

# THE FIVE JEWELS

5 Private residences in Lakatamia, Nicosia  
for BuildLand developments.



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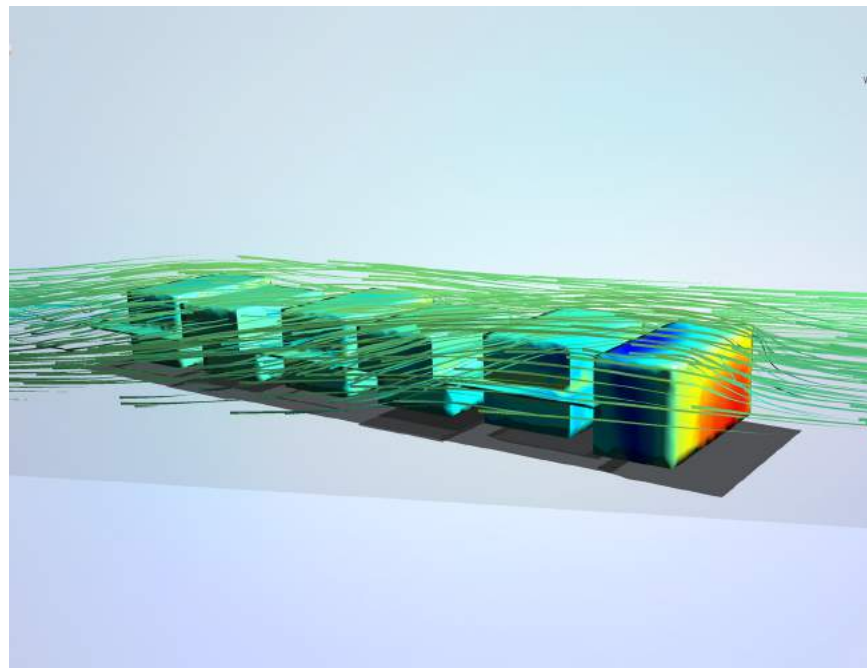
