

VIVES·PONS&ASOCIADOS
global solutions



VR HOMES

VR
ARCHITECTS

CO



The home has always been a very important architectural symbol for all classes of society during the history of humanity, be it as a «refuge»; protecting us physically or psychologically, or simply as a «physical» expression of our way of life.

Nowadays, in this ever growing world there exists the possibility to «escape» from your environment, each day more urban and enclosed, in order to «reside» somewhere else, if only for a few days or simply via your imagination – this «getaway haven» is what our clients look for.

This book demonstrates, in 6 projects, a lifestyle characterised by the environment, climate, gastronomy, culture and entertainment in which the home continues to have the same importance that it always had but with a new overtone – an improved sense of well-being in addition to the transformation of and connection with the environment.

Vives Pons & Asociados selected these projects, not only because of their magnitude but also because of the analysis required prior to the construction in determining simple fun-

damentals such as: design and orientation – Ensuring the correct relationship with nature in addition to obtaining bioclimatic comfort; a clear scheme where the necessities and preferred lifestyle of the client is adopted as a «design brief»; the use of cutting-edge technology allowing the client to take advantage of the progresses made in order to achieve a better quality of life.

In each of these projects various professionals and international companies collaborated in some form or another. Vives Pons & Asociados conducted the plot study prior to sale (including the legal and financial advice for the investment), the development of the architectural project, the interior design, the study of the environment and finally the construction.

During the recent years of economic crisis there has been a great deal of time to reflect on the mistakes made during the construction boom. Our multidisciplinary professional offices work hard to bring back the investors ensuring they confide in the sector once more. Vives Pons & Asociados is equipped with the necessary personnel qualified to develop and realise your projects and investments with the highest security and guarantees.



VIVES-PONS ASOCIADOS

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PROFILE

Vives Pons & Asociados is a family run professional practice with more than 14 years of experience and an in depth knowledge of all matters relating to property in Spain. It is a multidisciplinary practice that provides a unique in-house one stop service of Architects, Builders, Lawyers, and Accountants, ensuring excellent project management and coordination between professions that ensures efficiency in terms of time and cost.

Since 1998, and operating from their offices in London, Denia or Alfaz del Pi, Vives Pons & Asociados has dealt with more than 5,500 international clients from a variety of countries including Spain, United Kingdom, Germany, Holland, Norway, Denmark, France, Switzerland, Sweden, United States, China, South Africa, and Costa Rica, and in doing so, has collaborated with many of international companies.



ARCHITECTURE · CONSTRUCTION · LEGAL · TAXATION

Vives Pons & Asociados offer an integrated service on an international scale, provided by highly qualified professionals in all areas for both business and personal matters. They have designed and built many projects, always changing the construction concept to account for improvements offered by new materials and the latest trends in technology, thus ensuring an improved comfort and quality of life for the clients / end users.

Vives Pons & Asociados also provide their clients with an extranet; an online portal totally linked to their information systems that, in real time, offers their clients the possibility to consult and download information related to tax forms, title deeds, architectural projects, plans, licenses and follow up images of building work that the company may be carrying out, ensuring peace of mind in all respects with their investments at all times.

There is never a need to worry. Our clients need only invest their time dealing with those things which are most important, and for this they can count on our totally reliable architecture, construction, legal and taxation teams, with their full understanding and knowledge of the Spanish jurisdiction and bureaucracy.

