SAIL INTO THE CITY

Royal Wharf, Edinburgh Marina.
A selection of spacious, luxuriously appointed 1, 2 & 3 bedroom apartments and nine stunning 5th floor penthouses located within the world class Edinburgh Marina development.
ROYAL WHARF WILL CREATE A VIBRANT COMMUNITY WHERE HOMEOWNERS ALL SHARE THE COMMON GOAL OF RETIREMENT LIVING MADE EASY

Royal Wharf has been designed to specifically cater for the increasing number of people over 55 years old.

This unique development enables residents to downsize to spacious luxury retirement accommodation with all the services and amenities that they could ever wish for without having to leave the comfort of their own home.

The development comprises spacious 1, 2 and 3 bedroom luxuriously appointed apartments and penthouses with increased ceiling heights and large external balconies. The design details include spacious rooms, separate on-site secure car spaces, storage facilities, 24/7 porterage and concierge, all of which will create the feeling of security and wellbeing.

As a homeowner at Royal Wharf you will have exclusive access to the private landscaped garden, exercise studio, private treatment rooms, hobby and craft room, private dining room, cinema, business centre, library, fully-equipped communal laundry room and dog washing facility.

Designed for living - luxury, security and wellbeing is at the heart of this unique waterfront development.
Private Dining Room

Cinema
En suite with partial view of walk-in cupboard

Typical Bedroom
The Royal Wharf Edinburgh Marina forms part of the regeneration of Granton Harbour into a dynamic and inspiring place to live, work and visit.

The area’s relationship with the sea is steeped in history dating back to 1836. At the heart of the regeneration is the building of a unique coastal community. This stunning new waterside development will contain new homes centred around the new world-class 373 berth Edinburgh Marina and Hyatt Regency Spa & Conference Hotel making Edinburgh Marina a destination for residents, businesses and visitors alike.

Royal Wharf Edinburgh Marina residents will enjoy breathtaking views of the coastline and the Firth of Forth, including the World Heritage site of the Forth Bridge and the Kingdom of Fife. This development will feature luxurious apartments with a high standard of finishes and extensive range of amenities and bespoke services. The residents will benefit from its close proximity to the proposed new medical hub, local shops, hotel and marina.

BREATHTAKING VIEWS OF THE COASTLINE & THE FIRTH OF FORTH
Each of the apartments will be designed and built to a high standard and the amenities will include:

**LIVING/KITCHEN/DINING AREAS**
Bespoke designed, hand painted kitchens by Neptune
Integrated Neff appliances including ceramic hob, extractor fan, electric multi-function oven, dishwasher, fridge/freezer, washing machine/humble drier
Full range of modular wall and base units
Integrated 2-compartment bin, for general waste and recycling
Bespoke work surfaces with matching splash backs
Engineered hardwood flooring by Khars
Recessed energy-efficient dimmable LED lighting
Separate 5-amp wall sockets for lamps
Brushed stainless steel electrical sockets and switch plates
USB sockets
TV outlets with twin satellite connections & Cat 6a data sockets
Multi room broadband and data connection
Audio visual entry system

**BEDROOMS**
Luxury fitted walk in wardrobes
Fully fitted carpet
Separate 5-amp wall sockets for lamps
TV outlets with twin satellite connections & Cat 6a data points
Recessed dimmable LED lighting
Brushed stainless steel electrical sockets & switch plates

**BATHROOMS**
Fully tiled bathrooms and walk-in showers with VitrA fittings
Integrated ceramic basins with storage and vanity cupboards
Chrome mixer taps
Shaving sockets
Concealed cistern toilets
Heated towel rail
Baths by VitrA, with glazed shower screen

**HEATING, HOT WATER AND VENTILATION**
Independent thermostatically controlled heating to all rooms and living spaces
Wet underfloor heating system throughout with electric underfloor heating to bathrooms
Individually metered heating system provides heating and hot water from the developments central plant
Whole-house fresh air mechanical ventilation

