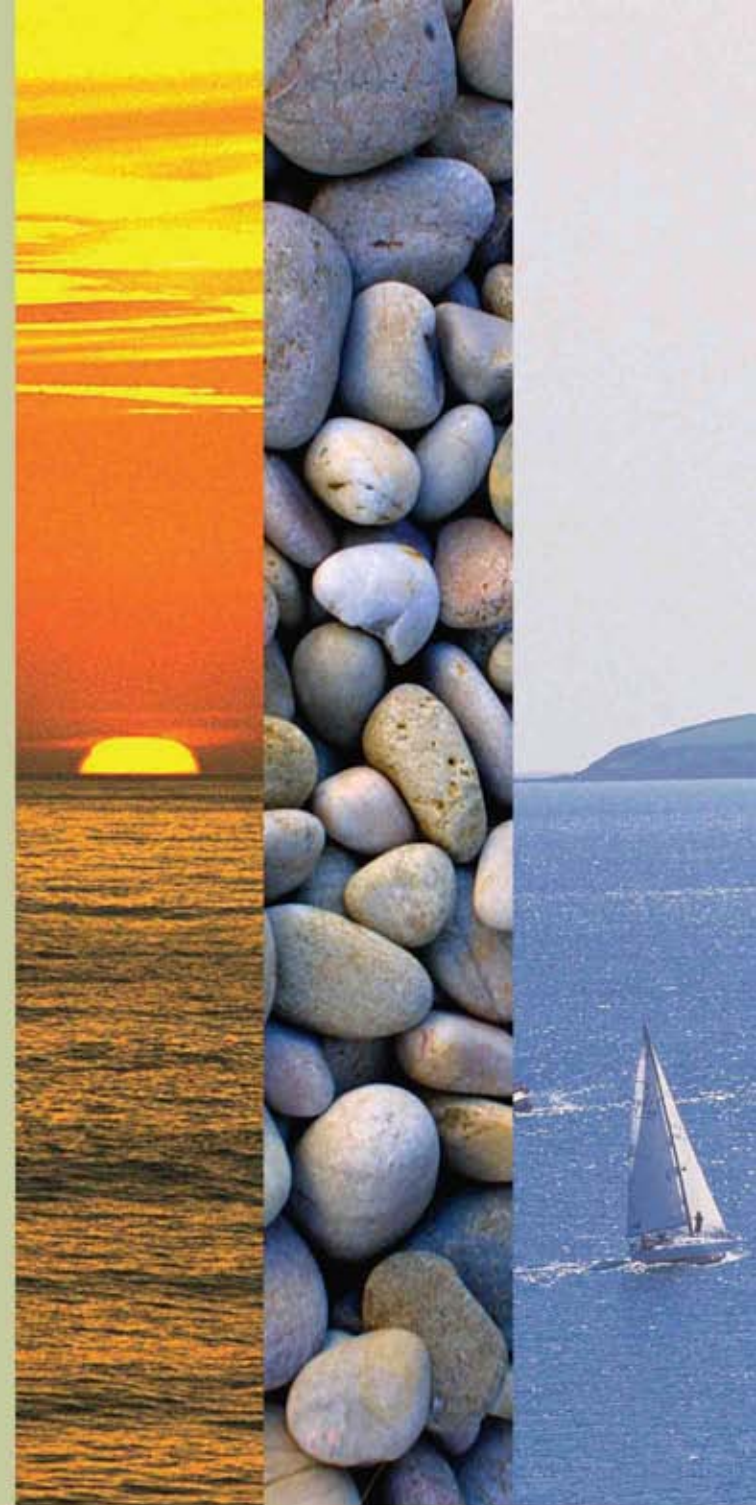




Z E N I T H

A Higher Standard





# Atlantic Edge Living

## 29 Luxury Apartments for sale in Porth, Cornwall

Designed by award winning architects, Lacey Hickie Caley, Zenith is a stunning new luxury development of twenty-nine, 2 and 3 bedroom apartments, all with Atlantic facing balconies. Overlooking the idyllic Whipsiderry Beach, and a short distance from Watergate Bay, Zenith is ideally located to enjoy the delights of Cornwall.

Boldly designed to cater to the contemporary lifestyle, special lifestyle features have been incorporated such as retractable floor-to-ceiling doors opening on to double balconies, lockable owners' closets inside each unit, wireless Internet, satellite TV, and secure underground parking.

Whether you are looking for a beach retreat for your family, or a sound investment, Zenith will satisfy your needs and exceed your expectations.













