



LA PLAGE

SANDBANKS





  
LA PLAGE  
SANDBANKS



One of the  
most exci  
desirable pla





ne world's  
usive and  
ces to live



Renowned for its cosmopolitan lifestyle, exclusive homes and spectacular beaches; with the perfect blend of sweeping golden sands, shallow bays and crystal clear waters.

This stunning peninsula sits at the mouth of Poole Harbour, one of the largest natural harbours in the world. Its calm waters offer both a sanctuary for wildlife and a haven for sailing and adrenaline fuelled water sports, coexisting in perfect harmony.

With world-class restaurants, designer shopping and luxury spa facilities, it is an intoxicating mix for those who enjoy the finer things in life.

From the beautiful scenery of the Purbeck Hills, to the New Forest and the world famous Jurassic Coast, Sandbanks is surrounded by natural beauty on an epic scale.



# “Sandbanks is the perfect place for a good fish restaurant...”

The self-titled 'Rick Stein' restaurant will be a place for some informal, inexpensive seafood maybe coming off Sandbanks beach or for spending some time on the Poole Harbour side of the restaurant eating lobster or Dover sole, drinking lovely chilled white Burgundy and thinking how relaxing a view over the water can be. I'm very excited.”

*Rick Stein announcing his new Restaurant in Sandbanks.*



Rick Stein is bringing his understated elegance to Sandbanks - yet another big name to add to this culinary hot spot that already boasts the Michelin starred sophistication of Chewton Glen and Holder, Hartnett & Co as well as the authentic garden-to-plate ethos of The Pig on the Beach.







“Only one sport is glamorous enough for the platinum peninsula of Sandbanks”

Annually hosting the British Beach Polo Championships, a must-see fast and furious event that places Sandbanks firmly in the premier league for glamorous locations. Complete with Olympic legacy Beach Volleyball, Sandbanks also sets the scene for the famous beach party that follows, enjoyed by players, celebrities and supporters.

*Quote source: The Times*







"Our uncompromising approach to design and craftsmanship, our spirit of excellence, constantly setting new standards; we recognise these same principals in these luxurious properties.

Sunseeker is delighted to be aligned to these prestigious properties on the exclusive Sandbanks Peninsula."

*Laura Harrison | Group PR & Marketing  
Sunseeker Poole Limited*



# Well connected

Few locations can balance a lifestyle like this with such impeccable connections - with easy access to the national road network, direct rail services to get you to London in under two hours, two international airports within 45 minutes and cross-channel ferries.



- Sandbanks ▶ Poole/Mainline Rail ▶ 10 minutes
- ▶ Bournemouth International Airport ▶ 25 minutes
- ▶ Southampton Airport/M3 ▶ 45 minutes
- ▶ Shell Bay, Swanage ▶ 4 minutes
- ▶ The Pig on the Beach ▶ 12 minutes



- Poole ▶ Guernsey ▶ 3 hours
- ▶ Cherbourg ▶ 4¼ hours
- ▶ Jersey ▶ 4½ hours
- ▶ St Malo ▶ 6½ hours



