



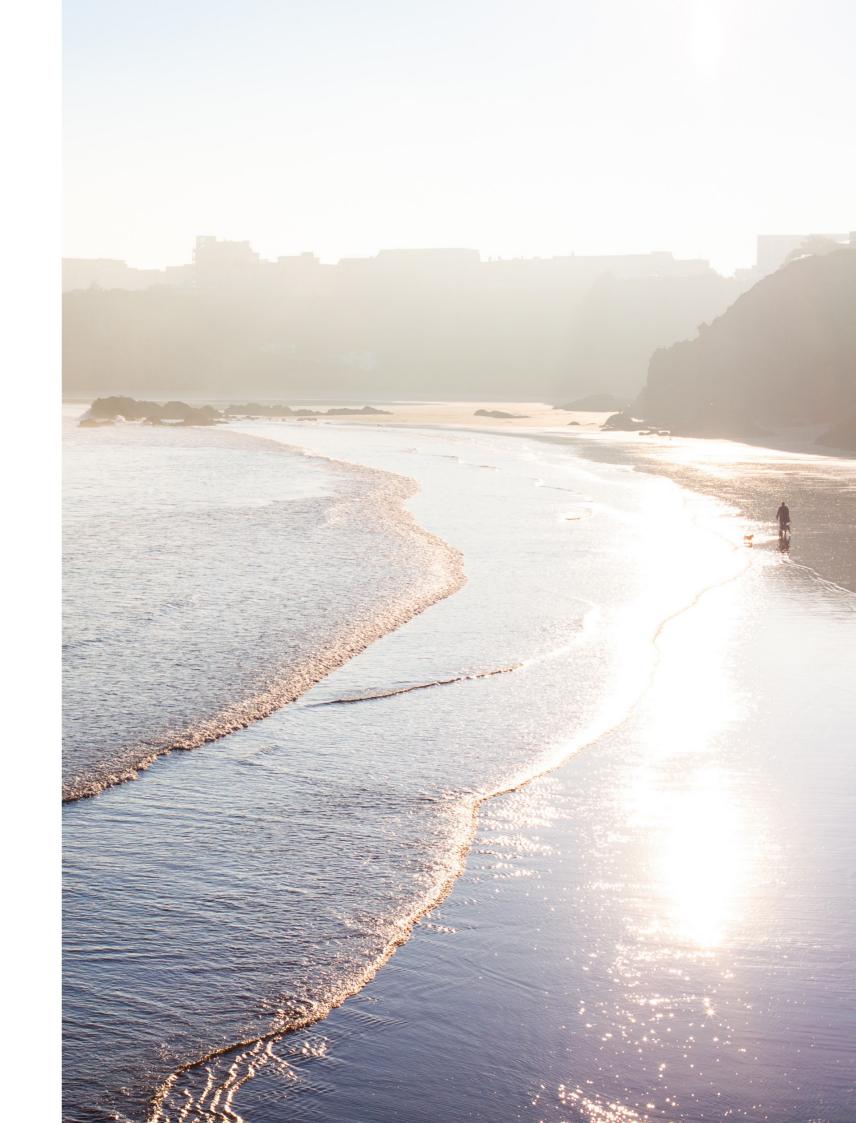
# TREBARWITH

## 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.



# 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 environmentallty 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 ft<sup>2</sup> 82 - 100 m<sup>2</sup>



Leasehold









Set over flour 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



#### 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 Fullly 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 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



