

I B I Z A

CAN
BEL
LEO

I B I Z A



CAN BELLEO





CAN BELLEÓ FACES THE OCEAN AND IS BUILT ON THREE TERRACES. IT IS DESIGNED TO MAKE THE MOST OF ALL SEASONS AND ALL TIMES OF DAY.



CAN BELLEÓ

a finca
with a twist.

THE ULTIMATE VILLA, CAN BELLEÓ IS DESIGNED TO MAKE THE MOST OF LIFE ON IBIZA AT ANY TIME OF YEAR AND AT ANY TIME OF DAY. ITS STRONG, GEOMETRIC DESIGN BLENDS WELL WITH EXISTING VERNACULAR ARCHITECTURE.




THE VILLA is set on three terraces, faces the sea and has sunset views. The renders that follow begin with a bird's eye view of the property using real aerial photos of the plot so you can appreciate how the house sits in its setting.

As this imaginary bird circles lower over the villa, the views become more detailed. The layout of the outdoor rooms and interconnecting walkways, stairways and pergolas becomes apparent. Many of the important elements of the traditional finca: arches, courtyards, columns and cubes, are evident throughout.


Living in Can Belleó is intended to be a sensory experience. The vista from every angle of the villa has been carefully planned so the view from every window, door, terrace or outdoor room is beautiful. Water features on terraces and in courtyards add to the relaxing vibe. Luxurious additions, such as a spa, gym and outdoor cinema, are all designed to enhance the building and blend with the surroundings, while incorporating natural elements as much as possible.

With over 300 sunny days a year, outdoor living is an essential part of life on Ibiza. The villa has numerous outdoor rooms where you can dine, relax, watch movies or just chill. On the rare occasions rain stops play, there are covered seating areas. The indoor living space has been designed with full width windows to invite the outside in.

The interior of Can Belleó has spectacular stone vaulted ceilings, an Essentis signature feature. Created by expert Italian stonemasons, these are a unique addition to this finca-inspired villa.



Green technology is a fundamental part of the build, ensuring the villa has as small an impact as possible on the environment.





THE PROJECT IS LOCATED 5 MINUTES FROM
SAN RAFAEL.

2.2 hectare plot (5.4 acres)
800 square metres of buildings (8611 sq.feet)
8 en suite double bedrooms
separate custodian house
pool
spa
gym
tennis court
sea and sunset views
signature stone vaulted ceilings

AN AERIAL VIEW OF THE PLOT SHOWING THE LOCATION OF THE HOUSE,
POOL AND TENNIS COURT AND THE SHAPE OF THE GROUNDS.

**A BIRD'S EYE VIEW OF CAN BELLEÓ SHOWING THE
ORIENTATION AND POSITION OF THE PLOT AND HOUSE
IN RELATION TO THE SEA.**



**THE MAIN LIVING AREAS OF THE HOUSE AND THE MASTER BEDROOM SUITE
FACE THE SEA. THE CUSTODIAN'S HOUSE AND PARKING AREA CAN BE SEEN
AT THE REAR ON THE RIGHT.**





THE HOUSE HAS A NUMBER OF DIFFERENT OUTDOOR AREAS FOR RELAXATION INCLUDING THE ROOF GARDEN. THIS HAS COLUMNS AND CAN BE SEEN ON THE LEFT OF THE PICTURE .

THERE ARE NUMEROUS DIFFERENT PLANTED AREAS, COURTYARDS, CLOISTERS AND GARDENS MEANING EVERY WINDOW OR FRENCH DOOR HAS A VIEW.



THE PROPERTY BENEFITS FROM BOTH OPEN AND COVERED WALKWAYS.





THE INSPIRATION FOR CAN BELLEÓ

Can Belleó is a contemporary design which uses as its starting point Mediterranean architecture, in particular the simple, functional traditional finca buildings used by Ibizans for hundreds of years.



ISLAND DWELLERS

are a special breed of people, resilient and resourceful with a very strong connection to the earth and to nature. They are especially aware of the seasons and the weather. All this greatly influences how they built their homes.

Ibizan houses traditionally had thick walls to retain heat in winter and keep the rooms cool in summer. The windows, which had no glass, were small to keep out heat and light. The houses were painted with white lime to reflect the sun and the roofs were flat with a slight slope and covered with juniper sabinas to collect rainwater.

They used the materials they had around them. Foundations were made from bedrock, local stone was used for walls and clay for plaster. A mixture of ash and seaweed became insulation, while juniper wood was turned into beams for the ceilings.

*Traditional Ibizan rural architecture was based around one rectangular hall - the **porxo**. This had an entrance, usually facing south, on one of the longer walls. Cube-shaped rooms were then added to the other three sides of the **porxo** as required. Arches, columns and courtyards were frequently used to mark the transition from the outside to the inside.*

Around the main house, the farmland was divided into fields delineated by dry stone walls and terraces. These influences can be seen in the dry stone walling in the villas terraces and gardens.

THE ENTRANCES TO BEDROOMS 7 AND 8 ARE ON THE LOWER GROUND FLOOR, BOTTOM RIGHT. TO THE LEFT OF THOSE, AND NOT VISIBLE IN THE IMAGE, IS THE ENTRANCE TO THE SPA AND GYM. THE KITCHEN AND UTILITY ROOM ON THE GROUND FLOOR ARE DIRECTLY ABOVE THEM. THE ARCH ON THE GROUND FLOOR, CENTRE RIGHT, LEADS TO THE DINING AND LIVING AREA. THE BALCONY WITH FRENCH DOORS ON THE FIRST FLOOR ON THE LEFT LEADS TO THE MASTER BEDROOM SUITE.





**THE GREY SHUTTERED FRENCH DOORS
ON THE LEFT ON THE GROUND FLOOR
(SLIGHTLY OBSCURED BY A BUSH) LEAD
TO BEDROOM 4. BEDROOMS 2 AND 3 ARE
ALSO IN THIS BLOCK.**



THE MAIN ENTRANCE TO THE VILLA, WHICH IS ON THE GROUND FLOOR.