- Poole ▶ Southampton ▶ Less than 1 hour
- ▶ London ▶ less than 2 hours

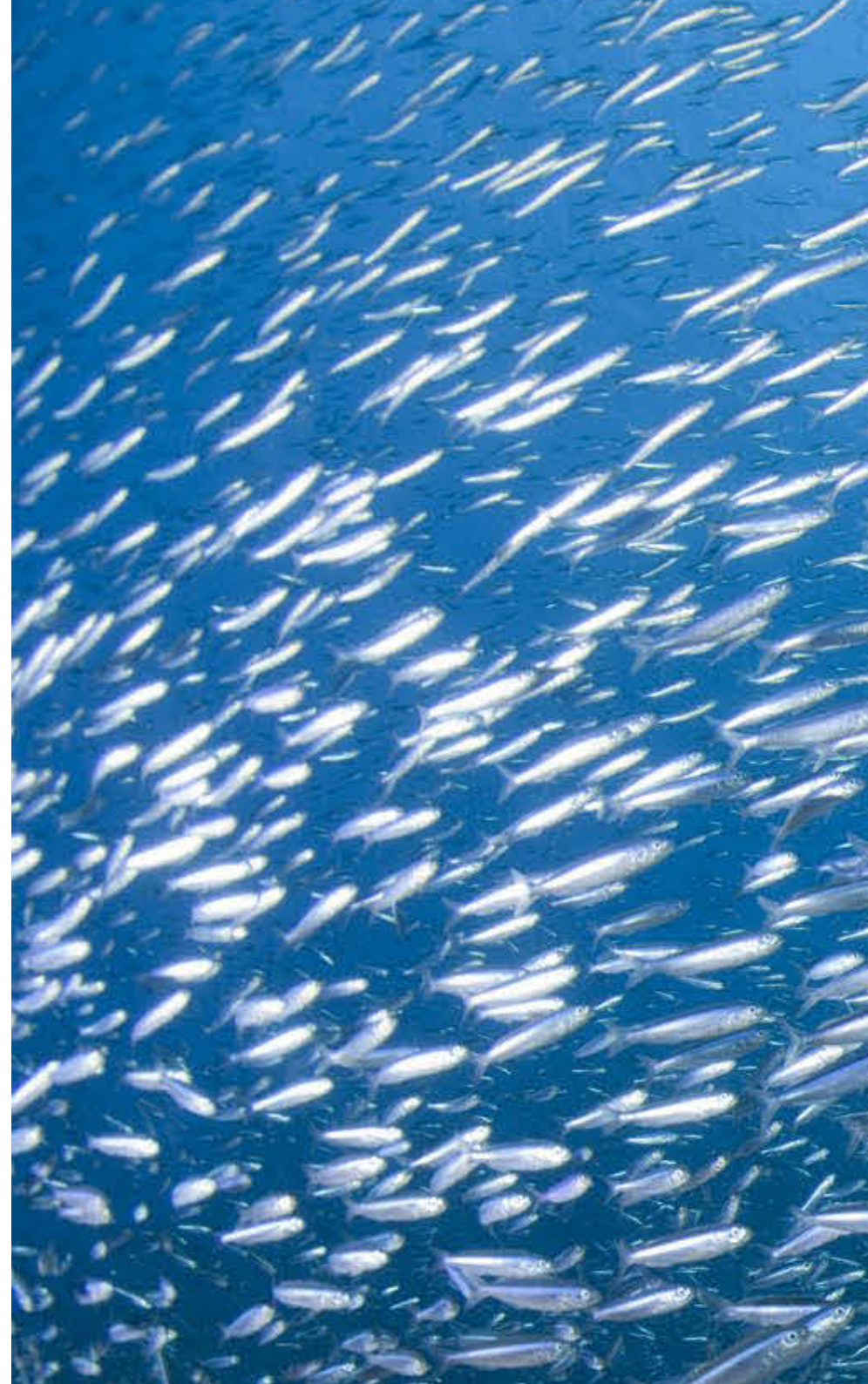


- Bournemouth Airport ▶ Paris ▶ 1¼ hours
- ▶ Faro ▶ 2¾ hours
- ▶ Mallorca ▶ 2¼ hours
- ▶ Malaga ▶ 2¾ hours

*Approximate travel times are quoted.*

*Source: theaa.com, national rail enquiries, Brittany & Condor Ferries, BIA.*

*NB Ferry routes and travel times may vary seasonally.*











LA PLAGE  
SANDBANKS



Occupying coveted space on the water's edge, La Plage sits in luxurious, tree-lined seclusion with spectacular bay views.

Designed by international award-winning architects Terence O'Rourke, the architecture draws inspiration from sea, beach and woodland to achieve a remarkable affinity with its natural surroundings, while maximising its enviable position.





A scenic view of a beachfront property. In the foreground, a large, mature tree with a thick trunk and dense green foliage stands on the left. To its right, a wooden deck with steps leads down towards the water. A low wooden post-and-rail fence runs across the middle ground. Beyond the fence, the ocean is visible, with several sailboats on the horizon under a clear blue sky. The overall atmosphere is peaceful and luxurious.

