



GWEL
TREBARWITH
NEWQUAY



APARTMENTS

OUR HOMES APARTMENTS



982 - 1173 ft²
91 - 109 m²



Leasehold



2



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Set over four floors, our apartments offer a range of footprints, balcony arrangements and orientations. One thing that they all share are the remarkable views which can be enjoyed from the spacious open plan living area.

- Individual gated entrance with two parking bays
- Dedicated lift access to upper floors via foyer
- Vaillant Air Source Heat Pump for heating and hot water
- Vent-Axia Mechanical Ventilation with Heat Recovery system
- Mayflower handleless kitchen with Siemens appliance pack
- Duravit and Crosswater sanitary and brassware
- Calacatta quartz worktops and splashback
- Large format Porcelain tiles and engineered oak flooring
- Access to Great Western Beach via secure cliff steps
- Communal development CCTV system

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
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
Lift access to upper floors via central lift

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

APARTMENTS 1+2

GROUND FLOOR



1173 ft²
109 m²



Leasehold



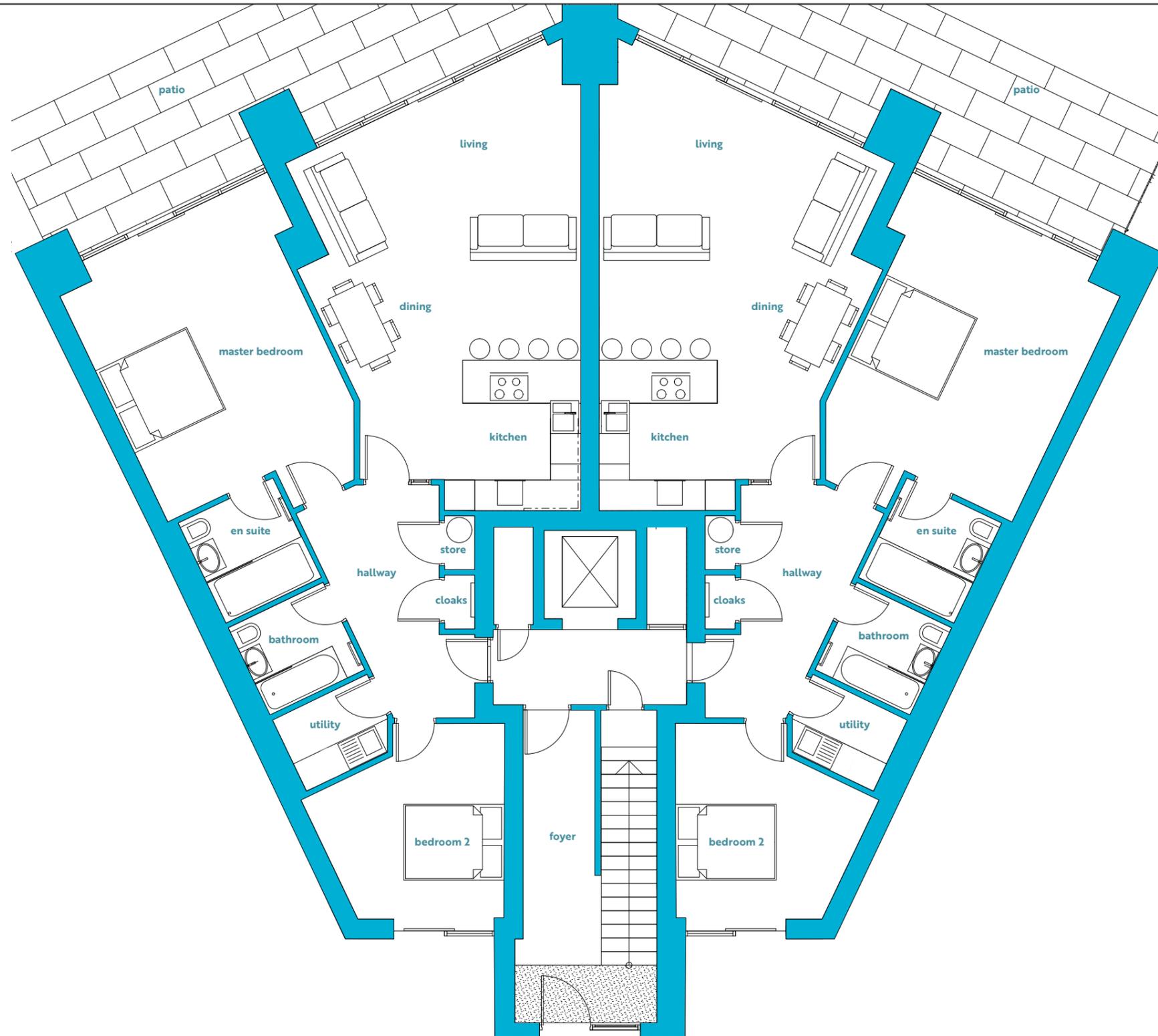
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INTERNAL ROOM AREAS m²/ft²

