

GWEL
TREBARWITH
NEWQUAY





TOWNHOUSES



TO THE
 **CLIFF**
STAIRCASE
AND BEACH

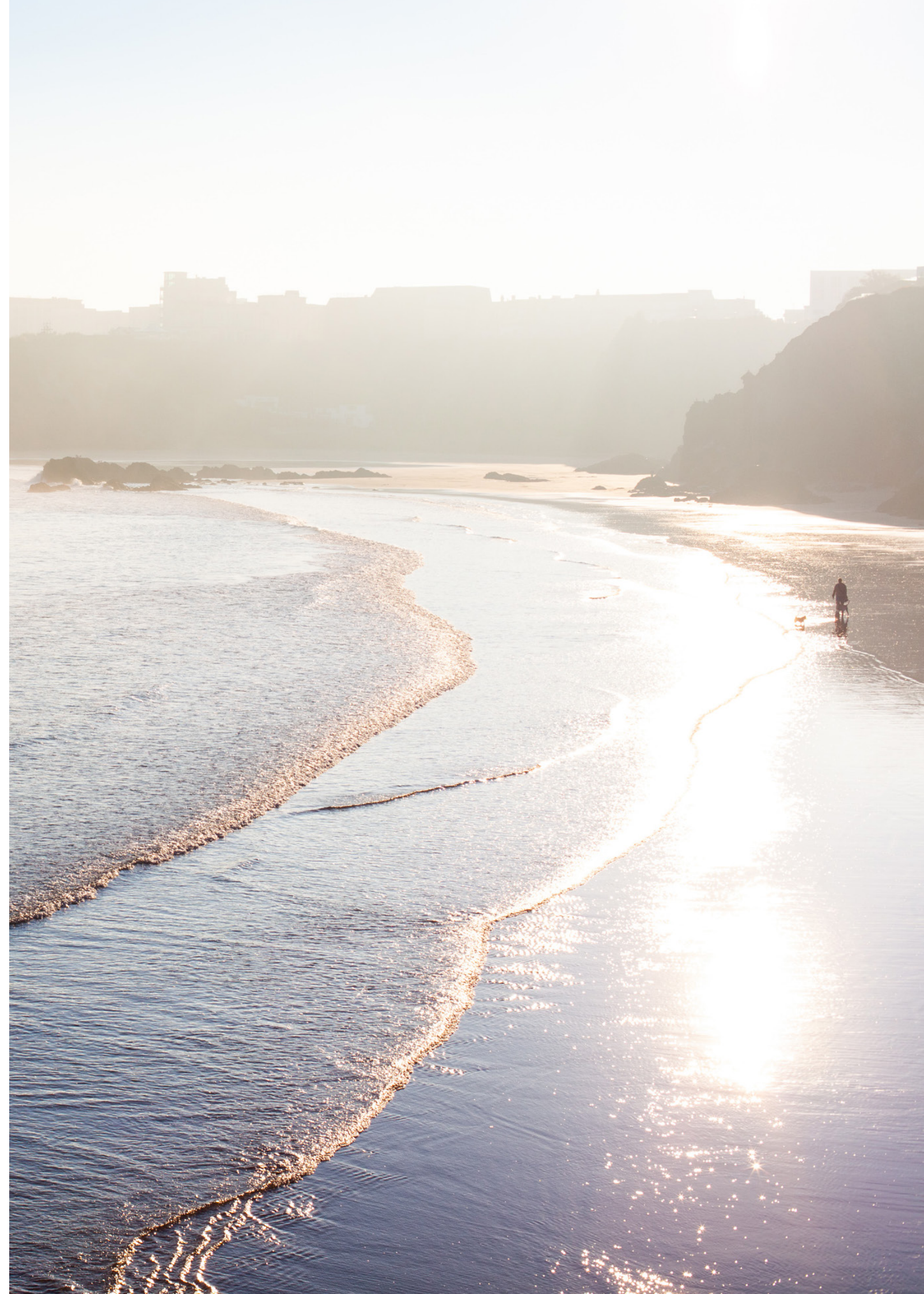
GWEL
TREBARWITH
NEWQUAY

BORN IN CORNWALL

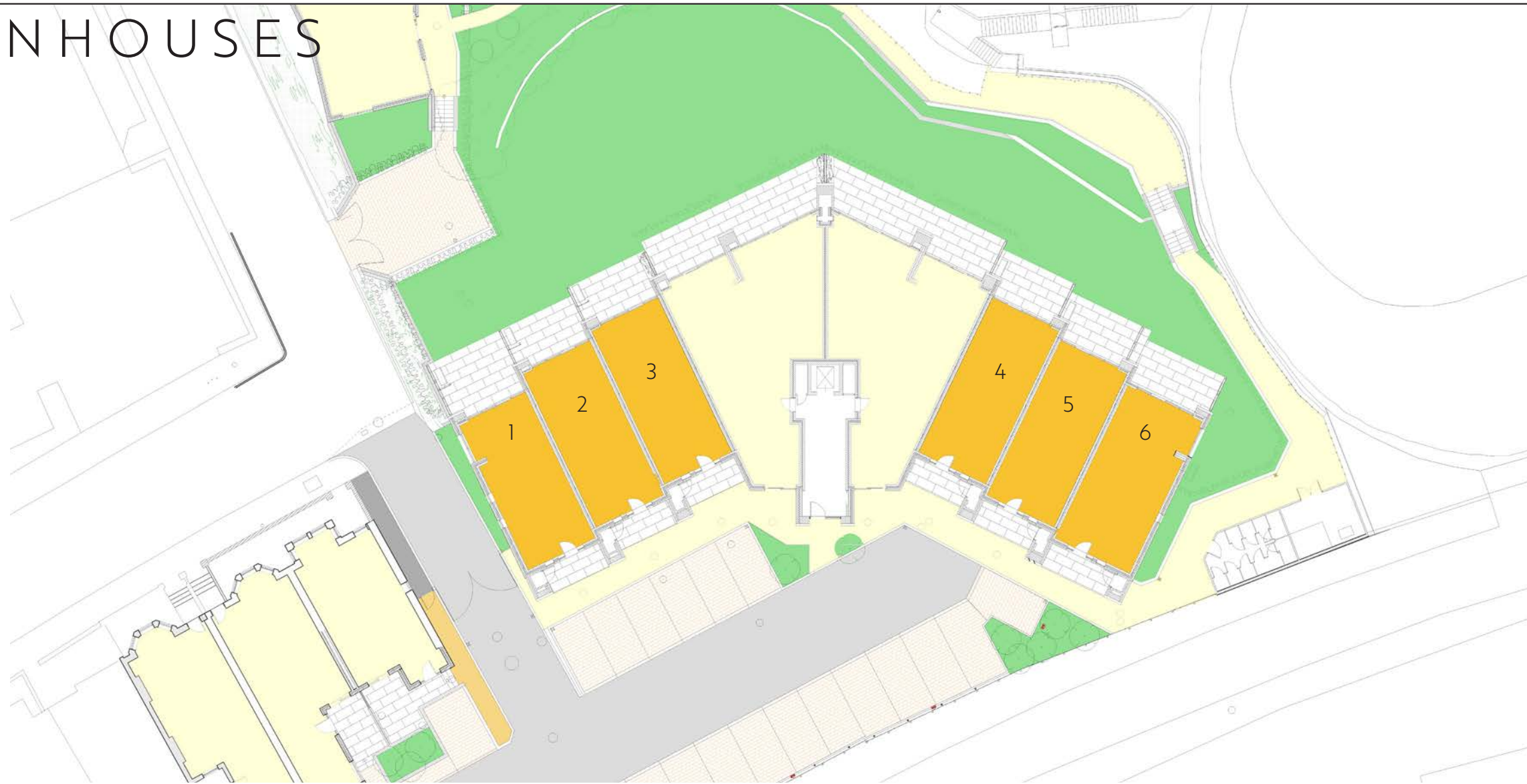
In the heart of Cornwall's most popular seaside town, we have created a new kind of peace. An unforgettable location with staggering views. A curated sensory experience of everything we love most about Newquay.

