



Oliva Offers Secluded Luxury



Oliva, a new limited collection of 40 estate-style homes built by The New Home Company on 17 acres of land overlooking historic San Juan Capistrano, has opened. Located on Del Obispo Street, the model homes are available for viewing and home sales are underway. As a whole, The New Home Company holds themselves to a high standard. “While wood and steel make for strong homes, the best homes are the ones built with heart,” their legacy reads on the company website. “We recognize that our homes are a reflection of ourselves, and of our experiences and the people we have loved.”

The effort to maintain this legacy extends into the luxury homes of Oliva, which are situated on a hillside enclave and are designed to embrace San Juan Capistrano’s signature Mission-style architecture, with floorplans ranging from roughly 3,900 to more than 5,300 square feet with up to six bedrooms and six- and one-half baths. The homes are priced from the high \$1 millions.

Oliva’s streets create a classic European atmosphere with a discreet sense of privacy and exclusivity among the hills of the gated community. And no luxury home is complete without breathtaking views: Homes include panoramic views of rural hillsides, foothills, working ranches, and offers arguably the best view in Southern California, of distant Pacific Ocean vistas.

“Classic yet sophisticated, Oliva will provide an inspiring, secluded haven in Southern California’s most historic and oldest city,” said Joan Marcus-Colvin, Senior Vice President of Sales, Marketing and Design for The New Home Company. “These homes are beautifully

designed and will add to the rich heritage of their location. Those looking for a new home in a coastal setting will definitely want to visit Oliva.”

Maple-stained European frameless style cabinets and painted wood stairway systems with stained handrails decorate the interior of the homes along with a fireplace in the great room showcasing a precast stone surround.



Amenity upgrades include: cabinet finishes and styles, designer upgraded flooring, caseless door and window packages, window treatments, a custom landscape program, stain grad packages, home audio and alarm options, and various smart home options. Robert Hidey Architects served as the architect for the Oliva community. The homes are not set around a traditional cul-de-sac. The team gave the community more of an organic form that has an unconventional method of ceasing a rightof- way.

“In San Juan Capistrano, the climate is amazing—it’s far enough from the coast, but not too far,” Hideysaid. “You get warm days that are cooled in the afternoon by the coastal breezes, so the climate inevitably draws people to the outdoors. That is what these plans do. They connect exceptionally well to the exteriors.”

The exteriors of the homes illustrate a keen understanding of Spanish architecture with low-pitched gable roofs for several of the models and are covered with the standard half-cylindrical clay tiles. JELDWENAurora Entry doors, Sierra Pacific Aluminum Clad exterior with wood interior windows, and iron fixtures further define the Spanish-inspired design.

Hidey put a large focus on connecting the homes to the backyards because of the wonderful views the lots provide while also capturing privacy among the indoor/outdoor living spaces.

“This is more of a rural setting. It is nowhere near as dense as the living opportunities you would find anywhere else in this immediate area,” Hidey said. “Our developments have a lot of emphasis on a comfortable transition between the exterior into the interior. For example, there are glass walls that open up to a defined outdoor living area, creating a very comfortable, informal approach to the lifestyle. Alternative living areas include courts that are completely enclosed, providing protected space and great privacy from your neighbors.”



Providing a historical narrative for the community, this architectural style influenced by the San Juan Capistrano missions offers a diverse and rich palette on which the style is built.

San Juan Capistrano was thoughtfully picked for the development of Oliva. Officially incorporated as a city in 1961, San Juan recently celebrated 40 years of cityhood. However, the history of San Juan Capistrano dates back to 1776 when Franciscan missionaries established the Mission, grounded by Native American culture and farming. The city has grown from a small community of roughly 10,000 people in 1974 to a developed city of 34,593 (as of 2011), with space for housing, open land, and recreation.

The area caters to families with plenty of aforementioned open space, as well as shopping and dining options throughout. Oliva is a perfect fit for small and large families alike, nestled among the expanding and historic community. “The primary target for Oliva is a move-up buyer seeking superior architectural design, expansive living spaces, and privacy in a classic coastal California setting,” Marcus-Colvin said.

Construction for Oliva in San Juan Capistrano commenced in the spring of 2014. The community opened in late March of 2015 with the first phase of homes released for sale in April 2015. Most recently, The New Home Company’s Orchard Park was awarded Community of the Year at the Bay Area Building Industry Association’s (BIA) Excellence in Home Building Awards. The New Home Company has been awarded the prestigious Community of the Year award five times— Lambert Ranch in Irvine, Rose Lane in Larkspur, Villa Metro in Valencia, The Grove in Granite Bay and now Orchard Park in San Jose—since the company’s start six years ago. The team at The New Home Company will open a total of 10 new communities throughout California in 2015.

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