HALLWAY	12.0	129	MASTER BEDROOM	25.0	269
UTILITY	2.1	23	MASTER EN SUITE	2.8	30
BEDROOM 2	12.9	139	KITCHEN/DINER	18.2	133
LIVING	18.2	133	BATHROOM	2.9	31



APARTMENTS 3+4



1054 ft²
98 m²



Leasehold



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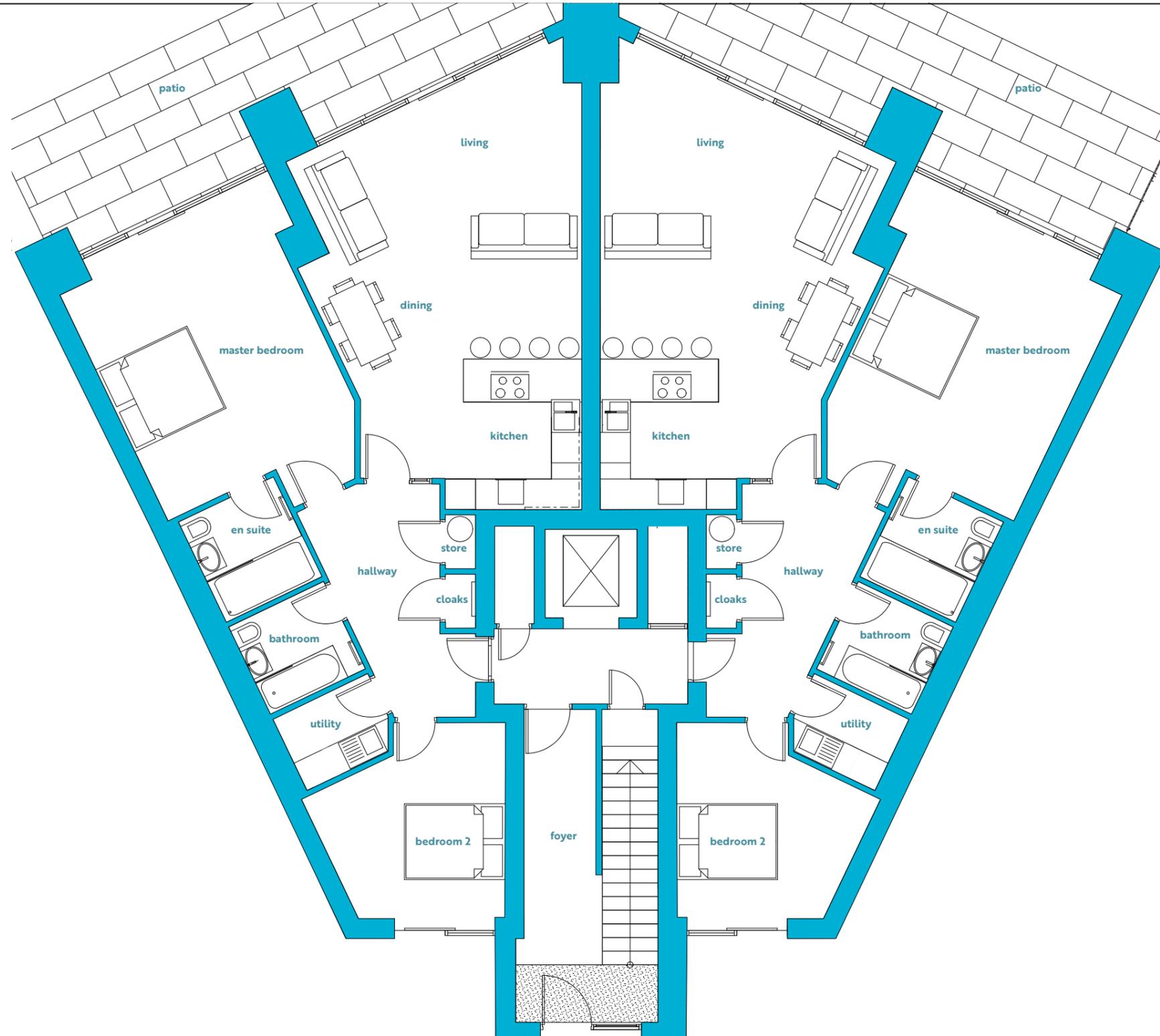


