

COGITARI HOMES

**Cogitari Homes** was founded by **Lars Christensen**, a Danish entrepreneur with more than 30 years experience within the Danish and Spanish construction industry, doing more than 600 units, primarily in the luxury segment. He has experience not only in the residential sector but also in cinemas, fitness centers, restaurants and hotels (doing with the Hilton operator in London).

Our **ambition** is to provide a **'happy client' experience**; our wealth of real estate knowledge and professionalism ensures the buying process is as stress-free and as transparent as possible for all of our clients.

We have a **strong background** in Danish construction and have been working with clients who spend a great deal of time inside their properties due to the colder climate - these clients therefore demand **highly functional and quality homes**.

The **experience** and **knowledge** we have gained from working to such exacting standards is applied to the development of our Spanish properties.

Besides top quality and high functionality, **sustainability** is also important to us. We understand that nature is not only for us, but also for our children and that reducing consumption and running costs is an important factor to consider when creating the perfect home.

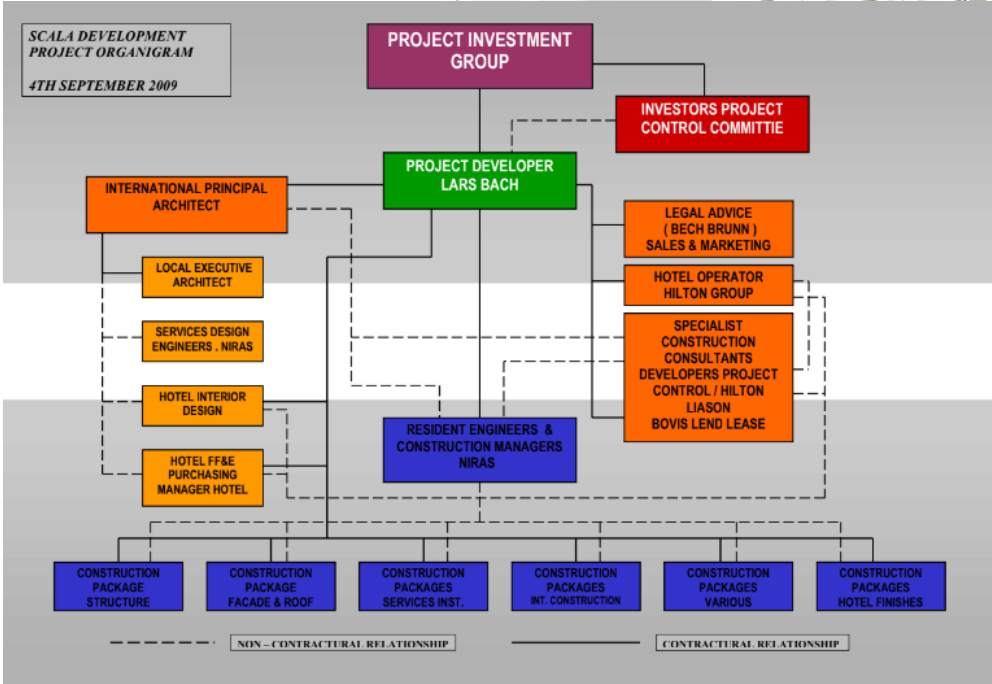
Cogitari is able to create a highly energy efficient property where consumption is reduced by as much as 70%. We aim to ensure that all of the properties we have on the market come with an **Energy Classification Certificate Grade A or B**.



# RELEVANT PROJECTS ABROAD

## SCALA DEVELOPMENT PROJECT - 35.000m2 (COPENHAGEN, DENMARK)

Prestige project with the Hilton group in the city center of Copenhagen.  
Commercial in the bottom, residential and hotel.  
200 meters Tower in the City Center.



# RELEVANT PROJECTS ABROAD

## PROJECT OF 40.000m2 (AALBORG, DENMARK)

Converted old concrete factory on the harbour of the 3rd biggest city in Denmark, Aalborg, close to Skagen.





# RELEVANT PROJECTS ABROAD

## 20 LUXURY APARTMENTS (COPENHAGEN, DENMARK)

This project consisted in demolition old building and new construction of 20 luxury apartments in Frederiksberg (this neighborhood is similar to El Limonar, Málaga).





# RELEVANT PROJECTS ABROAD

## 115 HOUSES (COPENHAGEN, DENMARK)

**Gerlev** appears today as a lovely and cozy town with great opportunities for active outdoor life.

The new residential area - Gerlev Grøften - is located in the south-eastern part of the city. Today there is a burial mound and a small wetland in the area.