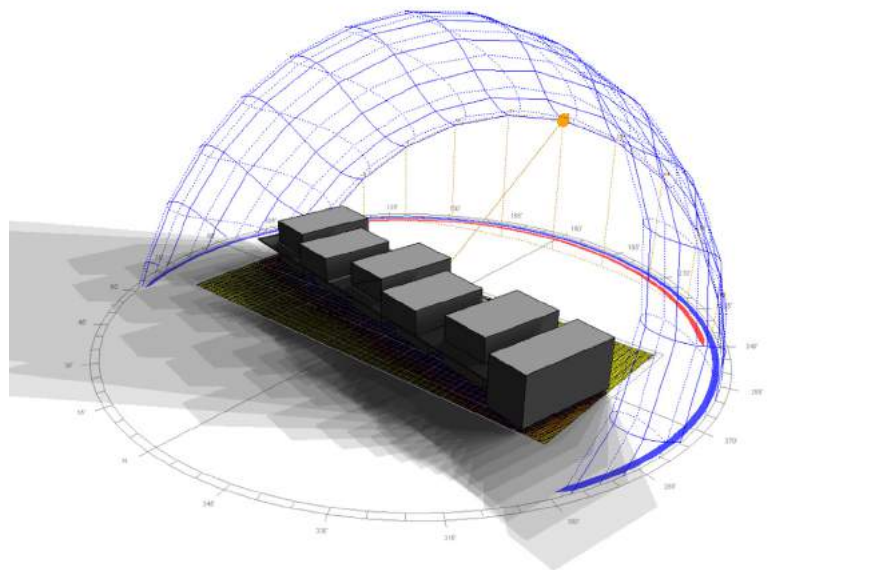
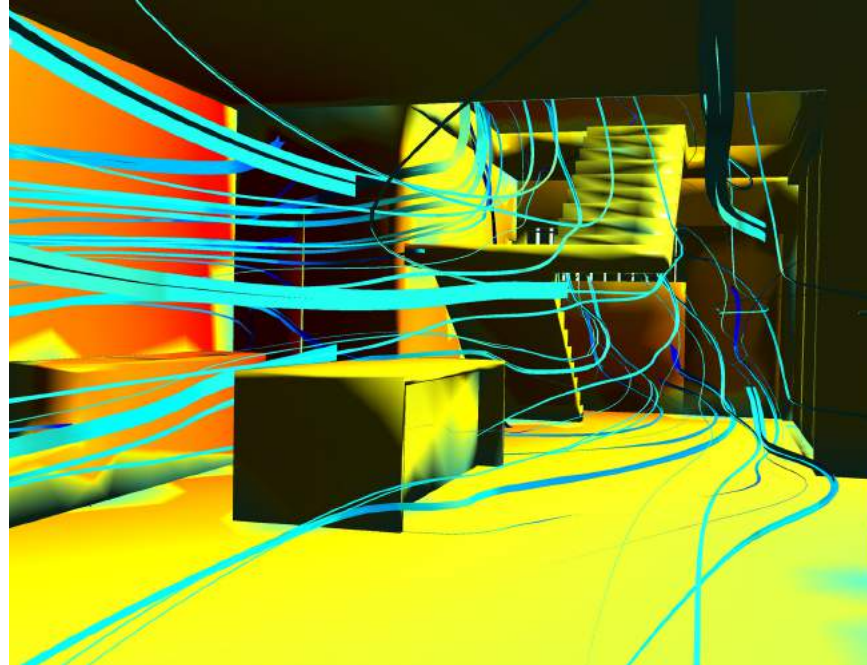
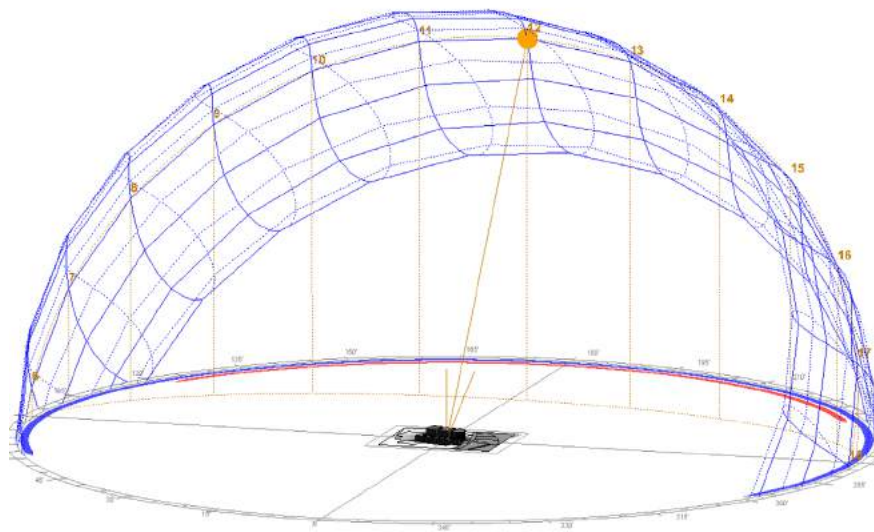
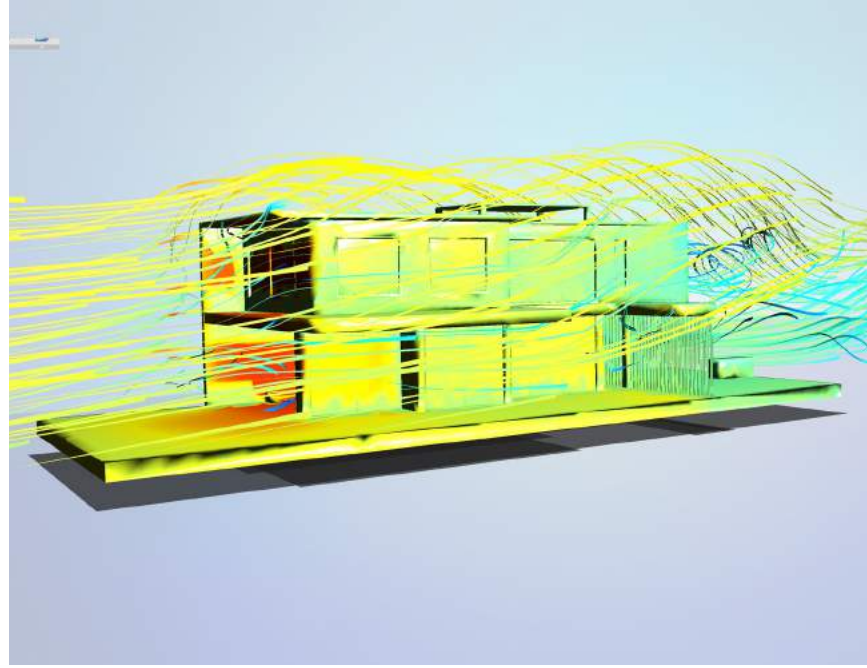
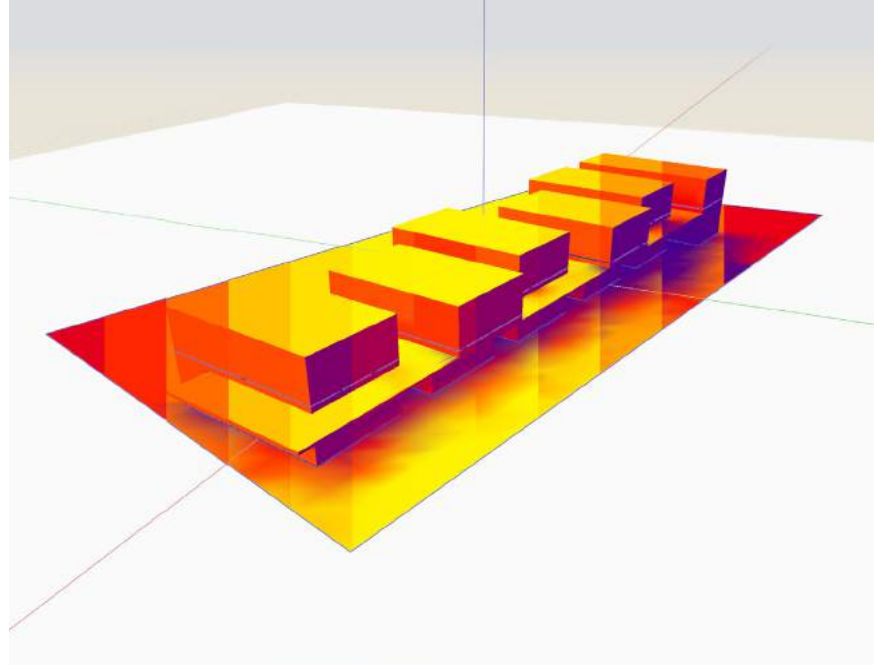


