

# BAHIA

BY DAVENPORT DEVELOPMENT LTD.



## VIEWS

Owners will be able to relax on their private terraces with sea views of South Sound or the landscaped pool area.

## GROUND FLOOR SLAB

The ground floor slab will be approximately 9' above mean sea level.

## WALLS

Walls are constructed from ICF (Insulating Concrete Forms) blocks manufactured on island by Flowers Foam Ltd. These are compressed foam blocks with six inches of poured industrial grade concrete, (3,000 & 4,000 psi) reinforced with steel rebar vertically and horizontally. ICF is an extremely strong product and the strongest hurricane protection on this island. It offers an R rating of 30, while traditional cinder block offers only an R rating of 6). ICF also makes your home very energy efficient, leading to lower monthly CUC bills. ([www.foxblocks.com](http://www.foxblocks.com))

## FLOORS

Floors are an engineered metal framed structure with 5 inches of poured concrete on top. ([www.vulcraft.com](http://www.vulcraft.com))

## ROOF

Roofs are also an engineered metal framed structure with 5 inches of poured concrete on top, making the entire structure a solid concrete block and extremely resistant to severe weather.

## FLOOR PLANS

Flexible floor plans available.

## WINDOWS

Windows are from Induplan of Spain and are insulated impact windows. This eliminates the need for hurricane shutters. Induplan uses only HS glass. An important perk is the Low-E glass that comes with a Neat & Preserve coat similar to self-cleaning windows.

## FLOORING

The homes will have tiled flooring throughout the entire building. We will be installing your choice of Italian Porcelain tiles.

## KITCHENS

Kitchens will be of the highest standard with modern European design, style, form and function, at its highest point. Every detail is well thought out leaving nothing to chance.

## KITCHEN APPLIANCES

All kitchen appliances are from Bosch. The kitchen will come fully equipped with 36" cook-top, a wall mounted oven and microwave combo and an extra large French Door fridge/freezer.

## KITCHEN/BATHROOM ACCESSORIES

All kitchen and bathroom fitting and accessories will be of the highest quality and contemporary design from KOHLER and Delta from the USA.



#### INTERIOR DOORS

The interior doors will be 7' & 8' solid core contemporary design from EuroDoor of Spain.

#### HVAC SYSTEM

Air conditioning shall be Split level/ Multi Zone A/C from Lennox, supplied and installed by OTISAIR.

The HVAC system will be controlled by the NEST Thermostat ([www.nest.com](http://www.nest.com))

#### SMART WIRING

Home wired with 'smart wiring' Cat 6 cables for the discerning purchaser to programme their home for the future.

All Homes will be 'Fibre Ready' for fibre in all living areas. Each home will be fitted with a Vera Home Control System.

([www.getvera.com](http://www.getvera.com))

#### SECURITY

Each Home comes with a complete security system from Ring. ([www.ring.com](http://www.ring.com))

A video entry system from C3 will also be available.

#### COMMON AREA AMENITIES

- Located in South Sound
- Gated Community
- Secured Access
- Three Point Security System for Entry
- Fully Serviced Gym
- Clubhouse & Function Room complete with full kitchen
- Yoga Room & Dance Studio
- On-Site Property Manager
- Low Strata Fees
- Doubles Tennis Court
- Olympic Sized Training Swimming Pool and additional 175' Resort Style Pool with Cabanas
- Professionally Designed Landscaping
- Outdoor Gym
- Outdoor Yoga Retreat
- Designated Children's Park

The Developer has the right to make such reasonable modifications to specifications as it deems fit provided the modifications are insubstantial or immaterial and of routine nature and do not materially affect the appearance of the Strata Lot, or the structure, design or size of the House and in the case of a variation or modification involving substitution of materials the materials substituted are of a comparable or higher standard of quality

# BAHIA

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## SITE MAP



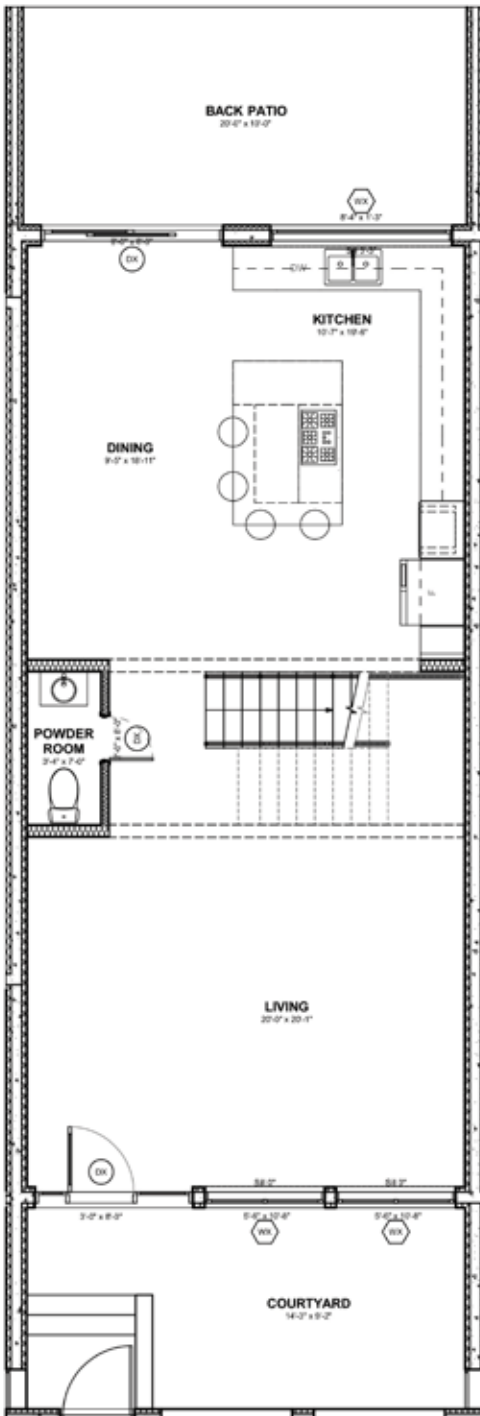
*Subject to change at Developer's discretion.*

