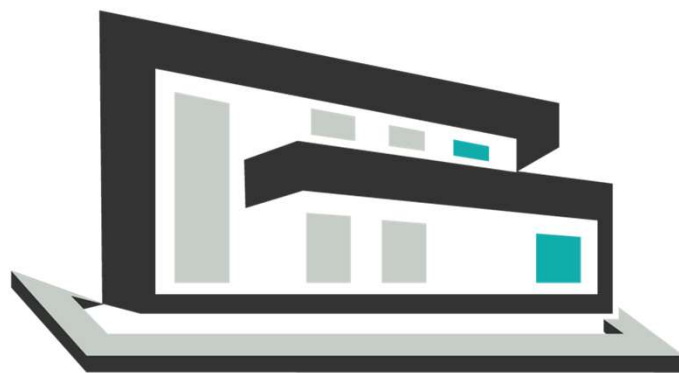




COGITARI HOMES

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**.



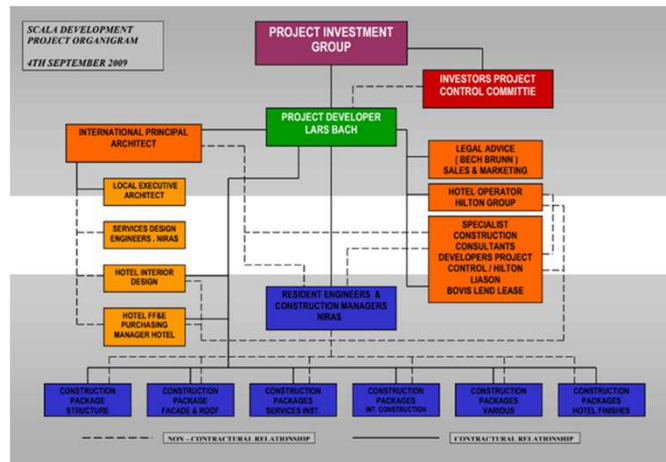
RELEVANT PROJECTS ABROAD



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

AREA STATEMENT FOR THE FOUR RESIDENTIAL AREAS <1>

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



115 HOUSES (COPENHAGEN, DENMARK)

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

The new residential area - GerlevGrøften - 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 m².
- Residential area 2 is built with 1½-storey homes of approx. 130 m²
- Residential area 3 is built with 1-storey homes of approx. 120 - 140 m²
- Residential area 4, the detached house area, is built on individually.
- Shopping Centre

RELEVANT PROJECTS ABROAD



55 APARTMENTS (COPENHAGEN, DENMARK)

Demolishing of old warehouse and construction of 55 apartments in Copenhagen.

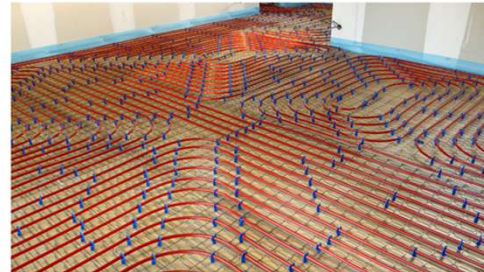


GREEN PROFILE



LOW ENERGY HOME DESIGN (MOST IMPORTANT)

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



LOW TEMPERATURE HEAT PUMP (DAIKIN ALTHERMA)

- Altherma systems only 25% from electricity, 75% of the energy for A/C and floor heating is extracted from the air removable energy.
- 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.
- The filters in the system purifies the air, the ideal solution for allergies.
- The HRV system achieves greater comfort with regards to sound and temperature because it is not necessary to open the windows to ventilate the villa.



REDUCTION IN ELECTRICITY AND WATER CONSUMPTION

- EcoSmart basin mixers and showers.
- Energy consumption controlled using IT systems.
- LED lighting.
- Energy efficient appliances.