A VIEW OF THE REAR OF THE VILLA WITH THE PARKING AREA AT GROUND FLOOR LEVEL JUST VISIBLE ON THE BOTTOM LEFT. THE CUSTODIAN'S HOUSE IS TO THE RIGHT OF THE CAR.





THE PATH LEADING TO THE MAIN ENTRANCE TO THE VILLA.



ON THE RARE DAYS IT RAINS, THE VILLA CAN ALSO BE ACCESSED BY A COVERED WALKWAY RUNNING PARALLEL AND TO THE RIGHT OF THE MAIN ENTRANCE PATH.

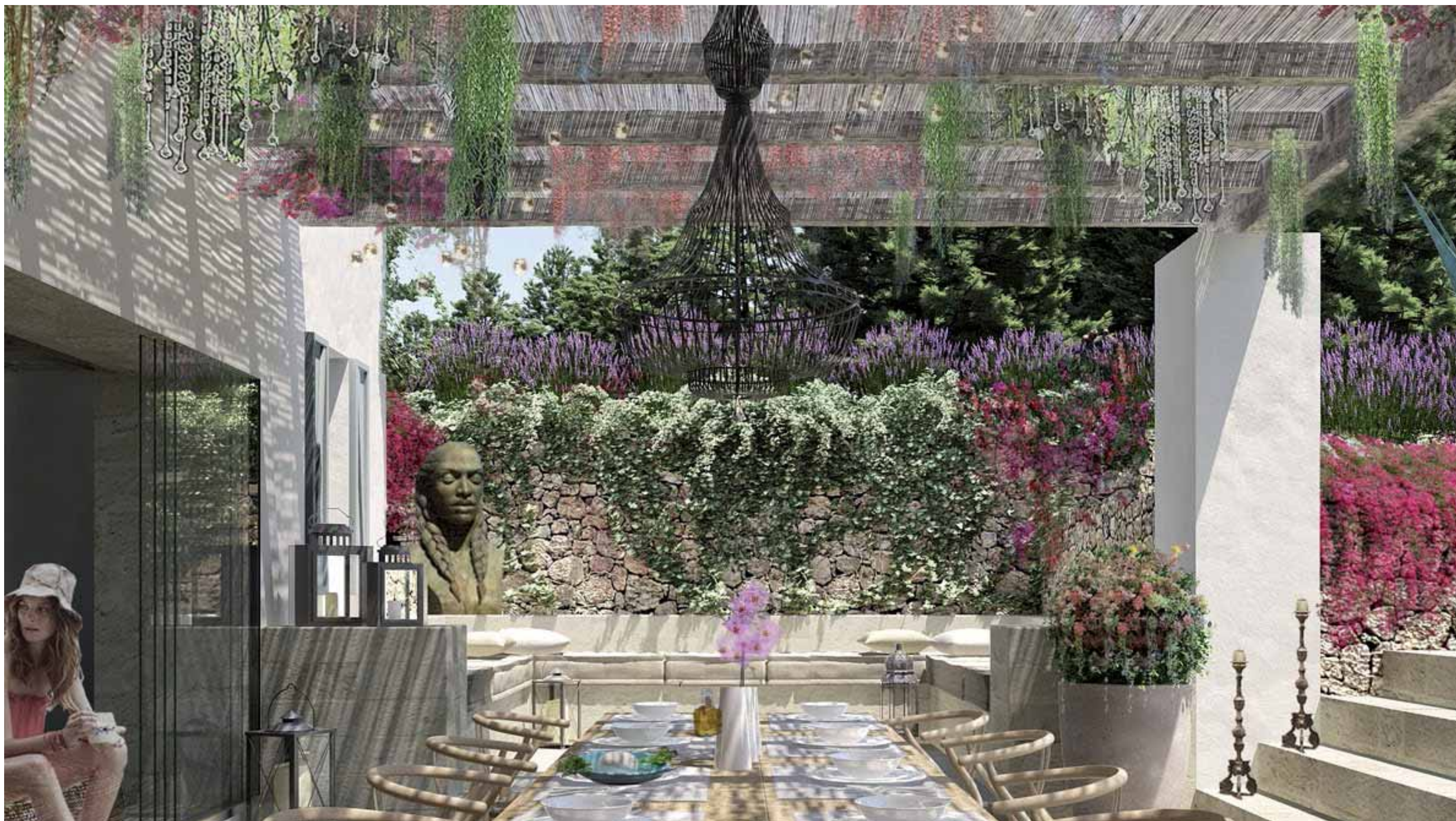


A WATER FEATURE IS VISIBLE BEYOND THE ARCHED ENTRANCE DOOR.



**THE OUTSIDE DINING AREA WITH THE LIVING ROOM VISIBLE
BEHIND IT, AND THE ROOF TERRACE ABOVE.**

THE LIVING AREA AND DINING AREA ARE CONNECTED BY A SPECTACULAR WALL OF SLIDING GLASS.



ONE OF THE PERGOLAS ON THE GROUND FLOOR WITH VIEWS OF THE SEA BEYOND.



NATURAL MATERIALS ARE USED THROUGHOUT THE VILLA, INCLUDING STONE AND WOOD. ARCHES ARE A KEY DESIGN ELEMENT.



A VIEW FROM THE GROUND FLOOR PERGOLA TO THE WATER FEATURE AND THE LIVING ROOM BEYOND.



ANOTHER VIEW OF THE GROUND FLOOR PERGOLA WITH A GRASSY COURTYARD BEHIND IT AND THE SECOND ENTRANCE DOOR TO THE VILLA.





AS LIFE IS LIVED MOSTLY OUTDOORS ON IBIZA, THE VILLA HAS NUMEROUS PLACES TO SIT AND RELAX OUTSIDE.



**OUTDOOR FIREPLACES, CREATED BY
ESSENTIS ITALIAN STONEMASONS,
MEAN THE SPACE CAN BE ENJOYED
LONG INTO THE NIGHT.**



THE FIFTEEN-METRE LONG POOL, WITH VIEWS TO THE OCEAN, IS THE PERFECT PLACE TO WHILE AWAY LONG, LAZY IBIZAN DAYS.