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FIRST FLOOR



INTERNAL ROOM AREAS m²/ft²

HALLWAY	12.0	129	MASTER BEDROOM	16.8	181
UTILITY	2.1	23	MASTER EN SUITE	2.8	30
BEDROOM 2	12.9	139	KITCHEN/DINER	18.2	133
LIVING	18.2	133	BATHROOM	2.9	31



APARTMENTS 5+6

SECOND FLOOR



1025 ft²
95 m²



Leasehold



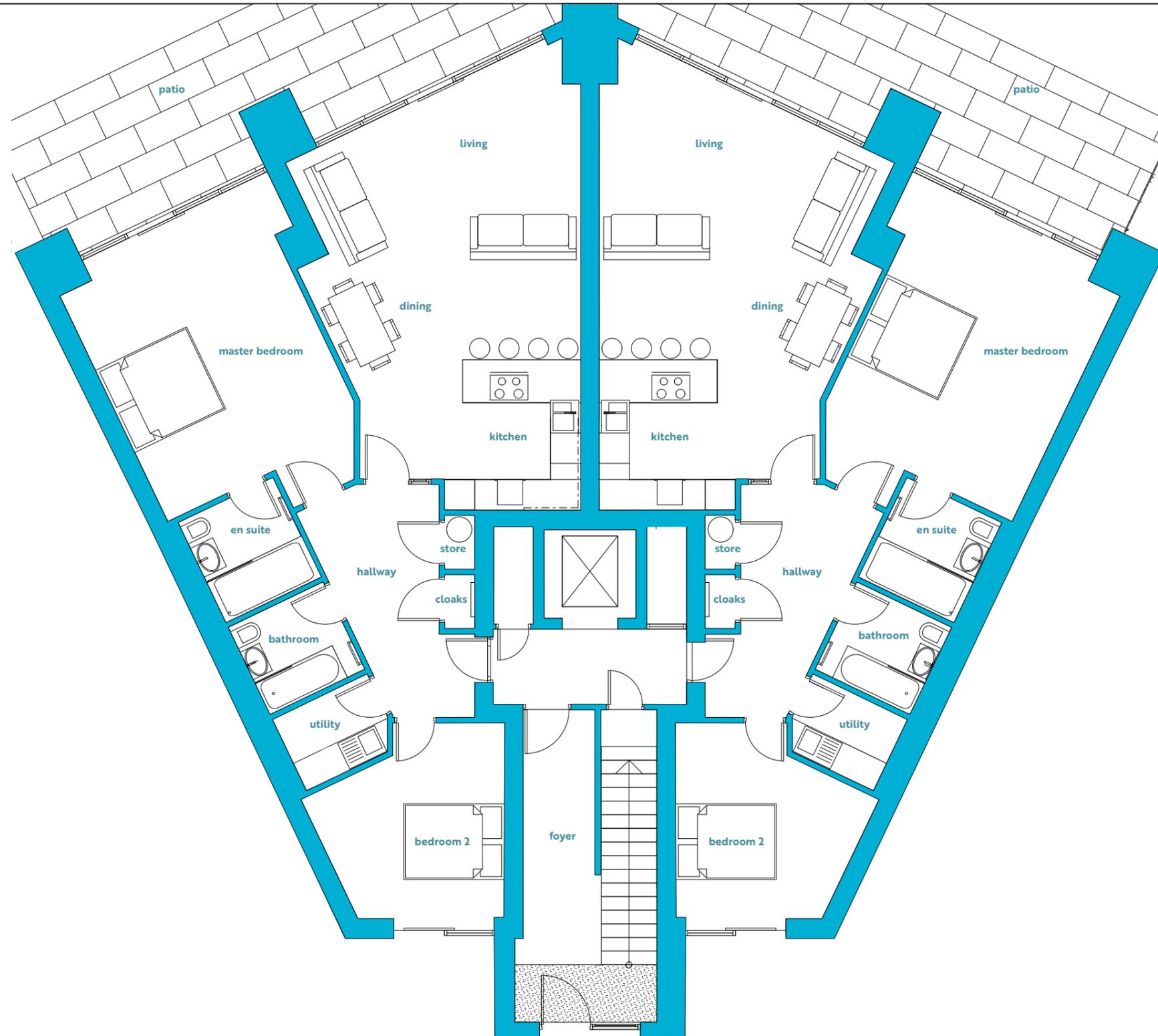
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INTERNAL ROOM AREAS m²/ft²

