



CALEDONIAN

JAVIER FERRERO

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

Located to the north of Madrid, **CALEDONIAN JAVIER FERRERO** stands in a district currently undergoing a complete upgrade. In view of the growing potential of the Pradillo area, in the Ciudad Jardín neighbourhood in the Chamartín district, this development has become a benchmark for Madrid residents looking to enjoy all the advantages of city life without forgoing the innovation, technology, quality and excellence commensurate with **CALEDONIAN** properties.



THE PROJECT

The residential complex designed by Marcio Kogan and his Studio MK27 comprises three buildings differentiated by their façades: one is completely glazed, one combines aluminium and large windows, and the third is in Accoya wood and glass.



AN AVANT-GARDE
PROPERTY IN THE
CENTRE OF MADRID.



ALL THE ROOMS BENEFIT FROM NATURAL LIGHT.



OUR HOMES

The property types range from one to four bedrooms, with different options in terms of size and configuration – penthouses with roof terraces, ground floors on one or two levels with gardens, and apartments. All are available with a storeroom and garage space.









A HOLISTIC VISION OF COMFORT.

The glazed lobby is spacious, well-lit and welcoming, affording views over the landscaped areas. This single point of access to the development benefits from 24-hour security.

Behind the reception area there is a large lounge with an open fireplace, library, a seating area with sofas, a television, and work desks with high-speed internet access.

BEHIND THE RECEPTION IS A LARGE LOUNGE WITH AN OPEN FIREPLACE, LIBRARY, SEATING AREA WITH SOFAS, TELEVISION, AND WORK DESKS WITH HIGH-SPEED INTERNET ACCESS.





SERVICES

The laundry service, the management and maintenance costs of which are met by the Owners' Association, has a door-to-door collection and delivery service to quickly and efficiently deal with domestic needs.



SPA AND WELLNESS

The 25-metre outdoor swimming pool is completely integrated in the natural garden setting. The spa offers a unique experience, with a beautiful setting and impeccable service that will soothe body, mind and spirit.

The spa also has an indoor heated pool for both summer and winter use, jacuzzi, relaxation zone with water beds, a fireplace and views over the garden, a glazed sauna, sensation shower, massage room, caldarium, hammam, and cold plunge pool. The 120 sqm gym, with huge windows giving views over the complex, is equipped with state-of-the-art machines and impact-resistant flooring to absorb any noise.





THE GLASS-FRONTED 120 SQM GYM IS
EQUIPPED WITH STATE-OF-THE-ART MACHINES.





KITCHENS

The kitchen furniture is by the Italian firm LINEAQUATTRO.

The porcelain countertop is supplied by NEOLITH. The oven and induction hob are by SIEMENS; the extractor hood is from FALMEC; the fridge by Liebherr, in a width of 60 cm for apartments with up to two bedrooms and 70 cm for homes with more than two bedrooms, and the dishwasher by MIELE, with a separate third tray for cutlery. The sink, designed by BLANCO, is in stainless steel.



THE KITCHEN UNITS ARE SUPPLIED BY THE MOST PRESTIGIOUS FIRMS.



THE WORKTOPS ARE IN PORCELAIN STONEWARE AND THE ELECTRICAL APPLIANCES ARE INTEGRATED.



BATHROOMS

To create a cleaner and more streamlined effect in the bathrooms, large format porcelain tiles have been used for the floor, vanity tops and shower walls. Both the master and secondary bathrooms have built-in niches in the shower walls.

The flooring of the large shower stalls matches the walls and the drain is a concealed linear feature. The mixer taps are in chrome-plated solid brass and sanitaryware is in white porcelain. Toilet lids are soft-close and cisterns are concealed in the walls.



MIXER TAPS IN CHROME-PLATED SOLID BRASS.
SANITARYWARE IN WHITE PORCELAIN.



LARGE-FORMAT PORCELAIN TILES ARE USED FOR
THE FLOOR, VANITY TOPS AND SHOWER WALLS.



HOMES FOR LIVING THE WAY YOU WANT.

A project that is committed to aesthetics and wellbeing, where beauty and practical living go hand-in-hand. A housing concept in the centre of Madrid that reflects both an attitude and a lifestyle.



