



# CLIFF EDGE

BOUTIQUE COASTAL LIVING



# THE SEA CHANGES EVERYTHING

There's an undeniable, different-level loveliness to living by the sea.

Whether it's the scale of the blue skies, the bright gold sweep of enormous beaches, the sound of waves unfurling, or the nightly sight of the sun finally slipping from view, that hotline to the horizon frequently feels spirit-lifting and soul-soothing.

The spectacle and splendour of beautifully-designed, luxury apartments only amplify the appeal. Our Cliff Edge developments (both the original, and now Phase Two) enjoy far-reaching ocean views from an elevated setting to the east of Newquay, overlooking lovely Tolcarne Beach. There's a whiff of the Greek islands about their bright, airy design, luxurious finish and imposing proportions.

Newquay's home to seven beaches in all; Tolcarne's a no-worries wander to the others, and there's moseying galore on tap. Boutiques, bars, restaurants, the coast-path and cafes, bags of opportunities for surfing, stand-up-paddle-boarding, coasteering, kayaking, kite surfing and wild sea swimming, as well, of course, as the non-stop sea-sky-and-weather show the elements lay on in this glorious, dramatic spot.



Cornish developers Stephens + Stephens and sister company – multi-award-winning interior designers, Absolute – specialise in luxury projects in amazing places.

Both businesses live and breathe Cornwall, and understand that building and developing properties here is about much more than just bricks, mortar, wallpaper and furniture: an unwavering passion for the place is at the heart of everything they do.

The briefest first glance at Cliff Edge quickly confirms this, because it's drop-dead gorgeous. But a longer and harder second look tells you more, because it's a high-quality mesh of form and function, with a relentless focus on details done right, from the broad sweep of the big picture right down to the finest touch.





# COMING BACK FOR MORE

Cliff Edge has been such a successful development we're pushing ahead with phase two. Everything which made the original work so well and stand out so much is here again.

Luxurious style, spectacular setting, bespoke interiors: the Stephens + Stephens difference, combined with Absolute's game-changing flair, will ensure this development turns more heads and attracts more interest.

Whether you missed out first time or are new to our proposition, you're very welcome ...



# THE SEASIDE, AND BESIDES...

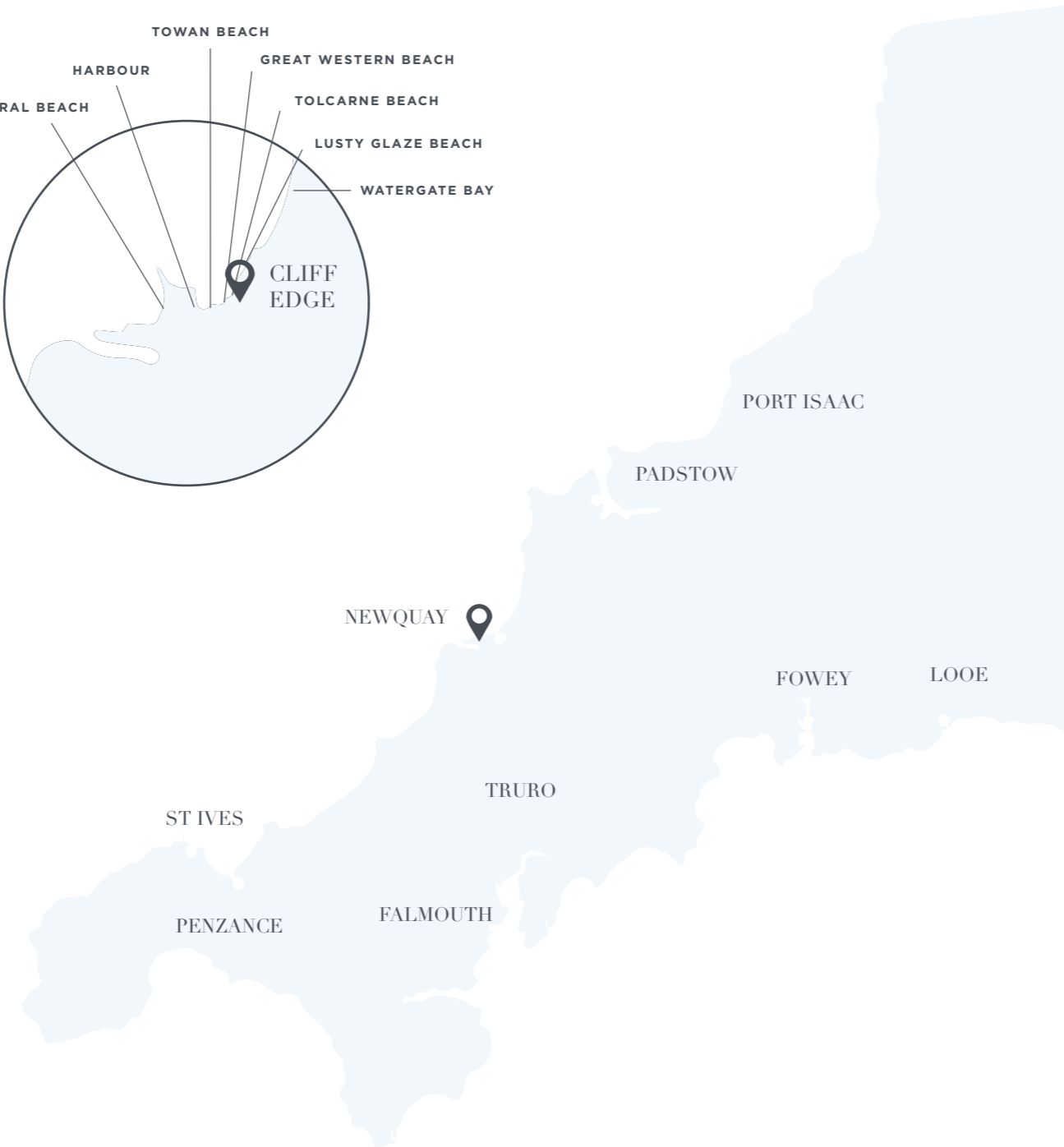
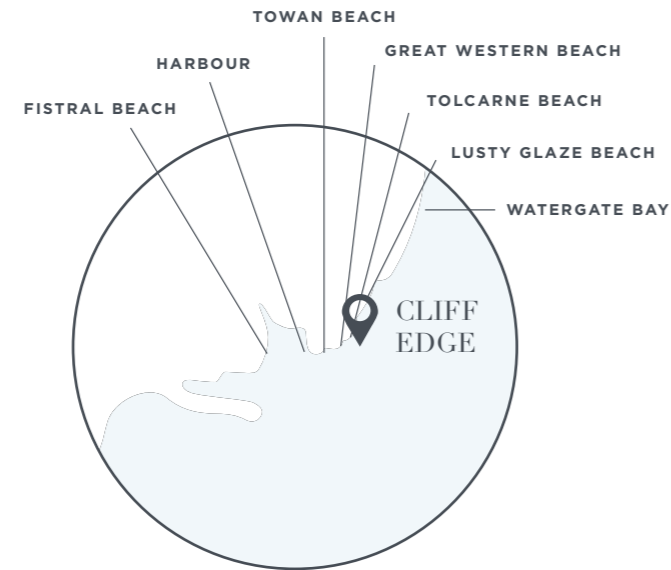
Much like the rest of Cornwall, Newquay's changed a lot in recent times and, also like the rest of the county, those changes have been striking and obliged people all over the UK to see the place in a new light.

