



SUNRISE BAY
RESIDENCES

SPECIFICATIONS

— COMFORT FINISH —



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.

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 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.

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.

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.

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

Basin and shower fittings

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





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



KITCHEN EQUIPMENT

Consisting of laminate worktop, two-burner hob and stainless steel sink, does not include cupboards or other accessories.

Upgrade option. Fitted kitchen with the same features as the show flat. Includes upper and lower units, worktop, stainless steel sink, extractor hood, induction hob and oven (Teka or similar).

Washing area

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



INSTALLATIONS

Air conditioning

Pre-installation for hot/cold air conditioning (living/dining room and bedrooms).

Upgrade option. Fan coil machine in living/dining room and bedroom.

Domestic hot water production

Individual domestic hot water production with aerothermal energy according to regulations and complying with energy efficiency standards.

Lighting

The units will have a light point in each of the interior rooms.

Upgrade option: Includes interior luminaires and luminaires in the exterior lobby area and terraces.





OUTDOOR AREA FOR PRIVATE USE - PLOT

Upgrade available. Landscaping with Mediterranean species.

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



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.





March 2025

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.