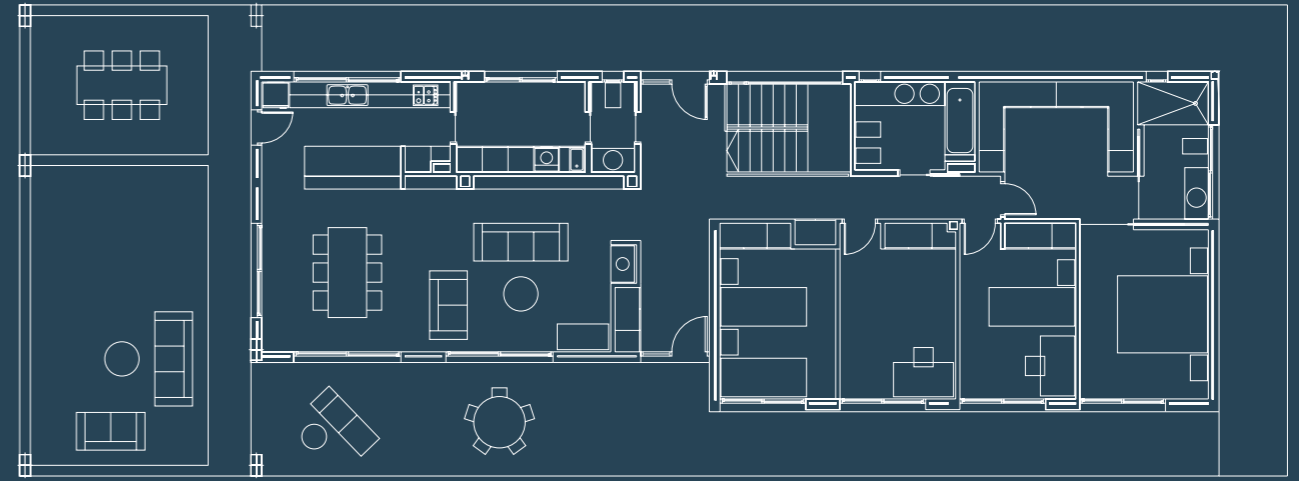


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FALDAS DEL MONTGÓ

LOCATION: DENIA, ALICANTE
CURRENT SITUATION: BUILT

On this large scenic plot, situated on the skirt of the Montgo Mountain, we have built a luxurious modern home with all habitable accommodation at ground floor level, but with a basement providing utility and leisure areas that enjoy natural daylight from garden light wells complete with specimen bonsais that rise from the lower level to the upper ground floor area.

Entering the home through a grand doorway, the separation between the living and sleeping areas is easily distinguished with the former, maintaining a relationship with the exterior via large windows and spacious porch overlooking the patio terrace and swimming pool areas; with the latter being quietly enclosed and located towards the more tranquil garden areas.

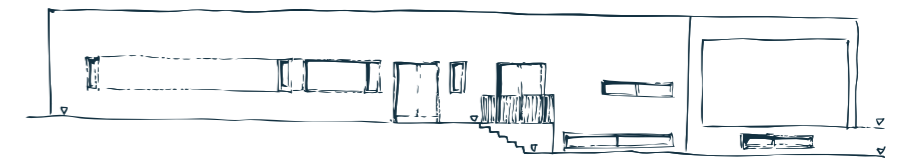
The long plan of the property was determined by the client brief for location of all main rooms to be on a single floor and also by the shape of the plot. By incorporating a cantilever roof on the dominant length we have managed to avoid the problem of solar gain in summer and yet provide a building with energy savings in winter. The result is a balanced and enjoyable ambience for the interior of the property throughout the year.

There is also a comfortable terrace with a wide span skeleton structure fitted with retractable blinds for shade or sunbathing, and an outdoor kitchen for summer cooking and entertaining.





“ In order to take advantage of the environment throughout the whole year, a fundamental aspect we took into consideration during the design process was the relationship of the property and the situation within its grounds.









Vives Pons & Asociados offered a fully integrated design, construction and legal service for this project from inception to completion, including the feasibility study and reports of the plot, design and detail design, gaining licenses, the construction and interior decoration, to handover of keys to the client and family.







LOCATION: LA NUCIA, ALICANTE
CURRENT SITUATION: BUILT

From the demolition of an old villa of modest size, the new construction provides a large modern villa with spacious open plan kitchen and dining areas off a large lounge. With six spacious en-suite bedrooms, including a large master suite off a grand double height stairwell at the centre of the building the villa is capable of comfortably accommodating the family and guests.

A principal part of the client's brief was to obtain the best views of the grounds and surroundings from within the villa and garden. We conducted an in-depth study of the plot and surroundings in order to take advantage of the orientation of the property in relation to the swimming pool and gardens, ensuring sunlight on the pool for as much of the day as possible. A large covered terrace, enabling all year outdoor living is situated just off the

lounge/dining area and on the first floor, off the master bedroom suite is another private sun terrace with retractable awnings to provide shade as necessary.

