

OCEANVIEW

Carbis Bay · St Ives



ABOUT OCEANVIEW

Luxury coastal lifestyle

This quality development is situated in extensive grounds, comprising of two- and three-bedroom apartments, all with views of the sea.

Of the thirty-seven apartments available, there are seven duplex penthouses and two lateral penthouses with generous square footage.

These ocean view apartments will be finished to the highest standards, using state of the art technology and industry-leading appliances. These homes combine classic elegance with the finest contemporary materials and are designed for first-class luxury living.

Each unit has its own private parking space accessed via electric gates, concierge, access to landscaped communal grounds and residents gym.

Lateral Penthouses

- ❖ Two allocated parking spaces
- ❖ Sea Views
- ❖ Large decked terrace
- ❖ Arranged over the 4th floor
- ❖ 3 Bedrooms all with En-suites
- ❖ Utility Room
- ❖ Concierge
- ❖ Secure lift access to private lobby
- ❖ Access to communal grounds

Duplex Penthouses

- ❖ Two allocated parking space
- ❖ Sea Views
- ❖ Two decked balconies from second floor bedrooms and third floor living space
- ❖ En-suite to Master Bedroom & Second Bedroom
- ❖ Built-in wardrobes
- ❖ Concierge
- ❖ Access to communal grounds

East & West Wing Apartments

- ❖ Allocated parking space
- ❖ Sea Views
- ❖ Private balcony and access to communal grounds
- ❖ 2 Bedrooms, 2 Bathrooms
- ❖ En-suite to Master Bedroom
- ❖ Concierge

SURROUNDING AREAS

Carbis Bay

Oceanview overlooks Carbis Bay beach which is owned by the award winning Carbis Bay Hotel. The luxurious coastal retreat has a leading waterside restaurant. 1894 offers fine dining at its best, with incredible views of St Ives Bay. The estate also has a first-class spa and facilities.

Carbis Bay is one of Cornwall's seven award-winning Blue Flag 2019 beaches. This beautiful beach offers a variety of water sports. It is the perfect place to paddleboard, kayak, sail, or come face-to-face with the sea life on a snorkelling adventure.

Whether you board the coastal railway (which is located moments from Oceanview), jump in a taxi or walk the scenic mile along the South West Coast Path, it's easy to reach the heart of St Ives.



SURROUNDING AREAS

St Ives

Voted best family holiday destination by Coast magazine and one of TripAdvisor's top 10 European beaches.

Explore the charming cobbled streets, boutique shops, fisherman's cottages and art galleries. The Tate St Ives, the Barbara Hepworth Museum, Sculpture Garden and the Leach Pottery are all within easy reach.

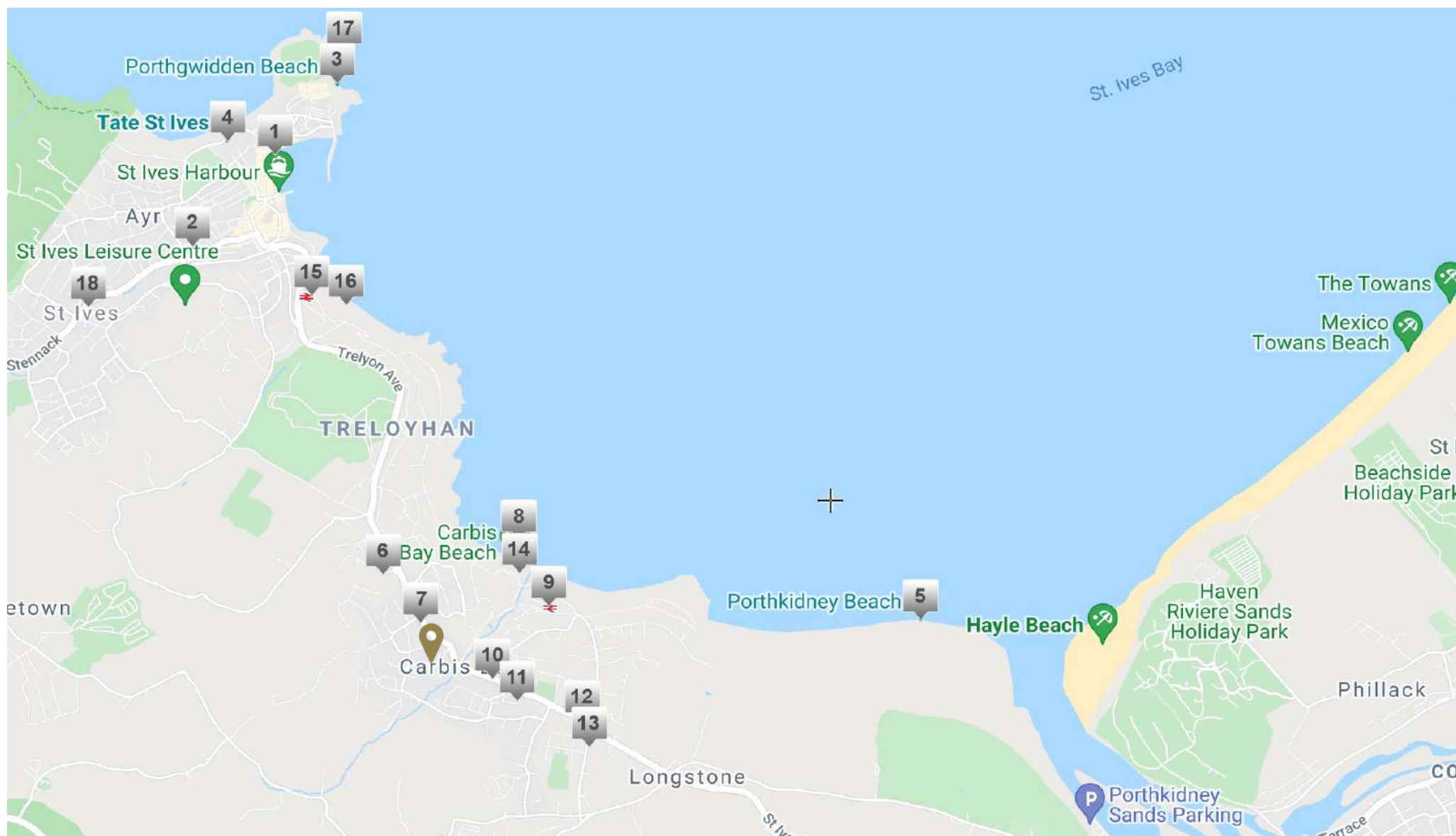
There are many famous Cornish landmarks too including the Minack Theatre, Porthcurno, Land's End, Sennen Cove and many of the classic Poldark filming locations.

St Ives is home to award-winning restaurants, cafés and bars in the Southwest.

Perfectly located, Oceanview enjoys access to the beautiful surrounding areas, local attractions and transport links.

Cornwall Airport Newquay is only a 45-minute drive away.





9. Carbis Bay Train Station 330 ft • 8. Carbis Bay Hotel Beach Club Restaurant 0.3 miles • 14. The Ugly Butterfly 0.3 miles • St Ives Road where you will find 10. C Bay Hair Salon & Barbers 0.3 miles • 11. Carbis Bay Dental Care and Carbis Bay Pharmacy • 7. The Bean Inn 0.4 miles • 12. Café 54 0.5 miles • 13. La Casita • 6. Tesco Superstore 0.6 miles • 5. Porthkidney Beach 1.1 miles • 2. Stennack Doctors Surgery 1.8 miles • 1. The Rum and Crab Shack 1.8 miles • 3. Porthgwidden Beach 2 miles • 4. The Tate 2.5 miles • 15. St Ives train station • 16. Porthminster Beach • 18. St Ives 2 miles • 17. St Ives Head 2.2 miles along SW Coast Path



EAST WING

WEST WING

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

DUPLEX
PENTHOUSE 7

DUPLEX
PENTHOUSE 5

DUPLEX
PENTHOUSE 6

DUPLEX
PENTHOUSE 4

DUPLEX PENTHOUSE
3 & 2

DUPLEX
PENTHOUSE 1

LATERAL
PENTHOUSE 2

LATERAL
PENTHOUSE 1

17

16

15

14

8

7

6

5

27

26

25

24

23

22

21

20

19

18

13

12

11

10

9

4

3

2

1

28

GROUND FLOOR APARTMENT PARKING



KEY

- TYPE A - 2 X BEDROOM APARTMENT
- TYPE B - 2 X BEDROOM APARTMENT

FIRST FLOOR APARTMENT PARKING



KEY

- TYPE A - 2 X BEDROOM APARTMENT
- TYPE B - 2 X BEDROOM APARTMENT

SECOND FLOOR APARTMENT PARKING

KEY

- TYPE A - 2 X BEDROOM APARTMENT
- TYPE B - 2 X BEDROOM APARTMENT
- DUPLEX
- C** SUPERFAST CARCHARGING SPACES
- A** DUPLEX PROPERTY PARKING

THIRD FLOOR APARTMENT PARKING



KEY

TYPE A - 2 X BEDROOM APARTMENT

TYPE B - 2 X BEDROOM APARTMENT

 DUPLEX

C SUPERFAST CARCHARGING SPACES

A DUPLEX PROPERTY PARKING

FOURTH FLOOR APARTMENT PARKING



KEY

- TYPE D - 3 X BEDROOM PENTHOUSE
- TYPE D - 3 X BEDROOM PENTHOUSE

P PENTHOUSE PROPERTY PARKING



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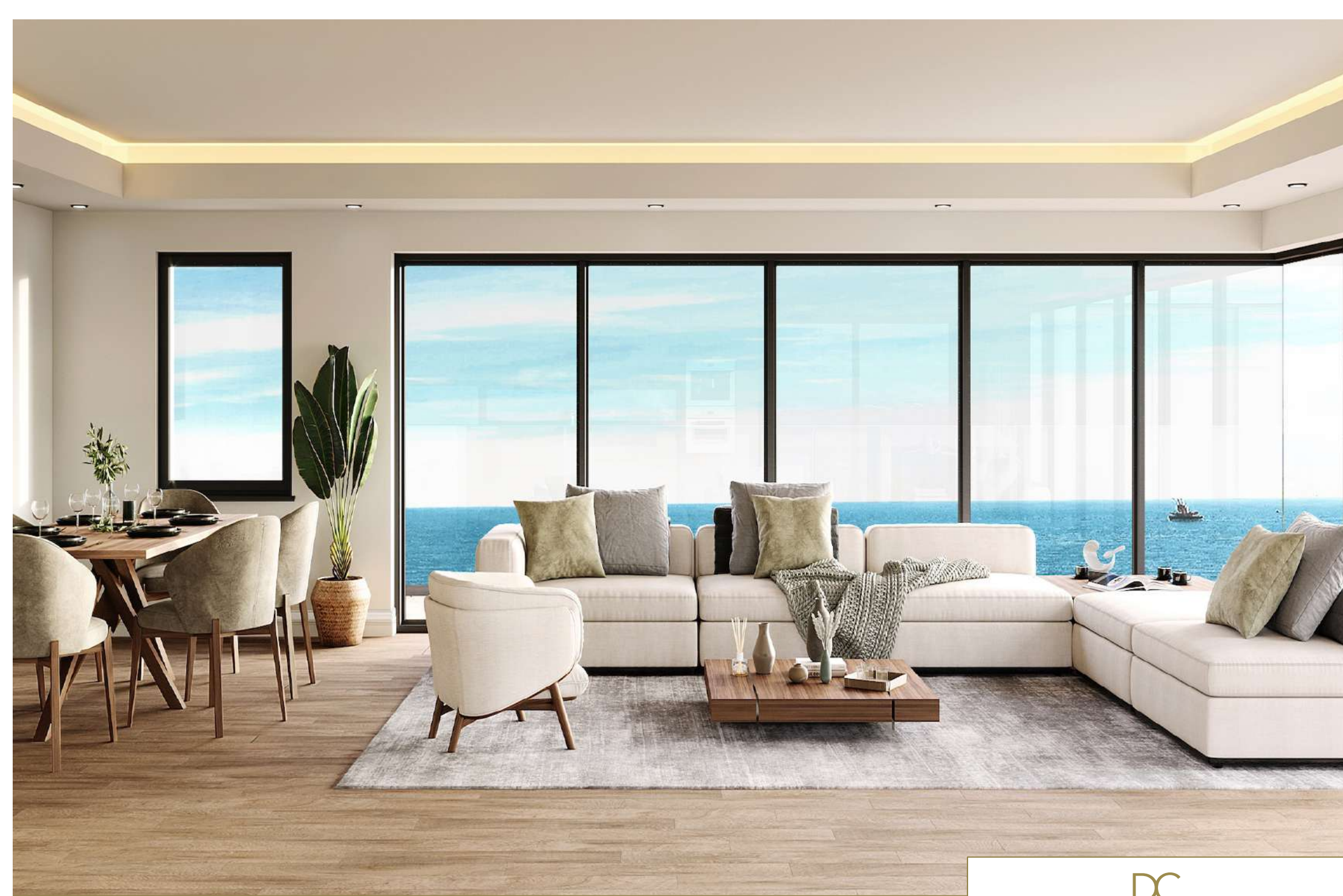
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LATERAL PENTHOUSES

West Wing

























HIGH SPECIFICATION

General

- ❖ Fully gated entrance with secure video and intercom access
- ❖ Porcelanosa floor tiles throughout
- ❖ Open plan kitchen with spacious living room for easy luxury living
- ❖ Feature wrap around balcony overlooking Carbis Bay and beyond
- ❖ Private direct lift access with glass balustrade to private lobby and balcony areas
- ❖ LED Lighting
- ❖ 10 Year Warranty with 999 year leasehold

Finishes

- ❖ Audio/visual door entry system
- ❖ Secure Gated access to the development
- ❖ Security locking to entrance door
- ❖ Mains smoke detectors to hallways
- ❖ Recessed lighting to kitchen, living area
- ❖ Satin chrome screwless electrical finishes
- ❖ BT phone points to all major rooms
- ❖ Shaver points to family bathroom and master en-suite
- ❖ Under floor heating throughout with individual room thermostats

Bathrooms

- ❖ Porcelanosa floor and wall tiles
- ❖ Duravit D-Neo Wall Mounted WCs
- ❖ Duravit Basin and Vanity Units Single and Double sinks
- ❖ Merlyn Walk-Shower Panels and Merlyn Touchstone Rectangle Shower Trays
- ❖ Vado Tapware and Vado Accessories
- ❖ Grohe Concealed Cistern and Skate Flush Plates
- ❖ Waters Cove Back-to-wall Bath
- ❖ The Sussex Range Pevensey heated towel rails

External

- ❖ Landscaped grounds to front elevations
- ❖ Low maintenance design with all year round use
- ❖ Secure grounds with electric gates and allocated parking
- ❖ Recessed external LED lighting activated by proximity sensors

Kitchen

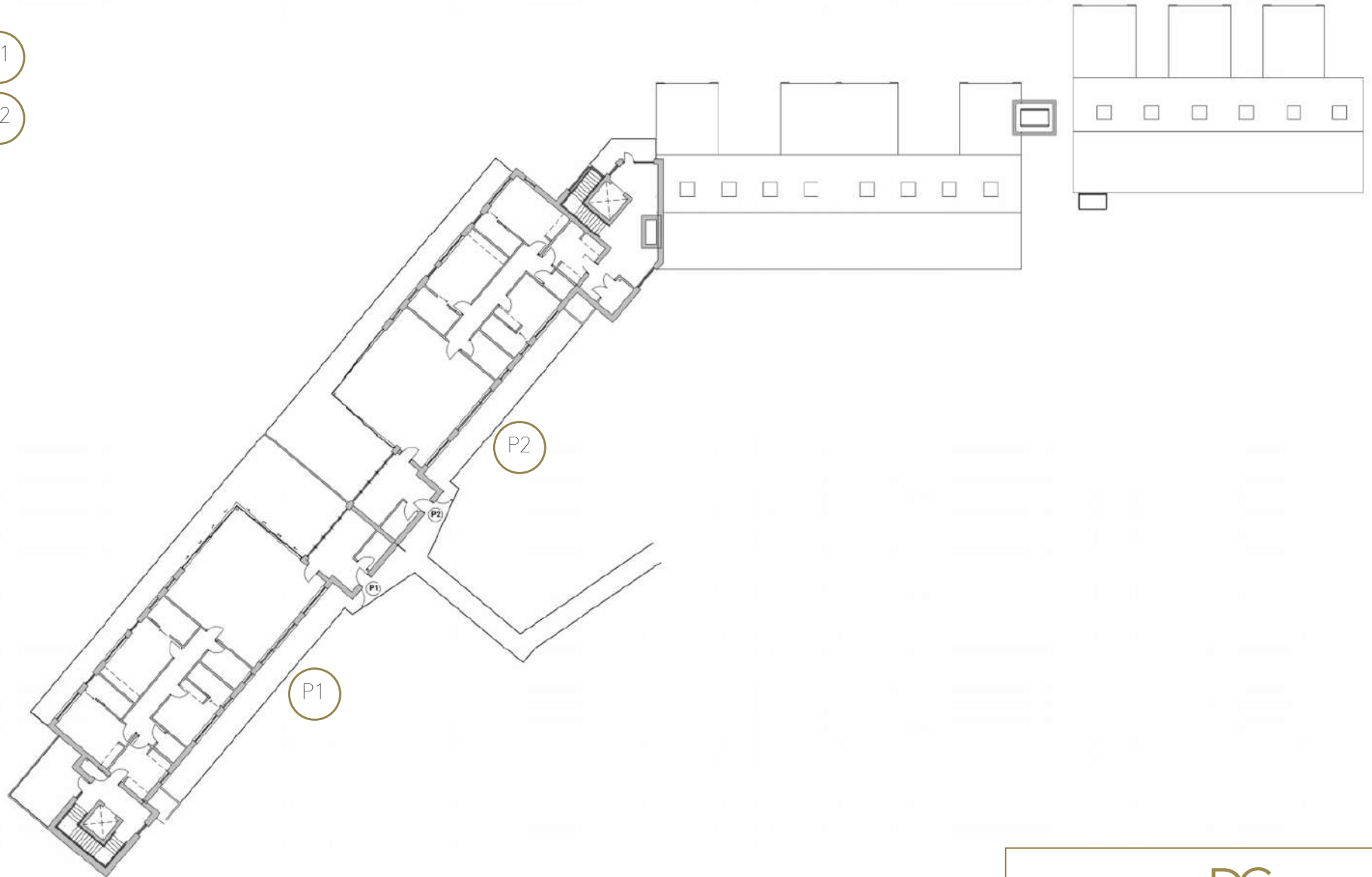
- ❖ Built in Gaggenau multi-function Oven
- ❖ Built in Gaggenau combination Microwave
- ❖ Gaggenau Warming Drawer
- ❖ Gaggenau Induction Hob with 5 cooking zones, 2 flexible
- ❖ Integrated Gaggenau Fridge/Freezer (with ServoDrive on doors)
- ❖ Integrated Gaggenau Dishwasher
- ❖ Gutmann Extraction
- ❖ A range of Neolith Stone Worktops which are resistant to scratching, high temperatures, chemicals and UV rays and staining
- ❖ Exclusive Hinged Apex Painted kitchen furniture producing a sleek, linear design.
- ❖ 22mm Hinged designed PU painted, moisture resistant door exhibiting a 45-degree chamfer handle at the top of the door with painted top rails
- ❖ An inclusive palette of matt finish colours that suits all stylings, using popular shades as a guide

FOURTH FLOOR WEST WING

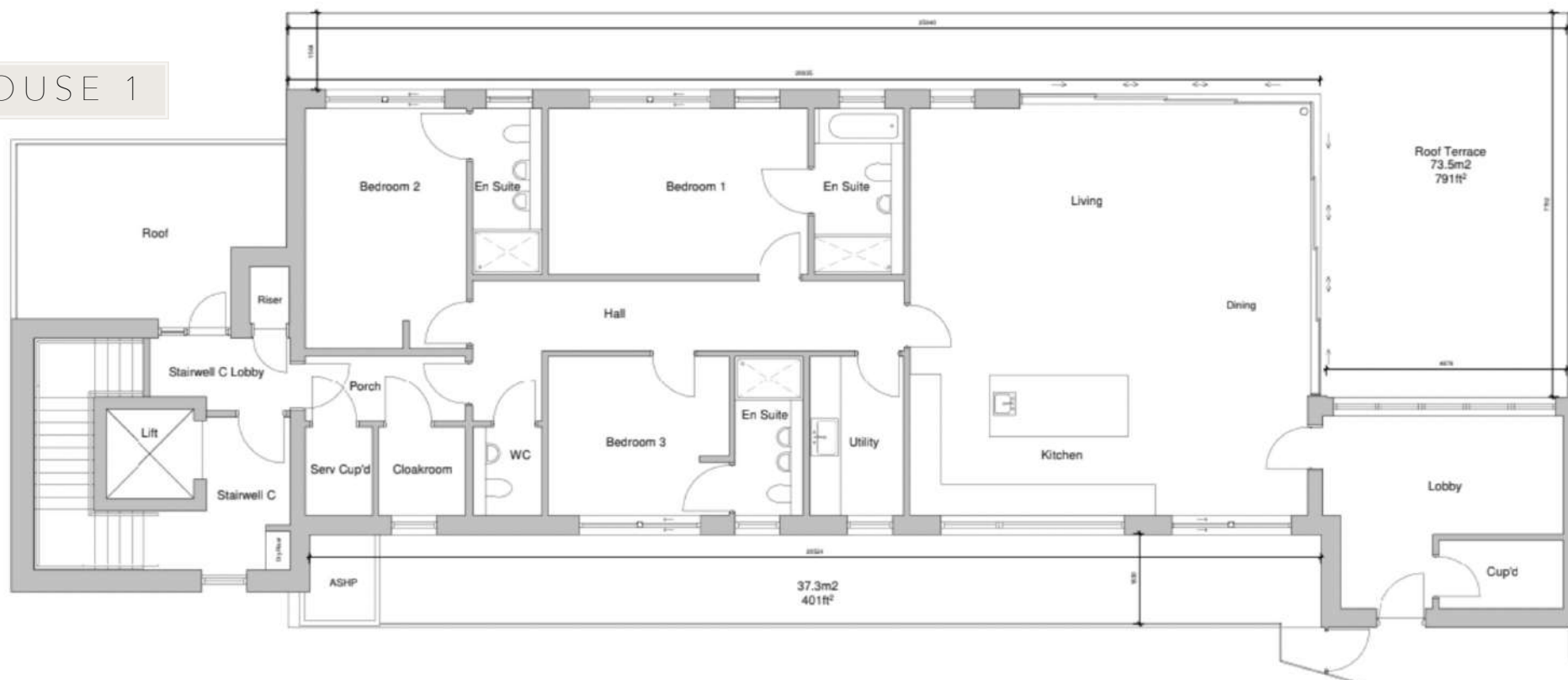
Apartment Number

P1

P2



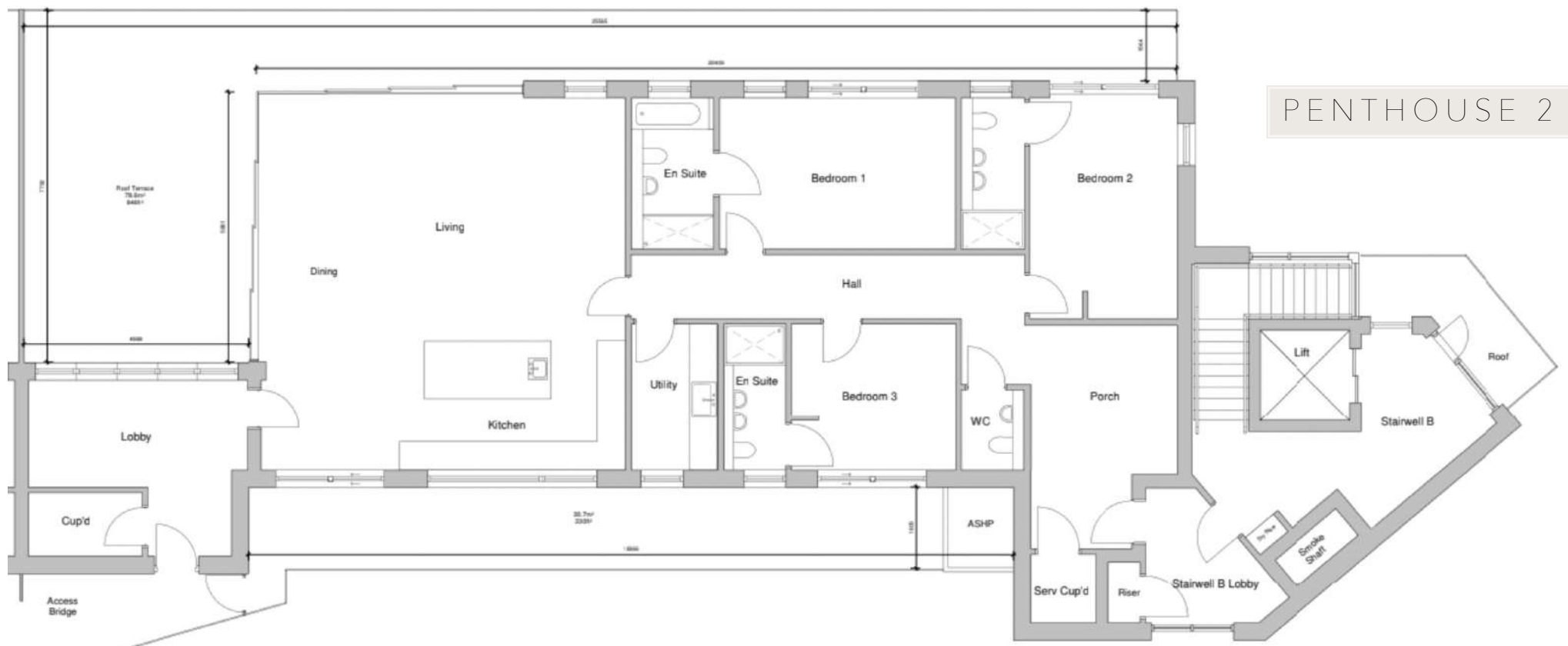
PENTHOUSE 1



FOURTH FLOOR

	Size m	Size ft
Lobby	3.900 max x 4.870	12'9" max x 16'0"
Cupboard	1.400 x 2.515	4'7" x 8'3"
Kitchen/ Living / Dining	8.080 x 8.230	26'6" x 27'0"
Utility	1.885 x 3.320	6'2" x 10'11"
Hall	1.400 x 8.730	4'7" x 28'8"
Bedroom 1	3.360 x 5.260	11'0" x 17'3"
En Suite 1	1.795 x 3.360	5'10" x 11'0"

	Size m	Size ft
Bedroom 2	3.285 x 4.840	10'9" x 15'10"
En Suite 2	1.400 x 3.360	4'7" x 11'0"
Bedroom 3	3.230 x 3.360	10'7" x 11'0"
En Suite 3	1.385 x 3.230	4'6" x 10'7"
WC	1.390 x 1.790	4'6" x 5'10"
Porch	3.240 x 3.255	10'7" x 10'8"
GIA	186m²	2005ft²



