

GWEL  
TREBARWITH  
NEWQUAY





# TOWNHOUSES



**TO THE**  
**← CLIFF**  
**STAIRCASE**  
**AND BEACH**

GWEL  
TREBARWITH  
NEWQUAY

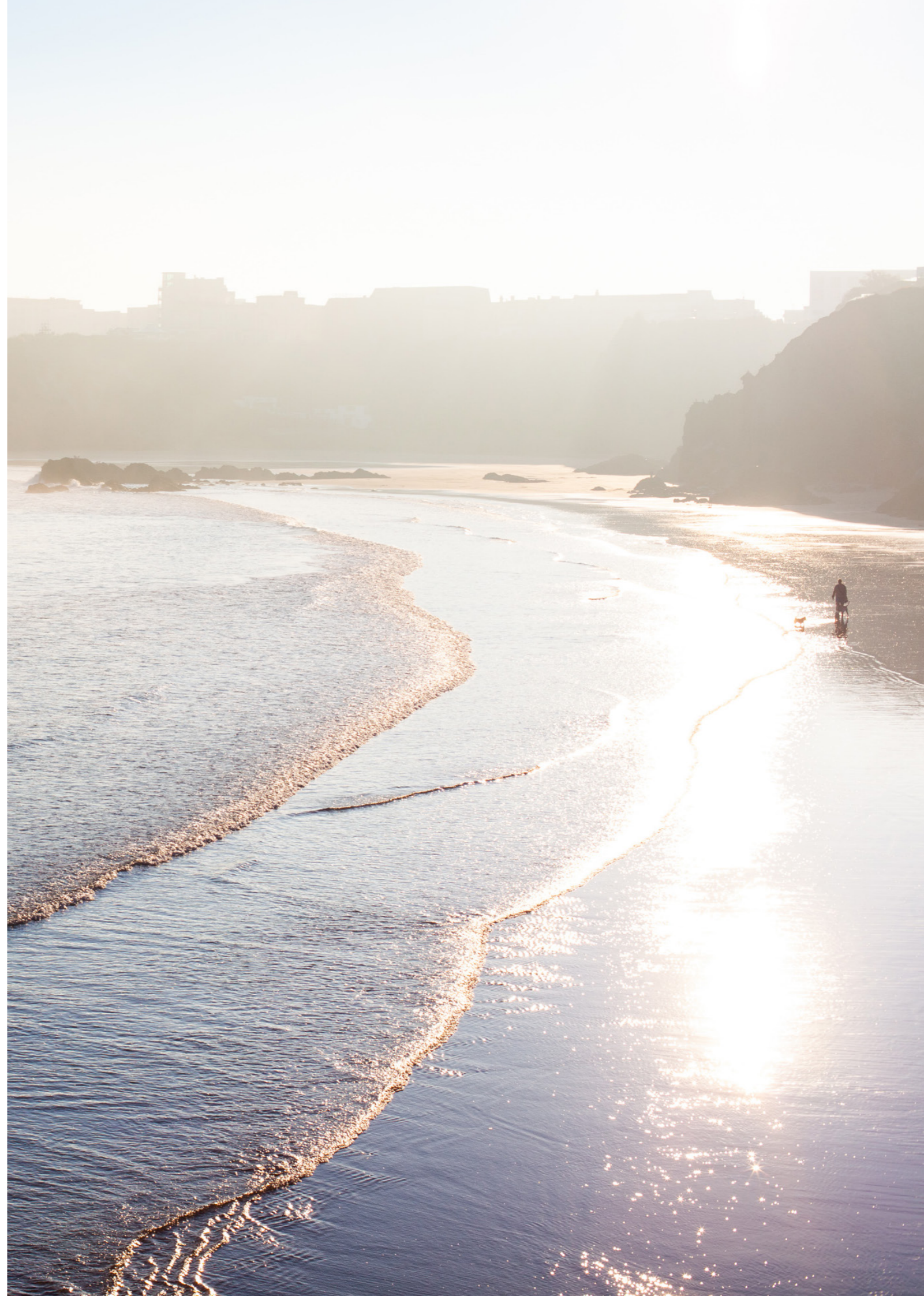
## BORN IN CORNWALL

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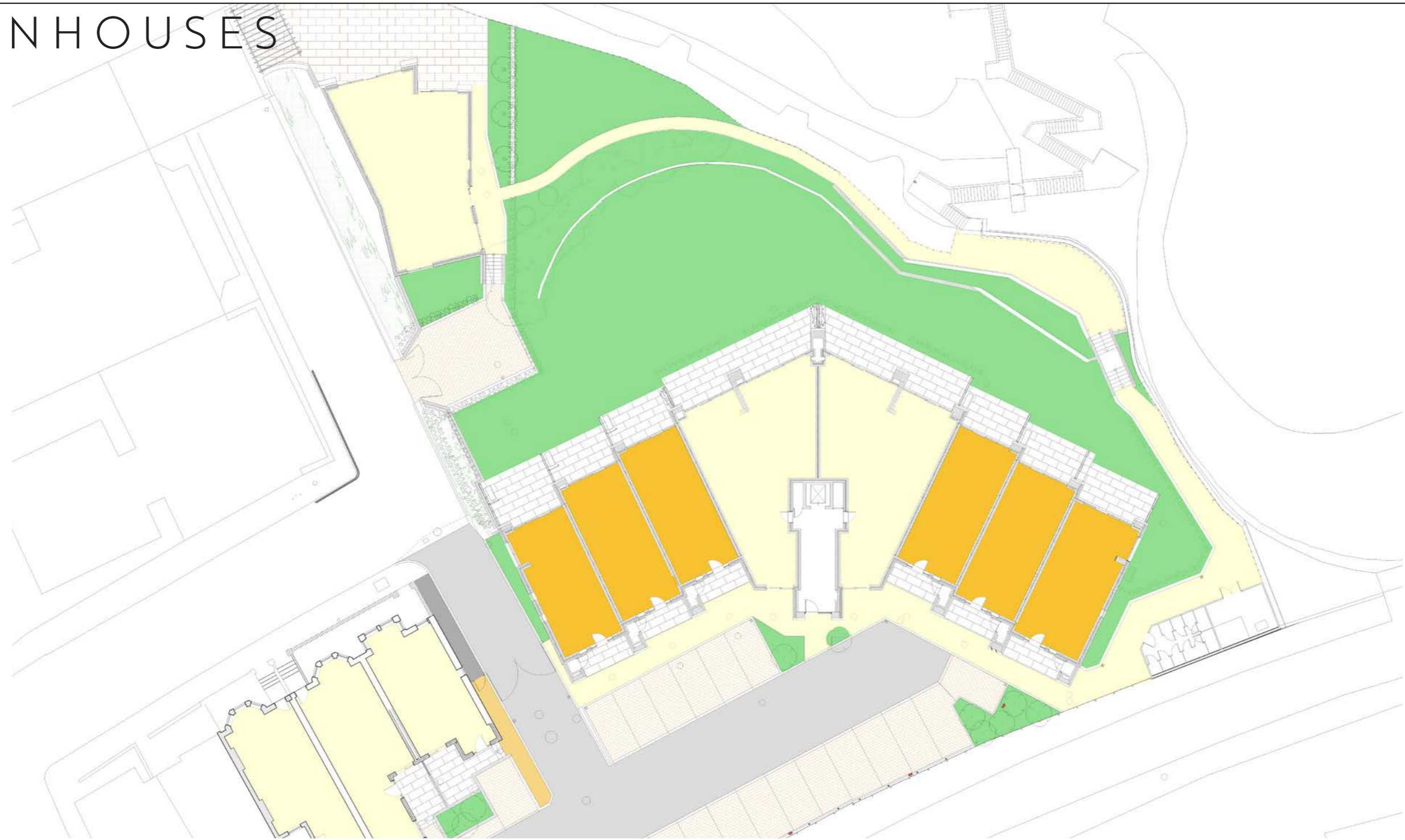
In the heart of Cornwall's most popular seaside town, we have created a new kind of peace. An unforgettable location with staggering views. A curated sensory experience of everything we love most about Newquay.

