



## Interior Architecture & Decoration

KOA brings solutions of Interior design for hotels, offices and dwellings based on timelessness, quality and beauty which are achieved through delicacy and singularity.

We offer to our clients a thorough development of the projects, from the first drafts to the last detail of the space.

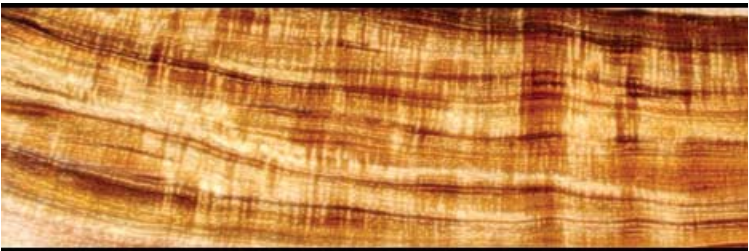
- Distributions designed for the maximum utilization of space
- Coordination between architectural and interior design projects
- Adequacy of the materials and their quality according to the needs and intended uses
- Maximum use of light in lighting custom projects
- Expertise in colour
- An extensive portfolio of national and international suppliers of furniture and complements
- Implementation and management of work
- Strict control of deadlines and budgets...

It is the result of many years of experience what enables us to adapt to different areas: housing, offices, commercial spaces, rehabilitation and sanitary buildings.

During this time we have learned the importance of understanding the needs of our clients, taking special care of the finishes, and taking into account each and every detail, which are essential aspects for a good interior design project.

### Business Real Estate

KOA integrates into the interior design and decoration, programs to improve energy efficiency with which the client obtains Renovation + Energy savings, amortizing the investment with higher rental/sales income and lower energy costs.



# District C, Telefónica's Headquarters

Spain, 2008

To the north of Madrid, at the end of a new urban development known as “Las Tablas”, the new Telefónica Headquarters, known as Distrito C, will house, for the first time in the firm's history, all the employees of the company – 14,000 people – in one single corporate campus. The project acquires unusual proportions due to its size.

The Business Centre will develop a commercial and strategic feature with regard to the attraction and retention of the corporate client.

The big Auditorium, with a capacity for 384 seats and 18 handicapped persons, is thoroughly soundproofed by using double sheet of solid bricks with air chambers and a filling of glass wool prior to the interior wood panelling.





Institutional Rooms are characterized by their spatial purity and simplicity. Their location on the perimeter allows all of them to be oriented to the external façade, so they all have natural light.

Inside, the walls are configured by a movable partition with a decorative leather lining. The large meeting table encounters its projection on the ceiling in the form of a large skylight.





# Rafael del Pino Foundation

Spain, 2002-2007

After the restoration of the small palace designed by Salaberry in 1907 on the Paseo de la Castellana, a new building has been projected in the old garden. The available space has been interpreted as the garden that it is, instead of treating it as just an ordinary plot of land.





The Pavilion box has a double façade of glass - with solar protection in its exterior glazing and a double glazing aluminium frame carpentry to the inside, making this a transparent and open building that makes use of its ground floor to locate the new Rafael del Pino Auditorium. A unique space with a capacity for 250 seats, equipped with the latest technology and with views to the outside, ready to promote culture and knowledge under the direction of the Rafael del Pino Foundation, whose headquarters are located in the nearby Mansion.



# Uría & Menéndez Lawyers

Spain 2001-2004

The new headquarters of the law office of Uría Menéndez in Madrid involved the implantation of offices in three existing buildings with different volumes. The operation carried out on the 20,000 sqm acquired by the client took in the integration of the three buildings so that they could function as part of the same whole to the interior design of the offices. Thus the work was carried out in two scales.

The interior design encompassed renovation, the creation of work areas and the firm's new image, without disregarding the architecture that provided the space which receives them.

The library which represents the architectural innovation of the project, has double-height in the front building - the most prominent place of the complex - and responds to the firm's need to develop an innovative System of Information Management.

It is completely open to the outside. A system of oak shelves, initially developed in 800 linear meters, is custom designed and will be in continuous growth.









# Repsol Headquarters

Spain 2006

Located in Mendez Alvaro, the basic idea of the project is to build a business campus in the heart of the city of Madrid. The buildings occupies the perimeter and leaves free for green areas the interior of the plot.

