

An aerial photograph of Kallack Beach in Cornwall. The beach is a wide, sandy area with many people. It is bordered by high, dark cliffs. On top of the cliffs, there is a town with many houses and a few larger buildings. The sea is a deep blue-green color with white waves breaking on the beach. In the foreground, a person is surfing, leaving a white wake. Another person is on a surfboard further out in the water. The sky is blue with some white clouds.

# 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

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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

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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

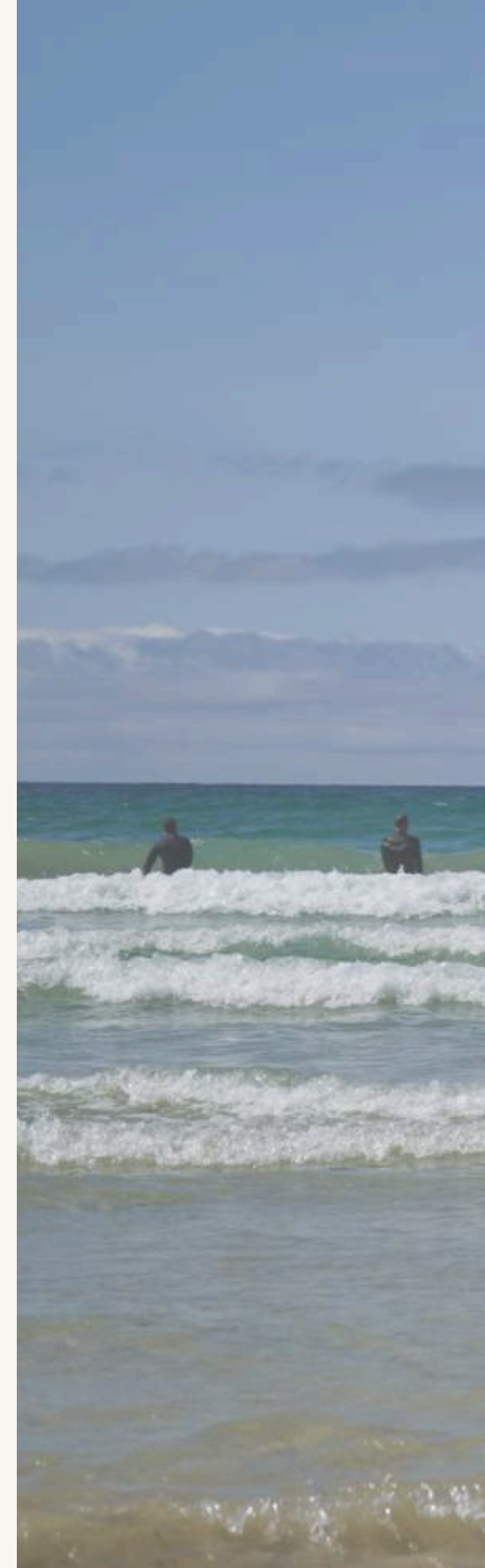
open space, greenery & sea views

### porth beach

0.4 miles

### town centre

0.7 miles, bank street







“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 close-up photograph of a gloved hand placing a dark slate tile onto a stack of similar tiles. The stack is supported by a vertical metal post. In the background, a blurred view of the ocean and a clear sky is visible.

rooted in craft,  
*built by community*

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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*

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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

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## 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.

