

—=QUAY HOUSE=—

OLD PORTSMOUTH

Thirteen sparkling Art Deco apartments & penthouses
gracing Old Portsmouth's historic waterfront

A SPARKLING INTRODUCTION

With its maritime setting at the heart of Old Portsmouth's historic conservation area, and its stylish 1930s Art Deco heritage, Quay House offers you a home unlike any other. The clean, horizontal lines of its stylised exterior are surpassed only by its specification, and a nostalgic sentiment that carries you back to a time of ocean liners, skyscrapers and cocktails.

Get ready to be acquainted with a new way of life...





QUAY HOUSE

Built in 1937 as a centre for seafaring enterprises and of historic importance because it was from here that the Allied Forces managed the local mass embarkation of the D-Day fleet, Quay House is a remarkable building.

We at Porchester are sensitively restoring this significant and unusual building to create thirteen highly individual luxury apartments and penthouses each with secure one-to-one parking.

No two apartments are the same, yet each is characterised by vast period casement windows, which maximise the flow of natural light into the spacious interiors. You've only to do your homework and you will discover that the scale of these apartments is what sets them apart distinctly from others in the area.

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VIEWS WORTH GETTING OUT OF BED FOR

Portsmouth is undergoing a dramatic cultural, social and architectural renaissance — you've only to look at the recently built Spinnaker Tower — viewable from many of our balconies and terraces — to sense this invigorating change. Choose to live here and smile in the knowledge that you're close enough to enjoy all Portsmouth's vibrant city centre has to offer yet far enough away to appreciate your own home in the tranquility of a conservation area.



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- 1. Southsea Common
- 2. Portsmouth Cathedral
- 3. Royal Garrison Chapel
- 4. Royal Navy Club and Royal Albert Yacht Club
- 5. Spittbank Fort
- 6. No Man's Land Fort
- 7. Johnson's Fish Market
- 8. Portsmouth Sailing Club
- 9. The Spice Island Inn
- 10. Still and West Inn
- 11. Royal Navy Submarine Museum
- 12. Haslar Marina



THE SEA, THE SEA

Oh how it draws. It's easy to imagine yourself enjoying a leisurely breakfast on the terrace; taking in the mesmerising sound of waves lapping or the yacht-studded view of the Solent to the Isle of Wight.

The whole area is awash with a rich maritime heritage, a legacy that lives on through the myriad of ships, boats and yachts that frequent its historic coastline.

But this is more than a story of the sea. It's a story of Old Portsmouth and the British Empire; the streets where Admiral Lord Nelson took his last steps on British soil; where Sir Walter Raleigh unloaded his first cargo of potatoes and tobacco from the New World; and where Captain Bligh was purported to have drank at the illustrious Spice Island Inn before leaving on his ill-fated voyage on HMS Bounty. Many of the original cobbled streets, merchants' houses and inns still survive today and contribute to Old Portsmouth's nostalgic village atmosphere making it such a sought after place to live. And whilst history abounds, thankfully the press gangs have been replaced by a gentler pace of life and Portsmouth's vibrant city centre is only a short stroll around the Camber, offering all the culture, retail and entertainment you could want.



- 1. Old Portsmouth — Spice Island Inn
- 2. Sally Port Inn — Restaurant, Pub & Hotel
- 3. The HMS Warrior
- 4. Set sail and get away from it all

PRACTICALITY AND STYLE

The uniqueness of the iconic exterior is matched by that of the interior. These apartments have such scale of space, that you really do have scope to use the rooms inside exactly as you wish — be that a guest bedroom a study or an entertainment room — it's entirely up to you.

Quay House may have period soul but its heart is in its finish. Here the focus is on top-notch quality and style. Luxury fitted kitchens with stone work surfaces, stylish bathrooms, the latest integrated facilities and in-ceiling speakers are grounded by some of the greenest and most efficient under-floor heating technology on the market. Important for you because now wall-radiators won't be able to dictate how and where you place your furniture. So not only can you save considerable money on running costs but you can also get a warm glow by doing your bit to help save our planet.

