

ALTA AND OSTIA

S A N D B A N K S



1 Alington Close | Poole | Dorset | BH14 8NF



Sandbanks

'ICONIC ARCHITECTURE SET IN AN ICONIC LANDSCAPE'

Nestled in a secluded setting, these two luxury homes offer the best of contemporary architecture combined with the stunning natural beauty of the Sandbanks peninsula.

Sandbanks has long been recognised as one of Britain's most beautiful coastal settings. Miles of golden beaches, blue seas and wooded chines make it an area of outstanding natural beauty - now reflected by these two houses of distinction.



Poole Harbour



Alta and Ostia have been architecturally designed to harmonise with their location, offering panoramic views of the ever changing harbour. Green lawns, mature planting and sun terraces encourage the outdoor living that Sandbanks has become synonymous with. From the comfort of your living room, you can watch the windsurfers and kitesurfers wrestle with the elements, the yachts glide by with majestic beauty and the sun set spectacularly across the shimmering waters.



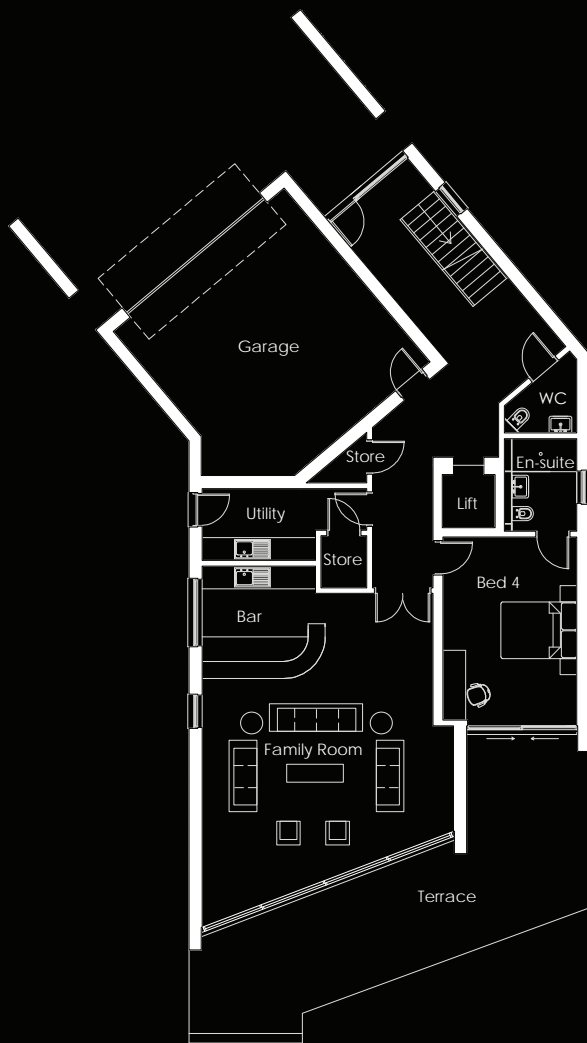
ALTA - Artist's impression - Front View



ALTA - Artist's impression - Rear View

Alta has been designed with clean lines and contemporary living in mind. The house is set out over three floors, each adorned with a spacious sun terrace to maximise the benefits of the outstanding harbour views and serviced by a lift. This stunning abode incorporates three generous double bedrooms (each complimented with its own high specification en-suite bathroom) and a fourth sumptuous master suite (complete with en-suite bathroom and separate dressing room). Whether you are relaxing in the formal living space and admiring the wonderful scenery or entertaining in the family room, complete with bar, you are bound to feel at home in this exceptional new residence.