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.



OUR HOMES TOWNHOUSES



Discover the epitome of luxury living with our selection of townhouses thoughtfully crafted to accommodate your unique lifestyle preferences. Nestled alongside the central apartment core, these exquisite three and four storey arrangements seamlessly merge elegance with practicality.

Exuding flexibility at its core, our townhouses offer an array of layouts and sizes, precisely tailored to suit your individual needs. Choose from three to five bedrooms, complemented by three or four bathrooms (depending on house type) – empowering you to curate your dream abode, precisely as you envision it.

Embrace a life of blissful relaxation and outdoor rejuvenation, as the inviting balconies on both front and rear elevations beckon you to bask in the warm glow of the sun or indulge in captivating views of the serene seaside panorama. Immerse yourself in a world teeming with captivating human activity and the breathtaking beauty of natural surroundings.

Designed with ingenuity and aesthetics in mind, our townhouses benefit from an innovative 'upside down' arrangement, enabling you to relish panoramic vistas throughout. The top floor boasts a seamlessly connected open-plan

kitchen, dining, and living area, affording you the most awe-inspiring views, extending from the pristine beach to the enchanting Trevoze Head.

At the heart of our townhouses lies a commitment to sustainability and environmental responsibility. Experience a genuinely welcoming and eco-conscious atmosphere, courtesy of the Air Source Heat Pump that efficiently heats every corner of your home. This cutting-edge system provides both zonal control and individual programmability for each room, while ensuring the elimination of carbon dioxide and other harmful emissions.

Moreover, your well-being is of utmost importance to us. Rest assured that the air you breathe is continually refreshed and purified around the clock, thanks to our Mechanical Ventilation Heat Recovery system. This unobtrusive technology silently operates in the backdrop, expertly retaining warmth within the property while refreshing the air within your living spaces every hour.

Indulge in the lifestyle you deserve, where meticulous design, exquisite views, and eco-friendliness seamlessly converge. Experience unparalleled comfort and opulence in our meticulously crafted townhouses that truly redefine sophisticated living.

OUR HOMES

TOWNHOUSES



 1582 - 1981 ft²
147 - 184 m²  Freehold & Leasehold  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

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 hard-wired 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.

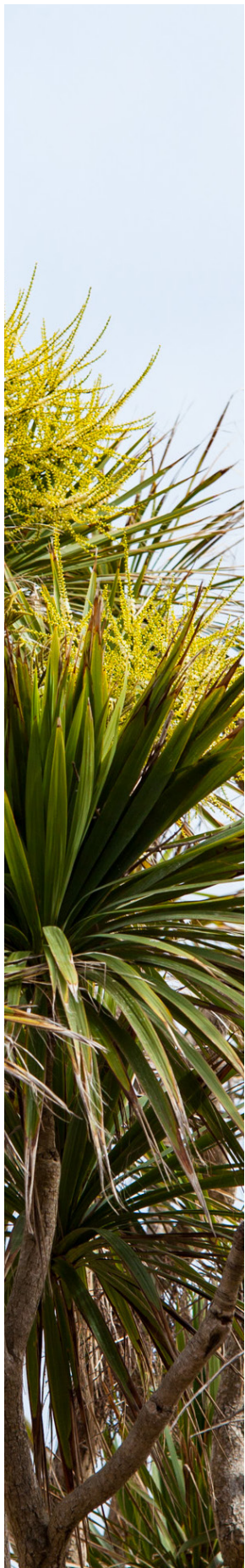
ARRIVE AND THRIVE

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 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
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