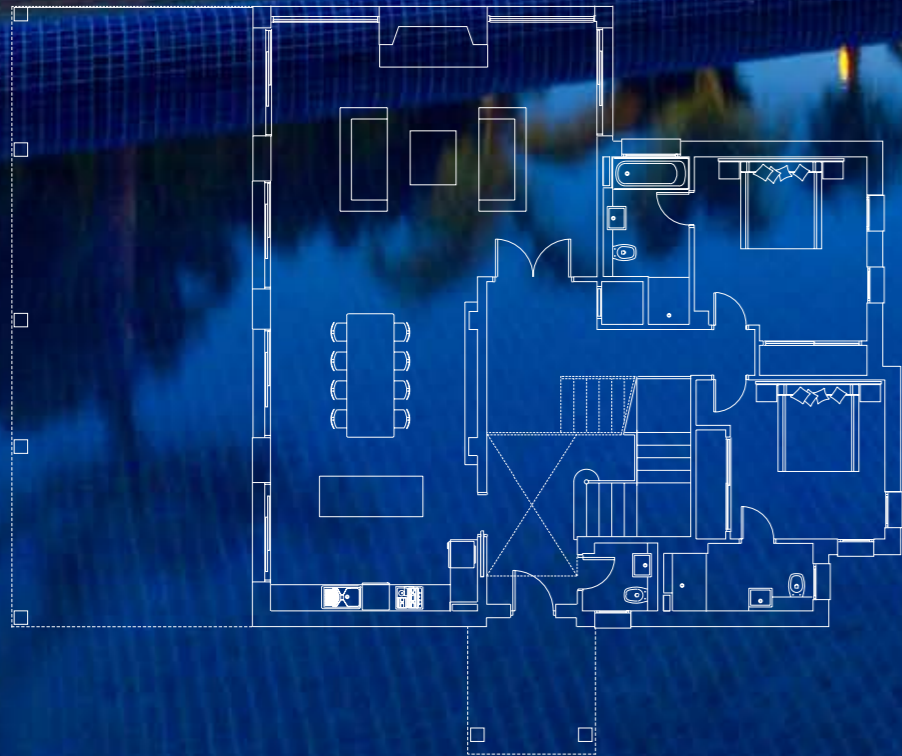
Vives Pons & Asociados offered an integral service for this project, from the study of the plot, to the interior design and execution. All this, with the collaboration of «MGA Architects», with offices in the United Kingdom.











The terraces are the extension of the property towards the garden which offer protection from the sun during the day and illuminate during the evening. From this exterior area you can appreciate the garden, the fountain and the swimming pool, giving the property a sense of peace and well-being.