Alta



GROUND FLOOR

Room Dimensions	Metric	Imperial
Garage	6.00 x 5.90m	19'8" x 19'4"
Family Room / Bar	9.55 x 6.64m	31'4" x 21'9"
Utility	4.35 x 1.90m	14'3" x 6'2"
Bedroom 4	4.99 x 3.53m	16'4" x 11'7"



FIRST FLOOR

Room Dimensions	Metric	Imperial
Bedroom One	6.64 x 5.81m	21'9" x 19'0"
Bedroom One En-suite	4.36 x 3.32m	14'3" x 10'10"
Bed One Dressing Room	4.36 x 2.00m	14'3" x 6'6"
Bedroom Two	4.70 x 4.76m	15'5" x 15'7"
Bedroom Three	4.99 x 3.53m	16'4" x 11'7"



SECOND FLOOR

Room Dimensions	Metric	Imperial
Kitchen / Sitting / Dining	10.51 x 9.92m	34'5" x 32'6"
Utility Room	2.42 x 1.60m	7'11" x 5'3"

Dimensions quoted indicate maximum measurements



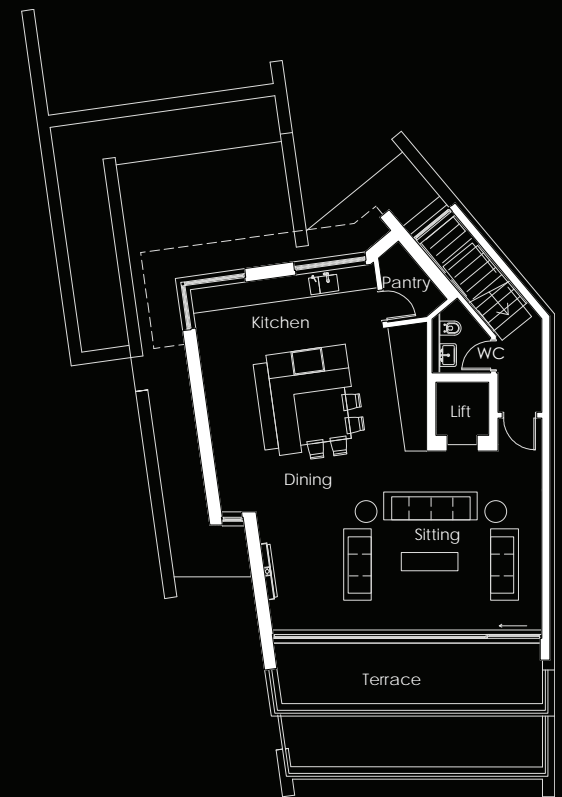
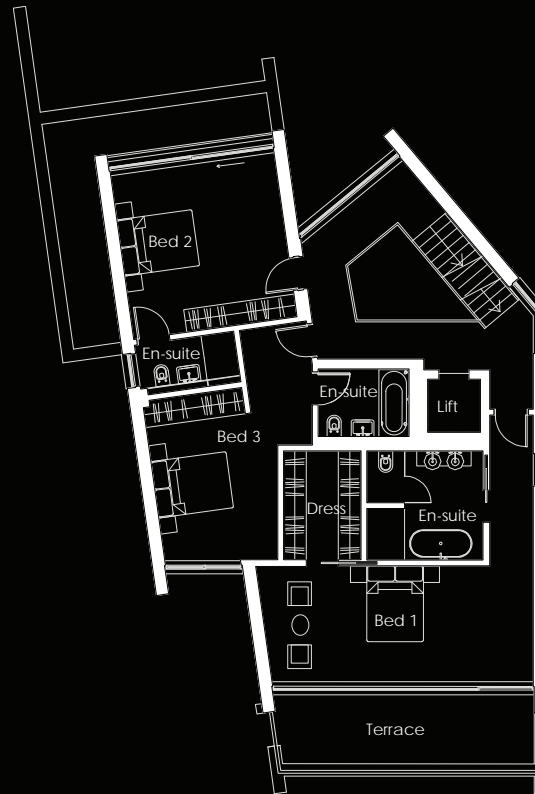
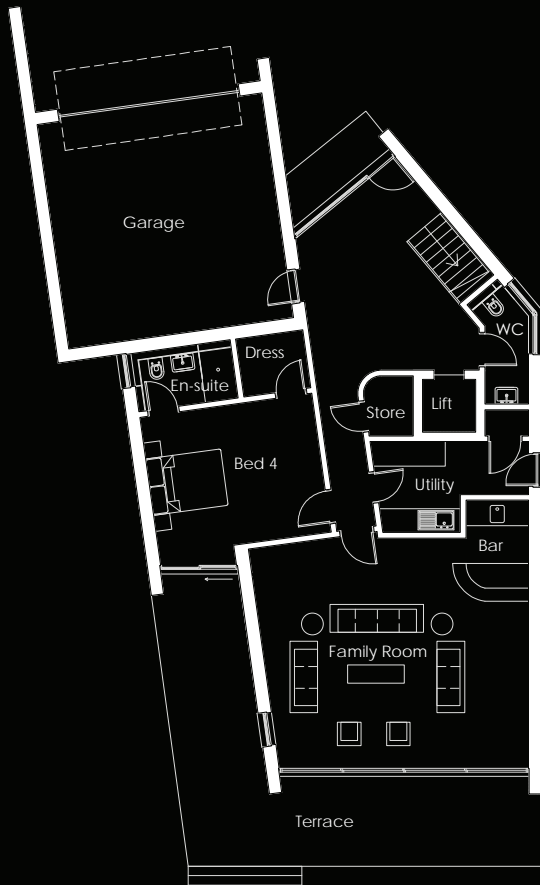
OSTIA - Artist's impression Front View



