



[www.chrystals.co.im](http://www.chrystals.co.im)

3 Derby Square, Douglas, IM1 3LS  
**Asking Price £3,250,000**



### 3 Derby Square, Douglas, IM1 3LS

**Asking Price £3,250,000**

Completed in 2015 to exacting specification Number 3 Derby Square provides generously proportioned light filled living and entertainment spaces matched to sumptuous bedroom accommodation and a self contained one bedroom apartment occupying the entire top floor, whilst extensive balconies offer far reaching sea views. Presented in immaculate decorative order throughout the property is located in an attractive garden square within easy walking distance of all the capitals amenities, as well as the finance and business sector. Enjoying panoramic views over Douglas Bay, the accommodation extends to approximately 8000 sq ft arranged over five floors. Combining formal living, entertaining and study spaces with a more informal but equally high specification living kitchen and dining area, the flexible layout is ideally suitable for a variety of modern day living requirements and is distinguished by a strong sense of space and light.



A unique bespoke boot room and laundry room area is accessed directly from the three car garage, while a gymnasium with steam room and changing area complete the lower ground floor accommodation. Occupying the first floor are a spacious living room with balcony enjoying far reaching sea views, a media room and home office. Bedroom accommodation features an elegant master suite of bedroom, walk in dressing room and bathroom, along with two further ensuite bedrooms.

## LOCATION

Travelling northbound on the Loch Promenade in Douglas drive past the Villa Marina Complex and at the roundell follow the round up towards Broadway. Take the first left onto Derby Road and left again into Derby Square and the property is located on the left hand side.

## GROUND FLOOR

**LIBRARY/SNUG** 19' 10" x 18' 0" (6.04m x 5.48m)

**CLOAKS/STORE**

**WC**

**LIFT**

**FAMILY/KITCHEN** 28' 1" x 24' 9" (8.55m x 7.54m)

**PANTRY** 17' 9" x 7' 11" (5.41m x 2.41m)

**STAIRS TO LOWER GROUND FLOOR**

**GYM** 26' 3" x 19' 4" (7.99m x 5.89m)

**STEAM ROOM**

**CHANGING ROOM** 5' 2" x 11' 9" (1.57m x 3.58m)

**GENERAL STORE** 8' 10" x 6' 8" (2.69m x 2.03m)

**SECURE STORE** 9' 0" x 6' 8" (2.74m x 2.03m)

**BOOT ROOM** 22' 4" x 9' 4" (6.80m x 2.84m)

**DRYING ROOM** 7' 0" x 9' 2" (2.13m x 2.79m)

**UTILITY ROOM** 7' 10" x 15' 5" (2.39m x 4.70m)

**GARAGE** 25' 5" x 25' 1" (7.74m x 7.64m) With

Comms, plant room and bin stores

**FIRST FLOOR**

**CINEMA ROOM** 14' 4" x 22' 11" (4.37m x 6.98m)

**STUDY** 10' 10" x 22' 11" (3.30m x 6.98m)

**WC**

**LOUNGE** 26' 3" x 24' 9" (7.99m x 7.54m)

**SECOND FLOOR**

**BEDROOM 2** 12' 8" x 12' 3" (3.86m x 3.73m)

**ENSUITE** 5' 2" x 9' 8" (1.57m x 2.94m)

**BEDROOM 3** 12' 7" x 16' 7" (3.83m x 5.05m)

**ENSUITE** 10' 0" x 5' 5" (3.05m x 1.65m)

**BEDROOM 1** 12' 3" x 19' 9" (3.73m x 6.02m)

**DRESSING ROOM** 10' 9" x 12' 3" (3.27m x 3.73m)

**ENSUITE** 11' 6" x 14' 9" (3.50m x 4.49m)

**THIRD FLOOR**

**BEDROOM 4** 14' 7" x 13' 0" (4.44m x 3.96m)

**ENSUITE** 9' 11" x 13' 0" (3.02m x 3.96m)

**DRESSING ROOM** 11' 0" x 7' 10" (3.35m x 2.39m)

**APARTMENT** 24' 4" x 19' 4" (7.41m x 5.89m)

**SERVICES**

Mains water, electricity and drainage.

Worcester gas central heating boiler.

Underfloor heating to ground floor, first floor

and lower ground floor. Radiators to second

and third floors. Villavent heat recovery

system. Fire alarm system with sprinklers.

Motion detector intruder alarm system. Sonos

surround sound. Cat 5 cabling. Cinema room

with 4K projector. 2 electrical car charging

points.