The beaches, of course, are a matter of physical fact, and there's never been any quibbling with the standout quality of the gifts which nature gave the town. Fistral, Little Fistral, Towan, Great Western, Tolcarne, Lusty Glaze and Porth: you can (nearly) walk from one to the other, right round the bay, when the tide's out, and, when it's in, each one's a lovely-looking sandy beach in its own right.

But if that's mainly a matter of geography, and geology, what about the rest of the town?

Well, Newquay's been popular for ages, but something's happened. Whatever that slightly mysterious process is which sees a buzz just settle somewhere, it's certainly happened here.

Frequently featured on TV and in the media more widely, Rightmove's hottest searched-for place a couple of years ago, home to an increasing number of one-off bars, café, boutiques and restaurants, the town's starting to offer visitors attractions which measure up to the quality of its natural assets...



# STAY PUT, GO FURTHER

Cornish boltholes or luxury homes have been looking like an increasingly good investment for the last few years, a trend which shows no sign of tailing off, whether you have your eye on earning from it or spending time in it yourself.

Shorter local breaks have become more popular in the UK over recent years, which has happily coincided with Newquay's own rise in popularity.

High-end self-catering in particular has seen a boom, perhaps explained by its comparatively better space, privacy and freedom, and also by its tendency to work out more cost-effective, due to fewer hidden extra costs.

The days are long gone when Cornwall's popularity is limited to summer visitors. It's now a compelling and lucrative year-round destination, offering getaways both chilled and adrenalin-laced, featuring spa treatments, sea-based activities, exertions of all kinds as well as high-quality wining and dining, all in a landscape, and with an energy, unlike any other in the country.





# GROWING POPULARITY OF SHORT BREAK STAYCATIONS

Now is the time to invest in Newquay's foundations to gain not only from all the national acclaim, but also the fortuitous British trend of more shorter breaks, at home.

Some of the main benefits of staying in a self catering property as opposed to a hotel room are that they offer on average 30% more space, more privacy, and are more cost-effective in terms of there being no extra hidden costs and fully equipped kitchens reduces meal expenses.

The evidence of their popularity lies in occupancy rates. Self-catering accommodation in the UK averaged an 81% occupancy rate in 2019, and outperformed hotel rooms which stood at 77.2%.

The days are long gone when Cornwall's popularity is just limited to summer visitors. It is now considered a year round destination.

We work with our partners Beach Retreats – Cornwall's leading holiday letting specialists – to make sure buyers have the information they need to see the best return on their investment through holiday letting.

Beach Retreats are happy to answer any questions and give you the benefit of their expertise:

01637 861 005 | [julie@beachretreats.co.uk](mailto:julie@beachretreats.co.uk) | [beachretreats.co.uk](http://beachretreats.co.uk)





# YOUR COAST, YOUR WAY



## NO SINGLE ELEMENT DEFINES CLIFF EDGE.

Here, you can choose the buzz of restaurants, bars, boutiques and the outdoor coastal lifestyle, complete with the adrenalin hit of saltwater thrills and exertion.

Equally, Cliff Edge is where you'll also find stillness, beauty and enough sheer spectacle to surround and disarm you.