1797 ft²
167 m²



Freehold



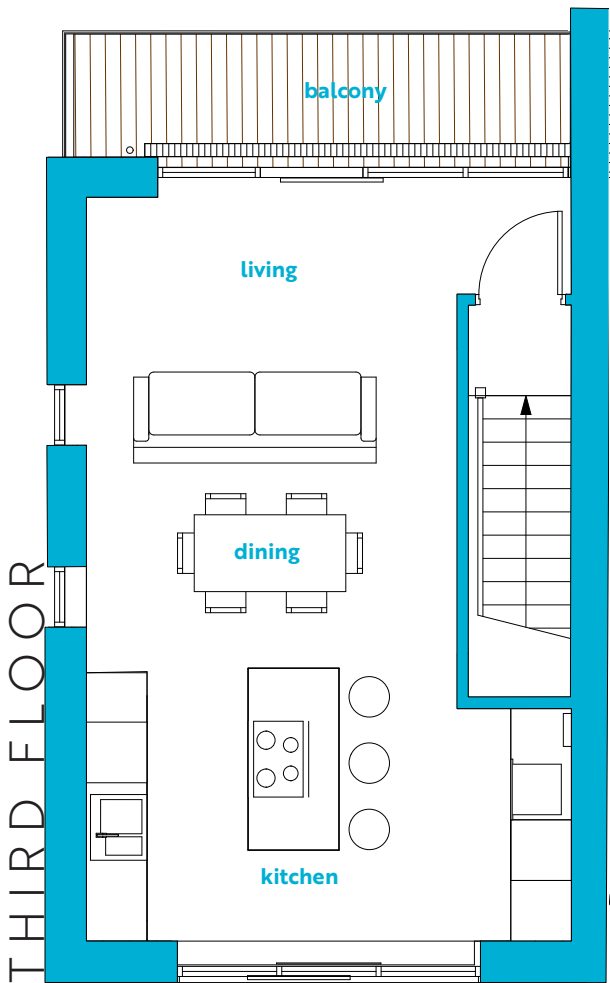
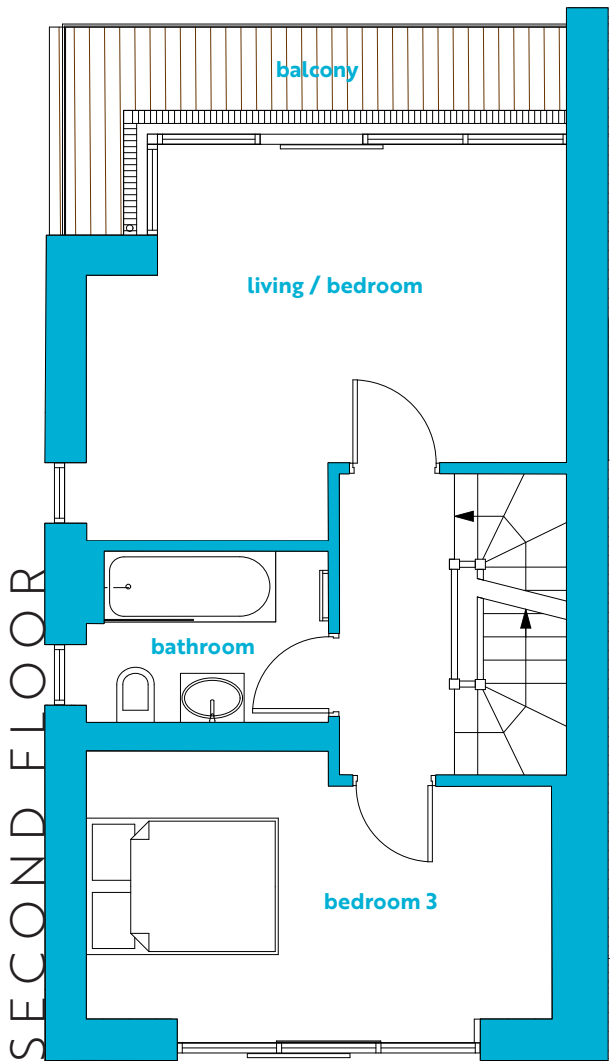
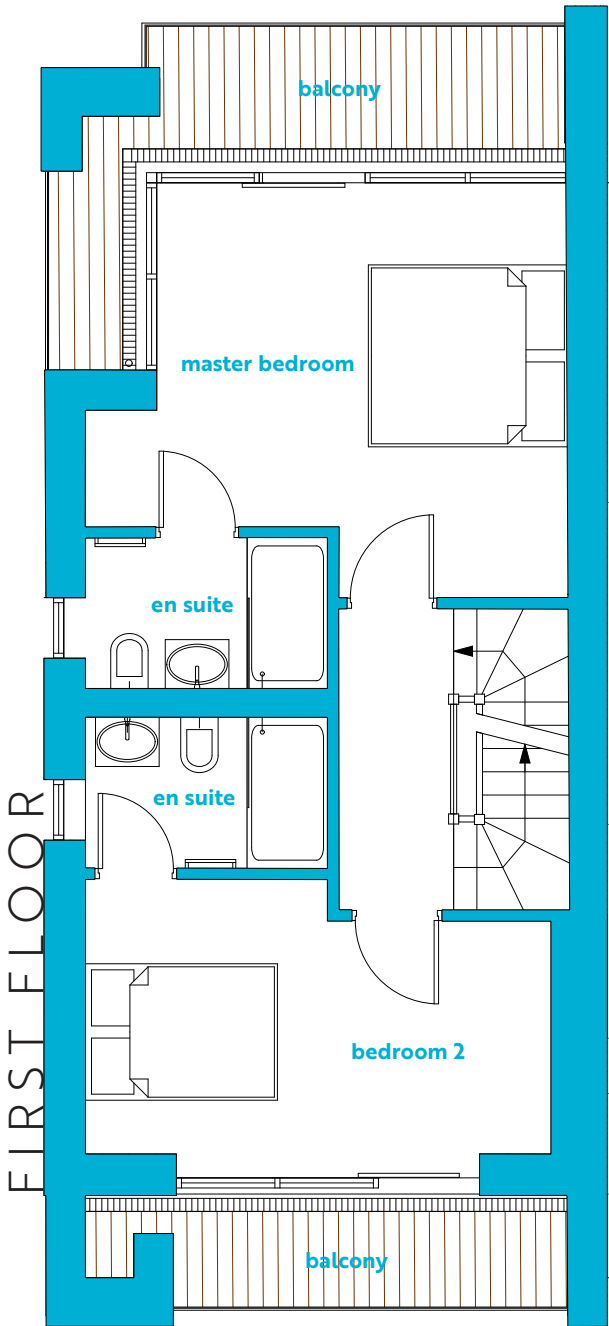
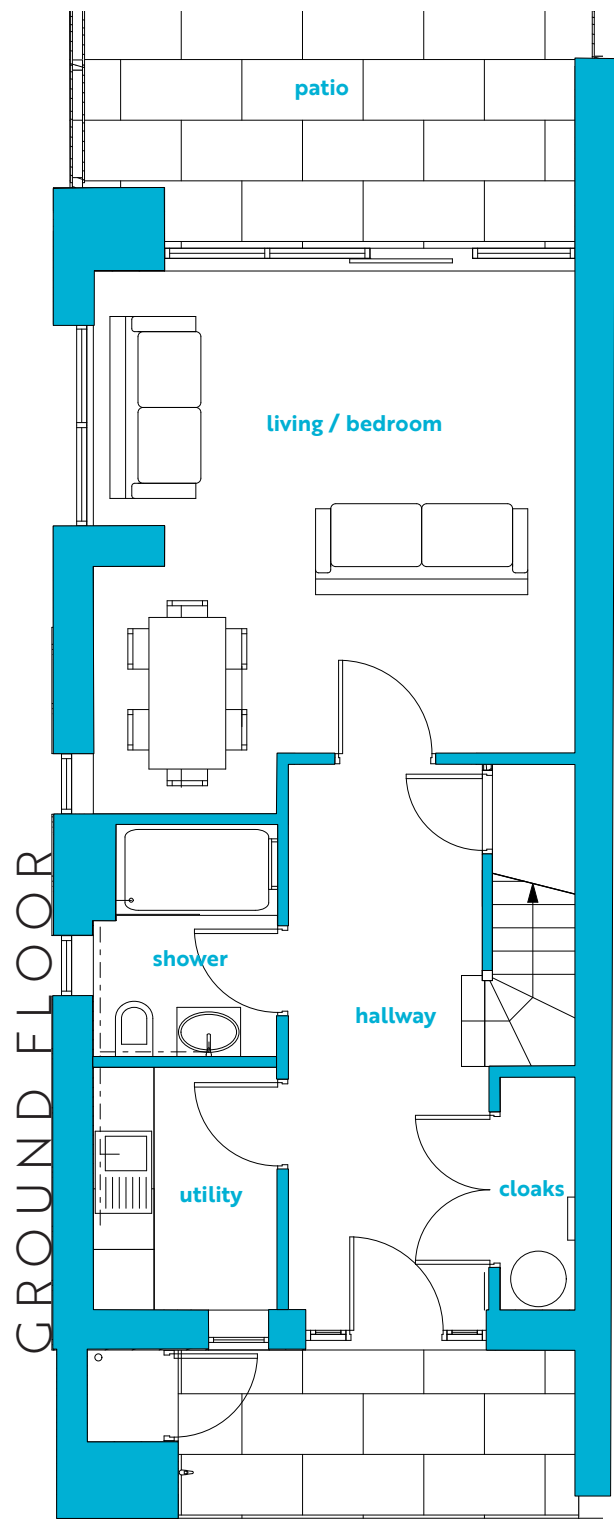
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INTERNAL ROOM AREAS m²/ft²