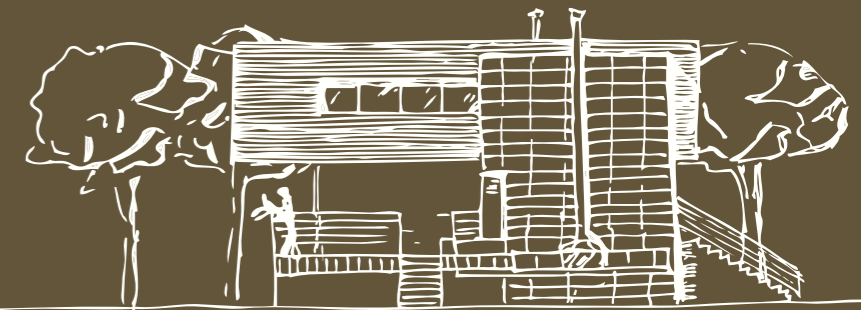


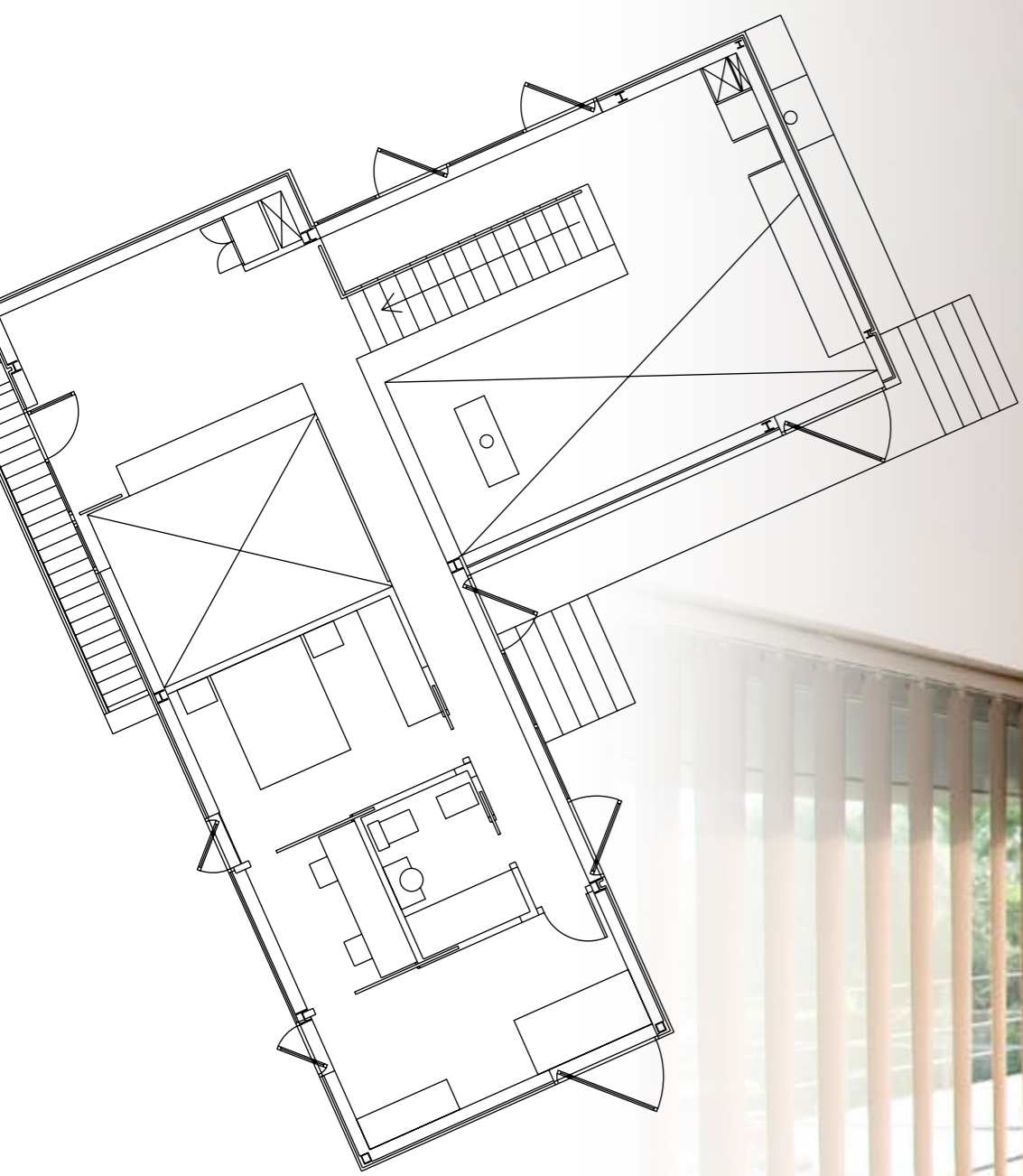
LOCATION: OLIVA, VALENCIA
CURRENT SITUATION: BUILT

This detached property comprises two distinct but linked, one for daytime living within the house, with exterior relaxation and dining areas off this space, and one for sleeping that oversails the exterior terrace to provide shade from rain and sun. The design is modern, as is the use of materials, where timber and metal form the main elements of construction of the fabric and façade.

From the street the building elevations are enclosed and privacy is maintained for the occupants. On the opposite façade there is glazing that measures the full length of the building from where the occupants can enjoy the sea views.

