

ESSENTIS

I B I Z A

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Can  
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ZOI

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# EIVISSA

EIVISSA -  
 ILLA MÀGICA.  
 JOIA BLANCA  
 EN UN MAR BLAU.  
 EIVISSA -  
 ILLA MISTERIOSA.  
 EL LLOC ON  
 PUC VOLAR LLIURE.

EIVISSA –  
 ILLA ENCANTADA.  
 L'ÚNIC LLOC EN EL QUAL  
 VULL ESTAR.

## IBIZA

Ibiza - magical island.  
 White jewel in a blue sea.  
 Ibiza - mysterious island.  
 Place where I can fly free.  
 Ibiza - enchanted island.  
 Only place I want to be.

*Fiona Cameron Tankard*



# E I V I S S A IBIZA

*Sitting in the Mediterranean off the coast of Spain, the magical island of Ibiza has long been thought of as a very special place. Its captivating atmosphere and extraordinary beauty have made it the stuff of legends.*

French seer Nostradamus was said to have written that Ibiza – known as Eivissa in Catalan – would be man's last refuge at the end of the world.

It is typical of the stories associated with the island that this turns out to be a delicious fantasy. But the place is so incredible and mysterious that it could be true. Just like the special powers attributed to Ibiza's rich, red soil, believed by ancient kings and warriors to protect against poisoning

and enemy attack. Yes, it could easily be true...

What better place then to create a different kind of miracle? A modern masterpiece as magical and inspiring as its location? Can Zoi is just such a masterpiece and Essentis Group are the people to bring this ambitious project into being.







**COVERING** an area ten times the size of Manhattan and the same size as the Seychelles, Ibiza is situated 150 kilometres off the eastern coast of Spain.

The third largest of Spain's four balearic islands, it is known as "the White Isle." There are many theories as to why it got this name. Some say it refers to the dazzling white buildings, others think it alludes to the salt flats which made Ibiza rich and famous.

Whatever the origin, the beauty of the island and its wonderfully attractive lifestyle is not in dispute. There are azure seas and forested hills, 200 kilometres of coastline and more than 80 beaches. All can be explored during the 300 sunny days a year. Warm winds waft perfumes down from the hills – a mix of citrus, wild flowers and herbs. This scent has been captured and bottled. Named Hierbas de Ibiza, it is the essence of the island, immediately bringing back happy memories to those who are forced to leave.

Everyone has their own concept of Ibiza, for it is a master chameleon, changing from London-by-the-Sea – connected, entrepreneurial and buzzing – to Party Paradise where you can lose your inhibitions and dance til dawn. Dazzling or demure, profound or peripheral, naturally lovely or a glamour puss, Ibiza is the ultimate, intriguing shapeshifter.

# nature

(naturalesa) - Catalan | (naturaleza) - Spanish



**DESPITE** its sunny climate, Ibiza remains surprisingly green, its interior a verdant mix of vegetation, farmland and forests.

Ibiza has two national parks – Sas Salinas National Park and the nature reserve comprising the islands of Es Vedrà and Es Vedranell and other small islands. Ibiza's wildlife is a cornucopia of natural riches.

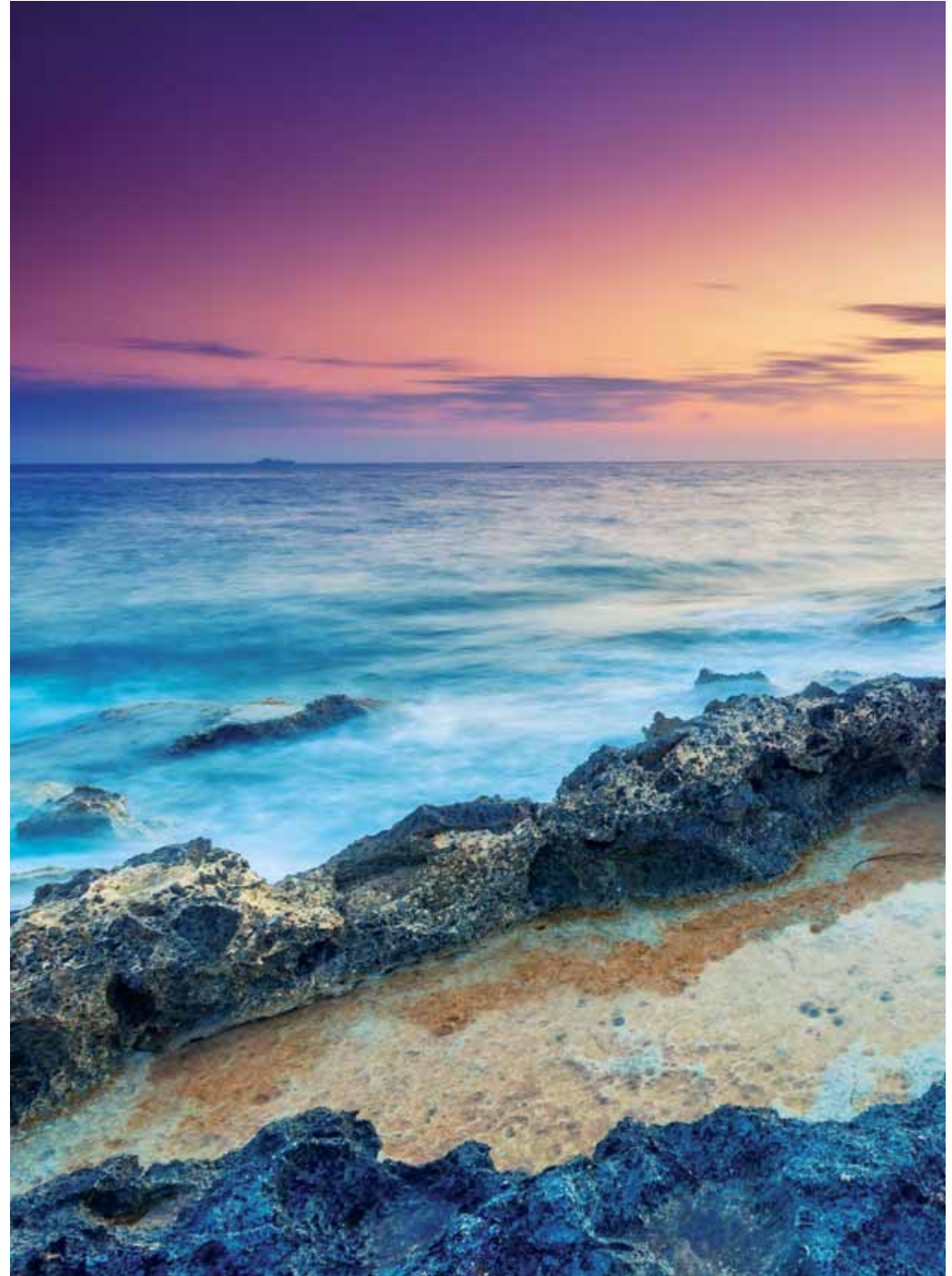
These two beautiful parks are home to diverse eco-systems including woodland, wetlands, beaches and dunes. Many protected species are found on or around Ibiza and its neighbouring islands. Examples of marine life include the Bottlenose dolphin and the Loggerhead turtle. Protected birds like the Peregrine and Eleanora falcons, Audouin's gull and the Balearic shearwater all find sanctuary here.





# climate

*(clima)- in Catalan & Spanish*





**IF** you love the sunshine and an outdoor lifestyle, then Ibiza is your dream island. From June to September the sun shines up to 11 hours a day. The temperatures are in the high 20s or low 30s Celsius, but it doesn't get oppressively hot, thanks to the sea breeze.

At night in summer months the temperature rarely drops below 20 Celsius, perfect for romantic evening under the stars. Little wonder then that the island has been described as having "the perfect beach climate".

Winters are Mediterranean in nature - relatively short and mild - and even the coldest months of January and February average five hours of sunshine a day.

Can Zoi's villa and hotel have been designed with the Ibizan climate in mind. There are numerous outdoor rooms to relax in at any time of the day or night.

# land

*(terra) - in Catalan | (tierra) - in Spanish*





**IBIZA** and its sister island Formentera are known as Las Pitiusas – the Pine Islands. Drinking in the views over pine-clad rolling hills and plateaus it is easy to see why.

But the red clay soil of Ibiza is not just home to pine trees. The island's heady mix of forest, wild flowers, herb covered meadows, salt flats, citrus and nut trees set in a sparkling turquoise sea is what makes it so intoxicating. Add to that the hauntingly beautiful island of Es Vedrà, believed to be a powerful source of natural energy and you begin to see how people fall under its spell.

Variety is Ibiza's middle name, epitomised by its 80 beaches, a cornucopia of delights. Some are pebbly or rocky, with grottoes, natural terraces and old jetties. Some, like the one at Cala Llonga, are long stretches of golden sand. The well-known favourites like Cala Bassa are easily accessible, but if you feel adventurous then take a 1.5 kilometre swim to Cap d'es Jueu or descend into the long tunnel that brings you out into the hidden cove of Cal Blanca.



# Can ZOI

## THE VILLA

ON THE ULTIMATE ISLAND.

TAKING FOR ITS INSPIRATION THE IBIZAN FINCA, THIS BOLD AND BEAUTIFUL VILLA IS DESIGNED TO MAKE THE MOST OF THE ISLAND'S WONDERFUL CLIMATE, DAY AND NIGHT. ITS GEOMETRIC STYLE AND WHITE EXTERIOR BLEND PERFECTLY WITH EXISTING VERNACULAR ARCHITECTURE AND THE IBIZAN LANDSCAPE.

**THE FOLLOWING** renderings have been created to help you get a real sense of both the villa and the boutique hotel in context and in close-up.

Beginning with a bird's eye view of the plot and how the buildings sit within it, the images have been created using real aerial photos.