- Residential area 1 is built with elderly-friendly terraced houses of approx. 90 m<sup>2</sup>.
- Residential area 2 is built with 1½-storey homes of approx. 130 m<sup>2</sup>
- Residential area 3 is built with 1-storey homes of approx. 120 - 140 m<sup>2</sup>
- Residential area 4, the detached house area, is built on individually.
- Shopping Centre



### AREA STATEMENT FOR THE FOUR RESIDENTIAL AREAS <1>

	1-storey housing for the elderly	2250 m <sup>2</sup>
<2>	25 homes of 90 m <sup>2</sup>	
	1½-storey homes	
	25 homes of 130 m <sup>2</sup> 1-storey	3250 m <sup>2</sup>
<3>	wooden houses with shell walls 10	
	homes of 120 m <sup>2</sup>	1200 m <sup>2</sup>
	15 homes of 140 m <sup>2</sup>	2100 m <sup>2</sup>
<4>	Plot houses	
	10 homes of 120 m <sup>2</sup> 20	1200 m <sup>2</sup>
	homes of 140 m <sup>2</sup> 10	2800 m <sup>2</sup>
	homes of 160 m <sup>2</sup>	1600 m <sup>2</sup>
Total	115 homes with a total area of	14400 m <sup>2</sup>



# RELEVANT PROJECTS ABROAD

## DEMOLISHING OF OLD WAREHOUSE AND CONSTRUCTION OF 55 APARTMENTS (COPENHAGEN, DENMARK)



## “Low energy buildings” or “Highly energy efficient buildings”

Low energy level is achieved by design, technologies and building products that use less energy than regular standards.

## All our villas achieve A or B Energy Efficiency Certification

90% of the new construction buildings achieve a C energy label. In contrast, **all our buildings are qualified with an A or a B Energy Efficiency Certification**, which are the best marks to be achieved by the national energy rating system and means up to a 70 % energy saving.



## Design (**MOST IMPORTANT**)

- Passive methods to reduce or increase the heating effect of solar radiation.
- Dimension and positions of porches & pergolas.
- Positioning of windows to achieve crossed ventilation to minimize the use of A/C.
- Native landscaping that do not require excessive amounts of water.
- Planting trees to provide shade for direct or indirect sunlight.

## Low temperature heat pump (Daikin Altherma)

- Altherma system consume 75% of the energy for A/C and floor heating extracted from the air (removable energy) and only 25% from electricity.
- Our floor heating systems achieves A++ energy efficiency label.
- Combine our heat pump with solar support to increase hot water savings.

## Air infiltration and heat recovery ventilation (HRV)

- Reduce up to 20% of the consumption related to floor heating and A/C.
- Because of the filters in the system, the villa achieve purified air: ideal solution to avoid allergy.
- With HRV system, we increase acoustic and thermal comfort because it is not necessary to open the windows to ventilate the villa.

## Insulation

- Energy efficient windows with thermal bridge break and solar control glasses.
- Improved insulated exterior walls, floor and roof.

## Solar Panels

- Produce up to 70% of the hot water for the heat pumps and boilers.

## Reduction in electricity and water

- EcoSmart basin mixers and showers.
- Control of energy consumption using IT systems.
- Energy efficient appliances.

# PROJECTS COMPLETED

## VILLA LUPI (BENAHAVÍS)

Located in the exclusive gated urbanization of El Herrojo Alto.

Villa Lupi is in a prime position offering spectacular mountain, golf and seaviews and easy access to some of the most prestigious golf courses on the Costa del Sol.



🏠 Built Area	624 m <sup>2</sup>
📏 Plot size	1200 m <sup>2</sup>
⚙️ Terrace 254	m <sup>2</sup>
🛏️ Bedrooms	5
🚿 Bathrooms	5
🌳 Views	Sea & Mountain
SOLD	





# PROJECTS COMPLETED

## RETAMAR SANTA MATILDE (BENALMÁDENA)

Retamar Santa Matilde is a new development located near the exclusive and much sought-after area of Benalmádena Pueblo.

The project consist of 22 design luxury villas, of which 19 (first and second phase) are already completed and sold.





