THE LANDING

· Poole Harbour ·

A home on the harbour
EXCLUSIVE WATERSIDE LIVING
Positioned on Dorset’s most coveted stretch of coastline, the Landing is a place where you’ll find quality in every detail.

It starts with the location. Sandbanks Road is prestigious, exclusive and idyllic, with views across Poole Harbour and the National Trust’s Brownsea Island. Moments to the beach and maritime pursuits, The Landing puts you in an unparalleled location and the very best company.

It’s with respect to these much-loved surroundings that The Landing was designed, combining understated elegance with a real sense of identity. Light stone and cream-coloured brick are met with a refreshingly contemporary use of glass and light.

And finally, the same care and consideration sits inside every one of our nine apartments. From the ground floor to the exquisite penthouse – from apartment layouts to individual fixtures and fittings – we refuse to settle for anything less than the very best.
LIFE AT SANDBANKS

With golden sands and expansive coastline, Sandbanks is a highly desirable location for the most discerning buyers. But it's not the view alone. What Sandbanks offers is a lifestyle that's laid-back, private, and exclusive – a moment of respite from the chaos of city life.

With Poole Harbour close-at-hand, sailing, watersports and other maritime pursuits are just outside your door. The beach itself is ideal for afternoon walks or evening picnics, while Evening Hill is home to uninterrupted views of this verdant landscape.

At Sandbanks, life is nourished by beauty – whether you're on the water or gazing across it.
THE LANDING

Moments From Everything

For your convenience, The Landing is five minutes to Sandbanks and ten minutes from the amenities of Poole. The high street in Parkstone is a half-hour walk or five-minute drive away.

Development

• The Landing

Local Services

01 Parkstone Train Station
02 Dental Practice
03 Doctor’s Surgery
04 Newsagent
05 Post Office
06 Optician
07 Library
08 Dry Cleaner
09 Poole NHS Foundation Trust

Eating Out

10 Jap Café
11 Chez Fred
12 Bella’s
13 Koh Nai
14 Cantina Bar and Kitchen
15 Beached Café Bar
16 Loch Fyne Seafood & Grill
17 Cout
18 Sandbanks Beach Café
19 TJ’s Fish & Chips
20 Goldball Tavern
21 The Plantation
22 The Cliff
23 Harry’s Bar and Bar
24 Rick Stein, Sandbanks
25 Parkstone Bay Café
26 T.J.’s Fish & Chips
27 Waitrose
28 Poole NHS Foundation Trust
29 PT Jonas Ranch
30 Dolphin Shopping Centre
31 Bucklers and Rascel

Sports & Leisure

32 Lighthouse Marina
33 Parkstone Yacht Club
34 The Royal Motor Yacht Club
35 British Beach Polo Championships
36 Parkstone Golf Club
37 Lanesdown Valley Nature Reserve
38 East Dorset Lawn Tennis & Croquet Club
39 Poole Pottery
40 Poole Park and Bowling Club
41 Luscombe Valley Nature Reserve
42 Poole Harbour Watersports
43 Sandbanks Yacht Company

Nearby Hotels

44 Harbour Heights Hotel
45 Sandbanks Hotel
46 Haven Hotel
47 Salterns Harbourside Hotel

Key Attractions

48 The Lighthouse Arts Centre
49 Compton Acres Plant Centre
50 Evening Hill
51 Branksome Beach
52 Brownsea Castle
53 Sandbanks Beach
54 Flaghead Chine Beach

Shopping

26 Parkstone Delicatessen
27 Waitrose
28 Poole NHS Foundation Trust
29 PT Jonas Ranch
30 Dolphin Shopping Centre
31 Bucklers and Rascel

For your convenience, The Landing is five minutes to Sandbanks and ten minutes from the amenities of Poole. The high street in Parkstone is a half-hour walk or five-minute drive away.
EXPLORE WITH EASE

When heading further afield, The Landing provides outstanding transport links by car, ferry, train or from Bournemouth Airport.

On the road, Poole and Bournemouth are around ten minutes away. Meanwhile, you’ll find Parkstone Station just five minutes away by car, giving you links to Southampton in less than an hour and London in just over two hours.

