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BEST REAL ESTATE AGENT (UK)
Group The Metropolitan Properties
2018-2019

Bayview Hills COLLECTION

57 homes and Penthouse duplexes with 2 and 3 bedrooms.

Spectacular sea views on the beachfront.

Superior quality in construction and finishes.

Large garden areas, indoor and outdoor pool.

Sports area: gym, Finnish sauna, and Turkish bath

Social area: Social room for multi-use, a lookout viewpoint with a barbecue area. Covered underground parking spaces and storage rooms with easy access and pre-installation for vehicle recharging, community car wash area and bicycle parking area.

LOCATION

Your future home is located in the Tamango Hills urbanization in Nerja, a perfect environment to enjoy nature. Here, you will be surrounded by a unique and unmistakable landscape, and you will be able to enjoy a wide variety of sports such as golf, fishing, scuba diving or hiking, among many others.

From the apartments, you will be able to see the upcoming Axarquía Marina, offering 500 moorings for those who love to sail.

On the other hand, this town is home to numerous key points for tourism, such as the Nerja caves, declared an Asset of Cultural Interest, and the Balcón de Europa, with sea views, as breath-taking as the ones you will enjoy from Bayview Hills Collection.

To all this we must add incredible gastronomy that the area has to offer, in which fish is the absolute star of each dish. The residential complex will be surrounded by restaurants, shops and shopping centres that give the town unbeatable cultural life and leisure.

In addition, Bayview Hills Collection is perfectly connected to everything you need, with quick access from the motorway that runs along the entire Costa del Sol and proximity to beaches, activities, and water sports.

THE BEST VIEW OF THE MEDITERRANEAN

The municipality of Nerja, belonging to Malaga, is one of the most desired destinations on the Costa del Sol, and for this reason is the place of choice for Bayview Hills Collection to build, not just a building project, but the project of your life. With thirteen kilometres of beaches at your disposal, equipped with the best services and an ideal climate so that both you and your family can find the relaxation and enjoyment that you deserve.

FUNCTIONAL AREAS

Bayview Hills Collection is made up of 57 exclusive homes, on the beachfront and with impressive panoramic views of the sea. The penthouses, consisting of 2 or 3 bedrooms, are designed with a modern and avant-garde style, and are built with the best quality materials and finishes.

The Bayview Hills Collection homes are spectacular, both inside and out. All areas have been purposely designed to make the most of the Costa del Sol's unique sun and daylight, constantly creating special moments and spaces, such as the private terraces with amazing sea views. As for the distribution, the open plan kitchens that open to the living room stand out the most, with a bar and spacious area, furnished with the latest designs and with large capacities, as well as being equipped with high-end brand appliances.

FINISHES

The Bayview Hills Collection homes feature large-format porcelain floor tiles, giving an exclusive and modern feel. The varnished white carpentry and doors make every detail of your future home perfect and clean.

Design and functionality share prominence, thanks to the large built-in wardrobes, which have fitted interiors in all rooms and details such as the careful design of taps and shower plates.

SPORTS AND COMMON AREAS

At Bayview Hills Collection the views are the first thing that catch your eye, but there is much more to be seen. Discover the large garden areas distributed throughout the urbanization, recreating a beautiful Mediterranean landscape.

But in this project, the real protagonist is you, so you can refresh yourself in its different swimming pools, one of them being indoor and heated, the other outdoor, both with jacuzzi for any time of the year, you will keep fit in its gym and you will enjoy the best company in the social lounge and games room. The complex also has a Finnish sauna and Turkish bath, paddle tennis court and multi-sports court, petanque court, putting green, golf simulator room, cinema room, barbecue area with a view of the sea and even a wine bar for the most refined palates.

ENERGY EFFICIENCY

Bayview Hills Collection is determined to achieve the highest efficiency with low energy consumption, seeking to be responsible with the environment and climatic comfort in each home.

The air conditioning has an intelligent aerothermal system for air distribution, which provides personalized control in each room and constant air renewal to maintain the desired temperature.

The production of hot water is carried out through the same aerothermal system with high energy efficiency and the greatest possible power savings.

In addition, the homes have underfloor heating in the bathrooms, which allows greater energy savings and comfort. They are also equipped with a double flow ventilation system, which ensures the quality of the indoor air and recovers energy thanks to the heat recovery.

The garages have pre-installation of charging points for electric vehicles and other amenities such as a vacuum and cleaning area and a community area for bicycles.

At Bayview Hills Collection, security is also a priority, which is why the development is a closed area with video surveillance and controlled access by video intercom. The apartments have an intrusion system with alarm and detection systems for water leaks and smoke.

A SAFE INVESTMENT WITH A RELIABLE COMPANY IN A RESIDENTIAL COMPLEX

Bayview Hills Collection is an exclusive residential area that beats all existing common areas.

A development with the solid guarantee of Caorza Group, a developer & construction company with more than 25 years of experience, with many projects already consolidated and proven, with the best and highly professional team, from architects, site managers, technical directors and large industrialists in the sector, in order to offer the highest quality homes with superb

finishes and making unique residential complexes, as well as a very safe and profitable investment.