TRADITIONAL DRY STONE WALLING IS A FEATURE OF THE OUTDOOR AREAS.



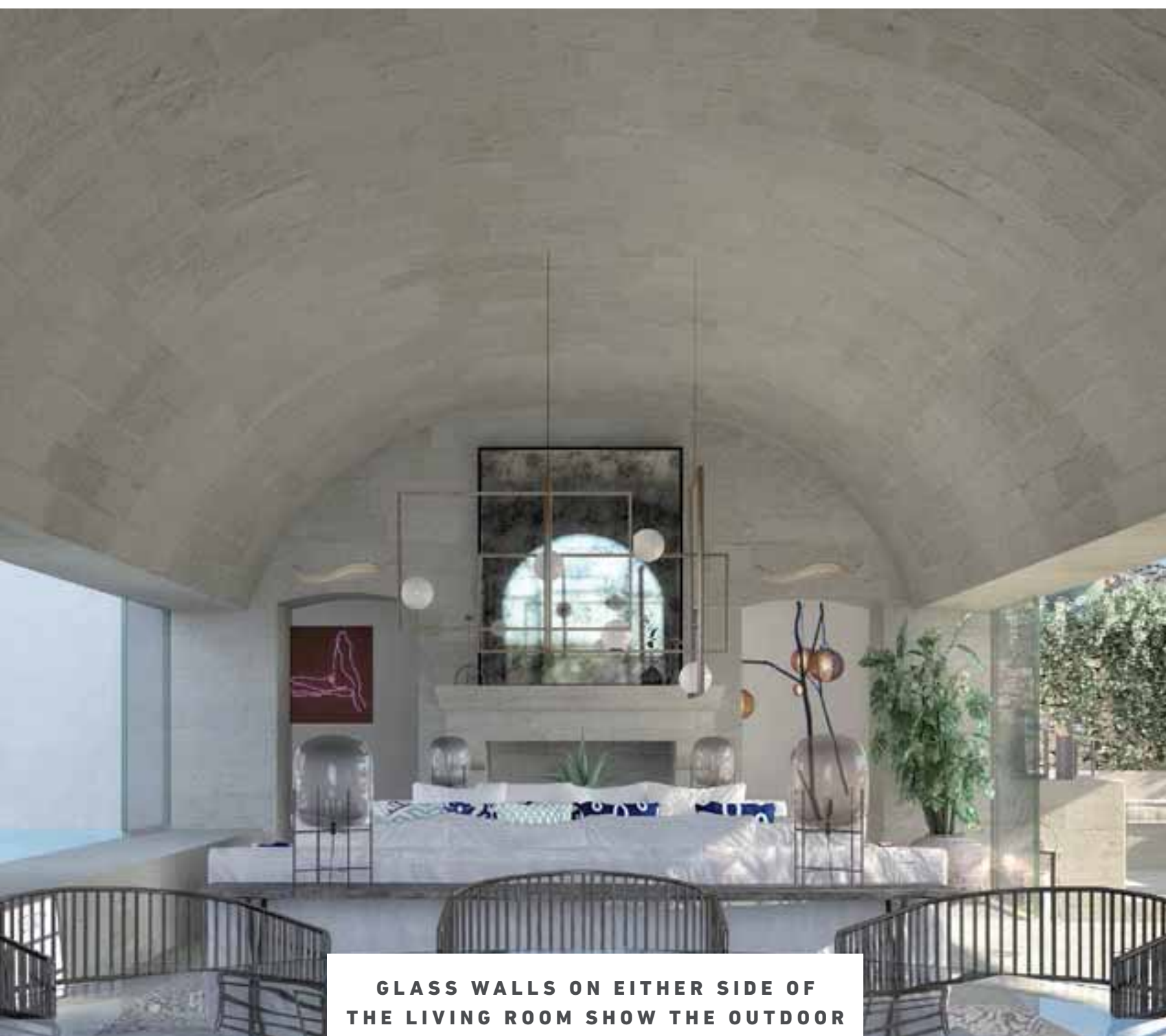
THE OUTDOOR CINEMA IS THE PERFECT PLACE TO RELAX ON A WARM
SUMMER'S NIGHT.

THE ROOF GARDEN WITH ITS
COLUMNS AND PLANT ENTWINED
PERGOLA ROOF HAS INCREDIBLE
SEA VIEWS.





THE LIVING ROOM FEATURES AN ESSENTIS SIGNATURE VAULTED STONE CEILING AND HAS OCEAN VIEWS.



GLASS WALLS ON EITHER SIDE OF THE LIVING ROOM SHOW THE OUTDOOR DINING AREA TO THE RIGHT AND THE WATER FEATURE TO THE LEFT. THE LIVING ROOM ALSO HAS A BEAUTIFUL STONE FIREPLACE.



ONE BIG DIFFERENCE BETWEEN TRADITIONAL FINCAS AND THIS NEW INTERPRETATION IS THE TREATMENT OF WINDOWS. MODERN LIFESTYLES TURN SMALL AND FUNCTIONAL INTO VAST AND DECORATIVE. THESE WINDOWS ARE WORKS OF ART IN THEIR OWN RIGHT.



