



THE KALLACLIFF

LUSTY GLAZE

Cornwall



designed
for life,
inspired by
the sea

Perched above the golden sands of Cornwall's
north coast, The Kallacliff offers a rare
opportunity to embrace the best of Cornish
life in one of the UK's most sought-after
locations.

This exclusive collection of apartments by
developer *David Cole Homes* blends timeless
coastal charm with modern architectural
elegance.



space to live, room to breathe

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our vision welcome to The Kallacliff



Wake to the sound of waves and the scent of sea air. At The Kallacliff, this isn't just a holiday dream, it's an everyday reality.

Nestled above the enchanting cove of Lusty Glaze in Newquay, The Kallacliff is a contemporary development of nine coastal apartments, created for those who value natural beauty, thoughtful design, and timeless lifestyle.

The Kallacliff will appeal to those seeking a peaceful primary residence, a stylish second home, or a shrewd holiday-let investment, offering a chance to own a piece of Cornwall's most iconic coastline.





lifestyle

where cliffs meet calm

Just moments from
your front door lies
the secluded, award-
winning Lusty Glaze
beach cradled by
rugged cliffs and
golden sands.

Homes that encourage
a slower, more
intentional living
style, boast
panoramic sea views
and direct access to
Cornwall's
spectacular coastline.

This is a chance to
become part of a
community of refined
coastal living in a
truly rare location.

on your doorstep

amenities

chester road shops

shopping area - post office,
bakery, café, coffee sops,
mini market, hardware store
and numerous independent
outlets

