

Monograph Hotels



Centro Canalejas Madrid. Spain.



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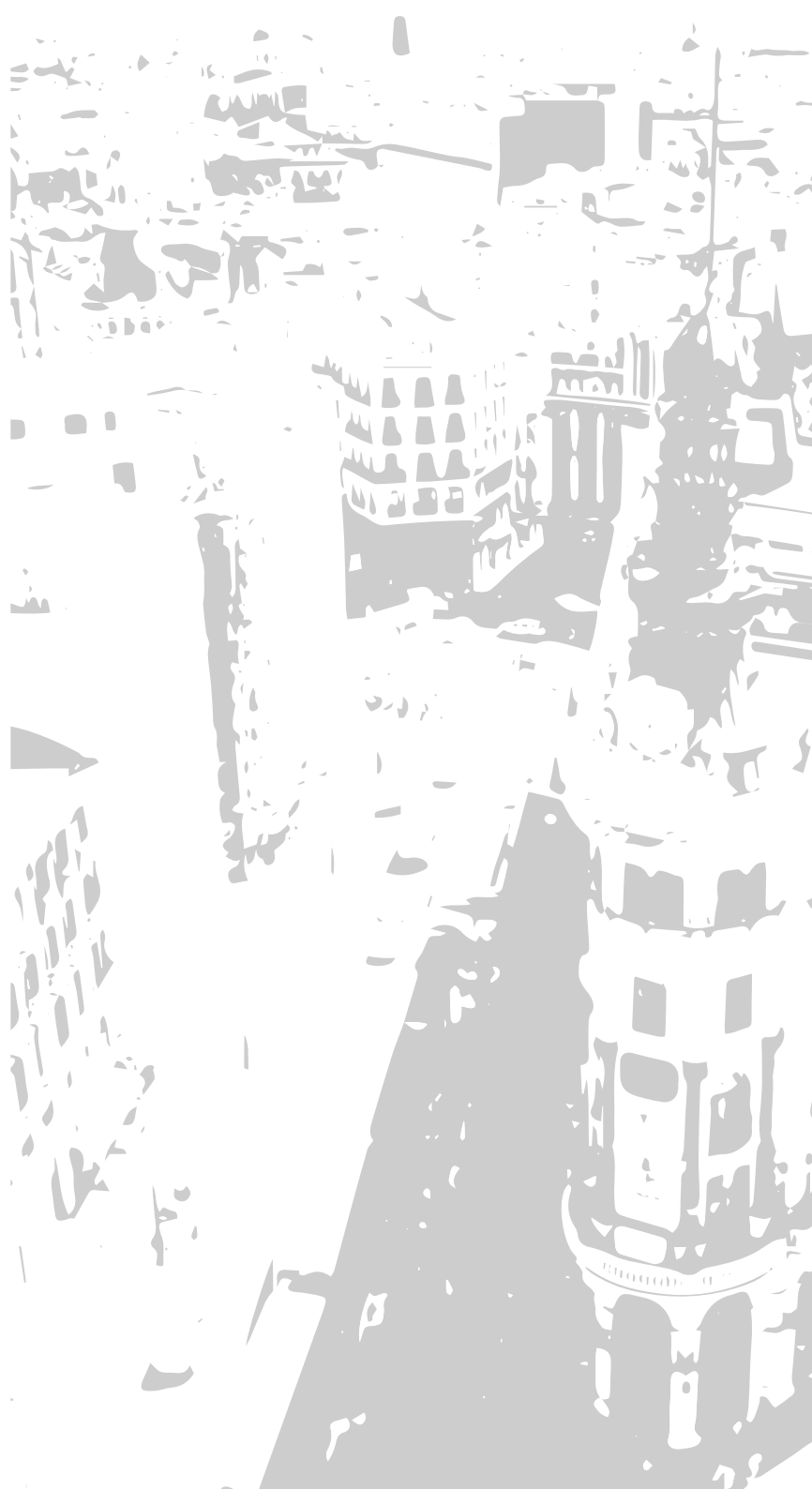
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Introduction

From the very start, OHLA has connected its path forward to key sectors for social progress. The hotel sector is one of these and OHLA has achieved a high degree of specialization in order to provide a diversity of offerings in a context in which travel and the pleasure of overnight stays, whether for leisure, personal enjoyment, or work is no longer limited to the privileged few. In addition, the evolution of hotel construction, from the very start, has gone hand in hand with the development of transportation infrastructure, where OHLA has more than a century of experience worldwide, with more than 6,000 km of highways, and is a leader in the railway and high-speed rail sectors, along with more than 600 maritime projects.

The company has a portfolio of hotel projects that it has carried out in Latin America, the United States, and above all in Europe, the main areas of activity for all of its business lines. The largest number of OHLA's initiatives are concentrated in Spain and its islands, due to the period when they were built and also to their successful adaptation to changing times through later rehabilitation, upgrade, expansion and renovation projects.

In addition to this, the company is committed to history and heritage, as demonstrated by its projects to recover iconic buildings with great historical value, transforming them for uses different from those for which they were originally conceived. Some of the more important projects include the Centro Canalejas Madrid (Spain), which recovered seven historic buildings, restored more than 8,000 m² of facade, renovated more than 17,000 ornamental pieces, most of which are cataloged, the Alfonso XIII Hotel (Seville), declared a Building of Cultural Interest in 1988; the Corias Parador (Asturias), located in an 11th century monastery, or the Lanjarón spa (Granada), located in an old water-bottling plant.

Innovation and sustainability also form part of the hotel projects carried out by OHLA. The company's processes incorporate building methodologies such as BIM (Building Information Modeling), which makes it possible to generate 3D digital models to optimize work and costs during the construction phases of a project, or MES, based on monitoring structural elements to guarantee their continuity during the construction phases.

OHLA's focus on sustainability is demonstrated by its installations, which allow efficient use of energy and natural resources, as well as its practices aimed at protecting the environment, during both the construction and operation of the infrastructure. This is the case of the Mayakoba Tourist Development (Mayan Riviera, Mexico), which has a system of navigable artificial canals 13.1 km long covering 25.7 hectares, considered to be the best forest structure and with the highest environmental quality of this type in Mexico's Mayan Riviera; the Hotel Sol Meliá Palacio de Isora (Tenerife, Canary Islands), which includes gardens with native Canary Islands plants and volcanic stone from Lanzarote; or once again, the Centro Canalejas Madrid, which has received Leed Gold Certification thanks to its energy efficiency measures and Sedum roof, among other practices.

The hotel sector bears witness to the social and cultural evolution, the uses and customs of the places where they are located, and their evolution is the result of our commitment to the development of proposals that promote the well-being of customers and also protect the areas where they are located. The following pages present a selection of initiatives that illustrate the experience that we have just described.

Four Seasons Hotel Madrid 5*

Location:
Madrid

Client:
Centro Canalejas Madrid



The Four Seasons, the Canadian hotel chain's first hotel in Spain, is located in the heart of Madrid.

Built by OHLA, its exclusive nature connects to the space where it is located: Centro Canalejas Madrid (CCM), a complex of seven buildings with great patrimonial value, which OHLA was also responsible for rehabilitating and transforming.

The hotel has eight floors, with more than 35,200 m² of floorspace distributed among 200 guest rooms that range in size from 45 to 400 m².

Of the total area, 4,200 m² have been allocated to common areas such as the lobby, the Ballroom, which is used for events with space for more than 400 people; two restaurants—one under the direction of three-star Michelin chef Dani García—a spa and wellness center equipped with a gym, heated swimming pool and solarium.

The Four Seasons extends all of the services that it offers its guests to the residents of the 22 Branded Private Residences that occupy the top floors of the complex, a ground-breaking offering in Spain.

Transformation of the spaces

The hotel's floor plan is formed by the complex of buildings that have been merged together, with a geometry that includes, among other elements, a large interior courtyard accessible to guests and provides light to certain parts of the hotel, such as the spa.

The lobby was conceived to restore its original two-floor height and the stained glass window by the company Maumejean. It is connected to the perimeter corridors on the first floor by a curved staircase.

In the corner of the second floor in the building Alcalá 14, the rooms that formerly housed the reading or conversation room of the Casino de Madrid, and later the offices of the executive management of the Banco Español de Crédito, have been preserved.

These distinctive spaces have been painstakingly restored and converted into the hotel's Royal Suite. The other guest rooms are located on the second, third, fourth and fifth floors and their windows face out onto the exterior



perimeter of the historic facades on calle Alcalá, calle Sevilla, Carrera de San Jerónimo and the Plaza de Canalejas, as well as the new facades that face onto the central courtyard.

The gym is on the sixth floor. An independent core gives access to the eighth floor, where the heated indoor pool, measuring 15 x 5 meters and 1.2 meters deep, is located. The hotel also has a hydro-massage pool, with a sauna area and a solarium that opens onto the terrace overlooking the Plaza de Canalejas. Lastly, the hotel's general services area located in the interior zone of the different floors.



Heritage value

The stained glass window by Maumejean is one of the more than 17,000 valuable decorative elements that characterize the CCM and that were cataloged and recovered to be reinstalled in their original locations.

Master artisans and small businesses were responsible for restoring the marble, wood and metalwork, in addition to the stained glass.

The company's focus on art and heritage extends even further, with the boost provided by a contest to showcase the talent of emerging artists and graduate and post-graduate Fine Arts students in the universities of Madrid, Málaga and Seville. A total of 73 works received awards from OHLA and Four Seasons and coexist alongside pieces from renowned artists. As a whole, the works are presented as an art collection that can be visited in the hotel's common spaces, as well as in other more private areas such as the guest rooms and suites.