The rear of the building opens onto a rear garden with a pool that is enclosed by the built form. The resultant pool, whilst small, is perfect for the client's lifestyle so close to open sea beyond the property.





“ The property is composed of two dimensions, united vertically. They are connected in the common area (lounge/dining room) with a double-height ceiling creating a feeling of increased space and brightness.



“ The wooden flooring around the swimming pool leads to the rear of the plot, on a lower level, where the Zen garden is situated, full of different types of Bonsai.





LOCATION: DENIA, ALICANTE
CURRENT SITUATION: BUILT

This property is located on a steeply sloping plot with a difficult rocky landscape, so major excavation works had to be carried out in order for the construction work to take place. Because of this, we also had to build high retaining walls at the rear of the property. As these would be visible from the interior of the house, they became «designed» garden structures to be enjoyed, in contrast with the views from the front of the plot, where it is possible to enjoy wonderful uninterrupted views of the Mediterranean Sea.

The client's brief was for the design to incorporate three distinct areas on three levels. The design achieves this with a basement, which provides the villa with a large area for recreational use together with the incorporation of a wine cellar for the pursuit of one of the client's many interests; a main intermediate floor level where you enter from the driveway, and which connects to kitchen, dining and lounge areas, and the upper level where the sleeping and bathing areas are situated. Through the intermediate living area you can reach the terrace and swimming pool with its unbeatable view to the sea, enhanced by different varieties of Bonsais that are distributed throughout an amazing Zen Garden. A feature of this property is the artificial and natural lighting throughout the entire house, which is distributed to offer a range of ambiances. The light well for the stairs, for example, is made with a glass curtain wall through which the natural light penetrates to all levels with the afternoon sun.

Another feature of the property is the use of intelligent lighting, and programmable air-conditioning, entertainment and surveillance electronics, which enables monitoring of the spaces within the villa on site or remotely.







“ Access to the property is via the rear and a cantilever feature crosses one of the corners.





“ The natural light remains very present throughout the whole property thanks to the light wells in the façade in addition to the patios placed around the basement circling the property.

In this way a crossed ventilation is created which allows for an improved bioclimatic functionality within the property.







LOCATION: BENITACHELL, ALICANTE
CURRENT SITUATION: BUILT

This project consists of an the extension and refurbishment of an independent property. We have also carried out the interior design and landscaping.

The extension enabled the creation of a large open plan kitchen, dining and lounge area. By installing large glazed areas we took advantage of the views to the town of Benitachell with its emblematic church in the background.

We created a noticeable change in the aesthetic of the property. A balcony that runs the length of the principal property and extension has been built, and this accentuates the current modern design of the house.

In order to obtain a better design we have changed the carpentry in the entire house and placed laminated wood flooring by request of the client to provide bare foot comfort throughout the year.

A relaxation area besides the pool, with panoramic views looks into the garden area which is made with artificial grass, used to avoid unnecessary maintenance.

Vives Pons & Asociados offered integral services for this project, from the study of the plot, to the decoration and execution. All this with the collaboration of «MGA Architects», with offices in the United Kingdom.





“ The illumination, clarity and simplicity to unite what already existed were the most important 3 aspects we considered for the extension and interior design to this property.