INSULATION

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



SOLAR PANELS

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

ALL OUR VILLAS ACHIEVE A OR B ENERGY EFFICIENCY CERTIFICATION

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

PROJECTS COMPLETED

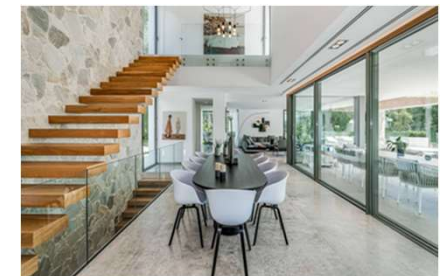


VILLA LUPI (BENAHAVÍS)

Located in the exclusive gated urbanization of **El Herrojo Alto**.

Villa Lupi is a **luxury villa** 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.

Total Built:	624m²
Plot Size:	1200m²
Terrace:	254m²
Bedrooms:	5
Bathrooms:	5
Views:	Sea & Mountain



PROJECTS COMPLETED

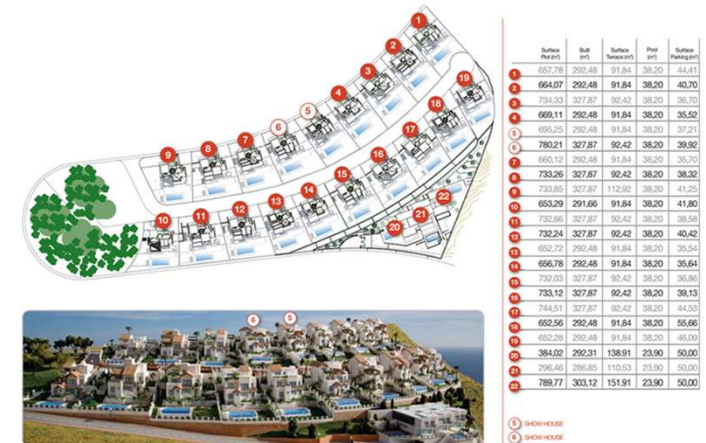


RETAMAR SANTA MATILDE (BENALMÁDENA)

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** already completed and sold.

Total Built: 287-328m²
Plot Size: 297-790m²
Bedrooms: 5
Bathrooms: 3
Views: Sea



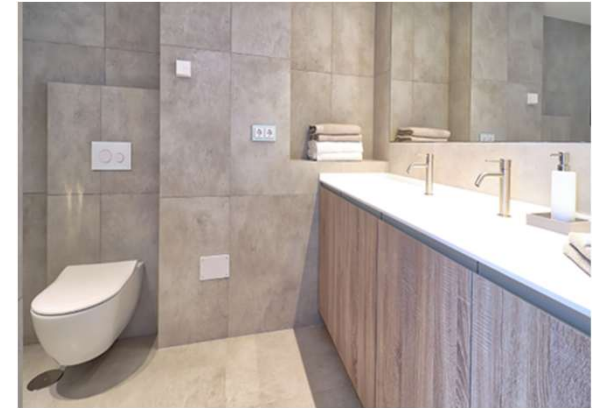
PROJECTS COMPLETED



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.

Total Built: 65-110m²
Terrace Size: 15-39m²
Bedrooms: 1-3
Bathrooms: 1-3



PROJECTS COMPLETED



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.

Total Built:	946 & 835m²
Plot Size:	960 & 830m²
Bedrooms:	5 & 6
Bathrooms:	5 & 6
Guest Toilets:	2



PROJECTS COMPLETED



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.

