



CALEDONIAN

CORTESIN

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.



LOCATION

CALEDONIAN CORTESIN 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.





PROPERTIES

This residential complex designed by Marcio Kogan and his Studio MK27 comprises six single-family 'premium' properties on plots of 1,800 m², 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

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 90cm oven, microwave oven, free-zone induction hob, wine cooler, dishwasher and the quietest extractor fan on the market.



BATHROOMS

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) to Carrara marble in bamboo texture - or other types of stone, such as Roman Travertine marble or volcanic stone. If the client is looking for something more contemporary, they can also be finished in monolithic slabs. The taps are in chrome-plated brass. All the bathrooms are spacious and light-filled, with walk-in shower stalls.





SECURITY

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

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

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 have 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

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 arothermal system returns up to five times the energy it consumes, offering exceptional benefits.



CALEDONIAN CORTESIN

Site: Finca Cortesin
 Location: Casares, Malaga
 Architecture: Marcio Kogan
 Design: Studio MK27
 Landscaping: Isabel Duprat

RESIDENTIAL SERVICES

24-hour security

DWELLINGS

Six premium detached houses on plots of 1,800 m².

KITCHEN

Matt white lacquered kitchen units from Bulthaup's B1 collection. Gaggenau professional-grade appliances. 90cm refrigerator with ice-making machine and aluminium interior. 90cm oven. Microwave oven. Free-zone induction hob. Wine cooler. Dishwasher.

BATHROOMS

The bathrooms have suspended FLAMINIA Link Series white porcelain toilets with a wall-concealed built-in cistern. The bathtubs vary in design between the main and secondary bathrooms, with the AGAPE Model DR in the master bathroom and the SANINDUSA Models URB and Plus in the other bathrooms. Finally, VOLA thermostatic mixer taps were used to elegantly round off all the bathrooms.