0.5 miles

tesco express

0.4 miles

narrowcliff surgery

0.4 miles

sainsbury's

1.8 miles

leisure

sports centre

1 mile

tennis & bowls centre

0.9 miles

barrowfields

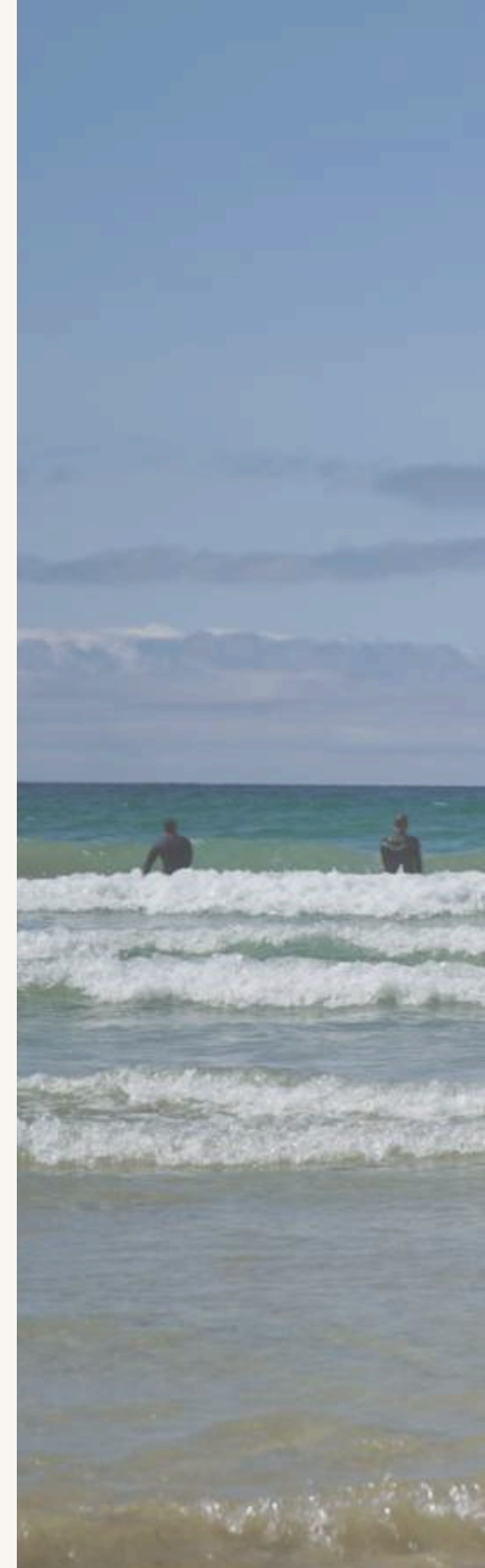
open space, greenery & sea views

porth beach

0.4 miles

town centre

0.7 miles, bank street



A stack of smooth, dark stones is balanced vertically on the right side of the frame. The stones vary in size and shape, some showing signs of weathering and small holes. The background is a soft-focus beach scene with people walking in the distance and the ocean under a clear blue sky. The text is overlaid on the left side of the image.

“The Kallacliff has been
designed to feel timeless.
It’s about the beauty of
simplicity, natural materials
and an effortless connection
to the outdoors.”

David Cole, founder
David Cole Homes

A gloved hand is shown placing a dark, rectangular slate tile onto a stack of similar tiles. The stack is supported by a vertical metal post. The background is a blurred coastal scene with a blue sky and ocean. The text 'rooted in craft, built by community' is overlaid on the top left of the image.

rooted in craft,
built by community

Born from a family-run company proudly based in Cornwall, The Kallacliff is built on values of integrity, craftsmanship, and lasting quality.

Each apartment is the result of trusted partnerships with skilled local craftsmen, tradespeople, and suppliers. Each home is not only impeccably designed, but deeply connected to the place it belongs to.

development team

in the right hands

a father and son team, David Cole Homes is an independent property developer creating beautifully crafted homes across the Southwest.

David Cole

founder

David Cole has been developing high quality homes in Cornwall for 10 years. Behind each development is a simple philosophy - to create homes that people are proud to live in.



Alex Cole

development coordinator

Alex's knowledge and experience of property sales ensure a seamless buyer experience. His on-hand approach with internal fit out design and second fit management allows a smooth installation of bespoke interiors for home buyers.





delivery team

o'mahoney construction ltd

- *contractors*

O'Mahoney Construction Ltd is a well-established local construction company delivering high-quality building services across Cornwall . With a strong reputation for reliability and attention to detail , they work with homeowners, developers, and businesses to bring projects to life, efficiently and on programme.