Vast cliffs, expanses of dunes, rugged headlands carpeted with colourful flora and fauna, the endless drama of the Atlantic: there's more than one reason why this stretch of coast has been one of the country's most popular for generations. Just as there's more than one way to get the most out of owning one of these beautiful apartments.



# MAKE THIS YOUR CLIFF EDGE

Cliff Edge constitutes a rare and special opportunity: beautiful, stylish, high-end apartments in a gorgeous cliff-side location, near the centre of Newquay.

As an investment, a full, or a part-time home, it's a perfect coming together of three key elements: a fabulous location, a striking, high-quality build and properly thought-through interiors, executed by an award-winning design team.









STEPHENS + STEPHENS  
CREATE HIGH-QUALITY,  
DESIGN-LED, **LUXURY HOMES**  
IN BEAUTIFUL COASTAL,  
URBAN AND RURAL PLACES.



## STEPHENS + STEPHENS

Paul and Helen Stephens are a husband and wife team whose business combines construction, architecture and award-winning interior design.

Theirs is a rare blend of expertise and experience which results in beautifully-conceived, meticulously-executed buildings, interiors and surrounding spaces. Everything they create is an expression of, and rooted in, their love of Cornwall and Cornish lifestyle. From The Strand, One Pentire and the original Cliff Edge, in or close to Newquay, to Truro's The Hideaway, South Devon's Southshore and South Cornwall's Blue Point, Stephens + Stephens reliably find the perfect backdrops for their striking designs.

Cliff Edge's second phase maintains this tradition and fits perfectly with their work to date.





## HOMES BY S+S

Your S+S Home Concierge.

At Stephens + Stephens, we want your experience of buying your new home to be simple and straightforward; to make this happen we will always try to be as clear as possible.

We pride ourselves on being a multiservice agency that does the hard work for you. From the moment you sign your contract to when you collect your keys, we will be there with our positive can-do attitude and a focused eye for detail.

Developing luxury properties in Cornwall has been our business and passion for more than 30 years. Your new, high-quality home will be uniquely designed, meticulously finished, combining energy-efficient products and materials with modern technology. And we're always determined that our service to buyers is characterised by an attention to detail which runs throughout the whole process, from design, through build, into the smallest last touches.

## INTERIORS BY ABSOLUTE

Absolute Interiors is Stephens + Stephens' sister business: award-winning, Cornwall-based designers with over 30 years' experience. Whether it's national hospitality and retail businesses, private clients or property developments like Cliff Edge, Absolute combine creativity, flair and inspired, luxury design with a love for Cornwall, and an unparalleled understanding of what works here and what people want.

You can get in touch with the team on:  
Phone - 01872 264775  
Email - [hello@homesby-s.com](mailto:hello@homesby-s.com)





ABSOLUTELY  
BOUTIQUE,  
TURNKEY  
DESIGNER  
INTERIORS



Stephens + Stephens are not only happy for Absolute to handle all the interior design work for each new home, they also offer you a turnkey service which means the complete, wraparound, no-fuss delivery of all interiors for your Cliff Edge home.

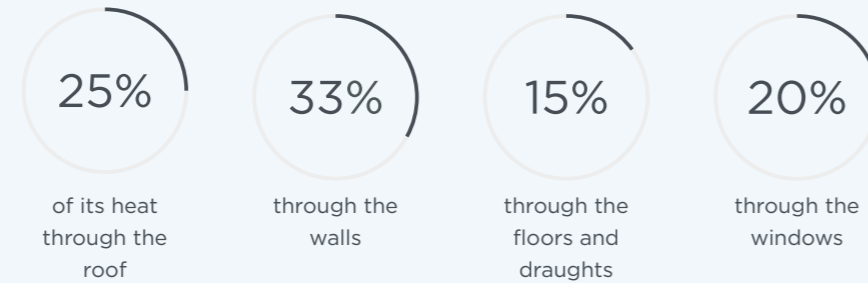
Furniture, fabrics, appliances and fittings, down to the last detail: all taken care of, in consultation with you, to ensure a premium 'plug-and-play' finish and feel from an award-winning studio, as well as a hassle-free experience for you.



# INCORPORATING SUSTAINABLE MATERIALS AND IDEAS INTO OUR DEVELOPMENTS

Our main focus is on energy efficiency, and keeping the SAP (Standard Assessment Procedure) rating as high as possible in our buildings. The higher the SAP rating, the lower the fuel costs and the lower the associated emissions of carbon dioxide. This not only means that owning a new-build property could save money on energy bills, but also that new homes have a reduced impact on the planet.

The way we achieve this increased sustainability rating at Stephens + Stephens is through better insulation of walls, floors, and roof space using rigid foam insulation. Typically an uninsulated house will lose energy in a number of ways:



This efficiency, combined with underfloor heating systems that carry the pipework connected to an air source heat pump, offer a very sustainable and efficient means of heating.

