

SALTHAVEN

BRANKSOME PARK



BAYVIEW
DEVELOPMENTS

— WELCOME HOME —



A serene retreat
at the centre
of a vibrant area

Ideally located



Branksome
Dene Beach

Old Harry
Rocks

Branksome
Beach

Westbourne

Canford
Cliffs

SALTHAVEN

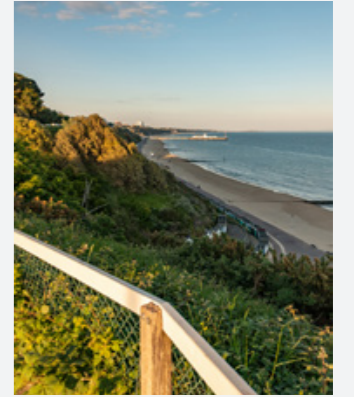
Studland

Isle of
Purbeck

Sandbanks
Peninsula

Parkstone
Golf Club

Poole
Harbour



Elegant. Spacious. Calming.

You'll find Salthaven moments away from the bustle of Westbourne and Canford Cliffs and the brightness of Branksome's sunny, sandy beaches. Yet, tucked away amongst a diverse collection of beautiful trees, it offers a calm and soothing retreat where you can breathe out.

The building reflects the elegant design ethos of the local Edwardian architecture. Interiors are light, spacious and contemporary with natural finishes and a serene, coastal colour palette. All this is supported by state of the art environmental technology. We think Salthaven is green and pleasant, in every sense.



Contemporary. Elegant. Stylish.



General

- Private outdoor space to each apartment – garden, large balcony or roof garden
- Underfloor heating delivered by the NIBE F730, an intelligent exhaust air source heat pump, providing heating, ventilation and hot water simply, efficiently and economically
- Permit parking allowing one parking space per home
- Professionally landscaped communal gardens
- Utility rooms
- Interiors designed by award-winning Jigsaw Interior Architecture

Connectivity and Electrical

- Ultrafast Full Fibre broadband to each home - speeds up to 1 Gbps
- All apartments wired for Sky Q
- LED lighting throughout
- Pearl nickel face plates (white in utility rooms)

Communal Area

- Terrazzo tiling in entrance hall
- Lift to First and Second floors
- Feature pendant light in entrance hall and designer wall lights on the staircase
- Bespoke metal balustrade and handrail on the staircase
- Bespoke wall panelling throughout

Bedrooms

- Bespoke wardrobes in master bedroom and bedroom 2
- Feature headboard in master bedroom
- Feature bedside wall lights in master bedroom
- 100% wool carpet with a distinctive, chunky loop-pile

Kitchen and Living Room

- Shaker-style kitchen in dove grey and charcoal
- Herringbone tiled splashback
- 30mm quartz worktops
- Visible appliances to be Neff
- Induction hob, integrated cooker hood
- Single oven plus compact oven with microwave, both with CircoTherm
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Feature pendant light above kitchen island unit
- Feature panelling in living room
- High-level TV point
- Quickstep Long Island Oak Natural flooring in kitchen, living room and hallway