HALLWAY	12.0	129	MASTER BEDROOM	25.0	269
UTILITY	2.1	23	MASTER EN SUITE	2.8	30
BEDROOM 2	12.9	139	KITCHEN/DINER	15.9	171
LIVING	15	161	BATHROOM	2.9	31



APARTMENTS 7+8

THIRD FLOOR



982 ft²
91 m²



Leasehold



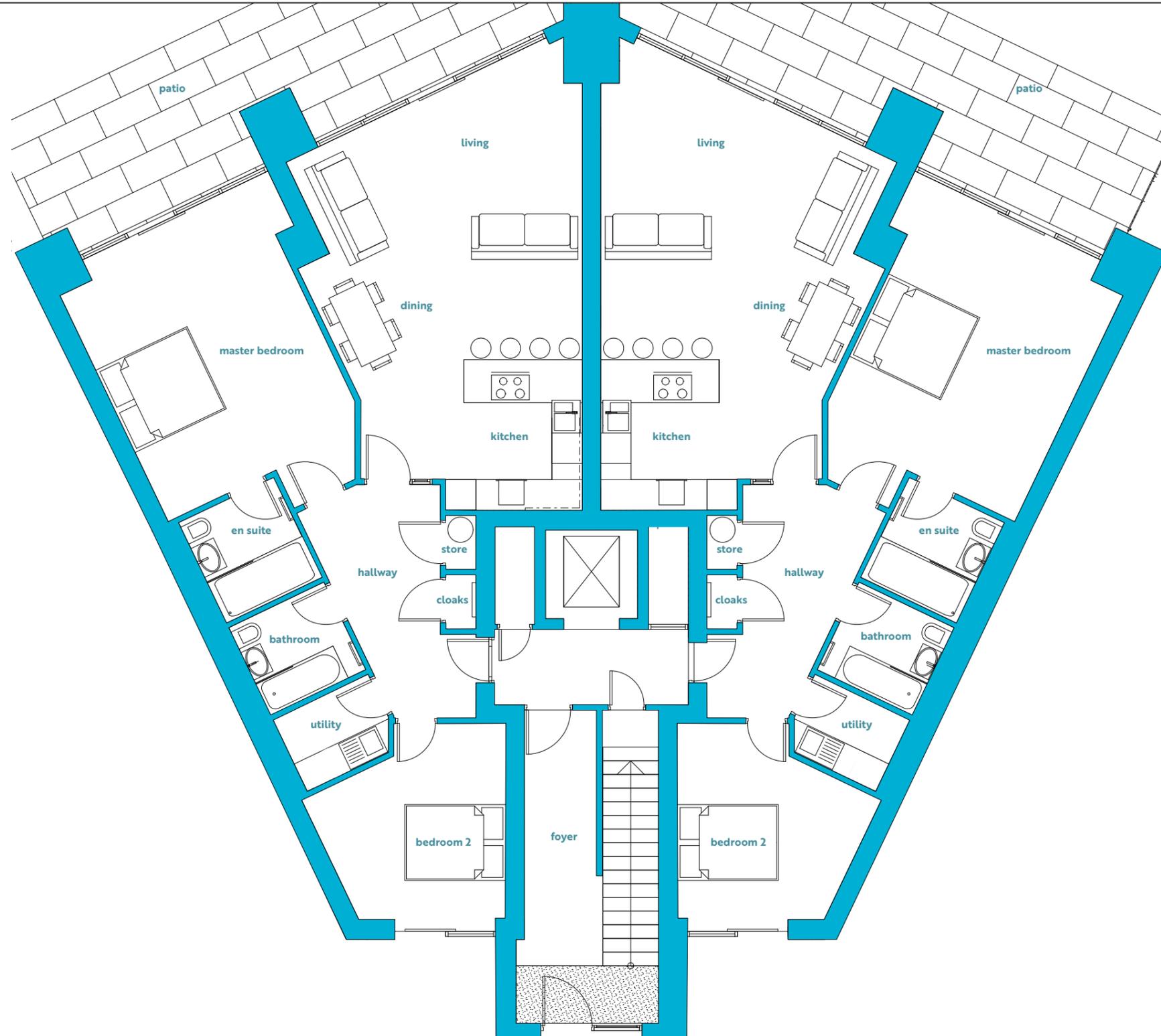
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INTERNAL ROOM AREAS m²/ft²

HALLWAY	12.0	129	MASTER BEDROOM	16.8	181
UTILITY	2.1	23	MASTER EN SUITE	2.8	30
BEDROOM 2	12.9	139	KITCHEN/DINER	15.9	171
LIVING	15	161	BATHROOM	2.9	31



