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## 7 The Kallacliff 12 Lusty Glaze Road, Newquay TR7 3GN

**£499,950**

AN EXQUISITELY APPOINTED TWO-BEDROOM FIRST-FLOOR APARTMENT, FEATURING TWO PRIVATE BALCONIES AND A JULIET BALCONY, COMPLEMENTED BY ALLOCATED PARKING AND FABULOUS SEA VIEWS. THIS EXCEPTIONAL APARTMENT REPRESENTS A RARE OPPORTUNITY TO OWN ONE OF ONLY NINE DISTINGUISHED APARTMENTS, IDEALLY SITUATED ABOVE THE ICONIC LUSTY GLAZE BEACH.

**PROPERTY TYPE:** Apartment

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

### FEATURES:

- FIRST FLOOR TWO BEDROOM LUXURY APARTMENT WITH 2 BALCONIES PLUS A JULIET BALCONY
- INCREDIBLE SEA VIEWS
- UNDER FLOOR HEATING
- EV CHARGER
- CHOICE OF KITCHEN WORKTOP, UNIT COLOURS, CARPET COLOUR AND FLOORING COLOUR\*
- JUST MOMENTS FROM LUSTY GLAZE BEACH
- RENOWNED LOCAL DEVELOPER
- SOLAR PANELS
- 10 YEAR BUILD ZONE WARRANTY
- EPC TO FOLLOW

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## DESCRIPTION:

It's time to introduce The Kallacliff at Lusty Glaze — the perfect harmony of modern design and classic Cornish charm.

Discover a rare opportunity to own one of just nine exclusive, luxury apartments perched above the golden sands of the iconic Lusty Glaze Beach — one of the most enchanting and sheltered coves on Cornwall's north coast. Renowned for its serene sandy shores, popular restaurant, and vibrant year-round events, Lusty Glaze offers a lifestyle like no other.

At The Kallacliff, you'll experience uninterrupted sea views and a harmonious blend of indoor comfort and natural beauty. The sound of waves and the scent of sea air will become a soothing part of your everyday life, with each residence designed to capture the magic of this extraordinary setting.

Crafted by the acclaimed David Cole Homes, known for their exceptional quality and attention to detail across Cornwall, every apartment promises superior craftsmanship, contemporary design, and a personal touch from a trusted local developer.

Conveniently located, The Kallacliff places you just moments from the ever-popular Chester Road shopping area, offering a selection of shops, cafes, and a hardware store. The vibrant town centre of Newquay is just over half a mile away, with its array of independent retailers, lively bars, and a stunning coastline dotted with beautiful beaches to explore.

Introducing Number Seven, The Kallacliff — a spectacular two-bedroom apartment that redefines modern coastal living. Just a short stroll from the golden sands of Lusty Glaze, this brand-new home combines contemporary elegance with the tranquil charm of the seaside.

Every detail has been crafted to the highest specification. The open-plan kitchen, living, and dining area is awash with natural light, creating an inviting space designed for effortless entertaining and everyday comfort. The bespoke kitchen blends sleek design with practicality, featuring premium finishes, fully integrated appliances, and carefully considered touches that elevate the heart of the home.

The main bedroom is a serene sanctuary, complete with a luxurious en suite, while the second bedroom offers a bright, spacious retreat. Both bathrooms feature Roca wall-hung rimless WCs, striking black Hansgrohe fittings, and statement tiling, complemented by underfloor heating for year-round warmth and comfort.

This apartment is a true celebration of indoor-outdoor living. Two private balconies provide the perfect setting to soak in panoramic sea views, whether enjoying a morning coffee or a sunset cocktail. A charming Juliet balcony adds further light and air to the living space, perfectly framing the stunning coastal vista. Thoughtful practical features include allocated parking, an EV charging point, and solar panels for sustainable living. Residents also benefit from a communal outdoor shower, cycle rack, and secure storage area.

Blending timeless design, luxurious finishes, and an unrivaled location, this apartment offers an exceptional opportunity to own a sophisticated coastal home in one of Cornwall's most coveted locations.

### LEASE DETAILS

New 999-year lease on completion

Peppercorn ground rent of £10 per annum

Service charge: Approximately £1,500 (non-profitable)

Each apartment owner holds a 1/9 share of the freehold

Holiday letting, long letting, and pets permitted

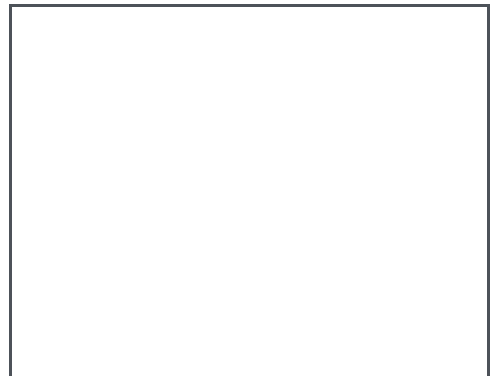
\*Subject to timeframe.

