



## STUNNING VIEWS OVER ST AUBIN'S BAY

A site this spectacular deserves the sort of special attention and passion worthy of its location and for that reason great care, thought and painstaking attention have been expended to ensure that the facilities being provided and the lifestyle choices this home will offer, have been fully maximised.

Months of meticulous planning and design work has now finally resulted in the construction of an icon of luxury, grace, elegance, form, and beauty for the discerning new owner.

With construction now well underway, the scheme encompasses the meticulous crafting of the 8,450 sq ft residence to be ready for second fix and final fit out commencing this autumn.

Internal parking for up to 8 vehicles so that the owner and guests can enjoy them, a gymnasium, wine room, spacious cinema with 185" screen and laser projection, a 15-meter infinity pool overlooking the sea, two inner and one outer kitchens, large open plan living, dining and kitchen which enjoy the sea views, a luxurious main bedroom suite, four guest suites, lower and upper deck sun terraces and outdoor dining areas are key features.

Being a new build, interested buyers will have the opportunity to get involved in the final interior design, material specifications and selections so that the accommodation will suit their own needs and preferences.





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## LOCATION

The property enjoys a central, southerly location that commands a truly magnificent view over the entire enchanting horse-shoe bay from St Helier around to St Aubin. This view is not only completely uninterrupted now, but will remain so for all time, with ownership of the land to the south falling within its boundary. Therefore, nothing can ever spoil the wonder of what nature has so graciously provided.

The residence is just a five-minute drive from the business, shopping and commercial centres of St Helier and just ten minutes from the Island's international airport and private jet terminal.



## ENTRANCE GATE AND PARKING

The secure two-part main gate is controlled from within the home, by fob or keypad. It can be conveniently opened for pedestrians only or completely moved aside so that vehicles can enter.

The courtyard, which houses a car port with ample space for three family vehicles, is also large enough to park several guest cars. The car port is equipped with 2 EV chargers, the idea being to park everyday use cars there and the car collections downstairs in the vehicle salon.

The house is approached from the courtyard under a covered walkway by way of a short flight of stairs across a bridge between flowing water features.

Access to the internal vehicle salon that is located below the courtyard is via a car lift.



## MAIN ENTRANCE

The biometrically controlled front door to the house is reached from the above ground parking area. The house is approached under cover of the walkway from the parking area, providing protection from those rainy days. Upon entering the property's inner lobby, there is an immediate feeling of spaciousness and light, which prevails throughout the entire home.

A "floating staircase" leads upwards to the main suite, whilst a lift in the foyer serving the three floors will be lined with composite back lit onyx panels.





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## MAIN BEDROOM SUITE

One of the principal features of the suite is the numerous skylights situated throughout, which provide a flood of light through the triple glazed sound proofed glass.

At night, or when a less luminous environment is preferred, then black outs can be automatically closed, along with the window blinds, at the touch of a button, using the rooms' smart control console.

Of course, the other principal features include the outstanding quality of finishes and the breath-taking sea views to which the owner will awaken day after day after day.



## MAIN BEDROOM

Full width floor to ceiling glass doors that roll open, provide direct access onto the main suite's private terrace overlooking the spectacular coastline. Coffee or cocktails can be enjoyed whilst enthralled at the sunrise to the east, or the sunset to the west.

## THE MAIN BATHROOM

The bathroom will be appointed with hand quarried Calicatta book-matched marble, luxuriant bathroom fittings, and a vast walk-in shower and modern appliances. A separate WC cubicle with TV, and automated, self-cleaning, self-flushing unit with multiple spray wash and dry options is planned.







## GUEST SUITES

The two principal guest suites are located on the south side with access on to their own very substantial sun deck and terrace.

This terrace also enjoys the benefits of the stunning coastal views, sunrise to sunset.

Each suite has its own lobby and dressing area as well as a full en-suite facility comprising of bath, WC and shower cubicle.

Two further bedroom suites are positioned on the north side of the home overlooking the entrance courtyard and are similarly appointed, with same high standards of facilities.