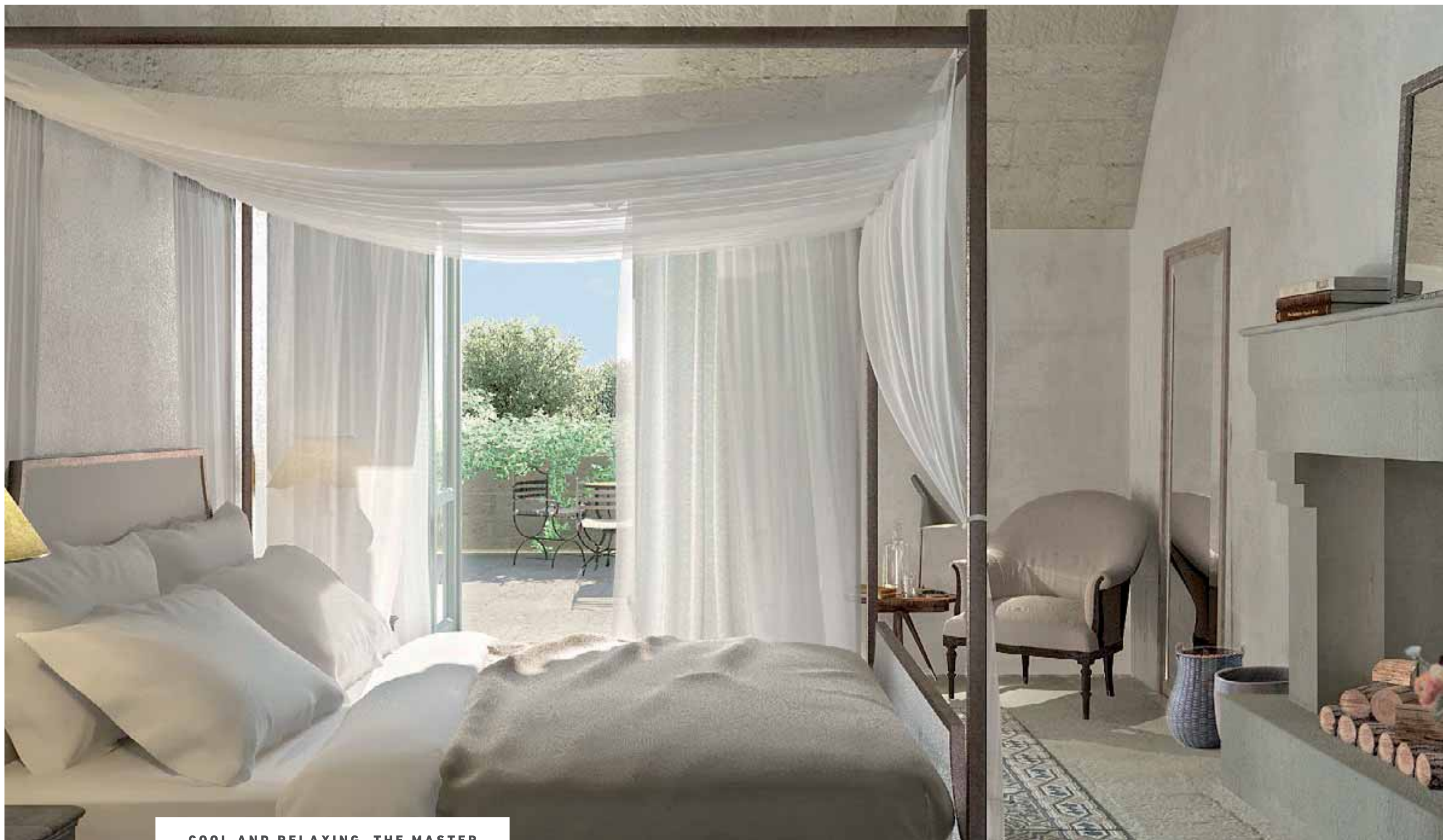
THE RECTANGULAR WATER FEATURE ECHOES THE SHAPE OF THE LIVING ROOM WINDOW OPENING, THE ARCH BEYOND ADDING INTEREST AND SYMMETRY.

THE UNUSUAL SHAPE OF THIS WINDOW BEAUTIFULLY FRAMES THE VIEW OF THE OCEAN. THE KITCHEN'S BEAMED CEILING REFLECTS ITS FINCA INSPIRATION.





THE CONTRAST OF NATURAL MATERIALS AND GLEAMING METAL IN THE FINISHES AND ACCESSORIES ADD TEXTURE AND INTEREST TO THE HEART OF THE HOME.



**COOL AND RELAXING, THE MASTER
BEDROOM SUITE IS A HAVEN OF
TRANQUILITY. THE STONE FIREPLACE
IS PERFECT FOR CHILLY EVENINGS AND
THE BALCONY IDEAL FOR BREAKFAST,
COFFEE OR THAT LAST GLASS OF WINE.**

A MODERN FOUR POSTER DRAPED IN VOILE WITH CRISP WHITE BED LINEN, DOVE GREY WOODEN BEDSIDE TABLES AND ITALIAN LIGHTS. THE VILLA CAN BE STYLED IN A VARIETY OF WAYS TO SUIT ANY TASTE.



TWIN MIRRORS AND COBALT BLUE BASINS CREATE A DIFFERENT LOOK FOR THE EN SUITE BATHROOM IN ONE OF THE GUEST BEDROOMS.

HERE THE RUSTIC FINCA FEEL OF THE
MASTER BEDROOM EN SUITE BATHROOM
IS ENHANCED WITH A CHUNKY
UNVARNISHED WOODEN CONSOLE
TOPPED WITH TWIN STONE BASINS
GLAZED IN RUBY RED.

