

# AQUARIUS

SOUTHBOURNE



**BAYVIEW**  
DEVELOPMENTS

— WELCOME HOME —



Q

SOAK IN THE WARMTH OF THE  
SUN, A GENTLE SALTY BREEZE IN  
THE AIR, THE QUIET BREAKING OF  
WAVES ON THE SHORE BELOW







# AQUARIUS



OLD HARRY  
ROCKS

ISLE OF  
PURBECK

POOLE  
HARBOUR

SANDBANKS

BISTRO ON  
THE BEACH

CANFORD  
CLIFFS

BRANKSOME

BOURNEMOUTH  
PIER

BOSCOMBE  
PIER

BOURNEMOUTH

FISHERMAN'S  
WALK

SOUTHBOURNE  
GROVE

HENGISTBURY  
HEAD



## AN EVER-CHANGING VIEW THAT WILL TAKE YOUR BREATH AWAY

You'll find just six contemporary apartments and one unique penthouse at Aquarius, in one aspirational location. With a distinctive architectural façade to maximise its seafront serenity and faraway views to keep you dreaming, Aquarius offers exceptional modern living.

Glass fronted private balconies or terraces offer panoramic oceanfront views. From the first early morning peaking rays of sunrise to the final warming glow at sunset, Aquarius provides you with a front row seat. Nearby Hengistbury Head and the Isle of Wight, across to the far reaching Purbecks will become familiar sights whilst the surrounding clifftop paths present never-ending adventures with the changing seasons.



## AT THE HEART OF A THRIVING COASTAL SUBURB

Vibrant Southbourne Grove is right on your doorstep, dotted with award-winning artisan eateries, bars and independent retailers, all set against a beautiful coastal backdrop.

Wander the vast unspoiled coastline just moments from home, golden sand underfoot, lone runners or dog walkers your only companions. Cast off onto the glassy blue waters with a whole host of marine activities available, looking back towards the shore to gain a different perspective.





# WELCOME HOME

## GENERAL

- Sun terrace/balconies to each apartment
- Gardens to Ground Floor apartments
- Parking and some private garages
- Communal cycle store
- Underfloor heating - zone controlled
- Double glazed aluminium framed windows

## KITCHEN AND LIVING ROOM

Kitchens designed and installed by 'Kitchen Elegance'

### Apartments 1-6

- Fitted kitchens to include Bosch Series 4 'Black' microwave oven, single oven, glass 4 zone induction hob and extractor hood
- 20mm Granite 'black pearl' work surfaces and upstands
- Handle-less cashmere grey kitchen units
- Heritage black oak stone breakfast bar
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler

### Penthouse

- Sepra Gladstone Oak and cashmere grey fronted kitchen units
- 30mm 'monte branco' stone wash surface
- Zanussi low-frost to 30 fridge freezer
- Siemens microwave oven
- Siemens compact45 electronic double cup coffee centre
- Siemens oven
- Integrated dishwasher
- 5 zone Siemens induction hob
- Wine cabinet / cooler
- Island area with extractor

## BEDROOMS

- Carpet in a neutral shade to all bedrooms
- Painted feature wall in master bedroom of apartments 1 - 6
- Fitted wardrobes to main bedrooms

## FAMILY AND EN SUITE BATHROOM

- Painted feature wall in bathroom and master en suite of apartments 1 - 6
- Tiled access to bathrooms