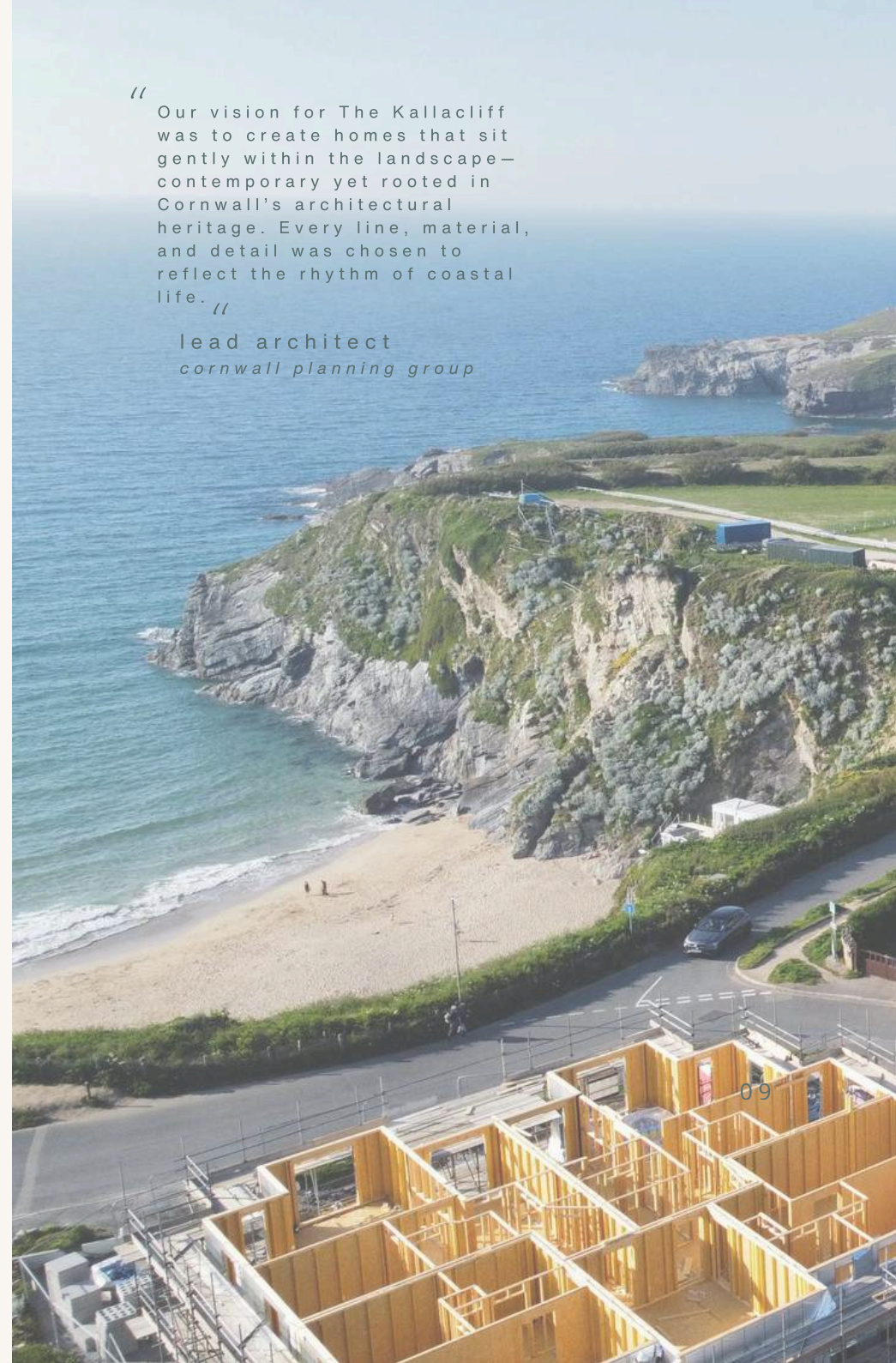
cornwall planning group

- *architect*

Cornwall Planning Group is a planning-lead architectural firm operating out of Hayle, Cornwall . A company that holds a clear focus, drive and passion for designing quality builds across the county delivering ambitious yet practical designs of the highest standard

“ Our vision for The Kallacliff was to create homes that sit gently within the landscape—contemporary yet rooted in Cornwall’s architectural heritage. Every line, material, and detail was chosen to reflect the rhythm of coastal life. ”

lead architect
cornwall planning group



apartments



The apartments at The Kallacliff are an effortless blend of thoughtful design and timeless coastal influence.

Inside, contemporary kitchens are finished in deep marine hues with premium Neff appliances, and practical layouts designed to flow with each living space. Bathrooms feature luxurious finishes including Hansgrohe fittings, wall-hung Roca WCs, and LED Demister mirrors.

Each apartment incorporates an energy efficient underfloor heating system, double glazed windows, solar panels and selected apartments boast stunning private sea view balconies. On the outside, each apartment has its own designated parking space (The Penthouse with two) with an EV charging point.

Choose from a variety of 1, 2 and 3-bedroom layouts, each with its own unique character, but all sharing the same attention to detail, and connection to the coast.

apartments

number one

A roomy one-bedroom design with a private garden and sea view. Compact yet beautifully designed, this home features a beach-inspired palette, underfloor heating, and an open-plan layout that flows effortlessly.

- 447 sqft
- sea view* & garden
- solar panels
- EV charging
- ground floor



number two

Offering generous space and a private front patio, this two bedroom home is perfect for those who crave a relaxed, modern lifestyle. Coastal tones, high-spec finishes, and sea views make this the ideal Cornish abode.

- 728 sqft
- sea view & patio
- solar panels
- EV charging
- separate w/c
- ground floor



number three

A spacious two bedroom, two-bathroom apartment with a private front patio and panoramic sea views, finished with calming hues and black detailing.