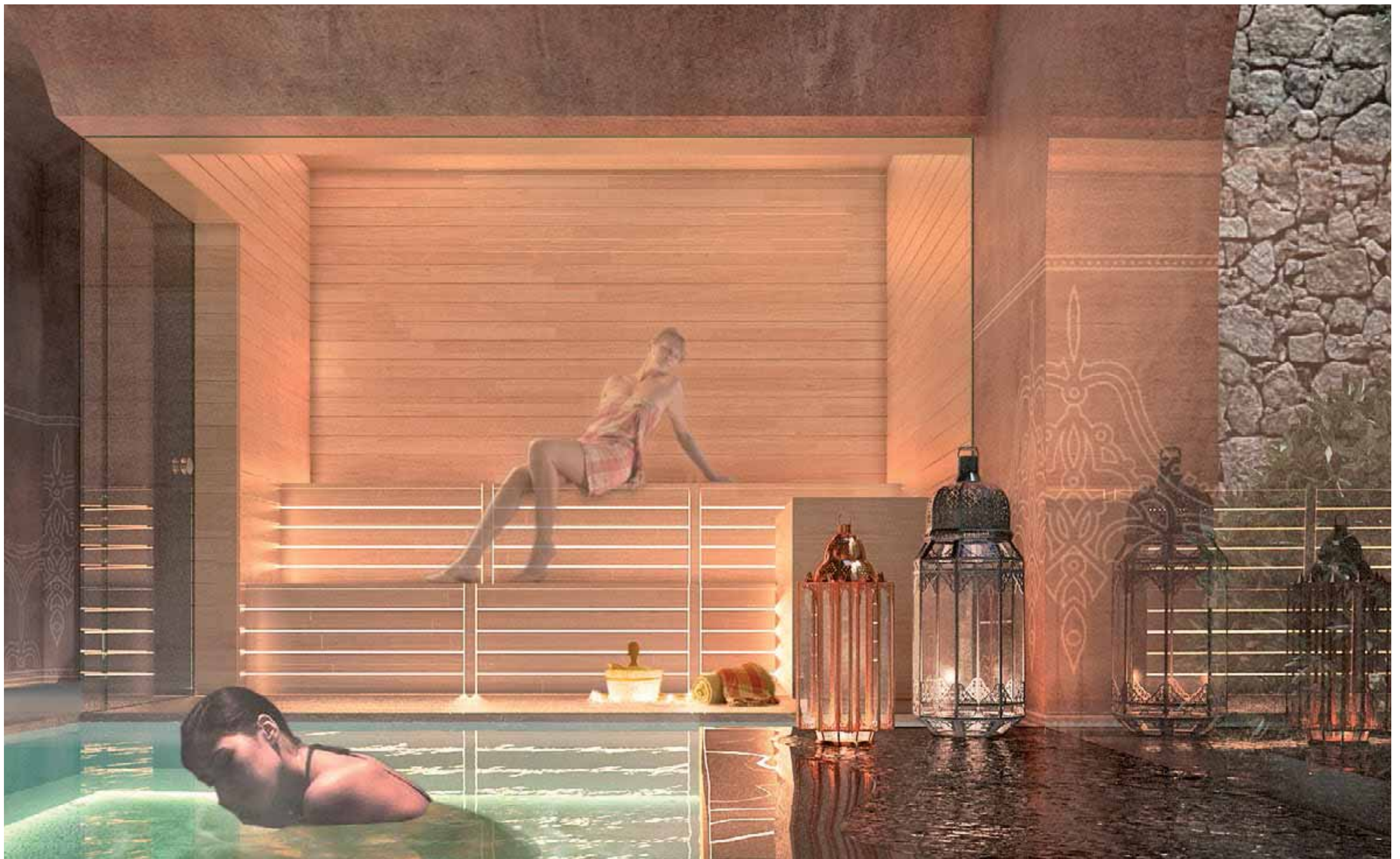


THE SPA IS ON THE LOWER GROUND FLOOR OF THE VILLA AND HAS BEEN DESIGNED TO OFFER THE ULTIMATE RELAXING ATMOSPHERE.





ANOTHER VIEW OF THE SPA, SHOWING THE ALMOST SCULPTURAL QUALITY OF THE ESSENTIS SIGNATURE VAULTED CEILINGS.



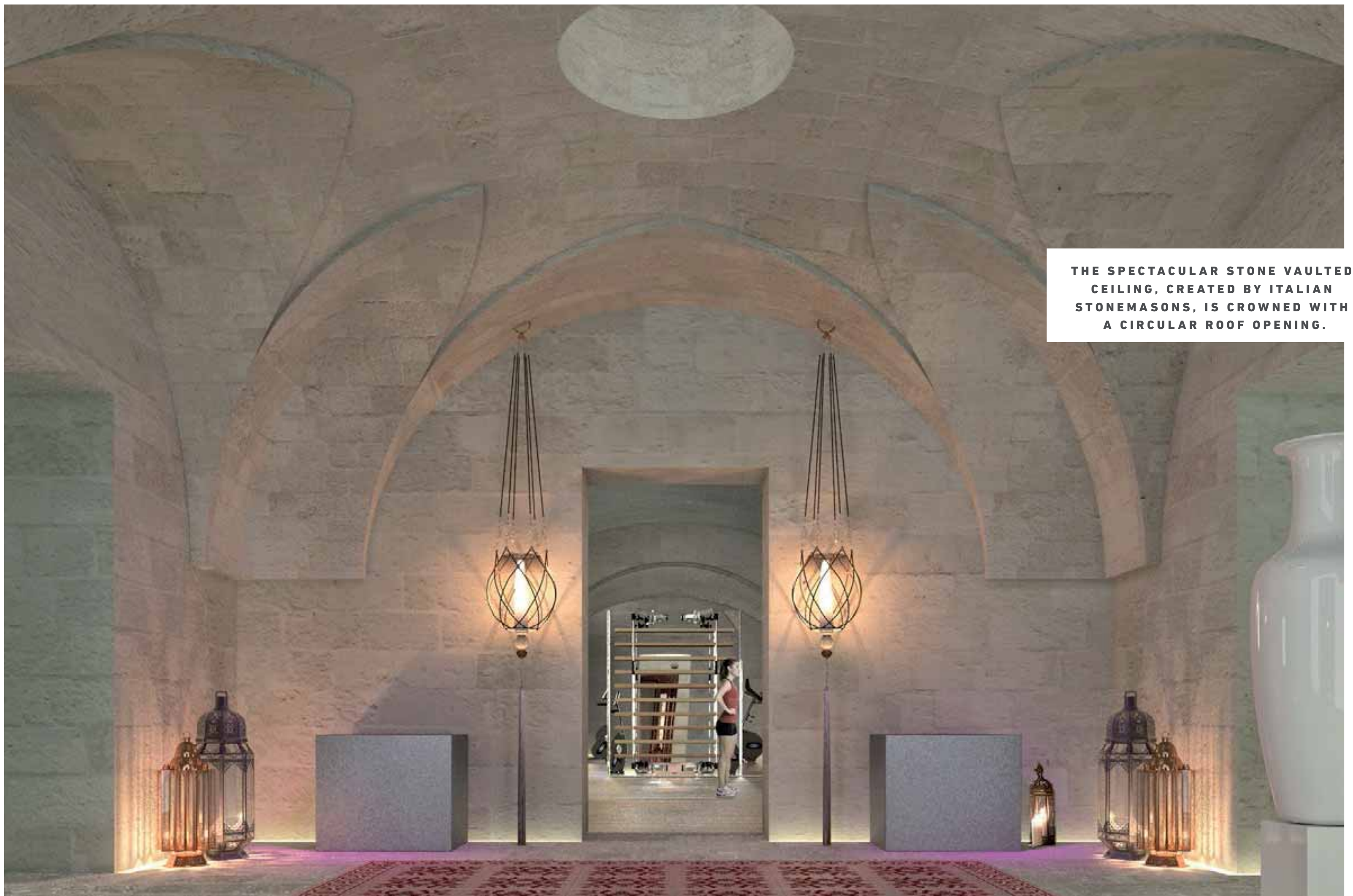
THE WOOD-LINED SAUNA, ITS SEATING PLATFORM OUTLINED WITH LIGHT, ADDS TO THE STONE, WATER, METAL AND FIRE ELEMENTS OF THE SPA.