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



1981 ft²
1184 m²



Freehold



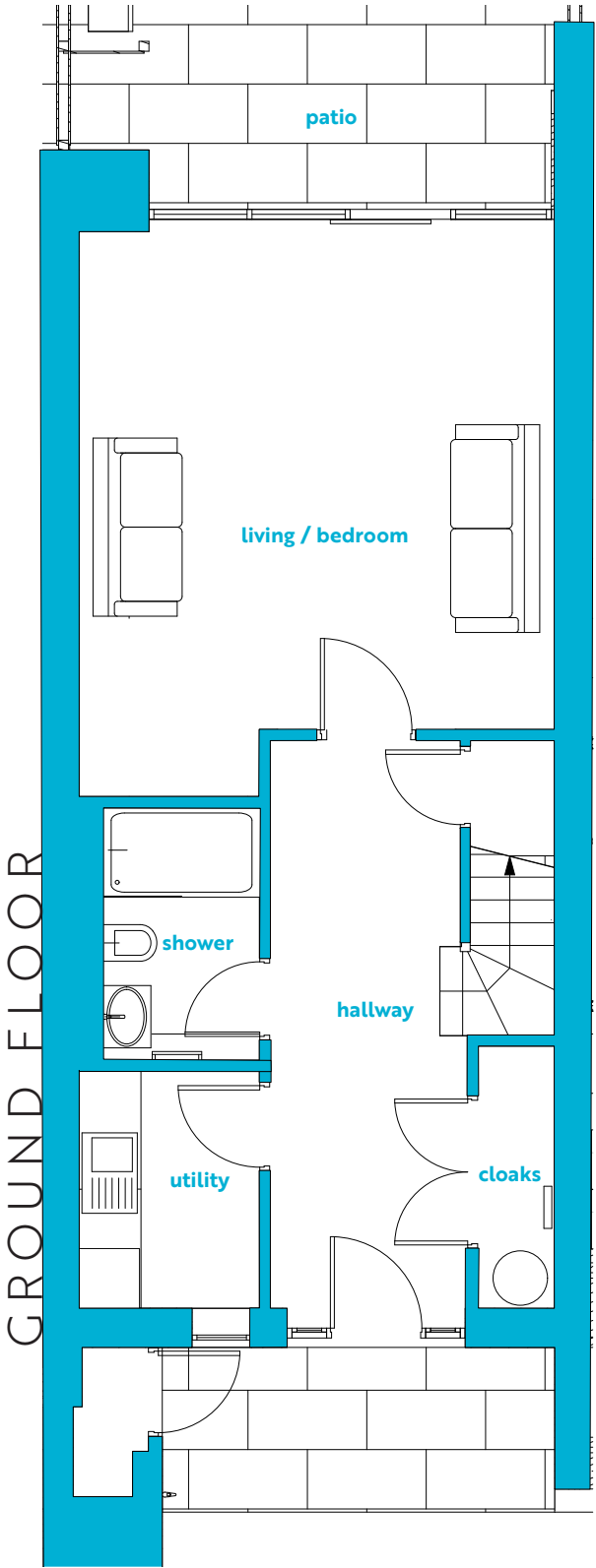
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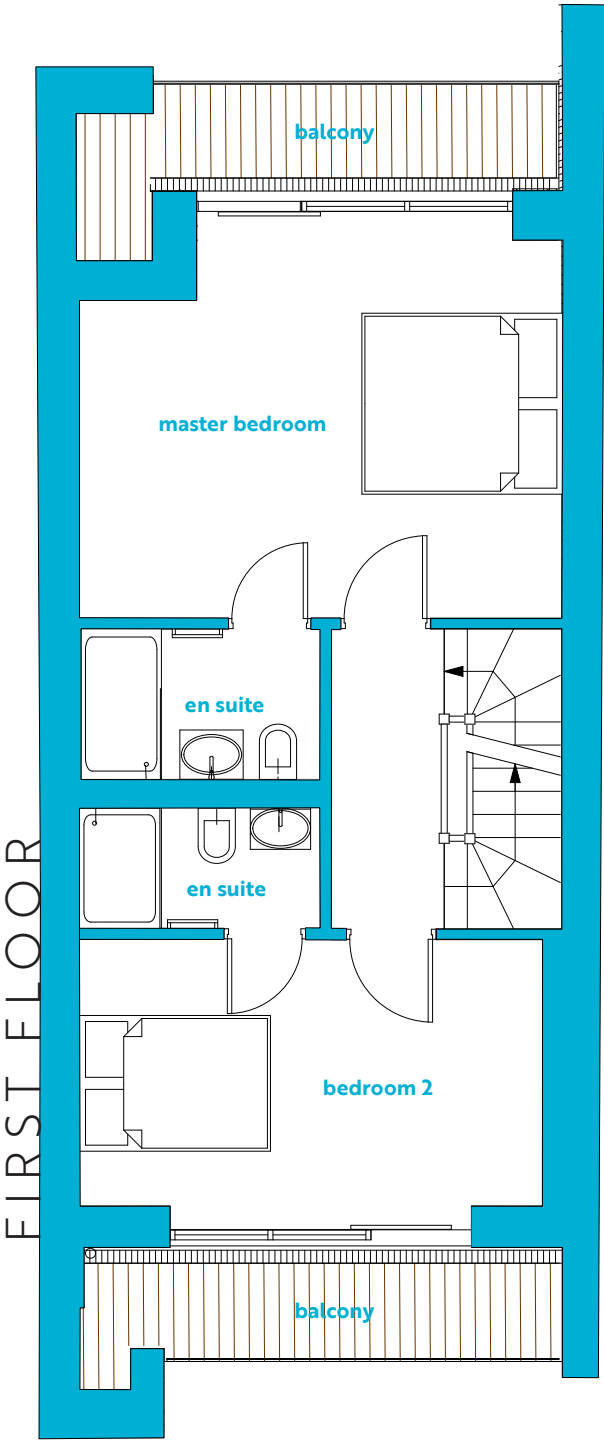