Total Built:	615-668m²
Plot Size:	1.119-
Bedrooms:	1.207m²
Bathrooms:	5
Guest Toilets:	5
	3



ONGOING PROJECTS

GATE 3 (BENAHAVÍS)

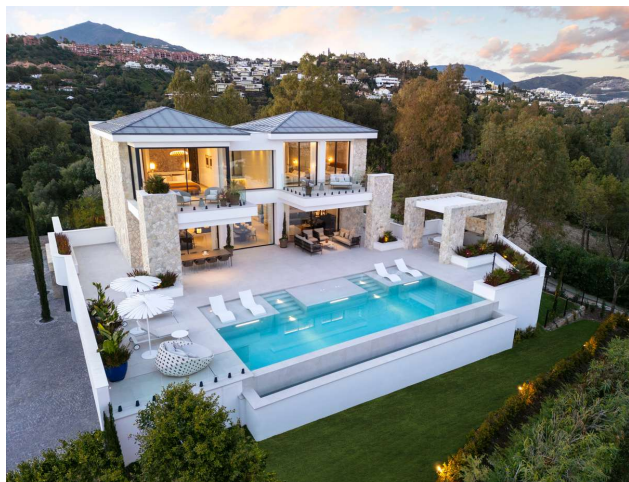
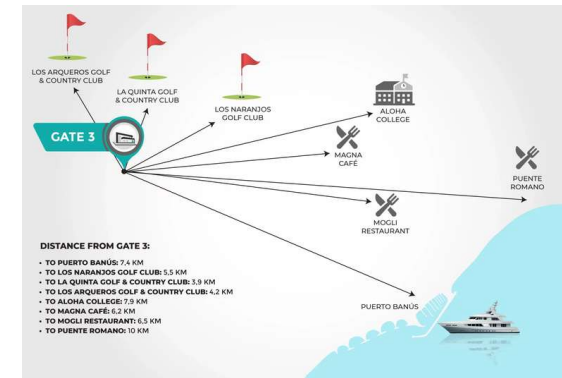
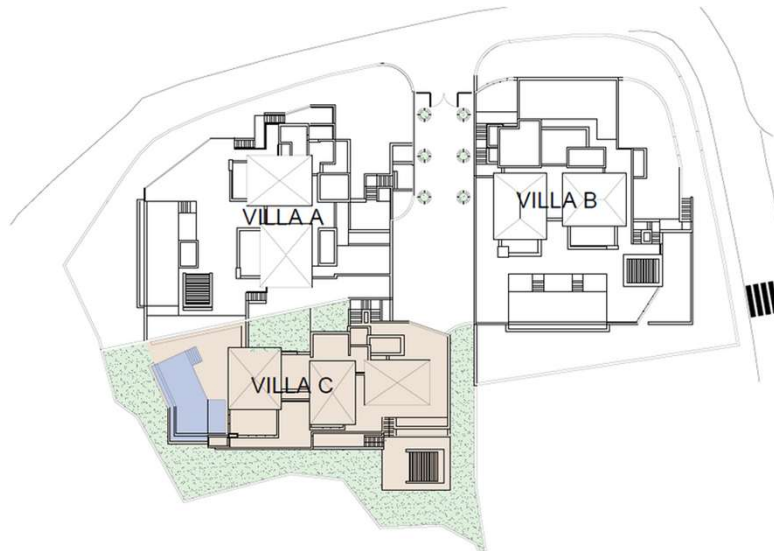
Gate 3 is an exclusive 24hr gated community and features 3 luxurious villas in the **La Quinta** area of Marbella. Extremely well positioned between the Mediterranean sea and La Concha mountain and benefiting from exceptional views.

This private neighbourhood comprises of only for **3 luxury villas** and utilities only the highest quality building specifications.

