



FINE & COUNTRY
JERSEY

No 2 Miramar

Mont Gras D'eau
St Brelade
JE3 8ED

£3,950,000

FC179

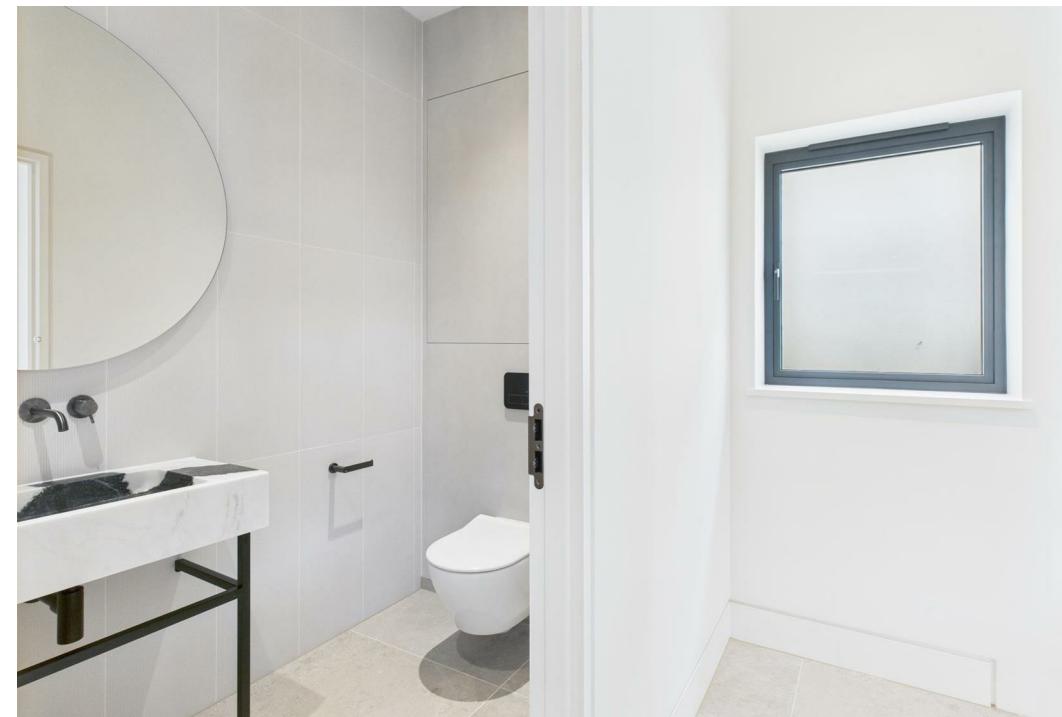
****LAST REMAINING HOUSE**.**

Welcome to Miramar—an exclusive collection of just three ultra-modern new, detached homes, perfectly positioned within walking distance of the iconic St Brelade's Bay. With sweeping views of the coastline, cutting-edge technology, and flawless high-end finishes, this is contemporary coastal living at its absolute finest.

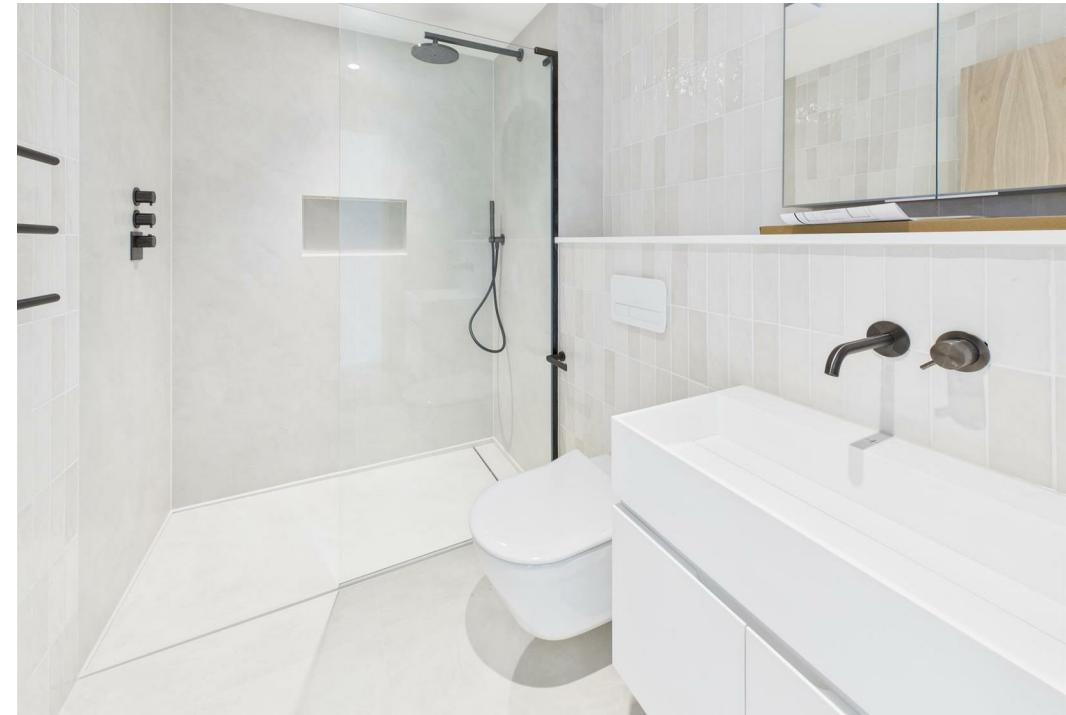
Designed to impress from the moment you enter, Miramar offers uninterrupted sea views, ambient smart lighting, and the comfort of underfloor heating throughout. The sleek, fully equipped Miele kitchen is ideal for everything from relaxed morning coffees to elegant evening entertaining. Four luxurious en suite bedrooms provide tranquil, private sanctuaries, while a cinema room promises unforgettable movie nights at home.