- 827 sqft
- sea view & patio
- solar panels
- EV charging
- walk through dressing room
- ground floor



*partial sea view



apartments

number four

A beautifully designed one-bedroom apartment offering a private garden—one of only two in the development. Clean lines, subtle textures, and sea views make this a low maintenance choice.

- 470 sqft
- sea view
- garden
- EV charging
- solar panels
- ground floor



number five

A roomy one-bedroom design with a private garden and sea view. Compact yet beautifully designed, this home features a beach-inspired palette, underfloor heating, and an open-plan layout that flows effortlessly.

- 447 sqft
- sea view*
- EV charging
- solar panels
- first floor



number six

This bright and spacious two-bedroom apartment boasts two private balconies, sea views, and an effortless indoor-outdoor flow. Ideal for those who appreciate light-filled spaces.

- 728 sqft
- x2 balconies
- EV charging
- solar panels
- separate w/c
- first floor



*partial sea view



apartments

number seven

This bright and spacious two-bedroom apartment boasts two private balconies, sea views, and an effortless indoor-outdoor flow. Ideal for those who appreciate light-filled spaces.

- 827 sqft
- x2 balconies & Juliet balcony
- sea view
- EV charging
- solar panels
- walk through dressing room
- first floor



number eight

A beautifully designed one-bedroom apartment offering a Juliet balcony. Clean lines, subtle textures, and stunning sea views make this a low maintenance choice.

- 470 sqft
- Juliet balcony
- sea view
- EV charging
- solar panels
- first floor





apartments

the penthouse

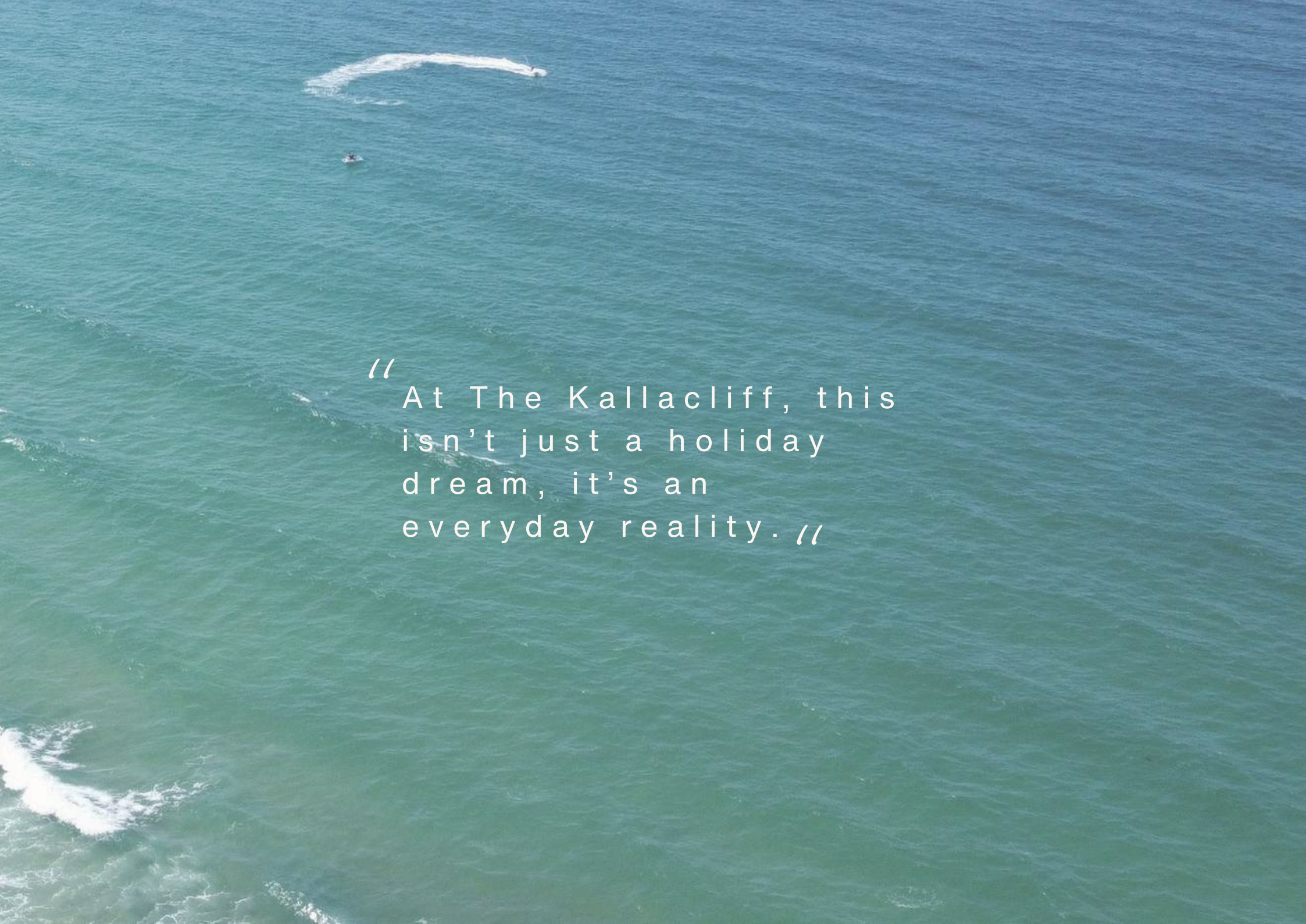
The signature penthouse at The Kallacliff is an unusually generous three-bedroom home with a large private roof terrace which boasts spectacular beach, coastline and ocean views.