The best experience

The hotel's unique location in the CCM means that it can expand its offerings to its customers with a parking service and the extensive international gastronomical possibilities of the Food Hall, which is integrated into the Canalejas Gallery, which houses some of the world's most exclusive fashion names.



Centro Canalejas Madrid

Centro Canalejas Madrid (CCM) brings the respect and protection of the originality of its seven historic buildings –two cataloged as Buildings of Cultural Interest (BIC)– together with their transformation into a unique multi-purpose property. It is also a symbol of Madrid's urban regeneration, by including actions that have changed the face of the city and responded to the citizens' demands for living in sustainable and accessible environments.

OHLA was in charge of the construction, rehabilitation and restoration of the group of buildings that, in addition to the Four Seasons Hotel, also houses 22 Branded Residences, a 400-space parking lot, the Galería Canalejas shopping area, and a gourmet space: the Food Hall.

The development of the CCM has transformed the intersection of calle Sevilla and calle Alcalá, Carrera de San Jerónimo and Plaza de Canalejas, making more room for pedestrians while improving the organization and regulation of above-ground public transportation. The urban furniture was also renovated and new lighting was installed.

OHL also executed the underground work to upgrade and improve the Sevilla metro station to make it 100% accessible. It should be noted that this station is on Line 2 of the Metro de Madrid network, which is used by more than 130,000 passengers every day.



AWARDS AND CERTIFICATIONS

- **Best Public Works Project** Caminos Awards (2021).
- **Best non-residential real-estate development**, ASPRIMA-SIMA Awards (2020).
- **LIT Design Awards**, Outdoor Architectural Lighting (2021).
- **Macael National Award** for stonework restoration work (2019).
- **Horeca New Business Models Award**, Food Hall (2022).
- **Potencia Award**, Urban Works category (2022).
- **LEED® Gold Certification** (*Leadership in Energy and Environmental Design*). Developed by the US Green Building Council (USGBC).

Dear Hotel 4*

Location:

Madrid

Client:

Seca/Hotel Vía Reyes

Budget:

5.7 million euros
(6.2 million dollars)

Date of completion:

2015



Located in the city center, its facade is protected by Madrid's General City Plan. The project involved the transformation of a building with tertiary services and offices into lodging.

The building has 14 floors, in addition to an underground level with two access: the main entrance on calle Gran Vía, and a secondary access on calle de los Reyes, where the event space, general restrooms and installations areas are located. The accesses to the hotel and reception desk are on the ground floor.

Its 162 guest rooms are distributed throughout the other levels. They are divided into standard, individual and for small groups and suites. Some of the suites have terraces with views of Plaza de España, the Casa de Campo park and the Royal Palace.

The guest rooms coexist with common spaces such as the employee locker guest rooms and Management, on the first floor –or the bar-dining room, kitchen and terraces– on the thirteenth floor. The solarium and an installations area are located on the rooftop.

AN ELEVATED EXPERIENCE

The rooftop on the 14th floor provides a 360° view of Madrid and includes a skypool, solarium and bar service.

Technical work

The building's exterior facades border on calle Gran Vía, calle de los Reyes and calle San Ignacio de Loyola. It also has a party wall with the building at calle Gran Vía 78, which is used for housing and offices, with the full area of the ground floor occupied by the popular Teatro Coliseum.

The technical work carried out by OHLA required the complete rehabilitation of the building and included partial demolition and reinforcement of the structure. In addition, the interior finish, doors, flooring and suspended ceilings were also replaced. The facade was painted and some of the balusters were repaired, restoring the terraces, cornices and rooftop.

The installations work covered the plumbing, asbestos removal, heating and electricity.

A sustainable hotel

The rehabilitation work carried out by OHLA included actions to achieve optimum energy performance, thanks to excellent thermal insulation, making the most of natural light and the installation of LED lighting and HVAC systems that guarantee low power consumption.

In terms of water and water consumption, a circuit was installed to reuse water to fill the toilet tanks, and all of the taps are equipped with a device that ensures the shower pressure but without wasting water.





Hotel Casa de las Artes Meliá Collection 4*

Location:
Madrid

Client:
Meliá Hoteles

Budget:
9.4 million euros
(12.2 million dollars)

Date of completion:
2023

This hotel, formerly known as the Hotel Tryp Madrid Atocha, is located in the very heart of Madrid, at calle Atocha 83 and 83 duplicado, and at calle Moratín 10 and 12, very close to the “Triangle of Art”. OHLA was responsible for renovating and upgrading a total of 137 guest rooms of different types: individual, standard, triple, family, premium and premium with terrace.

The project, with a gross floor area of 9,187.76 m², is the result of the modernization of the old Hotel Tryp Madrid Atocha, renamed the Casa de las Artes, Member of the Meliá Collection after the project.

Its common areas house a library, cinema for private showings, a landscaped interior courtyard with glass roof, and a thermal pool. And to round out its amenities, there is a fitness center and multiple meeting rooms.



The structure

The structure of the buildings included in the project combines bearing walls with one-way joist slabs, as well as porticoed areas made of reinforced concrete and individual steel reinforcement depending on the area.

The exterior sidewalls are made of brickwork, surfaced and insulated on the inside depending on the wall, and glass.

The central part between the two streets has an angled roof with metal trusses, supported on pillars and bearing walls.

The buildings that make up the hotel are located in the Archaeological Protection Zone





La Alcaidesa Hotel Complex 5*

Location:

San Roque, Cádiz

Client:

Millenium Hotels Real Estate

Hotel budget:

38.2 million euros
(41.2 million dollars)

Villa budget:

12.1 million euros
(13.0 million dollars)

Date of completion:

2024

A hotel complex that comprises a five-star luxury hotel with 153 guest rooms, combined with 52 tourist villas. The space is considered to be the most exclusive complex in southern Europe, close to the beach and with installations that include four swimming pools, 2,000 m² of spa, sports areas, as well as extensive restaurant offerings.

It is operated by Fairmont and is the leading hotel chain in Andalusia. Its operation is expected to create more than 200 direct jobs.

Thirty-seven of the fifty-two villas will be put up for sale and will include private pools, a large living room and kitchen, with different bedroom combinations: standard, junior suites, executive suites and double suites. The hotel and residential units are integrated into the functioning of the hotel.



Construction work

In phase one of the construction, a rainwater collector was built, along with all of the earthmoving on the plot, with the incorporation of ecological walls to form the platforms on which the villas would later be built.

The foundations and structure of the 52 villas were then constructed, using micro-piles, concrete slabs and containment walls with a combination metal and concrete structure, the drainage and grounding network.

The hotel has a gross floor area of 29,200 m², distributed on nine floors, including the level designated for customer and buggy parking. They are terraced and shape the existing hillside. The hotel's finishes are similar to those in the villas, with the exception of some specific finishes in restaurant areas, swimming pool and common areas, such as striated MD paneling, campaspero limestone surfacing and special accessible acoustic suspended ceilings in common areas and the interior carpentry in the guest rooms.

It also includes designs such as rattan and decorative elements, installations, plumbing and SHW, gas, drainage, electricity, telecommunications (CCTV,IP-TV), telephone, data and access control to common areas. Pergolas and lattices were also constructed for the four swimming pools (Gold Lounge, recreation, children's and Infinity), in addition to restaurant areas.

Hotel Meliá Atlanterra 4*

Location:

Zahara de los Atunes, Cádiz

Client:

Victoria Hotels & Resort

Budget:

13.0 million euros
(14.1 million dollars)

Date of completion:

2022



Comprehensive renovation of this four-star hotel located on the Bahía de la Plata beach, near historic sites such as Baelo Claudia and the Cape of Trafalgar. The complex has a main building with a basement level and four above-ground floors, and six additional buildings with two and three floors.

It also has an area with bungalows located on the ground floor. The hotel also includes common areas, a restaurant, wellness area and swimming pools, among other spaces.

The renovation work done by OHLA was centered especially on the guest rooms, which required different amounts of work. In those that required minimal renovation, the suspended ceilings were replaced in the bathrooms and hallways and the entry, bathroom and connecting doors were replaced. New terraces were also built on the ground

floors and the furniture was replaced, making grafts in the blue porcelain floor recovered from the demolition. The distribution of some of the guest rooms at the entrances was changed because of the fire compartmentalization of the staircases and new elevators, and they now offer greater accessibility.

Rooms that were completely renovated were given new white marble flooring in the bathrooms, a shower tray with glass divider and a new white marble finish on the surrounding walls.

The exterior of all of the buildings was reinforced, the roofs were waterproofed and the facades painted. The columns and fronts of the floor slabs, installations in the corridors, swimming pools and outdoor areas were also repaired.

Hotel Don Pablo 4*

Location:

Torremolinos, Málaga

Client:

Nexprom

Budget:

23.0 million euros
(Phases I, II and III, and Salón
Andalucía)
(25.0 million dollars)

Date of completion:

2017



This resort-oriented hotel is part of the Don Sol hotel complex, comprising two other hotels: Don Pedro and Don Marco. The Hotel Don Pablo is located on the block between calle Bajondillo, Avenida del Lindo and Paseo Marítimo de Torremolinos 1, on the beach front and 2 km from the city center.

OHLA carried out a complete remodel of this hotel, which is part of the Meliá chain. Some of the more important actions included the renovation of the event spaces—a total of 14 rooms with space for 1,343 people—and the restaurant, as well as the reception area. The project also included the construction of new spaces, such as the beach club, which replaced the pre-existing one that was demolished during the work.

