One of the world's most exclusive and desirable places to live
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Renowned for its cosmopolitan lifestyle, exclusive homes and spectacular beaches; with the perfect blend of sweeping golden sands, shallow bays and crystal clear waters.

This stunning peninsula sits at the mouth of Poole Harbour, one of the largest natural harbours in the world. Its calm waters offer both a sanctuary for wildlife and a haven for sailing and adrenaline fuelled water sports, coexisting in perfect harmony.

With world-class restaurants, designer shopping and luxury spa facilities, it is an intoxicating mix for those who enjoy the finer things in life.

From the beautiful scenery of the Purbeck Hills, to the New Forest and the world famous Jurassic Coast, Sandbanks is surrounded by natural beauty on an epic scale.
“Sandbanks is the perfect place for a good fish restaurant...

The self-titled ‘Rick Stein’ restaurant will be a place for some informal, inexpensive seafood maybe coming off Sandbanks beach or for spending some time on the Poole Harbour side of the restaurant eating lobster or Dover sole, drinking lovely chilled white Burgundy and thinking how relaxing a view over the water can be. I’m very excited.”

Rick Stein announcing his new Restaurant in Sandbanks.

Rick Stein is bringing his understated elegance to Sandbanks - yet another big name to add to this culinary hot spot that already boasts the Michelin starred sophistication of Chewton Glen and Holder, Hartnett & Co as well as the authentic garden-to-plate ethos of The Pig on the Beach.
Annually hosting the British Beach Polo Championships, a must-see fast and furious event that places Sandbanks firmly in the premier league for glamorous locations. Complete with Olympic legacy Beach Volleyball, Sandbanks also sets the scene for the famous beach party that follows, enjoyed by players, celebrities and supporters.

_Quote source: The Times_
Our uncompromising approach to design and craftsmanship, our spirit of excellence, constantly setting new standards; we recognise these same principals in these luxurious properties. Sunseeker is delighted to be aligned to these prestigious properties on the exclusive Sandbanks Peninsula.

Laura Harrison | Group PR & Marketing
Sunseeker Poole Limited
Well connected

Few locations can balance a lifestyle like this with such impeccable connections - with easy access to the national road network, direct rail services to get you to London in under two hours, two international airports within 45 minutes and cross-channel ferries.

- **Sandbanks**
  - Poole/Mainline Rail: 10 minutes
  - Bournemouth International Airport: 25 minutes
  - Southampton Airport/M3: 45 minutes
  - Shell Bay, Swanage: 4 minutes
  - The Pig on the Beach: 12 minutes

- **Poole**
  - Guernsey: 3 hours
  - Cherbourg: 4½ hours
  - Jersey: 4½ hours
  - St Malo: 6½ hours

- **Poole**
  - Southampton: Less than 1 hour
  - London: less than 2 hours

- **Bournemouth Airport**
  - Paris: 1¼ hours
  - Faro: 2¼ hours
  - Mallorca: 2½ hours
  - Malaga: 2¾ hours

Approximate travel times are quoted.
Source: theaa.com, national rail enquiries, Brittany & Condor Ferries, BIA.
NB Ferry routes and travel times may vary seasonally.
Occupying coveted space on the water's edge, La Baie sits in luxurious, tree-lined seclusion with spectacular bay views.

Designed by international award-winning architects Terence O’Rourke, the architecture draws inspiration from sea, beach and woodland to achieve a remarkable affinity with its natural surroundings, while maximising its enviable position.
the epitome of beachfront luxury
On entering the magnificent entrance lobby, your eye is drawn immediately to the stunning Pool Room; the undulating garden beyond, with its mature pine trees providing privacy and a delightful outlook, with glimpsed views to the beach, bay and hills beyond.

A beautifully fitted sauna and changing room are located alongside the pool, together with a relaxation area with full height sliding doors opening onto the patio and garden. Beach side decking offers stunning views and direct beach access.

The double garage, home automation/media room and lift to all floors complete the ground floor.

A majestic spiral staircase leads up to the first floor accommodation.
WINE, DINE & RECLINE

Full height double doors open to reveal a light and spacious living room. Intimate yet expansive, it is beautifully dressed with luxurious fabrics, sumptuous sofas and reflective decorative pieces that sparkle and glisten in the light that floods into this decadent room. The entire facing wall is fitted with full height sliding glass doors that open onto the breathtaking views across the bay to Studland, with Old Harry Rocks standing majestically in the distance.
Partially screened with a feature fireplace inset into the wall, the exquisite hand made kitchen by Darren Jenner London is beautifully fitted with bespoke furniture, finished in a mix of off white and walnut units with polished steel and grey mirror detail. White Corian work surfaces and upstands give a bright, crisp contrast and a large island features a walnut finish breakfast bar with grey mirrored panels to the floor, illuminated by recessed lighting.

