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Building & Shopfitting

GENERAL PORTFOLIO

01/09/2022

Hospitality

Grup Idea and Abessis are international companies specialised in imagining, designing and building spaces that reflect and integrate the value of brands.

WE IMAGINE

We imagine spaces focused on the business model and the user. Our work method is based on "design thinking" and open innovation. We guarantee that the final result will always be surprising and profitable.

- Strategic Definition.
- Concept Design.

WE DESIGN

We specialize in the development of projects for brands. We coordinate and supervise all people involved in the project and the construction phases. Everything you need to make your business ideas come true.

- Local Architect.
- Architect of Records.
- Engineering – MEP Design.
- Project Management.
- Cost Management.
- Construction Management.

WE BUILD

Abessis is our construction company. We are specialized in the execution of projects with our in home team works together with our external collaborators and providers. Our attitude, always proactive, ensures compliance with deadlines and quality in every detail.

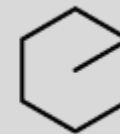
- Construction.
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**STRATEGY
& DESIGN**



**ARCHITECTURE
& ENGINEERING**



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& SHOPFITTING**

WE IMAGINE



STRATEGIC
DEFINITION



CONCEPT
DESIGN

WE DESIGN



LOCAL
ARCHITECT



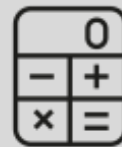
ARCHITECT
OF RECORDS



MEP
ENGINEERING



PROJECT
MANAGEMENT



COST
MANAGEMENT



CONSTRUCTION
MANAGEMENT

WE BUILD



CONSTRUCTION



SHOPFITTING

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Architects

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Communication & Marketing
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Partner – Architect
Strategy & Design
Director



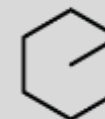
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Project Manager

Alejandro Mora

Partner – Engineer
Project Management
Director



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FROM BARCELONA TO THE WORLD

More than 25 years of worldwide project.

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+710

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stores*

+2100

*Corporate
offices*

+275

*Healthcare
facilities*

+65

*Hotels
and restautants*



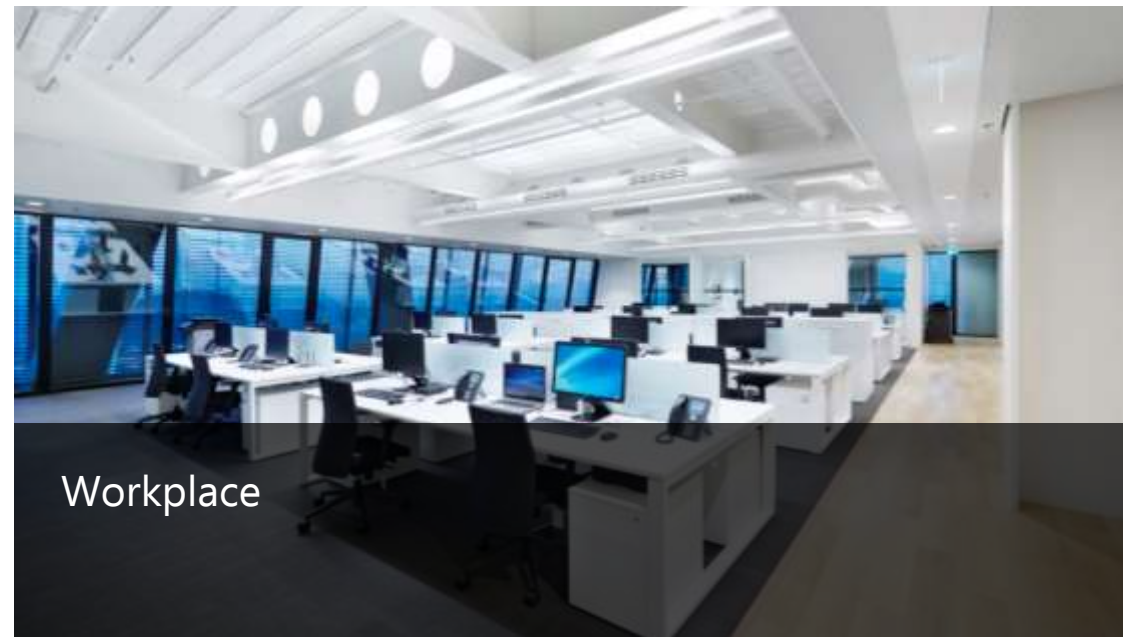
BUSINESS SECTORS

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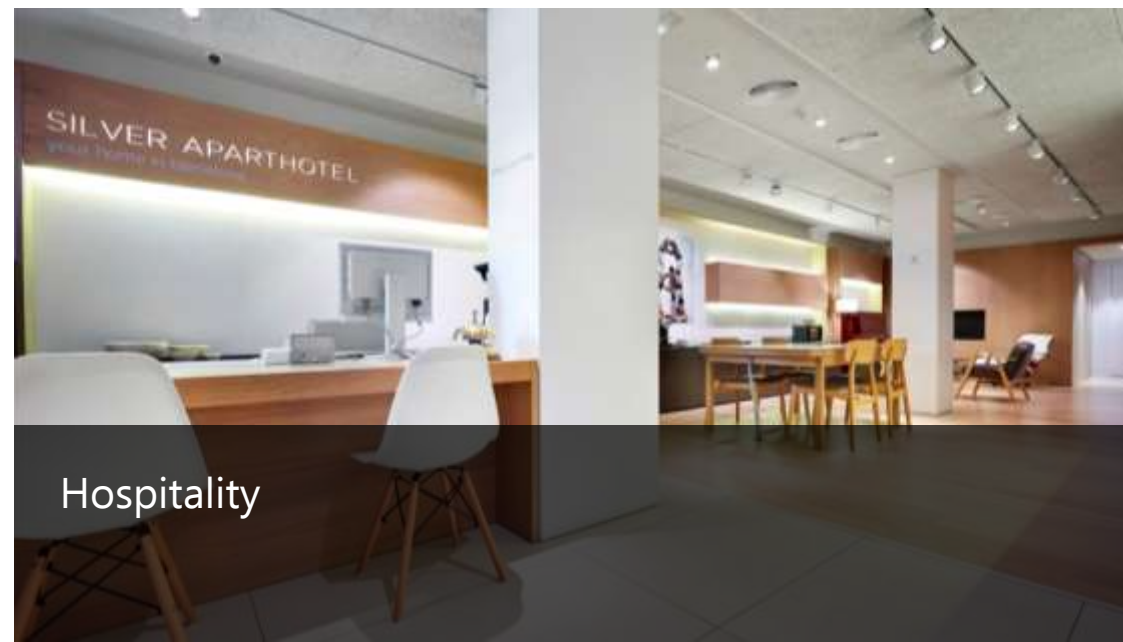
Retail



