



CALEDONIAN

ALTOS DEL HIPÓDROMO II

CALEDONIAN was founded with its sights on the top end of the real estate market, exclusively dedicated to 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, creating properties that not only improve the environment we all share but, above all, that meet and exceed the expectations of our clients.



LOCATION

This exclusive, top quality development is located in Valdemañín, Aravaca, just five minutes from downtown Madrid.

ALTOS DEL HIPÓDROMO II is surrounded by Casa de Campo and the natural park of Monte del Pardo and affords magnificent views of the Sierra de Madrid and the city itself.

In this quiet and peaceful setting, away from the constant hustle and bustle of the big city, this harmonious complex of 12 individual properties enjoys a well-established setting and excellent connections with the city.

THE ONLY POSSIBLE LOCATION.



THE PROJECT

CALEDONIAN ALTOS DEL HIPÓDROMO II offers comfort, sophistication, security and sustainability: in other words, it fulfils the needs of anyone looking for the finest interpretation of luxury without ostentation. Quality with a purpose.

This unique project has been designed by the architectural studio MK27, led by the prestigious architect Marcio Kogan. The essence of his architecture can be found in the grand cantilevers and open, diaphanous spaces with a complete absence of 'lost' areas.

On this private, gated residential estate with 24-hour security, every owner can enjoy the exclusivity of

their **CALEDONIAN** home with a private garden in a safe and tranquil setting.









KITCHENS

The kitchens have been equipped with the most exclusive brands on the market.

The furniture is from the Italian firm LINEAQUATTRO. The countertop is porcelain and is supplied by NEOLITH. The LIEBHERR fridge is 2 metres high by 90 cm wide, with a single door and two freezer drawers. The oven, microwave and free-zone induction hob are by BOSCH. The dishwasher, designed by MIELE, comes with a third tray exclusively for cutlery.





BATHROOMS

The main bathroom has wooden decking and specific tiling for wet zones and shower walls. The second bathrooms are finished in grey porcelain tiles and a large grey porcelain vanity. A large format shower tray comes in the same material as the walls with a stainless steel grille.

The chrome-plated solid brass mixer taps in the bathrooms and kitchens are supplied by RITMONIO. The sanitaryware is in white porcelain by FLAMINIA, in the Minilink GoClean Series, featuring suspended toilets with soft-close lids. The cistern is concealed behind the wall.

Sinks are from VILLEROY & BOCH and DURAVIT, and the freestanding bathtub in the master bathroom is from SANINDUSA in the Urb y Plus model.