The scope of the work also included the renovation of 443 guest rooms—of different types and with ocean views—and their furniture, and the distribution corridors that provide access to them. An exterior staircase with a metal structure and ceramic lattice surfacing was also built to connect the guest room areas with the outside.

The “Roman” swimming pool and its surrounding area, were also remodeled. OHLA built a new swimming pool to replace the original one and designed a landscaped and urbanized area around it. A total of six swimming pools are available to guests, including two hydro-massage pools—one indoor and the other heated—.

Balneario de Lanjarón 4*

Location:

Lanjarón, Granada

Client:

Balneario de Lanjarón

Budget:

5.4 million euros
(5.8 million dollars)

Date of completion:

2011



Construction of a four-star hotel on a 22,657 m² plot. The project includes new construction and the adaptation of original industrial warehouses that formerly housed a mineral water bottling plant.

The complex consists of three structurally independent modules, each with eight floors, with a total gross floor area of 7,941 m², distributed into 122 guest rooms. The project also included the urban development of a parking lot area where the pedestrian entrance and exit are located, as well as the access for service vehicles.

The metal and concrete structures, masonry and sheet metal roofs were demolished.

The concrete structures were executed in three structurally independent modules, with brickwork distribution and enclosures, insulation and waterproofing of the roofs.

Ceramic flooring was installed in wet areas and storage rooms and laminate flooring in the guest rooms and common areas, with carpeting in some of the areas for use by the public.

The reception area and restaurant have continuous concrete flooring, with woodwork in the internal doors. The aluminum metalwork has the corresponding glass in the sidewalls. The interior is finished with plaster and latex paint.

Hotel W (Vela) 5*

Location:

Barcelona

Client:

Nova Bocana Barcelona

Budget:

140.0 million euros
(152.1 million dollars)

Date of completion:

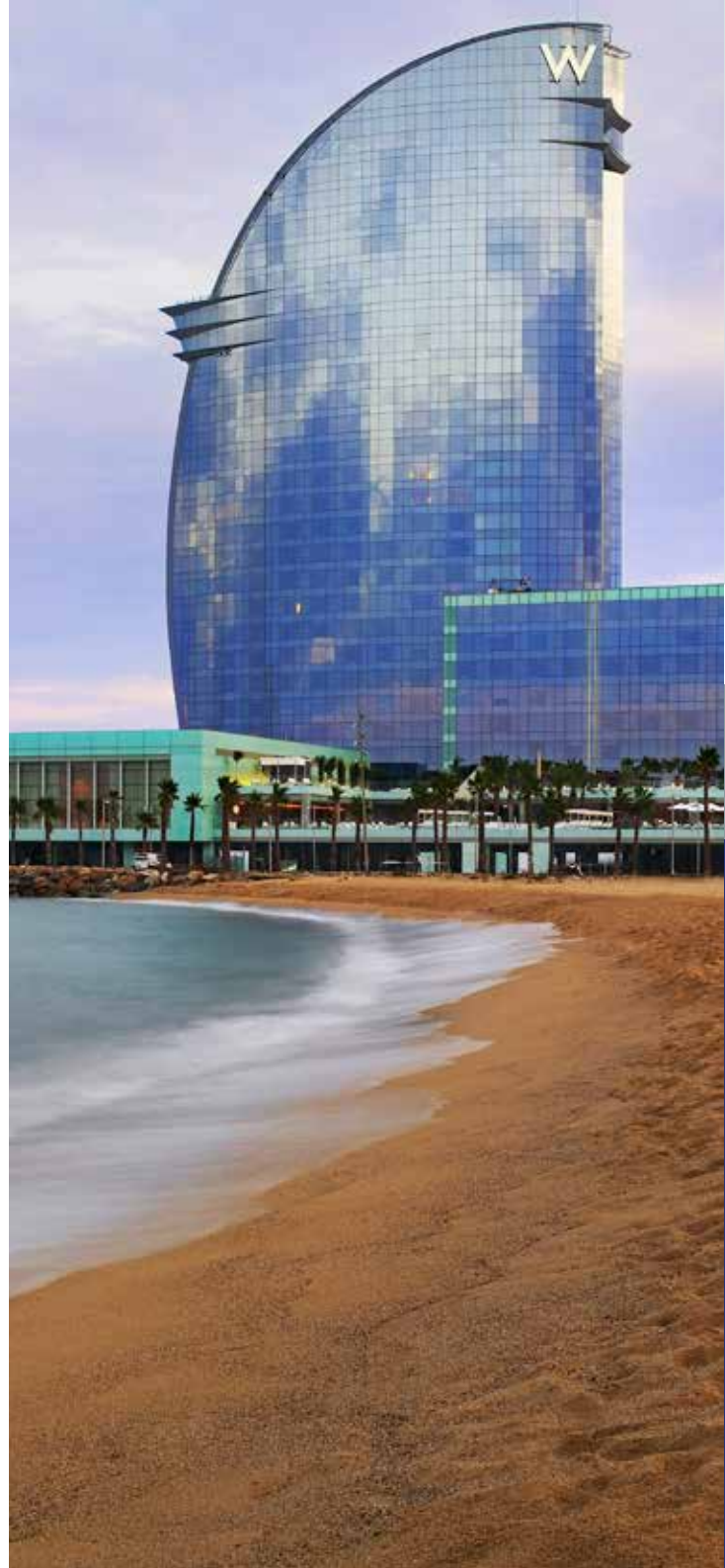
2009

The five-star Hotel W comprises three buildings. The tallest and most distinctive in terms of size, geometry and structure is shaped like a sail and is 100 meters high, with 26 floors. Known as the Hotel Vela (Sail Hotel), it was the first hotel opened by Marriott International in Spain, and it is considered the brand's flagship hotel in Europe. It is built on a flat plot reclaimed from the sea using earthworks built with a variety of materials generated by the demolition and construction waste.

Distribution

It is made up of a basement, semi-basement and 26 floors, with a total of 473 guest rooms, six of which are suites.

The basement level houses the administration, shopping and recreation areas, and the management, reception, cafeteria and waiting room areas are on the ground floor. The guest rooms are located starting with the first floor, with large picture windows to give them natural light and views of the city, ocean and port. The rooms share the 20th floor with a scenic observatory for the hotel's guests, and the 26th floor also has an observatory and sky bar.





The ground floor has a large open indoor space with light entering from overhead through a series of large skylights in the roof. The vertical connection cores that are common for all floors contain the staircases and elevators, which use computer software to minimize waiting time. There is also an elevator that connects the ground floor directly to the sky bar.

The different volumes in the complex

Vela and Atrium are the two geometrically independent buildings constructed on a platform with a total area of 31,723 m². Vela (Sail) is the most distinctive building in the complex and it contains the guest rooms. The Atrium volume is a cube that intersects with the Sail that serves as the hotel entrance. It has seven floors and also houses guest rooms. Access to the rooms is provided by two corridors with views onto an interior courtyard with a glass roof that connects to the lobby.

These two volumes are built on the Podium, an three-floor volume joined to the other volumes by connectors and with space for the installations and public areas, with food and

shopping offerings. The Podium also has a spa and a gym for clients who are not guests at the hotel.

The buildings were designed as horizontal elements to transmit the stress to the concrete slurry walls, solid reinforced concrete slabs, 30 cm thick and 9 m spans in the area of the Vela building. The other buildings on the ground floor of the hotel and in the Podium area have spans of 9 m between reinforced concrete columns, and reinforced concrete slabs 30 cm thick.

There is also a Convention Hall zone, which has a structure of metal trusses and pillars because of its 25 m open span.

The vertical structure that provides strength against gravitational loads of the tower and the horizontal action of the wind is made up of 30 cm thick slurry walls made with HA-40 reinforced concrete, spaced every 9 m perpendicular to the central corridor, along with the slurry walls of the central corridor, which run in the longitudinal direction of the building, the two central front slurry walls that follow the curve of the Sail, and the elevator and staircase cores at the rear end of the Tower next to the Atrium.



ROOF

There are three types of roof:
one made with metal structures with welded joints, finished with lattice slats in the installation machinery area, and another walkable roof over the swimming pool and garden common areas, finished with weather-treated wood. The third type of walkable roof is finished with exposed concrete slabs.





Hotel Me by Meliá 5*

Location:
Barcelona

Client:
Actual BCN Capital Advisors

Budget:
26.3 million euros
(28.5 million dollars)

Date of completion:
2021

Located next to the Passeig de Gràcia in Barcelona, this luxury five-star hotel is LEED Gold certified. It has a gross floor area of 34,675.2 m², distributed on 8 floors with 164 guest rooms and suites. It also has an infinity pool on the roof, along with a bar and terrace, which offers 360° views of the city, especially the Plaza Catalunya and Sagrada Família. The hotel also offers a parking lot with space for 457 cars.

It also has a cultural space in the lounge, with a wide range of restaurants, fashion, exhibits, music, live music events and exhibits. Its amenities include a spa and gym, more than 600 m² of versatile spaces for corporate and social events, as well as a gastronomical area with Mediterranean and Italian cuisine, cocktail service, and more than 1,000 m² of landscaped terraces.

In technical terms, the project was divided into three phases:

The first was designed to allow it to be executed without affecting the continued use of the shopping area.



So the necessary structural reinforcement was carried out to protect the buildings on the plot that up to that point had been in commercial operation. Also, the elements were dismantled demolition of existing buildings, with the exception of the area occupied by the shopping center, without affecting the neighboring buildings or the shopping center itself. Slurry walls were also constructed to allow the excavation of the remaining earth and the structure of all of the underground levels was executed.