	Surface Plot (m²)	Built (m²)	Surface Terrace (m²)	Pool (m²)	Surface Parking (m²)
1	657,78	292,48	91,84	38,20	44,41
2	664,07	292,48	91,84	38,20	40,70
3	734,33	327,87	92,42	38,20	36,70
4	669,11	292,48	91,84	38,20	35,52
5	695,25	292,48	91,84	38,20	37,21
6	780,21	327,87	92,42	38,20	39,92
7	660,12	292,48	91,84	38,20	35,70
8	733,26	327,87	92,42	38,20	38,32
9	733,85	327,87	112,92	38,20	41,25
10	653,29	291,66	91,84	38,20	41,80
11	732,66	327,87	92,42	38,20	38,58
12	732,24	327,87	92,42	38,20	40,42
13	652,72	292,48	91,84	38,20	35,54
14	656,78	292,48	91,84	38,20	35,64
15	732,03	327,87	92,42	38,20	36,86
16	733,12	327,87	92,42	38,20	39,13
17	744,51	327,87	92,42	38,20	44,53
18	652,56	292,48	91,84	38,20	55,66
19	652,28	292,48	91,84	38,20	46,09
20	384,02	292,31	138,91	23,90	50,00
21	296,46	286,85	110,53	23,90	50,00
22	789,77	303,12	151,91	23,90	50,00


5 SHOW HOUSE  
6 SHOW HOUSE




RETAMAR SANTA MATILDE

 Built area : 297 m²

 Plot size: 511 m²

 Beds: 5

 Baths: 3

COMPLETED

SOLD

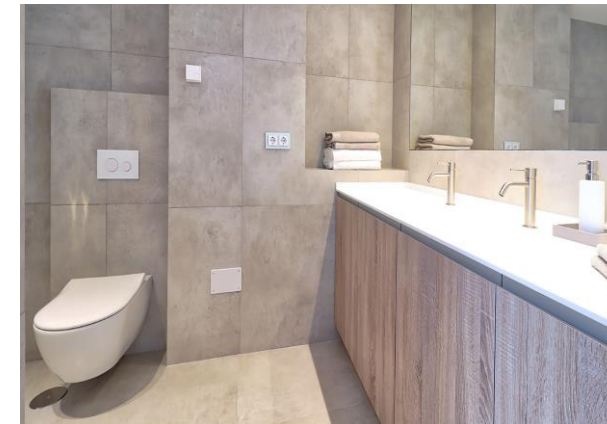




# PROJECTS COMPLETED

## JARDINES DEL PUERTO (MARBELLA)

These 6 beautifully refurbished apartments have been completed to the highest quality of standards and are located in Jardines del Puerto at the very heart of the world famous Puerto Banús – close to all amenities including Michelin star restaurants, luxury boutiques, the glorious marina and of course the beach.



# ONGOING PROJECTS

## THE HILLS (BENAHAVÍS)

The Hills project features 2 luxurious villas “Big Daddy & Southland” nestled within stunning sea, golf and mountain views.

This location in El Herrojo Alto provides a 24 hrs double gated community and access to some of the most prestigious offerings available in the Marbella.



THE HILLS - 2 Luxury Villas  
Construction starts 15.5.2021

- 🏠 Built indoor area: 946 & 835 m<sup>2</sup>
- 📏 Plot size: 960 & 830 m<sup>2</sup>
- 🛏 Beds: 6 & 5
- 🚿 Baths: 6 & 5
- 💧 Guest toilets: 2
- 🏊 Private Gym & Entertainment Room
- 🔒 24 hrs Gated Security
- 🌳 Views: Sea, Golf & Mountain





# ONGOING PROJECTS

## SPANISH CORNER (BENAHAVÍS)

The project consists of 3 new Hacienda Cortijo style with a modern twist. The Villas come with a big master bedroom, 4 guest suites, private CEO office.

Big open kitchen layout with direct access to the South facing pool deck, entertainment room, private gym and closed in garage for 3 cars to mention some of the facilities in this 3 fantastic villas.



SPANISH CORNER  
3 Haciendas Cortijo style

- Plot size: 1,119m<sup>2</sup> - 1,207m<sup>2</sup>
- Built indoor: 615m<sup>2</sup> - 668m<sup>2</sup>
- Beds: 5
- Baths: 5
- Guest toilets: 3
- Private Gym & Entertainment Room
- Dobbel 24 hrs gated
- Views: Sea, Golf & Mountain





# ONGOING PROJECTS

## GATE 3 (BENAHAVÍS)

Gate 3 is an exclusive 24hr gated community and features 3 luxurious villas in the La Quinta area of Marbella.

