

# THE Bay COLLECTION 3

## QUALITY SPECIFICATIONS



PROPERTIES ADAPTED TO THE TECHNICAL BUILDING CODE ACCORDING TO THE EUROPEAN BUILDING STANDARDS (CTE).

### STRUCTURE, WALLS AND SURFACE



SISMO: (In all the exterior of the property). This is a constructive system that includes the structure, closures and insulation with built-in reinforced concrete walls and insulation on both sides of the wall in order to guarantee the best soundproofing and thermal insulation.

INTERIOR FINISH: Interior walls with ceramic brick, plaster render and white paint.

### FLOOR & WALL TILES

PORCELANOSA



Great selection from "PORCELANOSA" and "SALONI" brands.

Both "PORCELANOSA" and "SALONI" are leaders in the manufacture of ceramic floor tiles thanks to their advanced production techniques and the quality and versatility of their designs. Championed in dictating new trends, their collections of flooring reveal a deep breath in natural materials, without sacrificing the properties and intrinsic characteristics of ceramics.

### Wood Floors from "SURCO" brand.



"SURCO" brand belongs to the group Azkue and it has been since 1933 a reference brand in the furniture and wood treatment sector. We have incorporated into our quality specifications the panel of multilayer wood with a core of plywood that guarantees maximum resistance to the finish with fine wood. Among the finishes, always natural, we can choose a range of colours, high resistance varnished finishes and natural oil "Hardwax Oil". All within the highest quality and environmental sustainability.

### BATHROOM FITTINGS

#### Baths and showers: "JACOB DELAFON" or "DURAVIT"



"JACOB DELAFON" has been an indispensable actress in the history of the bathroom for more than 120 years and it has always been recognised for its ancestral know-how and for being one of the main precursors of hygiene and hydrotherapy. Thanks to its experience acquired in the course of the years, the brand creates products of an irreproachable quality and always boasting of an exquisite design.



"DURAVIT" shows again and again the willingness of opening new paths with innovative techniques with an exceptional design and the creation of new product segments. Although we live in the age of high technology and automation, products with such high requirements in design and functionality, make quality a matter of craft skills. For this reason, "DURAVIT" maintains a high percentage of hand production to ensure the highest standards.

#### Taps: "GROHE" or "JACOB DELAFON"



"GROHE" is the world's leading provider of sanitary fittings and a global brand, dedicated to providing innovative water products. For many decades, it has been committed to the brand values of technology, quality, design and sustainability that all illustrate GROHE's commitment to creating exceptional experiences, innovation and functional design.



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### KITCHEN

bulthaup

"BULTHAUP B1" is the essential kitchen, with a fresh look and fresh new advantages. Focused on the essentials, perfectly thought through and precision-finished, it radiates the timeless beauty of a sculpture and exudes simplicity right down to the last detail. A few base elements, front finishes and materials join together to form a functional and aesthetic design.

Cabinet doors and worktop to be chosen from a variety of colours.



The brand of the electrical appliances is "BOSCH", which includes: microwave, oven, electric hob, extractor fan, sink, dishwasher, refrigerator, washing machine and dryer (2 years warranty).

All the appliances are energy mark "A" or superior.

### INDOOR CARPENTRY

CARRÉ

All the indoor carpentry of the properties include wardrobes, interior of the wardrobes, main entrance door and doors are from the brand "CARRÉ FURNITURE". All interior doors and the entrance door have a rubber seal all around to insure sealing, with a height of 2,10 metres. Carpentry finishing in smooth "off-white" colour, except the interior of the wardrobes which are made in "Vison" colour. The interiors of the wardrobes count with hanging bars, drawers and shelves.

Electric Blinds in all bedrooms.

### OUTDOOR CARPENTRY



One of the irreplaceable values of "TECHNAL" is the well established principle for the preservation of the environment. Technal counts with closures with extremely high thermal features that facilitate energy saving by reducing consumption of heating and air conditioning.

## FACILITIES

### UNDERFLOOR HEATING IN LIVING ROOM ,BEDROOMS AND BATHROOMS.

#### AIR CONDITIONING

Heating and air conditioning installations made with the best international brands that count the highest energy ratings market.

#### SOLAR PANELS

Solar collectors for hot water production integrated with the Heating System and Air Conditioning.

#### TV & INTERNET

Installation of cable TV including TDT, with sockets in Living Room, Bedrooms and Terrace.

#### HOME AUTOMATION

**FERMAX**

A Home Automation and Energy Efficiency Management System is installed with the following features: Intercom, Flooding Detector with automatic water cut, Smoke Detector, Notice of Electricity supply cut, heating and air conditioning cut, communications with the system via mobile APP's and any other functions may be requested by the client.

#### LIGHT SWITCHES & POWER POINTS

**NIESSEN**

"NIESSEN" brand in off-white colour.

#### GARDEN

It comes fully finished including grass, shrubs, trees and all hedge plantation along the perimeter of the plot to ensure privacy. Complete installation of automatic watering, exterior lighting and, of course, the freedom to choose the design of your garden.

#### POOL

The Pool is designed to be "infinity" (overflowing) with automatic salt chlorinator installed. It comes filled and running. It also comes with night LED lighting with color change.

#### ALARM

Complete installation of Alarm system by a security company Approved by D.G.P.

#### INTERCOM

Colour video door entry system with delocalised camera.

### RESERVA DEL HIGUERÓN SPORT CLUB INSCRIPTION AND FIRST YEAR MEMBERSHIP FEE FREE.

NOTE: Please note that all the finishes, or elements described above may suffer modifications or are changed for other elements of the same or higher quality, due to technical decisions, manufacture model change, technical opinions or change of regulations.

WARRANTY: According to the LOE law, this development has included a 10 years. Guarantee of material damages caused by defects that affect the structural safety; and a 3 years Guarantee of material damages caused by defects on construction or installation elements which affect the habitability. This responsibility is covered by the corresponding insurances.