Phase two affected the operation of the shopping area and included, among other actions, the closing of part of that area. The remaining part of the structural elements executed previously to guarantee the stability of the building during phase one were demolished. The remaining slurry walls and the structure of the underground floors and ground floor located in the interior of the block were executed. The work on the underground levels in the interior part of the block were also completed.

Phase three corresponded to the execution of the works of the above-ground floors of the hotel.

DISTRIBUTION OF FLOORS

- Parking on basement levels -2, -3 and -4.
- Shopping area on the ground floor and basement -1.
- Hotel, developed as follows: The public program of the Hotel Meliá, as well as its services, are on the levels basement -1, ground floor and loft. The guest rooms are on the first and seventh floors.



Hotel Acta Voraport 3*

Location:

Barcelona

Client:

Actual BCN Capital Advisors

Budget:

18.5 million euros
(20.1 million dollars)

Date of completion:

2019



This complex is known as Llacuna 22@, and it consists of a three-star hotel with 313 guest rooms and a high-tech office building with LEED certification. All covering a total area of 19,789 m². The main building is 48 m high and contains the hotel; the shorter building, 16 m high, contains the offices. The project also included an underground parking garage for 147 vehicles, as well as an area with free spaces for private use.

The hotel building has a ground floor plus 14 additional floors. The main vertical communication core is in the central part, allowing movement by guests and the hotel staff and it serves the upper floors, from the 1st to the 14th,

where the guest rooms are located, and the basement level -1, where the restaurant and the hotel's other services are located.

The height of the four office floors is greater than the height of the hotel floors. In addition to these, there are three basement levels for the parking lot, the area for the hotel services, and the technical rooms and infrastructure galleries.

The hotel also has event spaces, terraces with infinity pools and rooftops, some of which are walkable.



Technical characteristics

The foundations consist of a pressure slab supported on micropiles. Perimeter containment (slurry walls and walls) was needed to ensure the watertightness of the entire construction.

The facade is a lightweight ventilated facade formed by a steel sub-structure, surfaced on the inside with plasterboard and rockwool, thermo-reflective sheets, aluminum sub-structure of the facade finish of metal and polymer concrete panels. The facade on calle Ramón Turró and on the ground floor, the openings are larger and were made using a modular curtain wall system.

Roofing

The project included non-walkable inverted roofs finished with gravel (offices and interior courtyards), walkable roofs for maintenance finished with non-slip stoneware (roof of the 14th floor of the hotel) and terrace level with technological wood laminate flooring.



Parador de la Seu d'Urgell 4*

Location:

Seu d'Urgell, Lérida

Client:

Paradores de Turismo

Budget:

7.1 million euros
(7.7 million dollars)

Date of completion:

2004

This four-star parador has a total area of 7,490 m² and 79 guest rooms. It is housed in a building that is a jewel of the Catalan Romanesque era, north of Lérida near Andorra. Located inside the old Santo Domingo convent, its hallmark is its beautiful 18th century Renaissance cloister, which has been converted into a relaxation area after the renovation works that were carried out. Its style contrasts and complements the modernist decor of the hotel.

The hotel's catalog of services is rounded out by a heated pool, gym, sauna and solarium, a convention hall with room for 100 people and a restaurant with bar, specializing in regional Catalan cuisine influenced by the Pyrenees.



Hotel Villa Mediterránea en PortAventura 4*

Location:

Vilaseca-Salou, Tarragona

Client:

Universal Studios PortAventura

Budget:

10.0 million euros
(10.8 million dollars)

Date of completion:

2002

This hotel offers a total of 500 guest rooms distributed among different residences, with up to three floors, and that recreate an authentic Mediterranean villa or fishing village on the Costa Dorada. The landscape is complemented by streets surrounded by lakes, waterfalls and extensive vegetation with direct access to the park.

The guest rooms of the Hotel PortAventura are in the different Mediterranean house and there are a total of six restaurant spaces that can be adapted to all types of events such as banquets, barbecues or cocktails AL fresco.

The hotel has a 258 m² event space that can be divided into two spaces, with natural light and access to its terraces.



Hotel Playa Real 5*

Location:

Ibiza

Client:

Hotel Playa Real

Budget:

23.7 million euros
(25.7 million dollars)

Date of completion:

2017

Comprehensive renovation of this hotel located on the Talamanca beach. The building consists of a ground floor plus three additional floors. The project reduced the number of guest rooms to increase the size of the 163 new units.

The building's ground floor contains the reception area, lobby-bar-restaurant, sitting rooms, kitchen, shopping area and spa. It also has a small number of guest rooms with terraces and private patios.

The other guest rooms are on the other above-ground floors and most of the outdoor areas are used for the terrace, swimming pools and solarium, with direct access to the beach.

Construction specifications

Reinforcement and consolidation of the existing structure and a small expansion of the structure.

Exterior sidewalls made of different types of ceramic brickwork, with most of the interior surfacing and divisions made of plasterboard with interior insulation. Plasterboard suspended ceilings in corridors and guest rooms, with decorative ceilings in common areas (bamboo, canillo, wood, etc.).

High-quality finishes for both floors and walls, natural stone and large-format porcelain stoneware, different finishes and sizes depending on the zone.

High-efficiency installations for hotel use, including KNX home automation installation in all guest rooms and common areas. Installation of services in external access road, including drainage network, outdoor lighting and medium-voltage installation.



Hotel Majorca Beach and Club de Playa Nikky Beach 4*

Location:

Magaluf, Mallorca

Client:

Evertmel

Budget:

7.4 million euros
(8.0 million dollars)

Date of completion:

2012

Renovation of the Hotel Majorca Beach It includes the remodeling of 110 guest rooms, public areas and lobby, as well as a new spa area, restaurant and the renovation of the outdoor spaces with two swimming pools. The renovation covered 12,553 m².

This included the construction of the Nicky Beach Club, the basement level and three above-ground floors.

Hotel Meliá de Mar 5*

Location:

Illetas, Calviá

Client:

Meliá Hotels International

Budget:

8.3 million euros
(8.8 million dollars)

Date of completion:

2007

In phase one, OHLA renovated 129 single guest rooms, three small suites and eight large suites.

Phase two of the project included the renovation of the hotel's common areas: reception, lobby, restaurant and landscaped areas, basement and three above-ground floors.

Hotel Sol Beach House Ibiza 4*

Location:

Santa Eulalia del Río, Ibiza

Client:

Santa Eulalia Beach Property

Budget:

1.7 million euros
(1.8 million dollars)

Date of completion:

2018

Construction of a new wing of the basement level and four floors to add 40 new suite guest rooms. An additional new floor was also built on top of the existing building to add five new suites.

This included the construction of a swimming pool on the new rooftop level. High-quality finishes.



Hotel Sol Trinidad 4*

Location:

Magaluf, Mallorca

Client:

Evertmel

Budget:

3.9 million euros
(4.2 million dollars)

Date of completion:

2015

Renovation and refurbishment of 374 guest rooms, public areas and lobby. New gym and restaurant. Renovation of outdoor spaces with two new swimming pools. The project covered an area of 16,160 m².

Hotel Sol Katmandú and expansion of Theme Park 4*

Location:

Santa Eulalia del Río, Ibiza

Client:

Santa Eulalia Beach Property

Budget:

1.7 million euros
(1.8 million dollars)

Date of completion:

2018

Renovation and expansion, including guest rooms –135 units in phase 1 and 275 in phase 2– public areas, reception, new solarium and swimming pool and expansion of the rides of the Katmandú Park, for a total gross floor area of 20,685 m².



Parador de Cruz de Tejeda 4*

Location:

Tejeda, Gran Canaria

Client:

Cabildo de Gran Canaria and Turespaña

Budget:

9.0 million euros
(9.7 million dollars)

Date of completion:

2008



This historic three-story building located in the center of Grand Canary Island originally opened in 1945. Its location at an elevation of 1,560 meters give it excellent views of the cultural landscape of Risco Caído and the mountains of Grand Canary Island, declared as Heritage of Humanity by the Unesco in 2019.

OHLA carried out the expansion and renovation of the three distinct blocks that make up the complex based on the design by Néstor: two preexisting ones and a third newly constructed block to increase the number of guest rooms from 22 to 43, with one double suite, two guest rooms for persons with reduced mobility, 34 standard guest rooms and six existing guest rooms that were renovated, two of which are attic guest rooms.

The spa has a heated swimming pool, pre-fabricated fir-wood sauna, steam bath and two automatic Scottish shower, among other installations.

In addition to protecting the historic complex, the project focuses on the environmental aspects of the area, in addition to developing new top-quality installations that guarantee optimum operation of the hotel and the services that it offers its guests.

In regard to the landscape design, the outdoor space was restored and the natural environment protected by adopting measures such as rotating the layout of the swimming pool 90° to avoid the need to remove a very large, old tree.

Construction method

The construction began with a modular concrete structure using one-way slabs, without hanging beams. The foundation was executed using isolated reinforced-concrete braced footings and containment walls, also made of reinforced concrete.

The top structure of the dining area was made with laminate-wood beams and joists to support wooden sandwich panels with insulation in the middle. The previous cross-section of the wooden beams was insufficient and had to be doubled for the top floor roof structure.



Hotel Sol Meliá Palacio de Isora 5*

Location:
Guía de Isora, Tenerife

Client:
Meliá Hoteles

Budget:
90.1 million euros
(99.0 million dollars)

Date of completion:
2008

This five-star hotel has received awards from prestigious organizations, such as the American Resort Development Association (ARDA) and Condé Nast Traveller. Its design has been adapted to the surrounding climate, geography and architecture. The result is a contemporary building that incorporates elements of the colonial style that is characteristic of the Canary Islands.