Workplace



Healthcare Facilities



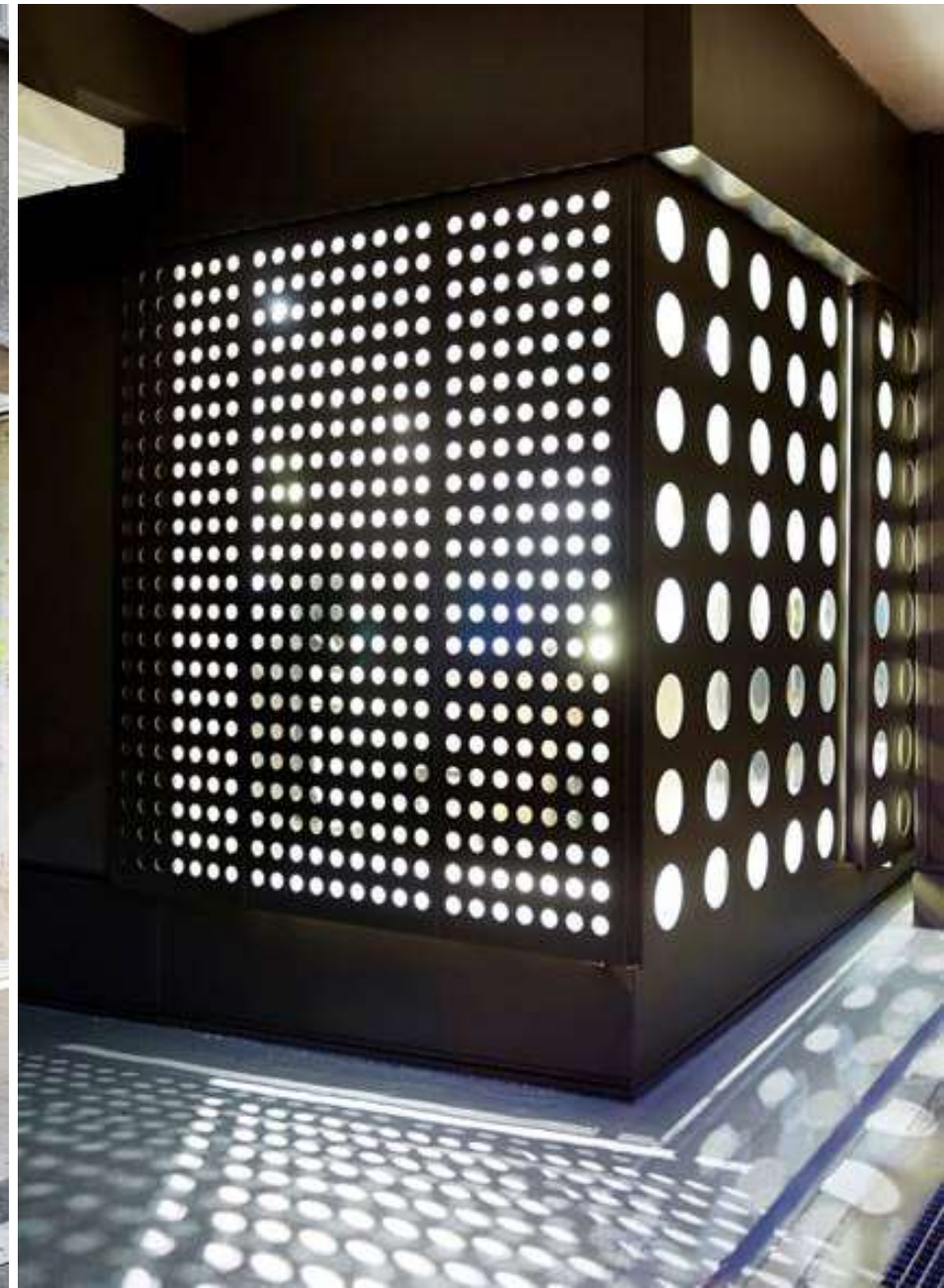
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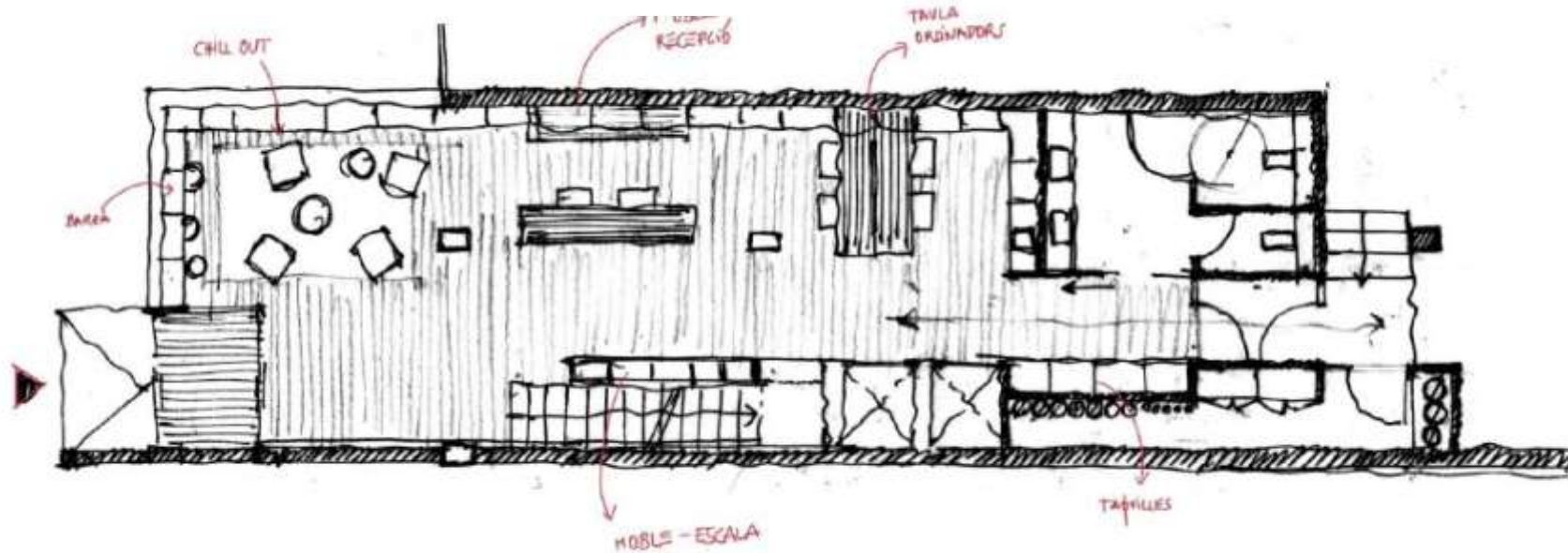


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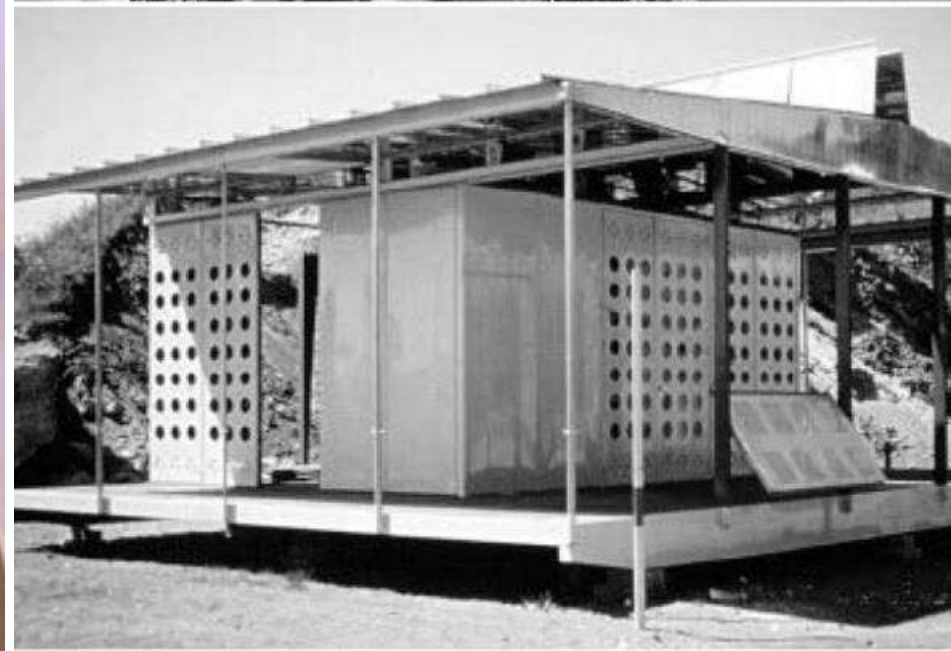
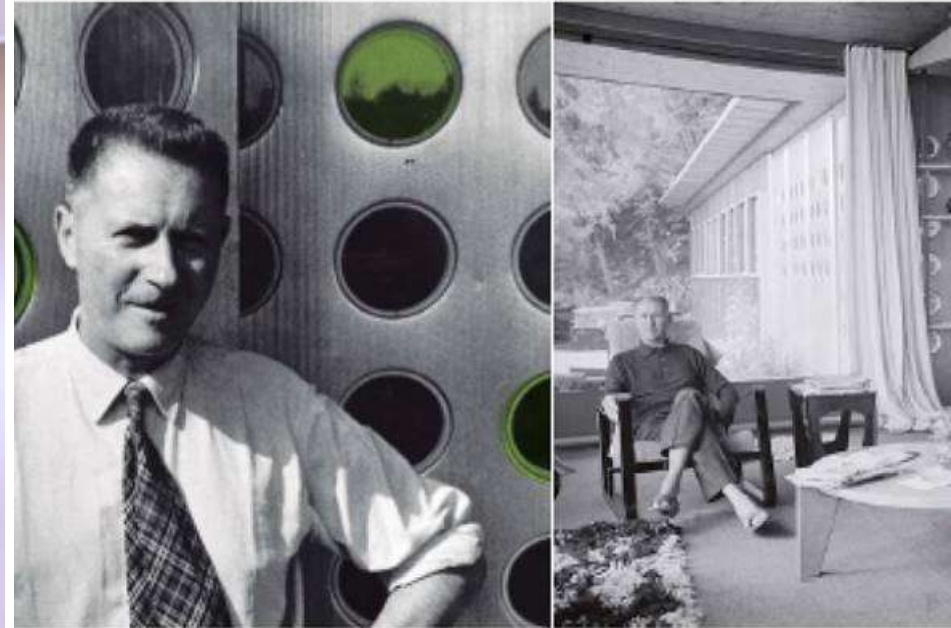


