

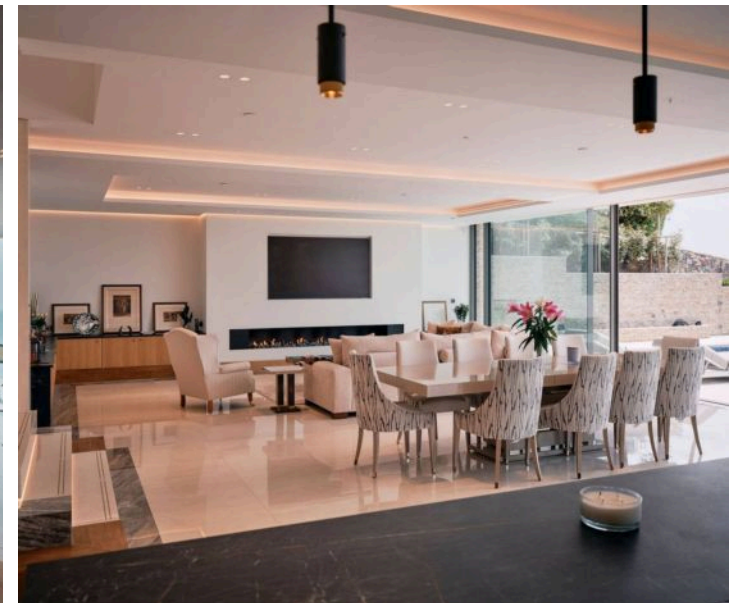
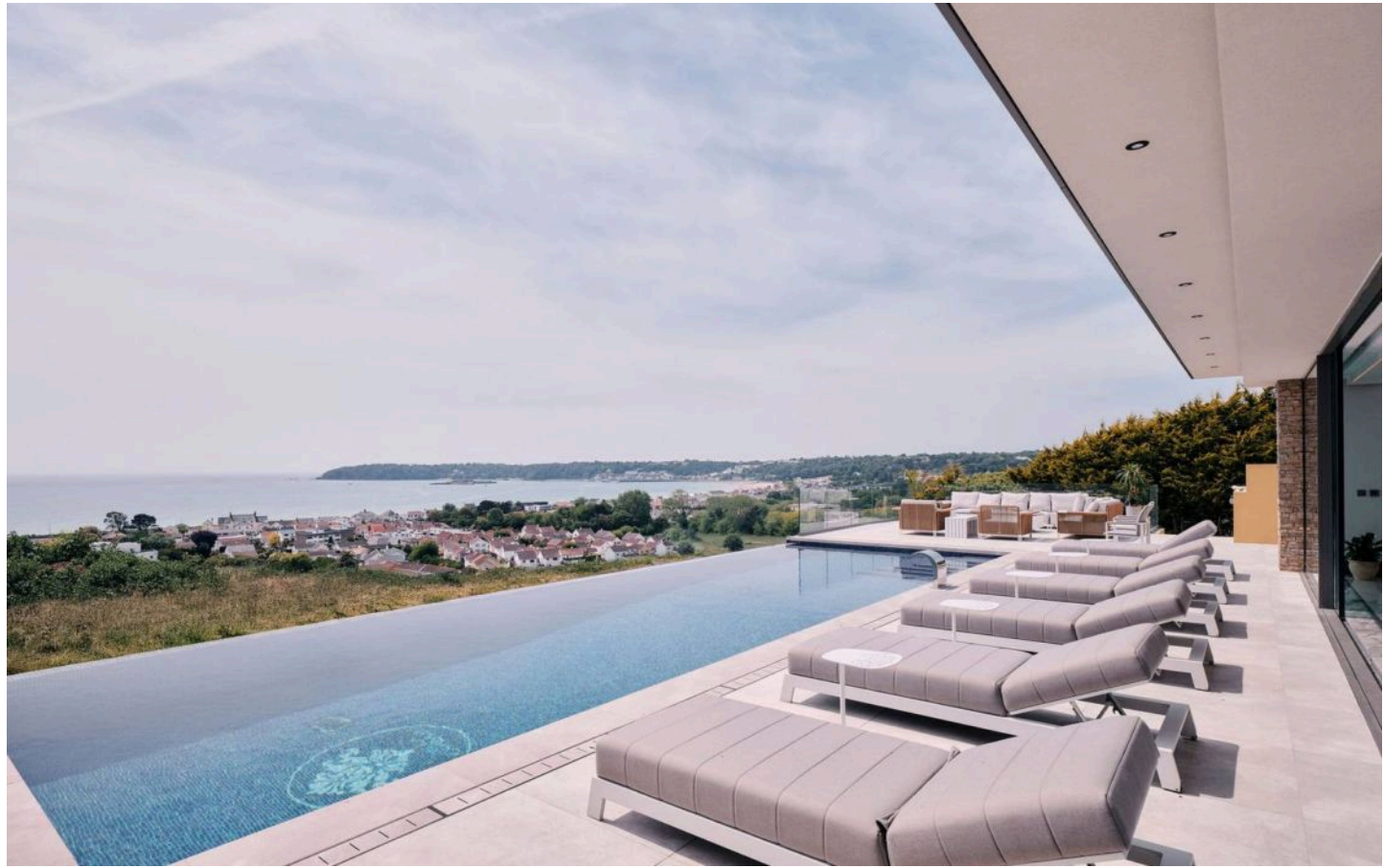