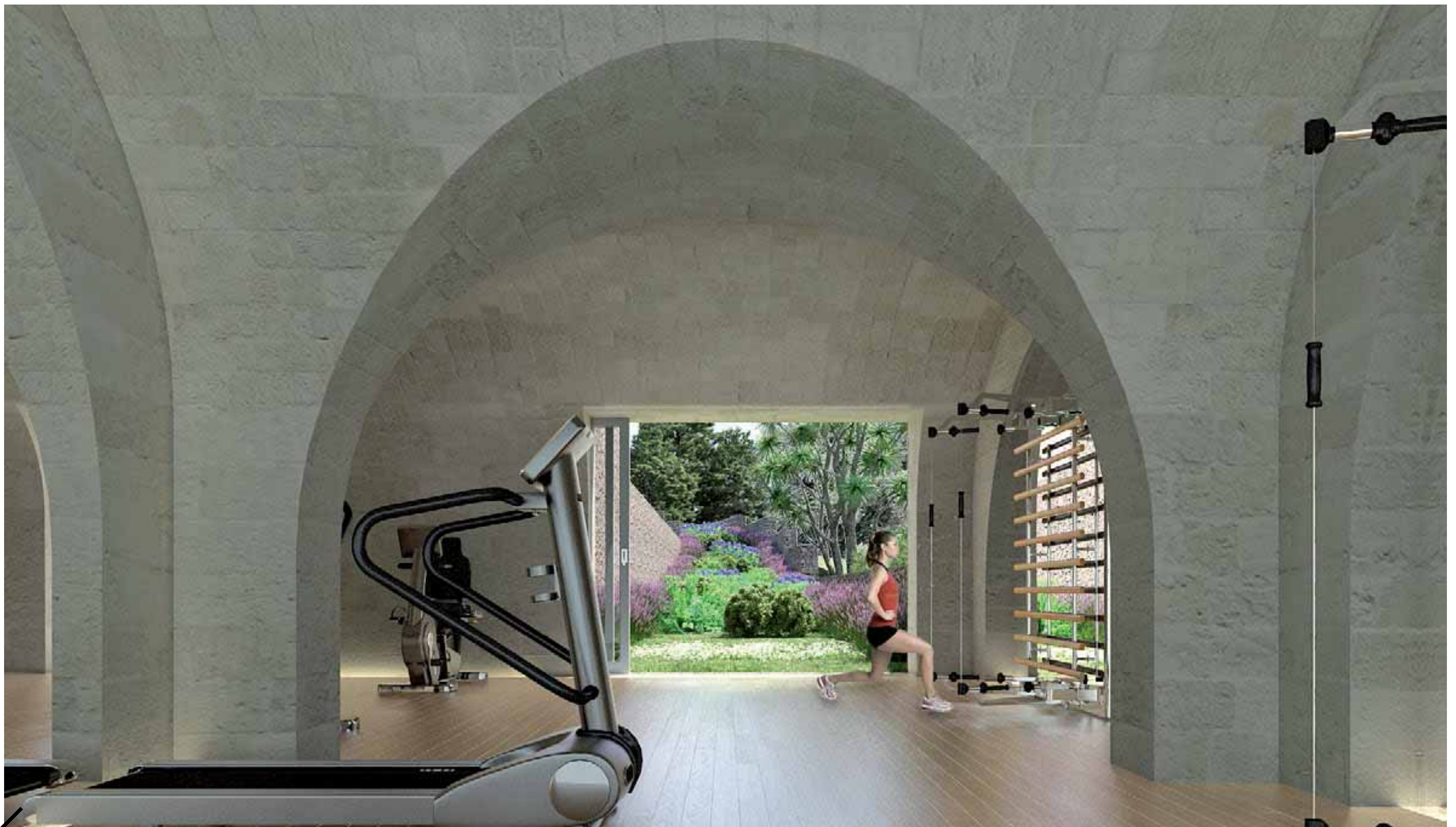
THE SPA AND RELAXATION AREA IS PART OF THE LOWER GROUND FLOOR COMPLEX WHICH INCLUDES THE GYM, HERE SEEN THROUGH THE OPEN DOORWAY.



THE JUXTAPOSITION OF MIRRORED TILES AND TERRACOTTA COLOURED PLASTER, WATER AND FIRE, METAL AND LINEN EPITOMISES THE MULTI TEXTURAL APPROACH TO ACCESSORISING THE VILLA.



THE SPECTACULAR STONE VAULTED CEILING, CREATED BY ITALIAN STONEMASONS, IS CROWNED WITH A CIRCULAR ROOF OPENING.



THE GYM, SHOWING A DIFFERENT STYLE OF STONE VAULTING, IS ON THE LOWER GROUND FLOOR NEXT TO THE SPA, AND OPENS ONTO ONE OF THE GARDENS BEYOND.

ESSENTIS

Legacy

FOUNDED IN 2002, THE ESSENTIS PHILOSOPHY IS SIMPLE. TO USE
ARTISAN BUILDERS AND THE FINEST MATERIALS TO CREATE
MODERN MASTERPIECES IN SPECTACULAR SETTINGS,
TAKING INSPIRATION FROM TRADITIONAL
VERNACULAR ARCHITECTURE.

