

# 86 Dolphin Quays

The Quay  
Poole, Dorset  
BH15 1HH





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*Offers in excess of £950,000*

Located in the prestigious Dolphin Quays development on Poole Quay, this three-bedroom triplex penthouse offers generous living space, luxury finishes and spectacular views across Poole Harbour and Brownsea Island.

## *Summary of Accommodation*

Prestigious waterside development on Poole Quay

Breathtaking panoramic views across Poole Harbour and Brownsea Island

Marble-lined entrance foyer with concierge

Secure, on-site multi-storey car park with 2 spaces and bike storage

Access to a wide range of cafés, restaurants & boutique shops

Ferry connections to Brownsea Island and Sandbanks

Concierge and 24-Hour Security

3 Double Bedrooms, 2 with en-suites

4 good size balconies







This standout property benefits from extensive sun terraces, multiple balconies and bright, well-planned interiors across three floors.

The entrance level features a spacious hallway with a large cupboard. The principal bedroom is a generously sized double room with fitted wardrobes and patio doors opening onto a private sun terrace with panoramic harbour views. This bedroom also benefits from a stylish en-suite bathroom with an oversized bath.

Bedroom two is another large double room with fitted wardrobes and an en-suite bathroom featuring both a bath and separate shower. Sliding doors lead to a private balcony with beautiful views over the water.

Also on this level is bedroom three - a well-proportioned double with dual-aspect windows, along with a separate family bathroom finished with a modern white suite.