the ultimate in  
beachfront luxury



# RELAX & UNWIND

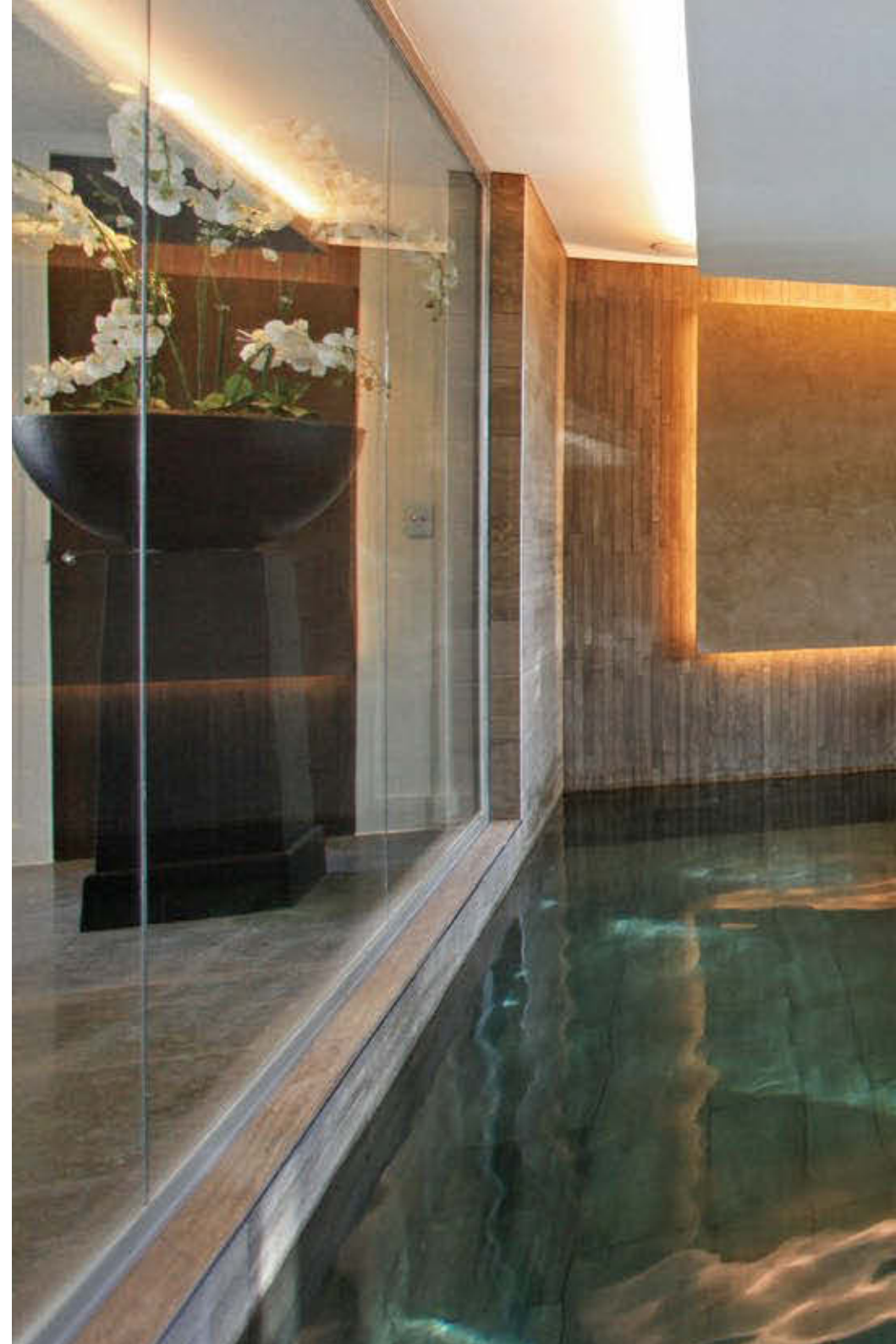
Through beautifully manicured gardens via a stylish paved driveway, you approach La Plage. Beyond, there are tantalising glimpses of the stunning views to come, with beach and open sea framed by majestic pines.

Once inside, the impressive double height entrance lobby is dominated by triple glass doors that lead through to the pool room. The magnificent heated pool with a relaxing chill out area offers full height doors opening onto the patio and garden, alongside a beautifully fitted sauna and well-appointed changing room.



The garden enjoys privacy with its mature pine trees, whilst beachside decking provides magnificent views over the bay as well as direct access to the beach.

A triple garage, home automation/media room and a lift complete the ground floor, while a sweeping staircase leads up to the first floor.

















# INDULGE & ENTERTAIN

The spacious living room is accessed from the first floor landing through majestic double doors. Perfectly zoned, it is open and airy, yet comfortable and intimate with luxurious sofas and soft sumptuous fabrics throughout. The entire south facing wall features full height glass doors that offer expansive views across the bay and beyond. These glazed doors glide open to reveal a large terrace with breathtaking views across the bay to Studland and Old Harry Rocks.

























The fabulous kitchen is fitted with bespoke furniture in a stylish mix of deep walnut and grey painted units, finished with smart bronze mirror details. The light, bright feel is accentuated by white Corian work surfaces, and contrasted with a walnut topped breakfast bar. The kitchen is completed with a round six-seater table, making it the perfect venue for casual kitchen suppers.

With full height sliding doors and windows, the kitchen enjoys a delightfully open aspect to the garden and the open sea. The kitchen, like the sitting room adjacent, opens onto a large balcony allowing one to get even closer to the simply stunning views.

The kitchen is fitted throughout with premium appliances including Wolf and Miele ovens, Sub Zero refrigerator, freezer and wine chiller and Gaggenau dishwasher all seamlessly integrated into the sleek kitchen units.



