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The Rooftop Penthouse, Coutts House, Onchan, IM3 1NW
Asking Price £1,795,000

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The Rooftop Penthouse forms part of an exclusive complex of just sixteen executive apartments, set within secure, beautifully landscaped grounds. Finished to the highest standards, the development offers exceptional facilities including a concierge service, communal swimming pool, spa, and gym. Ideally located close to both Douglas and Onchan, residents enjoy easy access to shops, offices, entertainment, countryside walks, and the island's spectacular sea cliffs — all just minutes away. Situated on the second floor with private lift access, this South-facing penthouse offers nearly 2,000 sq.ft. of luxurious internal accommodation and an additional 1,500 sq.ft. of landscaped rooftop garden. The outdoor space features professional lighting design and a luxurious hot tub, creating a stunning setting for relaxation or entertaining. The open-plan living and dining area boasts full-length bi-fold doors, opening directly onto the rooftop terrace to seamlessly extend the living space for al fresco entertaining. The master bedroom also features full-height glazing, flooding the room with natural light and showcasing impressive views across the treetops and out to sea. This apartment is a truly unique haven, combining contemporary design, generous proportions, and a highly private, exclusive setting. The property also includes a double garage with a mezzanine storage area.



LOCATION

Travel north along Douglas Promenade, turn off up Summerhill and continue, just before you reach the mini roundabout the entrance to Coutts Apartments can be found on your left hand side.

COMMUNAL ENTRANCE

ROOFTOP PENTHOUSE

PRIVATE ENTRANCE

DINING AREA

16' 9" x 11' 10" (5.1m x 3.6m)

KITCHEN

19' 8" x 14' 9" (6m x 4.5m)

UTILITY

5' 3" x 6' 11" (1.6m x 2.1m)

LIVING ROOM

23' 0" x 26' 7" (7m x 8.1m)

ROOFTOP TERRACE

57' 9" x 31' 6" (17.6m x 9.6m) max

BEDROOM

15' 5" x 21' 8" (4.7m x 6.6m)

ENSUITE

10' 6" x 7' 3" (3.2m x 2.2m)

INNER HALL

FAMILY BATHROOM

8' 10" x 10' 10" (2.7m x 3.3m)

BEDROOM

13' 1" x 20' 4" (4m x 6.2m)

OUTSIDE

Private garage with a generous mezzanine store within the roof, accessed by a pull down ladder. An additional parking stand is also allocated next to the garage.

TENURE

LEASEHOLD - 999 years.

SERVICE CHARGE: £8185 per annum.
Management Company: The Coutts House Management Company Ltd.

DAYTIME CONCIERGE

A Concierge service will be provided between 9am and 5.30pm weekdays. The team are available to provide all manner of assistance including - making appointments, organising laundry and dry cleaning, arranging domestic help or catering, organising taxis, theatre tickets, restaurant bookings, sourcing services available in the Treatment Room (beauty, physio, orthotics, massage, alternative, holistic therapy etc.) arranging gym instruction, personal training, swimming lessons etc. The

Concierge team can provide help and advice on all island facilities and regular what's on news. Importantly, the Concierge team provides a direct link to the Management Company.

POOL, SPA, SAUNA, GYM AND TREATMENT ROOM

The swimming pool is 10 meters long and 4 metres wide with solid step access at the side. The Jacuzzi spa is set alongside the pool near the relaxation area. The sauna is accessed from the pool area and a separate treatment room, accessed from the pool or changing area, is available for Apartment owners to reserve for various treatments or therapies. The gymnasium is equipped with CV and weight training machinery. Male and Female changing areas include toilets, showers and lockers and provide access to the pool.

SERVICES

Mains services are connected.

