



CLIFF EDGE

— BOUTIQUE COASTAL LIVING —



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A STUNNING NEW DEVELOPMENT OF 39
LUXURY COASTAL APARTMENTS

by

STEPHENS+STEPHENS

DEVELOPING PLACES IN CORNWALL



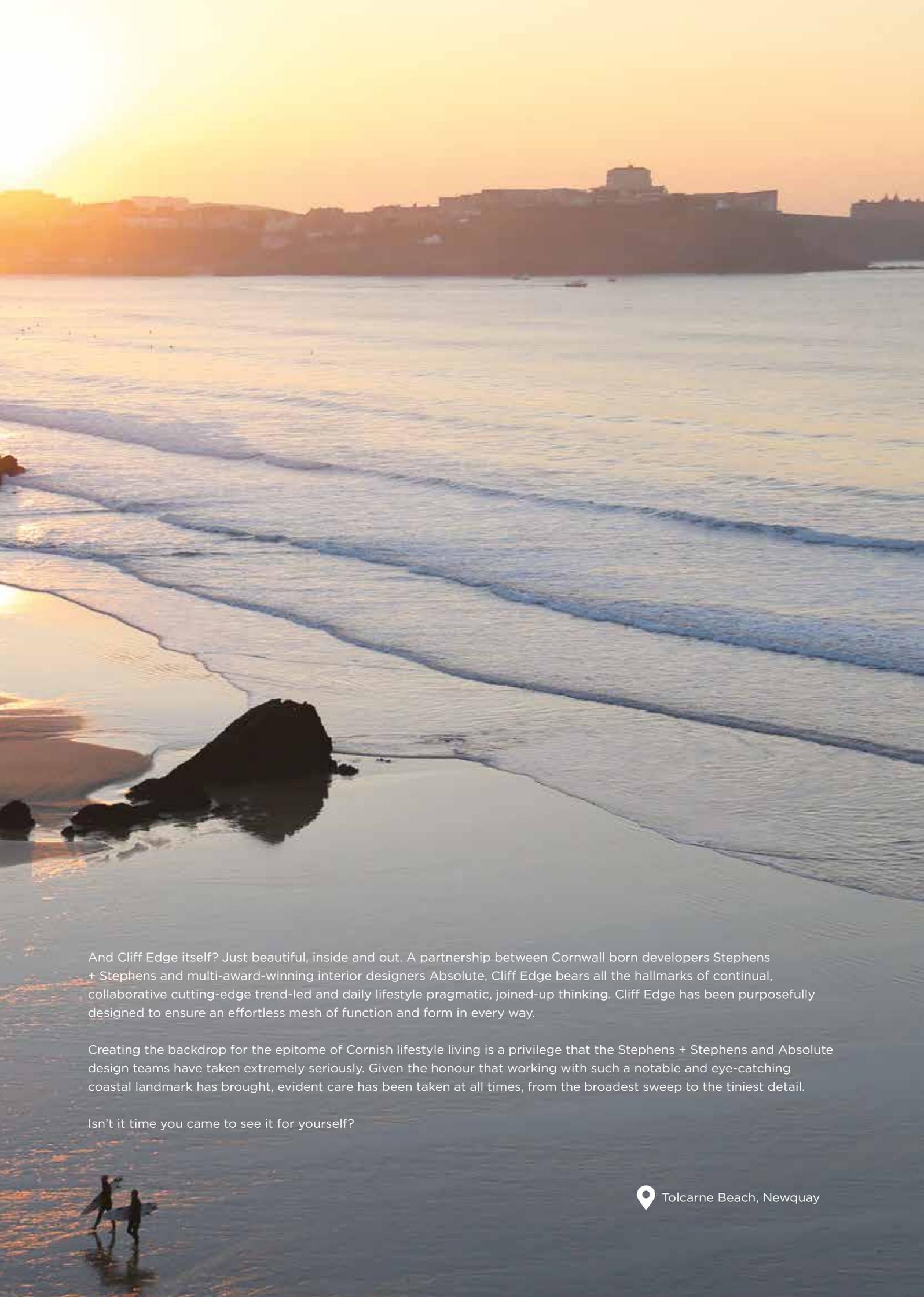
NEWQUAY: CORNWALL'S 'BLUE MIND' DESTINATION

Panoramic sea views, halcyon days, the subtle beat of the waves below your balcony and slow, meandering, mesmerizing sunsets. Cliff Edge is where you will find all of this, alongside your opportunity to invest in your style-driven, Cornish lifestyle.

A bespoke collection of 39 boutique coastal apartments, Cliff Edge stands atop Cornwall's 'blue mind' destination: Newquay. Home to seven beaches, this town has more sandy spots than any other location in the country, and all are accessible from the South West Coastal Path which lines the staggering headlands, clifftops and beach routes.

Surfing, SUPing, coasteering, kayaking, kite surfing and wild sea swimming are a daily way of life here, as is beach yoga, mindful fresh air meditation and al fresco wining and dining. And across the seven blissful beaches: Porth, Lusty Glaze, Great Western, Tolcarne, Towan, Little Fistral and Fistral, you'll find your picture perfect spot, time and time again.

It's these beaches, the resultant salt-infused mentality and the laid-back way of life that make Newquay the unofficial surf capital of Britain, and so much more besides.

