



Mallard Air Heating & Cooling Completes Custom Mini Split System Installation at Kiva Dunes Luxury Home

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Mallard Air Heating & Cooling has completed a large-scale HVAC installation at an 8,400-square-foot luxury custom home located within Kiva Dunes Resort and Golf in Gulf Shores, Alabama. The new construction project centered on a Custom Designed VRV Ducted Mini Split System engineered specifically for the demands of the Gulf Coast climate and the architectural requirements of the three-story residence.

The homeowners requested a system capable of independent room-by-room comfort, advanced humidity control, improved indoor air quality, and a clean duct and grille layout that preserved the home's aesthetic. To meet those requirements, Mallard Air installed a 14-ton VRV heat pump system with heat recovery, connected to 12 indoor ducted units and 2 dedicated outdoor air units. The heat recovery capability allows individual living areas to operate in different modes at the same time, so one room can be heated while another is cooled.

The installation presented several technical challenges tied to the scale and construction of the home. Crews

routed refrigerant line sets, communication wiring, and condensate drains through concrete and steel beams across all three floors. The zoning strategy was designed to allow bedrooms, living areas, and other conditioned spaces to function independently, addressing a common comfort issue in large multi-level residences served by centralized systems.

The project began on June 26, 2024, as part of the home's new construction timeline. Beyond comfort, the system was engineered for strong coastal performance, quiet operation, and energy efficiency, and the installation was designed to qualify for a \$3,200 rebate or tax credit opportunity available to the homeowners.

The company described the scope of the work and the goals set by the property owner. "This Kiva Dunes home owner was looking for the best of the best with the availability to heat and cool each individual room separately. For example: heat the living room while cooling the bedroom., this is a 8400 sq ft home that each room have this capability. We were able to accomplish this with these systems, while also controlling humidity and indoor air quality. The ductwork and grill layout we put together allowed us to encompass the aesthetics of the home and bring everything to light full circle," says Team Mallard.

The completed installation reflects a broader trend among coastal property owners toward variable refrigerant volume technology, which supports precise zoning and humidity management in humid, high-heat environments. Systems of this type continue to gain attention among builders and homeowners constructing large residences where centralized equipment cannot deliver room-level control.

The project at Kiva Dunes Resort represents one of the more complex residential installations completed by the company, combining custom engineering with careful integration into a newly built luxury home.

Mallard Air Heating & Cooling is a heating, ventilation, and air conditioning company based in Spanish Fort, Alabama. The company provides air conditioning, heating, indoor air quality, and duct and vent installation services for residential and commercial customers throughout Baldwin County and Mobile County. Mallard Air is fully insured and bonded, offers emergency service, and maintains a rating of 4.9 out of 5 based on 294 Google reviews.

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Mallard Air Heating & Cooling

Mallard Air Heating & Cooling delivers trusted A/C repair, maintenance, and installation across Baldwin and Mobile Counties. Known for quality, integrity, and 24/7 service, we provide expert HVAC solutions with honest pricing and guaranteed comfort.

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