	Size m	Size ft
Lobby	3.900 max x 4.870	12'9" max x 16'0"
Cupboard	1.400 x 2.515	4'7" x 8'3"
Kitchen/ Living / Dining	8.080 x 8.230	26'6" x 27'0"
Utility	1.885 x 3.320	6'2" x 10'11"
Hall	1.400 x 8.730	4'7" x 28'8"
Bedroom 1	3.360 x 5.260	11'10" x 17'3"
En Suite 1	1.795 x 3.360	5'10" x 11'0"

	Size m	Size ft
Bedroom 2	3.285 x 4.880	10'9" x 16'0"
En Suite 2	1.400 x 3.360	4'7" x 11'0"
Bedroom 3	3.230 x 3.360	10'7" x 11'0"
En Suite 3	1.385 x 3.230	4'6" x 10'7"
WC	1.390 x 1.790	4'6" x 5'10"
Porch	3.200 x 3.290	10'7" x 10'9"
GIA	186.5m²	2007ft²

FOURTH FLOOR

DUPLEX PENTHOUSES

East Wing







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HIGH SPECIFICATION

General

- ❖ Fully gated entrance with secure video and intercom access
- ❖ Porcelanosa floor tiles throughout
- ❖ Open plan kitchen with spacious living room for easy luxury living
- ❖ Cocktail Cabinet- *optional extra*
- ❖ Utility Room
- ❖ Balconies overlooking Carbis Bay and beyond
- ❖ Lift access to all areas
- ❖ 10 Year Warranty with 999 year leasehold

Finishes

- ❖ Audio/visual door entry system
- ❖ Secure Gated access to the development.
- ❖ Security locking to entrance door
- ❖ Mains smoke detectors to hallways
- ❖ Recessed lighting to kitchen, living area
- ❖ Satin chrome screwless electrical finishes
- ❖ BT phone points to all major rooms
- ❖ Shaver points to family bathroom and master en-suite
- ❖ Under floor heating throughout with individual room thermostats

Bathrooms

- ❖ Porcelanosa floor and wall tiles
- ❖ Duravit D-Neo Wall Mounted WCs
- ❖ Duravit Basin and Vanity Units Single and Double sinks
- ❖ Merlyn Walk-Shower Panels and Merlyn Touchstone Rectangle Shower Trays
- ❖ Vado Tapware and Vado Accessories
- ❖ Grohe Concealed Cistern and Skate Flush Plates
- ❖ Waters Cove Back-to-wall Bath
- ❖ The Sussex Range Pevensy heated towel rails

External

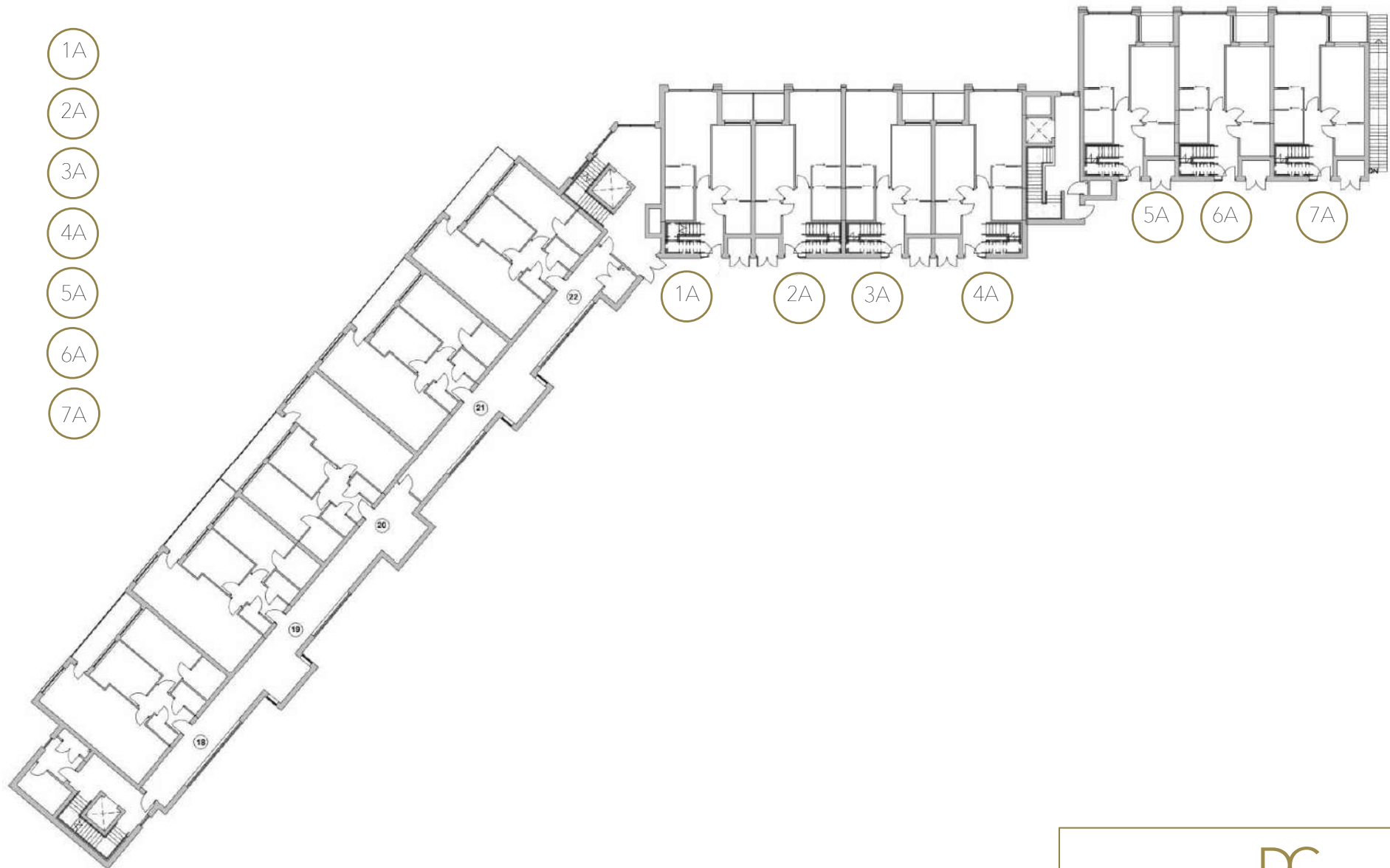
- ❖ Landscaped grounds to front elevations
- ❖ Low maintenance design with all year round use
- ❖ Secure grounds with electric gates and allocated parking
- ❖ Recessed external LED lighting activated by proximity sensors

Kitchen

- ❖ Built in Miele multi-function Oven
- ❖ Built in Miele combination Microwave
- ❖ Miele Warming Drawer
- ❖ Miele Induction Hob with 6 flexible cooking zones
- ❖ Integrated Miele Fridge/Freezer (with ServoDrive on doors)
- ❖ Integrated Miele Dishwasher
- ❖ Miele/ Gutmann Extraction (depending on apartment type)
- ❖ A range of Neolith Stone Worktops which are resistant to scratching, high temperatures, chemicals and UV rays and staining
- ❖ Exclusive Hinged Apex Painted kitchen furniture producing a sleek, linear design.
- ❖ 22mm Hinged designed PU painted, moisture resistant door exhibiting a 45-degree chamfer handle at the top of the door with painted top rails
- ❖ An inclusive palette of matt finish colours that suits all stylings, using popular shades as a guide

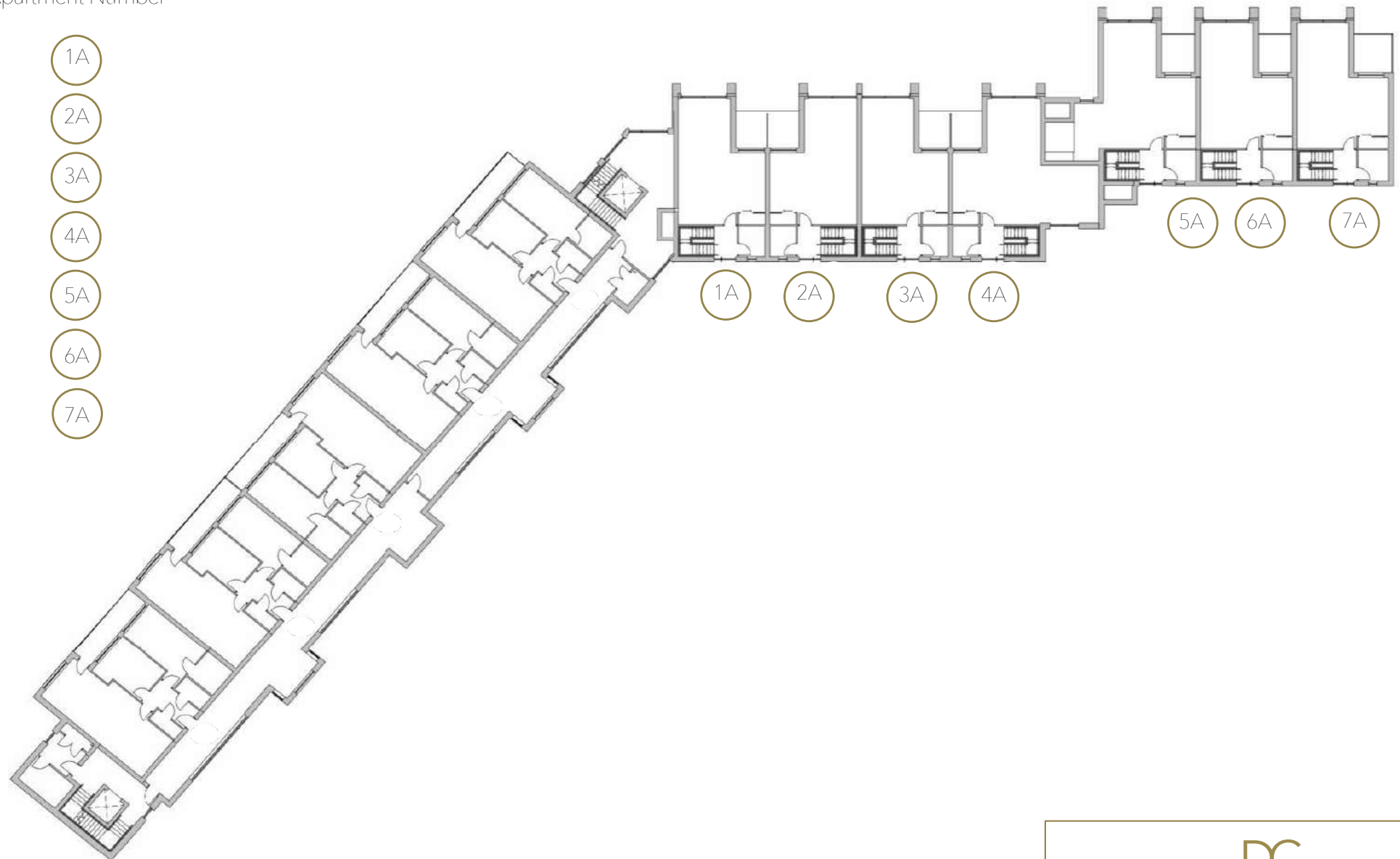
SECOND FLOOR EAST WING

Apartment Number



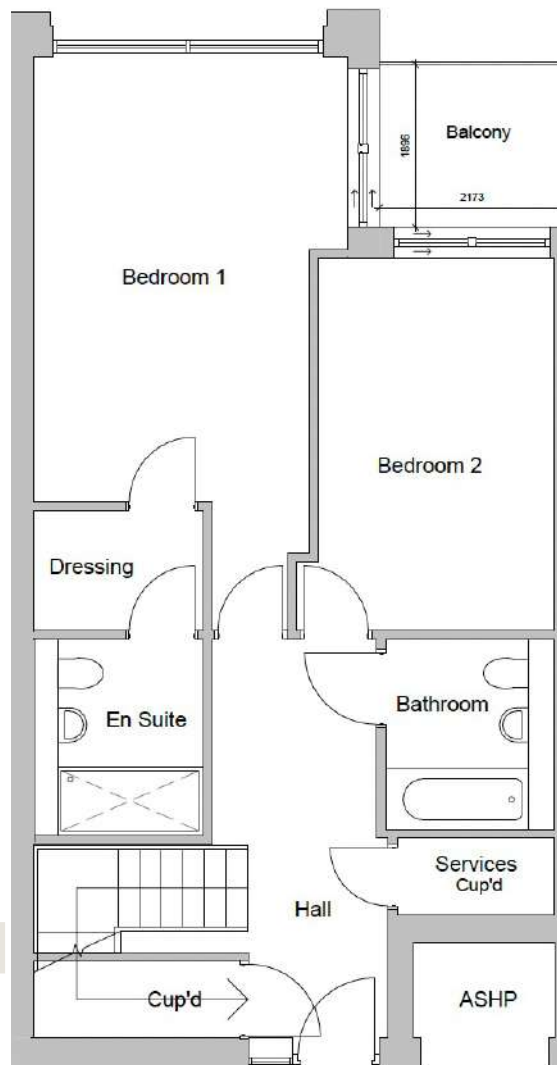
THIRD FLOOR EAST WING

Apartment Number



DUPLEX 1

	Size m	Size ft
Hall	1.980 x 4.660	6'6" x 15'3"
Cupboard	0.900 x 2.395	2'11" x 7'10"
Bedroom 1	3.670 max x 5.165	12'0" max x 16'11"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.030 x 2.290	6'8" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.075 max x 9.075 max	19'11" max x 29'9" max
GIA	124m ²	1335ft ²



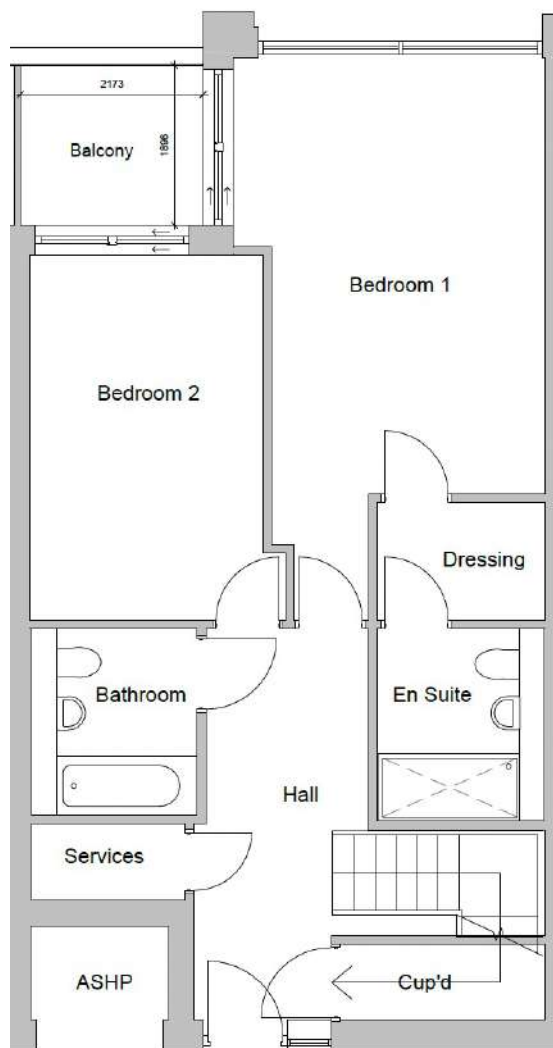
SECOND FLOOR



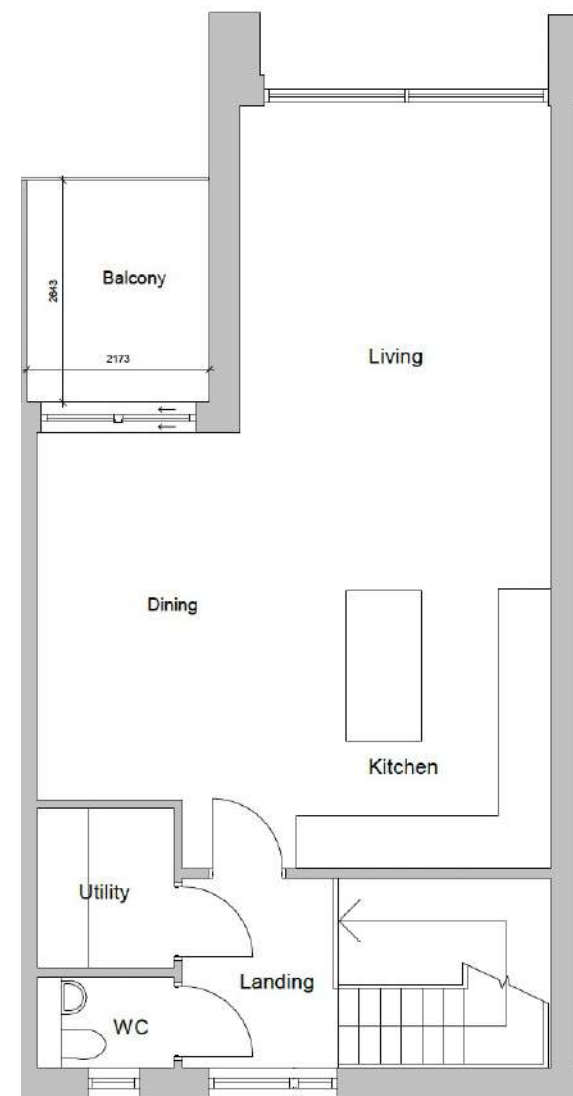
THIRD FLOOR

DUPLEX 2

	Size m	Size ft
Hall	1.980 x 4.660	6'6" x 15'3"
Cupboard	0.900 x 2.450	2'11" x 8'0"
Bedroom 1	3.705 max x 5.165	12'2" max x 17'0"
Dressing Room	1.400 x 2.090	4'7" x 6'10"
En Suite 1	2.090 x 2.290	6'10" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.115 max x 9.075 max	20'1" max x 29'9" max
GIA	124.5m ²	1344ft ²



SECOND FLOOR

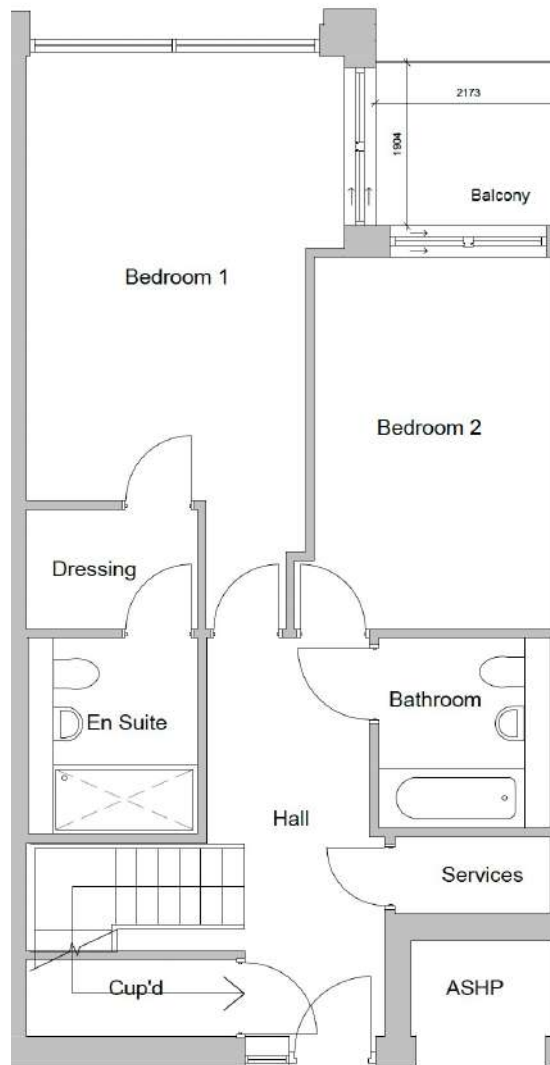


THIRD FLOOR

DUPLEX 3

	Size m	Size ft
Hall	1.995 x 4.655	6'6" x 15'3"
Cupboard	0.900 x 2.450	2'11" x 8'0"
Bedroom 1	3.705 max x 5.190	12'2" max x 17'0"
Dressing Room	1.400 x 2.090	4'7" x 6'10"
En Suite 1	2.065 x 2.290	6'9" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	6.115 max x 9.075 max	20'1" max x 29'9" max

GIA	124.5m ²	1344ft ²
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SECOND FLOOR

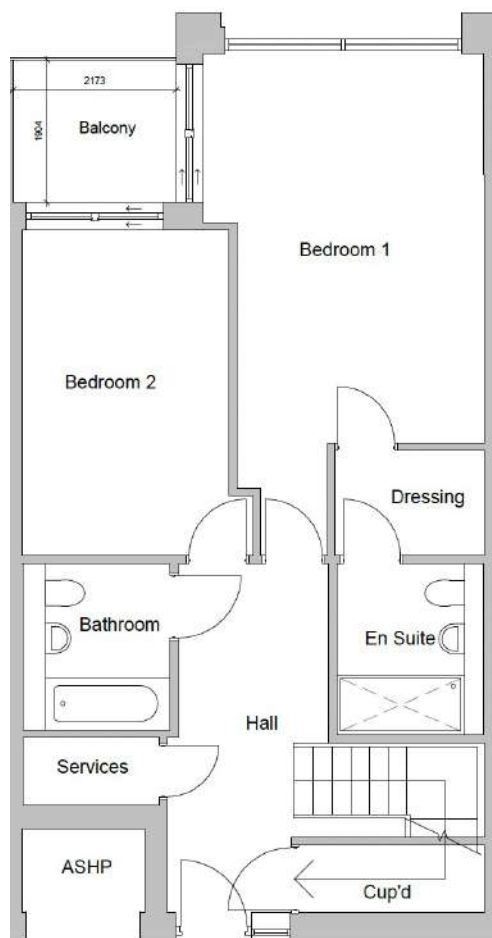


THIRD FLOOR

DUPLEX 4

	Size m	Size ft
Hall	1.995 x 4.665	6'6" x 15'3"
Cupboard	0.900 x 2.475	2'11" x 8'1"
Bedroom 1	3.740 max x 5.190	12'3" max x 17'0"
Dressing Room	1.400 x 2.125	4'7" x 6'11"
En Suite 1	2.100 x 2.290	6'10" x 7'6"
Bedroom 2	2.765 x 5.305	9'1" x 17'5"
En Suite 2	1.825 x 2.260	6'0" x 7'5"
Landing	1.645 x 2.260	5'5" x 7'5"
WC	1.830 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	9.015 max x 10.075 max	29'9" max x 33'7" max

GIA 143m² 1537ft²



SECOND FLOOR

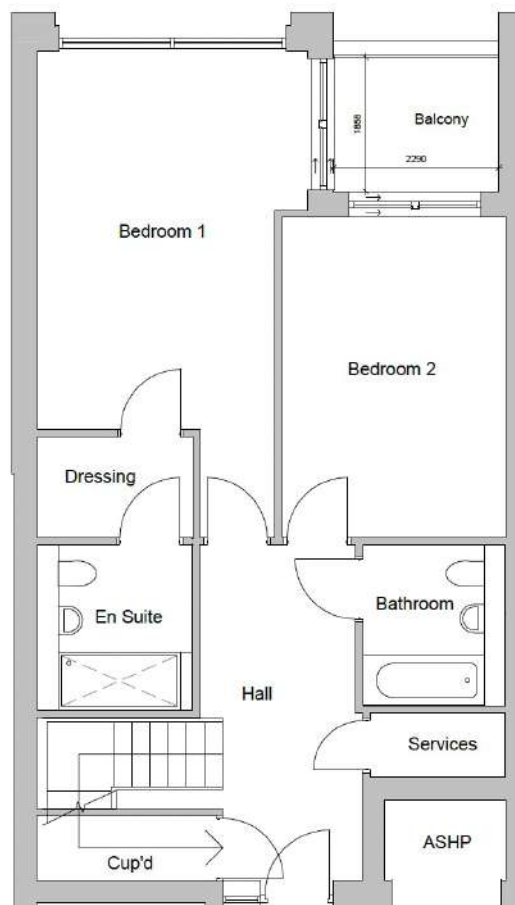


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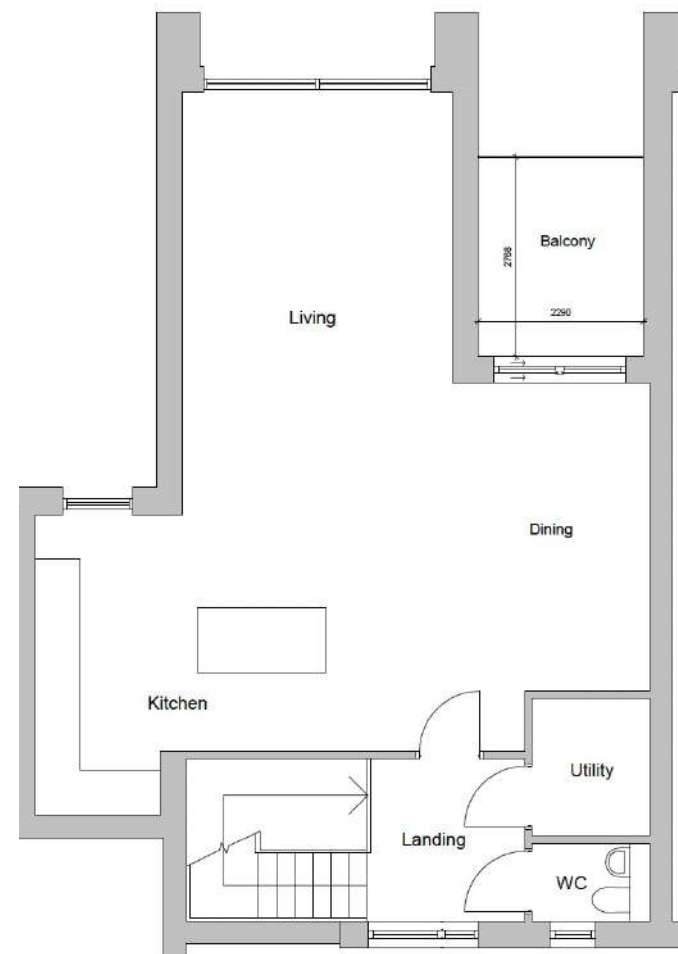
DUPLEX 5

	Size m	Size ft
Hall	2.040 x 4.660	6'8" x 15'3"
Cupboard	0.900 x 2.470	2'11" x 8'1"
Bedroom 1	3.740 max x 5.240	12'3" max x 17'2"
Dressing Room	1.400 x 2.110	4'7" x 6'11"
En Suite 1	2.100 x 2.290	6'10" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'10" x 7'5"
Landing	1.695 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'0" x 7'5"
Kitchen / Living / Dining	8.525 max x 9.135 max	28'0" max x 29'11" max