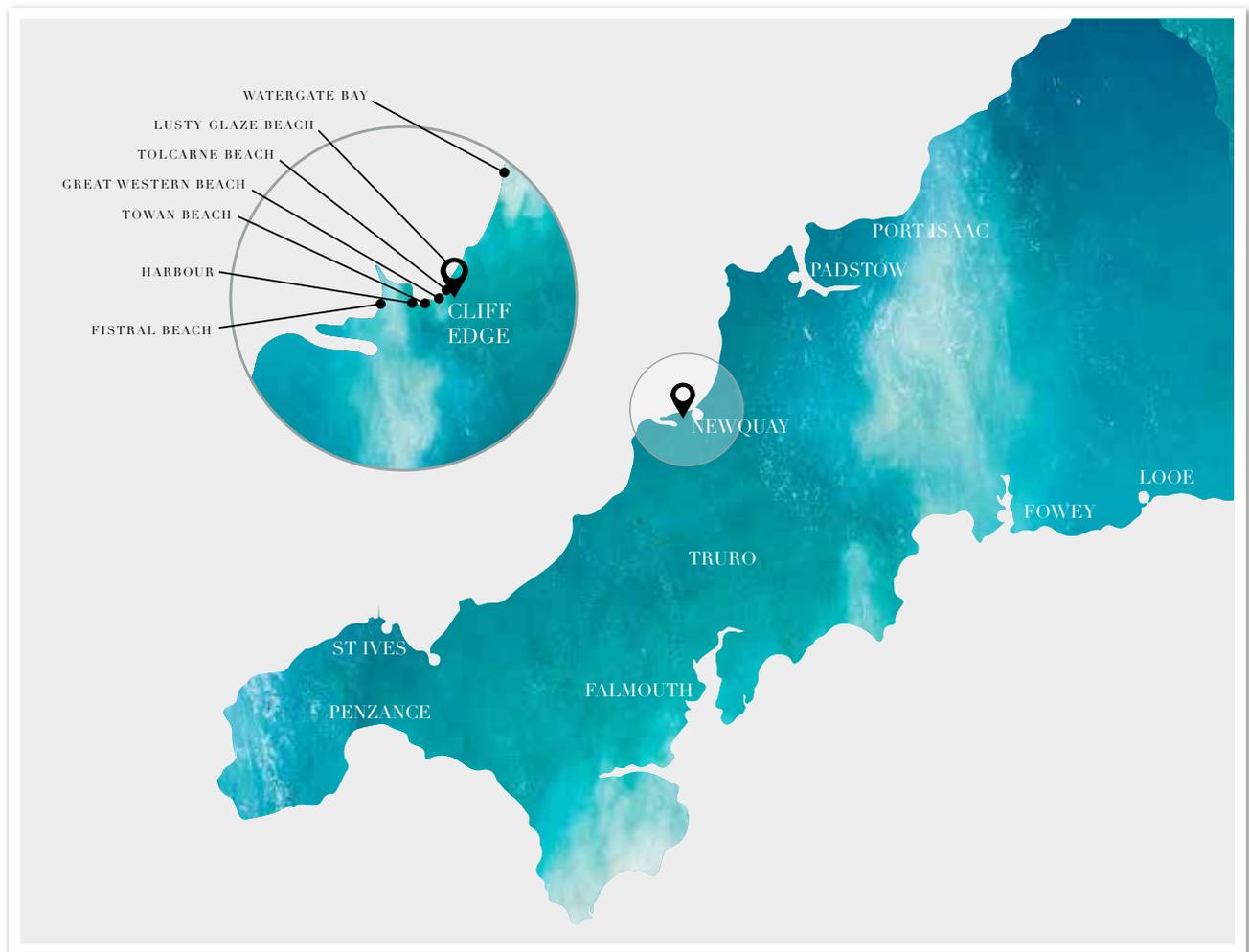


And Cliff Edge itself? Just beautiful, inside and out. A partnership between Cornwall born developers Stephens + Stephens and multi-award-winning interior designers Absolute, Cliff Edge bears all the hallmarks of continual, collaborative cutting-edge trend-led and daily lifestyle pragmatic, joined-up thinking. Cliff Edge has been purposefully designed to ensure an effortless mesh of function and form in every way.

Creating the backdrop for the epitome of Cornish lifestyle living is a privilege that the Stephens + Stephens and Absolute design teams have taken extremely seriously. Given the honour that working with such a notable and eye-catching coastal landmark has brought, evident care has been taken at all times, from the broadest sweep to the tiniest detail.

Isn't it time you came to see it for yourself?

WELCOME TO CORNWALL'S BEACHSIDE LIFESTYLE DESTINATION



Life is most certainly a beach, and there is an infinite list of reasons as to why Newquay has been Cornwall's most popular lifestyle destination for so long.

However, seven reasons are key to the core of that popularity, namely: Fistral, Little Fistral, Towan, Great Western, Tolcarne, Lusty Glaze and Porth. All individual soft sandy beaches when the tide is in, almost all linked together when the tide is out. Wherever you are in the town, you're hardly ever more than a short 'hop' to any one of these spots. And at Cliff Edge, you are located right atop Tolcarne with Great Western and Lusty Glaze both mere minutes stroll away.

With so many natural advantages, it's no wonder that in the past it seemed hard for Newquay to keep up and meet all the constant demand. It's most certainly catching right up now, however, with the town constantly on 'hot lists' and topping favourite beaches and destination polls all over the place.

It's never been easier to feel in amongst it and away from it all, at one and the same time, and it's never been easier to get here either. If you're part of the jet-set, Newquay Airport has regular flights to and from various well-connected cities in the UK and Ireland, including Heathrow, Dublin, Manchester, Birmingham and Edinburgh.

And if the romance of the Great Western train line is more your thing, the main Paddington to Penzance train line connects to Newquay via one change.

If cruising down the dual-carriageway and having your car with you to enable constant cross-Cornwall adventures is more appealing, then the upgraded A30 takes you from the Newquay turn-off a few miles away straight to the foot of the M5 at Exeter.

Isn't it time for you to be here now?

THE GROWING POPULARITY OF SHORT BREAK STAYCATIONS

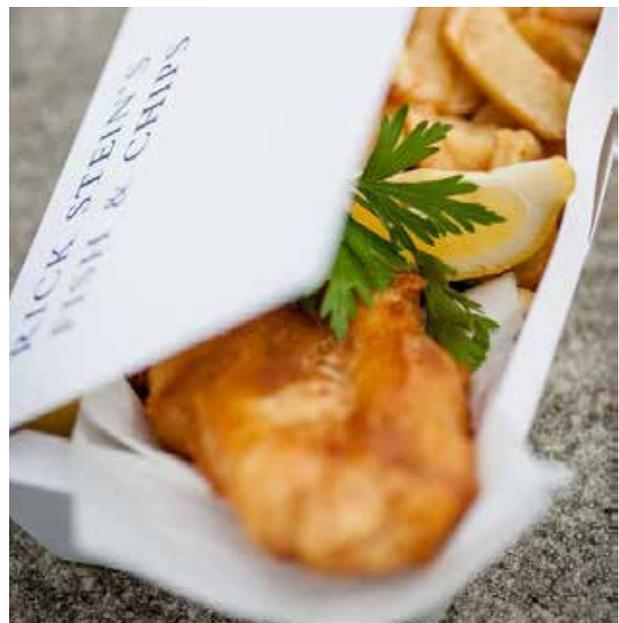
There's never been a better time to invest in a Cornish bolthole or luxury home, whether it be for your own use or as a holiday let investment.

Post-COVID, the staycation is the way to holiday safely and Newquay's foundations continue to gain not only from all the national acclaim, but also the fortuitous British trend of more frequent, style-driven shorter breaks, at home.

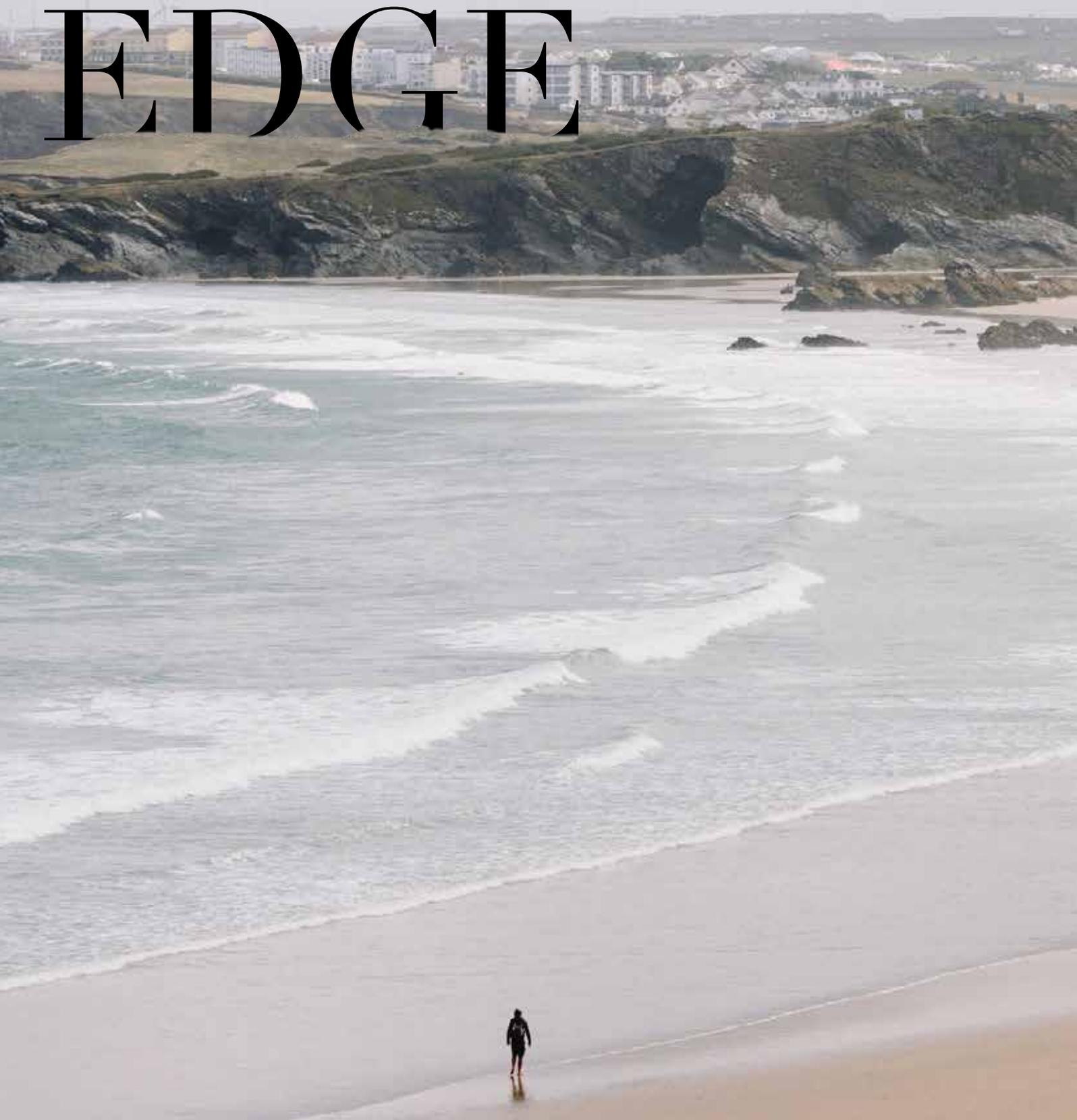
More than ever-before, holidaymakers are seeking luxury-end self catering properties as opposed to hotel room stays, given that (on average) they offer 30% more space, more privacy, more freedom and are more cost-effective in terms of there being no extra hidden costs.

