



# ACE

SANDBANKS

## SANDBANKS AT ITS BEST

THE LIFE - THE VIEW - THE APARTMENTS

50.6°N | -1.9°W







## ACE

50.6°N | -1.9°W

ACE is a rare opportunity to reside on one of the most desirable stretches of coast in Great Britain. It is perfectly positioned between Sandbanks' vibrant harbour and tranquil golden beaches.

Simultaneously designed to reflect the energy and relaxed atmosphere of its seafront location, this collection of three and four-bedroom apartments offers uninterrupted views, letting you make the most of life in this distinguished setting.

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## HARBOUR LIVING

50.6°N | -1.9°W



From one side, ACE looks across Poole Harbour. A stroll along the harbourside will take you towards the peak of Sandbanks Peninsula, where views of the National Trust's Brownsea Island can be enjoyed.

The area is well-populated with sailing clubs and water sports events. Windsurfers, paddleboarders and kayakers are regularly out on the water, while the sailing opportunities have drawn the prestigious Royal Motor Yacht Club to base itself in Sandbanks.

After a day on the water, head out for an evening meal at one of the restaurants lining the peninsula. Rick Stein's serves some of the best seafood in the country, while the Boatyard Café offers a seasonal menu, with fresh ingredients sourced from local suppliers.



## ON THE BEACH

50.6°N | -1.9°W



ACE also looks over Sandbanks beach and out across the English Channel. With its golden sand and gentle waves, the beach is one of the most treasured on the south coast.

From morning walks on the warm sand to barbecues during the long summer evenings, the beach is your own coastal garden. Head for a cup of coffee at the Sandbanks Beach Café or catch some music and enjoy the views from the Jazz Café on Shore Road.

In the summer, Sandbanks welcomes the British Beach Polo Championships. Transforming the west side of the beach into a lively arena, this event attracts riders and spectators from across the country.





## AT HOME IN SANDBANKS

50.6°N | -1.9°W

- |                                     |   |
|-------------------------------------|---|
| 01 Jazz Café                        | 11 Poole Windsurfing  |
| 02 Boatyard Café Bar                | 12 Harbour Heights Hotel  |
| 03 Sandbanks Beach Café             | 13 Sandbanks Hotel  |
| 04 Rick Stein, Sandbanks            | 14 Haven Hotel  |
| 05 La Roche Restaurant              | 15 Evening Hill   |
| 06 The Royal Motor Yacht Club       | 16 Brownsea Castle  |
| 07 British Beach Polo Championships | 17 Easy Riders Kiteboarding   |
| 08 Luscombe Valley Nature Reserve   | 18 Sandbanks Ferry Terminal<br>(ferries to Studland, Brownsea Island and Poole) |
| 09 Sandbanks Yacht Company          | 19 North Haven Yacht Club   |
| 10 Sandbanks Beach                  | 20 The Watersports Academy  |

From coastal walks and water sports to renowned restaurants and sailing clubs, Sandbanks has plenty to offer.





## THE DEVELOPMENT

50.6°N | -1.9°W

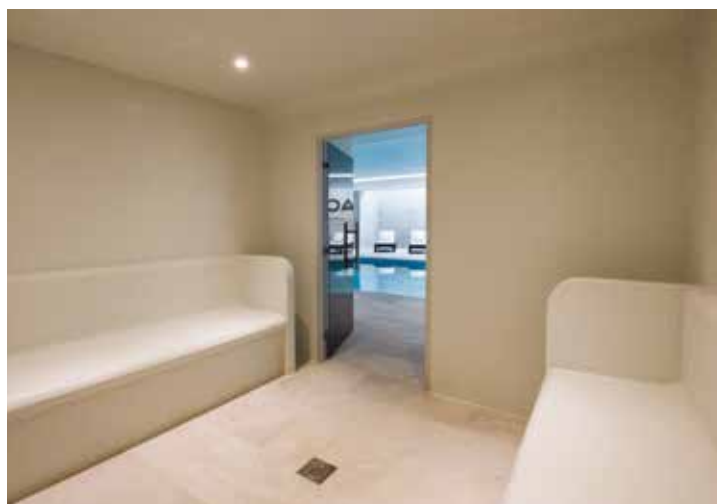
This landmark building has been inspired by the harbour's yachting heritage, yet it remains a spacious modern development that makes the most of one of the most exciting and prestigious locations in the country.