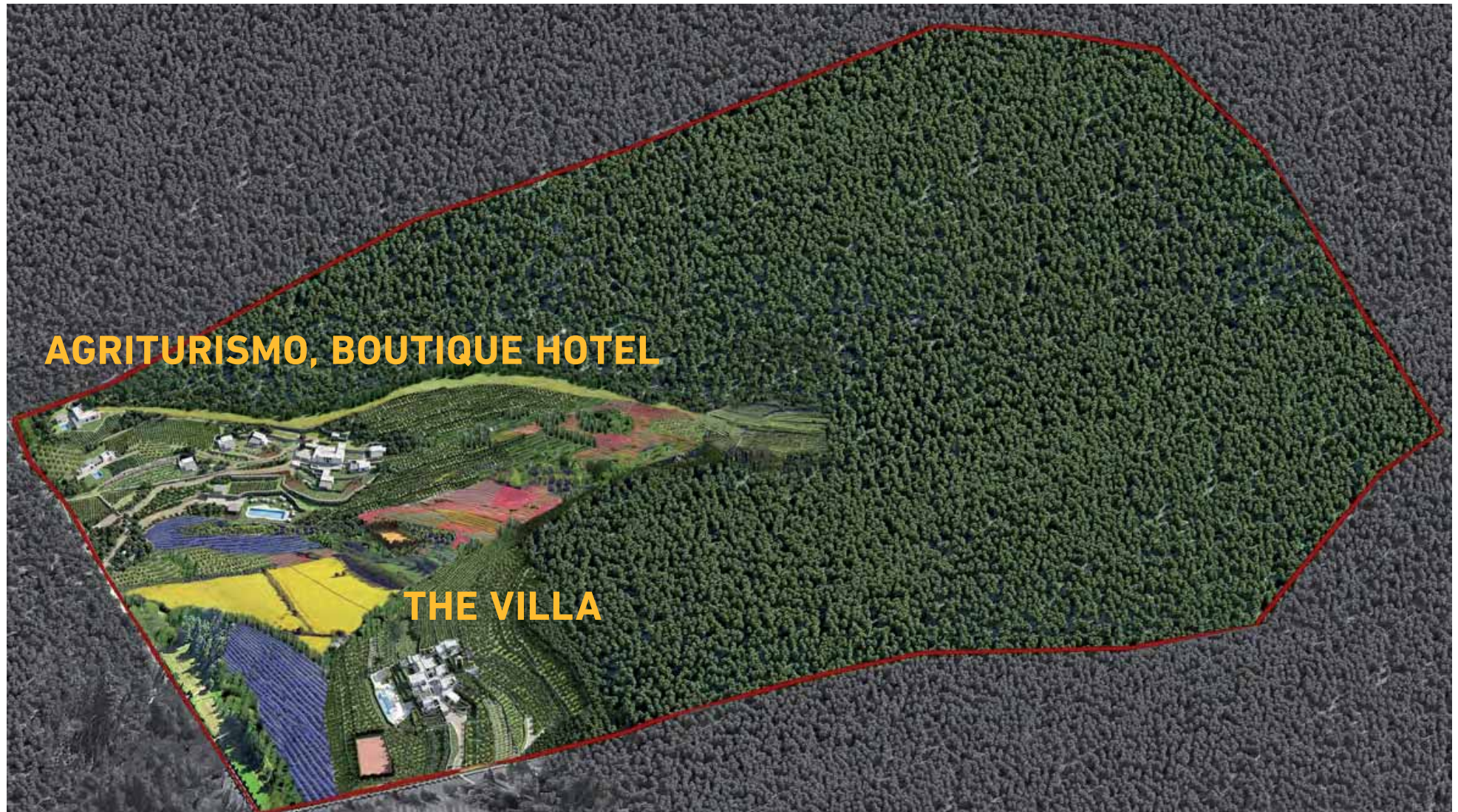
As the imaginary bird swoops down and round, closing in on the villa, the layout of interconnecting walkways, stairways and pergolas becomes more apparent. Traditional elements like arches, columns, cubes and courtyards blend seamlessly with modern features such as full wall windows, outdoor cinema, spa and water features.

The views from every angle have been planned to be as beautiful as possible, no aspect has been overlooked.

The interior is spectacular, featuring Essentis signature stone vaulted ceilings created by Italian stonemasons. Natural elements – wood, water, metal, stone – have been used as much as possible, creating a tranquil atmosphere.

Green technology is a fundamental part of the build, ensuring the villa has minimal environmental impact.





*THE PROJECT IS LOCATED 5 MINUTES FROM SANTA GERTRUDIS AND SAN MATEO.*

**A PLOT OF ABOUT 100 ACRES (APPROX. 40 HECTARES) TO INCLUDE:**

*An agritourism-style boutique hotel with 11 en-suite bedrooms and an 8-bedroom villa*

**THE BOUTIQUE HOTEL**

APPROX. 10,764 SQ. FEET (ABOUT 1009 SQ. METRES)

11 DOUBLE EN-SUITE BEDROOMS

800 SQ. METRES VILLA (8611 SQ. FEET)

POOL, SPA, GYM, TENNIS COURT

SIGNATURE STONE VAULTED CEILINGS

**THE VILLA:**

8611 SQUARE FEET (APPROX. 800 SQ. METRES)

8 EN-SUITE BEDROOMS

SEPARATE CUSTODIAN HOUSE

POOL, SPA, GYM, TENNIS COURT

SIGNATURE STONE VAULTED CEILINGS





IN THIS IMAGE, THE BOUTIQUE HOTEL COMPLEX IS ON THE LEFT AND THE VILLA ON THE RIGHT.





THE BOUTIQUE HOTEL'S ACCOMMODATION, SEEN ON THE LEFT, IS DIVIDED INTO SMALL ONE AND TWO BEDROOM GUEST COTTAGES OVER QUITE A WIDE AREA, EACH WITH THEIR OWN OUTDOOR SPACE. THE CAN ZOI VILLA IS ON THE RIGHT.





THE VILLA AND HOTEL ARE IN LANDSCAPED GROUNDS SET A PRIVATE WOODED LOCATION.





SET ON A SERIES OF TERRACES, THE VILLA IS DESIGNED TO MAKE THE MOST OF IBIZA'S OUTDOOR LIFESTYLE. ITS NUMEROUS OUTDOOR "ROOMS" ARE LINKED BY WALKWAYS, STAIRS AND CORRIDORS.





THE MAIN ENTRANCE TO THE VILLA. THE MASTER BEDROOM SUITE IS ON THE LEFT, SLIGHTLY "AHEAD" OF THE ENTRANCE, GUEST BEDROOMS ON THE RIGHT AND UPPER RIGHT. THE LIVING ROOM, DINING ROOM AND KITCHEN ARE DIRECTLY BEHIND THE ENTRANCE ARCH.





THIS VIEW SHOWS THE GATEPOSTS (CENTRE TOP) LEADING TO THE MAIN VILLA ENTRANCE. THE ROOF GARDENS ARE PERFECT FOR RELAXING IN THE IBIZAN SUNSHINE.





THE DESIGN OF THE VILLA WAS INSPIRED BY TRADITIONAL VERNACULAR BUILDINGS WHERE A CENTRAL "CUBE" SET INSIDE A COURTYARD WAS ADDED TO OVER TIME.





THE GLASS WALL OF THE KITCHEN CAN BE SEEN IN THIS PICTURE, TO THE LEFT OF THE STONE PATIO ARCH ON THE LOWER RIGHT.





A CLOSER VIEW OF THE KITCHEN AND TO THE LEFT STEPS LEADING TO THE CUSTODIAN'S HOUSE WITH TWO MORE BEDROOMS.





STONE STEPS LEAD TO THE VILLA'S MAIN ENTRANCE.





THE ENTRANCE ARCH IS FLANKED BY STONE WALLING AND ATTRACTIVE PLANTING. THE ROOF GARDEN CAN BE SEEN TOP LEFT AND A COVERED PERGOLA ON THE RIGHT.





THERE ARE SEVERAL AREAS TO RELAX AROUND THE NATURAL CURVES OF THE SWIMMING POOL, INCLUDING A COVERED DINING AREA.









THE STUNNING GEOMETRY OF THE VILLA, HIGHLIGHTING THE TEXTURAL CONTRASTS OF SMOOTH WHITE PLASTER AND NATURAL GREY STONE SET AGAINST A VERDANT BACKDROP.





SEEN FROM ABOVE, THE VILLA'S RECREATIONAL FACILITIES INCLUDE TENNIS COURT, SWIMMING POOL AND LOVELY GARDENS AND WOODS TO WALK IN.





CAREFULLY PLANNED PLANTING ENHANCES AND EMBRACES THE BOLD LINES OF THE VILLA.





THERE IS A COVERED PERGOLA CREATED FROM NATURAL STONE WALLING, SIMPLE METALWORK AND FINE FABRIC JUST TO THE RIGHT OF THE MAIN ENTRANCE.





ON THE LEFT IS A PATIO IN NATURAL STONE, TO THE RIGHT OF THAT IS THE SECOND BEDROOM. CONTINUING TO THE RIGHT IS THE STONE COVERED TERRACE OF THE MASTER BEDROOM SUITE, THE SUITE ITSELF AND ITS OWN WATER FEATURE.





BEAUTIFUL BY DAY, THE VILLA TAKES ON AN ALMOST MAGICAL FEEL AFTER DARK, ITS FEATURES ENHANCED BY SPECTACULAR LIGHTING.





ONE MAIN DIFFERENCE BETWEEN THE ORIGINAL FINCA AND THIS MODERN COUNT ERPART IS THE SIZE OF THE WINDOWS. MODERN TECHNOLOGY MEANS THAT WHERE ONCE WINDOWS WERE AS TINY AS POSSIBLE, NOW THEY CAN OCCUPY A WHOLE WALL, AS IN THE LIVING ROOM HERE.





THE ARCHITECTS WERE KEEN TO INCORPORATE MANY OF THE IBIZAN FINCA'S TRADITIONAL FEATURES, INCLUDING ARCHES, COURTYARDS, GEOMETRIC LIVING SPACES AND DRY STONE WALLING.