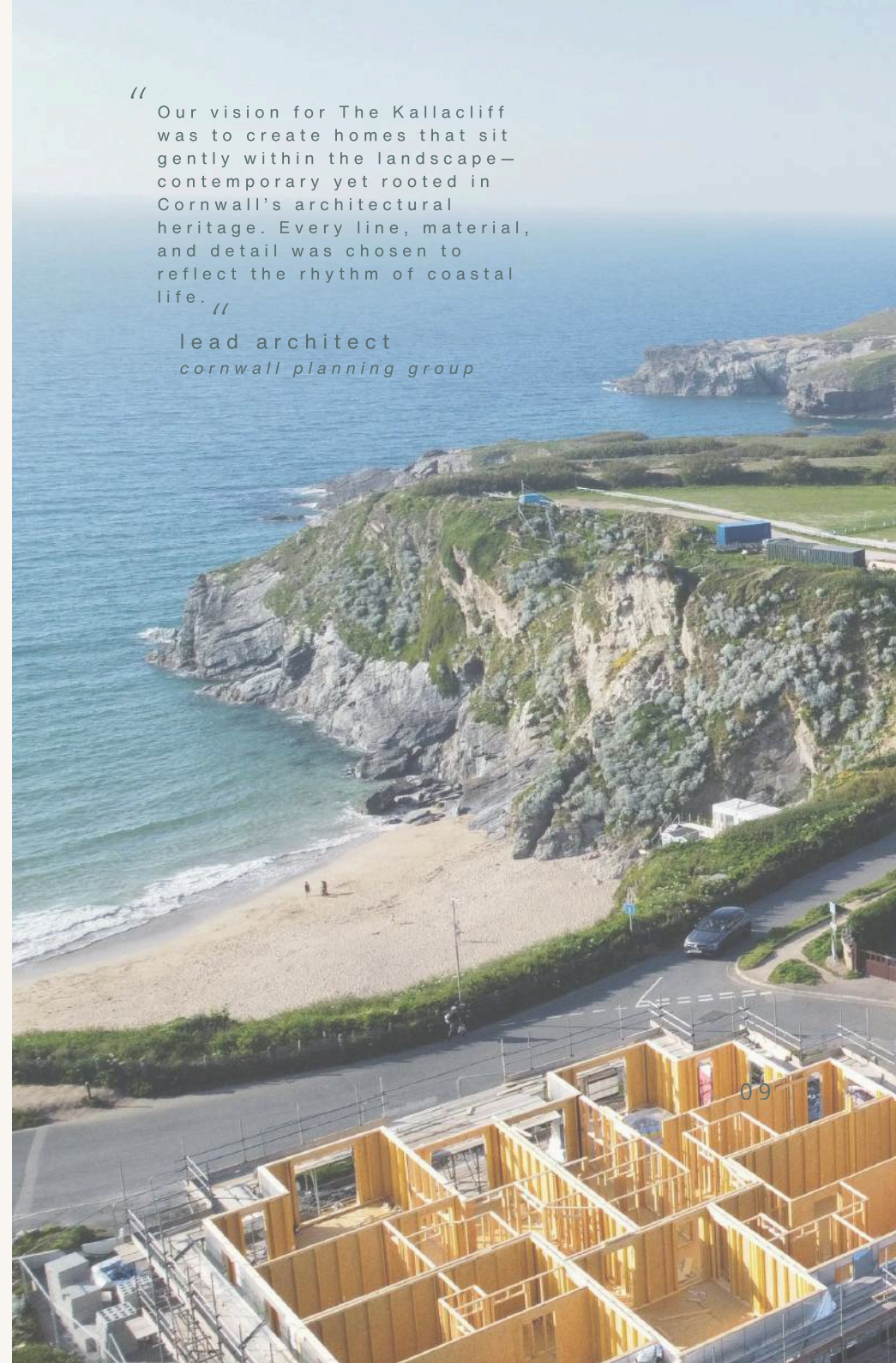
## cornwall planning group

- *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

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## 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

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## 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

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## 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

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## 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