A slice of heaven awaits the intrepid. With its own beach access incorporating private steps to the sand, carved into the granite bedrock, this is your chance to own a piece of a landmark Cornish view.

A commanding location above Great Western beach sit 19 luxurious clifftop properties boasting sensational views across the inspirational coastline. Rugged landscapes are enjoyed effortlessly while listening to the rustle of the palms and breaking waves beneath, all from within the refined comfort of your home.



# OUR HOMES TOWNHOUSES



With a variety of layouts and sizes to suit your individual needs, our townhouses flank the central apartment core with stunning three and four storey arrangements. Flexibility is at their heart, with options ranging from three to five bedrooms accompanied by three or four bathrooms (depending on house type) enabling you to enjoy your home your way.

Balconies on both front and rear elevations invite you to enjoy the warming sunshine or a far-reaching seaside view full of human and natural entertainment. Benefiting from an 'upside down' arrangement, views are maximised throughout with the top floor open plan kitchen/dining/living

rooms enjoying the most spectacular of views along the beach and beyond to Trevoze Head.

Sustainably heated via an Air Source Heat Pump providing a wonderfully welcoming environment to all, zonally controlled and individually programmable per room, whilst producing no carbon dioxide or other harmful emissions. Furthermore, the air you breathe is fresh and filtered 24 hours a day via the Mechanical Ventilation Heat Recovery system which is quietly working in the background to ensure you retain the heat within the property whilst replacing the air in the room every hour.

# OUR HOMES TOWNHOUSES



 1639 - 2045 ft<sup>2</sup>  
152 - 190 m<sup>2</sup>  Freehold  3-4  3-5  1 + 7 Visitor

Contemporary layouts offering inhabitants the flexibility of alternate room and floor functions, while maintaining remarkable views from each level.

- Multiple external balconies with seamless glass
- Ground floor terrace to rear
- Mechanical Ventilation with Heat Recovery
- Air Source Heat Pump with underfloor heating
- Mayflower kitchen with full Neff appliance pack
- Duravit and Crosswater sanitary and brassware
- Porcelain tiling and engineered oak flooring
- Calacatta quartz worktop and full height splashback
- Quoker Flex boiling water tap

# IT IS IN OUR FABRIC

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## THE AIR YOU BREATHE

Utilising the air tight construction of the buildings, fresh, pre heated air circulates around habitable room, delivering fantastic air quality for you and your guests, 24 hours a day, automatically by way of individual Mechanical Ventilation Heat Recovery systems. Filtering the incoming air and passing it through a heat exchanger (warmed by the outgoing air), the system harvests over 95% of the energy in the extracted air, offering inhabitants a cleaner, more environmentally friendly approach to air handling.

## AIR TO HEAT

Air Source Heat Pumps service all of our new build homes at Gwel Trebarwith, these incredibly efficient units provide year round heating and hot water without any combustion or emissions. Harnessing ambient energy in the air and turning it into heat is at the forefront of the global movement away from fossil fuels and carbon emissions, we embrace that movement. In harmony with nature, coupled with a highly insulated construction, these units provide the most environmentally sympathetic way to heat your home. Each area of the home benefits from a hardwired thermostat with individual controls to enable maximum comfort without wasting heat where it is not required.

## MORE THAN LIGHT

Drenched with light in every room, full height triple glazed, argon filled windows offer yet another nod to sustainability with very efficient units offering the best in modern design whilst ensuring the precious heat you produce is not lost. Additionally, low energy LED lighting fixtures throughout offer a low impact, maximum output return on every kilowatt consumed. Coupled with a smart home system that delivers flexibility and control in every room. With smart lighting controls and presence sensors in communal areas, your house knows where to save energy and how to keep you comfortable.

## ARRIVE AND THRIVE

Our homes are designed to be enjoyed by one and all, with adaptable designs suitable for varying arrangements and alternate living spaces. Furthermore, they are inclusive of all the modern conveniences you would expect from a premium development. With fully fitted kitchens and appliance packs, including boiling hot water taps and quartz stone worktops, durable oak flooring and large format tiling surrounding the en suites and bathrooms. Bring your belongings and you'll be ready to move in on day one.

## SECURE FOR SURE

Whether you're arriving for the first time or returning to your home, ease of access whilst maintaining high standards of security is part and parcel of our development. With remote controlled security gates to the parking area at the rear of the development as well as video intercom systems ensure your home is safe and secure. Pedestrian access gates are also security enabled for peace of mind, however you arrive.

# SPECIFICATION



## KITCHEN

Mayflower handleless matt white kitchen cabinetry  
20mm Calacatta quartz stone worktop with full height splashback  
Qooker Flex brushed stainless steel boiling water tap  
Undermount Franke stainless steel single bowl sink  
Fully integrated Appliance Pack including;

- Induction hob and extractor
- Oven/Microwave
- Oven/Steam
- Dishwasher
- Full height larder fridge
- Full height larder freezer

## UTILITY

Mayflower handleless matt white cabinetry  
Franke brushed stainless steel single bowl sink  
Freestanding appliances;

- Washing machine
- Tumble drier

## FLOORING

18mm engineered oak flooring  
Large format porcelain tiling  
Heavy duty domestic carpeting and underlay

## WATER, AIR & HEAT

Vaillant Air Source Heat Pump (ASHP)  
Thru-Floor zonal underfloor heating supplied by ASHP  
Vent-Axia Mechanical Ventilation with Heat Recovery (MVHR) system

## BATHROOMS AND EN SUITES

Duravit wall hung D-Code WC with soft close lid  
Duravit D-Code wall hung basin with vanity unit  
Recessed, heated and lit wall cabinetry  
Matt black Crosswater handheld and rain showers  
Fully tiled in large format porcelain

## IRONMONGERY

Eclipse ball bearing hinges (fire rated where required)  
Brushed stainless steel handles and locks  
Multipoint security dead locks

## FENESTRATION

Aluminium clad timber Nordan triple glazed windows and sliders

## EXTERIOR

LED low energy lighting to all external areas  
Brick paving to parking bays  
Resin bound aggregate to pedestrian pathways  
Tarmacadam central service road  
Stainless steel safety fencing  
Private beach access to Great Western Beach  
Landscaped communal gardens with Cornish hedging  
Communal refuse and recycling store

## ACCESS

Remote access vehicle gate with contact safety sensors  
Coded pedestrian gates to multiple entrances and beach steps  
Video/audio intercom access