Outside, enjoy direct access to your private garden just steps from the beach, a secure double garage with EV charging, and gated entry for peace of mind. Sustainable features like a solar panel array—powering up to 50% of your home—mean you can live in ultimate style with a lighter environmental footprint.



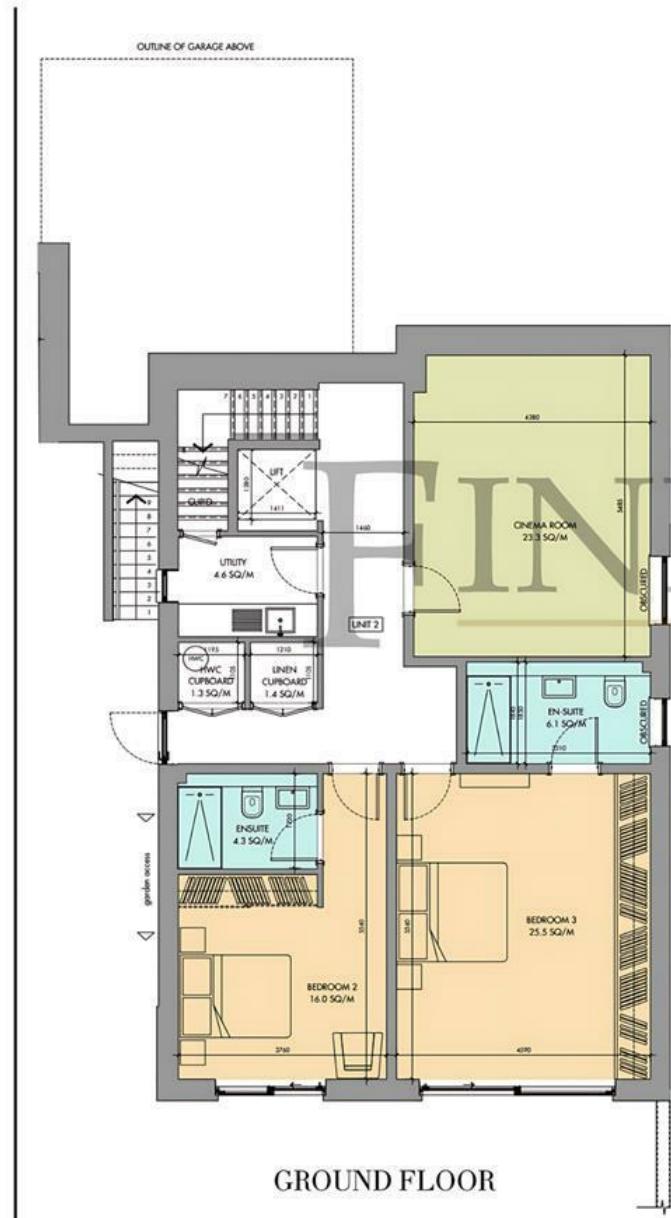






MIRAMAR

NO. 2



Outside

Spacious south facing garden

Views across St Brelade's Bay

Double garage and parking

Services

Miramar is committed to sustainability. Each home is equipped with a solar system featuring 20 high-efficiency 420w panels, which our energy consultant estimates will cover approximately 50% of the home's energy usage.

Directions

Coming from St Aubin, proceed along La Route Des Genets take the left into Le Mont Gras D'eau and then the first right

Call us on

01534 888855

jersey@fineandcountry.com

www.fineandcountry.je

5 King Street, St Helier, Jersey, JE2 4WF

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.