THE DARK GREEN WOODED HILLS ARE A PERFECT FOIL FOR THE SPARKLING WHITE VILLA.





THE USE OF PLANTS AND TREES INDIGENOUS TO IBIZA IS A CRUCIAL DESIGN ELEMENT.





## THE INSPIRATION FOR CAN ZOI

Simplicity, the beauty of nature and the stylish functionality of Mediterranean rural architecture were the starting points for the design of Can Zoi.

**TRADITIONALLY**, life in the Mediterranean countryside has always been a question of practicality. The simple, white, lime-washed houses were built to withstand the sun and the cold. To this end, they had thick walls and small windows, often with no glass. Their flat roofs inclined slightly to allow precious rainwater to drain into juniper sabinas.

On Ibiza, builders used the natural materials the island provided. Foundations were made from the bedrock, local stone was used for walls, which were plastered with clay made from the soil. A mixture of ash and seaweed served as insulation, while juniper and pine provided beams for ceilings.

Ibizan country dwellings were based around a single 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.

Can Zoi uses locally sourced materials as much as possible. Stone, wood and plaster from the earth predominate. The thick white walls and flat roofs of the villa and boutique hotel take their inspiration from the sparkling white country houses that Ibiza is famed for. However, one big departure from traditional design is seen in the windows. Modern glazing techniques mean that rather than being tiny slits, these are now features in their own right, sometimes occupying a whole wall and making the most of the spectacular natural views.

In both its indoor and outdoor spaces, Can Zoi has played with the idea, used in Mediterranean vernacular architecture, of a series of cubes, linked by arches, passageways and columns.

The buildings also use the natural contours of the land, their different levels, stone walling and gardens paying homage to the way the farmland surrounding Ibizan rural homes was terraced and delineated by dry stone walls and terraces.





**SITTING BY THE POOL IS ALMOST AS GOOD AS SWIMMING IN IT!**





**DRY STONE WALLING IS AN IMPORTANT FEATURE OF THE OUTDOOR SPACE IN CAN ZOI. TRADITIONAL TECHNIQUES ARE USED TO CREATE THESE WALLS WHICH ARE BOTH FUNCTIONAL AND BEAUTIFUL.**





THE POOL'S NATURAL CURVES AND THE BEACH-LIKE SWEEP OF THE WATER CONTRAST BEAUTIFULLY WITH THE VILLA'S BOLD LINES.





SYMMETRY, VISTAS AND TEXTURE - ALL KEY DESIGN ELEMENTS OF CAN ZOI.





THE GLASS WALLS OF THE DINING ROOM CAN BE OPENED SO MEALS CAN BE ENJOYED IN THE FRESH AIR.  
EVERY VISTA HAS BEEN CAREFULLY PLANNED TO MAXIMISE THE USE OF LIGHT AND SPACE.





LUXURIOUS HANGING DAY BEDS ARE THE PERFECT PLACE TO CHILL WHATEVER TIME OF DAY OR NIGHT.





THE COVERED PERGOLA WITH ITS DAY BEDS HAS LOVELY VIEWS OF THE WOODED HILLS BEYOND.





WHAT BETTER WAY TO RELAX ON A STARRY IBIZAN NIGHT THAN TO ENJOY A FILM IN THE VILLA'S OUTDOOR CINEMA.





ONE OF THE VILLA'S PLANT-COVERED ROOF TERRACES, YET ANOTHER OUTDOOR SPACE FROM WHICH TO ENJOY THE VIEWS.





SIMPLE, CLEAN LINES, A LIMITED COLOUR PALETTE AND CONSIDERATION OF THE VIEWS FROM EVERY ANGLE MAKE THIS A WONDERFULLY RELAXING ENVIRONMENT.





THE ARCHED CEILING OF THE KITCHEN ON THE RIGHT CONTRASTS WELL WITH THE HONEYCOMB CEILING OF THE LIVING AREA ON THE LEFT.







THE LIVING ROOM IS A SYMPHONY OF TEXTURE, ITS COOL PALETTE LIVENED UP BY POPS OF COLOUR.





THE DESIGN OF THE DARK GREY FLOOR IN THE LIVING ROOM MIRRORS THE UNUSUAL HONEYCOMB CEILING. AS ALWAYS, LARGE SLICES OF WALL ARE CUT OUT TO MAKE VAST WINDOWS.





AS MUCH LIGHT AS POSSIBLE FLOODS INTO THE LIVING ROOM THANKS TO ITS GLASS WALLS AND UNUSUAL ANGLE.





AT NIGHT THE LIVING ROOM IS A COSY RETREAT. THE DINING PART OF THE KITCHEN CAN BE SEEN IN THE BACKGROUND.



THE LIGHT-FILLED DINING AND KITCHEN AREA COMBINES ARCHES AND DIAMONDS  
IN BREATHTAKING STYLE.







A REVERSE OF THE PREVIOUS VIEW, THE DINING AREA AS SEEN FROM THE KITCHEN.





THE DINING ROOM HAS VIEWS OF THE LIVING AREA AND THE TERRACE.









STEPS LEAD FROM THE DINING AREA TO THE LIVING ROOM BEYOND.





THE MASTER BEDROOM WITH ITS SIGNATURE ESSENTIS VAULTED CEILING IS A TRANQUIL AND RELAXING SPACE.





THE MASTER BEDROOM SUITE HAS ITS OWN LIVING AREA.





THE LIVING AREA OF THE MASTER BEDROOM SUITE.





SPARKLING WATER ADDS TO THE RELAXING FEEL OF THE MASTER SUITE. THE BATHROOM CAN BE SEEN BEHIND THE POOL ON THE RIGHT.





THIS GUEST BEDROOM WITH ITS EN SUITE BATHROOM IS FLOODED WITH LIGHT AND HAS ITS OWN SMALL PATIO.





TRADITIONAL BEAMS AND A WOODEN FLOOR ARE THE PERFECT FOIL FOR CONTEMPORARY DESIGN IN THIS GUEST BEDROOM.





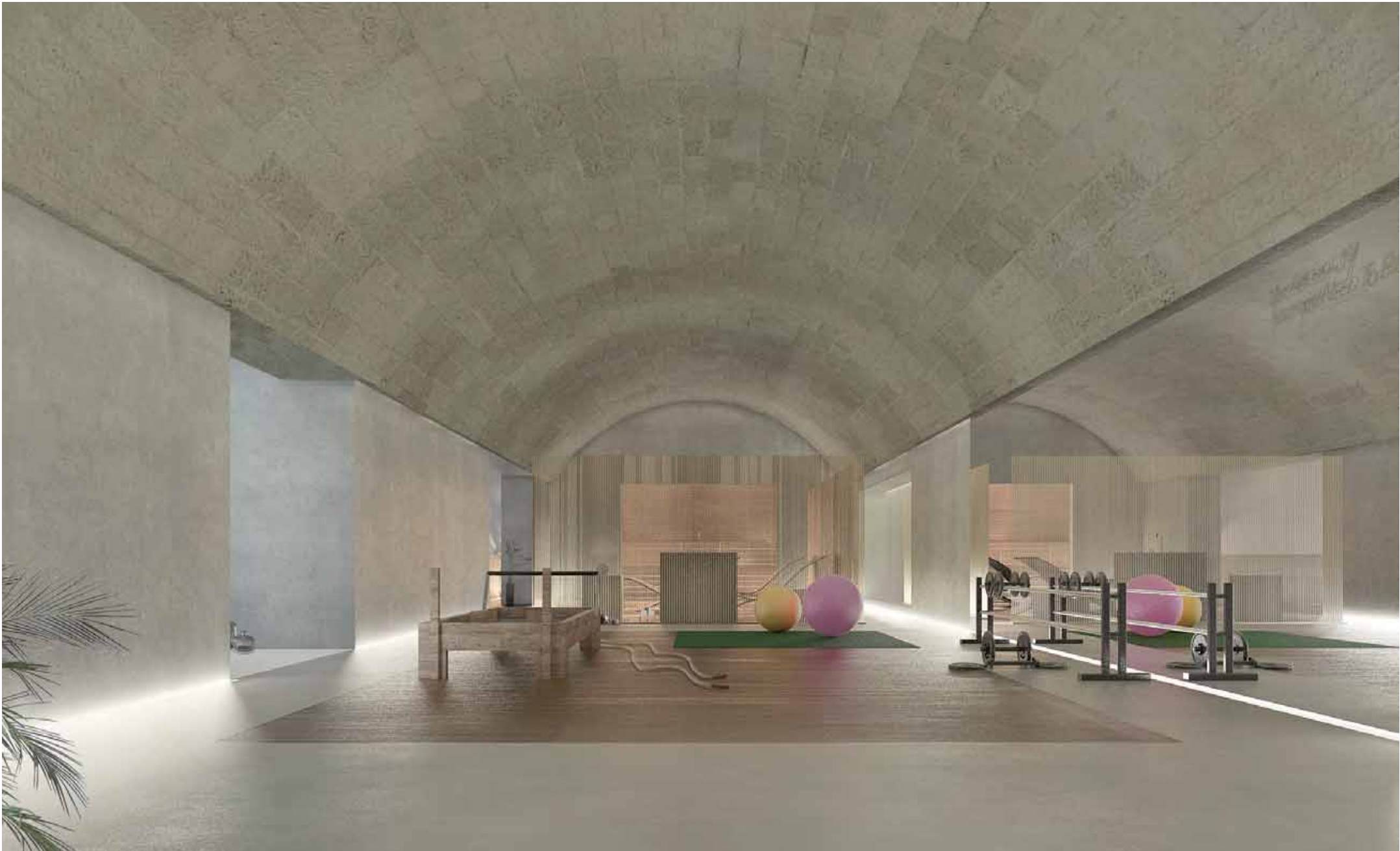




THIS GUEST BEDROOM INCORPORATES NATURAL ELEMENTS LIKE WATER, STONE AND WOOD FOR A WONDERFULLY RELAXING ATMOSPHERE.