The evidence of UK-based self-catering popularity lies in occupancy rates: self-catering accommodation in the UK averaged an 81% occupancy rate in 2019, and outperformed hotel rooms which stood at 77.2%. And that was all before COVID even became a word that we all understood.

The days are long gone when Cornwall's popularity is just limited to summer visitors. It is now a compelling, and lucrative, year round destination offering the most chilled of getaways and activities, spa treatments, wining and dining, and all aspects of the beguiling laidback Cornish lifestyle 365 days a year.



MAKE THIS YOUR CLIFF EDGE



Cliff Edge constitutes a rare and special opportunity: beautiful, stylish, high-end apartments in a gorgeous cliff-side location, near the centre of Newquay.

As an investment, a full, or a part-time home, it's a perfect coming together of three key elements: a fabulous location, a striking, high-quality build and properly thought-through interiors, executed by an award-winning design team.

F



MEET THE TEAM

Familiarity and collaboration result in brilliant buildings with beautiful interiors.

STEPHENS + STEPHENS

New builds and refurbishments, both one-offs and estates: Stephens + Stephens' Paul Stephens has been successfully delivering a wide range of commercial and residential projects for over 30 years. The latest in a long list of accomplishments are exclusive residential projects, Saltwater on Pentire, The Strand in Porth, The Hideaway and The Boundary in Truro.

Commercial clients include, amongst others the likes of ASDA, Bristol Airport and JD Wetherspoon.

Ian Tubb, our Sales Executive with over 26 years' experience selling Cornish property, is on hand to help with any queries and negotiations and can be contacted on: 01872 264788 or ian@s-sdevelopers.com

ABSOLUTE

Over 29 years of experience has seen Absolute grow steadily to become the south west's most effective, creative and in-demand agency, setting new standards and winning awards, both for dazzling one-off private work as well as for national hospitality and retail businesses. Absolute is a collaborative partner with Stephens + Stephens on Cliff Edge's architectural and interior design.





ABSOLUTELY
TURNKEY
DESIGNER
INTERIORS





Cliff Edge's aspirational new apartments have been masterminded by multi-award-winning Cornish interior design agency, Absolute, ensuring bright, light and airy finishes.

Taking their inspiration from the classic whitewashed Cycladic interior style typical of the contemporary Mediterranean, Mykonos or Ibiza, each will provide an elevated level of holiday retreat or lifestyle for guest, holiday homeowners and residents alike.

Across Cliff Edge the Absolute team has ensured a new world luxurious sophistication, blending architectural design and unique, bespoke interiors styling. Seamlessly mixing modern interior décor with simplistic textures and flourishes, it has a cool, cosmopolitan, European feel. What is more, all two and three bed apartments have the luxury of two parking spaces, located in the secure underground parking facility with three elevators for ease and practicality.

Complete with porcelain tiled bathrooms, contemporary sanitaryware and Porcelanosa designed kitchens. Fully glazed patio doors lead onto balconies for all apartments, so sunrises, sunsets and stargazing come as standard and the apartments have been designed to have abundant storage options.

All new owners have the option to use Absolute's turnkey interior design service at no additional cost, with furniture and finishes coming at an additional cost.

hello@weareabsoluteuk.com
[@weareabsoluteuk](https://www.instagram.com/weareabsoluteuk)

LAST REMAINING APARTMENTS...



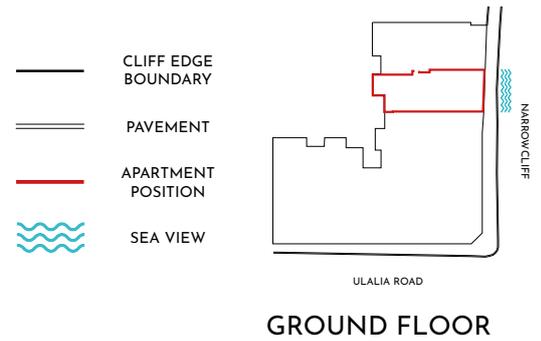


APARTMENT 3

Ground Floor

2 Bedroom

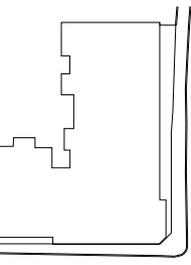
£595,000



Kitchen, Living, Dining	6.0 x 8.7m 19' 8" x 28' 7"
Bed 1	3.6 x 3.2m 11' 10" x 10' 6"
Ensuite	1.7 x 2.6m 5' 7" x 8' 6"
Dressing Room	3.6 x 1.9m 11' 10" x 6' 3"
Bed 2	6.5 x 3.6m 21' 4" x 11' 10"
Ensuite	2.3 x 1.5m 7' 7" x 4' 11"
WC	1.4 x 1.2m 4' 7" x 3' 11"
Utility	1.9 x 2.2m 6' 3" x 7' 3"
Total Internal Space	126.0m² 1356.3sq/ft
Total Terrace Space	35.0m² 376.7sq/ft
TOTAL	161.0m² 1732.9sq/ft

Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary. Dimensions, internal layouts, furniture, wardrobes, appliance specification and location are indicative only.

