

# FINE & COUNTRY

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A fantastic opportunity to purchase a brand new, three bedroom luxury holiday villa on one of Cornwall's most prestigious new developments.





Una St Ives, is situated on the fringes of the Cornish fishing town of St Ives, close to the nearby Carbis Bay which found fame when hosting the G7 summit in 2021. This exceptional resort boasts an award winning restaurant, Una Kitchen and Una Spa with its 15 metre indoor swimming pool, life fitness gym, sauna, steam room, luxurious spa treatments and Una Lido providing a stunning seasonal outdoor luxurious well being experience.

## **THE VILLA**

Offering three bedrooms with open plan living, this furnished brand new luxurious villa boasts many refinements of modern living. From oak wall lining to recessed mini LED spotlights on the staircase treads, to engineered oak floors and glass balustrade. The beautifully finished lodges provide refined, spacious living with each detail having been thoroughly thought through and designed.

In brief, the accommodation which is arranged into reverse level, comprises, on the ground floor, a bathroom and three bedrooms, the master of which has an en suite and walk-in wardrobes for both bedrooms - one and two. On the first floor is a large open plan lounge/kitchen/diner and access to a good sized balcony.

## **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door to -

### **HALL**

With doors to all bedrooms, access to the rear terrace and door to -

### **BATHROOM**

Comprising a bath, W.C. and washbasin.

**BEDROOM ONE 5.7M X 2.8M (18'8" X 9'2" )**

**EN SUITE 2.8M X 1.5M (9'2" X 4'11" )**

**WALK-IN WARDROBE 1.7M X 1.5M (5'6" X 4'11" )**

**BEDROOM TWO 2.8M X 4.8M (9'2" X 15'8" )**

**WALK-IN WARDROBE 1.8M X 1.2M (5'10" X 3'11" )**

**BEDROOM THREE 2.8M X 3.7M (9'2" X 12'1" )**

## **OUTSIDE**

### **REAR TERRACE**

We are advised is 19.3 square metres.

## **FIRST FLOOR**

**LIVING AREA 3.6M X 5.7M (11'9" X 18'8" )**

**DINING AREA 5.9M X 3.1M (19'4" X 10'2" )**

**KITCHEN AREA 7.7M X 1.8M (25'3" X 5'10" )**

### **BALCONY**

Accessed from the first floor and, we are advised, is 6.2m x 2.8m.

## **AGENTS NOTE**

We are advised the property will be a leasehold property. Lease details to be confirmed.

## **HOW IT WORKS**

- You enjoy your villa or apartment for six weeks every year, spread equally over high, mid and low seasons. Then we take care of the rest, including maintenance and lettings, paying you a guaranteed up to 8% return for an initial five-year term, paid in advance in quarterly instalments.
- As a villa or apartment owner, during your stays you also benefit from:
  - 15% discount at Una Kitchen during your visits
  - 20% off spa treatments
  - Complimentary membership of our Leisure Club, giving you full access to our impressive leisure facilities
- If you choose to spend more than six weeks a year here, we'll not only welcome you back, but we'll also offer you a 10% discount off the standard rate (subject to availability).

### **FLEXIBILITY BUILT IN**

- Prefer to keep things flexible? No problem. You can share your six owners' weeks with family and friends (but not let your villa or apartment commercially). You can also swap your high season weeks for mid or low season stays. And if you stay for fewer than six weeks a year, we'll increase your return above 8%.

### **WHAT HAPPENS AFTER 5 YEARS**

At the end of your initial term, you can sign up for another Live & Let contract on new terms.

### **A HOLIDAY HOME WITH NONE OF THE HASSLE**

A holiday home with none of the hassle and all of the fun.

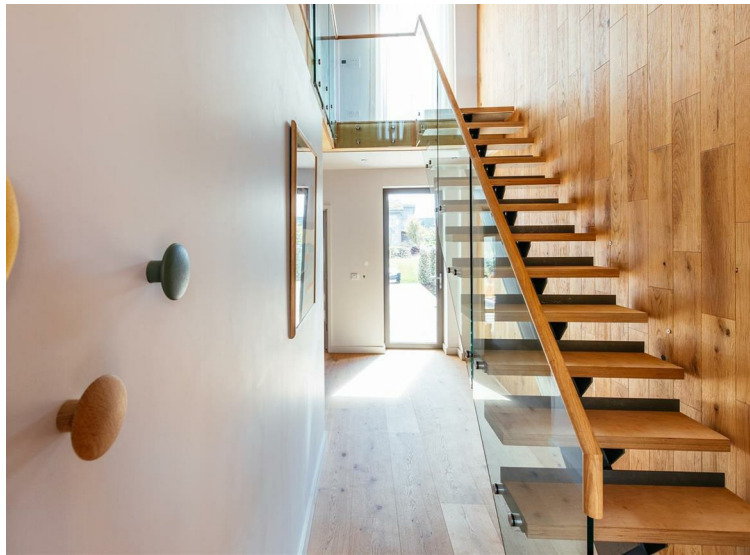
When we say, "we'll take care of the rest", we mean it. Your investment with our Live & Let scheme includes:

- Housekeeping and changeover costs after each commercial letting, including hotel quality linen, a cleaning starter pack and a gourmet welcome hamper with Cornish tea, coffee and milk
- Contemporary, high-quality furniture for the duration of your contract
- Business rates
- TV license
- Hot tub maintenance (for villas)
- Buildings and contents insurance
- Utility costs for water, electricity, drainage and broadband
- Letting agents' commissions
- Annual service charge
- Maintenance of everything from cleaning windows and outdoor furniture to replacing light bulbs
- Annual tests as well as certifying appliances and alarms.
- Water Risk Assessment, including our legionella prevention regime

All you need to take care of is the housekeeping costs when you stay. Then sit back and leave the rest to us.

# **PORTHMEOR VILLA, UNA. LAITY LANE, CARBIS BAY, CORNWALL, TR26 3HW PRICE GUIDE £820,000**

IMPORTANT AGENTS NOTES: Fine & Country West Cornwall Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Fine & Country West Cornwall Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	