## ELECTRICAL

Smart Home system for remote home control and monitoring  
Communal CCTV system with video intercom access  
Mood lighting to living areas, bathrooms and bedrooms  
Motion sensors to communal areas  
Individual digital thermostats and heating controls  
Low energy LED recessed downlighters with accent pendants  
Interlinked smoke and/or heat detectors to all rooms  
Hard wired data network to all bedrooms and living spaces

## JOINERY

Laddered FD30 fire doors throughout  
Drop shadow skirting boards and architraves  
Oiled oak handrails to all staircases  
Solid oak window cills  
Solid oak door thresholds

## WARRANTY

10 year insurance backed structural warranty  
2 year defects warranty  
Branded, warranted components throughout



# TOWNHOUSE 1



1845 ft<sup>2</sup>  
171 m<sup>2</sup>



Freehold



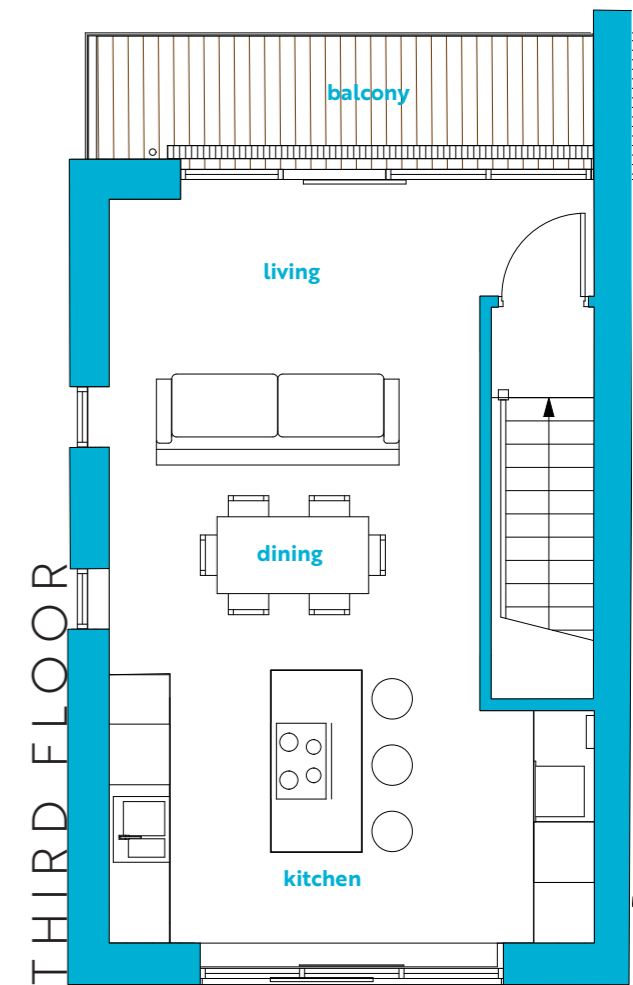
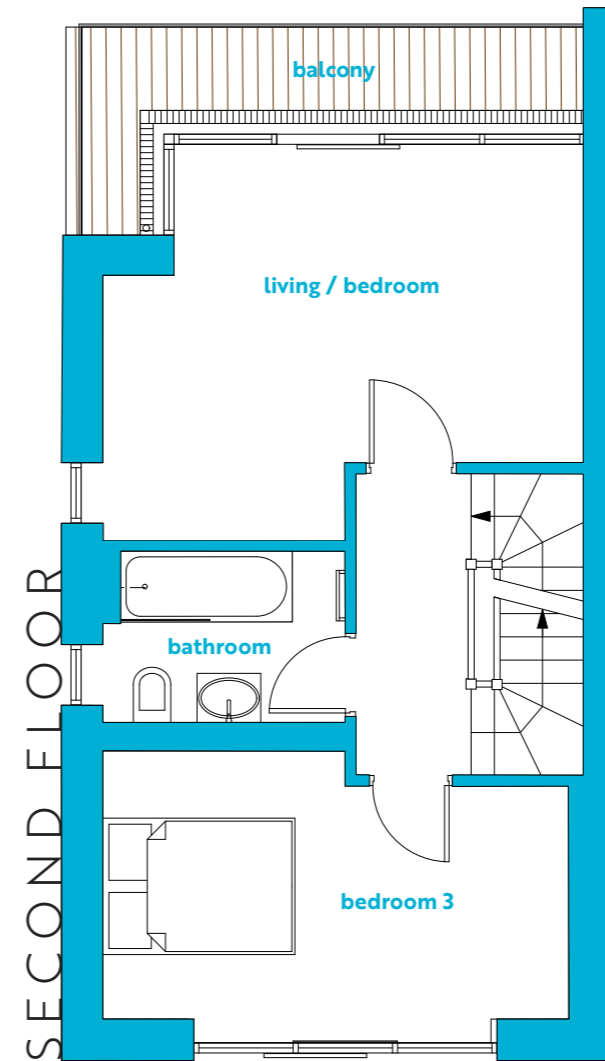
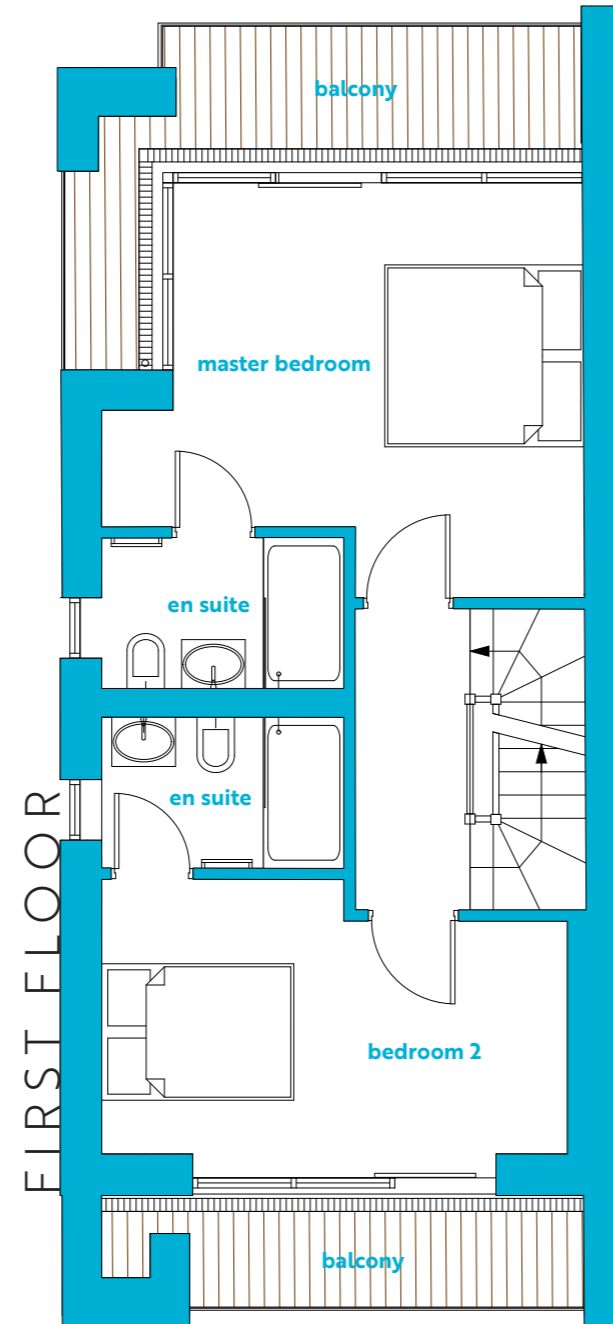
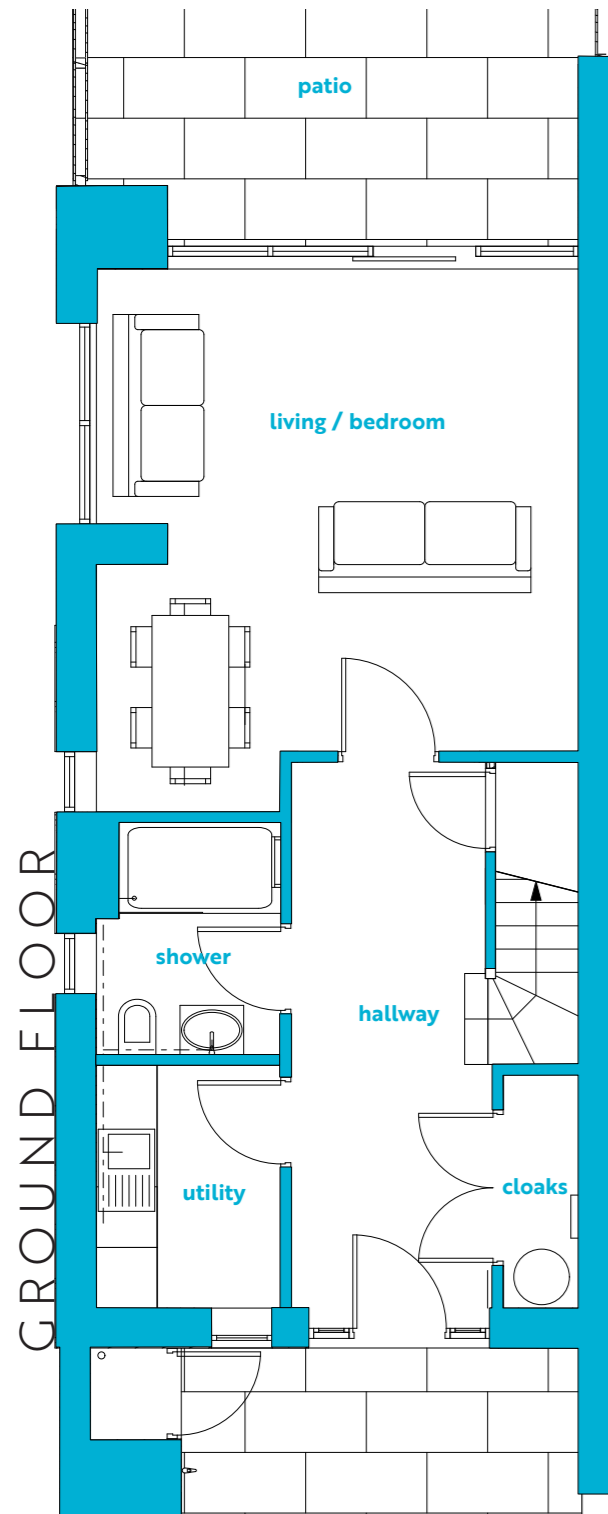
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1