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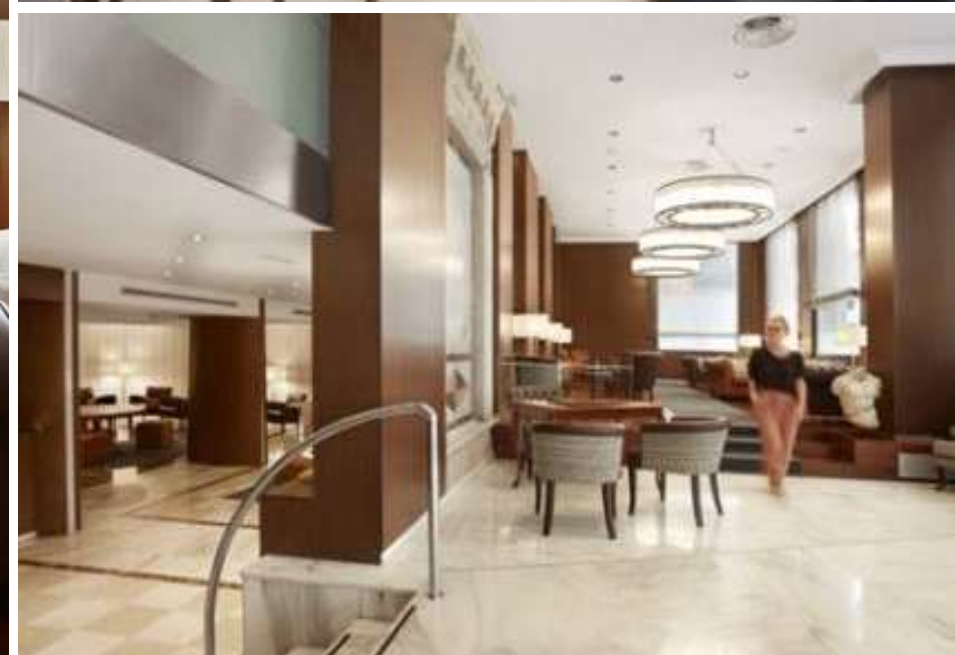


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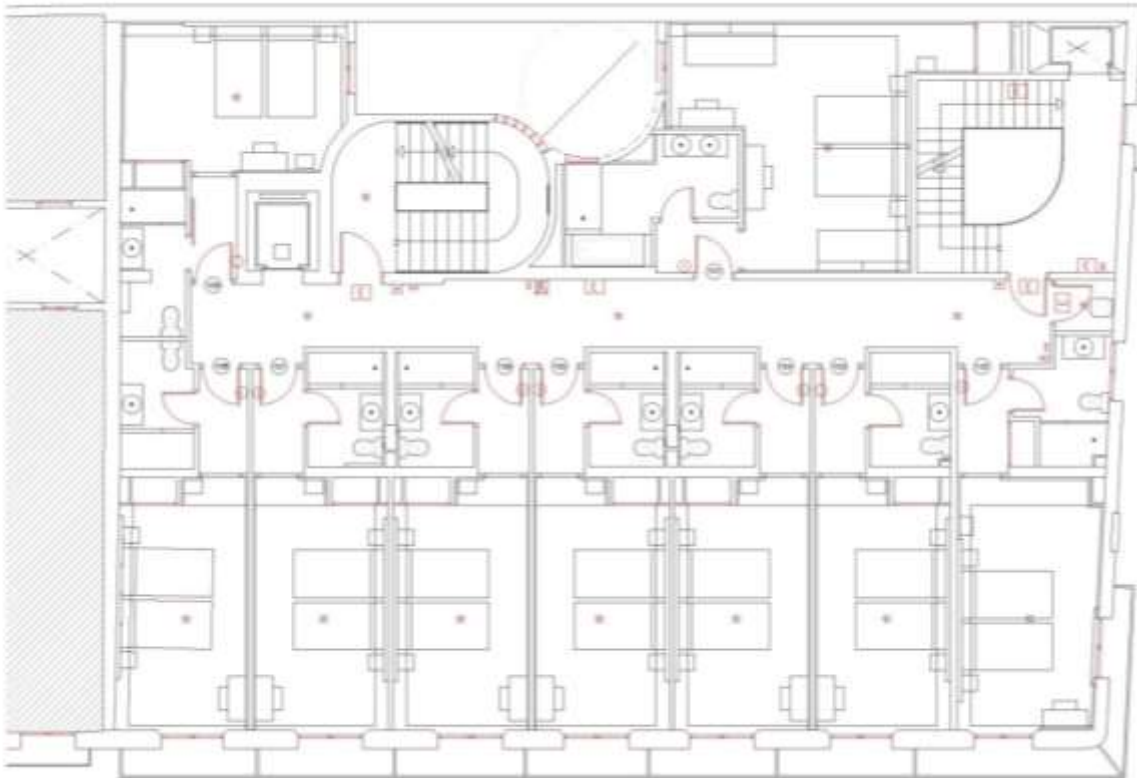


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HOTEL BARCINO – GRUPO GARGALLO

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HOTEL GÓTICO – GRUPO GARGALLO

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HOTEL GÓTICO – GRUPO GARGALLO

MEP, Project Management.

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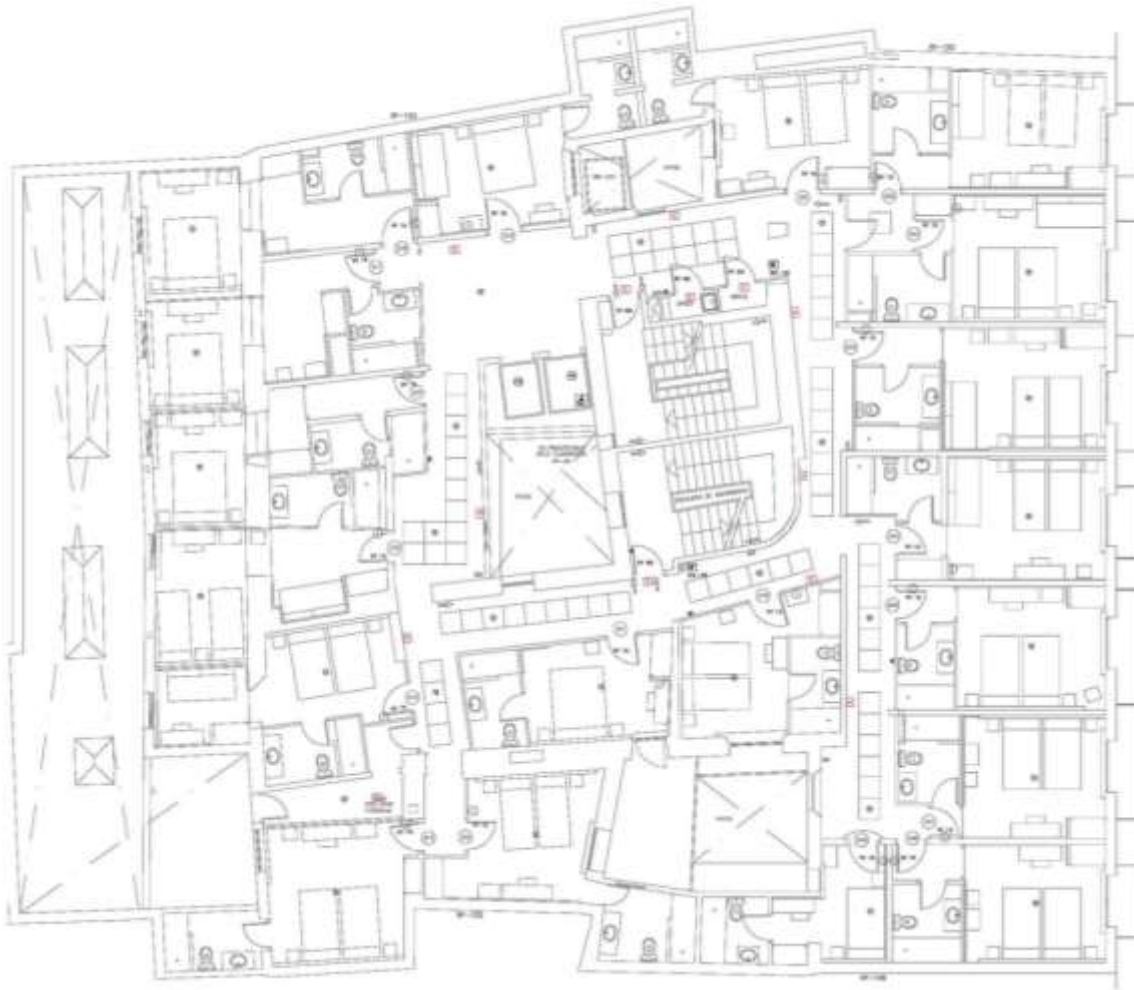


HOTEL GÓTICO – GRUPO GARGALLO

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HOTEL WESTIN

Construction Management.