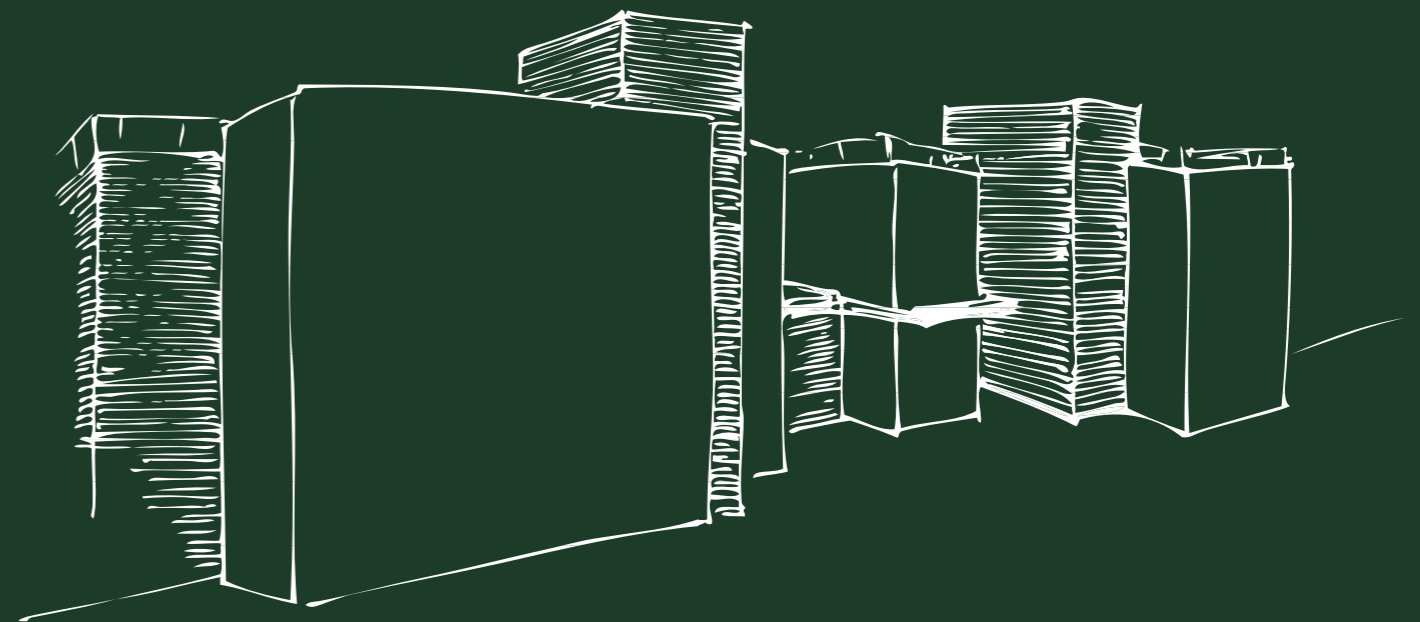
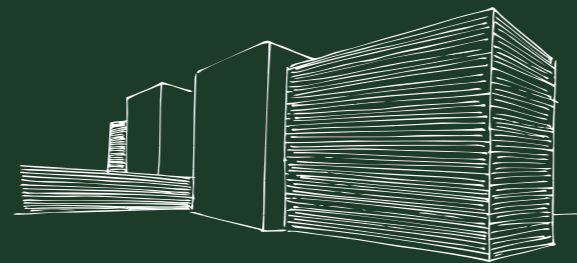




LOCATION: EL ALBIR, ALICANTE
CURRENT SITUATION: BUILT

This complex of four properties is situated in the heart of the city of Albir, very near to Benidorm. We have achieved great quality in the finishings and numerous other details with this construction. This promotion is destined for an exclusive market where the goal of the Promoter-Architect was to create an excellent design for the property without compromising comfort. In order to accomplish this we incorporated large windows in the living/dining room and kitchen, this way the property is completely integrated with the garden area. The south orientation of the property ensures an improved comfort and generates a better insulation throughout the winter months, saving energy on heating. Taking this into consideration, we built a pergola to avoid the property

heating up in the summer and from where the owner can enjoy the use of the private swimming pool. As a main feature we would like to point out the vertical façade of the property for which we used ecological materials such as natural stone and lime mortar rendering. We situated the staircase in the centre of the property which leads to the upper terrace offering spectacular panoramic views to the Mediterranean Sea.



“ The lounge, with a ceiling of double height was created to provide a great richness of space within the property. An office situated over a platform on the first floor is also situated within the lounge area. From a visual aspect, you can contemplate two separate rooms at once thus creating a sensation of increased amplitude.







Costa Blanca ENVIROMENT

The Costa Blanca is one of the principal destinations for tourism across the Mediterranean due to the amazing climate – with average temperatures all year round of 17°C. Picturesque coves and many magnificent beaches stretch along the 218km coastline not forgetting the many enchanting villages dotted inland, oozing with beauty.