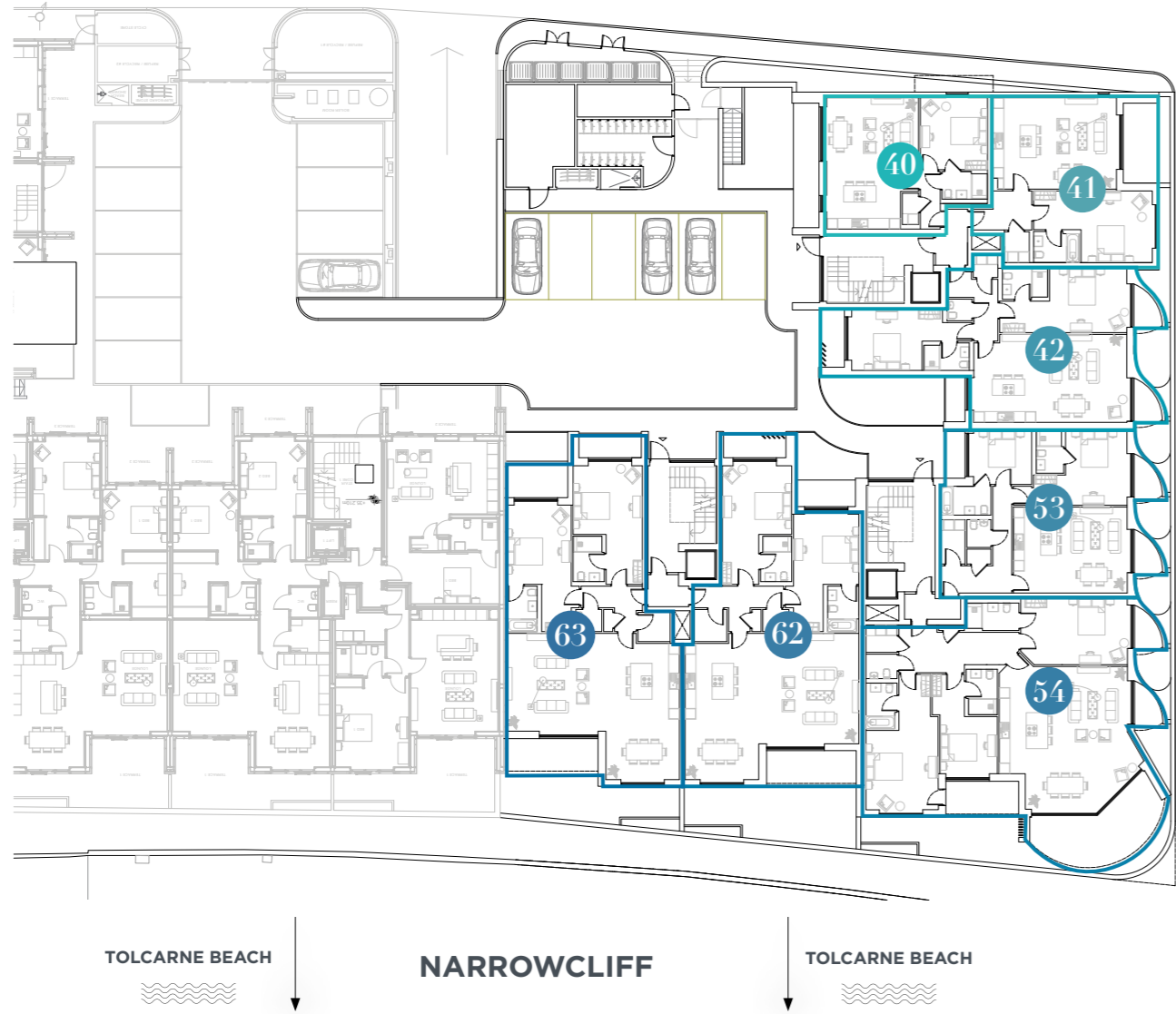
Other areas we are constantly striving for maximum impact in are by making our windows more efficient, with not only an aesthetically and functional design at the forefront of our thinking, but one that will offer energy efficient qualities with improved U-values. Incorporating energy-efficient lighting and power control systems. Seeking to increase the use of 'Green Roofs'. And finally, we strive to use materials that are from sustainable sources, with wood flooring and cladding and timber from certifiable and traceable sources - managed by the FSC.

**FIND OUT MORE**  
[stephensandstephens.com/sustainability](https://stephensandstephens.com/sustainability)





# G



## GROUND FLOOR

These beautiful, spacious ground-floor apartments all feature terraces with direct private access from the underground car park to the apartment. The terraces are reached via the living areas, those at the rear are accessed via bedrooms. All apartments have open-plan living in the form of kitchen-diner-lounge areas, no extra touch is too much: modern and minimal kitchens, worktops and contemporary sanitary ware and vanity storage in the bathrooms.

