



Maenporth Road | Falmouth | TR11 5HT

Asking Price £975,000

The
**GOOD
ESTATE**
AGENCY

Maenporth Road | Falmouth | TR11 5HT Asking Price £975,000

*** PRE-LAUNCH OPPORTUNITY - 25% OFF PLOTS 1 & 2 ONLY ***

This is Meudon – An ultra-exclusive development of 10 luxury homes. Set in 8 acres of private, historic botanical gardens. With private beach. Residents club spa, gym and pool. On-site boutique hotel and full access for residents to all facilities, concierge and property management team. Lock-up, leave & rent out capability. Simply, a once-in-a-lifetime investment opportunity.

These 10 fully approved plots in a coastal A.O.N.B. showcase architecturally stunning properties, priced at £900 per square foot, and ranging from £1,296,000 (2-bed) - NOW £975,000 - to £4,086,000 (7-bed). For purchase off-plan, owners are scheduled to be in-residence from late Summer 2026.

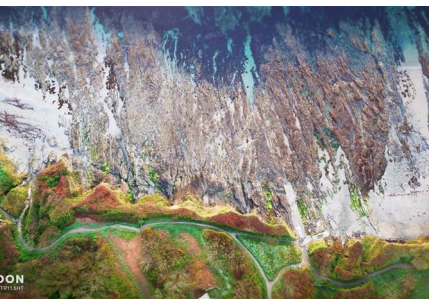
Kitchen appliances by Gaggenau. Kitchen cabinetry by Et Lorem. Bathroom ranges by CP Hart. Glazing by Cortizo. Interior design services available upon request, with brand partner discounts available from Soho Home, Case Furniture and Tom Dixon. Complimentary art consultations and discounts courtesy of Clarendon Fine Art.

Summary of property ownership structure and optional rental management terms for each property available on request. Properties are freehold, with no ground rent. Property ownership entitles residents to full use of the private beach, the gardens, and membership of the Retreat Swim & Gym Club.

Property owners will have an annual service charge of £6,000. Service charges relate to cleaning, lighting and maintenance of the private access lane and foot path to the Residences, and a proportionate share (with the other owners and the hotel) of the cost of maintaining the garden and the private beach.

- Ultra-exclusive development
- Set within 8 acres of private, historical botanical gardens
- Area of outstanding natural beauty
- Residents club
- On-site boutique hotel and full access for residents to all facilities, concierge and property management team
- 10 luxury homes
- Located along Cornwall's spectacular southern coastline
- Private beach
- Spa, gym and pool
- Simply a once-in-a-lifetime investment opportunity





Fully approved plots in coastal AONB



site, award-winning boutique hotel.

With full access for residents to all facilities,
concierge and property management team.



The Retreat Club

The Retreat is a 3,000 sq ft, two storey facility made available to all residents and their guests. The Retreat consists of a 20-metre long heated swimming pool (open all year-round), 3 treatment rooms offering the very latest homeopathic and therapeutic wellness and beauty treatments, a Pilates deck, and a well-equipped Technogym and free weights area.

The bar and restaurant are open year-round, providing a wide range of dishes, from organic baked goods to wood-fired pizzas, to handmade gourmet hamburgers and BBQ, to locally-sourced fish and shellfish.

The Retreat is scheduled for completion in Summer/Autumn 2026.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk