

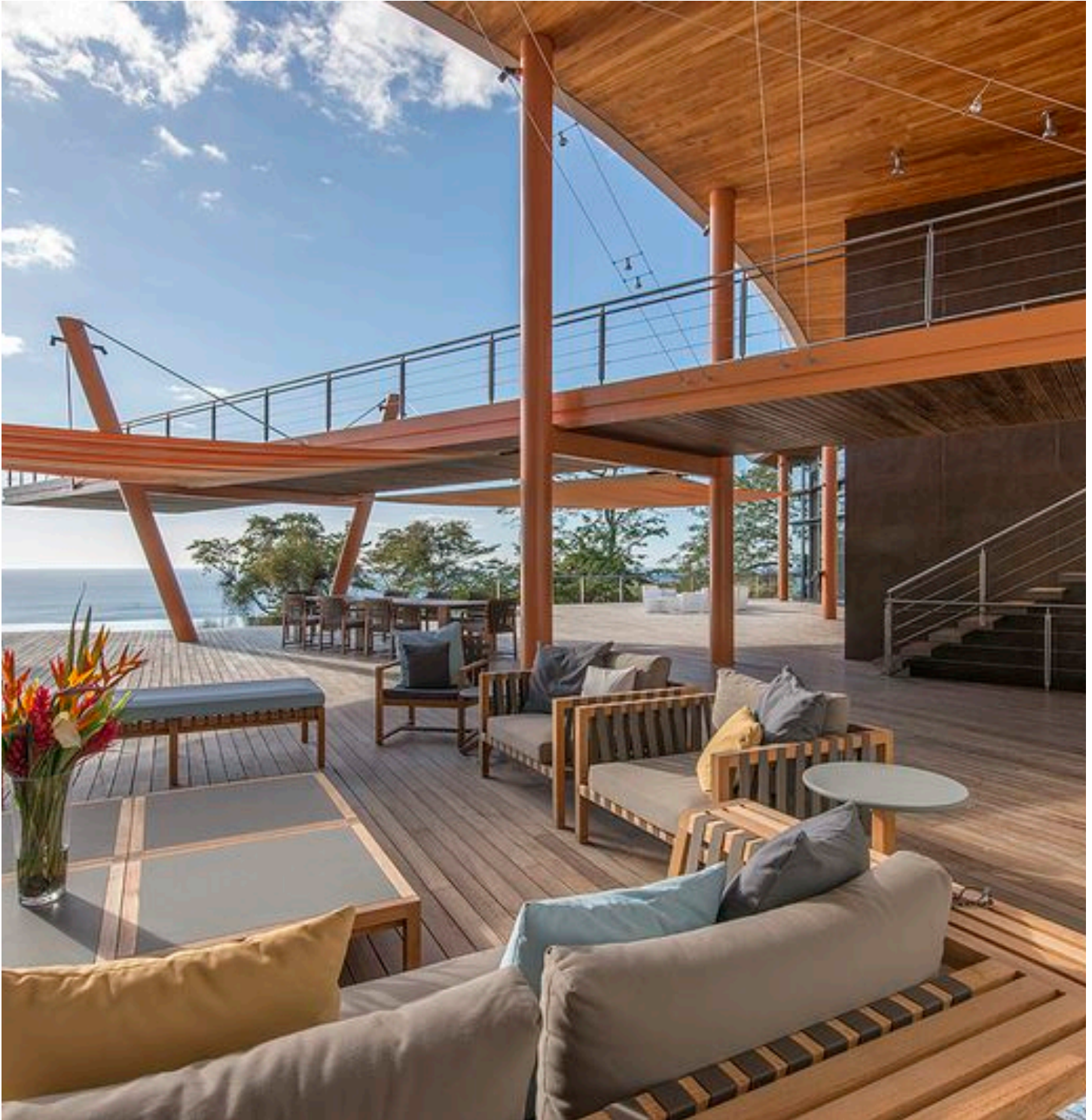


Written By: Owner

Photographs: Paul Domzal

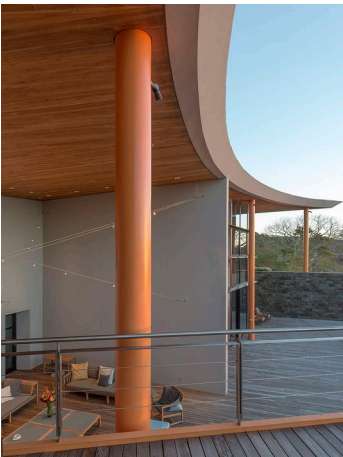
Architects: Barnes Coy www.barnescoy.com

Produced By: Robert M. Brown



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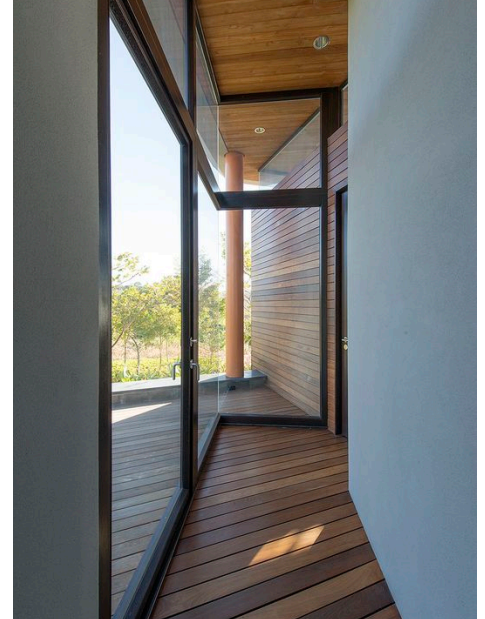
FACTS

Location: Peninsula Papagayo, Costa Rica
Bedrooms: 6
Bathrooms: 8
Pool: 90 foot long Infinity Edge
View to the West: Pacific Ocean
View to the East: 13th hole Four Seasons Golf Course
Entertainment Room
Fitness Room
Private Offices: 2
Full Access to Four Seasons Golf, Tennis, Restaurants, & Beach Club

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Attention to details

Adopt an adventurous attitude



Explore it with a playful curiosity and startling events may occur as a result.

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Waiting years to build

Architecture and design, particularly residential houses and their interiors, have been my passion since my teens. I have always been fascinated by the design and building process. Over the many “waiting-to-build-a-house” years I have walked through, even trespassed, countless homes under construction, participated in numerous public house tours, taken advantage of real estate brokers’ time and access to interesting homes, and been shown several houses by architects and/or proud owners. Although I had experience

with designing and renovating apartments and offices, and building an addition to our Sagaponack home, my foray into building a house from scratch took decades and two false starts. The house only made it onto paper. Not until at the end of 2005 after finding a spectacular lot on Peninsula Papagayo in Costa Rica, did my desire to design and build a house finally came to fruition.

Breaking ground in 2008

The architects of choice were my dear friends Robert Barnes and Christopher Coy, who I had teased and abused for years with unbuilt

designs for Sands Point and Telluride. After over two years of design and twice obtaining Papagayo’s board approval (we shall all now admit that the first design was truly nuts), all the while closely working on detailed construction plans with local builder and architect Roderick Anderson, ground was broken for CieloMar in May 2008.

Huge undertaking

Immediately, what seemed like a great idea at the time - building the house on the edge of the promontory-turned out to be a huge undertaking: Beneath a thin layer of soil was solid

Followed the advice of experts

igneous rock, and not being allowed to use dynamite, it took three months just to excavate the site. Over 500 truck loads of rock were removed (put to good use at the marina that was being built nearby) and ten buckets of the excavator had to be replaced. When construction was finally under way during the summer of 2008, over 70 workers were buzzing around for months until at long last walls started to rise and floors could be poured.