Kitchen technology
The kitchen is finished with premium appliances including Sub Zero refrigerator, freezer and wine chiller, Gaggenau ovens and coffee machine, all seamlessly fitted into the sleek units.
The kitchen enjoys an open aspect to the garden and the sea beyond. Both the kitchen and lounge open onto a large balcony, from where one can further enjoy the captivating view.
A magnificent formal dining room, fully glazed on one side to take full advantage of the views, and a luxurious cloakroom are also located on the first floor.
The sumptuous master bedroom suite again enjoys stunning bay views across the spectacular vista and benefits from a luxurious en suite shower room together with stylish dressing room fitted with Misura Emme Italian designed furniture and separate luxurious bathroom suite with additional shower facilities. A wonderful balcony completes this most elegant of rooms and provides uncompromising outside space.
The opulent bathrooms feature top of the range Palomba and Alessi furniture, infrared taps and sleek polished plaster walls.
SPIRIT OF THE SEA
Prepare yourself for a bathing experience like no other in the luxurious Palomba collection bath, exclusively designed by the Italian designers Ludovica+Roberto Palomba. The underlying design concept being the bath cube hollowed and rounded by the elemental force of water. The sea as the inspirational force. The beauty and elegance is undeniable.

REFRESHING ELEGANCE
Hand basins and other pieces are provided by Ilbagnoalessi, an award-winning ensemble that is the creation of Italian designer Stefano Giovannoni, oozing sensuous design and defining a feminine style in the bathroom.

REVITALIZING RAIN
The simply heavenly rain shower brings 5-star luxury into your home. Undeniably stylish, the Elite controller features a smart glass fascia LED screen.
Bedroom four, with its fitted dressing room and luxurious en suite is also located on the second floor, together with a fifth en suite bedroom, although this room could equally become an excellent multi media room or a superb home office.

The fourth floor of this magnificent home provides access to a spectacular roof top terrace together with two further bedrooms, both with luxurious en suite facilities.
Leave the outside world behind
you have found your perfect place
to relax, revive and revitalize.
The dimensions quoted as given as a guide only at this stage and may change or vary during construction. Maximum dimensions are given in irregular shaped rooms.
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Bedroom 2 5.40m x 3.30m
Ensuite 3.06m x 1.58m
Bedroom 3 5.79m x 3.30m
Ensuite 3.43m x 1.35m

Gross internal area 5644sqft/524sqm
Including garage space 381sqft/35sqm
Plus balcony space 1195sqft/111sqm

The dimensions quoted as given as a guide only at this stage and may change or vary during construction. Maximum dimensions are given in irregular shaped rooms.
THE DIFFERENCE IS IN THE DETAIL

Internal
- Internal doors of walnut finish with polished chrome handles
- Windows powder coated aluminium double glazed units
- Wall finish emulsion timeless white
- Eggshell painted timber throughout
- Feature fire places with polished plaster and gel fires surrounded by limestone tiles
- Helical stairs with limestone treads
- Limestone floor tiles to hall, kitchen
- Coffered ceiling with led lights to lounge
- Sockets/general fittings in chrome with screwless flat plate finish
- Full façade sliding patio doors to south facing main rooms
- Porcelain tiling to utility room, plant room and garage floor
- Elsewhere luxury grey colour carpet throughout
- Sprinklers
- Lift to all floors

Kitchen
- Bespoke fully fitted kitchen with off white and walnut units featuring polished steel and grey mirror detail
- White Corian work surfaces and upstands
- Large island unit featuring a walnut finish breakfast bar and grey mirrored panels to the floor, illuminated by recessed lighting
- Gaggenau ovens including pyrolytic, combi-steam, combi-microwave and warming drawer
- Gaggenau fully automatic coffee machine
- Gaggenau dishwasher
- Wolf induction cooktop
- Sub Zero stainless steel fridge, freezer and wine fridge
- Coffered ceiling

Utility
- Complementary units. Granite worktop
- Single sink
- Miele washing machine and condensing tumble dryer

Bathrooms
- Top of the range Palomba and Alessi furniture
- Grohe taps
- Full height porcelain tiling to all bathrooms and en suites, some with feature polished plaster walls

Swimming Pool Area
- Indoor heated pool, tiled surround
- Coffered wall and ceiling with led lights
- Polished plaster walls
- Steam Room

Dressing Rooms
- Bespoke MisuraEmme fully fitted dressing rooms proving the ultimate in generous and elegant storage
Lighting
Fully automated Control4 system programmable for mood settings with discreet glass fronted panels

Heating
Underfloor heating throughout with digital thermostatic control to each zoned area and concealed temperature probes

Technology
Specialist Control4 Home Automation System providing integrated technology for audio, TV and data control
TV fitted to lounge

Security
Smoke, heat and monoxide sensors in key areas
Passive infra red PIR fully programmable security system, controls on each floor level
Video phone gate entry. Control on each floor level

External
Balconies feature seamless safety glass with eco deck composite floor and led lights. South and north elevation
Landscaped gardens to the front and rear, ecodek boardwalk to large decked area on sea front, access to the beach through private glass door and seamless glass balustrading
External bollard lighting and garden spike lights
Garden drip water system to planted areas
Unique granite finish paviour to driveway
Automatic garage door
Important Note

Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared with care for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only.

The developer reserves the right to alter or change any details without prior notice, as construction may change up to the date of sale.

Room sizes are believed to be accurate, although these are given as an approximate guide only and should be checked by a purchaser for their own clarity and peace of mind.

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