The property also benefits from a striking formal dining room, which is fully glazed on one side to further showcase the breathtaking views. The first floor is completed with a generously sized study and a luxurious cloakroom.

















# ELEGANT NIGHTS. GLAMOROUS MORNINGS

Stepping into the large master bedroom is much like stepping onto the bridge of ship, such are the spectacular sea views it commands. This sumptuous suite benefits from an en suite bathroom as well as an en suite shower room together with a stylish dressing room with Italian designer, Misura Emme, fitted furniture. A sweeping semi circular balcony provides superb outside space and finishes off this elegant space in style.







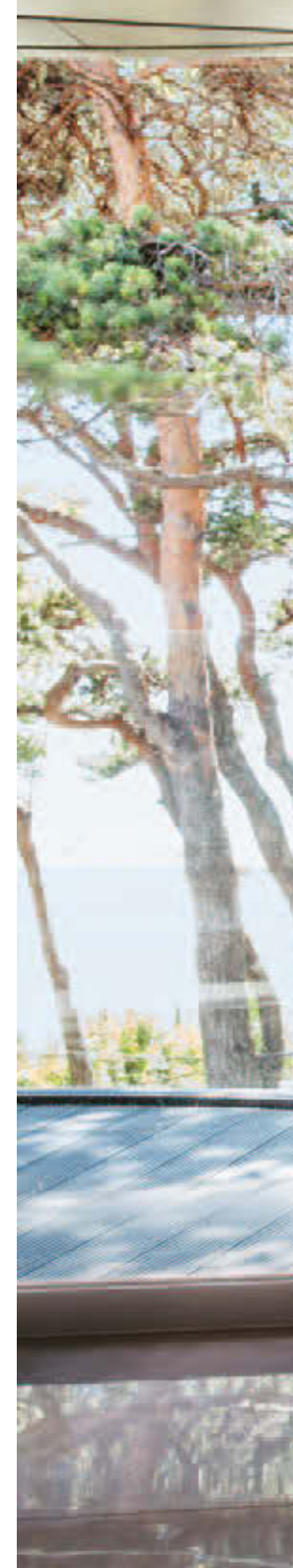






















## SPIRIT OF THE SEA

Prepare yourself for a bathing experience like no other in the luxurious Palomba collection bath, exclusively designed by the Italian designers Ludovica+Roberto Palomba. The underlying design concept being the bath cube hollowed and rounded by the elemental force of water. The sea as the inspirational force. The beauty and elegance is undeniable.

## REFRESHING ELEGANCE

Hand basins and other pieces are provided by Ilbagnoalessi, an award-winning ensemble that is the creation of Italian designer Stefano Giovannoni, oozing sensuous design and defining a feminine style in the bathroom.

## REVITALIZING RAIN

The simply heavenly rain shower brings 5-star luxury into your home. Undeniably stylish, the Elite controller features a smart glass fascia LED screen.











A large second bedroom suite is also found on this floor, with built in wardrobes and a well-appointed en suite bathroom, as well as full height windows and sliding doors opening onto a stunning wrap around balcony.

The top floor of this superb home features two more spacious bedrooms, both with luxurious en suite bathrooms and sleek, fitted wardrobes. Either bedroom could equally be used as a multimedia cinema room, or a lavish home office. This top floor enjoys some of the most spectacular and far-reaching views on the peninsula.











Leave the outside world behind

a perfect oasis of calm to relax,  
revive and revitalize.