THE PENTHOUSE

FOURTH FLOOR



1173 ft²
109 m²



Leasehold



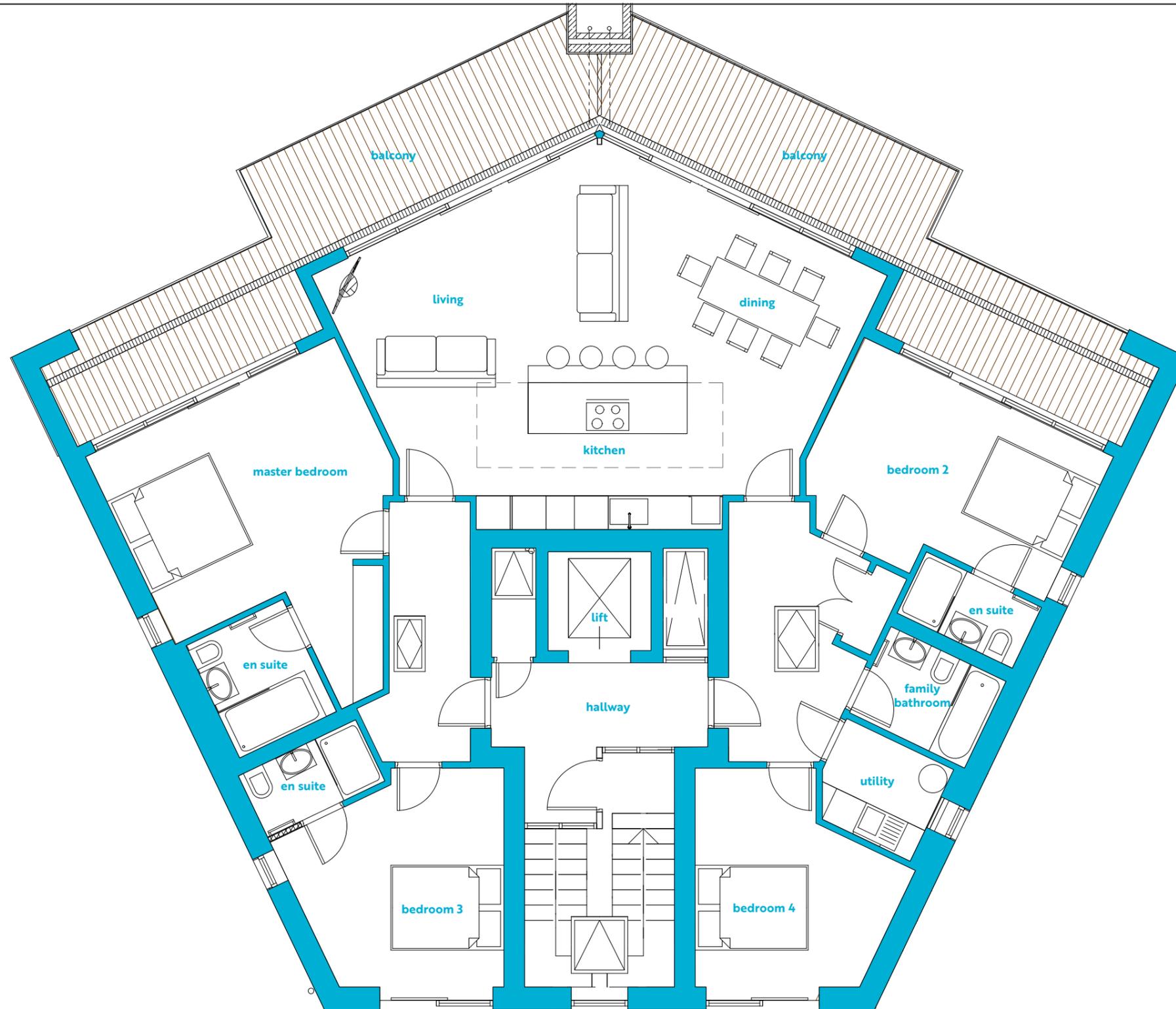
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INTERNAL ROOM AREAS m²/ft²

HALLWAY	10.5	113	BEDROOM 2	15.2	164	MASTER BEDROOM	21	224
BEDROOM 4	12.1	130	BEDROOM 2 EN SUITE	1.9	20	MASTER EN SUITE	2.7	29
UTILITY	3	32	KITCHEN/DINER	15.4	166	BEDROOM 3	13.3	143
BATHROOM	2.8	30	HALLWAY 2	7.3	79	BED 3 EN SUITE	1.9	20



VIEWING

GWEL
TREBARWITH
NEWQUAY

CALL OUR DEDICATED
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OR

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ONLINE AT:

GTN.HOMES