**INDIVIDUAL APARTMENT TYPE FLOOR PLANS ARE AVAILABLE ON REQUEST**

### 1 BEDROOM

Appt No.	40	Appt Type.	1
	41		2

### 2 BEDROOM

Appt No.	42	Appt Type.	3
	53		4
	62		6
	63		7

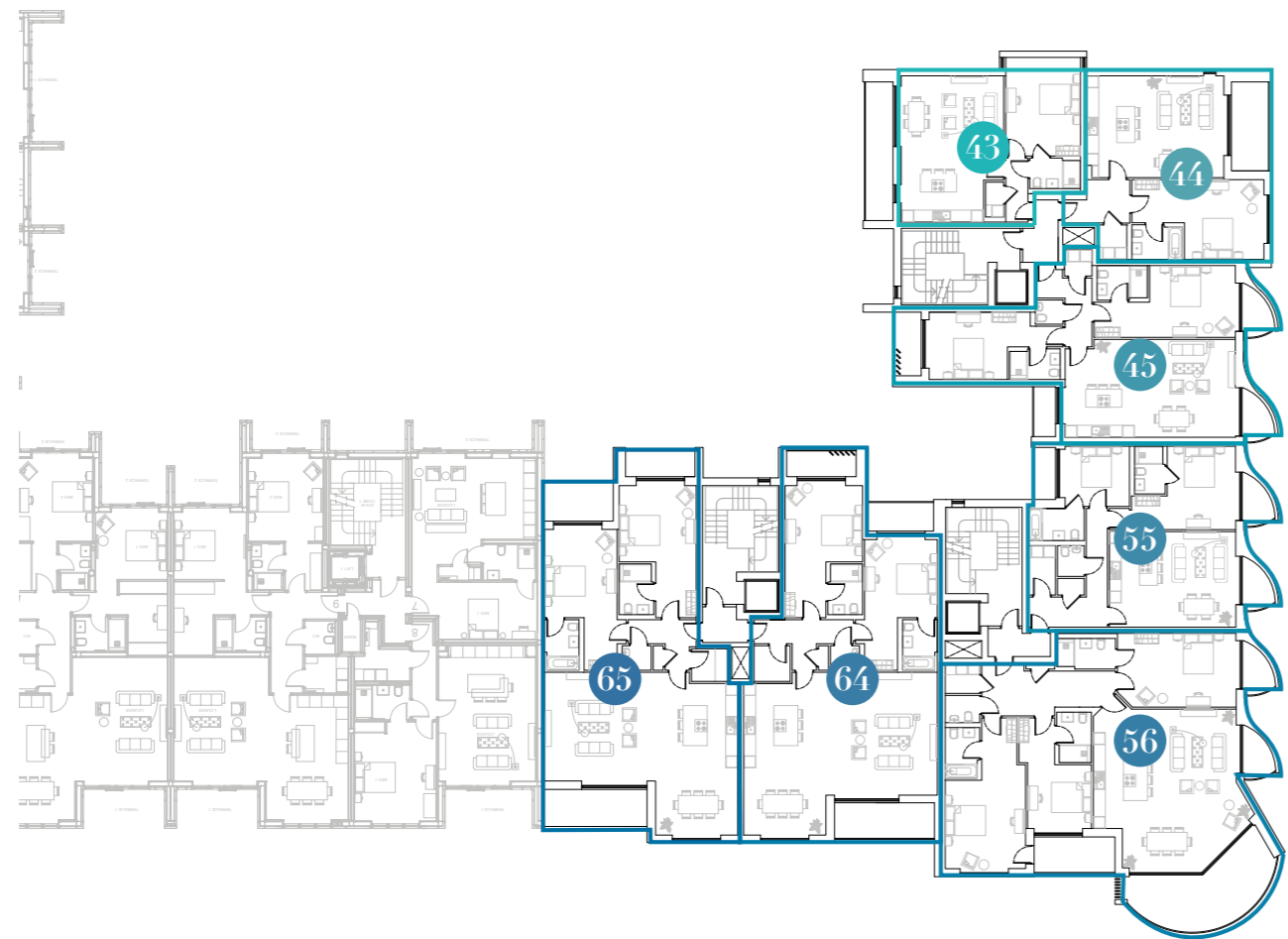
### 3 BEDROOM

Appt No.	54	Appt Type.	5
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\*Floor plans shown are for reference only and subject to change as the build progresses. Measurements are approximate and may vary. Dimensions, internal layouts, specification and boundary lines are indicative only, exact layouts and sizes may vary. Furniture and wardrobes are shown as a layout reference only and are not included.





TOLCARNE BEACH



NARROWCLIFF

TOLCARNE BEACH



## FIRST FLOOR

These beautiful, spacious ground-floor apartments all feature terraces with direct private access from the underground car park to the apartment. The terraces are reached via the living areas, those at the rear are accessed via bedrooms. All apartments have open-plan living in the form of kitchen-diner-lounge areas, no extra touch is too much: modern and minimal kitchens, worktops and contemporary sanitary ware and vanity storage in the bathrooms.