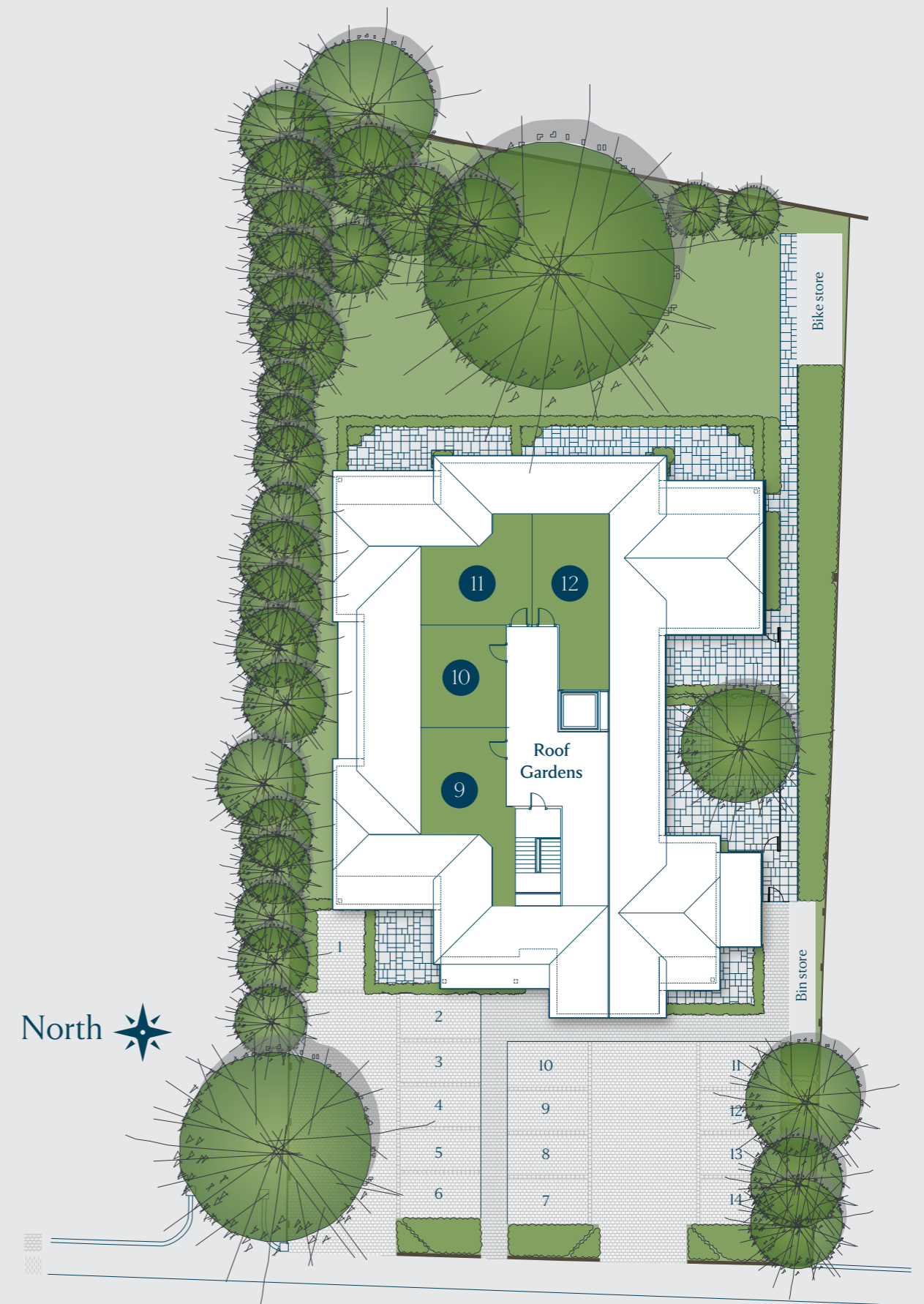


Family and En Suite Bathroom

- Blue and green herringbone feature wall tiling
- Vitra wall-hung WC with white Vitra flush plate
- Vado brushed nickel brassware
- Single drawer vanity unit by UK Bespoke
- White towel radiator
- Mirrors by Codis Lunar
- Recessed lights on PIR either side of vanity unit