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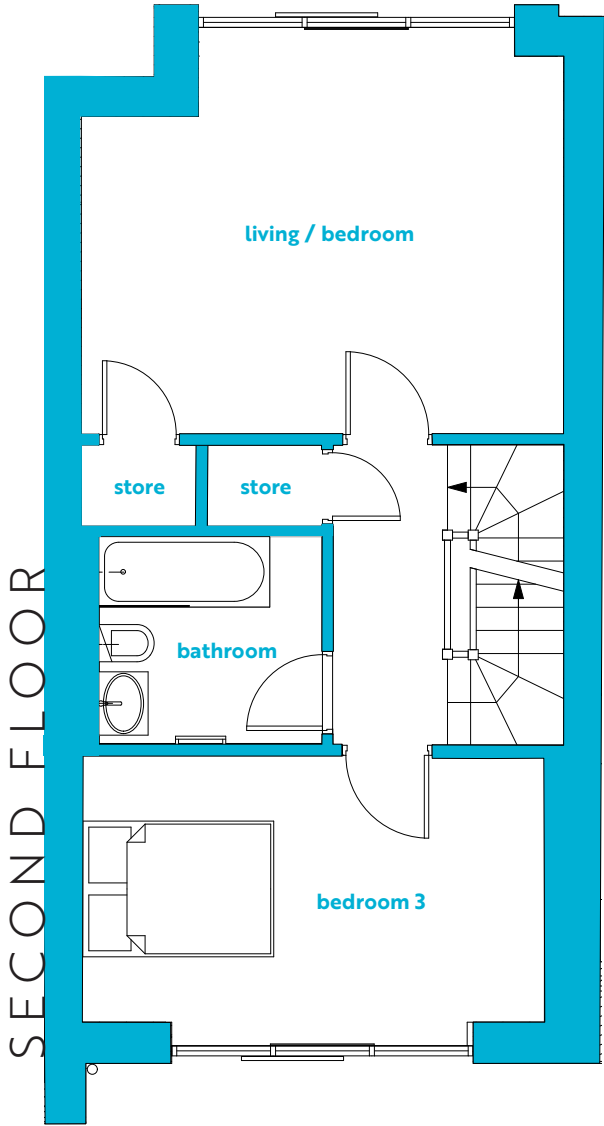
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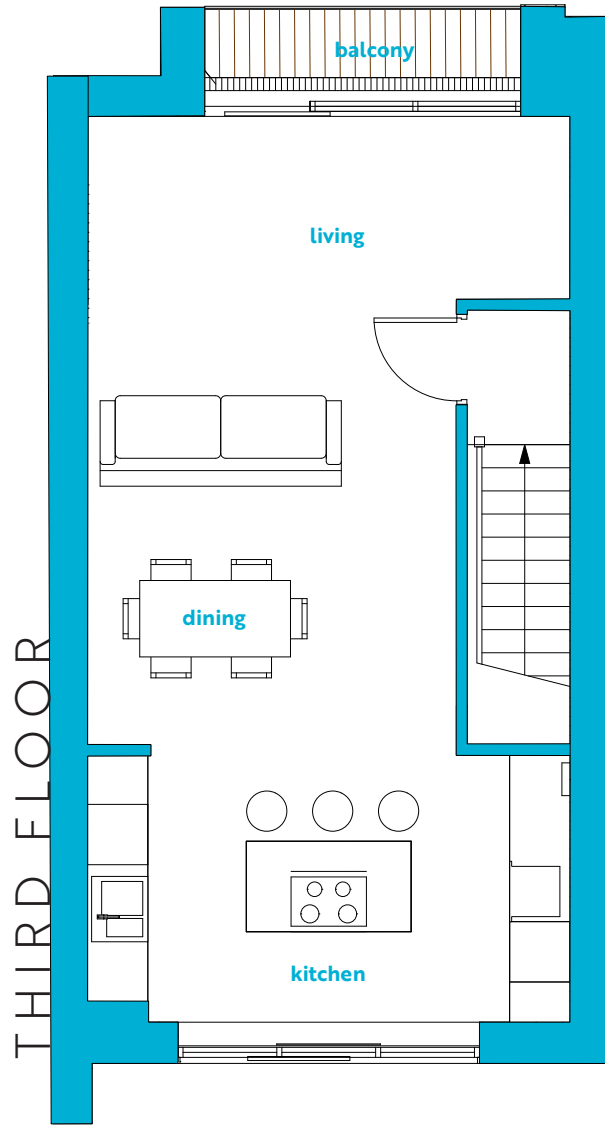
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

