

Located in a privileged area for its sea views, the residential **BAYVIEW HOMES** has taken care of the quality of design and materials used. Every detail has been carefully selected to ensure the excellence of the project, with an advanced level in the interior and a building full of personality in its architecture and construction.

FOUNDATIONS AND STRUCTURE

- Foundations in reinforced concrete slabs in accordance with current legislation.
- Structure of pillars, girders and waffle slabs in reinforced concrete.

EXTERIOR FINISHES

- The façade will be ceramic coated, with air chamber and heat insulation, covered on the outside with water-repellent mortar and masonry paint.

DIVIDING WALLS

- Dividing walls in the dwellings comprising partition walls in hollow ceramic brick, with sprayed plaster finish and coated in smooth plastic paint.
- Dwelling dividing walls in perforated soundproofed brick, allowing safety and comfort within the dwelling.
- Separation between housing formed by soundproof perforated bricks offering safety and comfort inside the house.

FLOORING AND TILING

- Premium large dimension porcelain rectified stoneware flooring, laid on anti-impact sheeting with skirting board matching the joinery or the laminated wooden floor.
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- The outside terrace areas will have large dimension non-slip rectified stoneware tiles suitable for outdoor use.

EXTERIOR CARPENTRY

Technal brand PVC outside joinery on façade gaps and double glazing with Climalit-type glass with argon gas filled solar control system, to provide maximum acoustic and thermal quality in the interior of the dwelling, achieving a thermal transmittance U-value of 1.3.

CLIMATE CONTROL AND DHW

The climate control system and domestic hot water (DHW) production is designed to use the aerothermal system for the highest possible energy efficiency.

Aerothermia is a technology which extracts energy from the air temperature, a clean energy meaning major energy savings.

In addition, the dwellings will be equipped with a system of underfloor heating as the most efficient, comfortable and most aesthetically pleasing solution for heating.

BATHROOM FITTINGS AND TAPS

The bathroom fittings will be Roca or similar, with suspended fixtures in vitrified white porcelain with premium brand mixer taps. Extra flat showers in bathrooms with glass dividing screens.

There will be a private Jacuzzi on the balconies of split-level dwellings.

KITCHENS

Our German manufactured kitchens have been studied so that they match the dwellings' design, fitted with eye and waist level large capacity cupboards.

Household appliances are Siemens brand, comprising built-in electric ceramic hob, extractor fan, oven, microwave, washing machine, dishwasher and refrigerator.

In addition to compact counters with a stainless-steel sink and matching chrome monobloc taps.

DOMOTICS AND SPECIAL FEATURES

- Electric video entry phone in dwelling.
- The dwellings will be equipped with leak detection systems in damp areas, and with smoke detectors and alarms.

INTERIOR JOINERY

- Reinforced entry door to the building with a triple point anchorage lock, with chrome covered safety fittings, safety and anti-leverage lock.
- The internal doors within the dwellings are in white lacquered wood with stainless steel fastenings, making them fit in to perfection with the design of the dwelling.
- The built-in wardrobes are covered in lacquered wood to match inside joinery and are lined within, with drawers and compartments.

SHARED AREAS

- A totally gated and fenced residential complex, with landscaped zones set out all over the development with the result being a carefully landscaped Mediterranean setting, with a system of automatic watering and night-time illumination.
- Communal outdoor swimming pool with night-time lighting.
- Cabin lifts in accordance with accessibility regulations for up to 6 persons.
- The housing development has a sports area comprising a gymnasium, fitness area, paddle tennis courts, and a zone with jacuzzi and hydro massage, changing rooms and sauna.
- Multi-purpose room, movie theatre and infants' play area.
- Covered garage parking spaces and independent storage rooms with an area for vehicle washing and vacuuming, equipped with fire detection system and a mechanical ventilation system.
- Video surveillance.

ENERGY EFFICIENCY

These buildings are designed seeking greater efficiency for low energy consumption which favours rational use of energy while caring for the environment, for the quality and for a comfortable interior climate.

These are dwellings designed with greater efficiency in mind for low energy consumption which encourages the rational use of energy, at the same time taking care of the environment, quality and climate comfort inside the dwelling.

The best energy rating on its scale will be achieved, at A rating.

In addition, recharging points will be included in garages for electric vehicles.

VENTILATION SYSTEM

The designed double flow ventilation ensures air quality through extraction of stale air in the damp rooms (kitchens, bathrooms and toilets) and simultaneously ensures blowing of new filtered air into the dry rooms (living room, dining room, bedrooms...).

This system is necessary and vital for buildings of totally automated low energy consumption, including filters which improve air quality and which enable filtering of airborne dust, pollen and etc.

The level of comfort within the dwelling is much higher than the traditional system of simple flow, meaning there is clean air to breathe, renewal of air when absent, and that odours and the appearance of damp due to condensation are avoided.