## VIEWINGS

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

## POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

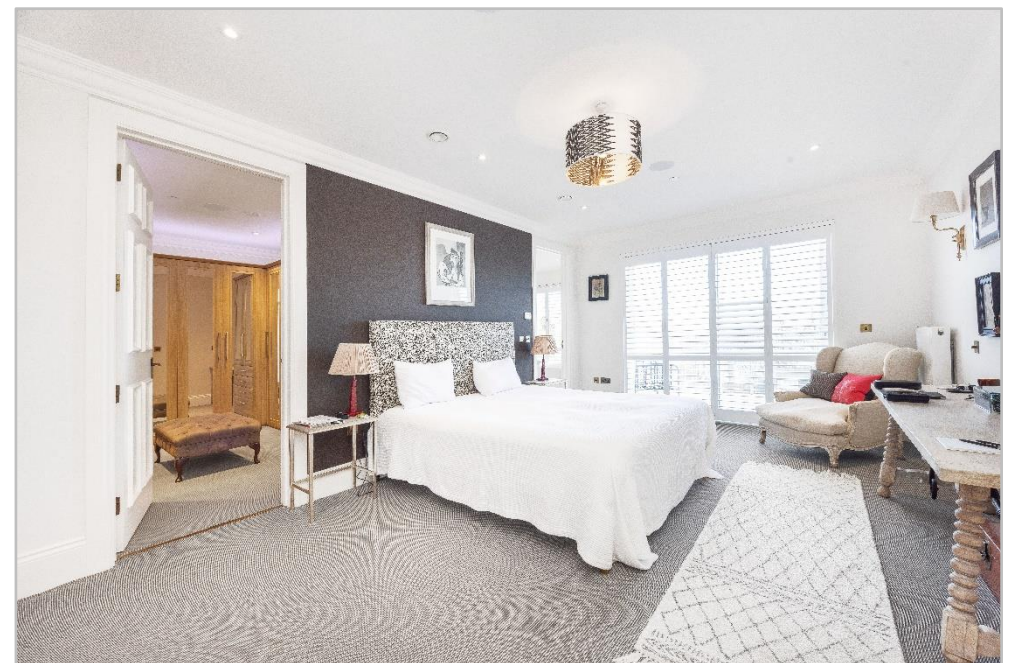
DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

















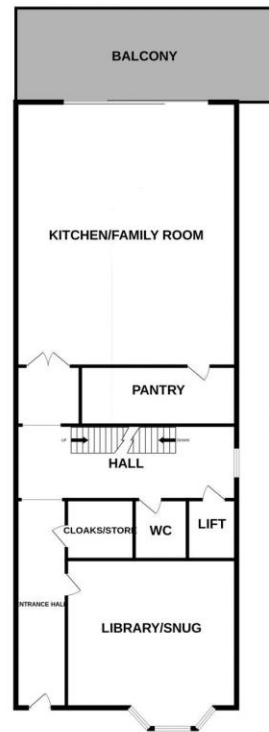




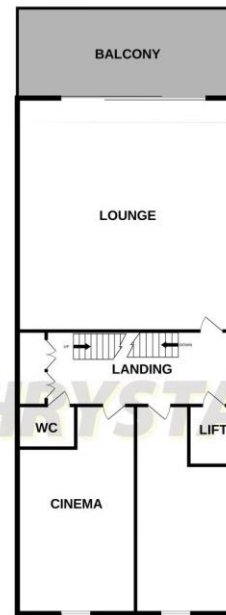
LOWER GROUND FLOOR



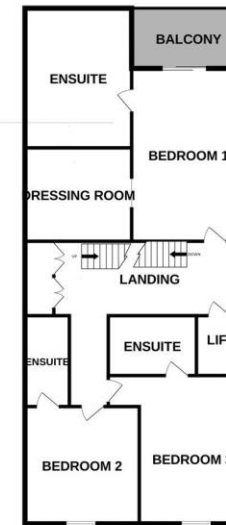
GROUND FLOOR



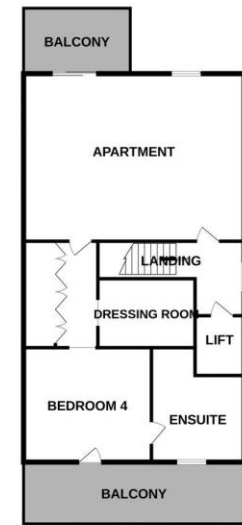
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

Since 1854



#### DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

#### PORT ERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

#### COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

#### RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.