

Nara + Mito

CH

Nara

Mito



NARA

MITO



More than a home

Introducing Nara & Mito, Cullen Homes' latest development in Canford Cliffs, Poole.

Located on a highly sought-after key road and set within a private woodland setting, this stunning new development of two luxury homes is situated in the prestigious Canford Cliffs, providing sophisticated contemporary living just moments away from award winning sand beaches.

Set in a picturesque woodland setting, the properties comprise of over 4000sqft of luxury living accommodation, designed for privacy and entertainment.





Taking inspiration from all over the globe, Cullen Homes pride themselves on being at the forefront of contemporary architecture, with the mission of making a positive aesthetic contribution to the areas in which they develop.



Architecture

Iconic and unparalleled in design, Nara and Mito radiate a sense of refined individuality that brings a timeless aesthetic to the street scene.

Bold geometry, floor to ceiling glass and bronze aluminium cladding create a sophisticated

statement to the architecture, all softened by the use of handmade neutral brickwork and charming greenery. A use of natural tones ties each home into the leafy setting, providing a private sanctuary to the homeowner.



Beautifully crafted interiors



Interior Design

On the forefront of global design trends, Nara and Mito take inspiration from the fast growing 'Japandi' style, blending traditional Scandinavian warmth and comfort, the artistic practicality of Japanese style and the contemporary minimalism from Cullen Homes' award winning interior's team.

Created for a seamless indoor-outdoor lifestyle, all principal

living spaces extend to outdoor terraces through the use of floor to ceiling sliding glass doors accompanied by a continuous flow of flooring from inside the property to the outdoors. Open plan layouts, complemented by elegant neutral palettes provides a calm, comfortable environment, and the high quality design leaves no detail missed in terms of both practicality and spatial planning.

The best of
German & Italian
craftmanship



Kitchen

Nara & Mito are fitted with contemporary German kitchens that are accompanied by an extensive feature island and luxury Italian porcelain worktops. LED and pendant lighting details are designed throughout, allowing for various mood lighting arrangements within the open plan kitchen, living and dining space.

Siemens appliances include an oven, combi oven, warming drawer, and induction hob with canopy hood extractor fan, along with an integrated full-height fridge, full-height freezer and dishwasher. An undermount sink is positioned on the island and accompanied by a matte black Quooker hot tap, making instant boiling water on demand, alongside regular hot and cold.

Adjoining the kitchen is a hidden pantry, featuring additional cabinetry and bench space, along with a secondary sink enabling optimum space for storage and food preparation.

A luxury oasis



Bathrooms

Individually designed ensembles to all bedrooms boasting large format Italian porcelain tiles, bespoke vanity and basin compositions, all accompanied by Vado brassware.

Each ensuite also contains a walk-in wet room shower and the master suite hosts a freestanding bathtub to truly encompass a five-star resort feel.



Every detail
considered



Bespoke fitted furniture

An array of additional bespoke fitted furniture including Italian wardrobes to each bedroom and coats cupboard, bar in the games room, cabinetry to the laundry room, as well as bespoke TV compositions in both living spaces, each containing a feature built in automatic bio-ethanol fireplace.



A technology enthusiast's dream

Electrical and Plumbing

Nara & Mito are fitted with home automation systems that combine both Control 4 and KNX which allows for intelligent lighting control, along with the integration and control of other key features in the home including alarm, CCTV, heating, window treatments and audio.

The CCTV system covers the entire exterior of the property, along with a full alarm system, motion sensors and door intercom entry system linking to touchscreens and smartphones.

State of the art eco heating systems benefit each property through the use of high efficiency Air Source Heat Pumps and Mechanical Ventilation Heat Recovery Systems, to reduce environmental impact, heating bills and increase overall air quality within the homes. Air conditioning is also fitted throughout all bedrooms and the main living room to escape the heat in the summer months. In addition, solar panels are discreetly installed to the main flat roof further reducing heating bills and the long-term impact on the environment.

Double garages feature a high speed electric car charging point for ultimate convenience.





Nara & Mito are in a truly world class location



Known for its seven miles of award-winning blue flag beaches, lush woodland, and quick access to stunning national parks, Canford Cliffs has been dubbed as the waterside hotspot of the UK. Amenities such as world-class marinas and well-respected golf clubs are all in close proximity, as well as an array of diverse dining options, ranging from gastropubs and local cafes, to wine bars and dine dining options.

More specifically, Nairn Road is a highly sought key location in the heart of Canford Cliffs. Known for its quiet woodland setting and close proximity to the local nature reserve, high street and Sandbanks promenade, it offers the perfect balance of vibrancy and private escapism.