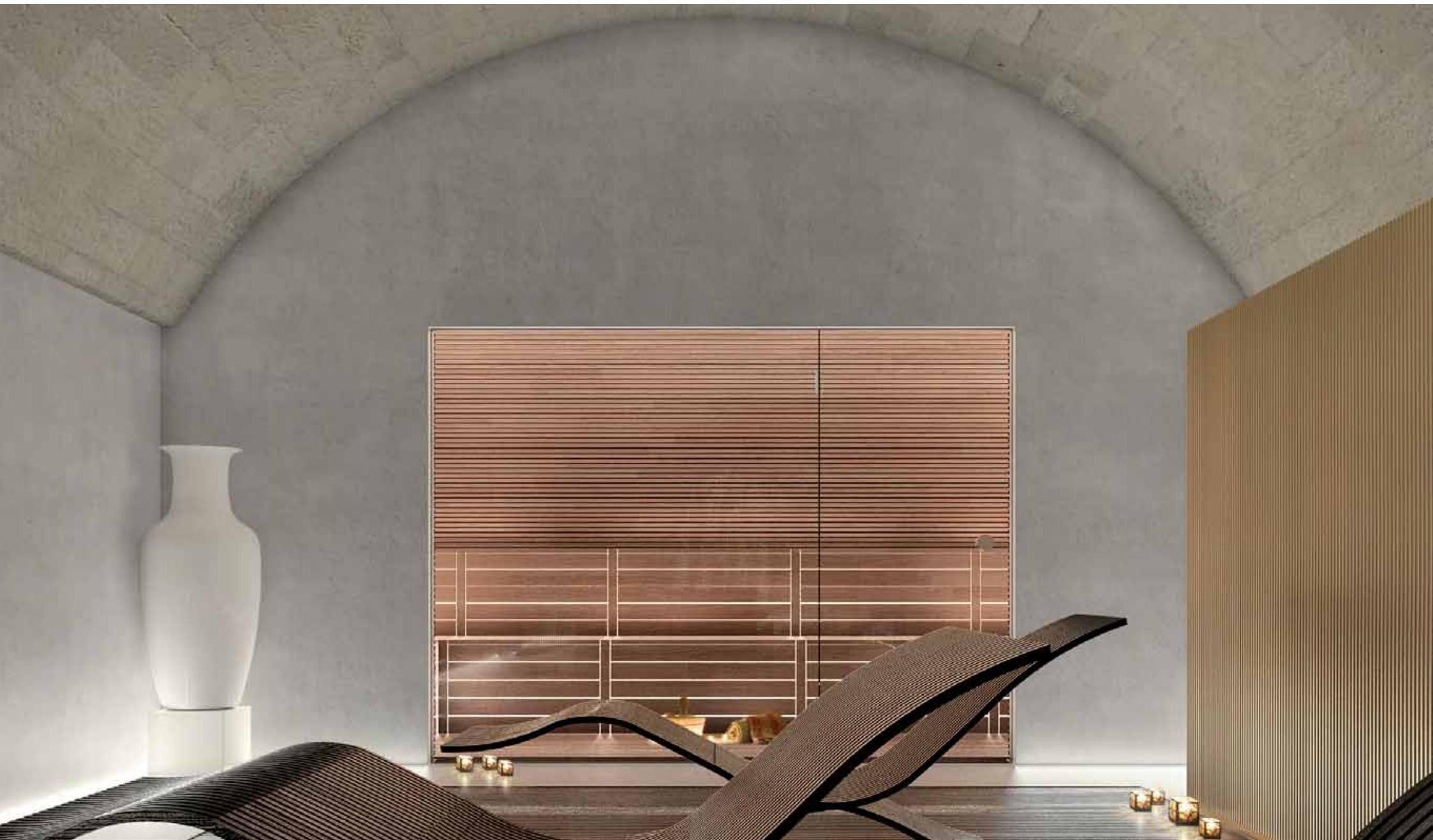
THE SPA AND GYM IS CROWNED BY A STUNNING BARREL VAULTED STONE CEILING, HAND CRAFTED BY ITALIAN STONEMASONS.



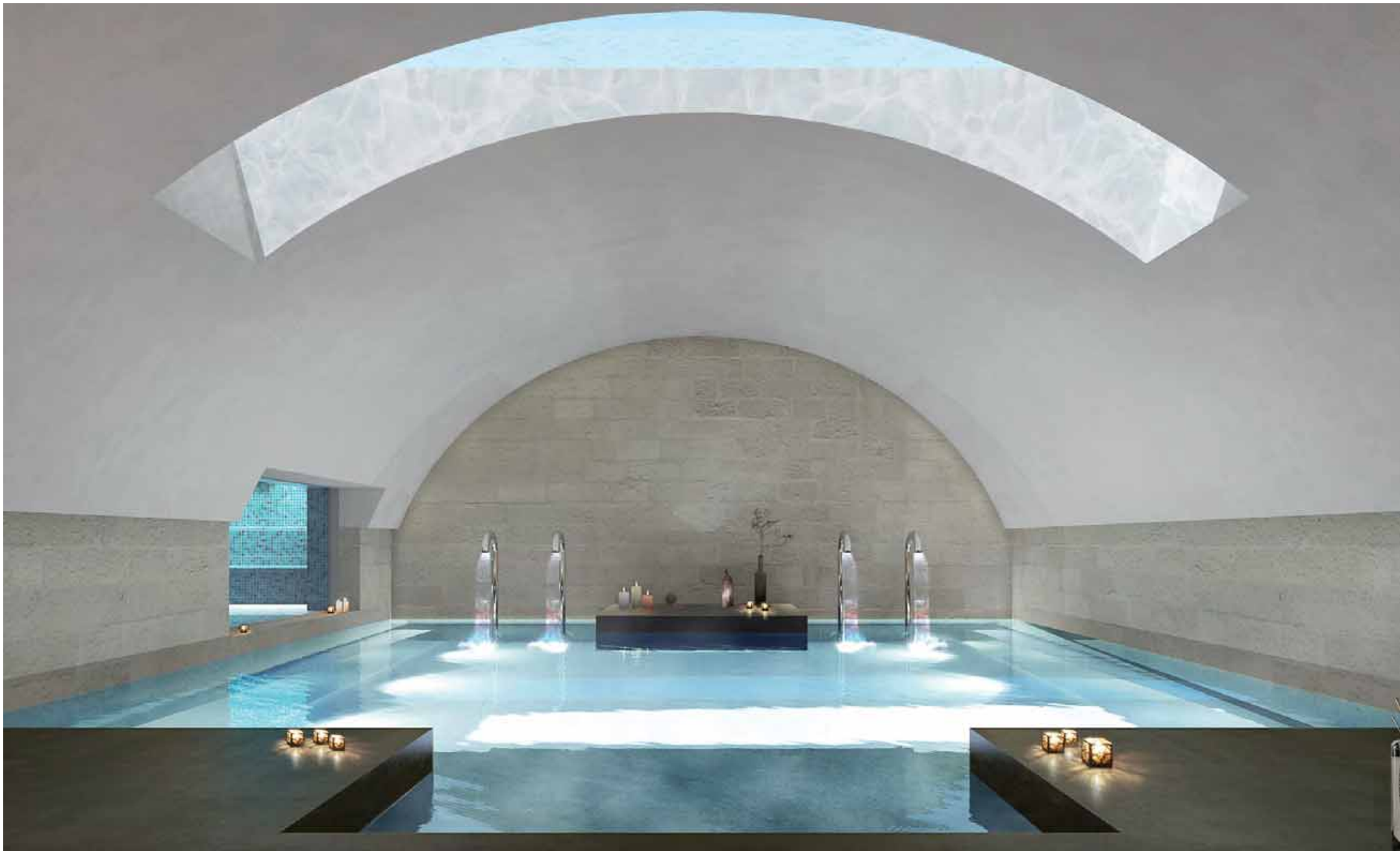


THERE IS A FEELING OF SPACE IN THE SPA ENHANCED BY THE CURVES AND SIMPLE LINES OF THE DESIGN.



