

VANTAGE

Vantage stands majestically on the waters edge.
Dramatic and inspired; the ultimate in luxurious waterside living.

Occupying a most desirable and prestigious coastal location,
Vantage enjoys breathtaking panoramic views across the sheltered
waters of Europe's largest natural harbour towards the wildlife
haven of Brownsea Island and the Sandbanks Peninsula.



Undeniably Sophisticated

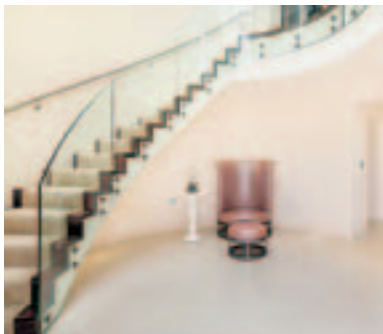
Vantage exudes style.

Its unique design, conceived by one of the country's leading architects, provides an extraordinary form that conflicts and contrasts with sharp lines and elegant curves, the perfect foil against the breathtaking panoramic vista.





Ground Floor



The ground floor accommodation is simply stunning.

A magnificent reception hall leads to a striking architectural staircase with statement lighting and glass atrium.

The highly sophisticated and contemporary kitchen features bespoke walnut and hand painted units. Solid granite worktops extend to the generous integral centre island, with adjoining walnut finish breakfast table. Fully fitted with Franke taps and Miele integrated appliances, this luxurious kitchen is designed to be the social hub of the house.







The open plan layout flows freely into the impressive dining and family living room. This spacious area is dominated by the stunning vista, with sliding doors across the entire expanse allowing light to flood in. It also provides access to the south facing decked and landscaped waterfront terraces with feature hot tub.

Naturally, the views are breathtaking.



The generous study, with bi-fold doors opening onto the contemporary integral courtyard and water feature, enjoys a relaxing view.

The playroom also benefits from bi-fold doors opening onto the integral courtyard.

The fully fitted utility room and integral garage are accessed from the elegant reception hall.





First Floor

The bespoke circular walnut edged staircase, lit with feature LEDs, leads to the impressive first floor accommodation.

The sumptuous master bedroom suite enjoys commanding harbour views through full height sliding doors across the entire expanse of the room, giving access to a private terrace from which to enjoy this stunning vista.





The luxurious en-suite bathroom features a statement freestanding bath with ceiling fill. Complemented by his and hers wash hand basins with vanity units beneath, bidet, toilet and shower. Exquisite porcelain tiles to the floor and walls complete this seductive room.





Three further exceptional bedroom suites are located on the first floor, each designed and finished to the same superb standard to provide the ultimate in sophisticated relaxation.

The exclusive MisuraEmme fully fitted master dressing room provides a generous amount of space and elegant storage.





View from first floor balcony

Second Floor

The top floor is dedicated to an opulent master lounge suite with full height doors and windows across the entire expanse of the lounge, giving access to two south facing grand terraces which enjoy the evening sun.

Majestic and ever changing harbour views dominate the room and are truly exceptional.

This alluring combination offers the definitive in superior waterside living.





External



Vantage is approached via secure cedar finish gates to ensure discretion and privacy.

The unique granite finish paviour driveway sweeps through the beautifully landscaped front gardens, providing plenty of parking and access to the double garage. A bespoke cedar front door, with polished steel panels and handle, allude to the understated luxury that lies within.