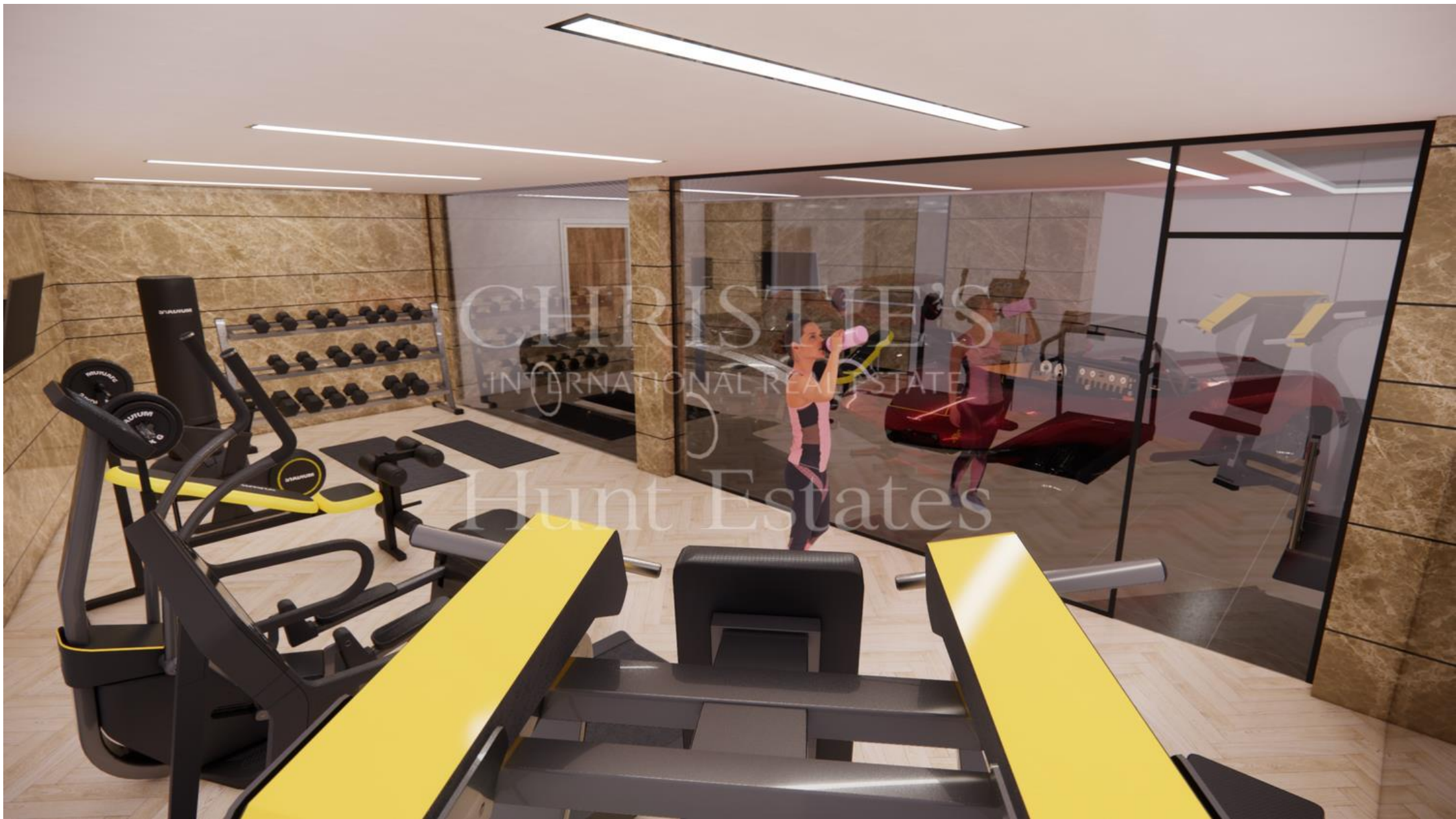
## OPEN PLAN LIVING AREA

The main living space has been specifically designed so that no structural elements interfere with the panoramic vista and enable direct and open access to the outside entertaining terrace, pool and dining areas.

The dining area is positioned so that guests can enjoy the spectacular scenery. The sliding glazed panels can be opened to provide a seamless connection to the outside eating area.









## THE GYMNASIUM & CINEMA

Both the cinema and gymnasium are climate controlled and offered “fully loaded” with a high-quality specification of equipment for the best possible experience.

In the case of the gymnasium, it has been positioned to the rear of the main living areas, adjacent to the vehicle salon, and is equipped with a smart glass double glazed partition for privacy. Provision has been made for both sound and vision by way of discreet Sonos ceiling speakers and wall mounted TVs creating a sportive and interactive feel to the daily workout routine.