OSTIA - Artist's impression - Rear View

Ostia compliments its sister property beautifully. Nestled in its own manicured lawn, the house rises majestically over three floors, each thoughtfully designed to maximise the living space and panoramic views. Each of the three double bedrooms boasts a beautifully designed and finished en-suite bathroom, as does the sumptuous master suite. The master suite also benefits from its own dressing room. The property is further enhanced through an open plan living area, with expansive aluminium sliding windows and 'state of the art' kitchen, complete with Gaggenau and Miele appliances.

Ostia



GROUND FLOOR

Room Dimensions	Metric	Imperial
Garage	6.00 x 6.00m	19'8" x 19'8"
Family Room / Bar	7.30 x 7.00m	23'11" x 23'3"
Utility	4.19 x 2.40m	13'8" x 7'10"
Bedroom 4	4.59 x 4.23m	13'10" x 15'0"

FIRST FLOOR

Room Dimensions	Metric	Imperial
Bedroom One	7.34 x 3.19m	24'0" x 10'5"
Bedroom One En-suite	3.00 x 2.89m	10'1" x 9'5"
Bed One Dressing Room	2.87 x 2.05m	9'5" x 6'8"
Bedroom Two	4.50 x 4.36m	14'9" x 14'3"
Bedroom Three	6.19 x 4.33m	20'3" x 14'2"

SECOND FLOOR

Room Dimensions	Metric	Imperial
Kitchen / Sitting / Dining	9.79 x 8.70m	32'1" x 28'6"
Utility Room	2.00 x 1.59m	6'6" x 5'2"

Dimensions quoted indicate maximum measurements



ALTA: First floor open plan kitchen, dining and living area (Artist's impression incorporating actual view)

'ARCHITECTURE SHOULD SPEAK OF ITS TIME AND PLACE,
BUT YEARN FOR TIMELESSNESS.'

Frank Gehry



OSTIA: Master bedroom (Artist's impression incorporating actual view)

‘THE SPACE WITHIN BECOMES THE REALITY OF THE BUILDING.’

Frank Lloyd Wright

SPECIFICATION

Entrance

Attractive block pavior main entrance driveway leading to secure, automatic, electric front gates to each property with individual video intercom system . Each superb pavior driveway is enhanced with kerb edgings, established trees and planting beds with evergreen and perennial shrubs for all year round colour. Each driveway incorporates an impressive two car block paved vehicle turntable.