GIA	140m ²	1510ft ²
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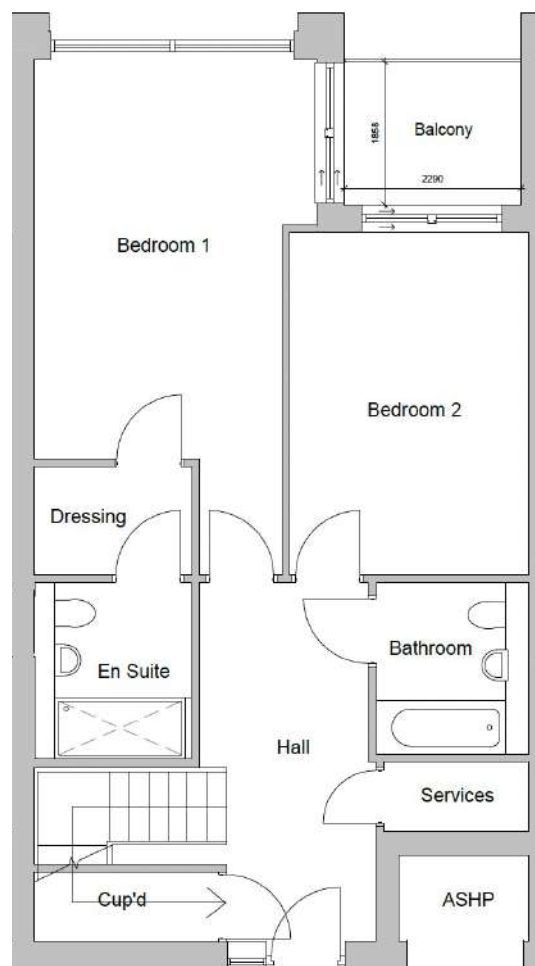
SECOND FLOOR



THIRD FLOOR

DUPLEX 6

	Size m	Size ft
Hall	2.040 x 4.655	6'8" x 15'3"
Cupboard	0.900 x 2.400	2'11" x 7'10"
Bedroom 1	3.670 max x 5.185	12'0" max x 17'0"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.025 x 2.285	6'8" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'11" x 7'5"
Landing	1.700 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'11" x 7'5"
Kitchen / Living / Dining	6.415 max x 9.125 max	21'0" max x 29'11" max
GIA	130m ²	1399ft ²



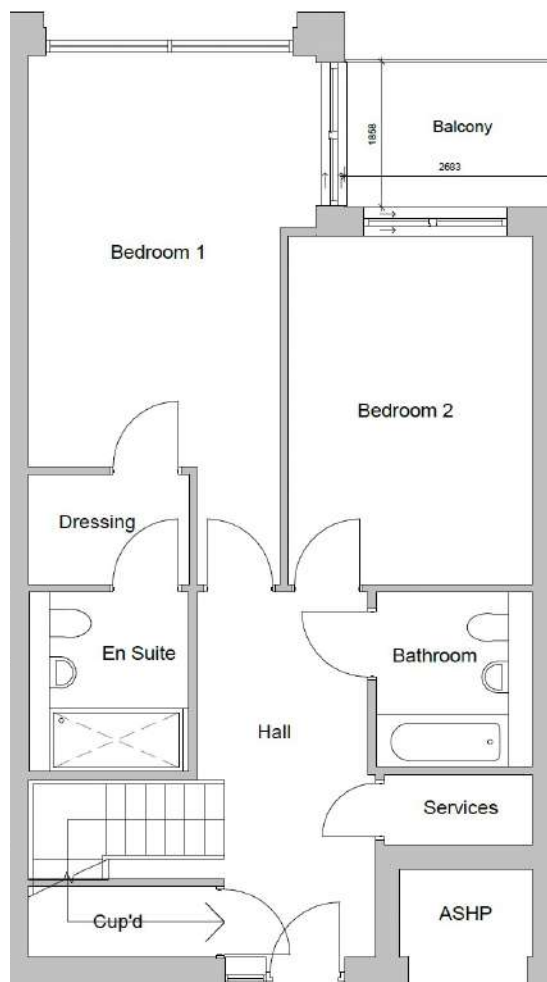
SECOND FLOOR



THIRD FLOOR

DUPLEX 7

	Size m	Size ft
Hall	2.040 x 4.655	6'8" x 15'3"
Cupboard	0.900 x 2.400	2'11" x 7'10"
Bedroom 1	3.670 max x 5.240	12'0" max x 17'2"
Dressing Room	1.400 x 2.050	4'7" x 6'9"
En Suite 1	2.025 x 2.285	6'8" x 7'6"
Bedroom 2	3.105 x 5.400	10'2" x 17'8"
En Suite 2	2.110 x 2.260	6'11" x 7'5"
Landing	1.700 x 2.260	5'7" x 7'5"
WC	2.155 x 2.260	6'11" x 7'5"
Kitchen / Living / Dining	6.415 max x 9.125 max	21'0" max x 29'11" max
GIA	130m²	1399ft²



SECOND FLOOR

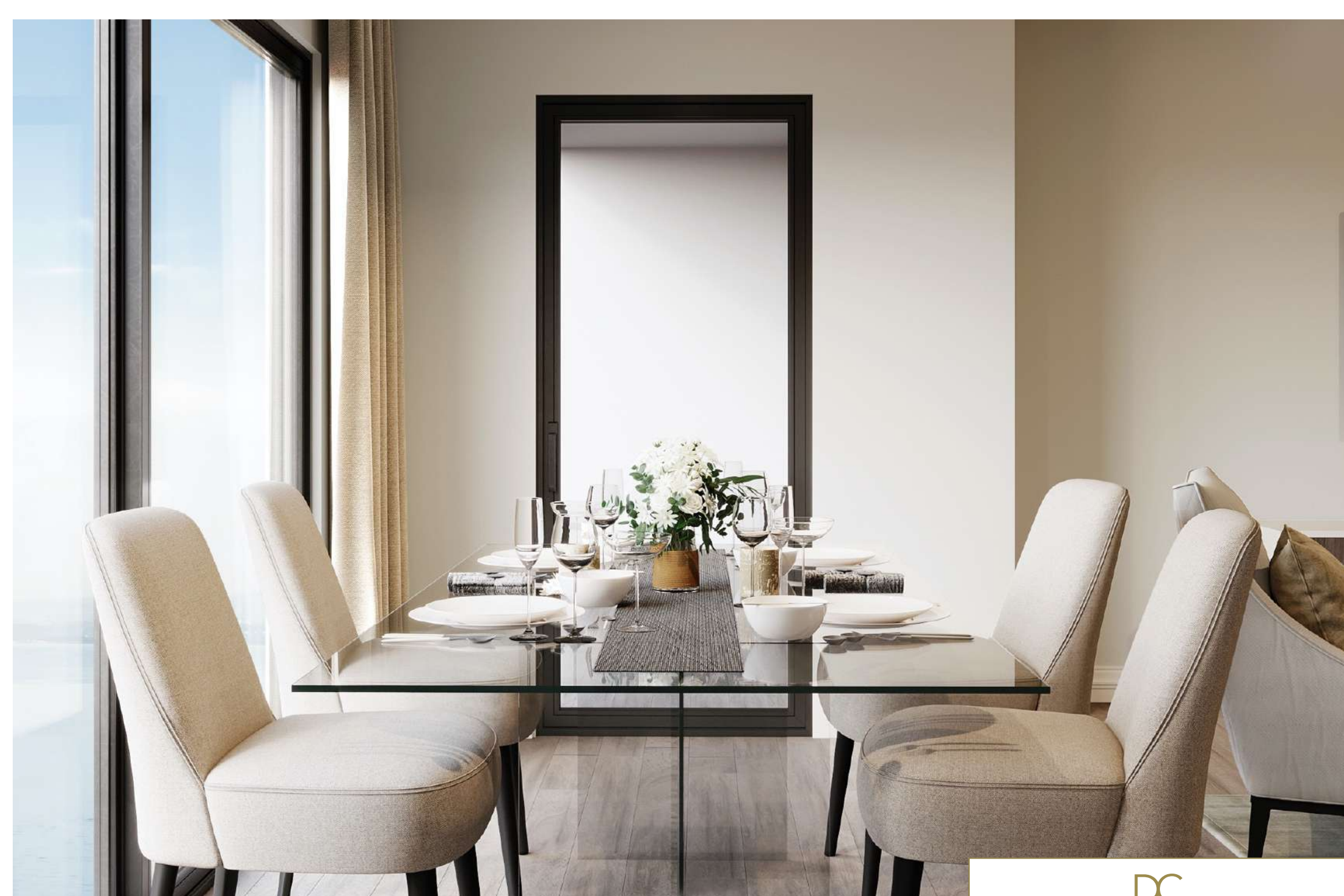


THIRD FLOOR

APARTMENTS

East Wing











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Bathroom Furniture • UK Manufacture

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SPECIFICATION

General

- ❖ Fully gated entrance with secure video and intercom access
- ❖ Porcelanosa floor tiles throughout
- ❖ Open plan kitchen with spacious living room for easy luxury living
- ❖ Balcony overlooking Carbis Bay and beyond
- ❖ Lift access to East Wing apartments and communal areas
- ❖ LED Lighting
- ❖ 10 Year Warranty with 999 year leasehold

Finishes

- ❖ Audio/visual door entry system
- ❖ Secure Gated access to the development
- ❖ Security locking to entrance door
- ❖ Mains smoke detectors to hallways
- ❖ Recessed lighting to kitchen, living area
- ❖ Satin chrome screwless electrical finishes
- ❖ BT phone points to all major rooms
- ❖ Shaver points to family bathroom and master en-suite
- ❖ Under floor heating throughout with individual room thermostats

Bathrooms

- ❖ Porcelanosa floor and wall tiles
- ❖ Duravit D-Neo Wall Mounted WCs
- ❖ Duravit Basin and Vanity Units Single and Double sinks
- ❖ Merlyn Walk-Shower Panels and Merlyn Touchstone Rectangle Shower Trays
- ❖ Vado Tapware and Vado Accessories
- ❖ Grohe Concealed Cistern and Skate Flush Plates
- ❖ Waters Cove Back-to-wall Bath
- ❖ The Sussex Range Pevensey heated towel rails

External

- ❖ Landscaped grounds to front elevations
- ❖ Low maintenance design with all year round use
- ❖ Secure grounds with electric gates and allocated parking
- ❖ Recessed external LED lighting activated by proximity sensors

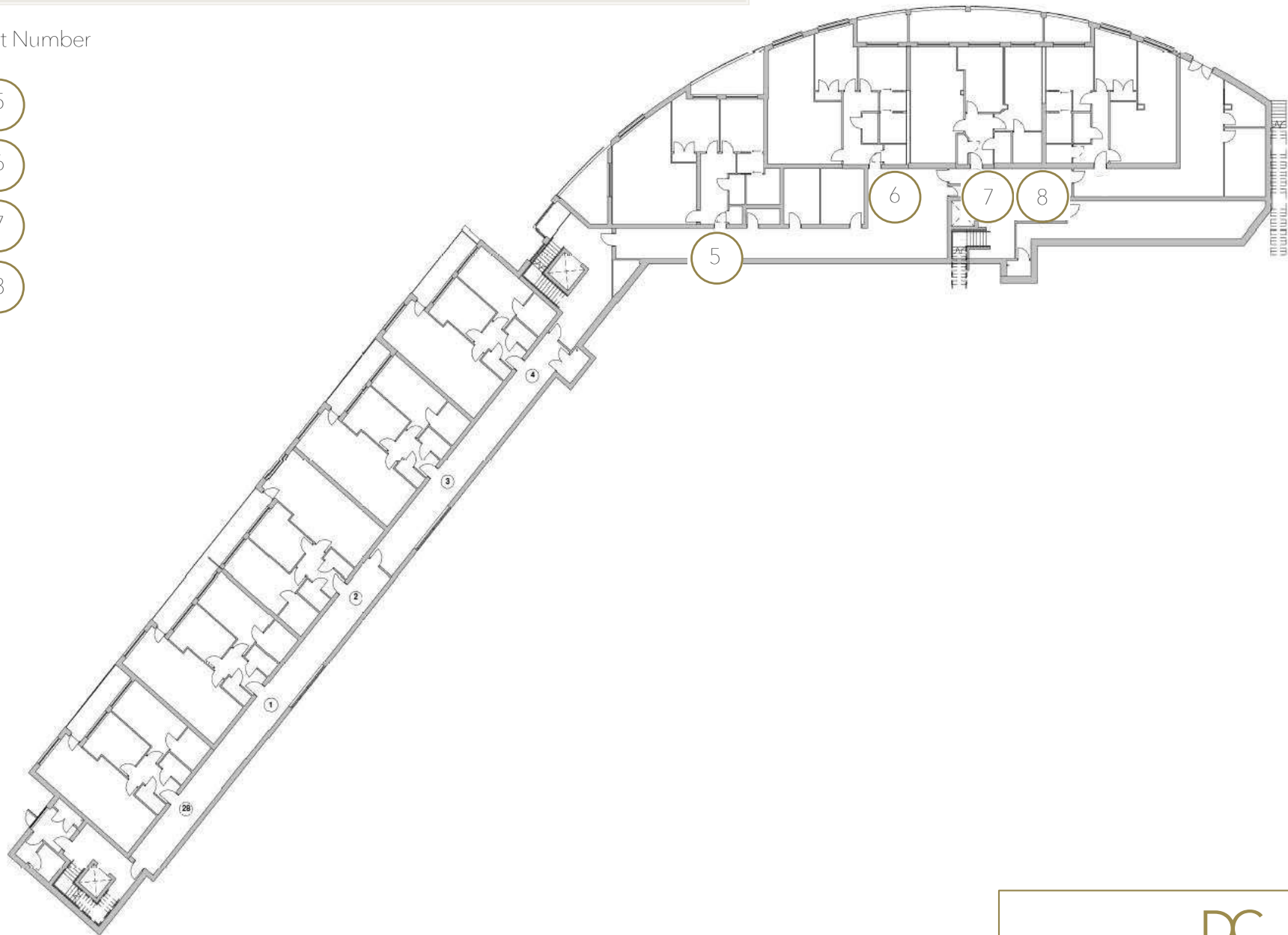
Kitchen

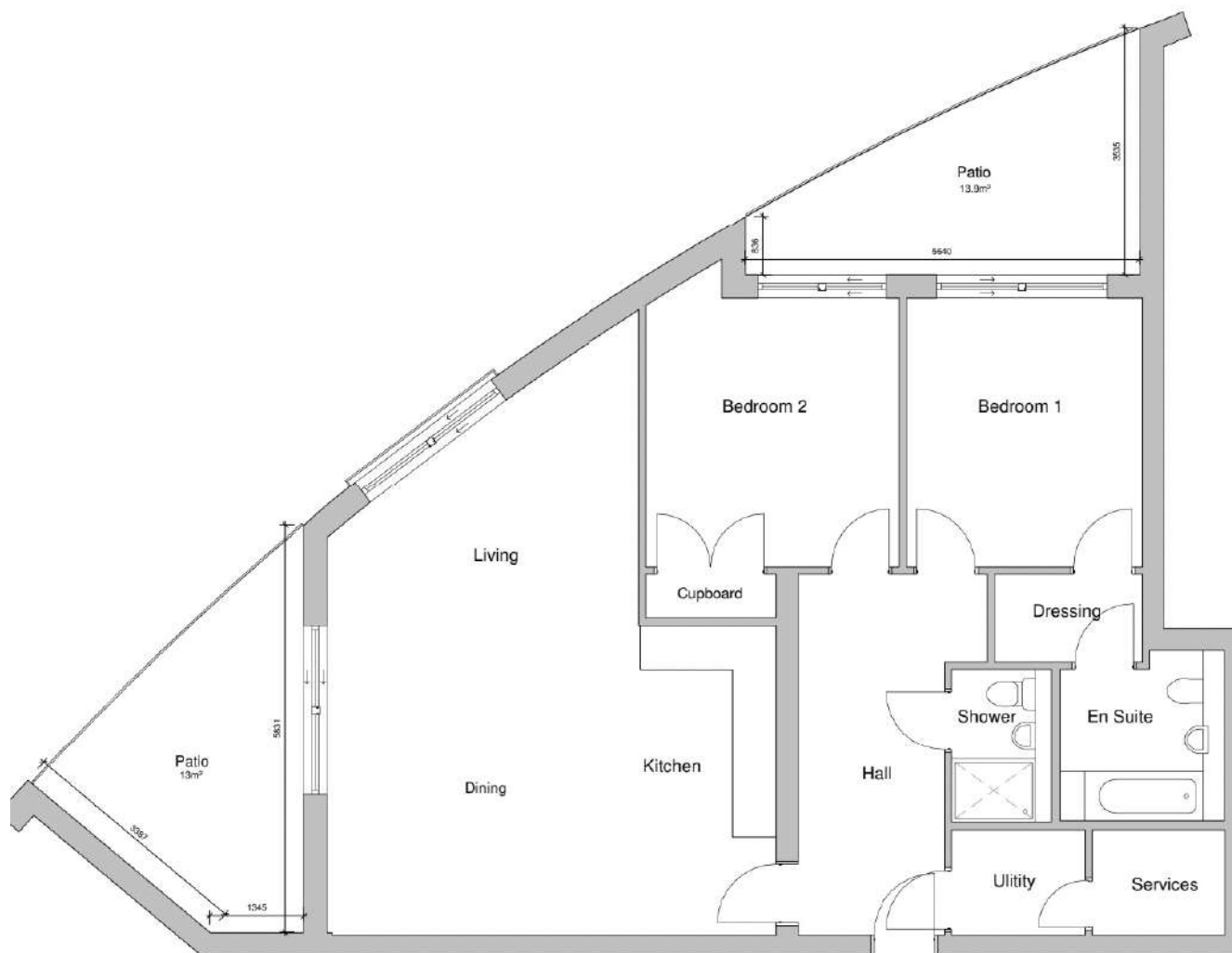
- ❖ Built in multi-function Neff Oven
- ❖ Built in Neff combination Microwave
- ❖ Neff Warming Drawer
- ❖ Neff Induction Hob with 4 flexible cooking zones
- ❖ Integrated Neff Fridge/Freezer
- ❖ Integrated Neff Dishwasher
- ❖ Miele/Falmec Extraction (depending on apartment type)
- ❖ A choice of Quartz Worktops
- ❖ True Handleless kitchen furniture engineered to accommodate a selection of rails that creates a seamless, modern design.
- ❖ 18mm slab-style MFC doors with a smooth matt finish
- ❖ A selection of door and rail colours, carefully chosen, to give each kitchen its own character and styling

GROUND FLOOR EAST WING

Apartment Number

- 5
- 6
- 7
- 8





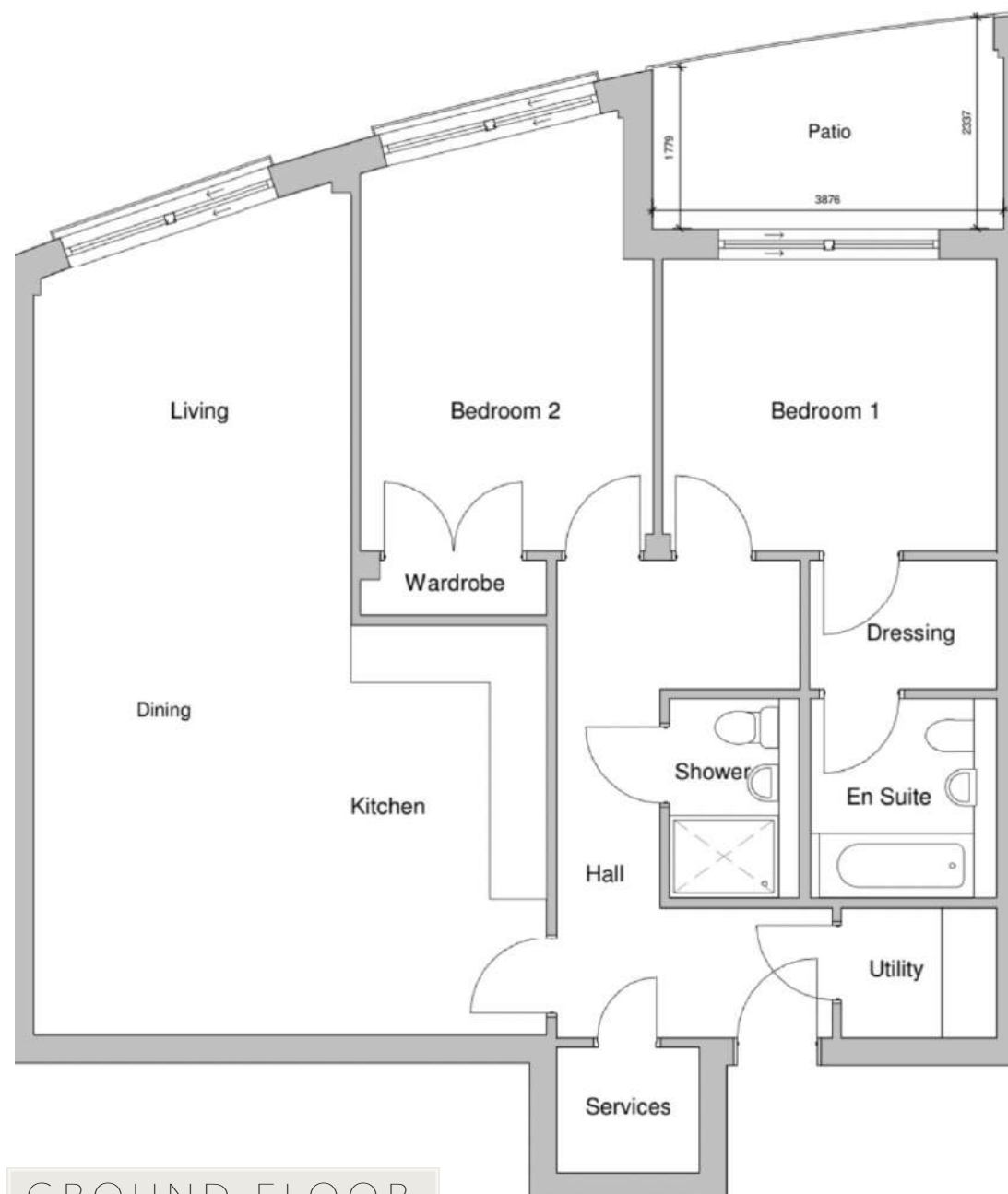
APARTMENT 5

	Size m	Size ft
Hall	2.085 x 5.145	6'10" x 16'10"
Cupboard	1.035 x 1.315	3'5" x 4'4"
Shower	1.215 x 2.190	4'0" x 7'2"
Kitchen/ Living / Dining	6.415 max x 8.940	21'0" max x 29'4" max
Bedroom 1	3.320 x 3.845	10'10" x 12'7"
En Suite	2.190 x 2.575	7'2" x 8'5"
Dressing Room	1.435 x 2.065	4'8" x 6'9"
Bedroom 2	3.625 max x 3.845	11'10" max x 12'7"
GIA	98.9m²	1064ft²

GROUND FLOOR

APARTMENT 6

	Size m	Size ft
Hall	1.365 x 5.290	4'5" x 17'4"
Cupboard	1.450 x 1.705	4'9" x 5'7"
Shower	1.215 x 2.190	4'0" x 7'2"
Kitchen/ Living / Dining	5.695 max x 9.450	18'8" max x 31'0" max
Bedroom 1	3.225 x 3.675	10'7" x 12'0"
En Suite	2.045 x 2.190	6'8" x 7'2"
Dressing Room	1.435 x 2.065	4'8" x 6'9"
Bedroom 2	3.240 max x 4.885	10'7" max x 16'0"
GIA	96.7m²	1041ft²

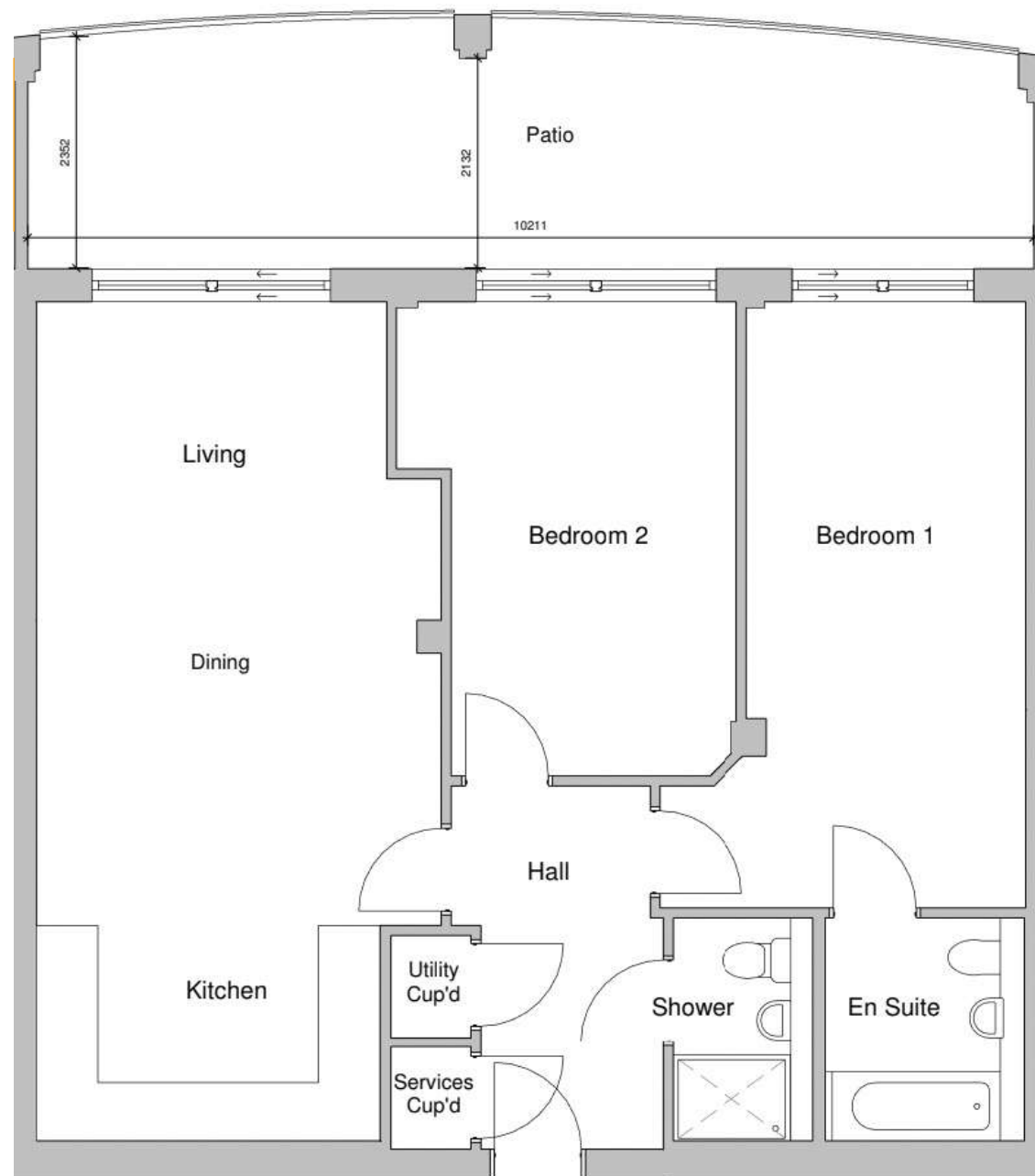


GROUND FLOOR

APARTMENT 7

	Size m	Size ft
Hall	1.840 x 3.690	6'0" x 12'1"
Cupboard	0.810 x 2.180	2'8" x 7'1"
Shower	1.215 x 2.270	4'0" x 7'5"
Kitchen/ Living / Dining	4.110 max x 8.535	13'6" max x 28'0" max
Bedroom 1	2.815 x 6.160	9'2" x 20'2"
En Suite	2.230 x 2.270	7'4" x 7'5"
Bedroom 2	3.450 max x 4.825	11'3" max x 15'10"

