

GWEL
TREBARWITH
NEWQUAY



A P A R T M E N T S



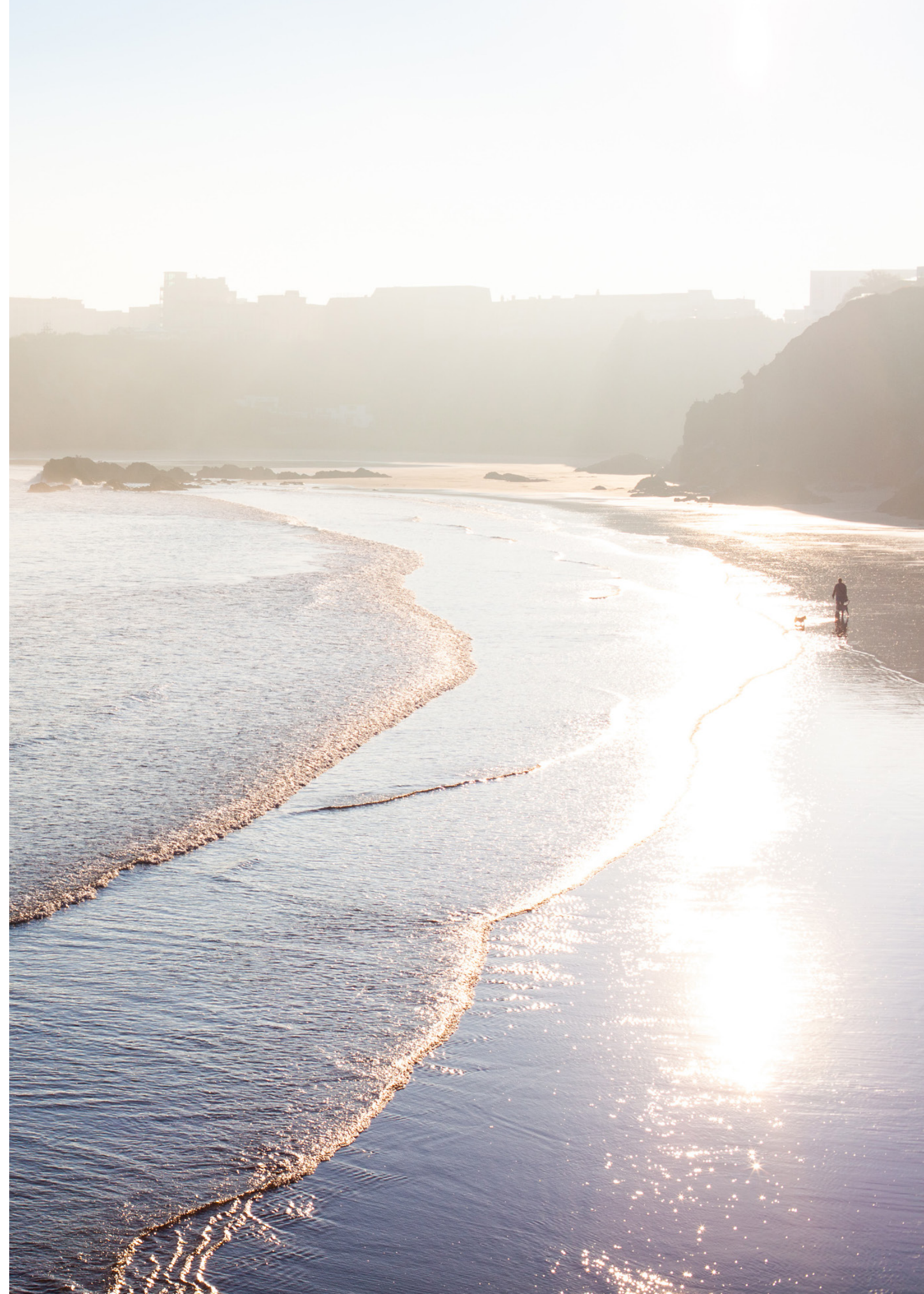
GWEL
TREBARWITH
NEWQUAY

BORN IN CORNWALL

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.



IT IS IN OUR FABRIC

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.