## CONNECTIVITY AND ELECTRICAL

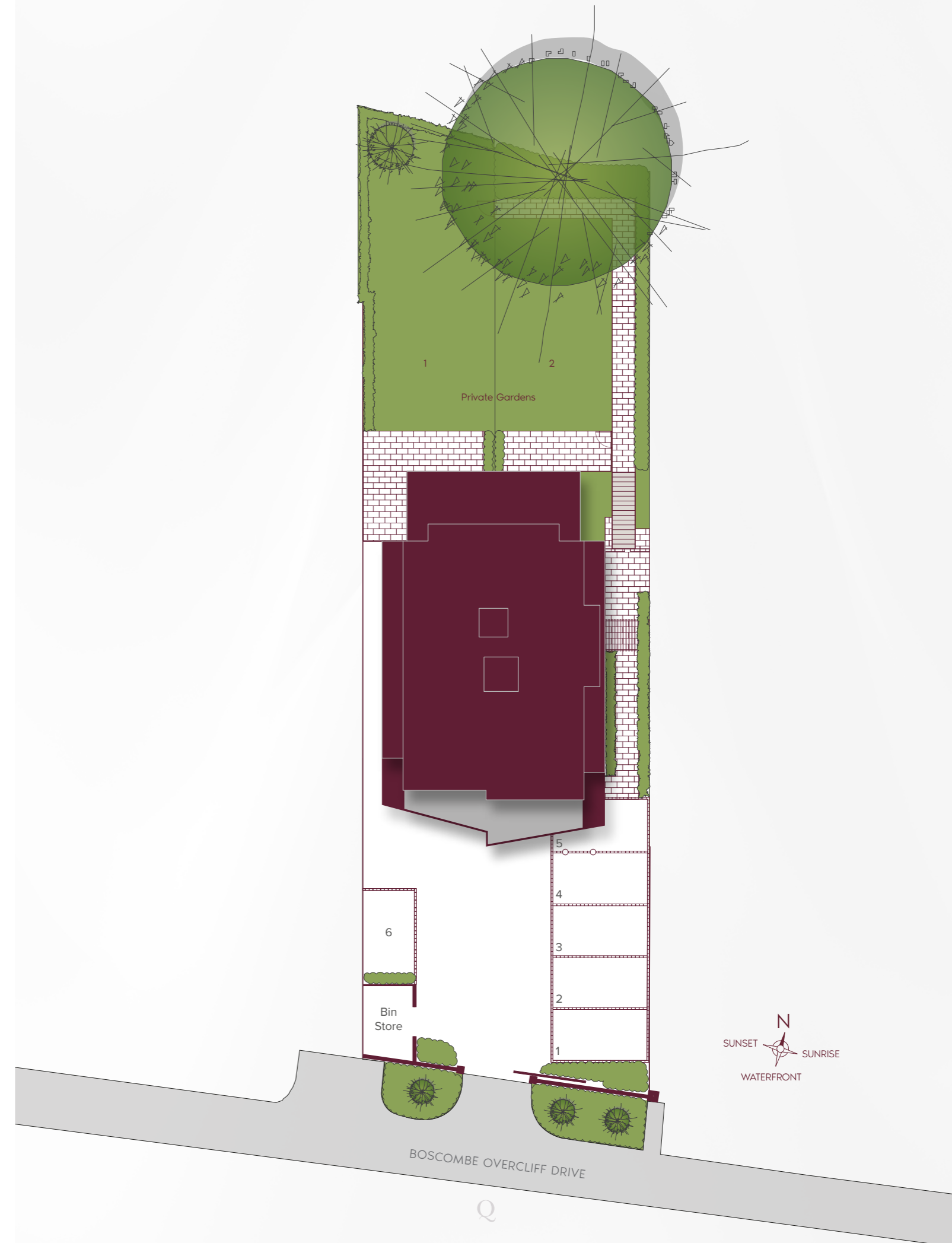
- Video entry system
- High level TV points including HD connectivity
- 'Sky' enabled
- Screwless flat plate electrical fittings and sockets
- External lighting
- Burglar alarm

## COMMUNAL AREA

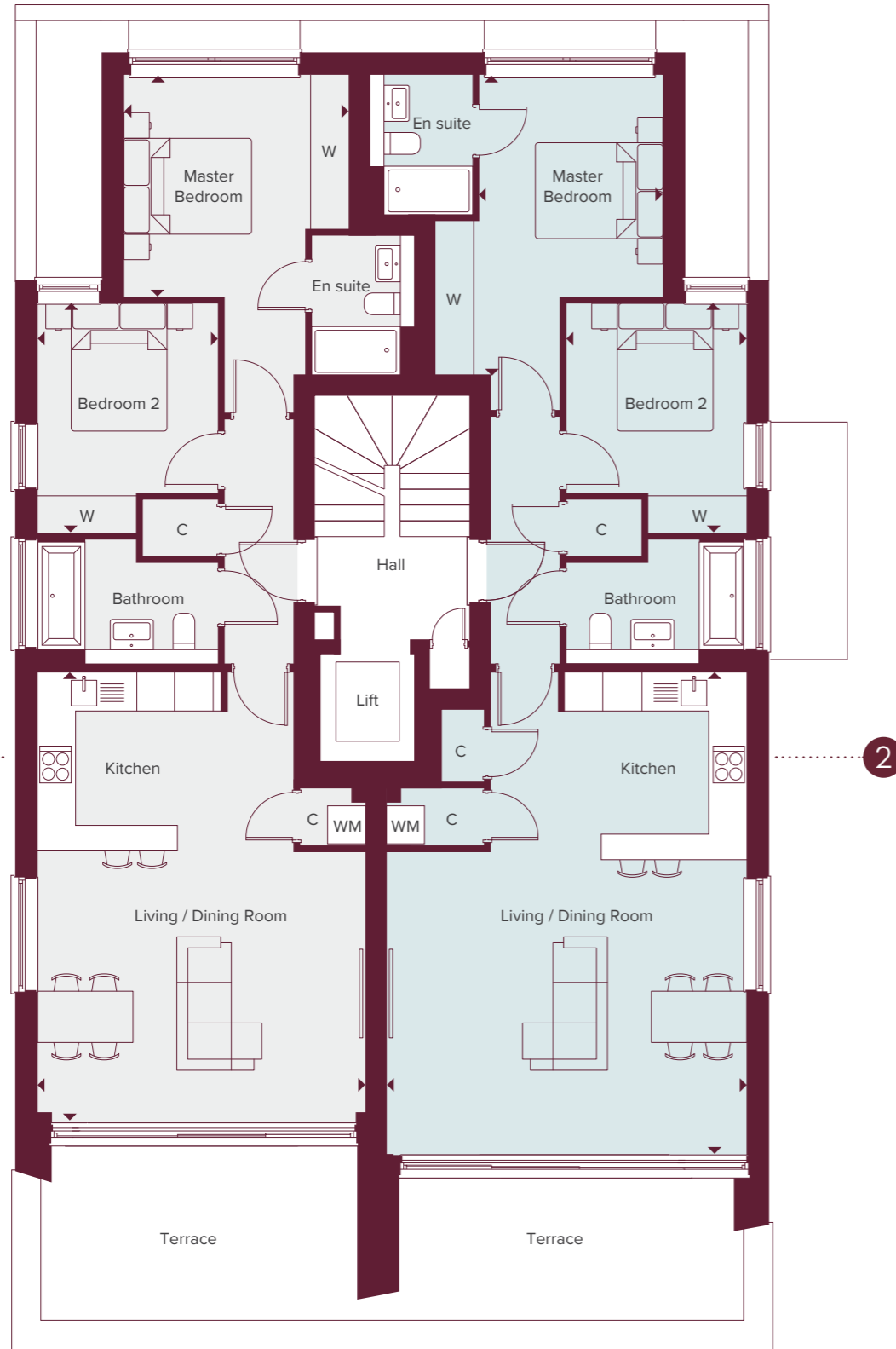
- Forbo flooring to entrance hall
- Carpet to communal staircase, corridors and lift
- Lift to all floors

