

Luxury+Prestige

ALIA

9 PARTRIDGE WALK, LILLIPUT, POOLE, BH14 8HL







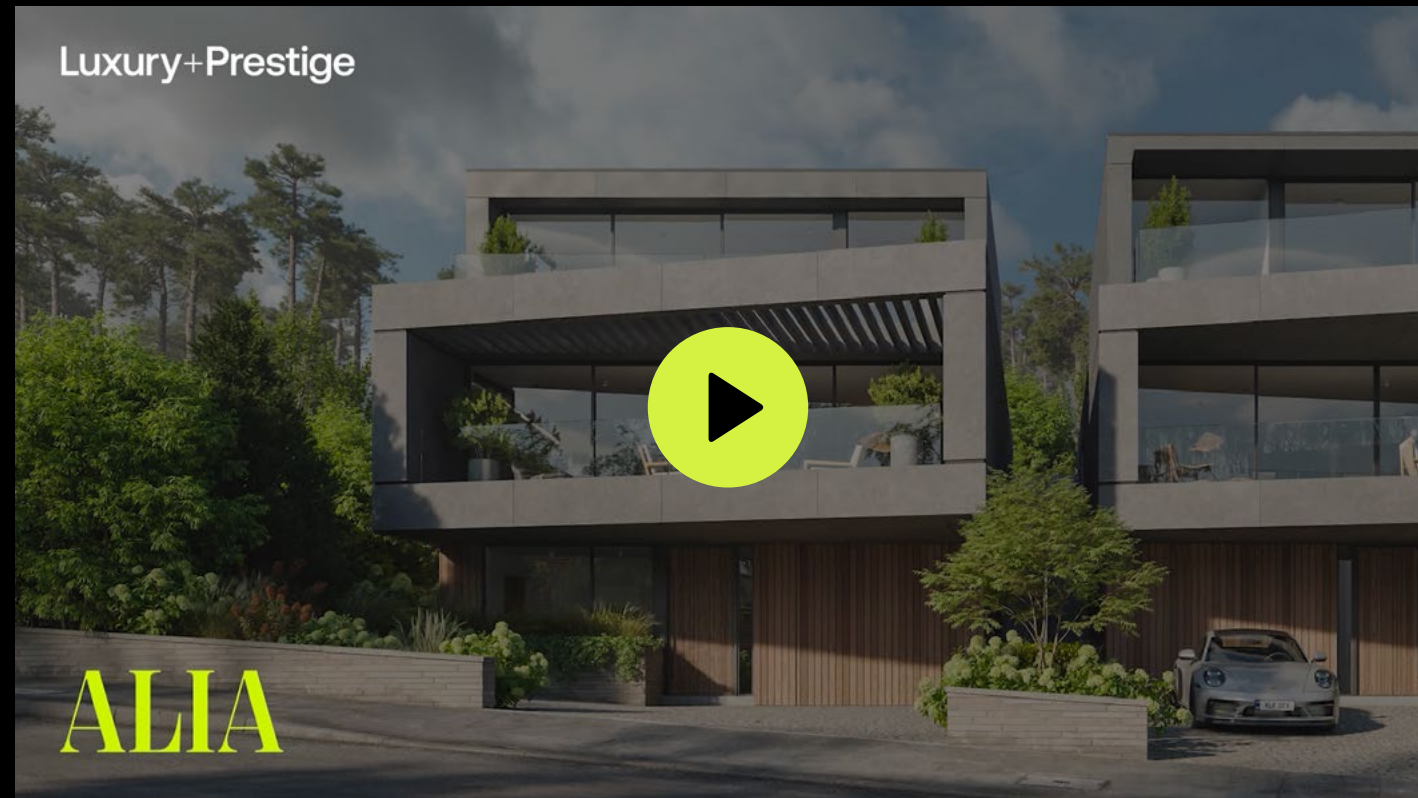








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vimeo

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Floorplan

Alia, 9 Partridge Walk,
Lilliput, Poole, BH14 8HL

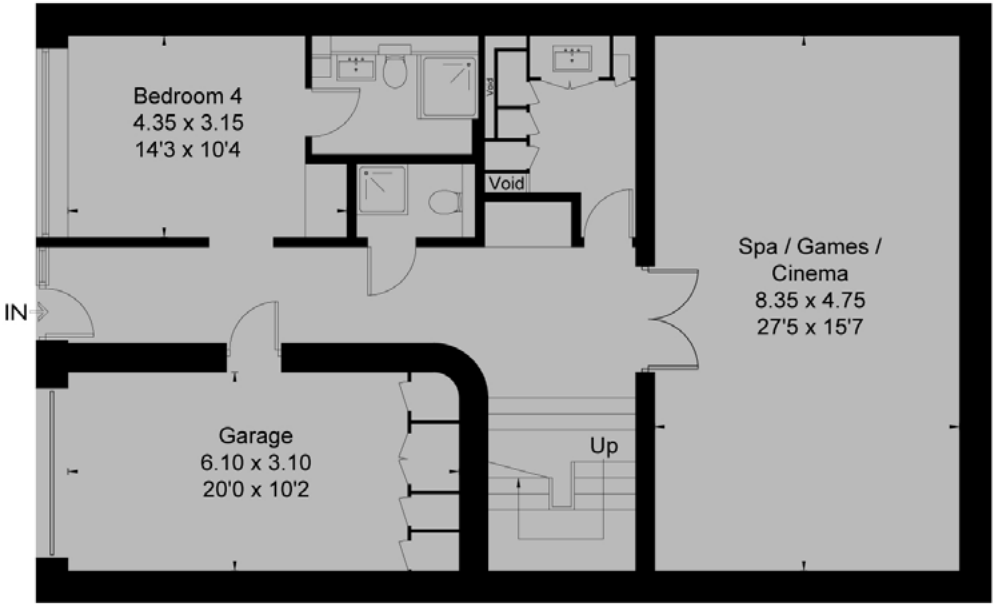
GROSS INTERNAL AREA

Overall Total: 3,355 sq. ft / 312 m²

Sizes and dimensions are approximate, actual may vary.