Nothing easy about this house

As our local architect and builder kept reminding us: nothing about this house was easy. This region of Costa Rica is in a tropical dry forest that brings consistent, unrelenting downpours during the rainy season. A 100 foot long suspended steel bridge was built that pierces the house and dangles over the deck and reaching beyond the pool allow for sway, but holding up in an earthquake. Right angles or straight ceilings are the exception rather than the rule in this house with everything revolving around a radial point and the roof and most walls curved. Waterproofing was to prove equally daunting in an open house in the tropics, dug down into the rocky hillside where the foundation was planned.

Executing such a high-end construction as this one in the very northwest corner of developing country 200 miles from the capital city and 2,000 miles from New York City with the exacting details of an unforgiving modern design, nothing concealed and everything built to strict

seismic code meant to withstand earthquakes. Well, there was nothing easy about building this house.

Every rebar was checked and re-checked.

The structural requirements in a seismically-active country like Costa Rica were considerable and stringent. Costa Rica is a natural bridge between North and South America where the forces that created it are still at work, especially given the country is geologically speaking, a mere three million years "young".

The structural design done by leading local engineer (who serves on the board of the rewriting of the local seismic code) was doubled up by our local architect and builder. He was constantly obsessing, rightly so, over all construction details and execution.

Every rebar bend and joint was checked and re-checked before receiving concrete. Curved retaining walls over 28 feet tall were buttressed with massive amounts of steel, and triple waterproofed. Those cascades of water coming through the rock were not known at the planning stage and a clever retaining wall system had to be devised to pipe all the water around the house's exterior wall. Water seepage into the house was precluded by erecting a double wall with an empty cavity between the outer and inner shell, should some cracking occur in the outer wall after an earthquake.

Uncompromising perfection.

Fortunately, our builder and his team were as committed to

uncompromising perfection as we were. Barnes Coy never tired of site visits, accompanying me on over twenty trips there. None of us will ever forget the Costa Rican coffee-fueled 16+ hour working days and nights in Roderick's office pouring over construction plans and 3D computer models.

And after all that - two years of design and over four years of construction - the builder, owner, and architects are still not just on very good terms, but close friends. It's a testament to how well everyone worked together and how satisfying the creation of a beautiful modern house in paradise can be.

The beautiful, modern house in the tropics would have no value unless filled with life, love and laughter. Here is to many happy days in paradise for family, friends, and guests at CieloMar.

Peninsula Papagayo

CieloMar is located on Peninsula Papagayo, a private luxury residential sanctuary that juts out into the Pacific Ocean in Costa Rica's northwest province of Guanacaste. With the Pacific Ocean to the west and a pond and golf course to the east of the villa, the design of the property focuses the views toward the ocean.

The site offered a dynamic setting and created opportunities for dramatic architecture, as well as presenting serious structural challenges in an earthquake-prone area of Central America. Overlooking a tropical jungle, the house faces the ocean from the vantage point of a promontory and



cliff three hundred feet above sea level.

“Bow & Arrow”

The residence is conceived as a “bow and arrow”, cut into the promontory overlooking Prieta Beach below and the Pacific Ocean beyond. The semi-circular house - the “bow” - steps down the cliff into the jungle and toward the ocean, presenting a modest one-story half-round form to the street and golf course, yet accommodating three floor levels on the ocean side.

Organizing the levels downward and outward into the face of the cliff also presented the opportunity to cantilever the infinity-edge pool out over the edge of the terrace, creating the dramatic illusion of swimming three hundred feet above the ocean. A similar effect is achieved with a bridge - the “arrow”-that functions as a viewing platform, visually connecting the upper level with the surrounding tropical forest and water, suspended

sixteen feet above the pool beyond the edge of the terrace.