# Superior Location

## Dynamic Cornwall

Cornwall offers some of the most dramatic scenery and exciting lifestyle opportunities in the world. Breathtaking coastal walks, rolling green hills, idyllic beaches, charming villages, combined with a unique rugged coastline; distinctive features that have been attracting visitors to Cornwall for centuries. Readily accessible are fine restaurants peppering the coastline, dynamic water sports, luxurious spas, cozy wine bars and excellent shops. Whether you are looking for a traditional coastal retreat, or a more cosmopolitan experience, Cornwall has it all.

Zenith is ideally located for easy access to all Cornwall has to offer. Zenith gazes directly across Whipsiderry Beach, which was voted one of the finest beaches in Europe by The Sunday Times. The amenities of Watergate Bay and Jamie Oliver's Fifteen Restaurant are a short walk along the scenic coastal path. Zenith enjoys the serenity of the countryside, while still being close enough to take advantages of the bustling surrounding towns. Newquay airport is a short 10 minute drive away.

Pencarrow Head, Fowey



Fireworks over Newquay Bay



ZENITH

# Ultra Stylish

## Exceptionally Designed

Special attention to layout, design and style, combined with careful selection of the finest natural materials have allowed us to create 29 exceptional apartments. Focusing on the small details, Zenith stands apart in offering an open natural style and unique modern amenities to compliment your ocean front lifestyle.

### **Atlantic View Balconies**

Every apartment features a private balcony with views of the ocean. The ocean view experience is further enhanced by stylish balustrades, giving occupants an unobstructed view of the Atlantic Ocean and the glorious sunsets off the western coast of Cornwall.

### **Stylish Finishes**

Interior designers, Natalie Forbes Designs, have selected all finishes with insightful attention to detail to create a soothing contemporary feel by combining natural colours and materials with a clean and modern style. Modern conveniences have been incorporated to ensure the living experience is as relaxing as the costal environment that surrounds it.

### **Lockable Owner's Closets (LOCs)**

Each unit features a lockable owner's closet, so that owners can securely leave their personal items inside the apartment, even if they let out the apartment. Personal items such as sun chairs, bicycles, surfboards - all those items that can be difficult to transport by plane, car, or train - can be left in the LOC, so that a weekend away at Zenith requires nothing more than a set of keys.





# Floor Plans

Ground Floor



First Floor



Second Floor



Third Floor



### Style 9

Sq. Metres	73
Sq. Feet	789
Lounge/Dining	7.0m x 3.8m
Kitchen	2.4m x 3.0m
Bedroom 1	2.9m x 2.4m
Ensuite	1.2m x 2.7m
Bedroom 2	2.5m x 2.8m
Bathroom	1.8m x 2.1m

Applies to **Apartments 9, 18, 26, 29.**

### Style 1

Sq. Metres	75
Sq. Feet	802
Lounge/Dining	5.3m x 6.5m
Kitchen	2.4m x 2m
Bedroom 1	2.9m x 2.7m
Ensuite	1.3m x 2.3m
Bedroom 2	2.5m x 2.6m
Bathroom	2.1m x 1.8m

Applies to **Apartments 1, 10, 19, 27.**

### Style 2

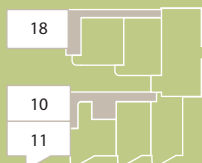
Sq. Metres	77
Sq. Feet	832
Lounge/Dining	4.3m x 6.5m
Kitchen	2.4m x 2.0m
Bedroom 1	3.6m x 2.5m
Ensuite	1.2m x 2.4m
Bedroom 2	2.9m x 2.7m
Bathroom	2.1m x 1.8m