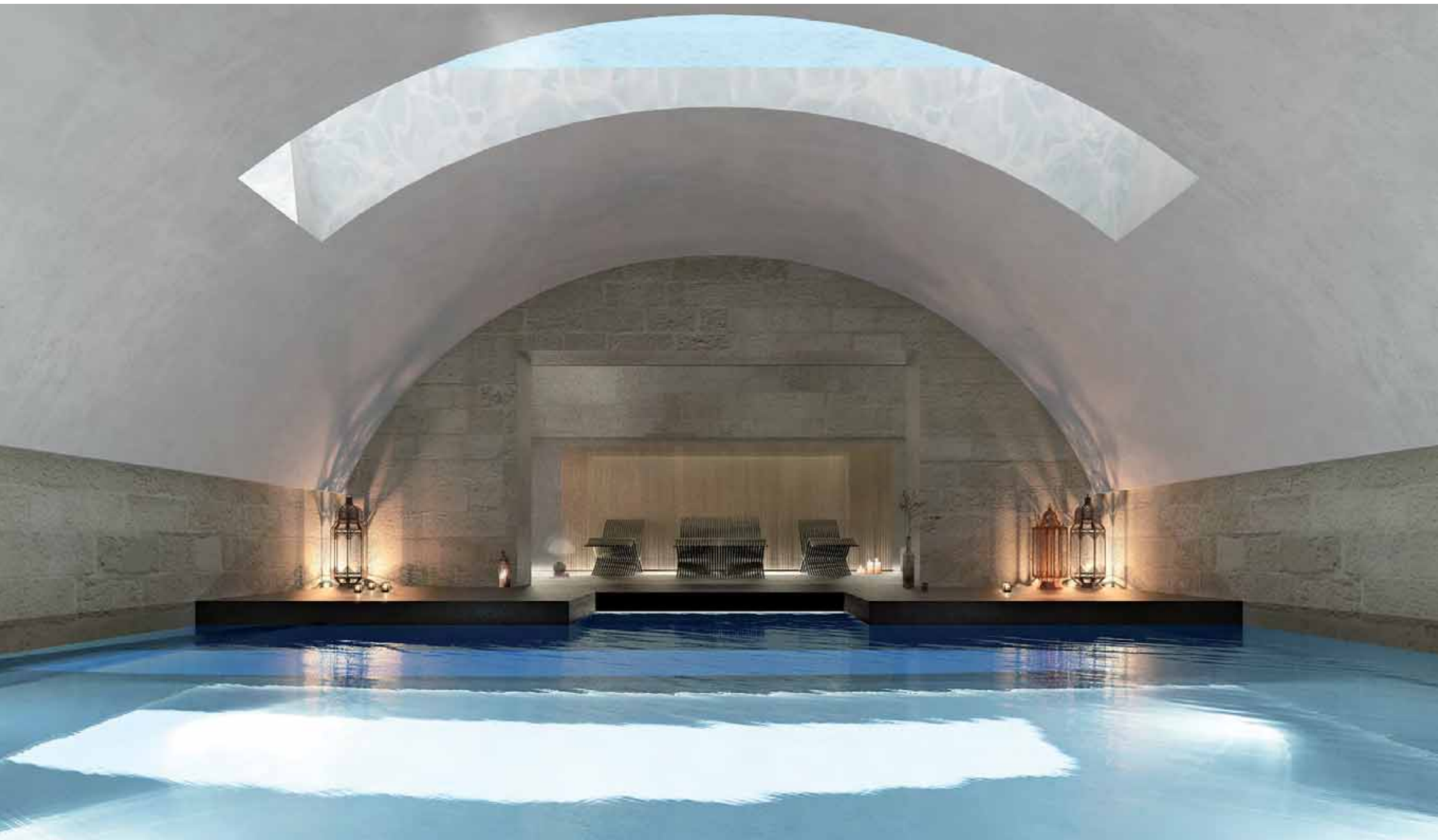






THE SPA POOL HAS A CURVED ROOF LIGHT TO LET SUNSHINE FLOOD IN.





ANOTHER VIEW OF THE SPA POOL WITH ITS SEATING AREA.



# Can ZOI

## THE AGRITURISMO BOUTIQUE HOTEL

SET AGAINST A VERDANT BACKDROP OF WOODED HILLS, THE BOLD GEOMETRIC DESIGN AND DAZZLING WHITE EXTERIOR OF THIS FINCA-INSPIRED BOUTIQUE HOTEL BLEND WELL WITH EXISTING VERNACULAR ARCHITECTURE AND THE DRAMATIC IBIZAN LANDSCAPE.

**THE FOLLOWING** renderings show every detail of the Can Zoi Boutique Hotel. They move from macro to micro, beginning with a view of the whole complex in its plot. These bird's eye images have been created using real aerial photos which have then been digitally landscaped to show the potential of the outside space.

Moving in closer, the relationship between the various buildings and the layout of outdoor rooms, interconnecting walkways, stairways and pergolas becomes more apparent. You can appreciate the use of traditional elements such as arches, courtyards, columns and cubes. Vistas open up and you can experience how well the buildings sit in their space. The renderings help you explore in more detail the numerous outdoor rooms perfect for dining, watching movies or just chilling. Water features on terraces and in courtyards add to the relaxing vibe.

The images of the interior of the hotel allow you to virtually step inside and experience the true splendour of the exciting and innovative design. Full width windows and Essentis signature vaulted ceilings add to the feeling of light, space and relaxation. Natural elements - wood, stone, metal and water have been used throughout as much as possible which strengthens the connection with Ibiza's natural energy.

Ever conscious of the impact of the build, green technology is key to the creation of Can Zoi. Local materials are used as much as possible, ensuring as small an environmental footprint as can be managed.





AN AERIAL VIEW OF THE CAN ZOI BOUTIQUE HOTEL, SHOWING THE RANGE AND EXTENT OF THE BUILDINGS.





THE HOTEL COMPRISES A MAIN VILLA (PICTURED CENTRE RIGHT), SEVERAL GUEST COTTAGES.





THE BOUTIQUE COMPLEX IS SET IN LANDSCAPED GROUNDS AGAINST A BACKDROP OF WOODED HILLS.





VIEW ACROSS THE MAIN SWIMMING POOL, WITH THE HOTEL VILLA AND TWO OF THE GUEST COTTAGES IN THE BACKGROUND.





THE HOTEL COMPLEX IS ARRANGED ON LANDSCAPED TERRACES OVERLOOKING THE MAIN SWIMMING POOL.





THE GUEST ACCOMMODATION IS IN INDIVIDUAL BUILDINGS, EACH WITH ITS OWN BEDROOM, BATHROOM AND OUTDOOR SPACE, INCLUDING TERRACE.





A CLOSER VIEW OF THE HOTEL'S MAIN FINCA-STYLE VILLA WHICH IS ON TWO FLOORS. IN FRONT OF IT IS ONE OF THE GUEST COTTAGES.





THE OUTDOOR SPACE IS DELINEATED BY TRADITIONAL DRY STONE WALLS AND PAVED TERRACES.





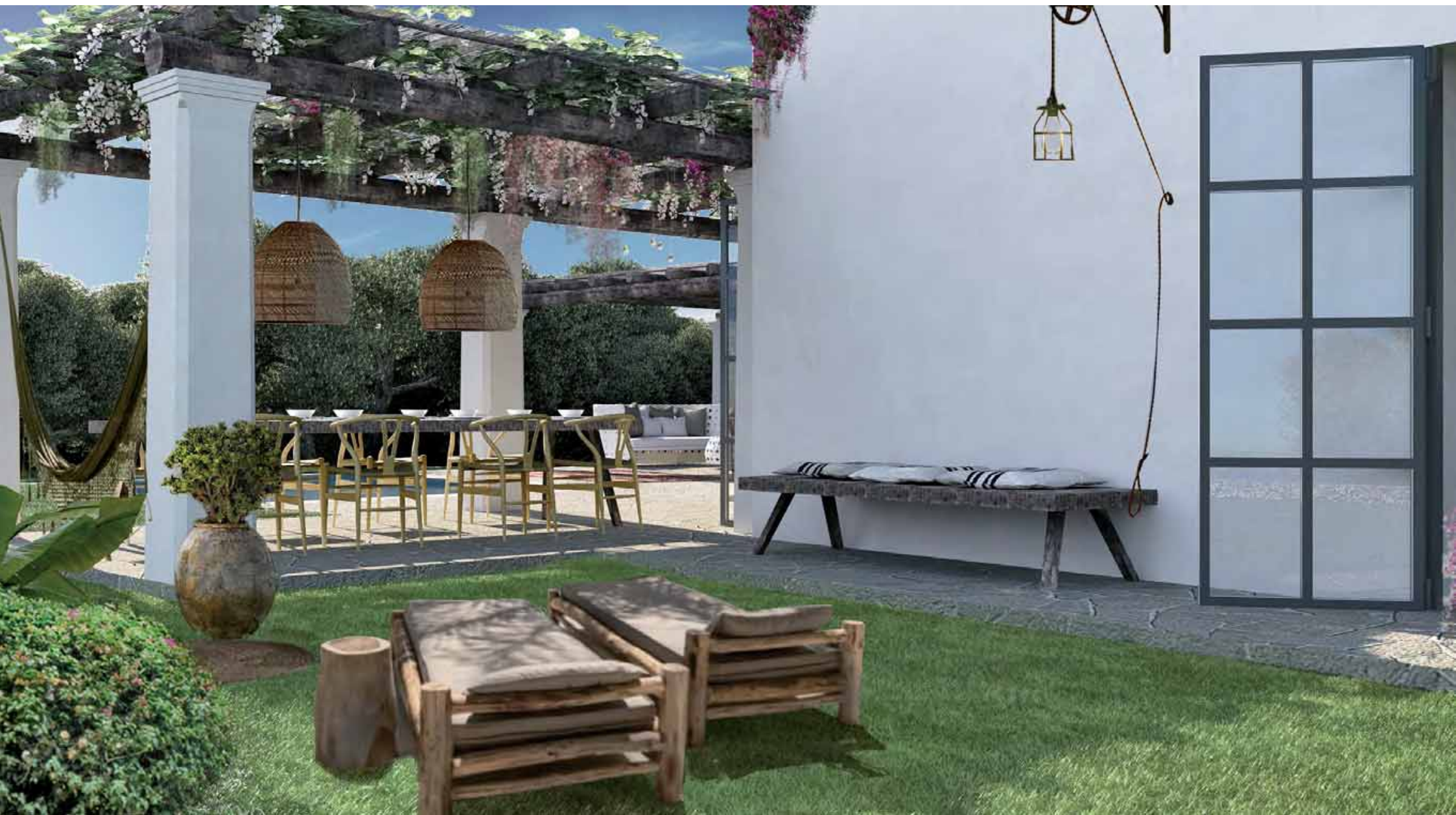
SOME OF THE GUEST COTTAGES HAVE THEIR OWN POOL.





MAKING THE MOST OF IBIZA'S OUTDOOR LIFESTYLE, EVERY GUEST COTTAGE HAS ITS OWN COVERED EATING AREA ON THE TERRACE.









ONE OF THE BOUTIQUE HOTEL'S GUEST SUITES WITH ITS OWN POOL, ROOF GARDEN AND OUTDOOR SPACE.





A COLONNADED CORRIDOR COVERED BY A PERGOLA LINKS THE TWO SECTIONS OF THIS GUEST SUITE.





NATURAL MATERIALS LIKE WOOD AND STONE ENHANCE THIS SHADY TERRACE WITH VIEWS OVER THE HOTEL'S GROUNDS.





GUESTS AT THE HOTEL HAVE AMPLE OPPORTUNITY TO RELAX IN THEIR OWN PRIVATE OUTDOOR SPACE, WHETHER TERRACE, ROOF GARDEN, PATIO OR PERGOLA.