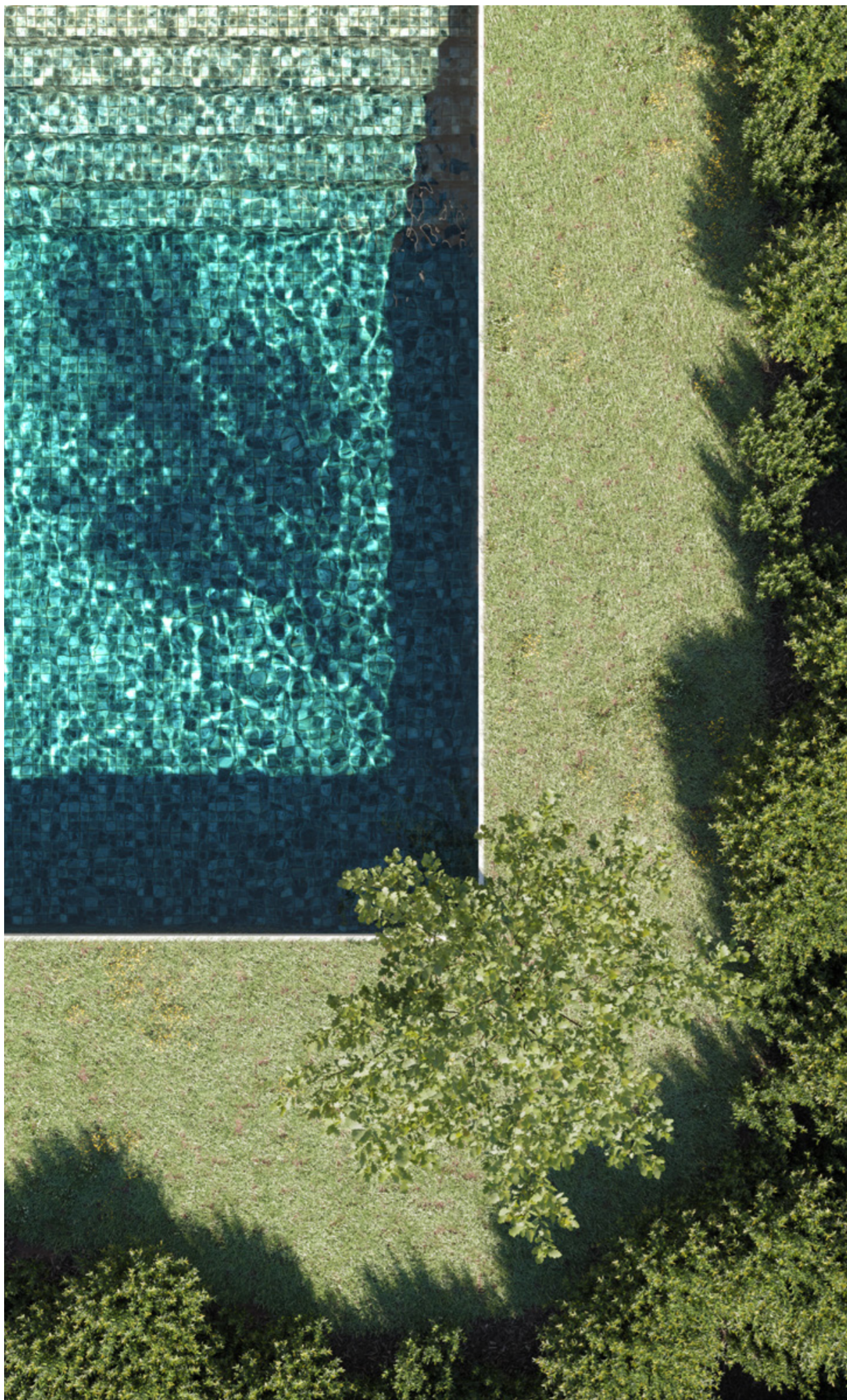


SERVICES

Gated estate with a cabin for a security guard at the entrance.

Video surveillance system with optical and thermal cameras.

A single point of access and exit.



GARDENS

The private gardens are delivered with earth and natural turf and include the necessary preinstallation for a future lighting installation and a planted perimeter designed by the acclaimed Brazilian landscape architect Isabel Duprat.

The gardens also have an automatic sprinkler irrigation system and are equipped for a drip irrigation system if required in the future.





FEATURES

In **ALTOS DEL HIPÓDROMO II**, special care has been taken with the thermal insulation, implementing central heating and air renewal systems designed to achieve the utmost energy efficiency in every home: a façade insulated from the outside to guarantee a constant temperature, anodized aluminium joinery of minimal thickness, an invisible central heating system with radiant flooring and a cool ceiling system, and a quiet air renewal system centralized across the whole dwelling.

Particular care has also been taken with the acoustic insulation in all the construction solutions, so that each interior space enjoys exceptional peace and quiet. Access to the property is by biometric fingerprint scanning with EKEY, based on reading and encoding the 'hotspots' on the fingertips.

EXCELLENCE AS AN IMPERATIVE.





CALEDONIAN ALTOS DEL HIPÓDROMO II

Address: Valdemarín
Location: Aravaca, Madrid
Architecture: Marcio Kogan
Design: Studio MK27
Landscaping: Isabel Duprat

DWELLINGS

In response to a constantly growing market, this development addresses a new concept of 'quality with a purpose', achieving a level of habitability that equals the importance of its design, and establishing solidity, sustainability, location and comfort as the cornerstones of the project.

12 family dwellings with a private garden and swimming pool on plots of 600 sqm.

RESIDENTIAL SERVICES

In addition to the single point of access, the different security systems underpin an undeniable sense of privacy and exclusivity that make each house a unique space. 24-hour security

KITCHEN

The highest standards of quality in terms of the both materials and the layout of the space translate into a unique design that integrates the natural light and green outdoor spaces with high-end furnishings and electrical appliances.

Kitchen units by the Italian kitchen firm LINEAQUATTRO, finished in matt white lacquer, from the Opal Pura and Signum Quadra collections. Worktop in NEOLITH large format porcelain stoneware. Top-of-the-range electrical appliances by BOSCH. LIEBHERR fridge measuring 2 metres high by 90 cm wide with a single door and ice-making machine. Oven. Microwave oven. Free-zone induction hob. Dishwasher with third tray. Hot water outlets for electrical appliances that have this energy saving system.

Extractor fan by FALMEC, the most sophisticated brand on the market, offering outstanding acoustic comfort in the kitchen.

BATHROOMS

Visual streamlining and a sense of openness and light are essential features of the bathroom layouts, with special care being given to thermal comfort, practicality and durability in the choice of materials and the composition and format of every element.

RITMONIO chrome-plated brass thermostatic taps in bathrooms and kitchen. FLAMINIA Mini-link GoClean series wall-hung white porcelain toilets, with a cistern embedded in the wall. Freestanding bathtub in the master bedroom by SAINDUSA, Urb y plus model.

The sinks in the bathrooms are by VILERROY & BOCH and DURAVIT.

COMMUNAL AREAS

The lighting and landscaping of the communal areas continue the emphasis on aesthetics, while the waste facilities, the gates of the residential development and the maximum security keep them safe.

GARAGE

Three (3) garage spaces with easy access, two (2) are covered.

LIGHTING

Decorative lighting in communal areas.

LANDSCAPING PROJECT

The landscaping project was designed by the acclaimed Brazilian landscape studio of Isabel Duprat.



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TIMELESS, ELEGANT AND SUSTAINABLE.

CALEDONIAN