Villa Cambray, Le Mont Cambrai, St. Lawrence
£16,000,000

Villa Cambray, Le Mont Cambrai

St. Lawrence, Jersey

- Infinity Pool Overlooking The Sea
- Incredible Open-Plan Living Space
- Brand New Modern Residence
- Separate Home Office
- 5 Bedroom Suites
- Superb Terrace
- Car Salon With Vehicle Lift
- Please contact Harry on 07797751557 / harry@broadlandsjersey.com or Angela on 07829 900010 / angela@broadlandsjersey.com



Villa Cambray, Le Mont Cambrai

St. Lawrence, Jersey

Villa Cambray's fantastic location commands a truly magnificent view over the entire south coast from St Helier around to St Aubin, with the coastline of France clearly visible in the distance. With ownership of the land to the south of the Villa falling within the Villa's boundary the view will never be lost. The spectacular site deserves the sort of special attention and passion worthy of its location and for that reason, great care, thought, and painstaking attention have been expended to ensure that the facilities being provided and the lifestyle choices the Villa will offer have been fully maximized.





Living

Villa Cambray offers an immediate sense of light and space from the moment you enter the ground floor lobby, a theme carried throughout the home. Open-plan design is enhanced by a cantilevered floating staircase, adding drama and striking lighting effects. A standout feature is the scenic glass lift, set within a back-lit marble-lined shaft—an elegant focal point. The main living area maximises panoramic views and flows seamlessly onto the terrace, pool, and dining areas. The dining space is perfectly positioned to capture both southerly and westerly vistas, with sliding glass panels creating a seamless indoor-outdoor experience.

Sleeping

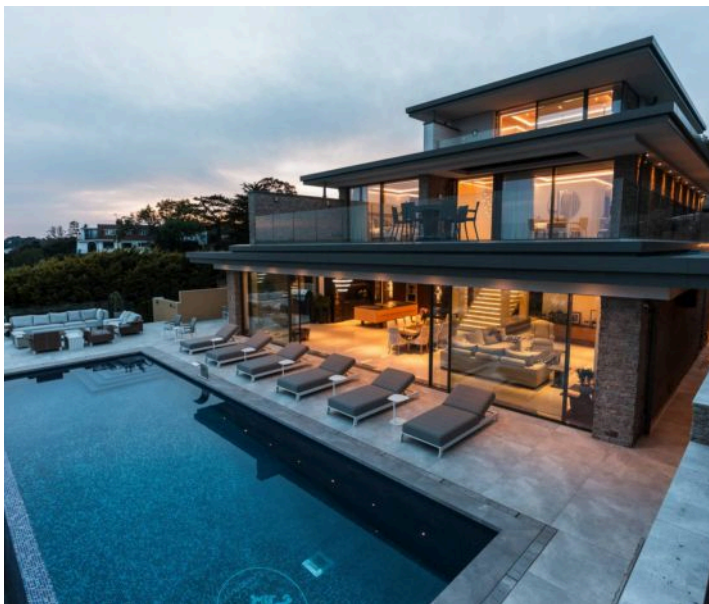
In the manner that would be expected, the owner's suite commands the most impressive of views. Having its own private terrace, on the south side of the Villa overlooking the spectacular coastline, the sunrise to the left or sunset to the right can be enjoyed over coffee or cocktails. The finishings throughout the bedroom are impeccable with Calicut marble, a luxuriant bathroom, walk-in large shower, modern appliances including a walk-in W.C cubicle with TV and automated, self-cleaning toilet. Along with the master bedroom, there is an additional 4 bedroom suites.