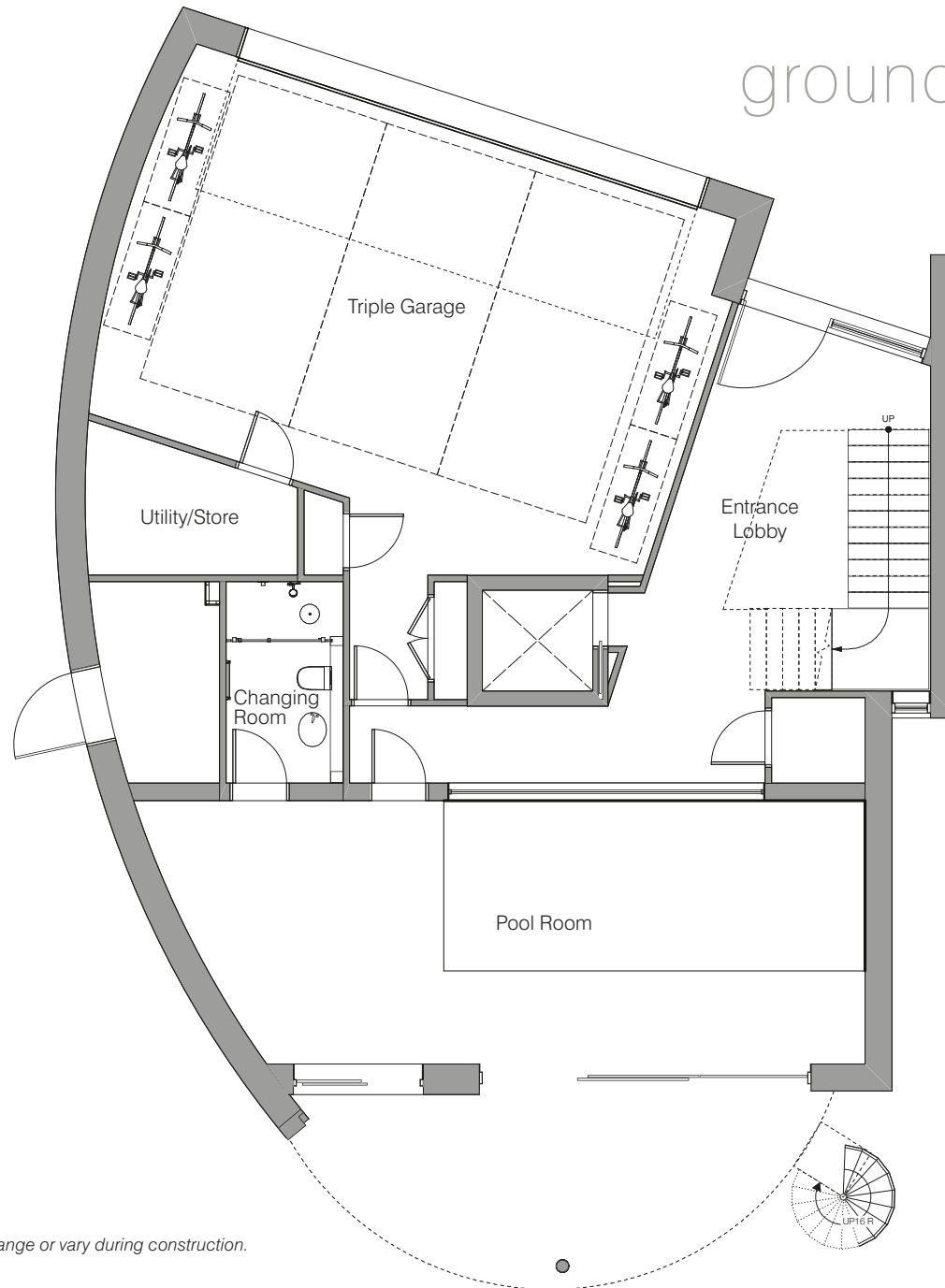






LA PLAGGE  
SANDBANKS

ground floor



- Entrance lobby
- Pool Room 10.90m x 4.09m
- Changing Room 3.21m x 1.79m
- Utility/Store
- Triple Garage

