One of the world’s most exclusive and desirable places to live.

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 is 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.

Rick Stein on his Restaurant in Sandbanks.

Rick Stein brings his understated elegance to Sandbanks - yet another big name to add to this culinary hot spot that already boasts the Michelin starred sophistication of The Chewton Glen and Holder, Hartnett & Co. as well as the authentic garden-to-plate ethos of The Pig on the Beach.
“Only one sport is glamorous enough for the platinum peninsula of Sandbanks”

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.”

Zazkia Jogner | Group PR & Marketing
Sunseeker London Group.
Occupying coveted space on the water’s edge, La Plage 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 ultimate in beachfront luxury
Through beautifully manicured gardens via a stylish paved driveway, you approach La Plage. Beyond, there are tantalising glimpses of the stunning views to come, with beach and open sea framed by majestic pines.

Once inside, the impressive double height entrance lobby is dominated by glass doors that lead through to the pool room. The magnificent heated pool with a relaxing chill out area offers full height doors opening onto the patio and garden, alongside a beautifully fitted steam room and well-appointed changing room.

The garden enjoys privacy with its mature pine trees, whilst beachside decking provides magnificent views over the bay as well as direct access to the beach.

A triple garage, utility, plant room and a lift complete the ground floor, while a sweeping staircase leads up to the first floor.
The spacious living room is accessed from the first floor landing through majestic double doors. Perfectly zoned, it is open and airy, yet comfortable and intimate with luxurious sofas and soft sumptuous fabrics throughout. The entire south facing wall features full height glass doors that offer expansive views across the bay and beyond. These glazed doors glide open to reveal a large terrace with breathtaking views across the bay to Studland and Old Harry Rocks.
The fabulous kitchen is fitted with bespoke furniture in a stylish mix of deep walnut and grey painted units, finished with smart bronze mirror details. The light, bright feel is accentuated by white Corian work surfaces, and contrasted with a walnut topped round six-seater table, making it the perfect venue for casual kitchen suppers.

With full height sliding doors and windows, the kitchen enjoys a delightfully open aspect to the garden and the open sea. The kitchen, like the sitting room adjacent, opens onto a large balcony allowing one to get even closer to the simply stunning views.

The kitchen is fitted throughout with a range of premium appliances; Sub Zero, Wolf, Miele & Gaggenau all seamlessly integrated into the sleek kitchen units.

The property also benefits from a striking formal dining room, which is fully glazed on one side to further showcase the breathtaking views. The first floor is completed with a generously sized study and a luxurious cloakroom.
Stepping into the large master bedroom is much like stepping onto the bridge of ship, such are the spectacular sea views it commands. This sumptuous suite benefits from an en suite bathroom as well as an en suite shower room together with a stylish dressing room with Italian designer, MisuraEmme, fitted furniture. A sweeping semi circular balcony provides superb outside space and finishes off this elegant space in style.

ELEGANT NIGHTS. GLAMOROUS MORNINGS
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 created by Italian designers Ludovica+Roberto Palomba. The underlying 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.
A large second bedroom suite is also found on this floor, with built in wardrobes and a well appointed en suite bathroom.

The top floor of this superb home features two more spacious bedrooms, both with luxurious en suite bathrooms and sleek, fitted wardrobes. Bedroom four also benefits from full height windows and sliding doors opening onto a stunning wrap around balcony. Either bedroom could equally be used as a multimedia cinema room, or a lavish home office.

This top floor enjoys some of the most spectacular and far reaching views on the peninsula.
Leave the outside world behind a perfect oasis of calm 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.
Kitchen/Family Dining 9.84m x 5.15m
Living Room 6.68m x 6.46m
Formal Dining Room 5.16m x 4.53m
Study 5.04m x 2.09m
Cloakroom

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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Maximum dimensions are given in irregular shaped rooms.
Bedroom 2: 4.38m x 3.72m
En suite: 3.72m x 3.46m
Bedroom 4: 7.08m x 4.68m
En suite: 2.72m x 1.84m

Gross internal area: 5565sqft/517sqm
Including garage space: 625sqft/58sqm
Plus balcony space: 872sqft/81sqm

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 dual finish handles
- Windows powder coated aluminium double glazed units
- Wall finish emulsion timeless white
- Eggshell painted timber throughout
- Floating walnut stairs with bronze mirrors
- Limestone floor tiles to hall and 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
- Lift to all floors

Kitchen

- Bespoke fully fitted kitchen with walnut and grey painted units featuring bronze trim and bronze mirror detail
- White Corian work surfaces, bowl and upstands
- Island unit featuring a walnut finish breakfast bar and bronze mirror panels to the floor, illuminated by recessed lighting
- Wolf pyrolytic oven, warming drawer and induction cooktop
- Miele microwave
- Gaggenau dishwasher and hood
- Sub Zero stainless steel fridge, freeze and wine fridge
- Coffered ceiling

Utility

- Complementary units. Quartz 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 with 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
Internal doors of walnut finish with polished dual finish handles
Windows powder coated aluminium double glazed units
Wall finish emulsion timeless white
Eggshell painted timber throughout
Floating walnut stairs with bronze mirrors
Limestone floor tiles to hall and 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
Lift to all floors

Kitchen
Bespoke fully fitted kitchen with walnut and grey painted units featuring bronze trim and bronze mirror detail
White Corian work surfaces, bowl and upstands
Island unit featuring a walnut finish breakfast bar and bronze mirror panels to the floor, illuminated by recessed lighting
Wolf pyrolytic oven, warming drawer and induction cooktop
Miele microwave
Gaggenau dishwasher and hood
Sub Zero stainless steel fridge, freeze and wine fridge
Coffered ceiling

Utility
Complementary units. Quartz 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 with 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 infrared 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
Landscaped gardens to the front and rear, ecodek boardwalk to large sundeck and lower beach front deck. 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
Automated garage door
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 ➔ 4¼ 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 ➔ 2¼ 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.
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 change any details without prior notice, during or post construction prior to 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.

Landscape plans © JPS 2016.

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