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HOTEL IN ITALY – FINALIST PROJECT

Strategic Definition, Concept Design.

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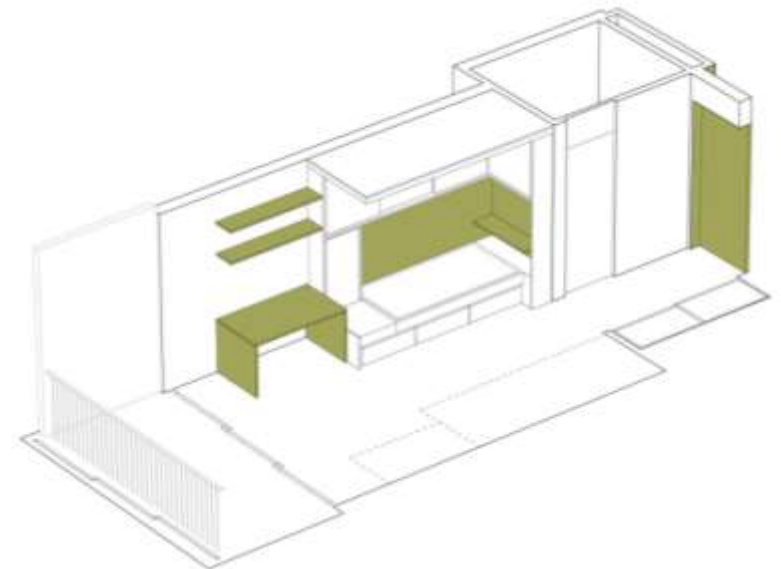
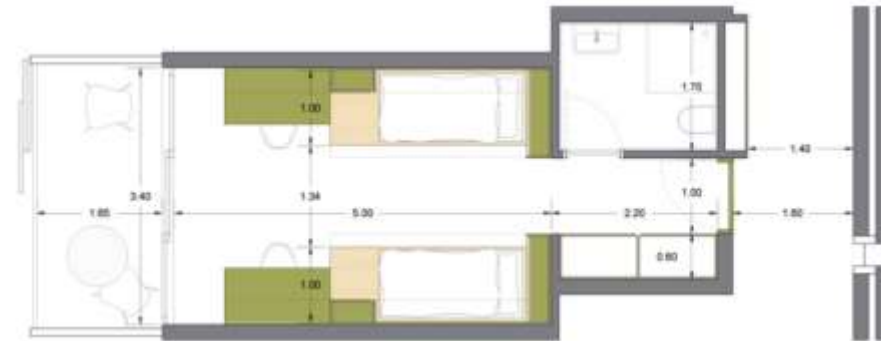
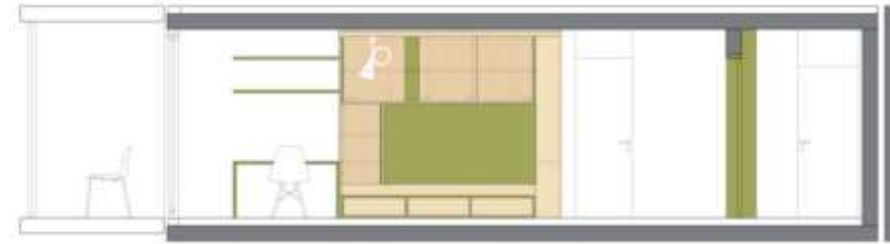


HOTEL IN ITALY – FINALIST PROJECT

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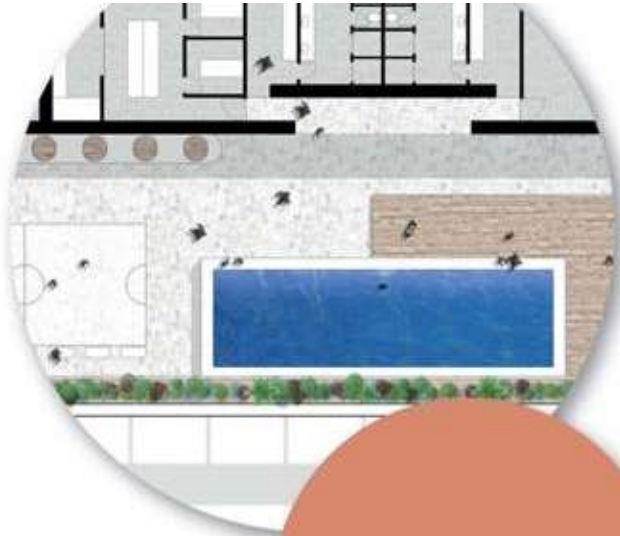
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Strategic Definition, Concept Design.

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El divertimento y exaltar los
sentidos

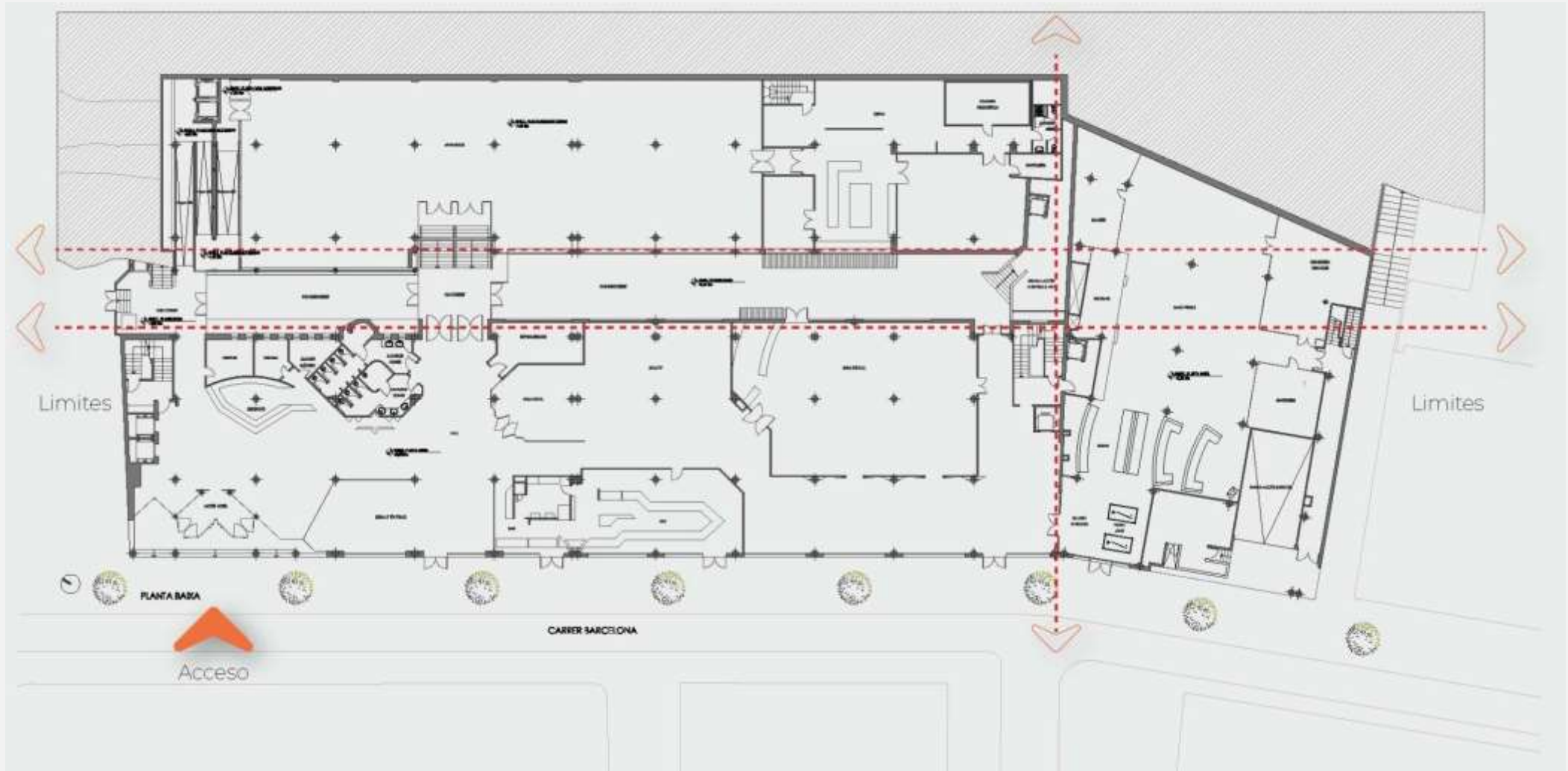


HOTEL TOSSA DE MAR - GERONA

Strategic Definition, Concept Design.