// IN PUGLIA AND BASILICATA,

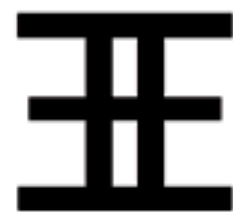
southern Italy, where the group has built 30 unique and individual luxury homes for international clients, this meant re-exploring the traditional masseria. These fortified, walled courtyard houses were popular between the 16th and 19th centuries.

Essentis totally reinvented the concept, taking the very best aspects of the old stone masserie – star and barrel vaulted ceilings, carved pediments, arched entrances and walled courtyards - and then letting inspiration, creativity and craftsmanship do the rest.

The Essentis modern masseria villas are strongly geometric, with soaring interiors capped by spectacular vaults which are cut and pieced together so precisely by artisan stonemasons that no mortar is needed.

The courtyard idea has been extended and multiplied over different levels. There are twenty-first century features such as geothermal heating, spas, wine cellars, outdoor cinemas, au pair or caretaker accommodation, indoor and outdoor swimming pools and gyms.

As much attention is paid to the interior design and the landscaping of the grounds as to the masseria construction. Everything and everyone must work together to achieve the same objective: a sublimely beautiful building which enhances its surroundings and is a joy to live in.



FRANCESCO CARLUCCI

is the visionary CEO of Essentis. Over the years he has pushed the limits of masseria design, sending increasingly exacting briefs to his team of architects.

He was the driving force behind creating the first Stonemasons' Academy in southern Italy, with the objective of keeping alive a dying skill and providing jobs for a new generation of local craftsmen.

Now Francesco has fallen in love with Ibiza. And all the experience, skill and talent of the past 14 years is being focussed on creating the most incredible villa the island has ever seen.



FRANCESCO
CARLUCCI

Named after his young son Leo, Can Belleó is inspired by a mix of local traditional architecture and the Italian masseria villas Essentis has already built. In other words, a finca with a twist. And it will feature the Essentis signature stone-vaulted ceilings, hand crafted by a team of Italian stonemasons.

To him, this is not just a building project on an island he loves, but a way of turning dreams into reality, passion into action.



FRANCESCO CARLUCCI &
HIS SON LEONARDO

"Where you build a house shows how you feel," says Francesco. "The way you build a house shows who you are."

ITALIAN

Portfolio

ESSENTIS HAS ALREADY CREATED 30 LUXURY MASSERIA
PROPERTIES IN ITALY, USING LOCALLY SOURCED
MATERIALS AND GREEN TECHNOLOGY.

IN THE OLD DAYS, when these buildings were in their prime, the main priority of the masseria layout was to keep its occupants safe. Just like a castle with its moat and drawbridge, the outer masseria walls presented a strong and seemingly impenetrable barrier with just one way in. Meanwhile the living area faced inwards overlooking a central courtyard.

The modern masseria design follows this concept, creating a physically secure property. In addition, the effect of living inside a walled courtyard with a single entrance gives a psychological feeling of safety. Yet the windows overlook olive groves and nature is never far away, so the walled space never feels oppressive. As well as including the most

beautiful details from the traditional buildings – columns, arches, cloisters and vaulted ceilings - these modern masseria designs play with space, levels, texture and vistas.

Every angle is considered, every detail arranged to create maximum visual impact.

The buildings must also have exceptional functionality and comfort, while retaining simplicity, harmony and a natural feel.

The following pages of this portfolio show four of the 30 completed Essentis masseria villas, demonstrating some of the key design elements that will also be present in Can Belleó.



LA SPINETTA



LA FONTE





// L A F O R E S T A



// I P A T I I



// H E L E N A



// I P O R T I C I



DETAILS

The Devil's in the Detail

"THERE ARE THREE FORMS OF VISUAL ART: PAINTING IS ART TO LOOK AT,
SCULPTURE IS ART YOU CAN WALK AROUND, AND ARCHITECTURE IS
ART YOU CAN WALK THROUGH." DAN RICE





Whether by creating ceilings
or fireplaces, spas or cellars,
Essentis makes a space as
beautiful as possible using
a combination of stone from
the quarries of southern Italy,
expert artisan stonemasons
and spectacular design.



VAULTED CEILINGS



PRECISELY CUT and fitted together in an intricate and beautiful jigsaw, vaulted ceilings are the Essentis signature feature. They soar and curve, spiral and circle, adding a unique atmosphere to any space.

The art of shaping and assembling stone in this particular way is a centuries-old technique. The artisan stonemasons who create them have had many years of training and practice, as had their fathers, grandfathers and great grandfathers before them.



COLUMNS, ARCHES AND CLOISTERS



IN ANY GREAT DESIGN, details matter. Stone columns and arches add drama and elegance to any space and can be used to create visual links between the outside and the inside.

FIREPLACES



VERY FEW ACTIVITIES in the 21st century have remained unchanged for millennia, but sitting around a fire is one of them. It connects us to our most ancient roots. Whether in the company of friends and family or contemplating alone, gazing at flickering flames and drawing warmth and comfort from a fire has universal appeal.

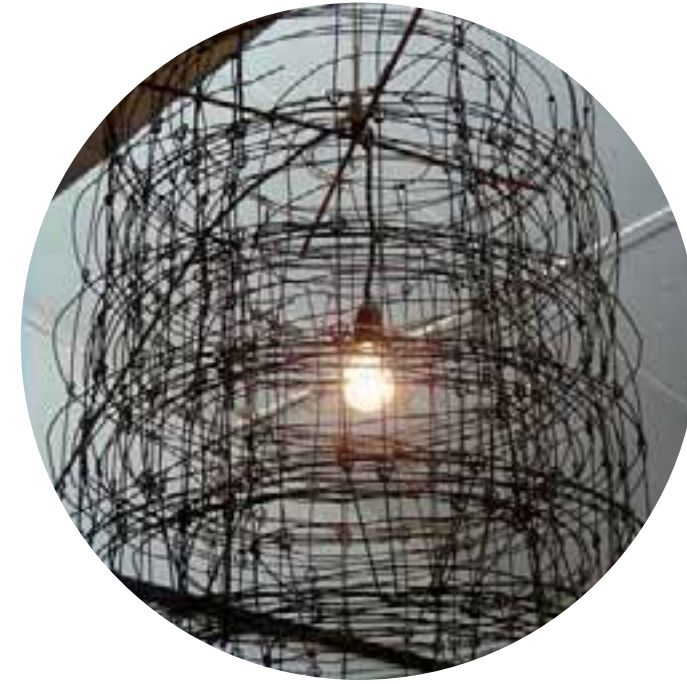
It is for this reason that a fireplace is a focal point in any room, sometimes even taking precedence over views from the windows. Essentis stone fireplaces transform this focal point into something truly magnificent, not just a frame for a fire, but something to be admired in its own right.