OUR HOMES APARTMENTS



882 - 1076 ft²
82 - 100 m²



Leasehold



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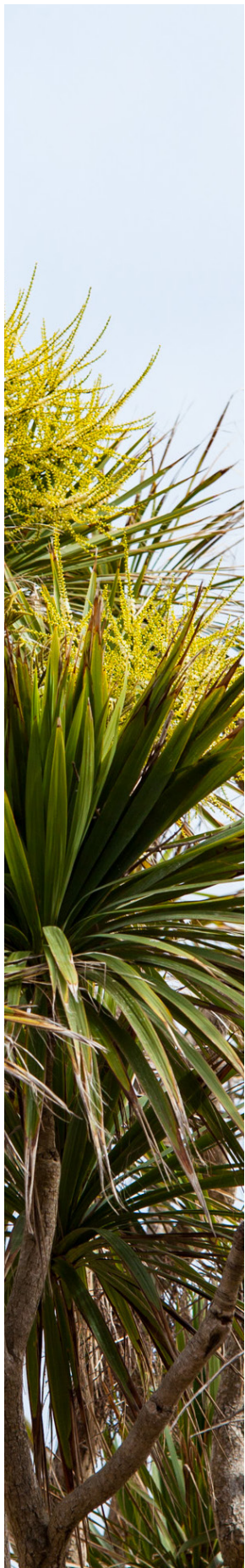


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Set over four floors, our apartments offer a range of footprints, balcony arrangements and orientations. One thing that they all share are the remarkable views which can be enjoyed from the spacious open plan living area.

- 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



KIT CHEN

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 down-draft extractor
- Grill Oven/Microwave
- Multi-function Oven
- Dishwasher
- Fridge/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 double 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



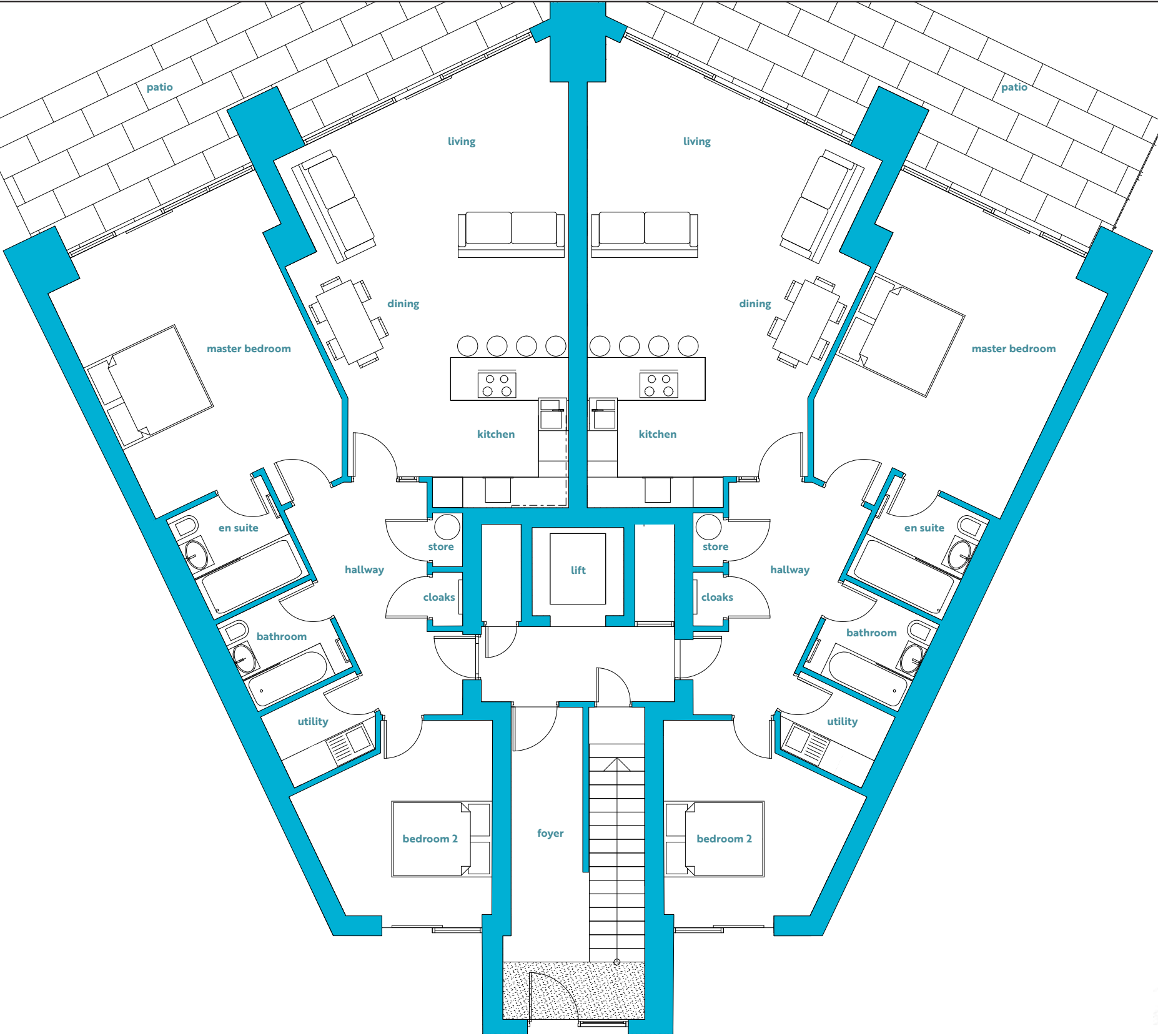
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INTERNAL ROOM AREAS m²/ft²