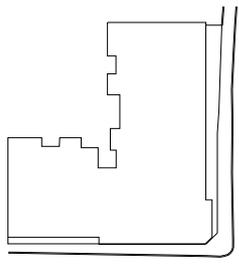




NARROW CLIFF

ULALIA ROAD

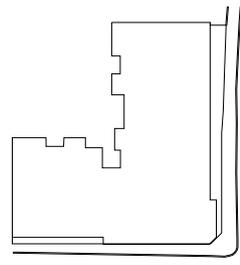
FIRST FLOOR



NARROW CLIFF

ULALIA ROAD

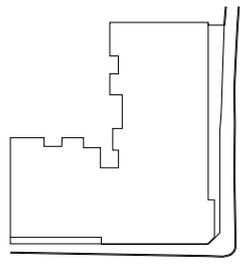
SECOND FLOOR



NARROW CLIFF

ULALIA ROAD

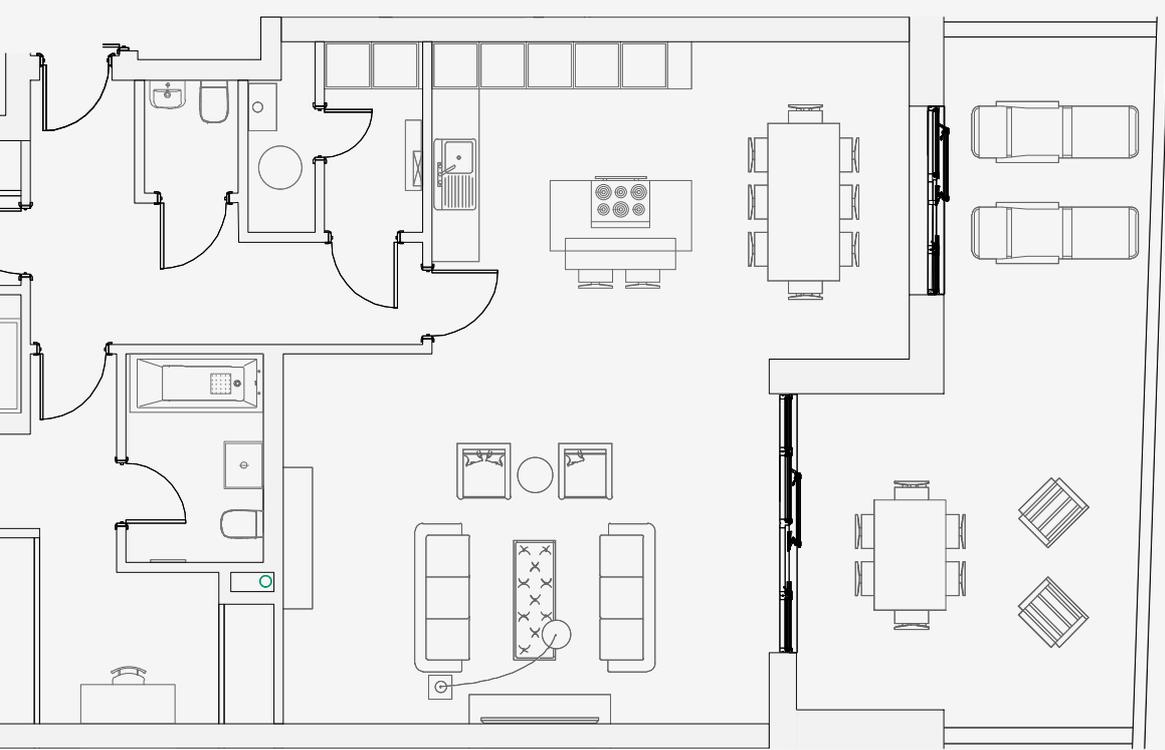
THIRD FLOOR



NARROW CLIFF

ULALIA ROAD

FOURTH FLOOR

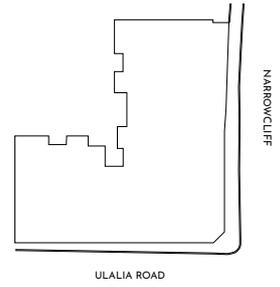


APARTMENT 23

Third Floor

3 Bedroom

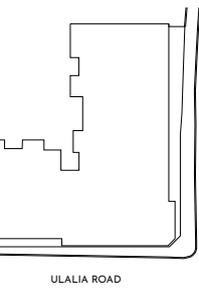
£1,195,000



GROUND FLOOR

Kitchen, Living, Dining	6.7 x 6.7m 22' 0" x 22' 0"
Bed 1	4.0 x 4.2m 13' 1" x 13' 9"
Ensuite	2.7 x 1.7m 8' 10" x 5' 7"
Bed 2	3.7 x 3.6m 12' 2" x 11' 10"
Ensuite	2.2 x 1.5m 7' 3" x 4' 11"
Bed 3	3.6 x 4.5m 11' 10" x 14' 9"
Ensuite	2.9 x 1.5m 9' 6" x 4' 11"
WC	1.3 x 1.9m 4' 3" x 6' 3"
Utility	1.6 x 2.7m 5' 3" x 8' 10"
Total Internal Space	142.0m² 645.8sq/ft
Total Terrace Space	60.0m² 645.8sq/ft
TOTAL	202.0m² 2174.3sq/ft

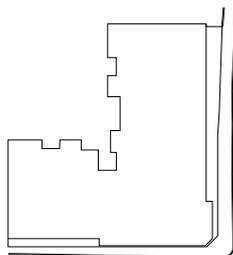
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ULALIA ROAD

