

# FIREFLY

Firefly stands as a testament to strength and peace of mind. Its robust, hurricane-resistant construction, fortified by cutting-edge materials and techniques, shields you from the elements. The clean, contemporary design offers limitless possibilities to tailor your living space to your unique lifestyle, adapting effortlessly to your changing needs.

As you step inside, you're greeted by a sunlit open-plan living area, creating a serene, elegant atmosphere. The thoughtful layout seamlessly connects the living, dining, and kitchen areas, fostering interaction and shared experiences, making it a dynamic space for both peaceful moments and lively gatherings.

All three bedrooms are meticulously designed for ultimate comfort and relaxation. The modern bathrooms combine aesthetics with practicality, setting the stage for refreshing mornings and serene evenings.

At the heart of this remarkable home is covered terrace, a versatile outdoor haven that blurs the line between indoors and outdoors.





## Climate Conscious...

The home's architecture is a confluence of creativity, innovation, and elegance. The use of geometric forms, expansive glass, and a harmonious blend of materials create a timeless design that stands as a testament to modern architectural artistry.

This building is manufactured entirely from 100% recyclable materials and is designed to preserve the environment by providing exceptional thermal insulation performance minimising running costs and reducing power consumption.



## Sustainable, Solid and Secure...

A robust structural steel frame supports the building. The windows are designed with both aesthetics and safety in mind. The highly insulated walls and roof are finished in an innovative acrylic skin. The ultra-thin frame windows offer a sleek, modern appearance, while the laminated impact-resistant glass provides added protection against break-ins and damage from environmental factors such as storms. Double glazing adds an extra layer of insulation, maintaining the interior temperature, thus contributing to energy efficiency.





OPEN PLAN LIVING ROOM



## Living

The open plan living room is a sophisticated and inviting space, distinguished by its luxurious marble floors and a stunning timber-panelled ceiling. Full-height glass doors on opposite sides of the room not only provide access to the shaded terrace but also invite in refreshing breezes, creating a seamless indoor-outdoor flow.

To balance the modern aesthetic, the room incorporates subtle design elements such as a recessed TV and arched niches in the wall, adding warmth and character. These features soften the ultra-modern ambiance, creating a harmonious blend of contemporary style and inviting comfort.

At the heart of the living area stands a feature island with a sleek Silestone countertop and waterfall sides, serving as a central dining area. This focal point not only offers practicality but also adds a touch of elegance and sophistication to the space.

Adjacent to the living area, the minimalist kitchen boasts ample storage within glossy white cabinets. Timber-clad full-height cupboards discreetly conceal a pantry, laundry appliances, and the refrigerator, ensuring a clean and uncluttered appearance while maximizing functionality.

Overall, the open plan living room seamlessly combines luxury, functionality, and style. From its marble floors and timber-panelled ceiling to its thoughtful design elements and well-appointed kitchen, every detail is carefully curated to create a space that is both visually stunning and highly functional for modern living.





KITCHEN DINING AREA



MASTER BEDROOM

## Master Bedroom

The master bedroom combines functionality with a clean aesthetic, utilizing a restrained colour palette and streamlined furniture to create a peaceful and modern space.

A custom designed dressing table that serves as a perfect spot to prepare for the day or an evening out. The dressing table's sleek design is both practical and pleasing to the eye, and full height wardrobes are equipped with ample storage for personal items.





MASTER BEDROOM



## Master Bathroom

A stunning space that exudes luxury and sophistication. Custom-designed Silestone vanity furniture adds a touch of elegance and not only enhances the aesthetic appeal but also ensures durability and easy maintenance.

The full walk-in shower, provides a spacious and indulgent experience for the user. With its sleek design and modern fixtures, the shower area offers both functionality and style.

Adding to the lavish ambiance is the unique bath feature garden. This feature brings a sense of tranquillity and serenity to the space, creating a spa-like atmosphere where one can relax and unwind. Surrounded by lush greenery the bath feature garden elevates the bathroom experience to new heights of luxury.

A full-width window allows natural light to flood the room, creating a bright and airy environment.