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

FIRST FLOOR



1054 ft²
98 m²



Leasehold



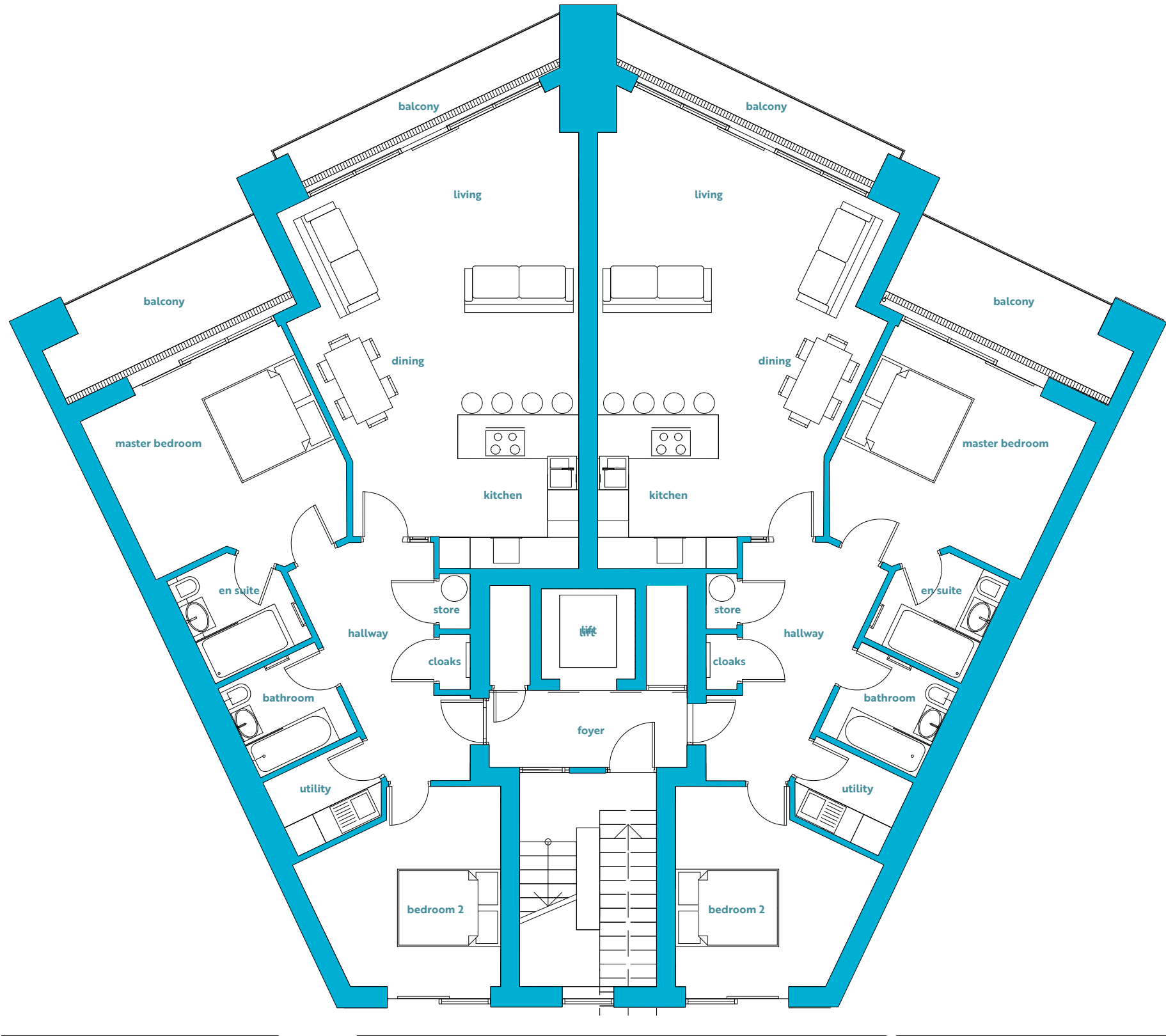
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INTERNAL ROOM AREAS m²/ft²