INTERNAL ROOM AREAS m²/ft²

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





TOWNHOUSES 4 + 5



1981 ft²
184 m²



Leasehold



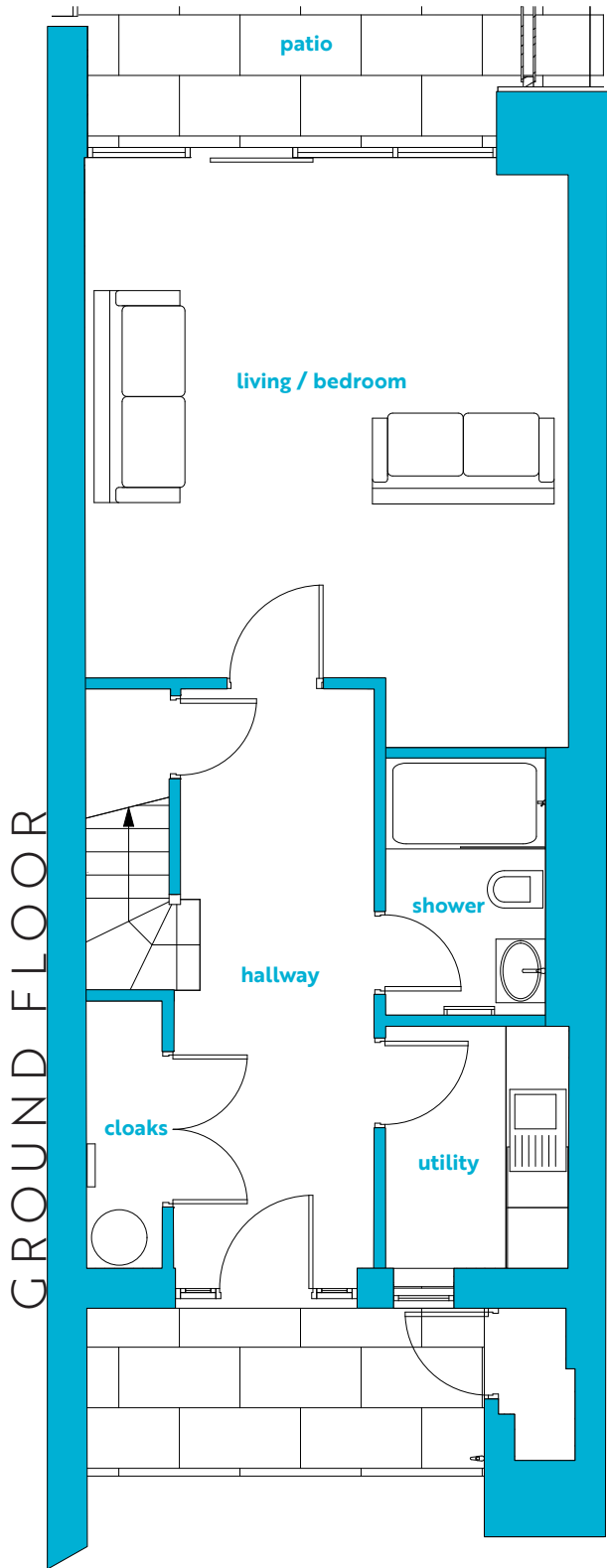
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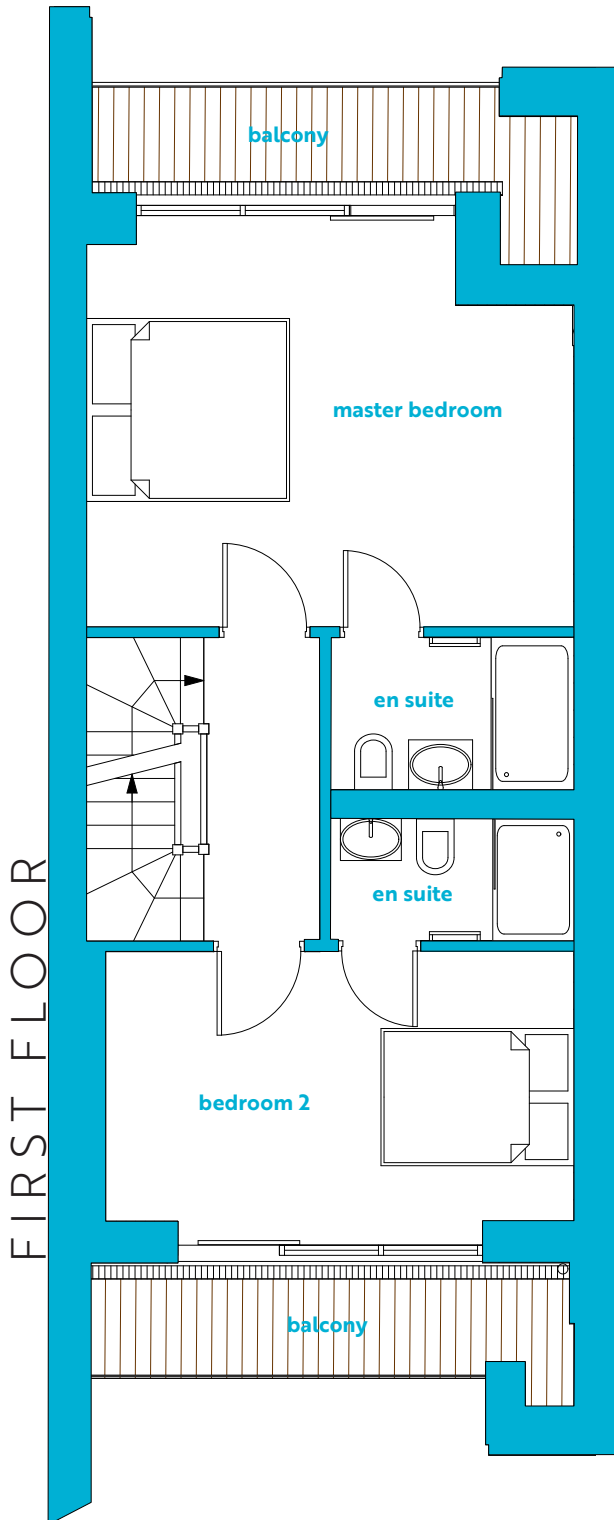