The project of Interior design developed in Repsol, has several objectives based on the search for the maximum comfort for the workers: providing easy access, creating highly flexible spaces that are adaptable to the needs of the company and bespoke furniture designed in compliance with the LEED regulations.





# Cristalia A office Building

Spain 2006-2009

Located at the Cristalia Business Park in the “Campo de las Naciones” of Madrid, a ten thousand square meter outstanding building, which has seven office floors assigned to be the headquarters of an insurance company, resolves the matter.

Determined by the masterplan that demands that the buildings footprint occupy the minimum ground floor to respect as much as possible the Business Park landscape, this building is conceived of as a volume that raises its side façades as a heavy mass over the ground.

A large project of Interior design, including the design of bespoke furniture, is developed. This futuristic furniture designed in warm materials, such as oak wood, softens the sobriety of the architecture.

The president’s office, located in the last floor, has been designed with a higher quality materials, but considering the same guideline of the rest of the interior design, standing out the sobriety and extreme quality.







# ‘Los Jardines de Plaza de España ‘Hotel, Competition

Spain 2012

Located in the Central Plaza of Spain in Madrid, the company VP calls a restricted architecture competition for the design of a 300-room hotel, a Convention Center and a Spa.

In one of the most central area of the city with increased inflow of tourists, we design a singular and unconventional facade – depending on the ‘hotel’ typology-. With magnificent views of the historic centre of the city, it will be a viewpoint building whose interior design project combines innovative common areas, full of vegetation and light. The building is topped with a cover ‘viewpoint’ of public access.

Achieving a perfect functional relationship between the areas, providing maximum flexibility to the scheme between the exterior and interior spaces. Differentiate between internal and external circulation, distinguish the accesses and the specificity of vertical communication cores, allowing clarifying the scheme.

The position of the two towers, responds to the functional need to have an immediate access to the operating rooms, delivery rooms, emergency and diagnostic. The functionality of the building lays in the way of life the patients and their relatives have during the time they have to be inside.







# Rey Juan Carlos, The New Hospital of Mostoles

Spain 2012

We propose to transform the citizen into a client, for a new type of hospital, where the will be taken care of with the proven effectiveness of our healthcare system and they can feel the centre of all care and attention at every moment.

This new model of Hospital we propose uses three basic elements to achieve this purpose: efficiency, light and silence. The best of hospital architecture combined with the best of residential architecture.

Conceptually, this new Hospital is arranged on a base that houses health care units, outpatients, diagnosis and treatment.

The hospital is structured in three parallel modules or buildings which represent the best of hospital matrix structures; flexibility, expansion, functional clarity and horizontal circulation.

On this structure lay two inpatient units, two oval crowns drawn with pleasant curves which are sensorially differentiated from the depressing residential forms of the rationalist "pill block" and are inspired on the best of recent residential architecture: the elimination of corridors, therefore of noise, concentric circulation, light and silence around a common atrium.

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# General Court Extension in Saudi Arabia

Riyadh, 2008

Following the starting point conditions and understanding that it is important for the client to create a significant landmark of Arriyadh, the proposal for the Project is a Tower building. The height, proportions, position and orientation have been studied precisely in order to dialogue with the existing Courts and the other surrounding buildings. We manage to create a Justice Square or Campus delimited by the Court constructions.

The intention is to create a slender tower. Working with these two lateral elements and a lighter central body set back enables the achievement of the same “large gateway effect” as in the entry point to the General Court. The new building is different from the existing buildings but is integrated into and respects the architectural language as well as the existing urban scale and grid.

The 135 meter, 28 stories Tower building, will form a largely visible landmark in the complex. The two cores division reflects the doubled programme distribution as there are two courtrooms every-floor. Typical floors are designated for the Chambers. There are two intermediate MEP floors for equipment and two special upper floors for Presidency with a different height and configuration. The vertical communication is distributed in the perimeter, 4 judges, 4 detainees, 4 staff and 5 visitor's lifts. Visitor's toilets and fire escape staircases are located in the south side. The ground floor main hall, a partially triple height space, gives direct access for staff and visitors to the Annex Low Building.







# Abu Dhabi Court House Competition

Abu Dhabi, 2008

The competition for the Interior design of the new Palace of Justice in Abu-Dhabi, includes different areas and different uses. From more private rooms, such as the main room of the Sheikh, his Meeting Room, the offices of the judges... to the courtrooms and the common spaces, epicentre of the entire project.