Overall, the en-suite master bathroom is a haven of luxury and comfort, where every detail has been carefully considered to create a truly indulgent experience for its occupants. From the custom-designed vanity furniture to the tranquil bath feature garden and the abundant natural light, every element comes together to make this space a sanctuary within the home.



## Guest Bedroom Suite One

The guest bedroom suite is designed with both comfort and style in mind, offering a welcoming retreat for visitors. Its well-proportioned layout ensures ample space for relaxation and movement, while the use of natural colours creates a calming and inviting atmosphere.

A notable feature of the guest bedroom is its tray ceiling, which adds architectural interest and elegance to the space. This feature not only provides visual appeal but also helps to create a sense of height and spaciousness, enhancing the overall ambiance of the room.

For added convenience and privacy, the guest bedroom has an en suite private bathroom. This ensures that guests have their own personal space to refresh and unwind during their stay, without having to share facilities with other occupants of the home.



GUEST BEDROOM ONE

Storage is also a priority in the guest bedroom, with a double full-height wardrobe providing ample space for guests to store their belongings neatly out of sight. This ensures that the room remains clutter-free, allowing guests to enjoy a comfortable and organized living environment.

Large sliding glass doors open directly onto the terrace, seamlessly connecting the indoor and outdoor spaces. This not only floods the room with natural light but also offers breathtaking views of the ocean beyond. Guests can enjoy the beauty of the surroundings from the comfort of their own room, adding an extra touch of luxury to their stay.

Overall, the guest bedroom suite is a thoughtfully designed space that prioritizes comfort, privacy, and aesthetic appeal. From its well-proportioned layout and natural colour palette to its feature tray ceiling and stunning ocean views, every aspect of the room is carefully curated to ensure a memorable and enjoyable experience for guests.

## Guest Bedroom Suite Two

The second guest bedroom suite offers a spacious and inviting atmosphere, perfect for accommodating visitors in comfort and style. Adorned with pastel colours and a charming tray ceiling, the room exudes a soft and rustic ambiance that creates a warm and welcoming environment.

The use of neutral colours adds a subtle touch of elegance and tranquillity to the space, creating a retreat for guests to relax and unwind. Combined with the rustic charm of the tray ceiling, which adds architectural interest and character to the room, the overall effect is one of understated luxury and comfort.

Like the first guest bedroom, this suite also features an en suite bathroom, ensuring guests have their own personal space for convenience and privacy. This thoughtful inclusion allows guests to enjoy the comfort and convenience of a hotel-like experience within the privacy of their host's home.



Storage needs are addressed with a double wood-panelled wardrobe, providing ample space for guests to store their belongings neatly out of sight. The wood panelling adds a touch of traditional charm and sophistication to the room, complementing the rustic aesthetic of the overall decor.

Natural light floods into the room through a feature window, creating a bright and airy atmosphere that further enhances the inviting ambiance. Additionally, a sliding glass door opens directly onto the rear garden, seamlessly integrating indoor and outdoor living spaces. This not only allows guests to enjoy views of the surrounding greenery but also provides easy access to outdoor relaxation areas, such as the patio and garden seating area.

Overall, the second guest bedroom suite offers a delightful combination of spaciousness, comfort, and charm. From its soft pastel colours and rustic tray ceiling to its en suite bathroom and wood-panelled wardrobe, every detail is carefully designed to ensure a memorable and enjoyable stay for guests.



GUEST BEDROOM TWO

## Guest Bathrooms

The designer guest bathrooms epitomize luxury with their sophisticated features. A walk-in rain shower, enveloped by exotic tropical plants, offers a lavish bathing experience. Silestone vanity furniture, complemented by a wood-panelled ceiling, exudes elegance. Decorated in serene shades of white, the room feels airy and tranquil. A full-width window floods the space with natural light, enhancing the overall ambiance. Every detail contributes to making these bathrooms a statement in luxury.







## **FIREFLY**

Overall, the building's modern construction principles are harmoniously matched with an interior design that is elegant, functional, and comfortably modern. The design choices provide a living space that values simplicity, natural light, and an uncluttered lifestyle.

## Features and Finishes



### Windows

Aluminium windows and sliding doors maximise light transmission whilst controlling solar gain. Robust frame profiles are reinforced with stainless steel bars and airtight, lockable sliding systems seal all openings.