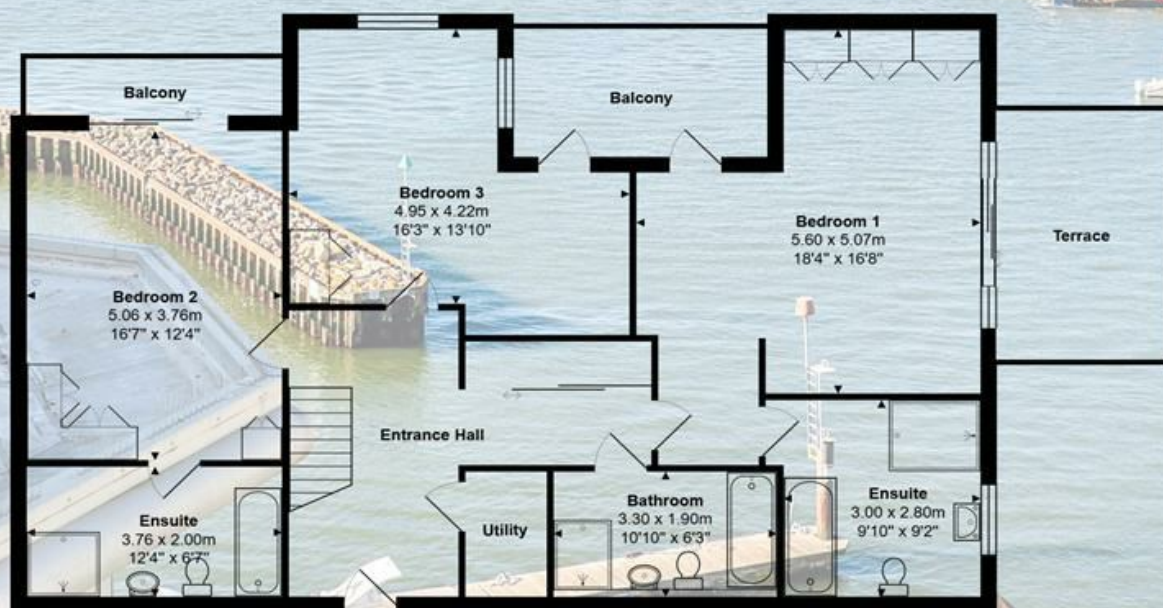
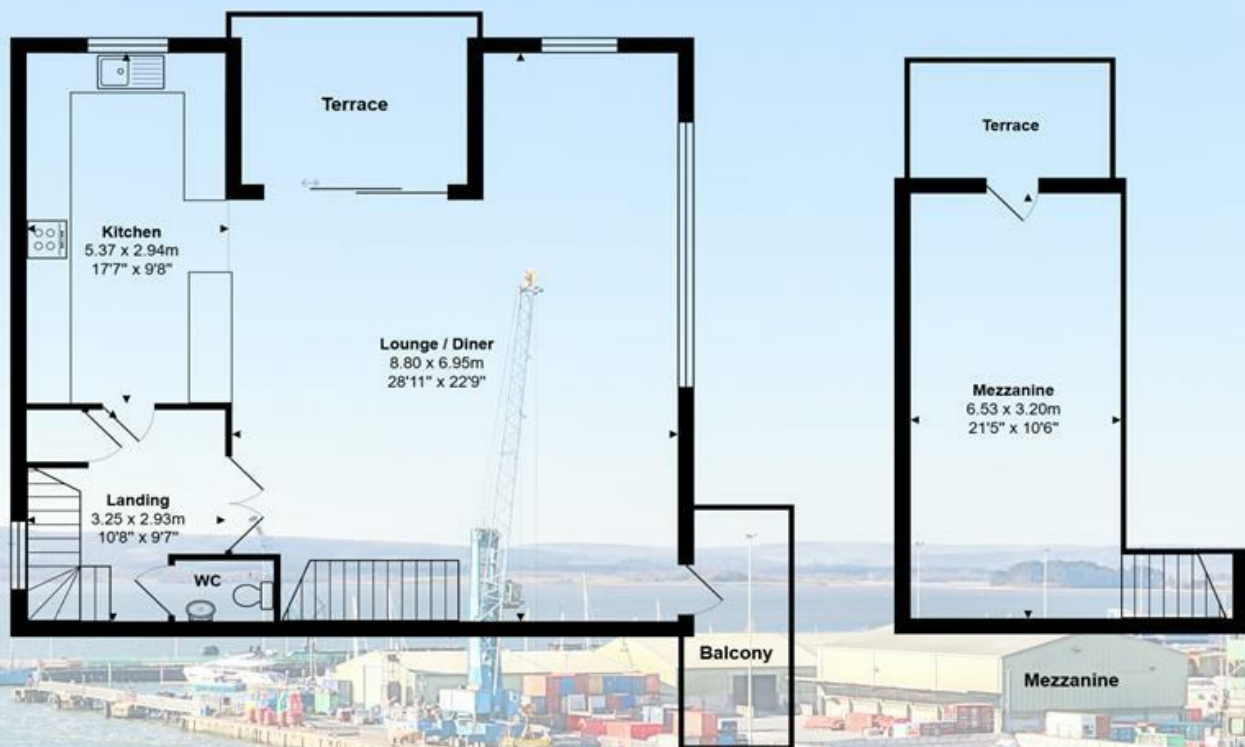
Upstairs, the main living area includes a recently fitted Miele kitchen with high-end integrated appliances, white Silestone worktops, inset spotlights and under-unit lighting. This leads into a spacious reception room with full-height glazing and direct access to the large, decked roof terrace - an ideal space for entertaining or relaxing while enjoying the exceptional views.

An oak staircase leads to the mezzanine level, which offers a second reception space or home office area and provides access to a further private balcony overlooking the harbour.

The property also has two secure parking spaces and access to a secure bike store.

This is a rare opportunity to own a spacious and beautifully finished penthouse in one of Poole's most desirable locations.





Total Area: 204.1 m<sup>2</sup> ... 2197 ft<sup>2</sup> (excluding balcony, terrace)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

86 Dolphin Quays

LOCATION

BH15 1HH

TOTAL FLOOR AREA

2197.00 sq ft

COUNCIL TAX

Band E BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*