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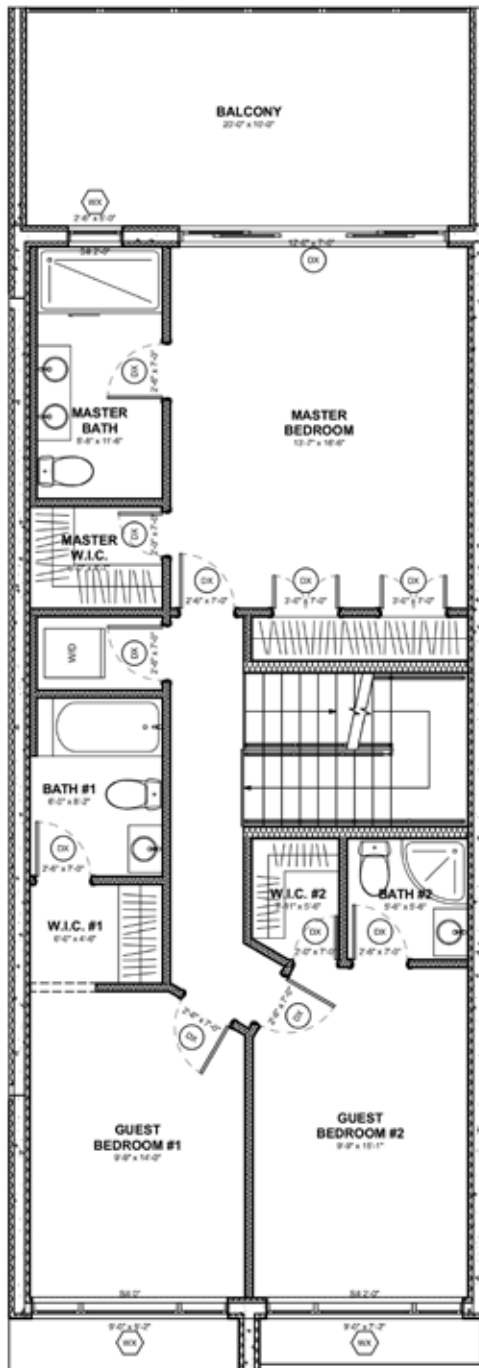
DAVENPORT DEVELOPMENT LTD.

## THREE BEDROOM UPGRADE

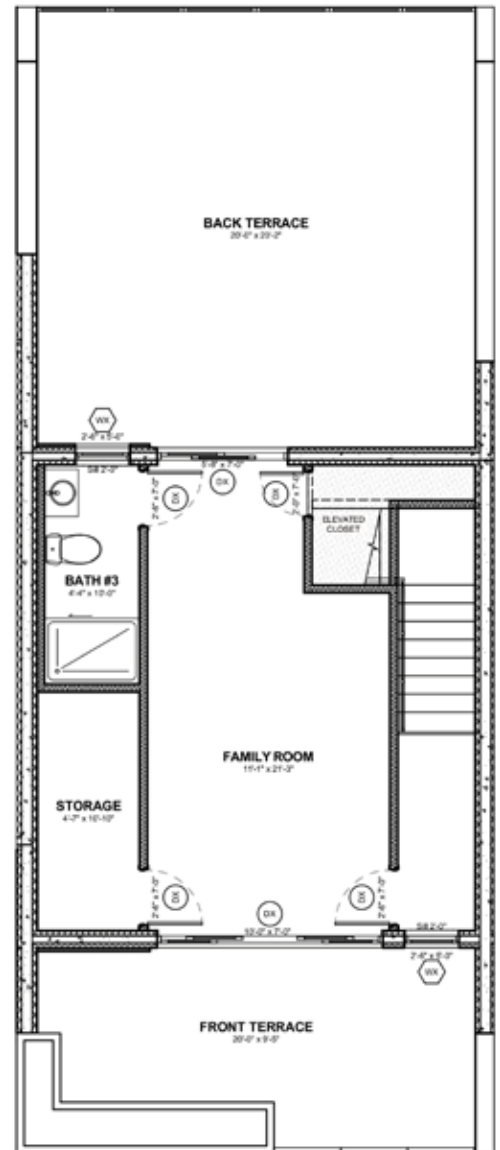
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



Artists impressions. Subject to change at Developer's discretion.