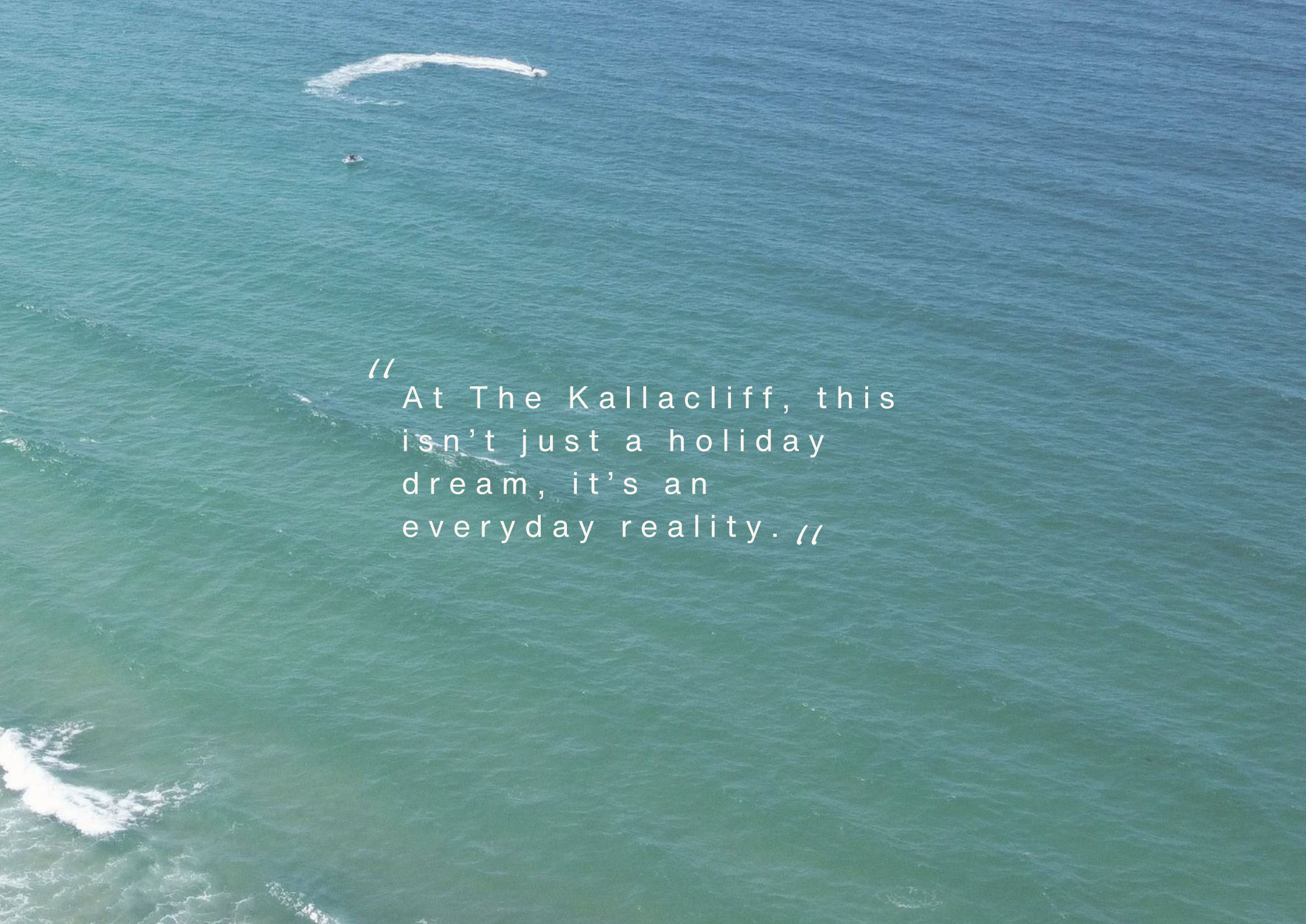
\*approximate









An aerial photograph of the ocean. The water is a deep blue-green color with visible ripples and small waves. In the upper left, a white wake curves across the surface, trailing a small, dark boat. Another smaller wake is visible further down on the left side. The text is centered in the middle of the frame.