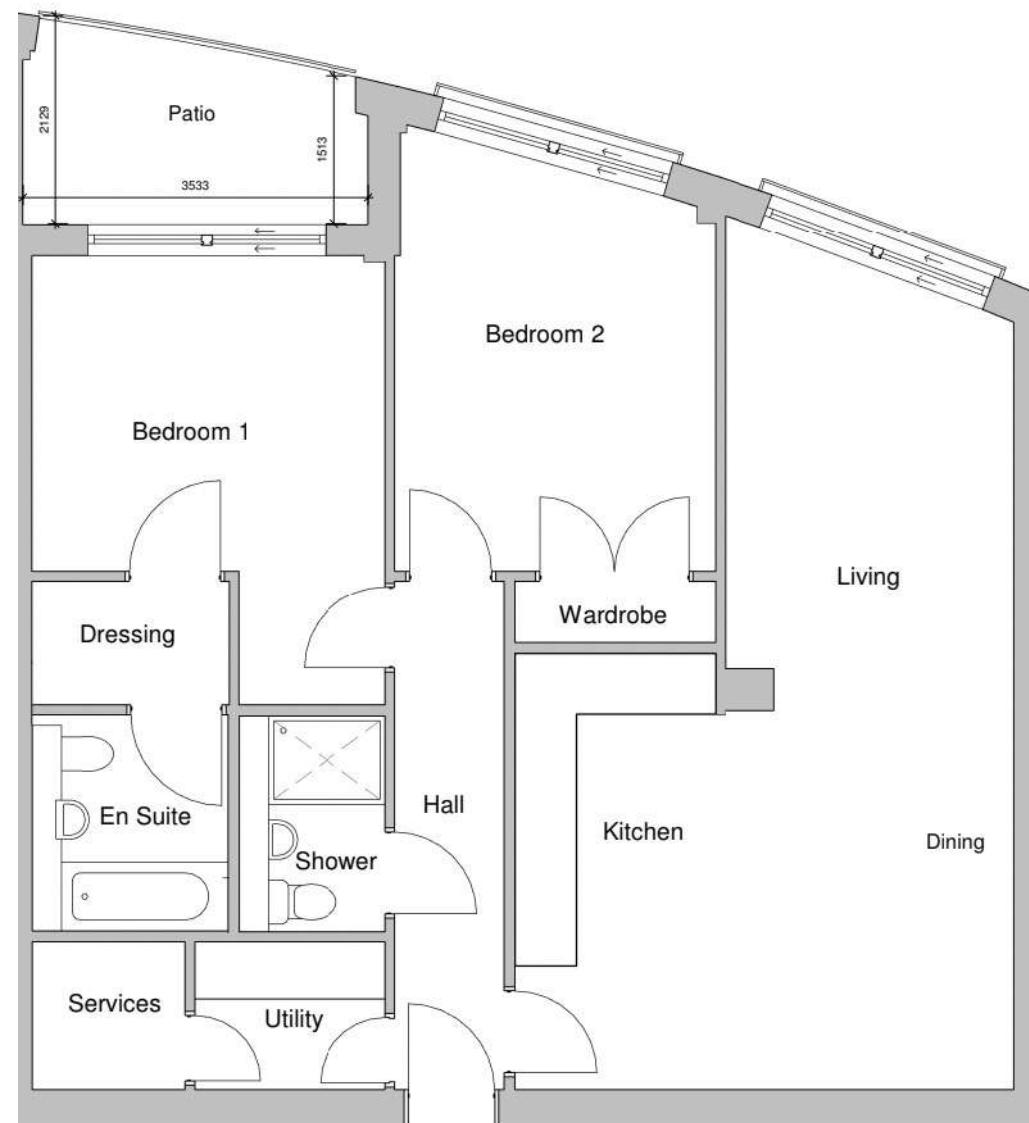
GIA	85.8m ²	924ft ²
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GROUND FLOOR

APARTMENT 8

	Size m	Size ft
Hall	1.265 x 5.215	4'2" x 17'1"
Cupboard	1.365 x 2.010	4'5" x 6'7"
Shower	1.335 x 2.200	4'4" x 7'2"
Kitchen/ Living / Dining	5.100 max x 8.955 max	16'8" max x 29'4" max
Bedroom 1	3.645 x 4.750	11'11" x 15'7"
En Suite	2.010 x 2.200	6'7" x 7'2"
Dressing Room	1.435 x 2.200	4'8" x 7'2"
Bedroom 2	3.245 max x 4.565	10'7" max x 14'11"
GIA	88.4m²	951ft²

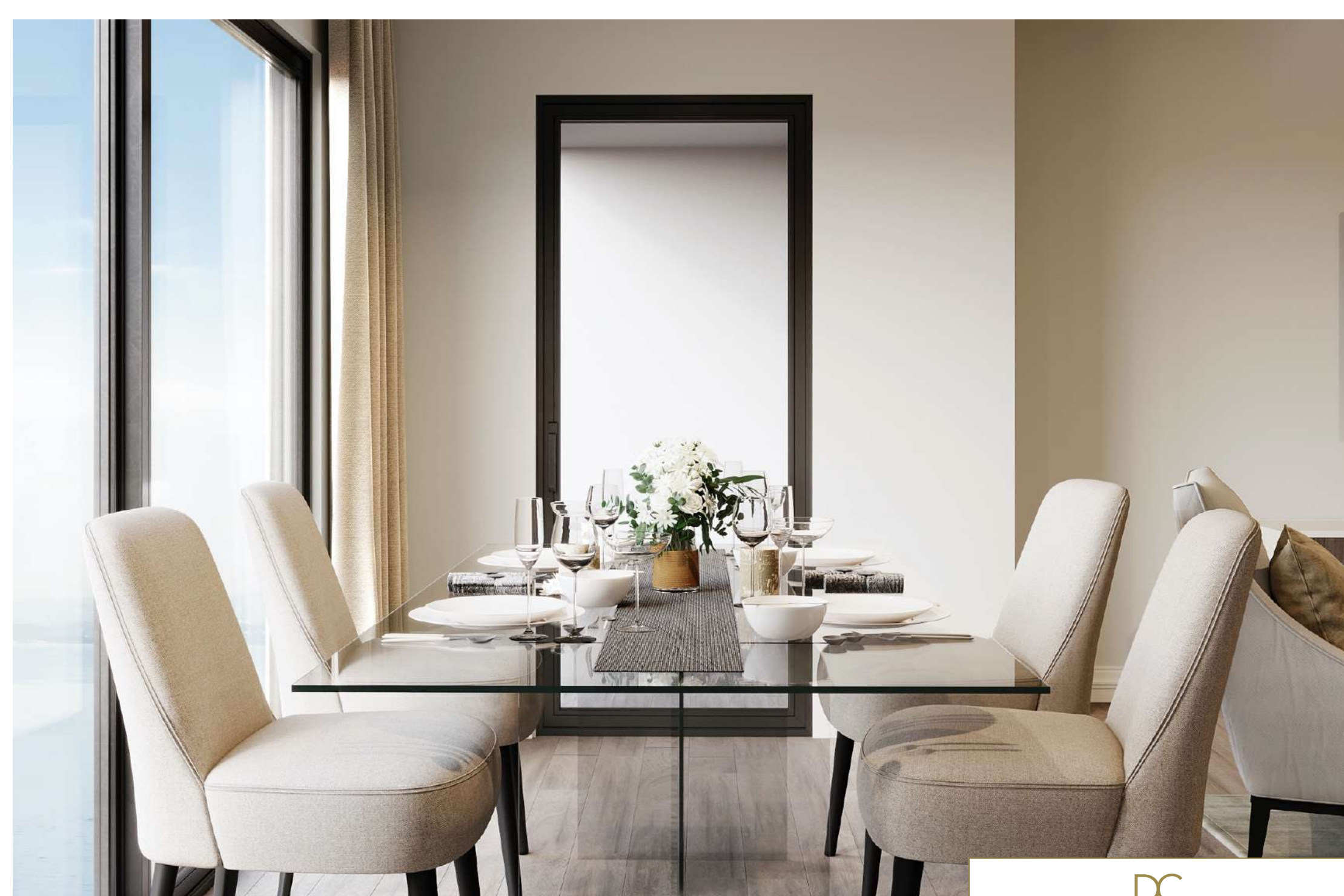


GROUND FLOOR

GARDEN APARTMENTS

East Wing











DERRINGTON COLLECTION
Bathroom Furniture • UK Manufacture

SALES@DERRINGTONCOLLECTION.COM

WWW.DERRINGTONCOLLECTION.COM

DC
DERRINGTON COLLECTION







SPECIFICATION

General

- ❖ Fully gated entrance with secure video and intercom access
- ❖ Porcelanosa floor tiles throughout
- ❖ Open plan kitchen with spacious living room for easy luxury living
- ❖ Balcony overlooking Carbis Bay and beyond
- ❖ Lift access to East Wing apartments and communal areas
- ❖ LED Lighting
- ❖ 10 Year Warranty with 999 year leasehold

Finishes

- ❖ Audio/visual door entry system
- ❖ Secure Gated access to the development
- ❖ Security locking to entrance door
- ❖ Mains smoke detectors to hallways
- ❖ Recessed lighting to kitchen, living area
- ❖ Satin chrome screwless electrical finishes
- ❖ BT phone points to all major rooms
- ❖ Shaver points to family bathroom and master en-suite
- ❖ Under floor heating throughout with individual room thermostats

Bathrooms

- ❖ Porcelanosa floor and wall tiles
- ❖ Duravit D-Neo Wall Mounted WCs
- ❖ Duravit Basin and Vanity Units Single and Double sinks
- ❖ Merlyn Walk-Shower Panels and Merlyn Touchstone Rectangle Shower Trays
- ❖ Vado Tapware and Vado Accessories
- ❖ Grohe Concealed Cistern and Skate Flush Plates
- ❖ Waters Cove Back-to-wall Bath
- ❖ The Sussex Range Pevensey heated towel rails

External

- ❖ Landscaped grounds to front elevations
- ❖ Low maintenance design with all year round use
- ❖ Secure grounds with electric gates and allocated parking
- ❖ Recessed external LED lighting activated by proximity sensors

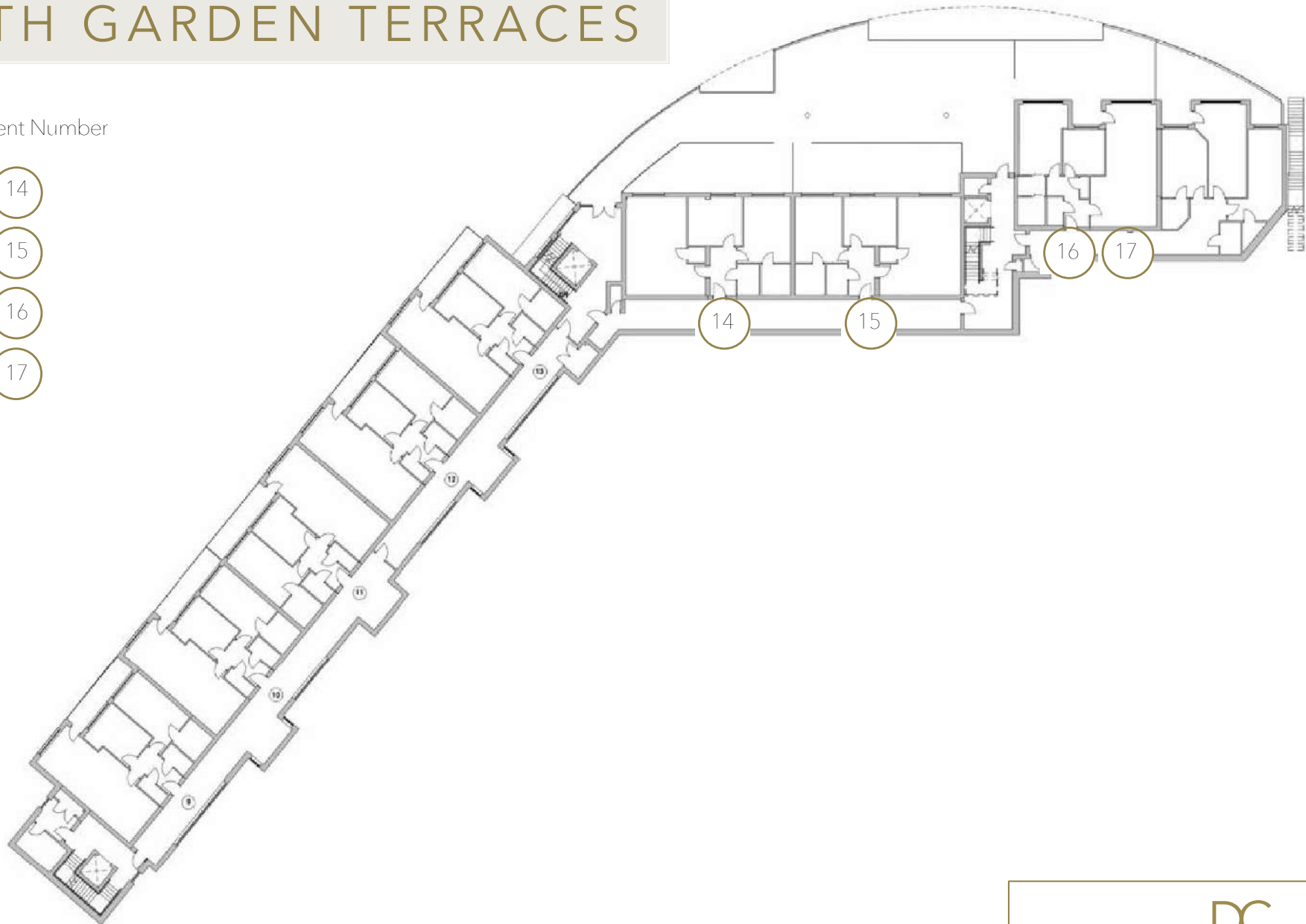
Kitchen

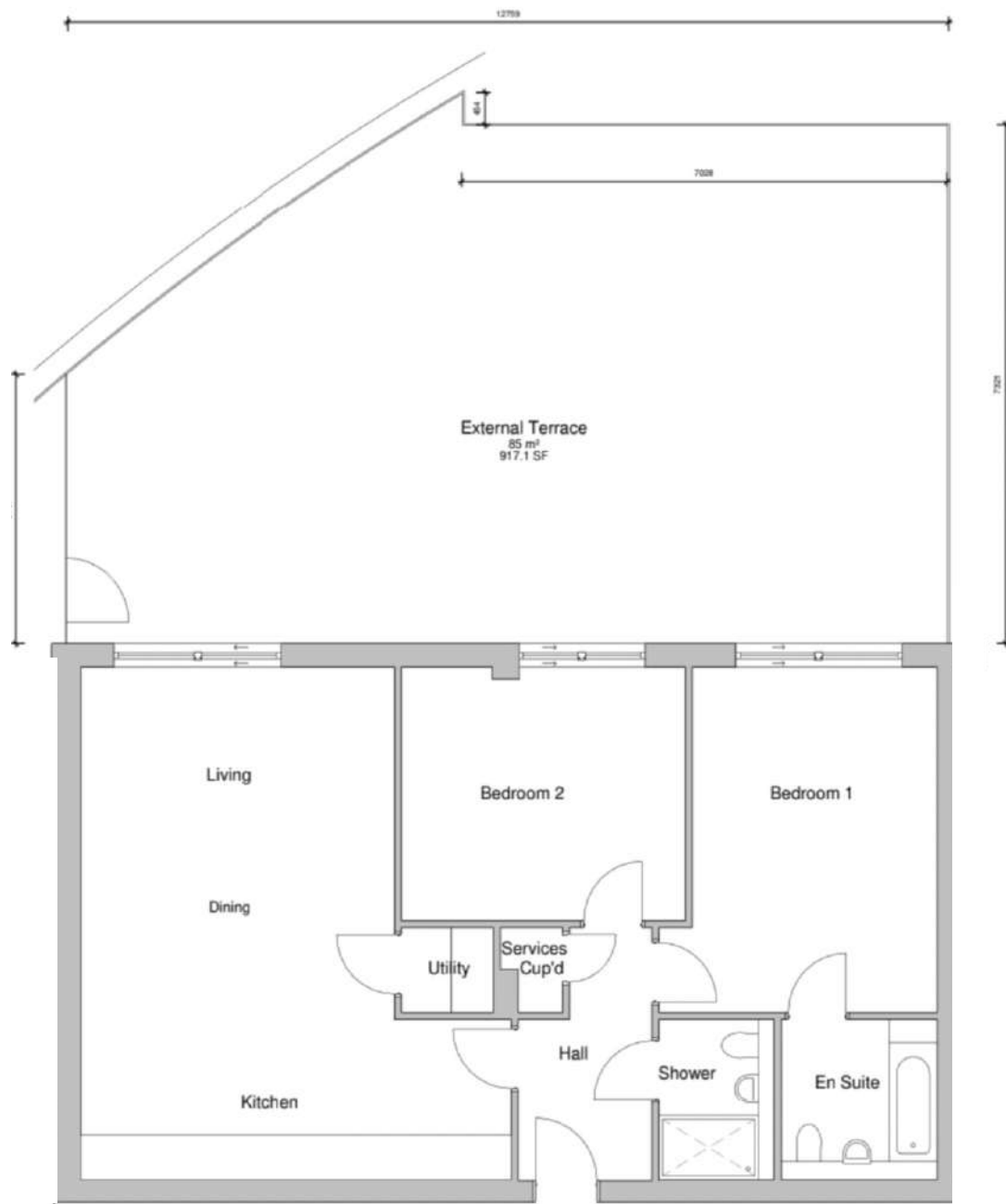
- ❖ Built in multi-function Neff Oven
- ❖ Built in Neff combination Microwave
- ❖ Neff Warming Drawer
- ❖ Neff Induction Hob with 4 flexible cooking zones
- ❖ Integrated Neff Fridge/Freezer
- ❖ Integrated Neff Dishwasher
- ❖ Miele/Falmec Extraction (depending on apartment type)
- ❖ A choice of Quartz Worktops
- ❖ True Handleless kitchen furniture engineered to accommodate a selection of rails that creates a seamless, modern design.
- ❖ 18mm slab-style MFC doors with a smooth matt finish
- ❖ A selection of door and rail colours, carefully chosen, to give each kitchen its own character and styling

FIRST FLOOR EAST WING WITH GARDEN TERRACES

Apartment Number

- 14
- 15
- 16
- 17



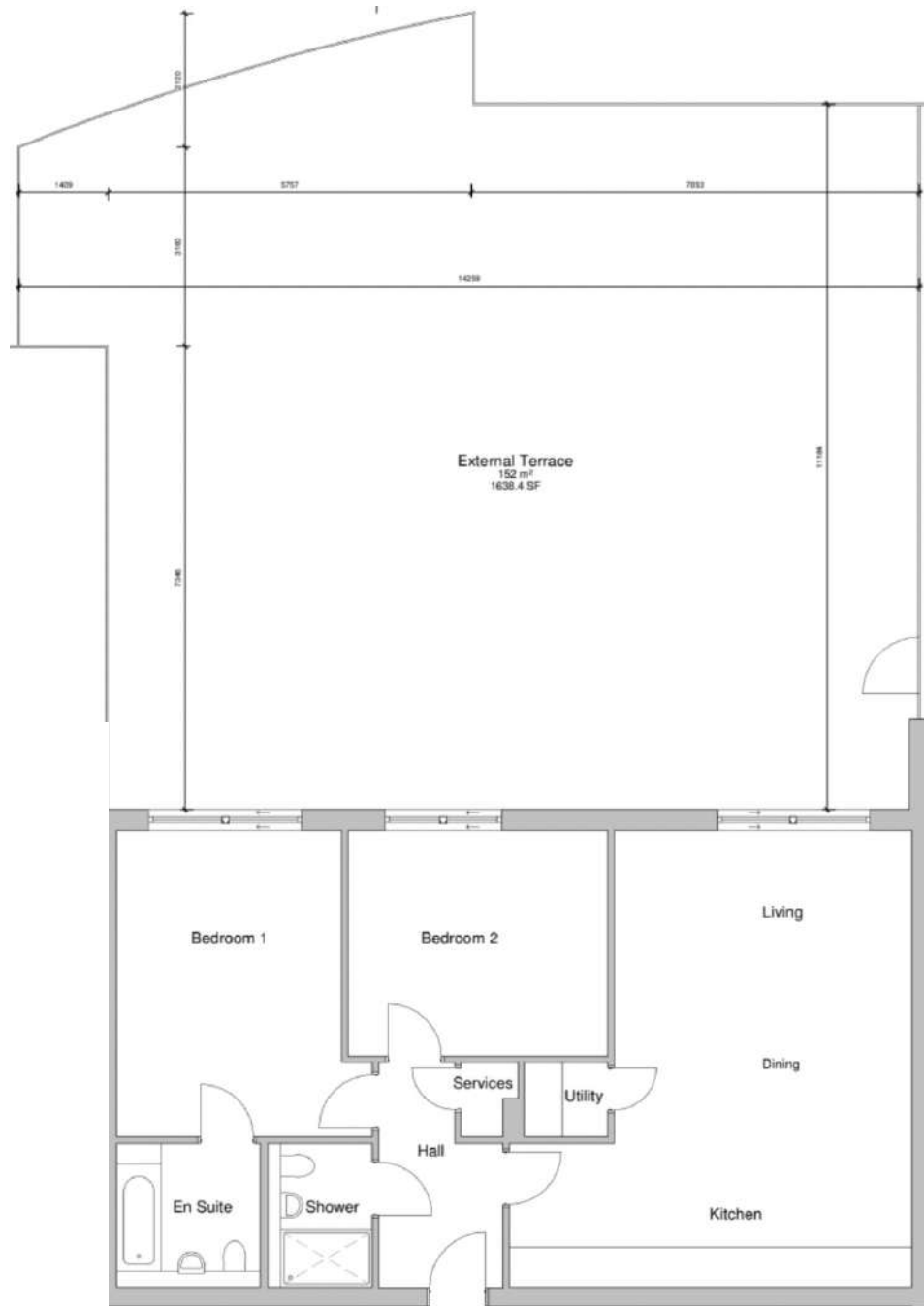


APARTMENT 14

	Size m	Size ft
Hall	1.930 x 3.575	6'4" x 11'8"
Cupboard	1.190 x 1.300	3'11" x 4'3"
Shower	1.660 x 2.275	5'5" x 7'6"
Kitchen / Living / Dining	5.960 max x 7.240	19'6" max x 23'9"
Bedroom 1	3.560 x 4.870	11'8" x 16'0"
En Suite	2.260 x 2.275	7'5" x 7'6"
Bedroom 2	3.575 x 4.100	11'9" max x 13'5"

Garden Terrace	85 m²	917.1 ft²
GIA	90m²	967.5ft²

FIRST FLOOR

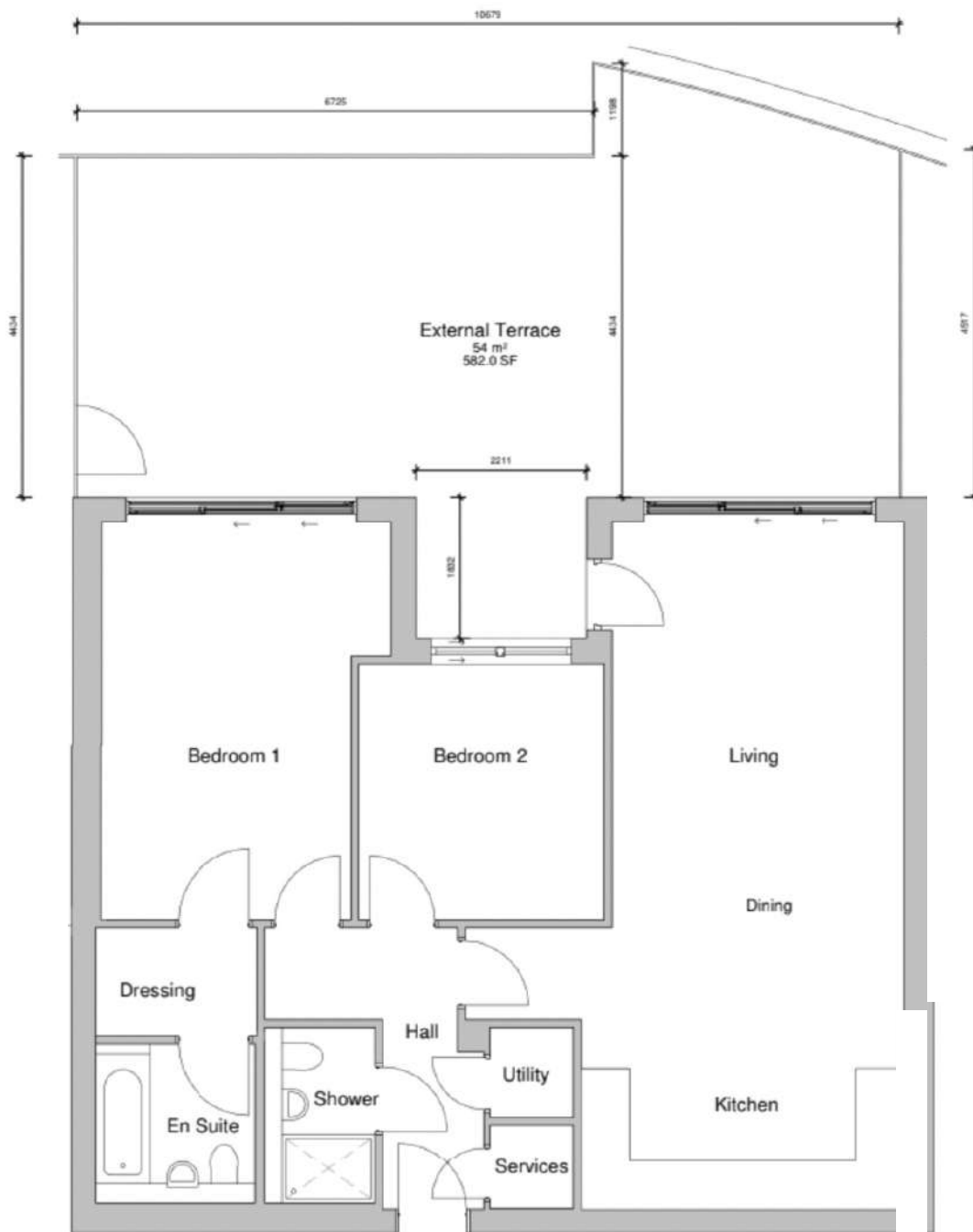


FIRST FLOOR

APARTMENT 15

	Size m	Size ft
Hall	1.930 x 3.575	6'4" x 11'8"
Cupboard	1.190 x 1.300	3'11" x 4'3"
Shower	1.660 x 2.275	5'5" x 7'6"
Kitchen / Living / Dining	6.120 max x 7.240	20'1" max x 23'9"
Bedroom 1	3.560 x 4.870	11'8" x 16'0"
En Suite	2.260 x 2.275	7'5" x 7'6"
Bedroom 2	3.575 x 4.100	11'9" x 13'5"