**INDIVIDUAL APARTMENT TYPE FLOOR PLANS ARE AVAILABLE ON REQUEST**

### 1 BEDROOM

Appt No.	43	Appt Type.	1
	44		2

### 2 BEDROOM

Appt No.	46	Appt Type.	3
	55		4
	64		6
	65		7

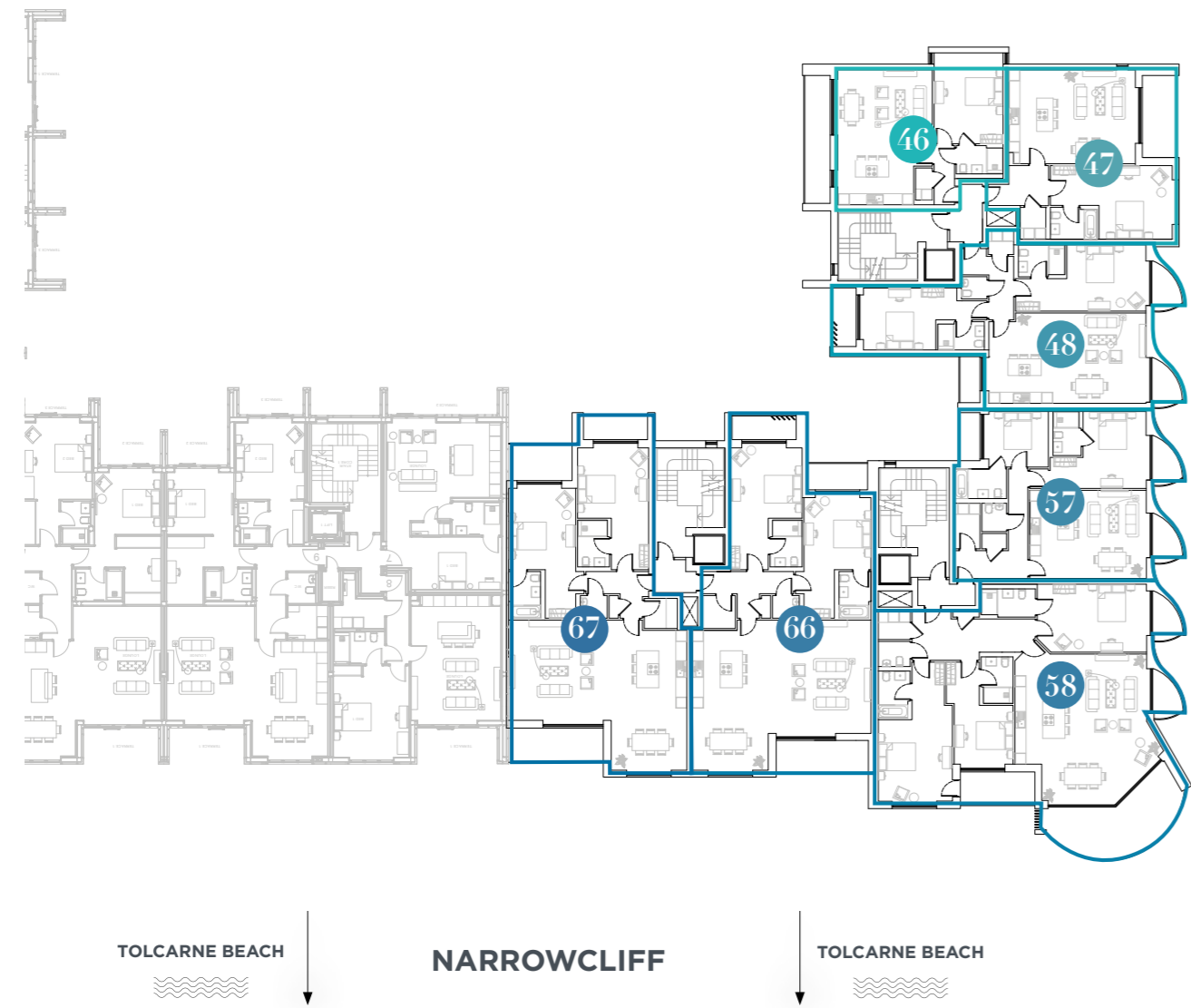
### 3 BEDROOM

Appt No.	56	Appt Type.	5
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## SECOND FLOOR

These beautiful, spacious ground-floor apartments all feature terraces with direct private access from the underground car park to the apartment. The terraces are reached via the living areas, those at the rear are accessed via bedrooms. All apartments have open-plan living in the form of kitchen-diner-lounge areas, no extra touch is too much: modern and minimal kitchens, worktops and contemporary sanitary ware and vanity storage in the bathrooms.

