



SPECIFICATIONS



Sunrise Bay Residences, an exclusive residential complex of 159 semi-detached and detached villas in which to enjoy a modern lifestyle. Making wellbeing and comfort a priority, it is the perfect place to enjoy Mediterranean life on the coast of Mallorca. Different types of villas: D, E, E+ and F with 2, 3 and 4 bedrooms. All villas come with outdoor parking, open plot, terrace area, and the option to install a pergola.

Sunrise Bay Residences offers the perfect balance between comfort, leisure and tranquillity.

||| FAÇADE

Exterior enclosure formed by brickwork, air chamber and dry partitioning system with laminated plasterboard or brickwork.

The exterior finish will be rendered with cement mortar coated with paint for exteriors.



ROOFS

The roofs have been designed to ensure watertightness against leaks and damp, making them completely watertight.

Passable roofs will have non-slip stoneware flooring in areas where this is required. Pitched roofs will be made of ceramic tiles.





EXTERIOR CARPENTRY

Exterior carpentry made of PVC or lacquered aluminium with thermal bridge break. Double glazing with air chamber, for greater energy efficiency, guaranteeing thermal comfort in the home.

Sliding or folding door opening systems, depending on the project.



INTERIOR CARPENTRY

Access door to the property

Security access door to the property with white surface finish on the inside and wooden or similar tone on the outside. Multi-point lock and peephole.

Interior doors

White lacquered MDF interior doors, smooth, blind and with metal fittings. Bathroom doors with latch.

Built-in wardrobes

Wardrobe fronts to match the interior doors, sliding or hinged doors in white lacquered MDF, smooth and blind, and fitted inside with a hanging rail and storage shelf.

Upgrade available. Fitted wardrobes: lined (inside) plus drawer units.





INTERIOR PANELLING

False ceilings and ceiling finishes

Laminated plasterboard false ceiling or coated plaster finish in the interior of the property, according to the needs of each area. In either case, the plaster ceilings will be finished with smooth matt plastic paint.

Bathroom walls

Painting and tiling of bathroom walls. Colours chosen by the project management.

Walls in other rooms

Finished with smooth matt plastic paint.

Interior flooring (bathrooms)

Medium format ceramic tiles in a grey tone, chosen by the project management.

Interior flooring (hall, living room, bedrooms, kitchen)

Floating laminate flooring with synthetic finish. White lacquered MDF skirting board.

Upgrade available. Porcelain tile.



EXTERIOR FLOORING

Terrace flooring

Medium format non-slip porcelain tile. Colours chosen by the project management. The interior and exterior flooring will have a similar shade so that there is continuity throughout the flooring.



PARTITIONS - INTERIOR PARTITION WALLS

Separation between properties

The separation between properties is done by means of a perforated brick wall finished on both sides with plaster, laminated plaster or tiling according to the project and distribution specifications.

Interior layout

Interior layout of the property with ceramic brickwork and/or laminated plasterboard partition walls and galvanised structure according to the needs and specifications of the project.

BATHROOM EQUIPMENT

Sanitary fittings

White vitrified porcelain sanitary ware.

Shower tray

All bathrooms will be equipped with resin shower tray, with a non-slip finish.

Preparation for the installation of a possible shower screen

.Upgrade available. Screen in main bathroom.
Additional screen in the rest of the bathrooms.

Washbasin fittings

The fittings will be chrome-plated mixer taps of modern design.





Shower and bath fittings

Chrome-plated mixer taps.

Upgrade available. Bathroom furniture with drawer unit and built-in sink in main bathroom. Backlit mirror and furnishing of secondary bathroom.



KITCHEN EQUIPMENT

Background between wall and base units

Cladding between upper and lower units; in areas where there are only lower units, a plinth of the same material will be applied to the worktop.

Worktop

Worktop in a colour matching the doors of the kitchen furniture according to the established colours.

Upgrade available. Kitchen with high-quality furniture and a wide range of colors.

Sink

Stainless steel sink.

Electrical appliances

Extractor hood, induction hob and oven. White label or rebrand.

Fitted kitchen

Lower and upper units according to the project.

Washing area

Pre-installation will be supplied with planned location in washing and drying area according to regulations. This option does not include washing machine or dryer.

Upgrade available. Washing machine and/or tumble dryer depending on the housing typology. Bosch, Siemens, NEFF or similar.



INSTALLATIONS

Air conditioning

Hot/cold air-conditioning installation (living/dining room and bedrooms).

Domestic hot water production

Individual domestic hot water production through aerothermal energy according to regulations and in compliance with energy efficiency standards.



Show flat housing. May include upgrades not included in the basic price.



Lighting

The properties will have lighting points in each of the interior rooms.

Upgrade available. It includes interior fixtures and fixtures in the exterior lobby area and terraces.



OUTDOOR AREA FOR PRIVATE USE - PLOT

Upgrade available. Individual swimming pool on the plot as per project specifications, subject to land characteristics.

Upgrade available. Landscaping with Mediterranean species.

Upgrade available. Installation of photovoltaic panels in the plot with batteries.

Upgrade available. Installation of a pergola.

The choice of these upgrade options will have a maximum contracting date.



COMMUNAL AREAS

Outdoor swimming pools

Communal swimming pools in different plots of the complex.
Shared use between the blocks of the complex.

Relaxation area

Relaxation area featuring a swimming pool, sauna, water jets and hydromassage.

Changing rooms with showers and toilets.

Fitness

Gym with sports equipment, music system and television.

Transportation

Private shuttle bus from the complex to the beach.*

*Service contracted exclusively by the owners' association after express agreement by the owners' meeting.

Communal area

Gastrobar with lounge area and kitchen.*

*For the exclusive use of the community of owners and not operated by an external service.

Cinema

Projection area and sound equipment.

Business centre

Multi-purpose space.





This information is based on the currently existing project, which may be subject to modifications for technical or legal reasons at request of the competent authority or the project management. The Property Developer reserves his right to make such modifications, as well as others necessary for commercial reasons.

The images contained in these specifications correspond to the show flat and may include upgrades not included in the basic price of the property, such as a pergola, swimming pool or landscaping. Each housing typology may differ from the show flat and is subject to the specific land characteristics.

The choice of upgrades will have a maximum contracting date. Furthermore, the furnishings, accessories, equipment, decoration and other elements contained in these specifications, such as upgrades and finishings, correspond to the show flat, and may differ from the final ones for technical and commercial reasons. The elements of decoration and furniture shown may be purchased in addition to the price of the property.