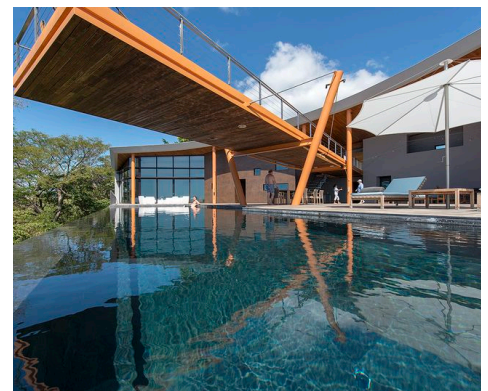
Standing at the end of the 100 foot long bridge gives one the impression of soaring above the jungle and the ocean. The bridge points to where the sun dips below the ocean horizon each evening, making the end of the bridge the best location for cocktail hour during the sunset and stargazing at night. The bridge also provides shade for part of the terrace and the outdoor dining area. With its large wooden deck overlooking the ocean and sails that can be furled out from both sides of the bridge. The house evokes the maritime feel of a sailing yacht, taking its passengers to a tropical paradise.

Complete privacy

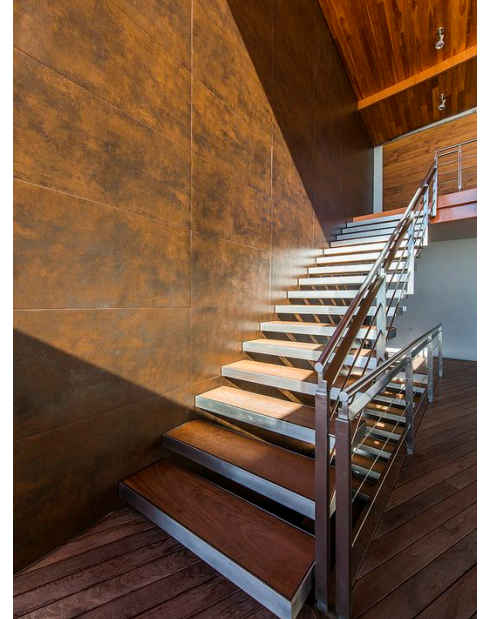
The “bow and arrow” design of the residence, with the bow as the house and the arrow as the entry ramp and bridge, affords complete privacy to the large sunken courtyard terrace with the pool and all rooms. The air-conditioned interior spaces are open

to the ocean view and the large exterior covered loggia functions as outdoor living room to enjoy Costa Rica’s famous warm and mild weather while being protected from the equatorial sun.

The villa provides views for all primary spaces: a salon large enough for a dining table and a bar, three family bedrooms, three guest bedrooms, two private studies, and the kitchen. This was achieved by curving the house in a semi-circle around a radial point in front of the bridge, so each room has a slightly shifted view of the ocean to the west



Sure made life interesting



The “want” was the rational part of my decision to build CieloMar, but it was my “desire” that represented the lens through which I made my choices.
Owner

and headlands visible to the north and south.

Pool lined with black lava stone

Placing the 90 foot long pool cantilevered at the edge of the terrace satisfies the need for a barrier, with the ocean view unencumbered by a guardrail. The pool is lined with charcoal-black volcanic lava stone, imparting a deep blue color to the water. At times it is difficult to distinguish the edge of the pool from the blue Pacific Ocean beyond.

The days seem to begin and end by the pool as the circumstances will change and it is so easy to get caught

up in an emotional experience as life proceeds at a more relaxed pace.

Additional Spaces

Spaces not needing a view include the Zen Garden off the master bathroom, media room/home theater, the gym, laundry room, and two-bedroom caretaker apartment with separate entrance, and mechanical systems located beneath the two garages.

Place of refuge

CieloMar is a place of refuge, stimulation, and exploration. It is at once the repository and fulfillment of

dreams. With the help of many, it has become the crystallization of a great idea that was the innovation that flowed from ambition pursued with passion.

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