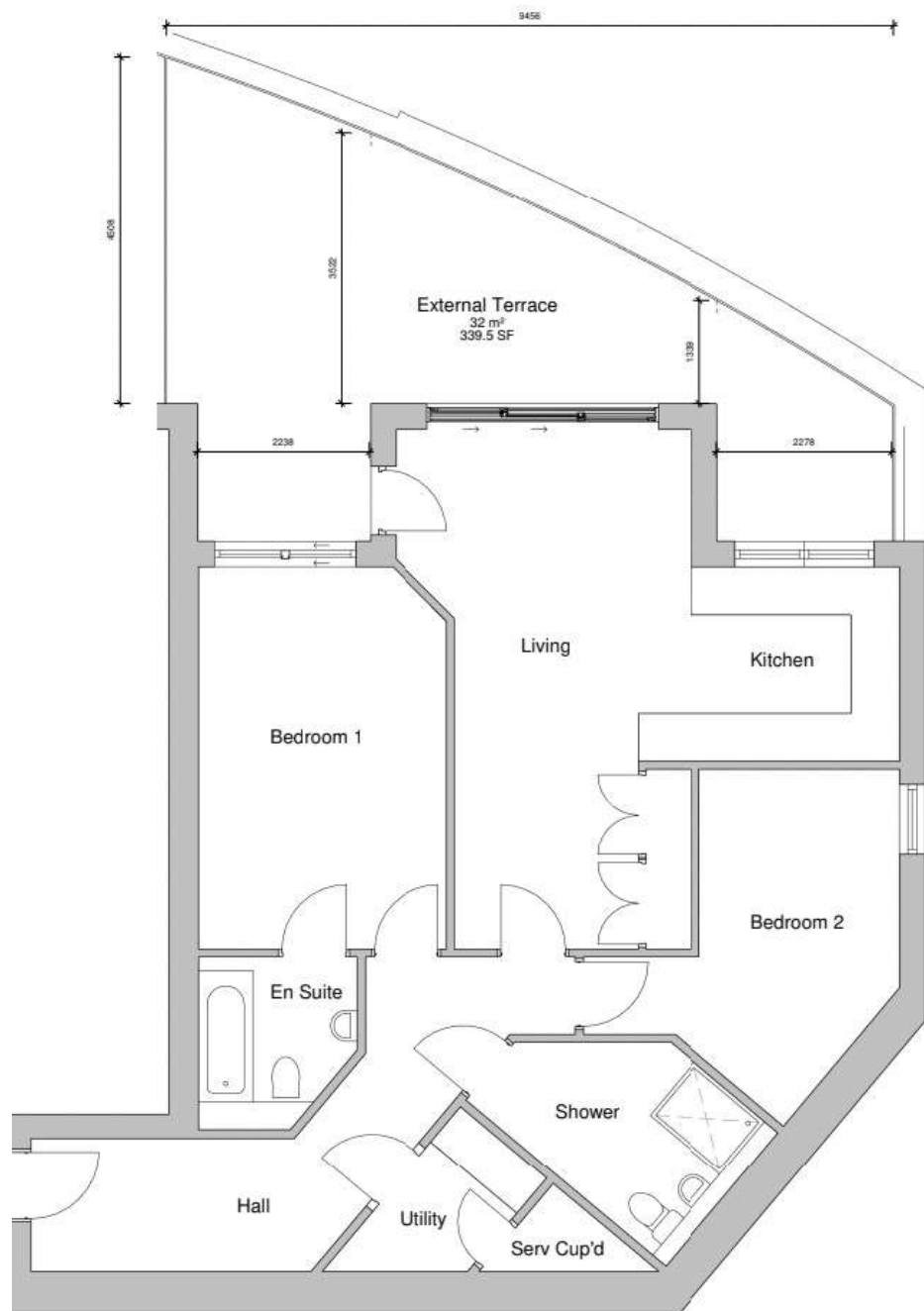
Garden Terrace	152 m ²	1638.4 ft ²
GIA	91m ²	981ft ²



APARTMENT 16

	Size m	Size ft
Hall	1.910 x 3.665	6'3" x 12'0"
Cupboard	0.635 x 1.595	2'1" x 5'3"
Shower	1.215 x 2.080	4'0" x 6'10"
Kitchen / Living / Dining	4.980 max x 8.910	16'4" max x 29'3"
Bedroom 1	3.755 x 5.160	12'4" x 16'11"
Dressing	1.400 x 2.090	4'7" x 6'10"
En Suite	2.080 x 2.080	6'9" x 6'9"
Bedroom 2	3.185 x 3.325	10'5" x 10'11"
Garden Terrace	54 m ²	582 ft ²
GIA	88m ²	945ft ²

FIRST FLOOR



APARTMENT 17

	Size m	Size ft
Hall	4.090 x 6.515	13'5" x 21'4"
Cupboard	0.550 x 1.405	1'10" x 4'7"
Shower	1.570 x 2.360	5'2" x 7'9"
Kitchen	2.525 x 2.695	8'3" max x 8'10"
Living / Dining	3.850 max x 6.780	12'7" max x 22'3"
Bedroom 1	3.200 x 4.975	10'6" x 16'4"
En Suite	2.020 x 2.230	6'7" x 7'4"
Bedroom 2	2.595 x 4.055	8'6" max x 13'4"

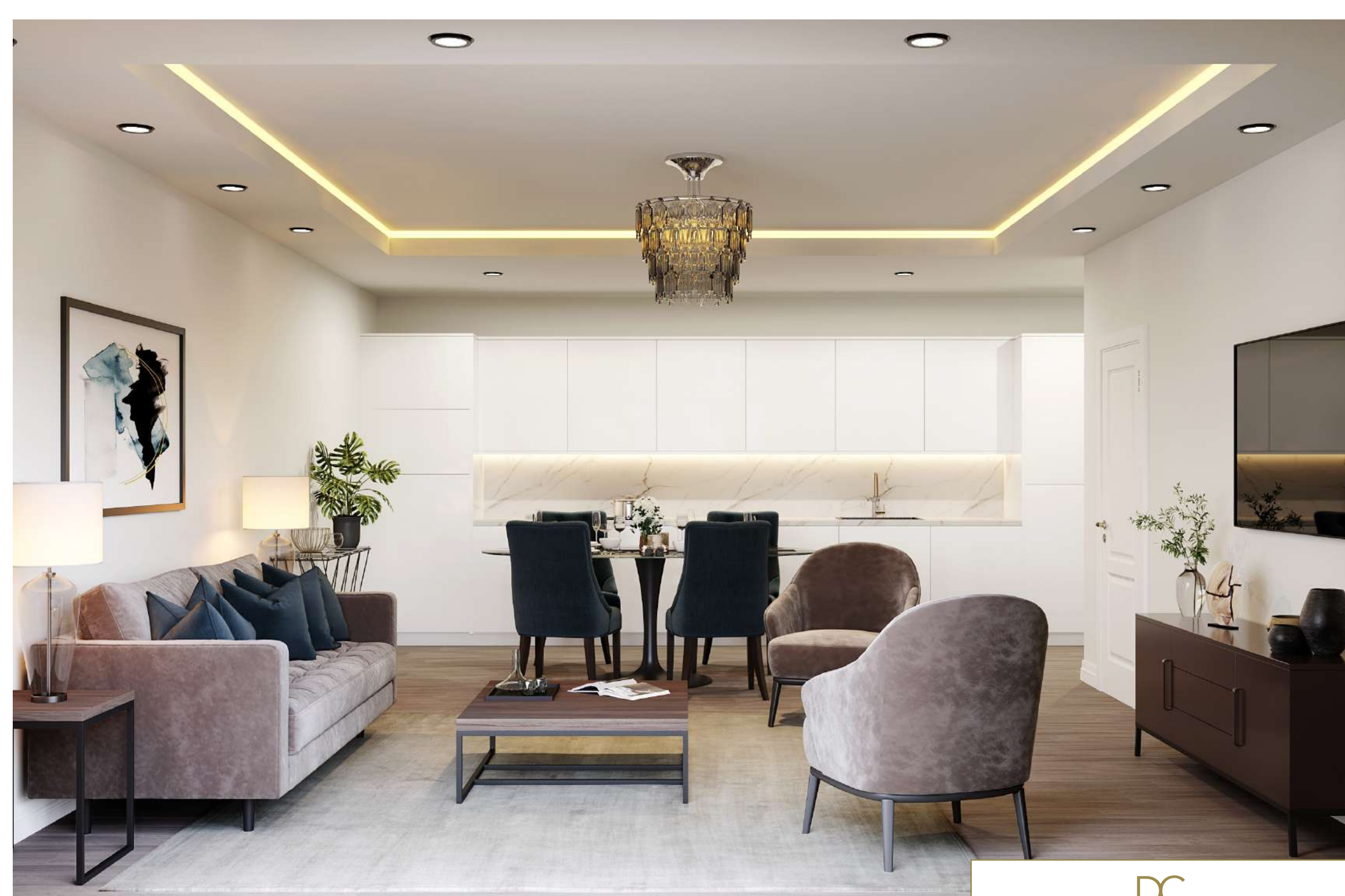
Garden Terrace	32 m ²	339.5 ft ²
GIA	88.5m ²	950ft ²

FIRST FLOOR

APARTMENTS

West Wing













SPECIFICATION

General

- ❖ Fully gated entrance with secure video and intercom access
- ❖ Porcelanosa floor tiles throughout
- ❖ Open plan kitchen with spacious living room for easy luxury living
- ❖ Balcony overlooking Carbis Bay and beyond
- ❖ Lift access to West Wing apartments and communal areas.
- ❖ LED Lighting
- ❖ 10 Year Warranty with 999 year leasehold

Finishes

- ❖ Audio/visual door entry system
- ❖ Secure Gated access to the development
- ❖ Security locking to entrance door
- ❖ Mains smoke detectors to hallways
- ❖ Recessed lighting to kitchen, living area
- ❖ Satin chrome screwless electrical finishes
- ❖ BT phone points to all major rooms
- ❖ Shaver points to family bathroom and master en-suite
- ❖ Under floor heating throughout with individual room thermostats

Bathrooms

- ❖ Porcelanosa floor and wall tiles
- ❖ Duravit D-Neo Wall Mounted WCs
- ❖ Duravit Basin and Vanity Units Single and Double sinks
- ❖ Merlyn Walk-Shower Panels and Merlyn Touchstone Rectangle Shower Trays
- ❖ Vado Tapware and Vado Accessories
- ❖ Grohe Concealed Cistern and Skate Flush Plates
- ❖ Waters Cove Back-to-wall Bath
- ❖ The Sussex Range Pevensey heated towel rails

External

- ❖ Landscaped grounds to front elevations
- ❖ Low maintenance design with all year round use
- ❖ Secure grounds with electric gates and allocated parking
- ❖ Recessed external LED lighting activated by proximity sensors

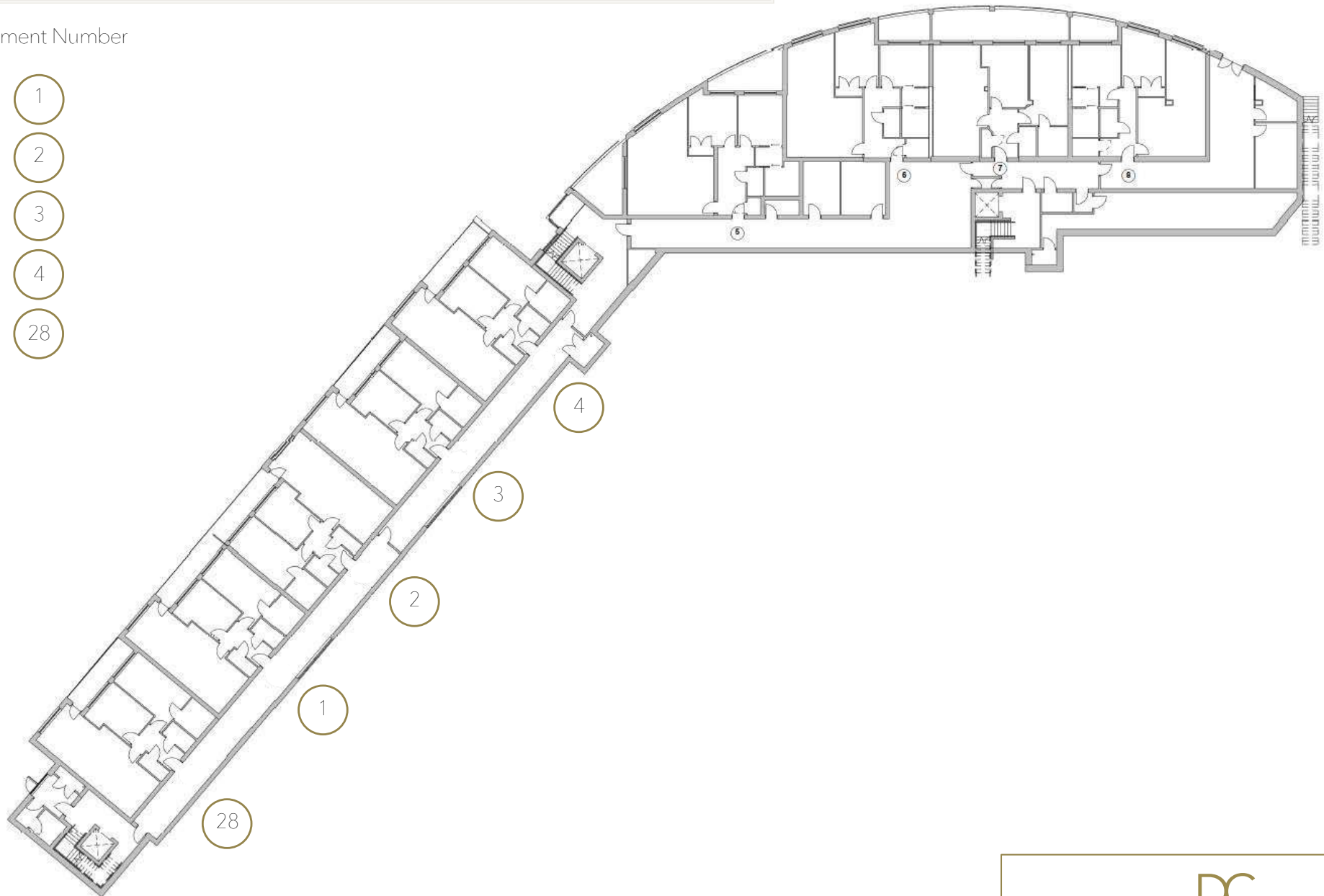
Kitchen

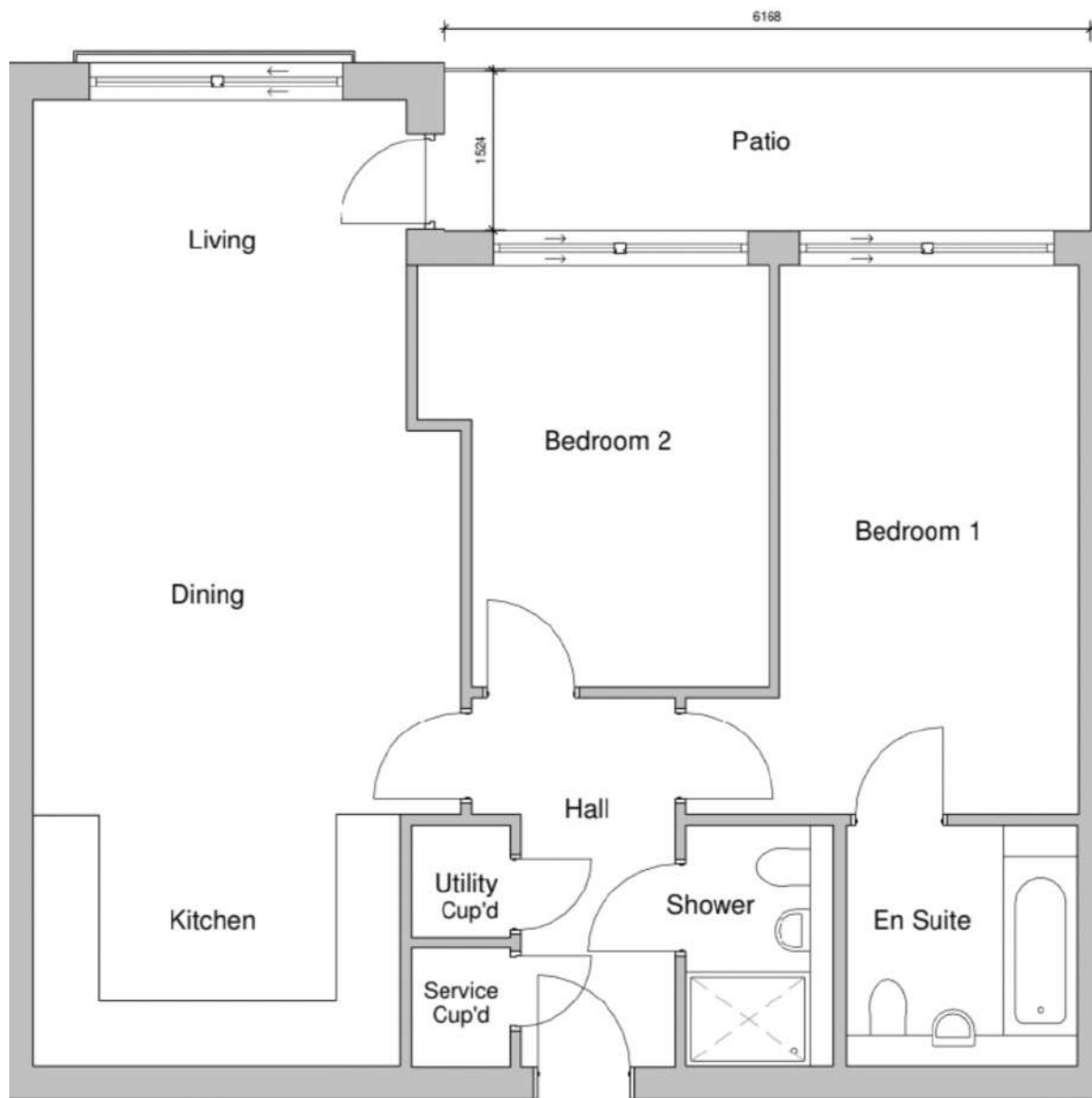
- ❖ Built in multi-function Neff Oven
- ❖ Built in Neff combination Microwave
- ❖ Neff Warming Drawer
- ❖ Neff Induction Hob with 4 flexible cooking zones
- ❖ Integrated Neff Fridge/Freezer
- ❖ Integrated Neff Dishwasher
- ❖ Miele/Falmec Extraction (depending on apartment type)
- ❖ A choice of Quartz Worktops
- ❖ True Handleless kitchen furniture engineered to accommodate a selection of rails that creates a seamless, modern design.
- ❖ 18mm slab-style MFC doors with a smooth matt finish
- ❖ A selection of door and rail colours, carefully chosen, to give each kitchen its own character and styling

GROUND FLOOR WEST WING

Apartment Number

- 1
- 2
- 3
- 4
- 28

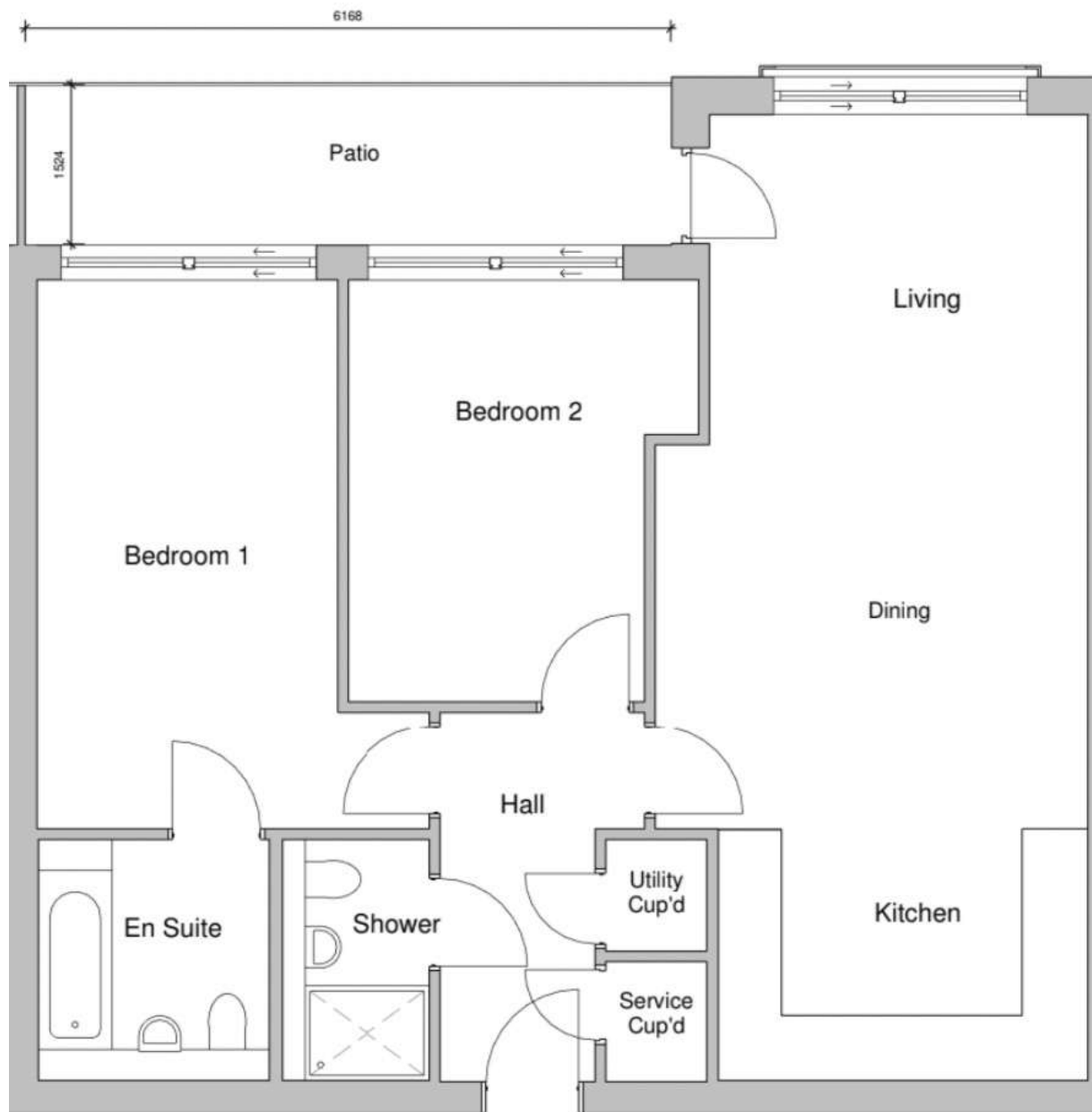




GROUND FLOOR

APARTMENT 1

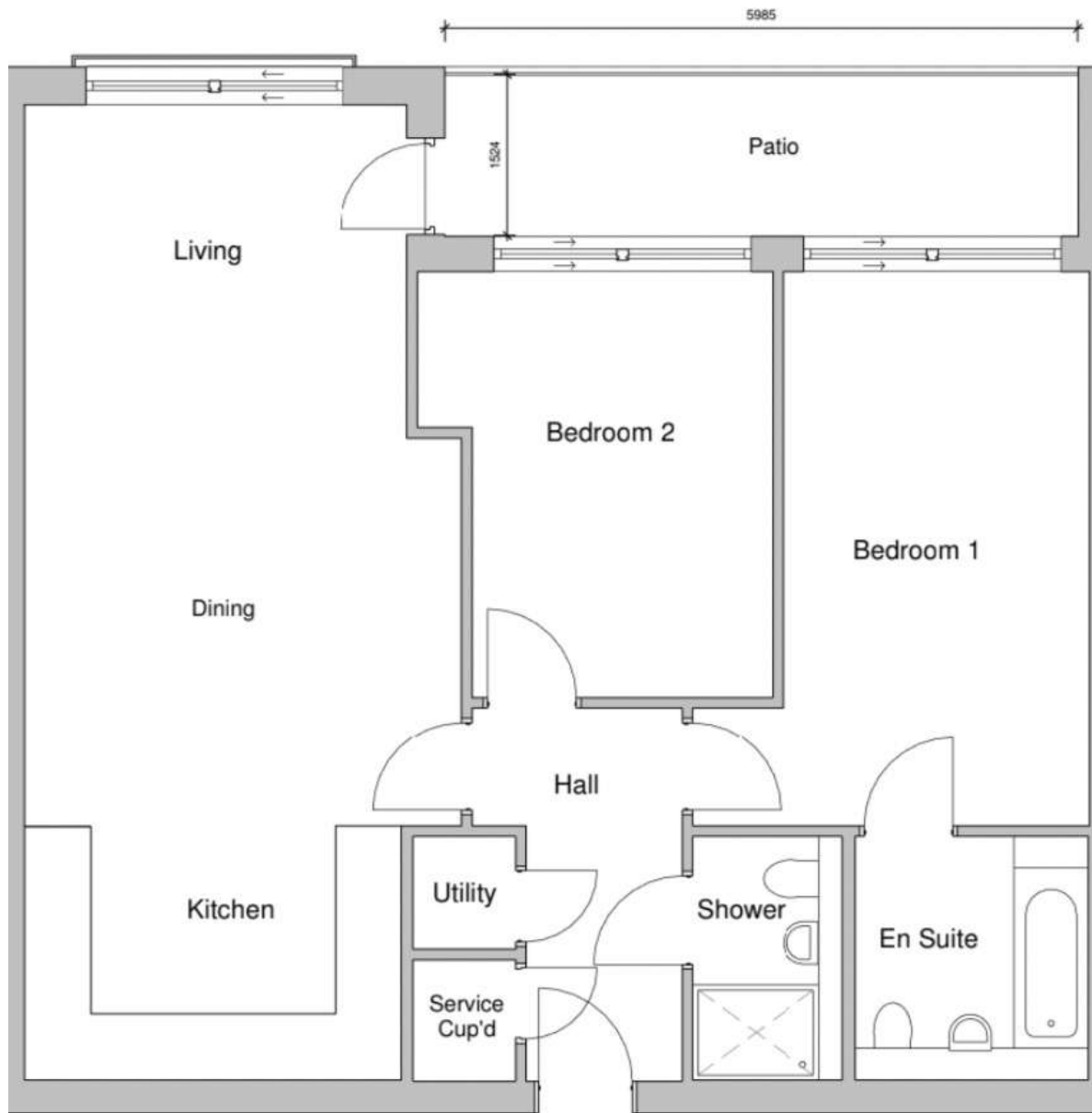
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m ²	833ft ²



