



SUNRISE BAY
RESIDENCES

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 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 interior and exterior wood-tone or similar surface finish, 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

Floor-to-ceiling 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. To be chosen by the client among the options and design provided by the project management.

Walls in other rooms

Finished with smooth matt plastic paint.

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

Medium format porcelain tile. To be chosen by the client for the entire interior of the property from the two options provided by the project management. The interior and exterior floor will have a similar tone so that there is continuity throughout the flooring.

EXTERIOR FLOORING

Terrace flooring

Medium format non-slip porcelain tile. To be chosen by the client from the two options provided 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. Electric underfloor heating or electric towel rail.

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.

Upgrade available. Kitchen with better features similar to the kitchen in the image.

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.

Upgrade available. Fridge, microwave oven, dishwasher. NEFF appliances.

Fitted kitchen

Lower and upper units according to the project.

Upgrade available. Kitchen bar. Panelled appliance front. Linked to the upgrade with NEFF appliances.

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. Bosch, Siemens or similar brand washing machine and tumble dryer.



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.

Upgrade option. Home automation installation. Lighting and air conditioning control.





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. Private swimming pool on the plot according to project specifications.

Upgrade available. Landscaping with Mediterranean species.

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

Upgrade available. Installation of a pergola.



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.





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