**MANAGEMENT AND FIRE SECURITY**
Guest concierge
24/7 porterage
Card access to lifts only
CCTV monitoring of ground floor areas in the whole development
CCTV secure video direct link to concierge
Interconnected mains supply smoke/heat protection system with battery back up to each one
All apartments are sprinkler protected

**COMMUNAL CORRIDORS & ELEVATORS**
Carpeted corridors
Recessed energy efficient LED lighting
6 elevators serving all levels

**EXTERNAL**
Ground level spacious private garden with architect designed hard and soft landscaping with feature lighting and seating areas
Secure covered car parking spaces, all with EV capability
Secure covered cycle & motor cycle storage

**LIFESTYLE AMENITIES**
Private exercise studio
Hobby and craft room
Private dining room
Cinema
Business centre
Library
Dog washing facility
Communal laundry room
Private treatment rooms
Overnight fully furnished guest studios with en suite
Locker room
Mobility equipment storage facility
ALL IN THE DETAIL

Neptune kitchens

Neptune kitchen Units

Vitra UK bathroom fittings

Vitra Essence Floor Tiles

Vitra British Stone Wall Tiles

KHARS wood flooring
**Typical One Bedroom Apartment**

**Apartment Area**
62 - 82 SQM (668 - 882 SQFT)

**Features**
- Master bedroom with en suite and walk-in wardrobe
- Large balcony with glazed balustrade
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate secure storage

**Dimensions**
- Bathroom: 2.18 x 2.59 m (7.2 x 8.5 ft)
- Bedroom: 4.97 x 7.98 m (16.3 x 26.2 ft)
- Kitchen: 2.30 x 2.87 m (7.5 x 9.4 ft)
- Living Room / Dining: 3.88 x 7.38 m (12.7 x 24.2 ft)
- Balcony: 2.60 x 1.00 m

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**One Bedroom Apartment Layout with Study**

**Apartment Area**
80 SQM (861 SQFT)

**Features**
- Master bedroom with en suite and walk-in wardrobe
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate study/media room
- Separate secure storage

**Dimensions**
- Bathroom: 3.69 x 8.06 m (12.1 x 26.4 ft)
- Bedroom: 1.98 x 2.42 m (6.5 x 7.9 ft)
- Study: 1.91 x 4.28 m (6.2 x 14.0 ft)
- Kitchen: 2.89 x 2.40 m (9.4 x 7.8 ft)
- Living Room / Dining: 4.38 x 6.94 m (14.3 x 22.7 ft)
- Balcony: 2.60 x 1.00 m (8.5 x 3.2 ft)
Typical Two Bedroom Apartment

APARTMENT AREA
81 - 104 SQM (868 - 1,115 SQFT)

FEATURES
- Master bedroom with en suite and walk-in wardrobe
- Large balcony with glazed balustrade
- Second bedroom with fitted wardrobe
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate secure storage

DIMENSIONS
- Master Bedroom: 2.93 x 5.93 m (9.6 x 19.5 ft)
- En suite: 1.81 x 2.32 m (5.9 x 7.6 ft)
- Bathroom: 2.14 x 2.20 m (7.0 x 7.2 ft)
- Bedroom: 2.85 x 4.71 m (9.4 x 15.5 ft)
- Kitchen: 2.35 x 2.35 m (7.7 x 7.7 ft)
- Living Room / Dining: 4.20 x 7.10 m (13.7 x 23.3 ft)
- Balcony: 2.60 x 1.00 m

Two Bedroom Apartment Layout with Study

APARTMENT AREA
94 - 112 SQM (1,009 - 1,202 SQFT)

FEATURES
- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large balcony with glazed balustrade
- Large bathroom
- Open plan living and dining area
- Enclosed kitchen with option to open to dining area for entertaining guests
- Separate study/media room
- Separate secure storage

DIMENSIONS
- Master Bedroom: 4.10 x 8.06 m (13.5 x 26.4 ft)
- En suite: 1.81 x 2.32 m (5.9 x 7.6 ft)
- Bathroom: 2.14 x 2.20 m (7.0 x 7.2 ft)
- Bedroom: 2.75 x 5.55 m (9.0 x 18.2 ft)
- Kitchen: 2.85 x 2.28 m (9.3 x 7.4 ft)
- Living Room / Dining: 4.12 x 7.07 m (13.5 x 23.2 ft)
- Balcony 1: 2.60 x 1.00 m
- Balcony 2: 2.60 x 1.00 m
Typical Three Bedroom Apartment