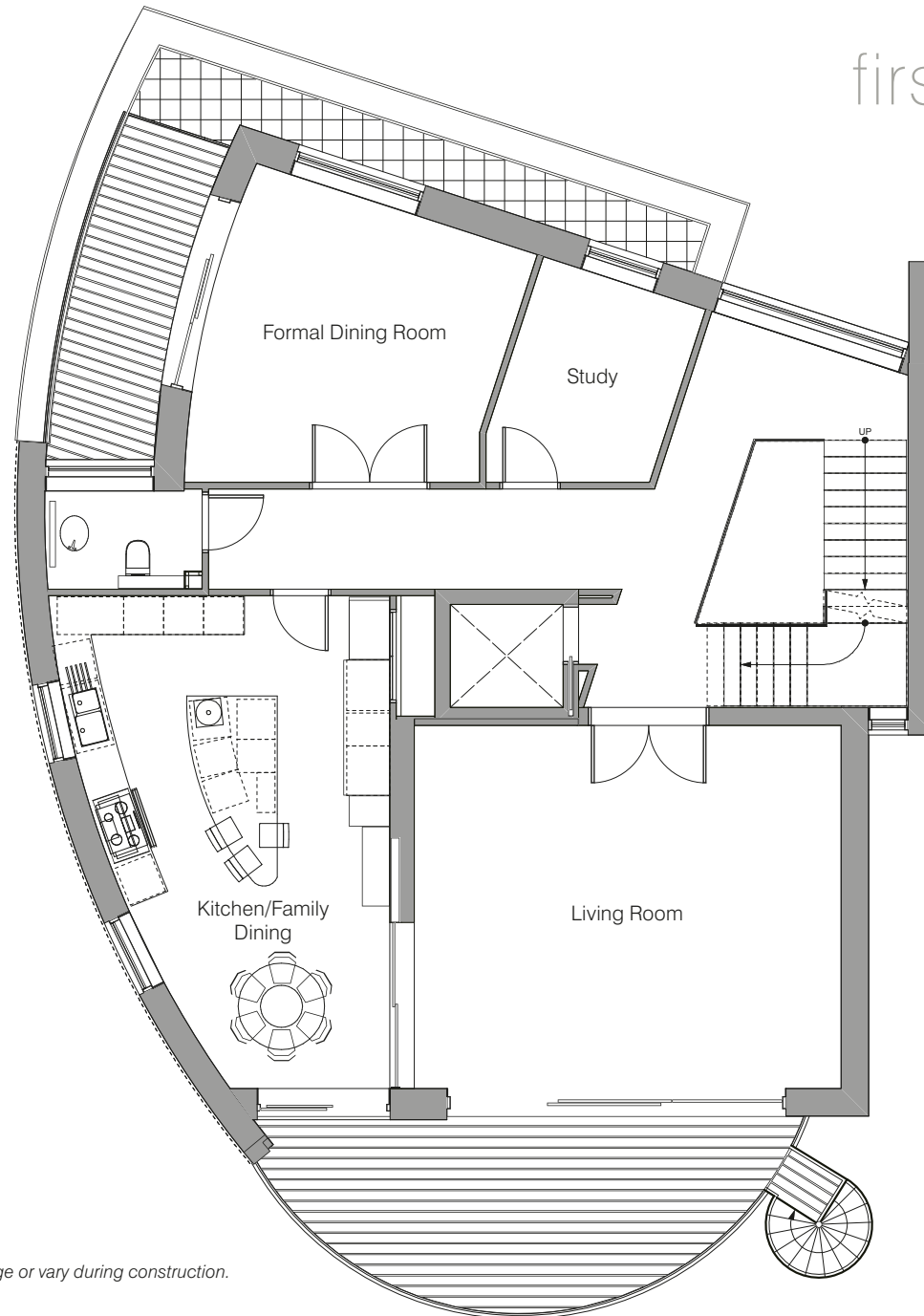
*The dimensions quoted as given as a guide only at this stage and may change or vary during construction. Maximum dimensions are given in irregular shaped rooms.*