## INTERNAL ROOM AREAS m<sup>2</sup>/ft<sup>2</sup>

HALLWAY	12.8	138
UTILITY	3.0	32
SHOWER	2.6	28
CLOAKS	3.0	32

MASTER BEDROOM	16.4	177
MASTER EN SUITE	2.5	27
BEDROOM 2	12.4	133
BEDROOM 2 EN SUITE	2.5	27

BATHROOM	2.8	30
LIVING/BED	16	173
BEDROOM 3	12.3	132
KITCHEN DINER	30.6	329





# TOWNHOUSES 2+3



2045 ft<sup>2</sup>  
190 m<sup>2</sup>



Freehold



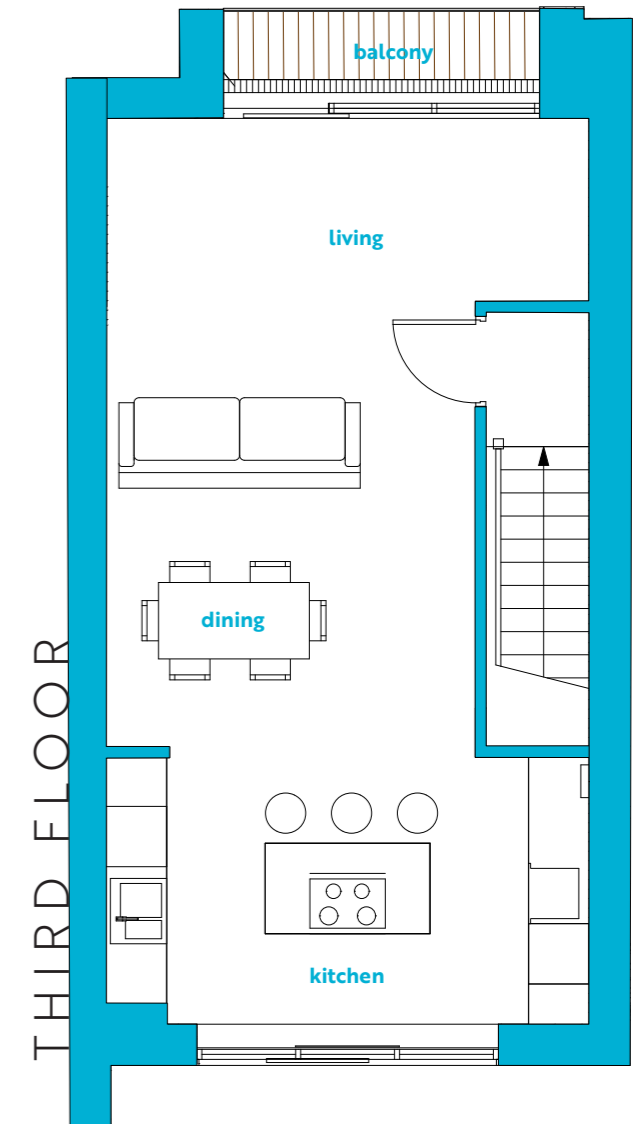
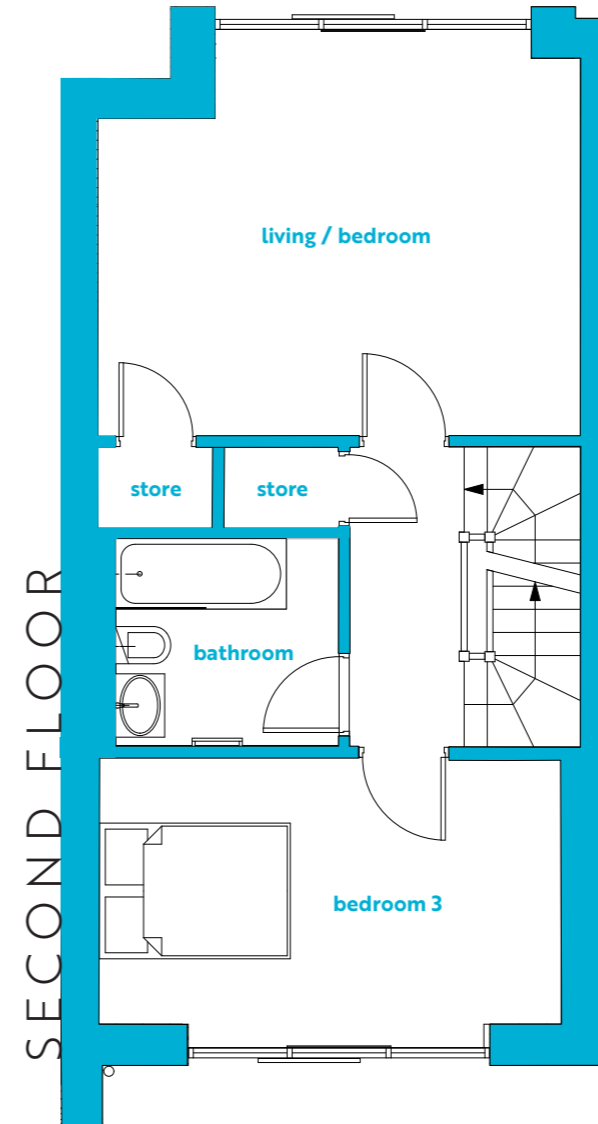
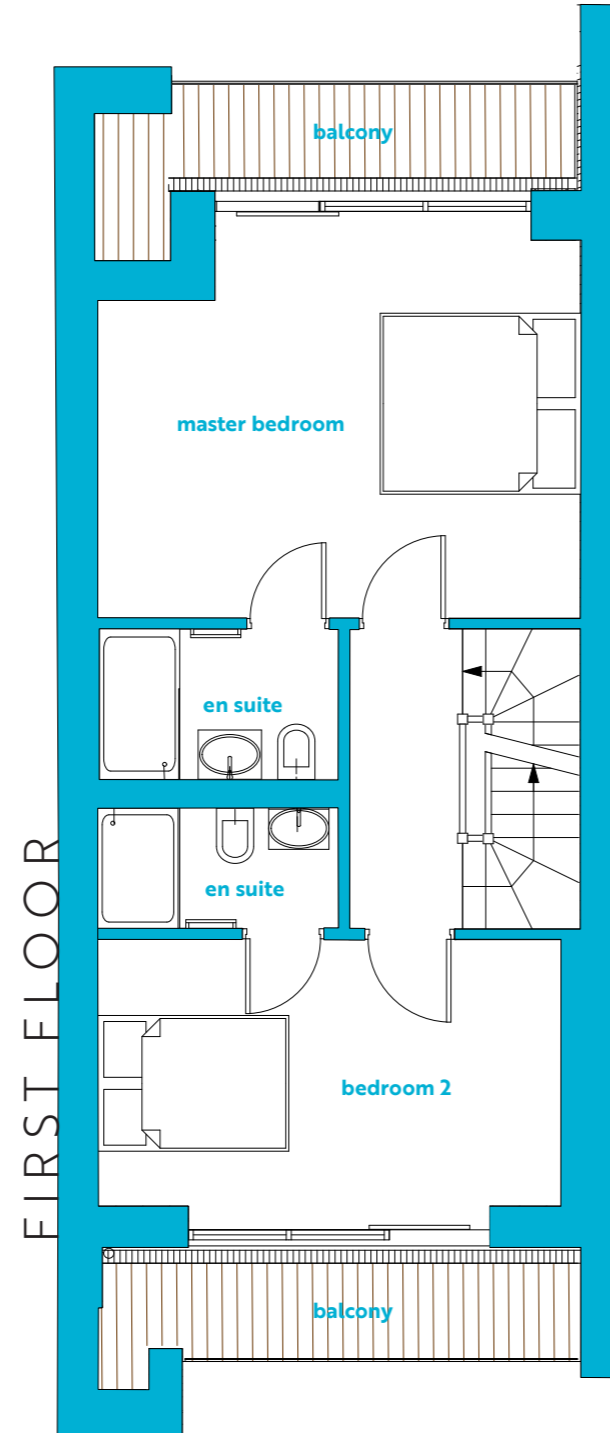
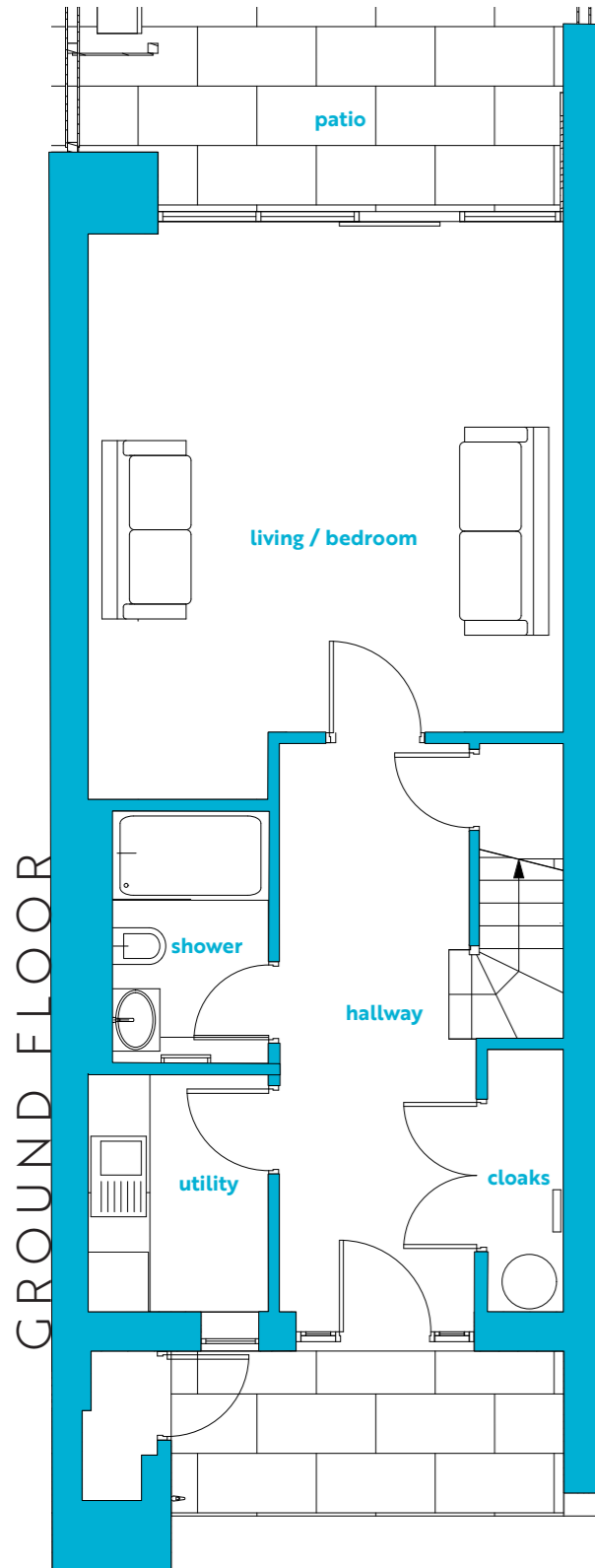
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1