**APARTMENT AREA**

117 - 118 SQM (1,255 - 1,275 SQFT)

**FEATURES**

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with en suite and fitted wardrobe
- Third bedroom with fitted wardrobe
- Large balcony with glazed balustrade
- Large bathroom
- Open plan living area
- Luxury open plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

**DIMENSIONS**

- Master Bedroom: 6.27 x 3.61 m (20.6 x 11.8 ft)
- En suite: 2.46 x 1.56 m (8.1 x 5.1 ft)
- Bedroom 1: 5.52 x 5.36 m (18.0 x 17.6 ft)
- En suite: 2.50 x 2.00 m (8.2 x 6.6 ft)
- Bedroom 2: 5.42 x 5.36 m (17.8 x 17.6 ft)
- Bathroom: 2.97 x 2.18 m (9.8 x 7.2 ft)
- Kitchen / Living / Dining: 6.57 x 5.25 m (21.5 x 17.2 ft)
- Balcony: 3.80 x 1.50 m

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**APARTMENT AREA**

170 SQM (1,829 SQFT)

**FEATURES**

- Master bedroom with en suite and walk-in wardrobe
- Second bedroom with fitted wardrobe
- Large bathrooms
- Open plan living and dining area
- Luxury open plan kitchen
- Separate secure storage

**DIMENSIONS**

- Master Bedroom: 8.10 x 4.10 m (26.6 x 13.4 ft)
- En suite: 2.55 x 1.60 m (8.4 x 5.2 ft)
- Bedroom 1: 5.50 x 2.80 m (18.0 x 9.1 ft)
- En suite: 2.10 x 1.69 m (6.9 x 5.5 ft)
- Bathroom: 2.37 x 2.18 m (7.8 x 7.2 ft)
- Bedroom 2: 3.42 x 5.36 m (11.2 x 17.6 ft)
- Kitchen / Living / Dining: 4.57 x 7.95 m (15.0 x 26.1 ft)
- Balcony: 2.80 x 1.00 m
THE PENTHOUSES AT ROYAL WHARF

SPECIFICATION & FEATURES

LIVING/KITCHEN/DINING AREAS
- Bespoke designed, hand-painted kitchens by Neptune
- Central unit with breakfast bar
- Integrated Miele appliances including ceramic hob, extractor fan, electric multi-function oven, dishwasher, fridge/freezer, washing machine & tumble dryer
- Quooker pro 3 hot, cold and boiling tap
- Full range of modular wall and base units
- Integrated 2-compartment bin, for general waste and recycling
- Bespoke work surfaces with matching splash backs
- Electrically operated roof light with rain sensor
- Engineered hardwood flooring by Khars
- Recessed energy-efficient dimmable LED lighting
- Separate 5-amp wall sockets for lamps
- Brushed stainless steel electrical sockets and switch plates
- TV outlets with twin satellite connections & Cat 6a data sockets
- Multi room broadband and data connection
- Audio visual entry system

BEDROOMS
- Luxury fitted walk in wardrobes
- Fully fitted carpet
- Recessed dimmable LED lighting
- Brushed stainless steel electrical sockets & switch plates

BATHROOMS
- Fully tiled bathrooms and walk-in showers with Vitra fittings
- Electric underfloor heating thermostatically controlled
- Integrated ceramic basins with storage and vanity cupboards
- Concealed cistern toilets
- Heated towel rail
- Baths by Vitra, with glazed shower screen
- Master bedroom en suite with twin sinks

HEATING, HOT WATER AND VENTILATION
- Independent thermostatically controlled heating to all rooms and living spaces
- Wet underfloor heating system throughout with electric underfloor heating to bathrooms
- Individually metered heating system provides heating and hot water from the developments central plant
- Whole-house fresh air mechanical ventilation