The complex has 24 buildings and occupies a 78,284 m² plot with an elevation difference of 12 m with respect to sea level. Each of the blocks has five floors, with a gross floor area of 105,000 m², and they are integrated into the coastal profile on terraces of different heights. The building contains 609 guest rooms, areas for outdoor leisure activities and landscaped areas with ocean views that include water cover. The hotel also has an underground parking lot with 340 spaces, in addition to areas for the hotel services.

Architecture and landscaping

To improve the environmental quality of the common spaces and protect them against the prevailing winds, the hotel complex was designed in three blocks, like large arms open to the sea, generating two access areas to the guest rooms through open courtyards with large gardens with native species that emulate typical Canary Islands gardens and that give the corridors light and views, while at the same time adding to the luxury of the spaces to reduce the sensation of a large commercial building. The surface area of the facades was also increased.

The central building houses the guest rooms in the side blocks and also contains a primary space for the hotel's lobby, with reception and rest areas and a bar, with a dome more than 10 m in diameter. It connects to a second area designed as a large colonial plaza-cloister surrounded by columns and arcades, which leads to the public spaces such as the restaurants, event spaces, bars, etc. This building provides access to the large circular balcony overlooking the sea, with a gazebo at the center for special events and views of La Gomera island.

Structure and finish

Concrete slabs, isolated and continuous footings were used in the foundation and structure. The structure consists of reinforced concrete porticoes with flat joists, waffle slabs, slabs with different thicknesses and voided slabs.

The roof is a combination of Arab tile and a flat walkable section finished with terrazo flooring.

The guest rooms have ceramic floors and the bathrooms are also tiled, with marble on the walls.

In the main building, the interior surfaces are marble, with interior woodwork and painted rough-cast surfacing on interior walls.

One aspect of interest in the plumbing installation is the construction of an underground reinforced concrete cistern to hold a reserve of 145,000 liters of water.





Abama Hotels 5*

Location:

Guía de Isora, Tenerife

Client:

Abama Resort

Date of completion:

In progress

The Abama resort covers 160 hectares in the municipality of Guía de Isora in southwest Tenerife. This is a luxury resort located in warm and constant micro-climate that benefits from the trade winds and Gulf current. Sixty-one percent of this space is protected, including the spectacular El Teide National Park.

The complex combines different developments in different phases, including a five-star hotel, as well as apartments and villas that OHLA helped to build –some of which are for sale as private residences– with all of the hotel’s services.

Abama Resort Tenerife. The tourist and residential complex comprises Las Terrazas de Abama Suites and Los Jardines de Abama Suites, managed by My Way Meaningful Hotels, and Marriott’s popular Ritz-Carlton, Abama. It has extensive gastronomic offerings: 12 restaurants, two with Michelin stars, thanks to the management of the award-winning chef Martín Berasategui. In addition to these, the Ricardo Sanz Group also has a Michelin-star restaurant.

Its sports offerings (with Abama Golf and Abama Tennis Academy) are rounded out with a wellness center, a spa and a social club in Las Terrazas de Abama Suites.

Abama Kids Camp, near one of the best beaches, has a beach club.

The **Abama Resort**. Exclusive residential development with apartments, villas and luxury homes adapted to all needs as second residences or real-estate investment.

Las Terrazas de Abama Suites

Location:

Buenavista del Norte, Tenerife

Budget:

43.0 million euros
(46.2 million dollars)

Date of completion:

2019

Las Terrazas de Abama Suites, the turn-key single-family homes and residences or the custom villas and plots were designed by architect Melvin Villarroel.

Natural materials were used in their construction to create a result that is warm and elegant, and their integrated design combines the interior spaces with the outdoor landscape.

Each type of residence has its own characteristics and personality, but they all have the comforts that correspond to one of Tenerife's leading luxury resorts, with private parking lot, 24 h surveillance, swimming pools, golf and spa, located in one of the finest locations in the Canary Islands.



New construction of two, three and four-bedroom apartments grouped into five phases. And in addition, a social club, swimming pools and gardens, inside the Golf Abama golf course.

Because of the geography in the area, each phase is on a different level, which gives a view of the sea and the golf course. Each phase in turn has three buildings, with a common parking garage and three levels of housing units: the apartments on the ground floor have lower gardens and are equipped with jacuzzis. The one on the upper floors, some which are duplexes, have terraces and jacuzzis.

The exterior finish is clean and white, to contrast with the dark wooden and brush roofs. The walls are made of stonework and form the different levels of the phases:

- **Phase 1:** 30 housing units and a social club with swimming pool. This is the phase closest to the sea. Amount: 11.8 million euros (12.7 million dollars)
- **Phase 2:** 37 apartments and one swimming pool. Amount: 7.9 million euros (8.4 million dollars).
- **Phase 3:** 34 apartments. Amount: 7.6 million euros (8.1 million dollars).
- **Phase 4:** 34 apartments and swimming pool. Amount: 9.2 million euros (9.8 million dollars).
- **Phase 5:** 20 apartments. Amount: 6.5 million euros (6.9 million dollars).

Los Jardines de Abama Suites

Date of completion:
In progress

Luxury apartments similar to Las Terrazas de Abama Suites. The architecture of these apartments is more innovative, accentuated by the use of fine materials such as oak and iroko wood.

The common areas are surrounded by vegetation and, like Las Terrazas de Abama Suites, have views of La Gomera, and on clear days, of La Palma and El Hierro.

The residential complex also includes a reception area, luxury shopping area, wellness spa, outdoor swimming pool, restaurants and pool-bar.

Distribution of the complex

Los Jardines de Abama cover an area of 37,756 m² and the two and three-bedroom apartments are divided into the following phases:

- **Line A2**, made up of 12 apartments with a gross floor area of 3,216.1 m², with 1,879.1 m² allocated for the housing units. The remaining area corresponds to the common areas and garages.
- **Line A3**, with 20 apartments on a gross floor area of 4,785.50 m², with 2,797.1 m² allocated for housing units. The remaining area corresponds to the common areas and garages.
- **Line A4**, with 20 apartments and a gross floor area of 4,737.5 m², with 2,827.8 m² allocated for housing units. The remaining area corresponds to the common areas and garages.





Villas Bellevue Abama

Budget:

4.7 million euros
(5.0 million dollars)

Date of completion:

2017

Construction of a group of eight villas and their urban development. Each one of the residential units is constructed on a plot measuring approximately 500 m². The housing units have a gross floor area of 260 m², distributed among the two floors, terraces and gardens on both the ground and upper floors.

They are equipped with garage, solarium, two bedrooms, bathroom and kitchen, open concept dining room and living room that connects directly to the terrace, swimming pool and the gardens.

Suspended staircases made of concrete, wood and steel provide access to the upper floors, with two bedrooms and two bathrooms, three landscaped terraces, and a mini-swimming pool.



Villas Bellevue Abama Luxury Residences

Budget:

3.5 million euros
(3.7 million dollars)

Date of completion:

2018

Construction of a complex with six villas and their urban development, on plots measuring approximately 500 m². There are two different types of villas with a gross floor area of 260 m² and 180 m²: four two-story villas and two one-story semi-detached villas.

The two-story villas have terraces and gardens on both the ground floor and upper floor, with picture windows and glass doors, as well as materials that bring together the indoor and outdoor spaces.

In terms of distribution, they are equipped with garage, solarium, two bedrooms, bathroom and kitchen, open concept dining room and living room that connects directly to the terrace, swimming pool and the gardens. Suspended staircases made of concrete, wood and steel provide access to the upper floors. This floor has two bedrooms, two bathrooms and three landscaped terraces.

The one-story villas have the same design for open areas and connection to the exterior; they have an open parking garage, solarium, three bedrooms, two bathrooms, kitchen and dining room and living room, both of which open onto the terrace, gardens and swimming pool.

Hotel Iberostar Heritage Grand Mencey 5*

Location:

Guía de Isora, Tenerife

Client:

Iberostar Hotels & Resorts and Cabildo Insular de Tenerife

Budget:

32.5 million euros
(35.3 million dollars)

Date of completion:

2008



Since it opened, this five-star hotel has become one of the city's most emblematic and prestigious hotels. The complex was designed by Enrique Rumeu and integrates a sprawling Neocanario style building into the Las Ramblas residential complex. It has five floors and an eclectic style that combines the Neocanario style with classical elements.

The building occupies 22,377 m², divided into 261 guest rooms and a variety of event spaces of different sizes, with movable dividers that provide versatility. The installations include large landscaped areas, a swimming pool, restaurant, café and extensive areas for administration and staff.

The original building consisted of a square floor plan around a central courtyard. Facing onto the promenade is a volume with two floors that acts as a base, with a gallery on the second level and a terrace around the perimeter of the upper part. The back part is a compact rectangular volume with four floors. The entire complex is formed by terraces and superimposed towers.

The roofs are gabled tile and the facades are symmetrical, with rectangular spans aligned with the vertical axes, with the exception of the first level, which has pointed arches to form the gallery.

An initial expansion added four floors to the original building. Later, a lateral volume, a base with a terrace in front overlooking the promenade, and a building formed by a curved wing were added.

The gardens are very important for the building, especially the elliptical central garden. The garden was expanded when the north wing was added in the 1960s. Inside are works by Pedro Guezala, Martín González and other important painters from the Canary Islands.



The comprehensive reforming of the hotel reduced the number of guest rooms from 296 to 261 by combining individual guest rooms to form suites. It was also completely renovated because the reinforcement of the structure required the full demolition of the plasterwork, much of the flooring and surfacing, and the wood and metalwork. Before the demolition, information was gathered, generating plans, with 3D photogrammetry and negative samples at 1:1 scale were taken so that the final result respected the original building while at the same time applying modern advances in HVAC, electricity, home automation and data networks.