## INTERNAL ROOM AREAS m<sup>2</sup>/ft<sup>2</sup>

HALLWAY	11.7	126
UTILITY	3.4	37
SHOWER	2.7	29
CLOAKS	3.2	34

MASTER BEDROOM	18.3	196
MASTER EN SUITE	2.4	26
BEDROOM 2	13	140
BEDROOM 2 EN SUITE	2.0	22

BATHROOM	3.5	38
LIVING/BED	19.3	208
BEDROOM 3	13	140
KITCHEN DINER	37.6	404





# TOWNHOUSES 4 + 5



2045 ft<sup>2</sup>  
190 m<sup>2</sup>



Freehold



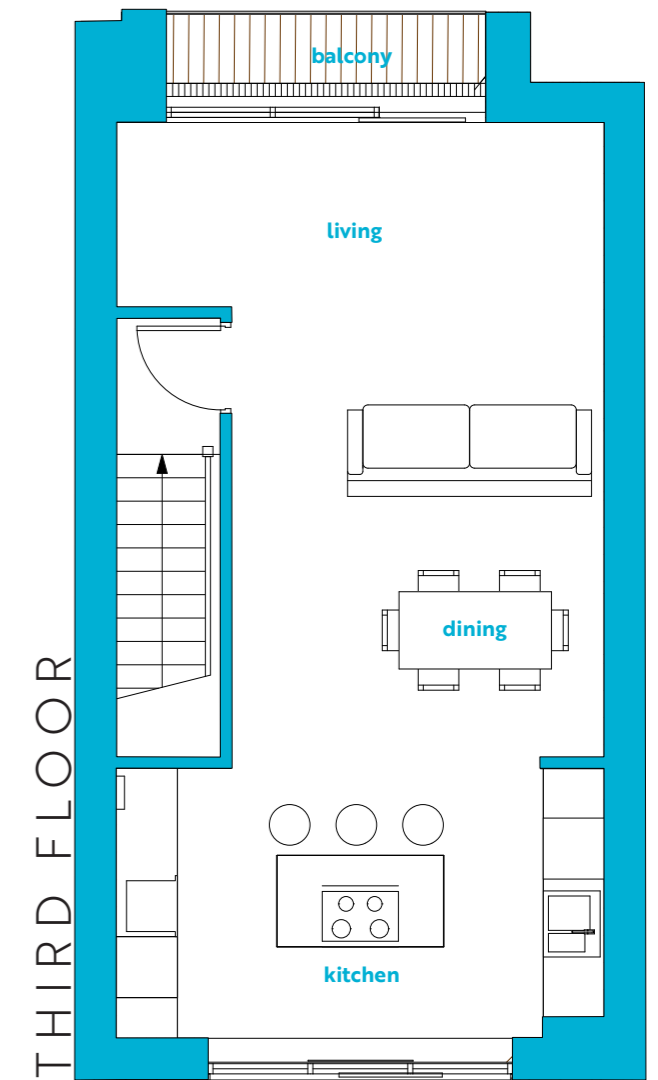
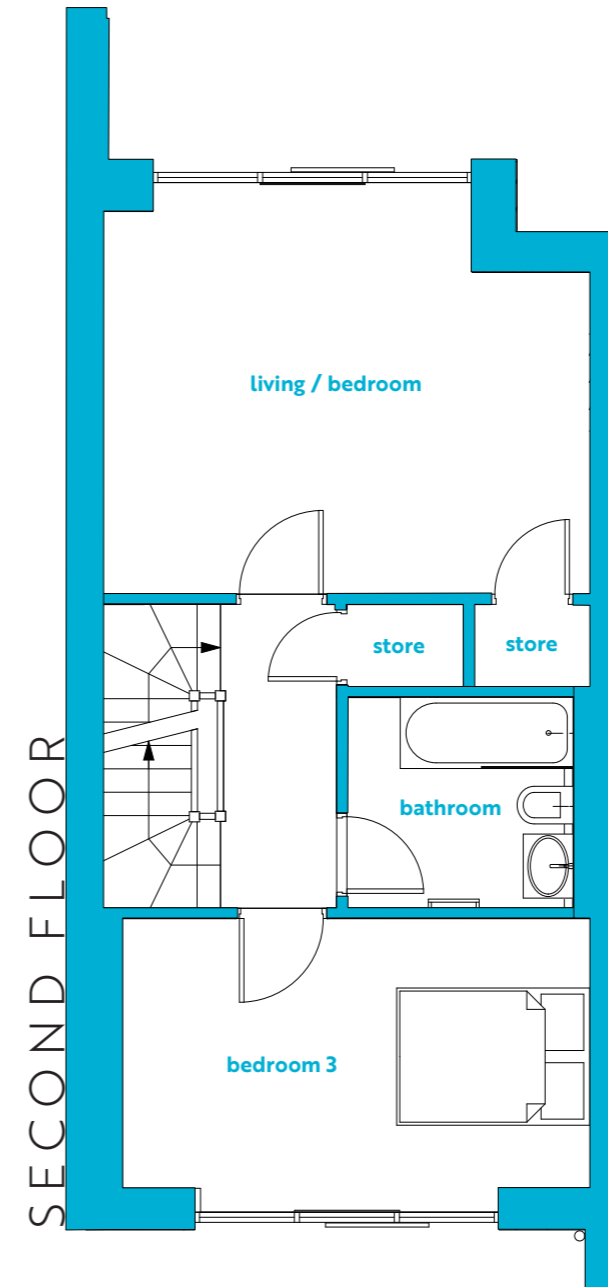
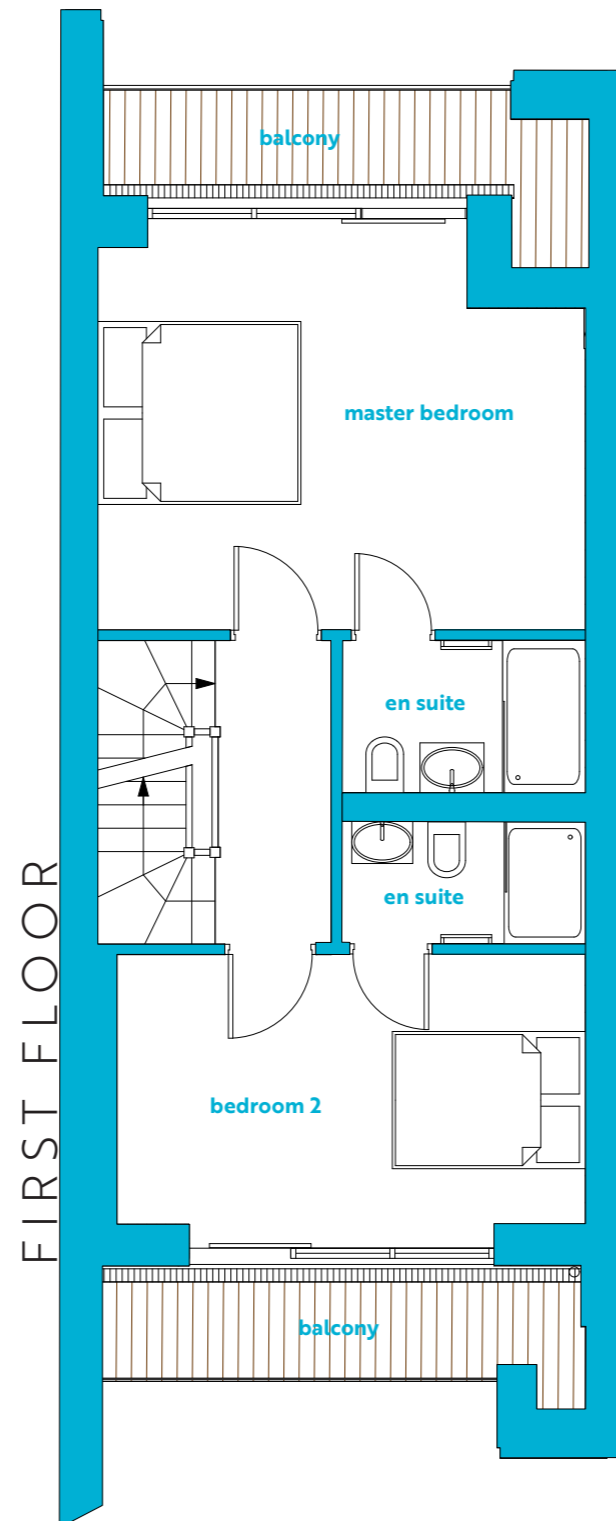
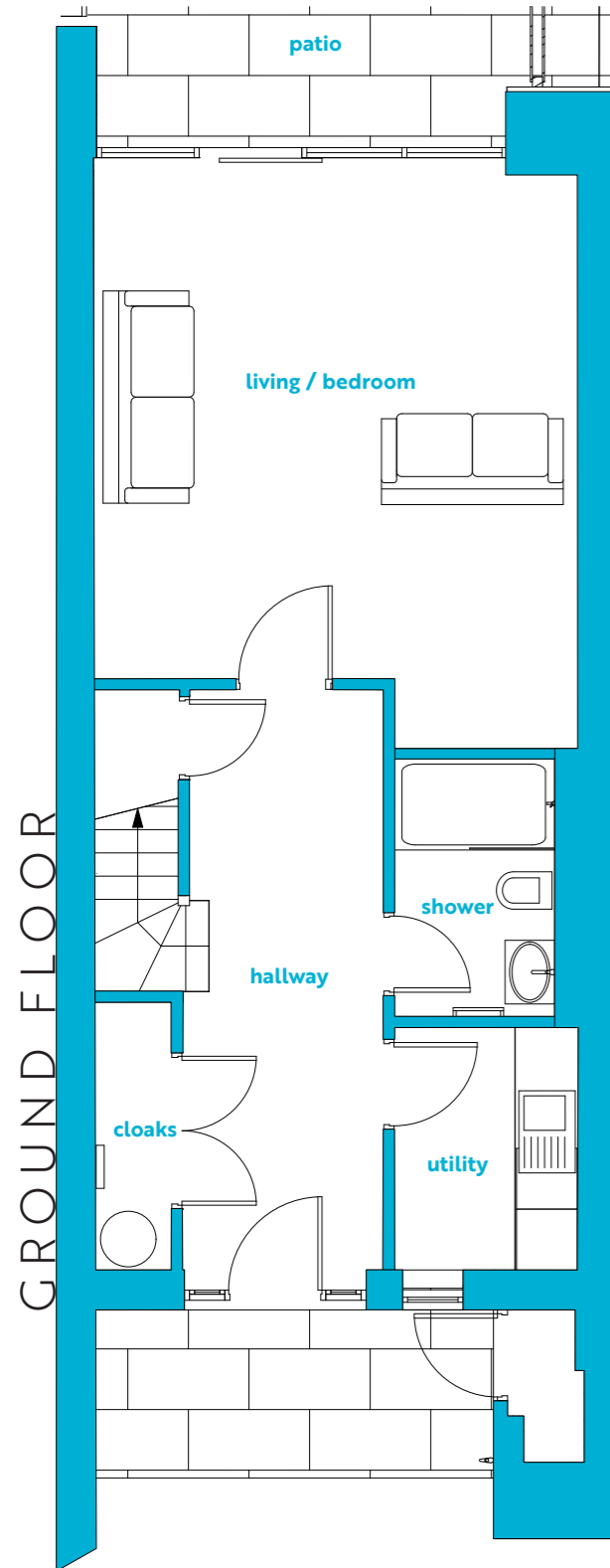
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INTERNAL ROOM AREAS m<sup>2</sup>/ft<sup>2</sup>