Construction started in 2024

Total Built:	497-
Plot Size:	640m²
Bedrooms:	116-1.120m²
Bathrooms:	5
	4

Entertainment room
Private gym

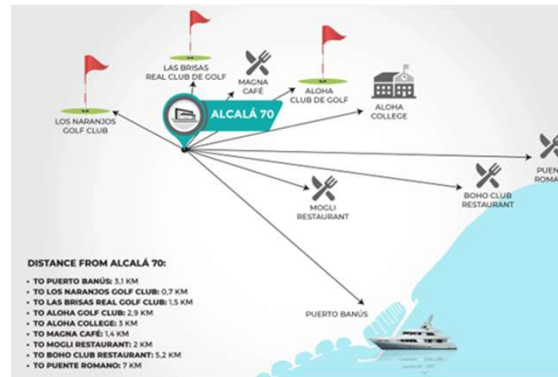


ONGOING PROJECTS



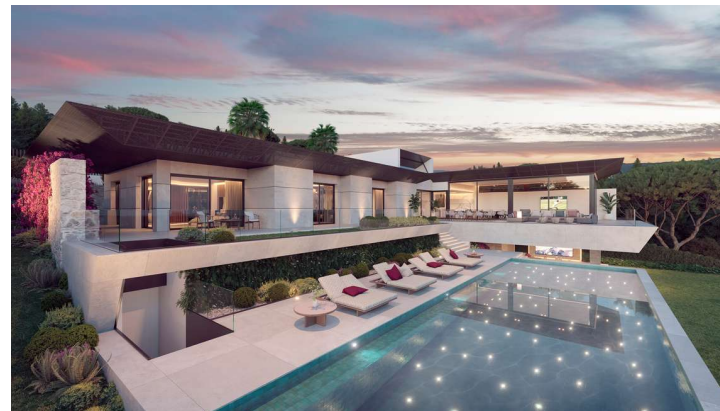
ALCALÁ 70 (NUEVA ANDALUCÍA, MARBELLA)

Alcalá 70 is an exceptional modern villa located in the heart of the **Golf Valley**. The central location in **Nueva Andalucía**, not only provides easy access to the most famous golf courses in Marbella such as Las Brisas and Los Naranjos, but all the comforts and facilities of a city, without the inconvenience of noise and traffic.



Construction started in 2024

Total Built:	983m ²
Plot Size:	1.727m ²
Open terrace:	288m ²
Bedrooms:	5
Bathrooms:	5
Parking places:	4
Views:	Mountain & golf



ONGOING PROJECTS



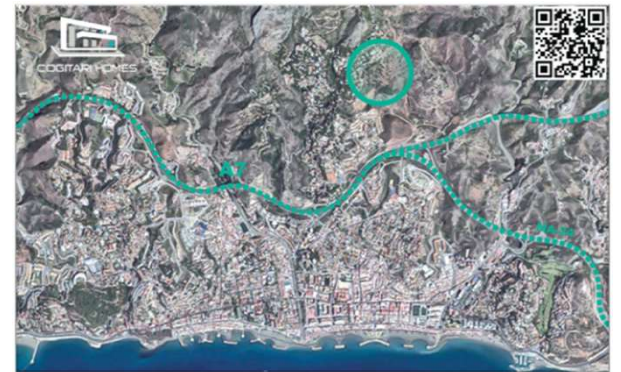
PINARES DE SAN ANTÓN (MÁLAGA)

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.

Construction started in 2024

Total Built: 320-550m²
Plot Size: 866-2.455m²
Bedrooms: 4-5
Bathrooms: 3-5
Parking places: 4
Views: Mountain & sea

Entertainment room
Wine cellar



ONGOING PROJECTS

HÉROE DE SOSTOA (MÁLAGA)

35 modern apartments with 2 bedrooms & 2 bathrooms, open kitchen – living room layout and balcony & **64 parkings** & **35 storages** in Málaga City.

The apartments are offered in various sizes ranging from 65m² – 114m².

The building includes 64 automatic parking spaces, storages, lift and social areas on the rooftop for the owners. The rooftop garden and rooftop swimming pool are exclusively for the residents.