NARROWCLIFF

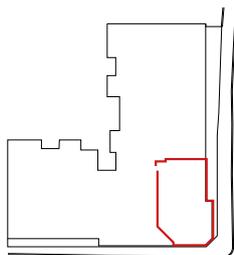
FIRST FLOOR



ULALIA ROAD

NARROWCLIFF

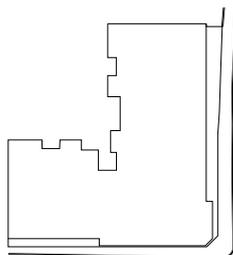
SECOND FLOOR



ULALIA ROAD

NARROWCLIFF

THIRD FLOOR



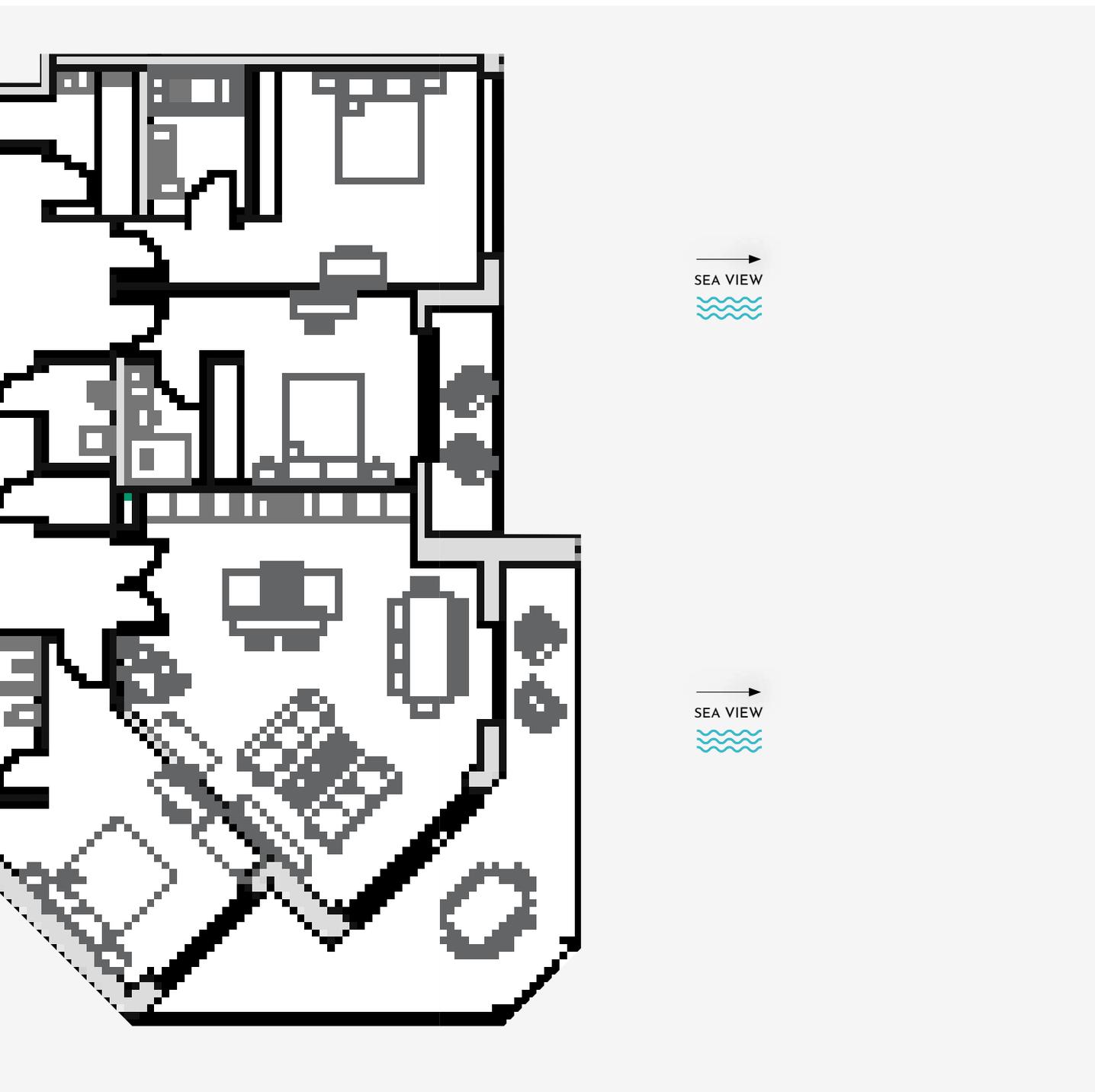
ULALIA ROAD

NARROWCLIFF

FOURTH FLOOR



TOLCARNE BEACH



SEA VIEW



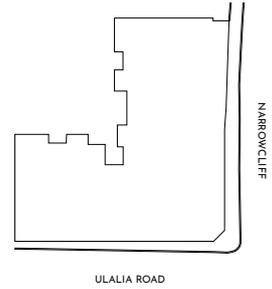
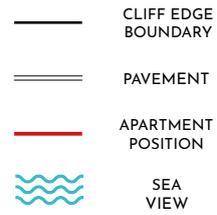
SEA VIEW

APARTMENT 24

Third Floor

3 Bedroom

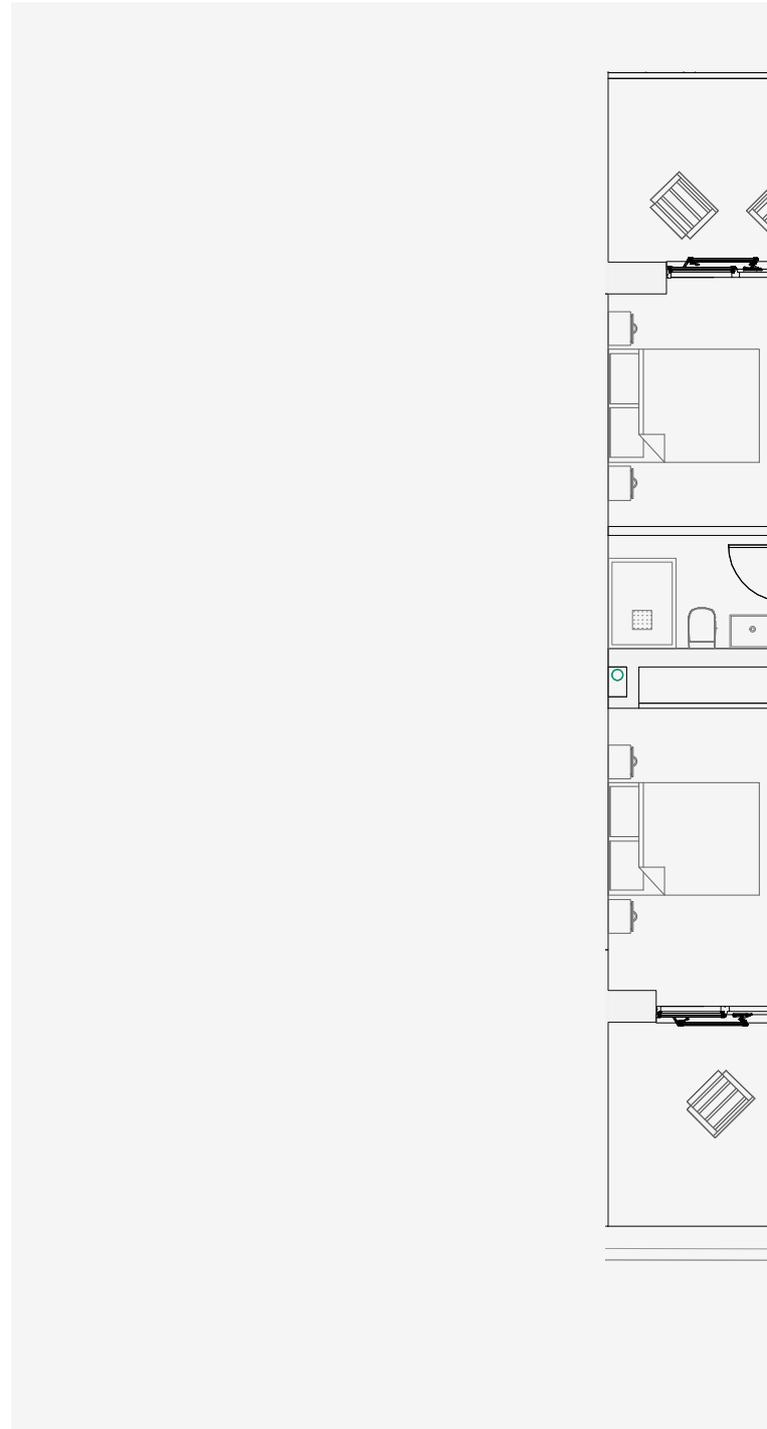
£895,000

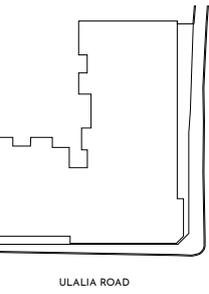


GROUND FLOOR

Kitchen, Living, Dining	7.4 x 7.7m 22' 0" x 22' 0"
Bed 1	3.7 x 6.0m 13' 1" x 19' 8"
Ensuite	2.3 x 1.5m 8' 10" x 5' 7"
Bed 2	4.6 x 3.4m 12' 2" x 11' 10"
Ensuite	2.3 x 1.5m 7' 3" x 4' 11"
Bed 3	3.4 x 3.1m 11' 10" x 14' 9"
Family Bathroom	2.4 x 1.7m 9' 6" x 4' 11"
Utility	1.9 x 2.5m 4' 3" x 6' 3"
Total Internal Space	136.0m² 398.3sq/ft
Total Terrace Space	37.0m² 398.3sq/ft
TOTAL	173.0m² 1862.1sq/ft

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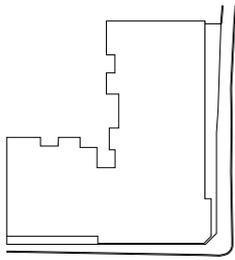