**INDIVIDUAL APARTMENT TYPE FLOOR PLANS ARE AVAILABLE ON REQUEST**

### 1 BEDROOM

Appt No.	46	Appt Type.	1
	47		2

### 2 BEDROOM

Appt No.	48	Appt Type.	3
	57		4
	66		6
	67		7

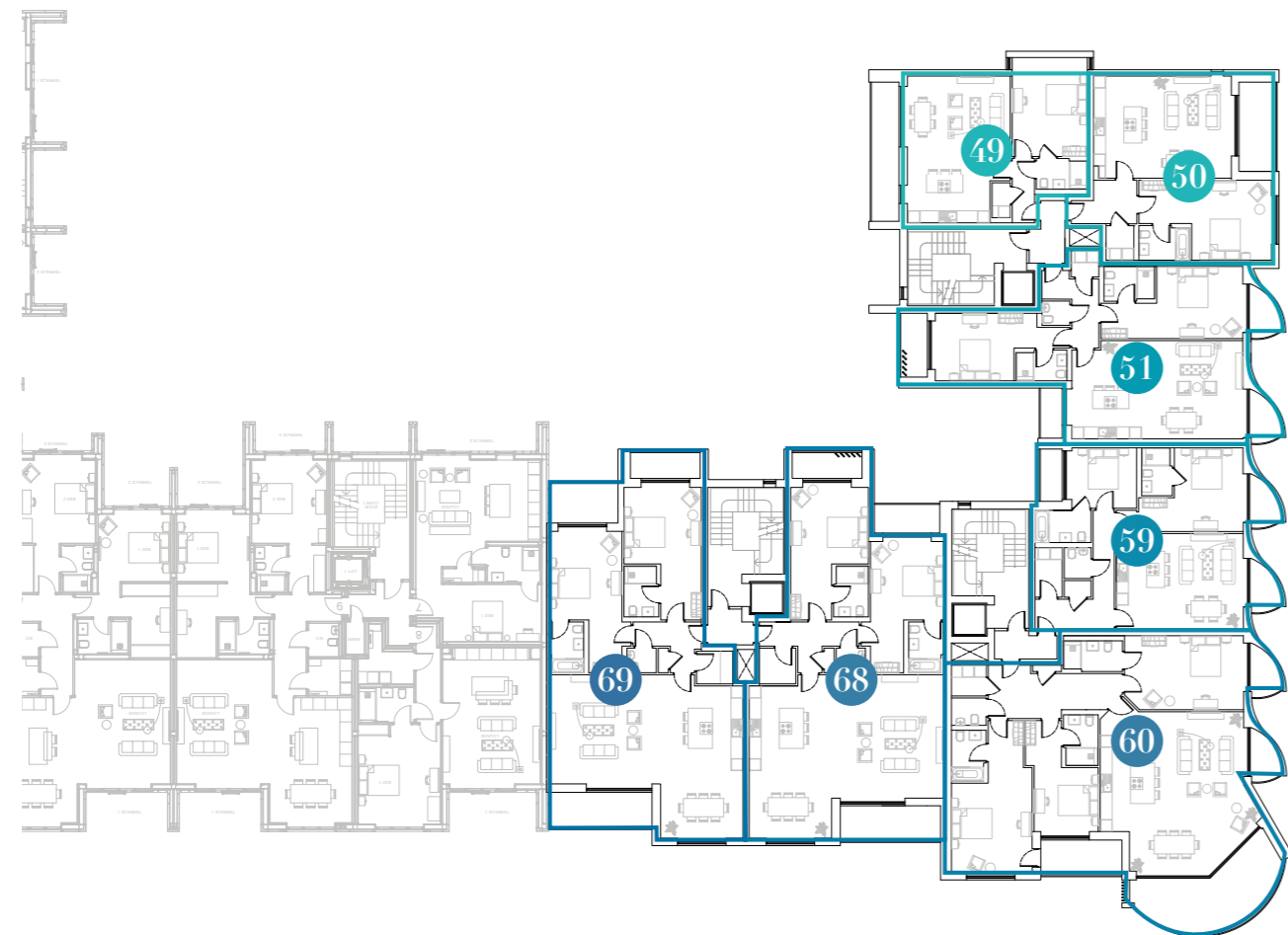
### 3 BEDROOM

Appt No.	58	Appt Type.	5
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TOLCARNE BEACH



NARROWCLIFF

TOLCARNE BEACH



## THIRD FLOOR

These beautiful, spacious ground-floor apartments all feature terraces with direct private access from the underground car park to the apartment. The terraces are reached via the living areas, those at the rear are accessed via bedrooms. All apartments have open-plan living in the form of kitchen-diner-lounge areas, no extra touch is too much: modern and minimal kitchens, worktops and contemporary sanitary ware and vanity storage in the bathrooms.

**INDIVIDUAL APARTMENT TYPE FLOOR PLANS ARE AVAILABLE ON REQUEST**

### 1 BEDROOM

Appt No.	49	Appt Type.	1
	50		2

### 2 BEDROOM

Appt No.	51	Appt Type.	3
	59		4
	68		6
	69		7

### 3 BEDROOM

Appt No.	60	Appt Type.	5
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# 4

## FOURTH FLOOR

On the top floor sit four quite extraordinary penthouses. These amazingly spacious fourth-floor apartments feature enormous, tiled balconies to the front or side with views over Tolcarne. These properties enjoy two underground car park spaces each, accessed via lift direct to the apartment. There are three two-bedroom apartments and a three-bedroom apartment with beautifully designed bathrooms with full height tiling; their open-plan living spaces - in the form of kitchen-diner-lounge areas.

