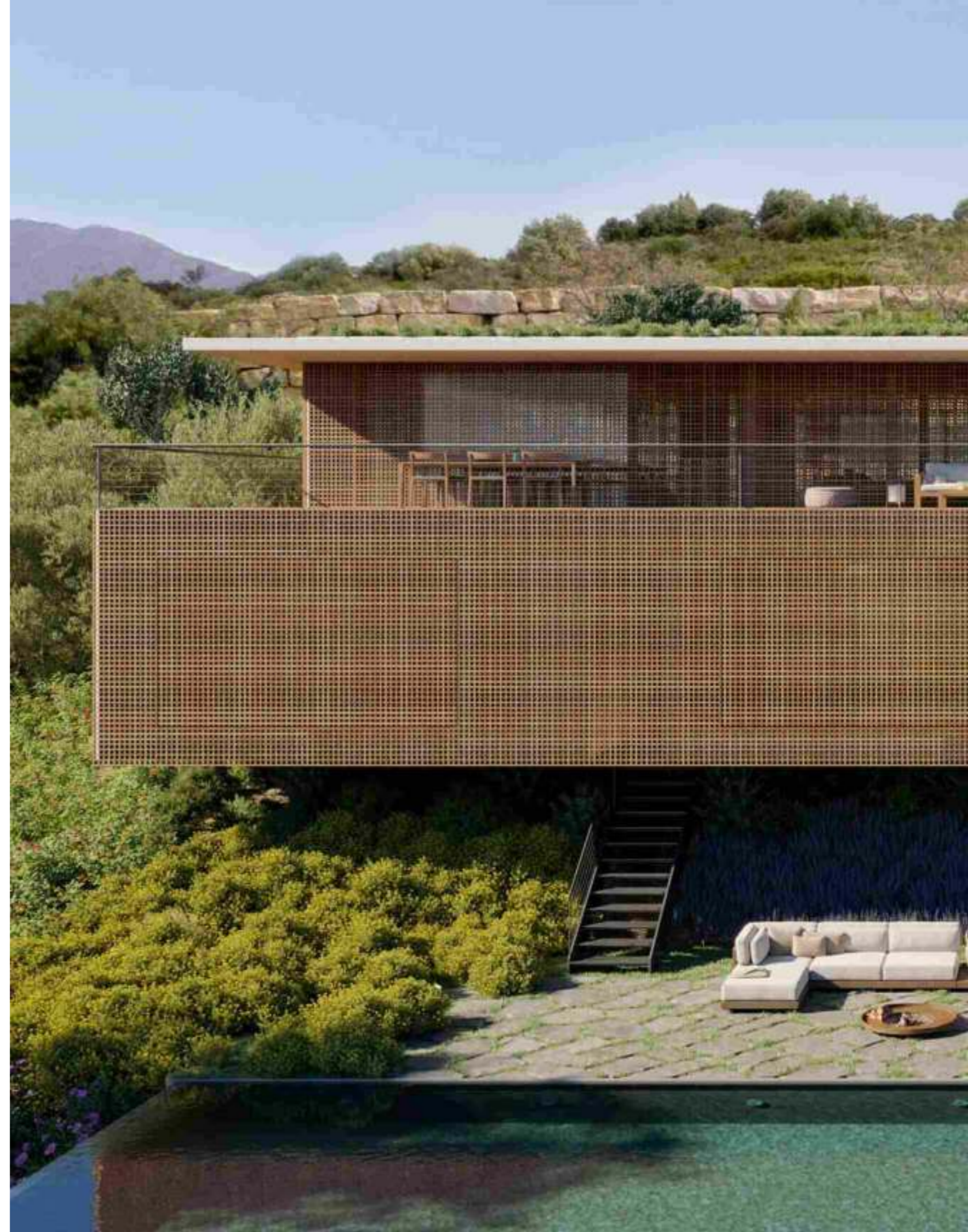


CALEDONIAN CORTESIN VILLAS

CALEDONIAN was founded with its sights on the top end of the real estate market, completely and exclusively focused on the very highest standards of construction. All of CALEDONIAN's resources are geared towards this niche market with the aim of delivering a unique product of outstanding quality.

Our goal is to develop exceptional projects with the creation of properties that not only improve the environment we all share but, above all, meet and exceed the expectations of our clients.



Relaxation. Exclusivity. Design

24

CALEDONIAN CORTESIN VILLAS lies in the epicentre of exclusive living in Spain: Finca Cortesin, sited in Casares in Málaga, between Marbella and Sotogrande – an extensive property covering 215 hectares which also houses a residential complex with private villas, a palatial hotel, golf course, beach club, spa, five first-class restaurants and a heliport, with 24 hour security.