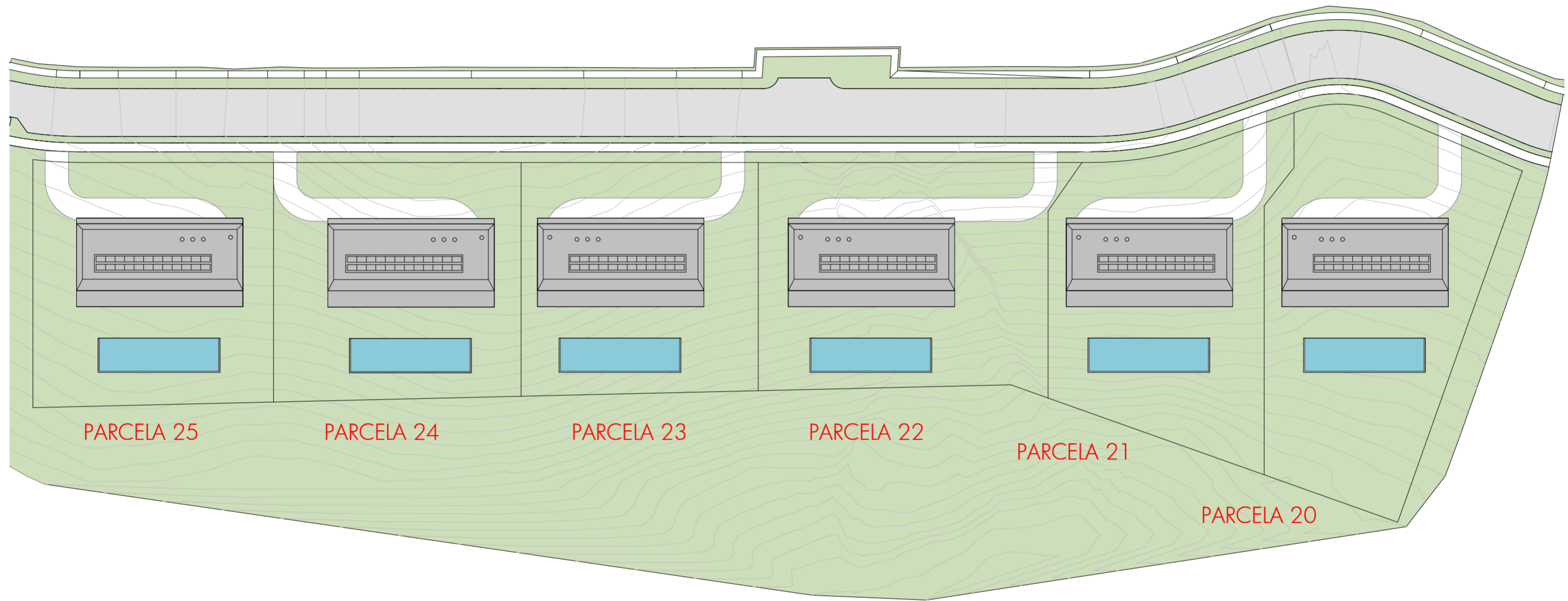
COMMUNAL AREAS

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.

PLANOS MODELO L



PLANO	FINCA CORTESÍN	STUDIO MK27 • MARCIO KOGAN	MODELO L	SITUACIÓN
ARQUITECTURA E: 1:350	CALEDONIAN ES UNA PROMOTORA Y CONSTRUCTORA ESPECIALIZADA EN OBRAS SINGULARES. FUE FUNDADA EN EL AÑO 1998 POR ENRIQUE LÓPEZ GRANADOS.	EL STUDIO MK27 FUE FUNDADO EN LA DÉCADA DE 1970 POR MARCIO KOGAN. ESTÁ COMPUESTO POR 30 PROFESIONALES. EL ESTUDIO DESARROLLA PROYECTOS EN LOS QUE DESTACA LA SIMPLICIDAD FORMAL, CON UNA CUIDADA ATENCIÓN A LOS DETALLES Y ACABADOS.	CALEDONIAN	TOTAL VIVIENDA/ TOTAL AREA 447,34 m² GARAJE / GARAGE 172,12 m²
	CALEDONIAN CORTESÍN ES UN PROYECTO DISEÑADO POR EL ESTUDIO MK27 MARCIO KOGAN. VIVIENDAS UNIFAMILIARES PREMIUM CONSTRUIDAS SOBRE PARCELAS DE 1800 M2, CON ESPECTACULARES VISTAS AL GOLF Y AL MEDITERRÁNEO, CON UNA EFICIENCIA ENERGÉTICA SIN PRECEDENTES.	STUDIO MK27 HA RECIBIDO MÁS DE 200 PREMIOS, ENTRE LOS MÁS RECIENTES DESTACAN: 2018 GANADOR / # DESIGN AWARD / GERMANY / JUNGLE HOUSE 2017 GANADOR / 31º PREMIO DESIGN MUSEU DA CASA BRASILEIRA 2017 GANADOR / LEAF AWARDS / LONDRES / JUNGLE HOUSE 2015 GANADOR / GOLD A DESIGN AWARDS / ITALY / TERRIS HOUSE 2015 GANADOR / # DESIGN AWARDS / GERMANY / REDUX HOUSE - P HOUSE - IIRBARA CULTURA	4 HABITACIONES 5 CUARTOS DE BAÑO	SUPERFICIE CONSTRUIDA CERRADA / ENCLOSED BUILDABLE AREA 619,46 m² SUPERFICIE EXTERIOR / EXTERNAL AREA 429,45 m²
AV/ VALDEMARÍN 86 28023 MADRID T:91 357 95 00 WWW.CALEDONIAN.ES Este plano no tiene valor contractual y podrá experimentar variaciones por exigencias técnicas, legales, administrativas o a iniciativa de la dirección del proyecto, sin que ello implique menoscabo del nivel de calidad. Todo el mobiliario es meramente decorativo. El acceso a planta baja y su distribución podrán variar en función de la parcela.		DISEÑO SINGULAR DE CALIDAD EXCEPCIONAL • MATERIALES, ACABADOS Y CALIDADES EXCELENTES • URBANIZACIÓN DE LUJO CON SEGURIDAD PERIMETRAL • EFICIENCIA ENERGÉTICA Y SOSTENIBILIDAD.		SUPERFICIE DE PARCELA / PLOT AREA 1.776,32 m²

PIE DE FOTO CUATRO PALABRAS

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