The local area offers a variety of stylish boutiques, cafes, bars and restaurants and is within the school catchments of

Lilliput First and Baden Powell Schools. Bournemouth and Poole town centres are equidistant from the property and along with superb shopping, recreational and entertainment facilities, they also offer direct rail links to London Waterloo. Sea and air travel are also easily accessible, with direct links to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International Airport.

CULLEN

Seven miles of award-winning Blue Flag beaches.



Jurassic Coast



A World Heritage Site stretching from Exmouth in East Devon, to Studland Bay in Dorset, a distance of about 96 miles, and was inscribed on the World Heritage List in mid-December 2001.

Corfe Castle

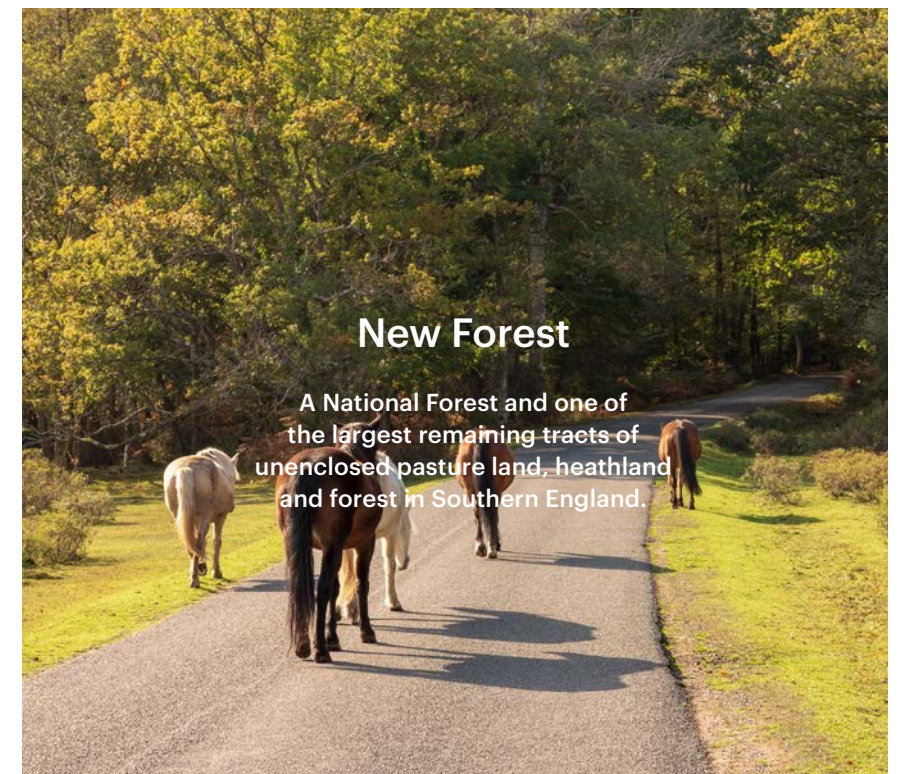
Corfe Castle ruins are one of Britain's most iconic and evocative survivors of the English Civil War.