An American fridge and juice bar will be on hand close by at the reception and seating end of the adjoining salon for that post exercise nutritious and chilled smoothy.

The cinema is equipped with a dimensionally balanced 185” rectangular screen giving the best perspective for both movie and television mode. The fibre optically connected AV server provided, will have capacity for a lifetime of movies together with multi-channel and streaming services from all the premium providers. The accompanying surround sound is to our own specification and designed for the serious ear, giving a true cinema experience.

*However, either of these rooms can be modified for alternative use if preferred.*



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## WINE ROOM

The wine room is one of the home's principal optional areas.

As currently planned, the capacity of the refrigerated inner sanctum is approximately a thousand 75 cl bottles. Its climate-controlled environment will be perfect for the long-term laying down and maintenance of fine wines for aspiring collectors as well as for general table use. Additional cabinets in the foyer will enable daily or weekly stock to be conditioned, ready for opening and consumption.



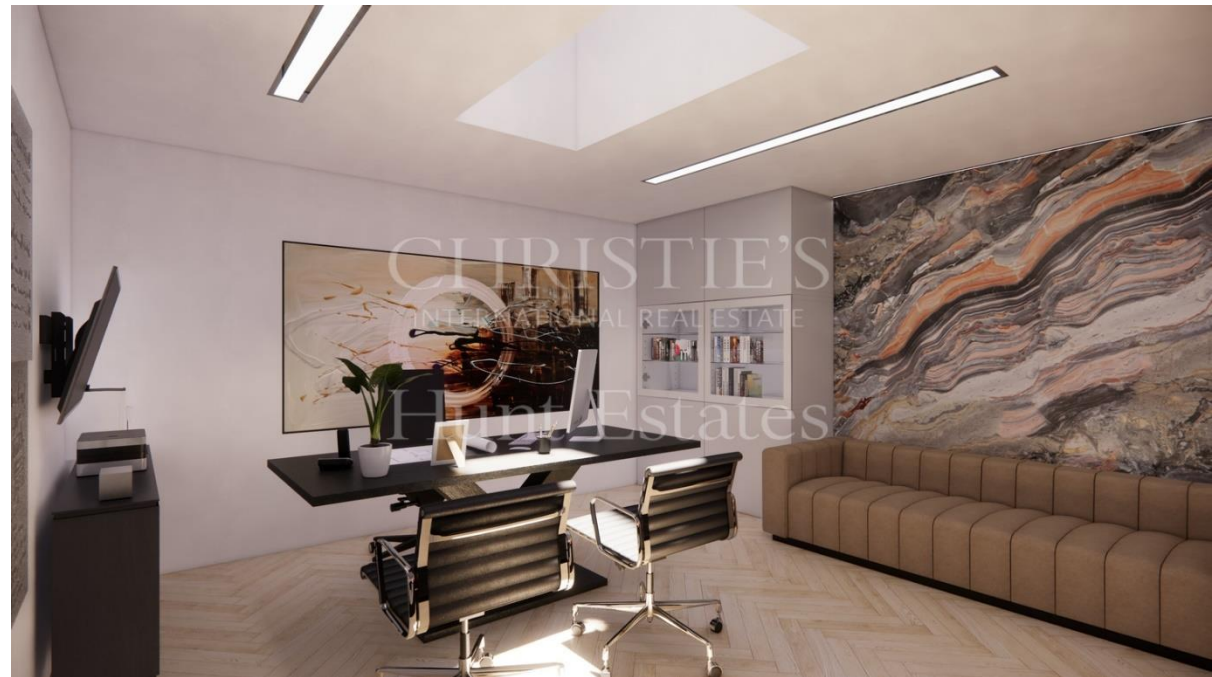
## SNUG

It is however conceivable that if the owner's preference might be to incorporate another sizable, enclosed sitting room or family room, within the confines of the lower ground floor. In that event, the space allocated for the wine room and foyer could be combined to provide an additional reception room or snug.



## OFFICE

The office space created within the home is located adjacent to the vehicle salon. This too will have a smart glass partition separating the room from the parking and reception areas, which will afford privacy should that be desired.





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## VEHICLE SALON

This climate-controlled vehicle salon is an integral part of the home, designed entirely with the serious collector and connoisseur in mind.