For international travel, Bournemouth Airport is 19 minutes away by car, offering flights to a wide range of European and global destinations.
For The Landing, Snug Architects took inspiration from all the things that make Sandbanks Road so spectacular. It’s a development that at once blends seamlessly into its environment and makes a valuable new addition to the space.

Details like cream-coloured brick and light stone at the base work in harmony with the other properties along the Poole coast, while more striking elements like the copper tones of the roof blend with the canopies of pines that sit outside.

And, of course, it’s architecture that’s as much function as form. Large glass panels fill the interior space with natural light, creating a home that feels as incredible as it looks.
The Landing offers eight two and three bedroom apartments, as well as an exclusive three-bedroom penthouse, all with private balconies or terraces designed to blur the line between inside and out.

As you’d expect, every apartment boasts an impressive view of Poole Harbour from the living areas and outside spaces. And with impeccable attention to detail, you’ll find each room every bit as inspiring as the surrounding landscape.
With open-plan living areas drenched in natural light, these spaces are designed to offer views of the water whether you’re cooking, dining, or unwinding in your lounge.
THE KITCHENS

Our kitchens combine premium detail and Miele appliances with remarkable use of space. Intelligent design and generous proportions mean ample space to cook or dine with friends at the breakfast bar.
THE BEDROOMS

The master bedrooms are spacious and light, with private dressing rooms and fitted wardrobes designed to reduce clutter and create clean, precise lines. All master bedrooms and many of the second bedrooms include ensuite bathrooms.

THE BATHROOMS

The ensuite and family bathrooms are all fitted to the highest specification throughout, with spacious showers or baths and mirrored vanity units designed to amplify light and create a sense of space.
THE BALCONIES

Immediately outside the living area, your private balcony bridges the gap between life inside your home and the beautiful landscape that surrounds it. Whether you’re entertaining or enjoying your morning coffee, there’s nowhere better.
A MARITIME GARDEN

The stone patio private terrace by the waterside is planted with local coastal foliage. With its views over Poole Harbour and Brownsea Island, it’s a perfect spot to enjoy a gin and tonic at sunset on the communal seating or fire up the barbecue with friends.

At the front of the building are ornamental plants and a decorative lawn, and the mature trees create a sense of privacy. A footpath running alongside the main building leads you down to the waterside garden.
FLOORPLATES & FLOORPLANS
DISCLAIMER
All information provided in this document has been published in good faith. However, whilst we endeavour to make such information accurate and reliable, it is only a general guide to the property and cannot be guaranteed and no responsibility or liability is accepted for any error, omission, misrepresentation or misstatement. In particular, whilst every attempt has been made to ensure the accuracy of the floor plan and apartment specification, measurements of doors, windows, rooms and any other items are approximate and are intended only as a guide and should be used as such by any prospective purchaser. Any furniture and other fittings illustrated on any plans or images are for scaling purposes only and, unless otherwise specifically provided, are not included in any offer or contract. Designs and images contained within the brochure are indicative and for illustration purposes only. All sales are subject to contract.
THE GROUND FLOOR

Two exquisite two-bedroom apartments that flow seamlessly out into the waterfront garden and onwards to the sea itself.
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A pair of two-bedroom apartments with ample interior space and spectacular views of the water from the first-floor private balconies.
THE LANDING

APT. 06
APT. 05

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NOTES

LIVING ROOM / KITCHEN
29.2ft x 18.5ft

BEDROOM ONE
35.4ft x 11ft

ENSUITE
11.10ft x 7.5ft

BEDROOM TWO
29.2ft x 10.4ft

BATHROOM
10.1ft x 6.11ft

BEDROOM THREE
20.2ft x 9ft

LIVING ROOM / KITCHEN
29.2ft x 18.2ft

BEDROOM ONE
29.2ft x 12.9ft

ENSUITE
12ft x 7.5ft

BEDROOM TWO
24.1ft x 10ft

BATHROOM
10.3ft x 6.11ft

BEDROOM THREE
20.2ft x 9.2ft

LIVING ROOM / KITCHEN
29.2ft x 18.5ft

BEDROOM ONE
35.4ft x 11ft

ENSUITE
11.10ft x 7.5ft

BEDROOM TWO
29.2ft x 10.4ft

BATHROOM
10.1ft x 6.11ft

BEDROOM THREE
20.2ft x 9ft
In two three-bedroom apartments, you’ll find a relaxed sense of style met with real substance, including premium fittings, ample living space, and generously proportioned bedrooms.
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**FLOOR 3**