LIGHTING

A SINGLE SPARKLING PENDANT
OR A GROUP OF GLOWING GLOBES.
ICE WHITE LIGHT OR WARM CASCADES
OF COLOUR. LET IT SHINE.








CHAIRS & SOFAS

STYLE STATEMENT OR
RELAXATION STATION. HARD
EDGED OR SOFT CENTRED, OPULENT
OR OUTRAGEOUS. TIME TO SIT PRETTY.







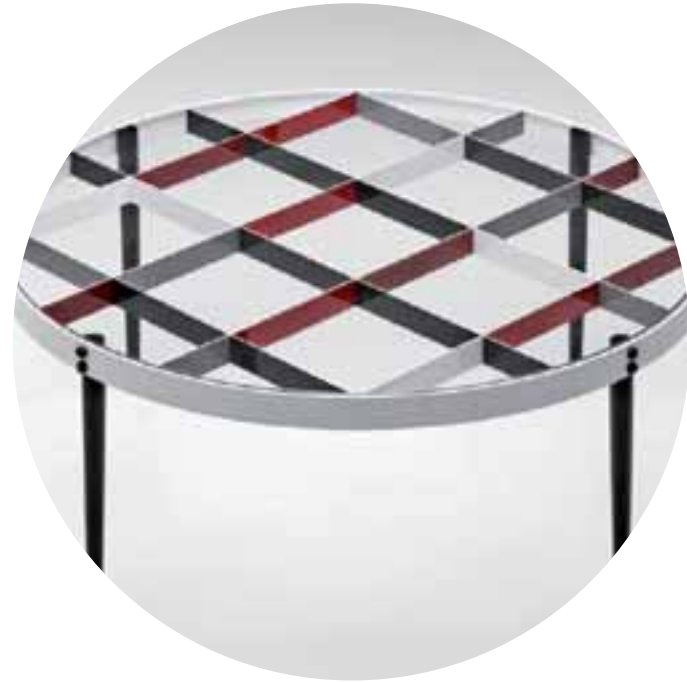
TABLES & FURNITURE



FOR DINING, FOR COFFEE, FOR CHATTING,
PLANNING, PLOTTING AND DREAMING
AROUND. WOOD, GLASS, CHROME,
LACQUER. SQUARE, CIRCULAR OR
ABSTRACT. TABLE SOME
TIME TO CHOOSE.








KITCHEN

IT'S THE HEART OF THE HOME. FROM
GLEAMING STEEL TO WARM WOOD,
INDUSTRIAL TO FARMHOUSE,
CONTEMPORARY TO COSY.
FEED YOUR PASSION.

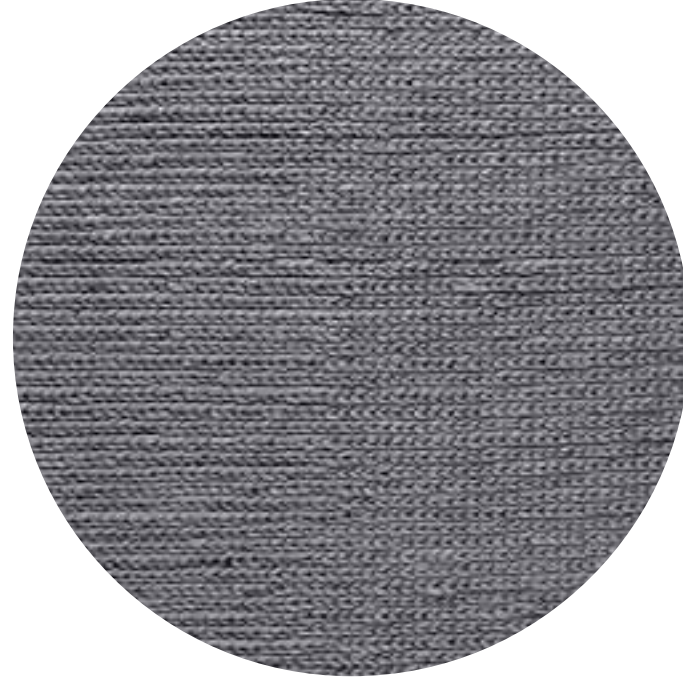




FABRICS



A BOLT OF SAND HUED SILK, CASCADES OF
CREAM COLOURED LINEN, SQUIGGLES AND
SPIRALS, GEOMETRY AND SYMMETRY.
IT'S YOUR STARTING MATERIAL.





TILES & FLOORING

WRAPPING AROUND A ROOM OR COVERING THE FLOOR. FLORAL OR ABSTRACT, PLAIN OR PATTERNED, STONE, TERRACOTTA, CERAMIC, MOSAIC OR DECORATED. BE GROUNDBREAKING.






BATHROOM

A PLACE TO FRESHEN UP, CHILL OUT
OR WIND DOWN. NATURAL FINISHES,
TRADITIONAL LOOK, HIGH TECH
CUTTING EDGE OR MIX IT UP.
AWASH WITH POSSIBILITIES.





WINDOWS & DOORS



ENTRANCES AND EXITS, LETTING LIGHT IN,
KEEPING THINGS DARK. DOORS AND
WINDOWS ARE KEYS TO THE SOUL
OF A HOUSE. UNLOCK YOUR
IMAGINATION.



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