Like fine wines and artwork, a collection of classic and/or supercar vehicles is a recognised part of some modern investment portfolios.

Like art, these assets can of course, be cherished and enjoyed both as things of beauty and as appreciating investments. Here they can be provided in an environment where they can also offer the maximum degree of pleasure.

The salon will cater for up to seven classic or sports cars and is equipped with a five-meter turntable and vehicle lift for ease of handling and access.

As with all other areas of the residence, if the new owner needs assistance ensuring that the right ambience is created using a range of effects and relevant collectables, then experts will help with that element of the process too, in terms of both design and acquisition.



## SOUTHERN TERRACE, POOL & EATING AREAS

Much of daily life will become an outdoor affair during the glorious summer months. The ease of connectivity between the indoor and outdoor living areas mean that these two zones can be effortlessly combined to create one enormous living environment. Just imagine those lazy summer evenings, with the cool summer breeze blowing over the terrace and into the interior.







## THE INFINITY POOL

The pool has been specifically designed so that bathers looking toward the sea will be provided with a connected view, water to water, over the infinity edge.

## BUYER'S CHOICES

Whilst the vendor has meticulously planned the new build in a way that we think provides the ultimate in lifestyle opportunities, they of course understand that any owner will want the final living experience to be to their own individual needs and preferences.

Therefore, this home is being offered for sale at the completion of the shell and core stage, allowing the new owner to thereafter guide the vendor as to any personal desires, enabling the artisans to undertake all second fix finishings and fittings in complete compliance with those wishes.

This might include the flooring, the panelling in the garage salon, a bespoke front kitchen, or even the tiling in the heated infinity pool.

The interior designers and bespoke furniture makers are on hand to assist with the process and to offer as much design assistance and guidance as the owner requires throughout the course of delivering the ultimate product for the ultimate lifestyle.

The buyer choices do not however, just extend to the fittings, final colour scheme or selection of flooring. There are also several “lifestyle choices” that can be made in terms of the actual floorplan layout that would for instance, create an environment more adaptable and user friendly for a family with young children needing their own space and environment to play and learn.



## FEATURES

- New build with stunning south coast views
- Discrete handmade high-end front kitchen
- Substantial back kitchen and pantry
- Spacious and fully equipped gymnasium
- 12-seater tiered state of the art cinema
- Home office with smart glass
- Outdoor kitchen with integral BBQ, rotisserie, fridge and sink
- Infinity pool
- Extensive terraces from main living and bedrooms
- Climate controlled 1,000 bottle wine room and tasting foyer
- State of the art audio-visual access throughout

## INFORMATION

- High end CCTV and security systems
- Backup power systems
- Fire suppression systems
- Passenger and vehicle lifts
- Whisper quiet air conditioning
- Underfloor heating
- Full climatized garage for 7 to 8 cars, with turntable and vehicle lift

## BUILD SCHEDULE

Building works started in July 2021, and the shell and core will be complete no later than September 2022. The property is now being offered for sale to allow a relatively seamless integration of the new owner's aspirations as the vendor begins the final task of second fix and fine finishings, leading to a hand over in the spring of 2023.



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Lower Ground Floor



- Plant Room - 19.5 sqm / 209.8 sq ft
- Store Room 1 - 6.8 sqm / 73.2 sq ft
- Store Room 2 - 15.9 sqm / 171.1 sq ft
- Comms Room - 11.5 sqm / 123.7 sq ft
- Gym - 37.2 sqm / 400.4 sq ft
- Garage - 124.8 sqm / 1343.3 sq ft
- Wine Store - 13.7 sqm / 147.4 sq ft
- Cinema - 42.4 sqm / 456.3 sq ft
- WC - 8 sqm / 86.1 sq ft
- Living/ Kitchen/ Dining Area - 101.6 sqm / 1093.6 sq ft
- Pool - 62.1 sqm / 668.4 sq ft
- GROSS INTERNAL FLOOR AREA - 484.7 sqm / 5217.2 sq ft**



ing designs are for illustra-  
not legally binding. Actual

Lower Ground Floor -  
Alternative



- Plant Room - 19.5 sqm / 209.8 sq ft
- Store Room 1 - 6.8 sqm / 73.2 sq ft
- Store Room 2 - 15.9 sqm / 171.1 sq ft
- Comms Room - 11.5 sqm / 123.7 sq ft
- Gym - 37.2 sqm / 400.4 sq ft
- Garage - 124.8 sqm / 1343.3 sq ft
- TV Room / Snug - 21.5 sqm / 231.4 sq ft
- Cinema - 42.4 sqm / 456.3 sq ft
- WC - 8 sqm / 86.1 sq ft
- Living/ Kitchen/ Dining Area - 101.6 sqm / 1093.6 sq ft
- Pool - 62.1 sqm / 668.4 sq ft
- GROSS INTERNAL FLOOR AREA - 484.7 sqm / 5217.2 sq**