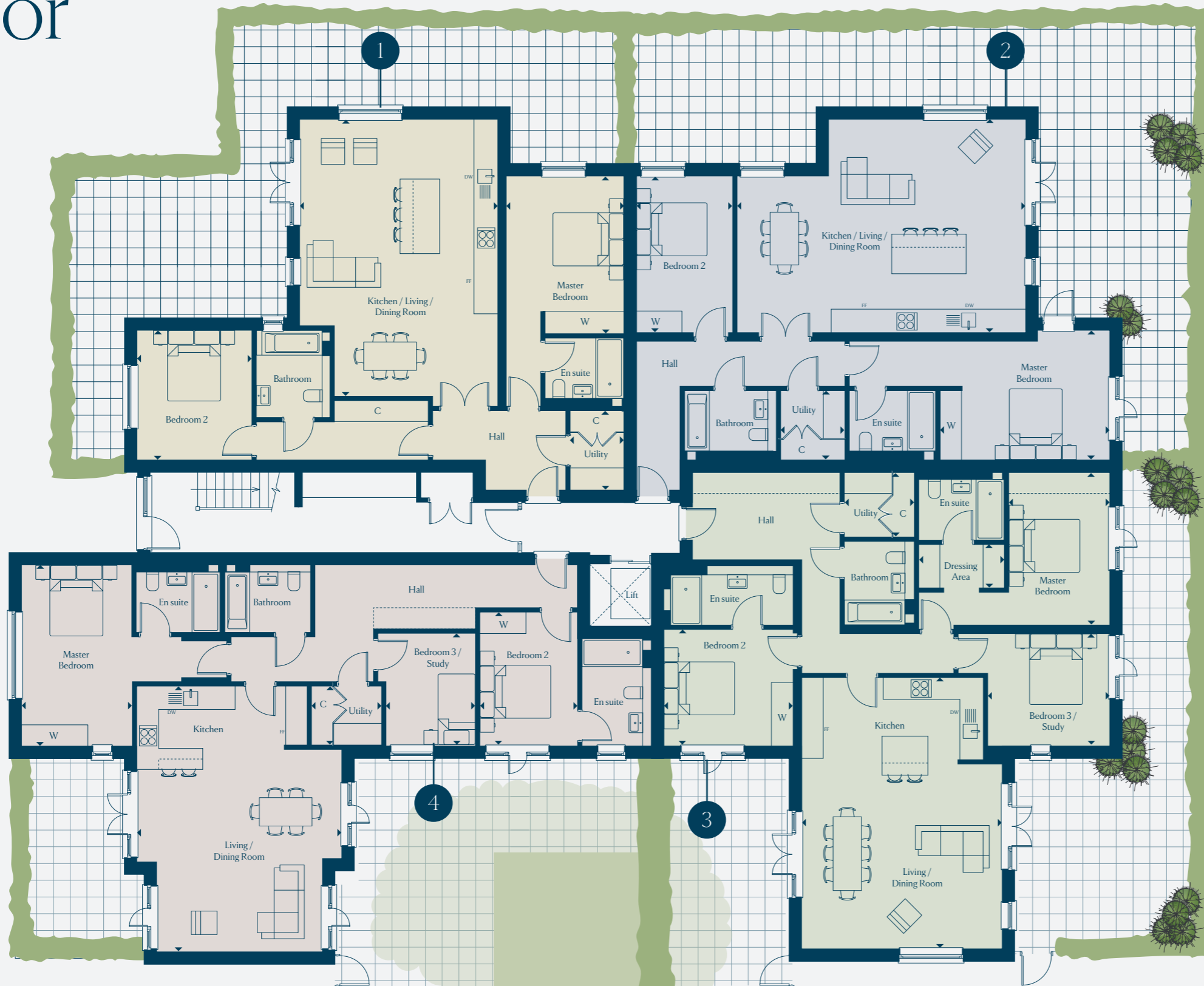
Building Warranty

- 10 year, insurance-backed building warranty provided by Q Assure Build Limited



Surrounded by the soothing greens of mixed trees, twelve elegant and spacious apartments, expertly designed for a modern lifestyle, await. This is Salthaven.

Ground Floor



Apartment 1	1109 sq ft
Kitchen / Living / Dining Room	5.59m x 7.83m 18' 4" x 25' 8"
Master Bedroom	3.32m x 4.47m 10' 11" x 14' 8"
Bedroom 2	3.25m x 3.68m 10' 8" x 12' 1"
Utility	1.50m x 2.24m 4' 11" x 7' 4"

Apartment 2	1158 sq ft
Kitchen / Living / Dining Room	8.16m x 6.03m 26' 9" x 19' 9"
Master Bedroom	4.78m x 3.68m 15' 8" x 12' 1"
Bedroom 2	2.73m x 4.41m 8' 11" x 14' 6"
Utility	1.80m x 1.95m 5' 11" x 6' 5"

Apartment 3	1381 sq ft
Kitchen / Living / Dining Room	5.71m x 7.54m 18' 9" x 24' 9"
Master Bedroom	2.84m x 4.31m 9' 4" x 14' 2"
Bedroom 2	3.68m x 3.29m 12' 1" x 10' 10"
Bedroom 3 / Study	3.44m x 3.18m 11' 3" x 10' 5"
Dressing Area	2.40m x 1.20m 7' 10" x 3' 11"
Utility	1.95m x 1.83m 6' 5" x 6' 0"