Fitted with tasteful interiors, the welcoming lobby is designed to take advantage of space and light.

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## WELLBEING AREA

The private gym is equipped with state-of-the-art equipment, while the relaxation area includes a 12-metre swimming pool, a sauna and a steam room.



## PRIVATE TERRACE & COASTAL GARDEN

The ground floor leads out onto the private outdoor terrace, where the jacuzzi and seating area look across the beach and out to sea. At ACE, the beach is your garden. From swimming in the sea and walking along the beach to relaxing with a glass of wine at the end of the day, the golden sand is right on your doorstep.





# THE APARTMENTS

50.6°N | -1.9°W

Apartments at ACE benefit from fixtures and fittings that have been chosen to reflect the natural environment. From the superb specification in the kitchens and bathrooms to the thoughtfully designed living areas and bedrooms, no feature has been overlooked.

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## LIVING AREAS

All of the apartments at ACE make the most of the panoramic views with floor-to-ceiling windows. The open-plan layout spreads light throughout the living areas as you look across the harbour.



## DINING AREAS

These spaces are positioned at the heart of the living areas, allowing you to dine with views of the busy harbour.



## KITCHENS

The light, airy kitchens have Miele integrated appliances and plenty of worktop space.



## BEDROOMS

Designed to let in plenty of light, the spacious bedrooms are carpeted throughout, while master bedrooms also have walk-in dressing rooms.



## BATHROOMS

All bedrooms have ensuites with walk-in showers, full-height tiling and LED lighting, while master suites also have free-standing baths.



## BALCONIES

All the apartments have private balconies that overlook the harbour.







# FLOORPLANS & SPECIFICATION

50.6°N | -1.9°W

# HARBOURSIDE

APARTMENTS



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR



## APARTMENT AREA 2729 SQFT

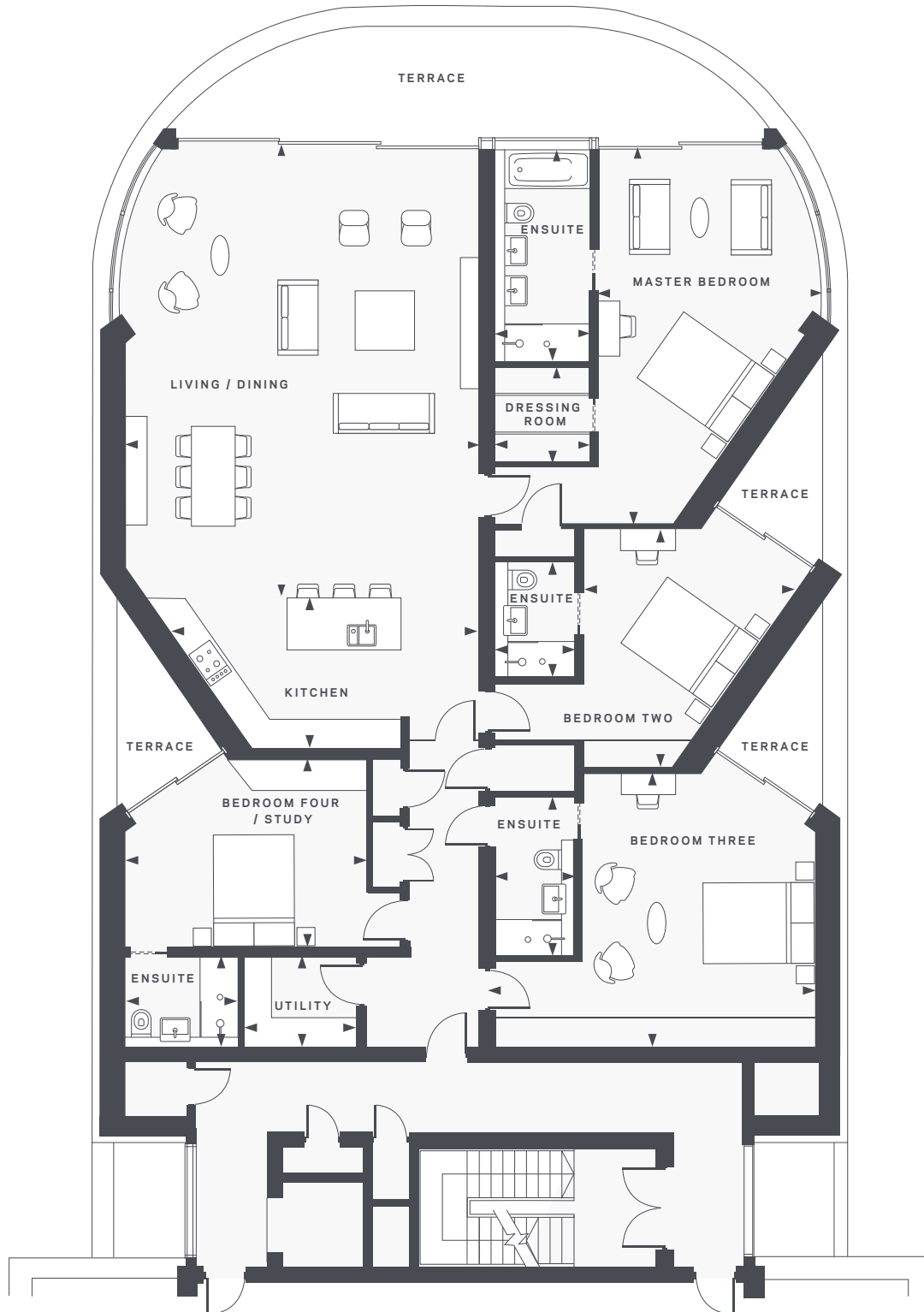
LIVING/ DINING	31.01ft x 24.43ft
KITCHEN	10.48ft x 13.39ft
MASTER BEDROOM	25.87ft x 15.34ft
MASTER BEDROOM ENSUITE	14.70ft x 6.55ft
DRESSING ROOM	6.55ft x 6.55ft
BEDROOM TWO	16.57ft x 15.67ft
BEDROOM TWO ENSUITE	8.04ft x 5.5ft
BEDROOM THREE	18.96ft x 16.08ft
BEDROOM THREE ENSUITE	6.28ft x 7.86ft
BEDROOM FOUR / STUDY	13.05ft x 16.77ft
BEDROOM FOUR ENSUITE	10.99ft x 5.5ft
UTILITY	6.28ft x 7.86ft