1076 ft<sup>2</sup> 100 m<sup>2</sup>

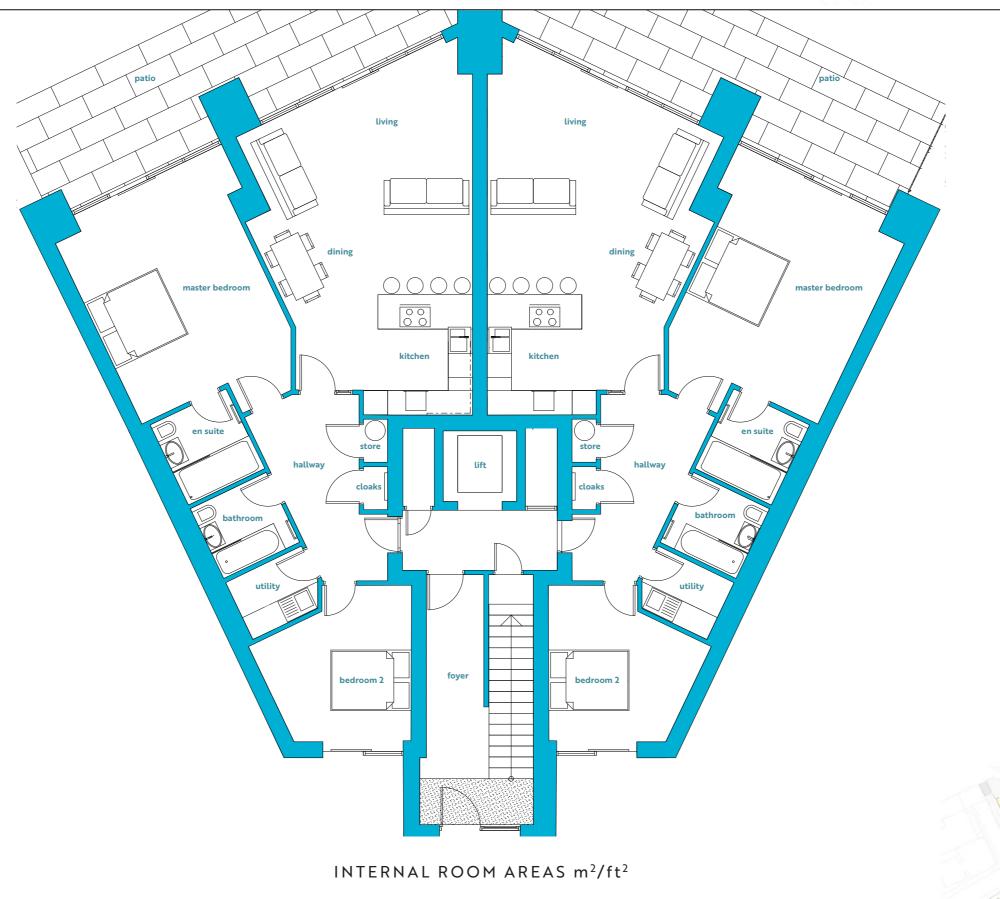








GROUND FLOOR



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





947 ft<sup>2</sup> 88 m<sup>2</sup>

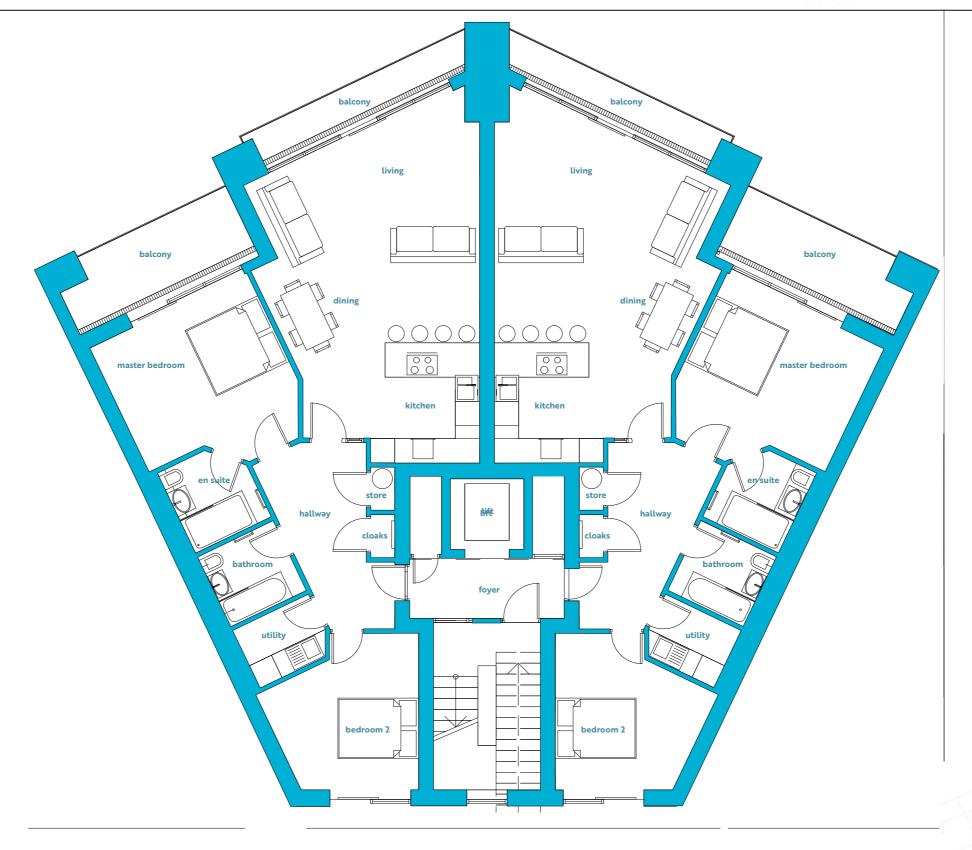








FIRST FLOOR



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

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





882 ft<sup>2</sup> 82 m<sup>2</sup>



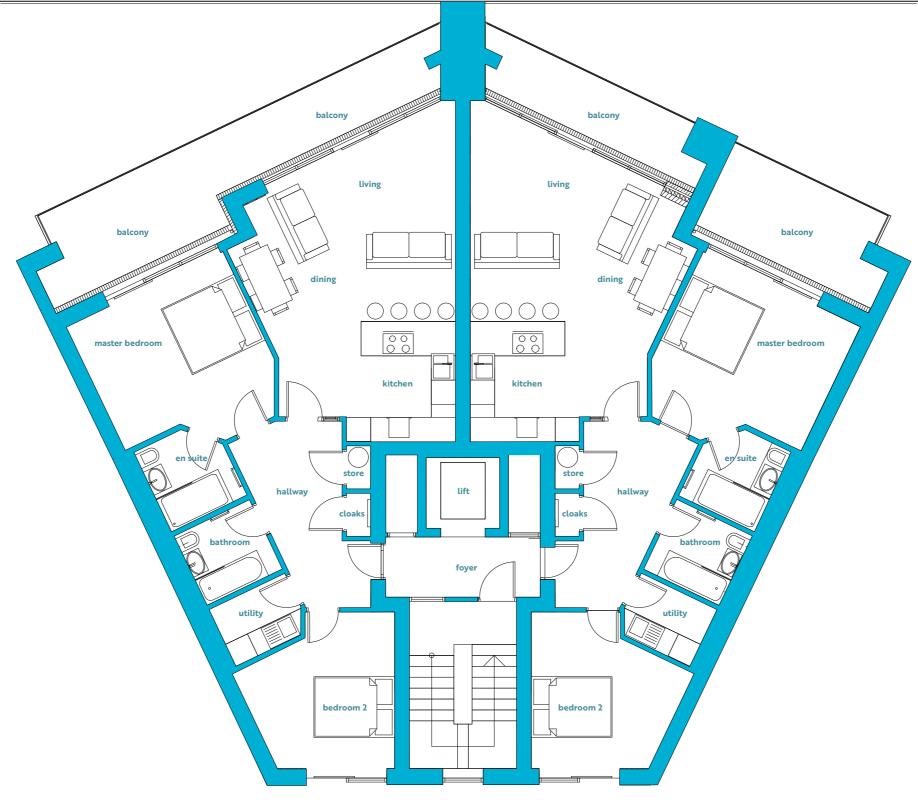