- Low maintenance aluminium frames
- Double-glazed, low E, thermally insulated windows
- Impact resistant laminated, solar control glass

Our laminated glass significantly improves a window's ability to withstand breakage, adds colour and sound control, provides optimum security and meets building codes in high velocity wind regions.



### Kitchen

This home boasts a custom-made kitchen package with base and wall cabinets, a feature island unit, built-in appliances and composite countertop.

- High end kitchen equipment
- Concealed pantry, fridge and laundry appliances
- Silestone countertops by Cosentino
- Feature dining island with waterfall ends

Ultra sleek, flush fitting cabinets are custom made in Germany and topped with an underlit Silestone countertop with an inset sink and cooktop.





## Features and Finishes

### Structural Engineering

This is a modular structure based on a structural steel frame which is protected by a galvanized coating generally accepted to provide a time to first maintenance of a 100 years. With this highly effective galvanization process, steel profiles resist even the most humid regions.

The structure is engineered to ASCE 7-22 (The American Society of Civil Engineers Code) and designed for high wind and seismic locations. The structure is made in a factory and delivered in sections,

### Standards & Codes of Practice

- International Building Code (IBC) 2015
- ASCE 7-16 (22)- American Society of civil Engineers (Minimum Design loads for buildings & other structures)
- AISC 360-10 - American Institute of steel construction (Specification for structural steel buildings)
- AISI -100-16 - American Iron and Steel Institute (Design of Cold Formed steel & structural members)
- ASTM - American Society for Testing and materials.
- All CFS frame will be designed to AISI LRFD CFS design standard

## Sustainability and Speed

The developer is committed to protecting our planet one home at a time with a responsible selection of materials and sustainable architectural design.

The building envelope is manufactured entirely from 100% recyclable materials designed to preserve the environment by providing exceptional thermal insulation performance, minimising running costs and reducing power consumption.

Modular construction where the building is prefabricated off-site and then assembled on-site, drastically reduces the overall construction time. This efficiency means that properties can be made available for occupation much sooner than traditional construction methods would allow.

The controlled environment of a factory reduces the likelihood of delays, leads to higher quality and uniformity in building standards, and the factory setting allows for modular buildings to be more environmentally friendly providing more precise material usage, reducing waste, and incorporating energy-efficient design and materials in a modular construction setting.

## Hurricane Safe

This home is engineered for use in a hurricane prone location. The robust steel frame structure is engineered according to the Bahamas building code and the modular construction system is approved by the Bahamas Ministry of Public Works.

The modular construction system is designed for 200MPH wind loadings in full compliance with ASCE7-22 codes, and is supplied with a full structural engineering report and detailed architectural and construction plans

## Features and Finishes



### Facades

EIFS exterior acrylic rendered facades provide an impact resistant, zero maintenance facade creating a contemporary architectural style.

- Thermal and acoustic insulation
- Fire resistant
- Recyclable and environmentally responsible
- Zero maintenance

Sto Hurricane Impact (HI) Systems provide exterior cladding solutions to protect against hurricane and tropical storm winds, water intrusion, and windborne debris.



### Bathrooms

Our designers have carefully chosen a premium quality range of bathroom equipment, décor and finishes which are included with the home.

- White ceramic sanitary ware
- Polished chrome faucets with ceramic disk control
- Silestone vanity units by Cosentino
- Tiled 'Italian' showers

Saving water is more than just a concern, it is an obligation.

All of our faucets are equipped with systems that save water by reducing the water flow by adding air to the water stream.



## Next Steps...

Our skilled interior designers have carefully chosen a beautiful array of colours, finishes and textures to create a seamless balance between modern trends and timeless design.

Nevertheless, this beautiful space can be adapted and personalised to individual requirements and our designers can propose an alternative interior decor palette ensuring that the final design resonates with the owner's specific needs and preferences

Whether you want this building just the way it is or if you want our designers to create a personalised design for you; let our skilled architects and project management team deal with the entire process from start to finish

## Contact Us

Mail: [contact@bauhu.com](mailto:contact@bauhu.com)

Tel: +44 7949 345 478