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



# specification

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## 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

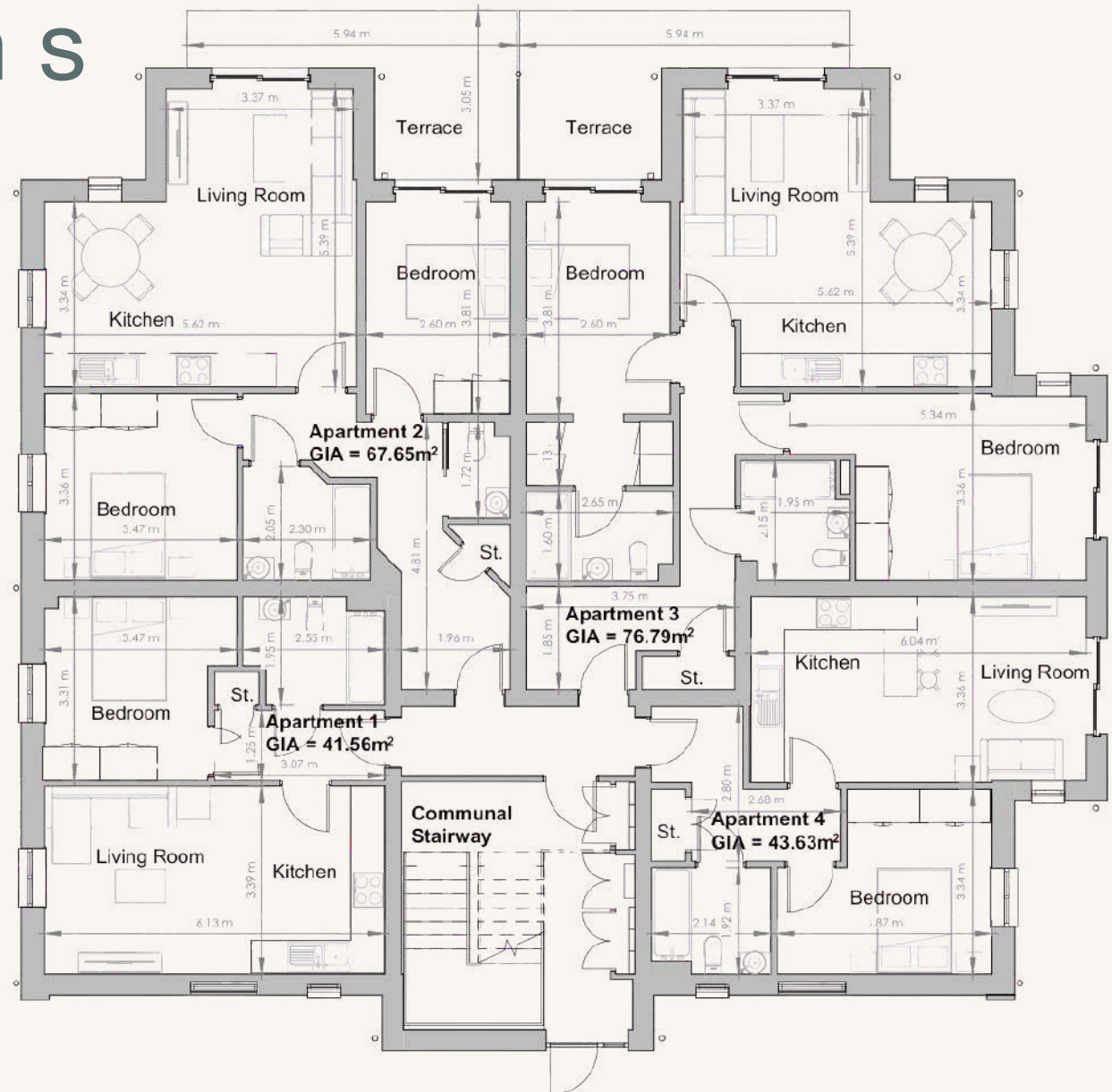
\*subject to timing conditions

# floor plans

## ground floor

apartments number one,  