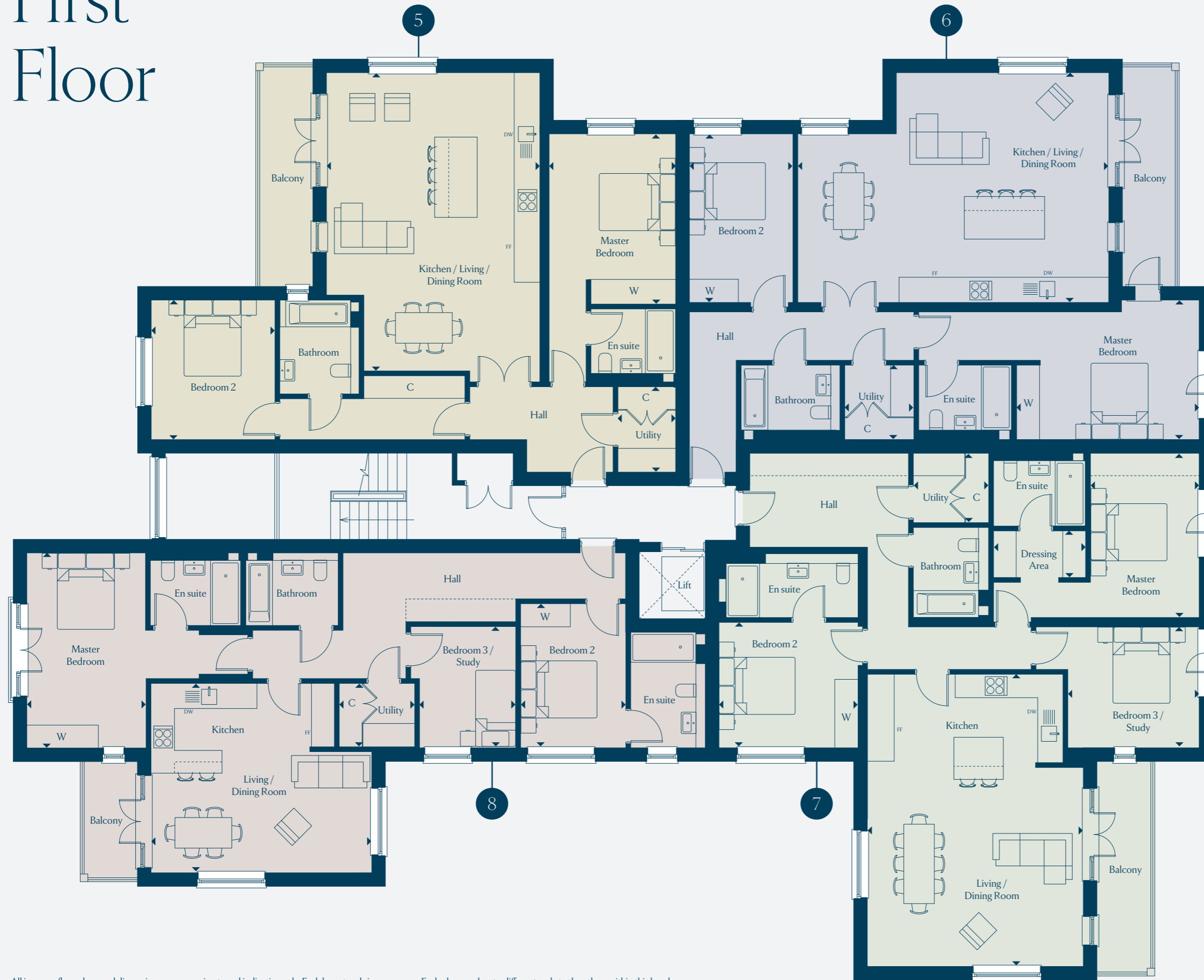
Apartment 4	1267 sq ft
Kitchen / Living / Dining Room	5.82m x 7.54m 19' 1" x 24' 9"
Master Bedroom	3.31m x 5.14m 10' 10" x 16' 10"
Bedroom 2	2.75m x 3.78m 9' 0" x 12' 5"
Bedroom 3 / Study	3.60m x 3.18m 11' 10" x 10' 5"
Utility	1.95m x 1.65m 6' 5" x 5' 5"