After the structure had been repaired to guarantee its stability, the execution process began, using traditional construction methods from the 1950s, with the collaboration of master artisans in the areas of plastering, carpentry and wooden and stone flooring, among other elements.

The outdoor woodwork was made of different woods, including heart pine and jatoba. All of these were removed and repaired and a double hermetic seal was applied, with double glazing with UV protection.





Hotel Iberostar Lanzarote Park 4*

Location:
Yaiza, Lanzarote

Client:
Costa Limones

Budget:
9.8 million euros
(10.6 million dollars)

Date of completion:
2017

The project for this five-star hotel was supervised by César Manrique in 1987 and its shape was designed to reproduce three zocos that open out onto the ocean views on the waterfront of Playa Blanca. In Lanzarote, zoco refers to the semicircular walls of volcanic rock that protect grape vines from the prevailing winds, and that also conserve the moisture in the ground, forming one of the island's most representative landscapes: La Geria.

The work done by OHLA consisted of the comprehensive renovation of the hotel's 30,307 m² and 351 guest rooms, to improve and modernize the hotel's services. The guest rooms were redesigned and adapted to the new concepts and trends of the tourist sector.

Comprehensive renovation

- **Zoco 1 and 2.** The guest rooms and bathrooms were modernized and the distribution of the only two-bedroom guest rooms located at each end of the rings was changed.
- **Zoco 3.** Comprehensive renovation to make this an adults-only area. The distribution of the ground and first floors was changed to house junior suite guest rooms. On the first and third floors, the guest rooms were upgraded to the standards of the other zocos.

The common areas were also remodeled and redecorated, and the spaces were adapted to conform to the accessibility regulations in this area. The outdoor areas include three swimming pools, a spa with spaces for massage, with sauna, jacuzzi, locker rooms and restrooms. The kitchens were completely renovated and modernized and the installations were upgraded to improve operation and energy efficiency.

Main actions

- Demolition of all of the existing surfacing in the guest rooms. Lining of walls with plasterboard partitions. Installation of new suspended ceilings in the guest rooms.
- Replacement of flooring and new construction and tiling of bathrooms. Supply and installation of new interior woodwork and repair and repainting of the hotel's exterior wood and metalwork. Execution of aluminum metalwork on facades. Renovation of the kitchens and buffet, expanding the buffet building with a reinforced concrete structure. Construction of the solariums of the three swimming pools.
- Renovation of common areas.
- Waterproofing of the building's roofs.
- Construction of three new machine rooms for the swimming pools. Construction of a bar for the main swimming pool.





Hotel Paradisus by Meliá 5* (Tamarindos)

Location:

San Bartolomé de Tirajana,
Gran Canaria

Client:

Victoria Hotels Resorts

Budget:

14.8 million euros
(16.0 million dollars)

Date of completion:

2023

This five-star hotel is located on the beach front of the San Agustín tourist area in the municipality of San Bartolomé de Tirajana, on a 29,000 m² plot. It has a gross floor area of approximately 21,000 m², distributed on seven floors, with 298 guest rooms and suites between floors one and seven.

The ground floor holds the reception area, main buffet, lobby bar, sports bar and large terraces. The semi-basement level has three restaurants, in addition to a spa, exhibit halls, gym, hairdresser and shops. In addition to this, it also has gardens and swimming pools spread over approximately 14,000 m².



OHLA carried out the comprehensive renovation with the following actions:

- Reinforcement of the structures on the ground and semi-basement floors.
- Replacement of vertical surfacing and flooring on all floors.
- Comprehensive renovation of the guest rooms to make them larger. The finishes were also modernized using large-format materials.
- Replacement of indoor and outdoor wood and metalwork with higher quality materials.
- Waterproofing of the bathrooms and the guest room terraces.
- Surfacing of the main facade with aluminum and replacement of railings.
- Construction of three new outdoor pools and a restaurant building.
- Construction of a swimming pool, saunas, steam bath, massage rooms, restrooms and locker rooms in the spa, located on the semi-basement level.
- The first and seventh floors were equipped with aluminum slat pergolas to minimize the action of the sun's rays.





Hotel Bahía Príncipe Fantasía Tenerife 5*

Location:

San Miguel de Abona,
Tenerife

Client:

Hoteles Piñero Canarias

Budget:

12.5 million euros
(13.5 million dollars)

Date of completion:

2019

This hotel was designed around the concept of the Jardín de las Hespérides, part of Tenerife's cultural framework and legends. The complex is made up of 8 buildings, with 372 guest rooms, seven swimming pools, five restaurants, six bars, a water park and a wellness center.

The buildings in the complex are open to the sea, protecting the interior area with the swimming pools from the prevailing northerly winds. The solution proposed for the project consisted of a U-shaped layout for most of the buildings, with the guest rooms located in the arms and the ends open to the sea, which results in the largest number south-facing units.



The common elements of the complex, such as the reception, restaurants, kitchens, etc., are located in the central section. The interior of the plot is allocated for swimming pools and the solarium, which are designed on different levels that descend in elevation as they approach the sea.

OHLA executed the works to expand the guest rooms in the west wing. The main construction characteristics included the foundation made of isolated footings and reinforced concrete bracing beams.

Basement walls were also constructed with continuous footings, while the structure was formed with pillars and reinforced concrete beams, with a reinforced concrete waffle floor slab. The exterior sidewalls were built with hollow vibrated-concrete block masonry, with double chamber, and surfaced with roughcast and paint. Inside, the rooms were made with drywall partitions, porcelain stoneware, vinyl, ceramic and silestone cladding.





Hotel Seaside Los Jameos Playa 4*

Location:

Tías, Lanzarote

Client:

Seaside Hotels

Budget:

2.3 million euros (Phase 1)
(2.5 million dollars)

Date of completion:

Phase 1: 2021
Phase 2: under construction

This hotel was opened in 1994 and is located on the waterfront of the Playa de los Pocillos, in the town of Tías. Its architecture follows the design guidelines of César Manrique and is based on respect for nature. As a result, its height has been limited to four floors and includes large interior and exterior landscaped areas.

The island's characteristic style is reflected in the hotel's facade, with its high shutters and whitewashed walls. This also includes wood elements, such as the balconies, the staircase of the hall and the Canary Islands courtyard that acts as a lobby.

This complex has a gross floor area of 50,000 m² and has 530 guest rooms distributed among seven buildings, and it has a central building that houses reception, the restaurant and bar area, as well as event spaces for events. It also has a shopping area and an administrative area. The common areas are located outside, including two swimming pools, a bar and a restaurant.



OHLA renovated the following areas, which are mainly common areas:

- Waterproofing and replacement of the flooring of the terraces of the 530 guest rooms.
- Renovation and modernization of the Piano Bar, with an area of 300 m². The wall and ceiling surfacing was replaced and the distribution of the space was changed to give it greater amplitude.
- Renovation of the Belindo Bar, with an area of 500 m². The wall and ceiling surfacing was replaced and the spaces were upgraded.
- Complete renovation of the Pool Bar, located next to the swimming pool. This consisted of work on the wooden structure, the construction of a new bar, new organization of the spaces and replacement of the surfacing.
- Salón Lanzarote, with an area of 180 m² used for conferences and expositions. This event space was completely renovated, replacing the flooring, suspended ceilings and wall surfacing.
- Gambling parlor, with an area of 300 m², where the flooring and suspended ceiling were replaced and vinyl cladding was installed on the walls.
- Renovation of the bathrooms in 45 guest suites, replacing the surfacing and installations.
- Renovation of the Ethnological Museum, located on the hotel's mezzanine level, with an area of 300 m². The flooring was replaced and the vertical and horizontal sidewalls of the space were painted.

In addition to this work, more recently the interior of the guest rooms was renovated to update and adapt them to the requirements of a five-star hotel.



Hotel Gran Meliá Salinas 5*

Location:

Teguise, Lanzarote

Client:

Meliá Hotels International

Budget:

10.4 million euros
(11.3 million dollars)

Date of completion:

2019

The Meliá Salinas was opened in 1977 and is a hotel-museum that combines the rationalist architecture of Fernando Higueras with the gardens, swimming pools and mural located in the reception area and restaurant that were created by César Manrique.

It has been one of the most emblematic hotels in Lanzarote since it opened. Its interior gardens have been declared an Asset of Cultural Interest (BIC) and are protected by the Department of Heritage of the Island Council and the Teguise City Council.

The renovation works done by OHLA were carried out in phases:

Guest room renovation

The hotel's 191 guest rooms were completely renovated, including electrical installation, HVAC, plumbing and special installations. The surfacing and fixtures were replaced in bathrooms and the woodwork was rehabilitated. In the common areas, the actions were focused on the installations and finishes, the structure and reinforcement of terrace waterproofing.

Garden Villas

Updating of finishes and HVAC and electrical installations, as well as the restoration of the original woodwork. The solarium on the Level swimming pool was also renovated, replacing the flooring and replacing the wood-shingle roof of the Bar Palapa. The Level Restaurant was renovated to give it a new kitchen. All of the hotel's drainage installations were replaced and asbestos pipe was removed.

Renovation of the common areas

This included the buffet restaurant, where the woodwork was completely restored to respect its original design, and the replacement of the flooring with large format ceramic flooring, the main swimming pool and part of the general installations that needed renovation. The most significant action in this phase was the rehabilitation work on the interior gardens and pools, because of the added complexity due to its condition as an Asset of Cultural Interest that had been created by César Manrique. The restoration techniques were applied with the collaboration of a company specialized in archeology, and the work consisted of removing and classifying all of the existing lining in the pools and reconstructing them after they had been waterproofed and repaired.