Externally

Contemporary, architecturally designed properties with striking glass facades and frameless glazed balconies both front and rear to maximise the outstanding panoramic views. Vast aluminium framed windows shimmering with light and shadows. Magnificent stone buttresses highlight and support the timeless design of each building. Double garages with obscure glass to exploit the natural light, remote automatic opening door, easy maintenance resin flooring and optional bespoke internal storage system.

Internally

Hall/Entrance

Glazed front door coupled with key code access for added security opens into a splendid entrance area adorned by a professionally French polished wooden feature staircase with impressive glazed balustrading. The four person glass fronted lift, serving all three floors, is accessed also via this vestibule.

Ground Floor

The ground floor comprises a spectacular bespoke bar and family room leading to a stunning terrace overlooking professionally designed landscaped gardens by award winning Landscape Architect. Guests have the facility of a ground floor cloakroom/wc and, for those staying overnight, a large guest double bedroom with en-suite. The ground floor also provides handy extra storage cupboards and an all-purpose utility room.

First Floor

This floor boasts a terrace to the front and the rear. The rear terrace, with its spectacular views over Sandbanks, serves the main bedroom, enhanced by a walk-in dressing room with en-suite styled with Amber free standing bath by Villeroy & Boch, Antonio Lupi vanity unit and basin. The first floor also accommodates the second and third large double bedrooms, both with superior fitted wardrobes . Bedroom two has the added attraction of a terrace at the front. Both bedrooms benefit from high specification en-suites with Villeroy & Boch sanitaryware and Antonio Lupi vanity units.

Second Floor

Exceptional kitchens by Dream Design. Stunning luxury cabinetry, corian and stone worksurfaces and appliances from both Gaggenau and Miele. A superb pantry room is positioned directly off the main kitchen area. The corian worksurface topped island with corian sink also incorporates a stylish and social seating area. For added convenience, this floor has its own separate cloakroom situated on the landing area. Ample dining space for formal entertaining and sumptuous lounge seating areas are ideally positioned at the rear of the building with spacious sun terraced area maximising the uninterrupted views of Sandbanks and beyond with its various harbour water activities. Summer or Winter, the view is breathtaking.



Typical interiors from Westcoast Developments

AV Telephone and Data Systems

AV telephone and data system fully cat 5 cabled throughout linked to a high quality 'state of the art' central hub home automation system to control lighting, heating, music, movies, energy, security and much more. In-wall touch screen systems work in tandem with either i-phone, i-pad, tablet or pc allowing you to control your home effortlessly.

Other Features

Zoned underfloor gas central heating throughout.

Solid concrete floor design to all floors.

Solid blockwork walls and partition walls.

Highly efficient heating system and excellent thermal insulation connected to Control 4 touch screen system.

Modern LED lighting both internally and externally connected to Control 4 touch screen system.

NHBC 10 Year Buildmark Warranty.

Satellite/Sky TV.

Electric blinds (future augmentation).

Ceiling speakers to rooms.

Bonus Feature (Ostia Only)

19ft AquaTrainer & Swimspa.