All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



CGI of the Kitchen/Living/Dining Room in Apartment 1

First Floor



Apartment 5 1109 sq ft

Kitchen / Living / Dining Room
5.59m x 7.83m 18' 4" x 25' 8"
Master Bedroom
3.32m x 4.47m 10' 11" x 14' 8"
Bedroom 2
3.25m x 3.68m 10' 8" x 12' 1"
Utility
1.50m x 2.24m 4' 11" x 7' 4"

Apartment 6 1158 sq ft

Kitchen / Living / Dining Room
8.16m x 6.03m 26' 9" x 19' 9"
Master Bedroom
4.78m x 3.68m 15' 8" x 12' 1"
Bedroom 2
2.73m x 4.41m 8' 11" x 14' 6"
Utility
1.80m x 1.95m 5' 11" x 6' 5"

Apartment 7 1386 sq ft

Kitchen / Living / Dining Room
5.78m x 7.54m 18' 11" x 24' 9"
Master Bedroom
2.84m x 4.31m 9' 4" x 14' 2"
Bedroom 2
3.68m x 3.29m 12' 1" x 10' 10"
Bedroom 3 / Study
3.44m x 3.18m 11' 3" x 10' 5"
Dressing Area
2.40m x 1.20m 7' 10" x 3' 11"
Utility
1.95m x 1.83m 6' 5" x 6' 0"

Apartment 8 1138 sq ft

Kitchen / Living / Dining Room
5.81m x 4.95m 19' 1" x 16' 3"
Master Bedroom
3.31m x 5.14m 10' 10" x 16' 10"
Bedroom 2
2.75m x 3.78m 9' 0" x 12' 5"
Bedroom 3 / Study
3.60m x 3.18m 11' 10" x 10' 5"
Utility
1.95m x 1.65m 6' 5" x 5' 5"



CGI of Master Bedroom in Apartment 1

Second Floor



Apartment 9	1109 sq ft
Kitchen / Living / Dining Room	5.59m x 7.83m 18' 4" x 25' 8"
Master Bedroom	3.32m x 4.50m 10' 11" x 14' 9"
Bedroom 2	3.25m x 3.68m 10' 8" x 12' 1"
Utility	1.50m x 2.24m 4' 11" x 7' 4"
Roof Terrace	5.59m x 4.15m 18' 4" x 13' 8"

Apartment 10	1160 sq ft
Kitchen / Living / Dining Room	8.16m x 6.02m 26' 9" x 19' 9"
Master Bedroom	4.78m x 3.68m 15' 8" x 12' 1"
Bedroom 2	2.73m x 4.45m 8' 11" x 14' 6"
Utility	1.80m x 1.95m 5' 11" x 6' 5"
Roof Terrace	5.53m x 4.15m 18' 2" x 13' 8"

Apartment 11	1389 sq ft
Kitchen / Living / Dining Room	5.78m x 7.54m 18' 11" x 24' 9"
Master Bedroom	2.84m x 4.31m 9' 4" x 14' 2"
Bedroom 2	3.68m x 3.29m 12' 1" x 10' 10"
Bedroom 3 / Study	3.44m x 3.18m 11' 3" x 10' 5"
Dressing Area	2.40m x 1.20m 7' 10" x 3' 11"
Utility	1.95m x 1.83m 6' 5" x 6' 0"
Roof Terrace	6.44m x 5.60m 21' 2" x 18' 5"

Apartment 12	1147 sq ft
Kitchen / Living / Dining Room	6.98m x 8.39m 22' 11" x 27' 6"
Master Bedroom	2.75m x 3.78m 9' 0" x 12' 5"
Bedroom 2	3.60m x 3.18m 11' 10" x 10' 5"
Utility	1.95m x 1.80m 6' 5" x 5' 11"
Roof Terrace	10.11m x 4.37m 33' 2" x 14' 4"

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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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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