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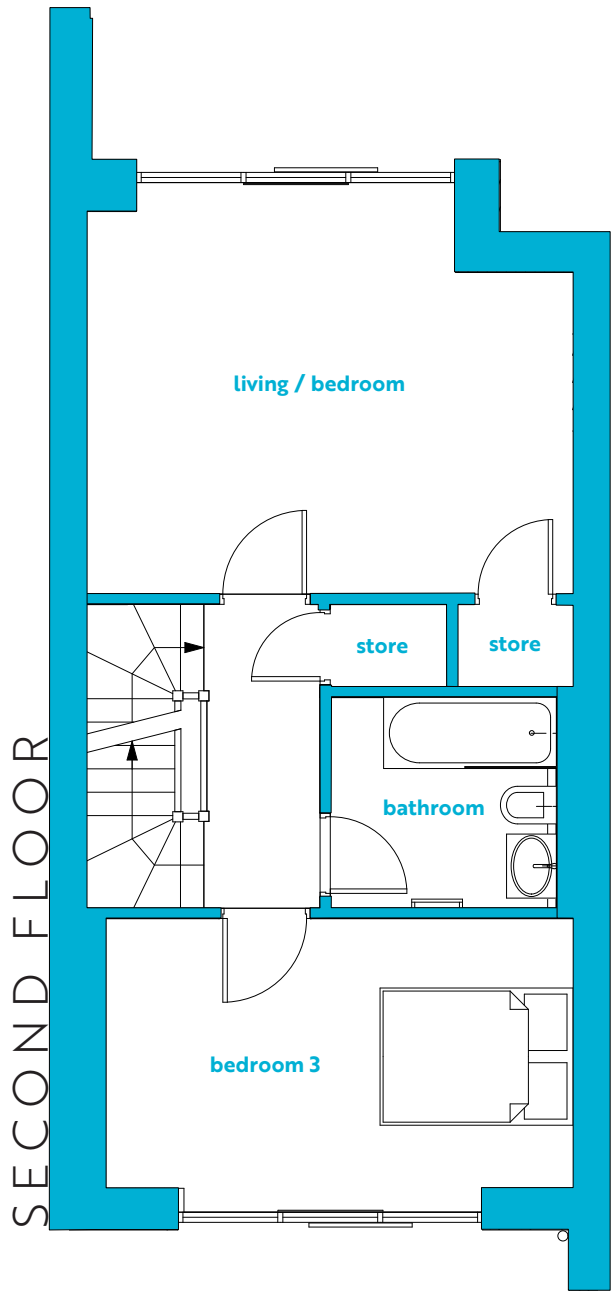
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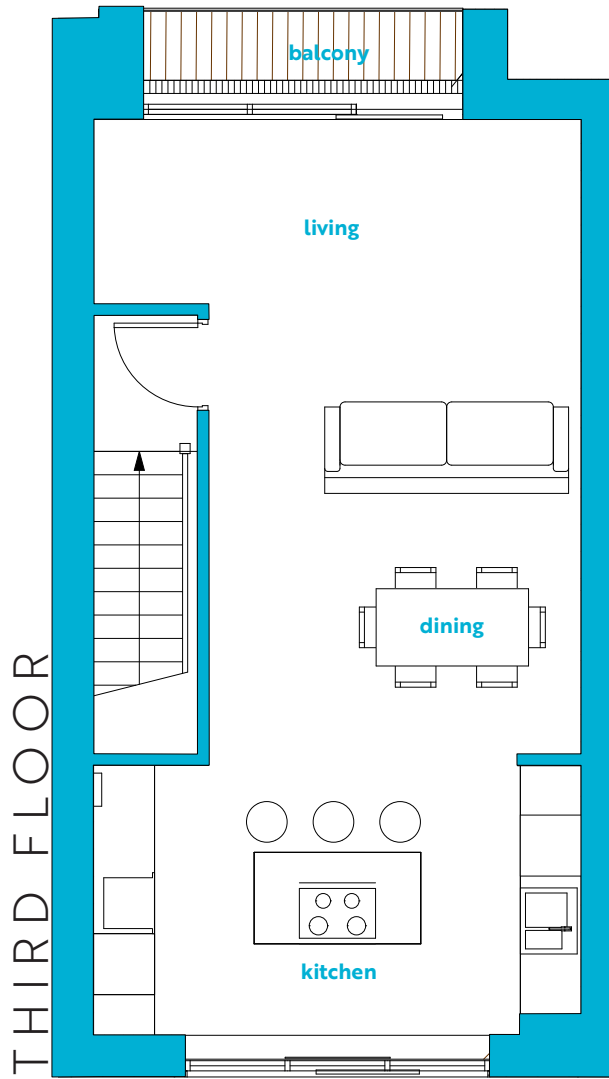
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