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	18.2	133
LIVING	18.2	133	BATHROOM	2.9	31





APARTMENTS 5+6

SECOND FLOOR



1025 ft²
95 m²



Leasehold



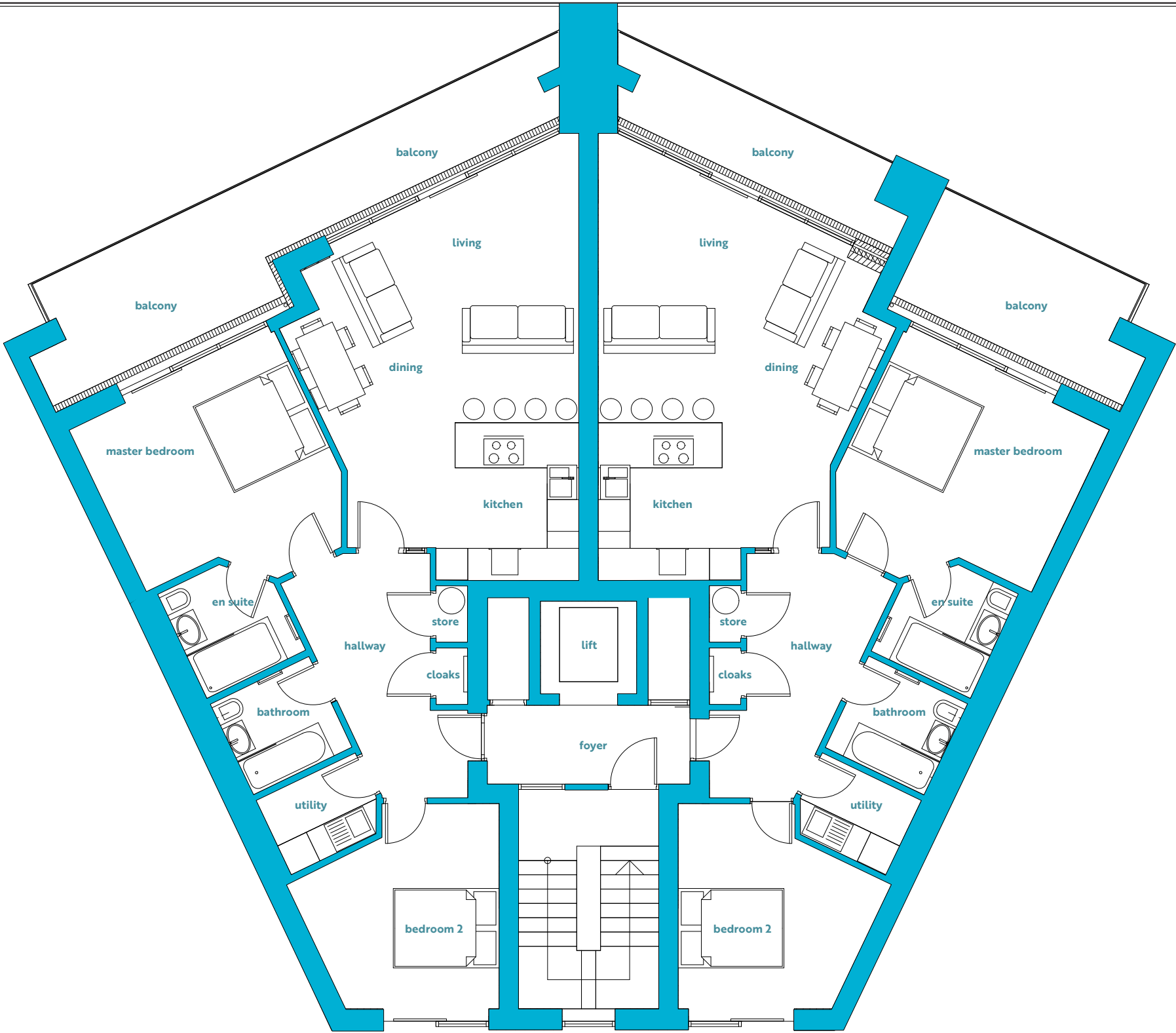
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INTERNAL ROOM AREAS m²/ft²