Applies to **Apartments 2, 11, 20, 28.**

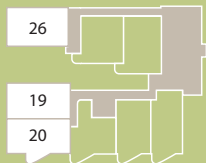
#### Ground Floor



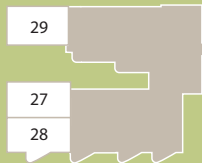
#### First Floor



#### Second Floor



#### Third Floor



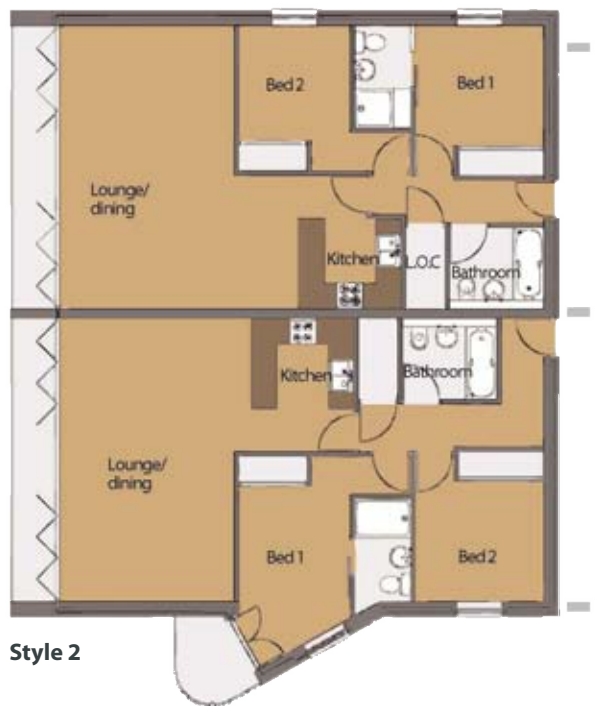
## Ocean Front Elegance



Style 9

### Courtyard

#### Style 1



Style 2



View from apartment 11





Twelve stunning ocean front apartments are available in three unique layouts to maximise natural light and Atlantic views. Fully retractable floor-to-ceiling doors open the apartment entirely to the sunshine, ocean breeze, fresh air and sounds of the Atlantic Coast providing a totally new experience inside the apartment. Whether you are reading a book on the sofa in the afternoon, or hosting dinner in the evening with the sunset streaming in, the double balconies and retractable doors provide the occupants with a truly luxurious experience.

### Style 3

Sq. Metres	68
Sq. Feet	735
Lounge/Dining	5.0m x 4.2m
Kitchen	2.0m x 2.4m
Bedroom 1	2.9m x 2.7m
Ensuite	2.6m x 1.2m
Bedroom 2	2.7m x 2.7m
Bathroom	2.1m x 1.8m

Applies to **Apartments 3, 12, 21.**

### Style 4

Sq. Metres	70
Sq. Feet	753
Lounge/Dining	6.6m x 3.2m
Kitchen	2.6m x 2.4m
Bedroom 1	2.7m x 2.4m
Ensuite	2.6m x 1.2m
Bedroom 2	2.7m x 2.5m
Bathroom	1.8m x 2.1m

Applies to **Apartments 4, 13, 22.**

### Style 5

Sq. Metres	69
Sq. Feet	742
Lounge/Dining	5.5m x 4.4m
Kitchen	1.8m x 2.4m
Bedroom 1	2.7m x 2.5m
Ensuite	2.7m x 1.2m
Bedroom 2	2.6m x 2.5m
Bathroom	1.8m x 2.1m

Applies to **Apartments 5, 14, 23.**

#### Ground Floor



#### First Floor



#### Second Floor



#### Third Floor



## Sunset View







Nine Sunset View Apartments are offered in three striking styles, all with south facing balconies with dramatic ocean views. The design of the balconies maximises natural light into the living space and bedrooms, and the curve of the coastline ensures the celebrated Cornwall sunsets stream directly into the apartments.

<b>Style 8</b>	
Sq. Metres	73
Sq. Feet	783
Lounge/Dining	5.8m x 3.3m
Kitchen	2.4m x 2.8m
Bedroom 1	3.4m x 2.5m
Ensuite	3.2m x 1.2m
Bedroom 2	3.4m x 2.5m
Bathroom	2.1m x 1.8m

Applies to **Apartments 8, 17, 25.**

<b>Style 7</b>	
Sq. Metres	79
Sq. Feet	847
Lounge/Dining	7.0m x 5.3m
Kitchen	2.8m x 2.4m
Bedroom 1	2.8m x 2.4m
Ensuite	2.8m x 1.2m
Bedroom 2	2.8m x 2.4m
Bathroom	2.1m x 1.8m

Applies to **Apartments 7, 16, 24.**

<b>Style 6</b>	
Sq. Metres	103
Sq. Feet	1207
Lounge/Dining	7.0m x 4.8m
Kitchen	2.8m x 2.4m
Bedroom 1	2.8m x 3.3m
Ensuite	2.8m x 1.3m
Bedroom 2	2.8m x 3.3m
Bedroom 3	2.8m x 3.3m
Bathroom	.8m x 2.1m

Applies to **Apartments 6, 15.**

#### Ground Floor



#### First Floor



#### Second Floor



#### Third Floor



## Courtyard Serenity







Ocean View from Courtyard Apartments

Three styles of 8 apartments are nestled into a charming courtyard, all with south west facing balconies that benefit from fresh ocean breezes and sparkling ocean views. Some of Zenith's larger units, the courtyard apartments enjoy larger kitchens and adjoining bars. Extra windows have been incorporated to ensure maximum light and air into the living areas. Some are designed with deluxe bathrooms and broadened balconies. Zenith also features a rare three bedroom option, for that added bit of comfort, unique in that it incorporates two balconies: one to catch the sunrise over the beautiful Cornish countryside, and the other to enjoy the sunsets over the Atlantic.