VIEWING

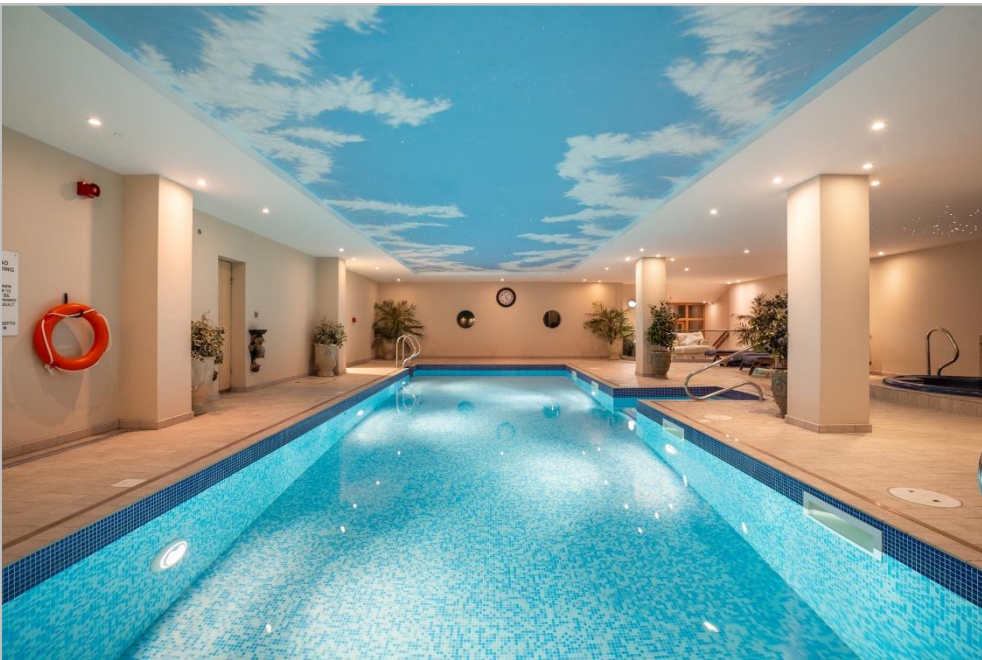
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

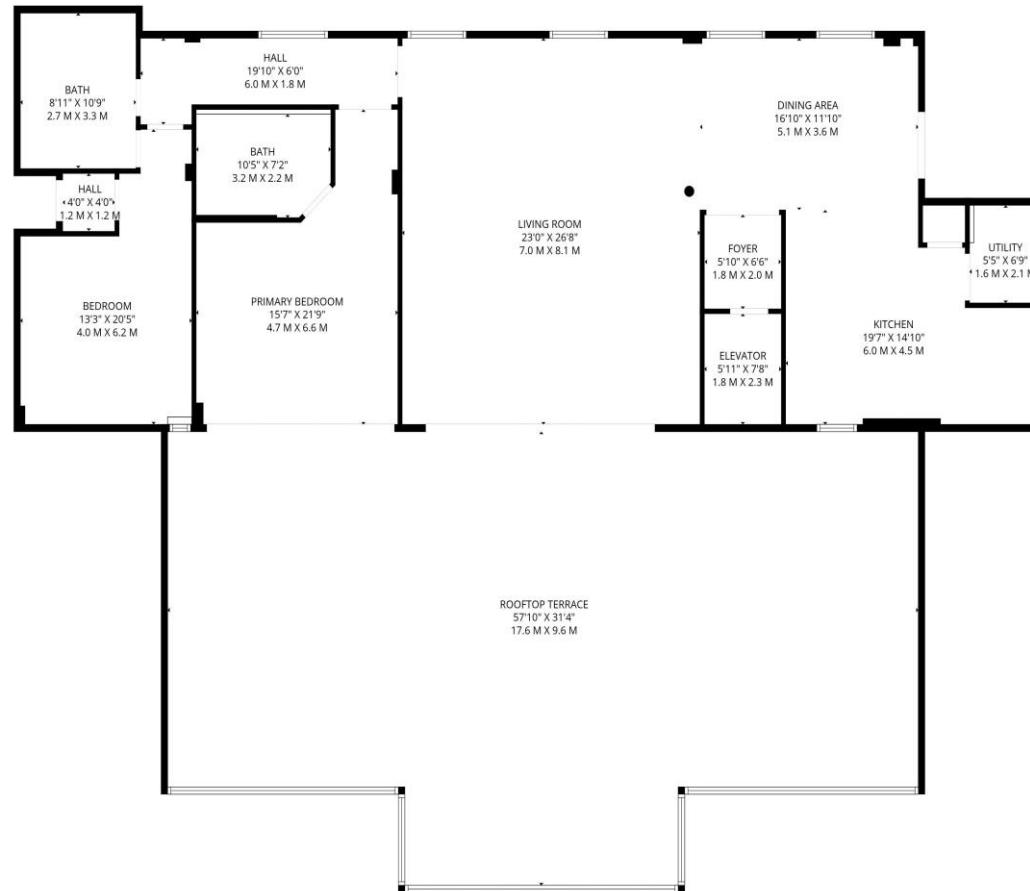
POSSESSION

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TOTAL: 1908 sq. ft, 177 m2

FLOOR 1: 1908 sq. ft, 177 m2

EXCLUDED AREAS: ELEVATOR: 45 sq. ft, 4 m2, UTILITY: 37 sq. ft, 3 m2, ROOFTOP TERRACE: 1565 sq. ft, 145 m2, WALLS: 171 sq. ft, 17 m2



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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: 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.
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