INTERNAL ROOM AREAS m²/ft²

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



1582 ft²
147 m²



Leasehold



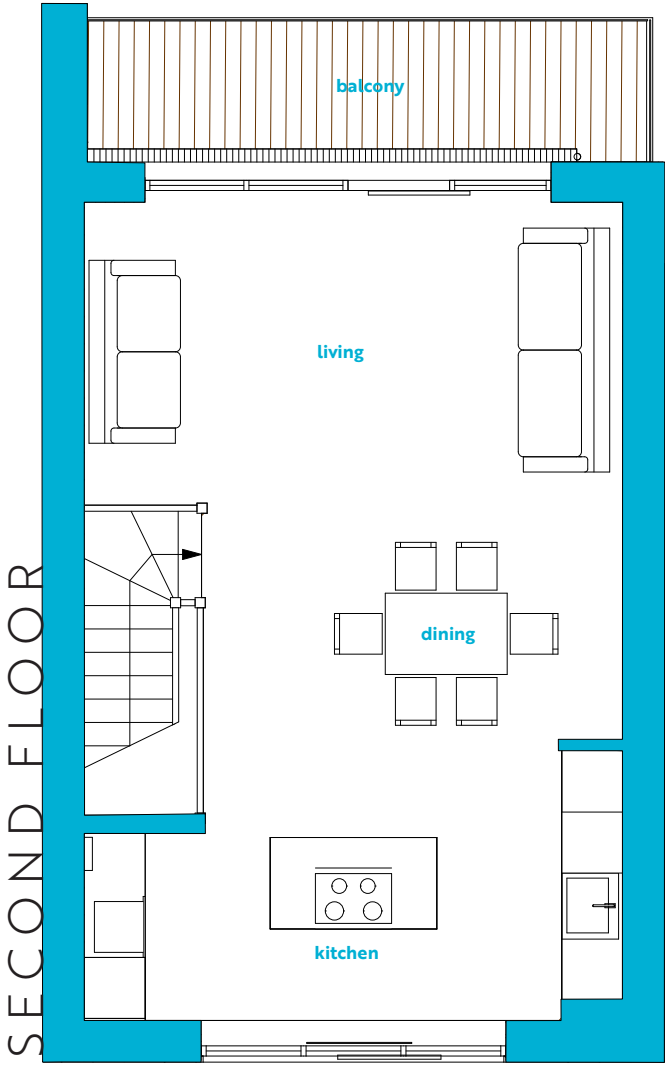
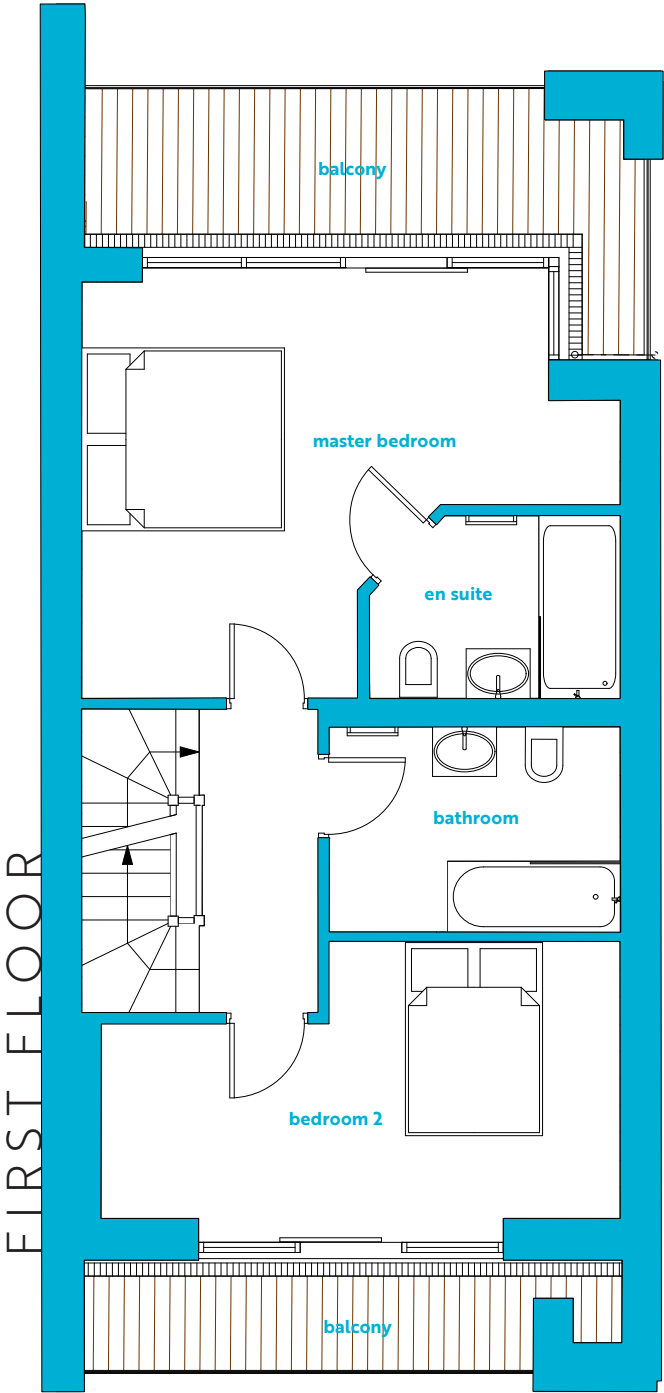
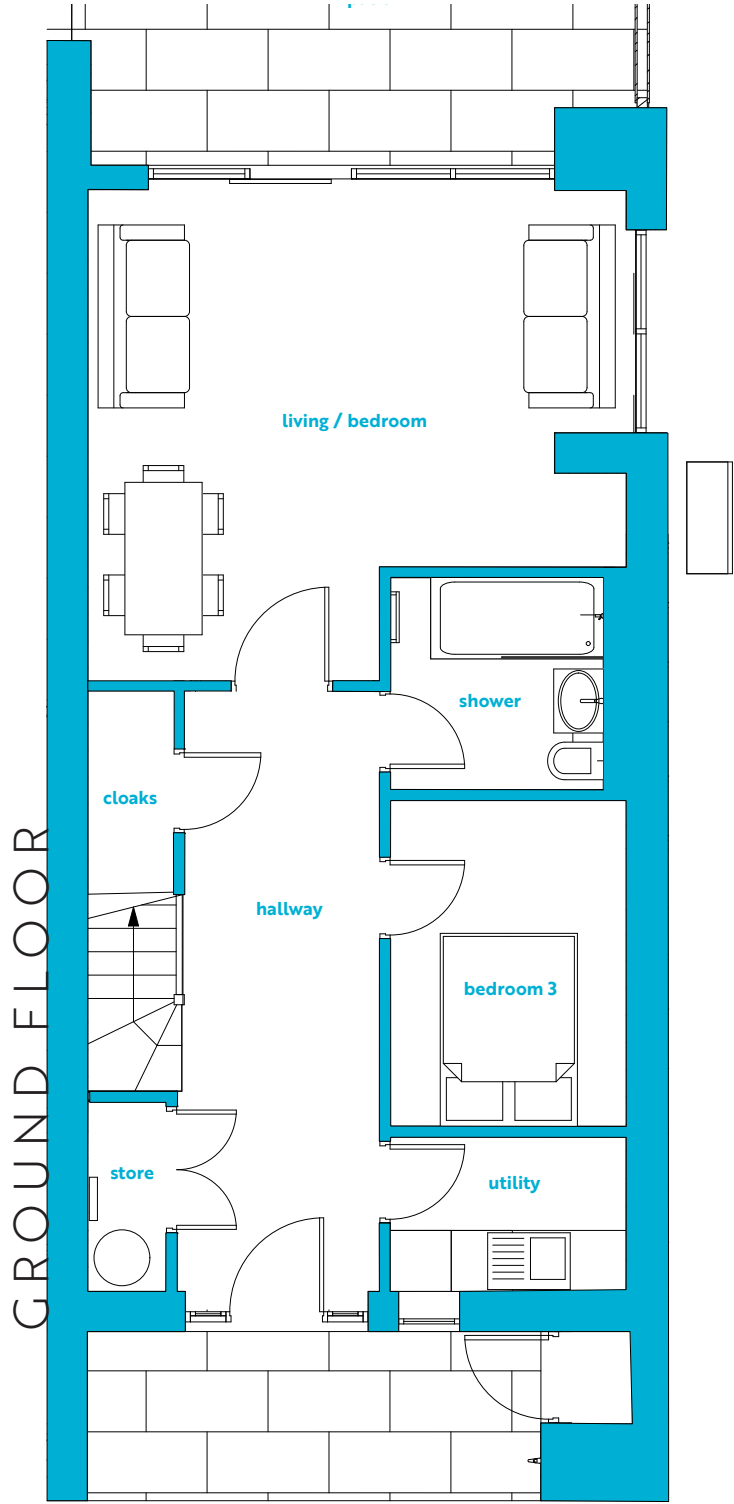
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INTERNAL ROOM AREAS m²/ft²

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



VIEWING

GWEL
TREBARWITH
NEWQUAY

CALL OUR DEDICATED
SALES LINE TODAY:

01637 820420

OR

01209 877182