LA PLAGGE  
SANDBANKS

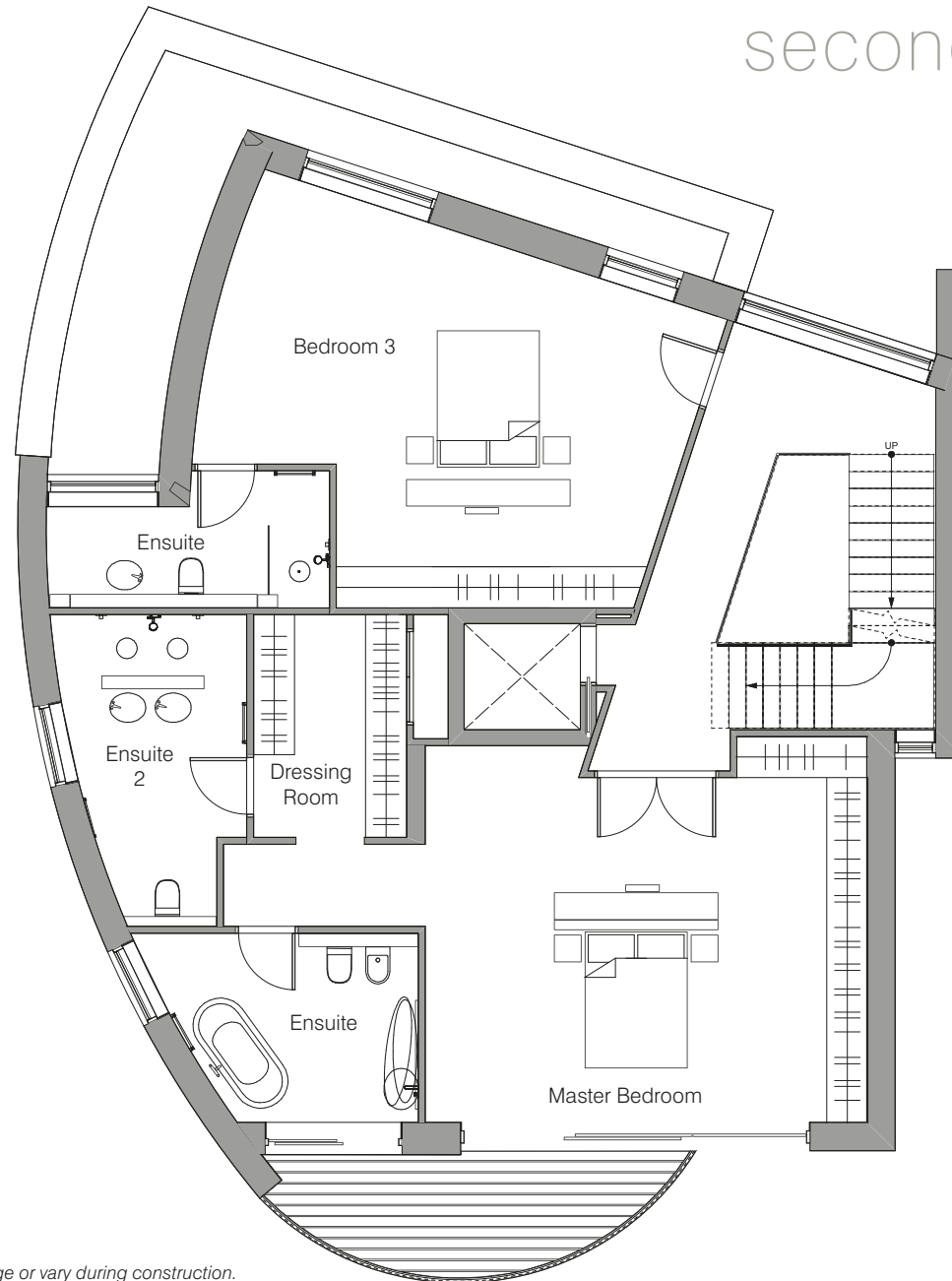
first floor



Kitchen/Family Dining	9.84m x 5.15m
Living Room	6.68m x 6.46m
Formal Dining Room	5.16m x 4.53m
Study	5.04m x 2.09m

*The dimensions quoted as given as a guide only at this stage and may change or vary during construction.  
Maximum dimensions are given in irregular shaped rooms.*