Construction started in 2024

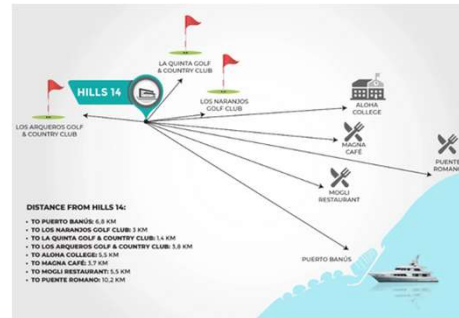
Bedrooms: 2
Bathrooms: 2
Terrace size: 1,5 x 3m

Roof top pool



ONGOING PROJECTS

THE HILLS 14 (BENAHAVÍS)



The Hills 14 is a majestic contemporary villa in the exclusive 24hrs double gated community of **El Herrojo Alto, Marbella**.

The layout contains 3 floors with **8 bedrooms** and **8 bathrooms**, 2 of the bedrooms with private access. An open plan living space and extensive outside space, including multiple terraces and a stylish pergola equipped with an outdoor kitchen and dining area.

The property has an impressive **private swimming pool** – and a **private sports club** with Tennis, Padel, Beach Volley and 5 aside Football.

Construction started in 2024

Total Built: 2.250m²
Plot Size: 2.374m²
Parking places: 6
Views: Mountain, sea & golf

Private sports club
Private cinema & gym
Exterior & interior pool



ONGOING PROJECTS



ALCALÁ 4 (NUEVA ANDALUCÍA, MARBELLA)

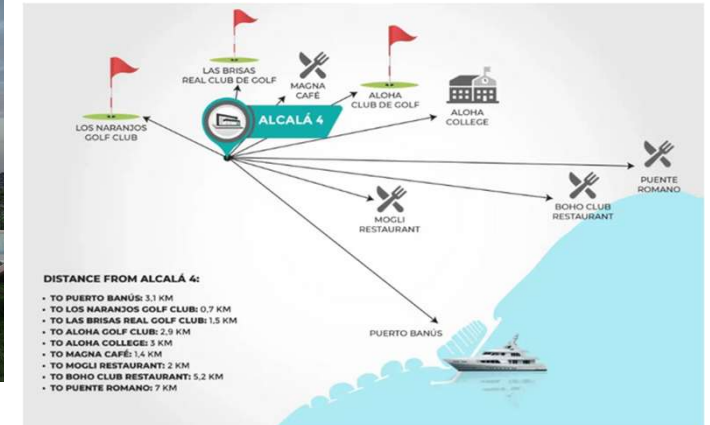
Alcala 4 is a spectacular location in the heart of **Nueva Andalucía**, surrounded by exclusive golf courses, high-end facilities and international schools.

This is a unique opportunity to acquire a modern Villa with the highest standards & qualities in this sought-after location in the **Golf Valley**.

Construction starts 2025

Total Built:	1.468m²
Plot Size:	1.458m²
Bedrooms:	5
Bathrooms:	8
Parking places:	4
Views:	Mountain & golf

Entertainment room
Private spa and gym



ONGOING PROJECTS



ORTEGA GASSET (MÁLAGA)

A unique development of **65 modern high-end apartments** & studios in Málaga. Featuring a rooftop garden with a swimming pool.

The buildings are located very central, close to Malagueta Beach, Málaga Port, 8 minutes from María Zambrano Train Station and only 10 minutes' drive from the City Center.

Construction starts Q3 2025

Buildings:	2
Apartments:	65
Bedrooms:	1-3
Total Built:	45-120m²

Rooftop garden
Swimming pool
Close to the beach

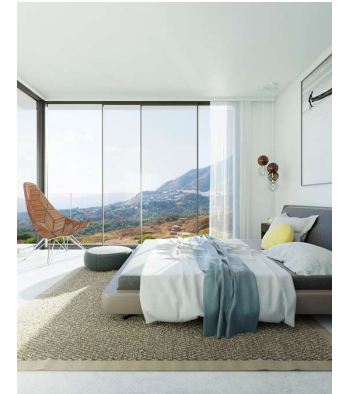


ONGOING PROJECTS



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.