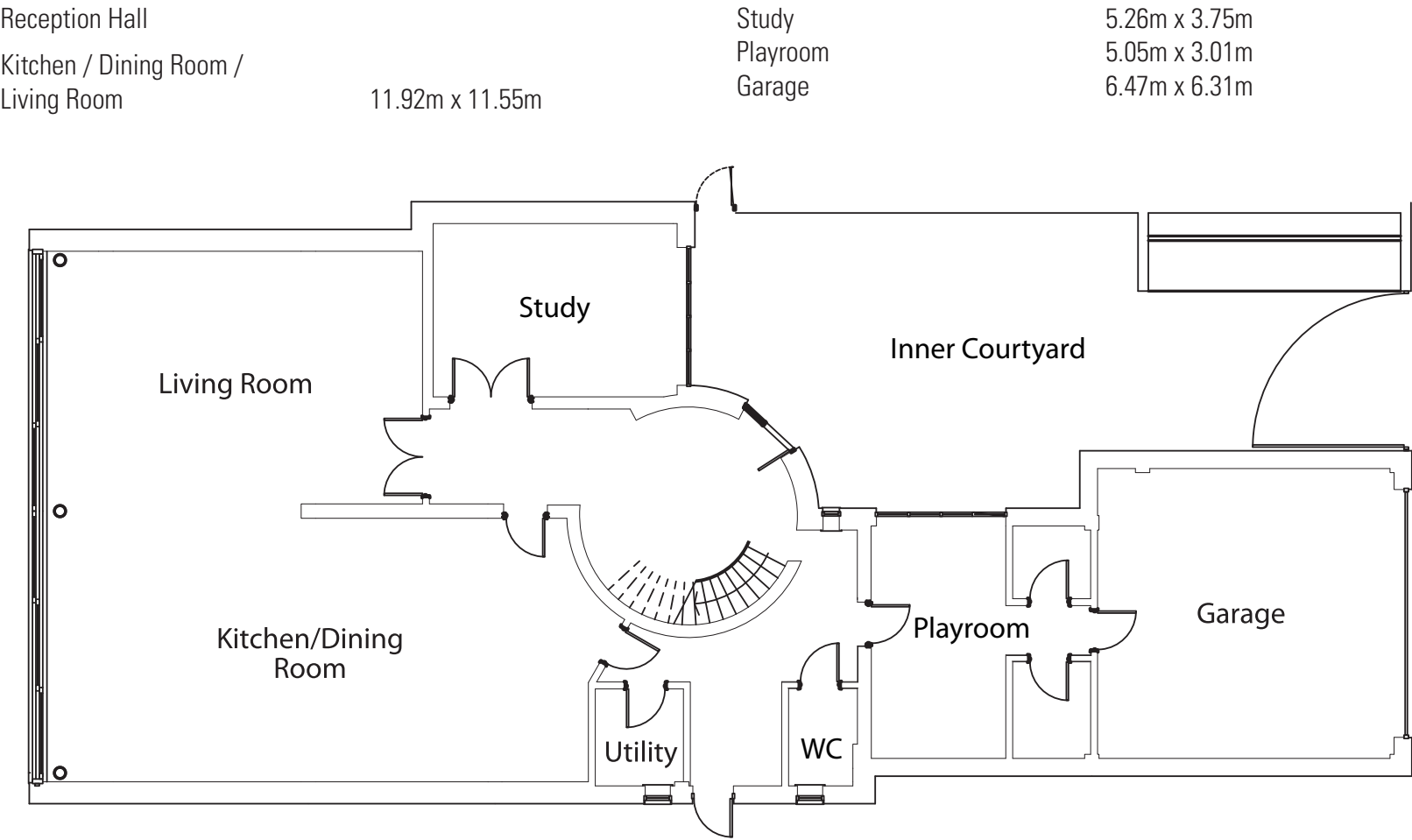




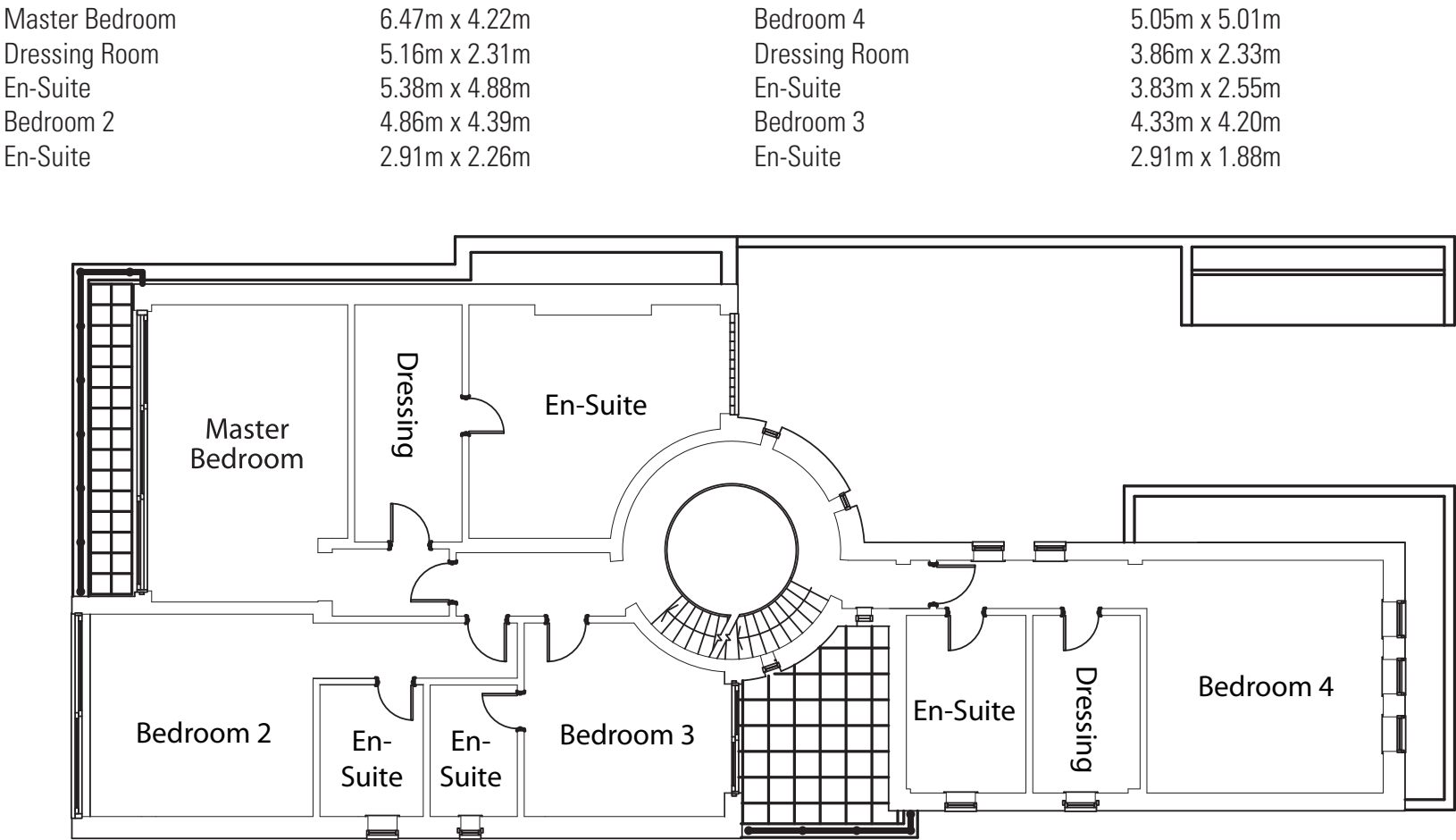
Elegant landscaped gardens feature an inner courtyard with water feature, Jacuzzi pool on the expansive south facing decked sun terrace and a lower sun terrace with access to the jetty, slipway and boathouse.

External sensor lighting introduces a subtle tone to the driveway and garden areas.