First Floor



Lower Ground Floor



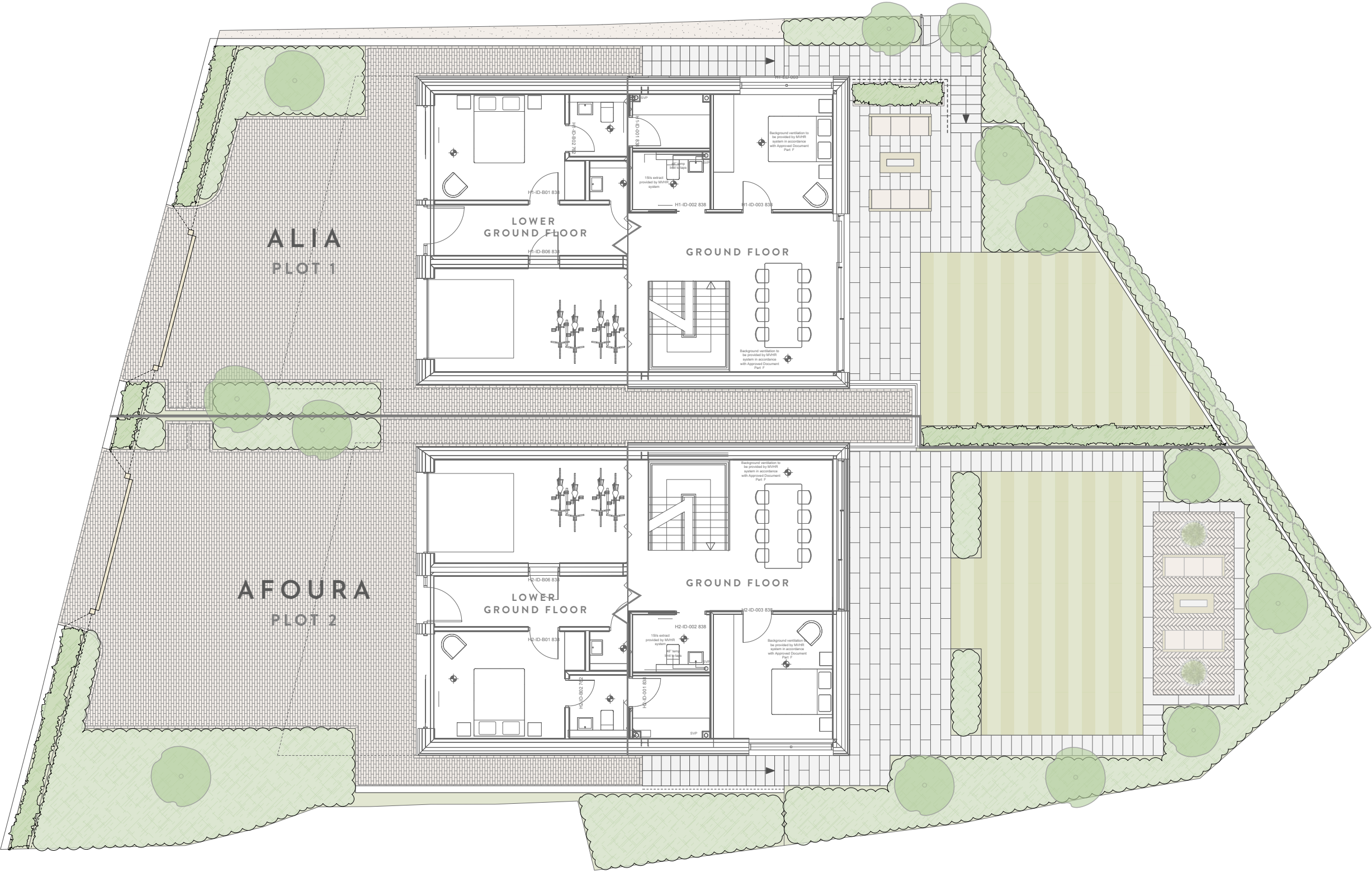
Ground Floor



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Landscape Plan

Alia, 9 Partridge Walk,
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Summary

Nestled in a quiet cul-de-sac in the highly sought-after suburb of Lilliput, Alia is an exceptional new-build home offering cutting-edge contemporary design, luxurious finishes, and breathtaking views across the world-famous Poole Harbour.

One of just two detached homes on this exclusive development by renowned local builders KLF Developments, Alia exemplifies meticulous attention to detail and intelligent spatial planning. Spanning 3,355 square feet, this architecturally striking residence is arranged over three floors and features expansive south-facing balconies and a beautifully landscaped rear garden—perfectly designed to make the most of its prime coastal setting.

The lower level is ideal for guest accommodation or entertaining. It includes a spacious bedroom with a designer en-suite shower room, a separate utility room, integral garage, and a versatile entertainment space that could serve as a home spa, games room, or cinema (subject to purchaser requirements and at an additional cost). The heart of the home is a spectacular open-plan living space on the ground floor featuring a bespoke kitchen, complete with premium integrated appliances and a walk-in pantry. Floor-to-ceiling sliding glass doors flood the space with natural light and open out onto a large balcony—ideal for alfresco dining and sunset views. This floor also offers a flexible bedroom/study, a fully tiled shower room, and direct access to the landscaped garden. The luxurious principal suite dominates the top floor, boasting bespoke Novamobili wardrobes, a beautifully appointed en-suite with freestanding bath and walk-in shower, and access to a large private balcony with sweeping harbour views. There is also a further double bedroom with en-suite shower room and dressing area.

Construction is currently underway, presenting a unique opportunity to purchase off-plan with a range of personalised options available, subject to the build stage. More detailed specification available upon request.

Details

Guide Price:	£2,500,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £213,750** Additional Home £338,750** ** based on guide price, correct as at 12.05.25
Local Authority:	BCP Council
Council Tax:	TBC 2025/2026 £x,xxx.xxpa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Stunning new build home**
- + **Panoramic harbour views**
- + **Extends to 3,355 square feet**
- + **Striking architectural design**
- + **Four bedrooms, four bathrooms**
- + **South facing balconies and landscaped rear garden**
- + **Integral garage and off road parking**
- + **Quiet cul-de-sac location**
- + **Due for completion late 2025**
- + **Detailed specification available on request**

Our team



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