Caorza Group ensures the correct completion of the work, the accuracy of its services and compliance with the agreed conditions, respect for the environment and social values in all its projects.

TECHNICAL SPECIFICATIONS

The Bayview Hills Collection development pays the greatest possible attention to the overall quality of the building and finishes, and the project only uses the latest construction materials. Every detail is carefully chosen and executed, and together with a high standard interior design and facades full of character in their design and architecture, they ensure excellence throughout.

FOUNDATION AND STRUCTURE

Foundation by reinforced concrete slab according to current regulations.
Structure of pillars, girders, and waffle slabs of reinforced concrete.

OUTDOOR ENCLOSURE

- The facade will be made with ceramic cladding, an air chamber and thermal insulation, covered on the outside with water-repellent mortar and stone-effect paint.

INTERIOR DIVISIONS

Interior divisions of the building formed by ceramic hollow brick partitions, with a projected plaster finish and completed in smooth plastic paint.

Separation between housing formed by double resistant perforated brick masonry with acoustic insulation inside, offering security and comfort inside the home.

FLOORING AND TILING

- Top-quality large format rectified porcelain stoneware flooring, placed on an anti-impact lamina, skirting board or laminated wood floor.
- The tiling in bathrooms and toilets will be made of top brand stoneware with different models available to choose from. With underfloor electric heating.
- Large format rectified outdoor non-slip stoneware tiles will be installed in outdoor terrace areas.

EXTERNAL WOODWORK

PVC exterior carpentry in facade openings and glazing made with double climalit style glass with interior solar argon gas control system, offering maximum acoustic and thermal comfort inside the home, achieving a thermal transmittance U:1.3.

AIR CONDITIONING AND DHW

The projected air conditioning system and the production of domestic hot water (DHW) will be carried out through the aérothermal system of the highest energy efficiency. Aérothermal energy is a technology that extracts energy from the air temperature, being a clean energy with high power savings. In addition, the homes will be equipped with radiant floor system in the bathrooms, being the most efficient, comfortable, and aesthetic solution for heating.

SANITARY FITTINGS AND TAPS

The sanitary equipment with a suspended system in white vitrified porcelain with top-brand mixer taps. Extra-flat shower in bathrooms with fixed tempered glass shower screen.

KITCHENS

Our kitchens have been designed to fit in with the design of the home, fitted with large capacity wall and base units with a compact laminate finish worktop and stainless-steel sink with matching chrome-plated Monoblock taps.

The electrical appliances consist of an electric ceramic hob with integrated extractor hood system, oven with microwave function, washer-dryer, dishwasher and fridge integrated in the furniture.

A compact resin countertop with a stainless-steel sink and matching chrome Monoblock taps.

It must be taken into account that all the details or characteristics described may undergo modifications or be replaced by elements of equal or higher quality due to technical criteria, changes in manufacturing models or changes in current regulations.

HOME AUTOMATION AND SPECIAL INSTALLATIONS

Home automation and special installations

Electric video intercom in the house.

The homes will be equipped with a water leak detection system in wet areas and smoke detection and alarms.

Pre-installation of drainage and sanitary water point for the jacuzzi area and kitchen in outdoor solarium.

INTERIOR CARPENTRY

Reinforced door to access the house with a security lock with three anchor points, with chrome security fittings, anti-leverage security lock.

The interior doors of the houses are made of white lacquered wood with stainless steel fittings, integrating perfectly into the design of the house.

Built-in wardrobe fronts lined with sliding doors made of coloured veneered board and matching interior door frames with a drawer unit.

COMMON AREAS

- Fully closed and fenced residential complex with a 13,163 m² plot with more than 9,000 m² of large garden areas with walking paths, distributed throughout the urbanization, achieving a

careful landscape environment with Mediterranean ambience and unbeatable views of the sea and the mountains, all with automated irrigation system and night lighting.

- Community infinity pool and jacuzzi for adults and children with an outdoor area for hammocks with night lighting and purification system.
- Indoor heated swimming pool with integrated jacuzzi and lighting and purification system.
- Viewpoint with benches to sit and watch the sunrise and sunset, as well as enjoying the best views of the sea and the mountains.
- Common areas with non-slip flooring and elevators with cabins according to accessibility regulations for up to 6 people
- The urbanization has an indoor leisure and sports area with gymnasium, swimming pool with jacuzzi and hydromassage area, bathrooms with changing rooms, Finnish sauna, Turkish bath, social lounge with games, games room, cinema room and wine cellar.
- Outside, the complex has a paddle tennis court and a multi-game court, petanque court, mini-golf area with putting green, bio-healthy circuit with gym machines, coworking area, children's playground area, palapa gastrobar with barbecue area.
- Photovoltaic Park to produce part of the light in the common areas of the development.
- Covered parking spaces and independent storage rooms with a vehicle cleaning and vacuuming area, a bicycle parking area, pre-installation points for car recharging in accordance with regulations, a fire detection system with mechanical ventilation and an automatic access door to garage.
Generating set to provide general power supply to the urbanisation in case of emergency or power failure.
- Diesel generator set to provide power supply to the general installations in the event of a power cut.
- Sanitary water tanks with salt decalcifier filtration system for limescale and pH water control.
- Closed circuit of video surveillance cameras throughout the urbanization
- Control hut booth for concierge and external waste room.