Ground Floor

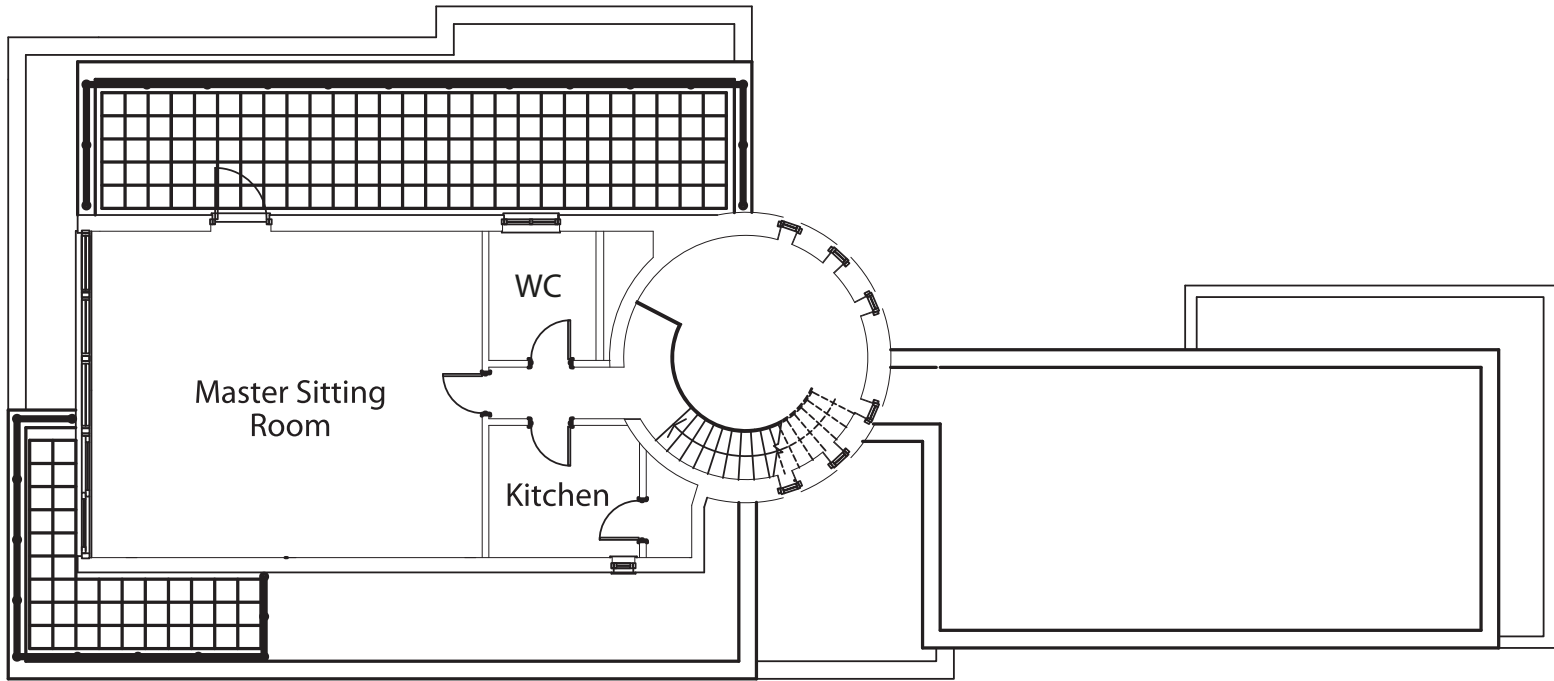


First Floor

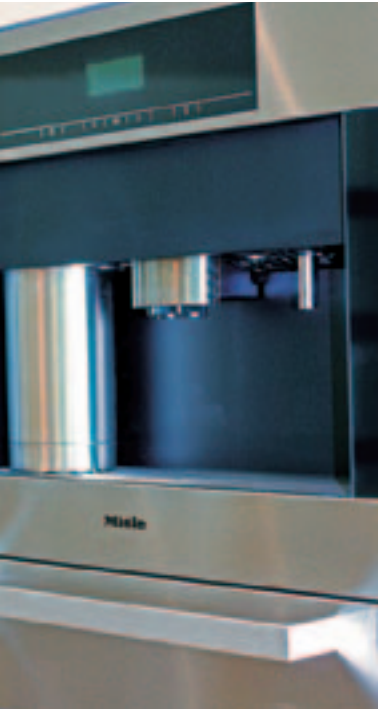


Second Floor

Master Sitting Room 7.65m x 6.30m
Kitchen 2.93m x 2.57m
WC



TECHNICAL SPECIFICATION

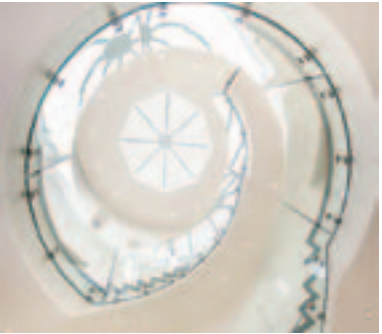


Internal

Walnut doors with dual finish handles.
Powder coated aluminium double glazed window units.
Sockets/general fittings in chrome with screwless flat plate finish.
Sliding patio doors to main rooms.
Porcelain tiling to the kitchen, utility room, hallway and bathrooms. Elsewhere luxury carpet throughout.
Striking octagonal glass atrium central rotunda area.

Kitchen

Bespoke kitchen with walnut and hand painted units, granite worktops and a feature integral polished walnut pedestal table.
1 ½ Bowl stainless steel sink, Franke tap. Instant hot water system.
The integrated Miele appliances include combination microwave, coffee machine, two eye level ovens, dishwasher, wine cooler, fridge and freezer.
Recessed wall mounted TV.



Utility

Complementary units.
Single sink.
Plumbing for washing machine and dryer



Bathrooms

Luxury fittings include Duravit, Starck and Grohe pieces.

Master en-suite features a Duravit Starck freestanding feature bath with ceiling filler. Shower, bidet, toilet and ‘his & hers’ wash hand basins with vanity units beneath.

Bedrooms two and three en-

suite wetrooms complete with shower, WC, wash hand basin and vanity unit.

Bedroom 4/guest suite bathroom/wetroom with bath, shower, WC, wash hand basin and vanity unit.

Full height porcelain tiling to all bathrooms and en-suites.

Dressing Rooms

Bespoke MisuraEmme fully fitted furniture providing the ultimate in generous and elegant storage.



Lighting

Clipsal Home Automation System with remote control facility via iPad.

Heating

Underfloor heating throughout with digital thermostatic control to each zoned area and concealed temperature probes.