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Hallway  
3.75 x 1.85 (12'3" x 6'0")

Kitchen Living Dining  
5.39 x 5.62 (17'8" x 18'5")

Bedroom  
3.81 x 2.60 (12'5" x 8'6")

Dressing Room  
2.65 x 1.13 (8'8" x 3'8")

En Suite  
2.65 x 1.60 (8'8" x 5'2")

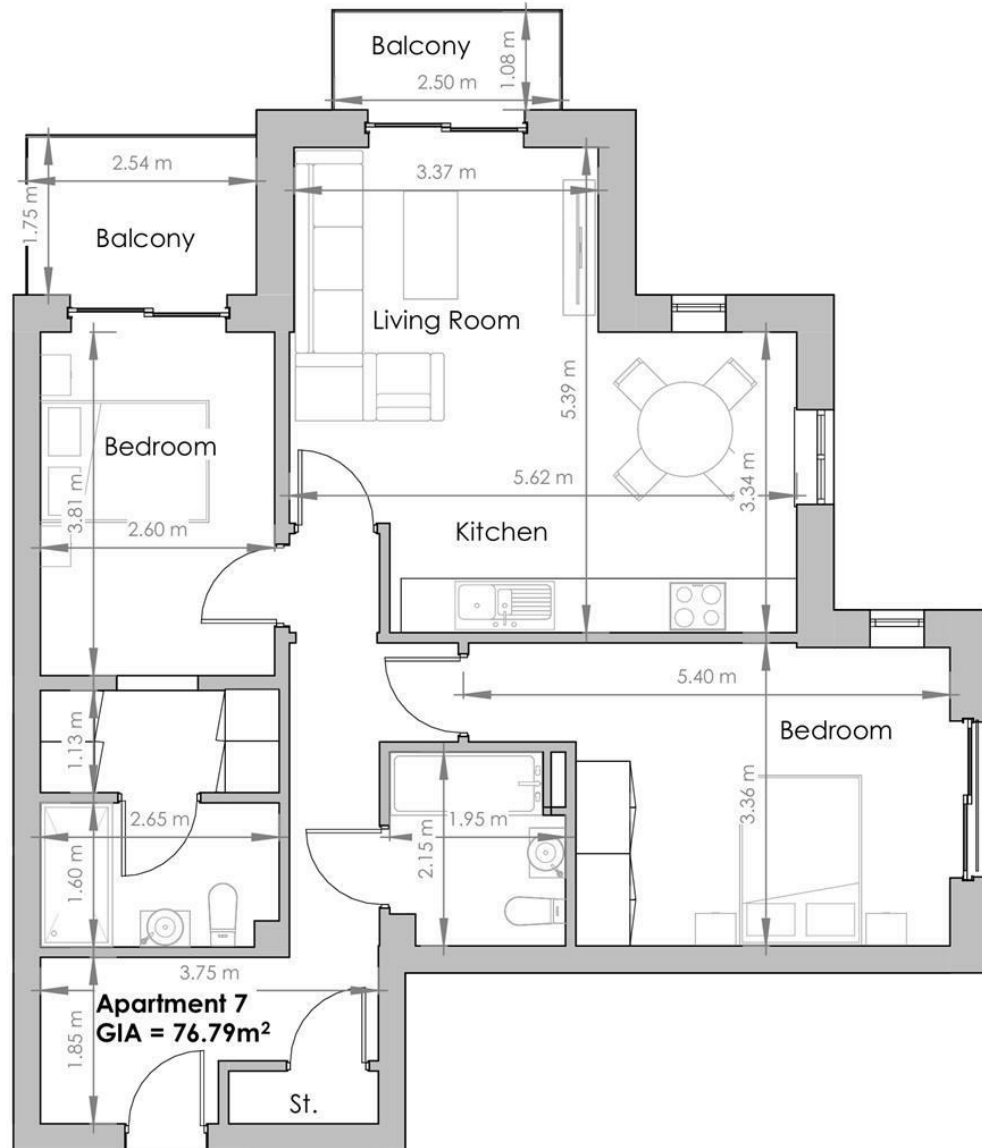
Bedroom  
5.40 x 3.36 (17'8" x 11'0")

Bathroom  
2.15 x 1.95 (7'0" x 6'4")



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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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