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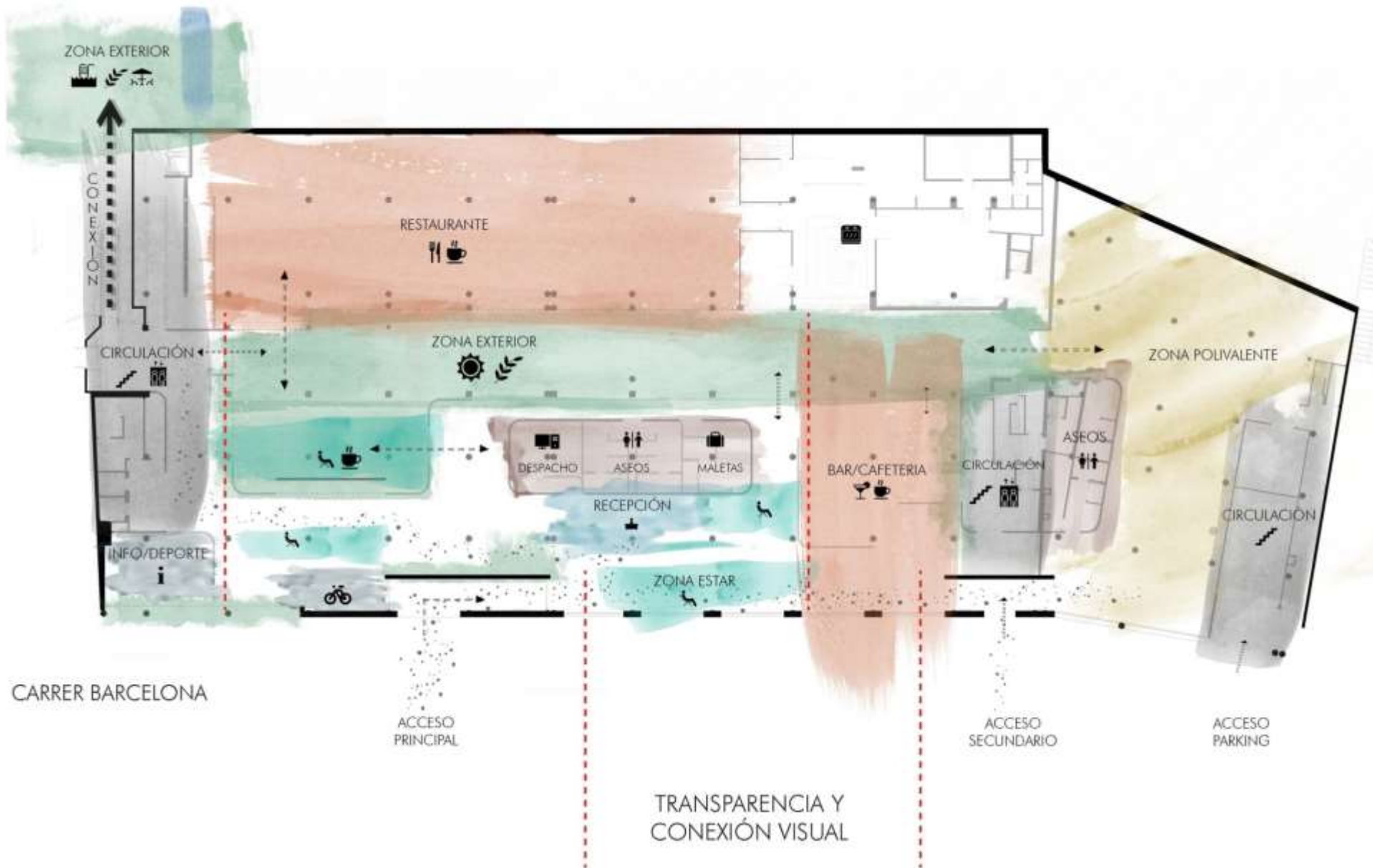


HOTEL TOSSA DE MAR - GERONA

Strategic Definition, Concept Design.

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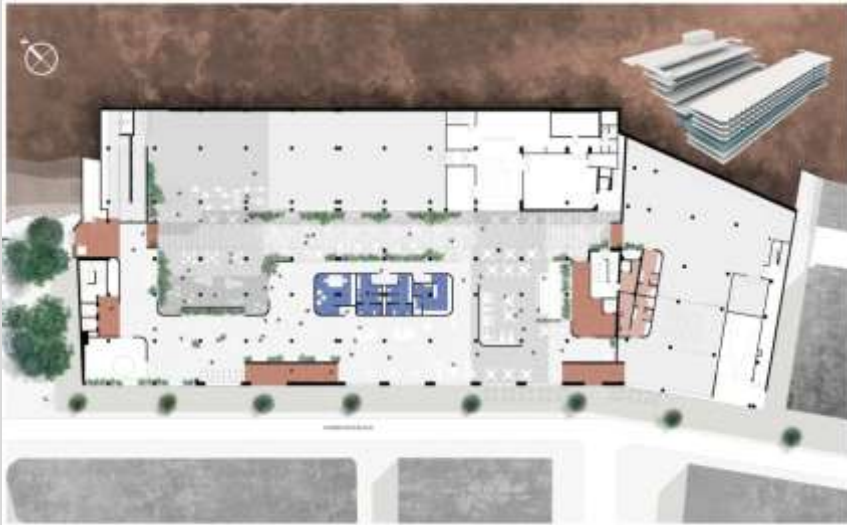


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Strategic Definition, Concept Design.

