



FC018

**APT 9 ONE ST BRELADE LE MONT GRAS D'EAU, ST.  
BRELADE, JERSEY, CHANNEL ISLANDS, JE3 8ED**

Asking Price  
£3,950,000

**FINE & COUNTRY**  
JERSEY

## Property details

FREEHOLD - Introducing Apt 9 a stunning ground floor apartment within this exceptional new-build development. Each residence features an open-plan living area, complete with a high-spec kitchen equipped with integrated Miele appliances and sleek Quartz countertops. This apartment boasts a full-length terrace offering breathtaking views across the bay, perfect for unwinding or entertaining.

Inside, you'll find three spacious double-bedroom suites, each featuring automated blinds and in-ceiling flush speakers for seamless convenience. The open-concept living, kitchen, and dining area is both stylish and functional, with an added utility room for extra storage and practicality.

Each apartment boasts its own private double garage, exclusive access to a state-of-the-art gym and wellness room, and a dedicated concierge service.

Perfectly located in the west of the island near award-winning restaurants and essential amenities like the airport, Waitrose and M&S and sandy beaches, this property offers the ultimate in convenience and luxury.

## Outside

The 24-hour concierge services ensure a seamless and safe living experience

Each apartment includes private elevator access and secure, underground parking

## Services

## Directions

Heading down Mont Gras D'eau take the first right. Follow the road keeping to the left, ONE is on your left hand side.





## Apartment 9

### SOUTH ELEVATION



### GROUND FLOOR



## Apartment 9

### FLOOR PLAN



**Kitchen/Living/Dining Room**  
 12.7m x 8.8m (41'8" x 28'7")  
**Master Bedroom**  
 7.5m x 4.4m (24'7" x 14'5")  
**Bedroom 2**  
 4.9m x 3.1m (16'1" x 10'2")  
**Bedroom 3**  
 4.0m x 3.7m (13'1" x 12'1")  
**Private Terrace**  
 4.9m x 2.9m (16'1" x 9'8")  
**Private Balcony**  
 13.8m x 2.5m (45'4" x 8'2")  
**Private Garage (Ground Floor)**  
 6.4m x 5.5m (21'0" x 18'0")

**KEY**  
 DR Dressing Room  
 W Wardrobe  
 C Cloakroom  
 PR Powder Room  
 S Store/Cupboard

Call us on

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**MONEY LAUNDERING REGULATION** - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.

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