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

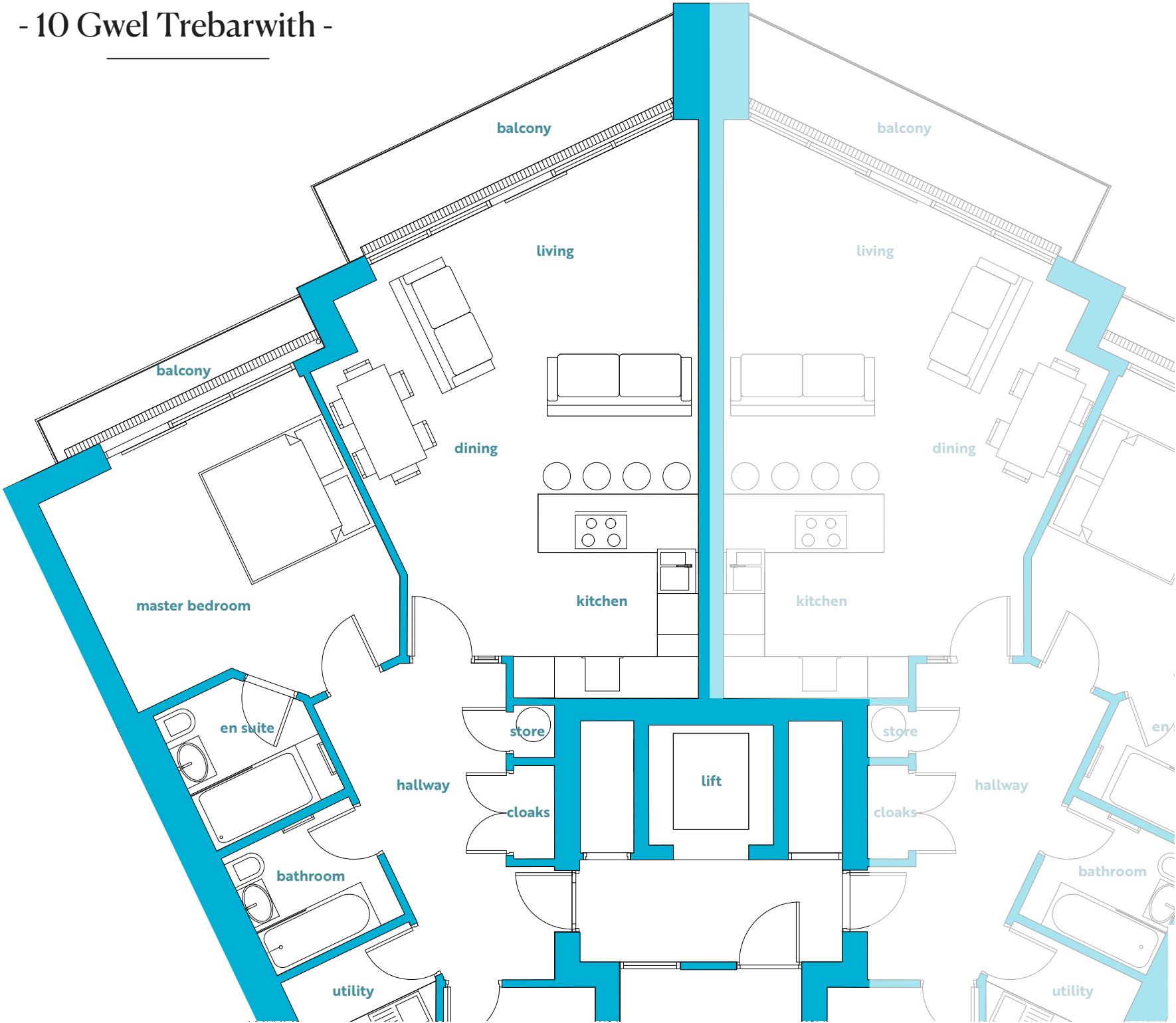
 Leasehold

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- 10 Gwel Trebarwith -



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