# Castellana 79 Building

Spain 2011

On walking up a stairway cut into a ramp, one sees a glass prism floating suspended in the air. In a side or rear view, the prism is seen to be hanging from a yoke of stone. A structural challenge of concrete and glass leaves the floors diaphanous for more efficient use of surfaces and better lighting. The double curtain wall solves problems of climatization through the counter-greenhouse effect. The ground floor main hall, a partially triple height space, gives direct access for staff and visitors to the Annex Low Building.

The slightly matt finish of the exterior glazing eliminates the reflection of sunlight while giving the building a certain transparency which gradually changes colour with the shifts of ambient light. and two special upper floors for Presidency with a different height and configuration. The vertical communication is distributed in the perimeter, 4 judges, 4 detainees, 4 staff and 5 visitor's lifts.

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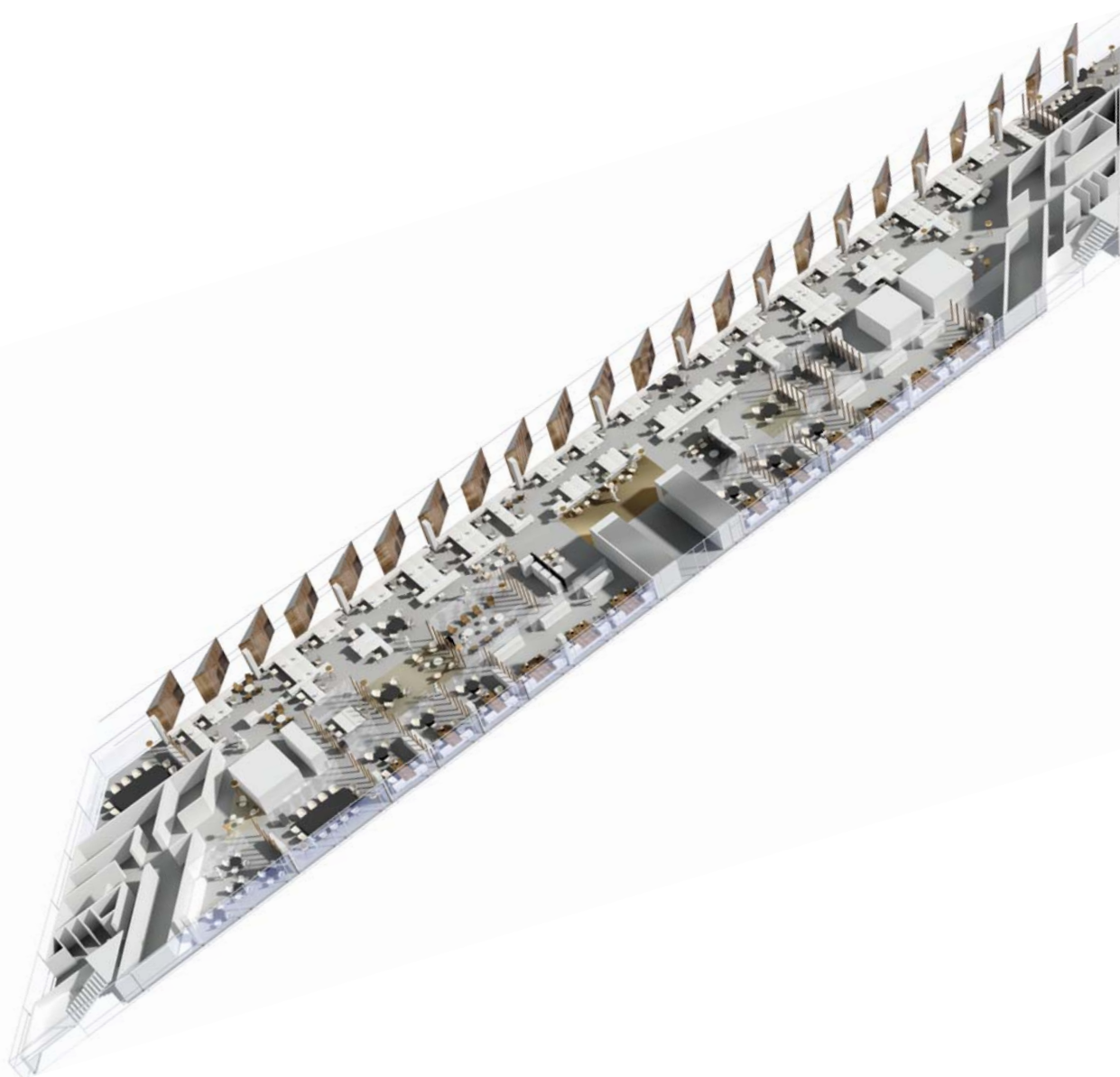
# OAMI ( Office For Hamaoization in the Internal Market ) Headquarters.Competition