Lastly, the main swimming pool and its solarium were restored and a new machine room was built. The swimming pool was also renovated to equip it with new water discharge and collection installations, and the solarium was repainted, maintaining the criteria of the original project and respecting the directives in the BIC catalog.



Hotel Hard Rock Tenerife 5*

Location:

Adeje, Tenerife

Client:

Hotel Oasis Paraíso

Budget:

20.6 million euros
(22.2 million dollars)

Date of completion:

2016

This hotel is considered to represent the cutting edge of design and style. It is also an ambitious tourism project that involves the remodeling of buildings built in the 1970s to take advantage of the surrounding landscape and environment. It is built on a 26,472 m² plot and consists of two towers with guest rooms, two floors for common areas, restaurants, spa and service areas, parking level and outdoor areas with two swimming pools.

The challenge of the project was to create a standard five-star hotel, with an image in line with the Hard Rock requirements, and include luxury spa areas, a gym and conference rooms, while maintaining the existing installations and structure as much as possible.

OHLA was in charge of the renovation and expansion of the common spaces up to a total of 32,216 m². In addition, OHLA also renovated a tower with 299 guest rooms classified into 12 different categories: 170 standard guest rooms with 35 m², 103 junior suites with 55 m², 24 suites with 90 m² and one presidential suite with 150 m².

The common areas were distributed as follows:

- **Level -2.** With a total area of 2,771.8 m², this level contains the spa, gym, solarium, swimming pools, restaurants and machine rooms.
- **Level -1.** A total of 4,805.9 m², used for staff offices and kitchens.
- **Level 1-A.** 2,559.9 m² for the parking lot.
- **Level 0.** Reception, restaurants and solarium covering 5,453.1 m².
- **Rooftop level.** 373 m², for the scenic observatory restaurant.



Hotel Sol Beach House Fuerteventura 4*

Location:

Pájara. Fuerteventura

Client:

Fuerteventura Beach Property

Budget:

7.7 million euros
(8.3 million dollars)

Date of completion:

2018

This hotel is located on the Playa de Barca beachfront, just opposite the Playa de Sotovento de Fuerteventura, in the Jandía Natural Park. It has four three-story buildings, each with 36 guest rooms, for a total of 144 junior suites with balconies, all completely renovated to adapt them to the standards of a four-star establishment.

OHLA was also in charge of constructing a new building with four staggered levels open to the ocean. The underground level houses the machine room, storage and waste collection area. The first floor has the kitchen, restaurant, solarium and swimming pool area. The bar is on the second floor and the access to reception on the third.

Technical specifications

The foundation and structure were made of reinforced concrete, and the roof of the main building is made up of laminated wooden beams with a span of 18 m and a lightweight covering of insulated sheet metal.

The swimming pool was made of reinforced concrete with ceramic material and a new solarium was built.



Hotel Hacienda del Conde 5*

(formerly, Buenavista Golf)

Location:

Buenavista del Norte, Tenerife

Client:

Cabildo Insular de Tenerife

Budget:

11.7 million euros
(12.5 million dollars)

Date of completion:

2009

This exclusive Canary Island colonial style resort is located between the ocean and Tenerife's virgin natural landscape. This five-star resort has views of the Teno rural park and is surrounded by one of Tenerife's finest golf courses, designed by Severiano Ballesteros.

It has a gross floor area of 24,681.6 m² and 117 guest rooms of different types. It was on these guest rooms that OHLA carried out different work on the plastering and surfacing on walls, tiling in bathrooms with semi-manual clay pieces and marble pieces. The same was the case in the corridors and in both spaces, the flooring is made with manual clay tiles.

The surfacing of the swimming pools and spa is gresite tiling, and the flooring in the solarium and terraces is artificial stone, ceramic tile in the bars and wood and natural stone in the lobby and reception.

The common areas were plastered, finished with paint or vinyl wallpaper. In the restrooms, the surfacing was done with tiling and ceramic or marble pieces depending on the area, with carpeting in the meeting rooms.



Structure

Foundation made up of isolated reinforced concrete footings tied together with reinforced concrete girders. The floor slabs use strong reinforced concrete joists and vibrated-concrete infill blocks.

The walkable flat roofs are finished with different types of flooring, non-walkable flat roofs finished with gravel, and angled roofs finished with different types of curved ceramic roof tiles.

The facade is made of hollow vibrated-concrete blocks, with an exterior roughcast finish of cement, sand, lime and paint, with cladding and decorative elements made of artificial stone executed in situ.



Parador de Corias 4*

Location:

Cangas de Narcea

Client:

Ministry of Industry, Tourism and Trade

Budget:

24.2 million euros
(26.3 million dollars)

Date of completion:

2008

Rehabilitation of the monastery of Corias, an original 11th century building, to transform it into a tourist parador. The gross floor area is 22,612 m², distributed on four floors, with 86 large guest rooms –six suites and the rest doubles– with space for a bedroom and living room. It also has several dining rooms, a library, and event spaces for holding events, café, swimming pool, spa and gym, and an underground parking lot with space for 50 vehicles.

Construction actions

The neo-classical building has a shaped stonework main facade that faces south. The other facades are made of rough stone masonry, with thicknesses of 2.2 m on the ground floor and 1.5 m on the third floor, built entirely of wood, stone and marble from local sources, with a bay in the center that separates the two cloisters.

OHLA was in charge of the rehabilitation of these facades and the roof. The existing roof was demolished and the original 18th century roof tiles were recovered for the new roof. The interior floor slabs were also demolished and rebuilt and the chestnut wood flooring, windows, doors, balcony doors and interior doors were recovered.

One of the key aspects of the project was the restoration of the 16th century dome and the remains of the original church adjacent to the monastery complex, which was transformed into a museum.

Nuevo Hotel Sardinero 4*

Location:
Santander

Client:
El Sardinero

Budget:
13.06 million euros
(14.1 million dollars)

Date of completion:
2012



Newly constructed building that houses the four-star Gran Hotel. The work carried out by OHLA included the imitation of the aesthetics of the original building, designed by Santander architect Lavin Casalis in 1920.

The building occupies a rectangular plot of 1,496 m², and has a gross floor area of 10,250 m², distributed among three underground floors and five above-ground floors, including the roof. It has convention guest rooms, café and restaurant, as well as a central courtyard that is surrounded by all four of the guest room floors, which contain a total of 104 guest rooms.

The underground floors are structured around the vertical connection cores and they are all accessible from the car lift, guest elevators and stairs and the service staircase. The parking garage occupies part of levels -2 and -3, with a total of 70 spaces, with level -1 used for banquet rooms with highly versatile shapes and sizes thanks to the movable partitions.

The facades of the fourth floor or attic are set back 2.5 m with respect to the lower floors, except for the turrets. On this level, 14 of the guest rooms and six in the turrets have terraces. The turrets are designed as duplexes and their roofs at the four corners support the building.

The building structure is reinforced concrete, with a slab foundation and water filtration drainage that is later pumped. The structure of the three underground levels consists of pillars and conventional concrete slabs; the floor slab of the ground floor has a section that corresponds to the ceiling of the event spaces on level -1, with a post-tensioned slab with a span of 10 m. This solution was applied with all of the above-ground floors, and the long spans of 12 m were executed with post-tensioned slabs voided with polystyrene panels. The facade was transformed into a bearing facade and the attic level is supported on a structure of metal pillars.

Castilla Termal Solares 4*

Location:

Solares

Client:

Balneario de Solares

Budget:

16.2 million euros
(Joint Venture 50%, 8.1)
(17.6 million dollars)

Date of completion:

2008



OHLA directed the construction of a hotel and spa starting from a complex of 19th century buildings, some of which were semi-ruins, and which were transformed into two interconnected buildings that conserve the original Belle Epoque style. The complex occupies 23,750 m² and has approximately 18,695 m² of gross floor area. The hotel is divided into a basement level, three above-ground levels and one attic level. The spa is divided into a basement, two above-ground floors and a third attic level.

Structural work

OHLA used a foundation with precast piles, pile caps and containment walls with formworks on both sides, and a reinforced concrete structure.

The spa's facade is clad in marble and hand-painted tile, and in the hotel, roughcast and waterproof enamel paint was used.

A large number of precast artificial stone elements decorate the facades, columns, moldings, rosettes and balconies. These are reproductions made from molds of the elements in the original buildings.

The exterior carpentry is enameled aluminum. The common areas have marble flooring with wood surfacing on the walls. The guest rooms have wool carpeting and the walls and corridors are finished with latex paint. The service areas and machine room floors are terrazo.

Origins of the thermal waters

The thermal waters that feed the spa come from the Fuencaliente Spring and contain bicarbonate, chloride, calcite and sodium. They have a flow of 3,456,000 liters per day at a constant temperature of 29.8°C.



Mayakoba Tourist Complex

Location:

Quintana Roo Estate, Mayan Riviera

Owner:

Huaribe S.A. de C.V.

Date of completion:

Divested asset

The Mayakoba tourist-residential project is located on the central coast of the Mexican Caribbean, 8 km from Playa del Carmen in the Mayan Riviera. It covers 649.7 hectares, with 240.5 hectares corresponding to the tourist development itself, and the remaining 409.2 hectares to the Ciudad Mayakoba residential project, the first entirely planned sustainable community in the Mayan Riviera.

Mayakoba is located in a natural environment with high ecological value, with space for four high-end luxury hotels –Andaz, Fairmont, Rosewood and Banyan Tree– and the El Camaleón golf course, with 18 holes and par 72, and, since

2007, host of the Mayakoba Golf Classic, the first PGA Tour event held outside of the United States and Canada.