number two, number three,  
number four

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



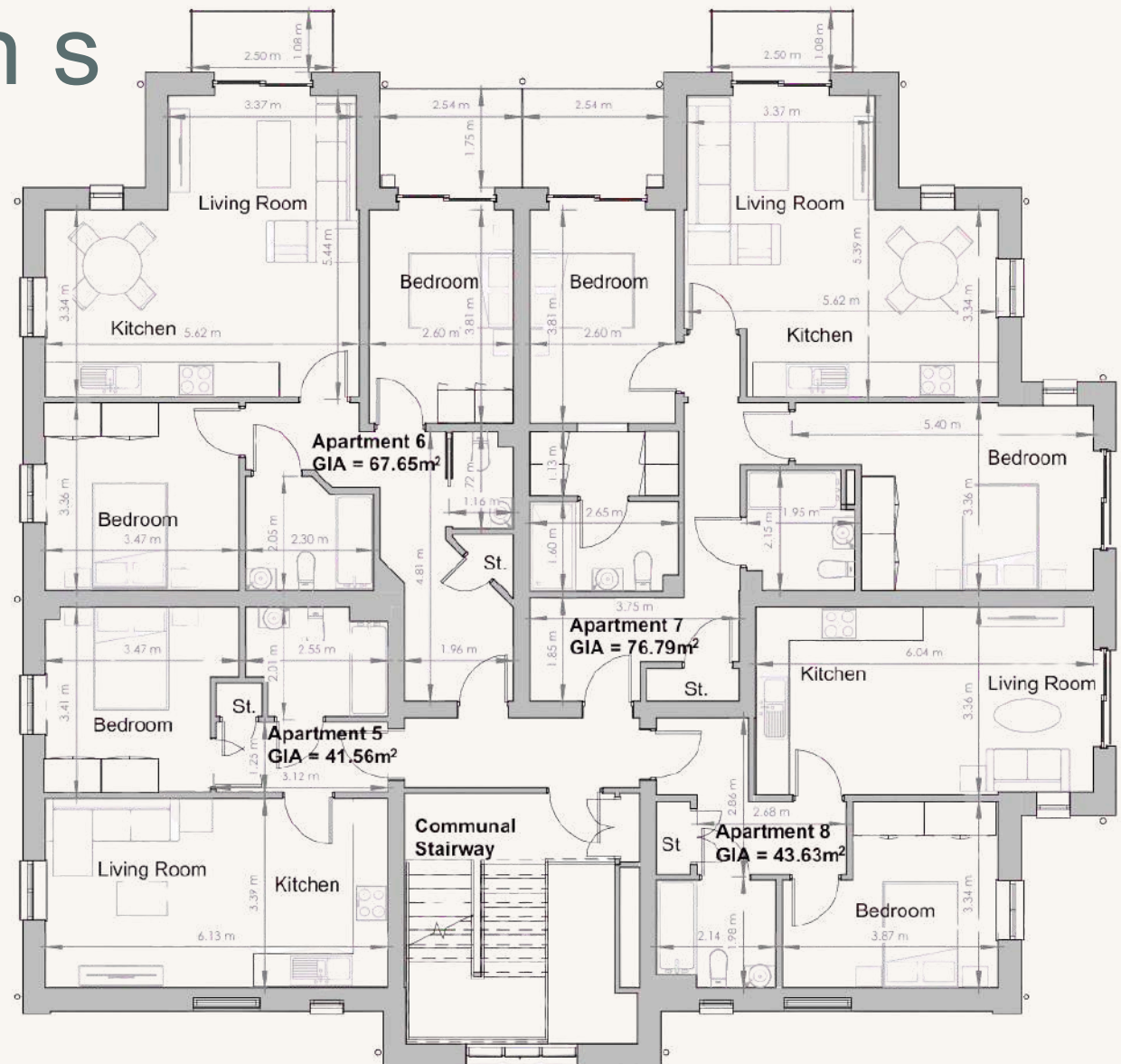


# floor plans

## first floor

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

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

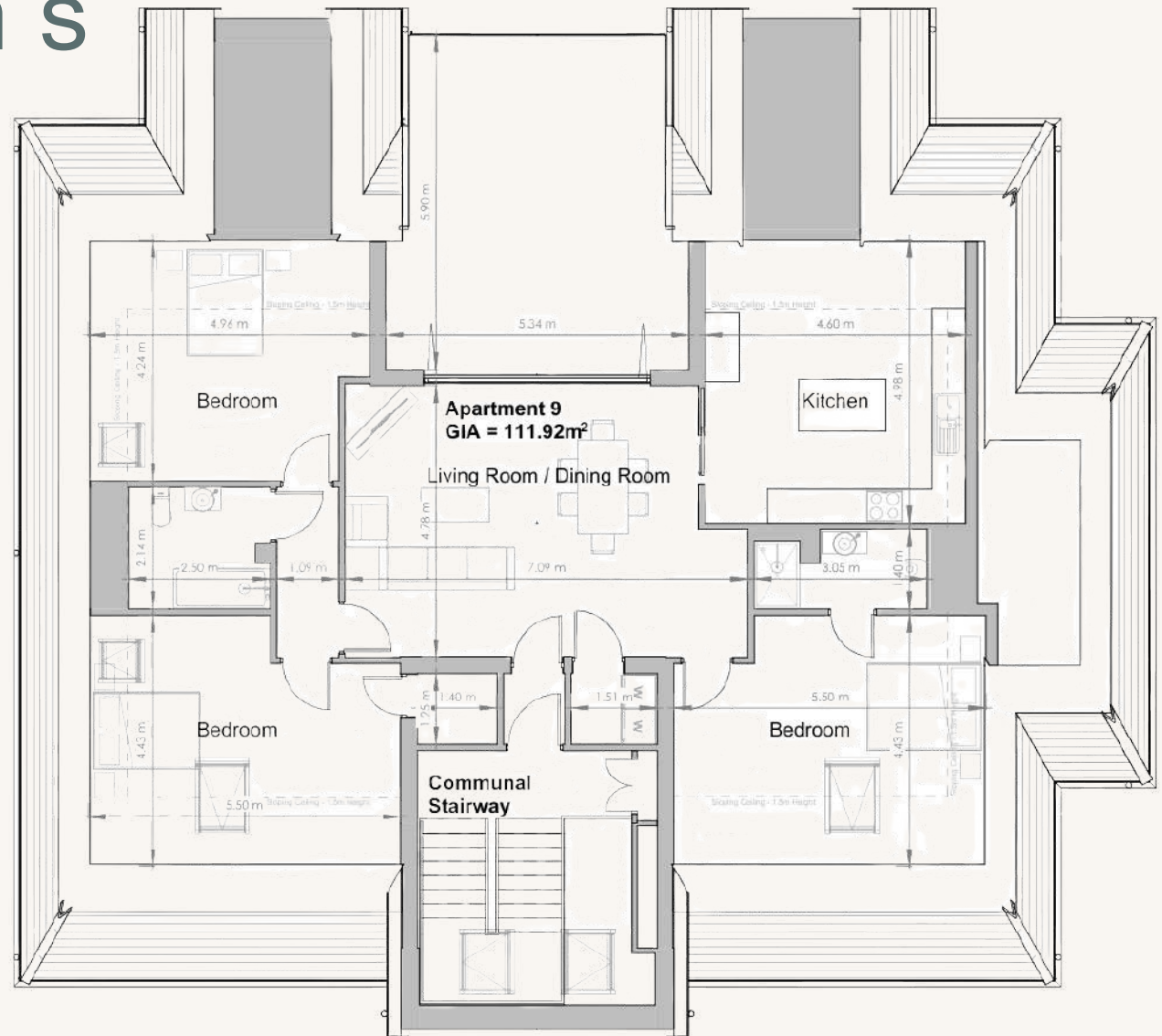


# floor plans

## 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

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## **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

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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.