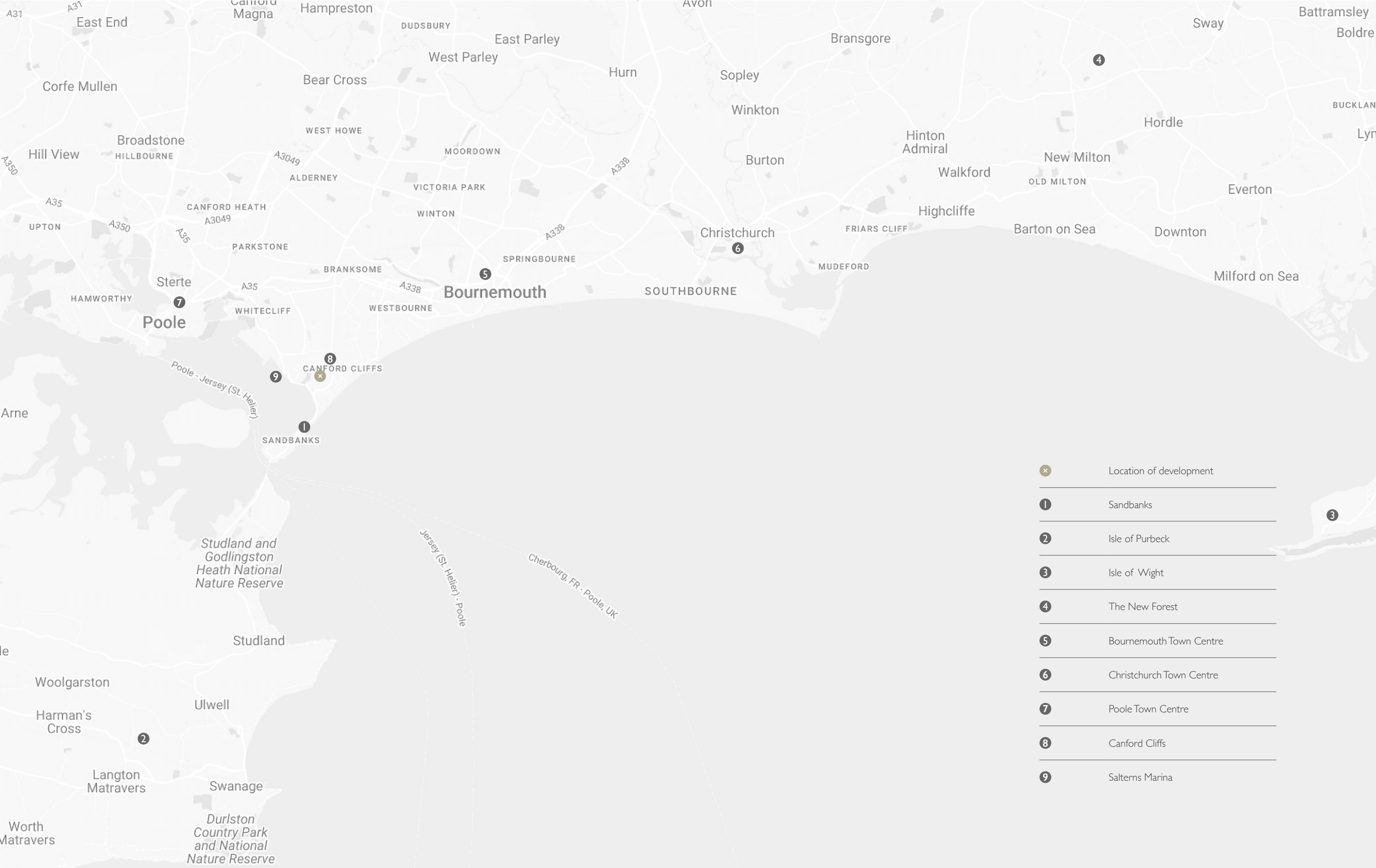
Built by William the Conqueror, the castle dates to the 11th century and commands a gap in the Purbeck Hills on the route between Wareham and Swanage.




New Forest

A National Forest and one of the largest remaining tracts of unenclosed pasture land, heathland and forest in Southern England.