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**FLOOR PLAN**

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**NOTES**

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THE THIRD FLOOR

Inside, the third floor’s three-bedroom apartments are intelligently designed to flow seamlessly from room to room – and, from the balcony, your view of the waterfront is uninterrupted and quite simply unmissable.
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NOTES

LIVING ROOM (KITCHEN
37.2ft x 21.4ft
BEDROOM ONE
18.8ft x 15.10ft
ENSUITE
11ft x 6.11ft
BEDROOM TWO
15.6ft x 12.3ft
BATHROOM
6.11ft x 9.9ft
BEDROOM THREE
12.2ft x 9.6ft

FOR BREAKFAST WITH A VIEW
POOLE HARBOUR
THE PENTHOUSE

This is a remarkable home that crosses the entire fourth floor of The Landing, boasting three bedrooms, three bathrooms and exquisite views over everything that makes Sandbanks so desirable.
The building envelope:
The outside of the building is crafted from a combination of local stone cladding and buff brickwork.

Main structure:
Concrete foundations provide the base for the building’s traditional masonry structure.

Flooring:
The kitchens and living areas are fitted with unglazed porcelain tiles, the bathrooms contain anti-slip porcelain tiles, and the bedrooms feature fitted carpet to add warmth to the space.

Roof:
High-performance copper-coloured zinc pitched roofs feature across the development, while a green flat roof with reinforced bitumen membrane is used on the lower portions of the building.

Windows:
The high-performance copper-coloured aluminium windows are double-glazed and thermally broken.

External doors:
The European oak doors are finished with a clear lacquer and horizontal cladding.

Stairs:
The concrete staircase is clad in natural stone and in common areas the balustrade is finished in satin brass.

Walls:
With insulation between the adjacent metal studwork, the walls are constructed from either blockwork or reinforced concrete. The plasterboarding is finished with smooth, painted plaster.

Balconies & terraces:
Private raised balconies and terraces have glazed balustrades. Railings are fitted with hardwood decking, while private terraces feature a natural stone paved floor.

Ceilings:
Punctuated with high-level feature recess lighting, the ceilings are constructed from suspended plasterboard with a smooth, painted plaster finish.

Internal doors:
With satin-brass handles, all internal doors have the same modern profile. Architraves and skirtings are made up of square-edged hardwood.

Decoration:
Internal walls are painted with emulsion, while skirtings and door frames are painted with eggshell.

Wardrobes:
Most of the bedrooms have fully-fitted MisuraEmme and Lamco wardrobes with hanging rails, shelves and LED lighting. The wardrobes in master bedrooms also contain a set of drawers.

Heating & hot water:
All apartments have underfloor heating for the ultimate in comfort. Temperatures can be managed using the time control and metering equipment provided in each apartment.

Electrics:
Energy-efficient lighting is fitted in all the kitchens, halls, bathrooms and ensuite bathrooms. The switch plates and sockets are fitted in accordance with IEE regulations. Bedrooms and living rooms include plug-in points for TV and radio, and telephone points for broadband Internet access. Smoke and heat detectors are fitted as standard.

Management & Security:
The development features a video door-entry system and alarms are fitted in all ground floor apartments. Management is provided as part of the service charge and there is the infrastructure required for installing a Tunstall 24-hour telecare system.

Parking:
Parking is largely located under the main building. There are ten spaces provided for owners and an additional two allocated visitor spaces above ground.

Lift:
The lift provides access to each level of the building.

Outside areas:
Outside, there is an entrance garden, a sea terrace and a main garden.

In-apartment storage:
Each apartment’s entrance area has built-in, full-height storage.

Additional storage:
There is additional storage space on-site for bicycles.