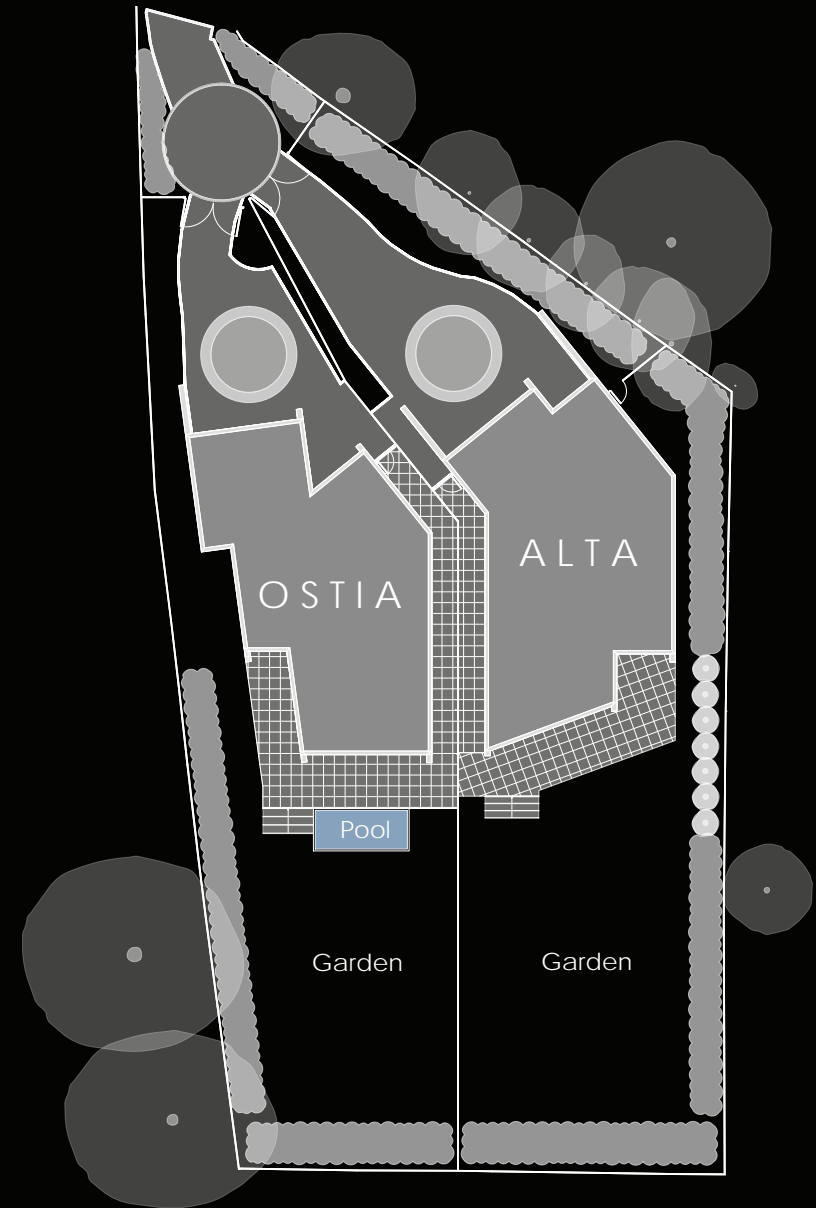
The AquaTrainer fX is a family pool, hot tub and aquatic gym all-in-one providing a great training centre for the individual athlete.



Typical interiors from Westcoast Developments



S I T E P L A N





WESTCOAST DEVELOPMENTS

Working closely with leading architects on each of our development commissions, Westcoast influence the exterior and interior architecture of the projects, paying close attention to the finer details and finishes. Our construction team and project managers have years of experience creating a winning formula for an exceptional product and service.

Our developments are found only in the most desirable locations predominantly in the world famous Sandbanks Peninsular and its surrounding area. This area of exquisite natural beauty boasts award winning sandy beaches and Poole Harbour, the second largest natural harbour in the world, with its wealth of boating and water sports facilities.

FOR ALL ENQUIRIES CONTACT

Westcoast Developments
2 Hamilton Court House
1 - 3 Alum Chine Road
Westbourne
Bournemouth
Dorset
BH4 8DT

westcoastdevelopments.com
01202 611500

Interiors by Woadden Nash Interiors



Architect: Bradley Cheer of Anders Roberts Associates Ltd

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development, of the company, as of the specified matters from time to time prescribed under the company misdescriptions act 1991, which is effective from 4th April 1993. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or warranty.