APARTMENT 2

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

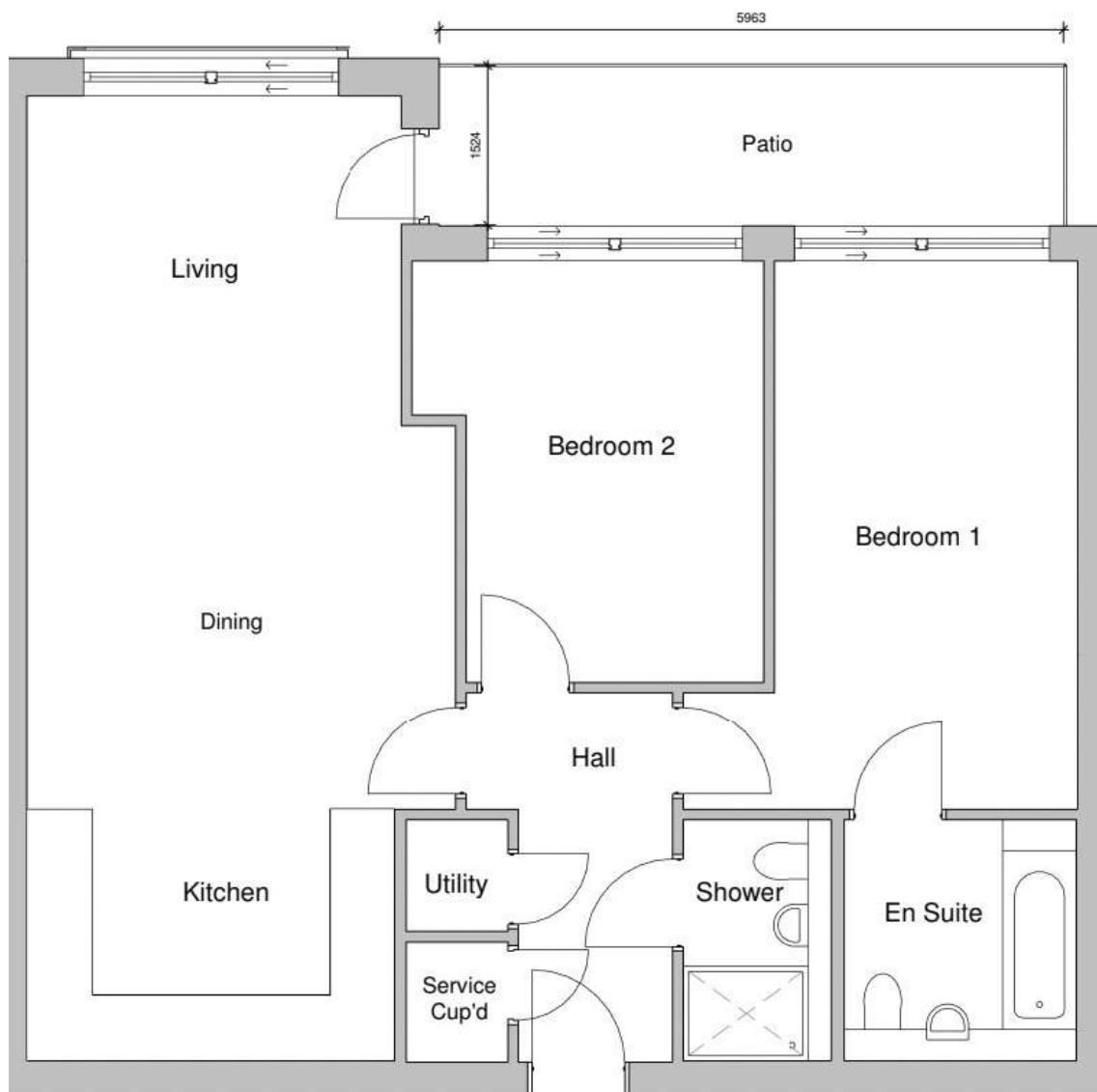
GROUND FLOOR



APARTMENT 3

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.204 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

GROUND FLOOR

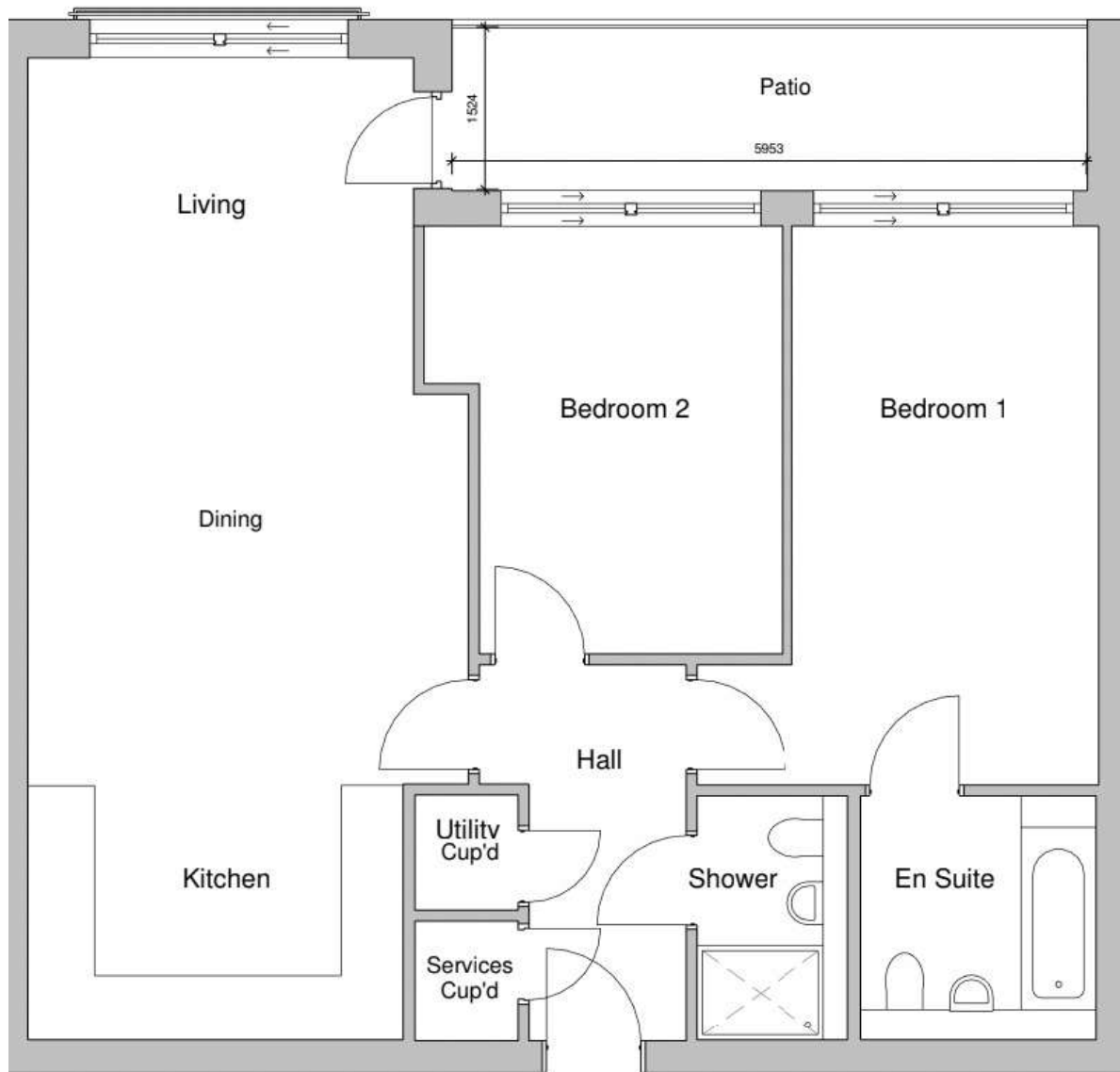


APARTMENT 4

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"

GIA	82.3m ²	886ft ²
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GROUND FLOOR



APARTMENT 28

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

GROUND FLOOR

FIRST FLOOR WEST WING

Apartment Number

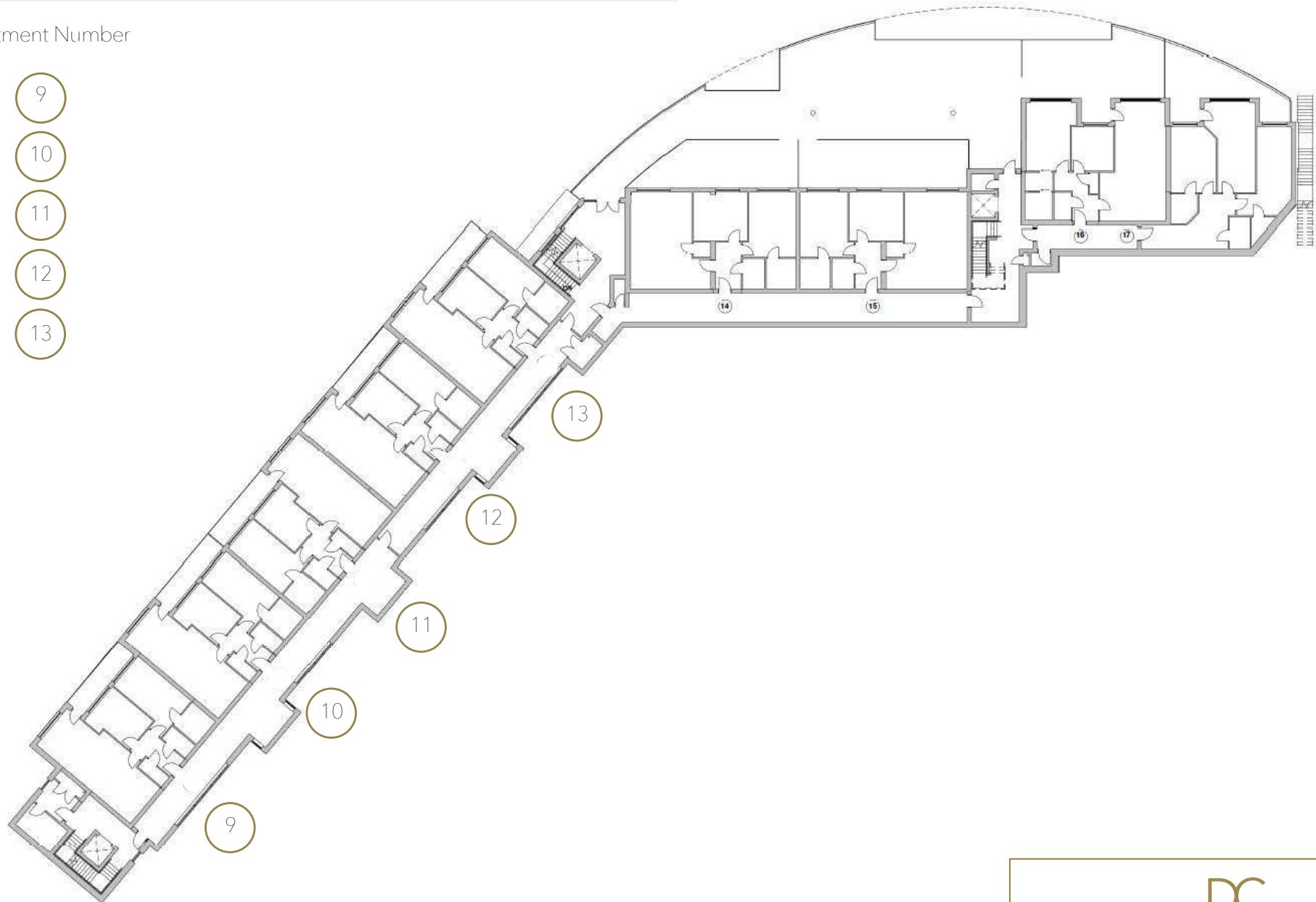
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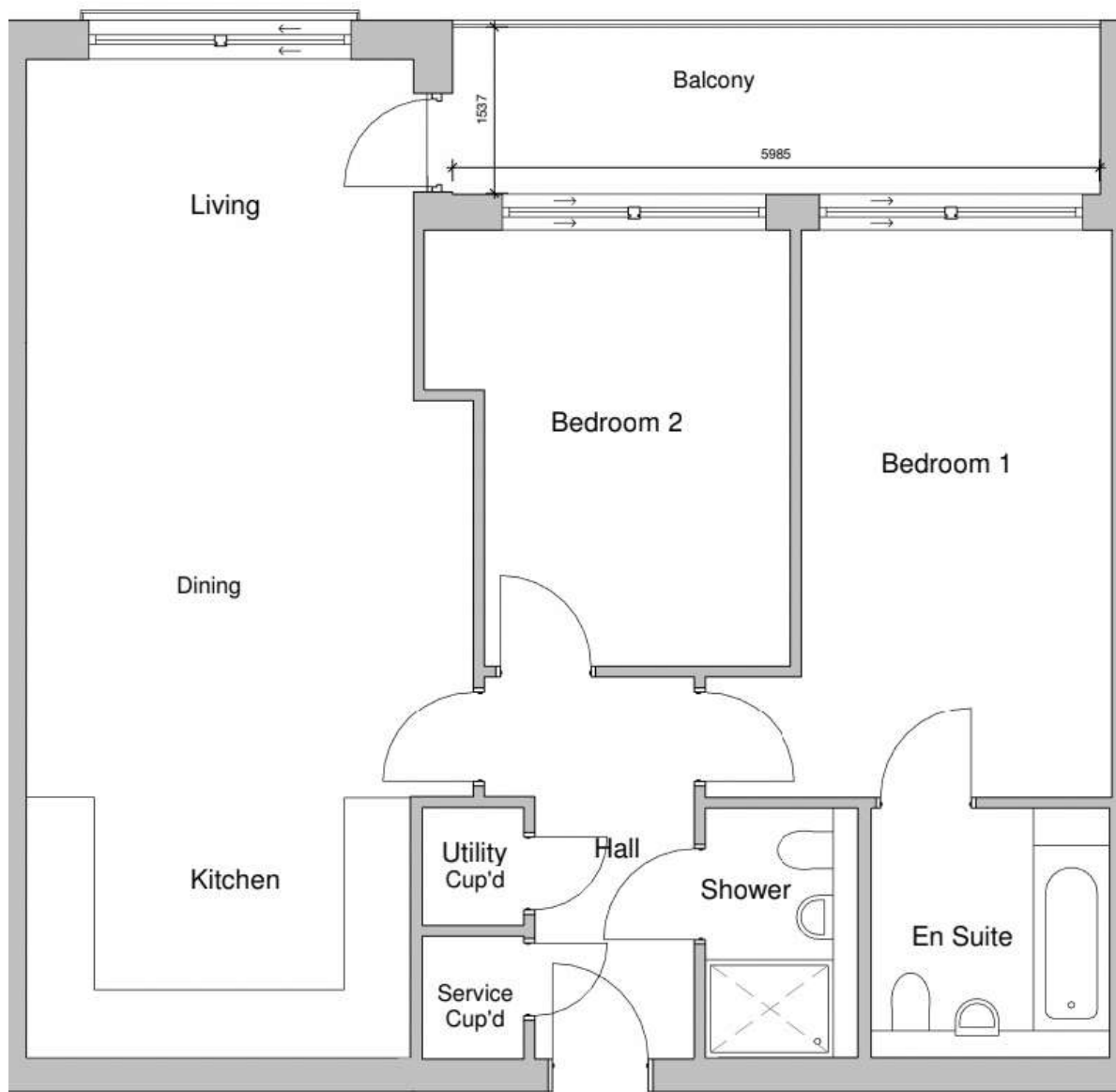
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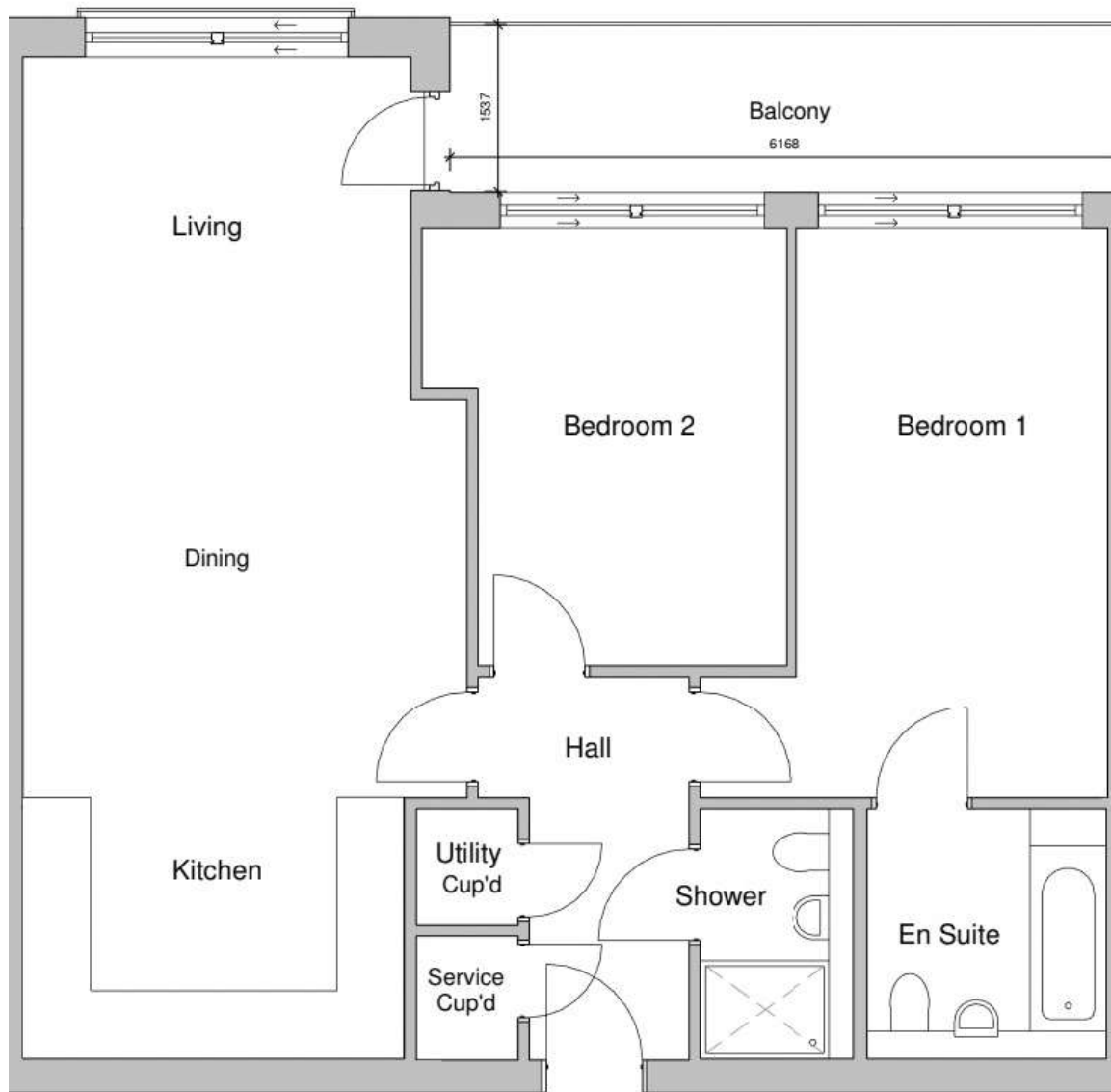




APARTMENT 9

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

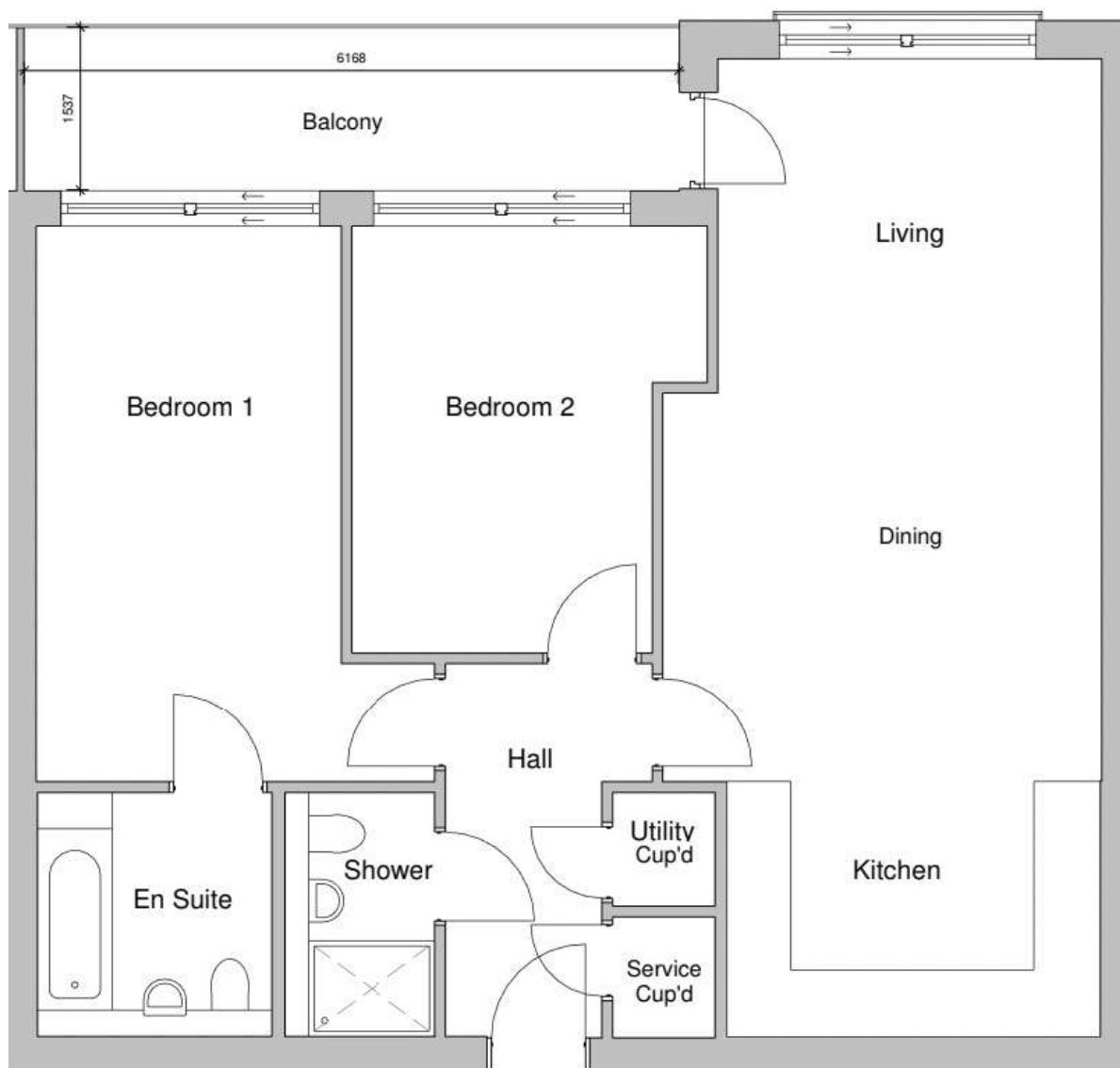
FIRST FLOOR



APARTMENT 10

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m ²	883ft ²

FIRST FLOOR

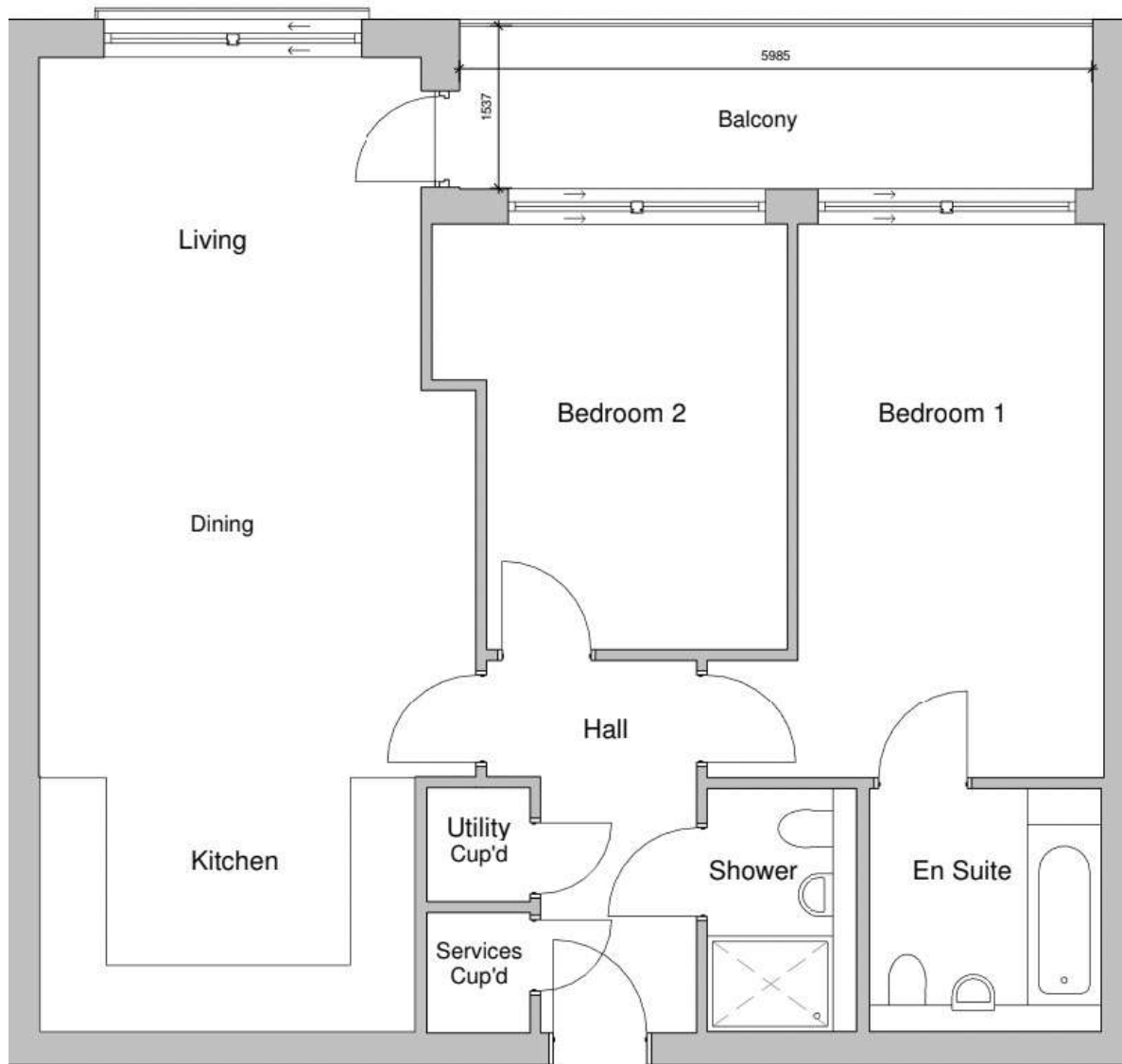


APARTMENT 11

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"