-  Location of development

- 1** Sandbanks

- 2** Isle of Purbeck

- 3** Isle of Wight

- 4** The New Forest

- 5** Bournemouth Town Centre

- 6** Christchurch Town Centre

- 7** Poole Town Centre

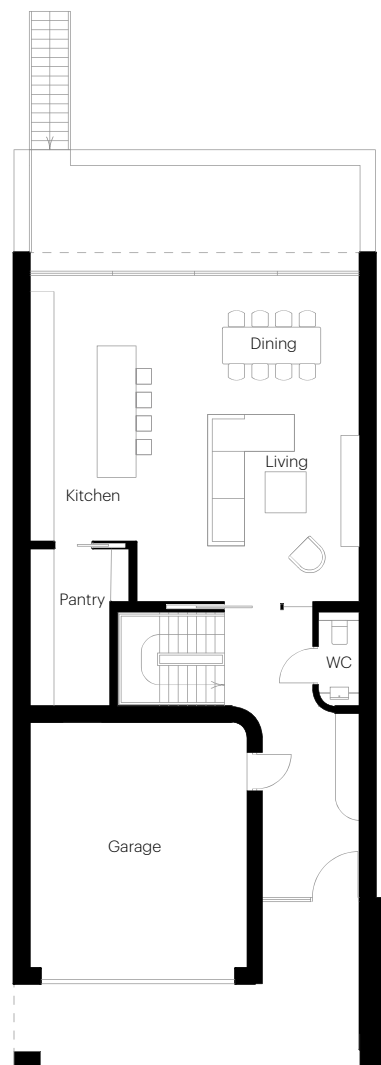
- 8** Canford Cliffs

- 9** Salterns Marina



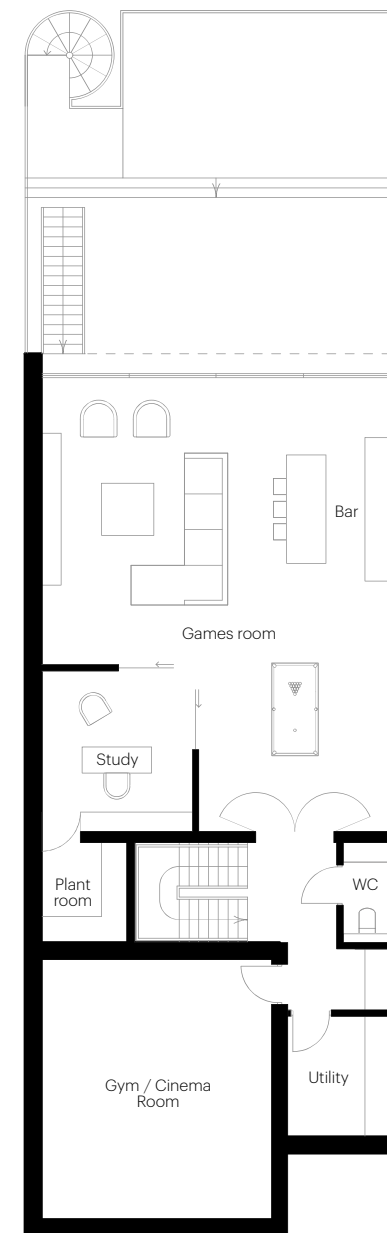
Mito

Total size 4539.0 sq. ft.
Terraces 948.00 sq. ft.



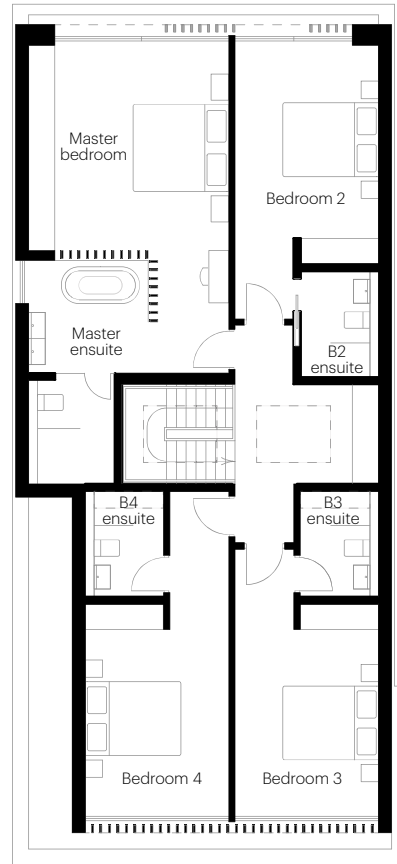
Ground Floor

Location	W x D (m)	W x D (feet)
Kitchen / living / dining	8.00 x 7.90	26'3" x 25'11"
Pantry	2.45 x 3.85	8'0" x 12'6"
WC	2.30 x 1.00	7'5" x 3'2"
Garage	5.25 x 6.00	17'3" x 19'8"
Terrace	8.00 x 2.25	26'3" x 7'4"



Lower Ground Floor

Location	W x D (m)	W x D (feet)
Games Room / bar	8.00 x 10.70	26'3" x 35'1"
Study	3.45 x 3.65	11'4" x 12'0"
Utility	2.37 x 2.70	7'7" x 8'9"
Terrace (upper & lower)	8.70 x 7.70	28'5" x 25'3"
Gym / Cinema Room	5.25 x 6.00	17'3" x 19'8"



First Floor

Location	W x D (m)	W x D (feet)
Master bedroom	4.60 x 5.10	15'1" x 16'9"
Master ensuite	5.15 x 2.74	16'8" x 9'0"
Bedroom 2	3.25 x 6.30	10'8" x 20'8"
Bedroom 3	3.25 x 5.50	10'8" x 18'1"
Bedroom 4	3.45 x 5.50	11'4" x 18'1"



CH

The information in this brochure is indicative and is intended to serve as a guide only. Floor plans, specification, dimensions, and images depicted are subject to change without notice and may differ from the actual product upon completion.

Interested parties are advised to contact Cullen Homes to confirm the availability of any specific property. All computer-generated images and lifestyle photographs are for illustrative purposes only.

Nara & Mito

 LUXURY &
PRESTIGE

01202 007373

www.luxuryandprestige.co.uk
info@luxuryandprestige.co.uk