Specification, fixtures & fittings:
Like the owners themselves, we’re discerning and demanding when it comes to quality. In every apartment, you’ll find our design philosophy puts care and consideration in every fixture and fitting – and beauty in every detail.
KITCHENS

With Miele appliances and ample work surfaces, our kitchens are both easy and enjoyable to cook in.

OVEN
The Miele pyrolytic ovens are integrated and have a steel finish.

HOB
The easy-to-control Miele ceramic hobs have a flat stainless-steel rim and four cooking zones.

WARMING DRAWER
With six place settings and a steel finish, the Miele warming drawers are ideal for warming crockery and food and cooking at low temperatures.

INTEGRATED DISHWASHER
Fisher & Paykel dishwashers are fully integrated and contain a double dish drawer.

INTEGRATED FRIDGE-FREEZER
The integrated Miele freezers are full height and frost-free.

KITCHEN SINK MIXER TAP
The brushed stainless-steel mixer taps are deck-mounted and feature ceramic disc technology.

EXTRACTOR
With a silver-grey finish, the extractors have flush-fit hoods, recirculation kits and charcoal filters.

KITCHEN SINK
The Blaco Andano undermounted, stainless-steel sinks feature a large and small sink bowl.

WASHING MACHINE
Hidden within the utility cupboard, the Miele washing machines run at 1600rpm with loads up to 8kg.

TUMBLE DRYER
Decontaminated in the utility cupboard, white Miele tumble dryers feature ‘perfect dry’ technology.

KITCHEN UNITS
Custom-designed from modular cabinets, the fully fitted kitchens feature timber veneer fronts with integral ‘J’-shaped finger-pull handles.

WORKTOPS
The worktops are made of solid Lyra silestone.

WORKTOP LIGHTING
LED lighting is concealed underneath the overhead cupboards.

MICROWAVE
The microwave ovens are integrated with a steel finish.

SPLASHBACK
Kitchen worktops have a Lyra silestone for splashbacks.

BATHROOMS

Combining wood-effect tiling, marble surfaces and stainless steel fittings, our bathrooms are warm yet contemporary.

BASIN TAP
The single-lever deck-mounted basin mixer taps are finished in brushed stainless steel.

BATH TAP & SHOWER HEAD
The bath taps and shower heads feature a three-in-one inlet, outlet and overflow function.

WALL-MOUNTED SHOWER SET
The fixed-head showers are finished in brushed stainless steel and there is an additional hand-held shower kit. Some ensuites include double fixed showerheads.

SHOWER CONTROL
The showers are controlled by a Wisp thermostatic triple-level valve.

HEATED TOWEL RAIL
The heated towel rails are finished in brushed stainless steel.

TOILET-ROLL HOLDER
The toilet-roll holders are finished in brushed stainless steel.

WC STYLE
With a rimless design, the wall-hung pans have a soft-closing lid and make use of water-saving technology.

CISTERN & LEVER FLUSH
The cisterns are concealed for a modern finish with a wall flush plate.

VANITY WASHBASIN
Each bathroom has a semi-recessed vanity washbasin with overflow and Arabesque Marble surfaces. Some ensuites have double basins.

BATH
The enamelled white baths are constructed from pressed steel with an anti-slip finish.

BATH PANEL
Bath panels are fully tiled for a modern finish.

SHOWER TRAY
All shower rooms are designed to be ‘wet rooms’. A waterproof membrane is applied to the doors and walls, and the linear floor drains have a tile insert.

BATHROOM CABINET
The bathrooms feature a mirrored wall cabinet.

TILING & FINISH
The bathrooms are fully tiled with timber effect tiles from floor to ceiling.
As with any leasehold property, owners at The Landing must pay a monthly service charge which ensures you can continue to enjoy the quality build and experience of your home. In summary, the service charges incorporate internal & external maintenance of the building, as well as utilities and running costs. It also includes the upkeep of the overall development and maintenance of the grounds.

For a more detailed breakdown of what is included, please consult your Sales Manager.
APPRECIATE THE WATERFRONT
If you’d like to find out more about The Landing and keep up with the latest news, please call or visit:

01202 216 321
the-landing.co.uk

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PegasusLife abides by the Consumer Code for Home Builders (third edition), details of which can be found at www.consumercodeforhomebuilders.com

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