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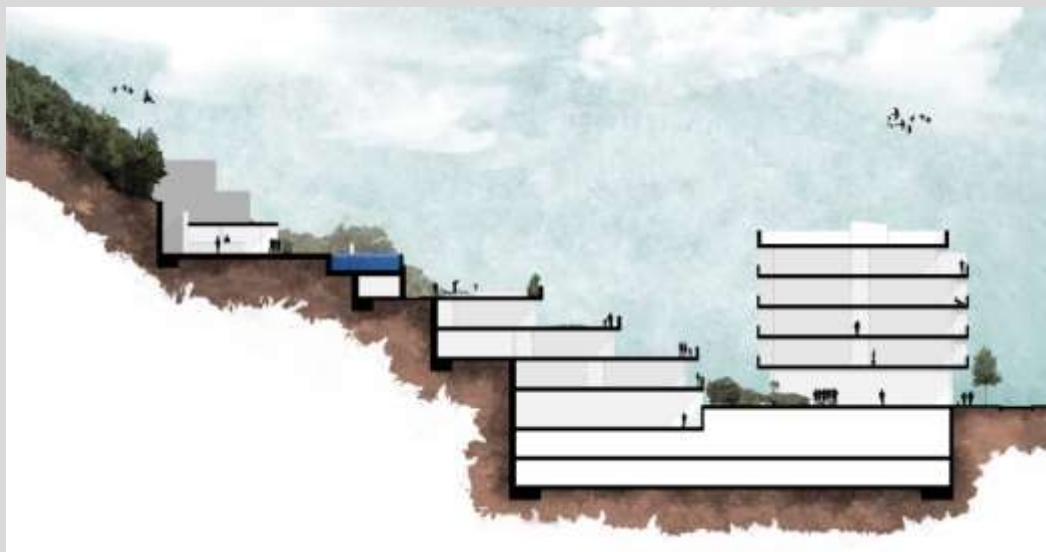
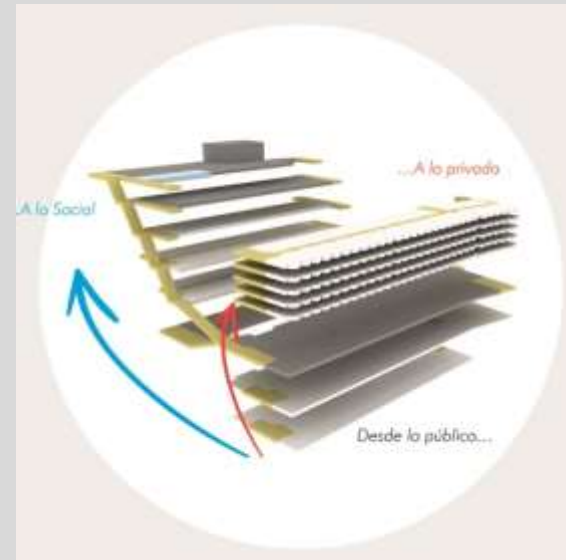
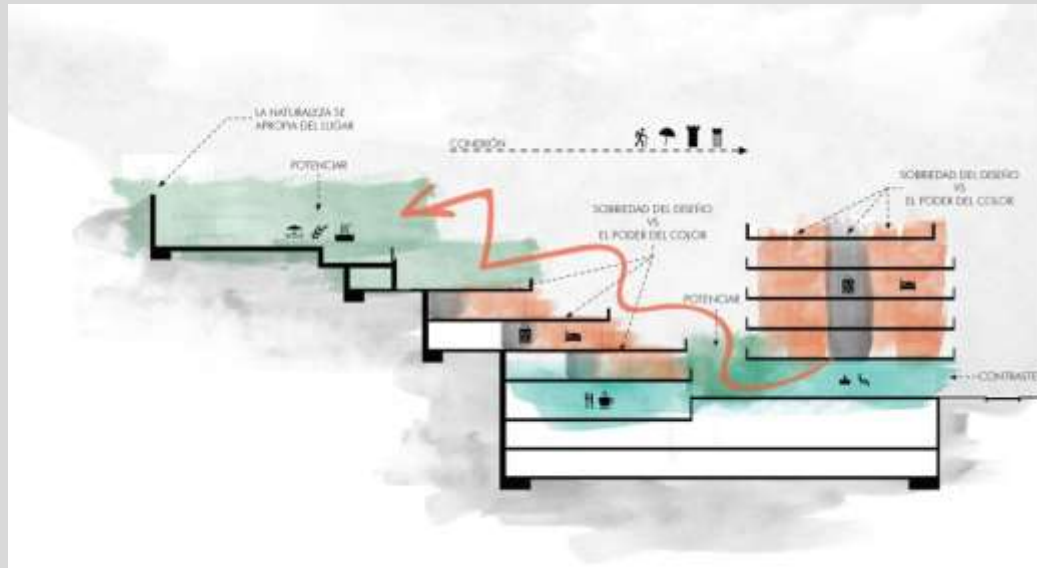


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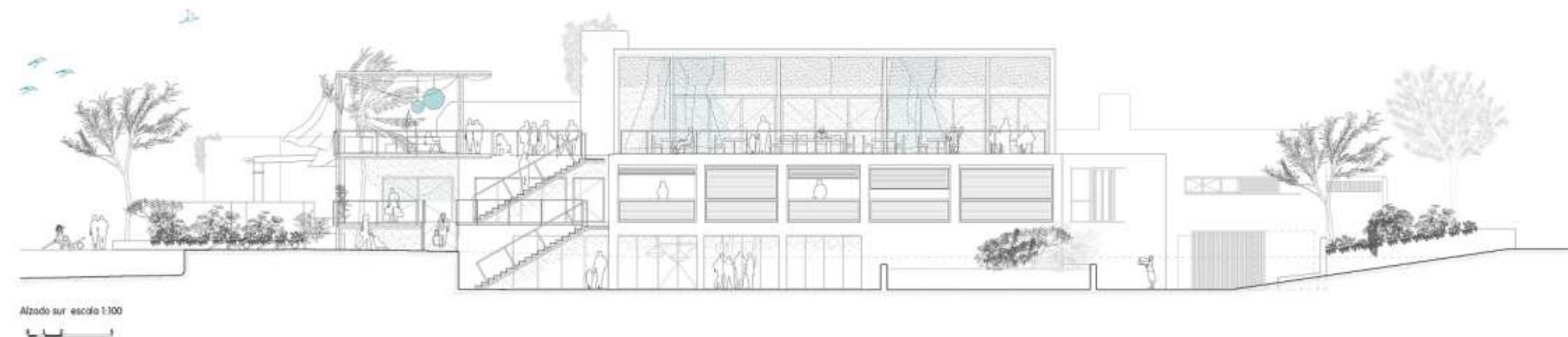


HOTEL CALA LLENYA - IBIZA

Strategic Definition, Concept Design.

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HOTEL CALA LLENYA - IBIZA

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Vista des de la terraza ChillOut hacia la vila Cala Llenya



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L'île
dans l'île

1/24

1/24

"What more can you be than the things they say you've been?"

Tradición	Pueblo	Eivissa	Naturaleza	Beach Clubs
Desconectar	Cultura	Descanso	Confort	Playa
Intimidación	Eivissa milieu			Interacción
Mercadillo Hippie				Actividades
Fiesta Mayor				Conciertos
Plaza del pueblo	Centro cultural	Ludoteca Biblioteca	Bar "El chiringuito"	Solariums
ChillOut "El mirador"	Restaurante "El tapeo"	Restaurante "El mercado de Eivissa"	Jardines ibicencos	ChillOut privado



Un hotel es un estado de ánimo.



L'île
dans l'île

2/24

2/24

1 Antecedentes

la negociación espacial del conjunto es un reflejo del concepto de "Ciudad Jardín" de la zona. En este, el todo actual nació como idea urbanística de un barrio de las olimpiadas, convirtiéndose al poco tiempo en hotel. Desde entonces, ha ido añadiendo edificios y servicios, pero es deseable que entre los días previos como un equipamiento turístico que es de un modo global, si con un concepto como el bienestar de la población.

121 17 edificaciones ocupadas por las 17 unidades institucionales actuales (o tallo, corresponden a esquemas de vivienda unifamiliares diseñados a finales de la segunda mitad del siglo XX.

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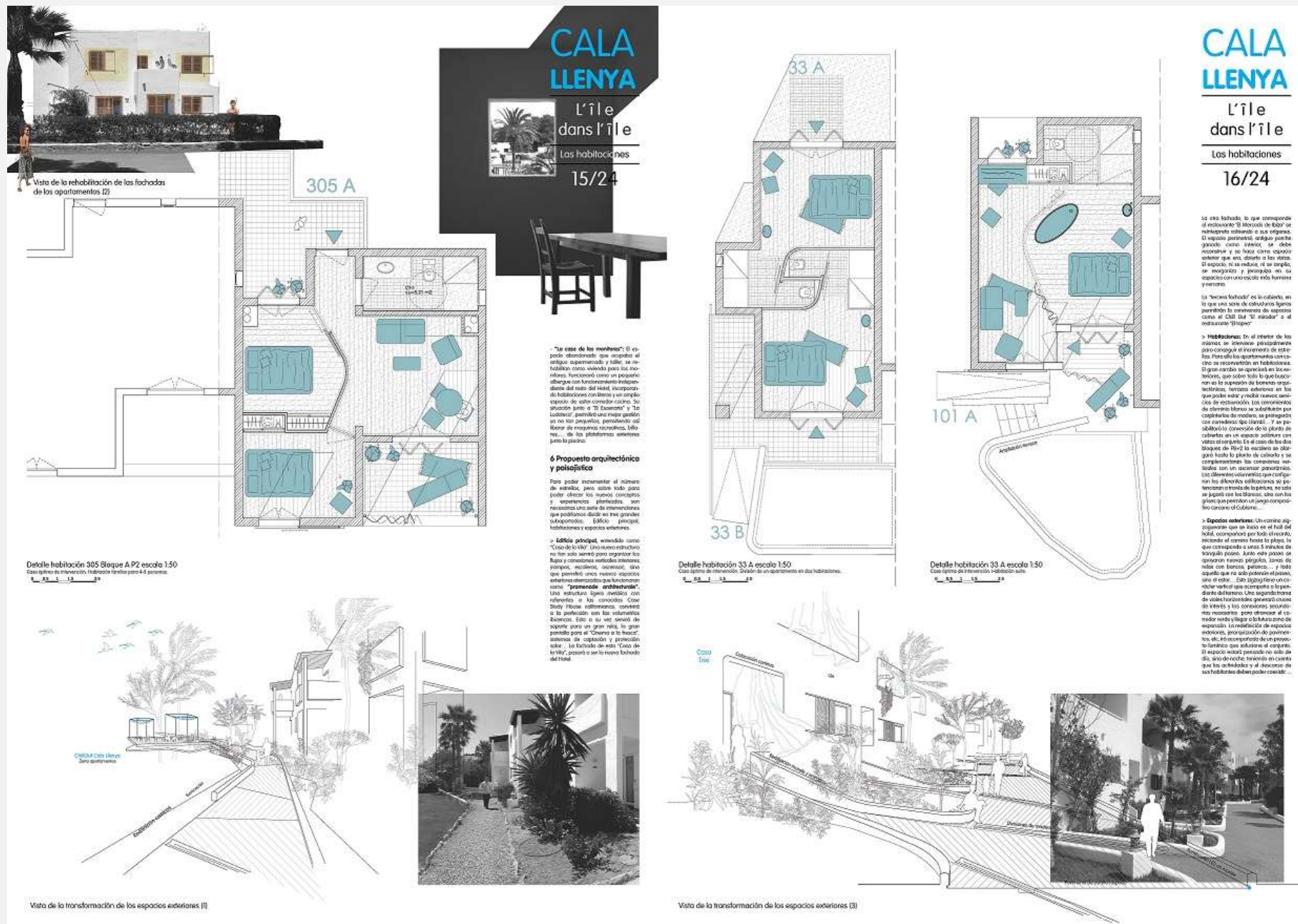
Es la parte no descubierta del conjunto y es el que potencialmente es el de más valor.