The abundance of natural green spaces in the surround area offers peace and tranquility with UNESCO declaring parts a Biosphere Reserve.



GATE 3 - 3 Luxury Villas

Construction starts Dec. 2021

- 🏠 Built indoor area: 497m<sup>2</sup>- 640m<sup>2</sup>
- 📖 Plot size: 1.160m<sup>2</sup> - 1.210m<sup>2</sup>
- 🛏 Beds: 5
- 🛀 Baths: 4
- 🔒 Security: 24 hrs
- 🌳 Views: Sea and Mountain

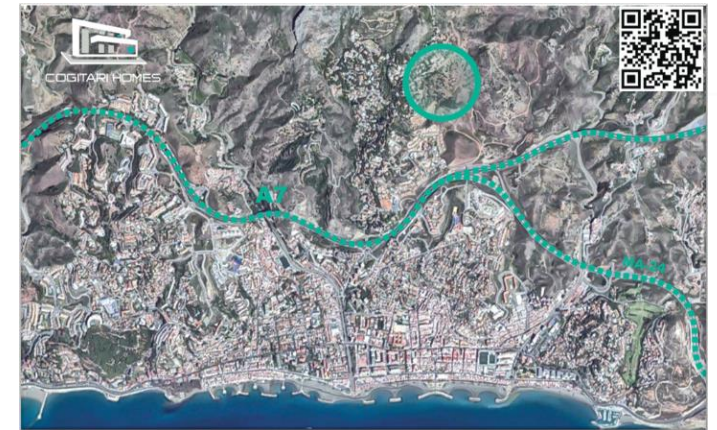




# ONGOING PROJECTS

## PINARES DE SAN ANTÓN (MÁLAGA)

Pinares de San Antón, Málaga, consists of 13 luxurious villas located in one of the most prestigious areas of Málaga, noted for its stylish character and exclusive location. The area overlooks the city of Málaga with clear views of the Mediterranean Sea.



### PINARES DE SAN ANTÓN

Construction start Dec. 2022

- 🏠 Built area : 320 - 550 m<sup>2</sup>
- 📖 Plot size: 866 - 2455 m<sup>2</sup>
- 🛏 Beds: 4 - 5
- 🚿 Baths: 3 - 4
- 💧 Guest toilet
- 🎮 Entertainment room
- 🍷 Wine cellar





# ONGOING PROJECTS

## BUENAVISTA VIEWS (MIJAS)

32 elegant boutique villas in green natural surroundings. Buenavista is ideally positioned between the impressive Sierra de Mijas mountain range and the Mediterranean sea giving breathtaking panoramic views of the surrounding landscape. The community overlooks the village of Mijas and the nearby Bay of Fuengirola.

The villas are offered in various sizes ranging from 150m<sup>2</sup> - 250m<sup>2</sup>, each with 3 or 4 bedrooms and en-suite bathrooms. Special attention has been paid to the outdoor spaces with each villa having either a garden pool or a rooftop pool. Areas for outside cooking and dining are also available.



**BUENAVISTA VIEWS**

- 🏠 Built area : 140 - 253 m<sup>2</sup>
- 📐 Plot size: 154 - 316 m<sup>2</sup>
- 🛏 Beds: 3 - 4
- 🚿 Baths: 3 - 4
- 🔒 Security: 24 hrs gated
- 🌳 Views: Sea and mountain

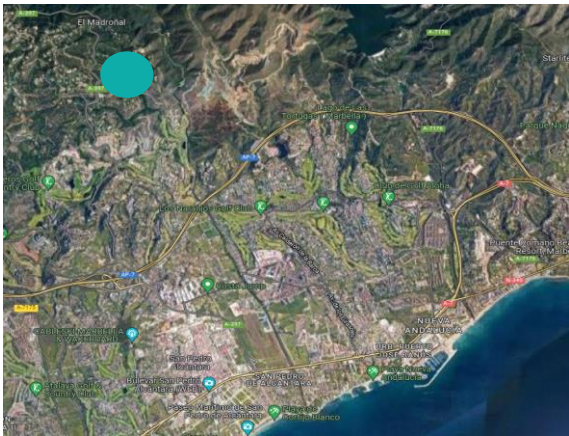




# ONGOING PROJECTS

## THE VILLAGE (EL MADROÑAL, BEHAHAVIS)

*The Village* consists of 5 luxury villas located in El Madroñal, one of the most spectacular private urbanizations on the Costa del Sol. The urbanization is situated in the foothills of the Sierra de las Nieves with unbeatable views of the Mediterranean Sea and the surrounding mountains.