FEATURES

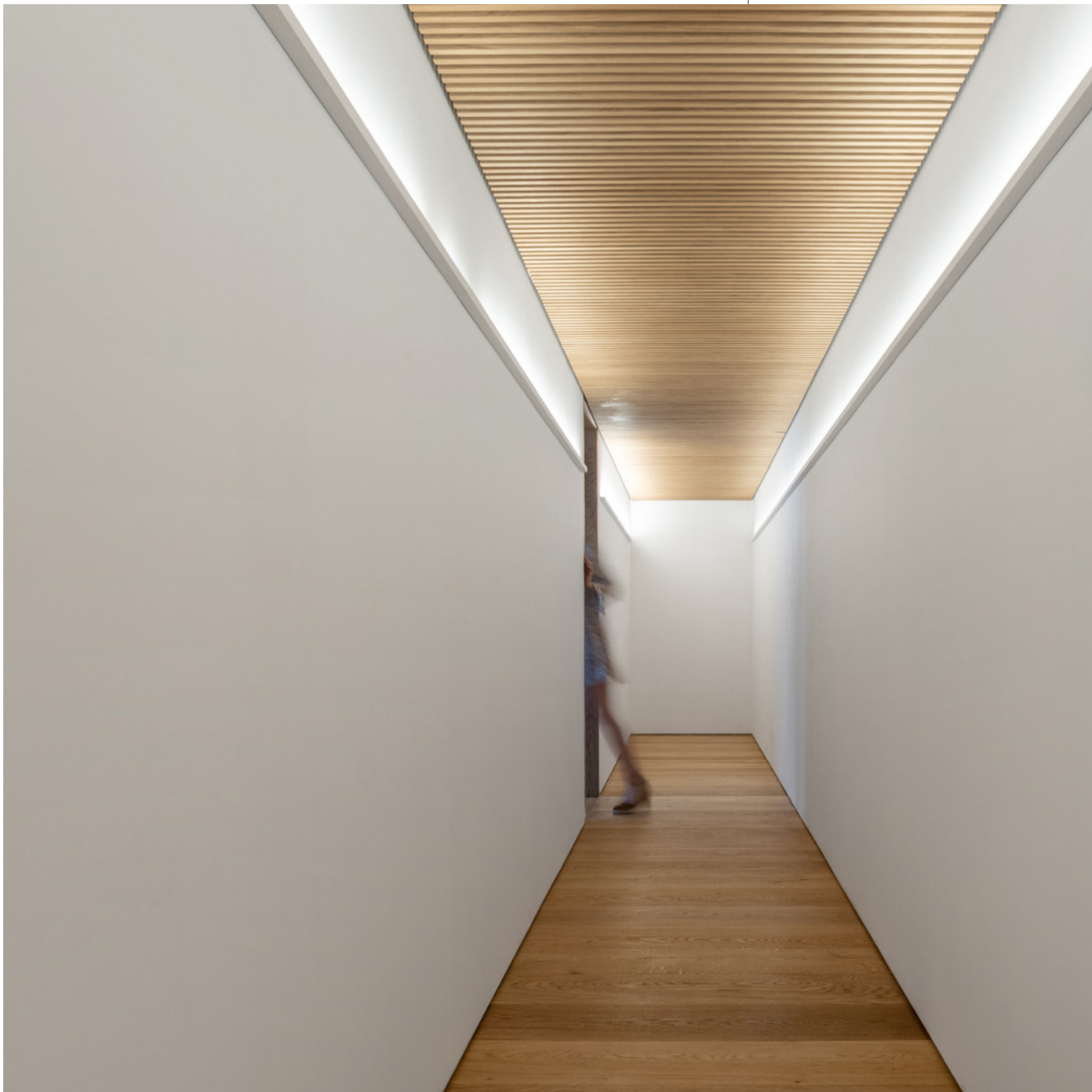
In **CALEDONIAN JAVIER FERRERO**, special care has been taken with the thermal insulation, implementing central heating and air renewal systems designed to achieve the utmost energy efficiency in every home: a façade insulated from outside to guarantee a constant temperature, anodized aluminium joinery of minimal thickness, a quiet air renewal system centralized across the whole dwelling, and an invisible central heating system with radiant flooring and a cool ceiling system that provides optimal heat distribution to suit the needs of the human body.

FEATURES

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, as well as a surprising amount of light (all the rooms have an exterior aspect), which is controlled by automated slats fitted above each window.

Access to the property is by biometric fingerprint scanning with EKEY, based on reading and encoding the 'hotspots' on the fingertips.





FEATURES

The **CALEDONIAN JAVIER FERRERO** development has been granted Leed Platinum environmental certification, being the first residential complex in Madrid to receive this distinction.



ENERGY SAVINGS, CLIMATE CONTROL,
PEACE AND QUIET - IN SHORT, WELLBEING - IS
GUARANTEED, ALONG WITH THE USUAL HIGH
STANDARDS OF CALEDONIAN





DEVELOPMENT JAVIER FERRERO

Address: Javier Ferrero 1-13

Location: Ciudad Jardín, Madrid

Architecture: Marcio Kogan

Design: Studio MK27

Landscaping: Isabel Duprat

RESIDENTIAL SERVICES

24-hour Security

Concierge, Package Management

Laundry

EKEY Biometric Fingerprint Scanner

AMENITIES

Outdoor swimming pool

Spa

Indoor swimming pool

Jacuzzi

Relaxation area

Sauna

Multi-sensory showers

Caldarium

Hamman

Chilled plunge pool

Massage room

Gym

DWELLINGS

Houses: from 1 to 4 bedrooms with different size options: penthouses and duplex penthouses with roof terrace; one- and two-storey ground floor apartments with gardens, and apartments. Garage spaces and storeroom.

KITCHEN

Italian kitchen furnishings: LINEA - QUATTRO Opal Pura model in white lacquer. Worktop in NEOLITH large format porcelain stoneware. SIEMENS oven and free-zone induction hob, FALMEC extractor fan. Stainless steel sink. The Liebherr fridge can be fully integrated with the kitchen furniture in a width of either 60 cm or 70 cm, depending on the size of the property, with the option of a 90 cm refrigerator.

Hot water outlets for electrical appliances that have this energy saving system.

BATHROOMS

RITMONIO high-end chrome-plated solid brass mixer taps in bathrooms and kitchen. FLAMINIA white porcelain sanitaryware in the Link/Minilink suspension series, with soft-close toilet lid and cisterns concealed behind the walls.

COMMUNAL AREAS

The landscaping project, created by the prestigious Brazilian design studio of Isabel Duprat, features two large garden areas with colonnades that cover a total area of 3,000 sqm. There is also a large outdoor swimming pool fully integrated in the gardens.

A spacious, welcoming, light-filled glazed lobby offers views over the gardens. As the only point of access to the community, there is 24-hour security. Behind the reception there is a large lounge with an open fireplace, library, seating area with sofas, television, and work desks with high-speed internet connections.

Storeroom: Each property has its own storeroom, including the lighting installation.

Garage: Extra-large parking spaces for more convenience, with a minimum width of 2.60 sqm. EFFAFLEX ultra-fast garage doors that open silently in two seconds, equipped with a car registration scanner.

The block has a basement level housing the swimming pool machinery room, the electrical and heating installation room, a garbage room, the meter room, and a gardening equipment room.



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