El concepto paisajístico no está pensado como tal, los espacios naturales se van sustruyendo en grados de adaptación al diseño y a la topografía del solar. El hábitat tan sano, verde-limbo, se mezcla a la villa que cierra el conjunto, por lo cual comparte espacios y verdUMBRA de piso con otras edificaciones de la ciudad.



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Tal como se aprecia en el punto 0. Introducción, se propone por un lado la necesidad de un **PLAN DIRECTOR** como escenario de los próximos 3 años y por otro lado una **FASE INICIAL** que tiene como objetivo llegar a la fecha de 15 de Abril de 2015, con la realización de las obras necesarias en el edificio principal para conseguir que el Hotel pase a ser un 4 estrellas (obra mayor) y una mínima intervención (obra menor) en las 17 edificaciones anexas que incorporan las 111 habitaciones. Aun así, creemos que para esta primera fase sería recomendable un incremento de la inversión a realizar para poder realizar una intervención superior, más allá de lo necesario, en todos las habitaciones.

En la doble lámina ANEXO, se muestra la tipología de habitación que se propone, igualmente, debido a la gran heterogeneidad actual de espacios, se proponen un total de 3 niveles de intervención.

Adá por ejemplo, no se propone actuar restando la totalidad de baños, pero sí que se proponen en cambio, temas de acabados. Se propone dar a los paredes de los baños una pintura tipo "tormenig hidrólogo", nuevo pavimento, nuevo conjunto lavabo y espejo para conseguir una atmósfera lúdica. Los acabados, texturas, colores... Son los que mejor comunican los valores que se quieren transmitir.

También se propone pavimentar y adecuar las terrazas exteriores, para conseguir que sean espacios donde poder estar, charlar, tomar una copa... La transformación de las cubiertas en solárium, o la incorporación de dos ascensores en el Bloque A y B, no se consideran necesarias en esta fase, pero sí que se propone su realización a largo plazo, definiéndose a lo largo del Plan Director.

En el interior, las actuales cocinas, se propone analizarlas o transformarlas para acercarse más al concepto de Hotel y dejar la imagen de Apartamento Turístico que actualmente tienen. Por ello, en algunos espacios se propone su creación, y en otros la transformación de esto en un espacio que permita preparar una copa, un bocadillo y poco más...

Se propone una "decoración" interior que incorpore no solo nuevos acabados, sino piezas de mobiliario como podrían ser la lámpara DSA de J.A. Coderech (1957) o la silla Torres Clavel (1934), con carácter 100% ibicencos...

...porque Cala Llenya es "l'île dans l'île".

CALA LLENYA

L'île dans l'île

Unidad habitacional

Anexo

Presupuesto estimativo unidades habitacionales

Este presupuesto adicional, corresponde a la intervención completa en el interior de las 111 habitaciones existentes para Hotel de 4 estrellas, teniendo en cuenta 28 unidades situadas en los bloques A y B con intervenciones bajas, 15 unidades con intervenciones medias en plantas primera y 65 unidades de intervenciones mayores en las plantas bajas.

OBRAS CIVIL	INSTALACIONES
Derivación, transporte y gestión de residuos	Clasificación
Alfombrado y cubiertas	Ventilación y extracción
Imprescindibles para el alojamiento	Gas CoP
Características adicionales interiores	Tratamiento
Exteriores (plataformas, y balcones)	Sanitarios y grifería
Alfombrado y cubiertas	Sonido y música
Futuro técnico y control	Iluminación
Protección interior y exterior	Alimentación eléctrica
Tratamiento de protección al fuego	Luminarias
Pavimentación y acabados	Sistemas de climatización
Características adicionales exteriores	Contramedidas
Carpetas y pavimentos	Seguridad
Instalaciones de calefacción	Doble insonorización
Acabados y pavimentos	OTRA REMEDIACIÓN
Instalación y equipamiento	
TOTAL OBRAS CIVIL	TOTAL PRESUPUESTO

NOTA: Los honorarios profesionales finales se adecuarán a las intervenciones reales llevadas a cabo y serán proporcionales al presupuesto de inversión final de la intervención.

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L'île dans l'île

Unidad habitacional

Anexo

Referencias, acabados, mobiliario...



1. Col. Showroom, Anna & Eugeni Bach Arquitectes



2. Mesa Pedra de J. Barba Corral



3. Sistema de almacenamiento



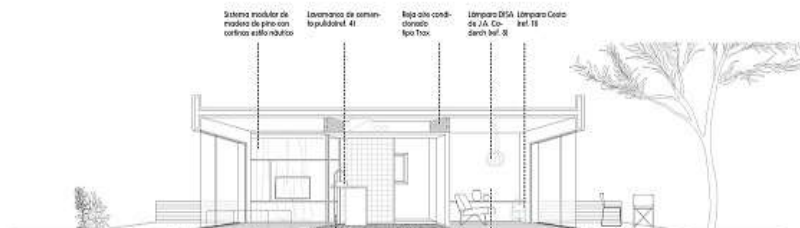
4. Lavamanos de cerámica pulida



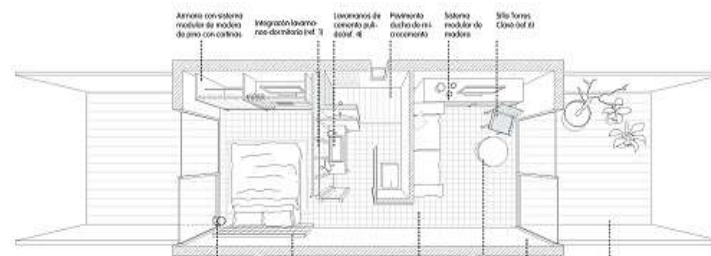
5. Con. Cozum, Diseño de Elsa Torres y J.A. Martínez-López



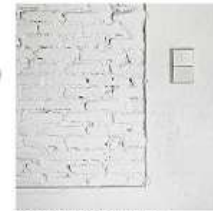
6. Silla Torres Clavel de Josep Torres Clavel