To achieve its sustainability, several different ecosystems must coexist –jungle, mangrove, dune, beach and coral reef– managed and protected according to the Environmental Management Handling System (SMGA), which was also used to define the construction and operating methods for this tourist development project. To do this, a multi-disciplinary team was charged with designing an ecological profile as the basis for the design of a tourist complex far from the all-inclusive formula, and with access to 1,600 meters of beach.



AWARDS

- **American Property Awards**
Hotel spa Banyan Tree Mayakoba (2008)
- **Cinco Diamantes Certification**
Hotel Fairmont Mayakoba (2008)
- **Certification in Environmental Tourism Quality, Federal Department of Environmental Protection** (2013)
- **Ulysses Award, World Tourism Organization** (2011)
- **Sustainable Standard-Setter Award, Rainforest Alliance** (2011)
- **World Travel Award, hotel Rosewood Mayakoba** (2011)
- **Travel & Leisure World's Best Awards, hotel Rosewood Mayakoba** (2013)
- **Cinco Diamantes Certification of the Hotel Fairmont Mayakoba**, as the best hotel in the Fairmont chain worldwide in the area of environmental management in 2008
- **Hotel Andaz**, ranked among Mexico's top 10 resorts in the Readers' Choice of Condé Nast Traveler
- **American Property Awards**. Hotel spa Banyan Tree Mayakoba (2008)

The hotels were located more than 600 m from the beach behind the mangrove swamp, in areas with secondary or disturbed jungle vegetation. In addition to this, aquatic landscapes were created by designing and building a system of navigable artificial canals 13.1 km long covering 25.7 hectares, considered to be the best forest structure and with the highest environmental quality of this type in Mexico's Mayan Riviera.

Leaders in sustainability

Mayakoba is an exponent of sustainability around the world, providing a natural habitat to close to 200 species of birds, fish, reptiles, crustaceans and mollusks, versus the 70 that were present before the project. The combination of sustainability, environmental protection and an offering of the highest levels of luxury and exclusivity have garnered Mayakoba more than 50 awards.

Milestones

- 649 hectares with high ecological value
- 4 exclusive hotels
- 1 PGA category golf course
- 13.1 km of navigable canals
- +1,000 guest rooms and villas
- Certification Environmental Handling and Management System (SMGA)
- El Camaleón Golf Course. Designed by Greg Norman and the first golf course in Latin America on the PGA Tour

Benefits for the community

- 1,700 direct jobs and 3,300 indirect jobs per year
- Restoration of the mangrove swamp
- Integrated in the Punta Bete - Punta Maroma Wetlands System (2,355 hectares)
- Social action. Preparation and marketing of local products, improvement of a primary school in the region and beach cleanup.



Fairmont

Location:

Quintana Roo Estate, Mayan Riviera

Ownership:

Operadora Hotelera del Corredor Mayakoba, S.A. de C.V.

Investment:

147.9 million euros*
(160.7 million dollars)

Construction budget:

72.9 million euros*
(78.2 million dollars)

Date of completion:

2006

It has a gross floor area of 68,184 m² on a 193,348 m² plot. It has 401 guest rooms and 50 villas managed by the hotel under an arrangement of full ownership –Fairmont Residences– or fractional ownership –Fairmont Heritage Place–. The common spaces include a 1,800 m² spa with 20 rooms for treatments, a couples suite in the treetops, two mineral-water swimming pools and steam baths.

It also has a white sand beach that can be reached from the main building, the exclusive cottages, or through a mangrove swamp.

The hotel offers its guests boats, electric golf carts and bicycles to move around the hotel and its installations, in order to preserve the natural environment around the hotel.

*hotel only

Banyan Tree

Location:

Quintana Roo Estate, Mayan Riviera

Ownership:

Mayakoba Thai, S. A. de C. V.

Investment:

115.5 million euros
(125.2 million dollars)

Date of completion:

2009

The hotel covers 137,251 m², with a gross floor area of 73,931 m². It has 132 guest rooms with one, two or three bedrooms and dimensions ranging from 170 m² to 250 m², designed as independent villas along the canals, with swimming pool, jacuzzi and private gardens.

In terms of common installations, the large lobby with a central courtyard with an imposing Banyan Tree (the tree that is the image of the hotel) provides access to the event spaces and conference rooms, restaurants, spa (630 m²) and a shopping area with space for local products that support the development of underprivileged areas of the country. It has four restaurants and a Beach Club.



Andaz

Location:

Quintana Roo Estate, Mayan Riviera

Ownership:

Hotel Hoyo Uno S. de R.L. de C.V.

Investment:

90.6 million euros
(98.4 million dollars)

Construction budget:

40.7 million euros
(44.2 million dollars)

Date of completion:

2017

The building with a gross floor area of 34,290 m² covers an area of 95,330 m², with a network of fresh water canals surrounded by mangroves, flora and wildlife. It has 214 guest rooms, 41 of which are luxury suites next to the beach, and a 3,000 m² spa, five restaurants, three outdoor swimming pools, function and corporate meeting room and a beach club. 1,300 m² of event spaces for events.





Rosewood

Location:

Quintana Roo Estate, Mayan Riviera

Ownership:

Islas de Mayakoba, S.A. de C.V. and
Desarrollos RBK

Investment:

72.2 million euros*
(78.4 million dollars)

Construction budget:

35.6 million euros*
(38.6 million dollars)

Date of completion:

2007

It has a gross floor area of 18,624 m² on a 183,669 m² plot—including the lagoons—with 128 guest rooms and 33 villas (Rosewood Residences) integrated into the hotel, with a gross floor area of 15,180 m². The hotel has four restaurants specializing in Mexican and international cuisine.

The hotel's guest rooms are located on the islands that form the canals and they are built on piles like stilt houses. Guests move around the resort by electric boat using the canals.

The 1,600 m² spa center is one of the key installations, providing a natural swimming pool around a cenote and an aromatherapy sensory space.

*hotel only



Hyatt Regency Bonaventure Resort and Red Door Spa

Location:

Weston, Florida

Client:

The Ireland Companies

Budget:

14.3 million euros (15.5 million dollars)

Date of completion:

2007

Renovation of nine buildings, each with four stories, and an additional building for use as a spa. The gross floor area is more than 4,800 m², and the common spaces include large green areas throughout the 93,000 m² of the plot. Other common spaces are the swimming pools and the Red Door Spa center, the largest in the United States and the first located on the East Coast of the country.

The complex was originally built in 1982 and is surrounded by lakes and golf courses. There are nine four-story individual residential buildings located around the main building, which contains the hotel's reception area, restaurants and the conference center. The spa building is located next to the main building.

The installations were turned into a hotel condominium with 256 total units (representing 501 hotel room keys). Ireland Companies kept 138 units (270 keys), and 118 units (231 keys) were sold as condominiums to third-party owners.

Sustainability

A sustainable conscience, which is present in all societies, has a positive impact on the protection of the natural environment and in all sectors worldwide. This awareness is also demonstrated in the area of hotel infrastructure with design and operations that take into account criteria that achieve efficient and responsible use of energy, natural resources and waste management, during both construction and the lifetime of the projects, without compromising the excellence of the services offered to the people who visit the establishments.

One example of this is the Mayakoba Tourist Development (Mayan Riviera, Mexico), which has a system of artificial navigable canals that is considered to be the best forest structure in Mexico's Mayan Riviera.

In Spain, the Centro Canalejas Madrid is another leading example with its energy efficiency measures and Sedum roof, among other measures, that resulted in its Leed

Gold certification. Also in Madrid, the Hotel Dear, which has a high performance energy system and other measures that allow it to reuse and consume water responsibly. In Barcelona, the Hotel Voraport, part of the Llacuna 22@ complex along with an area reserved for offices, has received LEED certification; while the Hotel Playa Real in Ibiza includes KNX home automation in all guest rooms and common areas. In Lanzarote (Canary Islands), the Hotel Seaside Los Jameos stands out for its environmental friendliness, so it was limited to just four floors and is surrounded by large sub-tropical gardens; and in Tenerife, the Hotel Sol Meliá Palacio de Isora also includes Canary Islands gardens with native plant species and volcanic rock.

These are just a few examples of OHLA's commitment to sustainability and its incorporation as one of the most visible traits in its business model, and to the sensitivity of a world aimed at protecting the natural environment and the well-being of future generations.



Innovation

The prestigious reputation that OHLA has earned in the area of building construction is backed by its continuous adaptation to the latest trends in construction, incorporating cutting-edge practices and solutions, that often times it has developed itself and that have had a positive impact on the work of building hotel complexes and the recovery and rehabilitation of buildings while protecting their original identity.

This impact takes the form of responsible and efficient cost management and the use of methodologies and materials that lower costs without compromising quality. All of this helps guarantee the life span of the buildings and the well-being of their users. One important aspect is the adaptation of machinery aimed at extending the life of structures, or the application of the MES system, which makes it possible to carry out demolition works and later reconstruction of buildings while maintaining the original facades, as was the case of the Centro Canalejas Madrid. Another notable aspect is the use of elements that reduce noise pollution and that have an impact on the responsible consumption of natural resources by customers, and not just during the construction works.

And in addition, the incorporation of the BIM methodology (Building Information Modeling) is now standardized, using 3D models as the basis for planning, designing, managing and building; and the use of mobile devices that make it possible to track the evolution of the work in real time to facilitate decision making.





Gran Meliá Palacio de Isora,
Tenerife, Canary Islands. Spain.



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