Spain, 2011

Rafael de La Hoz Architects design a new corporate building for OAMI which includes: Offices, the Welcome Pavilion and an Auditorium







# Vestas

Spain, 2009

The objective of the proposal is to adapt the three floors of the newly acquired Levitt building in Sanchinarro to the new functional requirements of the company, such as flexibility and image, resulting from the fusion of the headquarters in Madrid and Barcelona.

In order to achieve that, it has been sought a module type of workplace on the office type floors allowing multiple spatial configurations according to the needs of each team or department.

With the initial premises transmitted by the Property to our design team we have tried to create a provision of workplaces, service spaces and other with added value in order to achieve the efficiency, flexibility and consequently the productivity in the day-to-day operations of the business.







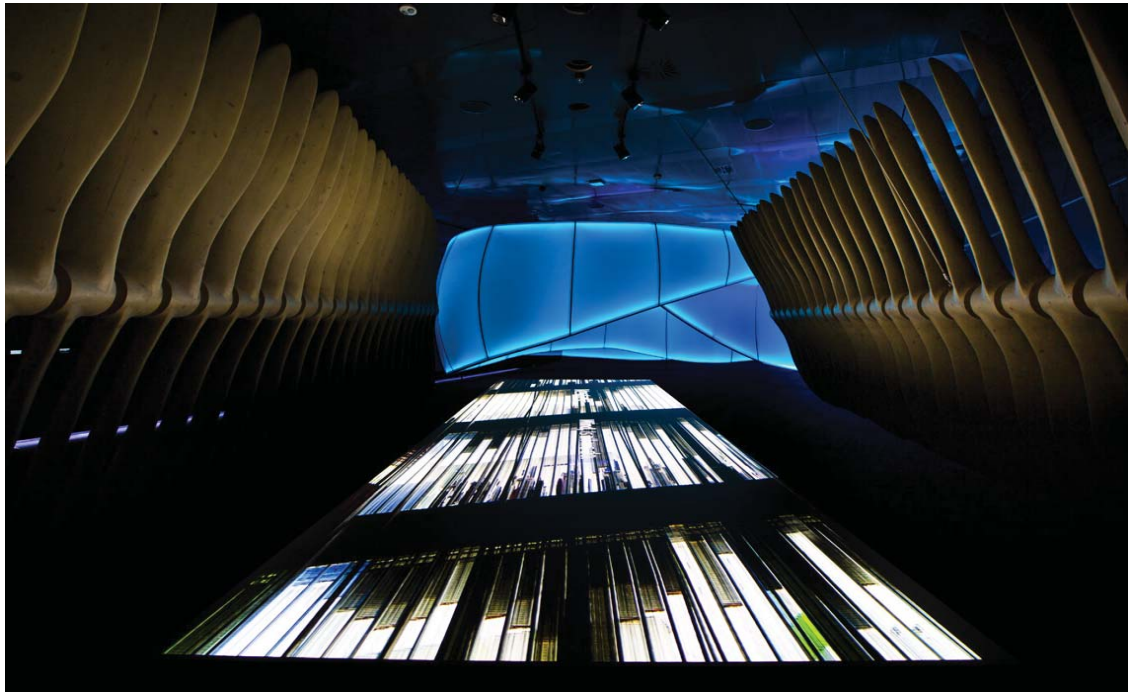
# Project of Implementation of Showroom and Training Center of High Performance at Headquarters of Vestas Mediterranean

Spain, 2010

We took as inspiration the wind, the very centre of the company, and something which would also serve as a vehicle of communication. Hence the idea of taking as a reference for the development of the project the isobars of a weather map that give information about the strength of the wind and its direction in a specific area. The curved surfaces, the open spaces ...are the guidelines that define the showroom.

Also the latest technologies such as presence detectors, audiovisuals, visual games and large screens are used.





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