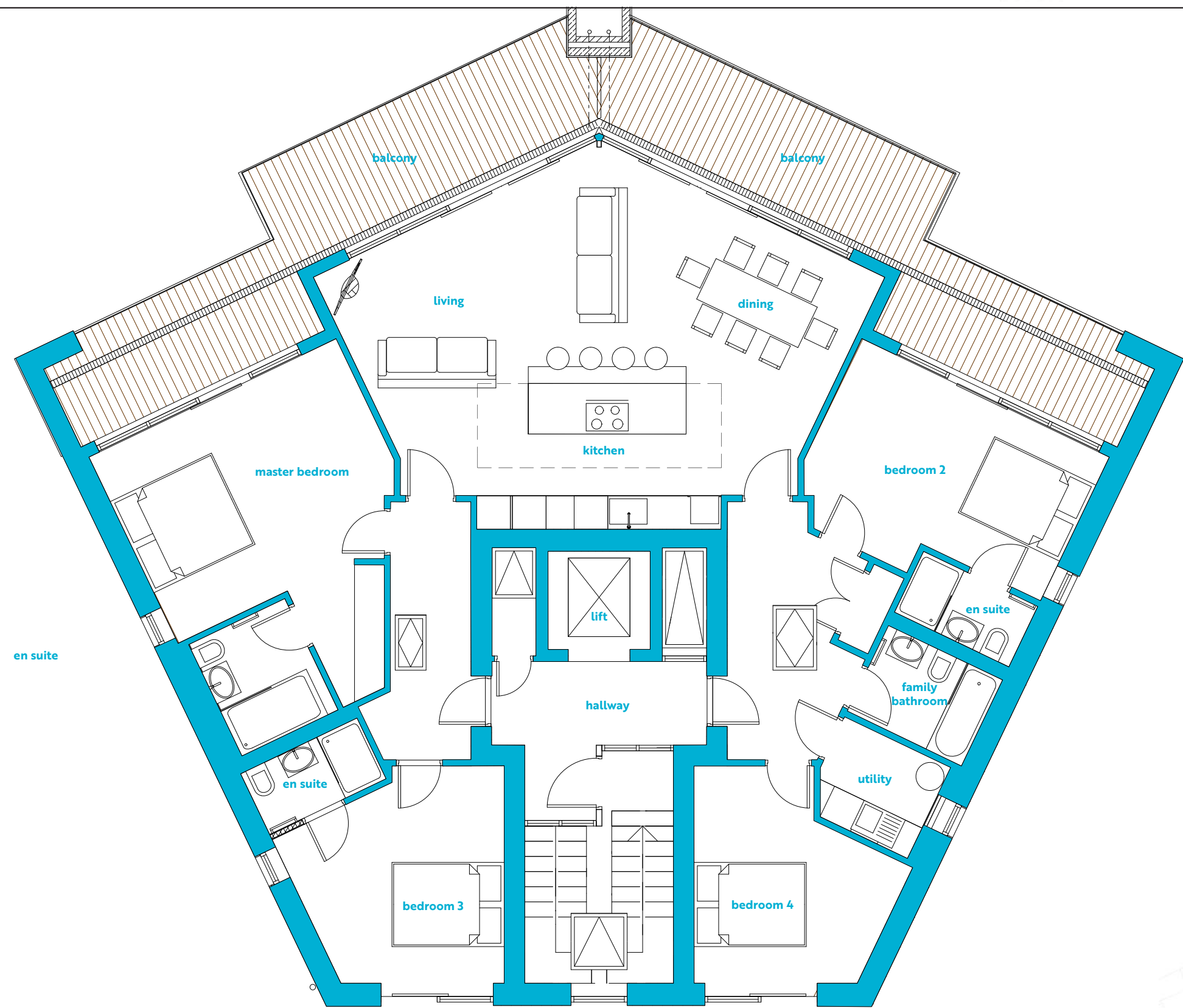
 1173 ft²
109 m²

 Leasehold

 4

 4

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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
SALES LINE TODAY:

01637 820420

OR

BOOK A VIEWING
ONLINE AT:

GTN.HOMES