THE GUEST BEDROOMS ARE DECORATED IN A RELAXING PALETTE WITH NATURAL MATERIALS PREDOMINATING TO CREATE AN ATMOSPHERE OF RUSTIC LUXE.



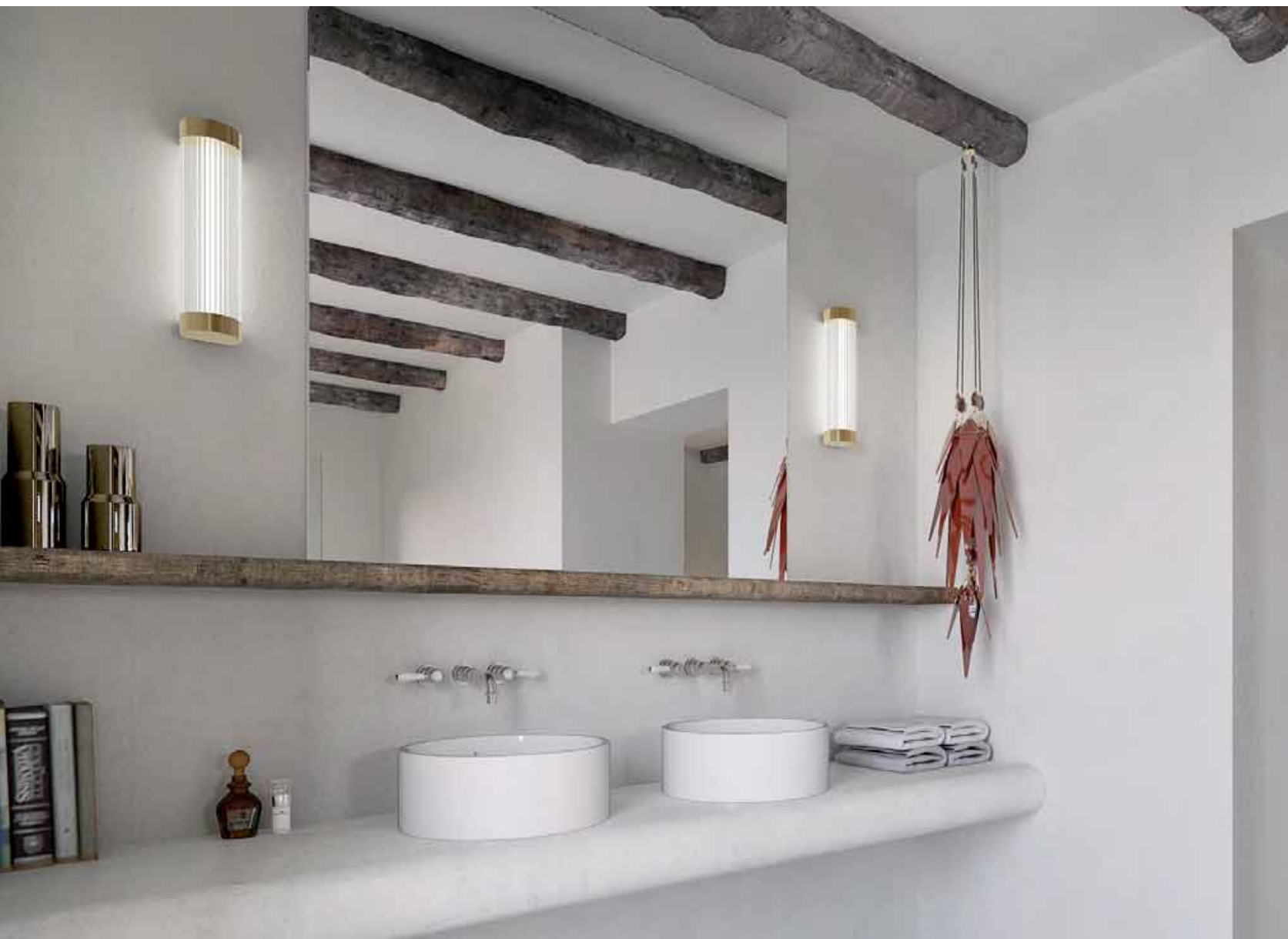






BEAMED CEILINGS, WOODEN FLOORS AND PLENTY OF NATURAL LIGHT MAKE THIS GUEST COTTAGE A TRANQUIL HAVEN.





THE BATHROOMS OF EACH GUEST COTTAGE EPITOMISE RUSTIC CHIC.











BREAKFAST ON A MASSIVE WOODEN TABLE ON YOUR OWN PRIVATE FLOWER-COVERED TERRACE, WHAT COULD BE NICER?





A GLIMPSE INTO THE SITTING AREA OF ANOTHER GUEST COTTAGE.





COLOUR, TEXTURE, NATURAL MATERIALS AND CUTTING EDGE DESIGN MAKES THIS LIVING SPACE VERY SPECIAL.





A VIEW FROM THE SITTING AREA THROUGH THE GUEST BEDROOM TO THE GARDENS BEYOND.









EVERY DETAIL OF THE HOTEL'S GUEST ACCOMMODATION HAS BEEN CAREFULLY DESIGNED TO CREATE A SIMPLE, YET STYLISH ATMOSPHERE.





ONE OF THE BATHROOMS WITH COUNTER TOP BASINS, RUSTIC WOODEN SHELIVING AND A VIEW OF THE LOVELY GROUNDS THROUGH THE OPEN DOOR.









THE COLOUR SCHEME IS RELAXING AND IN KEEPING WITH THE ISLAND SETTING.





EACH GUEST COTTAGE IS COSY, PRIVATE AND WELCOMING.



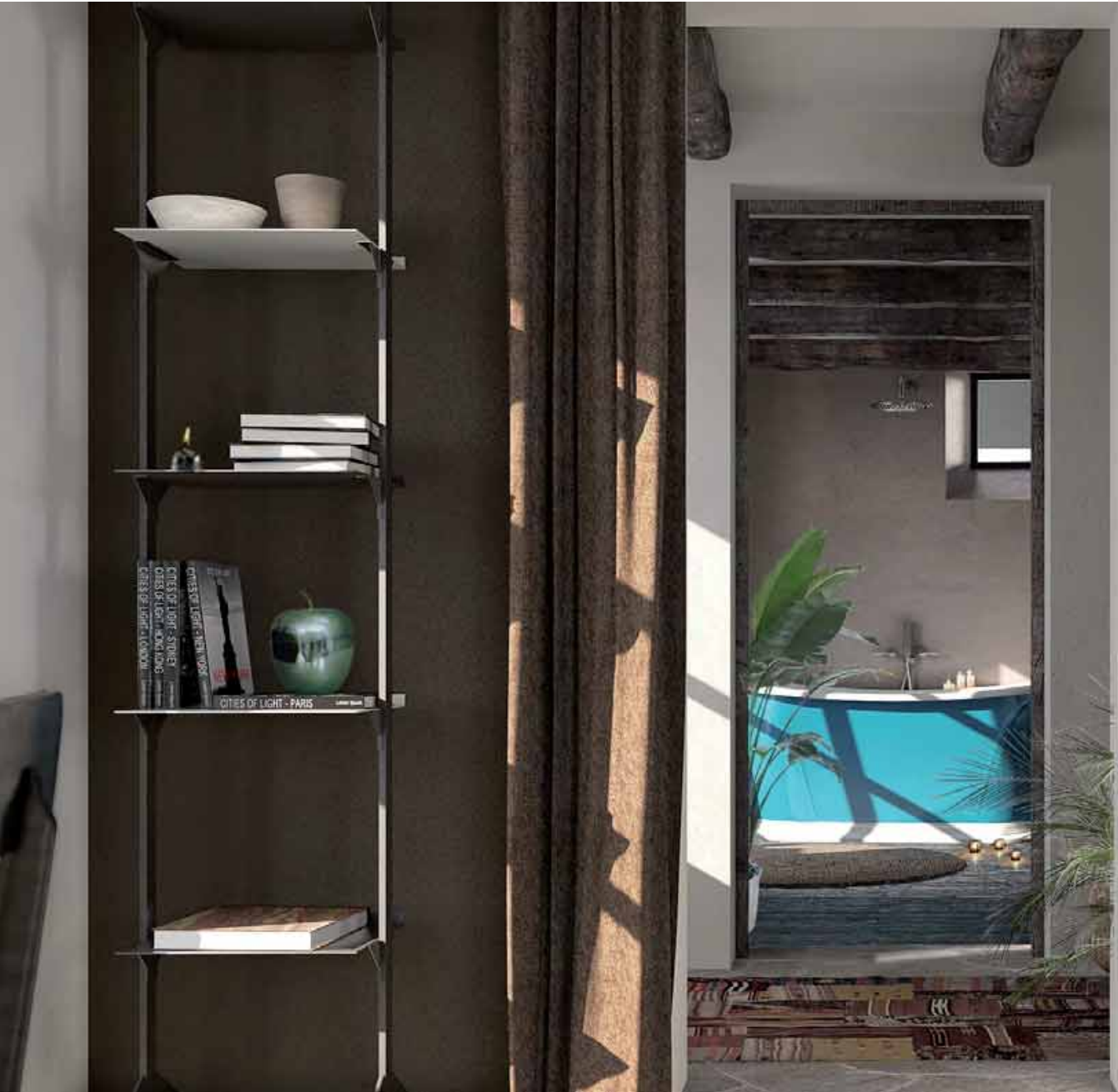






EVERY GUEST COTTAGE HAS A SITTING AREA TO CHILL AND ENJOY THE LOVELY VIEWS.





GLIMPSE THROUGH TO THE LUXURY BATHROOM IN ONE OF THE GUEST COTTAGES.







EN SUITE BATHROOM WITH SPACIOUS TUB, FREESTANDING TAP AND RAIN SHOWER.



# 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 & 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 one of the most incredible villas the island has ever seen.