### THE VILLAGE V

Construction starts Oct. 2023

Built area: 2500 m<sup>2</sup>

Plot size: 3000 – 3500 m<sup>2</sup>

Beds: 5 - 7

Baths: 4

Guest toilet

Entertainment room

SPA & Pool

Wine cellar

Security: 24hr gated

Views: Sea and mountain





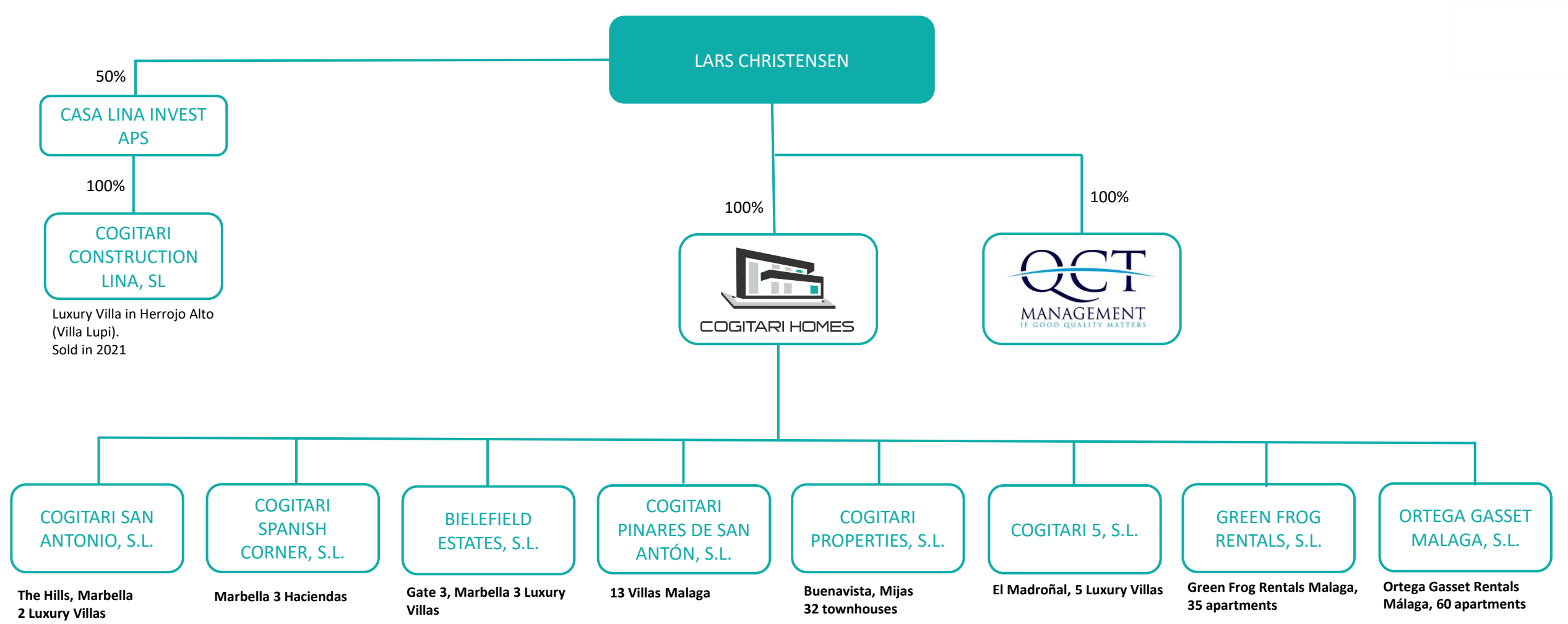
# ONGOING PROJECTS

## HEROE DE SOSTOA (MÁLAGA)

34 luxury apartments & 64 parkings & 64 storages in Málaga Center (long-term rent).  
The apartments are offered in various sizes ranging from 65m<sup>2</sup> - 90m<sup>2</sup> with 1 or 2 bedrooms and en-suite bathrooms, rooftop garden pool and green common areas.



# GROUP STRUCTURE





# COGITARI PARTNERS

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**COGITARI HOMES**  
[www.cogitarihomes.com](http://www.cogitarihomes.com)

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