MANAGEMENT AND FIRE SECURITY
- Guest concierge
- 24/7 porterage
- Card access to lifts only
- CCTV monitoring of ground floor areas in the whole development
- CCTV secure video direct link to concierge
- Interconnected mains supply smoke/heat protection system with battery back up to each one
- All apartments are sprinkler protected

COMMUNAL CORRIDORS & ELEVATORS
- Carpeted corridors
- Recessed energy efficient LED lighting
- 6 elevators serving all levels

EXTERNAL
- Ground level spacious private garden with architect designed hard and soft landscaping with feature lighting and seating areas
- 2 secure covered car parking spaces with EV capability
- Cycle/motorcycle storage
- Large storage room

LIFESTYLE AMENITIES
- Private exercise studio
- Hobby and craft room
- Private dining room
- Cinema
- Business centre
- Library
- Dog washing facility
- Communal laundry room
- Private treatment rooms
- Overnight fully furnished guest studios
- Mobility equipment storage facility
- Locker room

NINE SPACIOUS 3 BEDROOM PENTHOUSE APARTMENTS EACH WITH TWO CAR SPACES EV ENABLED AND SEPARATE STORE ROOM
Typical Three Bedroom + Study Penthouse (501)

**APARTMENT AREA**
230 SQM (2,472 SQFT)  
(Excluding balconies)

**FEATURES**
- Master bedroom with en-suite, walk-in wardrobe and balcony access
- Second bedroom with en-suite and walk-in wardrobe
- Third bedroom with fitted wardrobe
- Study / Library
- Large bathroom
- Open-plan living area with balcony access
- Luxury open-plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

**DIMENSIONS**
- Master Bedroom: 8.82 x 6.32 m (28.9 x 20.7 ft)
- En-suite 1: 1.82 x 4.83 m (5.9 x 15.8 ft)
- Bedroom 2: 4.10 x 5.30 m (13.5 x 17.4 ft)
- En-suite 2: 2.80 x 1.61 m (9.2 x 5.3 ft)
- Bedroom 3: 2.82 x 5.54 m (9.3 x 18.2 ft)
- Bathroom: 2.38 x 2.62 m (7.8 x 8.6 ft)
- Study / Library: 5.20 x 4.60 m (17.0 x 15.1 ft)
- Kitchen / Living Room / Dining: 9.55 x 12.41 m (31.3 x 40.7 ft)
- Pantry: 1.57 x 2.77 m (5.1 x 9.0 ft)
- Balcony 1: 4.95 x 1.50 m (16.2 x 4.9 ft)
- Balcony 2: 5.00 x 1.50 m (16.4 x 4.9 ft)

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Typical Three Bedroom Penthouse (508)

**APARTMENT AREA**
164 SQM (1,763 SQFT)  
(Excluding balconies)

**FEATURES**
- Master bedroom with en-suite and walk-in wardrobe
- Second bedroom with en-suite and fitted cupboard
- Third bedroom with fitted wardrobe
- Large bathroom
- Open-plan living area with balcony access
- Luxury open-plan kitchen
- Dining area
- Kitchen pantry / utility space
- Separate secure storage

**DIMENSIONS**
- Master Bedroom: 6.40 x 7.67 m (20.9 x 25.1 ft)
- En-suite 1: 4.30 x 1.74 m (14.1 x 5.7 ft)
- Bedroom 2: 6.34 x 4.52 m (20.8 x 14.8 ft)
- En-suite 2: 2.91 x 1.62 m (9.5 x 5.3 ft)
- Bedroom 3: 4.20 x 4.42 m (13.7 x 14.5 ft)
- Bathroom: 2.76 x 1.80 m (9.1 x 5.9 ft)
- Kitchen / Living / Dining: 7.94 x 7.67 m (26.0 x 25.1 ft)
- Pantry: 2.36 x 1.61 m (7.7 x 5.2 ft)
- Balcony: 6.23 x 1.20 m (20.4 x 3.9 ft)

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Full details of all the penthouses are available in the separate brochure.
**FLOOR LAYOUT PLANS**