A typical penthouse apartment.



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A typical penthouse rooftop terrace.



BIG-SKY VIEWS

Quay House touches the senses on every level. The location is quiet and peaceful and the views are nothing short of spectacular. The vast Art Deco styled windows, through which sunlight streams, are painted white on the inside to avoid disruption to either your interior scheme or the big-sky views most apartments have over Portsmouth Harbour.

Step outside on to your private balcony and take in the fresh sea air — so heavenly to jaded urban senses. Or invite friends over for a private dining experience on your penthouse terrace whilst admiring the ever-changing vista unrolling under the westerly setting sun.

Does life get any better than this?

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SPECIFICATION

We are passionately restoring and reinventing Quay House for a whole new generation to enjoy. We have taken the utmost care to ensure that both form and function of each apartment has been conceived with your future comfort and luxury in mind. Premium brands such as Villeroy & Boch, Kaldewei, Siemens and Grohe harmonise with subtle Art Deco touches throughout. Whilst leading edge innovations such as underfloor heating, in-ceiling speakers and heat pumps offer the best in stylish energy saving features.

The Development

- Secure parking via controlled electric gates
- One allocated parking space per apartment
- Video entry system
- Secure storage (for 2 bicycles or equivalent)
- Lift access to all floors (except roof)
- 10-year Zurich building warranty

Lighting & Technology

Each apartment has been designed to make the best use of space and light. A combination of recessed downlights, wall and ceiling lights, and no radiators further enhance the living space and make it very adaptable.

All apartments have been enabled for the latest technologies whether it be broadband or Sky, Sky+, Freeview, Digital, or FM radio. In-ceiling speakers have been installed as standard in all main rooms.

Unrivalled Building Design

Quay House not only conforms to all of the latest building regulations but also surpasses the efficiency of most modern buildings due to the inclusion of heat pump technology. This technology not only reduces significantly the carbon footprint of Quay House but also provides the purchaser with running costs that are a fraction of those that use traditional fossil fuel central heating systems.

Each apartment features a NIBE exhaust air heat pump that combines hot water storage, space heating distributed via an under floor heating system and constant fresh air ventilation in one tidy unit. The Penthouses also benefit from Panasonic's highly efficient Energy Saver heat pump system, that can typically heat 1,000 sq ft for less than £100 per year and provides cooling during the warmer months offering owners the most comfortable living environment.

Kitchens with Quality Ingredients

High gloss luxury fitted kitchens blend traditional elegance with modern technology. Each kitchen is finished with stone work surfaces and integrated branded appliances including wine chillers to the penthouses.

Luxurious Bathrooms

Villeroy & Boch sanitaryware is used throughout each property with Kaldewei baths all finished with the very best Grohe fittings in chrome.



ABOUT US

We are Porchester Homes. We only build a limited number of bespoke homes each year. We build homes people want to live in, in places people desire to live. Sometimes we bring old buildings back to life, and a lot of the times we build new. We believe in delivering the best, with great focus on attention to detail. And we take great care of our customers because their good word is our future. We win awards for our developments. To find out more about us and our projects, go to:

www.porchesterhomes.co.uk

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the Marketing Suite.

Images show previous Porchester developments and are indicative only.

YOUR NEXT MOVE...

Quay House is a place like no other. It offers a genuine step back into an age of sophistication and elegance. A building that will draw those looking for something completely different. Fabulously large, light-filled apartments, a top-notch specification and ever-changing views of Portsmouth Harbour and The Solent. Quay House is at present undergoing a complete redevelopment programme and is due to be ready in May 2009. If you'd like to know more or enquire about off-plan sales, please either call or email us. Alternatively call into our Marketing Suite, situated adjacent to Quay House.

Open from 10am–5pm Thursday through to Monday.

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