Sección unidad habitacional tipo



Planta unidad habitacional tipo



7. Detalle reforma piso de YORA Arquitectura



8. Lámpara DSA de J.A. Coderech



9. Mesa de noche de madera



10. Con. Cozum, Diseño de Elsa Torres y J.A. Martínez-López



11. Lámpara Cuello de Miguel Mito



12. Reforma piso de YORA Arquitectura

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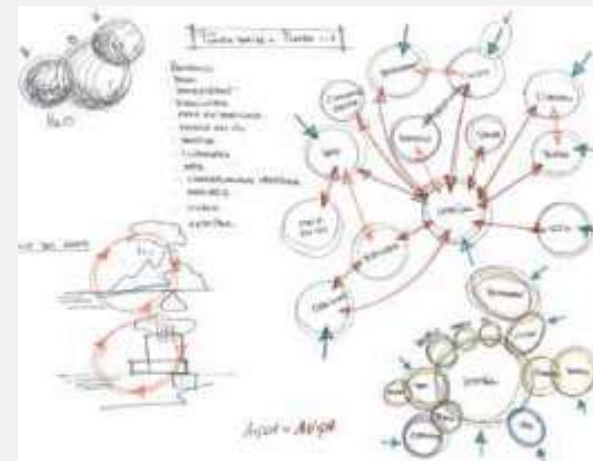
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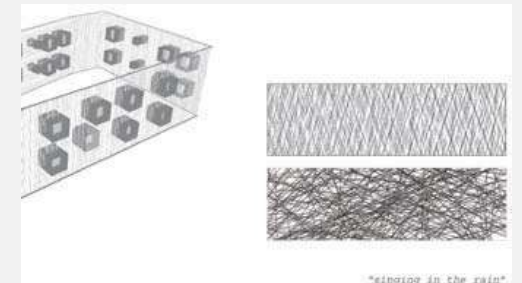
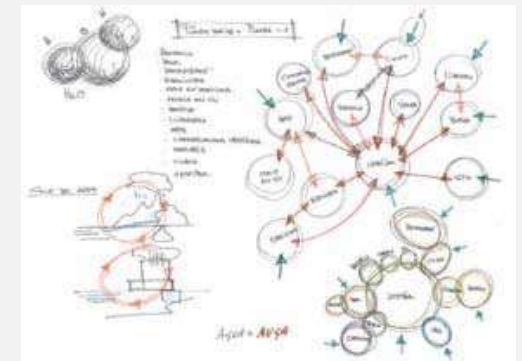


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MónNaturaPIRINEUS
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29-04-2015

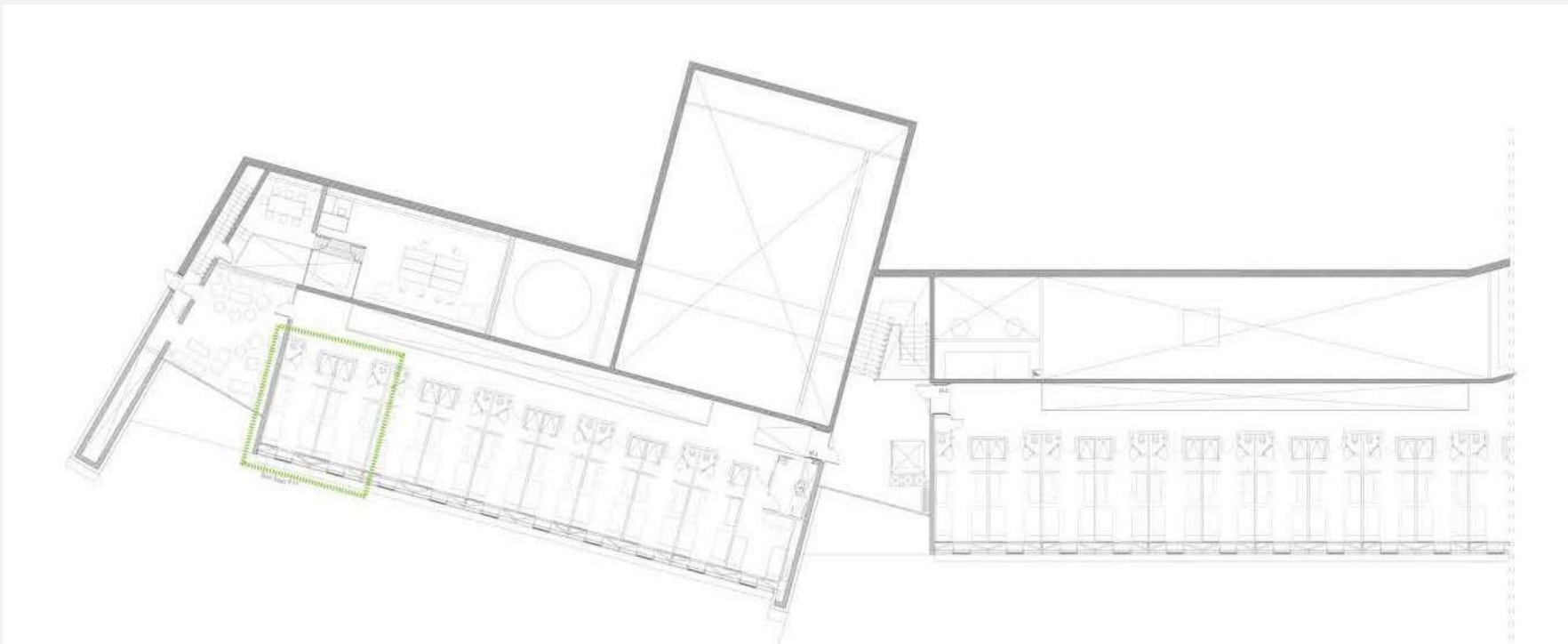
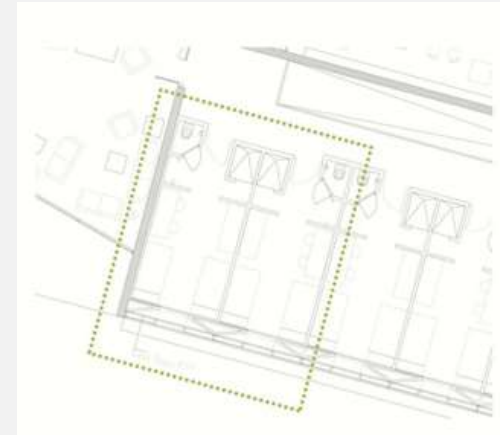
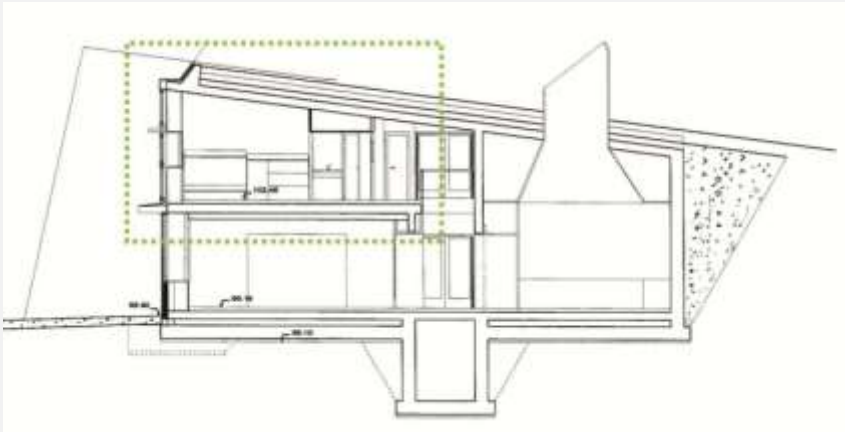


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—

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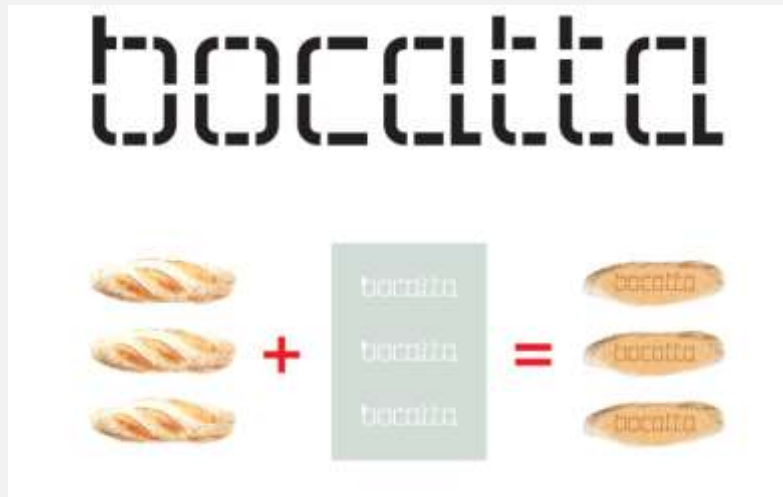
BOCATTÀ

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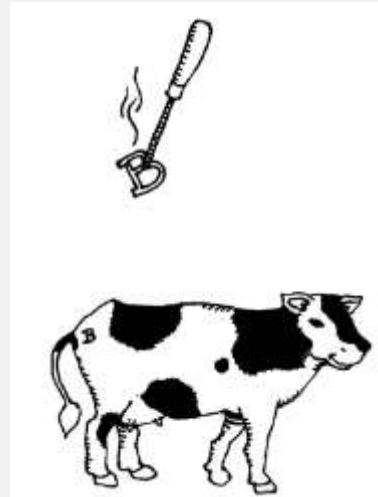
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Identidad



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Thank you



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