Can Zoi villa and boutique hotel 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.

**"WHERE YOU BUILD A HOUSE SHOWS HOW YOU FEEL. THE WAY YOU BUILD A HOUSE SHOWS WHO YOU ARE."**

FRANCESCO CARLUCCI



FRANCESCO  
CARLUCCI



# ITALIAN *Portfolio*

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





**C O M P L E T E D**

*villas*

EVERY ANGLE IS CONSIDERED, EVERY  
DETAIL ARRANGED TO CREATE  
MAXIMUM VISUAL IMPACT.

**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 Abi.



UNA LINEA SI POSA SU  
UNA PAGINA BIANCA. ESSA  
POI, DIVIENE ARCHITETTURA;  
MANTENERE L'EQUILIBRIO TRA  
'L'ATTUALE' E 'L'ANTICO', IN  
UN CONTESTO CARICO DI  
IDENTITÀ E CULTURA È LA  
SFIDA CHE CERCHIAMO OGNI  
GIORNO DI RACCOGLIERE...

**CHIEF ARCHITECT: STEFANO GHIRETTI**

"A LINE IS PLACED ON A BLANK PAGE, IT THEN BECOMES  
ARCHITECTURE. TREADING THAT FINE LINE BETWEEN  
THE PRESENT AND THE PAST, IN CONTEXT LADEN  
WITH ITS OWN STRONG IDENTITY AND CULTURE, IS  
A CHALLENGE THAT WE TRY TO MEET EVERY DAY..."





L A S P I N E T T A





L A F O N T E





L A F O R E S T A



H E L E N A





L A C O N C H I G L I A





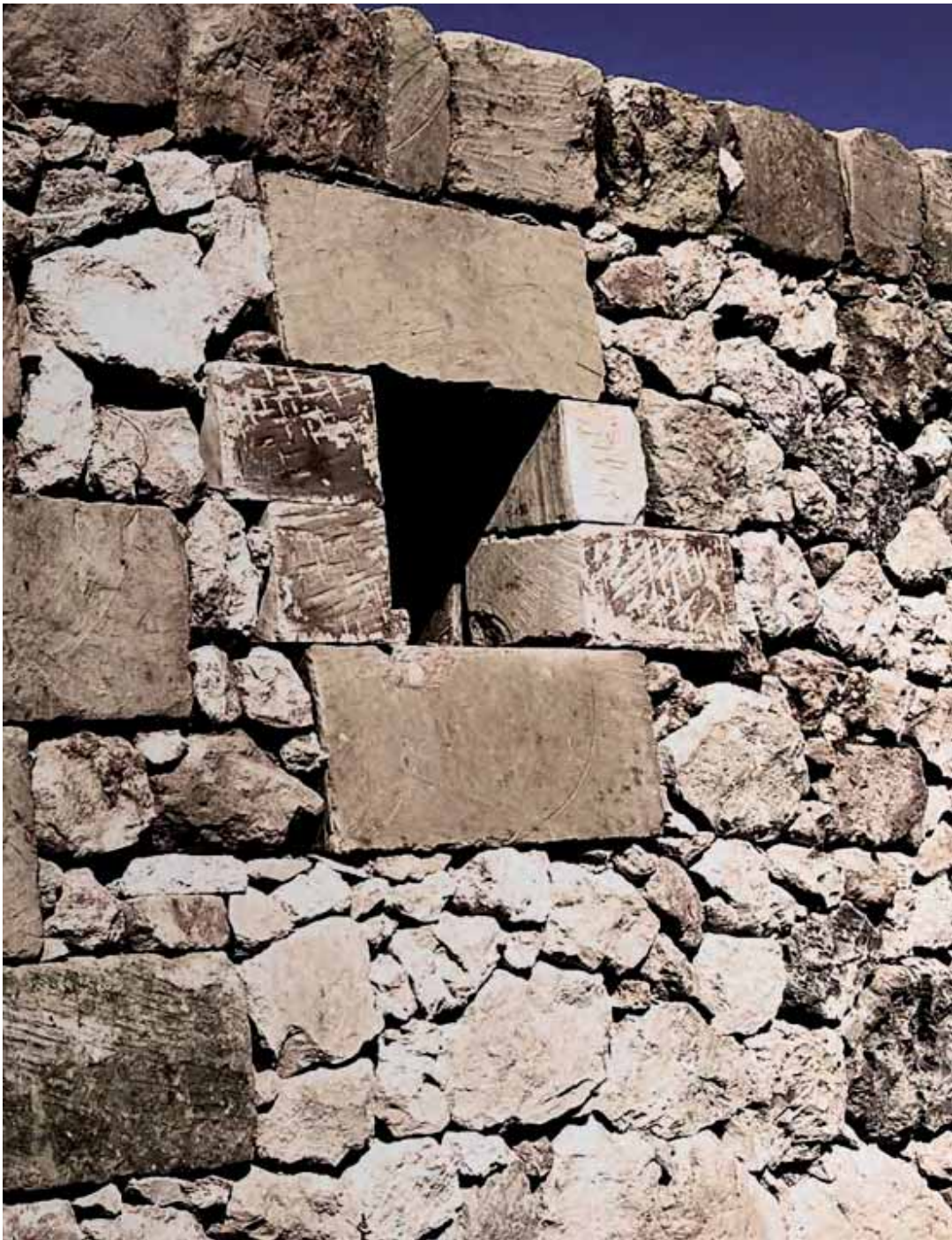
# DETAILS

## *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 & 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

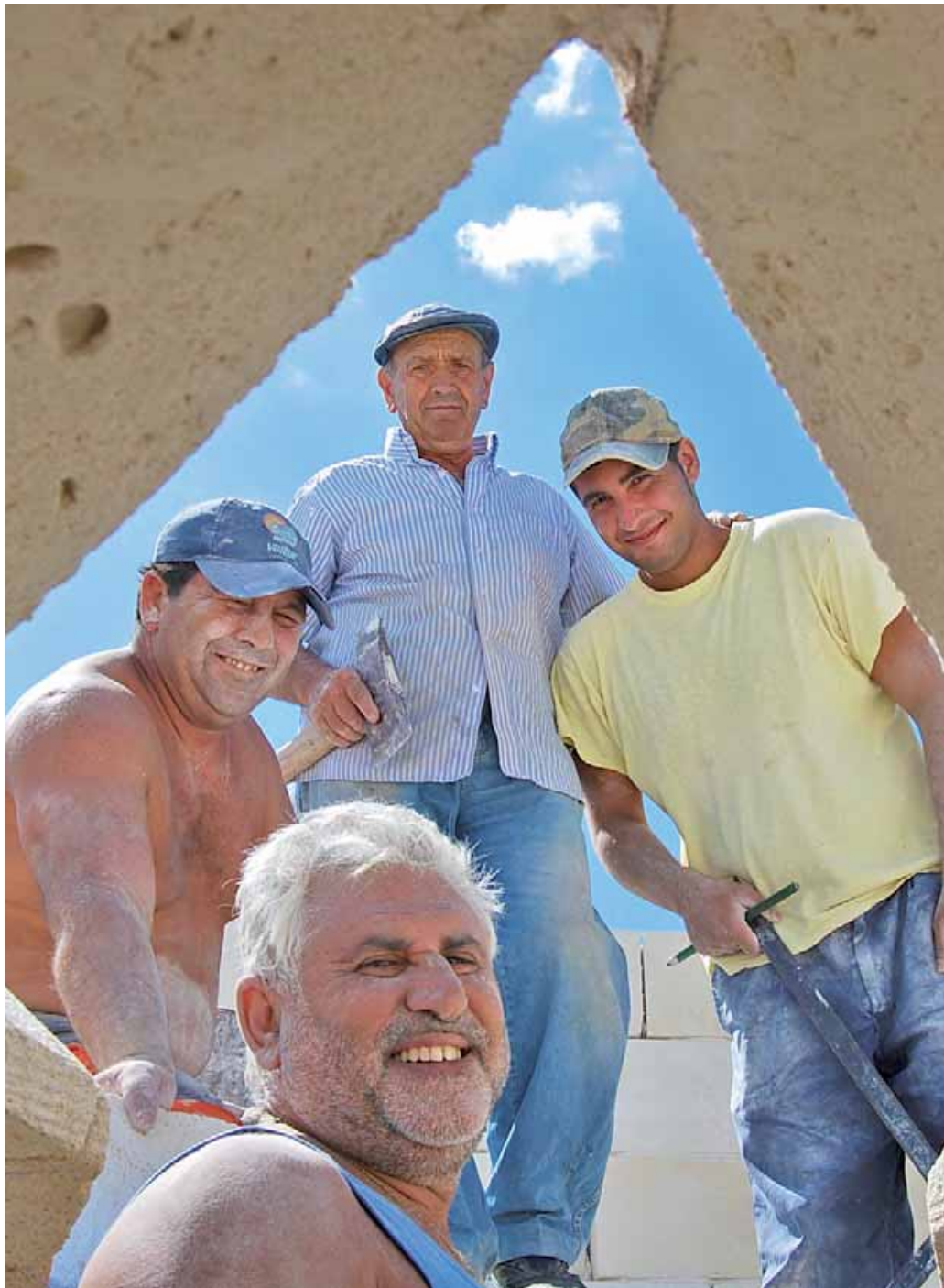


**VERY FEW ACTIVITIES** in the 21st century have remained unchanged for millennia, but sitting around a fire is one of them. It connects us to our most ancient roots. Whether in the company of friends and family or contemplating alone, gazing at flickering flames and drawing warmth and comfort from a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







# ROCK STARS

## *The Stonemasons' Academy*

ESSENTIS IS RENOWNED FOR ITS STUNNING STONEMASONRY, PARTICULARLY THE STAR AND BARREL VAULTED CEILINGS GRACING ITS VILLAS. THE CRAFTSMEN WHO WORK ON ALL THE STONE FEATURES ARE HIGHLY TRAINED EXPERT STONEMASONS, USING TECHNIQUES WHICH HAVE BEEN PASSED DOWN FROM FATHER TO SON OVER MANY CENTURIES.