-
- 1205 sqft* approx
 - 300 sqft private roof terrace
 - sea view
 - utility
 - EV charging
 - solar panels
 - top floor



*approximate

An aerial photograph of the ocean, showing a mix of deep blue and greenish water. In the upper left, a small boat leaves a white wake. Further down, a small, dark object, possibly a person or a small boat, is visible. The water has a textured, wavy appearance. The quote is centered in the middle of the image.

// At The Kallacliff, this
isn't just a holiday
dream, it's an
everyday reality. //

specification

heating

- combi boiler for underfloor heating & hot water

kitchen

- compact laminate worktops
- a choice of unit colours*
- Neff hob & oven
- integral fridge freezer & dishwasher

Penthouse

- marine blue unit colours
- white quartz worktops in kitchen
- Neff hob, oven & combi oven
- integral fridge freezer & dishwasher
- utility with washer & dryer
- solid oak worktop coffee station and wine cooler

bathroom

- Roca wall hung rimless WC with soft close lid
- black Hansgrohe taps
- LED Demister mirrors

electrical

- EV charging points on each parking space
- LED low energy PIR lighting
- intercoms system syncing to main entrance door

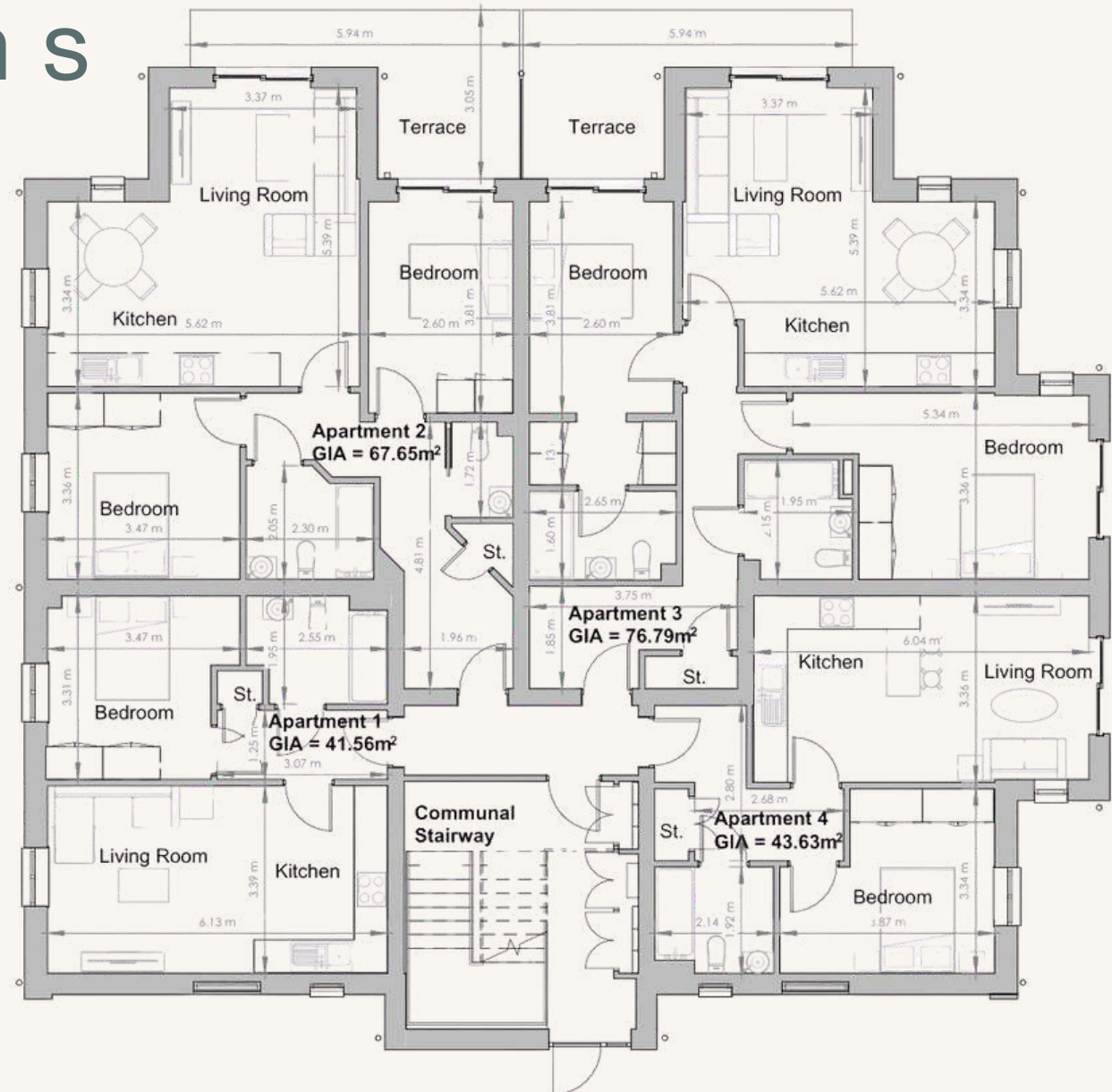
exterior

- natural slate roof
- slate, stone & render external finishes
- selected apartments offer private garden
- double glazed anthracite colour uPVC windows & doors
- cycle rack
- communal store

*subject to timing conditions


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apartments number one,  
number two, number three,  
number four
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measurements are for illustrative purposes and can vary. Scale 1:100