Outstanding comfort with low consumption

32

This residential complex designed by Marcio Kogan and his Studio MK27 comprises six single-family 'premium' properties on plots of 1,800 sqm, in a spectacular and select location with views out over the golf course and the Mediterranean, and featuring high levels of energy efficiency and the unique opportunity to customise the property according to the wishes of the client in terms of size and configuration.

Every room in the house benefits from natural light, and in line with CALEDONIAN's core values they have been designed with top quality materials, finishes and installations, with an emphasis on low energy consumption and the environment: the façade, roof, cladding, waterproofing, heating and air-conditioning systems, ventilation and exterior joinery, plumbing and hot water systems, electricity and telecommunications systems, are all designed to guarantee high levels of energy efficiency and low consumption.











Kitchens

42

The lacquered kitchens are simply perfect.

The collection chosen by MK27 is finished in matt white lacquer, an aesthetically impeccable functional solution.

With an individual and completely linear rhythm, the solid unit fronts stand out from the aluminium structure like a sculpture. The discreet opening system accentuates this beautiful simplicity. Alternatively, we can design a more artisan-style kitchen to suit the client's preferences.

The electrical appliances are similarly high end: the extra-large fridge, oven and hob would delight any professional chef. Appliances include a 90cm fridge with an ice-making machine and aluminium interior, a 60cm oven, microwave oven, free-zone induction hob, wine cooler, dishwasher and the quietest extractor fan on the market.





Bathrooms

46

Monolithic or smaller campaster stones.

The bathrooms, customized to suit the client, can be finished in natural white stone - from Thassos marble ('one of the whitest marbles in the world'). If the client is looking for something more contemporary, they can also be finished in monolithic slabs. The taps are in chrome-plated. All the bathrooms are spacious and light-filled, with walk-in shower stalls.

Each villa has one master bathroom and they are all marble... the floor is a stone from pyrenees volcanic stone (carrara marble).





Security

50

Security is of the utmost importance in any CALEDONIAN project, which means that our houses are equipped with state-of-the-art technology. The perimeter of the complex is controlled by a series of optical and thermal cameras. Naturally, every property comes with its own alarm system installed.



Gardens

52

Isabel Duprat, who has enjoyed international recognition as a landscaper for three decades and is a long-term collaborator of Marcio Kogan, was responsible for the landscaping project.

The idea was to enhance the architecture while maintaining the natural look of native vegetation.

The swimming pool is filled with crystalline water, filtered through microspheres. It is free from chlorine and other irritants and cleaned using the latest electrolysis technology.







Installations

58

Unlike conventional systems, our underfloor heating and cool ceiling air-conditioning system provide uniform hot/cold distribution based on the optimum body temperature requirements: warmer at the bottom and cooler at the top.

A greater feeling of comfort is achieved with a less extreme room temperature, which also translates into significant energy savings.

In addition, the insulation combines a conventional system with a reflective system, which also includes an inert gas panel. The insulation of the façade from the outside provides excellent thermal inertia that guarantees a constant temperature and minimizes energy costs.

This means that none of the installations generates noise, which makes these properties literally inaudible. In addition, the noise made by its inhabitants has also been attenuated: as well as solid insulation, the interior walls have a built-in acoustic barrier to ensure that noise does not pass from one room to another.



Features

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The solid lacquered interior doors are finished with mats that seal the doors against the ceiling and floor. To deal with exterior noise we have incorporated a sheet of butyral laminate between the panes of glass.

The house is accessed by means of a biometric fingerprint scanner with a system based on reading and encrypting the hot spots of the fingertips. The software learns with every use, recognizing the growth of children's fingers and changing user habits, as well as identifying tiny injuries. An audio and video channel connects the whole house to allow for any subsequent installations.

Energy production is also outstanding in terms of its performance. The R32 gas aerothermal system returns up to five times the energy it consumes, offering exceptional benefits.





Caledonian Finca Cortesin

Residential services

24-hour security

Dwellings

Six premium detached houses on plots of 1,800 sqm.

Kitchen

B1 BULTHAUP kitchen lacquered in matt white or handcrafted kitchen finished in solid wood, at the customer's choice. GAGGENAU extractor hood with exterior fan.

GAGGENAU electrical appliances: 60cm refrigerator with ice maker and aluminium interior finish. 60cm oven. Microwave oven. Flexible cooking zone Induction hob. Wine cooler. Dishwasher.

Bathrooms

VOLA thermostatic faucets in bathrooms and kitchen.

FLAMINIA white porcelain sanitary ware, suspended MiniLink goClean Series, with concealed cistern.

Free-standing bathtub in secondary bathrooms SANINDUSA URB.Y plus models.

Free-standing bathtub in main bathroom AGAPE model DR.

Communal areas

Swimming pool with crystalline water filtered by microspheres, free from chlorine and other irritants, treated by electrolysis.

Auxiliary installation areas are finished in grey stoneware.

The garage is finished in exposed concrete.