Technology

Sonos Home Entertainment System.

Cat5 cabling to all principal rooms.

Security

Smoke, heat and monoxide sensors in key areas.

Passive infrared PIR fully programmable security system. Controls on each floor level.

Video Phone gate entry. Control on each floor level.



External

Bespoke cedar front door with polished stainless steel panels and handle.

Balconies feature safety glass with stainless steel posts and composite decking.

Front and rear gardens designed by award winning landscape artist, including private courtyard with water feature, waterfront terrace to rear with Jacuzzi and access to the boathouse.

Jetty, slipway and boathouse for a sports boat/rib.

External sensor lighting, driveway lighting and garden spike lights.

External water taps to the front and rear.

Automated garden irrigation system.

Unique granite finish paviour to driveway and courtyard area.

Tiled floors to garage and boathouse.

Fully automated secure entry gates.

Area

Total internal area
552 m² / 5941 ft²
including garage.



VANTAGE



Important Note

Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared with care for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only.

The developer reserves the right to change any details without prior notice, during the construction process.

Room sizes are believed to be accurate although these are given as an



approximate guide only and should be checked by a purchaser for their own clarity and peace of mind.

The floor plans and illustrations used within this brochure are provided for illustrative purposes only and may not accurately reflect the actual style, scale or layout of the areas depicted.

Another quality development by Majestic Property & Estates Limited.

Designed and produced by The Marketing Group www.tmgmarketing.co.uk

www.majesticpropertyandestates.co.uk

