

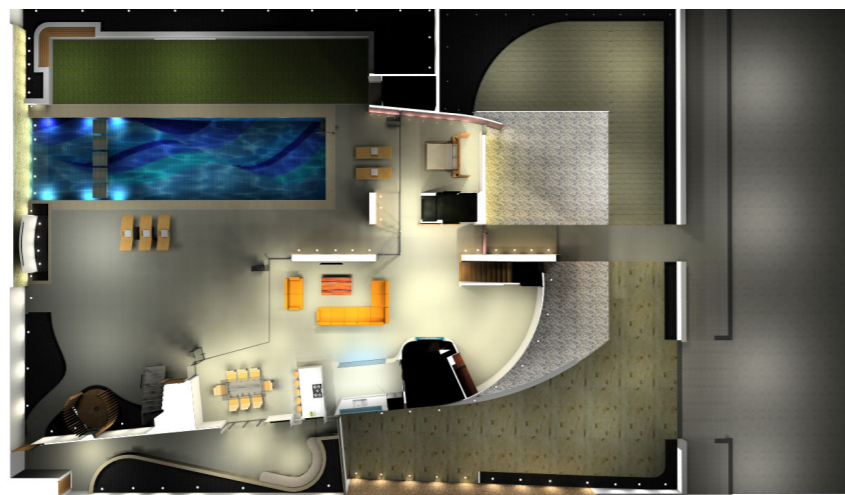
NISSI BEACH VILLAS, CYPRUS



LOCATION: CYPRUS
CLIENT: FASTRO DEVELOPMENTS
SERVICE: ARCHITECTURAL, INTERIORS, LANDSCAPE
SECTOR: RESIDENTIAL

Austin-Smith:Lord designed a number of high specification villas for Fastro Developments and SolTerra on the last beach-fronted site in Ayia Napa. Located to the East end of Nissi Beach the site has stunning views of the Mediterranean Sea. As the brief called for exclusive properties, privacy was central to the development of the designs.

The decision was made at the start of the project to organise each plot around a pool and sheltered gardens, with an essentially L-shaped floor plan, the orientation of which was established through solar studies to achieve maximum daylight for the private external spaces as well as the main outlook from the principal reception and bedrooms. The villa forms a protective barrier for the private external space, with its external façade evolving into a thick curved concrete wall, reflecting traditional local structures and forming a distinctive street presence.



Local materials are used throughout the design to ground the properties in their context: stone, Cyprus fir timber and copper. Indigenous planting was used in the landscaping scheme ensuring complete integration of the buildings in their environment. Palm trees and low lying succulents furnish the hard landscaped front courtyard with specimen planting for individuality.

The entrance is announced with a cantilevered timber-clad box penetrating through the curved concrete. The passage beneath which marks the transition from the semi-public cobble-laid external courtyard to the privacy of the house. Stepping into the double-height entrance hall, you are immediately drawn to the view of the water feature positioned at

the end of the garden. A hierarchy of stone in the form of walls of honed travertine and gabions filled with rough native stone further emphasizes the central axis through the house and plot. The vertical circulation, a timber stair within the timber-clad box, top lit with a crackle glass roof light, revolves around this axis hung off a coursed stone rubble wall.

The layout is open plan with a snug/ family room/ study tucked into the curve of the outer wall followed by the centrally positioned lounge, lined externally with the kitchen and dining room, all with views and access out to the pool with full height sliding folding doors. A guest bedroom with en-suite shower room is situated to the other side of the entrance hall behind a gabion wall terminated with a tall copper-clad wall.

A series of terraces over three levels allow the full size of the plots to be utilized as external space. A couple of private terraces adjoin two of the bedrooms on the first floor. The final bedroom opens onto the main terrace on this floor, which is connected to both the garden below and the final terrace on the second floor via cantilevered stairs. Shading and cooling is offered to these elevated terraces by oversailing concrete brise soleils to provide a refreshing refuge from the heat.