**AS MANY OF THE ARTISANS**

are older men over 50, it soon became clear that a new generation of masons would need to be trained up. So Essentis founded the first, and only, Stonemasons' Academy in southern Italy.

Each apprentice works with his own maestro and training is done on the job. The apprentices are chosen after a series of interviews and must have spent at least three years working with pietra leccese, the special limestone used in the stonework, and be from the local area.

They treat their 'teachers' with the reverence due to such highly skilled and experienced craftsmen. They understand how important it is to continue the area's stonemasonry tradition.







**EVERY COMPLETED BUILDING IS A UNIQUE WORK OF ART IN ITS OWN RIGHT. THE MASONS WHO HAVE HELPED BRING IT TO LIFE ARE PROUD OF THE WORK THEY HAVE DONE AND THE FACT THAT THEY HAVE HELPED TRAIN ANOTHER GENERATION TO CARRY ON THIS ANCIENT CRAFT.**







# DESIGN

## *Directions*

SOME IDEAS TO LOOK THROUGH FOR INSPIRATION, STIMULATION AND DELECTATION. FROM FABRICS AND FLOORS TO CHAIRS AND DOORS, NATURAL AND EARTHY TO COOL AND CONTEMPORARY. SET YOUR STYLE COMPASS TO TRUE NORTH.

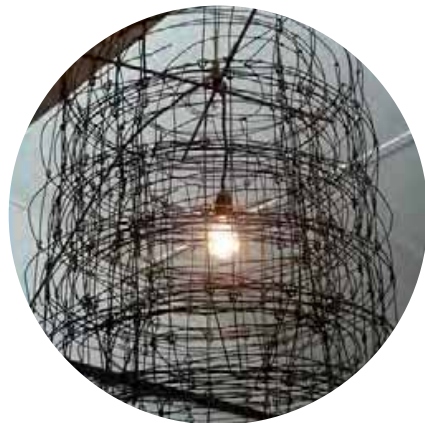


# LIGHTING

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

















# 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,  
PLOTING AND DREAMING AROUND. WOOD, GLASS,  
CHROME, LACQUER. SQUARE, CIRCULAR OR ABSTRACT.

A large, dark, abstract photograph of a wooden table leg and a black circular overlay with text. The image is a close-up, low-angle shot of a wooden table leg, showing the grain of the wood. The leg is positioned diagonally across the frame. A large, solid black circle is overlaid on the image, containing the text "Table some time to choose." in a white, serif font. The background is a soft, out-of-focus light source, creating a bokeh effect. The overall mood is contemplative and artistic.

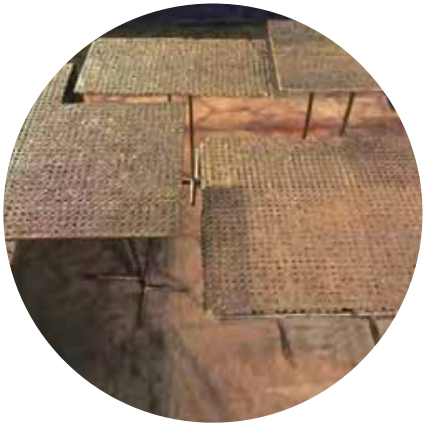
*Table some  
time to choose.*





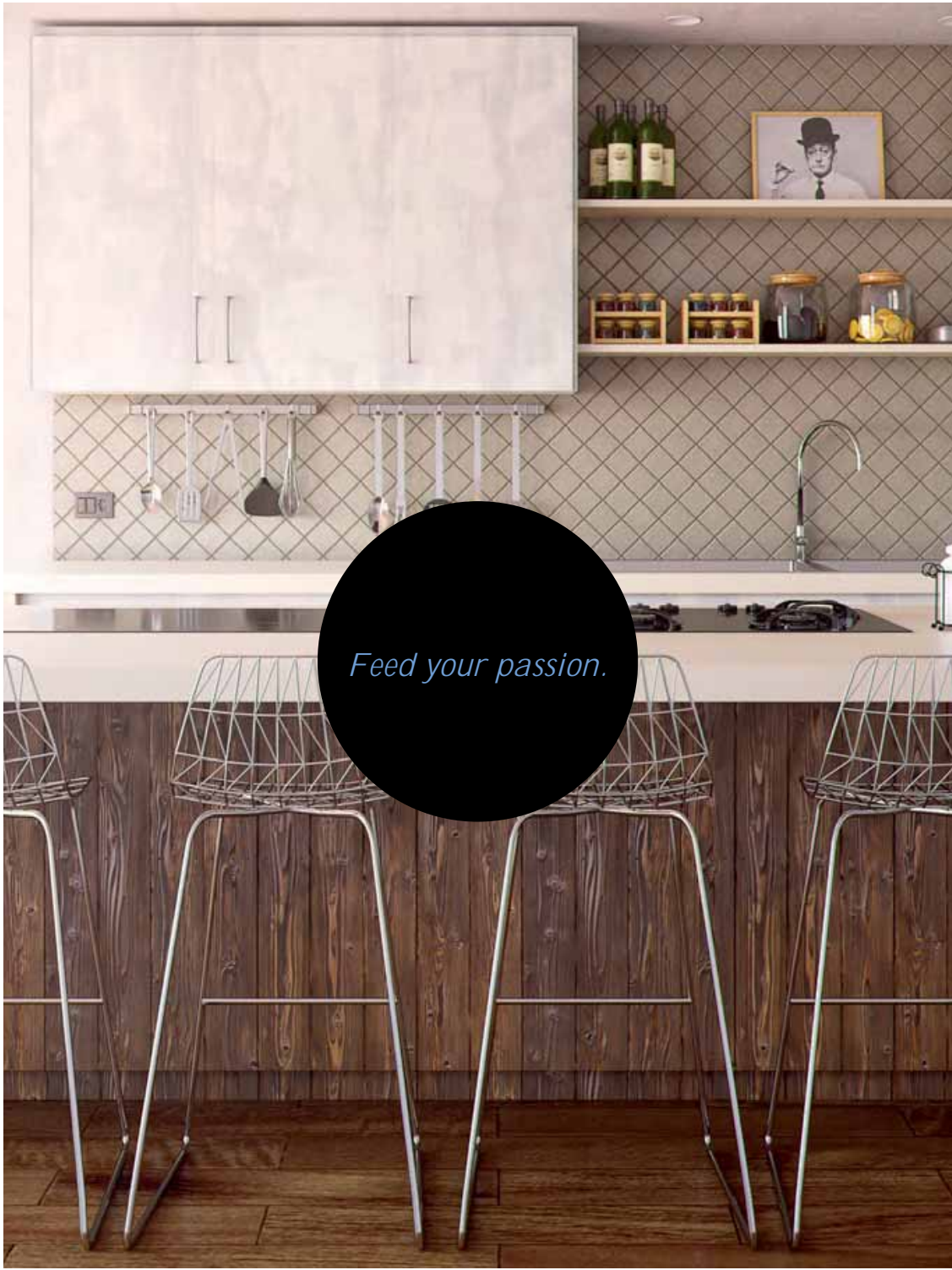




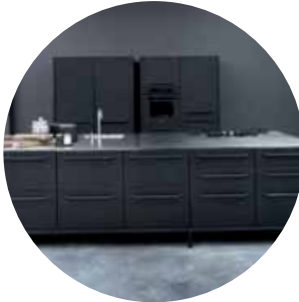


# KITCHEN

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





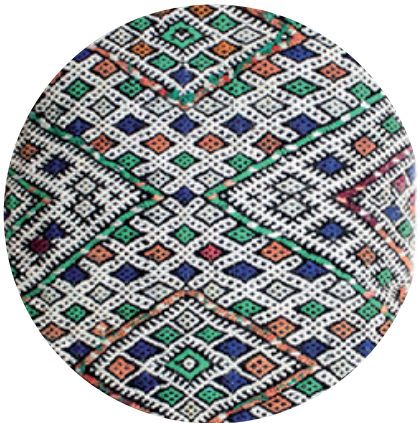
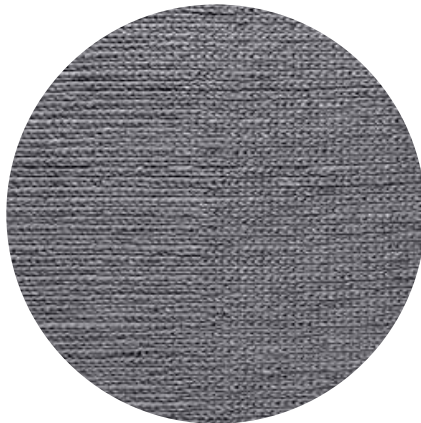


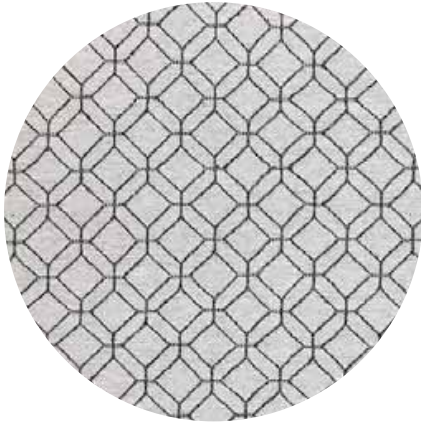
# FABRICS

A BOLT OF SAND HUED SILK, CASCADES OF CREAM  
COLOURED LINEN, SQUIGGLES AND SPIRALS, GEOMETRY  
AND SYMMETRY.











# TILES & FLOORING

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









# BATHROOM

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







# WINDOWS & DOORS

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







# CRE DITS

**ESSENTIS ARCHITECTS:**

*Chief Architect & Interior design:* **STEFANO GHIRETTI**

*Architect:* **LUCIANO LEZZI**

*Renders:* **ENRICO CONTE**

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**ESSENTIS**

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