Construction starts 2025

Total Built:	140-253m²
Plot Size:	154-316m²
Bedrooms:	3-4
Bathrooms:	3-4
Parking places:	4
Views:	Mountain & sea

Private pool & parking



ONGOING PROJECTS

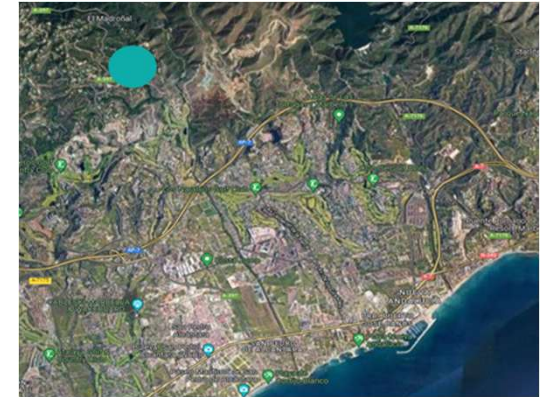
THE VILLAGE (EL MADROÑAL, BEHAHAVIS)

The Village consists of **4 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.

Construction starts 2025

Total Built: 2.500m²
Plot Size: 3.000-3.500m²
Bedrooms: 5-7
Bathrooms: 4
Views: Mountain & sea

Spa & pool
Entertainment room
Wine cellar



El Madroñal



ONGOING PROJECTS

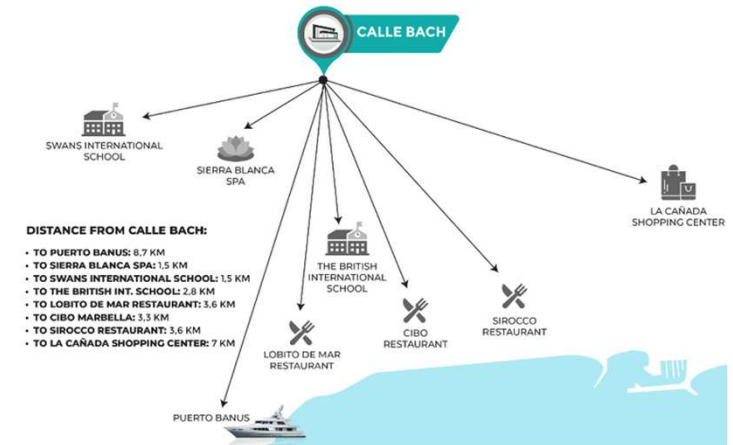


CALLE BACH (SIERRA BLANCA, MARBELLA)

