



Waterfalls, Les Butes, Alderney  
4 Luxury Houses overlooking Braye Bay

*Distinctive  
Collection*





Stunning New Prime site Development

# Waterfalls

Waterfalls is a stunning new development of 5 Luxury detached houses set high on Butes Hill, on a super prime site overlooking the Harbour and Braye Bay. We are delighted to present this amazing new scheme which is just about to come onto the market.

This is a unique one off opportunity to purchase that dream home you have always wanted overlooking the sea, these new houses are built to a very high standard with the highest insulation rating, including solar power, and double glazing.



## Super prime site

All the houses have amazing panoramic sea views, from early morning sunrises from the East to late evening and sunsets in the West, and the development is only a 5 minute walk to the town of St. Anne, with shops, restaurants, hotels and bars, and a scenic 10 minute walk to the beach.

Each house has it's own private driveway from the top of the hill leading down to each house, this area of the Butes is known in Alderney as millionaires row, for all the most obvious reasons.

You also have the opportunity to buy off plan, and choose your own fittings, kitchens, and bathrooms, and put your own stamp on your dream home by the sea. Price on application.

Amazing sea views over the harbour and Braye Bay



H5 4,800 sqft 4 bedroom 3 bathrooms sea views

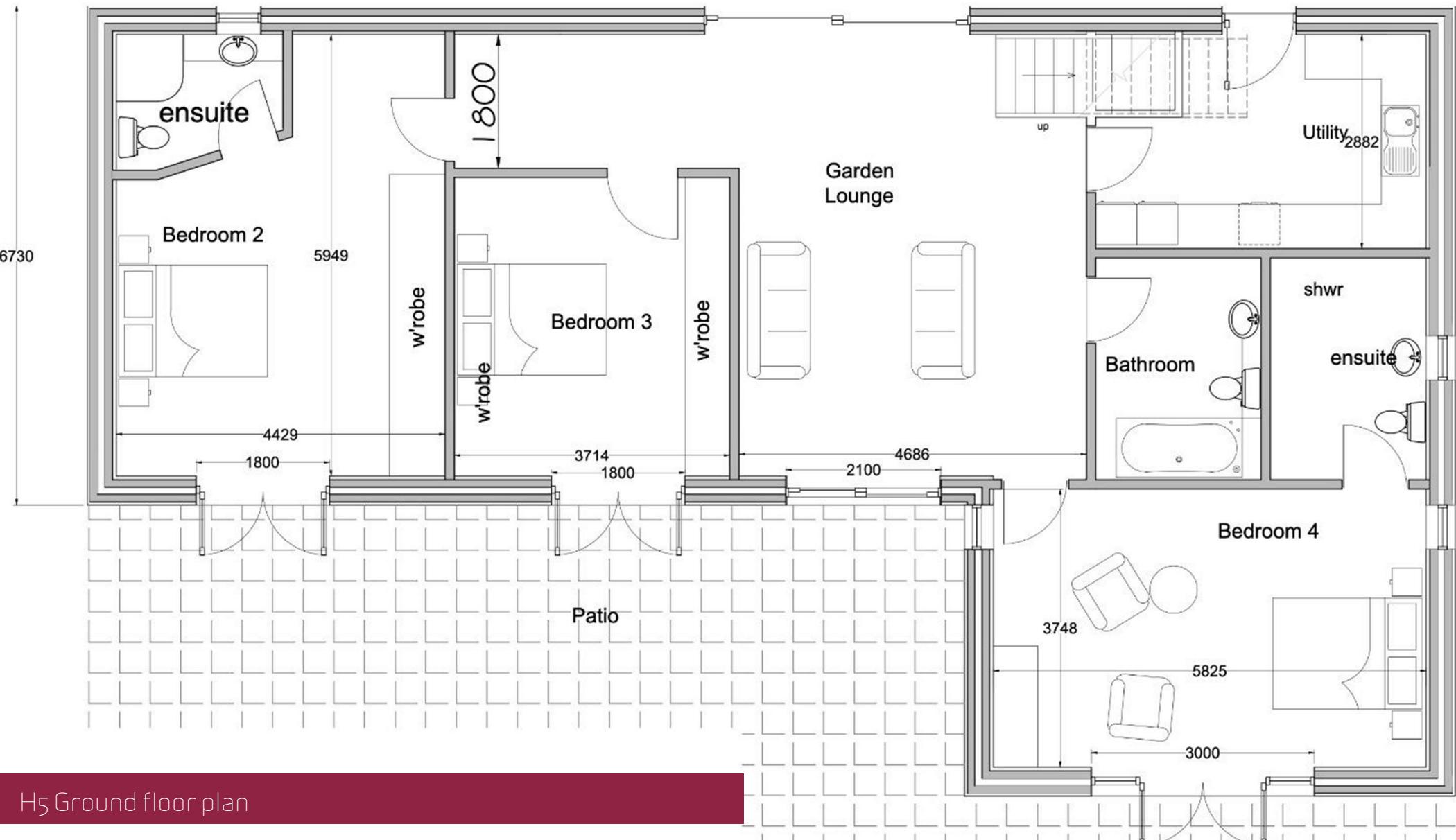


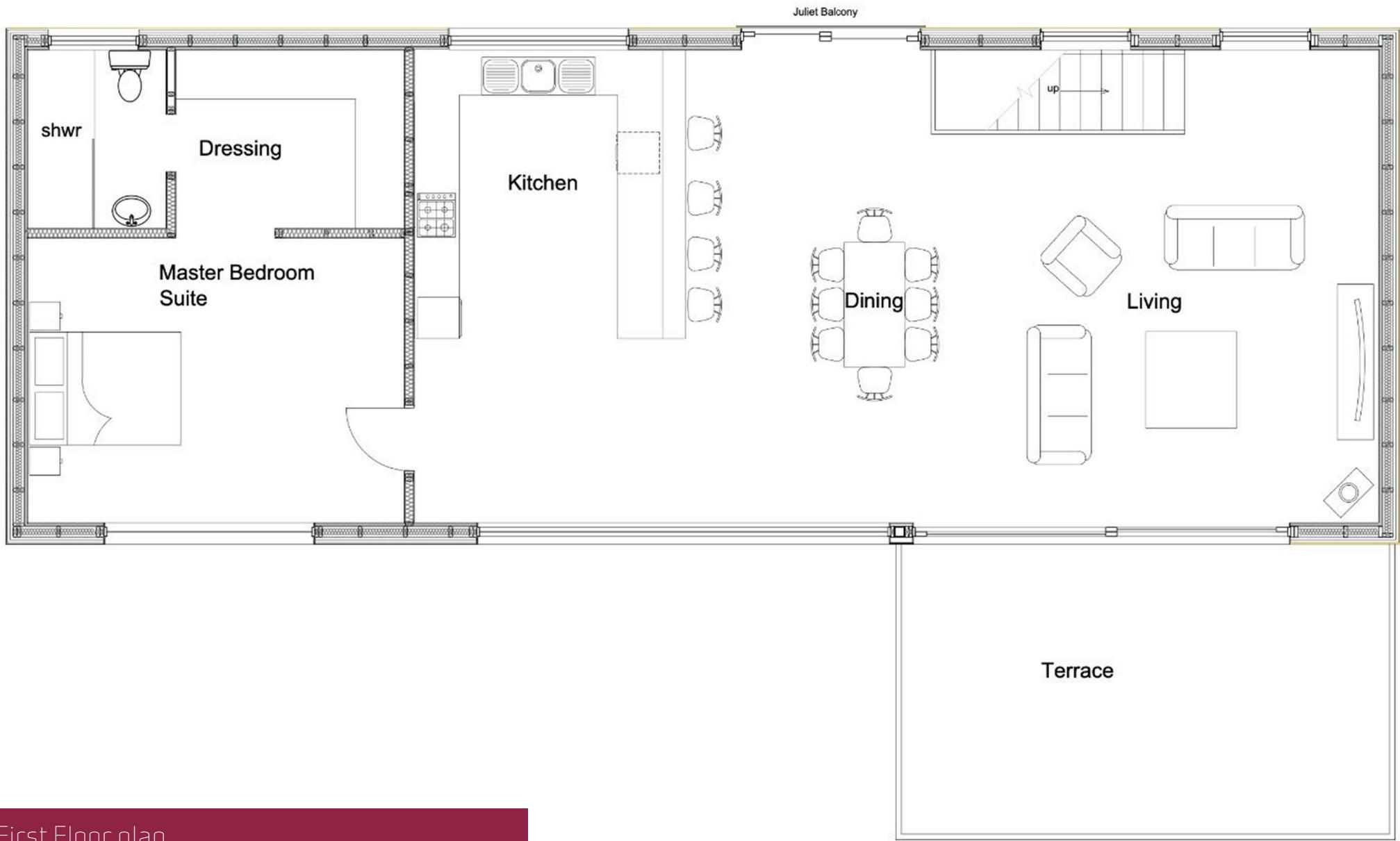


H5, €1,895,000, South facing garden overlooking the harbour and Braye Bay



H5 North and South Elevations



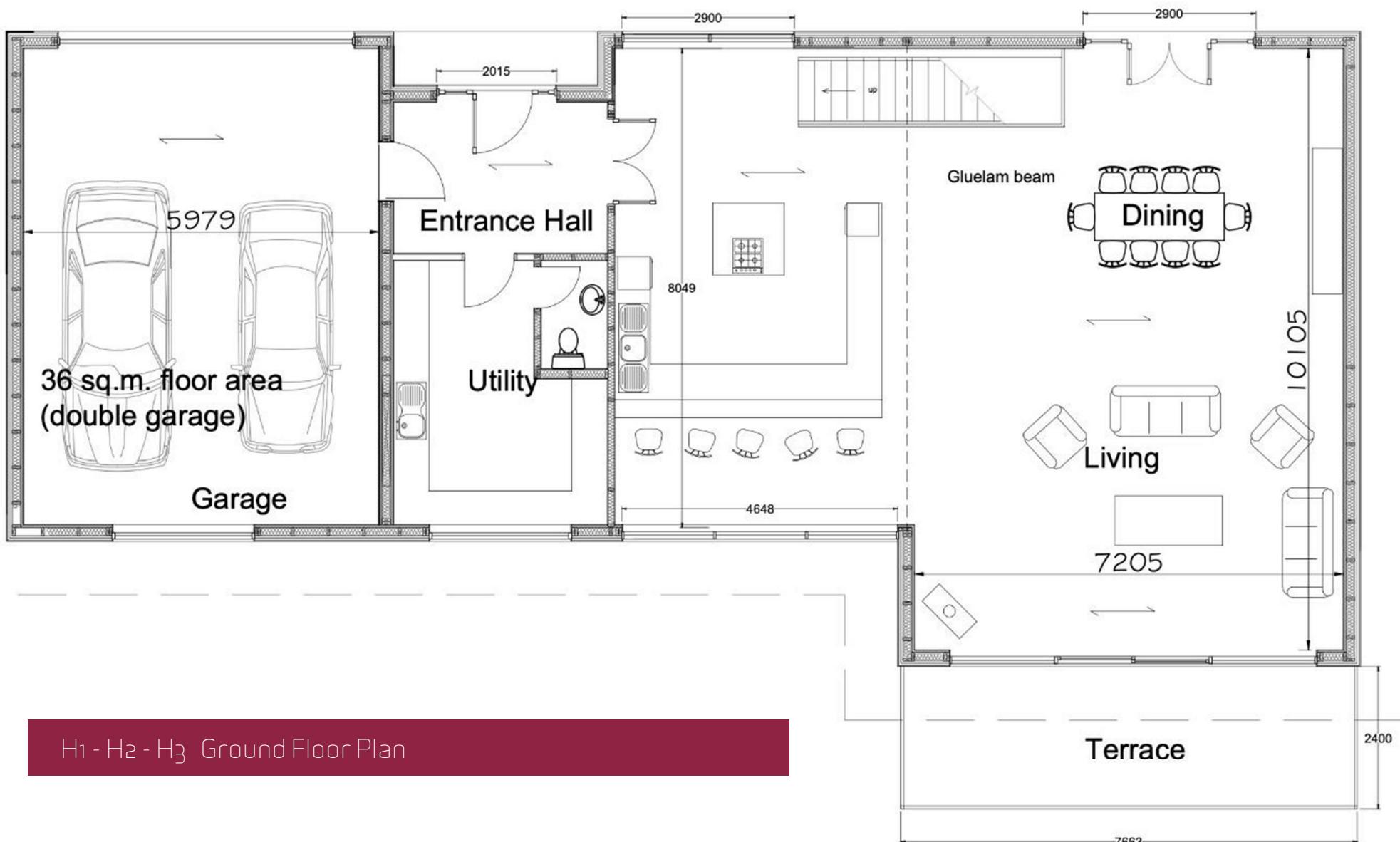


H5 First Floor plan

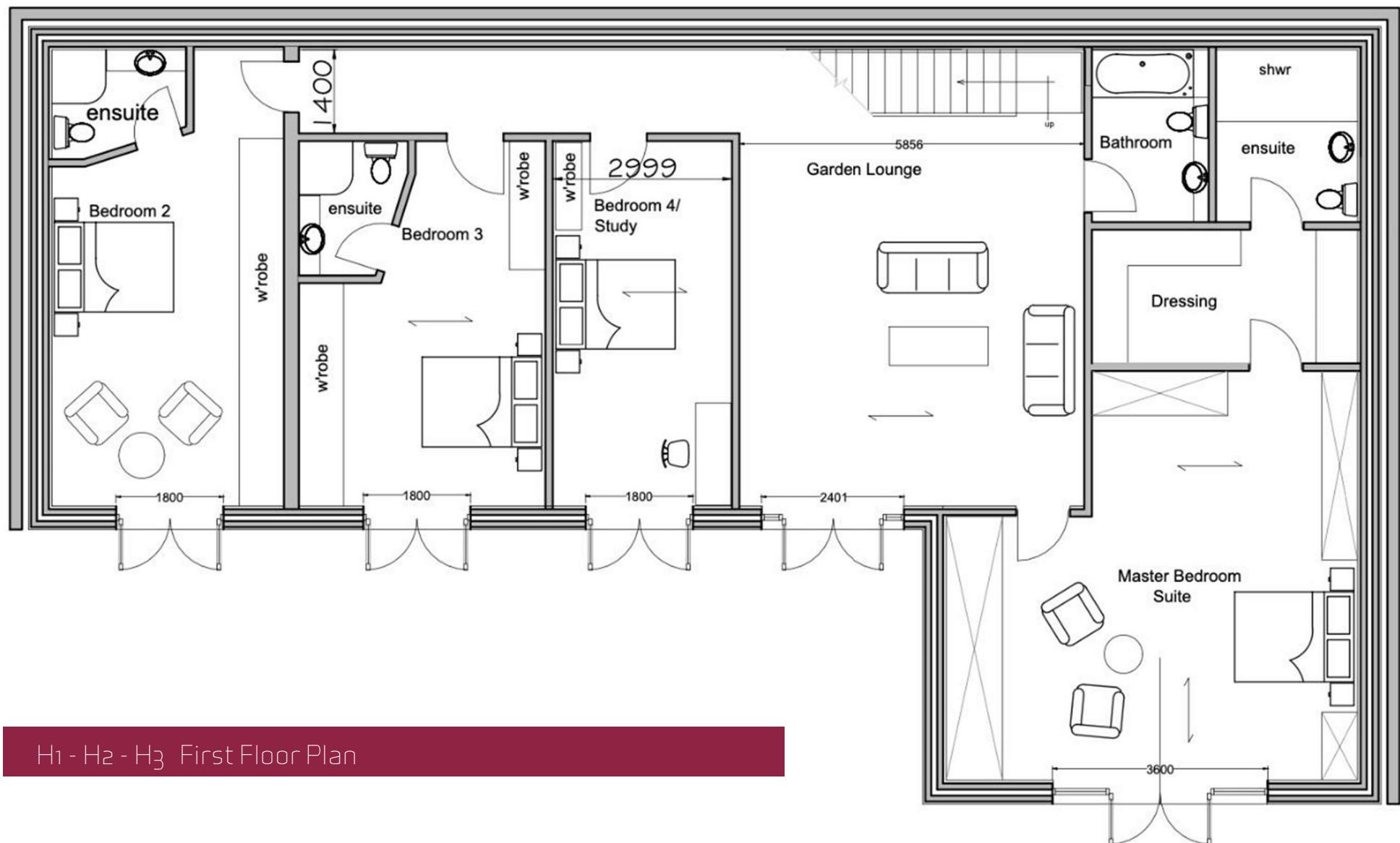


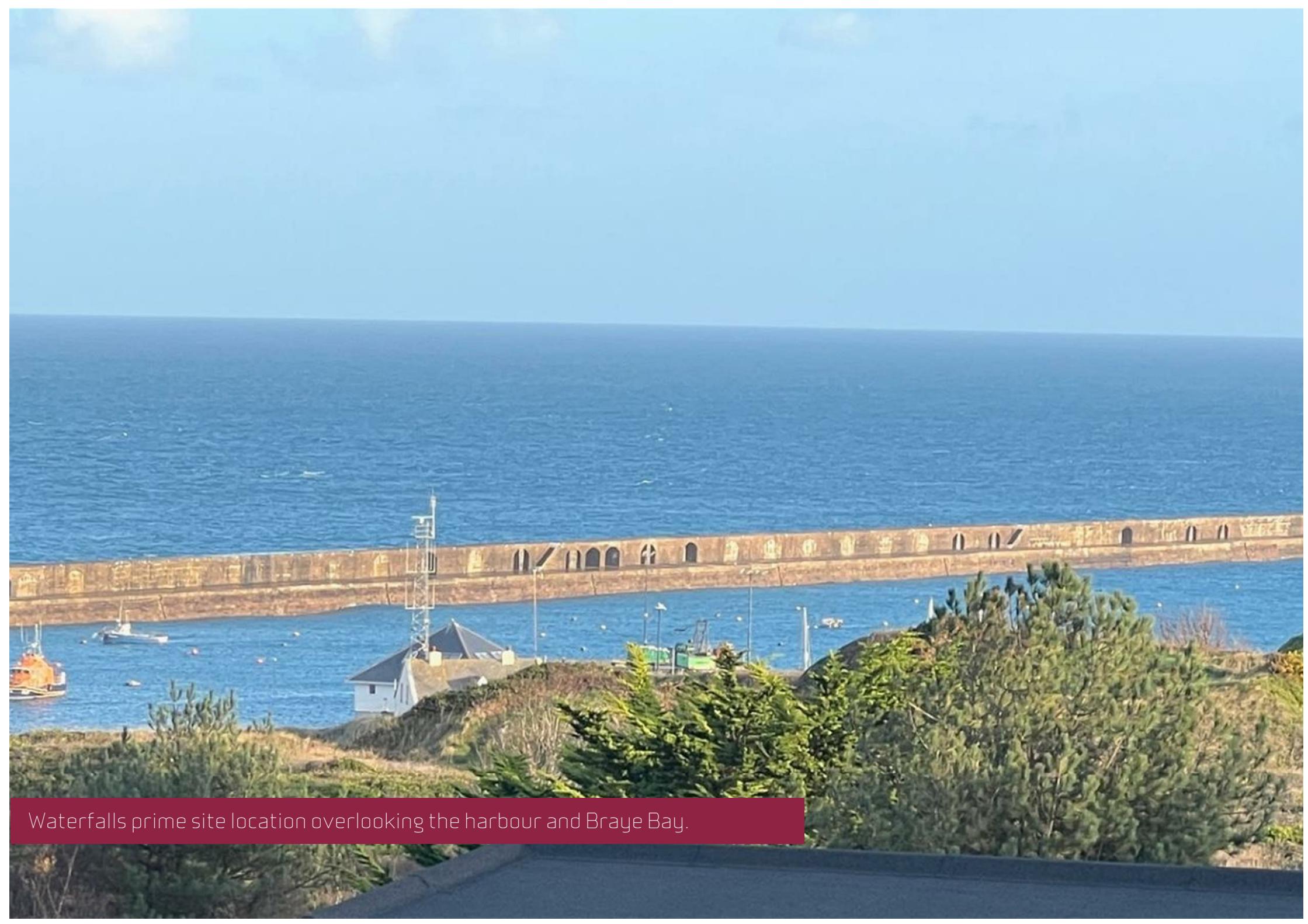
H1 - H2 - H3 Price on application, 4,800 sqft 4 bedrooms 3 bathrooms sea views





H1 - H2 - H3 Ground Floor Plan





Waterfalls prime site location overlooking the harbour and Braye Bay.



Waterfalls

Panoramic sea views over the harbour



Live the dream in Alderney the jewel of the Channel Islands



# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling  
abroad to view the property. We would strongly  
recommend that you take out travel insurance.

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

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