6sq.m.
Uncovered Veranda	=	35.4sq.m.
Covered Parking	=	2.9 x 5.4m
Storage Room	=	2.3 x 1.9m

Apartment 202 - 3 Bedroom

Total Buildable Area	=	121sq.m.
Covered Veranda	=	33.8sq.m.
Uncovered Veranda	=	50.6sq.m.
Covered Parking	=	3.0 x 5.8m
Storage Room	=	2.3 x 1.8m

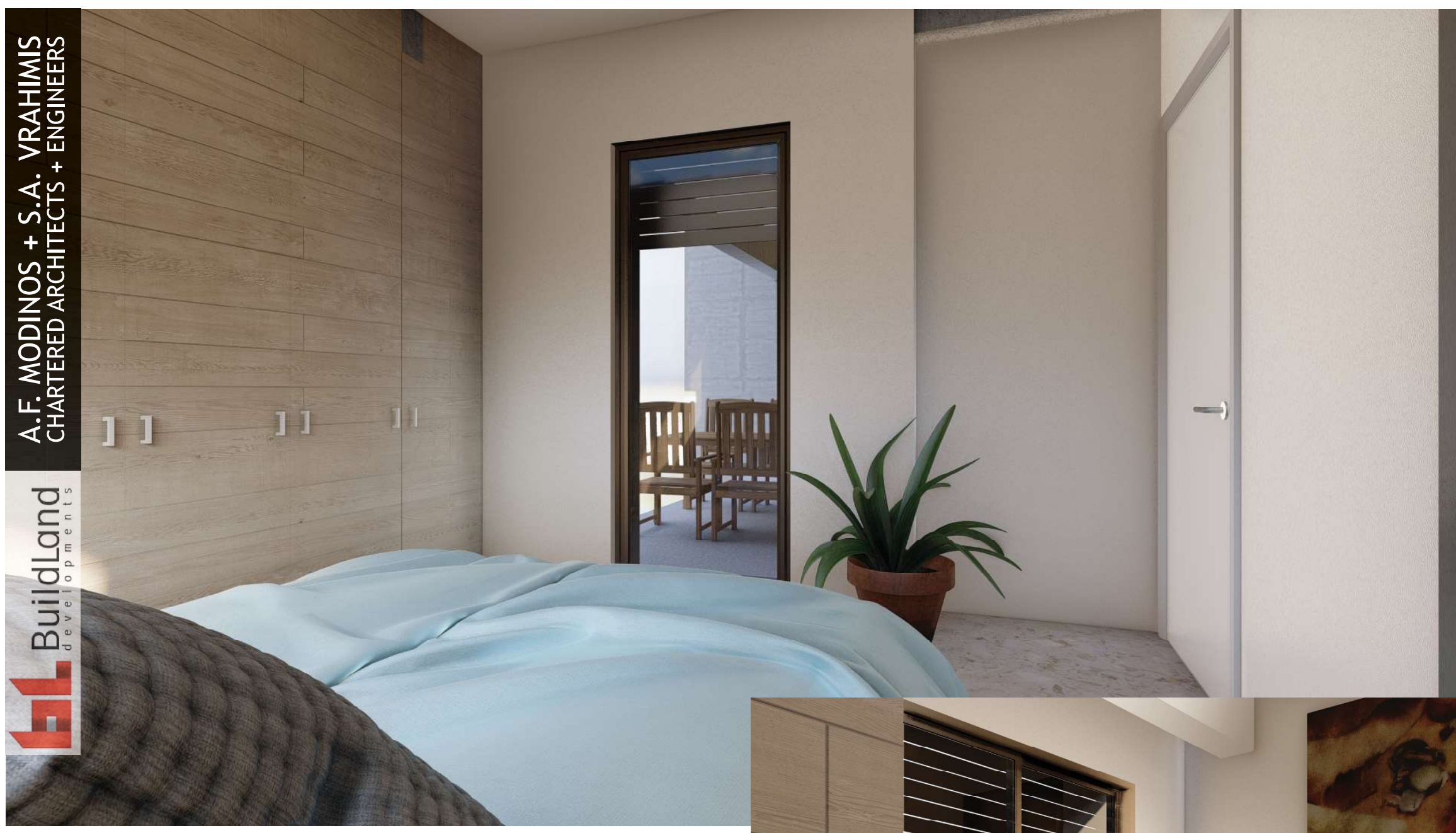














3RD FLOOR

Similar to the second floor, on the third floor, two three bedroom apartments are positioned on either side of the central core. The West apartment has cross ventilation in the living/dining/kitchen areas from South to North with large covered verandas on each side, while the bedrooms enjoy the sunset and an extra wind flow. In the East apartment the living/dining/kitchen areas are positioned on the South East, enjoying natural light throughout the whole day, while the private areas are secluded in the North-East.

AREA BREAKDOWN:

Apartment 301 - 3 Bedroom

Total Buildable Area	=	125sq.m.
Covered Veranda	=	38.0sq.m.
Uncovered Veranda	=	0sq.m.
Covered Parking	=	2.8 x 5.8m
Storage Room	=	2.4 x 2.0m

Apartment 302 - 3 Bedroom

Total Buildable Area	=	121sq.m.
Covered Veranda	=	33.8sq.m.
Uncovered Veranda	=	0sq.m.
Covered Parking	=	3.0 x 5.6m
Storage Room	=	2.4 x 2.0m



















4TH FLOOR

On the fourth floor the luxurious three bedroom apartment is positioned with it's comfortable living areas, ensuit master bedroom and the endless surrounding verandas which have a 360 degrees view. The everyday areas are positioned with its huge openings towards South-West gaining the best air ventilation while connected to a big covered veranda where the residents can easily have an external sitting and dining area, enjoying the summer breezy evenings.

AREA BREAKDOWN:

Apartment 401 - 3 Bedroom

Total Buildable Area	=	140sq.m.
Covered Veranda	=	39.6sq.m.
Uncovered Veranda	=	143.6sq.m.
Covered Parking	=	3.1 x 5.9m + 2.8 x 5.0m
Storage Room	=	3.7 x 1.8m

































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