Villa Cambray floor plans,  
layout plans and landscap-  
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floor area may vary.

First Floor



Master Bedroom -  
39.3 sqm / 429.4 sq ft

En-Suite -  
18.7 sqm / 201.2 sq ft

Terrace -  
12.6 sqm / 135.6 sq ft

GROSS INTERNAL FLOOR AREA -  
70.8 sqm / 762 sq ft



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Upper Ground Floor



Bedroom 2 - 23.4 sqm / 251.8 sq ft

Bedroom 3 - 20.2 sqm / 217.4 sq ft

En-Suite 3 - 6.5 sqm / 69.9 sq ft

Bedroom 4 - 23.8 sqm / 256.1 sq ft

En-Suite 4 - 5.2 sqm / 55.9 sq ft

Bedroom 5 - 15.8 sqm / 170 sq ft

En-Suite 5 - 5.2 sqm / 55.9 sq ft

Terrace - 63.7 sqm / 685.6 sq ft

GROSS INTERNAL FLOOR AREA -  
172.4 sqm / 1855.6 sq ft



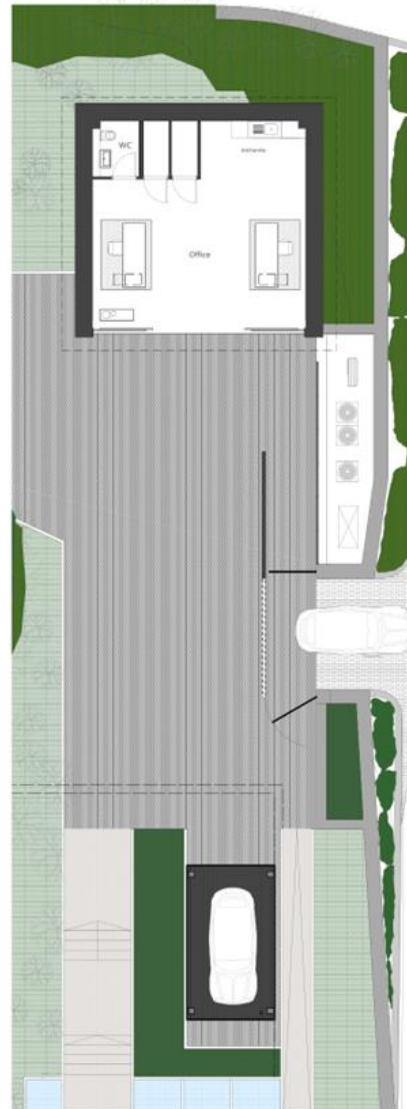
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Home Office



Home Office - 57.1 sqm / 614.6 sq ft

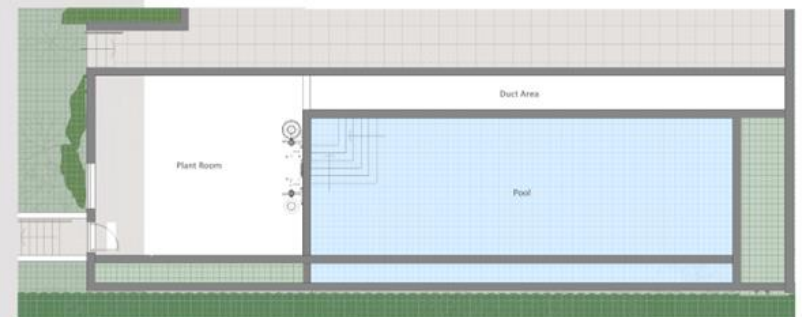


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Pool Plant Room



Pool - 62.1 sqm / 668.4 sq ft  
Plant Room - 40.1 sqm / 431.6 sq ft  
Duct Area - 17.8 sqm / 191.5 sq ft



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