Additional Rooms

We believe that the gymnasium and cinema are two of the outstanding facilities that Villa Cambray offers a buyer, enhances wellbeing and entertainment options. The 12-seat tiered cinema with laser projection, and 185" screen is perfect for hosting movie nights or watching sporting events. The wine room is one of the villa's principal optional areas. Its capacity is approximately a thousand bottles. Its climate-controlled environment is perfect for the maintenance of fine wines for daily enjoyment and aspiring collectors.

Property Information

Completed encompassing the meticulous crafting of the 8,500 sq ft residence from the bedrock of the southerly slopes of the Bailiwick. The subterranean parking for up to 8 vehicles has been included, as has the gymnasium, wine room, spacious cinema with 185" screen and laser projection, the 15-meter infinity pool, the two inner and one outer kitchens, the luxurious owner's suite, the four guest suites, the lower and







VILLA CAMBRAY

Lower Ground Floor

Plant Room - 19.5 sqm / 209.8 sq ft
 Store Room 1 - 6.8 sqm / 73.2 sq ft
 Store Room 2 - 15.9 sqm / 171.1 sq ft
 Comms Room - 11.5 sqm / 123.7 sq ft
 Gym - 37.2 sqm / 400.4 sq ft
 Garage - 124.8 sqm / 1343.3 sq ft
 Wine Store - 13.7 sqm / 147.4 sq ft
 Cinema - 42.4 sqm / 456.3 sq ft
 WC - 8 sqm / 86.1 sq ft
 Living/ Kitchen/ Dining Area - 101.6 sqm / 1093.6 sq ft
 Pool - 62.1 sqm / 668.4 sq ft
 GROSS INTERNAL FLOOR AREA - 484.7 sqm / 5217.2 sq ft



Villa Cambray floor plans, layout plans and landscaping designs are for illustrative purposes only and are not legally binding. Actual floor area may vary.



VILLA CAMBRAY

Lower Ground Floor

Plant Room - 19.5 sqm / 209.8 sq ft
 Store Room 1 - 6.8 sqm / 73.2 sq ft
 Store Room 2 - 15.9 sqm / 171.1 sq ft
 Comms Room - 11.5 sqm / 123.7 sq ft
 Gym - 37.2 sqm / 400.4 sq ft
 Garage - 124.8 sqm / 1343.3 sq ft
 TV Room / Snug - 21.5 sqm / 231.4 sq ft
 Cinema - 42.4 sqm / 456.3 sq ft
 WC - 8 sqm / 86.1 sq ft
 Living/ Kitchen/ Dining Area - 101.6 sqm / 1093.6 sq ft
 Pool - 62.1 sqm / 668.4 sq ft
 GROSS INTERNAL FLOOR AREA - 484.7 sqm / 5217.2 sq ft



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VILLA CAMBRAY

Upper Ground Floor

Bedroom 2 - 23.4 sqm / 251.8 sq ft
 Bedroom 3 - 20.2 sqm / 217.4 sq ft
 En Suite 3 - 6.5 sqm / 69.9 sq ft
 Bedroom 4 - 23.8 sqm / 256.1 sq ft
 En Suite 4 - 5.2 sqm / 55.9 sq ft
 Bedroom 5 - 15.8 sqm / 170 sq ft
 En Suite 5 - 5.2 sqm / 55.9 sq ft
 Terrace - 63.7 sqm / 685.6 sq ft
 GROSS INTERNAL FLOOR AREA - 172.4 sqm / 1855.6 sq ft



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VILLA CAMBRAY

First Floor

Master Bedroom - 39.3 sqm / 429.4 sq ft
 En Suite - 18.7 sqm / 201.2 sq ft
 Terrace - 12.6 sqm / 135.6 sq ft
 GROSS INTERNAL FLOOR AREA - 70.8 sqm / 762 sq ft



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