ULALIA ROAD

NARROWCLIFF

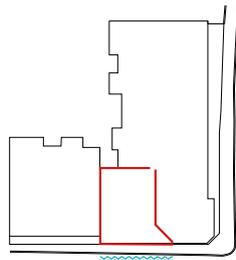
FIRST FLOOR



ULALIA ROAD

NARROWCLIFF

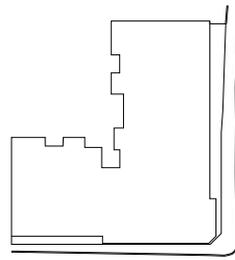
SECOND FLOOR



ULALIA ROAD

NARROWCLIFF

THIRD FLOOR



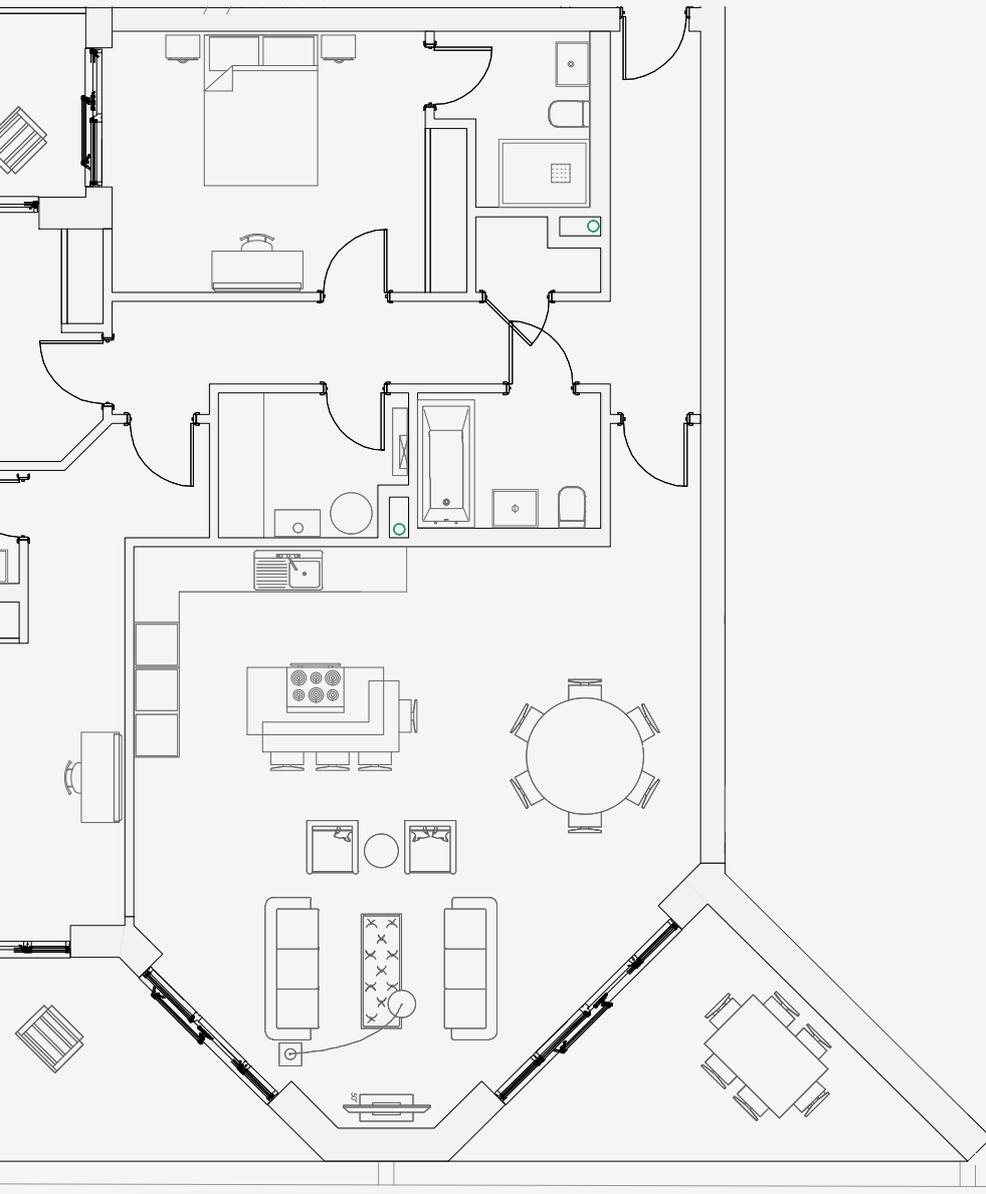
ULALIA ROAD

NARROWCLIFF

FOURTH FLOOR



TOLCARNE BEACH



SEA VIEW

APARTMENT 34

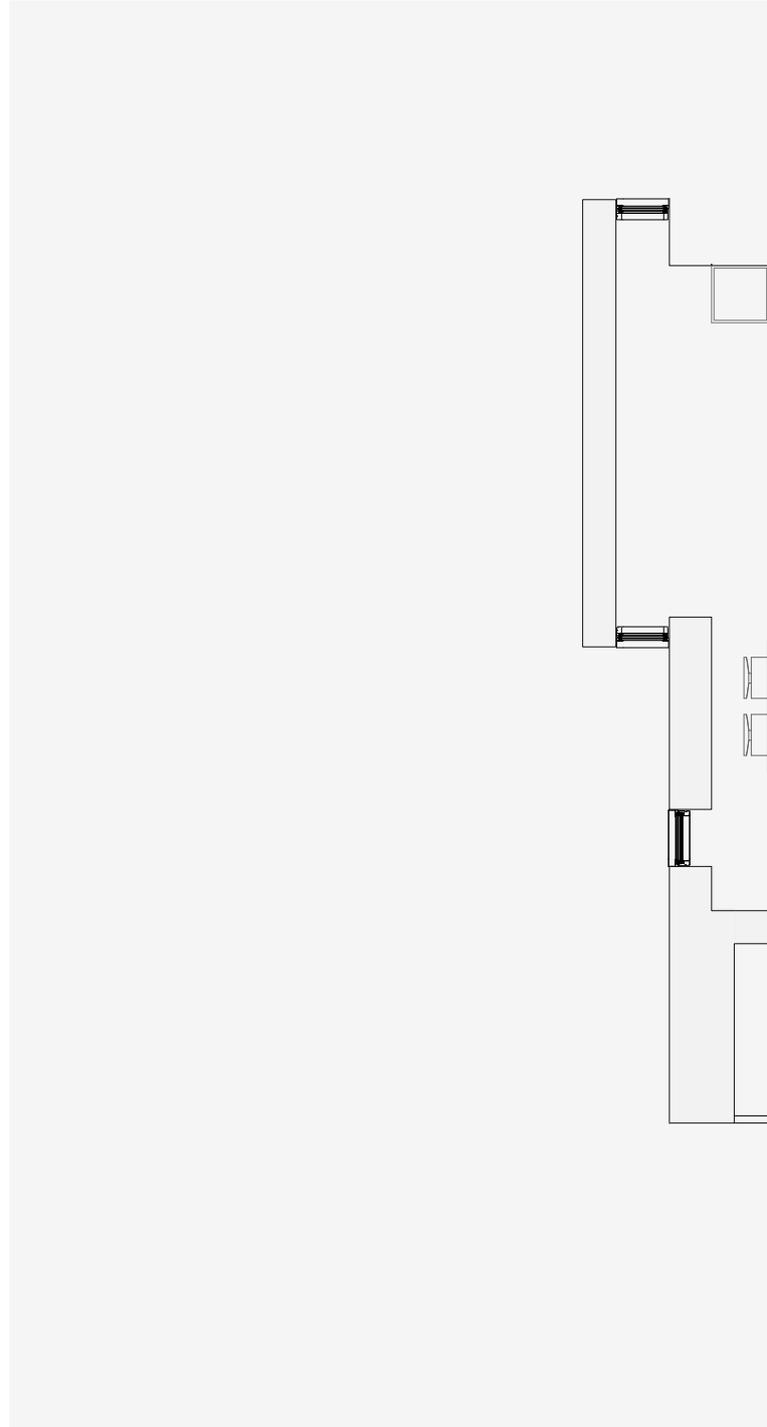
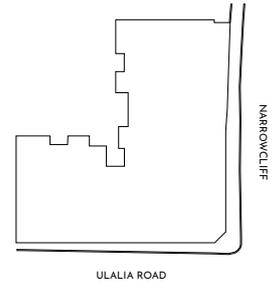
Second Floor