# Attention to Detail

## Specification

### Features

All apartments have Atlantic facing balconies  
Lockable owners' closets (LOC) inside each apartment  
Floor-to-ceiling retractable doors open to double balconies on ocean front units  
Desirable, contemporary floor plans  
Secure basement car parking  
Outdoor courtyard shower

### Common Areas

Paved surfaces & pathways  
Secure, attractive outdoor courtyard  
External lighting  
Landscaped perimeter & courtyard  
Electronic entry system  
Two lifts, with car park access  
Balconies  
Floor-to-ceiling retractable doors open to double balconies on front units  
Glass balustrade on double balconies  
Stylish steel balustrades on other balconies

### Kitchens

Designer contemporary wall & base units  
Granite or natural stone worktops  
Integrated appliances to include:  
-Electric oven / gas or ceramic hob  
-Extractor hood  
-Fridge freezer  
-Dishwasher  
-Washer / dryer

### Personalise Your Apartment

We are conscious that the internal fixtures and finishes, whilst carefully chosen by our Interior designers and of a very high quality, may not be to everyone's taste. If you wish to personalise your apartment, and select fixtures, fittings or finishes from suppliers other than those we have chosen, we will happily accommodate alterations that are agreed at an appropriate time in the construction programme. Please contact us for more information.

### Bathrooms

Natural stone tiling  
Thermostatic showers in all units  
Contemporary white sanitary ware  
Fashionable designer chrome taps  
Clear glazed bath screens / shower doors  
Mirrored bathroom cabinets over basins  
Heated chrome towel rails

### Communication

Wireless Internet  
TV and satellite socket in living room & main bedroom  
Optional audio visual & multi room audio installation

### Heating System

Thermostatic under floor heating  
Heated chrome towel rails in bathrooms

### Electrical Fittings

Satin chrome switch plates  
Under lighting in kitchen wall units  
Mood lighting in living areas  
Energy efficient recessed down lights  
Electronic entry system

### Finishes

Wood flooring throughout  
Natural stone tiling in bathrooms  
Contemporary built in wardrobes in bedrooms  
Aluminium high performance window systems







## Helpful Information

### Reserving an Apartment

A non refundable deposit of £1,000 is required to reserve the property of your choice. Following the reservation of your property, you or your solicitor will be forwarded a detailed information and legal document pack. You will be required to exchange contracts within 28 days of receipt of the detailed information and legal documentation pack. Upon exchange of contracts, a 10% deposit is required (including the £1,000 initial deposit). No further payments are required until completion.

### Completion Date

The completion date is planned for July 2008. If your apartment is not available by an agreed date, your solicitor can reclaim your deposit and you will have no further contractual liabilities.

### Service Charge & Ground Rent

The apartments are leasehold and each apartment is being sold on a 125 year lease. The service charge is £950 per year. The service charge includes buildings insurance covering the whole building, general maintenance and required expenditure on the building, a management fee, and a "sinking fund" to cover future maintenance/replacement of larger elements. Ground rent is £250 per year.

### VAT

No VAT is payable on the purchase price of the apartments in this development.

### Secure Parking

A parking space is included in the price of the apartment. Lift access is provided from the parking area to all apartments.

### Lettings

Zenith has been pre-approved by three high end holiday letting services. It is even possible to offer your apartment for lettings for the summer 2008 so that you will have income immediately after taking possession. Projected rental income for each apartment has been provided by professional local letting companies. For more information on recommended holiday letting companies and rental projections, please contact us or visit our website.

### Planning Classification – Significant Tax Benefits

The apartment has a holiday use planning classification, which is very common in the Southwest, so it can be used only as a second home or investment property. Significant capital gains tax benefits exist with this type of property over buy to let or second home investments. For more information please contact us or visit our website.

### Mortgages

Competitive mortgages are obtainable in the market from lenders providing mortgages for buy to let properties or second homes. Mortgages are available up to 85% to 90% of the value of the apartment, depending on the lender. Please contact us or visit our website for additional financing information.



All apartments come with a  
10 year New Homes Warranty  
from Premier Guarantee.

**Zenith is located on the Watergate Road,  
between Porth Beach & Watergate Bay.**



Please contact us for apartment availability or  
for more information.



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**Joint Agents**



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