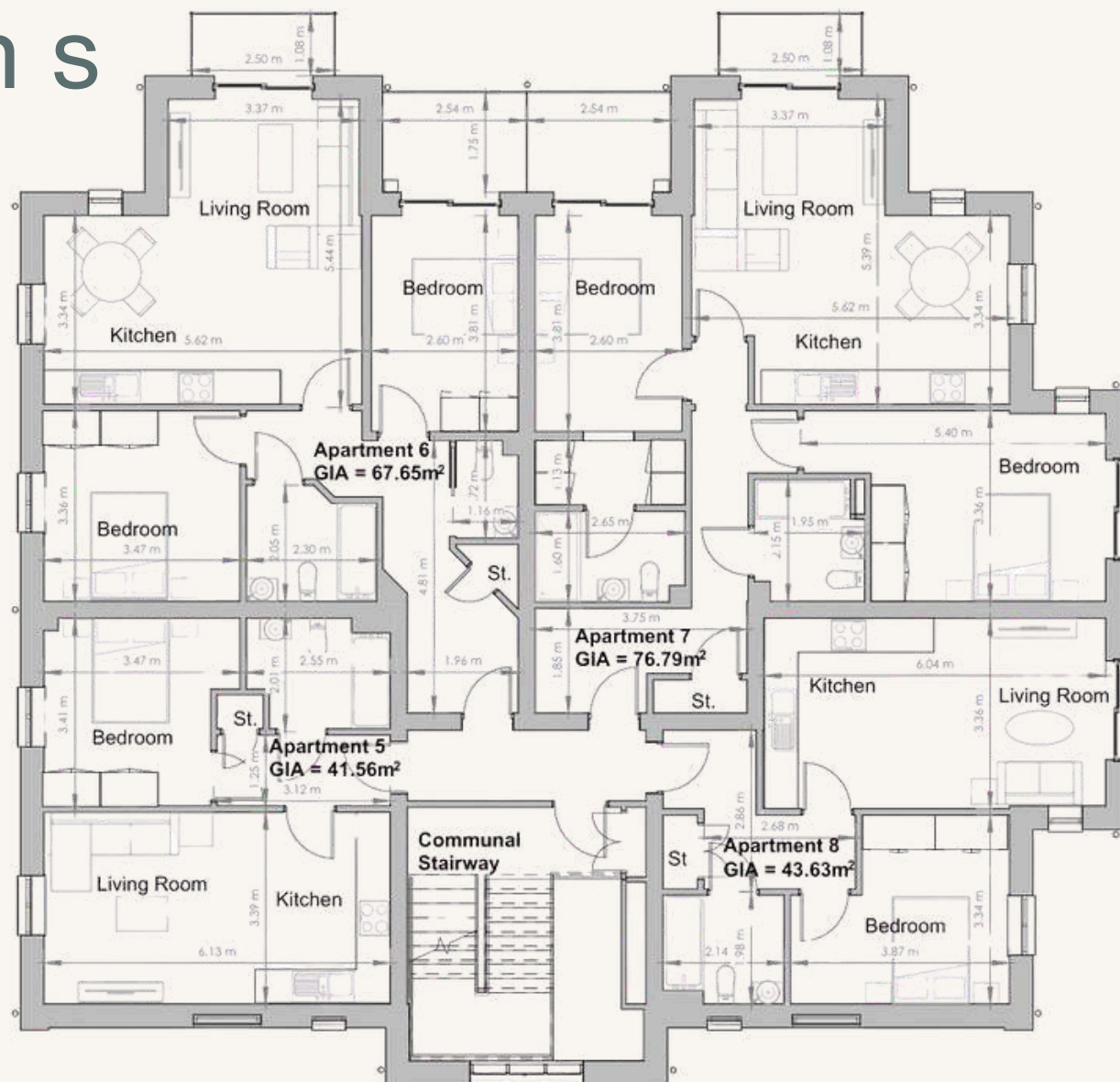


floor plans

first floor

apartments number five,
number six, number seven,
number eight

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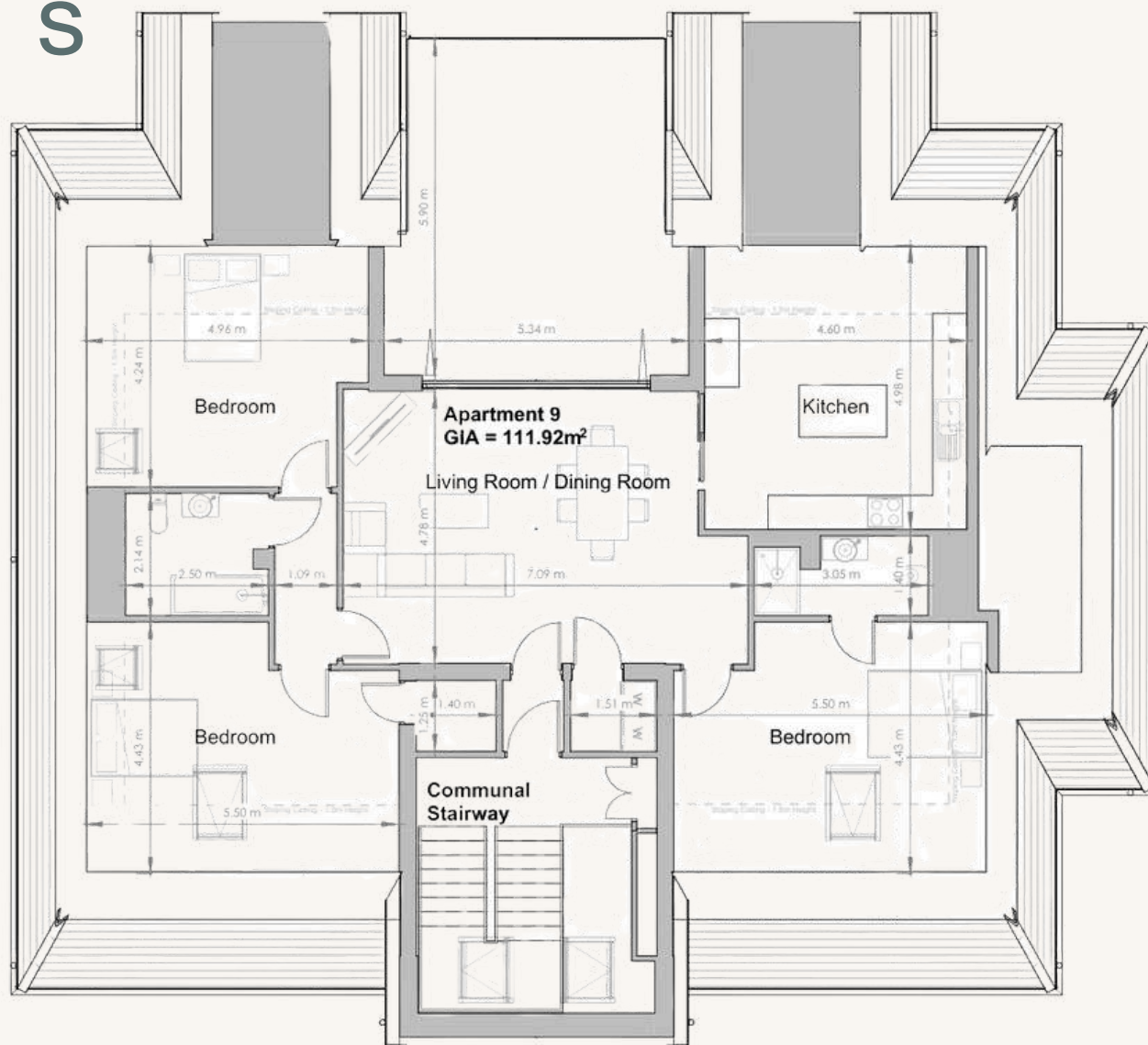


floor plans

penthouse

the penthouse

measurements are for illustrative purposes and can vary. Scale 1:100



environment

future ready living



solar panels

Designed to reduce your carbon footprint while lowering energy cost, each home is fitted with discreet, high-efficiency solar panels.

ev charging

Every home at The Kallacliff comes with a dedicated EV charging point, seamlessly integrated to support a cleaner, more conscious way of living.

insulation

whole building benefits from high levels of thermal insulation throughout.

cycle

At the rear of the building, a purpose built cycle rack allows accessibility with ease and the opportunity to swap car use for cycle trips.

ownership



leasehold

999 year lease

ground rent

peppercorn ground rent

warranty

build-zone 10 Year
structural warranty

management company

limited by guarantee

a not-for-profit structure,
owners have control



get in touch

Completion Spring 2026.

Now arranging site viewings
with the opportunity to secure
your apartment.



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Please note that plans and imagery are for illustration purposes and are subject to slight changes.