### DISCLAIMER

All information provided in this document has been published in good faith. However, whilst we endeavour to make such information accurate and reliable, it is only a general guide to the property and cannot be guaranteed and no responsibility or liability is accepted for any error, omission, misrepresentation or misstatement. In particular, whilst every attempt has been made to ensure the accuracy of the floor plan and apartment specification, measurements of doors, windows, rooms and any other items are approximate and are intended only as a guide and should be used as such by any prospective purchaser. Any furniture and other fittings illustrated on any plans or images are for scaling purposes only and, unless otherwise specifically provided, are not included in any offer or contract. Designs and images contained within the brochure are indicative and for illustration purposes only. All sales are subject to contract.



POOLE HARBOUR



POOLE BAY

BEACHSIDE  
APARTMENT



2<sup>ND</sup> FLOOR



APARTMENT AREA 1802 SQFT

LIVING/ DINING	27.11ft x 17.12ft
KITCHEN	9.67ft x 11.72ft
MASTER BEDROOM	17.61ft x 11.11ft
MASTER BEDROOM ENSUITE	17.60ft x 6.63ft
DRESSING ROOM	8.16ft x 6.87ft
BEDROOM TWO	13.83ft x 10.31ft
BEDROOM TWO ENSUITE	7.99ft x 4.76ft
BEDROOM THREE / STUDY	14.23ft x 10.4ft
BEDROOM THREE ENSUITE	7.97ft x 5.5ft
UTILITY	6.23ft x 5.22ft

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## BUILDING



### MAIN STRUCTURE

The main structure has a reinforced concrete frame built on reinforced concrete-piled foundations. External walls are finished with concrete render and stone tiling.

### FLOORING

Apartment living areas have engineered wood flooring, while bedrooms are fitted with carpets.

### ROOFS

The single-ply roof membrane is mechanically fixed.

### WINDOWS

The double-glazed windows have opening lights and the aluminium frames are powder-coated to provide protection against the marine environment.

### EXTERNAL DOORS

All patios and terraces have double-glazed sliding doors with powder-coated aluminium frames, some with matching side lights.

### STAIRS

The reinforced concrete stairs have glazed balustrades and stainless steel handrails.

### WALLS

Party walls are constructed from reinforced concrete and finished with sound-resistant plasterboard. Internal apartment walls are also finished with plasterboard on either side.