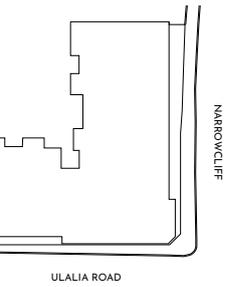
1 Bedroom

£495,000

Kitchen, Living, Dining	4.7 x 6.7m 15' 5" x 22' 0"
Bed 1	4.6 x 4.0m 15' 1" x 13' 2"
Family Bathroom	2.7 x 1.7m 8' 10" x 5' 7"
Utility	1.6 x 2.7m 5' 3" x 8' 10"
Total Internal Space	69.0m² 742.7sq/ft
Total Terrace Space	40.7m² 438.1sq/ft
TOTAL	109.7m² 1180.8sq/ft

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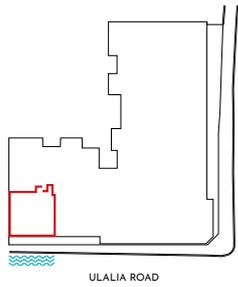




ULALIA ROAD

NARROW CLIFF

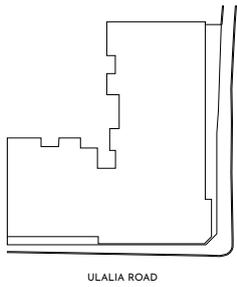
FIRST FLOOR



ULALIA ROAD

NARROW CLIFF

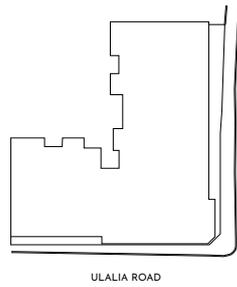
SECOND FLOOR



ULALIA ROAD

NARROW CLIFF

THIRD FLOOR



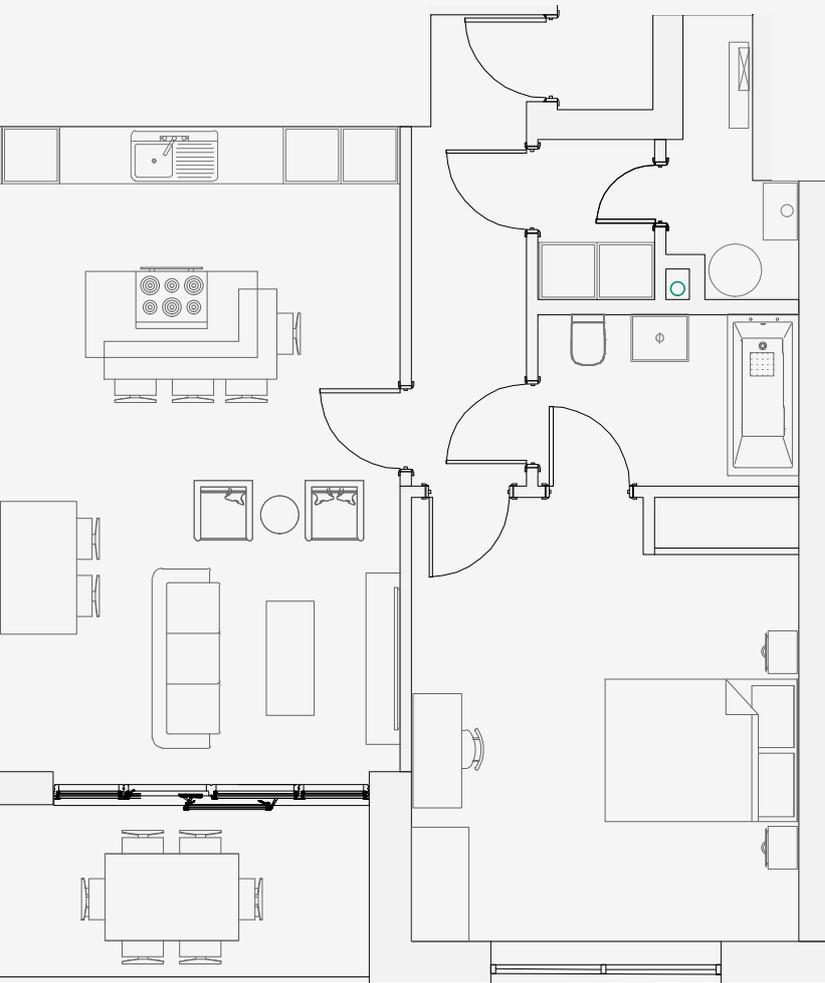
ULALIA ROAD

NARROW CLIFF

FOURTH FLOOR



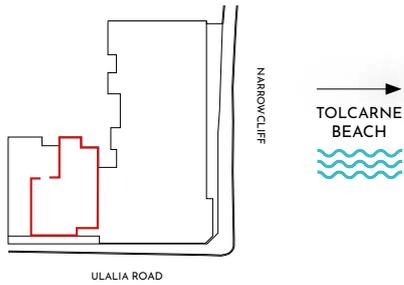
TOLCARNE BEACH



SEA VIEW

SIRIUS PENTHOUSE

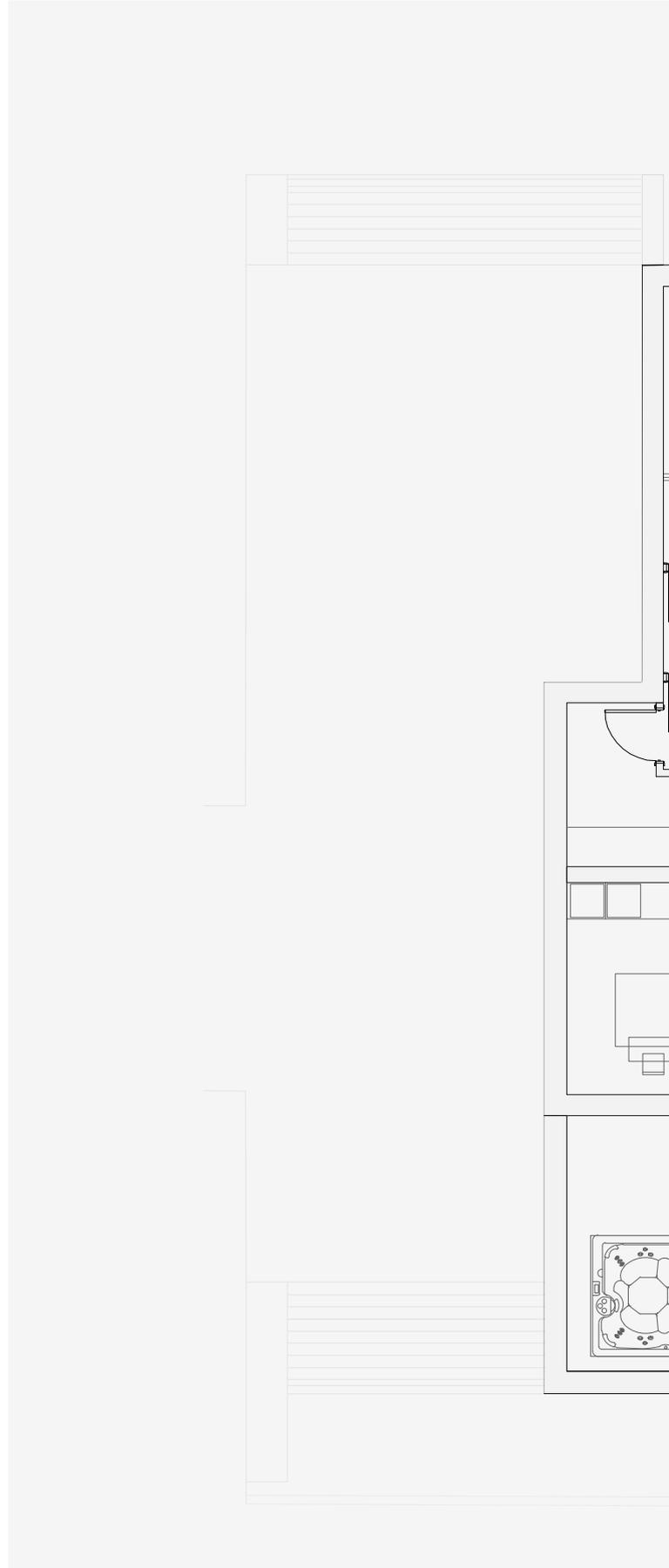
Fourth Floor
2 Bedroom
£1,095,000



SIRIUS

Kitchen, Living, Dining	5.4 x 13.0m 17' 9" x 42' 8"
Bed 1	6.5 x 3.6m 21' 4" x 11' 8"
Ensuite	1.5 x 2.3m 4' 11" x 7' 7"
Bed 2	3.8 x 3.6m 12' 6" x 11' 10"
Ensuite	3.1 x 1.9m 10' 2" x 6' 3"
WC	1.6 x 1.4m 5' 3" x 4' 7"
Utility	2.7 x 1.8m 8' 10" x 5' 11"
Total Internal Space	129.0m² 1388.5sq/ft
Total Terrace Space	58.5m² 629.7sq/ft
TOTAL	187.5m² 2018.2sq/ft

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SPECIFICATION

The apartment's structure and surrounds will feature the following specification as standard, regardless of any style, floorplan or other customising you choose in collaboration with us, and Absolute.

LOBBY ENTRANCE

- Aluminium triple glazed entrance doors
- Individual apartment control

STAIRWELL

- Communal stairs & landings
- Feature design staircase with metal balustrade
- Painted plastered communal walls
- Highly insulated

APARTMENT ENTRANCE

- Contemporary door
- LCD spy hole
- Stainless steel door furniture

APARTMENT ENTRANCE HALLS

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- Storage cupboard (where applicable)
- Wood, tiled or laminate floor

LIVING ROOM

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- 13 amp power sockets with USB
- Wood, tiled or laminate floor

KITCHEN

- Designer kitchens
- NEFF appliances throughout
- Induction hob
- Built in fridge freezer
- Electric oven
- Built in microwave
- Dishwasher
- Wine fridge or coffee machine
- Pop up power units with USB
- Worktops with 1½ sink units
- Extractor [ceiling or pop up]
- Wood, tiled or laminate floor

BEDROOMS

- Painted skirting
- LED downlights
- Painted plaster walls and ceiling
- Wood, tiled or laminate floor
- 13 amp power sockets with USB
- Wardrobes (optional extra)

BATHROOMS

- Towel radiator
- Ceramic tiled floor and full height walls
- Hidden cistern toilet
- Shower and/or bath
- Contemporary sanitaryware with vanity storage
- Illuminated mirror with defrost heater and shaver point
- Chrome/black taps and showerheads

HEATING

- Underfloor heating system
- Air Conditioning [Penthouse and third floor]

HOT WATER

- Off communal boiler

SECURITY

- Mains smoke detectors
- Automatic opening vents to communal areas
- Voice and key controlled communal gated entrance

BALCONIES