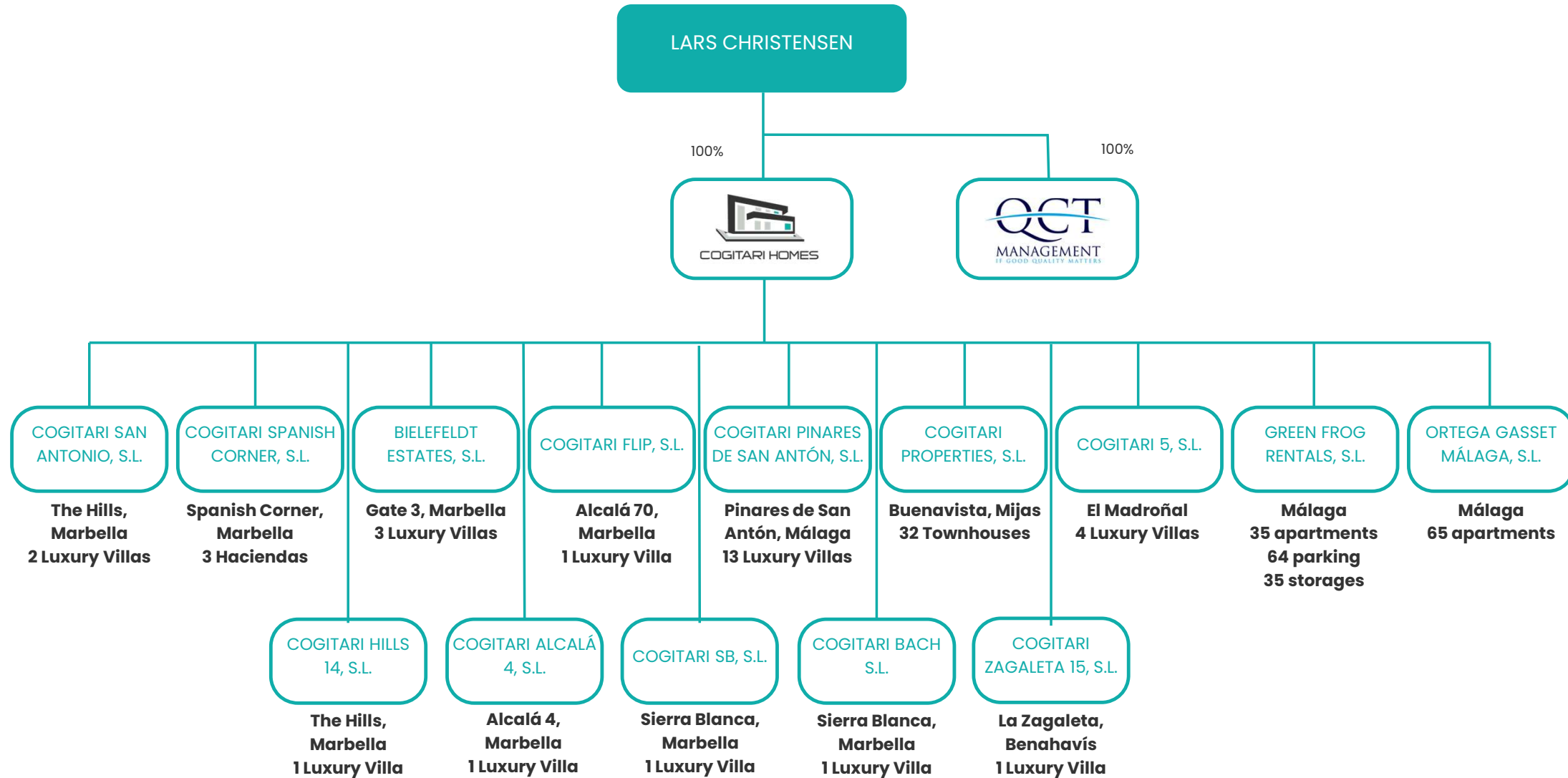
Calle Bach is a luxury two-storey property located in **Sierra Blanca**, one of Marbella's most sought-after residential neighbourhoods. The calle's contemporary architecture is designed to impress, creating a minimalist exterior with natural elements and a spacious interior bathed in light due to extensive use of glass.

Construction starts 2025

Total Built:	1.522m²
Plot Size:	2.048m²
Bedrooms:	6
Bathrooms:	6
Parking places:	6
Swimming pool:	4x27m
Views:	Sea & mountains
Private spa & gym	

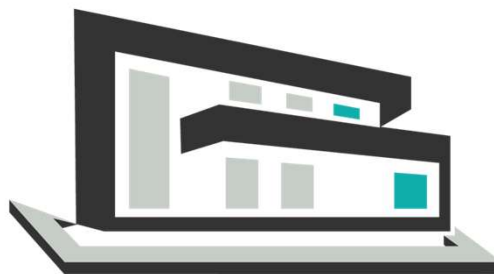


GROUP STRUCTURE



COGITARI PARTNERS





COGITARI HOMES

[www.cogitarihomes.co](http://www.cogitarihomes.com)
m

Calle Pirandello 16, 3ª Planta, oficina 3, 29010
Málaga