The five jewels brief has been established by BuildLand Developments after the demand for a market especially crafted for people that pursuit a high quality of living standards.

The project is located on the outskirts of the center of Lakatamia, a few minutes away from everything a family needs in their everyday life. A public road separates the plot from Pedieos river, which is planted throughout its length with huge eucalyptus trees. The main south west and less north west wind reaches our plot undisturbed with the freshness of the eucalyptus trees. In the plot there are many olive trees which we propose to replant in our project.

We were requested by the client to develop five independent houses which will be energy class A, if possible, without the use of renewable energy. This could only be accomplished by sustainable architecture.





A volumetric concept was materialized with the environmental data received, and the best interpretation was the creation of a narrowed shaped space, which will have openings towards the south, west and north.

The wind core data helps us see the air flow of the building both inside and out. The results received from the survey, concluded that the use of stack airflow (vertical air shaft) with openings towards the north and east of the building, is sufficient to obtain optimal ventilation for cooling during the increased temperatures in the summer period.

Solar categorization and patterns in combination with the altitude, influence the orientation of the houses, whilst calculating the solar irradiance that the houses absorb, the positions of the shading systems and glass openings are correlated for a greater climatic comfort of the residents.





PLOT AREA= 2592sq.m.  
STREET PLAN= 663.26sq.m.

PUBLIC GREEN  
= (2592-663.26)\*15% =289.31 sq.m.

FINAL PLOT AREA  
=2592-663.26-289.31=1677 sq.m.

TOWN PLANNING ZONE Ka5

BUILDING AREA ALLOWED 100% =1639.43 sq.m.

COVERED AREA ALLOWED 50% =819.72 sq.m.

STREET LAYOUT = 663.26τ.μ.

PUBLIC ROAD

PLOT 1  
498.5sqm

PLOT 2  
272.92sqm

PLOT 3  
274.34sqm

PLOT 4  
274.34sqm

PLOT 5  
300.14sqm

PUBLIC ROAD

PUBLIC GREEN = 289.31τ.μ.

BOUNDARY LINE

HOUSE TYPE A HOUSE TYPE B HOUSE TYPE C





Type B Plot 1

Type A Plot 2

Type A Plot 3

Type A Plot 4

Type C Plot 5





### PLOT 2 - HOUSE TYPE A

Plot Area = 272.92sq.m.

Total Buildable Area = 167.8sq.m.

Ground Floor Buildable Area  
= 78.4sq.m.

First Floor Buildable Area  
= 89.4sq.m.

Covered Veranda Ground Floor  
= 36.8sq.m.

Covered Entrance = 12.7sq.m.

Covered Parking = 29.0sq.m.

Uncovered Parking = 7.6sq.m.

Garden = 109.7sq.m.









### PLOT 3 - HOUSE TYPE A

Plot Area = 274.3sq.m.

Total Buildable Area = 167.8sq.m.

Ground Floor Buildable Area  
= 78.4sq.m.

First Floor Buildable Area  
= 89.4sq.m.

Covered Veranda Ground Floor  
= 35.4sq.m.

Covered Entrance = 14.1sq.m.

Covered Parking = 27.5sq.m.

Uncovered Parking = 8.0sq.m.

Garden = 111.0sq.m.









#### PLOT 4 - HOUSE TYPE A

Plot Area = 274.3sq.m.

Total Buildable Area = 167.8sq.m.

Ground Floor Buildable Area  
= 78.4sq.m.

First Floor Buildable Area  
= 89.4sq.m.

Covered Veranda Ground Floor  
= 35.4sq.m.

Covered Entrance = 14.0sq.m.

Covered Parking = 27.5sq.m.

Uncovered Parking = 8.0sq.m.

Garden = 109.6sq.m.









### PLOT 5 - HOUSE TYPE C

Plot Area = 300.1sq.m.

Total Buildable Area = 183.4sq.m.

Ground Floor Buildable Area  
= 87.7sq.m.

First Floor Buildable Area  
= 95.7sq.m.

Covered Veranda Ground Floor  
= 26.5sq.m.

Uncovered Veranda Ground Floor  
= 10.8sq.m.

Covered Entrance = 2.8sq.m.

Covered Parking = 31.6sq.m.

Uncovered Parking = 3.7sq.m.

Garden = 128.0sq.m.







































































