GIA	82.4m ²	887ft ²
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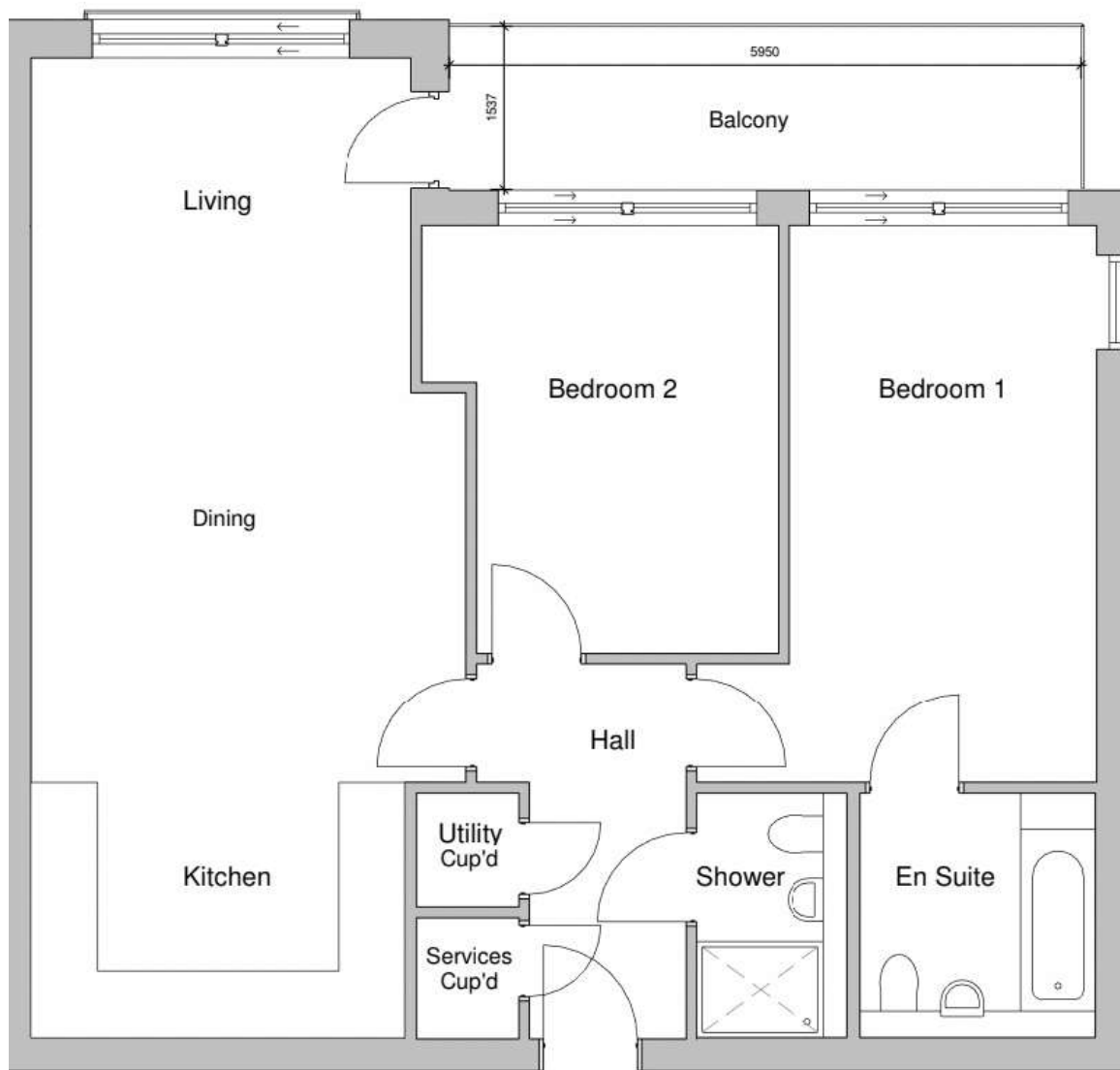
FIRST FLOOR



APARTMENT 12

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

FIRST FLOOR



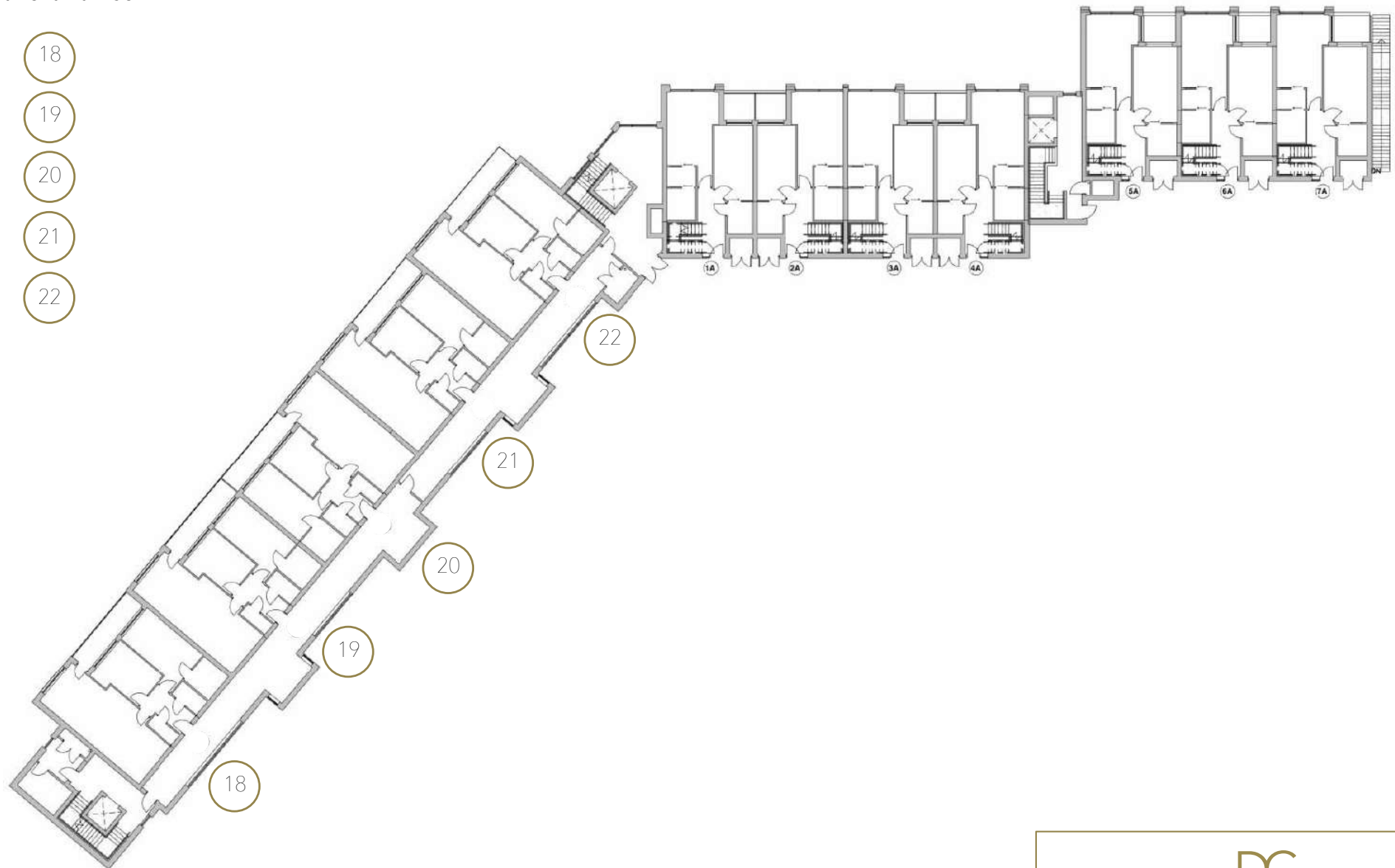
APARTMENT 13

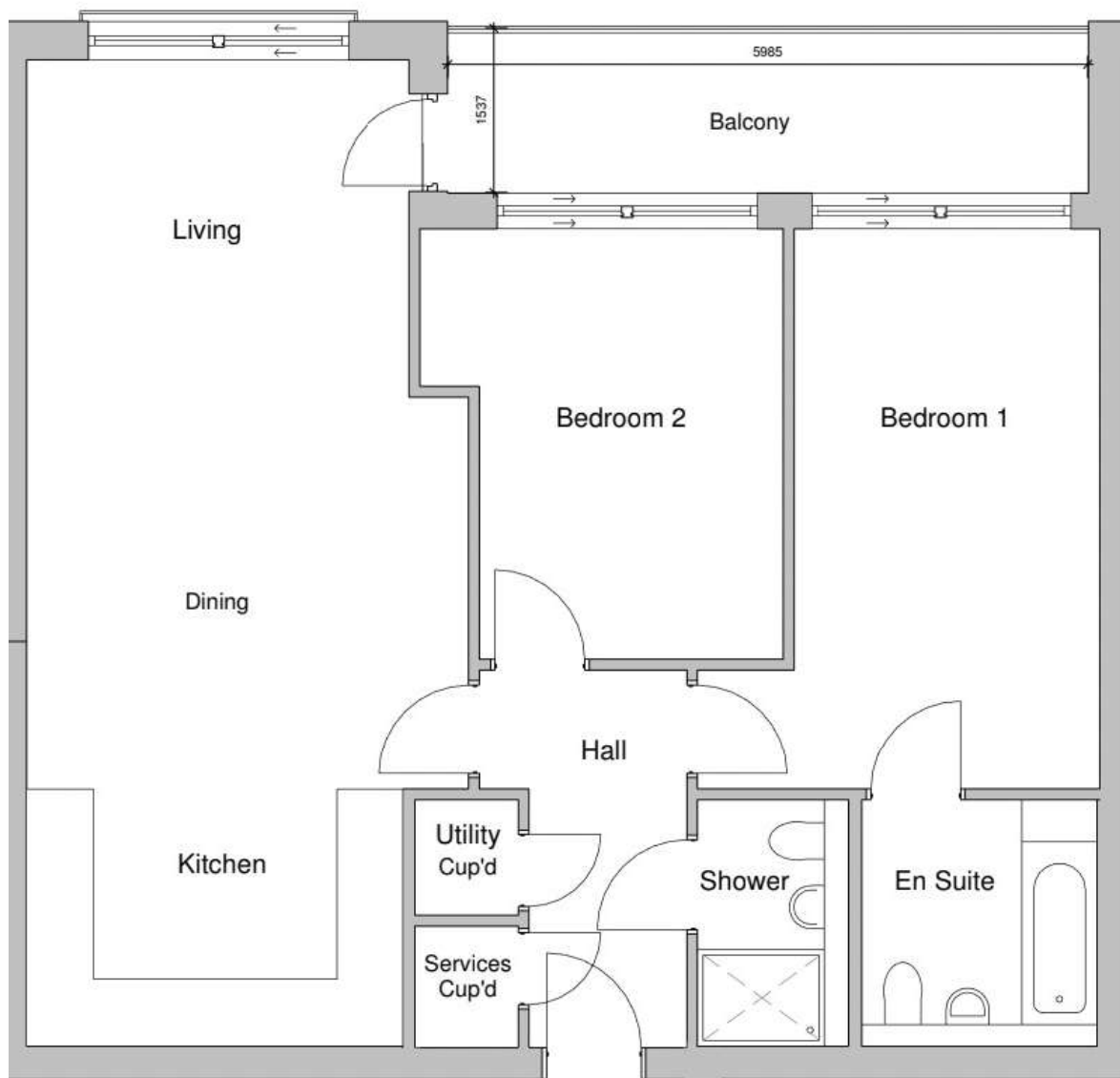
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

FIRST FLOOR

SECOND FLOOR WEST WING

Apartment Number



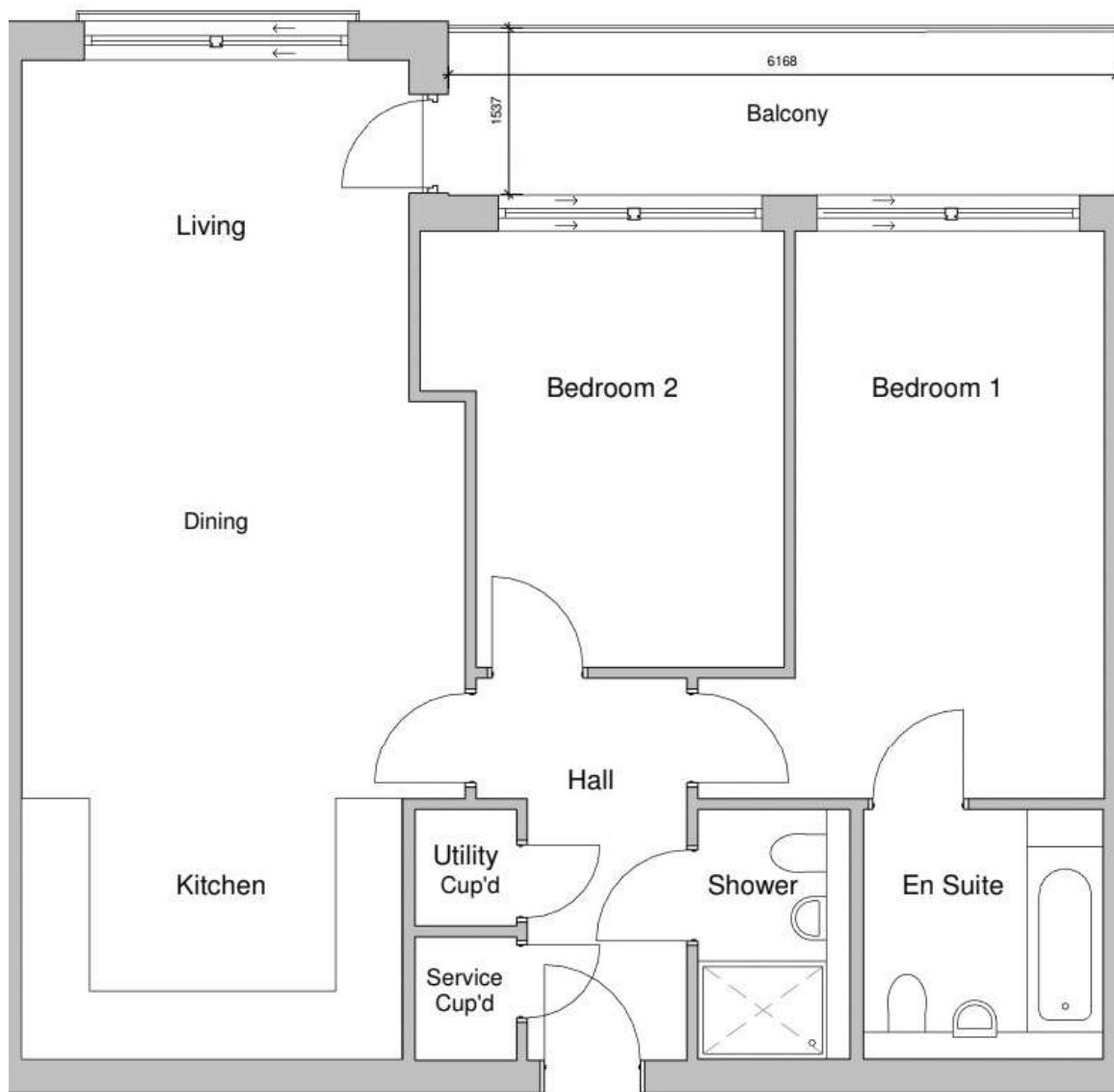


APARTMENT 18

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"

GIA	82.4m ²	887ft ²
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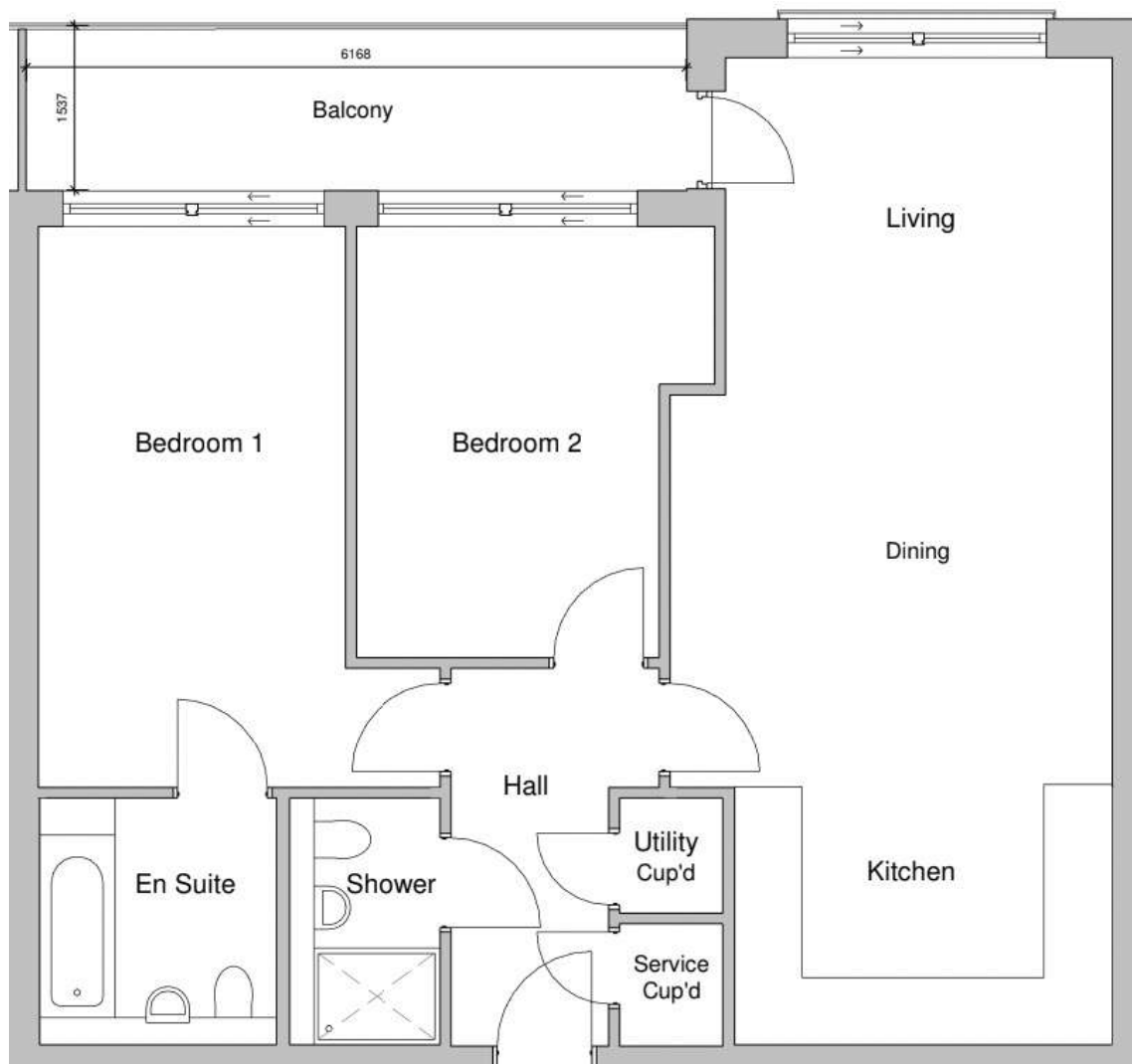
SECOND FLOOR