**Ground Floor**

**APARTMENTS**
- 1 Bed: 67 - 82 sqm (724 - 882 sqft)
- 2 Bed: 86 - 104 sqm (921 - 1,115 sqft)

**FEATURES**

- A Entrance Foyer
- B Dog Washing Area
- C Reception
- D Admin Office
- E Business Centre
- F Library
- G Dining Room
- H Kitchen
- I Cinema
- J Visitors Lounge
- K Craft & Hobby Room
- L Locker Room
- M Activity Studio
- N Treatment Rooms
- O Guest Studio
- P Guest Studio
- Q Guest Studio
- R Guest Studio
- S Mobility Scooter Storage
- T Staff Accommodation

**Apartments**
- 1 Bed: 67 - 82 sqm (724 - 882 sqft)
- 2 Bed: 86 - 104 sqm (921 - 1,115 sqft)
First Floor

APARTMENTS

- 1 Bed: 65 - 71 sqm (703 - 763 sqft)
- 2 Bed: 83 – 98 sqm (892 - 1,060 sqft)
- 3 Bed: 112 - 118 sqm (1,206 - 1,275 sqft)
- 3 Bed + Study: 170 sqm (1,829 sqft)

Second Floor

APARTMENTS

- 1 Bed: 65 - 80 sqm (700 - 861 sqft)
- 2 Bed: 83 - 112 sqm (894 - 1,202 sqft)
- 3 Bed: 118 sqm (1,271 - 1,275 sqft)
### Third Floor

**Apartments**
- 1 Bed: 65 - 80 sqm (700 - 861 sqft)
- 2 Bed: 83 - 112 sqm (894 - 1,202 sqft)
- 3 Bed: 118 sqm (1,271 - 1,275 sqft)

### Fourth Floor

**Apartments**
- 1 Bed: 62 - 80 sqm (668 - 861 sqft)
- 2 Bed: 81 - 112 sqm (868 - 1,202 sqft)
- 3 Bed: 117 sqm (1,255 - 1,258 sqft)
Fifth Floor - Penthouses

APARTMENTS
- 3 Bedroom penthouse apartment: 137 - 179 sqm (1,477 - 1,928 sqft)
- 3 Bedroom penthouse apartment with study: 175 - 230 sqm (1,888 - 2,472 sqft)

Basement Level

FEATURES
- 115 Parking Spaces
- 66 Residents Stores
Royal Wharf, Edinburgh Marina is ideally situated at Granton, less than three miles from the city centre and less than eight miles from Edinburgh International Airport.

Residents will be able to enjoy the new Edinburgh Marina with stunning sea views, only a short journey from the heart of Edinburgh.

The Edinburgh Marina Development will be connected by road, tram and water. The Forth Bridge – a World Heritage site overlooking the Firth of Forth – is just minutes away, and the forthcoming tramline extension will have a dedicated stop right outside the new development.

It's the best of both worlds: the feel of a village, with strong links to the wider community and Edinburgh's city centre.
WITH A CAPITAL CITY LIFESTYLE
In 1636, King Charles I accorded Granton the privilege of a free harbour. The 19th century saw the change from sail to steam and the economic importance of a new harbour was paramount. Granton, on the coast of the capital was at the forefront of this change. The first part of the new harbour, referred to as the Middle Pier, was opened on 28th June 1838, the same day as the coronation of Queen Victoria. Victoria and Albert landed at the harbour in their Royal Yacht in 1842, this was their first state visit to Scotland.

The construction of Royal Wharf is the next chapter in this historic story...
FOR SALE
A SELECTION OF SPACIOUS, LUXURIOUSLY APPOINTED 1, 2 & 3 BEDROOM APARTMENTS AND NINE STUNNING 5TH FLOOR PENTHOUSES LOCATED WITHIN THE WORLD CLASS MARINA DEVELOPMENT.

FOR SALES RESERVATIONS & ENQUIRIES:
TEL: +44(0)131 300 0066 
EDINBURGH-MARINA.COM
SHOW SUITE NOW OPEN
VIEWING BY APPOINTMENT ONLY

D.J. ALEXANDER
TEL: +44(0)131 652 7313

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