- Toughened framed glazing with brushed stainless steel handrail
- Composite decking or tiles

GROUNDS

- Private gated entrance
- Beautifully landscaped areas

CAR PARKING

- Upper and lower level secure access car parks
- Private lift to each apartment building
- One allocated parking bay with one bedroom apartments, two allocated spaces with all 2+ bedroom apartments

FENESTRATION

- Triple glazed German powder coated aluminium RAL 7039 external, white internal windows

SUPERSTRUCTURE

- Structural engineer mass filled concrete foundations
- Structural engineer designed steel frame
- Pile driven foundations

EXTERNAL WALLS

- Fully insulated walls (brick)
- Clad with Trespa cladding, brick and zinc

ROOF

- Traditional flat roof with Garland award winning 20 year guarantee

LEASE

- 999 lease

BUILDING WARRANTY

- 10 year guarantee with ICW insurance

GROUND RENT

- Penthouse apartments 12, 25, 26 & 39 £500 per annum
- All other apartments £250 per annum

MAINTENANCE CHARGE

- Penthouse apartments 12, 25, 26 & 39 £2,466 per annum
- All other apartments £1,888 per annum
- All charges to be paid monthly by Direct Debit

To clean all drainage channels that served the below ground car park along with sump-pump which will be carried out once a month throughout summer [20 April - 20 October] and twice a month through the winter [21 October - 19 April]

Landscaping carried out every two weeks throughout summer [20 April - 20 October]. This will include full upkeep of all low bedded areas and walkways, keeping clear of all weeds and waste.

Landscaping carried out once a month through the winter [21 October - 19 April]. This will include full upkeep of all low bedded areas and walkways, keeping clear of all weeds and waste.

Electrical charges for all communal areas including internally and externally along private access road.

To carry out a full service twice a year on private access gates and voice control system. First service 25 April, second service 25 October.

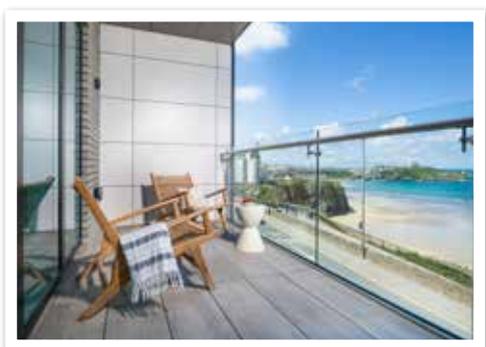
Carry out a full test and service to both resident lifts once a year. First service 25 October 2022 and then annually.

Carry out a full safety control service of alarm and smoke alarm system. Test all common areas once a year from builders completion. First service due on or before April 2022.

Clean down the refuse bin storage area by removing all waste and jet washing down area twice a month.

YOUR INVITATION TO BE HERE...

There aren't many places in the world where you can watch the sun drop into the sea. The sunsets in Newquay are unparalleled. This could be your view from your balcony, with a glass of crisp, refreshing wine in hand, and your family and friends all around you...







SOUTHSHORE, SEATON



SOUTHSHORE, SEATON





THE NEST, CHARLESTOWN



THE NEST, CHARLESTOWN



ONE PENTIRE, NEWQUAY



ONE PENTIRE, NEWQUAY



CLIFF EDGE

— BOUTIQUE COASTAL LIVING —

ANOTHER STUNNING PROJECT BY

STEPHENS + STEPHENS

DEVELOPING PLACES IN CORNWALL

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SELLING AGENTS

HOMES
BY STEPHENS + STEPHENS

hello@homesbys-s.com
01872 264775 | homesbys-s.com