APARTMENT 19

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m ²	883ft ²

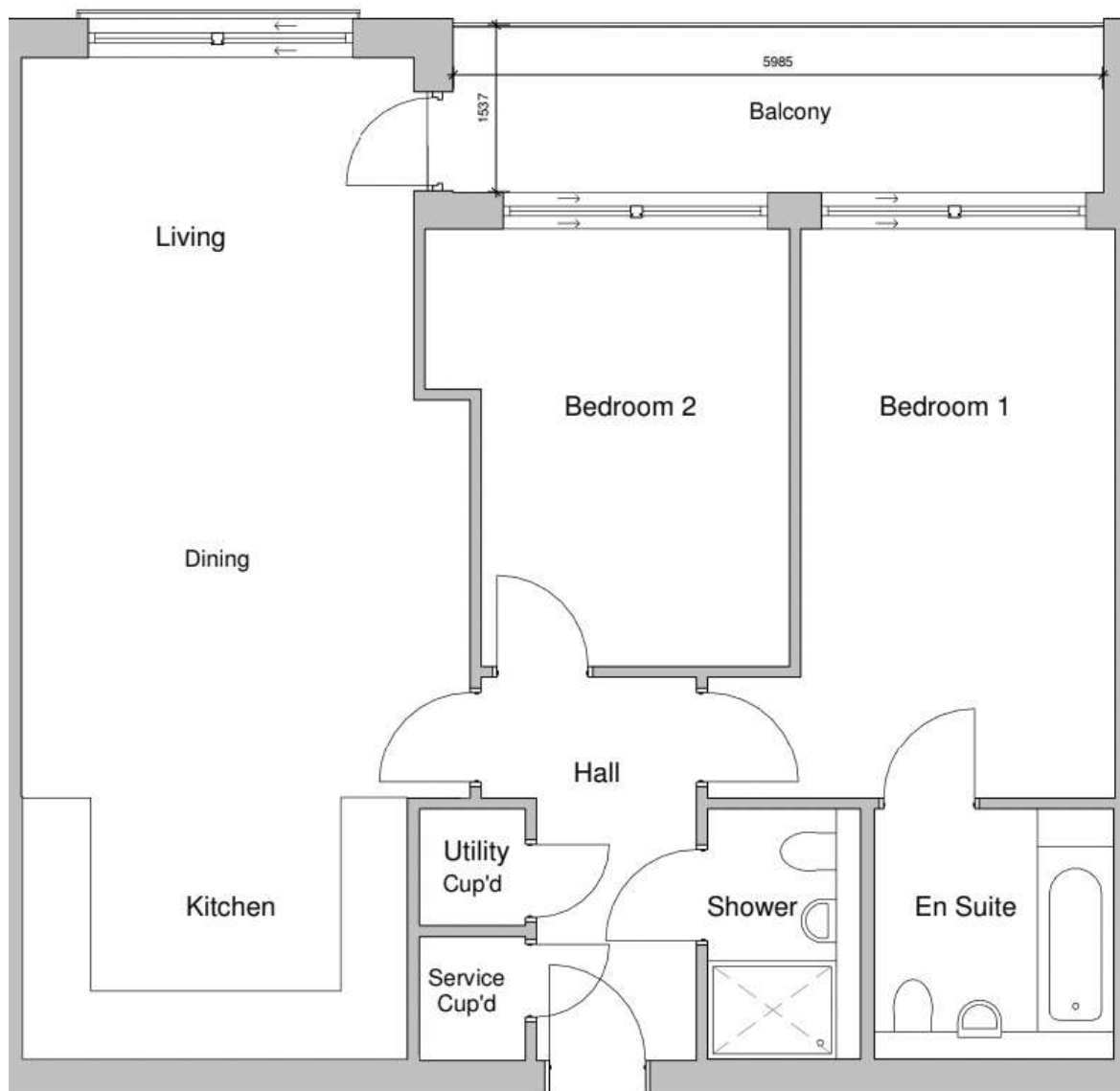
SECOND FLOOR



APARTMENT 20

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

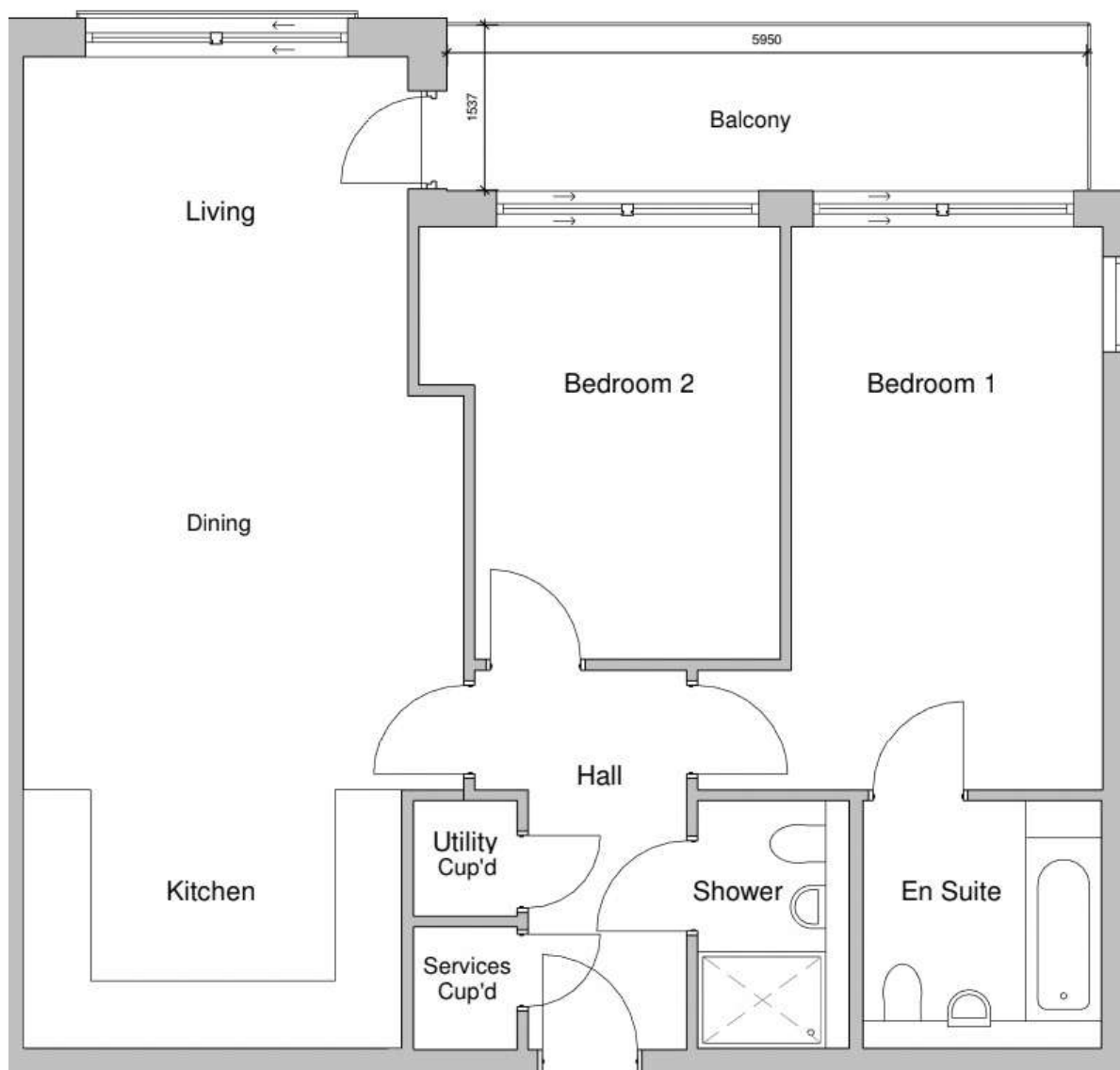
SECOND FLOOR



APARTMENT 21

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

SECOND FLOOR



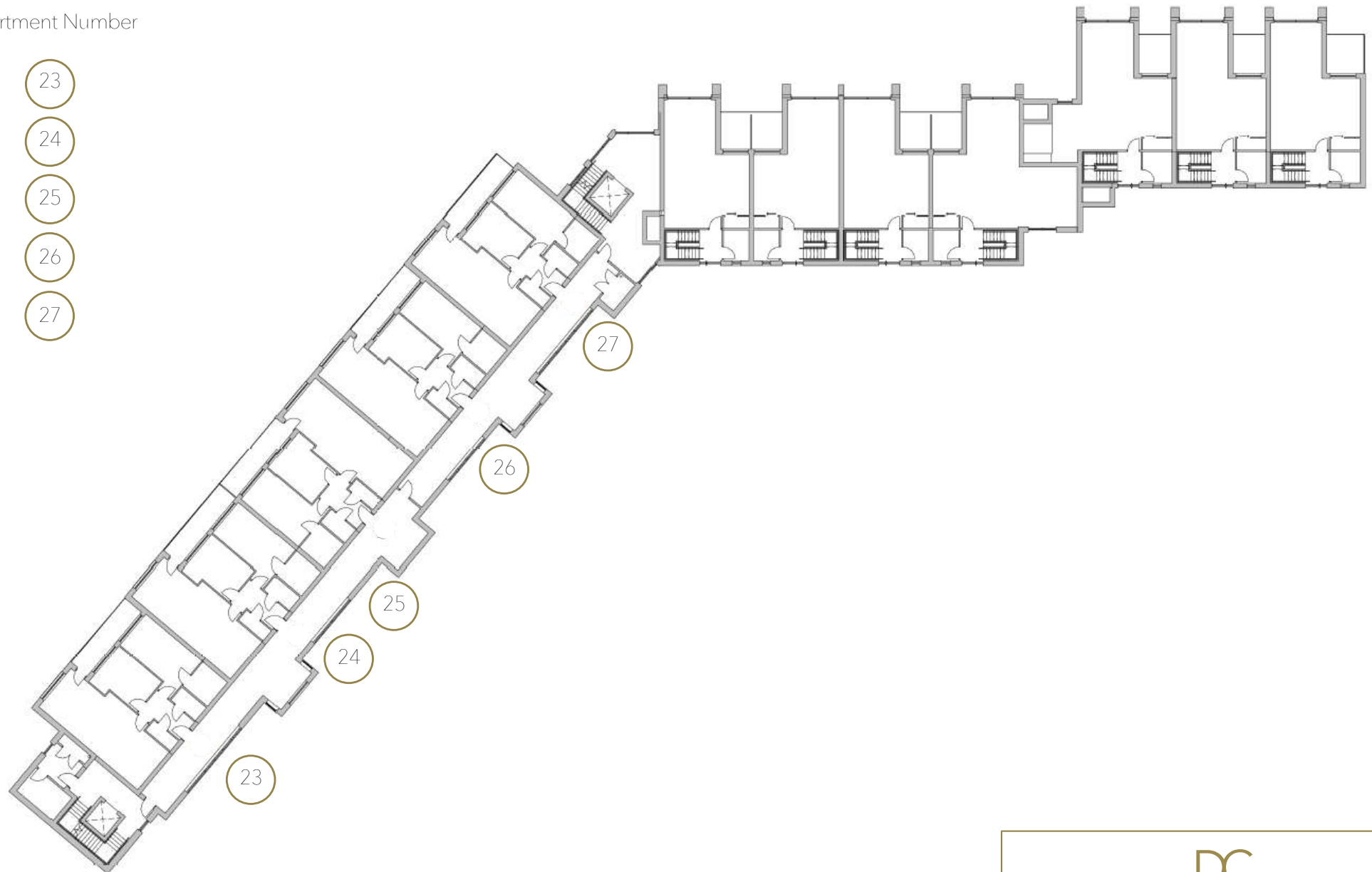
APARTMENT 22

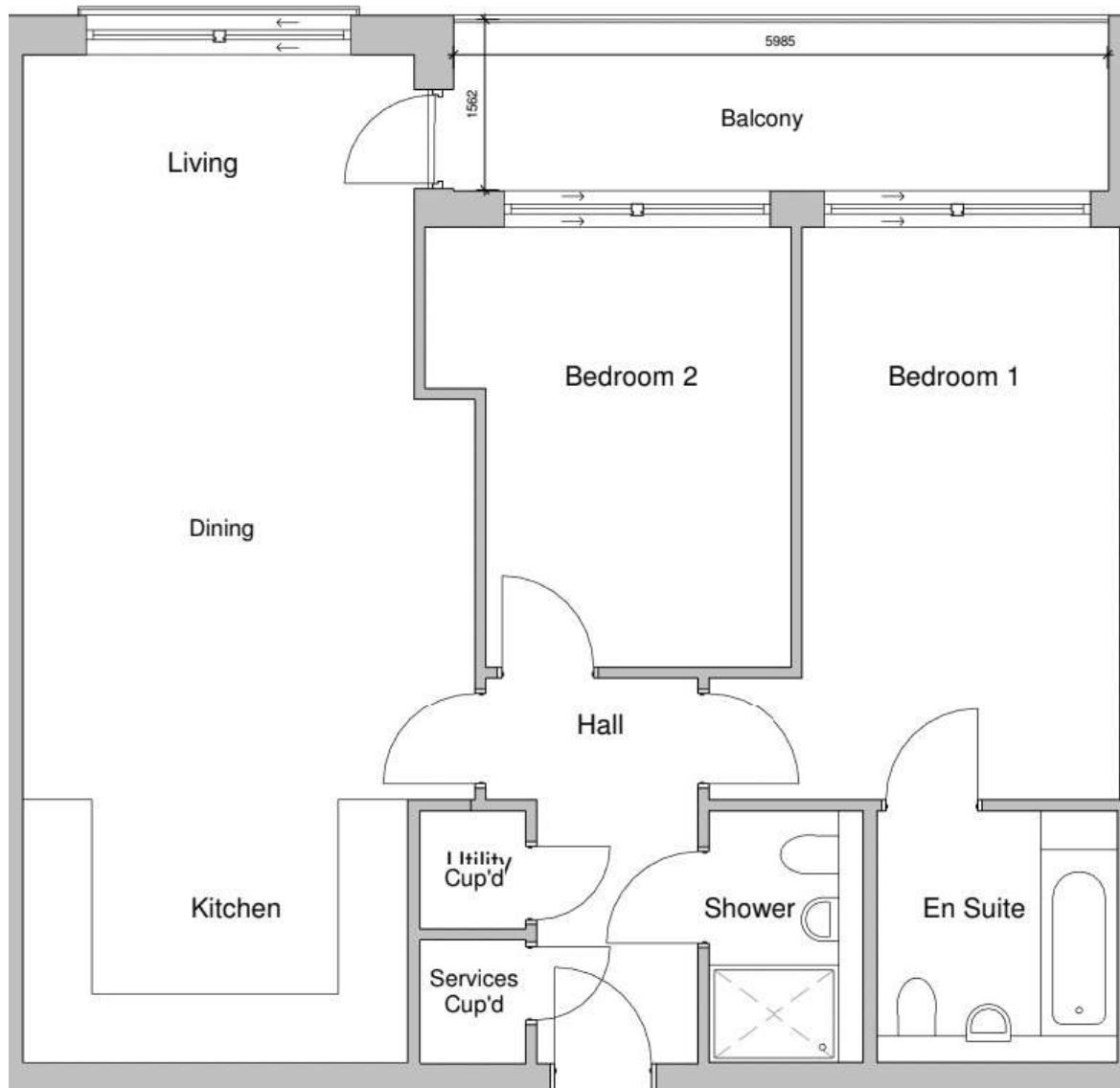
	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

SECOND FLOOR

THIRD FLOOR WEST WING

Apartment Number

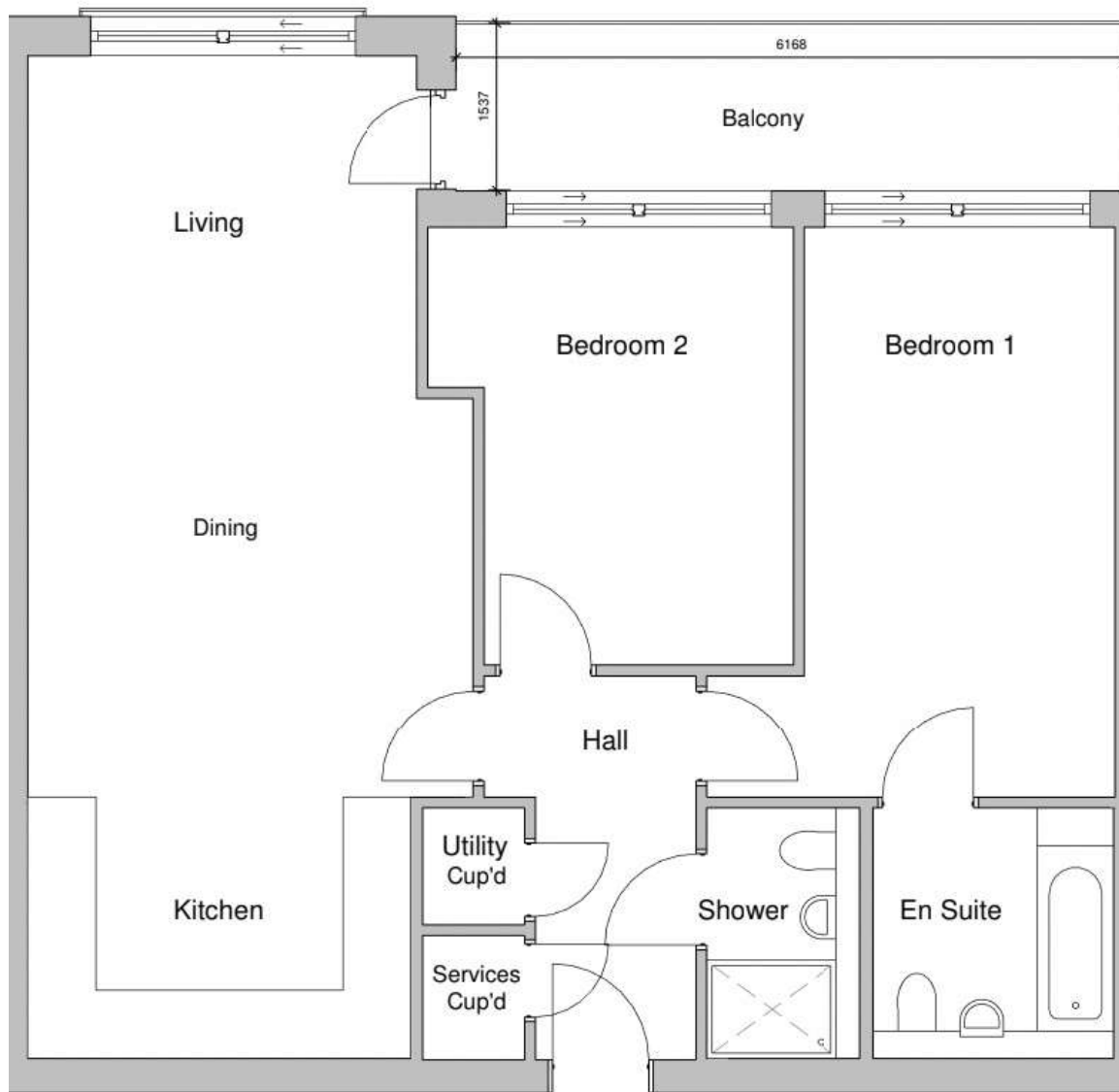




APARTMENT 23

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.315	3'1" x 7'7"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.130 max x 9.220	13'6" max x 30'3" max
Bedroom 1	2.865 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

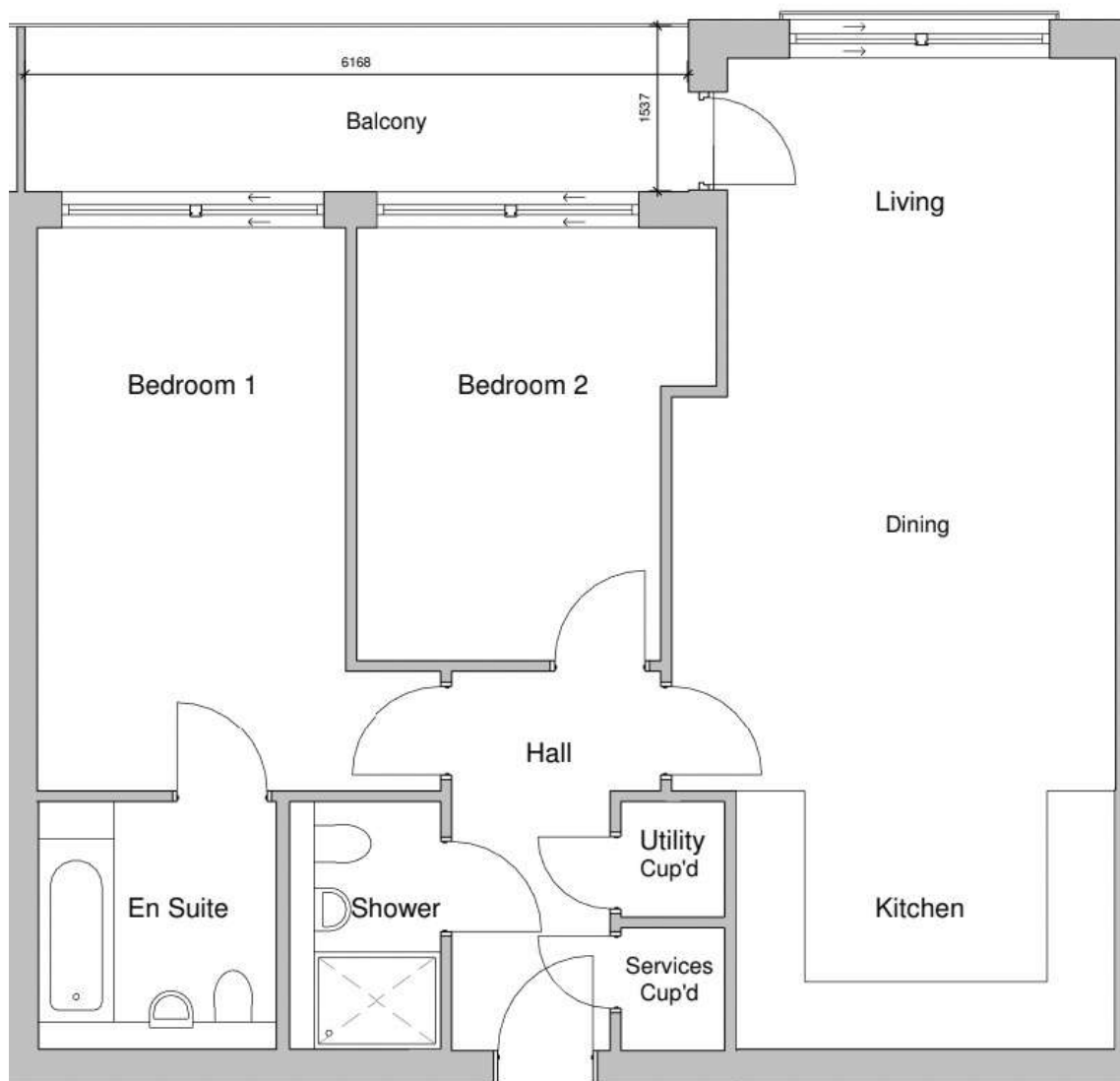
THIRD FLOOR



APARTMENT 24

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.090 max x 9.220	13'5" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82m ²	883ft ²

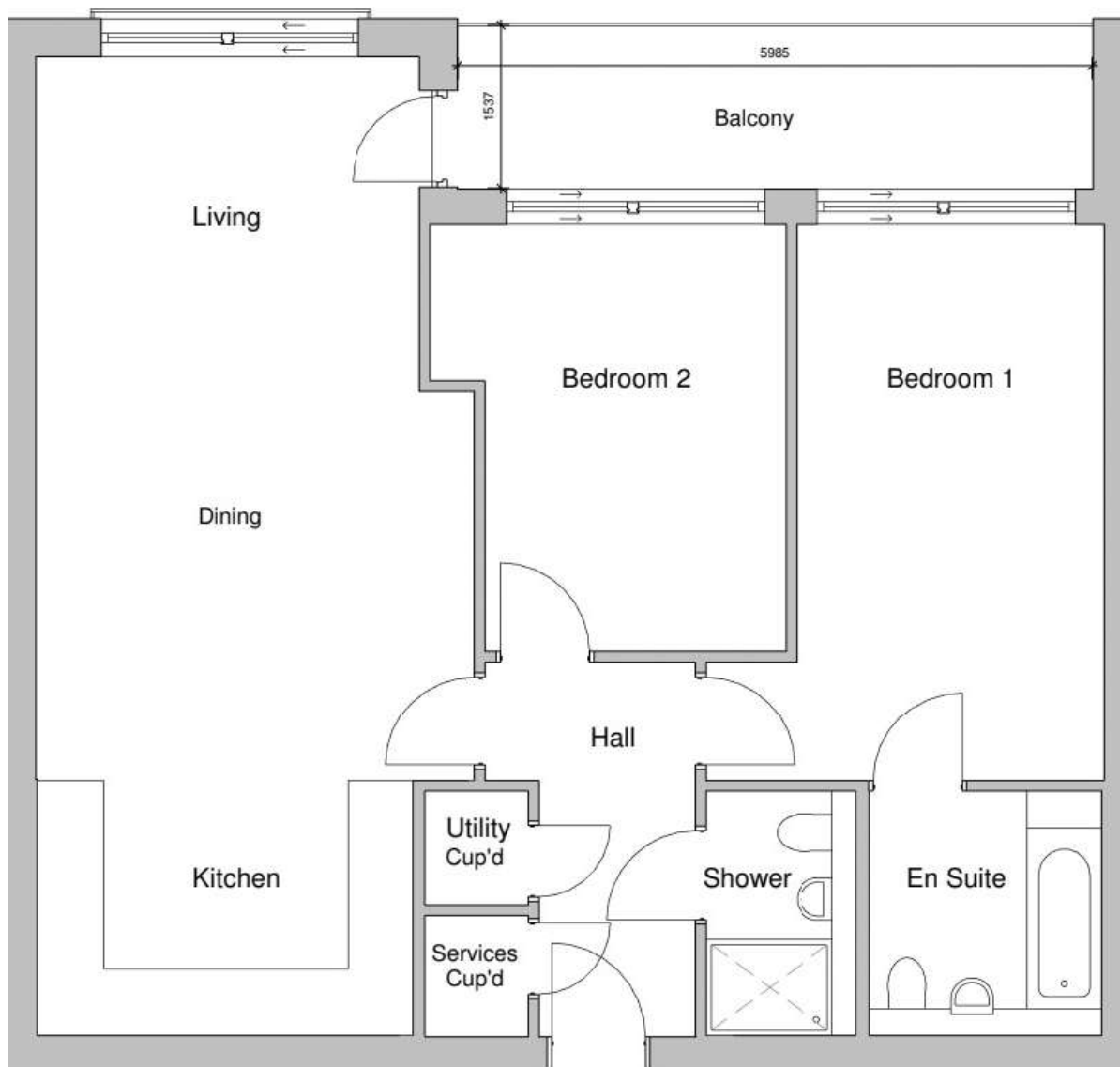
THIRD FLOOR



APARTMENT 25

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.860 x 5.250	9'4" x 17'3"
En Suite	2.205 x 2.295	7'3" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.4m ²	887ft ²

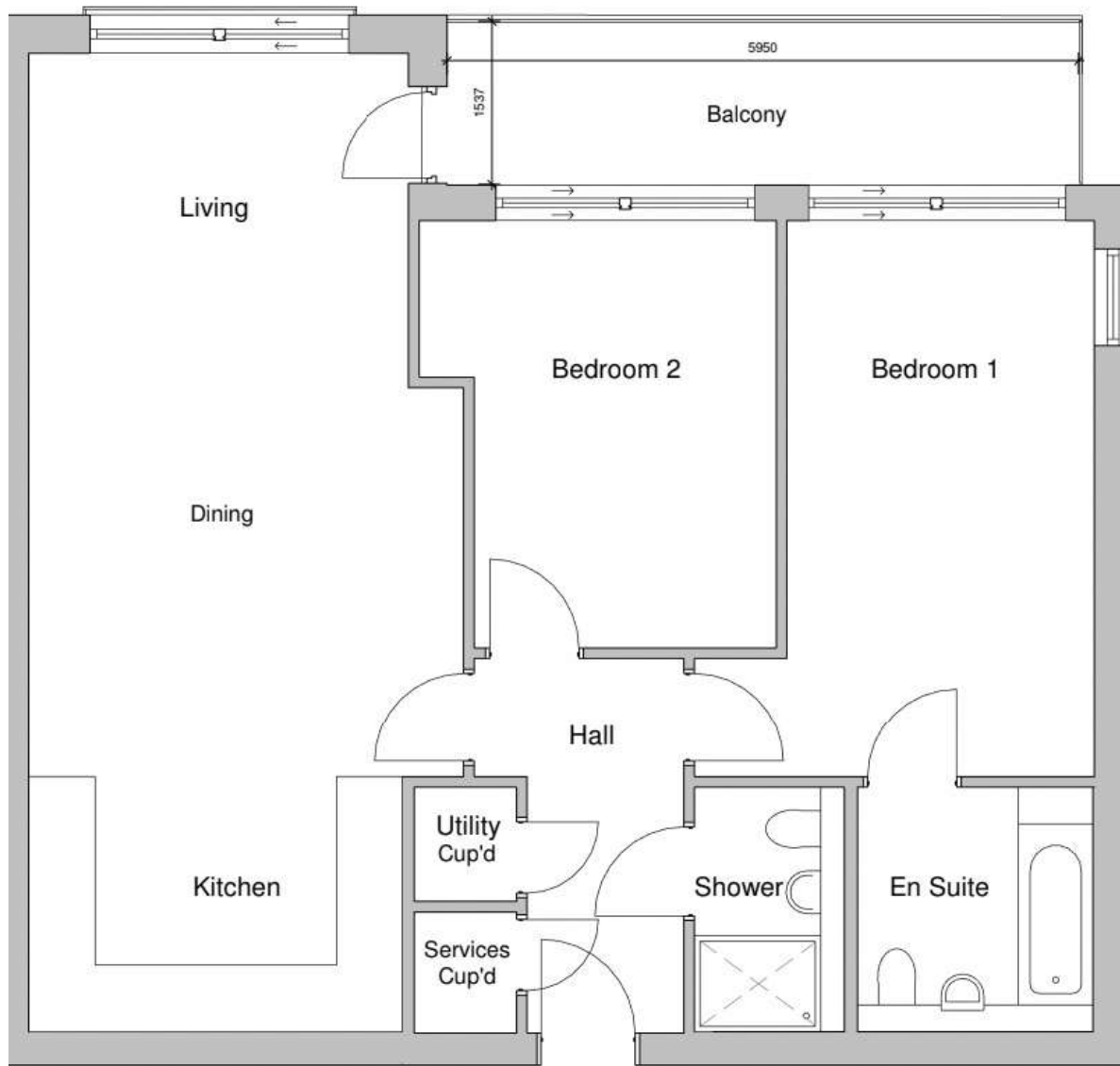
THIRD FLOOR



APARTMENT 26

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.133 max x 9.220	13'7" max x 30'3" max
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.7m ²	890ft ²

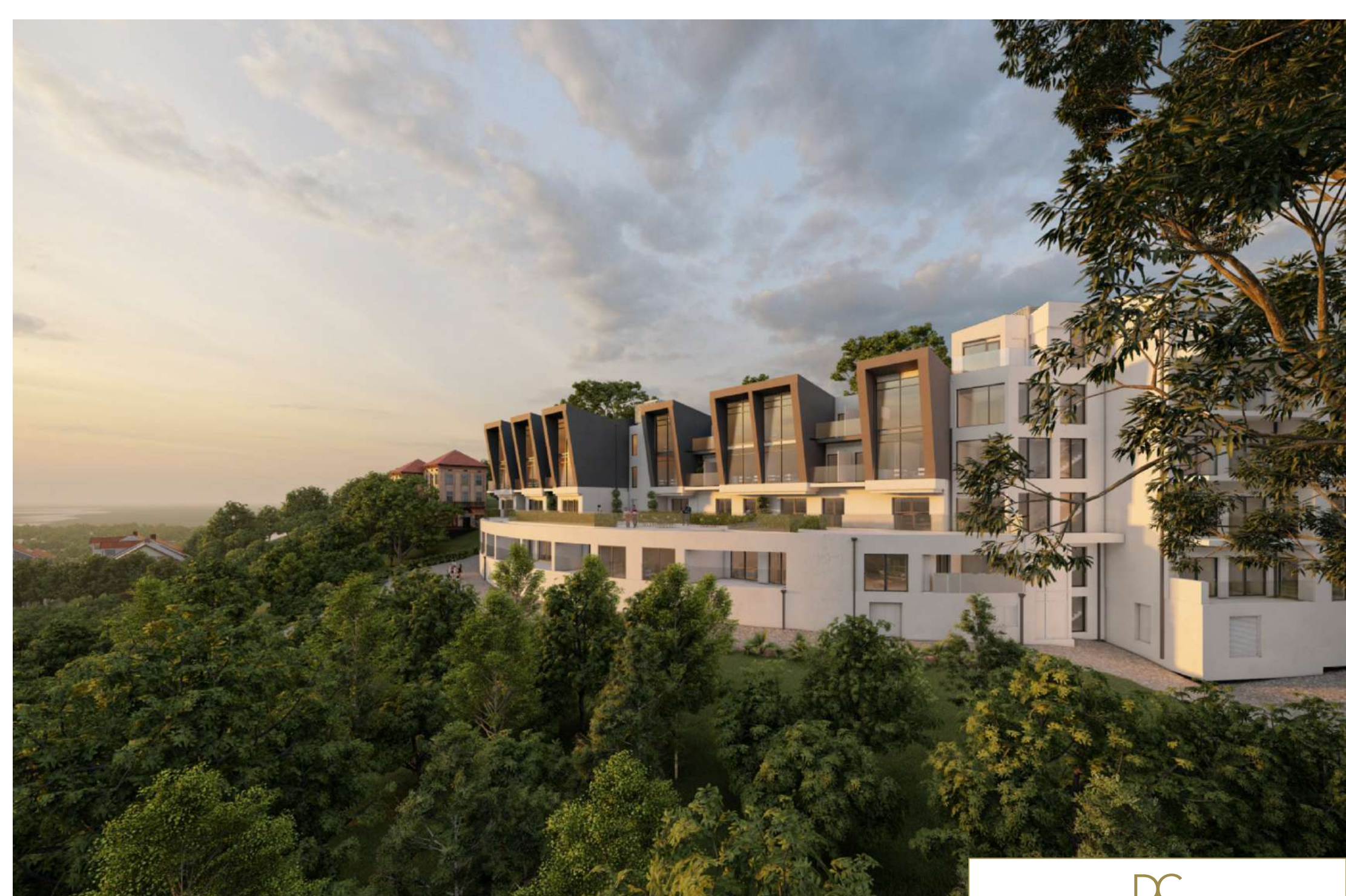
THIRD FLOOR



APARTMENT 27

	Size m	Size ft
Hall	1.675 x 3.535	5'6" x 11'7"
Cupboard	0.935 x 2.305	3'1" x 7'6"
Shower	1.215 x 2.295	4'0" x 7'6"
Kitchen/ Living / Dining	4.095 max x 9.220	13'5" max x 30'3"
Bedroom 1	2.900 x 5.250	9'6" x 17'3"
En Suite	2.240 x 2.295	7'4" x 7'6"
Bedroom 2	3.350 max x 4.020	11'0" max x 13'2"
GIA	82.3m ²	886ft ²

THIRD FLOOR



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