#### SECOND FLOOR



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

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







882 ft<sup>2</sup> 82 m<sup>2</sup>

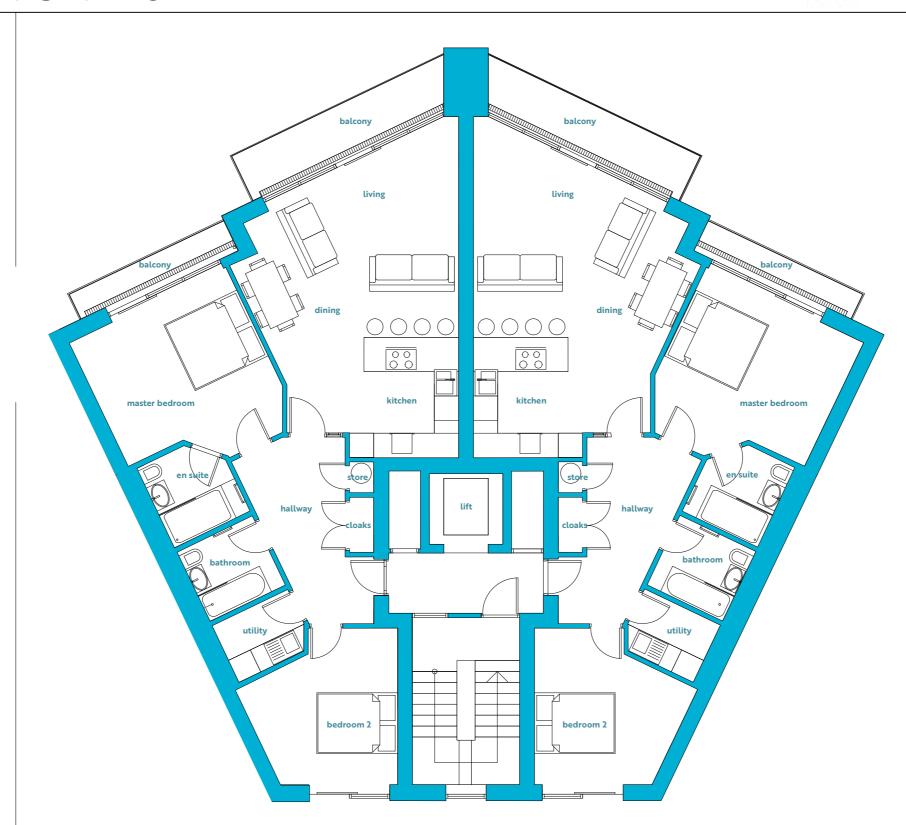








THIRD FLOOR



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

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



# TREBARWITH

CALL OUR DEDICATED SALES LINE TODAY:

01637 820420

OR

BOOK A VIEWING, EMAIL:

INFO@GTN.HOMES