HALLWAY	11.7	126	MASTER BEDROOM	18.3	196	BATHROOM	3.5	38
UTILITY	3.4	37	MASTER EN SUITE	2.4	26	LIVING/BED	19.3	208
SHOWER	2.7	29	BEDROOM 2	13	140	BEDROOM 3	13	140
CLOAKS	3.2	34	BEDROOM 2 EN SUITE	2.0	22	KITCHEN DINER	37.6	404





# TOWNHOUSE 6



1689 ft<sup>2</sup>  
157 m<sup>2</sup>



Leasehold



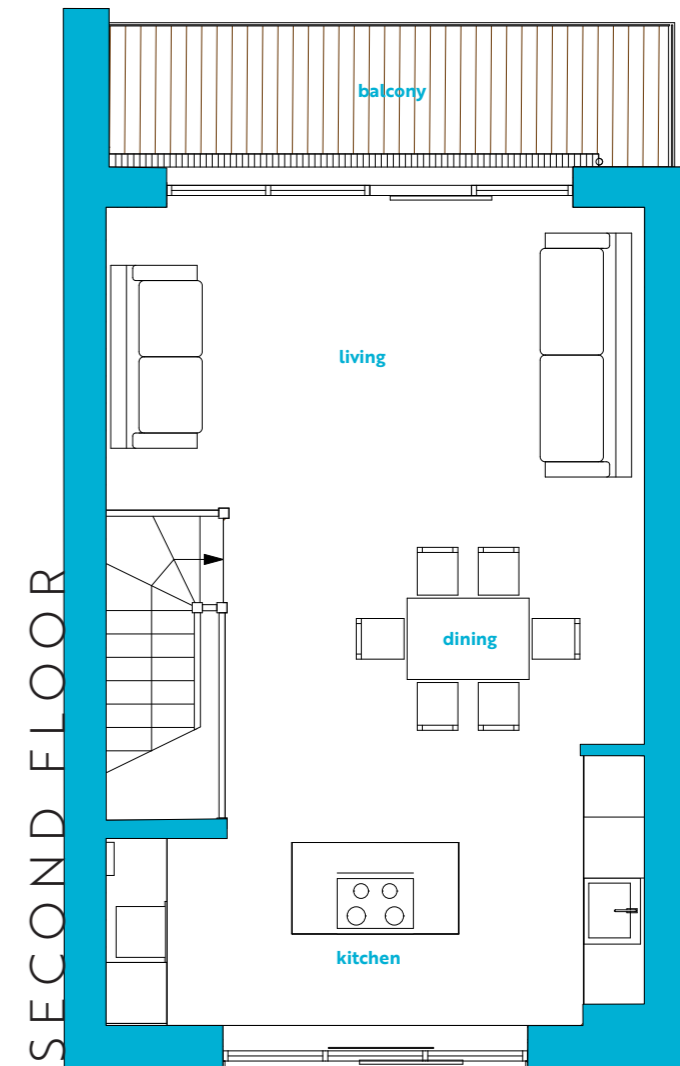
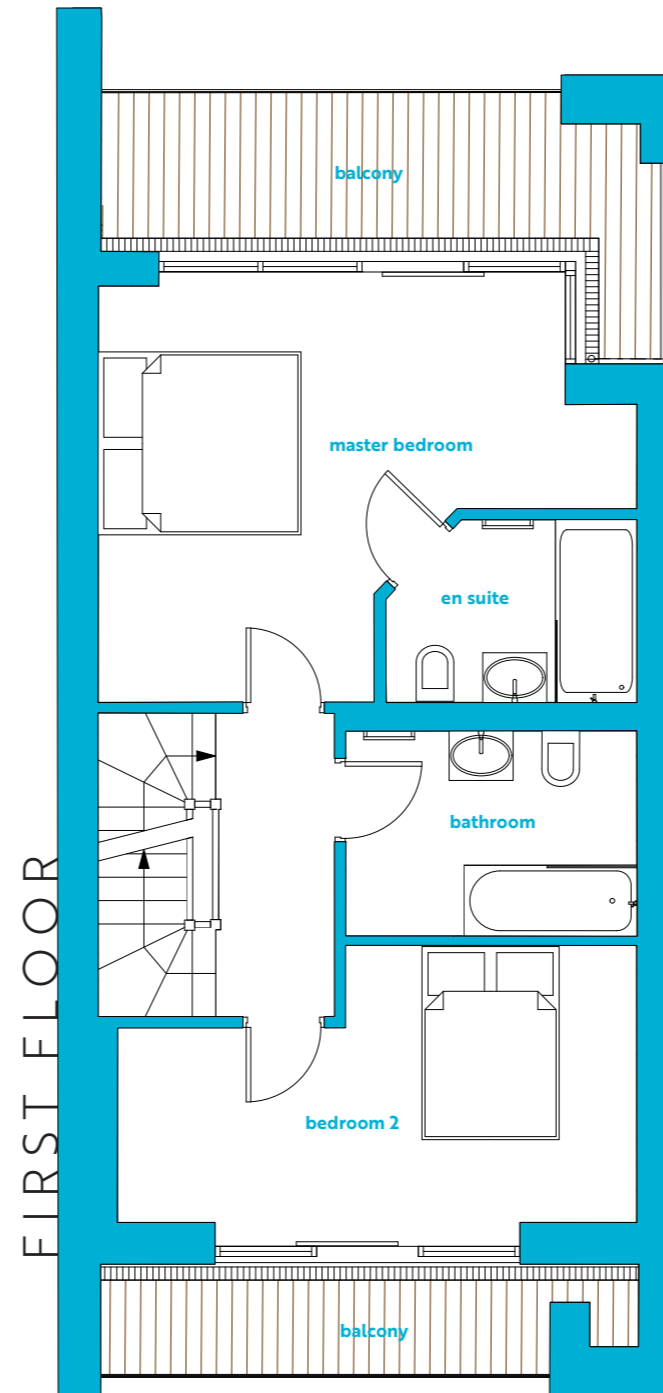
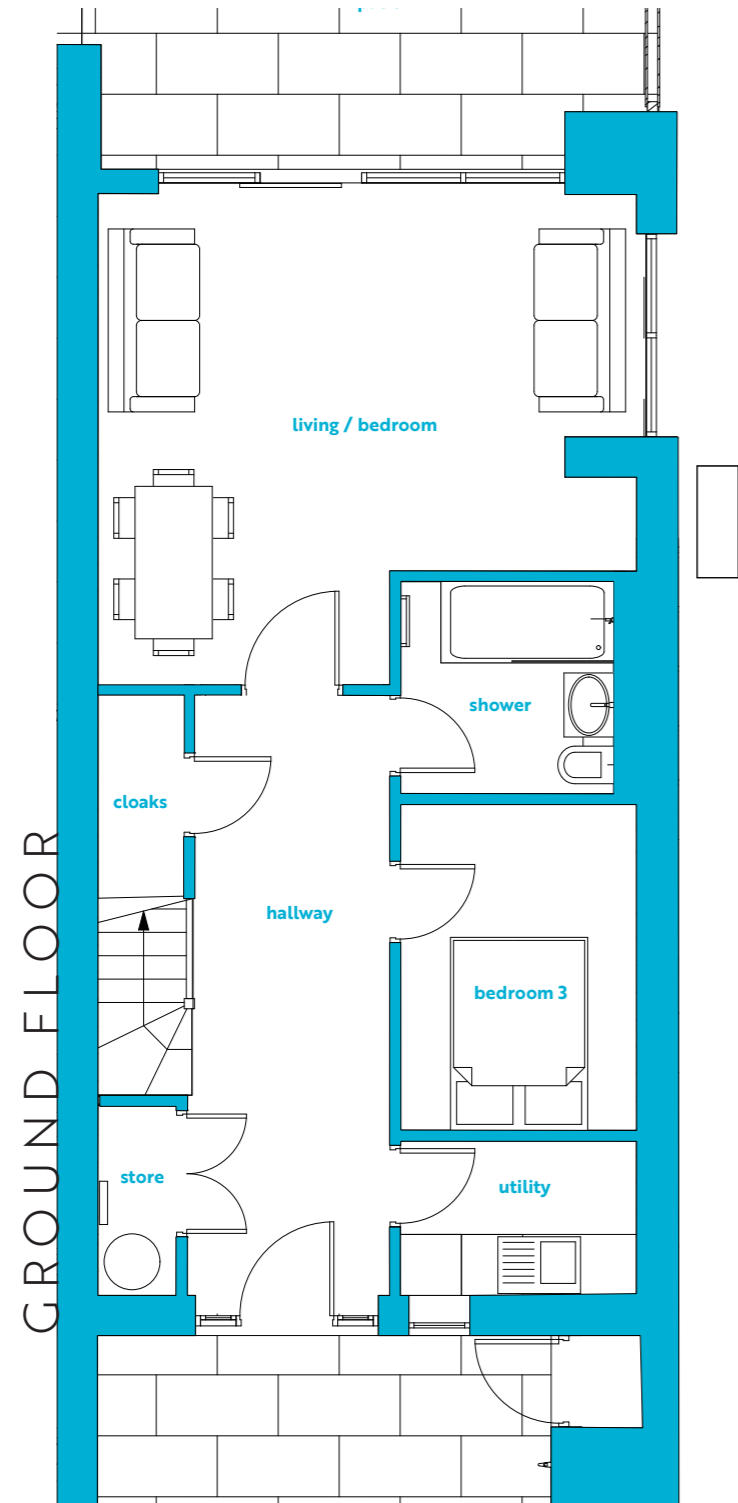
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1



## INTERNAL ROOM AREAS m<sup>2</sup>/ft<sup>2</sup>

HALLWAY	15.2	164
UTILITY	3.6	39
SHOWER	3.1	33
BEDROOM 3	7.5	81

MASTER BEDROOM	17	183
MASTER EN SUITE	2.8	30
BEDROOM 2	13	140
CLOAKS	2.0	22

KITCHEN DINER	37.1	399
LIVING/BED	23	251
BATHROOM	4.7	51



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VIEWING

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