**INDIVIDUAL APARTMENT TYPE FLOOR PLANS ARE AVAILABLE ON REQUEST**

### 2 BEDROOM

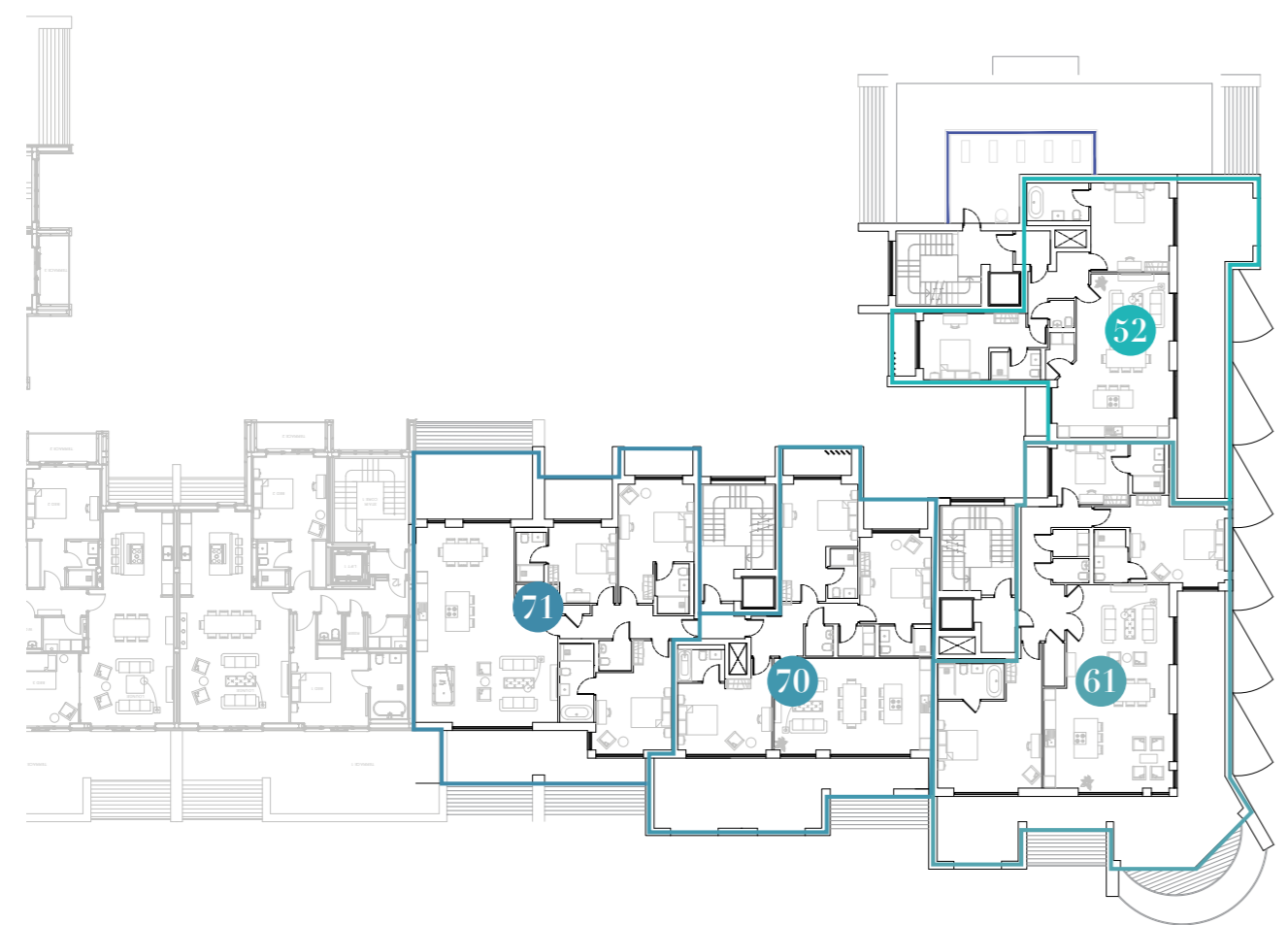
Appt No. 52 Appt Type. 1

### 3 BEDROOM

Appt No. 61 Appt Type. 2

70 3

71 4



TOLCARNE BEACH



**NARROWCLIFF**

TOLCARNE BEACH



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# SPECIFICATION

## LOBBY ENTRANCE

- Aluminium triple glazed entrance doors
- Individual apartment control

## STAIRWELL

- Communal stairs & landings
- Feature design staircase with metal balustrade
- Painted plastered communal walls
- Highly insulated

## APARTMENT ENTRANCE

- Contemporary door
- LCD spy hole
- MGH black door furniture

## APARTMENT ENTRANCE HALLS

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- Storage cupboard (where applicable)
- Wood, tiled or laminate floor

## LIVING ROOM

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- 13 amp power sockets
- Wood, tiled or laminate floor

## KITCHEN

- Designer kitchens
- Induction hob
- Built in fridge freezer
- Electric oven
- Built in microwave
- Dishwasher
- Extractor [ceiling or pop up]
- Wood, tiled or laminate floor

## BEDROOMS

- Painted skirting
- LED downlights
- Painted plaster walls and ceiling
- Wood, tiled or laminate floor
- 13 amp power sockets

## BATHROOMS

- Towel radiator
- Ceramic tiled floor and full height walls
- Hidden cistern toilet
- Shower and/or bath
- Contemporary sanitaryware with vanity storage
- Illuminated mirror with defrost heater and shaver point
- Chrome or black taps and showerheads

## HEATING

- Underfloor heating system

## HOT WATER

- Off communal boiler

## SECURITY

- Mains smoke detectors
- Automatic opening vents to communal areas
- Voice and key controlled communal gated entrance

## BALCONIES

- Toughened framed glazing with brushed stainless steel handrail
- Decking or tiles

## GROUNDS

- Private gated entrance
- Beautifully landscaped areas

## CAR PARKING

- Secure access remote carpark in basement and above ground
- Private lift to each apartment block

The apartment's structure and surrounds will feature the following specification however changes may occur during the construction phase

- One allocated parking bay with one bedroom apartments, two allocated spaces with all 2+ bedroom apartments

## FENESTRATION

- Triple glazed German powder coated aluminium RAL 7039 external, white internal windows

## SUPERSTRUCTURE

- Structural engineer mass filled concrete foundations
- Structural engineer designed steel frame
- Pile driven foundations

## EXTERNAL WALLS

- Fully insulated walls
- Clad with ceramic, brick and zinc

## ROOF

- Traditional flat roof with Garland award winning 20 year guarantee

## LEASE

- 999 lease

## BUILDING WARRANTY

- 10 year guarantee with insurance

## MAINTENANCE CHARGE

- Please contact sales team
- All charges to be paid monthly by Direct Debit





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YOURSELF  
IN THE  
PICTURE









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+ STEPHENS

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+ SHIMMERING SUNRISES

📍 **SEATON  
CORNWALL**







**CLIFF EDGE**  
— BOUTIQUE COASTAL LIVING —

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DEVELOPING PLACES IN CORNWALL

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