ENERGY EFFICIENCY

These are residential buildings designed seeking greater efficiency for low energy consumption that favours the rational use of energy, while taking care of the environment, quality, and climatic comfort within the home. The highest energy rating is obtained on its scale, letter A.

VENTILATION SYSTEM

The double-flow projected ventilation ensures air quality by extracting stale air from wet rooms (kitchens, bathrooms and toilets) and simultaneously ensures the insufflation of new filtered air into dry rooms (living room), dining room, bedrooms, ...).

It is a necessary and essential system for fully automated buildings with low energy consumption, incorporating filters that improve air quality and that allow filtering of suspended dust, pollen, etc.

The comfort inside the home is far superior to the traditional simple flow system, allowing you to breath clean air, air renewal in absence, avoiding odours and the appearance of humidity due to condensation.

DOUBLE FLOW VENTILATION SYSTEM

A profitable and efficient ventilation with the environment.

The VMC Double Flow, is a ventilation system that ensures air quality, through the extraction of stale air in humid rooms (kitchens, bathrooms, toilets...) and that simultaneously ensures the insufflation of new filtered air in dry rooms (living room, dining room, bedrooms...).

ADVANTAGES

Health and comfort.

Clean air and hygienic ventilation.

Air renewal in absence.

Prevents the appearance of damp/mould.

Avoid odours in kitchen and bathrooms.

Air filtering, avoiding particles that are harmful to health, ideal for allergy sufferers.

Energy efficiency.

Energy recovery thanks to the heat recovery unit, energy loss from the expelled air is avoided.

Decreased demand for heating/cooling.

Improves energy rating.

The projected ventilation system allows maintaining indoor air quality thanks to the constant insufflation of clean air and the extraction of stale air, maintaining a temperate climate and adapted hygrometry throughout the year.

TECHNICAL REPORT OF FACILITIES

AIR CONDITIONING AND DHW SYSTEM WITH AEROTHERMAL

Aerothermal energy is a clean technology that extracts energy from the air.

It does not burn anything to heat. It does not emit smoke. It does not produce pollution.

It is an energy that transforms the air temperature into power, thanks to electrical energy support and heat exchanger technology.

It is a sustainable heating.

Aerothermal technology saves on energy because with 1 Kw of power consumed, we can produce and deliver up to 4 Kw for home consumption, depending on external conditions.

The heat pump transports AEROTHERMAL energy, which it obtains from the air to cover the demand of the installation.

The air drawn in by the fan transfers the heat it contains to the refrigerant in the evaporator.

This increases its temperature, goes through the compressor, and gives up the heat in the accumulator.

The cost of transporting that energy is less than generating it.

UNDERFLOOR AIR CONDITIONING SYSTEM

Underfloor air conditioning systems have been designed as an alternative to traditional radiator systems, providing greater energy savings and a degree of comfort inside the home.

The air conditioning system uses the floor of the house as an emitting element. The basic operating principle of the system consists of the impulsion of water at medium temperature (around 40o C) through pipe circuits that remain embedded in a layer of cement mortar on which the final pavement is placed.

In winter, the mortar absorbs the heat dissipated by the pipes and transfers it to the upper flooring, which in turn emits this energy to the walls and ceiling of the room.

Underfloor air conditioning systems allow great savings in energy and CO2 emissions to be achieved in combination with renewable energy sources such as aerothermal energy.

ADVANTAGES OF UNDERFLOOR AIR CONDITIONING

COMFORT

They provide total comfort due to the absence of sources that are too hot or too cold. In addition, they do not generate drafts and are therefore completely silent.

SAVING

By working with low-temperature water, they improve the performance of the power generation system. Therefore, savings of up to 90% are achieved combined with the use of renewable energy sources.

HEALTH AND SAFETY

Because there are no drafts, the circulation of dust and mites that are so harmful to allergy sufferers are reduced.

AESTHETICS AND SPACE

As there are no heat emitters next to the wall, the rooms are free of obstacles. Increases the useful space of the house. It is possible to install any type of pavement.

MAINTENANCE

Maintenance as well as the possibility of breakdowns are much lower than in other systems.

TECHNICAL REPORT OF FACILITIES

HOME AUTOMATION SYSTEM

The Bayview Hills Collections development is equipped with Simon's Vox Basic or similar. With the Vox Basic system, we go one step further in simplicity and design with which to control technical alarms, providing peace of mind and comfort in your home.

WHAT CAN WE CONTROL? INTRUSIONS

When detecting an intrusion Simon Vox Basic warns acoustically and visually via a led.

DETECTION OF WATER AND SMOKE LEAKS

In the event of a water leak or the presence of smoke, it will warn us acoustically and visually.

DETECTION OF OPEN WINDOWS

Using the security tamper, it allows the detection of tampering attempts on the

windows.

The system will notify the phone with a message prior to configuration with an optional SIM card.



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