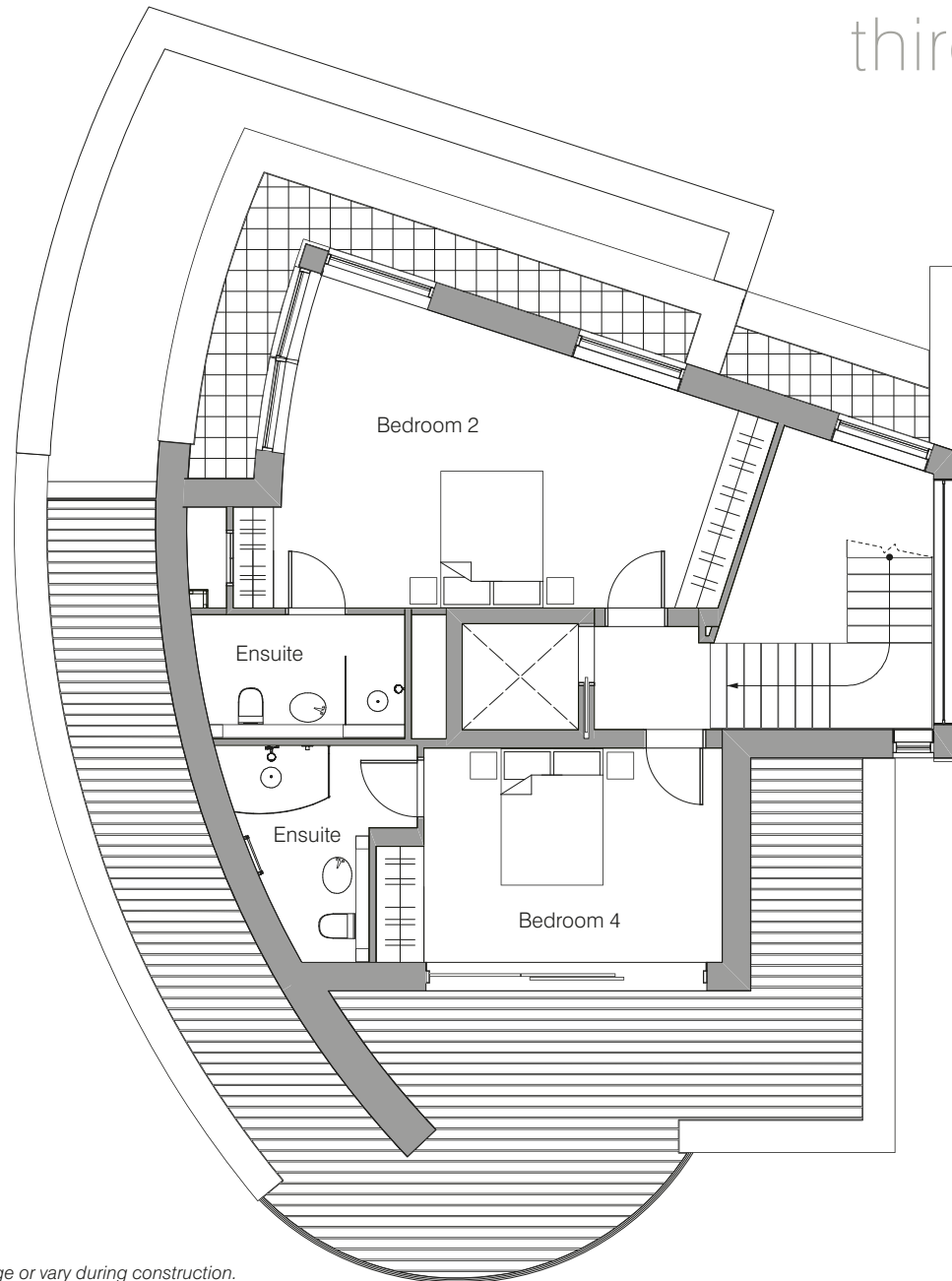




Master Bedroom	6.82m x 5.50m
Ensuite	2.87m x 2.80m
Ensuite 2	4.58m x 2.91m
Dressing Room	3.28m x 2.26m
Bedroom 3	7.56m x 4.66m
Ensuite	4.14m x 2.02m

*The dimensions quoted as given as a guide only at this stage and may change or vary during construction.  
Maximum dimensions are given in irregular shaped rooms.*





Bedroom 2	4.38m x 3.72m
Ensuite	3.72m x 3.46m
Bedroom 4	7.08m x 4.68m
Ensuite	2.72m x 1.84m

---

Gross internal area	565sqft/525sqm
Including garage space	625sqft/58sqm
Plus balcony space	872sqft/81sqm

---

*The dimensions quoted as given as a guide only at this stage and may change or vary during construction.  
Maximum dimensions are given in irregular shaped rooms.*







# THE DIFFERENCE IS IN THE DETAIL

## Internal

Internal doors of walnut finish with polished chrome handles  
Windows powder coated aluminium double glazed units  
Wall finish emulsion timeless white  
Eggshell painted timber throughout  
Feature fire places with polished plaster and gel fires surrounded by limestone tiles  
Floating walnut stairs with bronze mirrors  
Limestone floor tiles to hall, kitchen  
Coffered ceiling with led lights to lounge  
Sockets/general fittings in chrome with screwless flat plate finish  
Full façade sliding patio doors to south facing main rooms  
Porcelain tiling to utility room, plant room and garage floor  
Elsewhere luxury grey colour carpet throughout  
Lift to all floors

## Kitchen

Bespoke fully fitted kitchen with walnut and grey painted units featuring bronze trim and bronze mirror detail  
White Corian work surfaces, bowl and upstands  
Island unit featuring a walnut finish breakfast bar and bronze mirror panels to the floor, illuminated by recessed lighting  
Wolf pyrolytic oven, warming drawer and induction cooktop  
Miele Microwave  
Gaggenau Dishwasher and hood  
Sub Zero stainless steel fridge, freeze and wine fridge  
Coffered ceiling

## Utility

Complementary units. Granite worktop  
Single sink  
Miele washing machine and condensing tumble dryer

## Bathrooms

Top of the range Palomba and Alessi furniture  
Grohe taps  
Full height porcelain tiling to all bathrooms and en suites, some with feature polished plaster walls

## Swimming Pool Area

Indoor heated pool, tiled surround  
Coffered wall and ceiling with led lights  
Polished plaster walls  
Steam Room

## Dressing Rooms

Bespoke MisuraEmme fully fitted dressing rooms proving the ultimate in generous and elegant storage

## Lighting

Fully automated Control4 system programmable for mood settings with discreet glass fronted panels





## Heating

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

## Technology

Specialist Control4 Home Automation System providing integrated technology for audio, TV and data control

TV fitted to lounge

## Security

Smoke, heat and monoxide sensors in key areas

Passive infra red PIR fully programmable security system, controls on each floor level

Video phone gate entry. Control on each floor level

## External

Balconies feature seamless safety glass with eco deck composite floor and led lights

Landscaped gardens to the front and rear, ecodek boardwalk to large sundeck and lower beach front deck. Access to the beach through private glass door and seamless glass balustrading

External bollard lighting and garden spike lights

Garden drip water system to planted areas

Automated garage door















**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 or post construction prior to sale.

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.

Designed and produced by The Marketing Group. [www.tmgmarketing.co.uk](http://www.tmgmarketing.co.uk)





LA PLAGE

SANDBANKS

[www.laplage.uk](http://www.laplage.uk)