The region is defined by the contrast between the valleys and mountains, the historic culture of the many villages, the tantalising gastronomy, the unique craftsmanship and the many local fiestas - unique throughout the world.

The province is marked by mountain ranges which reach the sea at certain points creating impressionable coastal cliffs. Alongside these sit numerous beaches of fine sand in towns such as Denia, Javea, Calpe, Altea, Moraira, or Benidorm. Also scattered along this vast region are a number of National Heritage Nature Parks including La Serra Gelada in Benidorm, the Peñon de Ifach in Calpe and the Montgó, situated between Javea and Denia. The mountain ranges of the Sierra Mariola and the Font Roja in Alcoy can be found

inland. Various wetlands of a high ecological significance include the salt marshes at Santa Pola, Laguntas in Torrevieja, El Hondo in Elche and the Marjal in Oliva.

Some of the most spectacular geological formations can be found in caves like the Canelobre in Busot, the Calaveras in Benidoleig or the Rull in Vall de Ebo.

Special mention should be given to the Algar Waterfalls – an extraordinary combination of waterfalls, fountains and tiny springs located in Callosa d'En Sarrià.

The sea has always played an important part in the community. The coastline offers the possibility to revel in a wide variety of nautical activities, practically all year round, with over 20 marinas, 9,000 moorings and 3 nautical sports resorts. A wide range of services and infrastructures make the Costa Blanca one the most comprehensive areas for navigation and water sports such as wind and kite surfing, rowing, canoeing, sky aquatics, Jet Ski, catamarans, cruises, sailing and underwater diving amongst others.

For those passionate about golf, the Costa Blanca is a true paradise. It has managed to place itself as one of the principle international all year round golfing centres, thanks to the exceptional climate with over 300 days of sun and the effortless access to Alicante and Valencia airport via the Motorway or main roads. The courses are equipped with all types of installations, normally situated near or in the major touristic centres. Currently there are more than 15 golf courses across the Costa Blanca – some of which were designed by sports experts such as Severiano Ballesteros. The golf tourist can also find a wide variety of hotels within or by the golf courses offering additional services, difficult to match.





The local fiestas, traditions and folklore enrich the Costa Blanca from the north right down to the south – enhanced by the many colours, diversity and performances given. The Moros & Cristianos, a popular celebration, brings to life the battle between the Moors and Christians. Las Fallas provides maximum illumination throughout the Valencian skies – an unbeatable love for fire and fireworks. There is no town exempt from the local fiestas, albeit religious or pagan. The busy streets are a non-stop hustle and bustle during Carnivals and Holy week during the Easter celebrations. Here on the Costa Blanca there is always something to celebrate!

Various different theme parks are positioned across the Costa Blanca, the most recent being Terra Natura in Benidorm where you can discover the immense variety of wildlife and the different civilisations as if you were embarking on a journey. Terra Mítica, an amusement park situated next door, portrays the principal historic cultures across the Mediterranean like Greece, Rome, Egypt and Iberia. Other attractions include the various water parks such as Mundomar, accommodating numerous aquatic species and exotic birds and Aqualandia, the largest waterpark in Europe – all equipped and thoroughly enjoyable for both adults and children alike.

Archaeological sites, castles, fortresses, churches, cathedrals and palaces showcase the remnants of days gone by.

One of the major attractions of the Costa Blanca is the gastronomic culture. The union of the sea and land of this region have favoured gastronomy ensuring it is one of the most appreciated and desired across the globe. Our region tastes of the fusion between the sea and the orchards – the Valencian Paella - the prestigious Gamba Roja of Denia (Red Prawn of Denia) - Sea Urchins – Octopus - Crayfish.... Wine with Denomination of Origin. The

most widely known desserts are Turrón (a nougat candy) and artisanal ice-cream.

Good health and well-being is one of the most important issues for tourists either national or international. The Costa Blanca has adapted quickly for the growing demand with up-to-date modern installations in the grand hotels with services such as spas, in addition to other establishments that are sought after for rest and relaxation needed after the highly stressed rhythm of today's society.





IDEAS THAT FLOW...

...FROM THE HORIZON OF OUR DREAMS