### BALCONIES

Toughened glass balconies are constructed with stainless steel handrails and composite decking boards.

### CEILINGS

The suspended plasterboard ceilings have recessed LED feature lighting, and recessed curtain tracks are fitted above main windows.

### INTERNAL DOORS

The development has contemporary European-manufactured internal doors.

### DECORATION

Internal walls are painted with washable emulsion.



### WARDROBES

Custom-designed integrated wardrobes are fitted in master bedrooms and guest rooms.

### HEATING & HOT WATER

Apartments have gas boilers with a hot water cylinder. They also have water softeners and are fitted with underfloor heating. The mechanical ventilation system is installed with heat recovery energy and air filters.

### ELECTRICS

Energy efficient lighting is fitted in kitchens, halls, bathrooms, shower rooms and ensuites. Switch plates and sockets are installed as standard, as are smoke and heat detectors. TV/FM and telephone points for broadband internet access are located in living rooms and bedrooms. A communal satellite dish can also be accessed from points in the living rooms and master bedrooms. Purchasers are responsible for their own connections and any related charges.

### MANAGEMENT & SECURITY

A video entry system is managed as part of the service charge.

### PARKING

20 parking spaces are accessed directly from Banks Road.

### LIFTS

Lifts serve all floors.

### IN-APARTMENT STORAGE

Each apartment has a built-in full-height storage area.

## KITCHEN



### OVEN

The Miele stainless ovens offer automatic self-cleaning.

### HOB

The Miele electric hob has 4 cooking zones..

### INTEGRATED DISHWASHER

The Fisher & Paykel stainless steel built in double drawer dishwasher is triple A-rated.

### INTEGRATED FRIDGE-FREEZER

The Miele built in fridge/freezer is double A-rated for energy consumption.

### KITCHEN SINK MIXER TAP

The polished-chrome single-side lever taps are deck-mounted.

### EXTRACTOR

The Miele slimline cookerhood is silver-grey.

### KITCHEN SINK

The Etro duo stainless steel kitchen sink is under-mounted.

### WASHING MACHINE

The Miele freestanding washing machine is A+++ rated.

### TUMBLE DRYER

The Miele tumble dryer is A+++ rated.

### KITCHEN UNITS

The fully fitted kitchens have a frosty white laminate gloss finish with contemporary handles.

### WORKTOP

20mm SileStone Altair worktop.

### WORKTOP LIGHTING

Concealed LED lighting is fitted to the underside of overhead cabinets.

### MICROWAVE

The Miele stainless steel oven with microwave is fully integrated.

### SPLASHBACK

Kitchen worktops have a contemporary glass splashback in apple white.

### WARMING DRAWER

The Miele warming drawer has a low temperature cooking function.

## BATHROOM



### BASIN TAP

The Crosswater chrome lever taps are deck-mounted.

### SHOWER HEAD

The Crosswater shower heads are chrome.

### BATH TAPS

The Hansgrohe thermostatic bath taps are finished in chrome.

### WALL-MOUNTED SHOWER SET

Shower sets include a polished-chrome contemporary wall outlet with a hose and hand attachment.

### SHOWER CONTROL

The Crosswater triple lever controls the shower.

### SHOWER SCREEN

The toughened glass shower screen is fully glazed.

### HEATED TOWEL RAIL

The heated ladder-style towel rail is finished in chrome.

### TOILET ROLL HOLDER

The wall-mounted toilet roll holder is silver anodised aluminium.

### WC

The Toto wall hung toilet is made from white ceramic.

### CISTERN & LEVER FLUSH

The concealed cistern has a chrome-plated flush.

### VANITY WASHBASIN

The Duravit white washbasins are semi-recessed.

### BATH

Master bedrooms have freestanding CPH organic baths.

### SHOWER TRAY

The Matki shower trays are low threshold with an anti-slip finish. Master bedroom ensembles also have double showers.

### BATHROOM CABINET

A wall-mounted mirror-fronted cabinet with integral lighting and a shaver socket is fitted to all master and guest bedrooms.

### TILING & FINISH

All walls, floors and vanity areas are finished with modern tiling.

FOR MORE INFORMATION,  
CONTACT PEGASUSLIFE ON:

01202 216 301  
ACESANDBANKS.COM



17 - 21 BANKS ROAD  
SANDBANKS, POOLE, DORSET  
BH13 7PW

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*Details of which can be found at :  
[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)*

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