## BUILDING WARRANTY

- 10 year New Home Warranty



GROUND FLOOR



APARTMENT 1

Kitchen / Living / Dining Room  
6.99m x 5.21m    22' 11" x 17' 1"  
Master Bedroom  
3.63m x 3.54m    11' 11" x 11' 7"  
Bedroom 2 (includes fitted wardrobes)  
3.68m x 2.9m    12' 1" x 9' 6"

APARTMENT 2

Kitchen / Living / Dining Room  
7.76m x 5.75m    25' 6" x 18' 10"  
Master Bedroom  
3.54m x 2.93m    11' 7" x 11' 7"  
Bedroom 2 (includes fitted wardrobes)  
3.68m x 2.9m    12' 1" x 9' 6"

FIRST FLOOR



APARTMENT 3

Kitchen / Living / Dining Room  
6.99m x 5.21m    22' 11" x 17' 1"  
Master Bedroom  
3.63m x 3.54m    11' 11" x 11' 7"  
Bedroom 2 (includes fitted wardrobes)  
3.68m x 2.9m    12' 1" x 9' 6"

APARTMENT 4

Kitchen / Living / Dining Room  
7.76m x 5.75m    25' 6" x 18' 10"  
Master Bedroom  
3.54m x 2.93m    11' 7" x 11' 7"  
Bedroom 2 (includes fitted wardrobes)  
3.68m x 2.9m    12' 1" x 9' 6"





SECOND FLOOR



APARTMENT 5

**Kitchen / Living / Dining Room**  
 6.99m x 5.21m    22' 11" x 17' 1"  
**Master Bedroom**  
 3.63m x 3.54m    11' 11" x 11' 7"  
**Bedroom 2 (includes fitted wardrobes)**  
 3.68m x 2.9m    12' 1" x 9' 6"

APARTMENT 6

**Kitchen / Living / Dining Room**  
 7.76m x 5.75m    25' 6" x 18' 10"  
**Master Bedroom**  
 3.54m x 2.93m    11' 7" x 11' 7"  
**Bedroom 2 (includes fitted wardrobes)**  
 3.68m x 2.9m    12' 1" x 9' 6"

THIRD FLOOR



THE PENTHOUSE - APARTMENT 7

**Kitchen / Dining Room**  
 5.06m x 4.04m    16' 7" x 13' 3"  
**Additional Kitchen Area**  
 2.32m x 1.93m    7' 7" x 6' 4"  
**Living Area**  
 4.24m x 4.04m    13' 11" x 13' 3"  
**Utility Room**  
 1.9m x 1.81m    6' 3" x 5' 11"

**Master Bedroom**  
 5.56m x 4.21m    18' 3" x 13' 10"  
**Bedroom 2**  
 3.39m x 4.21m    11' 1" x 13' 10"  
**Bedroom 3**  
 3m x 2.73m    9' 10" x 8' 11"







WE HAVE A CLEAR AND SIMPLE MISSION: TO CREATE UNIQUE, HIGH-QUALITY HOMES IN OUTSTANDING LOCATIONS

We are committed to achieving this objective by building unique properties that will stand the test of time; combining traditional skills and advanced technology to create aspirational homes for 21st century living.

We believe in providing a dedicated and personal service, putting our current and prospective home owners at the centre of what we do, from planning and design to construction and aftersales care.

We select only the best locations for our developments and work with award-winning architects and designers to ensure the homes that we build will always enhance and complement the local environment, using carefully chosen materials, specialist suppliers and craftsmen to build with passion and with care.

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— WELCOME HOME —

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The information within this document is indicative and is intended to act as a guide only to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Designed by Antler